

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.

Continued 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. The hearing was continued from June 20, 2018. A site visit was conducted on June 25, 2018.

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, vote to refer the proposed bylaw to the Board of Selectmen 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.

Vote to Refer the Marijuana Bylaws to the Board of Selectmen

The Planning Board will vote to refer the draft marijuana bylaws to the Board Selectmen.

Review and Approval of Meeting Minutes

June 20, 2018

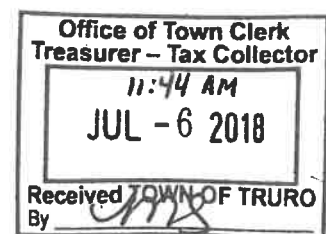
Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

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

Adjourn





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: July 2, 2018 (First public hearing on May 23rd)

Re: 2017-011 SPR Maria Kuliopulos, White Sands Beach Club, Inc. Staff Report #2

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. Continued from April 18, 2018 and May 23, 2018.

Site Visit:

On Wednesday March 9th, the Planning Board conducted a site visit to White Sands Beach Club, Inc. The following Planning Board members were present at the site visit: Mr. Sollog, Mr. Riemer, Mr. Kiernan, Ms. Tosh, and Mr. Boleyn. Also present: Maria Kuliopulos, Jason Kuliopulos, Jay Norton from Coastal Engineering Company, Inc. acting on behalf of Stacy Kanaga, Atty Edward Patten, Mr. and Mrs. Michael Powers, and Atty David Reid.

At the first public hearing for 2017-011 SPR on April 18, 2018, the Planning Board requested a simplified plan that shows the location of the parking spaces, numeration of the parking spaces, and the location of dumpsters and bike racks. Copies of "*SKC-3: Site Layout and Parking Numeration, prepared by Coastal Engineering Company, Inc., dated 5/4/18*" were distributed at the site visit.

Board members and abutters walked the property with Jay Norton, Maria Kuliopulos, Jason Kuliopulos, and Atty Edward Patten and discussed the following topics: parking, changes to the existing dwelling/motel office, noise from the A/C unit in front of the existing dwelling/motel office, location of fences, and how cars enter and exit the site. The site visit concluded at 2:30 pm. A draft of the minutes from the site visit were included in the materials packet for the May 23rd Planning Board meeting.

A comparison of the Plans submitted to the Planning Board and the Zoning Board of Appeals:

The table below is a side by side comparison of the plans submitted for Site Plan Review (docket #2017-011 SPR) on March 12, 2018 and plans included in Appendix A for the ZBA decision (docket #2017-007 ZBA). Inconsistencies between the plans are highlighted in red and described at the bottom of the table.

