

TRURO PLANNING BOARD AGENDA
Wednesday, March 21, 2018 – 5:00 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 –§40.8 Temporary Moratorium on Recreational and Medical Marijuana Establishments

The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw which would add a new section §40.8, Temporary Moratorium on Recreational and Medical Marijuana Establishments. The proposed changes are available for public viewing at the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Truro Town Hall, 24 Town Hall Road Truro from 8 AM to 4 PM Monday through Friday and at www.truro-ma.gov/planning-board.

Temporary Sign Permit

Payomet Performing Arts Center – seeks approval of 8 applications for 30 day Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 48” by 36” wide signs to be placed on Route 6, north of Noons Road and on Route 6, south of South Highland Road from March 28- April 27, April 28 – May 27, May 28 – June 27, June 28 - July 27, July 28 – August 27, August 28 – September 27, September 28 – October 27, October 28 – November 27, 2018.

Temporary Sign Permit

Payomet Performing Arts Center – seeks approval of 8 applications for 30 day Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 48” by 39” wide signs to be placed at the intersection of South Highland and Old Dewline Roads from March 28- April 27, April 28 – May 27, May 28 – June 27, June 28 - July 27, July 28 – August 27, August 28 – September 27, September 28 – October 27, October 28 – November 27, 2018.

Review and Approval of Meeting Minutes

March 6, 2018 (Q&A with Town Counsel)
March 7, 2018

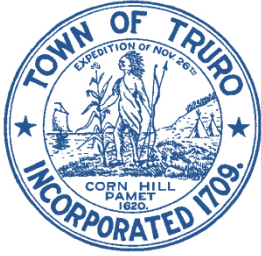
Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

Wednesday April 4 at 5 PM – **Please note the new date and time!**

Adjourn



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505
charper@truro-ma.gov

To: Truro Planning Board
From: Cally Harper PhD, Town Planner
Date: March 15, 2018 (for March 21th Planning Board Meeting)
Re: Proposed Amendments to the Zoning Bylaw:
Add a new section: Temporary Moratorium on Recreational and Medical Marijuana Establishments

On February 27th, the Board of Selectmen voted to refer this zoning matter to the Planning Board for a public hearing on March 21st.

The public hearing for this zoning bylaw amendment was advertised in the Cape Cod Times on March 5th and in the Banner on March 15th.

Following the close of the Public Hearing, the Board may entertain modifications to the bylaw based on written and oral testimony and the Board's deliberation. Provided the changes do not alter the scope of the bylaw, they would not require re-advertisement for a new public hearing. Following the close of the hearing, the Board is required to submit a report to the Board of Selectmen regarding the proposed amendments for consideration on the Annual Town Meeting warrant.

Possible Motions:

Affirmative Motion:

"I move to recommend the Temporary Moratorium on Recreational and Medical Marijuana Establishments to Town Meeting and to send a report to the Board of Selectmen stating our support for the article."

Negative Motion:

"I move to not recommend the Temporary Moratorium on Recreational and Medical Marijuana Establishments to Town Meeting and to send a report to the Board of Selectmen stating that we do not recommend this article."

Article ____: AMEND THE TOWN'S ZONING BYLAW BY ADDING A NEW SECTION 40.8, TEMPORARY MORATORIUM ON RECREATIONAL AND MEDICAL MARIJUANA ESTABLISHMENTS.

To see if the Town will vote to amend the Town of Truro Zoning Bylaw by adding a new section 40.8 that would provide as follows (new language shown in **bold underline**), and further to amend the Table of Contents to add Section 40.8, "Temporary Moratorium on Recreational and Medical Marijuana Establishments."

Section 40.8 Temporary Moratorium on Recreational and Medical Marijuana Establishments

Section A. Purpose

By vote at the State election on November 6, 2012, the voters of the Commonwealth enacted Chapter 369 of the Acts of 2012, entitled "An Act for the Humanitarian Medical Use of Marijuana", regulating the cultivation, distribution, possession and use of marijuana for medical purposes. The law became effective on January 1, 2013, and on May 24, 2013, the State Department of Public Health issued regulations under the act governing the cultivation, processing and distribution of medical-use marijuana. Thereafter, On November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, processing, distribution, possession and use of marijuana for recreational purposes (new G.L. c. 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed). The law, which allows certain personal use and possession of marijuana, took effect on December 15, 2016 and (as amended on December 30, 2016 by Chapter 351 of the Acts of 2016 and thereafter, on July 28, 2017 by Chapter 55 of the Acts of 2017) requires a Cannabis Control Commission to issue regulations regarding the licensing of commercial activities by March 15, 2018 and to begin accepting applications for licenses no later than April 1, 2018. The Act also makes a number of significant changes to the regulation of medical-use marijuana, including, but not limited to, the eventual repeal of Chapter 369 of the Acts of 2012, the transfer of the oversight and regulation of medical-use marijuana from the Department of Public Health to the newly-created Cannabis Control Commission, and the adoption of new requirements for the cultivation, processing, distribution, possession and use of marijuana for medical purposes. Pursuant to the Act, the Commission is required to promulgate new rules and regulations for the medical use of marijuana, including the licensing and operation of Medical Marijuana Treatment Centers.

Currently, neither Medical Marijuana Treatment Center, as defined in G.L. c.94I, Section 1, nor an Adult Use Marijuana Establishment (hereinafter "Recreational Marijuana Establishment") as defined by G.L. c.94G, Section 1 are specifically addressed in the Zoning Bylaw. Regulations to be promulgated by the Cannabis Control Commission may provide guidance on certain aspects of local regulation of Medical Marijuana Treatment Centers and Recreational Marijuana Establishments.

The regulation of medical and recreational marijuana raises novel legal, planning, and public safety issues, and the Town needs time to study and consider the regulation of Medical and Recreational Marijuana Establishments and address such issues, as well as to address the

potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Medical Marijuana Establishments and Recreational Marijuana Establishments. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Medical Marijuana Treatment Centers and Recreational Marijuana Establishments so as to allow sufficient time to address the effects of such structures and uses in the Town and to enact bylaws in a consistent manner.

Section B. Definitions

“Medical Marijuana Treatment Center” shall mean an establishment, as defined by Massachusetts law only, registered or licensed under a medical use marijuana license that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.

“Recreational Marijuana Establishment” shall mean a “marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business.”

Section C. Temporary Moratorium

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Medical Marijuana Treatment Centers and Recreational Marijuana Establishments and other uses related to medical or recreational marijuana. The moratorium shall be in effect through June 30, 2019. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of medical and recreational marijuana in the Town, and to consider the Cannabis Control Commission regulations regarding Medical Marijuana Establishments and Recreational Marijuana Establishments, and shall consider adopting new Zoning Bylaws in response to these new issues.

