

TRURO PLANNING BOARD AGENDA
Wednesday, May 23, 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

Sustainable Cape: Truro Educational Farmers Market – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for four 72" by 36" banners. Three signs will be placed on Route 6 and one sign at Veterans Memorial Park. The signs will be installed on Friday afternoon and removed on Monday afternoon from June 4 – August 27, 2018.

Temporary Sign Permit

Sustainable Cape: Truro Agricultural Fair – seeks approval of 1 application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for four 72" by 36" banners. Three signs will be placed on Route 6 and one sign at Snows Field from August 17 – September 3, 2018.

Temporary Sign Permit

Sustainable Cape: Truro Historical Society – seeks approval of 4 applications for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for four 48" by 36" sandwich board signs. The signs will be placed on the corner of Route 6 and South Highland Road from June 1 – June 30, July 1 – July 30, July 31 – August 30, August 31 – September 28, 2018.

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 letters.

Public Hearing

2017-010 PB John and Eileen Rice have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085. Continued from April 18, 2018 and May 2, 2018.

Reopened Public Hearing – Residential Site Plan Review

2017- 010 SPR Kenneth S. Kuchin – 12 Ocean Bluff Lane seeks approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure. Property is a pre-existing, non-conforming developed residential parcel in the Seashore zoning district. The property is located at 12 Ocean Bluff Lane, Map 37, Parcel 6.

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.

Scheduling a Public Hearing for Marijuana Bylaws

The Planning Board will vote on a date to hold a public hearing on draft marijuana bylaws.

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 6, 2017

Minutes from two Site Visits on May 9th

Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

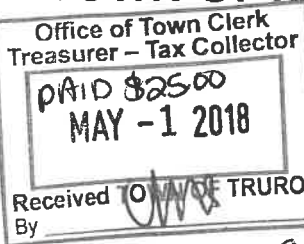
Wednesday June 6 at 5 PM – Please note the new date and time!

Adjourn

TOWN OF TRURO



PLANNING BOARD



Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Farmers
Market

Applicant Name: Sustainable CAPE: Truro Educational Farmers Market Date: 4/26/2018

Applicant Contact Information: PO Box 988, Truro, MA 02666
Mailing Address

714-383-3169
Phone

info@sustainablecape.org
Email

Number of Signs Requested: 4 Banners

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

Location(s) of Proposed Temporary Sign(s): Three on Highway Rte 6 and one at Veterans Memorial Park. Please see attached map

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

Date(s) of the Event in Which the Sign is Intended: mondays 6/4-8/27, 2018

Date When Sign(s) will be: Installed: Friday afternoon Removed: monday afternoon

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

Town of Truro + State of MA
Name Mailing Address

714-383-3169 info@sustainablecape.org
Phone Email

[Signature]
Applicant Signature

4/26/18
Date

RCVD 2018MAY1 AM11:19
ADMINISTRATIVE OFFICE

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

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

Conditions: _____

Board Signature: _____ Date: _____

Title

CC: Building Commissioner, Board of Selectmen

TRURO FARMERS' MARKET

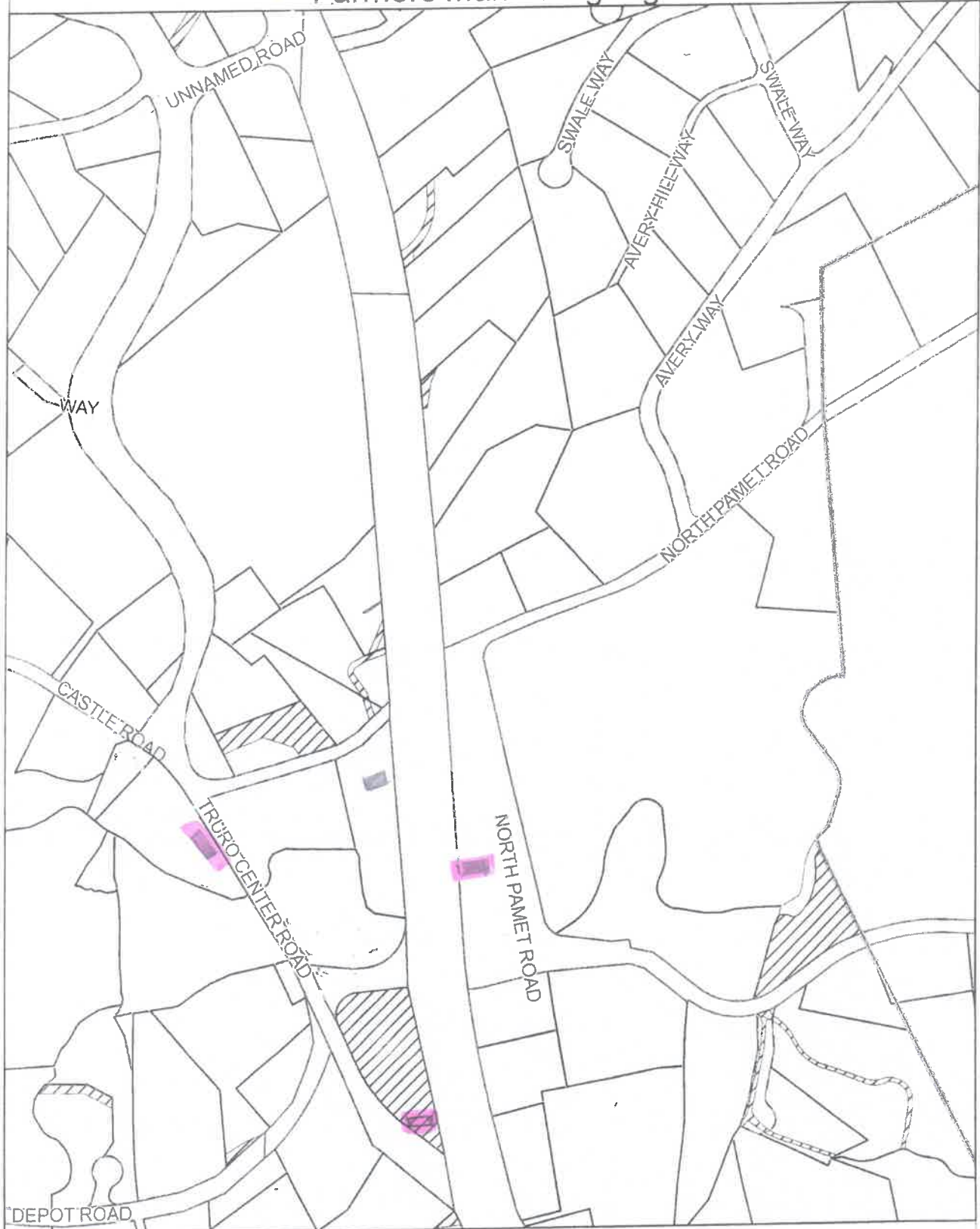
Monday 8-12



up highway @ Rt. 6 a split by Atlantic Spire



Farmers Market Signage

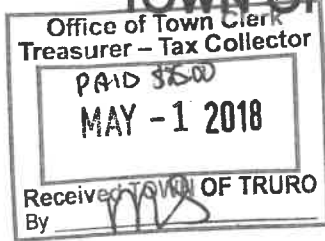


Not a legal survey

TOWN OF TRURO



PLANNING BOARD



Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Ag Fair

Applicant Name: Sustainable CAPE: Truro Agricultural Fair **Date:** April 26, 2018