Plans submitted for Site Plan Review (2017-011SPR)	Plans in Appendix A of ZBA Decision (2017-007 ZBA)
C0.0.1 Proposed Site Plan for Replacement of a Fire Damaged Building, Sheet 1 of 7, dated 11/23/16, prepared by Coastal Engineering Company, Inc. (1)	C 0.0.1 , Proposed Site Plan for Replacement of Fire Damaged Building, dated 6/6/16, prepared by Coastal Engineering Company, Inc. (2)
C1.2.1 Plan Showing Existing Site Conditions, Sheet 2 of 6, dated 4/6/17, prepared by Coastal Engineering Company, Inc.	C 1.2.1 , Plan Showing Existing Site Conditions, dated 4/6/17, prepared by Coastal Engineering Company, Inc.
C2.0.1 Site Demolition plan, Sheet 3 of 6, dated 12/29/15, prepared by Coastal Engineering Company, Inc.	C 2.0.1 , Site Demolition Plan, dated 12/29/15, prepared by Coastal Engineering Company, Inc.
C2.1.1 Site Layout and Materials Plan, Sheet 4 of 7, dated 11/23/16, prepared by Coastal Engineering Company, Inc.	C 2.1.1 , Site Layout and Materials, dated 11/23/16, prepared by Coastal Engineering Company, Inc.
C2.2.1 Site Grading, Drainage and Utility Plan, Sheet 5 of 7, dated 2/27/2017, prepared by Coastal Engineering Company, Inc.	C 2.2.1 , Site Grading, Drainage and Utility Plan, 2/27/17, prepared by Coastal Engineering Company, Inc.
C2.4.1 Site Details, Sheet 6 of 7, dated 11/23/16, prepared by Coastal Engineering Company, Inc.	C 2.4.1 , Site Details, dated 11/23/16, prepared by Coastal Engineering Company, Inc.
C2.4.2 Sewage Disposal System Modifications, Sheet 7 of 7, dated 12/29/15, prepared by Coastal Engineering Company, Inc.	C 2.4.2 , Sewage Disposal System Modifications, dated 12/29/15, prepared by Coastal Engineering Company, Inc.
SKC-1 : Proposed Conceptual Unit Plan Layout for White Sands Beach Club, Truro, MA, dated 8/28/2017, prepared by Coastal Engineering Company, Inc.	SKC-1 , Proposed Conceptual Unit Plan Layout, dated 8/28/17, prepared by Coastal Engineering Company, Inc.
SKC-2 : Plan showing Proposed Unit Numbering for White Sands Beach Club, Truro, MA, dated 6/29/2017, prepared by Coastal Engineering Company, Inc.	SKC-2 , Plan Showing Proposed Unit Numbering, dated 6/29/17, prepared by Coastal Engineering Company, Inc.
Sheet 1 of 4 , Preliminary Building Design Plan, Rear and Front Elevation - For Construction, dated 12/1/2010, prepared by Felco, Inc.	Sheet 1 of 4 , (Existing Dwelling and Apartment) Building Design Plan (Building #1), dated 12/1/2010, prepared by Felco, Inc.
Sheet 1 of 2 , Existing Floor Plans, dated 4/14/2008, prepared by Felco, Inc.	Sheet 1 of 2 , (Existing Dwelling and Apartment) Existing First Floor Plans, dated 4/14/2008, prepared by Felco, Inc.
Sheet 2 of 2 , Existing Second Floor, dated 4/14/2008, prepared by Felco, Inc.	(3)
(4)	Sheet 3 of 5, (Existing Dwelling and Apartment) Second Floor Plans, dated 12/22/2005, prepared by Felco, Inc.
Sheet 3 of 4 , Preliminary First Floor, For	Sheet 3 of 4 , (Existing Dwelling and

Construction, , dated 12/1/2010, prepared by Felco, Inc. (5)	Apartment) Second Floor Apartment, dated 12/1/2010, prepared by Felco, Inc. (5)
A2: Proposed Recept. Desk Cabinetry, White Sands Beach Club, dated 2/5/2017, prepared by Luna Design Group	Sheet A2, Proposed Reception Desk Cabinetry, dated 2/5/2017, prepared by Luna Design Group
A-1.0a Proposed First Floor Plan, dated 7/3/2017, prepared by Bruce Romaine Hamilton Architects	A-1.0a, Proposed First Floor Plan, dated 7/3/17, prepared by Bruce Romaine Hamilton Architects
A-2.0a Proposed Second Floor Plan, dated 7/3/2017, prepared by Bruce Romaine Hamilton Architects	A-2.0a, Proposed Second Floor Plan, 7/3/17, prepared by Bruce Romaine Hamilton Architects
A-2.0 Exterior Elevations, dated 8/27/2017, prepared by Bruce Romaine Hamilton Architects	A-2.0, Floor Plan and Exterior Elevations, dated 8/21/17, prepared by Bruce Romaine Hamilton Architects (6)
A-6.0 Existing Exterior Elevations, dated 11/23/2016, prepared by Bruce Romaine Hamilton Architects	A-6.0, Existing Exterior Elevations, dated 11/23/16, prepared by Bruce Romaine Hamilton Architects
C-3.1 Site Lighting Plan for White Sands Beach Club prepared by D.P Evers Architecture, dated 1/13/15	**Not included in Appendix A of the ZBA decision **
Sheet 1 of 7, dated 2/9/16, prepared by Avalon Building Systems	Sheet 1 of 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16, prepared by Avalon Building Systems
Sheet 2 of 7, dated 2/9/16, prepared by Avalon Building Systems	Sheet 2 of 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16, prepared by Avalon Building Systems
Sheet 3 of 7, dated 2/9/16, prepared by Avalon Building Systems	Sheet 3 of 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16, prepared by Avalon Building Systems
Sheet 4 of 7, dated 2/9/16, prepared by Avalon Building Systems	Sheet 4 of 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16, prepared by Avalon Building Systems
Sheet 5 of 7, dated 2/9/16, prepared by Avalon Building Systems	Sheet 5 of 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16, prepared by Avalon Building Systems
Sheet 6 of 7, dated 2/9/16, prepared by Avalon Building Systems	Sheet 6 of 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16, prepared by Avalon Building Systems
Sheet 7 of 7, dated 2/9/16, prepared by Avalon Building Systems	Sheet 7 of 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16, prepared by Avalon Building Systems

- (1) The dates in the drawing index in the bottom right corner of the plan do not match the dates on the submitted plans. On May14, 2018, Coastal Engineering Company, Inc. submitted an updated cover sheet (see Planning Board packet materials)
- (2) This is a typo in Appendix A of the ZBA Decision, it should read 11/23/16.

