



# Truro Planning Board Agenda

## Remote Meeting

Wednesday, July 8, 2020 – 6:00 pm

[www.truro-ma.gov](http://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](http://www.truro-ma.gov)). Click on the green "Watch" button in the upper right of the page. To provide comment during the meeting please call in toll free at 1-866-899-4679 and enter the following access code when prompted: 518-468-061. Please note that there may be a slight delay (15-30 seconds) between the meeting and the live stream and television broadcast. If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively. Citizens may also provide public comment for this meeting by emailing the Town Planner at [jiribeiro@truro-ma.gov](mailto:jiribeiro@truro-ma.gov) with your comments.

### **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**

Kevin Rice – Payomet Performing Arts Center, for one (1) sign, 48" x 36", to be located on right approaching South Highland for events July 14 through October 31. The sign will be for three (3) months: installed July 10<sup>th</sup> and removed August 10<sup>th</sup>, installed August 10<sup>th</sup> and removed September 10<sup>th</sup>, installed September 10<sup>th</sup> and removed October 10<sup>th</sup>.

Kevin Rice – Payomet Performing Arts Center, for one (1) sign, 48" x 36", to be located on left midway uphill approaching Noons Heights for events July 14 through October 31. The sign will be for three (3) months: installed July 10<sup>th</sup> and removed August 10<sup>th</sup>, installed August 10<sup>th</sup> and removed September 10<sup>th</sup>, installed September 10<sup>th</sup> and removed October 10<sup>th</sup>.

### **Public Hearing – Continued**

**2019-006/PB – Abigail B. Schirmer, Audrey Schirmer, and Joseph M. Schirmer** seek approval of a Preliminary Subdivision Plan of Land, pursuant to G.L. c. 41, §81S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at Route 6 and Amity Lane, Truro, MA, Map 46, Parcel 8.

**2020-001/PB – Nathan A. Nickerson III** seeks approval of a Definitive Subdivision Plan of Land, pursuant to G.L. c. 41, §81T and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 4-H Bay View Road and 3 Laura's Way, Truro, MA, Map 39, Parcels 77 and 325.

*Continued to meeting of July 22, 2020*

**Board Action/Review**

**2020-007/PB – Daniel L. and Katherine A. Donn** seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 36, 38 Twine Field Road, Map 35, Parcels 88 and 89.

Review of the Cloverleaf Truro Rental Housing Comprehensive Permit application under MGL Ch. 40B to formulate comments for submittal to the Zoning Board of Appeals.

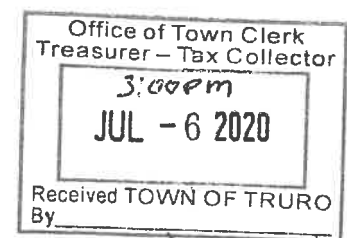
Board update/discussion about the potential to hold public hearings remotely.

Discussion for setting dates for future Board public workshops.

**Next Meeting**

Wednesday, July 22, 2020, at 6:00 p.m.

**Adjourn**



# TOWN OF TRURO

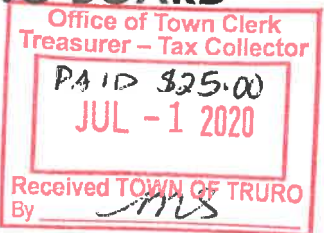


# PLANNING BOARD

## Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00



Applicant Name: Payomet Performing Arts Center Date: 7/1/20

Applicant Contact Information: PO Box 1202 Truro MA 02666  
Mailing Address

917-843-6444 (cell) / 508-349-2929 (office) info@payomet.org  
Phone Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s) (0.7 fl)

Location(s) of Proposed Temporary Sign(s): on left midway uphill approaching  
Noons Heights (same as last 15 years)

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

Date(s) of the Event in Which the Sign is Intended: July 14 - Oct 31

Date When Sign(s) will be installed: July 10 Removal by: August 10

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

Rt 6 - State Highway Truro  
Name Mailing Address

Phone \_\_\_\_\_ Email \_\_\_\_\_

Applicant Signature Kevin Rice 7/1/20  
Date

Applicant Printed Name Kevin Rice

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

# 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

JUL - 1 2020

Received TOWN OF TRURO  
By *MS*

Applicant Name: Payomet Performing Arts Center Date: 7/1/20

Applicant Contact Information: PO Box 1202 Truro MA 02666  
Mailing Address

917-843-6444 (cell) / 508-349-2929 (office) info@payomet.org  
Phone Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy (on file) of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): on left midway uphill approaching  
NOONS HEIGHT (same as last 15 years)

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

Date(s) of the Event in Which the Sign is Intended: July 14 - Oct 31

Date When Sign(s) will be installed: Aug 10 Removal date: Sept 10

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

Rt 6 - State Highway Truro  
Name Mailing Address

Phone Email

Applicant Signature Kevin Rice 7/1/20  
Date

Applicant Printed Name Kevin Rice

Owner Signature \_\_\_\_\_  
(Which also authorizes the use of the property.) Date: \_\_\_\_\_

Owner Printed Name \_\_\_\_\_

Planning Board Action: Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Conditions: \_\_\_\_\_

Board Signature: \_\_\_\_\_ Title \_\_\_\_\_ Date: \_\_\_\_\_

cc: Building Commissioner, Select Board

# TOWN OF TRURO



# PLANNING BOARD

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NOON's Heights (same as last 15 years)