Applicant Contact Information: PO Box 988, Truro, MA 02666
Mailing Address
(774) 383-3169 info@sustainablecape.org
Phone Email

Number of Signs Requested: 4 cloth banners

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

Location(s) of Proposed Temporary Sign(s): highway and on Snows Field

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

Date(s) of the Event in Which the Sign is Intended: Sunday 9/2/18

Date When Sign(s) will be: Installed: Friday afternoon 8/17/16 Removed: Monday 9/3/16

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

Town of Truro and State of MA
Name Mailing Address
Phone Email

[Signature] 4/26/18
Applicant Signature Date

RCVD 2018MAY1 AM11:19

_____ _____
Owner Signature (which also authorizes the use of the property) Date
ADMINISTRATIVE OFFICE
TOWN OF TRURO

Planning Board Action: Approved Approved w/Conditions Denied

Conditions: _____

Board Signature: _____ **Date:** _____
Title

CC: Building Commissioner, Board of Selectmen

Up highway at Rt. 6a Split by Atlantic Spine



Farmers Market Signage



Not a legal survey



*Celebrate agriculture,
aquaculture, fishing
& farming!*



TRURO

AGRICULTURAL FAIR

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector

PAID \$25.00
MAY - 8 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: TRURO HISTORICAL SOCIETY

Date: MAY 7 2018

Applicant Contact Information:

PO BOX 486 TRURO MA 02666
Mailing Address

617-251-4050
Phone

DIRECTOR@TRUROHISTORICALSOCIETY.ORG
Email

Number of Signs Requested:

ONE

Temporary Sign Dimensions: Height

42"

Width 36"

Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s):

CORNER of RT 6 & S. Highland Rd.
(SAME LOCATION SINCE 2015)

Map(s):

Parcel(s):

Please use additional sheet(s) for multiple locations

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

JUNE 1 - JUNE 30 2018

Date When Sign(s) will be Installed:

JUNE 1 2018

Removed:

JUNE 30

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

Name

Mailing Address

Phone

Email

Applicant Signature

Date

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

Date

Planning Board Action: Approved

Approved w/Conditions

Denied

Conditions:

Board Signature:

Date:

Title

CC: Building Commissioner, Board of Selectmen



TRURO
HISTORICAL
SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

Construction;

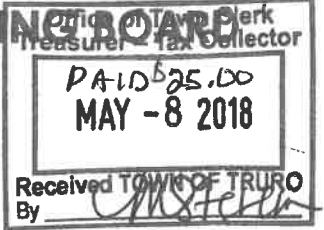
- ½" plywood panels, top hinged 'sandwich board'
- Signage on both sides
- Vinyl fabric with grommets and screws for affixing sign to board
- Sandwich Board will have posts that will secure the sign into the ground



TOWN OF TRURO



PLANNING BOARD



Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: TRURO HISTORICAL SOCIETY Date: MAY 7 2018

Applicant Contact Information: PO BOX 486 TRURO MA 02666
Mailing Address

617-251-4050 Phone DIRECTOR@TRUROHISTORICALSOCIETY.ORG Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 42" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER of RT 6 & S. Highland Rd.
(SAME LOCATION SINCE 2015)

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

Date(s) of the Event in Which the Sign is Intended: JULY 1 - 30

Date When Sign(s) will be Installed: JULY 1 Removed: JULY 30

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

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature [Signature] Date MAY 7 2018

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



TRURO
HISTORICAL
SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

Construction;

- ½" plywood panels, top hinged 'sandwich board'
- Signage on both sides
- Vinyl fabric with grommets and screws for affixing sign to board
- Sandwich Board will have posts that will secure the sign into the ground



TOWN OF TRURO



PLANNING BOARD

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

Office of Town Clerk Treasurer - Tax Collector
PAID \$25.00 MAY - 8 2018
Received By: <i>[Signature]</i>

Applicant Name: TRURO HISTORICAL SOCIETY Date: MAY 7 2018

Applicant Contact Information: PO BOX 486 TRURO MA 02666
Mailing Address

617-251-4050 DIRECTOR@TRUROHISTORICALSOCIETY.ORG
Phone Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 40" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER of RT 6 & S. Highland Rd.
(SAME LOCATION SINCE 2015)

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

Date(s) of the Event in Which the Sign is Intended: JULY 31 - AUG 29

Date When Sign(s) will be: Installed: JULY 31 Removed: AUG 29

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

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature: *[Signature]* Date: MAY 7 2018

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



TRURO
HISTORICAL
SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

Construction;

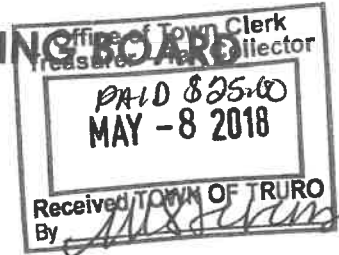
- ½" plywood panels, top hinged 'sandwich board'
- Signage on both sides
- Vinyl fabric with grommets and screws for affixing sign to board
- Sandwich Board will have posts that will secure the sign into the ground



TOWN OF TRURO



PLANNING BOARD



Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name:

TRURO HISTORICAL SOCIETY

Date:

May 7 2018

Applicant Contact Information:

PO Box 496 Truro MA 02666

Mailing Address

617-251-4050

Phone

DIRECTOR@TRUROHISTORICALSOCIETY.ORG

Email

Number of Signs Requested:

2

Temporary Sign Dimensions: Height

48"

Width

36"

Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s):

CORNER of RT 6 & S. Highland Rd

(SAME LOCATION SINCE 2015)

Map(s):

Parcel(s):

Please use additional sheet(s) for multiple locations

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

Aug 30 - Sept 28

Date When Sign(s) will be: Installed:

Aug 30

Removed:

Sept 28

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

Name

Mailing Address

Phone

Email

Applicant Signature

Date

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

Date

Planning Board Action: Approved

Approved w/Conditions

Denied

Conditions:

Board Signature:

Date:

Title

CC: Building Commissioner, Board of Selectmen

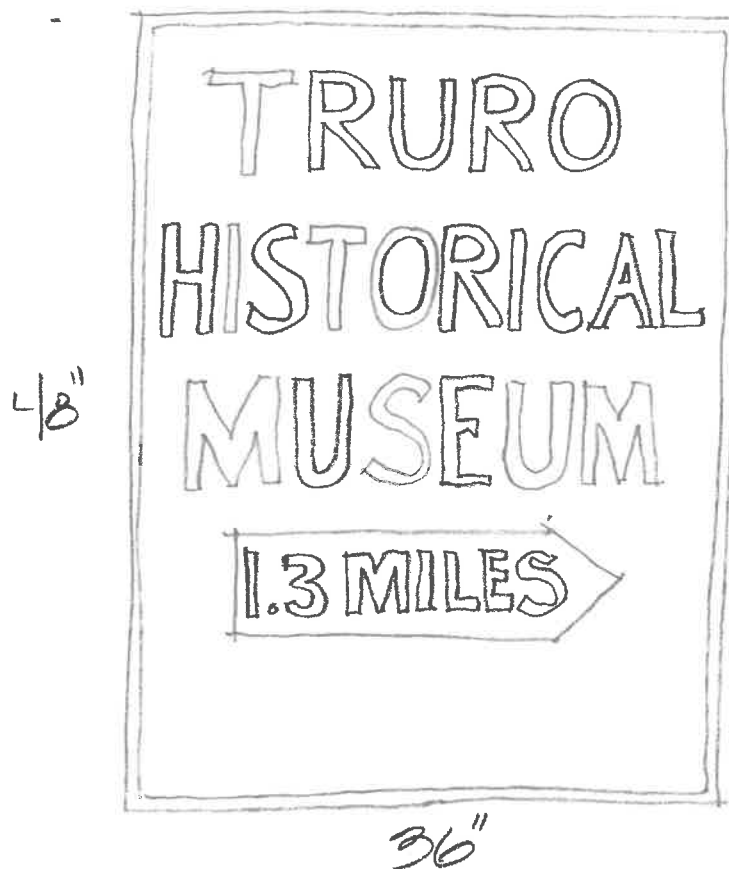


TRURO
HISTORICAL
SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

Construction;

- ½" plywood panels, top hinged 'sandwich board'
- Signage on both sides
- Vinyl fabric with grommets and screws for affixing sign to board
- Sandwich Board will have posts that will secure the sign into the ground



LESTER J. MURPHY, JR.
ATTORNEY AT LAW

MAIL ADDRESS:
P.O. BOX 1388
E. DENNIS, MA 02641
EMAIL ljmurphy@verizon.net

OFFICE LOCATION:
1380 ROUTE 134
EAST DENNIS, MA 02641
TELEPHONE (508) 385-8313
FAX (508) 385-7033

May 2, 2018

Dear Cally,

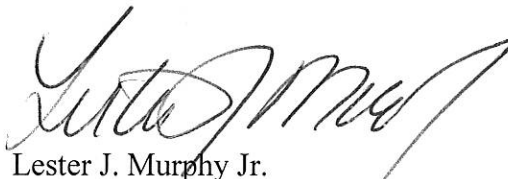
I am writing to you in connection with the above-referenced matter to update you as to the status of the work. At the present time we have extended the Agreement for final action by the Planning Board to May 23rd. Today we had a telephone conference call with Cyrus Claffey and the Engineer, Tim Brady of East Cape Engineering.

Tim had prepared a new Definitive Subdivision Plan relocating Rose Hill Lane and creating a three (3) Lot Subdivision. He was in the process of finalizing the same in order to be able to file it with your office and the Town. In our discussions, however, it became clear that the road construction presents serious issues for the property and, based upon instructions from Mr. Claffey, Tim is revisiting the proposal to shorten the length of the road and change the Subdivision from a three (3) Lot Subdivision to a two (2) Lot Subdivision. This obviously would be a major benefit for the neighborhood.

The problem we are running into is that we would not have the documentation necessary to file and be heard by the Planning Board before the May 23rd date. Tim is hoping to be able to have preliminary plans ready so that we could informally appear before the Board at its June 6th meeting to discuss the proposal and give the Board an overview as to what we are looking at in the way of a development.

In light of this situation would you please advise as to whether the Board would be willing to extend the timeframe for final consideration of this matter. Should you require any further information please do not hesitate to contact me. If you have any questions please give me a call.

Very truly yours,



Lester J. Murphy Jr.

LJM/kj
attachments
cc: Tim Brady, Cyrus Claffey, David Reid

STONE & REID
ATTORNEYS AT LAW
A PROFESSIONAL ASSOCIATION *
SOUTH YARMOUTH PROFESSIONAL BUILDING
1292 ROUTE 28 SOUTH YARMOUTH, MA 02664-4452
TEL (508) 394-5648 FAX (508) 398-1699

DAVID S. REID, ESQ.
DSReid@verizon.net

MICHAEL F. STONE, ESQ.
MFStoneEsq@comcast.net


May 8, 2018

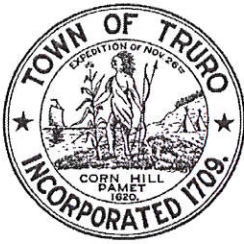
Truro Planning Board

RE: Rose Hill Lane subdivision

Dear Ms. Harper,

I am in receipt of the request by attorney Murphy on behalf of the owners of the Rose Hill Lane property, requesting a further extension of your schedule for the review of their anticipated new plans for the property. I understand that they would like to be able to present a preliminary plan to the Board on June 6, 2018. On behalf of the neighbor who I represent, Mrs. Rolnick, of 8 Fisher Road, we certainly have no objection to the Board accommodating the time needed by the owners to complete their plans for presentation to the Board, and we appreciate your and attorney Murphy's efforts to keep us informed of these developments.

Very truly yours,

David S. Reid



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

Definitive Plan Review Extension Agreement for Final Action

Pursuant to M.G.L. c.41, §81U, the Truro Planning Board and the applicant(s) mutually agree to continue the time in which the Planning Board has to take final action for the modification or rescission of the Definitive Subdivision Plan filed in 1997 for properties located at 3, 5, 7 Rose Hill Lane in Truro (Assessor's Atlas Map 54, Parcel 33). The Planning Board and the Applicant agree to a further extension to June 6, 2018, but the Planning Board reserves the right to have a public hearing pursuant to M.G.L. c.41, §81W if there is evidence of road construction on Rose Hill Lane.

