

TRURO PLANNING BOARD AGENDA
Wednesday, September 18, 2019 – 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.

Temporary Sign Permit Applications

Pete Fasano – Vinegrass Music Festival at Truro Vineyards, for one (1) sign 4' x 6', to be located at the junction of Route 6 and 6A. The sign will be installed on September 22nd (after Truro Treasures) and removed September 30th for an event on Sunday, September 29th.

Kristen Roberts – Truro Treasures, for two (2) signs 3' x 6', to be located at the junction of Route 6 and 6A and in Truro. The signs will be installed on September 16th and removed September 23rd.

Board Action/Review

Discussion of goals and objectives of the Truro Planning Board, including discussion of zoning amendments for 2020 Annual Town Meeting.

Discussion for setting dates for future Board public workshops.

Discussion for setting dates/times for 2020 Hearing/Meeting Schedule

Approval of Minutes

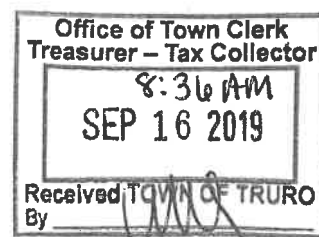
May 22, 2019

Next Meeting

Wednesday, October 9, 2019, at 6:00 p.m.

Adjourn

Site visits: 10/8/2019 at 2:15 p.m. – 3 Edgewood Way and at 2:45 p.m. – 1 Amity Lane



TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
\$25.00 fee paid
SEP - 4 2019
Received TOWN OF TRURO
By *Susan G. Joseph*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: PETE FASANO - VINEGRASS Date: 9.4.19

Applicant Contact Information: PO BOX 54 Dennis Port MA 02639
Mailing Address

617 877 4510 Phone
petefasano@vinegrass.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 4 Width 6
Please attach a "to scale" copy of the proposed sign(s) same as before

Location(s) of Proposed Temporary Sign(s): Shore Rd Triangle

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

Date(s) of the Event in Which the Sign is Intended: 9.29.19

Date When Sign(s) will be: Installed: 9.22.19 Removed: 9.30.19

AFTER TRURO TAGS

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

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature *Pete Fasano* 9.4.19 Date

Applicant Printed Name PETER FASANO

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

Owner Printed Name _____

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

Conditions: _____

Board Signature: _____ Title _____ Date: _____

cc: Building Commissioner, Select Board

VINEGRASS MUSIC FESTIVAL



SEPTEMBER 29TH

@ TRURO VINEYARDS

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
 Treasurer – Tax Collector
 SEP 11 2019
 PAID \$25.00
 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 Treasures Date: 9/11/19

Applicant Contact Information: Kristen Roberts PO Box 324 N Truro
Mailing Address

503-437-6200 trurovineyards@gmail.com
Phone Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 3'ft Width 6'ft *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): 1) Route 6 and 6A split
2) Truro

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

Date(s) of the Event in Which the Sign is Intended: Sept 20-22nd

Date When Sign(s) will be Installed: Sept 16th Removed: Sept 23rd

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

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature _____ Date _____

Applicant Printed Name _____

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

Owner Printed Name _____

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

Conditions: _____

Board Signature: _____ Title _____ Date: _____

cc: Building Commissioner, Select Board

TRURO TREASURES

Weekend

SEPTEMBER 22-22, 2019

DEDICATED TO BENEFITING THE COMMUNITY OF TRURO

2020

January

S	M	T	W	T	F	S
	1	2	3	4		
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

S	M	T	W	T	F	S
					1	
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

S	M	T	W	T	F	S
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

S	M	T	W	T	F	S
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
May 22, 2019 6:00 pm
Truro Town Hall**

Board Members Present

**Chair S. Sollog
Vice Chair K. Tosh
Clerk J. Riemer
Member B. Boleyn
Member P. Herridge
Member P. Kiernan**

Other Participants

**Jessica Bardi, acting Town Planner
Robin Reid, attorney
Clinton Kershaw, applicant
Ben Zehnder, attorney
Mr. Murphy, attorney
John B. Rice, Truro resident**

Meeting convened at 6:05 pm by Chair Sollog.

Public Comment Period

No one from the audience wishes to come forward.

1. Election of Officers

Vice Chair Tosh nominates Steve Sollog as Chair of the Truro Planning Board. Member Herridge seconds. So voted, 5-0-1. Motion carries. Chair Sollog abstains.

Member Herridge nominates Karen Tosh as Vice Chair of the Truro Planning Board. Member Kiernan seconds. So voted, 5-0-1. Motion carries. Vice Chair Tosh abstains.

Member Kiernan nominates Bruce Boleyn as Clerk of the Truro Planning Board. Member Boleyn respectfully declines the nomination.

Vice Chair Tosh nominates Jack Riemer as Clerk of the Truro Planning Board. Chair Sollog seconds. So voted, 5-0-1. Motion carries. Member Riemer abstains.

2. Continued Public Hearing

2019-001/PB Accessory Dwelling Unit, Clinton Kershaw, 9 Highland Ave.