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

Date(s) of the Event in Which the Sign is Intended: July 14 - Oct 31

Date When Sign(s) will be installed: Sept 10 Removal Date: Oct 10

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

Rt 6 - State Highway Truro  
Name Mailing Address

Phone Email

Applicant Signature Kevin Rice Date 7/1/20

Applicant Printed Name Kevin Rice

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: \_\_\_\_\_ Date: \_\_\_\_\_  
Title

cc: Building Commissioner, Select Board

Revised August 2019

36

**PAYOMET**

**Coming Events:**

40

**Text**

**Text**

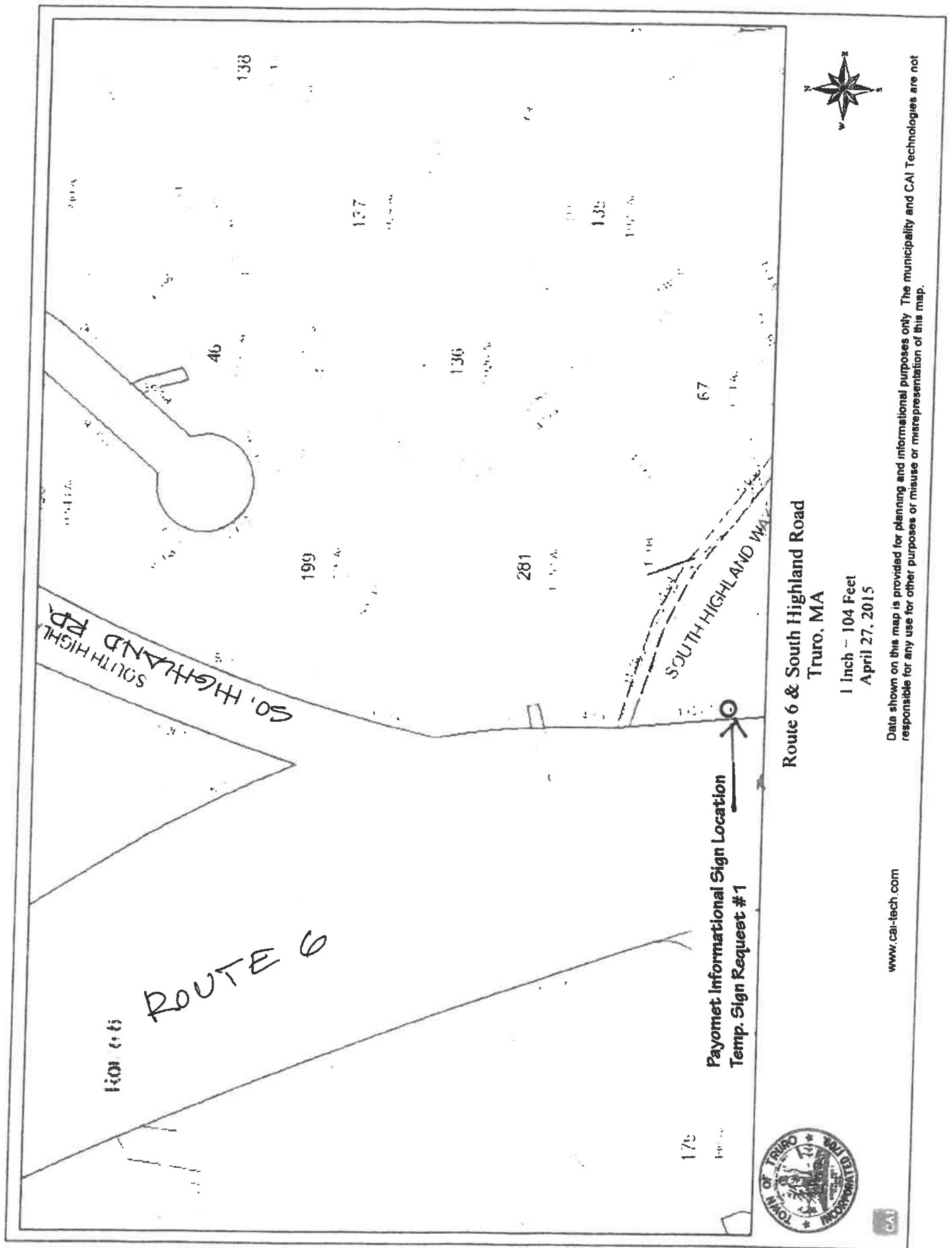
6

Two-sided signs

Two locations

Scale: 1" = 1' - 0"

