

TRURO PLANNING BOARD

Meeting Minutes

SEAMAN'S BANK Site Visit – 346 & 350 ROUTE 6, TRURO

Thursday, January 28, 2016, 3:00 pm

Planning Board members attending: Lisa Maria Tobia, Bruce Boleyn, John Hopkins, Peter Herridge (excused Jack Riemer, Mike Roderick). Representing Seamen's Bank: Lori Meads, Tom Swennson (Fenuccio Raber, project architect). Also attending: Carole Ridley, Planning Board Consultant.

The site visit was conducted in accordance with section 70.3 (J) of the Town of Truro Zoning Bylaw the purpose of this visit is for the determination of substantial compliance with approved site plan for 2014-003SPR Seaman's Bank Commercial Development Site Plan.

In accordance with section 70.10 (1) the applicant submitted an "as built" plan with notation of minor changes, along with letters from the project architect and engineer certifying that the project was built in substantial compliance with the approved plan. There was no performance guarantee required for the project.

Members present walked the site and Mr. Swennson reviewed the following minor modifications to the plan:

- The addition of wheel stops to prevent cars inadvertently sliding into the drainage swales. The stops are designed with a flow-through hole to prevent blockage of run-off into the swales;
- A small retaining wall was eliminated in lieu of grading and seeding, to allow the retention of a mature tree;
- A fuel source for the emergency generator was switched from propane to diesel, with the fuel tank now directly under the generator instead of buried underground. The Bank has agreed to screen the generator and fuel tank with arborvitae or appropriate vegetation;
- Two exterior light posts have been added and three moved, to achieve adequate light coverage with warmer lighted fixtures. All exterior fixtures are compliant with the bylaw and use dark sky compliant fixtures. A change in fixture for parking area lights was selected to provide a warm white light (89 watts, 3,000 K).
- A small pedestrian sidewalk in front of the building was eliminated as it the area is not used by pedestrians and could inadvertently invite pedestrians to cross the busy portion of the driveway from the drive-up window.

Lori Meads also noted that the bank will review vegetation at the Parker Drive boundary in the spring to see if additional vegetation is warranted. It was acknowledged that this was voluntary and outside of the site plan decision.

Members present concurred that the changes improved public safety or were otherwise consistent with the approved site plan. Carole noted that the next step would be the issuance of a letter confirming compliance and memorializing the proposed screening. The site plan visit adjourned at approximately 3:30 pm.

Respectfully Submitted,



Shawn Grunwald
Recording Secretary