Planning Board Chair Signature

Applicant(s) or Representative Signature



Lester J. Murphy, Jr.

Dated: _____

Dated: May 8, 2018



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

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

To: Planning Board
From: Cally Harper, PhD, Town Planner
Date: May 10, 2018 (For continued Public Hearing on 5/23/18)
Re: Planner Report #2 for 2017-010 Rice Subdivision

2017-010 PB John and Eileen Rice have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085. Continued to May 2, 2018.

On Wednesday May 9, 2018, the Planning Board visited 6, 8, 10 Hatch Road, Truro. The draft of the meeting minutes is included in the Planning Board packet for the May 23rd meeting.

Also, the Town of Truro Order of Taking for Hatch Road, dated June 13, 1947 is included in this packet.

#

Town of Turo
Order of Taking
Hatch Road

Book 672
Page 324

BARNSTABLE
REGISTRY OF DEEDS
JUN 13 1947
9 A - M O M
RECORDED

Truro, Massachusetts, June 2, 1947.

At a meeting of the Selectmen of Truro, Barnstable County, Commonwealth of Massachusetts, held on the above date, the following Order of Taking was adopted according to Chapter 79, Sections 1 and 3 of the General Laws.

At the Annual Town Meeting held on February 17, 1947 it was voted to accept as a Town Way the road taken by Eminent Domain as laid out by the Selectmen on December 10, 1946, after all interested parties had been notified in writing and notice posted according to the laws of the Commonwealth.

Said Road is staked and laid out on the West side thereof and is bounded and described as follows :-

Beginning on the South side of Depot Road, so called;

thence Southerly through land of Abbie F. Hatch, 165 feet;

thence Southerly through land of said Hatch and Paul J. Kane, 270 feet;

thence Southerly through land of John E. Fratus and L. Thomas Hopkins et ux,
264 feet;

thence Southerly through land of Estate of Mary V. Marshall and said Hopkins,
151 feet;

thence Southerly through land of Anne M. Keezer and said Hopkins, 348 feet;

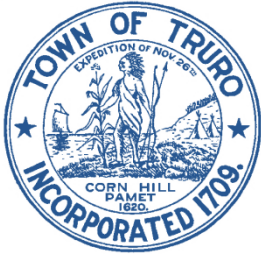
thence Southerly through land of John Adams and said Hopkins, 71 feet to the
end of the layout.

Said Road is 24 feet wide throughout, 12 feet each side of the center of the present traveled way and has a total length of 1269 feet as shown on a plan filed with the Town Clerk.

No land damages were awarded.

A true copy attest,


Secretary of the Selectmen of Truro



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: May 15, 2018 (Re-opened public hearing on May 23rd)
Re: 2017-010 SPR Kenneth Kuchin, 12 Ocean Bluff Lane, Staff Report #3

2017- 010 SPR Kenneth S. Kuchin – 12 Ocean Bluff Lane seeks approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure. Property is a pre-existing, non-conforming developed residential parcel in the Seashore zoning district. The property is located at 12 Ocean Bluff Lane, Map 37, Parcel 6.

Chronology of Events leading up to the Re-opened Hearing:

- October 16, 2017: Application for Residential Site Plan Review was stamped in at the Clerk's Office.
- November 14, 2017: the Planning Board visited the site.
- December 6, 2017: the first public hearing for the project. On this date, the public hearing closed and the Board voted to approve the project with conditions. One of the conditions was that the applicant obtains written approval from the Cape Cod National Seashore for access to the new garage area.
- December 20, 2017: Atty Ben Zehnder came back before the Planning Board to discuss the status of the permission from the National Park Service. At this meeting, it was determined that Atty Zehnder should return to the Planning Board on February 7th. This was determined by consensus.
- February 21, 2018: The Vice-Chair of the Planning Board signed an Extension Agreement for 2017-010 SPR 12 Ocean Bluff Lane. In this agreement, the Truro Planning Board and the applicant(s) mutually agreed to continue the time in which the Planning Board has to take final action for approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law to April 20, 2018.
- April 4, 2017: Atty Ben Zehnder came back before the Planning Board to discuss the status of the permission from the National Park Service. At this meeting, the Vice-Chair of the Planning Board signed an Extension Agreement for 2017-010 SPR 12 Ocean Bluff Lane. In this agreement, the Truro Planning Board and the applicant(s) mutually agreed

to continue the time in which the Planning Board has to take final action for approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law to May 2, 2018.

- April 12, 2018: Notice was sent to abutters and legal notices were printed in the Provincetown Banner to re-open the public hearing on Wednesday 23, 2018 at 5 pm at Truro Town Hall to take in new information about the driveway because the applicant did not receive written approval from the Cape Cod National Seashore for access to the new garage area. The public hearing for this project was closed on December 6th, so in order for the Board to take in new information, the public hearing must be reopened.
- April 23, 2018: The Chair of the Planning Board signed an Extension Agreement for 2017-010 SPR 12 Ocean Bluff Lane. In this agreement, the Truro Planning Board and the applicant(s) mutually agree to continue the time in which the Planning Board has to take final action for approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure located at 12 Ocean Bluff Lane, Map 37, Parcel 6. The Planning Board and the Applicant agreed to a further extension to May 30, 2018.
- May 23, 2018: at this Planning Board meeting, the public hearing for 12 Ocean Bluff Lane will be reopened so that the Board and the public will have a chance to comment on new proposed changes presented by Atty Ben Zehnder.

Materials Submitted for Re-opened Public Hearing on May 23, 2018

On April 18, 2018, the following items were submitted to the Clerk's Office:

- Cover Letter to the Truro Planning Board from Atty Ben Zehnder, dated April 18, 2018
- L1.0 Supplemental Driveway and Landscape Plan for 12 Ocean Bluff Lane, Truro, MA, prepared by Leblanc Jones Landscape Architects, Inc., 1" = 10', dated 4/18/18

Public Notice for Re-opened Public Hearing

Notice was published in the Banner on April 26, 2018 and May 3, 2018. Postcards were mailed on April 12, 2018 to abutters, abutters to abutters and owners of properties across the street from 12 Ocean Bluff Lane.

Staff Comments on the Supplemental Driveway and Landscape Plan

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

Police Chief reviewed the material but did not provide a comment

Fire Chief reviewed the material and had no issues

Health and Conservation Agent had no comment

Building Commissioner had no comment

DPW Director submitted a memo (see attached)

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 (see below)
2. Vote to approve, conditionally approve or deny the application based on specific reasons.