Payomet Performing Arts Center, Truro



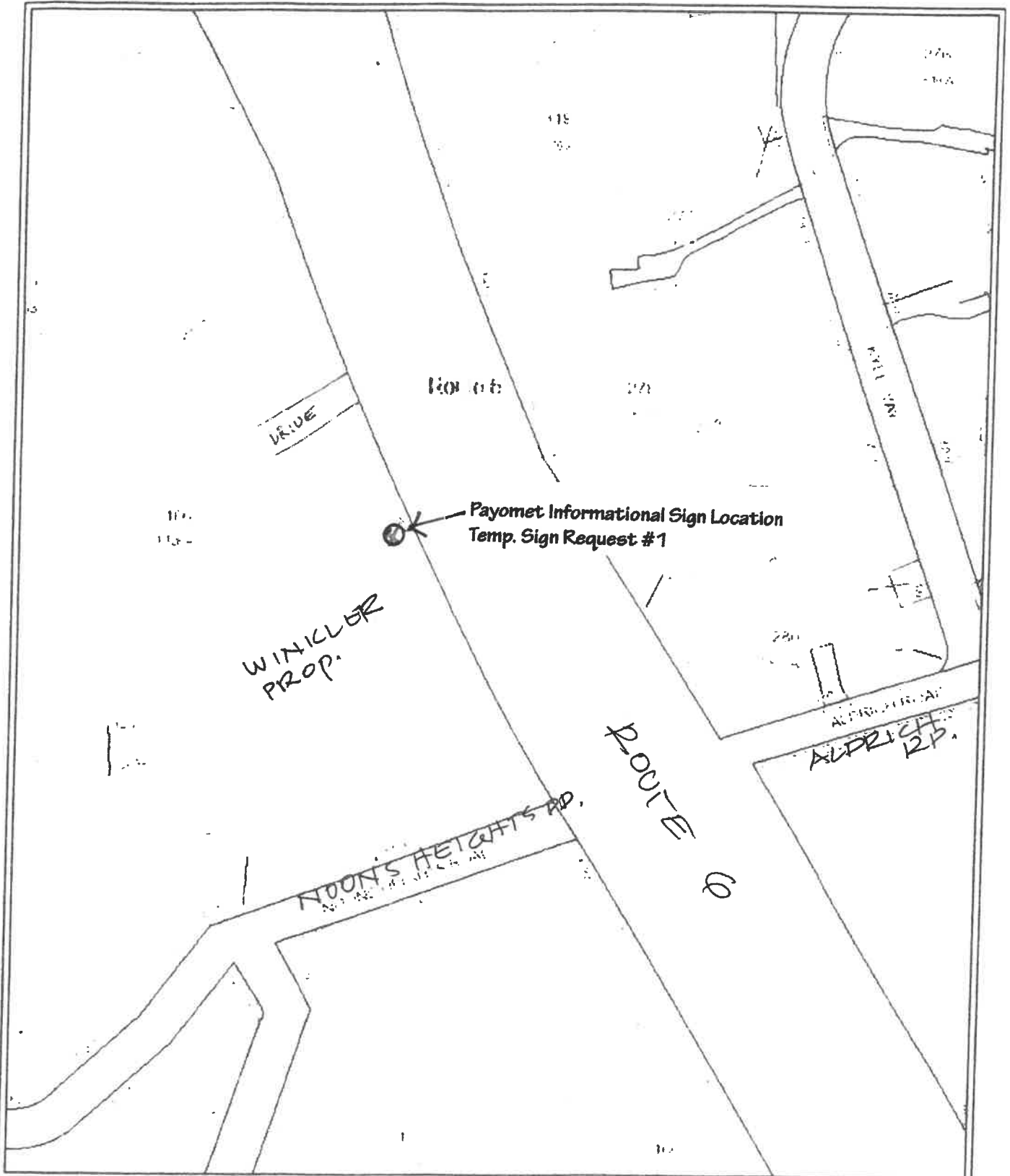
Route 6 & South Highland Road  
Truro, MA

1 Inch = 104 Feet  
April 27, 2015

www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





Route 6 & Noons Heights Road  
Truro, MA  
1 Inch = 123 Feet  
April 27, 2015



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# TOWN OF TRURO

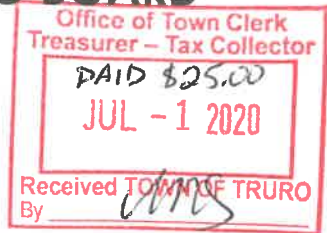


# PLANNING BOARD

## Application for Temporary Sign Permit

Regulation to Section 11 of the Truro Sign Code

Fee: \$25.00



Applicant Name: Payomet Performing Arts Center Date: 7/1/20

Applicant Contact Information: PO BOX 1202 Truro MA 02666  
Mailing Address

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Phone Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy (on file) of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): on right approaching south Highland (same as last 15 years)

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

Date(s) of the Event in Which the Sign is Intended: July 14 - Oct 31

Date When Sign(s) will be installed: July 10 Removal: August 10

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

Rt 6 - State Highway Truro  
Name Mailing Address

Phone Email

Applicant Signature Kevin Rice Date 7/1/20

Applicant Printed Name Kevin Rice

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

# TOWN OF TRURO

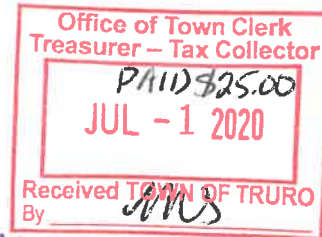


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Location(s) of Proposed Temporary Sign(s): on right approaching South Highland Curve as last 15 years

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Phone Email

Applicant Signature Kevin Rice 7/1/20 Date

Applicant Printed Name Kevin Rice

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: \_\_\_\_\_

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# TOWN OF TRURO



# PLANNING BOARD

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Mailing Address

917-843-6444 (cell) / 508-349-2929 (office) info@payomet.org  
Phone Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 48" Width 36"