- (3) Sheet 2 of 2 Existing Second Floor, dated 4/14/2008, prepared by Felco, Inc. was not included in Appendix A of the ZBA Decision.
- (4) Sheet 3 of 5, (Existing Dwelling and Apartment) Second Floor Plans, dated 12/22/2005, prepared by Felco, Inc. was not included in the submission for Commercial Site Plan Review.
- (5) Sheet 3 of 4 prepared by Felco, Inc. in the both the application for Site Plan Review and in the ZBA decision shows a plan for the first floor, but it appears to be above the car port. Should Sheet 3 of 4 be labelled second floor?
- (6) This is a typo in Appendix A of the ZBA Decision, it should read 8/27/17. With the font used to create the plan, the number 1 and the number 7 look nearly identical.

Questions from the Town Planner:

1. During the site visit, Board members discussed the location of parking spaces on the site. The plan titled, *SKC-3: Site Layout and Parking Numeration, prepared by Coastal Engineering Company, Inc., dated 5/4/18*, shows that a portion of the parking layout was “previously approved” in a “site parking layout from 10/13/10 Felco Plan.” This approved parking layout plan and corresponding decision was not included in the application for commercial site plan review (docket #2017-011 SPR). Can the applicant provide these documents?
2. Based on the list of plans submitted for Site Plan Review (docket #2017-011 SPR) on March 12, 2018, there are 4 plans prepared by Felco, Inc. – two of those plans are dated December 1, 2010 and 2 plans are dated April 14, 2008. Since these plans are eight to ten years old, has Coastal Engineering verified that the Felco plans are accurate? If so, is that verification included on any of the submitted Coastal Engineering plans?

Possible Actions

Sections 70.3 F & G of the Zoning Bylaw are provided below in bold. The Board should make findings with respect to each condition, finding the application compliant, non-compliant, suggesting conditions to ensure compliance, or designating as not relevant to the case. Accordingly, the Board may wish to undertake the following:

1. Vote on waiver requests (if any)
2. Make findings with respect to the review criteria/design guidelines below; and
3. Vote to approve, conditionally approve or deny the application based on specific reasons.

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.

Pursuant to §70.3F, Review Criteria/Design Guidelines, the Planning Board will review applications and their supporting information based on the following:

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

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.
4. The proposal provides for the protection of significant or important natural, historic, or scenic features.
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.
6. The proposal adequately provides for refuse disposal.
7. The proposed sewage disposal and water supply systems within and adjacent to the site shall be adequate to serve the proposed use.
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.
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.
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.
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.
12. Electric, telephone, cable, and other such utility lines and equipment shall be placed underground.
13. The project shall not place excessive 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.
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

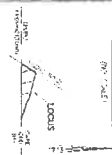
vehicles and pedestrians must show safe and adequate circulation within and access to and from the site.

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

Pursuant to §70.3G, Findings of the Planning Board, the concurring vote of four members of the Planning Board shall approve a Commercial 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.

