



Truro Planning Board Agenda

Remote Meeting

Wednesday, September 22, 2021 – 5:00 pm
www.truro-ma.gov

Open Meeting

This will be a remote public 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 by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at **1-866-899-4679** and entering the access code **167-870-165#** when prompted. 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/167870165>

Public Comment Period

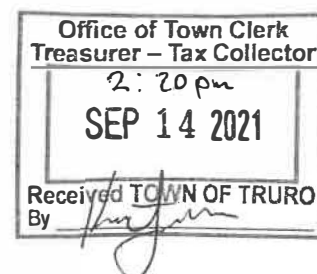
The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Board Action/Review

2021-002/SPR – Salvador, LLC for property located at 298 Route 6 (Atlas Map 43, Parcel 57) [Tradesmen's Park South]. Applicant seeks the Board's approval of a modification to the design approved through Site Plan Review. (Planning Board Decision 2019-003/SPR, approved May 19, 2021.) An additional ramp and second-floor exit is proposed for the rear of the building. This modification is required to comply with egress requirements.

1. Planner Report

2. Chair Report



3. Potential Bylaws for 2022 ATM

- ◆ Lot Coverage/Carbon Sequestration

4. Survey Questions – Draft questions to include in Town Survey

5. Questions, Resources, Input to LCPC

Workshops:

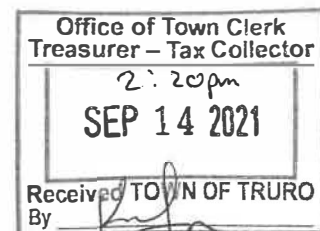
- ◆ September 29:
 - A) Feedback on Handbook draft
 - B) Potential Bylaw Changes
 - Street – Review definition, corrections, and recommend changes
 - Definitions – Apartments and more
 - Driveway slope?
 - Other miscellaneous
 - C) Continue Subdivision Regulation discussion
- Addressing the CSP and RSP Review Criteria
- Review ANR for infrastructure information/checklist review
- Review for packet inclusion: DRI – Mandatory and discretionary referral standards of the CCC

Minutes

- ◆ June 10, 2020 Work Session
- ◆ July 6, 2020 Work Session
- ◆ July 8, 2020 Meeting
- ◆ August 11, 2021 Work Session
- ◆ August 18, 2021 Meeting
- ◆ September 1, 2021 Work Session
- ◆ September 8, 2021 Work Session

Next Meeting – Wednesday, October 6, 2021, at 5:00 pm

Adjourn



STAFF MEMORANDUM

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: September 20, 2021

Re: September 22, 2021 meeting

2021-002/SPR – Silvador, LLC, Tradesmen’s Park South, 298 Route 6 (Map 43, Parcel 57).
Seeking approval of modification to building design approved by Planning Board through Commercial Site Plan Review in Decision dated May 19, 2021.

Prior Approval. Earlier this year, the Board conducted Commercial Site Plan Review of the proposed Building 2 and related parking, landscaping, and stormwater management improvements on this property. The Board’s Decision dated May 19, 2021 approved a Site Plan and elevations for the two-story Building 2, to be located on the southern end of the property. As approved by the Board, the plans showed the driveway around the back of Building 2 providing access to the second floor by a single ramp and landing on the southeastern corner of the Building (nearest to Route 6).

Proposed modification to plans. Following issuance of the Board’s Approval, the Applicant’s engineer determined that due to Fire Code requirements for minimum distance between means of egress, a second, direct means of egress from the second floor is required (replacing egress from an internal stairway to the first floor). The Applicant has revised the Building design by adding a second ramp and landing on the southwestern corner of the Building to meet this requirement. To accommodate this second ramp, minor alterations to the landscaping at the rear of the Building are proposed. Additional detail and explanation are provided in the Narrative submitted by Applicant’s counsel and a memorandum from the Applicant’s engineers (both in packet). The Building Commissioner supports the proposal for purposes of fire protection and safe egress, and characterize the change as a “minor modification” (letter in packet).

Cape Cod Commission review. The Applicant submitted the proposed changes to the Cape Cod Commission, which had previously reviewed and approved the project. The Commission’s Chief Regulatory Officer in response characterized the proposal as a “small alteration,” and advised Applicant’s counsel that additional review by the Commission is not required (email in packet).