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

Location(s) of Proposed Temporary Sign(s): On right approaching town  
Highland (same as last 5 years)

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

Date(s) of the Event in Which the Sign is Intended: July 14 - Oct 31

Date When Sign(s) will be installed: September 10 Removal: October 10

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Name Mailing Address

Phone Email

Applicant Signature Kevin Rice 7/1/20 Date

Applicant Printed Name Kevin Rice

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

Revised August 2019

36

**PAYOMET**

**Coming Events:**

40

**Text**

**Text**

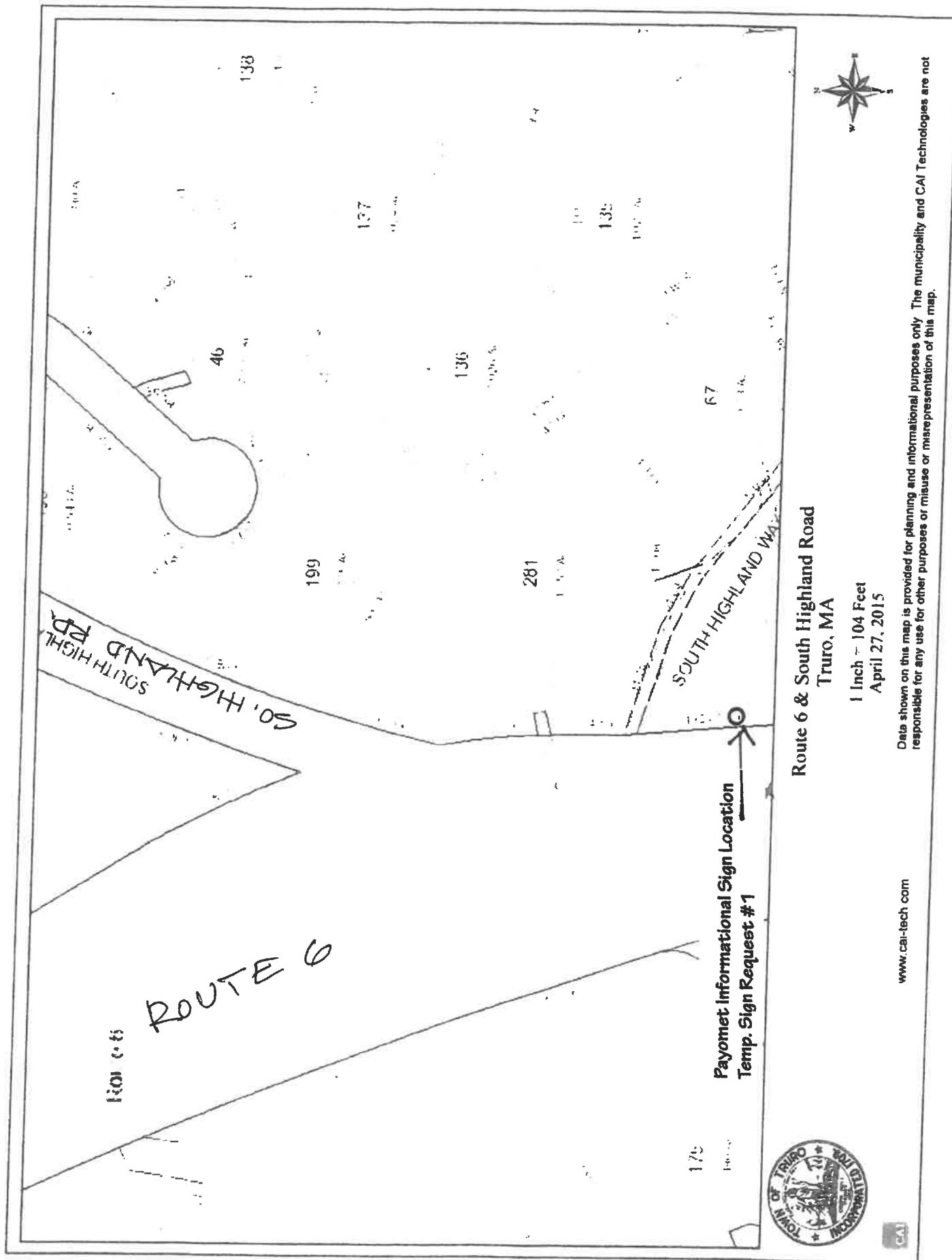
6

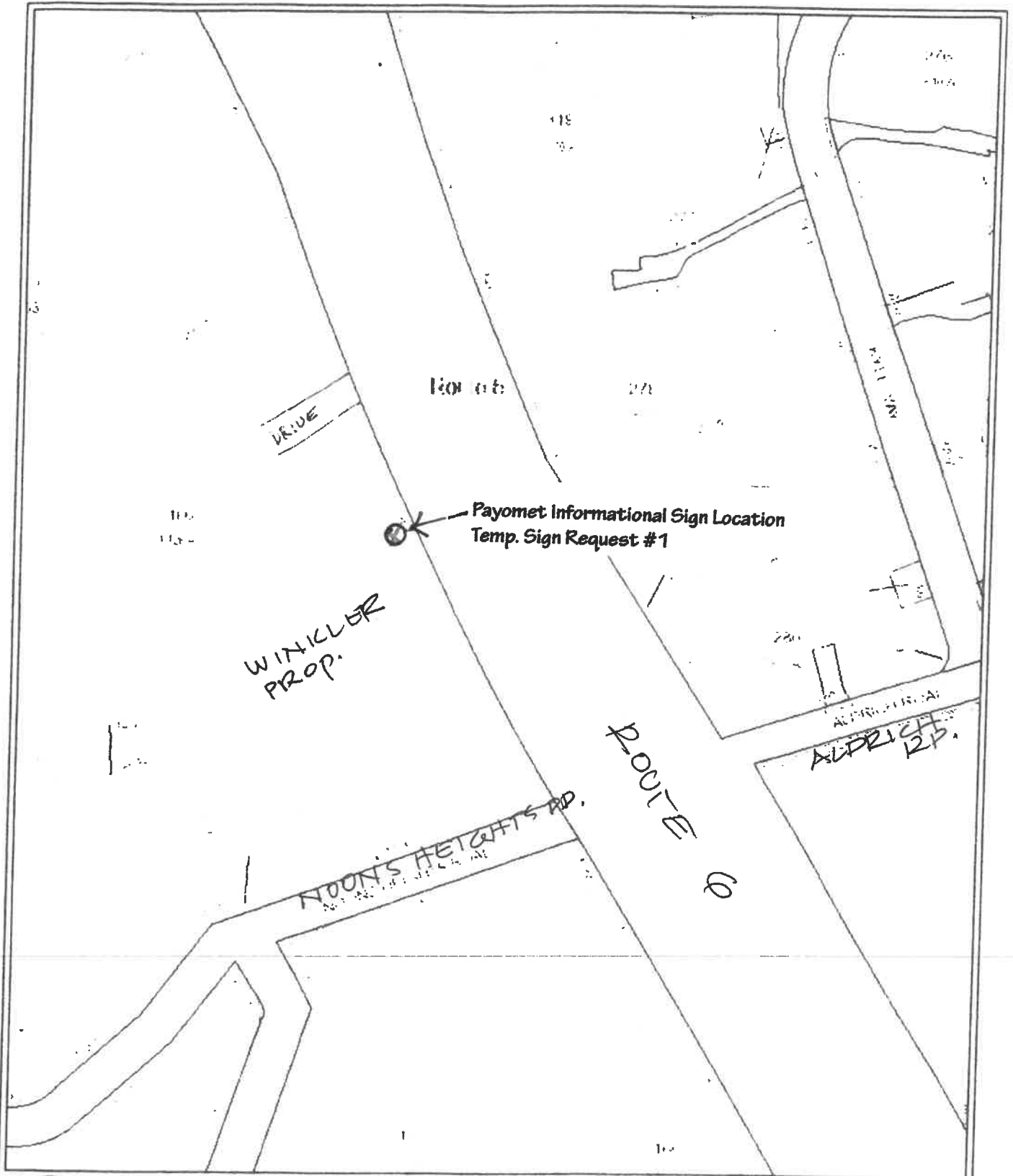
Two-sided signs

Two locations

Scale: 1" = 1' - 0"