TOWN OF TRURO
PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Truro Planning Board will hold a public hearing at 5:00pm on Wednesday March 21, 2018 at Truro Town Hall located at 24 Town Hall Road, Truro to take comments on proposed amendments which would add a new Section 40.8, Temporary Moratorium on Recreational and Medical Marijuana Establishments to the Town of Truro Zoning Bylaw.

Section 40.8 would allow the Town to adopt a temporary moratorium through June 30, 2019 on the use of land or structures for Medical Marijuana Treatment Centers and Recreational Marijuana Establishments and other uses related to medical or recreational marijuana. The regulation of medical and recreational marijuana raises novel legal, planning, and public safety issues and the Town needs time to study and consider the regulation of Medical and Recreational Marijuana Establishments and to undertake a planning process to consider amending the Zoning Bylaw regarding the regulation of these establishments.

A copy of this amendment is available in the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Town Hall.

Steve Sollog, Chair
Truro Planning Board

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 PAID
MAR - 6 2018
Received, TOWN OF TRURO
By *[Signature]*

MAR 03 2018
By check received

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

(508) 349. 2929
Phone

Kevin e payomet.org / accounting @ payomet.org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noons Rd and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: SEASON

Date When Sign(s) will be: Installed: 3/28/18 Removed: 4/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Mike Winkler, P.O. Box 1110, Truro, MA 02666
Name Mailing Address

Mass State ROW

Phone Email

[Signature] 2/19/18
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

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 paid
MAR - 6 2018
Received TOWN OF TRURO
By [Signature]

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

(508) 349-2929
Phone

Kevin@payomet.org / accounting@payomet.org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noone Rd. and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Season

Date When Sign(s) will be: Installed: 4/28/18 Removed: 5/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
Mike Winkler, P.O. Box 1110, Truro, MA 02666
Name Mailing Address

Mass State ROW
Phone Email

[Signature] 2/19/18
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: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$2500 pd
MAR - 6 2018
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Ricc) P.O. Bx 1202, Truro, MA 02666
Mailing Address

(508) 349. 2929
Phone

Kevin e payomet. org / accounting @ payomet. org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48 " Width 36 " Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noone Rd. and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Season

Date When Sign(s) will be: Installed: 5/28/18 Removed: 6/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Mike Winkler, P.O. Bx 1110, Truro, MA 02666

Name Mailing Address

Mass State ROW

Phone

Email

[Signature]

2/19/18

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: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 pd
MAR - 6 2018
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Box 1262, Truro, MA 02666
Mailing Address

(508) 349. 2929
Phone

Kevin e payomet.org / accounting @ payomet.org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48 " Width 36 " Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noons Rd. and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: SEASON

Date When Sign(s) will be: Installed: 6/28/18 Removed: 7/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
Mike Winkler, P.O. Box 1110, Truro, MA 02666
Name Mailing Address

Mass State ROW
Phone Email

[Signature] 2/19/18
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

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector

\$25.00 Pd
MAR -6 2018

Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Bx 1202, Truro, MA 02666
Mailing Address

(508) 349. 2929
Phone

Kevin@payomet.org / accounting@payomet.org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noone Rd. and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Season

Date When Sign(s) will be: Installed: 7/28/18 Removed: 8/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
Mike Winkler, P.O. Bx 1110, Truro, MA 02666
Name Mailing Address

Mass State ROW
Phone Email

[Signature] 2/19/18
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

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 PD
MAR - 6 2018
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Ricc) P.O. Bx 1202, Truro, MA 02666
Mailing Address

(508) 349. 2929
Phone

Kevin e payomet. org / accounting @ payomet. org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48 " Width 36 " Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noons Rd. and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: SEASON

Date When Sign(s) will be Installed: 8/28/18 Removed: 9/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
Mike Winkler, P.O. Bx 1110, Truro, MA 02666
Name Mailing Address

Mass State ROW
Phone Email

[Signature] 2/19/18
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

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 pd
MAR -6 2018
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

(508) 349. 2929
Phone

Kevin e payomet.org / accounting @ payomet.org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noone Rd. and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: SEASON

Date When Sign(s) will be: Installed: 9/28/18 Removed: 10/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Mike Winkler, P.O. Box 1110, Truro, MA 02666
Name Mailing Address

Mass State ROW
Phone Email

[Signature] 2/19/18
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

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 pd
MAR - 6 2018
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Ctr Date: 2/19/2018

Applicant Contact Information: (Kevin Ricc) P.O. Bx 1202, Truro, MA 02666
Mailing Address

(508) 349. 2929
Phone

Kevin e payomet. org / accounting @ payomet. org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48 " Width 36 " Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rt 6, North of Noone Rd and Rt 6, South of S. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Season

Date When Sign(s) will be: Installed: 10/28/18 Removed: 11/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Mike Winkler, P.O. Bx 1110, Truro, MA 02666
Name Mailing Address

Mass State ROW
Phone Email

[Signature] 2/19/18
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

CC: Building Commissioner, Board of Selectmen

Office of Town Clerk
Treasurer – Tax Collector

MAR - 6 2018

Received TOWN OF TRURO
By *[Signature]*

36

PAYOMET

Coming Events:

Text

Text

46

6

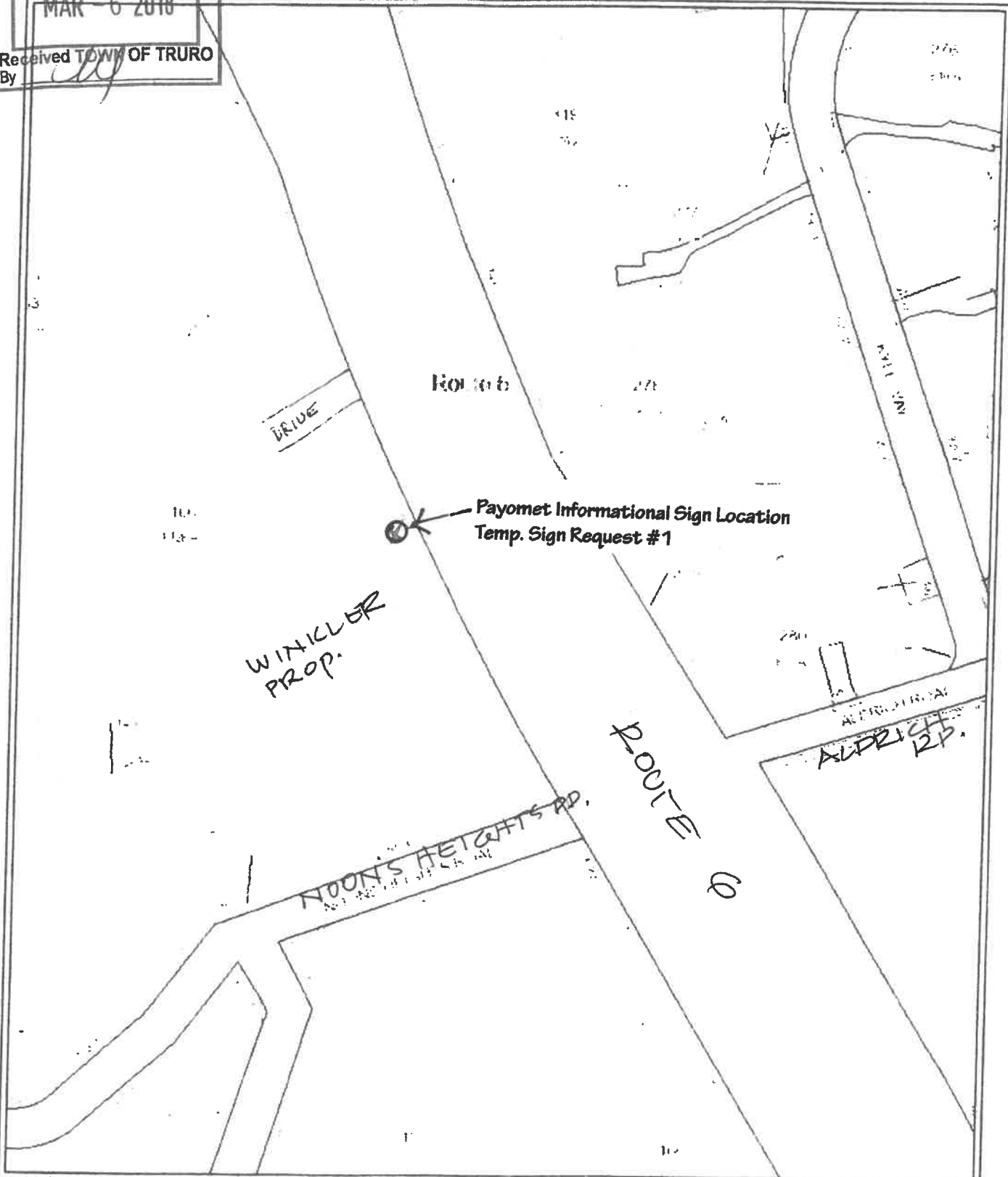
Two-sided signs
Two locations
Scale: 1" = 1' - 0"

Payomet Performing Arts Center, Truro

Office of Town Clerk
Treasurer – Tax Collector

MAR - 6 2018

Received TOWN OF TRURO
By *[Signature]*



Route 6 & Noons Heights Road
Truro, MA
1 Inch = 123 Feet
April 27, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com



Office of Town Clerk
Treasurer - Tax Collector

MAR - 6 2013

Received TOWN OF TRURO
By *[Signature]*



SOUTH HIGHLAND RD

ROUTE 6

SOUTH HIGHLAND WAY

Payomet Informational Sign Location
Temp. Sign Request #1

Route 6 & South Highland Road
Truro, MA

1 Inch = 104 Feet
April 27, 2015

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misrepresentation of this map.

www.cai-tech.com



TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 Pd
MAR - 6 2018
Received TOWN OF TRURO
By *[Signature]*

RECEIVED
MAR 03 2018
By *check received*

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Payomet Performing Arts Center, Truro Date: 2/19/2018
Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

508-349-2929 Phone Kevin@payomet.org / accounting@payomet.org Email

Number of Signs Requested: 1
(48" Above Grade)

Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (Season)

Date When Sign(s) will be Installed: 3/28/18 Removed: 4/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
National Park Service, 99 Marconi Station, Wellfleet, MA
Name Mailing Address 02667

Phone Email

[Signature] 2/19/18
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

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector

\$25.00 pd
MAR - 6 2018

Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Center, Truro Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

508-349-2929 Phone Kevin@payomet.org / accounting @ payomet.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 9" Width 39" (48" Above Grade)
Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (Season)

Date When Sign(s) will be Installed: 4/28/18 Removed: 5/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

National Park Service, 99 Marconi Station, Wellfleet, MA
Name Mailing Address 02667

Phone _____ Email _____

[Signature] Applicant Signature 2/19/18 Date

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

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

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$75.00
MAR - 6 2018
Received TOWN OF TRURO
By [Signature]

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Center, Truro Date: 2/19/2018
Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

508-349-2929 Phone Kevin@payomet.org / accounting @ payomet.org Email

Number of Signs Requested: 1
Temporary Sign Dimensions: (48" Above Grade) Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (Season)

Date When Sign(s) will be Installed: 5/28/18 Removed: 6/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
National Park Service, 99 Marconi Station, Wellfleet, MA
Name Mailing Address 02667

Phone _____ Email _____

Applicant Signature [Signature] Date 2/19/18

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

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

Conditions: _____

Board Signature: _____ Date: _____

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 pd
MAR - 6 2018
Received TOWN OF TRURO
By [Signature]

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Date: 2/19/2018

Center: Truro
Applicant Contact Information: (Kevin Rica) P.O. Box 1202, Truro, MA 02666
Mailing Address

Phone: 508-349-2929 Email: Kevin@payomet.org / accounting @ payomet.org

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).
(48" Above Grade)

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (season)

Date When Sign(s) will be: Installed: 6/28/18 Removed: 7/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
National Park Service, 99 Marconi Station, Wellfleet, MA
Name Mailing Address 02667

Phone _____ Email _____

Applicant Signature: [Signature] Date: 2/19/18

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

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

Conditions: _____

Board Signature: _____ Date: _____
Title _____

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$ 25.00 pd
MAR - 6 2018
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Center, Truro Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

Phone: 508-349-2929 Email: Kevin@payomet.org / accounting@payomet.org

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 9" Width 39" (48" Above Grade)
Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (Season)

Date When Sign(s) will be: Installed: 7/28/18 Removed: 8/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

National Park Service, 99 Marconi Station, Wellfleet, MA
Name Mailing Address 02667

Phone _____ Email _____

[Signature] 2/19/18
Applicant Signature Date

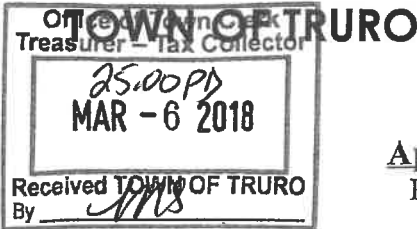
Owner Signature (which also authorizes the use of the property) _____ Date _____

