

**TRURO PLANNING BOARD AGENDA**  
**Wednesday, June 20, 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.

**Temporary Sign Permit**

**Genevieve Morin, Truro Yoga** – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for one 3' by 2' signs. The signs will be placed in front of Snows Park on a sandwich board. The signs will be installed on Fridays and removed on Sundays from July 1, 2018 to July 31, 2018.

**Temporary Sign Permit**

**Genevieve Morin, Truro Yoga** – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for one 3' by 2' signs. The signs will be placed in front of Snows Park on a sandwich board. The signs will be installed on Fridays and removed on Sundays from August 1, 2018 to August 31, 2018.

**Subdivision Pre-Submission Review**

Adventure Bound Camping Resorts is requesting a subdivision pre-submission review meeting with the Planning Board in accordance with Section 2.3 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 67 South Highland Road, Truro, Atlas Map 37, Parcels 15 and 19.

**Public Hearing**

**2018-002 SPR Christopher Bellonci and Edouard Fontenot** seek approval under Section 70.4 of the Truro Zoning Bylaw to construct a two bedroom 1700 square foot single family home located at 186 Old County Road, Truro, Atlas Map 64, Parcel 17.

**Non-Regulatory, Administrative Meeting for 2017-001 SPR Winkler Route 6 Trust**

The Planning Board will hold a non-regulatory, administrative meeting with Michael Winkler, Trustee, to review noise conditions on the property and to review compliance with conditions of the decision granted on March 7, 2017. The property is located at 1 Noons Heights Road, Atlas Map 39, Parcel 166.

**Approve the Draft and Schedule a Public Hearing for Proposed Amendments to the Zoning Bylaw:**

The Planning Board will review and vote on the draft bylaw and vote on a date to 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, Area and Height Regulations in all Districts except the Seashore District to Determine Maximum Building Size in Truro. 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.

**Review and Approval of Meeting Minutes**

June 6, 2018

**Reports from Board Members and Staff**

Town Planner Report

**Next Meeting Agenda**

Wednesday July 11 at 6 PM – **Please note the new time!**

**Adjourn**

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector  
\$25.00  
JUN - 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: Genevieve Morin

Date: June 1<sup>st</sup> 2018

Applicant Contact Information: PO box 1209  
Mailing Address

779-722-5149 truroque@gmail  
Phone Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 3 feet Width 2 feet  
Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Pamel Park or snows.  
7/11, 7/18, 7/22, 7/29, 8/5, 8/12, 8/19 and 8/26

Map(s): \_\_\_\_\_ Parcel(s): \_\_\_\_\_ Please use additional sheet(s) for multiple locations

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

Date When Sign(s) will be: Installed: fridays Removed: Sundays

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:  
town property on the side of the road.

Name Mailing Address

Phone Email

[Signature]  
Applicant Signature

June 4<sup>th</sup> 2018  
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

2 feet

TRURO YOGA

Community class



Sundays.

9- 10:30 am.

TRUROYOGA.COM

3 feet

TOWN OF TRURO



PLANNING BOARD

Received TOWN OF TRURO  
By [Signature]  
\$ 25.00  
JUN - 6 2018  
Clerk  
Treasurer  
Tax Collector

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Genevieve Morin Date: June 1st 2018

Applicant Contact Information: 70 BOX 1209 Mailing Address  
779.722.5749 Phone truroyoga@gmail.com Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 3ft Width 2ft Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Snows or Parnet Park  
8/5, 8/12, 8/19 and 8/26

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

Date(s) of the Event in Which the Sign is Intended: [Arrow]

Date When Sign(s) will be: Installed: Fridays Removed: Sundays

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

town property - side of the road 1  
Name Mailing Address

Phone Email

Applicant Signature [Signature] Date 5th June 2018

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 Title

2 feet

TRURO YOGA

Community class



Sundays.

9-10:30 am.

TRUROYOGA.COM

3 feet



# 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: Planning Board  
From: Cally Harper, PhD, Town Planner  
Date: June 13, 2018, for June 20<sup>th</sup> Planning Board Meeting  
Re: Subdivision Pre-Submission Review for Adventure Bound Camping Resorts

## **Description:**

Adventure Bound Camping Resorts is requesting a subdivision pre-submission review meeting with the Planning Board in accordance with Section 2.3 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 67 South Highland Road, Truro, Atlas Map 37, Parcels 15 and 19.

Section 2.3, Subdivision Pre-submission Review, of the Subdivision Rules and Regulations states the following:

“Prior to undertaking extensive professional design efforts for subdivision plans, it may prove useful for the applicant to review the proposed development of a parcel of land with the Board in an informal manner in order that general approaches, possible use of cluster development, and potential problems can be freely explored. Pencil sketches and other illustrations, which need not be professionally prepared, will assist the informal discussion and might show some, but not all, of the information to be shown in the Preliminary Plan. In some cases, pre-submission review may suggest the inadvisability of submitting a Preliminary Plan; however, the pre-submission review is strictly a voluntary procedure left to the discretion of the applicant and has no legal status whatsoever.”

## **Materials Submitted and Received:**

The applicant submitted the following materials on February 9, 2018:

1. Cover Letter from the Mr. Kevin Aguiar, P.E., the Vice President of Beta Group, Inc., to Truro Town Hall regarding Horton’s Campground Development, dated February 9, 2018
2. Illustrations titled “Horton’s Camping Resort, 67 South Highland Road, Truro, MA, Scale 1” – 80’, November 2017.” The preliminary plan shows eleven 3+ acre lots.
3. Illustrations titled “Horton’s Camping Resort, Duplex Alternative, 67 South Highland Road, Truro, MA, Scale 1” – 80’, November 2017.” The preliminary plan shows 56 duplex Buildings, 6 bedrooms units per duplex.

The following letter was received by the Planning Department on June 13, 2018:

1. Letter from the Brian Carlstrom, the Superintendent of the Cape Cod National Seashore, to the Chair of the Truro Planning Board regarding the Subdivision Pre-Submission Review Meeting for Adventure Bound Camping (ABC) Resorts at 67 South Highland Road, dated June 11, 2018.



RCVD 2018FEB12 PM202  
ADMINISTRATIVE OFFICE  
TOWN OF TRURO

February 9, 2018

Truro Town Hall  
24 Town Hall Road  
PO Box 2030  
Truro, MA 02666

Attn: Town Planner

**Re: Horton's Campground Development  
Truro, MA**

Dear Sir or Madam:

On behalf of Adventure Bound Camping Resorts, we are requesting a Subdivision Pre-submission Review Meeting with the Planning Board in accordance with Section 2.3 Subdivision Pre-submission Review of the Town's Rules and Regulations Regarding the Subdivision of Land. The property is located at 67 South Highland Road, Map 37, Parcels 15 and 19. We have enclosed two copies of conceptual developments for the property for your review and information.

We are available to meet with the Planning Board at the earliest opportunity. Please advise us on available dates for the meeting.

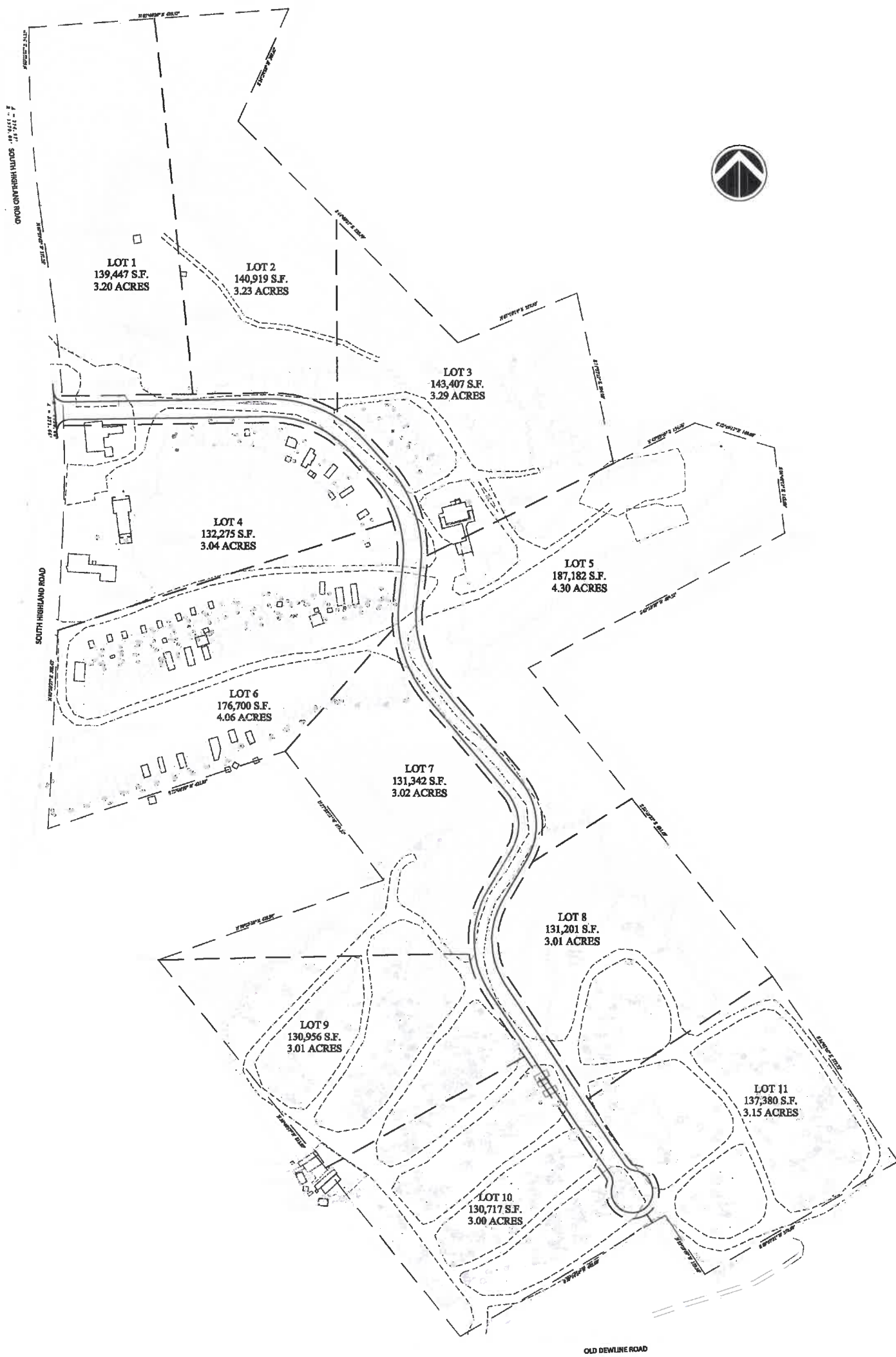
If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.

Kevin M. Aguiar, P.E.  
Vice President

Enclosures  
cc: Don Nagle  
Job No: 5419





**HORTON'S CAMPING RESORT**

67 SOUTH HIGHLAND ROAD

Scale: 1"=80'

0

80

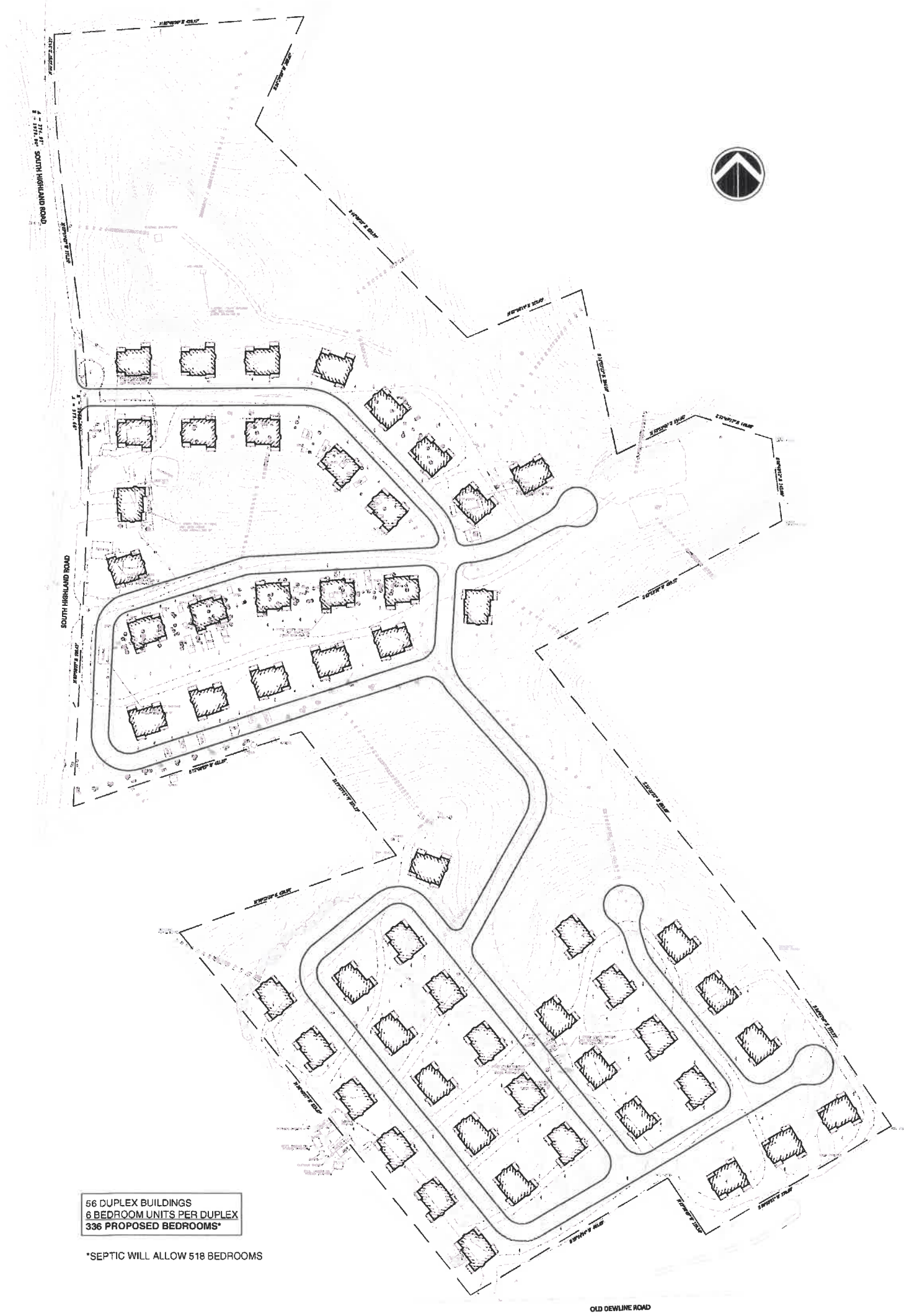
160

320

NOVEMBER 2017

TRURO, MA





56 DUPLEX BUILDINGS  
 6 BEDROOM UNITS PER DUPLEX  
 336 PROPOSED BEDROOMS\*

\*SEPTIC WILL ALLOW 518 BEDROOMS

# HORTON'S CAMPING RESORT

DUPLEX ALTERNATIVE

67 SOUTH HIGHLAND ROAD

Scale: 1"=80'



DECEMBER 2017

TRURO, MA





# United States Department of the Interior

NATIONAL PARK SERVICE  
Cape Cod National Seashore  
99 Marconi Site Road  
Wellfleet, MA 02667

IN REPLY REFER TO:

C3815

Tract Nos. 12-2431  
12-2324

June 11, 2018

Steven Sollog, Chair  
Truro Planning Board  
Truro Town Hall  
24 Town Hall Road  
P.O. Box 2030  
Truro, MA 02666

Dear Chair and Board Members:

We are providing comments for your Subdivision Pre-Submission Review Meeting concerning the Adventure Bound Camping (ABC) Resorts proposal at 67 South Highland Road. The consultant firm, Beta Group, sketched two subdivision plan concepts for the ABC Resorts property at the former Horton's campground.

The first subdivision plan lays out 11 single-family residential lots that appear to conform to town's 3-acre zoning requirements. We defer to the board on whether it meets each required subdivision performance standard.

The second subdivision plan includes 56 six-bedroom duplex units in a single-family residential zone, the Seashore District. This concept does not appear to comply with any known Town of Truro Zoning Bylaw, and we believe it should be rejected.

Additionally, we have a concern about the house trailers that remain parked on the lot awaiting deployment and we would like to know if the Planning Board can advise on the zoning applicability to determine whether such storage is permitted on this property.

Finally, the drawings show existing underlying campground loop roads and property bounds, and it is evident that there is encroachment from the private property of some roads and

structures on National Park Service (NPS)-owned property. The use of the NPS property cannot be authorized and we request that it be required that all campground roads, gates, and structures be removed from park land and setback a required minimum distance.

If you have any questions please contact Park Planner Lauren McKean at 508-957-0731. Thank you for your consideration of the comments.

Sincerely,



Brian T. Carlstrom  
Superintendent

cc:  
Attorney Nagle  
Town Administrator  
CCNS Advisory Commission





# TOWN OF TRURO

## Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

### Memorandum

To: Planning Board  
Fr: Cally Harper, PhD, Town Planner  
Date: June 14, 2018  
Re: 2018-002 SPR Staff Report #1

**2018-002 SPR Christopher Bellonci and Edouard Fontenot** seek approval under Section 70.4 of the Truro Zoning Bylaw to construct a two bedroom 1700 square foot single family home located at 186 Old County Road, Truro, Atlas Map 64, Parcel 17.

### Background

The 3.025 acre parcel currently has a small cottage on the site and the majority of the lot is protected with a conservation restriction. Of the 3.025 acres, 30,864 square feet is unrestricted and 100,916 square feet is restricted. This site is also within the Massachusetts Natural Heritage Endangered Species Act jurisdiction.

The applicant would like to construct a new 2-bedroom home behind the existing dwelling and decommission the existing dwelling as a residence by removing the kitchen. In their letter to the Planning Board, the applicant discusses their plans for a septic system which will be presented to the Board of Health in the near future, their plans for the driveway, their intention to preserve native plants, and their plan for landscaping and exterior lighting.

### Completeness of Application

The following materials were submitted to Town Clerk on October 16, 2017:

- Application for Site Plan Review (Residential)
- Certified Abutters List from the Town of Truro and the Town of Wellfleet
- Filing Fee (\$250.00)
- Letter to the Planning Board from Shawn Harris, Vice-President of Sixteen on Center, Inc.
- Plans prepared by Sixteen on Center, Inc. for 186 Old County Road:
  - A1.0: Proposed Site Plan, Existing site and Drawing List, dated 5/23/18
  - A1.1: Proposed Site Septic and Utility Layout, dated 4/24/18
  - A2.1: Foundation Plan – First Floor Framing Plan and Foundation Details, dated 4/24/18
  - A2.2: First Floor Plan – Second Floor Framing Plan and Window Schedule, dated 4/24/18
  - A2.3: Second Floor Plan – Roof Framing Plan and Door Schedule, dated 4/24/18
  - A3.1: Sections (North – South) – Wall Section and South Foundation, dated 4/24/18
  - A3.2: Sections – Foundation Details, Patio Wall Section, and Guest Wing, dated 4/24/18

- A3.3: Sections – Wall Section, Screen Porch Details at Screen Porch, dated 4/24/18
- A4.1: Elevations – Soffit Section Details and Soffit Elevation Details
- A4.2: Elevations – Section and Guest Wing
- A5.1: Interior Elevation - Kitchen
- A6.1: Electrical Plans
- Site Plan prepared by East Cape Engineering, Inc. for 186 Old County Road, Truro
  - 1 of 1, Site Plan – Subsurface Sewage Disposal System, dated 9/28/17, scale 1” = 20’. Note: the large format, stamped copy of this plan is located in the file in the Planning Office
- Lighting information and photographs
- Property cards and photographs showing the location and size of buildings on lots adjacent to or visible from the lot under construction in order to provide a neighborhood context for the property under consideration.