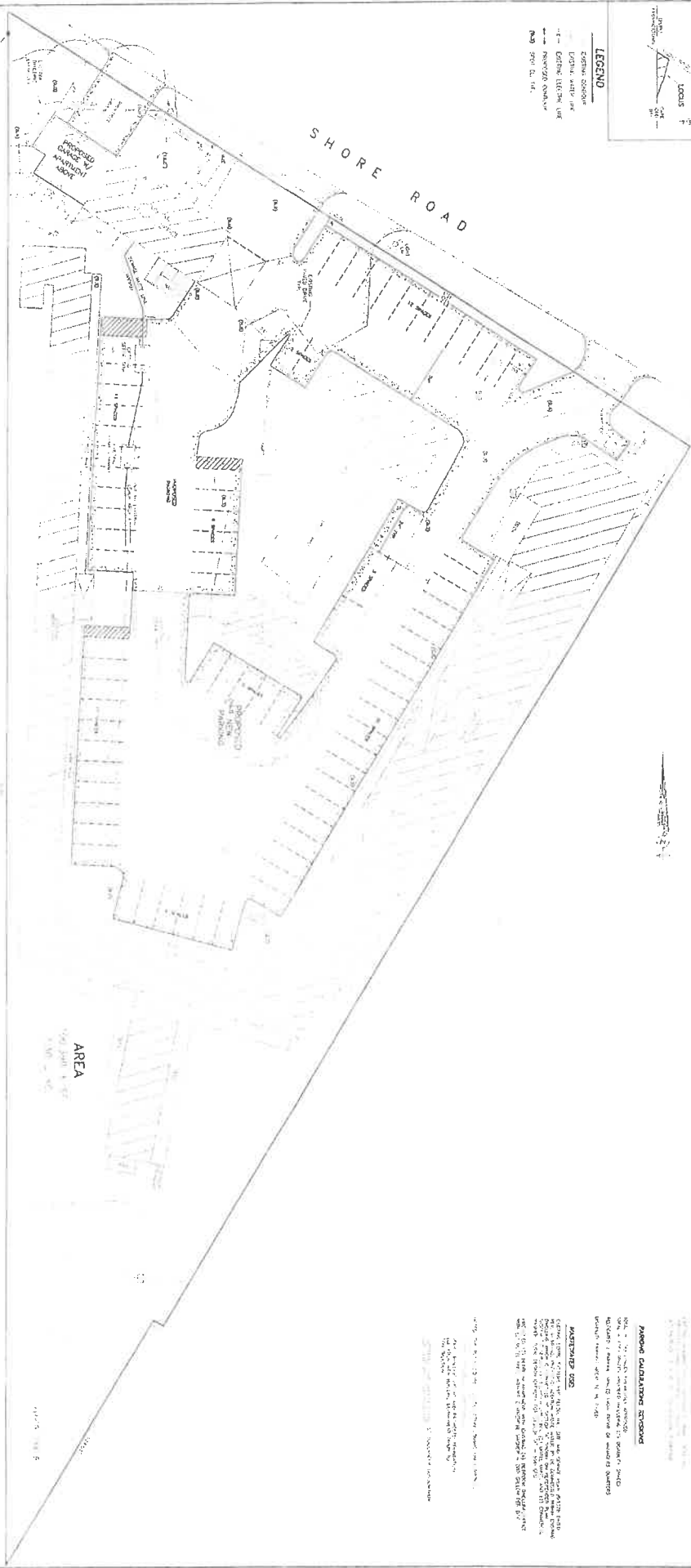
LOCUS

100' SCALE



LEGEND

- EXISTING ROADS
- EXISTING LOT LINES
- PROPOSED ROADS
- PROPOSED LOTS



AREA

LOT CORRELATION

LOT CORRELATION

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

PROPOSED LOTS

PROPOSED LOTS

PROPOSED ROADS

PROPOSED ROADS

FELCO, INC.
CORPORATE - LIVE SOMETHING

REVISED
SITE PLAN

THE SHORE ROAD

WHITE SANDS BEACH CLUB INC.

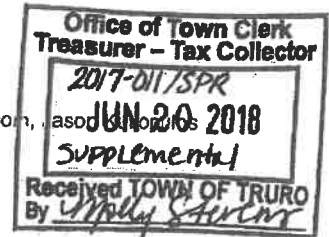
From: Jason Kuliopulos beachfrontwhitesands@gmail.com

Subject: Re: White Sands/Planning Board/Site Plan Review

Date: Yesterday at 1:35 PM

To: Cally Harper CHarper@truro-ma.gov

Cc: Edward T. Patten edpatten@edwardt.patten.com; skanaga@coastalengineeringcompany.com; Jason Kuliopulos beachfrontwhitesands@gmail.com



Cally,

I will be bringing in the following paper work for the planning board.

1. 8 copies of the Felco plan and page 3/5 that was not included in the PB package but was submitted to the Zba.

2. I have a photocopy of the signed plan from the planning board that was submitted to them on 1/19/16. This is the same plan that is in front of the planning board now.

3 Stacy Canaga will be bringing in the parking plan that was approved on 2010. This parking plan was submitted to Coastal engineering for the basis for the parking plan submitted to BP on the 1/19/2016 and which was approved by them. I had asked the board to have the area in the front as a reserve area that is available to be constructed in the future, as it is the intent to preserve as much of the site's natural state as possible. The reserved area shall be dedicated for parking only.