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

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen



PLANNING BOARD

Application for Temporary Sign Permit Pursuant to Section 11 of the Truro Sign Code Fee: \$25.00

Applicant Name: Payomet Performing Arts Center, Truro Date: 2/19/2018

Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

Phone: 508-349-2929 Email: Kevin@payomet.org / accounting@payomet.org

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 9" Width 39" (48" Above Grade)
Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (season)

Date When Sign(s) will be: Installed: 8/28/18 Removed: 9/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
National Park Service, 99 Marconi Station, Wellfleet, MA 02667
Name Mailing Address

Phone _____ Email _____

Applicant Signature: [Signature] Date: 2/19/18

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

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

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
25.00 pd
MAR - 6 2018
Received TOWN OF TRURO
By [Signature]

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Center, Truro Date: 2/19/2018
Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

508-349-2929 Phone Kevin@payomet.org / accounting @ payomet.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 9" Width 39" (48" Above Grade) Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (Season)

Date When Sign(s) will be: Installed: 9/28/18 Removed: 10/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

National Park Service, 99 Marconi Station, Wellfleet, MA
Name Mailing Address 02667

Phone Email

[Signature] Applicant Signature 2/19/18 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

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
25.00 pd
MAR - 6 2018
Received TOWN OF TRURO
By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Date: 2/19/2018
Center, Truro
Applicant Contact Information: (Kevin Rice) P.O. Box 1202, Truro, MA 02666
Mailing Address

508-349-2929 Phone Kevin@payomet.org / accounting @ Email
payomet.org

Number of Signs Requested: 1
(48" Above Grade)

Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of S. Highland and Old Dewline Roads

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: (Season)

Date When Sign(s) will be: Installed: 10/28/18 Removed: 11/27/18

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
National Park Service, 99 Marconi Station, Wellfleet, MA
Name Mailing Address 02667

Phone _____ Email _____

[Signature] Applicant Signature 2/19/18 Date

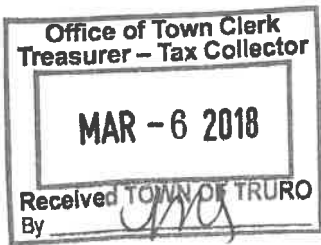
Owner Signature (which also authorizes the use of the property) _____ Date _____

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

Conditions: _____

Board Signature: _____ Date: _____
Title _____

CC: Building Commissioner, Board of Selectmen



36

PAYOMET

Coming Events:

Text

Text

40

6

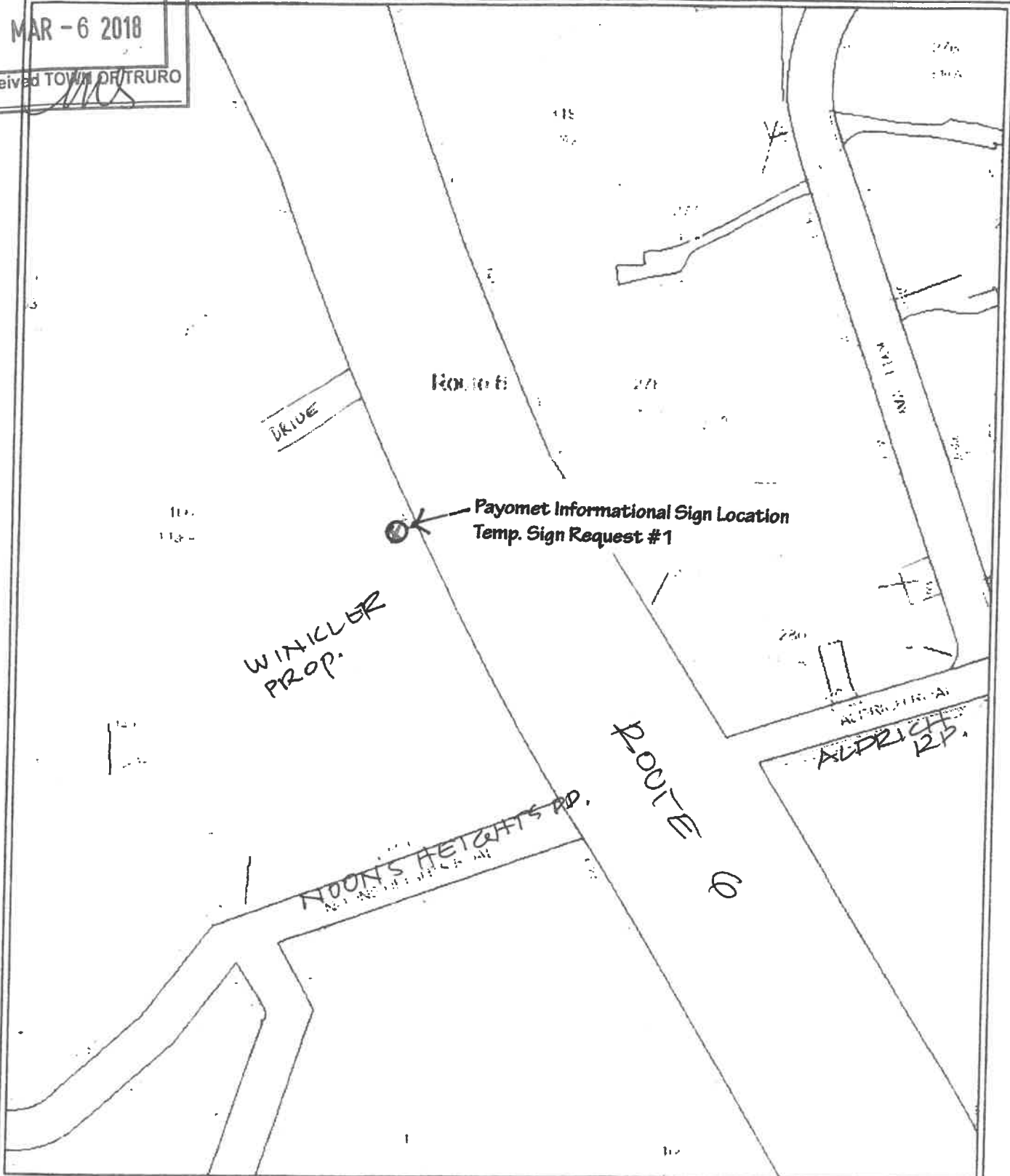
- Two-sided signs
- Two locations
- Scale: 1" = 1' - 0"

