

TRURO PLANNING BOARD AGENDA (Revised July 27, 2017)
TUESDAY, August 1, 2017 – 6:00 p.m.
Truro Town Hall, 24 Town Hall Road, Truro

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Temporary Sign Permit

Sustainable Cape: Truro Ag Fair seeks approval for four cloth banner signs 72 inches by 36 inches to be placed Friday, August 4 and removed September 4, 2017. Sign locations to be on Truro Center Road, North Pamet Road and State Highway Route 6 as per the application.

Continued Public Hearing – Definitive Subdivision Plan

2017-003PB Kristen A. Hall, Conservator for Steven F. Rogers (by Nickerson Realty Corporation, applicant) has filed an application for approval of a nine lot Definitive Subdivision Plan with the Clerk of the Town of Truro pursuant to MGL c.41, §81U and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property located at 25 & 25A Pond Road, Map 36, Parcels 35 & 39. A preliminary subdivision plan was approved on March 15, 2016. Hearing continued from July 18, 2017.

Residential Site Plan Review

2017-006SPR Christopher and Jane Clark, seek approval of an application for Residential Site Plan Review pursuant to §70.4 of the Truro Zoning Bylaw for demolition of an existing dwelling and construction of a new dwelling on a pre-existing nonconforming developed lot in the Seashore Zoning District. The property is located at 1 Higgins Hollow Road, Map 46 Parcel 289. Review of draft decision.

Definitive Subdivision Plan

2016-010PB Stephen Walsh, et al, have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c.41, §81U and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property located on Walsh Way, Walsh Way Extension and Valentine Lane, Map 43, Parcels 7, 8, 9, 10, 134 & 135. Review of draft notice of action.

Definitive Subdivision Plan

2017-002PB Claire A. Perry, Trustee, has filed an application for approval of a Definitive Subdivision Plan with the Clerk of the Town of Truro pursuant to MGL c.41, §81U and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property located 27 Perry Road, Map 45, Parcel 144. Review of draft notice of action.

Discussion – Possible Zoning Bylaw Amendment

Discussion of possible Board action on zoning amendment(s) limiting residential dwelling size.

Reports from Board Members and Staff

Acting Town Planner report

Meeting Dates and Other Important Dates

August 15, 2017 (Tues.) – Regular Meeting
September 5, 2017 (Tues.) – Regular Meeting
September 19, 2017 (Tues.) – Regular Meeting

Adjourn



Office of Town Clerk
Treasurer - Tax Collector
PAID \$25.00
JUL 18 2017
Received TOWN OF TRURO
By: JMS

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Sustainable CAPE: Truro Ag Fair Date: July 18, 2017

Applicant Contact Information: PO Box 1004 Truro, MA 02666
Mailing Address

(508) 237-2791 Phone info@sustainablecape.org Email

Number of Signs Requested: 4 CLOTH BANNERS

Temporary Sign Dimensions: Height 72 Width 36 Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): highway and snows field

Map(s): 50 Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Sunday 9/3/17

Date When Sign(s) will be: Installed: Friday afternoon Aug 4 Removed: Monday 9/4/17

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
Town of Truro and State of MASS
Name Mailing Address

Phone _____ Email _____

Applicant Signature _____ Date _____

Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____
Title

by Atlantic Spire

AG FAIR

Farmers Market Signage



Not a legal survey



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF TRURO
PLANNING BOARD – NOTICE OF ACTION**

**RESIDENTIAL SITE PLAN REVIEW
DECISION**

Map 46 Parcel 289

Address: 1 Higgins Hollow Road

Case Reference No.: 2016-02SPR

Applicant: Christopher and Jane Clark

Meeting Dates: June 27, 2017; July 18, 2017

Decision Date: July 18, 2017

At a duly posted Truro Planning Board meeting held July 18, 2017, the Board voted to approve the Residential Site Plan pursuant to § 70.5 of the Truro Zoning By-law to allow the removal and reconstruction of a single family residence on the above property.

This matter was continued from June 27, 2017 to allow for a site visit by the Planning Board. A site visit took place on June 30, 2017.