Payomet Performing Arts Center, Truro





Route 6 & Noons Heights Road  
Truro, MA  
1 Inch = 123 Feet  
April 27, 2015

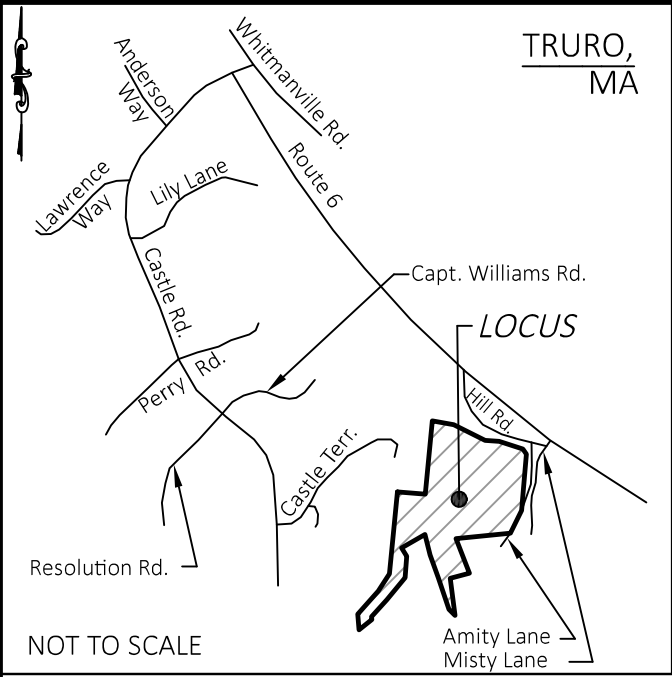


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www.cai-tech.com







REFERENCES:  
PLAN BOOK 670 PAGE 36  
ASSESSORS' MAP 46 PARCEL 8  
TOTAL AREA = 289,230 S.F.±

OWNERS OF RECORD  
AUDREY SCHIRMER  
ABIGAIL B. SCHIRMER  
JOSEPH M. SCHIRMER  
DEED BOOK 14422, PAGE 64

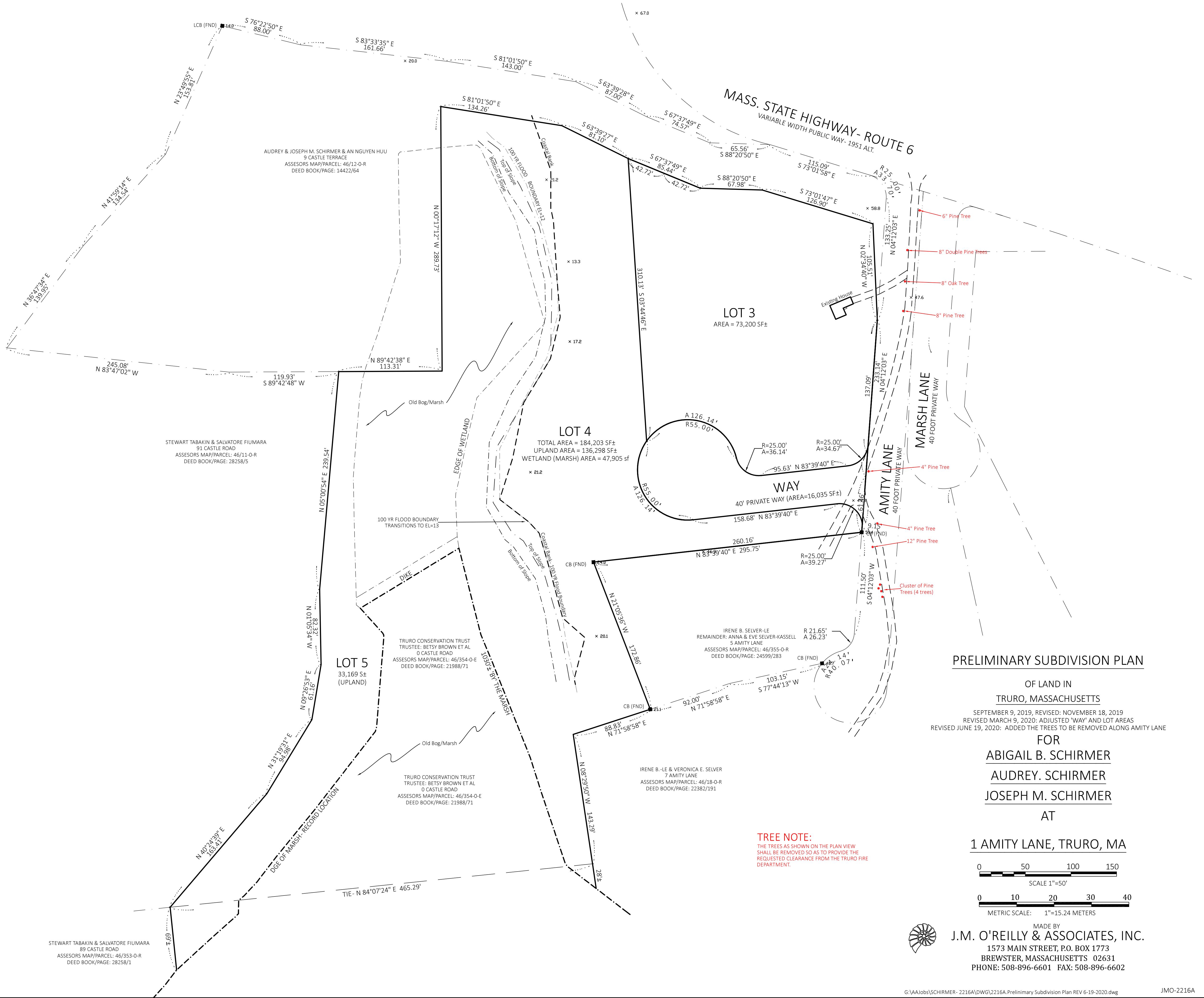
LEGEND  
■ CB CONCRETE BOUND  
■ LCB LAND COURT BOUND  
FND FOUND  
(TO BE SET) SURVEYORS BOUND TO BE SET

#### NOTES:

- 1.) A PORTION OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FLOOD INSURANCE MAP #25001C139J
- 2.) THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
- 3.) THE 10-FOOT CONTOURS, AS SHOWN HEREON, WERE TAKEN FROM THE TOWN G.I.S. MAPPING.
- 4.) THE EDGE OF WETLAND, BOTTOM AND TOP OF SLOPE AND THE COASTAL BANK WERE LOCATED BY FIELD SURVEY, COMPLETED BY J.M. O'REILLY & ASSOCIATES, INC ON 10-16-2019, 10-25-2019 AND 11-18-2019.
- 5.) THE "WAY" AS SHOWN ON THE PLAN SHALL NOT BE CONSTRUCTED.

