

TRURO PLANNING BOARD

Meeting Minutes

August 18, 2015 – 6:00 pm

Truro Town Hall, Truro, MA

Planning Board Members Present: Lisa Maria Tobia; Steve Sollog; Bruce Boleyn; and John Riemer;

Members Absent: Michael Roderick (excused); William Worthington (excused)

Others Present: Chet Lay, Slade Associates; Stephanie Rein, Truro Ag Fair; Regan McCarthy, TNRTA; John Marksby; Chuck Steinman; Charleen Greenhalgh, Town Planner and ATA and Shawn Grunwald

Ms. Tobia opened the meeting at 6:00 pm.

Public Comment Period: No one came forward to comment.

Genevieve Morin, Truro Yoga, Temporary Sign Permits

The Applicant seeks approval for an Application for Temporary Sign Permit pursuant to §11 of the Truro Sign Code for one (1) sign to be located at 20 Truro Center Road, Puma Park (aka Veteran's Park) for Sunday morning yoga classes on August 9, 16, 23 and 30, 2015. Signs would be installed on the Friday afternoon before the class and would be removed on the afternoon of the class. The property is also located on Assessors Map 50, as Parcel 153.

Mrs. Greenhalgh read an email message sent on August 17, 2015 from Ms. Morin stating she would be unable to attend the meeting but was respectfully requesting that her application be granted.

On a motion by Mr. Boleyn and seconded by Mr. Sollog, the request for a temporary sign permit was approved, so voted 4-0-0.

Sustainable Cape: Truro AgFair, Temporary Sign Permits

Representative: Stephanie Rein

The Applicant seeks approval for an Application for Temporary Sign Permit pursuant to §11 of the Truro Sign Code for four (4) banner signs for the Truro AgFair to be held on September 6, 2015. The signs would be located on Route 6 northbound at the Pamet Roads Exit, Route 6 on the lawn of the Pamet Valley Package Store (172 Route 6), on South Pamet Road at Snow's Park and at 20 Truro Center Road, Puma Park (aka Veteran's Park). The banners are 72" x 36" and they would be installed on August 24 and removed on September 7, 2015.

Ms. Rein stated that she would like to amend the dates in the application to allow the sign to be installed on August 19, 2015 instead of August 24, 2015 to allow for additional time to advertise the event and to still be within the allowable 30-days. She is sensitive to not having a lot of signs posted around town but feels this extra week is crucial because the fair was not held last year. The locations of the signs were clarified and Ms. Rein stated they have the permission of the owner of the Pamet Valley Liquor Store to post the sign earlier.

On a motion by Mr. Boleyn and seconded by Mr. Sollog, the request to post temporary signs with the amended date of installation on August 19, 2015 was approved, so voted 4-0-0.

2015-006PB Stephen Knox & Barbara Yost-Knox, Trustees, Approval Not Required Plan, 9 Union Field Road

Representative: Chester Lay, Slade Associates

The Applicants seek a determination and endorsement of a two (2) lot ANR plan for property located at 9 Union Field Road, Assessors Map 47, Parcel 73. Only one (1) lot is for building purposes.

Mr. Lay noted that lot 13 on the subdivision plan is lot 74 on the ANR plan. The plan was reviewed by Board members. Ms. Tobia remarked that there is adequate frontage and it appears that all the requirements have been met.

On a motion by Mr. Riemer and seconded by Mr. Boleyn, it was determined that Union Field Road as shown on the ANR plan provides safe and adequate access and to endorse the Division Plan of Land in Truro, Showing a Division of Lot 12 as Shown on L.C.P. NO. 31205^D made for Stephen Knox & Barbara Yost-Knox, Trustees, at 1" = 50' dated June 15, 2015, as Approval Not Required, and to file said decision with the Town Clerk, so voted 4-0-0.

Discussion on Scheduling of Joint Meeting with Board of Selectmen for Vote on Planning Board Vacancy

The Board of Selectman will be interviewing the two (2) candidates for the Planning Board vacancy on August 25, 2015. The Planning Board will hold a joint meeting with the Board of Selectman on September 8, 2015 at 5:30 p.m. to jointly vote on the appointment. Mr. Riemer questioned if there were any other applicants. Ms. Tobia replied there was one other candidate who has since withdrawn their application.

Revisit Hearing/Meeting Schedule for 2016

Due to a change in the Board of Selectman meeting, the consensus was to change the November 1, 2016 meeting to Wednesday, November 2, 2016.

Review and Approval of Meeting Minutes: August 4, 2015

Mr. Boleyn noted a typographical error and Mr. Riemer asked that under the discussion of the proposed zoning reform, the wording be changed from *his* vision of Truro to *the* vision of Truro as his intent was to capture what he has also heard from the Board of Selectmen.

On a motion by Mr. Boleyn and seconded by Mr. Sollog, the minutes of August 4, 2015 were approved as amended, so voted 4-0-0.

Presentation, Review and Discussion FY2016 Goals and Topics

1. Promote Community Engagement in Planning Issues: Presented by Mr. Boleyn:

A. Continue quarterly meetings with Selectmen

- B. Invite public comment on Planning Board goals at an upcoming meeting
- C. Make it easier for the public to participate and ask questions at Planning Board meetings
- D. Undertake efforts to convey information and engage the public:
 - 1. Request space in e-newsletters issued monthly by the Board of Selectmen and Council on Aging
 - 2. Participate in Selectmen's outreach events

Mr. Boleyn stated that he endorses the above as written.