### **Public Notice and Public Comments Received**

Notice was published in the Banner on May 31, 2018 and June 7, 2018. Postcards were mailed on May 24, 2018 to abutters. This property is sits on the border of the Truro and Wellfleet; abutters were also notified in Wellfleet.

No public comment was received prior to the meeting.

### **Staff Comments**

The application was circulated for comment to the Fire and Police Chiefs, Health and Conservation Agent, Building Commissioner and Department of Public Works Director.

Police Chief has no comments on the project.

Fire Chief has no issues with the project.

Health and Conservation Agent: no comments were received.

Building Commissioner “calculated gross square footage to be 2,676 square feet compared to 2,526 square feet. It is still under the cap.” He also “calculated the building height to be around 22-6 ≤ 23’ allowed.”

DPW Director has no comments on the project.

### **Review Criteria**

The review criteria for the review of site plans in the Seashore District are set forth in Section 70.4.D of the Truro Zoning 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 primary dwelling will be located behind the existing dwelling and abuts the hill to the south and hovers over the existing grade to the north. The area is under jurisdiction of the Massachusetts Endangered Species Act (MESA).*

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 is in general keeping with the scale and massing of the dwellings in the surrounding neighborhood. Information about the proposed lighting has been provided and it is of 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 large portion of the lot will remain undisturbed because it is protected with a conservation restriction. In addition, the existing cottage will not be demolished, only the kitchen will be removed and therefore demolition and site intrusion will be minimized. There will likely be disturbances to the landscape with the construction of the primary dwelling. The Board may wish to discuss the limit of work with the applicant.*

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 be in existence and it will be extended to serve the new primary 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 residential scale. The applicant is proposing to use one light near the exterior door to the new dwelling.*

### **Planning Board Action**

If the Board feels that they have sufficient information, the Board may wish to undertake the following:

1. Make findings with respect to the review criteria/design guidelines; and
2. Vote to approve, conditionally approve or deny the application based on specific reasons.

If the Board is inclined to approve the residential site plan it may wish to move the following:

*In the matter of 2018- 002 SPR Christopher Bellonci and Edouard Fontenot for property at 186 Old County Road, I move to approve the Residential Site Plan to construct a two bedroom 1700 square foot single family home located at 186 Old County Road, Truro, Atlas Map 64, Parcel 17 located in the Seashore zoning district as shown on the following plan titled "Site Plan - Subsurface Sewage Disposal System, prepared by East Cape Engineering, Inc. for 186 Old County Road, Truro, Sheet 1 of 1, dated 9/28/17,*

*scale 1" = 20'." Based on the following findings of fact: <findings on each of the review/design criteria>*

If the Board feels it does not have sufficient information with which to make findings and act on the application, the Board may also seek to continue the hearing to obtain additional information. A continuance should be made to a date certain and confirmed in writing by the applicant.

The concurring vote of four members of the Planning Board is required to approve a Residential Site Plan in the form submitted or with reasonable conditions, unless it finds that (a) the application for site plan approval is incomplete, or (b) the imposition of reasonable conditions will not ensure that the project will conform to the standards and criteria described herein, or (c) the project does not comply with the requirements of the Zoning By-law.

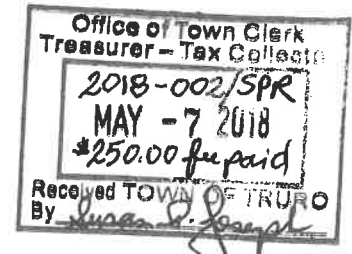




# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## RESIDENTIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW



Date 5.7.2018

To the Town Clerk and the Planning Board of the Town of Truro, MA

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70.4 of the Truro Zoning By-law
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning By-law

### I. General Information

Description of Property and Proposed Project Existing 3 acre wooded site bordered by National seashore land. Proposed project is to construct a 2 bedroom 1700 SF single family home. Expand exis septic system

Property Address 186 OLD COUNTY RD Map(s) and Parcel(s) 64 LOT 17

Applicant's Name CHRISTOPHER BELLONCI + EDUARD FONTENOT

Applicant's Legal Mailing Address 186 OLD COUNTY RD, TRURO, MA 02666

Applicant's Phone(s), Fax and Email \_\_\_\_\_

Applicant is one of the following: (please check appropriate box)

- Owner
- Prospective Buyer\*
- Other\* \*Written Permission of the owner is required for submittal of this application.

Registry of Deeds title reference: Book 24692, Page 242, or  
 Certificate of Title Number \_\_\_\_\_ and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Owner's Name and Address \_\_\_\_\_

Representative's Name and Address SHAWN HARRIS, SIXTEEN ON CENTER

Representative's Phone(s), Fax and Email 401.816.0324 SHAWN@SIXTEENON.COM

**II. Waiver(s) Request** – Request of any waivers of the information required in §70.4.C shall be presented on separate sheet and shall provide a detailed reason for said waiver(s) pursuant to §70.4.F.

### II. Signature(s)

[Signature]  
Applicant(s)/Representative Signature

[Signature]  
Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.



sixteen  
on center  
design/build

TO: Town of Truro Planning Board

RE: Site plan review  
A New Home for  
Christopher Bellonci and Edouard Fontenot  
186 Old County Road  
Truro Ma

**Project outline:**

The 3 acre parcel currently has a small scale cottage (670Sf) on the site. The intent is to construct a new, modestly scaled 2 bedroom home (1727 sf) behind the existing dwelling. The concept is to utilize the existing small structures and to decommission the dwelling as a residence by removing the kitchen. By taking this approach, demolition and site intrusion is minimized.

The site has an existing septic system that will be enlarged to accommodate the additional bedroom load, and an extension of the gravel driveway is proposed to gain access. The new home is sleeved between the septic system and the existing studio; It is dug into the hill to the south, and hovers over existing grade to the north. The home meets all setback and lot coverage requirements.

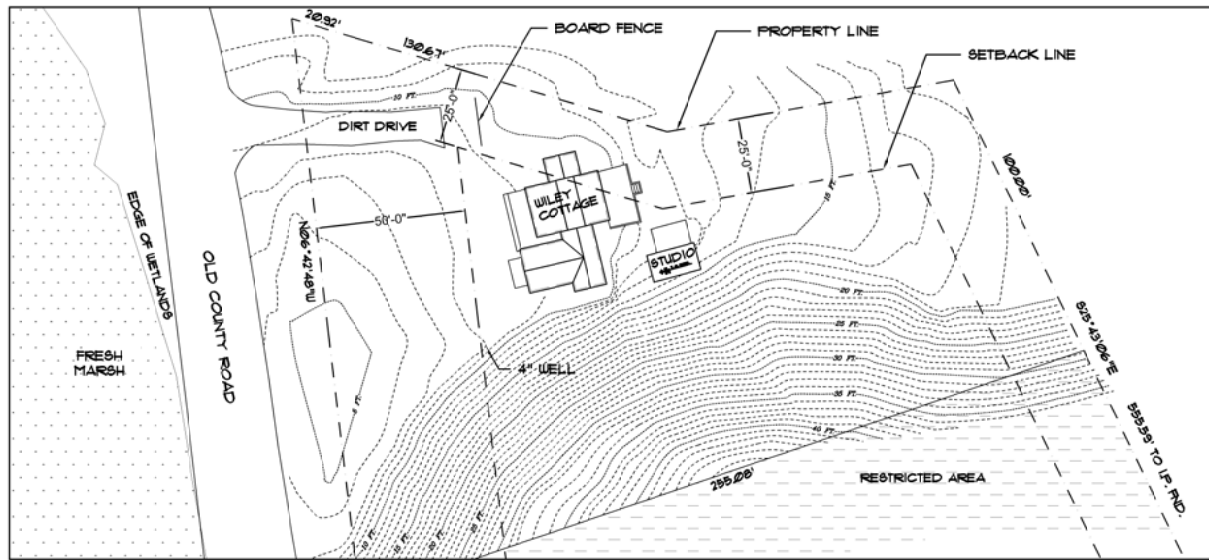
The overall site concept is to try and preserve the grade and native plants as much as possible. There are no elaborate landscaping plans. The intent of the proposed replanting on the southern hillside behind the home is to help stabilize the embankment; A combination of bayberry, bearberry, sedge, and low-bush blueberry plants will be utilized in this area.

Exterior Lighting is to be utilized solely to provide access to the home. No driveway lighting is planned for. Downward facing Sconces are planned at each of the entries, see attached cut sheet for The Tech Lighting Bowman.

Sincerely,

Shawn Harris, Vice President - Sixteen on Center, Inc





**NOTE:** SITE INFORMATION IS BASED UPON TOPOGRAPHIC SURVEY COMPLETED BY SLADE ASSOCIATES, DATED 08.16.2016, PLAN NO. 2016-94

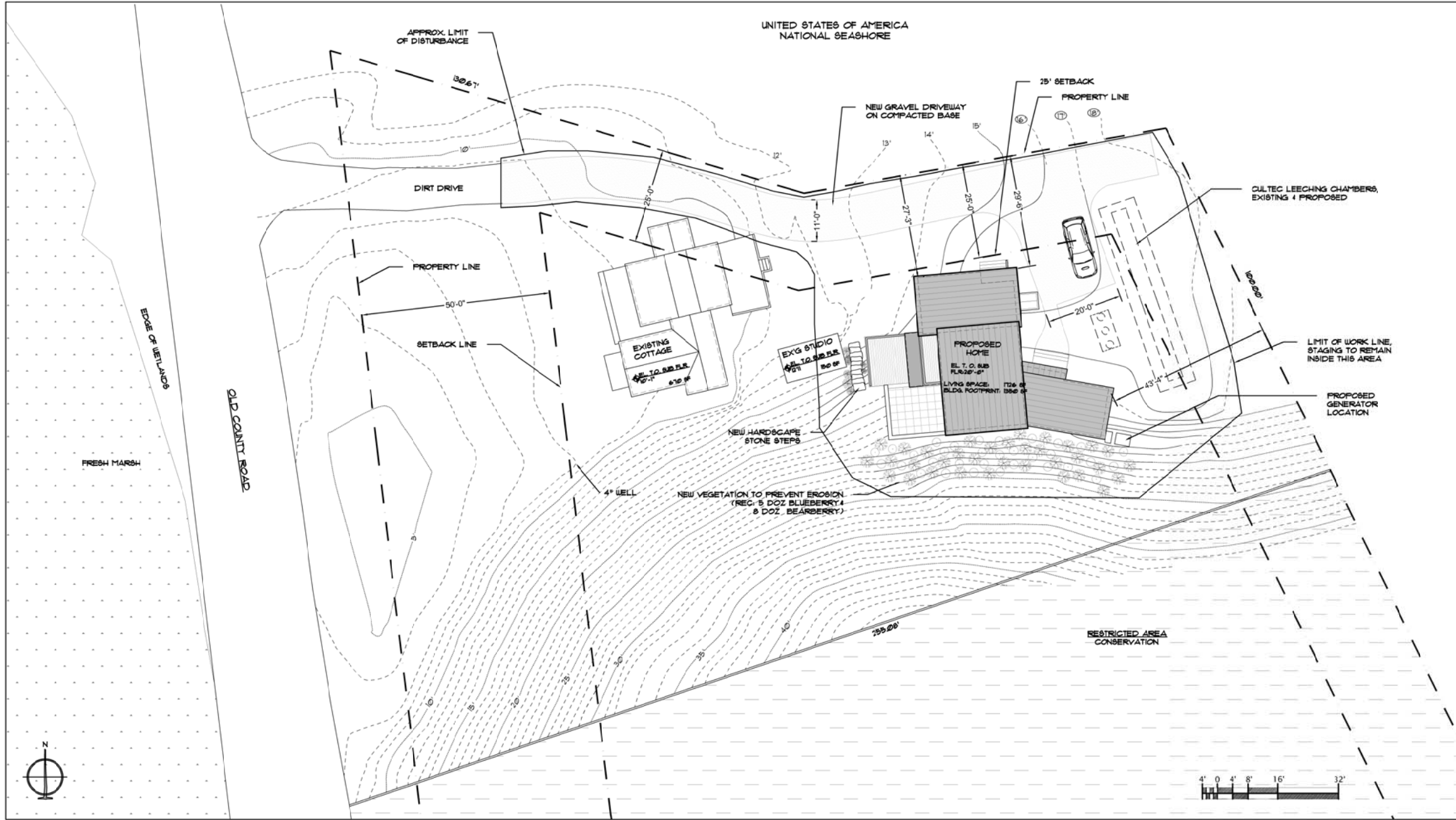
LOCUS IS SHOWN AS PARCEL 17 ON SHEET 64 OF THE TRURO ASSESSORS' ATLAS



**sixteen  
on center**  
design/build

41 Eggleville Road  
Tiverton, RI 02878  
P: 401.816.0324  
www.sixteenoc.com  
Copyright © 2012 by  
sixteen on center design-build.

01 EXISTING SITE PLAN SCALE: 1/32"=1'-0"



**186 OLD COUNTY RD.,  
TRURO, MA 02666**

Plat:	64
Lot #:	17
County:	Barnstable
Zoning:	Seashore District
Lot Area:	131,780 sq.ft (3.025 ACRES)
Exist living area:	672 SF
Exist lot coverage:	1,628 SF (01%)   (10% max)
Buildings:	1003 SF
Decks:	623 SF
Pavement:	0
Landscape:	
Prop. lot coverage:	3,404 SF (03%)   (10% max)
Buildings:	2,353 SF
Decks:	1,051 SF
Pavement:	
Landscape:	
Proposed Gross Floor area:	
ex'g & new living:	2526 SF (3600 sf max)
Front yard setback:	50 ft. (min)
Side yard setback:	25 ft. (min)
Rear yard setback:	25 ft. (min)
Max height:	23 ft. (max, shed roof)
Use:	Single Family Residence

- DRAWING LIST**
- A1.0 PROPOSED SITE PLAN / TITLE SHEET
  - A1.1 SITE AND UTILITY LAYOUT
  - A2.1 FOUNDATION PLAN / FOUNDATION DETAILS / 1ST FLR FRAMING PLAN
  - A2.2 FIRST FLOOR PLAN / 2ND FLR FRAMING PLAN / WINDOW SCHEDULE
  - A2.3 SECOND FLOOR PLAN / ROOF FRAMING PLAN / DOOR SCHEDULE
  - A3.1 SECTIONS (EAST-WEST) / WALL SECTION
  - A3.2 SECTION / DETAILS / WALL SECTION
  - A3.3 SECTIONS / DETAILS / WALL SECTION
  - A4.1 ELEVATIONS / SOFFIT DETAILS
  - A4.2 ELEVATIONS / GUEST WING SECTION
  - A5.1 INTERIOR ELEV'S - KITCHEN
  - A5.2 INTERIOR ELEV'S - DINING / STAIR
  - A5.3 INTERIOR ELEV'S - GUEST BATH / MUD ROOM
  - A5.4 INTERIOR ELEV'S - MASTER BATH / CLOSET
  - A6.1 ELECTRICAL PLANS

**NOTE:**  
THIS SITE/PROJECT SITS WITHIN THE MASSACHUSETTS NATURAL HERITAGE ENDANGERED SPECIES ACT JURISDICTION

**LOT INFO:**  
30,264 SQ. FT. ± UNRESTRICTED  
120,916 SQ. FT. ± RESTRICTED  
131,180 SQ. FT. ± ±3.025 AC. ± TOTAL

A NEW HOME FOR  
**E. FONTENOT & C. BELLONCI**  
186 Old County Road  
Truro, MA 02666

PROPOSED SITE PLAN  
EXISTING SITE  
DRAWING LIST

REVISIONS
05.23.18

PHASE	CD
DATE	04.24.18

**A1.0**

02 PROPOSED SITE PLAN SCALE: 1/16"=1'-0"





sixteen  
on center  
design/build

41 Eagleville Road  
Tiverton, RI 02878  
P: 401.816.0324  
www.sixteenoc.com  
Copyright © 2012 by  
sixteen on center design-build.

