



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 19, 2020 – 6:00 pm

REMOTE PLANNING BOARD MEETING



Members Present (Quorum): Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Riemer (Clerk); Paul Kiernan, R. Bruce Boleyn, Steve Sollog

Members Absent: Peter Herridge

Other Participants: Barbara Carboni - Interim Truro Town Planner; Liz Sturdy – Truro Office Assistant; Loic Rossignon – Residential Site Plan Applicant; David Little of Ryder & Wilcox, Inc. – Provider of Engineering Services to Mr. Rossignon; Peter Kane – Kane Land Surveyors on Behalf of David and Daisy Paradis

Remote meeting convened at 6:05 pm, Wednesday, August 19, 2020, by Chair Greenbaum. Interim Town Planner, Barbara Carboni, reiterated that this is a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Information as to how the public may call into the meeting or provide written comment was also provided.

Public Comment Period

Public comment, for things not on the agenda, and there were none. Machine 2020 was muted and listening. Truro Office Assistant Sturdy attempted unsuccessfully to receive a reply from Machine 2020.

Chair Greenbaum opened the meeting by announcing that Leo (Skip) Childs, former Chair of the Planning Board, passed away. Member Kiernan recognized Mr. Childs for his giving back to the community and he was known for his wonderful smile. Member Riemer recognized his service with the Truro Rescue Squad and obtaining his EMT license. Member Boleyn cited Mr. Childs' for his experience and willingness to share with others.

Public Hearing

2020 – 002/SPR Loic Rossignon and Robert Anderson

Chair Greenbaum opened the discussion on Public Hearing 2020-002/SPR the matter of Loic Rossignon and Robert Anderson for property located at 8 Stick Bridge Road, Truro, MA who seek Residential Site Plan approval of the demolition of a cottage and the construction of a barn. The Public Hearing will remain open until the next Planning Board meeting to give the public the opportunity to comment. Chair introduced Caller #2, David Little, of Ryder & Wilcox, Inc. (P.E. & P.L.S) of Orleans, MA, who is providing professional engineering services to Mr. Rossignon and Mr. Anderson on this project. Mr. Little stated that the barn will provide vehicle storage and agricultural equipment to support their large garden. The barn will have electricity but no plumbing. The property is very large and the two want to plant fruit trees as well as have beehives on the property. Mr. Rossignon added that the Members' attendance at the walkthrough was probably helpful. The barn will be a New England style from New Hampshire. Mr.

Boleyn stated that the property was purchased by the applicant on April 27, 2020. The property is just over 3 acres in the National Seashore. Member Kiernan thanked the applicants for their thorough application and documents. Member Riemer noted that there is no height for the barn specified on the plan. Mr. Little added that the height for the barn will be between 20'-25' but doesn't have the specific information now but will update prior to the next Planning Board meeting. Mr. Riemer also requested the square footage of all the buildings on the property to which Mr. Little that this information will be provided. Chair Greenbaum asked for clarification as there is the request for taking down a shed and moving a shed. Mr. Little explained that the cottage has an existing shed attached to the rear. The small shed on the property will be moved. On the Site Plan the cabin/shed will be removed and Mr. Little concurred. Chair Greenbaum noted that the application uses different terms for the same building (barn v. garage) so it is confusing. Chair Greenbaum asked what is going to be stored in the barn and Mr. Rossignon replied that it will have garden and agricultural tools, seasonal general household storage, and a small workshop. Interim Town Planner Carboni noted that she used the term "barn-type structure" in her memo as the building doesn't conform to the standard of a barn and the Building Inspector agreed with her. Chair Greenbaum asked if anyone had any other questions and Interim Town Planner Carboni requested the gross floor area of the new structure and Mr. Little stated that he would provide that information. Chair Greenbaum opined that a clear, concise, and accurate application makes the process easier.

Member Boleyn made a motion to continue the matter to Board's meeting on September 2, 2020.

Member Kiernan seconded the motion.

So voted, 6-0, motion carries. None opposed and one absent.