#1 Make Findings on the 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 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 in the same general vicinity on the property as the existing dwelling. The proposed new primary dwelling and garage do not encroach into nearby wetlands; however 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 and garage, while a greater square footage, 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 portion of the lot will remain undisturbed and thus, the landscape will be preserved in its natural state in those undisturbed areas. There will likely be disturbances to the landscape when the existing home is demolished/moved and the primary dwelling, basement, habitable studio and new driveway is constructed. 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 serve the new primary dwelling and will be constructed to serve the habitable studio.

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.

#2 Vote:

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

In the matter of 2017- 010 SPR Kenneth S. Kuchin for property at 12 Ocean Bluff Lane, I move to approve the Residential Site Plan for removal and replacement of an pre-existing, non-conforming cottage dwelling with a new dwelling and construction of a new habitable studio in the Seashore zoning district as shown on the following plan “Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting proposed conditions (No. 12 Ocean Bluff Lane)”, dated 10/11/17, scale 1” to 30’ prepared by William N. Rogers and shown on the following plan “L1.0 Supplemental Driveway and Landscape Plan for 12 Ocean Bluff Lane, Truro, MA, prepared by Leblanc Jones Landscape Architects, Inc., 1” = 10’, dated 4/18/1.”

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.

Memo

To: Caroline Harper, Town Planner
From: Jarrod J. Cabral, DPW Director
Date: April 20, 2018
Re: 12 Ocean Bluff Lane

After review of the Supplemental Driveway, and Landscape for the property located at 12 Ocean Bluff Lane. It has been determined that the proposed plan will not have a negative impact on Town infrastructure as the property is set back off of the nearest Town Rd by approximately 990'.

Sincerely,



Jarrod J. Cabral
Director
Department of Public Works
Truro Ma 02666

From: [Deborah Paine](#)
To: [Cally Harper](#)
Subject: Ref: 2017-010 SPR Kenneth S. Kuchin Planning Board
Date: Thursday, May 17, 2018 5:21:47 PM

Hello Callie.

In regard to this application for site plan review for 12 Ocean Bluff Lane, Truro I would like to comment positively in favor of this modified plan.

Although I am no longer involved in this project and speaking as a citizen, I believe this is the best solution considering the newest adjustments that are required to be made by the owners.

Sincerely,

Deborah Paine



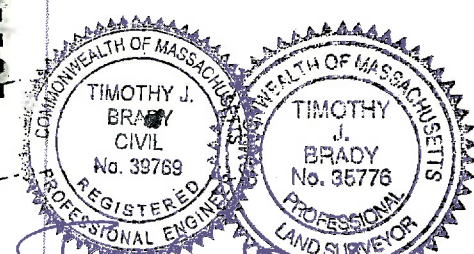
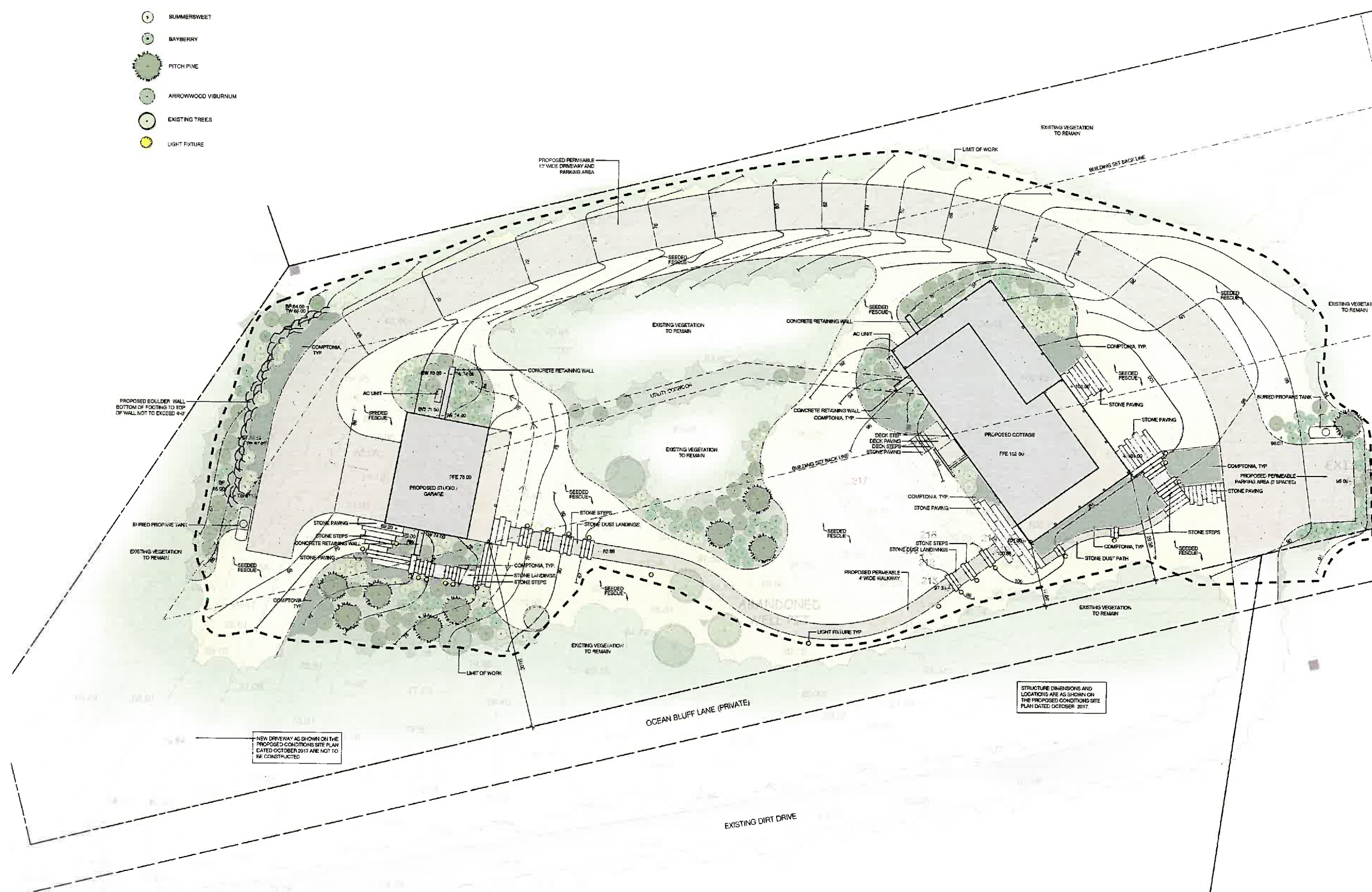