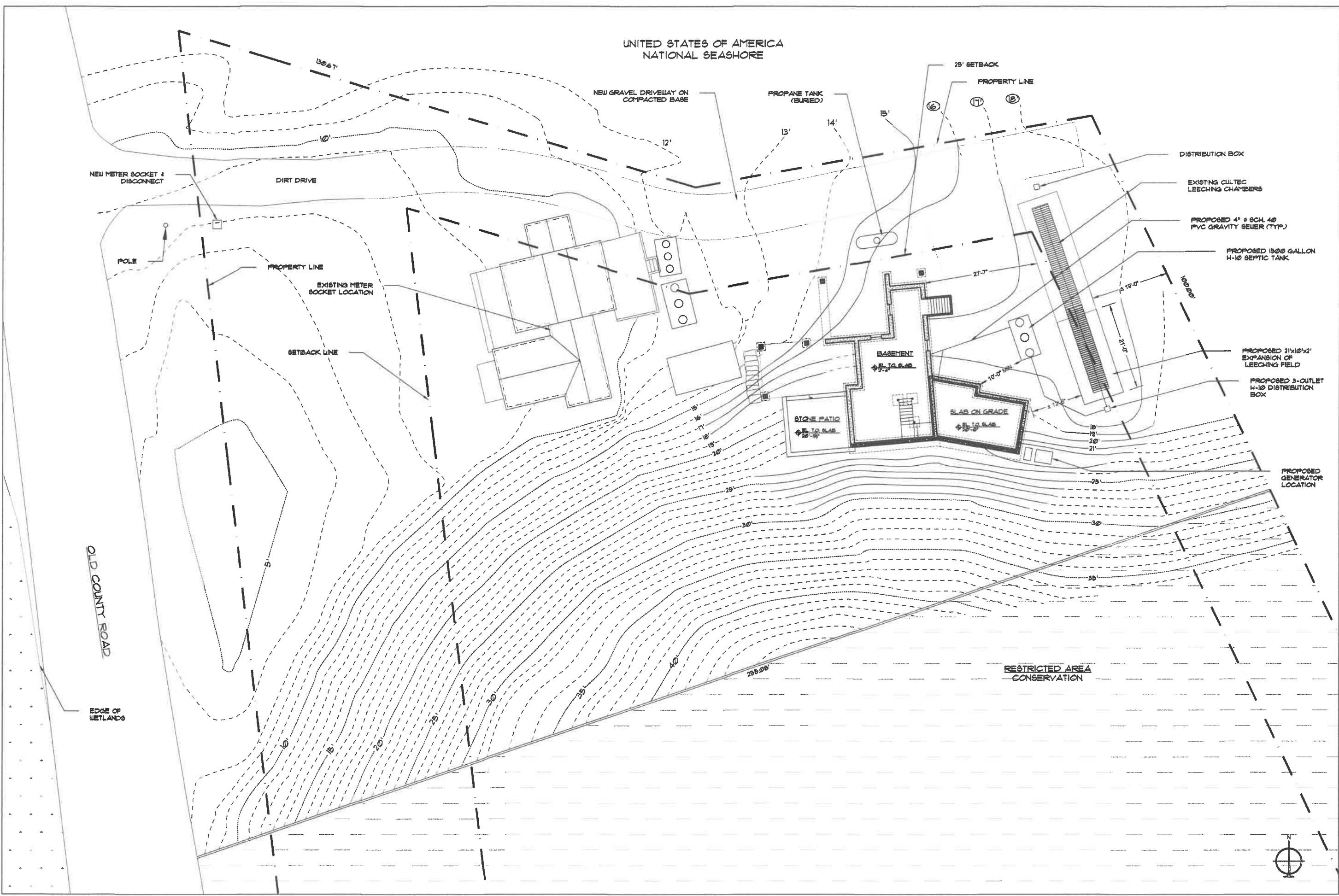
A NEW HOME FOR  
**E. FONTENOT & C. BELLONCI**  
186 Old County Road  
Truro, MA 02666

PROPOSED SITE  
SEPTIC & UTILITY LAYOUT

REVISIONS

PHASE CD  
DATE 04.24.18

A1.1



UNITED STATES OF AMERICA  
NATIONAL SEASHORE

25' SETBACK

PROPERTY LINE

DISTRIBUTION BOX

EXISTING CULTEC LEECHING CHAMBERS

PROPOSED 4" x 8CH. 40 PVC GRAVITY SEWER (TYP.)

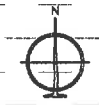
PROPOSED 1500 GALLON H-10 SEPTIC TANK

PROPOSED 21'x10'x2' EXPANSION OF LEECHING FIELD

PROPOSED 3-OUTLET H-10 DISTRIBUTION BOX

PROPOSED GENERATOR LOCATION

RESTRICTED AREA CONSERVATION

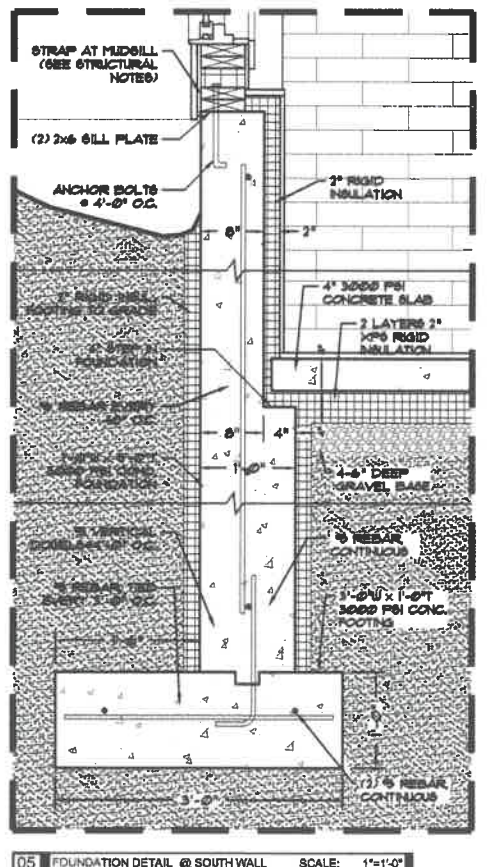
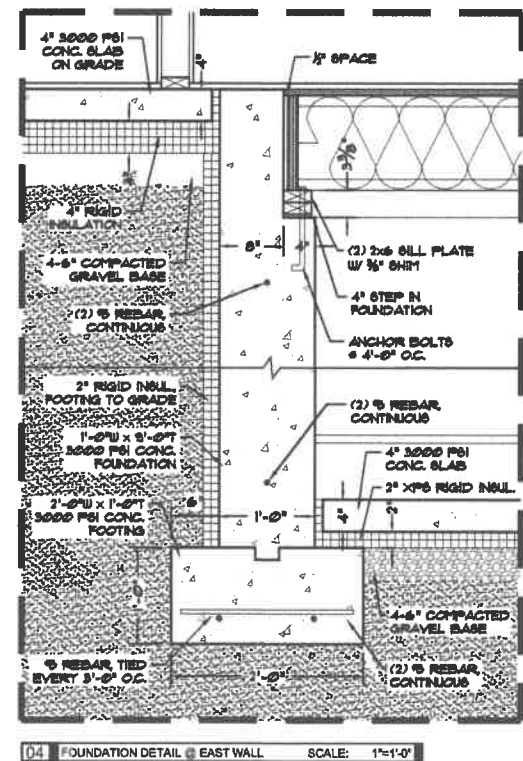
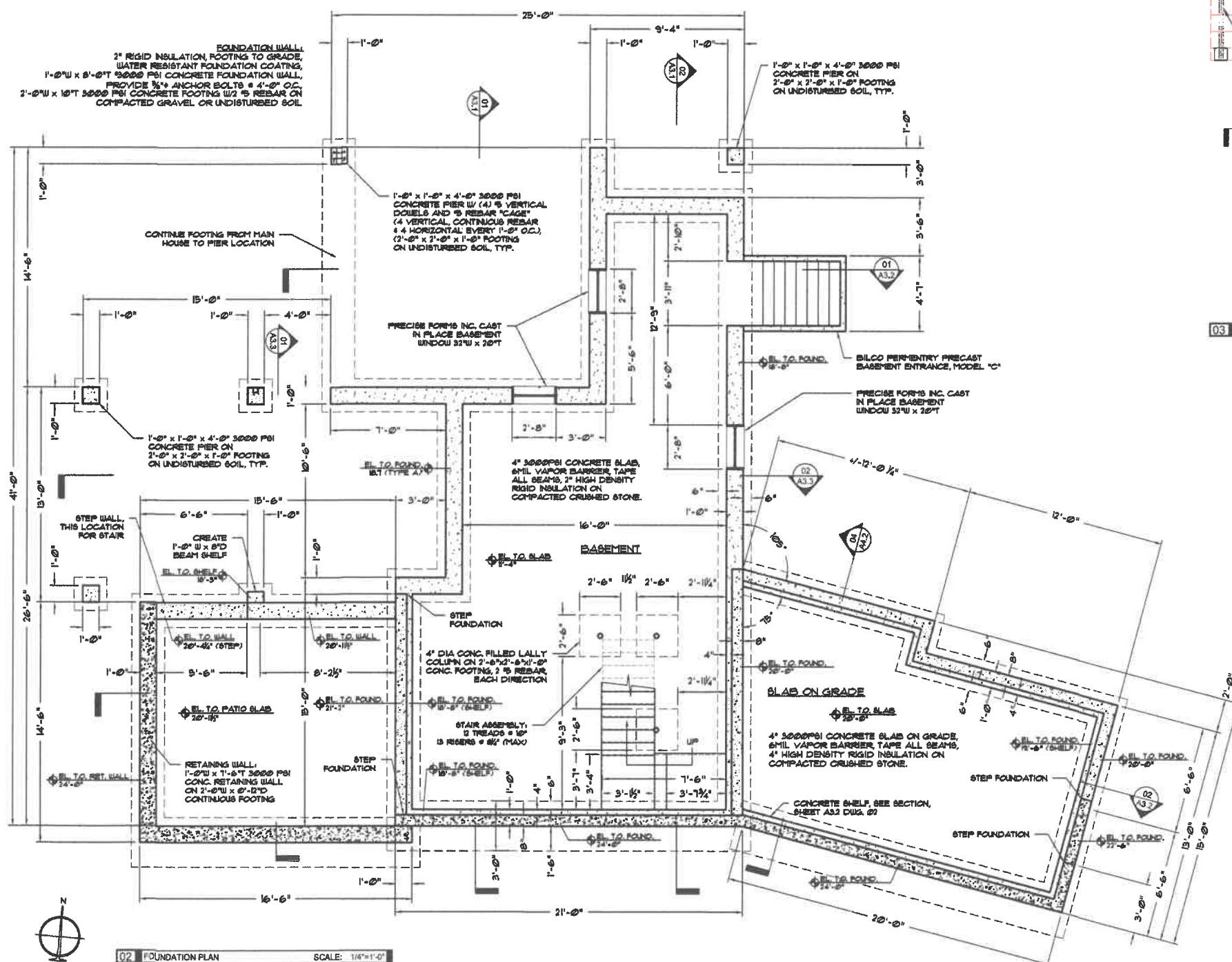
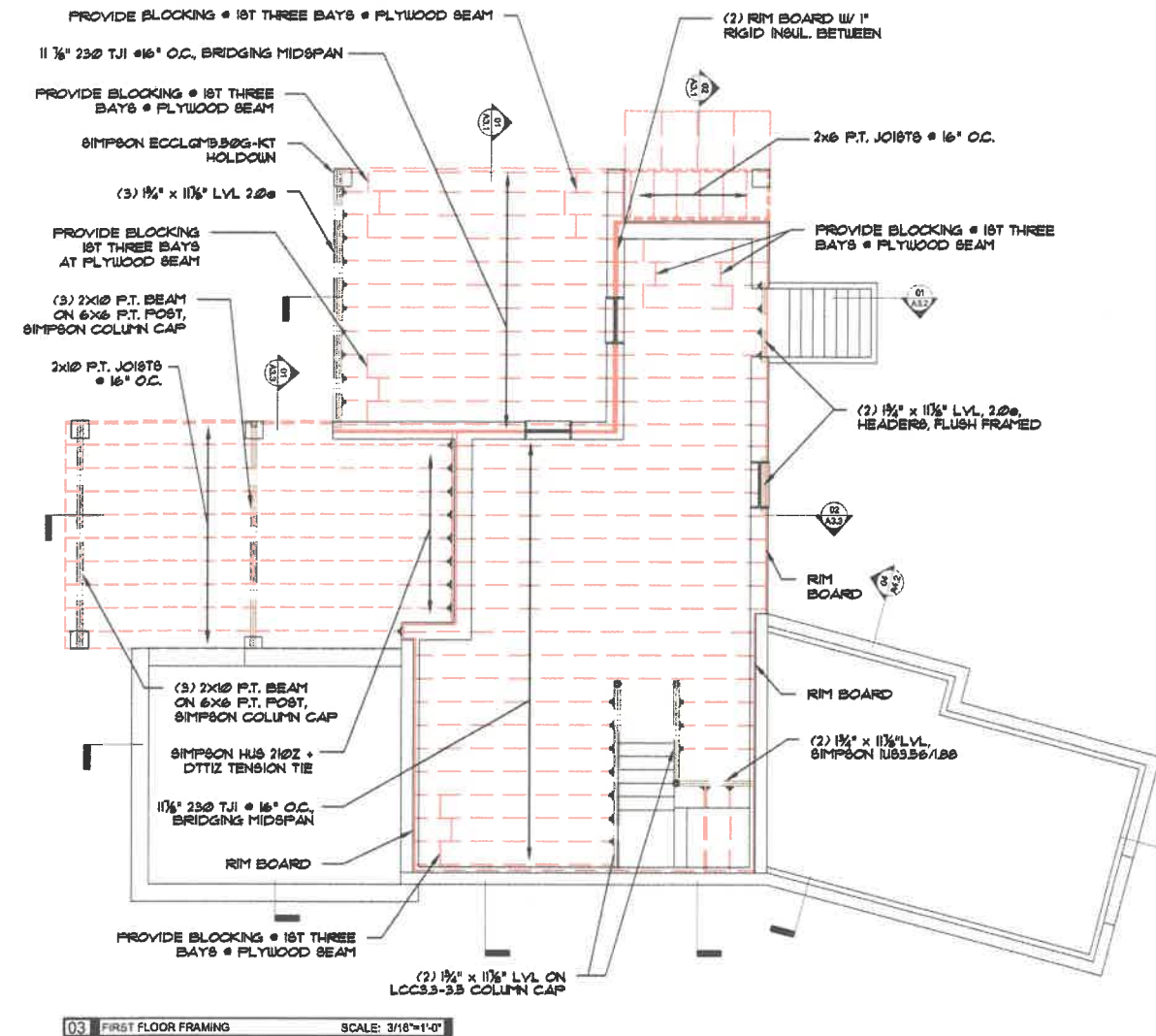
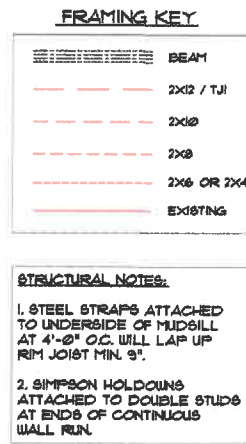
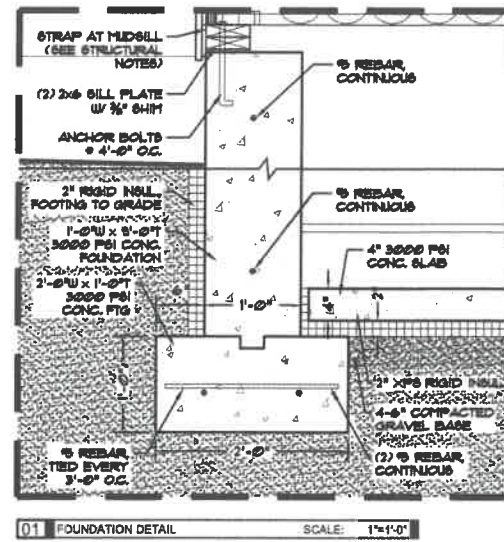




**FOUNDATION SCHEDULE**

KEY	TOP OF FOUND.	TOP OF SHELF	T.O. FOOTING	FT/IN	DECIMAL	SEE DWG	SHEET NO.
01	18'-8"	N/A	10'-10"	10.80'	A2.1	01	
02	20'-0"	18'-8"	10'-10"	10.80'	A2.1	04	
03	20'-0"	19'-6"	15'-00"	15.00'	A3.2	05	
04	22'-6"	19'-6"	15'-00"	15.00'	A2.1	05	
05	24'-0"	19'-6"	15'-00"	15.00'	A2.1	05	
06	24'-0"	18'-8"	10'-10"	10.80'	A3.1	03	
07	21'-2"	18'-8"	10'-10"	10.80'	A3.2	04	
08	24'-0"	N/A	16'-6"	16.50'	A3.3	01	
09	20'-4 1/2"	N/A	16'-6"	16.50'			
10	20'-11 1/2"	18'-3"	16'-6"	16.50'	A3.3	03	

NOTE: PIER ELEVATIONS TO BE DETERMINED ON SITE



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A NEW HOME FOR  
**E. FONTENOT & C. BELLONCI**  
186 Old County Road  
Truro, MA 02666

FOUNDATION PLAN  
FIRST FLOOR FRAMING PLAN  
FOUNDATION DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

PHASE CD  
DATE 04.24.18

**A2.1**









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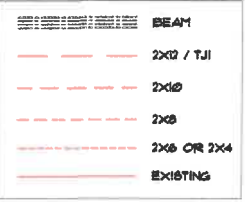
SECOND FLOOR PLAN  
ROOF FRAMING PLAN  
DOOR SCHEDULE

