

TRURO PLANNING BOARD

Meeting Minutes

Tuesday, April 12, 2016 – 6:00 pm

Truro Town Hall

Planning Board Members Present: Chair Lisa Maria Tobia; Bruce Boleyn, Peter Herridge, Mike Roderick John Riemer, Steve Sollog

Excused: John Hopkins,

Also Present: Planning Consultant Carole Ridley

Other Participants: Katherine Black, Tim Dickey, Katherine Reed, Josiah Mayo

Chair Lisa Tobia called the meeting to order at 6:04 p.m.

Special Permit Public Hearing

2016-004PB Katherine Black seeks a Special Permit pursuant to §40.2 (Affordable Accessory Dwelling Unit) of the Truro Zoning By-law to construct an affordable accessory dwelling unit on property located at 36 Corn Hill Road, Atlas Map 45, Parcel 119.

Tim Dickey, designer and builder, and Katherine Black, property owner, explained her interest in building an Affordable Accessory Dwelling Unit (AADU). Board members expressed their appreciation for her taking the lead in this affordable housing effort. Lisa Tobia asked that she come back and share with the Planning Board her experience in creating the AADU.

On a motion by Peter Herridge and seconded by Bruce Boleyn, the Board voted to approve a Special Permit pursuant to §40.2 (Affordable Accessory Dwelling Unit) of the Truro Zoning By-law to construct an affordable accessory dwelling unit on property located at 36 Corn Hill Road, Atlas Map 45, Parcel 119, subject to the following conditions:

- One Affordable Accessory Dwelling Unit of +/- 576 sf of gross floor area may be constructed as a detached unit as shown on plan entitled: Site & Sewage Plan for 36 Corn Hill Road (Map 45 Page 119) prepared by Felco, Inc., dated 1-11-2016 at 1"=40' signed by David B. Lajoie, Sheet 1 of 1; revised 2-1-2016 and 2-26-2016 and signed by David B. Lajoie.
- Either the principal or the Affordable Accessory Dwelling Unit shall be owner-occupied, such that either the dwelling or unit occupied on a year-round basis by the property owner of record, except for temporary absence during which the owner's unit is not rented for more than ninety (90) days.
- The Building Commissioner and Health Agent shall inspect the Affordable Accessory Dwelling Unit at least annually for compliance with public safety and public health codes, respectively. A written consent form to allow for the inspection shall be filed at the beginning of any tenancy.
- The Affordable Accessory Dwelling Unit shall be maintained in the same record ownership as that of the principal dwelling unit or principal structure, and this requirement shall be made subject to a recorded instrument that restricts the property owner's ability to convey any interest in the Affordable Accessory Dwelling Unit, apart

from the principal dwelling unit or structures, other than a leasehold estate, for the term of the restriction.

- The applicant shall be responsible for ensuring that all occupants of the Affordable Accessory Dwelling Unit shall upon initial application and annually thereafter on the first of September in each calendar year, submit to the Town or its agent the documentation necessary to confirm their eligibility to occupy the dwelling unit. Specifically, all dwelling units must be rented to those meeting the following guidelines for a low or moderate-income family: (1) low income families having an income not exceeding eighty (80) percent of the Barnstable County median family income, and (2) moderate income families having an income between eighty (80) and one hundred twenty (120) percent of the Barnstable County median family income and, as determined by the United States Department of Housing and Urban Development (HUD) Published Income Guidelines, as they may from time to time be amended.
- Maximum rents shall be established in accordance with Fair Market Rental Guidelines published from time to time by the United States Department of Housing and Urban Development (HUD). The Property owner is required to submit to the Town or its agent information on the rents to be charged. Each year thereafter on the first of September, they shall submit to the Town or its agent information on annual rents to be charged. Forms for this purpose shall be provided by the Town. Rents may be adjusted upward and shall be adjusted downward annually in accordance with adjustments to the Fair Market Rental Guidelines.
- The property owner shall obtain a Certificate of Occupancy from the Building Commissioner prior to any occupancy of the Affordable Accessory Dwelling Unit.
- The applicant shall record the Special Permit decision with the Barnstable County Register of Deeds and provide the Planning Board with a copy of the recorded permit with Book and Page reference.

so voted 6-0-0.

Waiver of Site Plan Review

2016-005SPR Katherine Reed seeks a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning By-law for seasonal location of a food truck at Chequessett Chocolate, 8 Highland Road, North Truro, Map 36, Parcel 89.

Katherine Reed and Josiah Mayo, co-owners of Chequessett Chocolate, had come in order to renew their waiver for a food truck on the property. They will be working with Joey's Food Truck, Mr. Mayo said. Ms. Reed described the configuration for the new, smaller truck

The Chair asked about increasing the length of time granted by the waiver. Planner Carole Ridley said the conditions could handle the time period for the waiver.

On a motion by Jack Riemer and seconded by Bruce Boleyn, the Board voted to approve the request for a waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning By-law for seasonal location of a food truck at Chequessett Chocolate, 8 Highland Road, North Truro, Map 36, Parcel 89 for one year.

so voted 6-0-0.

Review and Approval of Meeting Minutes

On a motion by Peter Herridge and seconded by Steve Sollog, the Board voted to approve the amended minutes of March 29, 2016.
so voted 6-0-0.

Reports from Board Members and Staff

Board members added items to the FY17 Planning Board Topics so that the list now consists of:
40.2 Affordable Accessory Dwelling Unit;
Use change during site plan review;
Joint meeting with Board of Selectmen;
Comprehensive Planning;
Multi-Family Use Conversions and Condo Conversions;
25-foot setbacks and vegetation;
Signs and Signs on Route 6; and
Screening.

Other Business

Steve Sollog distributed information on Mass General Law on Planning Boards.

Jack Riemer corrected the minutes of the site visit of March 22, 2016.

Lisa Tobia discussed funneling information through her as Chair to Planner Carole Ridley. She also reviewed how contact with Town Counsel should be done. She also suggested holding a joint meeting with the Board of Selectmen.

Jack Riemer commented on the workshop and Town Counsel's opinion on the petitioned Article for Annual Town Meeting.

Correspondence

Carole Ridley distributed two items from the Correspondence file.

Meeting Dates and Other Important Dates:

Carole Ridley and the Board reviewed the schedule of meeting dates.

Adjournment

On a motion by Steve Sollog and seconded by Bruce Boleyn, the meeting was adjourned at 6:46 p.m., so voted 6-0-0.

Respectfully submitted,



Mary Rogers,
Recording Secretary