515 Albany Street No 5A
Boston, MA 02118
617.426.6475
leblancjones.com

LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

KEY

- SUMMERSWEET
- BAYBERRY
- PITCH PINE
- ARROWWOOD VIBURNUM
- EXISTING TREES
- LIGHT FIXTURE



Timothy J. Brady
EASTCAPE INC. INC.
508-255-7120
BLDG. HAZ. ONLY

Revisions	No	Date	Description
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12 OCEAN BLUFF LANE
TRURO, MA

Scale: 1"=10'
Project No: 1752
Date: 04-18-18

SUPPLEMENTAL
DRIVEWAY AND
LANDSCAPE PLAN

L1.0



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

Extension Agreement for Final Action

Pursuant to §70.5 of the Truro Zoning Bylaw, Planning Board decision is required within 90 days of the close of the hearing. The hearing was closed on December 6, 2017 and 90 days from that date is March 6, 2018. The Truro Planning Board and the applicant(s) mutually agree to continue the time in which the Planning Board has to take final action for approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure located at 12 Ocean Bluff Lane, Map 37, Parcel 6 (docket #2017-010 SPR). The Planning Board and the Applicant agree to a further extension to May 30, 2018.

Planning Board Chair Signature

Steve Sallog

Applicant(s) or Representative Signature

[Signature]

Dated: 4/23/18

Dated: 4/13/18



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

Extension Agreement for Final Action

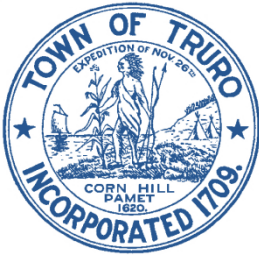
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Planning Board Chair Signature

Applicant(s) or Representative Signature

Dated: _____

Dated: _____



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: May 18, 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.

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 are 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:

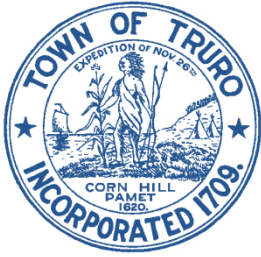
1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.
2. The proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels 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.



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: May 17, 2018 (for meeting on May 23rd)
Re: Date for Public Hearing on Draft Marijuana Bylaws, Planner Report #1

Scheduling a Public Hearing for Marijuana Bylaws

The Planning Board will select a date and vote to hold a public hearing on draft marijuana bylaws.

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 on a date to hold a public hearing on the draft bylaw. The vote tonight will set a date for the public hearing and will set parameters for a zoning bylaw that will then be filed with the Town Clerk. It is a statutory requirement of MGL c.40A, sec.5 that the notice of the Planning Board public hearing includes identification of the place where text and map of the zoning change may be inspected. Town Counsel is reviewing the draft bylaw and it will be distributed to the Board before the meeting.

The available date for a public hearing is July 25th.

Possible Motion:

“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 5 pm 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.”

STATUS OF HOUSE SIZE ARTICLE – MOVING FORWARD

Submitted by Anne Greenbaum, OneTruro May 15, 2018

Next steps in continuing the community conversation about a house size article with the goal of voting on the article at the next ATM (hopefully Fall 2018)

The issue is not going away. Almost 60% of the houses over 5,000 sq. ft have been built since 2005. There are a number of current building permit requests for houses over 5,000 sq. ft. At the Monday May 21 ZBA meeting there is a hearing on a request to expand a 4,000 sq. ft. home to over 7,000 sq. ft.

Reaction over the past 8 months has been predominantly in favor of moving forward with an article limiting house size. In order to determine the exact numbers to be used in the article to be brought to ATM we need to get more specific feedback.

Background Information - This table summarize the info about existing dwellings over 3,200, 3,600 & 5,000 sq. ft

Dwellings including all habitable space on lot	Over 3,200 nsf		Over 3,600 nsf		Over 5,000 nsf	
	#	%*	#	%	#	%
Total	222	11.5%	144	7.5%	28	1.45

Providing Truro residents with 2 options for sizes to be used in the article will provide a structure to get more specific feedback on what square foot numbers to use in the article. These numbers will be used in informational materials moving forward

- 1) Size – 1 question is whether to use minimum lot size or 1 acre as the basis for the article
- 2) 3 basic size options I've heard discussed by the Board.

	Option A – using Seashore formula on minimum Lot Size	Option B – using Seashore formula on 1 acre lot	Option C – using Seashore concept of 3,600 on minimum lot size or 1 acre
By right	3,150 sq. ft (3,154 for .77 acre - 3600 – 400 (200-2) = 3200, then subtract 46 ft (200x.23 acre) for a total of 3,154	3,200 sq. ft	3,600 sq. ft.
With Special Permit	Up to 1,000 or 1,500 sq. ft	Up to 1,000 or 1,500 sq. ft	Up to 1,000 sq. ft

3) ADU – my suggestion is to use language that includes the ADU in the article but doesn't limit the ADU. So if we went with Option B it would read something like: On a minimum lot size -

- By right up to 3,200 sq. ft. + an ADU of up to 1,000 sq. ft.
- With Special Permit up to an additional 1,000 sq. ft. + an ADU of up to 1,000 sq. ft.

This would include ADU's in the article since they are habitable spaces, without adding limitations to the creation of the ADU's.

Over the next several month Planning Board members and/or OneTruro members will be in the community raising awareness of this issue. This includes having informational tables at places like the dump, Farmer's Markets, concerts, etc. OneTruro will be setting up a schedule of volunteers. The first dump table is taking place Friday May 18. Informational material of several types will be used to help Truro residents understand the size proposals and provide feedback on them. This material include Lego models and charts of existing Truro landmarks, data points including median house size in Truro. and possible sizes for the new limits.

The Chilmark Planning Board/Zoning Board of Appeals
Biennial Report to Town Meeting
Residential Building Size Regulation Zoning Bylaw Impacts
Annual Town Meeting - April 23, 2018

The “Residential Building Size Regulations” zoning bylaw, limiting the amount of living area on a lot, was approved at the April 2013 Annual Town Meeting. On the floor of that Town Meeting, an amendment to the bylaw was approved which requires the Planning Board and the Zoning Board of Appeals (ZBA) to jointly meet, review the effects of the bylaw and to report to the Town biennially. Accordingly, the Planning Board and the Zoning Board of Appeals met on January 24, 2018 in order to prepare a report for the Annual Town Meeting on April 23, 2018.

In brief, both the ZBA and the Planning Board agree that the Residential Building Size Regulation bylaw appears to be working.

This report presents the construction and special permit activity for the years 2011-2017, the administrative effects of the Residential Building Size Regulation bylaw on the Zoning Board of Appeals and appropriate conclusions. The data in years 2011-2012, before the bylaw went into effect, are included for the purposes of comparison.