REVISIONS

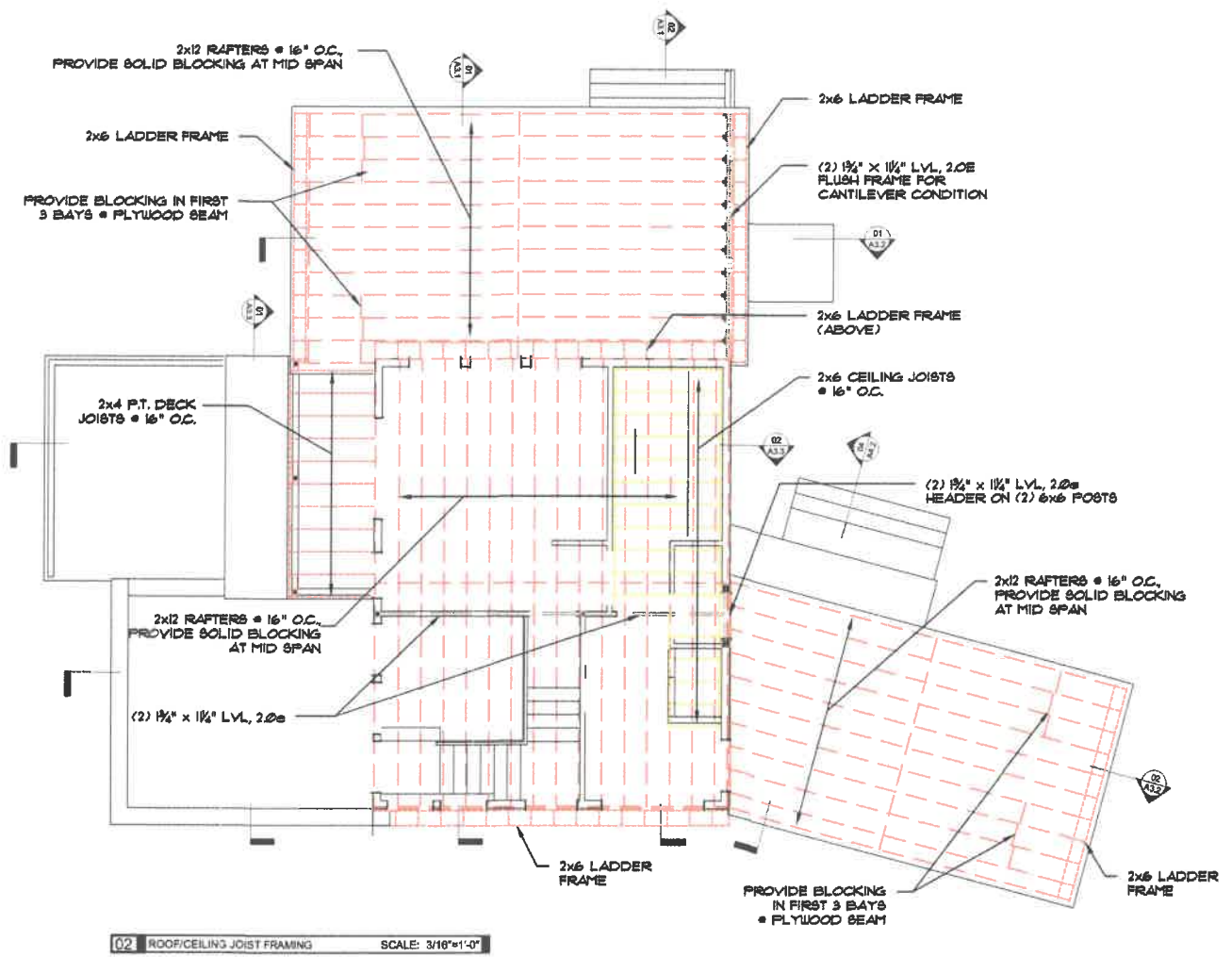
PHASE CD  
DATE 04.24.18

**A2.3**

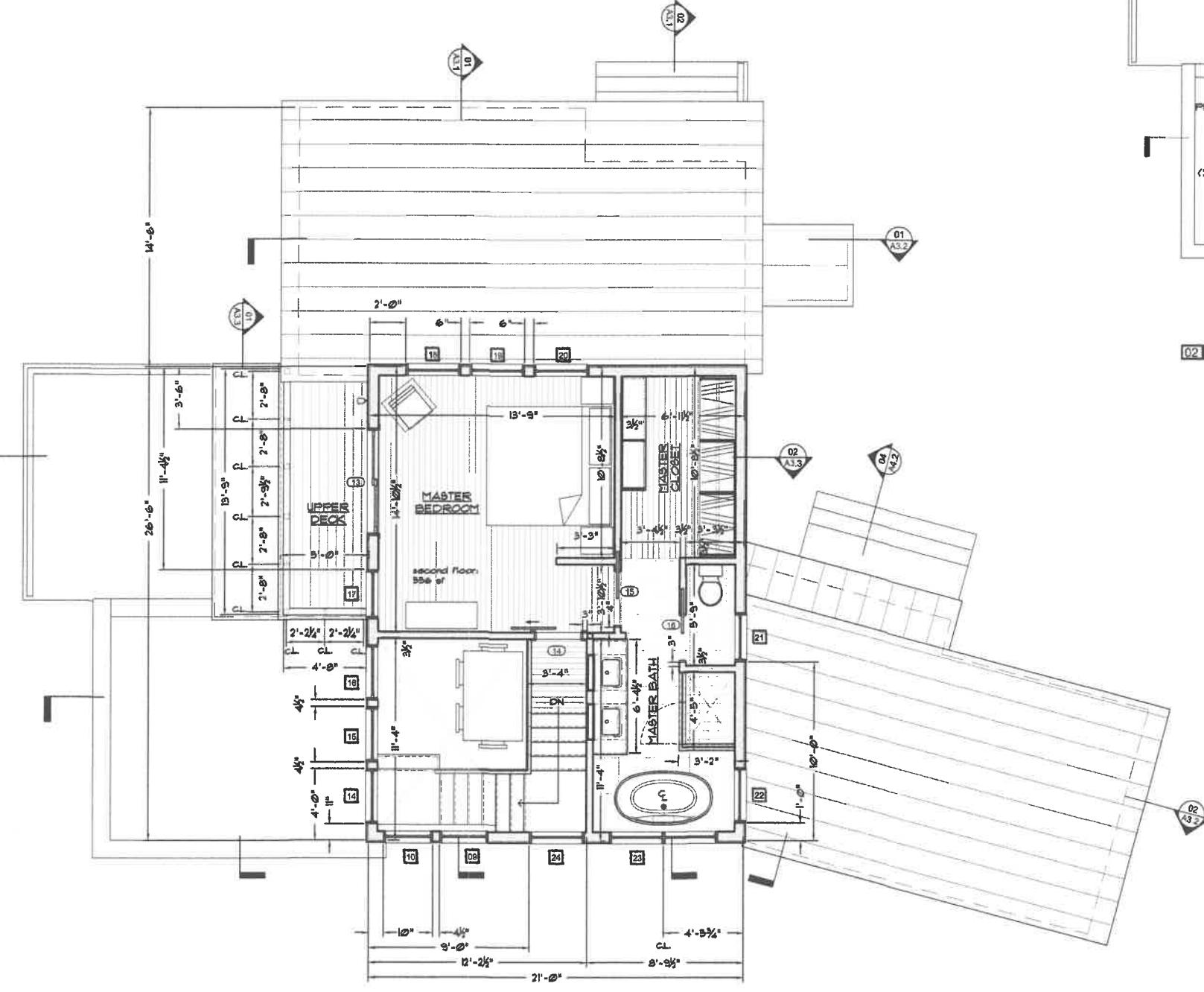
**FRAMING KEY**



**STRUCTURAL NOTES:**  
1. ALL RAFTERS TIED TO TOP PLATES WITH SIMPSON H2.5A HURRICANE TIES  
2. PROVIDE BLOCKING BETWEEN RAFTERS AT FIRST 3 BAYS ADJACENT TO CORNERS

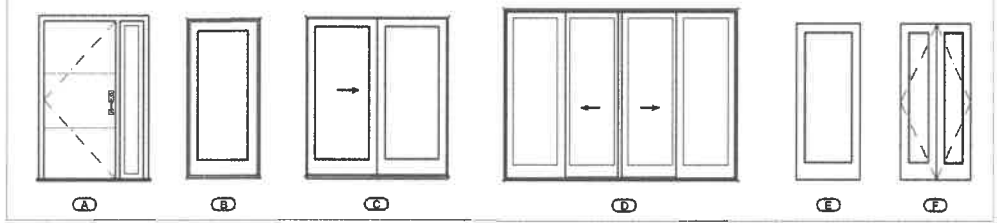


02 ROOF/CEILING JOIST FRAMING SCALE: 3/16"=1'-0"



01 SECOND FLOOR PLAN SCALE: 1/4"=1'-0"

Door No.	Type	Manufacturer	Unit No.	Operation	Size (WxH)	Jamb	Material	Finish	Comments
01	A	Captiva		Hinged	4'-2" x 6'-8"	6 1/2"	Wood	Paint	Entry Door, Full sidelight
02	B	Marvin Integrity inswing	IFD3068 XL	Hinged	3'-0" x 6'-10"	6 1/2"	Ebony ext. bare wood int. satin chrome hardware w/ screen		
03	C	Marvin Integrity patio	ISPD5068 XO	sliding patio	5'-0" x 6'-10"	6 1/2"	Ebony ext. bare wood int. satin chrome hardware, w. screen		
04	B	Marvin Integrity outswing	IFD3065 XR	Hinged	3'-0" x 6'-8"	6 1/2"	Ebony ext. bare wood int. satin chrome hardware, no screen		
05	D	Marvin Integrity french	IFD10070 OXXXO	sliding patio	9'-9" x 7'-2"	6 1/2"	Ebony ext. bare wood int. satin chrome hardware, no screen		
06	E	masonite le chateau	c11	Hinged	2'-8" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, satin nickel hinges
07	E	masonite le chateau	c11	Hinged	2'-8" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, satin nickel hinges
08	E	masonite le chateau	c11	Hinged	3'-0" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, satin nickel hinges
09	F	masonite le chateau	c11	Double Hinged	3'-0" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, satin nickel hinges
10	E	masonite le chateau	c11	Hinged	1'-6" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, satin nickel hinges
11	E	masonite le chateau	c11	Hinged	3'-0" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, satin nickel hinges
12	E	masonite le chateau	c11	Bi-parting	4'-8" x 6'-8"	4 1/2"	mdf	Paint	12: 2'6" slits SQ, sticking, satin nickel hinges
13	C	Marvin Integrity patio	ISPD6065 OX	sliding patio	6'-0" x 6'-8"	6 1/2"	Ebony ext. bare wood int. satin chrome hardware w. screen		
14	E	masonite le chateau	c11	Sliding Barn	2'-6" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, satin nickel hinges
15	E	masonite le chateau	c11	pocket	3'-0" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, johnson heavy duty pocket hware
16	E	masonite le chateau	c11	pocket	2'-6" x 6'-8"	4 1/2"	mdf	Paint	SQ, sticking, johnson heavy duty pocket hware



















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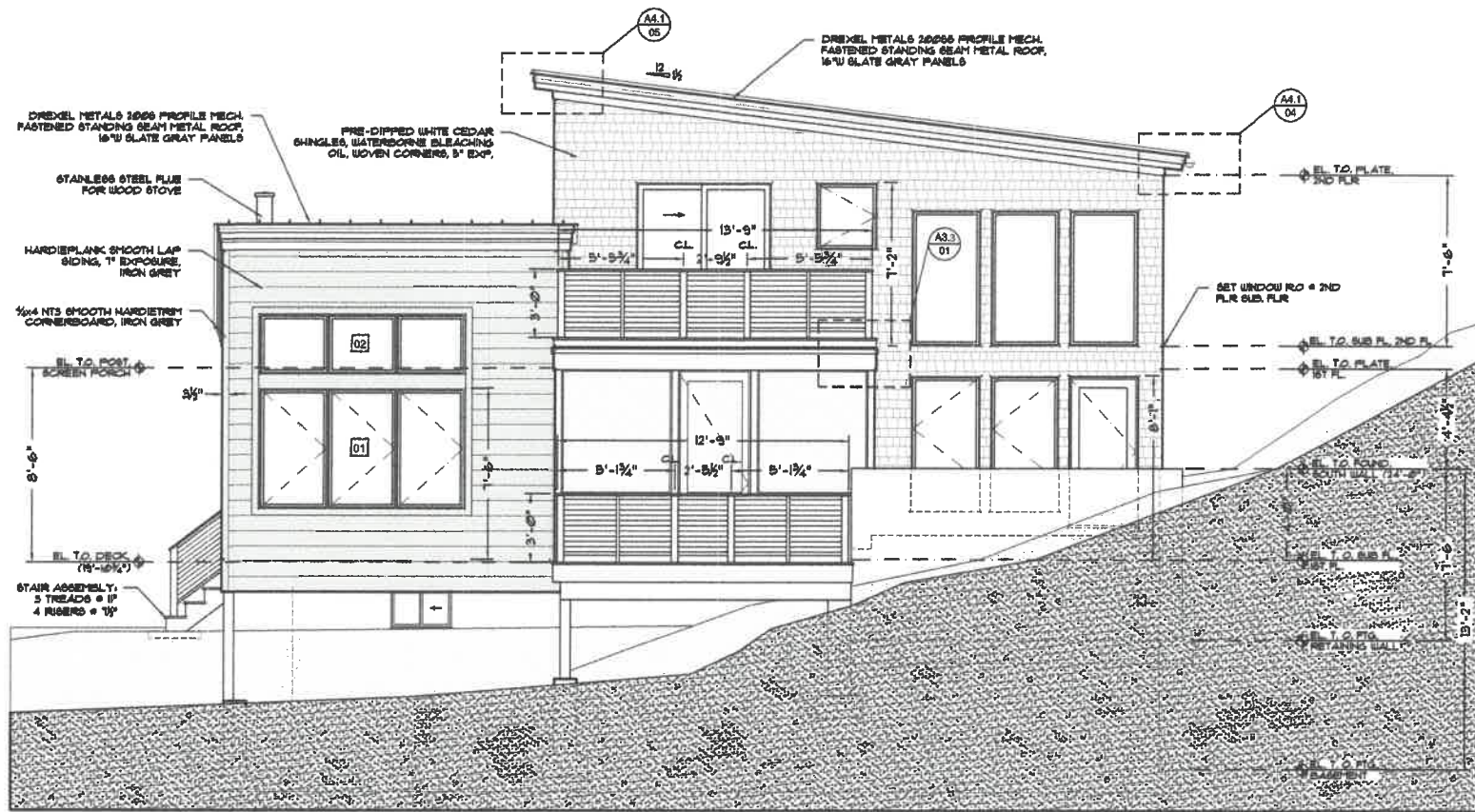
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ELEVATIONS  
SOFFIT SECTION DETAILS  
SOFFIT ELEVATION DETAILS

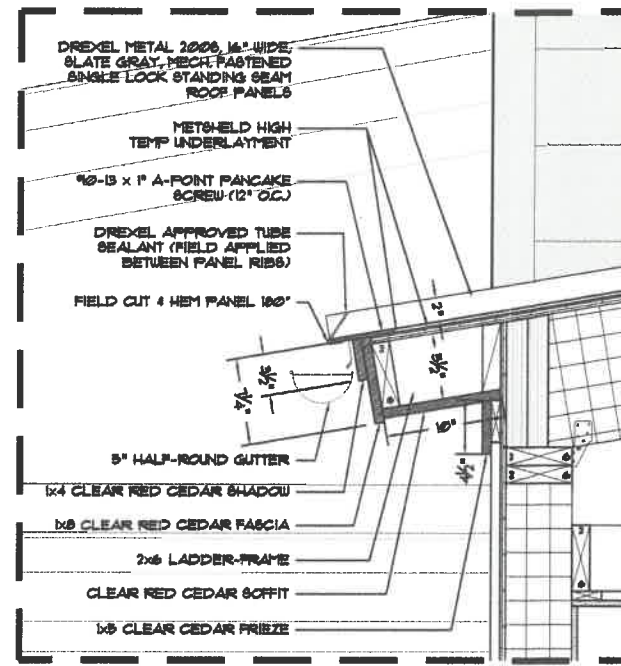
REVISIONS

PHASE C  
DATE 04.24.

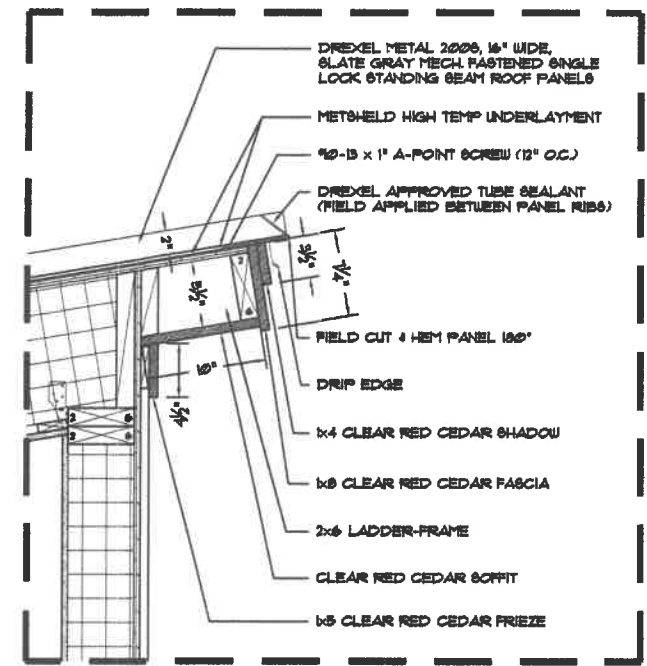
**A4.1**



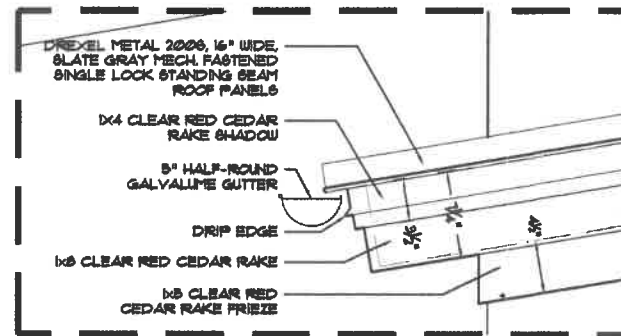
01 WEST ELEVATION SCALE: 1/4"=1'-0"



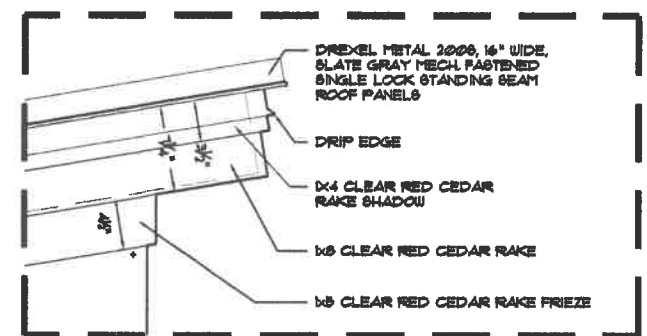
02 SOFFIT SECTION DETAIL - LOWER SCALE: 1-1/2"=1'-0"



03 SOFFIT SECTION DETAIL - UPPER SCALE: 1-1/2"=1'-0"



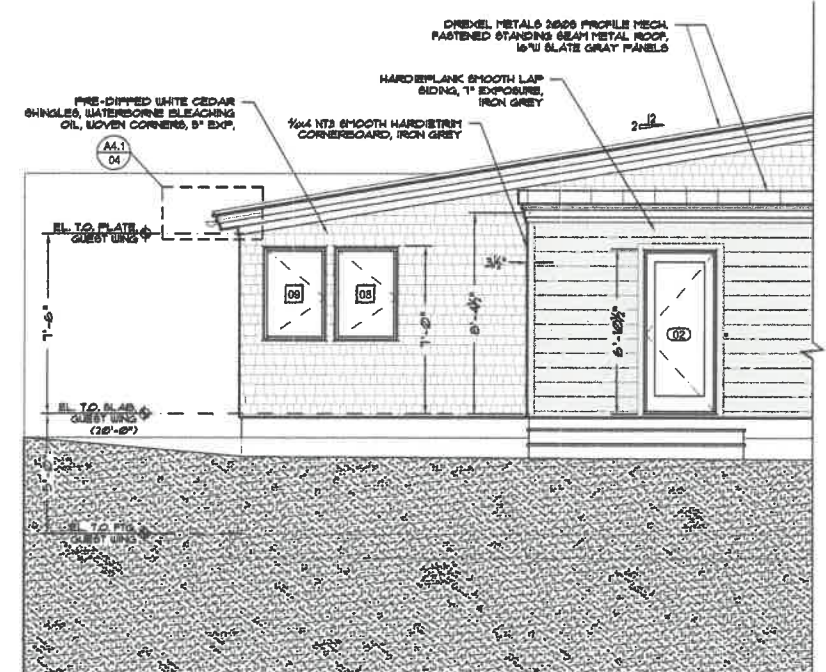
04 SOFFIT ELEVATION DETAIL - LOWER SCALE: 1-1/2"=1'-0"



