

**Truro Planning Board  
Meeting Minutes- November 6, 2013  
Truro Town Hall- 6:00 pm**

**Members Present:** Karen Snow (Chair), Bill Worthington, Nick Brown, John Pendleton, Bruce Boleyn, Chris Lucy and Leo Childs

**Members Absent:**

**Others Present:** Charleen Greenhalgh, ATA/Planner, Steve Sollog, Carl Brotman, Mary Rose, Richard Lay

Ms. Snow called the meeting to order at 6:00pm

**2005-11 Czyoski Family Trust, Laura's Way Subdivision, Waiver Regarding Berm**

Representative: Richard Lay, Slade Associates Inc.

The applicant requested to decrease the width of the road berms from 16" to 12" and to allow for the cul-de-sac to remain open.

Mr. Lay described the progress made so far on the road construction, stating that the base coat is down and he is asking for a 12" berm. He continued stating that the accepted berm width being constructed now is 12" because the equipment to lay the berm now uses 12" as the standard; it is cost prohibitive to build the berm by hand or to purchase a machine to build 18" berm. Ms. Snow asked if the road width that is required would still be met if the berm width were reduced. Mr. Lay assured the Board that the road width meets the requirements. The Board discussed the requirements. Mr. Lay asked the Board for a second change to the plan. He stated that the center of the turnaround in the cul-de-sac originally called for pavement completely throughout. He asked the Board to allow the center of the turnaround be left unpaved so that vegetation and landscaping can be used instead. Mr. Worthington moved to allow a reduction of the required berm width from 16" down to 12" and that the center of the turnaround is left unpaved for planting. Second by Mr. Brown, voted on and approved 7-0-0.

**Meldahl Realty Trust, Edgewood Road Subdivision, Discussion Regarding Access and Construction**

Representative: Malcolm Meldahl

Mr. Meldahl introduced himself stating that he is the executor and a trustee of Edgewood Farm. Mr. Pendleton and Mr. Worthington announced that they are members of the Truro Conservation Trust, which is interested in the potential purchase of lots within the subdivision, and since there will be no personal gain by this action, there is no reason to recuse themselves. Mr. Meldahl explained the action requested. He is negotiating with the Truro Conservation Trust and with Castle Hill Truro Center for the Arts about a possible purchase of the land. There is a covenant attached to the land which requires improvements before a sale can be executed. Mr. Meldahl requested that if the sale goes through then he would like the ability to waive the requirements for the road improvements. Mrs. Greenhalgh stated that the lots 3 and 4 are being considered by the Truro Conservation Trust and there would be no building on those lots. A modification of the plan would need to be drawn where the Meldahl Realty Trust would not have to construct the full road shown on the plan. The new plan would have to provide a legitimate turn around within the subdivision, perhaps at or within Lot #2; at that point Mr. Meldahl could ask for a waiver for the rest of the road construction. Ms. Snow stated that this would be an appropriate change to the

plan. Mrs. Greenhalgh stated that there would also need to be a change in the covenant to allow for the construction of the road and to insure the road was constructed. Ms. Snow stated that the covenant would stipulate that the sale of lots 3 and 4 would depend on there being no development on them. Mrs. Greenhalgh stated that if there were a sale of the land in the future the language would state that, that could only occur if the land reverted back to the original order of conditions.

### **Housing Authority Discussion Regarding Zoning and Other Possible Changes**

Representatives: Mary Rose and Carl Brotman, both on the Housing Authority)

Mr. Brown complimented the Housing Authority and the document for its thoroughness. Mr. Brotman stated that the Housing Authority is looking to begin a discussion with the Planning Board to address the affordable housing needs of Truro. Mr. Brotman updated the Board on the Sally's Way project and how there were ninety applications for the sixteen units; twenty eight of which came from Truro residents. He expressed that in order to meet the affordable housing requirements (10%) Truro will need to create an additional seventy two units.