BUILDING PERMIT & SPECIAL PERMIT ACTIVITY:

Summary of Residential Building Permits Issued 2011-2017:

	2011	2012	2013	2014	2015	2016	2017
New SFR	12	18	8	12	17	16	16
Additions	18	20	11	19	17	15	21

Special Permit Activity related to the Residential Building Size Regulation Bylaw 2011-2017*:

	2011	2012	2013	2014	2015	2016	2017
New SFR	NA	NA	0	0	0	0	1
Additions	NA	NA	2	2	3	0	2
Guest House	NA	NA	0	1	0	0	0
Detached Bedroom	NA	NA	0	0	0	0	1

*All of the 2015-2017 special permit applications were approved by the ZBA (as were those in the prior 2 year period). Note, however, that there were zero (0) applications in 2016.

CONCLUSIONS

The Residential Building Size Regulation bylaw does not seem to have had a material effect on either the number of building permits or the number of special permit applications. During the years between 2013 and 2017 the total number of Residential Building Size Regulation bylaw special permit hearings was 12 and the total number of special permit hearings was 66.

The ZBA has reviewed 2 to 3 special permit applications per year under the Residential Building Size Regulation bylaw. Given their regular workload, the additional work posed by the new bylaw is not considered burdensome by the ZBA.

Special permits are reviewed by the ZBA according to a number of specific criteria (see below). Both the Planning Board and the ZBA feel that, even though not all of the 13 criteria have been relevant, it is still worth keeping them. Further, it is worth noting that agents for Special Permit applicants appear to understand the criteria and generally prepare their presentations having regard to them.

13 Criteria Used by the Zoning Board of Appeals when considering an application for a special permit under the Residential Building Size Regulation Bylaw, 6.11:

1. the project, when complete, would be visible, including during the winter, from public ways, water bodies, cemeteries and neighboring properties, and if so whether:
 - a. the impact of the project on the existing rural, scenic character of the site and the surroundings has been mitigated through building siting, building design and landscape design;
 - b. the project retains natural buffer areas or, where that is impracticable, provides sufficient landscape screening; and
 - c. the project minimizes the impact of exterior and interior lighting on the surrounding area and minimizes glare from windows or other reflecting materials incorporated in the project;
2. the project protects the natural features of the site and retains the natural landscape of the site after completion of construction;
3. the project avoids altering the natural landscape, minimizes the size of lawns and recreational facilities, uses native species for landscaping, and retains natural vegetation on slopes;
4. the project minimizes grading alterations and executes grading and excavation so that the contours of the land are the same following construction as those previously existing on the site and adjacent to it;
5. roads and other ways are designed to curve to fit the landscape and permit shared driveway entrances where possible;
6. the project maintains the visual integrity of ridge lines by keeping construction below the ridge line and at least 10' below the average height of the existing trees on wooded ridges and hilltops on the lot;
7. in open land, buildings are sited behind fields against the backdrop of adjoining woodlands;
8. the project preserves and protects natural features of the site such as scenic points, water courses, large trees, historic spots, traditional stone walls and similar community assets;
9. the project incorporates measures to reduce or mitigate excessive negative water quality impacts on ponds, wetlands and other water bodies both during construction and after completion;
10. the project is designed to minimize fossil fuel use such as by incorporating energy efficiency, conservation techniques, and using renewable energy sources.

11. in relation to its construction and possible eventual demolition, the project uses environmentally sound and sustainable design and building techniques.
12. the project avoids significant adverse impacts on habitat, including:
 - a. whether the project meets the requirements and/or recommendations of the Massachusetts Natural Heritage and Endangered Species Program (NHESP) if the project triggered its review; and
 - b. if the project involves the clearing of more than one acre of NHESP Core or Priority Habitat, whether the project minimizes habitat fragmentation and has a defined development envelope limiting the disturbed area to the smaller of 35% or 2 acres of the designated habitat; and
13. The project protects and preserves historical and archaeological resources.

TRURO PLANNING BOARD

DRAFT

Meeting Minutes

May 2, 2018 – 5:00 p.m.

Public Safety Facility

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

Other participants: Kevin Grunwald, Attorney Lester J. Murphy, John Rice, Don Poole, Roberta Lema, Tom Kane, Ann Greenbaum, Susan Howe, Cally Harper, Town Planner.

Steve Sollog opened the meeting at 5:02 pm.

Public Comment Period

Kevin Grunwald, vice Chair of Truro Housing Authority, came forward. He said that the State Department of Housing and Community Development has formally approved the Town of Truro's Housing Production Plan pursuant to 760 CMR 56.03(4), effective March 19, 2018. The Plan has a five year term which will expire on March 18, 2019.

Temporary Sign Permit

Truro Concert Committee – seeks approval of 4 applications for a Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 21" by 96" banners to be placed at Route 6 and Route 6A island and four 36" by 24" frames to be placed at Snow's Park, Route 6 and Standish Way, Route 6 and North Pamet Road and in front of the Town Recreation Building from June 28 – July 31, 2018.

Mr. Boleyn made a motion to approve, Mr. Herridge seconded. Mr. Kiernan asked where the concerts will be at the library. Mr. Sollog said they would be behind the library on a deck. So voted, 6-0-1. Mr Sollog abstained.

Temporary Sign Permit

Outer Cape Chorale - seeks approval of 1 application for a Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 45" by 25" wide signs to be placed on Route 6 Northbound at the intersection with Aldrich Road and on Route 6 Southbound at the intersection of Standish way from May 7 – 21, 2018.

Mr. Boleyn made a motion to approve, Mr. Herridge seconded. So voted, 7-0.

Temporary Sign Permit

Erik Spencer – seeks approval of 3 applications for 30 day Temporary Sign Permits pursuant to §11 of the Truro Sign Code for a 36" by 24" wide sign to be placed on the southeast corner of Route 6 and Union Field Road from June 15 - September 15, 2018.

Mr. Boleyn made a motion to approve, Mr. Herridge seconded. So voted 7-0.

Public Hearing

2017-010 PB John and Eileen Rice have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085. Continued from April 18, 2018.

Attorney Lester Murphy, with John Rice and Don Poole came forward. Mr. Murphy presented the application. The applicant wants to reconfigure the property into two separate lots for two houses for his sons. He will remove his indoor pool in order to do this. This was the subject of the preliminary plan a few years ago.

Mr. Kiernan asked about a site visit. Mr. Rice said the barn is going to be turned into a house. The pool will be removed from the other house due to set back regulations. They have an approval from the Conservation Commission to remove the pool. Mr. Riemer said that he would also like a site visit. He asked when the time line started on this application, and when the Board would need to make a decision. Ms. Harper said they have until June 6, 2018. Mr. Sollog said that the road as shown will provide frontage for the two lots. Mr. Kiernan asked about the frontage in terms of the turnaround.