05 SOFFIT ELEVATION DETAIL - UPPER SCALE: 1-1/2"=1'-0"



06 NORTH ELEVATION SCALE: 1/4"=1'-0"



07 NORTH ELEVATION - GUEST WING SCALE: 1/4"=1'-0"





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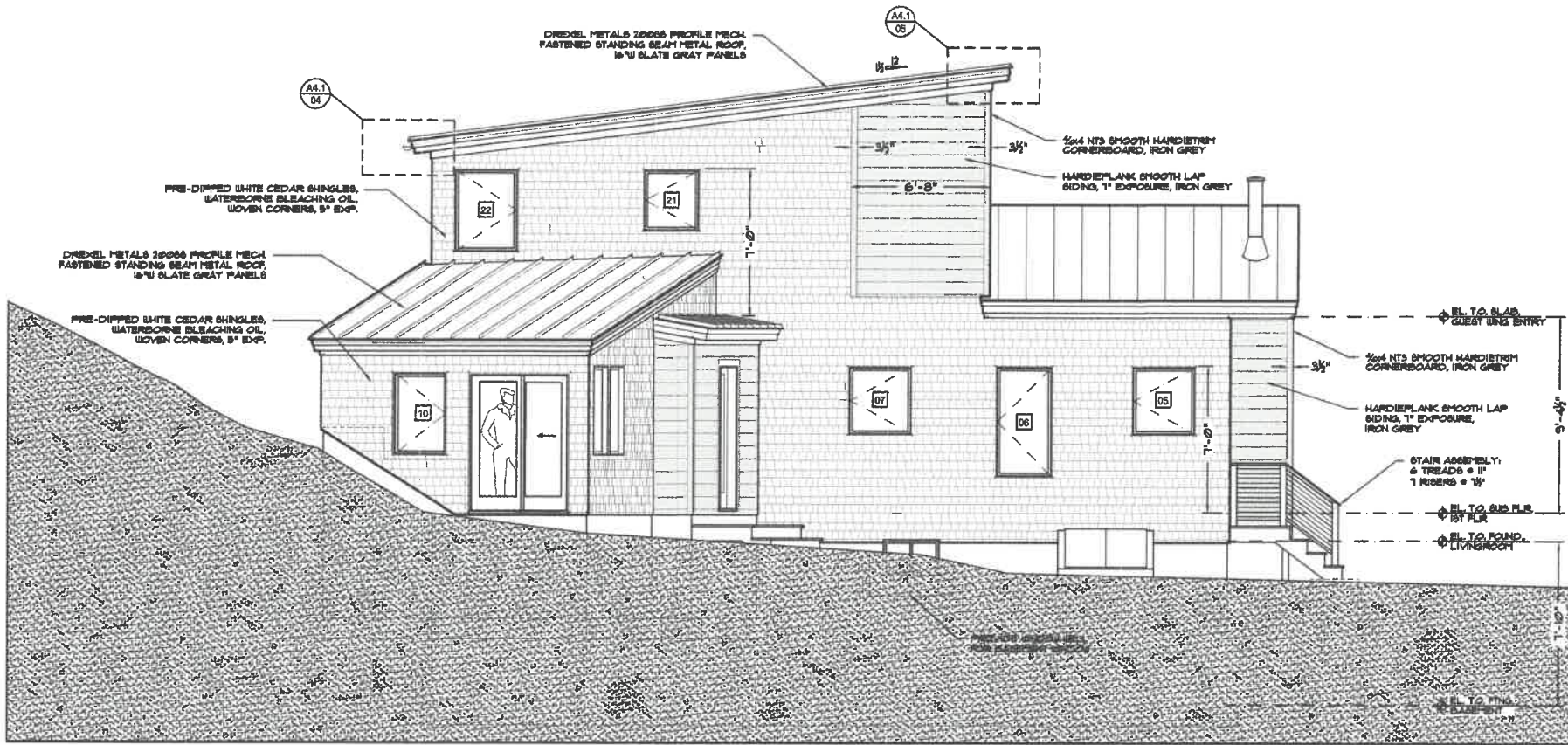
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ELEVATIONS  
SECTION • GUEST WING

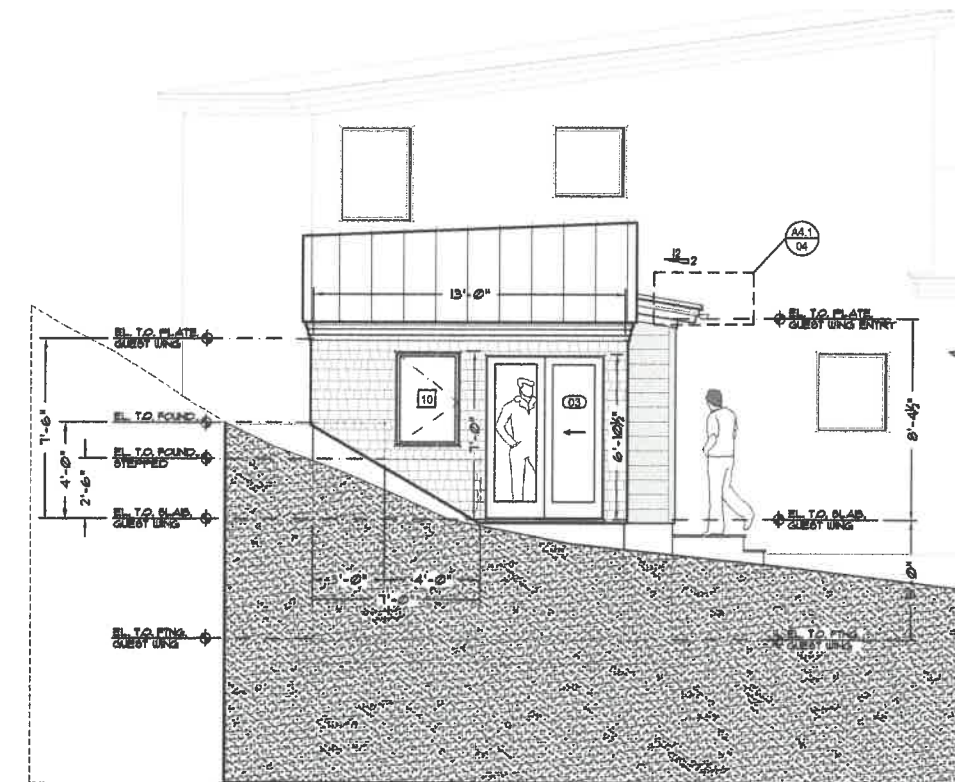
REVISIONS

PHASE C  
DATE 04.24.

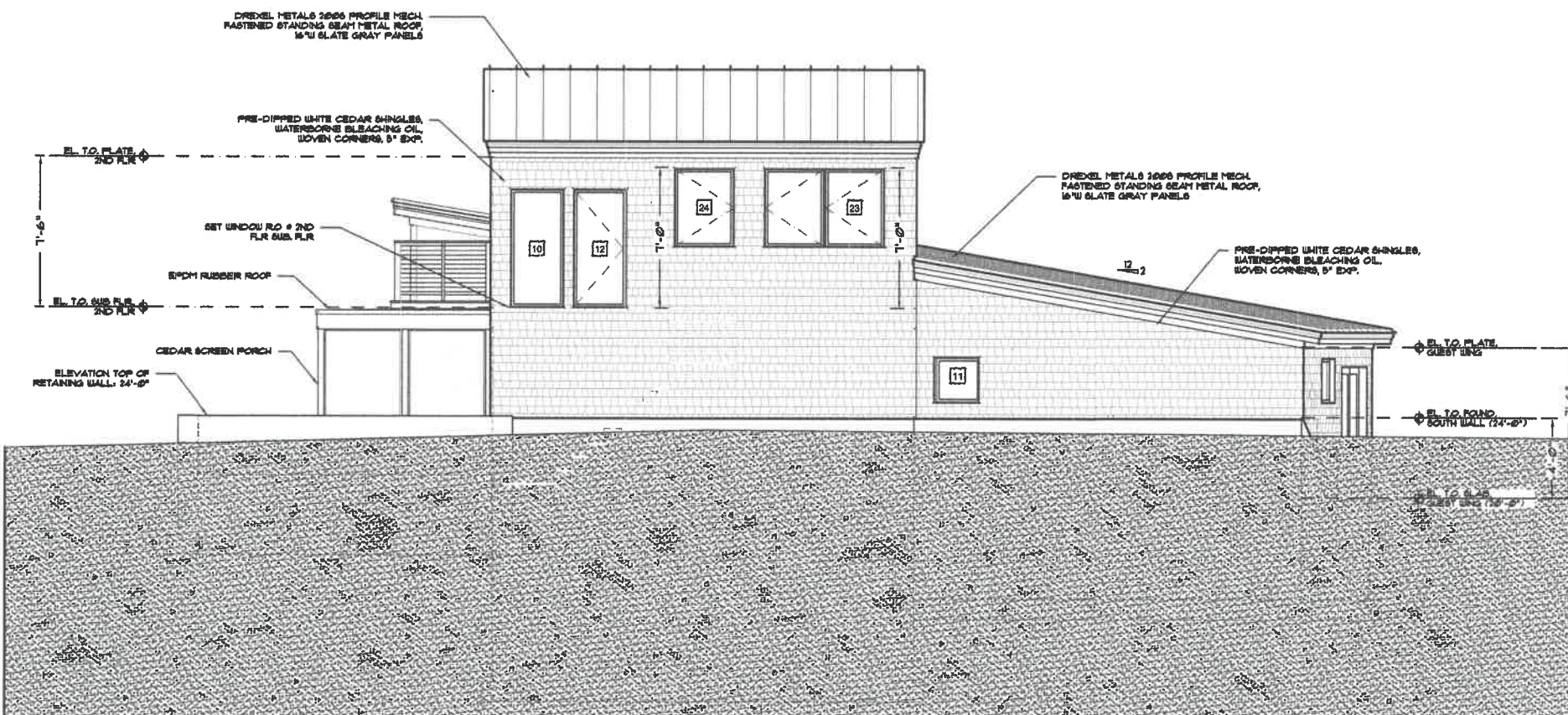
A4.2



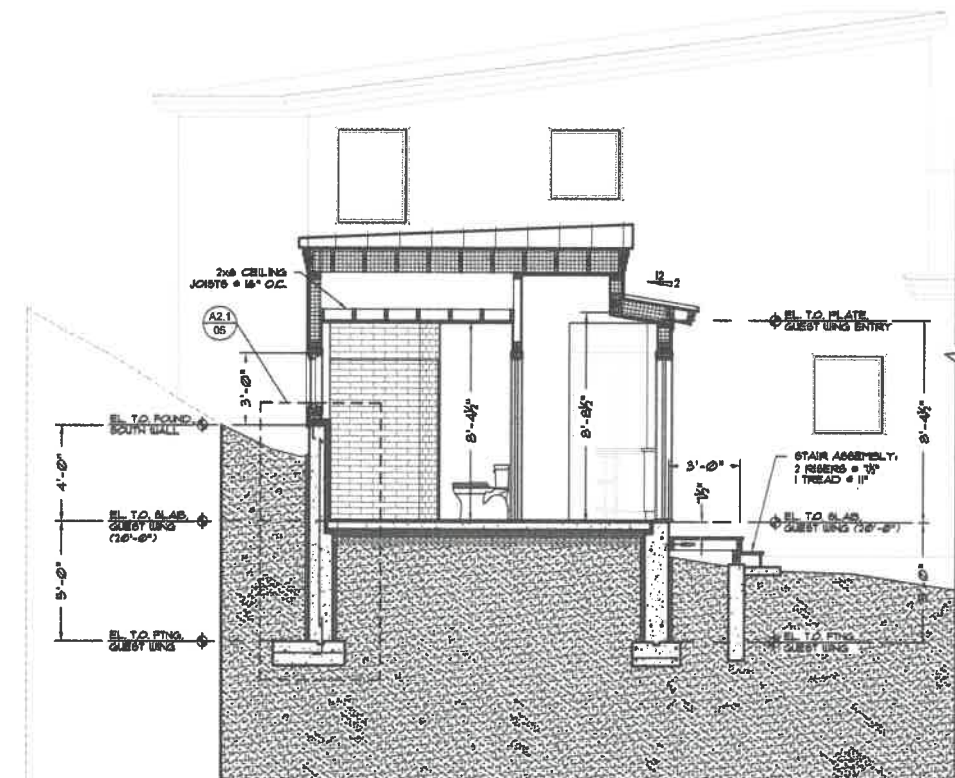
01 EAST ELEVATION SCALE: 1/4"=1'-0"



03 EAST ELEVATION - GUEST WING SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION SCALE: 1/4"=1'-0"



04 SECTION - GUEST WING SCALE: 1/4"=1'-0"





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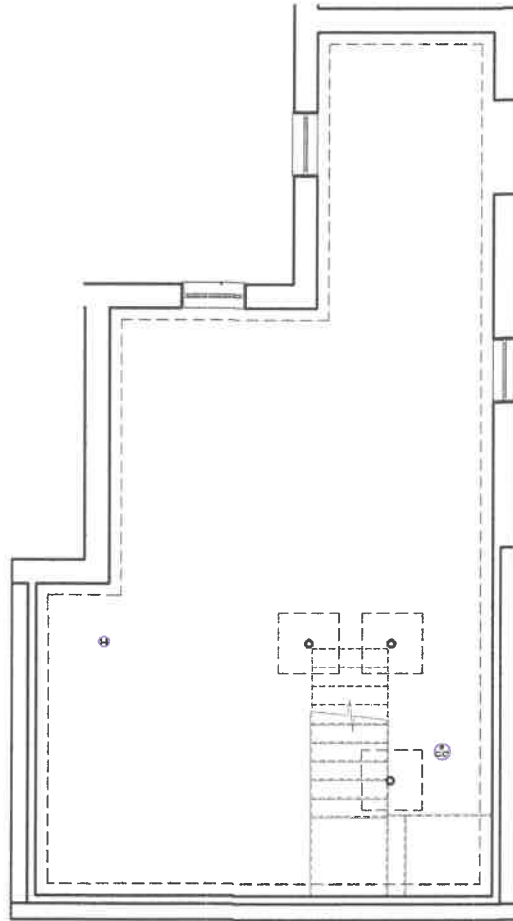
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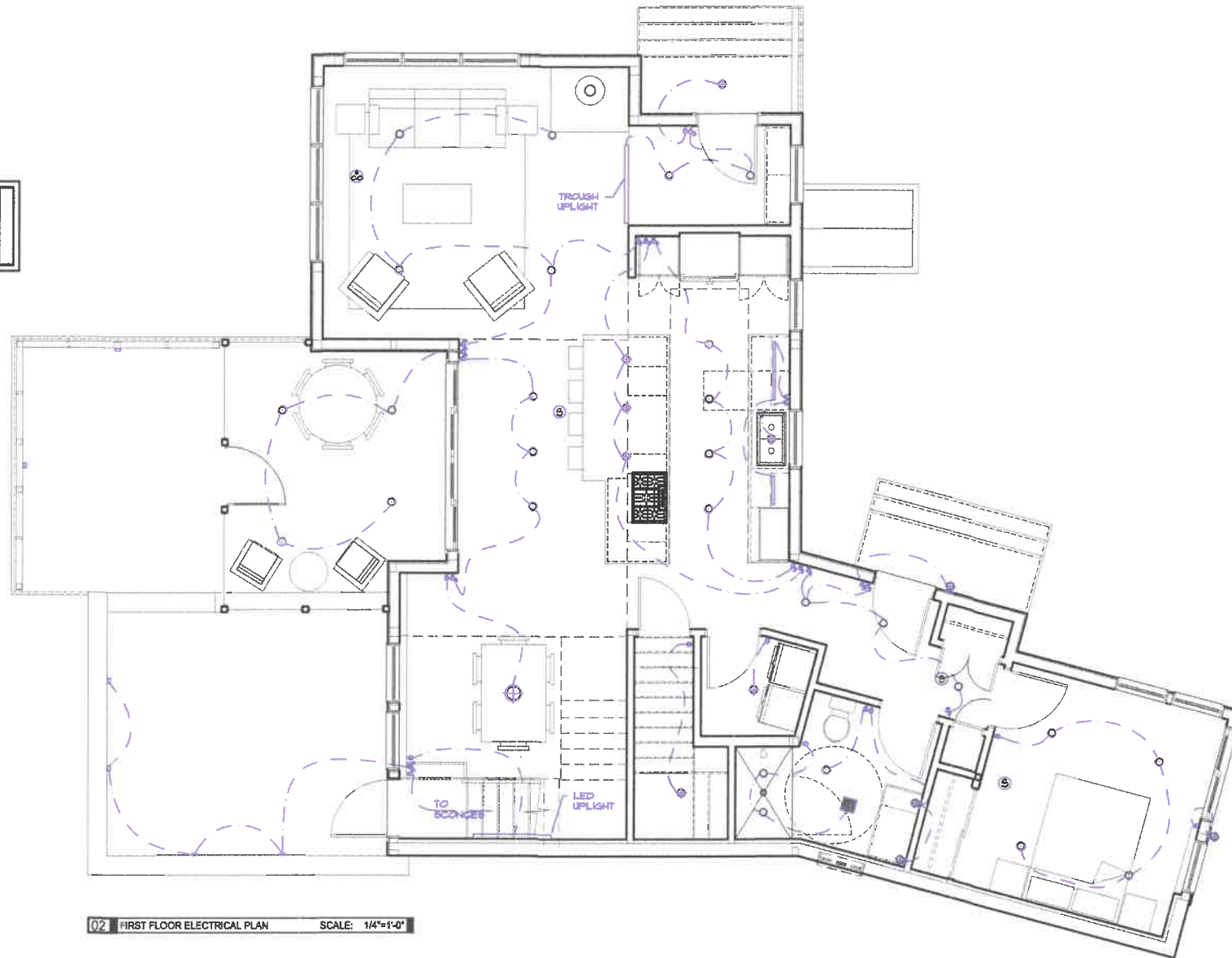
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**ELECTRICAL LEGEND**

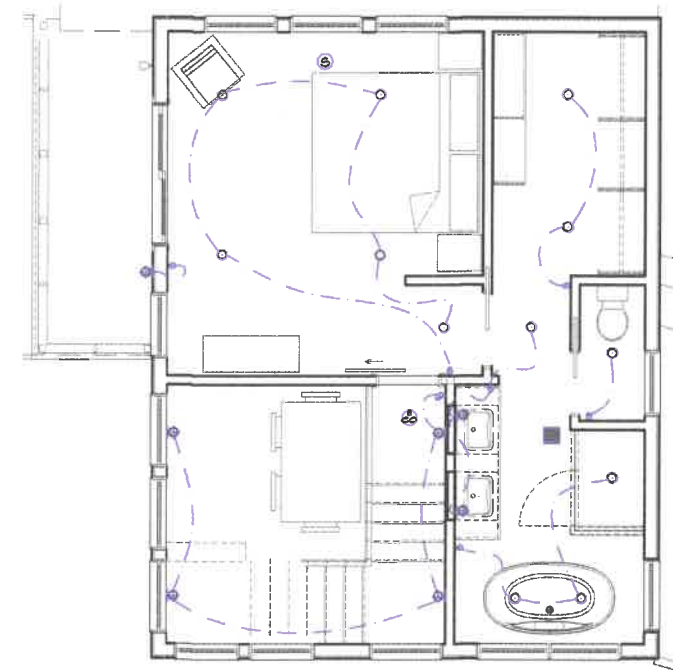
SYMBOL/DEFINITION	NOTES
(S)	SMOKE DETECTOR HANGING
(CS)	CARBON MONOXIDE DETECTOR HANGING
(CS)	CARBON MONOXIDE / CO DETECTOR HANGING
(H)	HEAT DETECTOR HANGING
(R)	RECESSED FIXTURE
(RL)	RECESSED LOCATION RECESSED FIXT.
(C)	CEILING MOUNTED FIXTURE
(W)	WALL MOUNTED FIXTURE
(F)	FLOOD LIGHT
(S)	3 WAY SWITCH
(S)	SINGLE POLE SWITCH
(R)	RECEPTACLE BY UNLESS OTHERWISE NOTED
(R)	SWITCHED RECEPTACLE
(R)	GFCI PROTECTED RECEPTACLE
(T)	THERMOSTAT
(CATV)	CATV
(B)	BATH EXHAUST FAN PARALLEL
(L)	TRACE LIGHT / FLUORESCENT LENGTH AS DRAWN
(F)	CEILING MOUNTED FAN



01 BASEMENT ELECTRICAL PLAN SCALE: 1/4"=1'-0"



02 FIRST FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"



03 SECOND FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"

**ELECTRICAL PLANS**

REVISIONS


PHASE C  
DATE 04.24.