Chair Greenbaum thanked both gentlemen and reminded them that the Board would see them again in two weeks.

Mr. Rossignon and Mr. Little thanked the Board and left the meeting.

Board Action/Review - Continued

2020-008/PB David and Daisy Paradis

Chair Greenbaum led the discussion on the matter of David and Daisy Paradis (2020-008/PB) for the property located at 14, 16 Mill Pond Road, Truro, MA. Previously, the Board convened on August 5, 2020, and approved an ANR with conditions. The applicants submitted a new memo and plan which meets the conditions. There were no questions or concerns from the Board to Mr. Kane who attended on behalf of the Paradis'. Chair Greenbaum thanked Mr. Kane after explaining the process of designated Board member who was authorized to sign the letter on behalf of the Planning Board.

Mr. Kane thanked the Board and left the meeting.

Chair Greenbaum reviewed the draft letter written by Interim Town Planner Carboni to the Barnstable Registrar with the Board. No comments or concerns were provided by Members.

Member Kiernan made a motion to approve the revised letter to the Barnstable Registrar to endorse the plans.

Member Riemer seconded the motion.

So voted, 6-0-1, motion carries with one absent.

Chair Greenbaum then opened the discussion on the Cloverleaf letter and reviewed the prior concerns by the Board. The focus should be on the priorities. Chair Greenbaum stated that the ZBA was meeting tomorrow and would prepare a response to the peer review. Interim Town Planner Carboni's sense was that the ZBA was going to collect the information and then collaborate. Interim Town Planner Carboni recommended that the hearing remain open to give the public ample time to provide comments. Interim Town Planner Carboni anticipated that there will be a final response by Horsley Witten Group at an upcoming meeting. Chair Greenbaum asked Interim Town Planner if there was any benefit to provide something to the ZBA by tomorrow. Interim Town Planner deferred to Truro Office Assistant Sturdy as to anything could be distributed to the ZBA before tomorrow's meeting. Truro Office Assistant Sturdy told the Board that the ZBA Members have already picked up their packets, but she could email them a Planning Board presentation. Interim Town Planner Carboni commented that the ZBA agenda for tomorrow was very full based upon public comments, yet she could see if the ZBA Chair would be open for the Planning Board to provide input after the business on the ZBA's published agenda was completed. Chair Greenbaum would assess further after tonight's meeting.

Chair Greenbaum offered to take all feedback or comments to include written. Member Kiernan asked if the 40B Handbook could be added to the Town's Cloverleaf website to show what the process is for the ZBA to the public and the public would be aware of what the ZBA must consider for approval of 40B projects. Interim Town Planner Carboni opined that the ZBA is aware of the guidance from the state, and she didn't think that the ZBA reviewed the Cloverleaf application with full knowledge of the handbook. Member Kiernan stated that this would be useful to the public. Member Riemer commented that the Horsley Witten Group study is adequate but there was no architectural review which should have been part of the site plan review. Chair Greenbaum stated that she would be happy to share information, along with attachments, to the ZBA Chair. Interim Town Planner Carboni opined that the sharing of information should be a part of the official record so an email or a cover letter would be appropriate. Member Kiernan asked again if it could be added to the website. Interim Town Planner Carboni said that adding it to the website would add value and Chair Greenbaum added that it would be helpful for the public. Interim Town Planner Carboni opined that Chair Greenbaum can make the decision to add the document to the website and Truro Office Assistant Sturdy will add it to the website.

Member Boleyn made a motion to present a letter and a copy of the 40B Handbook to the ZBA.

Member Kiernan seconded the motion.

So voted, 6-0-1, motion carries.

Chair Greenbaum said that she, or Interim Town Planner Carboni, will draft a quick letter to the ZBA along with a link to the state guidelines, and if available, a link to this information on the Planning Board's website for Cloverleaf.