Payomet Performing Arts Center, Truro

Office of Town Clerk
Treasurer - Tax Collector

MAR - 6 2018

Received TOWN OF TRURO
By *[Signature]*



Route 6 & Noons Heights Road
Truro, MA
1 Inch = 123 Feet
April 27, 2015



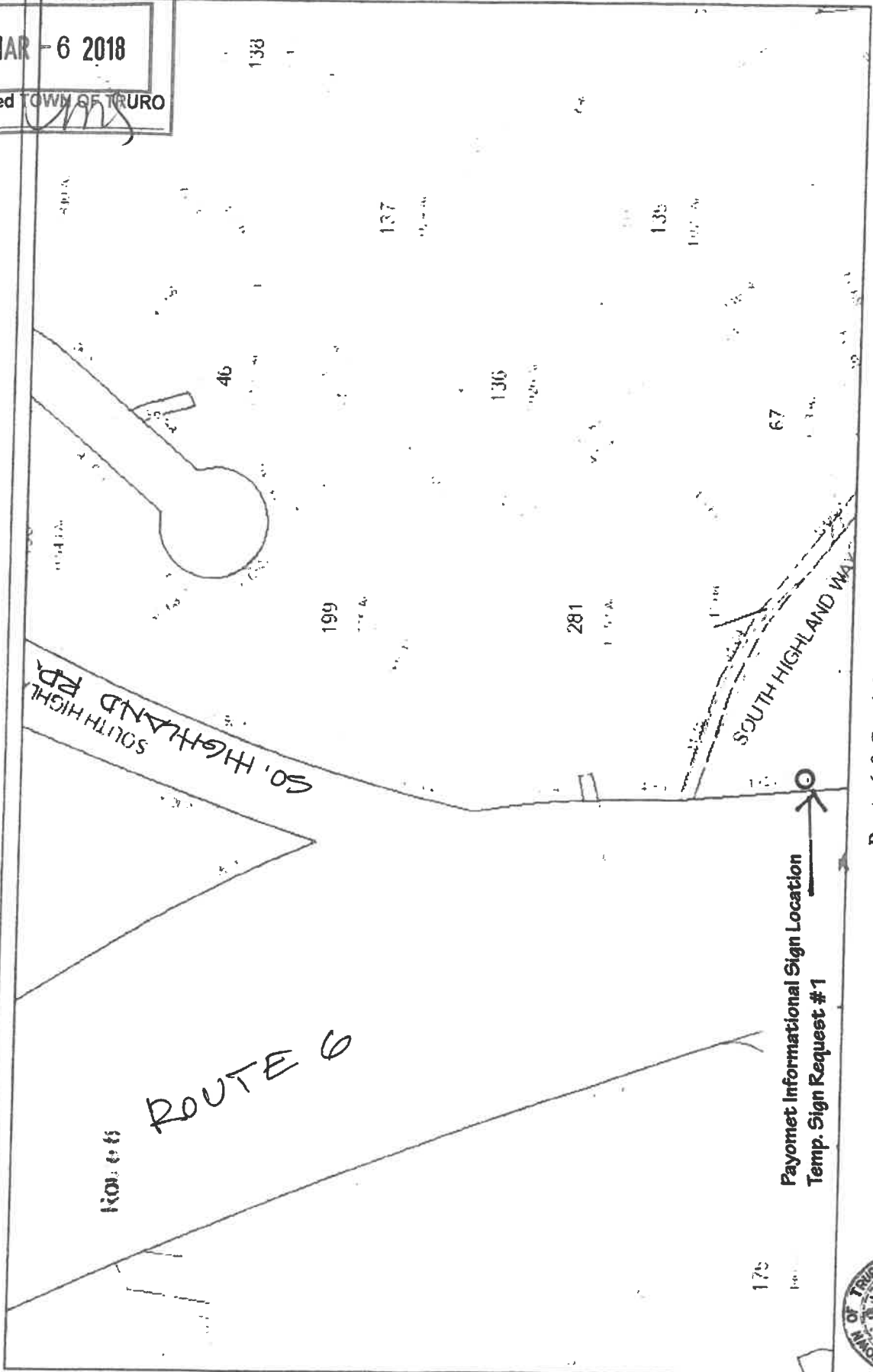
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com
CAI

Office of Town Clerk
Treasurer - Tax Collector

MAR - 6 2018

Received TOWN OF TRURO
By *[Signature]*



Route 6 & South Highland Road
Truro, MA

1 Inch = 104 Feet
April 27, 2015

Payomet Informational Sign Location
Temp. Sign Request #1

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com



DRAFT

Truro Planning Board

Work Session

Monday March 5, 2018, 2 pm

Members Present: Steve Sollog, Peter Herridge, Bruce Boleyn, Karen Tosh, Paul Kiernan, Jack Riemer
Others Present: Jonathan Silverstein, Rae Ann Palmer, Maureen Burgess, Robert Weinstein, Anne Greenbaum, Cally Harper

Members of the Truro Planning Board had the opportunity to ask a wide variety of questions and engage in a discussion with Town Counsel, Mr. Silverstein. Topics included: the process of a public hearing; use the CPC funds; the viability of gross floor area in a zoning bylaw; affordable housing; placement of septic systems on lots; the definition of "street"; waivers for zoning bylaws vs. subdivision rules and regulations; rural road alternative and Section 1.5 of the subdivision rules and regulations; grandfathering, site plan review decisions, conditional approvals, and process to amend or rescind a decision; permission required to enter onto private property; open meeting law; procedural requirements for incomplete applications.

The Work Session concluded at approximately 3:45 pm.

Respectfully submitted by:

Cally Harper, Town Planner

TRURO PLANNING BOARD

DRAFT

Meeting Minutes

March 7, 2018 - 5:00 p.m.

Truro Town Hall

Planning Board members present: Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Karen Tosh, Steve Sollog

Other Participants: Eric Parker, Debra Best-Parker, Emily Beebe, Town Conservation Agent; Karen A. Kirby, Barbara Correa, Mike Correa, Nick Brown, Irene Grey, Bob Weinstein, Paul Wisotzky, Russell Braun, Town Building Commissioner; Rae Ann Palmer, Town Manager; Chris Lucy, Anne Greenbaum, David Drinkwater.

Mr. Sollog opened the meeting at 5:00 pm and spoke about the ground rules for the public hearings. Town Counsel, Jonathan Silverstein, was not able to attend due to the winter storm and was present on speaker phone.

Public Comment Period

There was no public comment.

Public Hearing - §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel which would allow existing seasonal condominiums to change to year round use through a clearly defined process. The proposed changes are available for public viewing at the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Truro Town Hall, 24 Town Hall Road Truro from 8 AM to 4 PM Monday through Friday and at www.truro-ma.gov/planning-board.

Ms. Harper introduced the by-law amendment and spoke about the survey. There are two emails in support of the amendment – one from the Community Development Partnership and one from a Mr. Steve Hirschboeck, a resident of North Truro.

