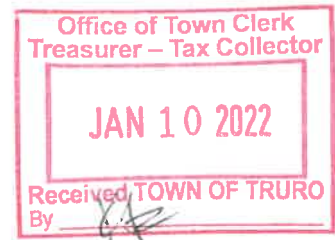


**TOWN OF TRURO
PLANNING BOARD**

Meeting Minutes
April 21, 2021 – 5:00 PM
REMOTE MEETING



Members Present: Anne Greenbaum (Chair), R. Bruce Boleyn, Jack Riemer (Clerk), Paul Kiernan, Rich Roberts, Steve Sollog (Vice Chair), Peter Herridge.

Members Absent: None.

Other Participants:

Barbara Carboni (Town Planner).

2021-002/SPR: Marian Rose (attorney), Tim Brady (Civil Engineer), Erin and Dan Silva, John Salvador.

2020-006/SPR: Ben Zehnder (attorney), Dan Costa (architect), Brad Malo (Civil Engineer), Amy Wolf (neighbor).

Remote meeting convened at 5:01 PM by Chair Greenbaum. Chair Greenbaum and Town Planner Carboni read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

Public Comment Period

No public comment.

Public Hearing

2021-002/SPR – Silvador, LLC, 298 Route 6 (Atlas Map 43, Parcel 57). Tradesman Park South. Applicant Seeks a Commercial Site Plan Review under Section 70 of the Truro Zoning Bylaw and/or an amendment of Planning Board Decision 2019-003/SPR (approved May 2019) to replace elevator access to upper-level self-storage of Building II with drivable access to proposed raised rear platform deck.

This is the first of two meetings discussing this application, as per remote meeting standard policy.

Chair Greenbaum requested that the applicant outline the differences between this application and what was previously approved.

Attorney Rose described the proposed changes to the project for which the applicant is currently seeking approval. The proposed changes all involve Building II and second floor access to that building. The applicant proposes to eliminate the interior elevator originally included in the

design of the building. A new driveway will be added around the rear (south side) of the building and the grade elevation at the rear of the building will be raised (maximum raise in grade is approximately 8 feet) so that this new driveway can provide access to a new, second floor level loading dock at the rear of the building. The applicant has submitted site plans with this application to show the proposed new rear driveway, revised grading and proposed new rear loading dock and access stair.

- Member Roberts expressed concerns regarding the impact on these changes with respect to site grading, runoff, treatment swales and landscaping issues between Building II and the south property line. This concern was addressed for the applicant by Mr. Brady.
- Member Kiernan asked about the impact of these proposed changes on parking space requirements and bollard placement. Mr. Silva described parking and site operation and loading operations as they have experienced it to date, given that Building I is in operation.
- Member Riemer inquired about revisions to the floor slab elevations on the new submission (vs. the original submission).
- Member Kiernan asked about the applicant's intent regarding future rooftop solar panel installation.

The proposed site plan changes have been submitted to the Cape Cod Commission (CCC) for approval.

No public comments on this application were received at this meeting.

At the request of the Planning Board, the following changes will be incorporated into the plan set prior to the Board's second hearing on this application and prior to final CCC approval:

- Civil engineer to add a revised cross section through the rear of the building, showing the revised grading in the vicinity of the proposed new loading dock.
- Show bollard locations at the gas tank, show guard rails on the new rear drive.
- Provide Fire Department letter of review and approval.
- Note proposed solar panel installations on roof.
- Provide an elevation for the rear loading dock floor.
- Chair Greenbaum requested that a complete set of plans be provided at the Planning Board's next meeting on this application.

2020-006/SPR – Anne Labouisse Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Trust for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Applicants seek a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for demolition and removal of an existing single-family dwelling and construction of a new, smaller dwelling at a new location, set back from the coastal bank. The existing dwelling is at risk of sudden destruction due to storm-driven coastal bank erosion.

This evening's discussion is a continuation of earlier meetings on this application.

Attorney Zehnder introduced a revised plan set illustrating a modified house and site design. The revised design reduces the amount of fill required on the site from 3760 CY to 560 CY by introducing a retaining wall on the downhill side of the proposed house.

Attorney Zehnder briefly described the design team's analysis of alternative locations for the new house on the lot, concluding that the alternative locations were either not viable, had equivalent impact on the site, or were not acceptable to the Owners.

Mr. Malo described the revised grading and retaining walls that are illustrated in this revised submittal, as illustrated on Drawings C2.1.1 and C2.2.1 (both drawings with a reissue date of 4-21-21). Mr. Malo also described changes to the driveway and parking areas as modified by the revised grading.

- Discussion of Retaining Walls vs. Sustaining Walls, as defined in Town bylaws.
- Discussion of frontage requirements as required by Town bylaws.
- Discussion of "filling of land" as described in the Town bylaws.
- Discussion of the maximum required retaining wall height, as per drawing C2.2.1.
- Discussion of guard rail requirements (along the top of the proposed retaining wall).
- Discussion regarding the composition of the patio shown on the uphill side of the house.

Public Comments:

Amy Wolf (neighbor): Ms. Wolf submitted a letter for record, said letter was read at this meeting. Letter concurs with previously expressed concerns regarding the proposed site fill quantities and protection of the existing landscape and requests that the house siting should minimize the amount of site fill and grade changes. Ms. Wolf believes the project should be designed to maximize protection of the natural environment and the Seashore.

Anne Peretz (owner): Stated that the original house was approved by CCNS. Ms. Peretz also assured the Board that disruption of the environment will be minimized as much as possible.

Mr. Zehnder requests that a vote on this application be continued until the Board's next meeting (May 5, 2021) provided Board members are willing to consider and evaluate the use of retaining walls to in order to limit fills and allow placement of house at the location now shown.

Motion to continue the hearing on this application to May 5, 2021, with the understanding that further design changes are expected to include use of retaining walls to control the limits of site disturbance and limit fill quantities.

Motion to continue hearing: So moved by: Bruce Boleyn. Second: Jack Riemer.

Vote:

Greenbaum: Aye.
Rierner: Aye.
Sollog: Aye.
Kiernan: Abstain.
Boleyn: Aye.
Herridge: Abstain.
Roberts: Abstain (ineligible).

Motion passes 4-0-3

Planner Report (Given by Town Planner Carboni)

Housing Choice Workshop being planned with other communities – Town Planner will advise on further planning of this event.

Draft RFP for Local Comprehensive Planning Committee. Town will hire a consultant to assist with the LCP process.

Next Meeting/Work Session: May 7, 2021

Motion to Adjourn: so moved by: Bruce Boleyn, Seconded by: Paul Kiernan. Motion passed unanimously, 7-0-0.

Meeting Adjourned
Respectfully Submitted,

Richard Roberts