**A6.1**



# BOWMAN 6 WALL SCONCE



The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights.

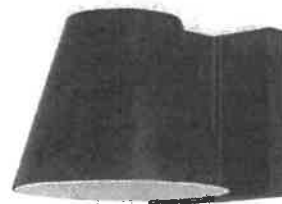
**High quality LM80-tested LEDs**  
for consistent long-life performance and color

**Outstanding protection against the elements:**

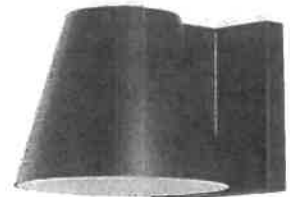
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

## SPECIFICATIONS

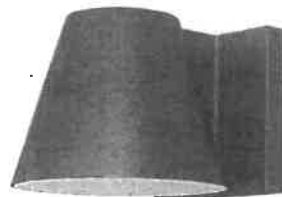
<b>DELIVERED LUMENS</b>	1163
<b>WATTS</b>	47.2
<b>VOLTAGE</b>	120V, 277V
<b>DIMMING</b>	ELV
<b>LIGHT DISTRIBUTION</b>	Symmetric
<b>MOUNTING OPTIONS</b>	Downlight
<b>CCT</b>	2700K**, 3000K
<b>CRI</b>	80+
<b>COLOR BINNING</b>	3 Step
<b>BUG RATING</b>	B1-U0-G0
<b>DARK SKY</b>	Compliant
<b>WET LISTED</b>	IP65
<b>GENERAL LISTING</b>	ETL
<b>CALIFORNIA TITLE 24</b>	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
<b>START TEMP</b>	-30°C
<b>FIELD SERVICEABLE LED</b>	No
<b>CONSTRUCTION</b>	Aluminum
<b>HARDWARE</b>	Stainless Steel
<b>FINISH</b>	Marine Grade Powder Coat
<b>LED LIFETIME</b>	L70; 70,000 Hours
<b>WARRANTY*</b>	5 Years



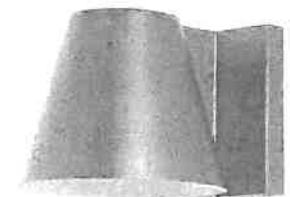
**BOWMAN 6**  
shown in black



**BOWMAN 6**  
shown in bronze



**BOWMAN 6**  
shown in charcoal



**BOWMAN 6**  
shown in silver



**BOWMAN 6**  
shown in white

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.  
\*\* Available in Black and Bronze finish only.

## ORDERING INFORMATION

700WSBOW	LENGTH	FINISH	LAMP
6	6"	B BLACK	-LED827 LED 80 CRI, 2700K 120V*
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V*
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V
		W WHITE	

\*AVAILABLE IN BLACK AND BRONZE FINISH ONLY

Key: 3651

Town of TRURO - Fiscal Year 2018

10/3/2017 3:10 pm SEQ #: 3.761

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FOOT SUSAN W & RICHARD & BREWSTER WILLIAM B JR ET AL C/O FOOT 1209 VOLUNTEER DR BRUNSWICK, MD 21716-9715				64-11-0				174 OLD COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOOT SUSAN W & RICHARD & FOOT SUSAN W & RICHARD & FOOT SUSAN W & RICHARD &				10/01/2008	99		6399-139+				
				03/09/2006	99		6399-139+				
				03/12/2004	99		6399-139+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-154X	07/20/2016	10	ALL OTHERS	17,120	03/17/2017	LG	100	100
03-212	10/30/2003	1	SINGLE FAM R	225,000	09/06/2005	WL	100	100
89-180	11/29/1989	3	REPAIR/REMOD	1,000	05/17/1991		100	100
89-179	11/29/1989	6	SHED	1,800	05/17/1991		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR2	1.60		331,330
300	A	3.625	16	1.00	1	1.00	1	1.00	SR2	1.60		118,320

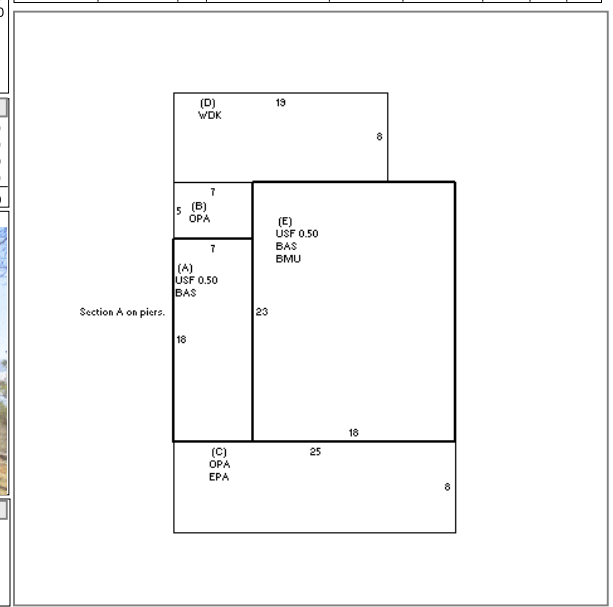
TOTAL	4,400 Acres	ZONING	FRNT	427	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NO ADJ			LAND	449,700	449,700
Infl1	NO ADJ				BUILDING	127,700	117,800
Infl2	NO ADJ				DETACHED	1,000	1,000
					OTHER	337,600	322,100
					TOTAL	916,000	890,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A- 0.70 8*12	1989	96	14.34	1,000



BLDG COMMENTS  
Note: Bldg 1 road sign says #172 Brewster. Bldg 2 road sign says #174 Foot.

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	8/20/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETAILED

BU  
ILD  
ING

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	185,015
NET AREA	810	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	540	1975	169.36	91,454		
\$NLA(RCN)	\$228	OVERALL	1.060	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	270	1975	133.88	36,148		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	235		39.14	9,199		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	EPA	N	ENCL PORCH	200		73.33	14,666		
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	ATT WOOD DECK	152		31.79	4,832		
				INT. FINISH	2	DRYWALL	1.00	E	BMU	N	BSMT UNFINISHED	414		45.45	18,815		
				HEATING/COOLING	5	ELECTRIC	0.95	O	BMG	O	BSMT GARAGE	1		4,025.00	4,025		
				FUEL SOURCE	3	ELECTRIC	1.00	MST	O	MASONRY STACK	1		1,676.70	1,677			
								ODS	O	OUT DOOR SHOWER			0.00				

EFF_YR/AGE	1981 / 35
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$127,700



Key: 3651

Town of TRURO - Fiscal Year 2018

10/3/2017 3:10 pm SEQ #: 3.762

LEGALS

LAND

DETACHED

BUILDING

DINING

CURRENT OWNER		PARCEL ID	LOCATION			
FOOT SUSAN W & RICHARD & BREWSTER WILLIAM B JR ET AL C/O FOOT 1209 VOLUNTEER DR BRUNSWICK, MD 21716-9715		64-11-0	174 OLD COUNTY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

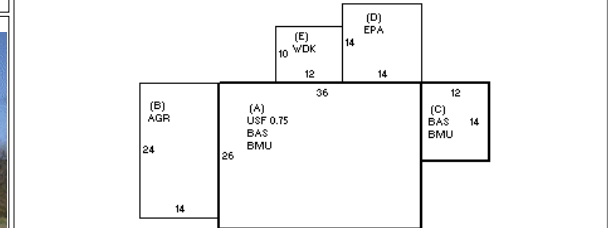
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	N O T E		LAND	337,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2013	FC
MODEL	1		RESIDENTIAL	LIST	8/20/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	1,806	DETAIL ADJ	1,000
\$NLA(RCN)	\$212	OVERALL	1,120
CAPACITY		UNITS	ADJ
STORIES(FAR)	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,104		40.56	44,777
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,104	2004	178.95	197,556
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	702	2004	139.33	97,810
ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	336		59.16	19,878
FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCL PORCH	196		77.48	15,186
INT. FINISH	2	DRYWALL	1.00	E	WDK	O	ATT WOOD DECK	120		35.36	4,243
HEATING/COOLING	2	HOT WATER	1.02		ODS		OUT DOOR SHOWER			0.00	
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	383,650
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$337,600





# TOWN OF TRURO

## Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

To: Planning Board  
Fr: Cally Harper, PhD, Town Planner  
Date: June 14, 2018 (for June 20<sup>th</sup> Planning Board meeting)  
Re: 2017-001 SPR Staff Report #1

### **Non-Regulatory, Administrative Meeting for 2017-001 SPR Winkler Route 6 Trust**

The Planning Board will hold a non-regulatory, administrative meeting with Michael Winkler, Trustee, to review noise conditions on the property and to review compliance with conditions of the decision granted on March 7, 2017. The property is located at 1 Noons Heights Road, Atlas Map 39, Parcel 166.

On March 7, 2017, at a duly posted and noticed Truro Planning Board hearing, the Board voted to approve with conditions the application for Commercial Site Plan Review pursuant to §70.3 of the Truro Zoning Bylaw for current condition and use of the property as a commercial staging area for a crane company, for storage of equipment and supplies, and for a commercial landscaping/excavation business.

The Board's vote was based on testimony from the following individuals or groups:

- the applicant, Mr. Michael Winkler, and his attorney, Ben Zehnder
- Abutters and nearby residents
- Communications with Town Counsel, E. James Veara
- Technical Consultant, Joseph Longo, P.E., Horsley Witten Group

The Board's vote was also based on their review of the application, site plan and materials submitted in a previously withdrawn application (2016-001 SPR). Written submissions to the Planning Board associated with the previously withdrawn site plan review application, 2016-001 SPR, are considered part of the public record for this application.

The Board voted to conditionally approve the project on March 7, 2017 (vote 5-0-0, Mr. Kiernan, Mr. Riemer, Mr. Boleyn, Mr. Herridge and Mr. Sollog were in favor the project)

The Board listed 15 conditions in their decision. Condition #7 (Noise) and #15 (Compliance) cite that the applicant will appear or agrees to appear before the Planning Board in one year for a non-regulatory, administrative public meeting to discuss the following:

- To review the noise conditions on the property
- To review the applicant's compliance with the conditions of the decision

Tonight, the Board will review noise conditions on the property and to review compliance with conditions of the decision granted on March 7, 2017.



# TOWN OF TRURO

## Planning Board

P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004 Fax: (508) 349-5505

### COMMERCIAL DEVELOPMENT SITE PLAN REVIEW DECISION

Atlas Map 39 Parcels 166

Address: 1 Noons Height Road, Truro

Case Reference No: 2017-001SPR

Applicant: Michael Winkler for Winkler  
Route 6 Trust

Hearing Date: March 7, 2017

Decision Date: March 7, 2017

#### Barnstable County Registry of Deeds Book 17926 Page 238

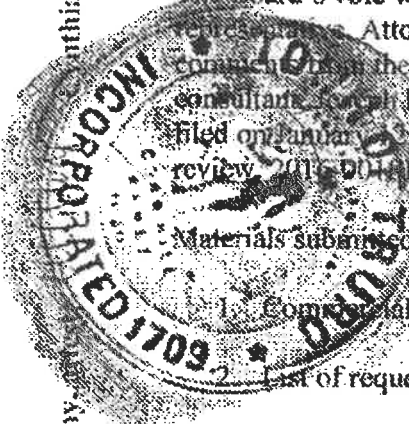
At a duly posted and noticed Truro Planning Board hearing held March 7, 2017, the Board voted to approve with conditions an application for Commercial Development Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for current condition and use of the property as a commercial staging area for a crane company, for storage of equipment and supplies, and for a commercial landscaping/excavation business. The property is located at 1 Noons Heights Road, Atlas Map 39 Parcels 166.

The Board's vote was based on testimony by the applicant, Michael Winkler, and his attorney, Attorney Ben Zehnder; testimony from numerous abutters and nearby residents; testimony from the Town's Counsel on the matter, E. James Veara, and the Board's technical consultant, Joseph Longo, P.E., of Horsley Witten; and a review of the application and plans filed on January 12, 2017, and additional information from a previous application for site plan review, 2016-001SPR, previously withdrawn by the applicant.

Materials submitted by the applicant on January 12, 2017 in support of this application include:

1. Commercial Development Application for Site Plan Review and \$250 fee paid.
2. List of requested waivers prepared by Benjamin E. Zehnder
3. Letter from Thos. W. French, MA Div. Fisheries and Wildlife, to Michael Winkler, dated July 15, 2016, re: Applicant: Michael Winkler, Project Location: 1 Noons Heights Rd, Truro, Project Description: After-the-fact filing for Clearing, Stockpiling, NHESP Tracking No. -- 16-35719
4. Letter from Mark Nelson, Horsley Witten Group to Rae Ann Palmer, re: Peer Review of Commercial Site Plan Review application for 1 Noons Heights Road, Truro, MA

A true copy, signed by Cathia A. Slade, Town Clerk, Town of Truro / April 18, 2017 / pages 1-7



5. Plan entitled: Site Plan showing existing buildings and site conditions 1 Noons Heights Road, Truro, MA Prepared for Michael Winkler and GFM Enterprises, by East Cape Engineering, Timothy Brady , P.E., dated 12/15/16, scale 1"=40'.
6. List of abutters from the Truro Assessors Department.

A Site Plan was approved for this property in 2009. This property is part of an ongoing Barnstable Superior Court Case, Richard Stevens Acting Building Commissioner of the Town of Truro et al v. Michael F. Winkler Trustee et al., Docket No. 1472CV00089. The court case involves a complaint that the "the uses and physical state of the lot had changed impermissibly from what the Truro Planning Board had approved." (Notice of Zoning Violation, E. James Veara, February 28, 2014). In submitting this application the property owner seeks Board approval of a Site Plan to codify existing conditions and uses on the property, thereby addressing the concerns expressed in the Superior Court case.

A previous site plan application for this property, 2016-001SPR, had been withdrawn without prejudice on December 6, 2016 due to attrition on the Planning Board. The applicant refiled the subject application on January 12, 2017. By agreement of the applicant's representative, Mr. Zehnder, written submissions to the Planning Board associated with the previous site plan review application, 2016-001SPR, are considered part of the public record for this application.

Among the records carried forward is a peer review report on water resource protection measures undertaken by Horsley Witten on the Planning Board's behalf. Subsequent to Horsley Witten's report, the applicant undertook measures to address the comments in the report, including improvements to the fuel storage/transfer area. Joseph Longo, P.E. of Horsley Witten attended the hearing on March 7<sup>th</sup> and summarized the report and an assessment of measures undertaken by the applicant to address Horsley Witten's recommendations.

Many abutters and neighbors testified at the hearing. Concerns expressed in testimony included:

- On-going, excessive noise from heavy equipment operations and back-up alarms, including early morning hours, weekends and holidays;
- Storage of forms treated with chemicals in a water resource protection district;
- Run-off from the property onto adjacent property and Noons Heights Road;
- Changes in use on the property and expansion of the area of activity;
- Sale of landscaping material on the site;
- Water resource protection issues.

Following testimony, Mr. Herridge moved to close the public hearing. Mr. Kiernan seconded. So voted, 5-0-0 (Mr. Herridge, Mr. Boleyn, Mr. Kiernan, Mr. Sollog, Mr. Riemer).

### Findings

Based on testimony, and information submitted by the applicant, and on deliberation by the Board, Mr. Herridge moved that the Board adopt the following findings, and Mr. Boleyn seconded the motion:

1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.

Note: This property is within the Route 6 Commercial zoning district. The use is allowed within the zoning bylaw. The applicant has provided a list of current uses of the buildings on the site. The property is within a Zone 2 to the public water supply, Paul Daley Well Field. A portion of the property is within the 195 foot protective radius of a public water supply well.

2. The proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.

Note: The applicant planted 24 8' Leyland Cypress trees along and within the north boundary line to screen operations from the motel.

A small soil berm was created along the property boundary with 6 Noons Heights Road to address run-off.

To address noise concerns expressed by abutters from truck movements, the applicant voluntarily agreed to avoid operation for heavy equipment on major holidays and to limit hours of operation on weekends.

3. The proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.

Note: Compliance with dark sky requirements for outdoor lighting and Chapter IV, Section 6 of the General Bylaws of the Town of Truro should be documented. The applicant requested a waiver from this requirement as there is no change to outdoor lighting.

4. The proposal provides for the protection of significant or important natural, historic, or scenic features.

Note: The applicant has provided a letter from NHESP indicating "no take" of rare or endangered species.

5. The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention.

Note: The applicant planted 24 8' Leyland Cypress trees along and within the north boundary line to screen operations from the motel.

6. The proposal adequately provides for refuse disposal.

Note: The Horsley Witten report recommends that the existing refuse dumpster should be relocated outside of any Zone 1 area.

7. The proposed sewage disposal and water supply systems within and adjacent to the site shall be adequate to serve the proposed use.

Note: The Health Department has indicated that the existing system is adequate for 678 gallons per day. The connections should be shown on the plans as well as what the buildings are used for and flow calculations for each. This flow will be established as the 'approved

capacity'. Any proposed flow above the approved capacity will require an upgrade to the Title 5 for new construction.

8. The proposed drainage system within the site shall be adequate to handle the runoff resulting from the development. Drainage run-off from the project shall not: damage any existing wellfield(s) or public water supply; damage adjoining property; overload, silt up or contaminate any marsh, swamp, bog, pond, stream, or other body of water; or interfere with the functioning of any vernal pool.

Note: the applicant has requested a waiver from the requirement to provide drainage calculations. Horsley Witten's report includes recommendations to address stormwater runoff.

- Run off collected in a drainage gully between buildings #1 and #2 should be captured, treated and infiltrated outside of any Zone 1 area.
- A stormwater assessment should be conducted for the operations areas and stormwater treatment and infiltration practices should be implemented for the designated operations areas, and any parking and travel lanes. Run-off should be directed on to vegetated swales or basins for surface infiltration.

The applicant has consolidated two fueling tanks into one, relocated this tank away from the Zone 1, and created a pad of crushed stone over plastic liner.

Fuel tanks have been inspected in accordance with Fire Department requirements.

9. A soil erosion plan shall adequately protect all steep slopes within the site and control runoff to adjacent properties and streets both during and after construction.

