

**TRURO PLANNING BOARD**  
**TUESDAY, May 27, 2014 - 6:00 pm**  
**Town Hall**  
**Meeting Minutes**

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

**Member Absent:** William Worthington

**Others Present:** Charleen Greenhalgh, ATA/Planner; John McElwee (P.L.S), Ann Keenan and Joan Holt.

The meeting was called to order by Mr. Childs, Vice-Chair at 6:00pm.

**Board Reorganization and Election of Officers**

Ms. Tobia nominated Mr. Childs for the position of Chair. It was seconded by Mr. Sollog. Hearing no other nominations the Board's vote was unanimous 6-0-0 to elect Mr. Childs as Chair.

Mr. Boleyn nominated Mr. Lucy for the position of Vice-Chair. It was seconded by Ms. Tobia. Hearing no other nominations the Board's vote was unanimous 6-0-0 to elect Mr. Lucy as Vice-Chair.

Mr. Boleyn nominated Mr. Sollog for the positions of Clerk. It was seconded by Mr. Lucy. Hearing no other nominations the Board's vote was unanimous 6-0-0 to elect Mr. Sollog as Clerk.

**Genevieve Morin – Truro Yoga – Temporary Sign Permit**

The applicant seeks approval of Temporary Signs for Sundays in July and August (7/6, 7/13, 7/27, 8/3, 8/10, 8/17, 8/24 & 8/31). The sign would be put up the day before (Saturday) and removed after each class (weather permitting) at Pamet Park, 20 Truro Center Road. Mr. Lucy moved to move on as the applicant was not notified about the meeting (ATA/Planner forgot to make said notification), seconded by Ms. Tobia, and so voted. 6-0-0.

**Friends of the Truro Meeting House, c/o Ann Keenan – Temporary Sign Permit**

The applicants seek approval of Temporary Signs for 5 events (6/21, 7/22, 7/24, 8/21 and 9/20) with signs to be installed (6/13-6/22; 7/17-7/23; 7/23-7/25; 8/14-8/22; and 9/12-9/21). Two signs for each event are proposed and one each would be located at the Truro Meeting House property located at 3 First Parish Lane and the other at 11 Truro Center Road.

Ms. Keenan reviewed the schedule for the Friends programs for the season. Ms. Tobia moved approval, Mr. Boleyn 2<sup>nd</sup>, so voted. 6-0-0.

**Secrest Family Trust Property, 54 Old Kings Highway, Subdivision Pre-Submission Review**

**Representative: John D. McElwee, P.L.S.,**

The applicant seeks a discussion with the Board pursuant to the Subdivision Rules and Regulations Section 2.3. Subdivision Pre-Submission review for property located at 54 Old Kings Highway, Map 47, parcels 120 and 20.

Mr. Lucy recused himself and sat in the audience. Mr. McElwee handed out some additional information. He has been working with the family and a representative for the family on how they might be able to develop the property. The first page of the handout shows a locus of the property. There are 9+ acres. Mr. McElwee read from Section 2.3 of the Subdivision Rules and Regulations. The main lot contains two structures, a dwelling and a studio. With the road as it is – Old Kings Highway – the property owners realize the limitations. They have looked at accessing the property from Union

Field Road; however they do not have legal access. They would like to divide the property into two lots, by having this come before the Board as a definitive plan, the Board can impose improvements to Old Kings Highway along the Secrest property and conditions regarding future subdivision limitations. One lot of 7 acres and another of 2 acres.

Mr. Roderick spoke to the road being narrow and would like to see some widening, and he questioned if the application would be amenable to limitations on the number of bedrooms, thereby limiting the density. Mr. Boleyn agrees that this is a good consideration. This is a difficult road and he would want to see line of sight improved. Mr. Sollog asked if it is in the Seashore District. It is not. Ms. Tobia questioned why the larger lot was not going to be reduced in size to allow for three lots total. Per Mr. McElwee, they did not want to over burden the road and the topography does not allow for further division of the land in a desirable way. Mr. Childs asked if lot 2 will have frontage off Old Kings Highway. Per Mr. McElwee, yes.

Ms. Greenhalgh is concerned with access issues relative to current definition of Street. Not only would the Board have the ability to require the frontage to be improved, but access along Old Kings Highway from which ever main road would be used.

Ms. Tobia asked if there are other houses on the road. Per Mr. McElwee, yes. Mr. Roderick asked about access for the existing lot. It currently has legal access over Old Kings Highway. He would like to see a limit on the number of bedrooms on the smaller lot as well. Ms. Tobia asked about the property on the other side of Old King's Highway. The property is vacant and ownership is not known by Mr. McElwee. Mr. McElwee thanked the Board for their input. Mr. Childs expressed that the Board's concern are over development. Mr. Boleyn suggested that Mr. McElwee might want to come back with specific questions which the Board could respond to.

Mr. Lucy returned to the Board.

### **Debrief of Town Meeting, Review of the Past Year and Looking Ahead**

No discussion.

### **Meeting Minutes:**

March 17, 2014 (Cater On-Site): Mr. Boleyn moved approval as written, seconded by Mr. Lucy. So voted 4-0-2 (Messer's Roderick and Sollog).

April 1, 2014: Mr. Lucy moved to approve as written, seconded by Mr. Childs. So voted 4-0-2 (Messer's Roderick and Sollog).

April 15, 2014: Ms. Tobia moved to approve as amended, seconded by Mr. Childs, So voted 4-0-2 (Messer's Roderick and Sollog).

The meeting adjourned at 6:45pm.

Respectfully Submitted,

Charleen Greenhalgh  
Acting Town Administrator/Planner