Mr. Brotman began an outline review of Section 6 from the 2012 Affordable Housing Plan ("Plan"), which was distributed and he noted that in the spring there will be a summit. He hopes to address these topics; outlined in the Plan at that meeting. Mrs. Greenhalgh noted that the Selectmen added implementation of recommendations from affordable housing plan on their list of goals for year 2014. Mr. Brown stated there should be some prioritization done in presenting this to the Town rather than trying to push such a big change through at one time. Ms. Snow agreed that some of the proposed changes will be accepted easier than others. The Board discussed cluster zoning and density bonus, both of which could allow more houses to be built on a property if a percentage of the units are reserved for affordable housing. This will also provide a larger area left as open space.

Mrs. Greenhalgh stated that the Cape Cod Commission requires cluster development and affordable housing on properties that trigger the Commission's threshold. Mr. Lucy stated the Town passed a "Town Development Agreement Bylaw" in 2002, but it never made its way to the State for approval. The bylaw states in essence that the Town can work with a property owner and a developer to plan the usage of a large tract where the most open space can be kept and the housing density is agreed upon by all parties. Then the plan is presented to the Cape Cod Commission as the desired plan by all parties. Mr. Lucy stated that the Board of Health must be on board with the cluster development concept. Mrs. Greenhalgh discussed the Comprehensive Waste Water Management Plan and new technologies as alternatives to Title V septic.

Mr. Brotman stated that factors involved in an amnesty program for existing rentals and control over the affordable units or the accessory structures are complicated making changes to the laws difficult. He also explained that the Sally's Way project had 49 applicants were single person applicants. There is a need in Town for one-bedroom units. In addition, the median age in Truro is rising and smaller more affordable apartments are needed. Mr. Pendleton questioned how small a development can be to allow it to be considered for this affordable housing concept. Mrs. Greenhalgh stated that it could be as small as five units.

Mr. Brotman also stated the difficulty with the timing and the availability of a plan (and funding) when property comes on the market; being ready with a plan for these properties is key to getting

affordable housing that Truro needs. Mr. Brown stated that there needs to be a conversation between the Town and the owners of the large tracts of land because there is a fear of the Cape Cod Commission which may be unwarranted and once the conversation begins then the affordable housing component will be addressed. Ms. Snow stated that it is possible to pick some existing bylaws and review them in order to construct rules which will be adaptable to Truro. Mrs. Greenhalgh stated there is work to do on this, through surveys and information gathering. Ms. Snow commended the Housing authority for the fine work they presented to the Board.

#### **Appointment Recommendation to the Serve on the Local Planning Committee Phase I**

The Selectmen have established a Local Planning Committee – Phase I. This committee is tasked with reviewing existing and in-the-works plans and the Regional Policy Plan to come up with a scope of work on how to proceed with the Local Comprehensive Plan update. Ms. Snow recognized that no Board member was willing to serve on the Local Planning Committee Phase I at this time. She will inform the Board of Selectmen of the same.

#### **Review of Calendar/Timeline for Zoning Amendment Public Hearings**

The Board reviewed the timeline for the annual Town Meeting Warrant and the zoning amendment public hearing process. The warrant closes on February 28, 2013

#### **Zoning Discussion & Review**

##### **Site Plan Review & Draft Rules and Regulations for Site Plan Review**

The Board reviewed the Rules and Regulations and continued to make editorial changes to the text for clarity and correctness. The Board agreed that the two documents were ready to be reviewed by Town Counsel.

#### **Review of definitions**

“Retail or wholesale business service”; “Retail Sales”; and, “Industrial or manufacturing use” Ms. Snow asked for comments and or discussion. Mrs. Greenhalgh noted that Truro does not have an industrial zone. Industrial use is not defined clearly. The Board will review these items and prioritize their order of importance. Ms. Snow stated that the review will continue at the next meeting on November 26, 2013.

#### **Review and Approval of Meeting Minutes**

Mr. Brown moved to approve the minutes of October 22, 2013, as amended. Second by Mr. Boleyn, voted on and approved 7-0-0.

Mrs. Greenhalgh reminded the Board of the Special Town Meeting on November 12th. Mr. Boleyn stated that getting a quorum at the Town meeting may be difficult.

The Board adjourned the meeting at 7:51pm.

Respectfully Submitted

Steven Sollog