The Board considered the following information submitted by the applicant:

1. Application for Site Plan Review (Residential)
2. Certified Abutters List
3. Filing Fee (\$250.00)
4. Undated letter from the applicants
5. Site and Sewage Plan for 1 Higgins Hollow Road dated 3-28-2017 (Job #17018) prepared by FELCO, Inc.
6. Floor and elevation plans (eight sheets, undated)
7. May 22, 2017 letter from the applicants, three pages with attachments (assessor's map sheet, photographs of existing dwelling, revised floor plans and exterior details, revised site and sewage plan dated 4-22-2017).
8. Site and Sewage Plan for 1 Higgins Hollow Road dated 4-25-2017 (Job #17018) prepared by FELCO, Inc.
9. Site and Sewage Plan for 1 Higgins Hollow Road dated 4-25-2017, revised 6-12-2017 (Job #17018) prepared by FELCO, Inc. and received on June 13, 2017.
10. Elevations prepared by Ambrose Homes, Inc. dated 7-5-17, revised 7-8-17, projectID: K102414, in two sheets.

The Board also considered comments and submissions from members of the public and a legal opinion from Town Counsel on whether the Planning Board could consider preservation of potentially historic structures as part of a residential site plan review.

Review Criteria

The Board considered the criteria for the review of residential site plans in the Seashore District are set forth in Section 70.4.D of the bylaw:

- 1. *Relation of Buildings and Structures to the Environment. Proposed development shall relate to the existing terrain and lot, and shall provide a solar and wind orientation which encourages energy conservation.***

The proposed dwelling will be located in the same general vicinity on the property as the existing dwelling. Some re-grading is proposed to facilitate the construction of a dwelling with a larger footprint than the existing dwelling. Change in site elevations does not appear to exceed two feet in the immediate vicinity of the proposed construction site and no changes are proposed for the rest of the property. Existing screening from Higgins Hollow Road should be maintained. Final site elevations will have to be provided.

- 2. *Building Design and Landscaping. Proposed development shall be consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques.***

The proposed scale and massing of the new dwelling, while of greater gross floor area than the existing dwelling, is generally in keeping with the scale and massing of the existing dwelling and dwellings in the surrounding neighborhood. Information has been provided about the building materials on the building elevations. The applicants propose six over six and eight over eight windows with white trim for the reconstructed dwelling and will provide “down” lighting. Information about the proposed exterior lighting was provided and is of a residential scale.

- 3. *Preservation of Landscape. The landscape shall be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil.***

A significant portion of the site currently is in a natural state. This landscape will be preserved in its natural state. In order to document this, a plan showing the limits of work should be filed with the Board.

- 4. *Circulation. Curb cuts and driveways shall be safe and convenient and shall be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro.***

The existing driveway will continue to serve the new dwelling.

- 5. *Lighting. Lighting shall be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There shall be protection of adjacent properties and the night sky from intrusive lighting.***

Information about the proposed exterior lighting has been provided and is of a residential scale. Exterior lighting shall comply with the “down lighting” provision of the Truro General Bylaws, Chapter IV, Section 8.

Board Vote:

Motion by Mr. Herridge, seconded by Mr. Roderick the Board voted 7-2-0 that:

In the matter of 2017-006SPR Christopher and Jane Clark for property at 1 Higgins Hollow Road, to approve the residential site plan for the demolition of an existing non-conforming dwelling and for the construction of a new dwelling on an existing non-conforming lot in the Seashore District as shown on the plan entitled Site and Sewage Plan prepared by FELCO, Inc. dated 4-25-2017 (Job #17018) and the unlabeled floor plans and elevations prepared by Ambrose Homes, Inc. on file with the application;

Based on the following findings of fact set forth above and subject to the following conditions:

- 1. Provide a plan showing the limits of work.*
- 2. Provide as built site topography after completion of construction.*
- 3. Maintain existing vegetative screening from Higgins Hollow Road.*
- 4. Comply with Truro General Bylaws, Chapter IV, Section 8 (exterior lighting)*
- 5. Windows to be either six over six or eight over eight with white trim.*
- 6. File corrected building elevations showing the roof line of the North elevation consistent with that of the South elevation.*
- 7. Provide a revegetation/landscaping plan for all disturbed areas.*
- 8. There shall be no change in curb cuts.*
- 9. Compliance with the applicable requirements of the Truro Zoning Bylaw.*
- 10. If approved by the Attorney General, the project will require a special permit under pending Zoning Bylaw section 30.3.1, Residential Building Size Regulations*

The Board Members voting in favor: Mr. Boleyn, Ms. Tosh, Mr. Sollog, Mr. Herridge, and Mr. Roderick; **in opposition:** Mr. Reimer and Mr. Kiernan.

Chairman, Truro Planning Board

Date

Received, Office of Town Clerk:

Signature

Date



COMMONWEALTH OF MASSACHUSETTS
TOWN OF TRURO
PLANNING BOARD – NOTICE OF ACTION

DEFINITIVE SUBDIVISION

Reference No. 2016-010PB

Map 43 Parcels 7, 8, 9, 10, 134 & 135

Walsh Way and Valentine Lane

Applicant: Stephen Walsh, John H. Walsh, Ellen Shiel, Elizabeth Walsh Carver, Miguel D. Walsh and Mary Ellen Walsh

Meeting Dates September 6, 2016, September 20, 2016, November 2, 2016, December 6, 2016, February 7, 2017, March 7, 2017, April 11, 2017, June 6, 2017 and July 18, 2017

Decision Date July 18, 2017

At a duly posted and noticed public hearing opened on September 6, 2016 the Town of Truro Planning Board, acting in the matter of Reference Number **2016-010PB**, and pursuant to MGL c.41, §81U and and § 2.5 of the Town of Truro Rules and Regulations Governing Subdivision of Land, voted to approve waivers and to conditionally approve a Definitive Plan entitled “Definitive Subdivision of Land in Truro Showing a Re-division of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-135 as shown of the Truro Assessor’s Atlas, Made for John Walsh, Ellen Shiel, Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh & Mary Ellen Walsh” prepared by Slade Associates, Inc., October 6, 2016, (Revised September 1, 2016, June 2, 2017 and June 12, 2017), Scale 1”=50’ The Board’s vote was 4-1-2 to approve in part the requested waivers and 4-1-2 to conditionally approve the Definitive Plan.

In the Planning Board’s deliberations, the following plans and submittals were reviewed:

- Fully executed Form C Application for Approval of a Definitive Subdivision Plan, signed individually by each of the six owners, and \$275 fee submitted to the Town Clerk on July 21, 2016
- Letter to Truro Planning Board from Chester N. Lay, dated July 20, 2016, re: Definitive Subdivision Made for Stephen Walsh et al Dated October 6, 2015 (Plan #2015-98)
- Letter to Joseph & Mary Ellen Walsh from Thomas W. French, PhD., dated April 8, 2016, re: Project Location: Walsh Way Truro, Project Description: Widening Walsh Way, NHESP File No.: 16-35165
- Plan entitled “Index Plan of Land in Truro, to be filed with the Land Court, Joseph W. & Evelyn M. Walsh, John H. & Ruth C. Walsh, and Stephen H. Walsh Plaintiffs,” prepared August 1994, Slade Associates, Scale 1” = 200 feet, sheet 1 of 3
- Plan entitled “Plan of Land in Truro, to be filed with the Land Court, Joseph W. & Evelyn M. Walsh, John H. & Ruth C. Walsh, and Stephen H. Walsh Plaintiffs,” prepared August 1994, Slade Associates, Scale 1” = 100 feet, sheet 2 of 3
- Plan entitled “Plan of Land in Truro, to be filed with the Land Court, Joseph W. & Evelyn M. Walsh, John H. & Ruth C. Walsh, and Stephen H. Walsh Plaintiffs,” prepared August 1994, Slade Associates, Scale 1” = 100 feet, sheet 3 of 3