#### ZONING REQUIREMENTS

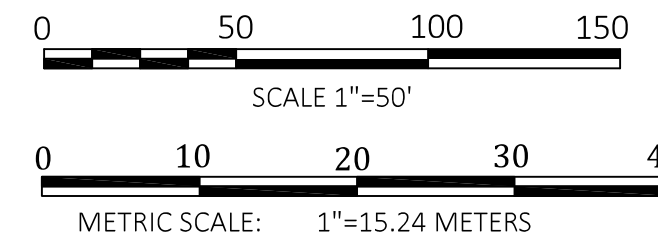
RESIDENTIAL ZONE	
MINIMUM LOT SIZE	33,750 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT YARD DIMENSIONS	25 FEET
MINIMUM SIDE AND REAR YARD DIMENSIONS	25 FEET



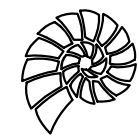
#### PRELIMINARY SUBDIVISION PLAN

OF LAND IN  
TRURO, MASSACHUSETTS  
SEPTEMBER 9, 2019, REVISED: NOVEMBER 18, 2019  
REVISED MARCH 9, 2020: ADJUSTED "WAY" AND LOT AREAS  
REVISED JUNE 19, 2020: ADDED THE TREES TO BE REMOVED ALONG AMITY LANE  
FOR  
ABIGAIL B. SCHIRMER  
AUDREY. SCHIRMER  
JOSEPH M. SCHIRMER  
AT

1 AMITY LANE, TRURO, MA



TREE NOTE:  
THE TREES AS SHOWN ON THE PLAN VIEW  
SHALL BE REMOVED SO AS TO PROVIDE THE  
REQUESTED CLEARANCE FROM THE TRURO FIRE  
DEPARTMENT.



MADE BY  
J.M. O'REILLY & ASSOCIATES, INC.  
1573 MAIN STREET, P.O. BOX 1773  
BREWSTER, MASSACHUSETTS 02631  
PHONE: 508-896-6601 FAX: 508-896-6602

06/17/2020 FY1 Planning Bd

cc: J Ribeiro  
R Stevens

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk Treasurer/Tax Collector
2020-007 PB
JUN 17 2020
\$275.00 fee paid
Received TOWN OF TRURO
By: <i>[Signature]</i>

FORM A  
APPLICATION FOR DETERMINATION THAT  
PLAN DOES NOT REQUIRE APPROVAL (ANR)

Date: June 17, 2020

To The Planning Board of the Town of Truro Massachusetts,

The undersigned owners of all the land described herein submitted the accompanying plan entitled:  
PLAN OF LAND IN TRURO, AS SURVEYED FOR, DANIEL L. & KATHERINE A. DONN,  
and dated OCTOBER, 2019, requests a  
determination and endorsement by said Board that approval by it under the Subdivision Control Law is not  
required.

Property Location: 36, 38 TWINE FIELD ROAD Map(s) and Parcel(s): MAP 35, PARCELS 88 & 89  
Number of Lots Created: TWO (2) EXISTING Total Land Area: 15,558 ± SQ. FT. LOT 1 = 40,005 ± SQ. FT.  
TWO (2) CREATED LOT 2 = 35,553 ± SQ. FT.

The owner's title to said land is derived under deed from GRAHAM ASHTON ET UX,  
DECEMBER 29, 2006  
dated JAN. 5, 2007, and recorded in the Barnstable Registry of Deeds Book and Page: 21658/158  
21941/293

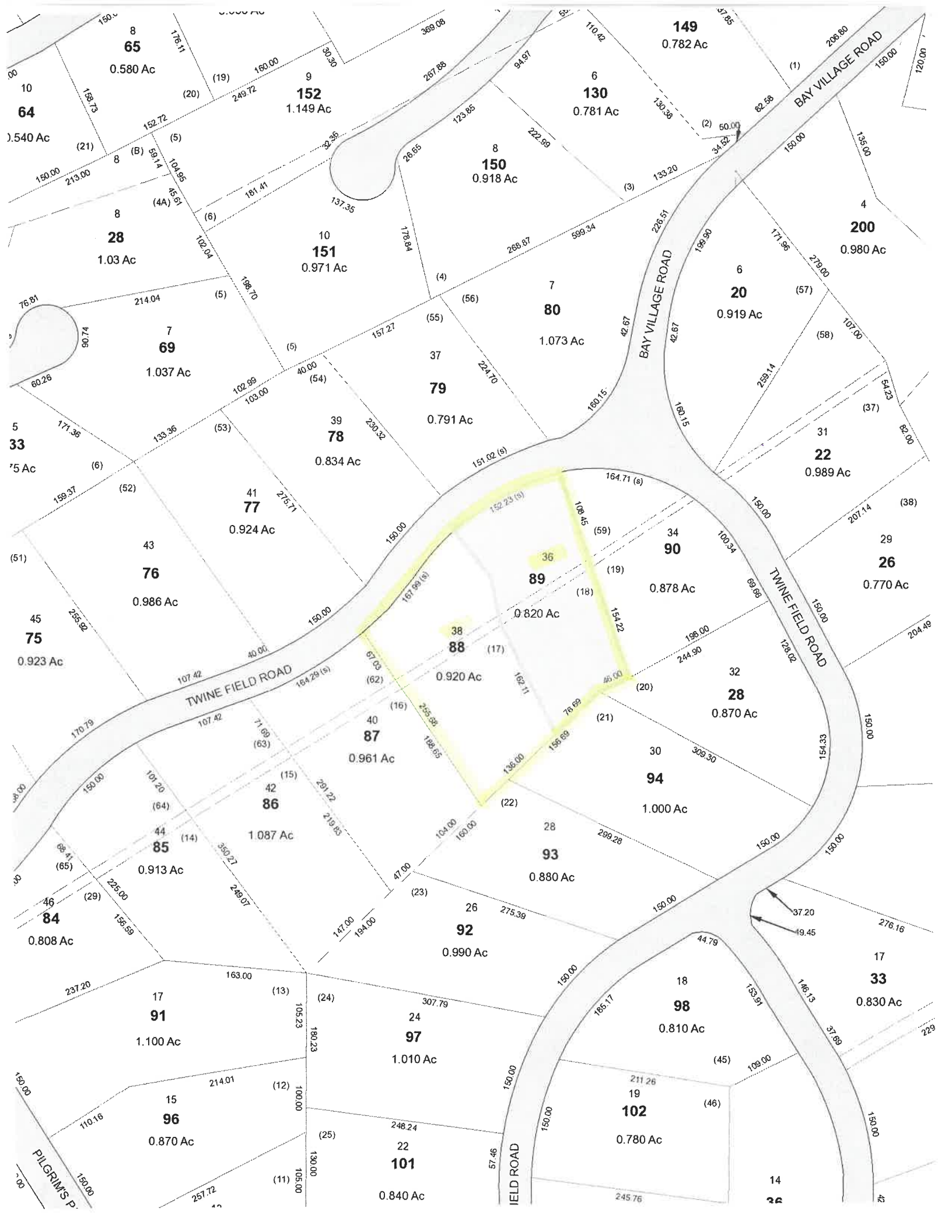
or Land Court Certificate of Title No. 181991 & 182829 registered in Barnstable  
County.