Regan McCarthy, TNRTA came forward and suggested that the entire agenda packet be available in a digital format and that technology be used during the meetings so that the public can follow along with the discussion with some visual aids. Ms. Tobia confirmed that the full agenda packets have been available through the Town's website and that she has been exploring starting the use of a projector for future meetings. Ms. McCarthy was thanked for her suggestions.

2. Revisit the Town's Vision for Sustainable Growth and Resource Protection: Presented by Ms. Tobia

- A. Conduct Community Visioning – consider the community's vision for long-term growth and ensure that Town bylaws and policies support the community's vision.
- B. Evaluate extension of the Growth Management Bylaw (expires 12/31/16)
- C. Assess infrastructure needs and other impacts associated with anticipated commercial and residential growth identified in the vision.
- D. Evaluate options to enhance or modify the Open Space Development bylaw; review the bylaw in light of other effective models for open space protection and cluster development, and seek to develop zoning options to increase use of approach to subdivision that can garner community support.
- E. Review National Seashore zoning to ensure that it provides adequate protection of rural character.
- F. Ensure the Route 6 scenic character is maintained in light of future development through requirements for site design, building design and landscaping.

Mrs. Greenhalgh stated that there has been some behind the scenes movement around the National Seashore zoning issue and will be further discussed at a September meeting.

John Marksbury came forward and believes that the National Seashore issue should be a top priority for the Board not only because of the timeframe but also it is the town's responsibility to ensure the rural character. He further stated that over the past eight to ten years, he has seen houses constructed that are drastically altered from their original footprint or just torn down and what is built is out of character for the area. He suggested the Board look to the town of Wellfleet in terms of what they have done to ensure adequate protection of the rural character of the area. In addition, he feels the town has a moral and ethical obligation to be a good steward of the coast, to help support the Department of the Interior given its limited financial resources.

Ms. Tobia remarked that indeed Wellfleet may provide a good basis for providing guidance on this topic.

Mr. Riemer stated he agreed with the comments provided by Mr. Marksbury and looks forward to having an open discussion with the National Seashore.

3. **Create opportunities for Development of Housing that is Affordable to the Broader Community:** Presented by Mr. Riemer:

- A. Address questions/concerns about the proposed bylaw change to allow Conversion of Cottage Colony for Year Round Use, and quantify implications for affordable housing, natural resource impacts and economic implications. Seek to develop a proposal that can garner community support.
- B. Revisit the Accessory Apartment bylaw

Mrs. Greenhalgh stated that she and Mr. Riemer attended a Water Resource Oversight Committee meeting the previous week where the water management issues and need for further analysis is needed; particularly for the Beach Point area was discussed. She believes this committee will have important information to share with the Town, including the Planning Board. The presentation is available on the Town website.

Ms. McCarthy came forward and stated that the Truro Non-Resident Taxpayer Association has offered to conduct a water study for the town. She also questioned the language of the goal/topic as it implies that the Board will be moving forward. She indicated that there are other areas which should be considered besides the water issue such as economic impact and what the Truro Housing Authority is doing and recommended that the Board take advantage of other committee work.

Ms. Tobia reaffirmed the need to build on the work of other committees and acknowledged that the language of the goal/topic may need to be revised.

Mr. Riemer stated that at the Water Resource Oversight Committee meeting, a common phrase used throughout the presentation was that underground water has no fences. He feels it is important to focus on this and how it will affect the townspeople.

4. **Clarify/Refine Selected Provisions of Zoning Bylaw:** Presented by Mr. Sollog

- A. Street Definition/Lack of Frontage – clarify objectives, address misinformation and develop a proposal that can garner community support.
- B. Agricultural issues – address definitions and other sections of the bylaw that deal with farm stands and sale of produce.
- C. Expand boundaries of the Water Resource Protection District - per request of Provincetown Water Department to include the entire Zone of Contribution for the North Union Wellfield. Incorporate new Zone delineations from MassDEP.
- D. Review Section 11 of the Sign Code, Temporary Signs, to see if limitation or guidance on size should be incorporated into the section.

Mrs. Greenhalgh indicated that topic area 4 (C) concerning the expansion of the Water Resource Protection District is almost accomplished. Protection area Zone 2 exists but is not reflected in the 1990 zoning map.

Mr. Sollog asked about prohibited use in the Protection Zones. Mrs. Greenhalgh referred to the by-laws for the prohibited uses. It is unclear if propane tanks are a prohibited use.

Ms. McCarthy questioned the issue of frontage and street adequacy, indicating that being referred to the ZBA is not a good way to handle this issue.

Mr. Steinman came forward to indicate his surprise that the street definition remains on the Board list of goals and topics, given that during the last joint meeting with the Board of Selectmen and ZBA, the ZBA Chair did not see it as a problem. He would like to see it removed from the list for now.

Ms. Tobia stated that the Board believes the Town is looking for more clarity around the definition. It has been moved to a lower priority for the Board.

Both Ms. Tobia and Mr. Riemer thanked the public for their input.

Mr. Steinman stated his appreciation for the availability of the packets now on the website prior to the meeting.

Adjourn: 7:07

Respectfully Submitted,

Shawn Grunwald