Board Review and Action. Staff suggested at the Board’s previous meeting that the proposed changes did not require or warrant full public hearing, and could be reviewed and approved by the Board as a noticed agenda item. The Board agreed, but was interested in the Commission’s treatment of the proposal, at that time unknown. The Commission has since advised that no further review is required (see above). If, following discussion, the Board is inclined to allow the proposed modifications, a motion might be made:

“Madam Chair, I move that the Board approved the proposed plan modifications and approve the draft decision as modified during this meeting.”

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer (1938-2020)

Tel: (508) 398-2221
Fax: (508) 398-1568
www.singer-law.com

September 15, 2021

Via Email in care of Elizabeth Sturdy

Truro Planning Board
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Re: Tradesmens Park South, 298 Route 6, Truro, Silvador, LLC

Dear Members of the Board,

I am writing to request that the Board consider the Applicant's request to relocate the second-floor egress for Building 2, from the plans approved through Site Plan review before this Board earlier this year. The approved modifications, namely the elevated rear access on the south-east side of the building, provides the possibility of relocating the required secondary means of access to the second floor to the south-west side of Building 2, rather than the approved stairwell access on the north-west corner of Building 2. This alteration of secondary egress would provide practical benefits in terms of use, safety and fire prevention as further discussed in the narrative attached but summarized below:

1. Direct secondary egress from the second floor by means of an elevated ramp on the south-west corner of Building 2 (parallel in design to the approved ramp to the south-east corner but ADA compliant) would allow Applicant to remove the stairwell connection between the first and second floors, which would allay engineering concerns regarding difficulties in meeting state fire code requirements and would eliminate the potential spread of a fire between floors by means of the stairwell;
2. Eliminating the stairwell would provide better security between floors, given that there is no shared use between floors (first floor for contractors/ second floor for conditioned storage) and no need other than secondary egress for the stairwell;
3. The proposed south-west secondary access would provide a second direct, immediate ADA compliant egress for those using the second floor rather the existing stairwell to the first floor; making egress in times of emergency easier, faster, and more accessible to all;

4. The proposed access would provide significantly more useful access for moving items into the conditioned storage space, the sole function of the second floor, than the stairwell access from the first floor;
5. The modification's effect on the approved plans are negligible; the removal of one tree within the landscaped area between the approved rear drive and Building 2;
6. The Cape Cod Commission has reviewed this modification and has determined that it does not meet the Minor Modification 1 jurisdiction and has approved the change of egress administratively. No further Commission review is required and the change, if approved by the Planning Board, will be incorporated into the Commission's Certification of Compliance once construction is complete.
7. The proposed relocation is supported by the project's structural engineer and by the Truro Building Commissioner whose letters are attached to the supporting narrative enclosed.

I have attached site plans, elevations, landscape plans and floor plans, both as approved by the Board's SPR decision recorded with the Barnstable County Registry of Deeds on July 30, 2021 decision and as proposed with the exception of the proposed site plan and approved floor plan, both of which will be submitted upon my receipt.

I appreciate your attention to this matter and welcome any questions you might have at the Board's meeting on September 21. The Applicants are appreciative of the Board's willingness to review the request for alteration so quickly.

Very truly yours,

Marian S. Rose

Marian S. Rose

With attachments

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer (1938-2020)

Tel: (508) 398-2221
Fax: (508) 398-1568
www.singer-law.com

Amendment to Planning Board Decision 2021- 002

Narrative

Project Name: Tradesmen’s Park South
Property: 298 Route 6 (State Highway), Truro, MA
Applicant: Silvador LLC

The Cape Cod Commission and the Truro Planning Board approved the development of the land located at 298 Route 6 (State Highway) in Truro with two buildings to be used by local tradesmen and for conditioned self-storage. The Applicant completed Phase I of the development and a Certificate of Compliance was issued by the Town of Truro. Prior to beginning Phase II (the build-out of Building 2), the Applicants determined that access to the conditioned storage area on the upper level would be more safely, reliably and efficiently met by replacing the approved elevator access with drivable access with an elevated driveway to the rear of Building 2. The rear building access in the form of an elevated rear driveway to a ramp with an access door on the south-east side of Building 2 was approved by both the Planning Board and the Cape Cod Commission earlier this summer. Approved secondary access remained through a north-west interior stairwell to a first-floor exterior door.