Note: Building material, soils or rocks/stones stored or stockpiled on the site should be covered to avoid siltation, or leaching from the rainwater on the materials.

10. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises.

Note: The applicant planted 24 8' Leyland Cypress trees along and within the north boundary line to screen operations from the motel.

A small soil berm was created along the property boundary with 6 Noons Heights Road to address run-off.

11. Buildings and structures within the subject site shall relate harmoniously to each other in architectural style, site location, and building exits and entrances. Building scale, massing, materials, and detailing should be compatible with the surrounding area.

Note: the site contains numerous types of structures, some of which are in a dilapidated state. The applicant has cleared out numerous unused structures and debris.

12. Electric, telephone, cable, and other such utility lines and equipment shall be placed underground.

Note: Some but not all utilities are located underground.

13. The project shall not place excessive demands on Town services.

Note: The project would not be expected to change demands on Town services.

14. The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.

Note: The applicant has created a barrier to prevent regular use of the access onto Route 6, but cannot completely close this access because it is needed to service the well in use by the motel to the north.

15. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project shall be maximized. Traffic patterns for vehicles and pedestrians must show safe and adequate circulation within and access to and from the site.

Note: the uses and activities on the site are not conducive to pedestrian traffic.

16. A bicycle rack(s) shall be provided on the site and shall be located near the entrance to the building(s).

Note: This condition does not appear applicable

The motion was voted 5-0-0 (Mssrs. Kiernan, Herridge, Boleyn, Riemer and Sollog voted in favor).

**Waivers**

Mr. Herridge moved to grant the requested waiver from the requirements of section 70.3 because doing so would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of the bylaw:

- 70.3.D.1.e – 3 copies of drainage calculations
- 70.3.D.3c (1-16) - Proposed conditions plan
- 703.D.3.d - Proposed landscaping plan
- 70.3.D.3.e - Building plans
- 70.3.D.3.f - Project estimates
- 70.3.D.3.b(2) - Parking and walkways
- 70.3.D.3.b.(2) - Lighting service areas

Mr. Boleyn seconded. The motion was voted 5-0-0 (Mssrs. Kiernan, Herridge, Boleyn, Riemer and Sollog in favor).

**Board Action**

Mr. Herridge moved to accept the following conditions, Mr. Boleyn seconded.

**Site Uses and Activities:**

1. No public onsite retail sales of landscaped materials
2. No buildings on the property will be used for residential purposes.



3. There will be no additional development of the site and no expansion of operation areas into currently unused portions of the site.
4. All future utilities will be located underground.
5. No storage of forms treated with a release agent or other petrochemical will be stored on the site.

Noise:

6. Any vehicles or heavy equipment used by the owner/applicant or tenants thereof, or otherwise stored or used on the property for extended periods, that use back-up alarms must be equipped with a white sound reversing alarm.
7. The applicant will appear before the Planning Board in one year in non-regulatory administrative public meeting to review noise conditions on the property.

Landscaping and Drainage:

8. The applicant will provide a letter stating that the fill used to elevate the north side of the property within the zone 1 by 16 ft is clean fill.
9. Trees planted along the northern property line will be watered and maintained to ensure proper growth and viability, and will be replaced if necessary.
10. Berms located 1 ft from the property line with JF Noons/Rose Family will be maintained and enhanced using telephone pole or other measures to divert run-off into a drain or vegetated area and prevent run-off onto the JF Noons property or onto Noons Heights Road.
11. The berm created in the former entrance to Noons Heights Road will be vegetated and maintained, and the entrance will no longer be used.

Fuel Storage and Handling:

12. No fuel storage or transfer shall occur in the Zone 1.
13. Fuel storage is centralized in one tank and relocated away from the Zone 1, and the protective pad for fuel transfer shall be maintained to provide effective water resource protection, and the unused fuel tank shall be removed from the property.
14. The property shall comply with all Board of Health rules and regulations.

Compliance

15. The applicant agrees to appear before the Board in one year's time for a non-regulatory administrative meeting to review compliance with conditions of the decision. Per §70.3.J, demonstrated compliance with all conditions and requirements of this decision is necessary in order for the Board to certify to the Building Commissioner that the requirements of §70.3 are met.

The motion was voted 5-0-0 (Mssrs. Kiernan, Herridge, Boleyn, Riemer and Sollog in favor).

Mr. Herridge moved to approve the commercial site plan submitted by Michael Winkler, Trustee for Winkler Route 6 Trust, for property located at 1 Noons Heights Road, Atlas Map 39 Parcels 166, subject to the aforementioned conditions, pursuant to §70.3 of the Truro Zoning By-law. The plan is for current condition and use of the property as a commercial staging area for a crane

company, for storage of equipment and supplies, and for a commercial landscaping/excavation business. Mr. Boleyn seconded.

The motion was voted 5-0-0 (Mssrs. Kiernan, Herridge, Boleyn, Riemer and Sollog in favor.)

This Site Plan Approval for a Commercial Site Plan shall expire in two (2) years from the date of this approval.

Pursuant to §70.6 of the Truro Zoning Bylaw, it shall be the responsibility of the applicant to obtain a true attested copy of the decision from the Town Clerk. The applicant shall be responsible for recording the Planning Board Commercial Site Plan decision at the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of a building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

Steven Sollog 4/13/2017  
Chairman, Truro Planning Board Date

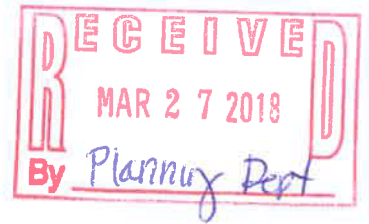
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Received, Office of the Town Clerk:

Boleyn APRIL 18 2017  
Signature Date

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PETER BURGESS



March 23, 2018

Ms. Rae Ann Palmer  
Town Manager  
Town of Truro MA

Dear Ms. Palmer,

Since my previous email to you, in which I described a problem with commercial activity generating noise at Michael Winkler's property at #1 Noons Heights Road, there has been additional intolerable noise emanating from this property. This noise is so loud it permeates my home; it not only degrades our physical and emotional quality of life, and interferes with performing cognitive activities requiring sustained attention and concentration. I will try to describe this problem as accurately as possible:

I have obtained a copy of the Planning Board's decision (03/7/17) following their commercial site plan review on April 18, 2017, and a letter to Mr. Winkler's attorney, Mr. Zender, from Truro's Town planner (at that time), Deanna Ruffer. Under the section entitled, *Board Actions*, conditions relating to managing nuisance noise were placed in the Site Uses and Activities section. For example :

*#6: "Any vehicles or heavy equipment used by the owner/applicant or tenants thereof, or otherwise stored or used on the property for extended periods of time, that use back-up alarms must be equipped with a white sound reversing alarm."*

*#7: "The applicant will appear before the Planning Board in one year in a non-regulatory administrative public meeting to review noise conditions on the property."*

At that meeting Mr. Winkler said that I should inform him if noise was coming from his property and that he would "take care of it" by telling any people using machinery there to shut off their back-up alarms. Although this response was not what Condition #6 required of him, I didn't want to appear unreasonable. I have had to call him three times since then about loud back-up alarm noise coming from his property, but - again, not wishing to be an annoyance - only after that noise was present at an intolerable intensity for several days. His first response was civil and effective, i.e., he would tell Gregory Morris of GFM Enterprises to leave his property; his second response was barely civil but effective; his third (March, 09) response was an enraged rant of accusation and the noise continued intermittently for several days. I re-recorded this noise when it again became intolerable (see video recordings for Friday, 03/09 and Thursday, 03/22). Please note that this noise is almost unabated in intensity *inside my home*.

Unlike in prior years (2016-17), the noise coming from this property is intermittent, and appears to be during times when GFM Enterprises is using the property to load trucks for transport. The source is the same large yellow CAT machine that has been the source of noise pollution since 2016. This is the same noise source discussed at the 2017 Planning Board meeting, which was understood would be fitted with white-noise back-up alarm technology as a condition for Planning Board approval.

In light of the above, and since there appear to be other conditions of Mr. Winkler's site plan that have not been complied with, I believe a site plan review is necessary. If Mr. Winkler will not follow through with Condition #6, I think a noise reduction barrier needs to be installed for that purpose,

I respectfully request that the Town Planner advise the Planning Board of the need for administrative review.

Sincerely,

Peter Burgess

A handwritten signature in black ink that reads "Peter Burgess".

A red rectangular stamp with the words "FILE COPY" in bold, uppercase letters. To the left of the text is a small icon of a file folder.



# TOWN OF TRURO

Planning Department  
P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505  
druffer@truro-ma.gov



April 18, 2017

Winkler Route Six Trust  
Michael F. Winkler, Trustee  
c/o Benjamin Zehnder, Esq.  
P.O. Box 2300  
Orleans, MA 02653

Re: 2017-001SPR 1Noons Height Road, Truro

Dear Attorney Zehnder:

Enclosed please find a copy of the Planning Board's decision on the Commercial Site Plan for the above reference project. Please note specifically the conditions imposed by the Board. These conditions are required to be met prior to Planning Board endorsement of the plan.

Pursuant to §70.7.C it is the responsibility of the applicant to file a copy of the decision with the Barnstable County Registry of Deeds, or Land Court, as applicable prior to the issuance of a building permit. Evidence of such recording shall be filed with the Building Commissioner and Town Planner. The Town Clerk cannot certify that no appeal has been taken regarding this matter; however a copy of the Board's decision has been filed with that office. The Town Clerk can provide you with a true copy attest, if the Registry requires such a document for recording purposes.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Deanna Ruffer  
Town Planner

Enc. (1)

cc: Michael Winkler, Trustee (w/enc.)  
East Cape Engineering (w/enc.)  
Building Commissioner (w/enc.)



# TOWN OF TRURO

## Planning Board

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

### COMMERCIAL DEVELOPMENT SITE PLAN REVIEW DECISION

**Atlas Map 39 Parcels 166**

**Address:** 1 Noons Height Road, Truro

**Case Reference No:** 2017-001SPR

**Applicant:** Michael Winkler for Winkler  
Route 6 Trust

**Hearing Date:** March 7, 2017

**Decision Date:** March 7, 2017

#### **Barnstable County Registry of Deeds Book 17926 Page 238**

At a duly posted and noticed Truro Planning Board hearing held March 7, 2017, the Board voted to approve with conditions an application for Commercial Development Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for current condition and use of the property as a commercial staging area for a crane company, for storage of equipment and supplies, and for a commercial landscaping/excavation business. The property is located at 1 Noons Heights Road, Atlas Map 39 Parcels 166.

The Board's vote was based on testimony by the applicant, Michael Winkler, and his representative, Attorney Ben Zehnder; testimony from numerous abutters and nearby residents; comments from the Town's Counsel on the matter, E. James Veara, and the Board's technical consultant, Joseph Longo, P.E., of Horsley Witten; and a review of the application and plans filed on January 12, 2017, and additional information from a previous application for site plan review, 2016-001SPR, previously withdrawn by the applicant.

Materials submitted by the applicant on January 12, 2017 in support of this application include:

1. Commercial Development Application for Site Plan Review and \$250 fee paid.
2. List of requested waivers prepared by Benjamin E. Zehnder
3. Letter from Thos. W. French, MA Div. Fisheries and Wildlife, to Michael Winkler, dated July 15, 2016, re: Applicant: Michael Winkler, Project Location: 1 Noons Heights Rd, Truro, Project Description: After-the-fact filing for Clearing, Stockpiling, NHESP Tracking No. - 16-35719
4. Letter from Mark Nelson, Horsley Witten Group to Rae Ann Palmer, re: Peer Review of Commercial Site Plan Review application for 1 Noons Heights Road, Truro, MA

13. The project shall not place excessive demands on Town services.

Note: The project would not be expected to change demands on Town services.

14. The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.

Note: The applicant has created a barrier to prevent regular use of the access onto Route 6, but cannot completely close this access because it is needed to service the well in use by the motel to the north.

15. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project shall be maximized. Traffic patterns for vehicles and pedestrians must show safe and adequate circulation within and access to and from the site.

Note: the uses and activities on the site are not conducive to pedestrian traffic.

16. A bicycle rack(s) shall be provided on the site and shall be located near the entrance to the building(s).

Note: This condition does not appear applicable

The motion was voted 5-0-0 (Mssrs. Kiernan, Herridge, Boleyn, Riemer and Sollog voted in favor).

#### Waivers

Mr. Herridge moved to grant the requested waiver from the requirements of section 70.3 because doing so would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of the bylaw:

- 70.3.D.1.e – 3 copies of drainage calculations
- 70.3.D.3c (1-16) - Proposed conditions plan
- 70.3.D.3.d - Proposed landscaping plan
- 70.3.D.3.e - Building plans
- 70.3.D.3.f - Project estimates
- 70.3.D.3.b(2) - Parking and walkways
- 70.3.D.3.b.(2) - Lighting service areas

Mr. Boleyn seconded. The motion was voted 5-0-0 (Mssrs. Kiernan, Herridge, Boleyn, Riemer and Sollog in favor).

#### Board Action

Mr. Herridge moved to accept the following conditions, Mr. Boleyn seconded.

#### Site Uses and Activities:

1. No public onsite retail sales of landscaped materials
2. No buildings on the property will be used for residential purposes.

1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.

Note: This property is within the Route 6 Commercial zoning district. The use is allowed within the zoning bylaw. The applicant has provided a list of current uses of the buildings on the site. The property is within a Zone 2 to the public water supply, Paul Daley Well Field. A portion of the property is within the 195 foot protective radius of a public water supply well.

2. The proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.

Note: The applicant planted 24 8' Leyland Cypress trees along and within the north boundary line to screen operations from the motel.

A small soil berm was created along the property boundary with 6 Noons Heights Road to address run-off.

To address noise concerns expressed by abutters from truck movements, the applicant voluntarily agreed to avoid operation for heavy equipment on major holidays and to limit hours of operation on weekends.

3. The proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.

Note: Compliance with dark sky requirements for outdoor lighting and Chapter IV, Section 6 of the General Bylaws of the Town of Truro should be documented. The applicant requested a waiver from this requirement as there is no change to outdoor lighting.

4. The proposal provides for the protection of significant or important natural, historic, or scenic features.

Note: The applicant has provided a letter from NHESP indicating "no take" of rare or endangered species.

5. The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention.

Note: The applicant planted 24 8' Leyland Cypress trees along and within the north boundary line to screen operations from the motel.

6. The proposal adequately provides for refuse disposal.

Note: The Horsley Witten report recommends that the existing refuse dumpster should be relocated outside of any Zone 1 area.

7. The proposed sewage disposal and water supply systems within and adjacent to the site shall be adequate to serve the proposed use.

Note: The Health Department has indicated that the existing system is adequate for 678 gallons per day. The connections should be shown on the plans as well as what the buildings are used for and flow calculations for each. This flow will be established as the 'approved







# TOWN OF TRURO

## Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

To: Planning Board  
Fr: Cally Harper, PhD, Town Planner  
Date: June 15, 2018 (for meeting on June 20<sup>th</sup>)  
Re: Draft of House Size Bylaw, Planner Report #1

### **Approve the Draft and Schedule a Public Hearing for Proposed Amendments to the Zoning Bylaw:**

The Planning Board will review and vote on the draft bylaw and vote on a date to 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, Area and Height Regulations in all Districts except the Seashore District to Determine Maximum Building Size in Truro. 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.

### **Possible Board Action on Draft House Size Bylaw:**

First, the Planning Board will review and vote on the language of the draft bylaw and second, the Board will vote on a date to hold a public hearing on the draft bylaw. After the meeting, the draft bylaw will be filed with the Town Clerk and be available for public review prior to the public hearing.

The available date for a public hearing is July 25<sup>th</sup>.

### **Vote #1: Motion to approve the draft of the House Size bylaw and submit to the Town Clerk:**

#### **Affirmative Motion:**

*"I move to approve the draft bylaw presented at the June 20<sup>th</sup> Planning Board meeting to be filed with the Town Clerk"*

#### **Partial Affirmative Motion:**

*"I move to approve the following amendments presented at the June 20<sup>th</sup> Planning Board meeting to be filed with the Town Clerk <list amendments>."*

#### **Negative Motion:**

*"I move to disapprove the draft bylaw presented at the June 20<sup>th</sup> Planning Board meeting based on the following reasons <insert reasons> and therefore this proposal should not be filed with the Town Clerk."*

**Vote #2: Motion to vote on a date to hold the public hearing for the House Size bylaw:**

*“I move to hold a public hearing pursuant to MGL c.40A, sec.5 on July 25, 2018 at Town Hall, 24 Town Hall Road, at 6 pm to consider an amendment to the Town of Truro Zoning Bylaws which would add a new definition of Total Gross Floor Area in §10.4, Definitions and add a new Section 50.2, Area and Height Regulations in all Districts except the Seashore District to Determine Maximum Building Size in Truro. 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.”*

**DRAFT (REV June 7, 2018)**

**ARTICLE \_\_\_\_: AMEND ZONING BYLAWS §50, AREA AND HEIGHT REGULATIONS IN ALL DISTRICTS EXCEPT THE SEASHORE DISTRICT TO DETERMINE MAXIMUM BUILDING SIZE IN TRURO.**

To see if the Town will vote to amend the Town of Truro Zoning Bylaw Section 10.4, Definitions and Section 50, Area and Height Regulations, by adding a new Section 50.2 (new text shown in bold type, or take any other action relative thereto. *Requested by the Planning Board.*

In Section 10.4 *Definitions*, insert the following new definitions:

**Total Gross Floor Area in all Districts other than the Seashore District. The aggregate gross floor area of any dwelling and accessory structures on a lot within the Town of Truro, shall consist of the sum of the horizontal areas of the floor(s) of a building measured from the exterior faces of the exterior walls of the building, without deduction for hallways, stairs, closets, and thickness of walls, columns or other features used or intended to be used for living, sleeping, sanitation, cooking or eating purposes, excluding cellar, basement floor area, detached garages, porches, decks, attics, barns, greenhouses, sheds and structures used for agricultural purposes only.**

**For the purposes of computing floor area, any portion of the floor area measuring less than five feet from the finished floor to the finished ceiling shall not be included in the computation of floor area.**

In Section 50 *Area and Height Regulations*, insert the following section:

**Section 50.2 Building Gross Floor Area in all Districts other than the Seashore District.**

- A. Purpose: This Section determines 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, as described in the Truro Local**

**Comprehensive Plan, Chapter 1: “A Vision for Truro,” and Chapter 2, “Land Use.”**

**B. Applicability and Exceptions:**

- 1. Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 50.2.B.2, 50.2.C, and 50.2.D, building permits for new construction or for projects that seek to increase the Gross Floor Area of buildings that exist on lots as of \_\_\_\_\_, 2018, shall be issued only where, on completion of the construction or project, the Total Gross Floor Area of the new, or existing plus addition, does not exceed 3,200 square feet for one acre of land:**
  - a. Plus 200 square feet for each additional contiguous acre of land; or minus 200 sq. ft. for each contiguous acre of land less than one acre, or as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre**
  - b. Plus a Planning Board approved Accessory Dwelling Unit of up to 1,000 sq. ft.**
  