- Plan entitled “Definitive Subdivision of Land in Truro Showing a Re-division of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-135 as shown of the Truro Assessor’s Atlas,” made for John Walsh, Ellen Shiel, Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh & Mary Ellen Walsh, by Slade Associates, Inc., October 6, 2016, Scale 1”=50’ and revisions dated September 1, 2016, June 2, 2017 and June 12, 2017
- Abutters lists from the Town of Truro Assessing Department for Map 43, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 134, Parcel 135
- Letter to Carole Ridley, Planning Consultant from Chester N. Lay, dated August 10, 2016, re: 2016-010PB Stephen Walsh et al Definitive Subdivision, Walsh Way
- Acts of 2012, Chapter 186 An Act Relative to the Exchange of Certain Land in the Town of Truro
- Plan entitled “Definitive Subdivision of Land in Truro Showing a Re-division of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-135 as shown of the Truro Assessor’s Atlas,” made for John Walsh, Ellen Shiel, Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh & Mary Ellen Walsh, by Slade Associates, Inc., dated October 6, 2016, Revised September 1, 2016, Scale 1”=50’.
- Letter to Planning Board from Chester N. Lay, dated September 1, 2016 re: 2016-010PB Stephen Walsh et al Definitive Subdivision, Walsh way, additional waiver information

Mr. Roderick, having missed the March 7, 2017 hearing session, filed a “Mullin Certificate” pursuant to MGL c. 39, §23D.

The applicant had previously, by a series of extensions, agreed with the Board that the date by which the Board is required to act pursuant to MGL c. 41 §81U is extended to August 12, 2017.

Decision

On a motion by Mr. Sollog, seconded by Mr. Herrick, the Board voted to approve the itemized requested waivers.

The following submission requirements of Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land are waived:

- 2.5a6 Drainage calculations
- 2.5.2a9 Traffic Impact study
- 2.5.2a10 Three proposed road names
- 2.5.2b5 Existing and proposed methods of providing road drainage and utilities
- 2.5.2b10 Topography of land (shown on preliminary plan)
- 2.5.2b14 Base flood elevation
- 2.5.2b21 Notation prohibiting the conveyance of lots and the issuing of building permits
- 2.5.2b22 Two onsite USGS Benchmarks
- 2.5.2b24 All information required on Preliminary Plan
- 2.5.2b29 Notes indicating that all Utilities shall be underground
- 2.5.2b30 Location of trees
- 2.5.9 Homeowner’s Association
- 3.6.1.c Provision for projection of streets to adjoining property
- 3.6.8 Design Specifications for Type B road, per Table 1, Appendix 2
- 4.1.2 Clearing, grubbing and excavation
- 4.1.3 Erosion control measures
- 4.1.5 Sub-base

- 4.1.6 Grade
- 4.1.7 Surface material
- 4.1.8 Berms
- 4.1.9 Street signs
- 4.1.10 Vegetation
- 4.2.1 Drainage installations
- 4.2.2 Catch basins
- 4.2.3 Drainage pipe outlets
- 4.3 Underground utilities (there is an existing overhead line)
- 4.4 Inspection
- 4.5.1 Clean up
- 4.5.2 Documentation (a plan will be submitted showing the locations of the new concrete monuments).

The waiver request for all of section 2.5.2C Contents of Plan, profiles, and Cross-sections was not approved as the required documents have been filed.

Board members expressed that they had been satisfied that the granting of the waivers was not inconsistent with the intent and purposes of the Subdivision Control law and not injurious to the public. The vote was seven (4) in favor, one (1) opposed (Reimer) and two abstentions (Kiernan and Tosh). Note: Mr. Kiernan and Ms. Tosh were not eligible to vote on this application.