Eric Parker came forward. He referred to an article in the Provincetown Banner, March 1965, about water protection in Truro. He asked if the Selectmen had looked into the burden on the water table and the environmental impact.

Rae Ann Palmer, Town Manager, came up and responded. She worked with staff to prepare this bylaw amendment and it requires compliance with existing health codes, water and septic. It should not be an issue for water, but it will be an issue for septic.

Debra Best-Parker came up and asked how they can convert the septic if the condos are on a small amount of property. Emily Beebe, Town Conservation agent responded talking about upgrading septic systems on Beach Point. A lot of them are already upgraded, she said. Days Cottages, for instance, have septic systems that are on the street side, and they

use town water, so the siting of septic is easier to locate. They can be innovative. Mr. Riemer asked why we limit the number of bedrooms. The nitrogen load provision and town water are the issues. On Beach Point, there is no need for separation of water and septic. The effect on aquaculture was also asked. Ms. Beebe said that we haven't seen issues with bacterial problems. They are tested. Shellfish areas are closed when you have storms.

Mr. Kiernan asked if the Town should hook into the Provincetown sewer system. Ms. Palmer said that they have asked for an analysis and the results were inconclusive. There have been very preliminary discussions about hooking Shore Road into Provincetown's sewer system. They are evaluating and the conversation is at the beginning stages. They would look to use a State funding source.

Mr. Riemer asked about Provincetown condos. They have very restrictive regulations for their own residents. Ms. Beebe said we should have this on the table, to comply with standards that Provincetown imposes.

Mr. Kiernan asked about the expense which would be to the benefit of Beach Point. Would it be paid for by the whole Town? The tie in would be the responsibility of the property owner.

Karen Kirby came forward and thanked them for bringing up the year round condo issue. She said schools are closing due to families being unable to afford to live here. Seniors may want to downsize, families with children could return to Truro which would improve the community. She thinks they should think about fairness. She's a manager at Beach Point so she gets to live there year round. There is such a misunderstanding about water usage. It seems to be misrepresented. She wants to have the choice. It embarrasses her that it has been a class or race issue, or the fear that we might overcrowd our schools. We need more people to be here year round.

Barbara Correa, who lives at Stones Throw as the manager, came forward. She said the Stones Throw condos are self-sufficient, own wells, and have a highly efficient septic system. They were built for year round living. 23 out of 28 are one bedroom condos. The remaining units are two bedrooms. Schools are essential for a community. This is one way to make the community live-able for people of all ages, housing choices, shopping opportunities, etc.

Fred Shapiro came up next. He has been around for 40 years, and talked about the history of the motels on the Outer Cape. In the early 80's, condo conversion happened because motel or cottage colony owners wanted to stay in their homes as they got older. They could sell their individual units and afford to stay in Truro. Back then there was the fear of overcrowded schools and overtaxed town services. In the past the rule against year round condos hasn't been a big deal. But now, he's been in touch with some of these owners. It's a toss-up. Some would use the amendment, some would not.

Mike Correa came forward. He has been here for ten years, managing Stones Throw condos. If he was not the manager, he would have to leave in the winter. He feels very positive about the amendment and that Stones Throw would be a good candidate for year round use.

Nick Brown is over the top in favor. The town has lost 8% of its population. We have a segment of people that can't live here. It's the young people. We're losing a significant portion of the population. There are many condos that are never going to be year round. This is not just about Beach Point; there are other condos in town that are not on Beach Point.

Irene Grey spoke about Stones Throw. She mentioned that she is registered to vote and she pays taxes but they had to move to Provincetown and they ended up staying in Provincetown. Their home could be year round and they would like to see the town flourish.

Paul Wisotzky, Chair of the Board of Selectman, came up and talked about how wonderful it was to hear what people are saying in support of the amendment. This bylaw amendment is about creating a sustainable community and that is a priority for the Selectmen this year. We have held meetings to answer questions, we've identified key issues; we are bringing to you our best effort. Once we have your report, we will take it to Annual Town Meeting. It is an issue of fairness and choice. We need to create policy that invests in our community. That allows people to move here, live here and spend money here year round. It will help that. This amendment will bring more diversity to our housing stock.

Mr. Sollog asked if the Selectmen made a decision about the residential tax abatement. Are condos included? The answer was yes.

Karen Kirby said it is good news that other property owners have already started upgrading on Beach Point. She was able to insulate her house and a grant helped cover the cost.

Mr. Riemer brought up the subject of subdivision rules and regulations and asked how condos comply with these regulations. Town Attorney Silverstein said the concern about whether or not a converted cottage colony would have to comply with subdivision rules, from a legal perspective, is no, they would not. It would be one lot with multiple homes, multi-family as opposed to multi-home. You already have a condo conversion bylaw. We are just talking about whether condos can be used year round. They have not been created by the subdivision bylaw. Mr. Sollog said safety is what Planning Board is concerned about. Does this create any hazard? Further discussion occurred about developments in a velocity flood zone.

Bob Weinstein, a member of the Board of Selectman, brought up the fundamentals: this proposal does not create any new units. They have to comply with health and numerous other regulations. He has a copy of the Truro Local Comprehensive Plan; we have the condo conversion plan, these met the requirements; condos do not come unto subdivision

rules. The portion that talks about development is talking about units that are not in existence. The building commissioner can speak to this. It is a very important step we should take. We can put another 100 children in our schools without changing anything. The questions that were out there three years ago have been answered.

Mr. Riemer asked if there a member of the water resources oversight committee, to present a pro or a con. They are not in support, but not against it either.

Mr. Kiernan asked about the language regarding seasonal use to year round use. He asked Town Counsel if it was a change of use. The purpose of the bylaw is authorizing the term of use. It is not really a change of use for zoning. Mr. Kiernan asked if the Planning Board would have to have site plan review. Mr. Silverstein said these were commercial properties in the past, once they were sold into separate ownership, they became like apartments and you are not adding roads.

Discussion continued on the legal status of the condos, special condo conversion permits issued by the ZBA and the year round issue. Mr. Kiernan asked about the legal status of the special permits issued by the ZBA. The answer was that they would still be in full force, but without the prohibition of year round. If the bylaw is changed, that part of the special permit goes away. Mr. Silverstein said the consensus was that another special permit would be onerous. Just an approval by the Board of Selectmen would be needed and then it would be recorded at the County. Mr. Kiernan said that you would have to put that in writing and it was noted that the language is already in there Mr. Kiernan asked if the master deeds have to be changed. Russell Braun, Building Commissioner, responded and said, yes. Ms. Palmer said the covenants are the last steps in the conversion. The Board of Selectmen will have to vote to release the covenant. It's part of what they have to do. Is there any one place the owner can go to get all the codes? Mr. Braun said that staff is tasked with creating some sort of document or check list. We decided to be simple, codes change over time, and each property is different. We will be putting together a guide book or a check list. It will be important that people know what the rules are. There are many details to work out.

