

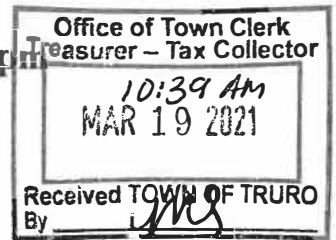


Truro Planning Board Agenda

Remote Meeting

Wednesday, March 24, 2021 – 5:00 pm

www.truro-ma.gov



Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at 1-866-899-4679 and entering the following access code when prompted: 615-358-181. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at planner1@truro-ma.gov.

Meeting link: <https://global.gotomeeting.com/join/615358181>

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 – Continued

2020-006/SPR – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr. for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Applicants seek a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for demolition and removal of existing single-family dwelling in the Seashore Zoning District and construction of new smaller dwelling at a new location, set back from the coastal bank. The existing dwelling is at risk of sudden destruction due to storm-driven coastal bank erosion in its current location. [*Material in 1/6/2021, 1/20/2021, and 3/10/2021 packets*]

- ♦ Extension Agreement presented at January 20, 2021, February 3, 2021, and February 17, 2021 meetings.
- ♦ Extension Agreement dated March 11, 2021: continued from March 10, 2021 to hearing on March 24, 2021 and Board action through April 7, 2021.
- ♦ Extension Agreement dated March 19, 2021: continued from March 24, 2021 to April 7, 2021 and Board action through April 21, 2021.

Planning Board Consultation

Gary C. Hanna – DUNES 102 FM/GCJH, Inc. – discussion of application requirements

Board Action/Review

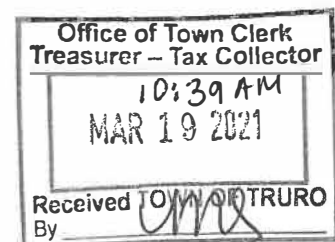
- Zoning Articles for Town Meeting on June 26, 2021
 - ◆ Remote Public Hearing scheduled for Wednesday, April 7, 2021 at 5:00 pm
- House Size Bylaw Report
- Planner Report
- Board public workshops:
 - ◆ Wednesday, March 31, 2021 at 5:00 pm with Highland Affordable Housing
 - Housing Initiative: “How do we create a more diverse housing stock in Truro that includes a range of year-round housing options for populations including seniors, young families, and members of the local workforce while protecting our water and environment?”
 - Discussion with Highland Affordable Housing
 - Their work, lessons learned, looking forward

Minutes

◆

Next Meeting – Wednesday, April 7, 2021 at 5:00 p.m.

Adjourn



EXTENSION AGREEMENT

As applicant or as authorized agent on behalf thereof, I agree to continue the public hearing in the matter of Case No. 2020-06/SPR seeking Residential Site Plan Approval with respect to property at 112 North Pamet Road from March 10, 2021 to March 24, 2021 for hearing and for board action through April 7, 2021.

Date – March 11, 2021



Signature of Applicant/Agent

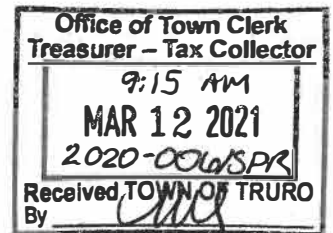
Printed Name – Benjamin E. Zehnder as agent for
Anne Labouisse Peretz, Trustee

Filed with the Planning Department:

 3/12/2021
Name Date

Filed with the Town Clerk:

 3/12/2021
Name Date



EXTENSION AGREEMENT

As applicant or as authorized agent on behalf thereof, I agree to continue the public hearing in the matter of Case No. 2020-06/SPR seeking Residential Site Plan Approval with respect to property at 112 North Pamet Road from March 24, 2021 to April 7, 2021 for hearing and for board action through April 21, 2021.

Date – March 19, 2021



Signature of Applicant/Agent

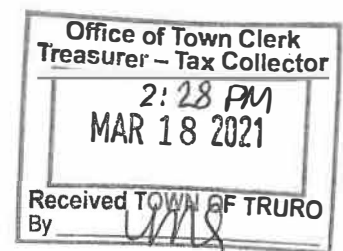
Printed Name – Benjamin E. Zehnder as agent for
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 3/18/2021
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IMPACT OF RESIDENTIAL HOUSE SIZE BYLAW 2 YEAR REPORT TO 2021 TRURO TOWN MEETING

At the November 13, 2018, Truro Special Town Meeting, the town approved Article 6, "Section § 50.2 'Building Gross Floor Area for the Residential District' ". This bylaw limited the aggregate gross floor area of dwellings and accessory structures on individual lots within Truro's Residential District to 3,600 square feet, with an additional 1,000 square feet by special permit. The purpose as described in Section A *"...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."*

Section F of the bylaw stated that: "F. The Planning Board shall review the effect of this Section 50.2 of the Bylaw upon the Town of Truro and submit a report to the 2021 Truro Annual Town Meeting."

1) Since the Bylaws passage, there have been no Special Permits issued by Truro's Zoning Board of Appeals to exceed the 3,600 square foot 'by-right' limit imposed by the bylaw.

2) Truro's Building Inspector reports that no permits have been denied as a result of the bylaw.

3) The Planning Board reviewed building permits for the 26.6 months since the passage of the bylaw (Nov 13, 2018 to Jan 31, 2021) and the 26.6 months (Aug. 17, 2016 to Nov. 13, 2018) prior to the bylaw's approval. The table below shows the results.

	Prior (8/7/16-11/13/18)	Since (11/14/18-1/31/21)
Total # building Permits	893	918
# Single Family Residences		
Residential District	38	15
Other Districts	2	2
# Cottages		
Residential District	0	0
Other Districts	0	6
# Addition/ Alterations - impacting living space) (includes motel/condos)		
Residential District	105	88
Other Districts	19	53

While the total number of building permits has remained steady, the building permits for single-family homes and building permits issued for additions to existing single-family residences in the Residential District are lower in the period since the passage of the bylaw. That data includes 10 months where construction was likely impacted by the Covid-19 pandemic and resulting pressure on the economy. There has been an increase in permits for additions/alterations outside the Residential District but much of that is likely due to the bylaw change allowing year-round condos which was passed at the same Town Meeting. **Conversations with local building tradespeople indicate that that there has been an increase in work over the past 2 1/2 years. Again, it is unclear how much of that may be due to the Covid pandemic.**