Chair Greenbaum then opened the discussion about the draft letter and she asked the Board if there were high priority concerns which were missing. Member Sollog commented that the information for the grading of the roadway and the situation of the buildings facing Route 6 was insufficient and he asked Member Kiernan for his input. Member Kiernan said that there are documents which the Board must consider when evaluating a Site Plan Review. Member Kiernan stated that the documents become the bible for the project moving forward. In this instance, Member Kiernan further stated that there is a site drawing that shows the roads but there is no road profile that indicates where or how far the road exceeds the 8% grade. Member Kiernan said there is no official layout of the roads and he sent out a color-coded map to the Members to review help them. Chair Greenbaum asked Member Sollog why the ZBA should require a cross-section. Member Sollog said that a cross-section would show how the

buildings in relationship to Route 6 along with walkways which may be too steep and not safe. Member Sollog also was concerned about water runoff and how it may impact Highland Road and Route 6. Interim Town Planner Carboni commented that the Town will construct the roadway and that under the statute the applicant is only required to provide preliminary information, yet additional information may be requested. Member Sollog emphasized the importance of the Town's responsibility to construct a safe roadway. Member Kiernan stated that under Health and Safety concerns the Board should add the lack of sidewalks and bikeways to the list. Member Kiernan also stated that the handicap parking spots may not adhere to ADA compliant and that there are parking spaces are at a 90-degree angle from a 14' wide road which may be unsafe for a SUV or Ford 150 sized vehicle. Chair Greenbaum will add these comments to the Planning Board letter and asked if Members would like to see the letter prior to being sent to the ZBA. Member Kiernan and Member Riemer would like to see the letter before it is sent. Chair Greenbaum wanted the letter to be included in the next ZBA packet and she provided a date of Wednesday, August 26, 2020, at 3:30 pm to hold another Planning Board Work Session to review the letter. Chair Greenbaum will provide her thoughts to the Board via email before the scheduled session.

Chair Greenbaum said that the report needed on the Residential District House Site Bylaw is 2021 and not 2020 so Member Kiernan has time to work on the spreadsheets.

Chair Greenbaum noted that the Planning Board had not yet set goals for 2021 and the Board should discuss at the next Planning Board meeting. No objections and it will be a two agenda session.

Approval of Minutes

December 4, 2019 - Member Kiernan stated that on page 5 of 6 it was noted that "\$40M" should be corrected to "\$14M" and that "30,000" should be changed to "30%". Member Riemer commented that a highlighted change on page 4 that "40B.2" should be changed to "40B".

Member Kiernan made a motion to approve the amended minutes.

Member Sollog seconded the motion.

So voted, 5-0-2, motion carries.

June 17, 2020 - No corrections or edits made.

Member Kiernan made a motion to approve the minutes.

Member Boleyn seconded the motion.

So voted, 5-0-2, motion carries.

Chair Greenbaum asked Interim Town Planner Carboni and Truro Town Assistant Sturdy as to what the agenda might look like for the meeting on September 2, 2020. Interim Town Planner Carboni said there may be an ANR and a follow-up on 8 Stick Bridge (a draft decision will be prepared by Interim Town Planner Carboni for the meeting as directed by Chair Greenbaum). Interim Town Planner Carboni also stated that there may be an opportunity to learn more information from tomorrow evening's ZBA meeting on Cloverleaf and that may be added to the PB's letter to the ZBA for its next meeting. Member Kiernan pointed out that tonight the Board learned that the Town is paying for the road (and not a "for profit" organization) and that is significant. Member Riemer asked Interim Town Planner Carboni about "quid pro quo" that may have occurred between the developer and the Town. Interim Town Planner Carboni stated that she didn't have specific information about either. Member Riemer asked Interim Town Planner Carboni about 1.5% safe harbor and that Cloverleaf is incorporating some of the land

beyond the project site to qualify for the Title V that 10ppm at the property line is that property included? Interim Town Planner Carboni replied that the state decided that it needed more regulations with a concept "directly associated area" so that a town may think that a parcel is a site of affordable housing and counted it. The state didn't allow that and limits the amount of a parcel for affordable housing.

Member Boleyn made a motion to adjourn at 7:29 pm.
Member Sollog seconded the motion.
So voted, 5-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