Roberta Lema came forward and said that abutters weren't notified about this hearing tonight. She also asked about the road. Mr. Sollog said they would be considering the road. Ms. Lema said she wants to know if it's a Town road. Ms. Harper said it was taken as Town road in 1947 and presented documentation for the road taking. Tom Kane then spoke. In 1947 the Town put tar on the road, but the Town doesn't own it, he said. It is not a road, it is a way. Mr. Kane said he doesn't trust the document that has been presented. Mr. Herridge said the Select Board doesn't have the right to take a road. Discussion continued about the ownership of the road, which Mr. Kane continued to question, as well as the required turn around.

The Board agreed they would like a site visit. Ms. Harper said the abutters were noticed about the opening of the hearing which was on last meeting's agenda. This was a continuation tonight.

Mr. Murphy asked if Mr. Poole could be present to answer questions at the site visit. The site visit was scheduled for May 9th at noon. Ms. Harper will prepare the notice.

Mr. Riemer asked if the frontage for lot 12 would be on an arc of the turnaround. The answer was yes, but it is a paper road. Mr. Riemer then asked about the home owners' association requirement. Ms. Harper asked Mr. Riemer what home owners' association regulation he is referring to. Mr. Riemer replied, Section 3.7. Mr. Murphy said it would not be a problem. Mr. Kiernan moved and Mr. Herridge seconded to continue the hearing to May 23, 2018. So voted, 7-0.

Open Meeting Law Complaint

The Planning Board will review an open meeting complaint filed by John Hopkins received on April 17, 2018 regarding the April 18, 2018 Planning Board meeting. Attorney Brian Riley prepared a response to the complaint for the Board to review and approve.

Mr. Herridge made a motion to approve the response to the complaint filed by John Hopkins on April 17, 2018, prepared by Attorney Brian Riley. Ms. Tosh seconded the motion. So voted, 7-0.

Discussion of Planning Board Representative to the Water Resources Oversight Committee

The Planning Board will discuss the Planning Board Representative to the Water Resources Oversight Committee.

Mr. Sollog said they could only select one Board member. Mr. Herridge said he would be willing to serve. Mr. Riemer withdrew his application. Ms. Tosh moved to nominate Peter Herridge as the Planning Board representative to the Water Resources Oversight Committee, Mr. Kiernan seconded the motion. So voted, 7-0.

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.

Ann Greenbaum and Susan Howe came forward to discuss the topic. Mr. Sollog asked that when there is new information regarding the Size Restrictions proposal, it could be submitted before the Planning Board meeting in order to get it into their packet. This would allow Board members to review it in advance. Ms. Greenbaum asked what the best way is to get material to the Board. Ms. Harper needs it by the Friday morning before the meeting the following week. The Board decided that they should move forward assuming there will be a fall Town Meeting.

Discussion continued about tools available to provide information and gain input from the community, including "Lego Parties." It was suggested that the Board provide two options for people to react to, rather than an open ended questionnaire. And not another survey. They could utilize large events, information sessions, the transfer station, Savory, the Farmers Market, or hold a forum to get feedback from residents. This will require a lot of effort by the Planning Board and the "One Truro" group. Mr. Herridge said he will volunteer to help.

Ms. Howe suggested matching a community person with a Planning Board member. Ms. Greenbaum shared paperwork she had prepared. She wants to give people numbers to react to. Ms. Howe said that we should have an option close in size to the Seashore. ADU's are a way to get more living space. Ms. Greenbaum said a next step is to decide what the Board wants to put forward.

Mr. Herridge said he would like to come up with a list of volunteers. He asked about funds to spend on communicating with the voters. Mr. Sollog said he will look into that. Mr. Riemer asked if we can use the Town website. Mr. Sollog will find out.

Review and Approval of Meeting Minutes

April 18, 2018

Mr. Boleyn moved to accept the April 18th minutes as written, Mr. Herridge seconded the motion. So voted, 7-0.

Reports from Board Members and Staff

Town Planner Report

Mr. Kiernan said he would like to discuss a visit to the Winkler site. Mr. Sollog said he would like to give notice to Mr. Winkler that we would be making a visit. He mentioned the back-up alarms. Ms. Harper asked the Board not to discuss the issue since it is not on the agenda. It can be put on the agenda for the next meeting. Mr. Kiernan asked to see the decision that was recorded.

Mr. Herridge made a motion to adjourn, Mr. Boleyn seconded the motion. So voted, 7-0. Meeting adjourned at 6:34 pm.

Respectfully submitted,

Katherine Black

TRURO PLANNING BOARD

MEETING MINUTES

Wednesday May 9, 2018, 12:00

Planning Board members present: Steve Sollog, Jack Riemer, Paul Kiernan, Karen Tosh; Others present: Cally Harper, Don Poole, John Rice

On-site visit for **2017-010 PB John and Eileen Rice** who seek approval of a Definitive Plan pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085.

The members present walked the property with Mr. John Rice and Don Poole and discussed the following topics: new curb cut as marked on Hatch Road, how the existing parking is used on the site, removal of a portion of the existing house and chicken coop, location of the cul-de-sac and location of the existing septic system. The site visit concluded at 12:24 pm.

TRURO PLANNING BOARD

MEETING MINUTES

Wednesday May 9, 2018, 1:00

Planning Board members present: Steve Sollog, Jack Riemer, Paul Kiernan, Karen Tosh, Bruce Boleyn; Others present: Cally Harper, Jay Norton, Maria Kuliopulos, Jason Kuliopulos, Atty Edward Patten, Mr. and Mrs. Michael Powers, Atty David Reid.

On-site visit for **2017-011 PB White Sands Beach Club, Inc.** who seek 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.

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.

The members present walked the property with Jay Norton, Maria Kuliopulos, Jason Kuliopulos, 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, how cars enter and exit the site. The site visit concluded at 2:30 pm.



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: May 16, 2018, 2018 (for May 23rd meeting)
Re: Town Planner Report

1. Schedule a non-regulatory, administrative meeting for 1 Noons Height Road, Michael Winkler for Winkler Route 6 Trust.
2. Question about Section 30.9 Parking, B. Applicability and J. Waiver in the Truro Zoning Bylaws

DRAFT
TRURO PLANNING BOARD AGENDA
Wednesday, June 6, 2018 – 5:00 p.m.
Truro Town Hall, 24 Town Hall Road, Truro

Public Comment Period

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

Public Hearing

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.

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.

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

May 23, 2018

Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

Wednesday June 20, 2018 at 5 PM – **Please note the new date and time!**

Adjourn