Mr. Kiernan asked about the Board of Selectmen issuing the permits. He asked if they are they also overseeing safety issues. The answer was no, staff will do that. Mr. Braun said there are a lot of "what ifs" in this process. There are properties where they are not going to be able to do this, due to the expense. There are a lot of moving parts. It's not going to be automatic. There will have to be a vote by property owners in their respective condo associations and the mortgagees will also have to be in agreement. As far as safety goes, building codes will have to be met. Many of these properties have substandard electric, so they will be reviewed on a case by case basis. None of this is a slam dunk. It will require some work. There is nothing in this bylaw that skips processes. If there are site improvements, there is nothing that will be skipped. The Board of Selectmen will hold hearings. Mr. Kiernan said he felt as though he was left out of the loop. Mr. Wisotzky said that every time the condo amendment was on their agenda, they had notified the Planning Board.

Discussion continued about changes from motel use to multi-family and the change in use that already occurred, including changes in regulations for such things as sprinkler systems and emergency escape windows. These new regulations would still be enforced. The Building Commissioner would have authority to require improvement in egress for condos going year round. Every property is different. We have started a check list, and it is very extensive.

The words “shall,” “will” and “may” were discussed. Ms. Palmer said they can change “may” to “will” or “shall.” The intent is for the Board of Selectmen to follow the lead of staff. There will be circumstances that determine when conditions will be necessary. They could add “if necessary.”

Mr. Kiernan said on Beach Point there have been a number of condo conversions that did not go through the proper process. Mr. Silverstein said that the amendment only allows year round when there is already a special permit in place for conversion. They would have to go for a special permit from the ZBA. Discussion of the possible cost to the Town— Ms. Palmer does not believe there will be increase in cost to the Town. Condo owners already pay the same taxes as year round residents.

The condos have to be licensed. The question was, how does this incorporate into the growth management bylaw. Mr. Silverstein said that the growth management bylaw applies to new house construction, so the year round bylaw amendment does affect it.

Mr. Kiernan asked who applies for this permit, the owner or the association? Ms. Palmer said it depends. If the condo association approves, then individual owners can apply, or the association can apply.

Mr. Herridge says he thinks no one knows what the effects can be on our water and the beauty of Truro. He worries about the effect on Pilgrim Lake. He can't go along with this amendment.

Mr. Sollog closed the hearing at 7:09 pm. He asked if anyone wants to move this amendment.

Mr. Herridge said, “I move to recommend the AMENDMENT TO ZONING BYLAWS §40.3 CONVERSION OF COTTAGE OR CABIN COLONY, MOTOR COURT, MOTEL OR HOTEL to Town Meeting and to send a report to the Board of Selectmen stating our support for the article with amendments.” Ms. Tosh seconded the motion. Mr. Kiernan said because of flood zones and lack of notification of abutters, he can't support the motion. So voted, 2-4-1. Motioned failed. (Mr. Sollog and Ms. Tosh voted in favor. Mr. Herridge, Mr. Kiernan, Mr. Riemer, and Mr. Boleyn voted against. Mr. Roderick abstained.)

Public Hearing on Administrative Amendments to Zoning Bylaw and Subdivision Regulations The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw which would add new language to Sections §70.3E and

§70.4F on Waiver of Information Requirements and Section 11 of the Sign Code and to take comments on proposed amendments to the Rules and Regulations Governing the Subdivision of Land which would make changes to Sections 2.5.2.7 and 2.5.2.8 on the Submission Requirements for Definitive Plans. The proposed changes are available for public viewing at the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Truro Town Hall, 24 Town Hall Road Truro from 8 AM to 4 PM Monday through Friday and at www.truro-ma.gov/planning-board.

Ms. Harper said that the administrative amendments on the subdivision rules and regulations do not need to go to the Town Meeting. She explained these amendments.

Mr. Herridge moved and Mr. Riemer seconded, "to approve the changes to Section 2.5.2.7 on Submission Requirements for Definitive Plans so that the Section 2.5.2.7 reads: A list of requested waivers from these Rules and Regulations consistent with §1.5, if applicable, and a narrative explanation detailing the reasons for such waivers and the bases for finding that such waivers are in the public interest." So voted, 7-0.

Mr. Herridge moved and Mr. Riemer seconded "to approve the following sentence be deleted from Section 2.5.2.8 on Submission Requirements for Definitive Plans 'A computer disk containing a file of the subdivision in either .DWG or .DXF file format.' and the following language be inserted so that Section 2.5.2.8 reads: A digital copy of the subdivision application and accompanying plans in PDF format. This digital copy shall be sent to the Planning Department within 1 business day of the paper filing at the Town Clerk's Office. In addition, the Board and/or its consultants may require submission of the plans and other relevant documents in CAD or other formats." So voted, 7-0.

Ms. Harper also explained the administrative changes to the Zoning Bylaws. Mr. Herridge moved and Ms. Tosh seconded, "to recommend the Amendments to ZONING BYLAWS §70.3E WAIVER OF INFORMATION REQUIREMENTS to Town Meeting and to send a report to the Board of Selectmen stating our support for the article." So voted, 7-0

Mr. Herridge moved and Ms. Tosh seconded, "to recommend the AMENDMENTS TO ZONING BYLAWS §70.4F WAIVER OF INFORMATION REQUIREMENTS to Town Meeting and to send a report to the Board of Selectmen stating our support for the article." So voted, 7-0.

Mr. Herridge moved and Ms. Tosh seconded, "to recommend the AMENDMENTS TO THE SIGN CODE SECTION 11 TEMPORARY SIGNS, ETC. to Town Meeting and to send a report to the Board of Selectmen stating our support for the article." So voted, 7-0.

Public Hearing - §10.4 Definitions, §50.2 Total Gross Floor Area in all Districts other than the Seashore District The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw which would add a new definition of Total Gross Floor Area in §10.4, Definitions and add a new Section §50.2, Total Gross Floor Area in all Districts other than the Seashore District. These amendments would change the

maximum size of residential buildings on lots within the Town of Truro by establishing a relationship between building volume, bulk and size that is consistent with Truro's historical development and character. The proposed changes are available for public viewing at the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Truro Town Hall, 24 Town Hall Road Truro from 8 AM to 4 PM Monday through Friday and at www.truro-ma.gov/planning-board.