4 .The Felco plans for the house and apartment were presented to the Zba ,because they wanted to see all the buildings on the property. The same plans were presented to the PB, for Consistency. I have included the occupancy permit by the building inspector for both the house and the apartment. Coastal engineering had nothing to do with those plans and cannot be asked to verify them . I had submitted them to the Zba per their request.

I will try to meet with you before the next BP meeting to have everything in order.

Thanks

Maria kuliopulos

On Jun 6, 2018, at 1:44 PM, Cally Harper <CHarper@truro-ma.gov> wrote.



The Commonwealth of Massachusetts

TOWN OF TRURO

In accordance with the Massachusetts State Building Code; 780 CMR Section R111.1 Eighth Edition - Basic, this

CERTIFICATE OF USE AND OCCUPANCY

Is issued to White Sands Beach Club Inc.

Of: PO Box 611, Provincetown MA 02657

I Certify that I have inspected the Apartment

Map 1 Parcel 5

Located at 706 Shore Rd in the Town of Truro

County of Barnstable, Commonwealth of Massachusetts. The building is hereby certified to be in compliance with the Code and for the purpose stated below.

USE GROUP R-3 Two Family Residential

LIVE LOAD 40 psf 1st flr, 30 psf 2nd flr

TYPE OF CONSTRUCTION 5B

OCCUPANCY LOAD TBD Prior to Final CO

AUTOMATIC SPRINKLER SYSTEM: ☐ YES ☒ NO ☐ REQUIRED

TYPE OF SPRINKLER:

Occupancy restrictions subject to July 30, 2015 Agreement for Judgement, §4(b) April 1 - November 30 of each year.
Associated with Building Permit # 11-112 (Apartment)

December 29, 2016

Date Certificate Issued

Conditions if Any

Building Official

The building official shall be notified of any changes in the above information.

ORDINANCE AND ATTENDANCE
WHITE SANDS BEACH CLUB, INC.
C/O MARIA KULIOPULOS
 P.O. BOX 611
 PROVINCETOWN, MA 02657

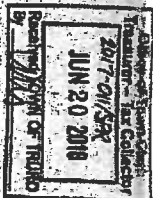
TRURO PLANNING BOARD

DATE:

Pete H...
Peter B...
John B...
Steve Salley
John K...
Michael R...

Truro Planning Board
 Endorsed / Conditionally Endorsed
 Approved
 1-19-16
Pete H...

DING



ONS PLAN

11-10-15

PROJECT		WHITE SANDS BEACH CLUB, INC.		TRURO, MA	
706 SHORE ROAD		SHEET TITLE		PROPOSED SITE PLAN FOR REPLACEMENT OF A FIRE DAMAGED BUILDING	
SCALE		AS NOTED		LATEST REVISION	
DATE		11-10-15		C18260-DET.dwg	
NO.		2		12-29-15	
DATE		11-10-15		GENERAL REVISIONS & ADD NEW SEPTIC TANK DETAILS	
REVISION		1		GENERAL REVISIONS & RESPONSE TO PLANNER'S COMMENTS	

SEAL



11-07-15



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: July 2, 2018
Re: 2018-002 SPR Staff Report #2

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. This matter was continued from the June 20th meeting and a site visit was conducted on June 25, 2018.

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 May 7, 2018:

- 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

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To: Planning Board
Fr: Cally Harper, PhD, Town Planner
Date: July 2, 2018 (for July 11th Planning Board meeting)
Re: 2017-001 SPR Staff Report #2

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. Continued from June 20th meeting.

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 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: July 2, 2018 (for meeting on July 11th)
Re: Draft of House Size Bylaw, Planner Report #2

Approve the Draft, Vote to Refer to Board of Selectmen 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, second, the Board will vote to refer the draft bylaw to the Board of Selectmen, and third, vote on a date to hold a public hearing on the draft bylaw. After the meeting, the draft bylaw will be submitted to the Board of Selectmen for review at the July 24th Board of Selectmen meeting. Public forums will be held on August 1st and 4th. The Board must determine whether to hold a special public hearing on August 13th, 15th or 16th, or to hold the public hearing on the regularly scheduled August 8th hearing.

Vote #1: Motion to approve the draft of the House Size bylaw and refer to the Board of Selectmen:

Affirmative Motion:

"I move to approve the draft bylaw presented at the July 11th Planning Board meeting to be referred to the Board of Selectmen."