Applicant is seeking approval of an application for an Accessory Dwelling Unit (ADU) permit pursuant to Section 40.2 of the Truro Zoning Bylaws. The property is located at 9 Highland Avenue, Map 22, Parcel 35, and includes 2 existing structures.

Attorney Robin Reid and the applicant Clinton Kershaw come forward. Atty Reid addresses the late delivery of plans, explaining them and offering that they are open to a continuance if the Board needs more time. She says the Board of Health directed them here to find out if the proposal is an ADU.

Chair Sollog suggests that a studio inside a structure designated as a garage no longer be used as a dwelling space and Atty Reid agrees.

Member Kiernan reads from a special permit granted by the Truro Zoning Board of appeals that allowed the construction in question while designating it as a non-living space, which Atty Reid acknowledges. Mr. Kiernan also reads from a second special permit where the deed was to be conditioned to restrict the total number of bedrooms on the property to two, and that the new building cannot be lived in.

Chair Sollog believes that the applicants won't be able to rectify the situation without the Board granting an approval.

Member Kiernan reads from Truro's parking standards and says that the parking on site is non-conforming. He also voices concerns about the water.

Vice Chair Tosh would like to see a way for the applicant to move forward by requesting a variance from the Zoning Board of Appeals and acknowledging the deed restrictions in place.

Atty Reid hopes the Board will consider conditional approval.

Vice Chair Tosh says a conditioned permit will allow the ZBA and Board of Health to look at the plans.

Atty Zehnder comes forward and says that the Planning Board should not concern themselves with Zoning regulations so that applicants have a way forward.

Atty Reid requests to withdraw the application.

Member Herridge makes a motion that the applicant be allowed to withdraw without prejudice. Vice Chair Tosh seconds. So voted, 6-0-0. Motion carries.

3. Continued Public Hearing

2019-004 SPR Daniel Carbonneau and Melinda Tuffy, Tr.

Applicant seeks approval of a Residential Development Site Plan pursuant to Section 70.4, Seashore District, of the Truro Zoning Bylaws. The property is located at 157 Slough Pond Road, Map 62, Parcel 5.

Attorney Ben Zehnder comes forward and gives a brief history of coming before the Board and working with them.

Vice Chair Tosh asks if a historical review is required and Atty Zehnder says that it is likely not, but the matter is not before the Board and it is an entirely different process.

Chair Sollog reads a letter from Truro resident Laura McKeen asking for Historical Commission review

as the author believes the plans represent a significant change to the character of the property.

Atty Zehnder states that he provided all the information the Planning Board has to the Historical Commission in an email, making them aware of the project.

Clerk Riemer, familiar with the residence, speaks about how the studio was inhabited by an artist before being moved onto the property.

Atty Zehnder reminds the Board that they do not need to concern themselves with any historical matters as they aren't the issues before the Board.

Interim Town Planner Jessica Bardi agrees that the Board should not focus on elements of historical review.

Chair Sollog and Atty Zehnder discuss the process of approval of plans involving square footage beyond what was approved at Truro town meeting.

Member Kiernan encourages the idea of all lighting being downward facing. He would also like a condition that review by the historical commission is required before a building permit is obtained.

Atty Zehnder also discusses a condition with the Board that the property must be used strictly in conformance with zoning requirements.

Member Kiernan asks Atty Zehnder about an ANR on the property in 2005 or 2006. Mr. Zehnder doesn't have those records. He doesn't believe it would have an effect on the non-conforming issue of the lot.

Square footage of the property is discussed.

Clerk Riemer makes a motion to approve the site plan. Motion is pending.

Conditions are discussed.

Member Kiernan makes a motion to approve conditions. Member Herridge seconds. So voted, 5-1-0. Motion carries.

Member Kiernan makes a motion to waive the existing vegetation plan. Member Boleyn seconds. So voted, 6-0-0. Motion carries.

Member Kiernan makes a motion to approve the site plan review with waiver and conditions. Member Herridge seconds. 6-0-0. Motion carries.

4. Discussion of Inquiry of Attorney Benjamin Zehnder Regarding the Scheduling of Site Visits Prior to Public Hearing

Atty Zehnder suggests a policy of site visits with everyone together on certain days and asking applicants to stake a property by a certain time so that everyone can easily conduct site visits and gain the needed

information before a public hearing.

Chair Sollog suggests 2PM on Tuesday afternoons and the Board will give it a try.

5. Release of One Lot from Covenant of John B. Rice Definitive Subdivision – 6,8, and 10 Hatch Road

Atty Murphy and John B. Rice come forward and give an overview of the subdivision and lot 11, the lot in question to be removed.

Jessica Bardi clarifies that the Board is within its bounds for what it can do.

Vice Chair Tosh makes a motion that Lot 11 be released from the covenant as requested by the applicant. Member Herridge seconds. So voted, 4-2-0. Motion carries.

6. Possible Meeting Date Change for August Meeting

The August meeting is set for August 14th.

Vice Chair Tosh makes a motion to adjourn. Member Herridge seconds. So voted, 6-0-0. Motion carries.

Respectfully submitted,

Paxton Green