The Applicant, by this action, requests that the Planning Board approve its request to relocate the secondary access for Building 2 from the north-west interior stairwell to a proposed direct access on via exterior ramp on the south-west corner of Building 2. The Applicant realized the removal of the elevator and the subsequent approval of the south-east ramped access and elevated rear driveway created an opportunity to resolve design challenges posed by

approved stairwell's piercing of the second story's floor plane. The relocation of the secondary means of egress is supported by the project's structural engineer and the Truro Building Commissioner (See Letter of support from Richard Stevens, Truro Building Commissioner, dated September 14, 2021 and Memo in support from T. Varnam Philbrook, P.E., Philbrook Engineering, dated September 13, 2021). The proposed change in access has recently been approved by the Cape Cod Commission through administrative review. (See email from Jordan Velozo, Chief Regulatory Officer for the Commission, attached.) The Applicant requests that the relocation and related changes shown on the proposed plans and attached be approved by the Planning Board for the reasons further described below:

1. The changes proposed will have minimal impact on the site or on neighbors and will significantly improve the operation of the conditioned second-floor space.

The primary change requested is the relocation of the secondary means of egress required by the Commonwealth's Building Code from the approved north-west stairwell access to direct access to the second floor through a new south-west elevated ramp as shown on the attached elevations and landscape plans. In terms of changes to the site, the construction of a new south-west rear access would be parallel in construction to what the Commission and Truro Planning Board have already approved for the south-east access. Only one tree in the landscaped area between the rear driveway and Building 2 would be removed if this request is approved. A light, identical in approved style and on a timer for the previously agreed period, would be added at the top of the proposed access ramp. Both ramps would be constructed to be ADA compliant (a benefit not previously required by either the Truro Planning Board or the Cape Cod Commission.). The effect on site coverage will be negligible, given that the ramp is permeable.

2. The relocation of the secondary access will improve the resilience of the building and will improve access to the means of escape from the second floor in case of emergency.

The Fire Code for the Commonwealth of Massachusetts requires that there be two means of egress for a multistory commercial structure of this size. The Code requires a certain minimum distance between the two means of egress to increase the likelihood of their usefulness in an emergency. Here, the distance required is one foot more than half the distance of length of the diagonal between opposite corners of the building, or 65 feet. The distance between the

primary means of egress (south-east door) and the proposed secondary means of egress (south-west door) will be over 100 feet, well over what is required by the Code.

The Code also requires a significant degree of fireproofing. Because the stairwell penetrates the floor fire separation plane, extra fire proofing is required. In addition, a heavy fireproof door is required at each level to separate the stairwell from each floor. The design currently approved by this Board can technically meet the fire safety requirements; but separating the two floors removes a potential hazard (the stairs) and bolsters fire resistance of the building. (See Philbrook Memo, attached, noting that the approved design is more difficult to complete to Code and disrupts the building framing.)

Moreover, the secondary access will lead directly to the outside of the building; not, as currently approved, through heavy fire doors to the first floor and then to the outside. The secondary access will be obvious to those using the second floor, because users will see it when they access the building during the normal course of business. The ramps would provide two means of ADA compliant egress which, for obvious reasons, the approved stairwell access cannot.

3. **Relocating the secondary access will improve the function and safety of Building 2.**

In terms of function, the first floor of Building 2 is entirely commercial contractor's space. The second floor is used entirely for secure, conditioned storage. Given that the use of the first and second floors are entirely independent of each other in terms of use, the only rationale for the stairwell between the two floors was the requirement for secondary egress. A stairwell linking floors is not ideal for moving personal goods to storage on an upper floor. In practice, it would likely not be used. The proposed south-west ramped access would provide direct access to the second floor and provide easy access to the portion of the second floor most distant from the approved access on the south-east corner, providing more balanced access overall.

Based on the foregoing, the Applicants respectfully request approval of request to relocate secondary access to Building 2's second floor and related changes as shown on plans submitted and attached and incorporate these changes into the Site Plan Decision approved on May 19, 2021 and recorded with the Barnstable County Registry of Deeds Book 34341, Page 303 (July 30, 2021).