Partial Affirmative Motion:

"I move to approve the following amendments presented at the July 11th Planning Board meeting to be referred to the Board of Selectmen <list amendments>."

Negative Motion:

"I move to disapprove the draft bylaw presented at the July 11th Planning Board meeting based on the following reasons <insert reasons> and therefore this proposal should not be referred to the Board of Selectmen."

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 _____, 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 RESIDENTIAL BUILDING SIZE BYLAW (July 2, 2018)

ARTICLE ____: AMEND ZONING BYLAWS §50, AREA AND HEIGHT REGULATIONS TO ESTABLISH THE MAXIMUM BUILDING SIZE FOR RESIDENCES IN THE TOWN OF TRURO RESIDENTIAL DISTRICT.

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 for residences, 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 for the Residential District. The aggregate gross floor area of any dwelling and accessory structures on a Residential District 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.

Deed-restricted affordable housing is specifically excluded from this section.

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 for the Residential District.

- A. Purpose:** This Section determines the maximum size of residential buildings on lots within the Town of Truro Residential District 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 of as of September __, 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 3,600 sq. ft. for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and pro-rated to 3,668 square feet for one acre of land:
 - a. Plus 300 square feet for each additional contiguous acre of land; or minus 300 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 and accessory buildings 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 4,600 sq. ft. for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and pro-rated to 4,668 square feet for one acre of land:
 - a. Plus 300 square feet for each additional contiguous acre of land; or minus 300 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.**

DRAFT RESIDENTIAL BUILDING SIZE BYLAW (July 2, 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 and/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 alteration, construction or reconstruction 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 alteration, construction or reconstruction 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 RESIDENTIAL BUILDING SIZE BYLAW (July 2, 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 amendment will not deny Truro's residents the right to live in large houses. But it will protect the Town from the onslaught of huge buildings that will dominate the landscape and change forever Truro's small-town character. All existing buildings will be "grandfathered in" and allowed.

The chart below illustrates allowable building size in relation to lot size. The proposed future size limits for the Residential District reflect the prevailing larger building sizes outside the Seashore District. Thus, 3,600 sq. ft. will be *Allowed by Right* for the 33,750 sq. ft. Minimum Lot Size in the Residential District, as compared to 3,600 sq. ft. *Allowed by Right* for the 3-acre Minimum Lot Size in the Seashore District. Also 300 sq. ft. per acre would be added or subtracted for larger or smaller lots as compared to 200 sq. ft. per acre for the Seashore District. This would be pro-rated for a portion of an acre. (For example, the difference between the Minimum Lot Size of .775 acre and a 1-acre Lot is .225 acres. Multiplying .225 X 300 sq. ft. equals 68 sq. ft., which is added for a 1-acre lot as shown below. For a 2-acre lot, merely add the 300 sq. ft. additional allowed per acre.)

LOT SIZE	ALLOWED BY RIGHT	ALLOWED WITH PB APPROVED ADU OR WITH ZBA SPECIAL PERMIT (UP TO + 1,000 SF)	ALLOWED WITH ZBA SPECIAL PERMIT AND WITH PB APPROVED ADU (UP TO + 1,000 SF)
Residential Minimum Lot (33,750 sq. ft. = .77 acre)	3,600 sq. ft.	4,600 sq. ft.	5,600 sq. ft.
1-acre (43,560 sq. ft.)	3,668 sq. ft.	4,668 sq. ft.	5,668 sq. ft.
2-acres	3,968 sq. ft.	4,968 sq. ft.	5,968 sq. ft.
3-acres	4,268 sq. ft.	5,268 sq. ft.	6,268 sq. ft.
6-acres	5,168 sq. ft.	6,168 sq. ft.	7,168 sq. ft.
10-acres	6,368 sq. ft.	7,368 sq. ft.	8,368 sq. ft.



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

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

To: Planning Board
Fr: Jessica Bardi, JD, Town Planner
Date: July 2, 2018 (for meeting on July 11th)
Re: Draft of Marijuana Bylaw, Planner Report #2

Vote to Refer the Draft Marijuana Bylaws to the Board of Selectmen

The Planning Board will vote to refer the draft marijuana bylaws to the Board of Selectmen for review.

