

**TRURO PLANNING BOARD AGENDA**  
**TUESDAY, September 5, 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.

**Public Hearing – Commercial Site Plan Review**

**2017-007SPR Lexvest East Harbour, LLC** seeks approval of a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-Law for consolidation of units to reduce the number of units on the property by combining units, proposal also includes some changes to site improvements. The property is located at 618 Shore Road, East Harbour Cottages and Condominium, Assessor's Atlas Map 5, Parcel 13. Hearing continued from August 15, 2017.

**Temporary Sign Permit**

**Truro Treasures by Kristen Roberts** seeks approval for four signs for events on September 22 – 24, 2017: eight feet by 3 feet banners to be placed at Route 6 at Pamet Roads exit and Route 6 at the 6/6A split; and six feet by 33 inch banners to be placed on Truro Central School fence and Route 6 at Standish Way. Signs to be placed September 5 and removed September 25, 2017.

**Temporary Sign Permit**

**Vinegrass by Pete Fasano** seeks approval for one sign for an event on October 1, 2017: 3 feet by 4 feet at intersection of Route 6 and Shore Road. Sign to be placed September 15 and removed October 1, 2017.

**Curb Cut Application**

**Scott Lee Deering** seeks approval for a curb cut to provide additional driveway access for property at 20 Whitmanville Road, Map 43, Parcel 76.

**Residential Site Plan Review – Request for Opinion of Counsel and Review Status of Application**

**2017-006SPR Christopher and Jane Clark**, Board review of opinion of counsel concerning the zoning status of the subject premises and possible further consideration of site plan review application. The property is located at 1 Higgins Hollow Road, Map 46 Parcel 289.

**Endorsement of Definitive Subdivision Plan and Execution of Covenant**

**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. The plan was approved with conditions on July 18, 2017, a certificate of action filed on August 10, 2017 and appeal period expired on August 30, 2017.

**Endorsement of Definitive Subdivision Plan and Approval of Road Maintenance Agreement**

**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. The plan was approved with conditions on July 18, 2017, a certificate of action filed on August 10, 2017 and appeal period expired on August 30, 2017.

**Open Discussion of Possible Zoning Bylaw Amendments**

The Planning Board will seek public comment and will consider possible amendments to the zoning bylaw, including, but not limited to, size restrictions for residential structures in all zoning districts and permitting year round occupancy of condominium units. The Board will consider holding public

forums and other means of outreach for obtaining citizen input and whether a subcommittee should be formed to review possible zoning amendments.

**Review and Approval of Meeting Minutes**

August 15, 2017 Regular Meeting

**Reports from Board Members and Staff**

Acting Town Planner report.

**Meeting Dates and Other Important Dates**

September 19, 2017 (Tues.) – Regular Meeting

October 3, 2017 (Tues.) – Regular Meeting

October 17, 2017 (Tues.) – Regular Meeting

**Adjourn**