- 2. Special Permit to exceed the Total Gross Floor Area limit: The Total Gross Floor Area limit for a dwelling on a lot established in subsection 50.2.B.1 may be exceeded, up to a maximum established by this subsection, by special permit, as provided in 50.2.C and 5.2.D. No Special Permit may be issued for any construction if the construction would result in the Total Gross Floor Area exceeding 4,200 square feet for one acre of land:**
  - a. Plus 200 square feet for each additional contiguous acre of land; or minus 200 sq. ft. for each contiguous acre of land less than one acre, or as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre.**

**DRAFT (REV June 7, 2018)**

- C. Procedures for Special Permit Application Review and Approval: Upon receipt of an application for a building permit, the Building Commissioner shall make an initial determination as to whether any alteration, construction or reconstruction of a dwelling or accessory structure would result in Total Gross Floor Area exceeding the maximum determined by Section 50.2.B.1. If the Building Commissioner determines that the applicant cannot proceed without a Special Permit, the applicant must apply to the Zoning Board of Appeals for a Special Permit. No building permit shall be issued hereunder unless the Zoning Board of Appeals grants a Special Permit according to procedures as defined *infra* in this Bylaw.**
- D. When required, an application for Special Permit shall be made to the Zoning Board of Appeals. Notice shall be given of all applications for a Special Permit hereunder in accordance with Section 60.4 (Notice Requirements) of these Bylaws. A Special Permit may be granted only where the Zoning Board of Appeals finds by a preponderance of the evidence that the proposed construction is consistent with the criteria found in Section 30.8 (Special Permits) of these Bylaws. In addition, the Zoning Board of Appeals shall make specific written findings of objective facts that support the request for additional gross floor area, and demonstrate that the additional gross floor area is in the public interest of the Town of Truro, and not inconsistent with the intention and purpose of this Bylaw, which is to determine the maximum dwelling size in Truro. In considering whether the proposed use is in harmony with the public good, the Zoning Board of Appeals shall consider, among other relevant factors, the size of neighboring buildings and the surroundings in which the additional gross floor area is proposed.**
- E. Nothing in this Section shall be construed to regulate or restrict the use of the interior area of a dwelling.**

**DRAFT (REV June 7, 2018)**

Comments:

The proliferation of large houses alters the environmental, economic and social fabric of a community, and for Truro, often makes it no longer affordable for residents to stay here. The intent of this bylaw is to limit the size of future residential construction, alteration, or reconstruction to preserve the special character and prevailing size and massing of buildings in the Town, and to be in harmony with the historic nature, sense of community, and aspirations of Truro. The proposed future size limits are based on an analysis of prevailing building sizes and will minimize the creation of out-of-scale properties. All existing buildings will be “grandfathered in” and allowed. The proposed amendment will not deny Truro’s residents the right to live in large houses. But it will protect the Town from the onslaught of 10,000 sq. ft. buildings that will dominate the landscape and change forever Truro’s small-town character.

**TRURO PLANNING BOARD  
MEETING MINUTES  
June 6, 2018 – 5:00 p.m.  
Truro Town Hall**

**DRAFT**

**PLANNING BOARD MEMBERS PRESENT:** Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Steve Sollog, Karen Tosh

**OTHER PARTICIPANTS:** Kristen LeDuc, Ann Greenbaum, Chuck Steinman, Joanne Barkin, Cally Harper, Town Planner

Mr. Sollog opened the meeting at 5:00 pm.

**Public Comment Period**

There was no public comment.

**Temporary Sign Permit**

**The Truro Group** – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for two 2’ by 8’ banners. One banner will be placed at the split of Route 6 and Route 6A on a wooden stand and the other sign will be placed at the intersection of Route 6 and Standish Way, below the highway sign. The signs will be installed July 2, 2018 to July 28, 2018.

Mr. Herridge made a motion to approve the application, Mr. Roderick seconded. So voted, 7-0.

**Temporary Sign Permit**

**Friends of the Truro Meeting House** – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for two 36” by 24” banners. One banner will be placed at 3 First Parish Lane at the corner of Town Hall Road and the other sign will be placed at 11 Town Center Road in front of 3 Harbors Realty Office. The signs will be installed June 25, 2018 to July 31, 2018.

Mr. Boleyn made a motion to approve the application, Mr. Roderick seconded. So voted, 7-0.

**Temporary Sign Permit**

**Friends of the Truro Meeting House** – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for two 36” by 24” banners. One banner will be placed at 3 First Parish Lane at the corner of Town Hall Road and the other sign will be placed at 11 Town Center Road in front of 3 Harbors Realty Office. The signs will be installed July 31, 2018 to August 26, 2018.

Mr. Boleyn made a motion to approve the application, Mr. Kiernan seconded the motion. So voted, 7-0.

**Public Hearing**

**2018-003 PB New Cingular Wireless PCS, LLC (AT&T)** by its representative Smartlink, LLC seeks approval and authorization of uses under Section 40.5 of the Truro Zoning Bylaw to replace three existing wireless antennas with new antennas and to install twelve remote radio units on the existing mounts of the existing telecommunications tower located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A.

Ms. Kristen LeDuc came forward to explain the application and the request for waivers. Discussion occurred about capacity and coverage. Coverage would be improved for AT&T. Since this is an existing tower, applicant is requesting waivers. The new equipment might help with dead zones. No abutters came forward. Mr. Sollog asked about the weight of the antennas which are heavier than the previous ones. He also asked about the grout and inspections. Mr. Herridge moved to approve the waivers as requested based on the fact that such waivers would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this bylaw. Mr. Roderick seconded the motion. So voted, 7-0.

Mr. Herridge moved that the Special Permit be approved with conditions for New Cingular Wireless PCS, LLC (AT&T) (docket#2018-003PB) by its representative Smartlink, LLC pursuant to §40.5 (Communication Structures, Building and Appurtenances) of the Truro Zoning By-law to replace three existing wireless antennas with new antennas and to install twelve remote radio units on the existing mounts of the existing telecommunications tower located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A. This approval is based on the fact that the application, with the approved waivers, complies with all the requirements of this bylaw. The conditions are that there will be no increase in current sound levels and that the grounding of the equipment is secure. Ms. LeDuc said they will be pulling a permit for the electrical work. The Board would like to see the report after the work is completed. The Board would like the electrical report and the subcontractor's report. The two separate conditions are that installation makes every effort to limit vibrational noise, and that any adverse findings be reported. Mr. Roderick seconded. So voted, 7-0.

### **Discussion of Rose Hill Lane**

The Planning Board will discuss next steps for the Becker subdivision. The property is located at 3, 5, 7 Rose Hill Lane, Assessor's Atlas Map 54, Parcel 33. Applicant requested a continuance, see attached correspondence.

Mr. Kiernan, Mr. Riemer and Mr. Boleyn recused themselves and left the room.

Mr. Herridge made a motion to continue the hearing to July 25, Mr. Roderick seconded. So voted, 4-0-3. (Mr. Kiernan, Mr. Riemer and Mr. Boleyn abstained.)

### **Discussion of Next Steps for Size Restrictions for Residential Structures**

The Planning Board will discuss how to move forward with the Zoning Bylaw Amendment on Area and Height Regulations in All Districts except the Seashore District to Determine Maximum Building Size in Truro.

Ms. Greenbaum spoke about the Transfer Station visits and mentioned that Mr. Riemer has a table lined up for the Farmers Market, in order to gather input from residents.

There was discussion about whether to combine a formal public hearing on town-wide house size with the cannabis meeting in July. Mr. Kiernan asked if we will have the by-law draft available before then. Ms. Greenbaum said she had hoped to bring a draft tonight, but



was not able to. She offered to send the draft to Ms. Harper for the next Planning Board meeting's packet. The feedback so far has been that fairness is important. The numbers used for the Seashore could be used and then made less restrictive, if needed. Mr. Herridge said there is also the issue of including or excluding the ADU's. The draft will be posted on the Town website. Mr. Sollog would like the drafts to be easier to find on the website.

Another suggestion for gathering input is at the Town summer concerts.

Chuck Steinman came forward and said that the packet is available. He said they are working on the draft and can provide it by the June 20 meeting, in order for the Board to review and approve it. Then it could be posted in the packet for the July 25th Planning Board meeting. Also, he said, regarding the ADU, it is by right and therefore would not be included.

### **Review and Approval of Meeting Minutes**

May 23, 2018

Mr. Boleyn asked to change his vote on previously approved projects. There was discussion on whether or not this is the appropriate time to discuss this topic. Mr. Kiernan pointed out a typo and asked to add the phrase that there was no solution to the scheduling problem that he brought up at the last meeting (page 5). He asked if the word "legal" could be added before parking. Mr. Riemer asked that it be noted that he distributed documents regarding the subdivision control law and Planning Board waivers. It was agreed that the minutes are not a verbatim transcript of the meeting. Mr. Herridge made a motion to approve the minutes as corrected, Ms. Tosh seconded the motion. So voted, 5-2. (Mr. Riemer and Mr. Kiernan voted against.)

### **Reports from Board Members and Staff**

Town Planner Report

Mr. Sollog acknowledged that some Board members have concerns about the Hatch Road subdivision decision. Ms. Harper explained that the Board has already approved the plan and they cannot revote on it tonight. Tonight is about the Chair signing the decision. There was a lengthy discussion about issues regarding the retaining wall, the lighting and the turn around. Mr. Boleyn originally voted in favor of the plan, but now wants to know if the vote can be reconsidered because of safety. Mr. Riemer said that until a decision has been officially certified by the Town clerk it can be reconsidered.

Joanne Barkin asked if she could speak. Ms. Harper said that the public hearing for the project is closed. Mr. Sollog allowed her to speak. She asked if there could be a memorandum of understanding or a letter of guidance to stipulate some things that aren't clear to her about the project. Mr. Sollog said that sometimes the Board has asked to review a decision a year later to see that the applicant has complied.

Mr. Sollog asked Mr. Boleyn for his observations about the septic plan for the Hatch subdivision. Mr. Boleyn's concern is to maintain the road width on Mr. Rice's plan. Mr. Sollog talked about the right of way as opposed to road width. He fails to see a safety issue. Mr. Riemer said in the Planning Board Handbook it says that the Board should be concerned with ensuring that zoning by-laws are followed. He said there is a zoning violation and the Board is not allowed to approve a violation. Mr. Sollog pointed out that Mr. Riemer voted against the project.

Mr. Kiernan asked if the Board follows Roberts Rules of Order. He stated that if a Board votes and there is an appeal period, a revote can be called for. Mr. Boleyn talked further about the problem with the septic system and the safety of the road. Mr. Sollog discussed the that the current trend with the Board is to take one step forward with projects and two steps backwards. The Chair signed the decision. (There is a typo that Ms. Harper will fix.)

Ms. Harper said that clarification is needed for the continued public hearing for White Sands. Mr. Kiernan has a question about parking due to the condominium status of the property. The applicant has been asked for the 2010 parking plan. Ms. Harper doesn't have a copy.

Questions for Town counsel: Is the White Sands property condominiums or a motel? If there is a 2010 approved parking plan, has it lapsed? Mr. Riemer wanted to know about the court case regarding the definition of a motel room. Mr. Sollog said the applicants know that they are proceeding at their own risk. Mr. Kiernan moved and Mr. Herridge seconded the motion to ask these questions. So voted, 7-0.

There was a discussion about meeting scheduling. Mr. Kiernan made a motion to change the meetings from 5:00 pm to 6:00 pm, July 1 through October 31. Mr. Riemer seconded the motion. Ms. Tosh and Mr. Herridge spoke in favor of keeping the time as is. Mr. Riemer spoke in support of Mr. Kiernan, as did Mr. Boleyn. So voted 4-3-0 in favor of the motion. (Mr. Sollog, Ms. Tosh and Mr. Herridge voted against.)

Mr. Kiernan made a motion to adjourn, Mr. Boleyn seconded. So voted, 7-0.

Meeting adjourned at 7:20 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: June 13, 2018, 2018 (for June 20<sup>th</sup> meeting)  
Re: Town Planner Report

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1. Copies of the updated Town of Truro Rules and Regulations Governing the Subdivision of Land are included in your packets with the changes from March 2018.
2. Chair's signature on the decision for 2018-003 PB - as a courtesy to the Board, the decision for this project is being distributed to all members for their records.
3. I contacted the applicants for 2017-011 SPR White Sands Beach Club to tell them that the Planning Board now meets at 6 pm, not 5 pm.



**Town of Truro Planning Board**  
**P.O. Box 2030, Truro, MA 02666**  
**Tel: (508) 349-7004 x 127; Fax: (508) 349-5505**

**COMMONWEALTH OF MASSACHUSETTS**  
**TOWN OF TRURO**  
**PLANNING BOARD**

**SPECIAL PERMIT**

**Applicants: New Cingular Wireless PCS, LLC (AT&T) by its representative Smartlink, LLC**

**Case No.: 2018-003PB**

**Map 39 Parcel 172**

**344 Route 6, Truro**

**Hearing Dates: June 6, 2018**

**Decision Date: June 6, 2018**

At a duly posted public hearing held on June 6, 2018, the Truro Planning Board, acting in the matter of Case No. 2018-003PB, voted to **grant with conditions** a Special Permit pursuant to §40.5 (Communications Structures, Buildings, appurtenances) of the Truro Zoning By-law for the replacement of three existing wireless antennas with new antennas and the installation of twelve remote radio units on the existing mounts of the existing telecommunications tower located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A.

In its review of the matter the Planning Board considered the following information submitted on March 16, 2018:

- 1) Application for Special Permit dated 4/30/18, stamped in with Town Clerk on 5/3/18.
- 2) A filing fee of \$50.00 was paid on 5/3/18
- 3) Authorization Letter dated 5/3/18
- 4) Cover letter dated 5/3/18 to the Town of Truro, Planning Board from Kristen LeDuc
- 5) Certified Abutters List
- 6) Structural Analysis Report, dated 11/13/17, by B+T Group, for 344 Route 6, North Truro.
- 7) Set of Plans – AT&T New Cingular Wireless PCS, LLC, Smartlink – Site Number: MAL01106, Site Address: 344 Route 6, Truro, MA 02666, Maser Consulting P.A , latest revision date 10/18/17, including:
  - A. Sheet Number T-1 – Title Sheet
  - B. Sheet Number GN-1 – General Notes
  - C. Sheet Number A-1 – Compound and Equipment Layouts
  - D. Sheet Number A-2 –Elevation View, Details and Antenna Schedule
  - E. Sheet Number A-3 – Antenna Layouts
  - F. Sheet Number A-4 – Details
  - G. Sheet Number A-5 – Details
  - H. Sheet Number A-6 – RF Plumbing Diagrams
  - I. Sheet Number G-1 – Grounding Details

8) Letter outlining the request for waivers, dated 5/24/18

### **SPECIAL PERMIT DECISION**

The Planning Board acted to grant waivers from the requirements of §40.5 of the Truro Zoning Bylaw, finding that the granting of such waivers would not be detrimental to the public interest, cause the Town any expense or be inconsistent with the intent and purpose of the zoning bylaw.

On a motion by Mr. Herridge and seconded by Mr. Roderick, the Board voted to approve the following waivers:

- §40.5.B.2 (minimum distance from the perimeter)
- §40.5.B.12 (hazardous waste discharge)
- §40.5.B.13 (stormwater runoff)
- §40.5.B.14 (lighting)
- §40.5.B.15 (secured access)
- §40.5.B.19a (survey of all sites)
- §40.5.B.19b (survey of –pre-existing structures)
- §40.5.B.19c (radiation pattern)
- §40.5.B.19d (sound level)
- §40.5.B.19e (delineation of those not served by the proposed installation)
- §40.5.B.19g (plans of special design features)
- §40.5.B.19i (a fly-over with a 3-ft diameter balloon)
- §40.5.B.20c (a site plan)
- §40.5.B.20d (a landscape plan)

The applicant requested the waivers listed above and provided the following reason for every waiver request: “The applicant is requesting a waiver as the Eligible Facilities Request for Modification under Section 6409 does not alter the existing permitted conditions at the premises and therefore they are not applicable. The existing facility is approved by the Special Permit previously granted by the Town of Truro Planning Board.”

The motion to approve the requested waivers passed on a vote of 7-0-0, with Mr. Sollog, Mr. Riemer, Mr. Herridge, Mr. Boleyn Mr. Kiernan, Mr. Roderick and Ms. Tosh voting in favor.

On a motion by Mr. Herridge and seconded by Mr. Roderick, the Board voted to approve the Special Permit, with conditions for **New Cingular Wireless PCS, LLC (AT&T)** (docket # 2018-003PB) by its representative Smartlink, LLC pursuant to §40.5 (Communication Structures, Buildings and Appurtenances) of the Truro Zoning By-law to replace three existing wireless antennas with new antennas and to install twelve remote radio units on the existing mounts of the existing telecommunications tower located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A. The following conditions are imposed:

1. Installation of the equipment makes every effort to limit vibrational and wind noises
2. The equipment shall be grounded

3. The subcontractor will report any results or violations of adverse findings to the Town of Truro Planning Board.

This approval is based on the fact that the application, with the approved waivers and imposed conditions, complies with all the requirements of this bylaw. The motion passed on a vote of 7-0-0, with Mr. Sollog, Mr. Riemer, Mr. Herridge, Mr. Boleyn Mr. Kiernan, Mr. Roderick and Ms. Tosh voting in favor.

This Special Permit is valid for the applicant only and it may not be re-assigned, leased or sold. Pursuant to §30.8 of the Zoning Bylaw, this Special Permit shall lapse after one year if substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.

Any person aggrieved by a decision of the Planning Board may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

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Chairman, Truro Planning Board    Date

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Received, Office of the Town Clerk:

---

Signature

Date

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I hereby certify that this decision was filed with the Office of the Town Clerk on \_\_\_\_\_ and 20 (twenty) days have elapsed since the date of filing, and:

- No Appeal has been filed.
- An Appeal has been filed and received in this office on:

---

Signature

Date

**DRAFT**

**TRURO PLANNING BOARD AGENDA**  
**Wednesday, July 11, 2018 – 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.

**Continued Public Hearing**

**2017-011 SPR Maria Kuliopulos White Sands Beach Club, Inc.** seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-law to maintain existing uses, reduce the number of motel units from 51 to 47 and construct a replacement structure in the location of a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map 1, Parcel 5. The hearing was continued from April 18, 2018 and May 23, 2018.

**Discussion of Next Steps for Size Restrictions for Residential Structures**

The Planning Board will discuss how to move forward with the Zoning Bylaw Amendment on Area and Height Regulations in All Districts except the Seashore District to Determine Maximum Building Size in Truro.

**Review and Approval of Meeting Minutes**

June 20, 2018

**Reports from Board Members and Staff**

Town Planner Report

**Next Meeting Agenda**

Wednesday July 25 at 6 PM – **Please note the new time!**

**Adjourn**