TOWN OF TRURO

Building Department

24 Town Hall Road

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004, Ext. 131 Fax: 508-349-5508

September 14, 2021

To: Town of Truro Planning Board

Subject : BUILDING NO. 2 TRADESMAN SOUTH

Greetings,

This letter is to express the departments support of the proposed changes to the egress paths at the rear of Building No. 2 Tradesman South.

This change as outlined in a letter from Philbrook Engineering dated September 14, 2021 will provide the fire protection and egress travel distance as required under the State building Code 780 CMR.

This change should be considered as a minor modification that will result in a beneficial solution to the original plan.

Thanking you in advance for favorable consideration.

Regards,

Richard Stevens

Building Commissioner

107 Beach Street
Dennis, MA 02638
1-508-364-1301 (cell)
1-508-385-8682 (offc)

**PHILBROOK
ENGINEERING**

Building No. 2 Tradesman South

To: Planning Board, Town of Truro
c/o Richard Stevens – Building Commissioner
Town of Truro, Truro, MA

From: T. Varnum Philbrook, P.E.

CC: Daniel Silva and Erin Sullivan-Silva and Jon Salvador and Wendy Salvador
FELCO Engineering, Inc.

Date: September 15, 2021

Re: **Request for 2nd Story Access/Egress Pathway Reconfigurations – Bldg. 2
Tradesman Park South, 298 Route 6 – State Highway, Truro, MA 02666**

Dear Planning Board Members & Richard;

In advance thank you for helping us by providing continued Town support and guidance as we pursue this construction – Bldg. #2 at Tradesman Park South. Without a doubt during these unsettled times regulatory guidance to help maintain work environments, business productivity and provide cash flow all become critical. For reference, I am the Engineer-of-Record for this project and have been involved since its' inception. I have either designed or have over-seen the implementation of the design work provided by other registered design professionals to include the metal buildings, concrete floor systems, fire & life/safety requirements and site planning.

We are currently working on the construction of permitted Bldg. 2. Site preparation and building foundation systems are pretty much complete. Presently we are on a 1 month hiatus waiting for the fabrication and delivery of the metal building from C.A. Rollins, Inc. who is also the erector. As you know we have had some additional time due to supply chain delays and as such have built and rebuilt this building, at least in our minds, a number of times!

A year ago for the life/safety and fire safety design processes we split the building horizontally between floors for fire separation. For life/safety the upstairs required 2 exits due to its' size. Initially we put one in the middle rear to take advantage of grading and to provide the short ramp necessary for ADA access. The 2nd exit was to be a stairwell to the front of the building inside on the right end. When the storage layout plans were developed the separation between these two exits was less than the code required (Bldg. Diagonal/2). At that time the rear exit was relocated along the back wall, placing it closer to the road (nearer to the left side). This provided separation but now necessitated the building of an ADA compliant ramp. Working back up-grade to the middle of the rear wall allowed for some minimization of ramp construction by taking advantage of the grade rising to the landing point with the ramp sloping downward concurrently. This solution works

Date: September 15, 2021

R Re: Request for 2nd Story Access/Egress Pathway Reconfigurations – Bldg. 2
Tradesman Park South, 298 Route 6 – State Highway, Truro, MA 02666

Given the noted time between construction milestones both Dan and I looked at the proposed building plans and considered a further modification to them. And that brings us to our current request – that we be allowed to delete the interior stairwell and place this 2nd exit also on the rear wall, separated by almost the building length, and connected by a ramp to what will now be a common at-grade landing. This proposal provides for some construction efficiencies and will also provide for a much safer use of the 2nd floor. For current construction, the interior stairwell needs to be extra fire-proofed because it penetrates the floor fire separation plane and it will also require two heavy fire doors (one at the top landing & one at the bottom landing). This type of construction is typically harder to detail and build while disrupting the building framing. As for Life/Safety, the 2nd fire exit egress can now be through a 2nd door on the same floor level, leading outside onto landings and ramps as opposed to a pair of doors and a stairwell. For accessibility we will now gain a 2nd ADA accessible entrance of which the stairway would never provide.

In summary I am asking for your consideration of our request. From building construction and code compliance there are definite pluses to be had. The site remains wide open and the rough grading across the entire rear is in place should you want to walk and check our work to date. Thank you for your help and should you need anything further please feel free to call or email me.