Update on High Dune Craft Cooperative:

On May 2, 2018, the Town of Truro received notice from High Dune Craft Cooperative that they are holding a Community Outreach Meeting for a proposed marijuana establishment. The Community Outreach Meeting was held on May 17, 2018 at 5 pm at the Truro Public Library. The notice did not identify the locations of the marijuana establishments but identified the proposed headquarters for High Dune Craft Cooperative, located at 128 Shore Road, North Truro. Prior to the Community Outreach Meeting, the Assessing Office was asked to provide abutters lists for the following locations – 128 Shore Road, 5, 6, 10 Poms Lot Road, 12 Longnook Road, and 21 Old Bridge Road.

Possible Board Action on Draft Marijuana Bylaws:

Tonight, the Planning Board will vote to refer the draft marijuana bylaws to the Board of Selectmen. Ideally, at the Board of Selectmen's July 24th meeting it will review the draft bylaws and submit it to the Planning Board. The Planning Board can then hold its public hearing on July 25th, as previously planned. This matter is purely procedural in accordance with G.L. c.40A, sec.5, and nothing of substance within the draft bylaw will be discussed at this meeting.

Possible Motion:

"Move to refer the draft marijuana bylaw to the Board of Selectmen pursuant to MGL c.40A, sec.5 to consider an amendment to the Town of Truro Zoning Bylaws for purposes of regulating medical and adult use marijuana establishments within the Town, including establishments for the cultivation, processing, testing, product manufacturing, retail sale and transportation of marijuana, which uses shall be allowed pursuant to the issuance of a special permit and site plan approval within designated marijuana overlay districts."

**Truro Planning Board
June 20, 2018, 5:00 pm
Truro Town Hall
Meeting Minutes**

Planning Board Members present: Bruce Boleyn, Peter Herridge, Paul Kiernan (arrived shortly before 6:00 pm), Jack Riemer, Mike Roderick, Karen Tosh Absent: Steve Sollog.

Other participants: Attorney Michael Fee; Attorney Donald Nagle; Kevin Aguilar, Sean Harris, Chris Lucy, Chuck Steinman, David Drinkwater, Cally Harper, Town Planner; Jessica Bardi, Interim Town Planner.

Mr. Herridge, Vice Chair opened the meeting at 5:00 pm. He introduced the new Town Planner, Jessica Bardi.

Public Comment Period

Attorney Michael Fee came forward from High Dune Craft Cooperative, representing the four farmers from Truro and Wellfleet, who are applying for licensing regarding the growing of cannabis. He referenced the hearing of the draft bylaw scheduled for July 25, 2018. He is offering comments and proposed revisions to the bylaw. He sent a letter to Planning Board Chair Steve Sollog on Monday and is providing copies to the Board tonight. Ms. Harper spoke up and clarified the process for the public hearing. Mr. Seal asked if there could be a discussion scheduled in the interim before the hearing on July 25. Ms. Harper said she would look into whether or not this would be possible.

Temporary Sign Permit

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

Mr. Boleyn made a motion to approve the sign permit. Mr. Roderick seconded the motion. So voted, 5-0.

Temporary Sign Permit

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

Mr. Boleyn made a motion to approve the sign permit. Mr. Roderick seconded the motion. So voted, 5-0.

Subdivision Pre-Submission Review

Adventure Bound Camping Resorts is requesting a subdivision pre-submission review meeting with the Planning Board in accordance with section 2.1 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.

Attorney Donald Nagle came forward representing Adventure Bound Camping Resorts. Kevin Aguilar from Data Engineering joined him. Mr. Aguilar presented two proposals for subdivision. Eleven 3 acre lots is one concept, the second concept is multi-family with 56 duplexes, which might come under affordable housing. They are looking for feedback and guidance from the Town.

Mr. Boleyn asked why there are a number of recreational vehicles parked on the property. He asked what the plans are for those. The attorney said that the current use is as a campground. Mr. Boleyn asked how long the trailers will be parked there. The attorney said that he did not know.

Ms. Harper mentioned that the 30 acre size is a trigger for Cape Cod Commission review and asked the attorney if he was aware of that.

Mr. Herridge brought up a letter from Brian Carlstrum, Superintendent of the National Park Service stating two concerns. First he has asked the Planning Board to check our regulations regarding the storage of trailers on the property in question. Truro's regulations do not allow the storage of trailers; they will need to be moved. The attorney said they are being stored there only temporarily. Mr. Herridge reiterated that they will have to be moved. The second concern was about the encroachment by the Campground of roads and gates on National Park property. Discussion was limited on these issues since the agenda item was posted to be about the subdivision pre-submission review, not about violations of National Park Service rules and regulations.

