

TRURO PLANNING BOARD
Tuesday, June 24, 2014 - 6:00 pm
Truro Town Hall
Meeting Minutes

Members Present: Leo Childs, Bruce Boleyn, Lisa Maria Tobia, Michael Roderick, Chris Lucy, Steve Sollog and William Worthington

Others Present: Charleen Greenhalgh, ATA/Planner, Paul Wisotzky, Paul Kiernan.

The meeting was called to order by Mr. Childs at 6:00pm.

Truro Group, Temporary Sign Permit

Mrs. Greenhalgh explained that the applicant seeks approval of a Temporary Sign for July 3 – July 30. The sign is to be located at the Route 6 and Shore Road (Rte 6A) intersection on the existing wooden frame for the Groups Art Show. Mr. Boleyn made a motion to approve the request, it was seconded by Mr. Worthington, so voted unanimously 7-0-0.

Discussion of “Street” Definition with the Building Commissioner

The Building Commissioner was not present the discussion will be table until the July 15 meeting.

Status of Captain Williams Way Subdivision off Castle Road (2006-011)

Mrs. Greenhalgh provided an update on the road status. Covenants have not been released for the lots. A building permit was issued for the first lot at the corner of Castle Road and Capt. Williams Way. No other building permits have been issued for the road. If preparation work has commence on a parcel, that is acceptable, but it should be that no further building permits be issued until the lot(s) has been released from covenant either as a result of the road being constructed or another form of surety provided.

Status of Development Agreement Bylaw

Mrs. Greenhalgh explained that the bylaw had not been sent to the AG’s office following approval of the article as a General Bylaw back in 2002. Mr. Lucy provided an explanation the purpose of the Agreement, through the Cape Cod Commission. Chapter D of the Cape Cod Commission Regulations provides for this agreement bylaw. Town Clerk Cynthia Slade is researching this and will get back to Mrs. Greenhalgh. The discussion will be continued to a future meeting.

Subdivision Rules and Regulations §1.5 Waivers of Strict Compliance

Mrs. Greenhalgh provided a brief explanation as did Mr. Lucy about the potential conflict between the Town’s Rules and Regulations and what State Statute provides. The concern is that the existing restriction in the Rules and Regulations contradicts State Law. Mr. Lucy would like to see the Rules and Regulations changed. Ms. Tobia agreed as did most of the other Board Members. Mrs. Greenhalgh will prepare a draft for the Board to review at a future meeting.

§40.6 Growth Management Zoning Bylaw due to expire December 31, 2016

The Bylaw is set to expire at the end of 2016. Some research would need to be done to see what the intent of the bylaw was and whether any other items needed to be worked on. The Comprehensive Wastewater Management Plan is being worked on and may provide other incentives or recommendations for protecting water resources and other resources within the Town. Mrs. Greenhalgh research how the bylaw was initially proposed and if the Attorney General put any stipulations on the approval.

Appointment of Community Preservation Committee (CPC) Representative

Ms. Tobia has been approached to serve the Planning Board vacancy on the CPC. Mr. Worthington moved to appoint Ms. Tobia to the CPC, seconded by Mr. Roderick, so voted unanimously 7-0-0.

Re-Vote Vice Chair Position

Mr. Lucy has elected to step down as the Vice-Chair. Mr. Worthington moved to nominate Ms. Tobia as the Vice-Chair; it was seconded by Mr. Lucy, so voted unanimously 7-0-0.

Signature Letters for Barnstable County Registry of Deeds and Land Court

Mrs. Greenhalgh explained the purpose of the letters, in that both the Registry of Deeds and the Land Court review signatures on endorsed plans (Definitive Subdivision and ANR Plans). The Board Members signed the two letters.

Mrs. Greenhalgh informed the Board that the appeal against the Board in the Cater Subdivision matter has been withdrawn.

Review and Approval of June 10, 2014 Meeting Minutes

Mr. Worthington moved to approve the minutes as amended, seconded by Mr. Boleyn, so voted unanimously 7-0-0.

Mr. Kiernan asked to speak to the Board; Mr. Childs invited him to speak.

- Mr. Kiernan spoke to the Development Agreement Bylaw.
- Mr. Kiernan spoke to the R&R Section 1.5 and waivers and State Laws.

It was the consensus of the Board to cancel to 7/1/14 Planning Board Meeting.

Adjourn at 6:47pm

Respectfully Submitted,

Charleen Greenhalgh
Acting Town Administrator and Town Planner