The undersigned believes that such approval is not required for the following reasons: (Check as appropriate)

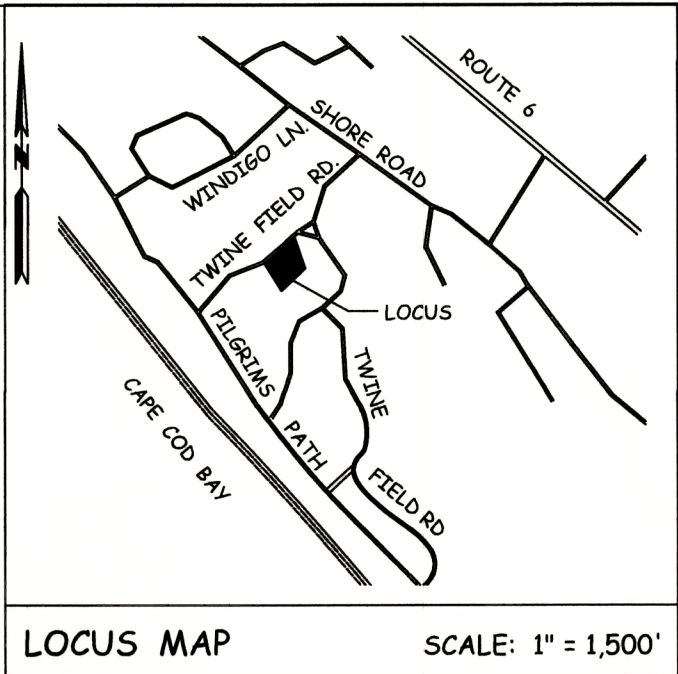
- ☒ The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro zoning by-law under Section 50.1 (A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
- ☐ a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
- ☐ a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or
- ☐ a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_.

- ☐ The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a









NOTE: PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER MGL, CHAPTER 41, SECTION 81-L AND DOES NOT INDICATE THAT A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH OR GENERAL BYLAW REQUIREMENTS.

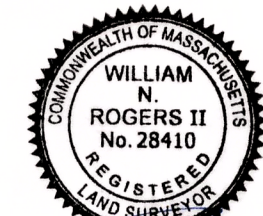
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. REF. CHAP. 41 SEC. 81-P, G.L.:

TRURO PLANNING BOARD:

DATE:

LEGEND:  
D.M.H. = DRAINAGE MANHOLE  
S.M.H. = SEWER MANHOLE  
W = WATER GATE  
T.P. = UTILITY POLE  
U/G = UNDERGROUND  
L.P. = LIQUID PROPANE



William N. Rogers II  
OCTOBER 31, 2019

ZONING CLASSIFICATION:

THESE LOTS ARE LOCATED IN THE RESIDENTIAL DISTRICT.

NOTE: 36 TWINE FIELD ROAD  
ASSESSOR'S MAP 35 PARCEL 89.  
38 TWINE FIELD ROAD  
ASSESSOR'S MAP 35 PARCEL 88.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

NOTE: ( ) DENOTES RECORD INFORMATION.

REFERENCE: PLAN BOOK 601 PAGE 6  
PLAN BOOK 530 PAGE 72  
DEED BOOK 21941 PAGE 293  
DEED BOOK 21658 PAGE 158  
CERTIFICATE OF TITLE NO. 182829  
CERTIFICATE OF TITLE NO. 181991

SCALE OF FEET  
0 15 30 60

PLAN OF LAND  
IN

NORTH TRURO

AS SURVEYED FOR

DANIEL L. DUNN &  
KATHERINE A. DUNN

SCALE: 1 IN. = 30 FT. OCTOBER, 2019

WILLIAM N. ROGERS  
PROFESSIONAL  
CIVIL ENGINEERS & LAND SURVEYORS  
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.  
508.487.1565 / 508.487.5809 FAX