Mr. Riemer asked about the original application, a site plan review, from many months ago. Mr. Nagle explained that the application is on hold due to litigation regarding a stop work order.

Attorney McCarthy from KP Law came forward to explain that the application was continued due to the applicant's request, not due to the litigation. She said that she was not aware of any formal action continuing the site plan review hearing.

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.

Sean Harris came forward to explain the application. He spoke about an existing 600 square foot cottage and the fact that two of the three acres of the lot are in conservation land. He showed the proposed plans, including the existing buildings. There will be changes to the septic in order to allow for five bedrooms.

Ms. Harper spoke about the abutter issue due to the property abutting the National Seashore. It means that 70% of Town residents are abutters.

Mr. Riemer suggested that the Board schedule a site visit. Mr. Herridge agreed. Mr. Riemer brought up the definition of a kitchen. Mr. Harris said he feels that has been considered carefully. Site visit was scheduled for Monday, June 25, at 2 pm. This will not be noticed, so there will be no deliberations during this site visit. Mr. Boleyn made a motion to continue the hearing to July 11, 2018, Mr. Roderick seconded. So voted, 5-0.

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 Noon Heights Road, Atlas Map 39, Parcel 166.

Ms. Harper said she received an email from Mr. Winkler stating that he is unable to attend and would like to be rescheduled for a different time. Ms. Harper will see if the meeting can be scheduled for the next Planning Board meeting, July 11, 2018. Mr. Riemer had a question for Town Counsel regarding enforcement of conditions on an approved site plan. Ms. Harper asked for a written request from Mr. Riemer to pass on to Ms. Palmer. Mr. Riemer stated that he would like to know what action the Planning Board can take if conditions of an approved site plan are not being met. Can the Planning Board rescind their site plan approval? Mr. Riemer made a motion to ask this question of Town Counsel, Mr. Boleyn seconded. So voted, 6-0.

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 on the 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 building size 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.

Mr. Herridge offered an amendment to the draft: add to Section 2, as B, removing the accessory dwelling unit from the bylaw so that the accessory dwelling unit bylaw is unchanged by the new bylaw.

Chris Lucy came forward to speak about the draft. He asked what information has been gathered since the draft was presented in March. He also initiated a discussion about the procedure of submitting an amendment to a bylaw to the Select Board for consideration at a special Town Meeting. Ms. Harper suggested that procedure should be confirmed by Town counsel. Discussion continued on details of the draft. Chuck Steinman joined in the conversation and explained the work that has been done. Mr. Herridge talked about how they are trying to find out what Truro residents want. Mr. Lucy brought up the question of how affordable housing would

be affected by this bylaw, referring to the Clover Leaf project that would have multiple units. Discussion continued regarding how to come up with a bylaw.

David Drinkwater came forward and spoke about his concerns. He suggested having an upper limit of house size for any lot size.

Ann Greenbaum came forward and talked about the timing of the Public Hearing to maximize the attendance of summer residents. Affordable housing and condos may need to be clarified.

Ms. Harper talked about formulas, ratios and caps and the importance of reviewing input and feedback from the meeting tonight. She also brought up the fact that tonight is the first time the draft has been available to the public. Mr. Riemer asked about whether there would be a moratorium on building permits once the public hearing was scheduled. He also brought up input he has had at the farmer's market regarding concerns about natural resources.

Mr. Steinman suggested scheduling two forums, one in July and one in August.

Mr. Kiernan suggested we exempt affordable housing. He also suggested asking the ZBA for their comments in writing.

Ms. Harper suggested we continue the discussion to the next meeting in order to obtain guidance from Town Counsel on process.

Review and Approval of Meeting Minutes

June 6, 2018

Mr. Boleyn brought up a minor grammatical error on page 3. He made a motion to approve the minutes as corrected, Ms. Tosh seconded, So voted, 6-0.

Reports from Board Member and Staff

Town Planner

Ms. Harper reported on housekeeping items.

Mr. Riemer asked if the Board would agree to approach the liaison from the Select Board to submit an RFP for a repeater to be located at Town Hall to improve cell phone reception. Board members agreed.

Next meeting agenda

Wednesday, July 11, at 6 pm — please note new time.

Mr. Boleyn made a motion to adjourn, Mr. Roderick seconded. Meeting was adjourned at 7:00 pm.

Respectfully submitted,
Katherine Black