Mr. Sollog introduced the hearing. He spoke about how the real problem is with houses outside the Seashore. We are charged with conserving Truro. The law says you can't regulate the interior. We can however, regulate building size according lot size.

Mr. Lucy came forward and talked about why he disagrees with the proposed zoning bylaw. Mr. Silverstein, said that case law talks about the concept of floor area ratio of a home. The court said that floor areas ratios can limit square footage of a home. It regulates bulk according to size of lot. It is not a set maximum square footage. The original purpose was to prevent towns from imposing a minimum.

Mr. Sollog said 3/4 acre allows 3150 of living space. Mr. Lucy said that this opens the door to lawsuits. He thinks the Planning Board is regulating what he can do in his house, because you are regulating interior space. He also asked why they are excluding de-attached garages. Mr. Sollog said we are not counting garages. Mr. Lucy brought up the ADU. There was discussion about exempting ADU's and Affordable properties. Mr. Lucy also took issue with why, if they are trying to prevent 10,000 square foot homes, they are dropping the limit all the way down to 3,200 square feet. Mr. Kiernan said the numbers were place holders. He proposed we change the numbers, and add two provisions, a section E and F about ADUs and affordable housing.

The next question was, how many homes will be newly pre-existing non-conforming if this amendment passes? Anne Greenbuam came forward, and said we don't have that number. We can say that for the seashore, there would be 11.5% over. Town wide, there are almost the same; it is similar to the Seashore.

Ms. Harper said we are moving in the policy direction. Can we let our Town Counsel go home? Members of the public asked that he remain on the line.

David Drinkwater, a resident who comes down part-time, came forward. He said he is a non-voter. He is not in favor of this amendment. He thinks there is a lot more work that needs to be done on it. He said he didn't think it was appropriate the way Mr. Lucy was treated by Planning Board members. He said, you are trying to avoid another 10,000 square foot house being built yet your proposal is significantly smaller. Stopping the construction of large buildings is not addressing affordability. We are so far beyond that. The number of houses oversized, since 2002, is not that significant. There might be a few outliers. Individuals who live in the Seashore have always known there would be limits. Limits in town have always been shot down. The numbers are far too restrictive. You should have a public hearing during the summer. I came down for the first forum, and it was cancelled due to snow. I was hoping that by now it would be understood that there is

no consensus. He believes his property values will decline and the Planning Board's efforts are premature. You should get it right; not just try to get it fast. There are other issues, like roads, that need your attention first.

Deborah Parker came up and said she went to a previous public meeting. She doesn't think 3,200 square feet is small or a burden. She's for the proposed bylaw.

Mr. Sollog said that through the survey they found that people do want this.

Mr. Kiernan suggested bumping the limit up to 5,000 square feet, with, by right 3,600. Discussion followed about exclusions of cellars, basements, etc.

Mr. Drinkwater asked how it goes up according to lot size? If it gets another acre, 200 sq ft. Could the ZBA could allow 5,000 square feet?

Mr. Kiernan brought up the fact that we have to do bylaws for cannabis, so we could continue to work on this for the next six months and include it in a special town meeting for zoning in the fall.

Mr. Drinkwater said that if you are going to use a sliding scale, use the health codes regarding bedrooms. You could create harmony in the town. Mr. Sollog said he thinks their proposal is fair. Mr. Drinkwater stated that he feels Mr. Sollog has not been as neutral as he should be as chair of the Planning Board.

David said the survey was set up to get the answers the Board wanted. Deborah Parker said she thinks we should re-poll. You might want to do another questionnaire.

Mr. Sollog said there would not be a two year waiting period if the bylaw failed. But of course it sets a precedent. Mr. Silverstein said that you could continue the hearing and still send the bylaw to town meeting. Mr. Sollog said maybe we should continue the hearing. Ms. Harper asked if the decision can be postponed. Mr. Silverstein said yes they can do that.

Mr. Boleyn said he would like to wait till a fall meeting. It would be better than to act in haste. Mr. Riemer would like to continue it to the next meeting, with a 48 hour posting of the continuance. Ms. Tosh thinks we need more time. She appreciated Mr. Drinkwater's comments. She thought Mr. Lucy was being argumentative. She is favor of waiting. Mr. Herridge thinks we should take more time. We should find out what sizes people would vote for. It was agreed to keep the hearing open.

Mr. Silverstein said the warrant is separate from keeping the hearing open. The Board of Selectmen is responsible for putting it on the warrant.

Ms. Harper recommended to close the hearing and work on the bylaw in the summer and fall and to put it on the warrant for the Fall Town Meeting.

Mr. Sollog closed the hearing.

Mr. Herridge made a motion to close the hearing and wait until a possible fall Town Meeting, Mr. Boleyn seconded. So moved 7-0. Motion carried.

Review and Approval of Meeting Minutes

February 21, 2018

Mr. Boleyn made a motion to approve the minutes of February 21 as written. Mr. Kiernan seconded. So voted, 6-0-1 (Mr. Sollog abstained)

Reports from Board Members and Staff

Town Planner Report

Ms. Harper talked about upcoming projects, an application from Sprint, to replace equipment of the tower. The building commissioner denied their application. Section 40.5 #17 requires the applicant consult with the Planning Board. Ms. Harper asked the Board how they wanted to proceed. Do you want the applicant to come in and meet with you? The Board agreed that they did not want to require a pre-meeting.

There is an upcoming application from Hatch Road and a submission from White Sands.

The next agenda is a busy one, cannabis, signs, driveway to Ocean bluff (the building there sustained damage from wind recently). Mr. Riemer asked if a liaison to the Water Resources Board could be placed on the next agenda. Ms. Harper will check on that.

Mr. Herridge made a motion to adjourn, Mr. Boleyn seconded. So voted, 7-0. Meeting adjourned at 9:15 pm.

Respectfully submitted,

Katherine Black



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127, Fax: (508) 349-5505
charper@truro-ma.gov

To: Truro Planning Board
From: Cally Harper, PhD, Town Planner
Date: March 7, 2018, 2018 (for March 21st meeting)
Re: Town Planner Report

1. Select a date and time for Open Meeting Law Training

DRAFT
TRURO PLANNING BOARD AGENDA
Wednesday, April 4, 2018 – 5:00 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.

Discussion of driveway leading to habitable studio

The Planning Board will discuss the status of permission from the National Park Service to construct the driveway to the garage/habitable studio at 12 Ocean Bluff Lane, Map 37, Parcel 6 (ref. 2017- 010 SPR Kenneth S. Kuchin).

Review and Approval of Meeting Minutes

March 21, 2018

Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

Wednesday April 18 at 5 PM – **Please note the new date and time!**

Adjourn