On a motion by Mr. Herridge, seconded by Mr. Roderick, the Board voted to approve the Definitive Plan pursuant to MGL c.41, §81 U and Section 2.5 of the Town of Truro Rules and Regulations Governing Subdivision of Land subject to the following conditions:

1. Installation of a stop sign on Walsh Way at Route 6;
2. Documentation of bounds set as required by section 4.5.2 of the regulations;
3. Removal of the cottage at the northwest corner of Lot 3 as required by Zoning Board of Appeals decision in matter 2016-019ZBA; and
4. “The ways shown on this plan shall be used only for frontage for, and access to Lots 1 through 5 as shown on this definitive subdivision plan and two adjacent parcels shown on the Truro Assessor’s Map, Sheet 43, as Parcels 6 and 133 and for access to but not frontage for two parcels shown on the Truro Assessor’s Map Sheet 43, Parcels 9 and 13. Lots shown on this plan and said Parcels 6 and 133 shall not be further divided so as to result in more than seven (7) lots. This definitive plan approval does not include approval of roadway construction plans. Any roadway construction, redivision of the lots shown on this plan or of said Parcels 6 and 133 or use of the ways shown on this plan to access additional property shall require modification of the approval of this plan to approve roadway construction and provision of security for or construction of any required roadway improvements prior to use of said ways for redivision of or access to additional property. The property shown on this plan will not be combined with adjacent land in any manner that would constitute segmentation of development in order to circumvent review by the Cape Cod Commission or the Town of Truro.”

Board Vote

The Board’s vote on the motion to conditionally approve the Definitive Plan was vote was four (4) in favor, one opposed (Reimer) and two (2) abstentions (Kiernan and Tosh).



COMMONWEALTH OF MASSACHUSETTS
TOWN OF TRURO
PLANNING BOARD – NOTICE OF ACTION

DEFINITIVE SUBDIVISION

Reference No. 2017-002PB

Map 45 Parcel 144

27 Perry Road

Applicant: Claire A. Perry, Trustee

Meeting Dates June 27 and July 18, 2017

Decision Date July 18, 2017

At a duly posted and noticed public hearing opened on June 27, 2017 the Town of Truro Planning Board, acting in the matter of Reference Number **2017-002PB**, and pursuant to MGL c.41, §81U and and § 2.5 of the Town of Truro Rules and Regulations Governing Subdivision of Land, voted to approve waivers and to conditionally approve a Definitive Plan entitled “Definitive Subdivision Plan of Land in Truro Showing a Subdivision of Lots 3A, 10 & 12 as Shown on a Plan Recorded in Plan Book 630, Page 58 Made for Claire A. Perry” Scale 1” = 80’ dated April 12, 2016, revised June 12, 2017, prepared by Slade Associates, Inc. The Board’s vote was 7-0-0 to approve in part the requested waivers and 7-0-0 to conditionally approve the Definitive Plan.

In the Planning Board’s deliberations, the following plans and submittals were reviewed:

1. Fully executed Form C Application for Approval of a Definitive Plan dated May 22, 2017 signed by Claire A. Perry.
2. Filing fee of \$275.00.
3. Certified list of abutters dated May 22, 2017.
4. Statement of Timothy J. Brady, PE/PLS (East Caper Engineering, Inc.) dated May 19, 2017.
5. Definitive subdivision plan titled: “Subdivision Plan of Land in Truro Showing a Subdivision of Lot 3A, 10 & 12 As Shown on a Plan Recorded in Plan Book 630, Page58 Made For Claire A. Perry, Scale 1” = 80’, April 12, 2016” prepared by Slade Associates. Inc. RLS.
6. Revised definitive subdivision plan titled: “Subdivision Plan of Land in Truro Showing a Subdivision of Lot 3A, 10 & 12 As Shown on a Plan Recorded in Plan Book 630, Page58 Made For Claire A. Perry, Scale 1” = 80’, April 12, 2016, revised June 12, 2017” prepared by Slade Associates. Inc. RLS.
7. Previous subdivision plan recorded in Barnstable Deeds, Plan Book 630, Page 58, Planning Board decision approving that subdivision and covenant (Board file 2008-016PB).
8. Decision approving preliminary subdivision plan (Board file 2016-007PB).

