

## **TRURO PLANNING BOARD**

### **Meeting Minutes**

**December 21, 2016— 6:00 pm**

**Truro Town Hall**

**Planning Board Members present:** Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Steve Sollog; **Absent:** (excused) Mike Roderick, (resigned) John Hopkins

**Other participants:** Chris Lucy; Chet Lay, Slade Associates; Bob Higgins-Steel, Susan Howe, Bobby Lowe, Carole Ridley, Planning Consultant.

Mr. Sollog opened the meeting at 6:01 pm.

### **Public Comment Period**

Chris Lucy asked if the Board planned on bringing an article to the April Town Meeting regarding affordable housing or accessory apartments. Mr. Sollog replied that the AADU proposal is in the hands of Town Counsel. We expect to proceed with input from Town residents. Ms. Ridley stated that she is still putting together materials for Town Counsel, but the new proposal should be ready for the Board's review on January 3rd. Mr. Lucy stressed the need for an affordable accessory dwelling unit revision, and that the issue has been worked on for eleven years to no avail.

### **Partial Release of Covenant**

**2012-001PB William and Patricia Berger** seek a partial release of Form D Covenant for Lot 23, 1 Capt. Willans Way, (L.C.P. No. 17658-H) and execution of Form F, Certificate of Completion & Release of Municipal Interest in Subdivision Performance Security.

Chet Lay explained the application. Mr. Riemer asked about a lack of a stop sign. Mr. Lay said he would ensure that that is taken care of prior to final release of covenant. There were no other questions from the Board. Mr. Herridge made a motion that, in consideration of performance of road construction consistent with requirements of section 2.5.4 of the Rules and Regulations Governing the subdivision of land, vote to execute Form F Certification of Completion and Release Municipal Interest in Subdivision Performance Security with respect to the covenant recorded with the Barnstable Land Court Registry, document 1,195,003, as it pertains to Lot 23 (LCP 17658-H). Mr. Boleyn seconded. So voted, 5-0. The necessary paperwork was signed.

### **2016-009SPR Adventure Bound Camping Resort**

Vote to accept applicant's request for extension of Public Hearing date to January 17, 2017.

Ms. Ridley explained that this is a purely procedural request due to information requested of the applicant and Mr. Nagle indicating they would require additional time to produce these items. Mr. Herridge mentioned that he has a letter from the National Seashore on this topic, but Mr. Sollog said it would not be appropriate to discuss the letter until the hearing is actually opened.

Mr. Boleyn asked if the extension is due to the Town's actions. Mr. Lucy asked how this delay corresponds to the ZBA on January 23. Ms. Ridley explained that the ZBA issue is to appeal the order of the Building Commissioner. Mr. Riemer asked if discussion would be possible. He has asked about information from the applicant. Ms. Ridley said it would not be appropriate to discuss details at this time. Mr. Herridge moved to extend the hearing date for the Adventure Bound Camping Resort application to January 17, 2017 and accept their request. Mr. Boleyn seconded. So voted, 5-0.

### **Review Proposed Article to Adopt MGL, CH. 39, Section 23D**

Review language of proposed Town Meeting article to forward to Board of Selectmen. MGL CH39, Section 23D allows for members of adjudicatory boards to not be disqualified from voting on a matter solely because they missed one meeting, provided they certify that they have reviewed any missed testimony.

Ms. Ridley explained the article and mentioned that this proposal was brought up at the 2006 Town Meeting and failed. Mr. Riemer asked about remote participation and if it would be included in this. Ms. Ridley said she believed it would be a separate issue, although she will look into it. Mr. Boleyn made a motion to send this proposal to the Board of Selectmen for their consideration to go on the Town Warrant for the April Town Meeting. Mr. Herridge seconded. Mr. Kiernan asked if this proposal could be sent to all the other boards that would be affected. Vote was taken, 5-0, unanimous approval.

### **Possible Discussion on Zoning Bylaws**

#### **Section 30.3 Seashore District**

The proposal for the Seashore District Zoning Bylaw was read into the record by Mr. Herridge.

Then Mr. Herridge spoke about the efforts to get the word out to the public and have a public hearing and possibly a prior informational question and answer session at the library. Ms. Ridley suggested that a public hearing should be scheduled sooner rather than later. Mr. Riemer suggested that Truro show a film called "One Large House" that was shown at Payomet last summer.

Bob Higgins-Steel asked if this Bylaw is meant to codify what the Seashore's intent was when it came into being. He thinks it is a very positive thing and is in favor of it. Susan Howe said that when she bought her house in the 80's, she was surprised to find that there is no meat behind what she thought were laws in the Seashore. In the spirit of unity, in trying to preserve our Town, it would be great for us to get together to preserve the Seashore.

Discussion occurred about when to hold the informational session and when to have the public hearing.

Bobby Lowe asked if the film Mr. Riemer referenced could be shown in Truro. If so, it would need to be advertised.

Susan Howe said that Jim Summers has the movie on a DVD and would be willing to loan it to be shown publicly.

Mr. Riemer asked if this latest revision could change after the public hearing opened. Mr. Sollog said yes, but then that would be it. The final revision would then go to Town Meeting.

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

December 6, 2016 Planning Board Meeting

Mr. Boleyn made a motion to approve the meeting minutes of December 6, 2016 as written. Mr. Herridge seconded. So voted, 5-0.

### **Reports from Board Members and Staff**

Ms. Ridley handed out informational material. One item was a letter from the Attorney General approving the Growth Management Bylaw adopted at 2016 Annual Town Meeting. The other was a letter of resignation from John Hopkins. Board members spoke in appreciation of Mr. Hopkin's service on the Planning Board. Decisions need to be made about posting the vacancy on the Town website (yes) and interviewing candidates.

### **Meeting Dates and Other Important Dates**

January 3, 2017 (Tues.) — Regular Meeting

January 17, 2017 (Tues.) — Regular Meeting

February 7, 2016 (Tues.) — Regular Meeting

Mr. Herridge made a motion to adjourn, Mr. Kiernan seconded. So voted, 5-0. Meeting adjourned at 6:57 pm.

Respectfully submitted,



Katherine Black