Findings

After discussion and testimony by the applicant, and the applicant's representatives, the Planning Board deliberated on the merits of the request for approval of the Definitive Plan. In its deliberation the Board found:

- The proposed subdivision effectively divides Lot 10 on the previous plan into Lots 10A and 10B. Slight adjustments are made to lots 3 and 12 as shown on the previous plan to retain eligibility for an agricultural tax exemption, and the resulting lots are labeled "not a buildable lot and are not shown on the plan as lots.
- The private portion of Perry Road is shown as a 40-foot-wide right of way with a hardened single lane travel way. The private road serves the agricultural parcels, lots 8 and 9 on the previous subdivision plan and the two lots resulting from the division of lot 10. Frontage for all newly created lots is on Perry Road.
- Effectively, there is no potential for further extension of Perry Road. The existing traveled way is adequate to serve the existing and proposed lots. Further subdivision would require a review of road condition and consideration of possible roadway improvements. This to be imposed as a condition of approval.
- The private portion of Perry Road is approximately 1,120 feet long and creates a risk of passing situations. In order to alleviate this, turnouts along the road would be beneficial. Two turnouts to be required as a condition of approval.
- The length of the private portion of Perry Road requires construction of the turnaround. Construction of the turnaround to be required as a condition of approval.

Decision

On a motion by Mr. Boleyn, seconded by Mr. Herridge, the Board voted to approve the itemized requested waivers.

The following submission requirements of Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land are waived:

2.5.2.a.6 – Drainage Calculations

2.5.2.a.9 – Traffic Study

2.5.2.a.10 – Three Proposed Road Names

2.5.2.b.1 – Subdivision Name

2.5.2.b.5 – Existing & Proposed Methods of Providing Road Drainage and Utilities

2.5.2.b.10 – Topographic Contours

2.5.2.b.16 – Grades, Widths, Locations, Sight Distances, Physical Condition of Existing Roadways

2.5.2.b.22 – Two on site U.S.G.S. Benchmarks

2.5.2.b.24 – All Information Required on a Preliminary Plan

2.5.2.b.30 - Location of All Trees of 10" Diameter

2.5.2.c – Plan, Profile and Cross Section

2.5.2.c.11 – Limits of Clearing

2.5.2.c.15 – Landscape Plan

2.5.2.c.16 – Erosion Control Plan

3.4.1 – Setting Monuments at Property Corners. Waiver requested for the corners Lot 10B on the east side of the cul-de-sac and the setting of monuments at the angle points in the easterly property line (with the exception of the most southerly corner of Lot 10B (sic)) as this line is defined by the centerline of the road.”

3.7 – Existing Way to be Improved in Accordance With Rural Road Alternative

4.1.1 – 4 Foot Shoulders

4.2 – Drainage

3.6.6 – Dead end street exceeds 1000 feet

Board members expressed that they had been satisfied that the granting of the waivers was not inconsistent with the intent and purposes of the Subdivision Control law and not injurious to the public. The vote was seven (7) in favor, none opposed and no abstentions.

On a motion by Mr. Herridge, seconded by Mr. Roderick, the Board voted to approve with conditions application **2017-002PB Claire A. Perry, Trustee**, for a Definitive Plan as filed with the Clerk of the Town of Truro pursuant to MGL c.40A, §81U and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on Perry Road, Map 45, Parcel 144. Said plan is entitled “Definitive Subdivision Plan of Land in Truro Showing a Subdivision of Lots 3A, 10 & 12 as shown on a Plan Recorded in Plan Book 630, Page 58.” Made for Claire A. Perry by Slade Associates, Inc., April 12, 2016, revised June 12, 2017, Scale 1”=80.’ subject to the following conditions:

1. Written road maintenance agreement;
2. Construction of a turnaround;
3. Construction of two turnouts and supplemental plan showing location and dimensions;
4. The traveled way within the subdivision is a flat, well graded dirt road between eight and ten feet in width. Any further subdivision of land off the private portion of Perry Road shall require further upgrades of said road thus requiring further review and approvals from the Truro Planning Board.

The vote was seven (7) in favor, none opposed, no abstentions.

Planning Board Chair

Date

Received, Office of the Town Clerk: _____

Signature

Date