Respectfully submitted,

T. VARNUM PHILBROOK, P.E.

508-364-1301; Tvarnphil@Verizon.net

tpv

From: Jordan Velozo <jordan.velozo@capecodcommission.org>

Sent: Wednesday, September 8, 2021 10:06 PM

To: msrose@singer-law.com

Subject: Re: 298 Rt. 6, Truro, Tradesmen's Park South

Hi Marian,

Thanks for sending these over. This small alteration for purposes of meeting the State Building Code does not require additional Commission review. I will add these plans and letter to the Project file. When the Project seeks a Preliminary Certificate of Compliance, we will incorporate these plans into the record more formally.

Best,
Jordan

Jordan Velozo

Chief Regulatory Officer

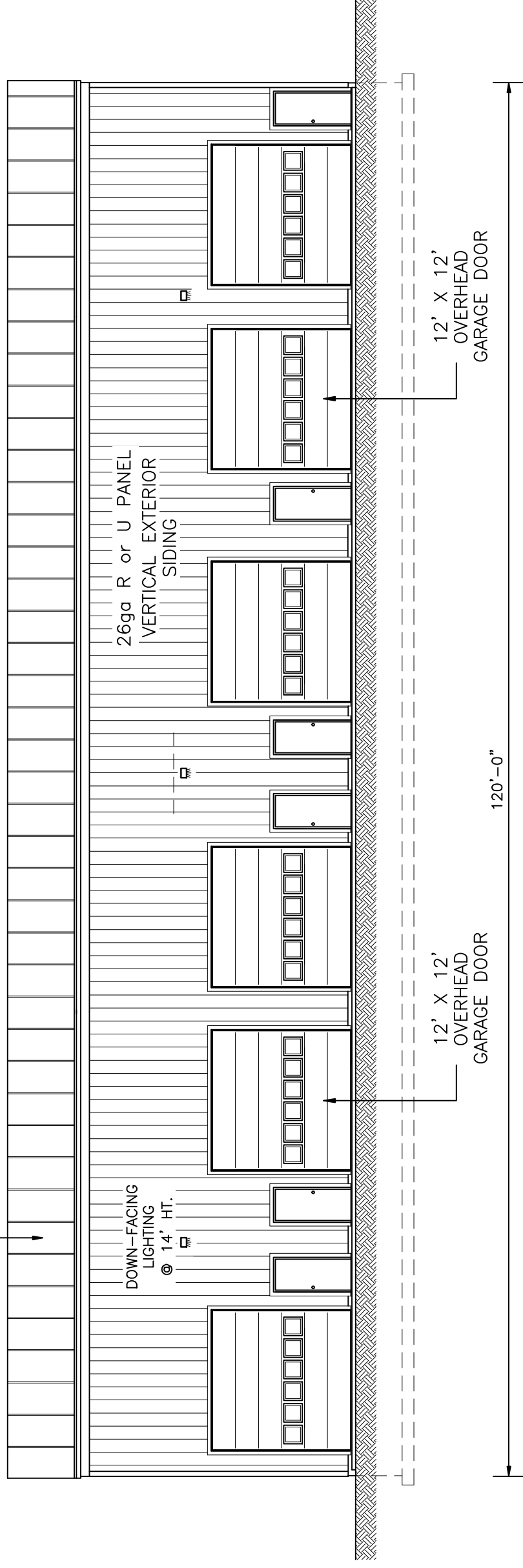
Cape Cod Commission

508-744-1253

jordan.velozo@capecodcommission.org

24ga ULTRA DEK
STANDING SEAM
ROOF SYSTEM

30'-0" MAX.



FRONT ELEVATION
(3/32" = 1')

ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY

ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL

ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

**LEFT SIDE
ELEVATION**
(3/32" = 1')

24ga ULTRA DEK
STANDING SEAM
ROOF SYSTEM

SOLAR PANELS
PER CLEAN ENERGY
DESIGN LAYOUT

WHITE CEDAR
SHINGLES
(ROAD FACING
GABLE END)

6' x 9"
LANDING
W/ RAMP

30'-0" MAX.

12
3

45'-0"

16'-11"

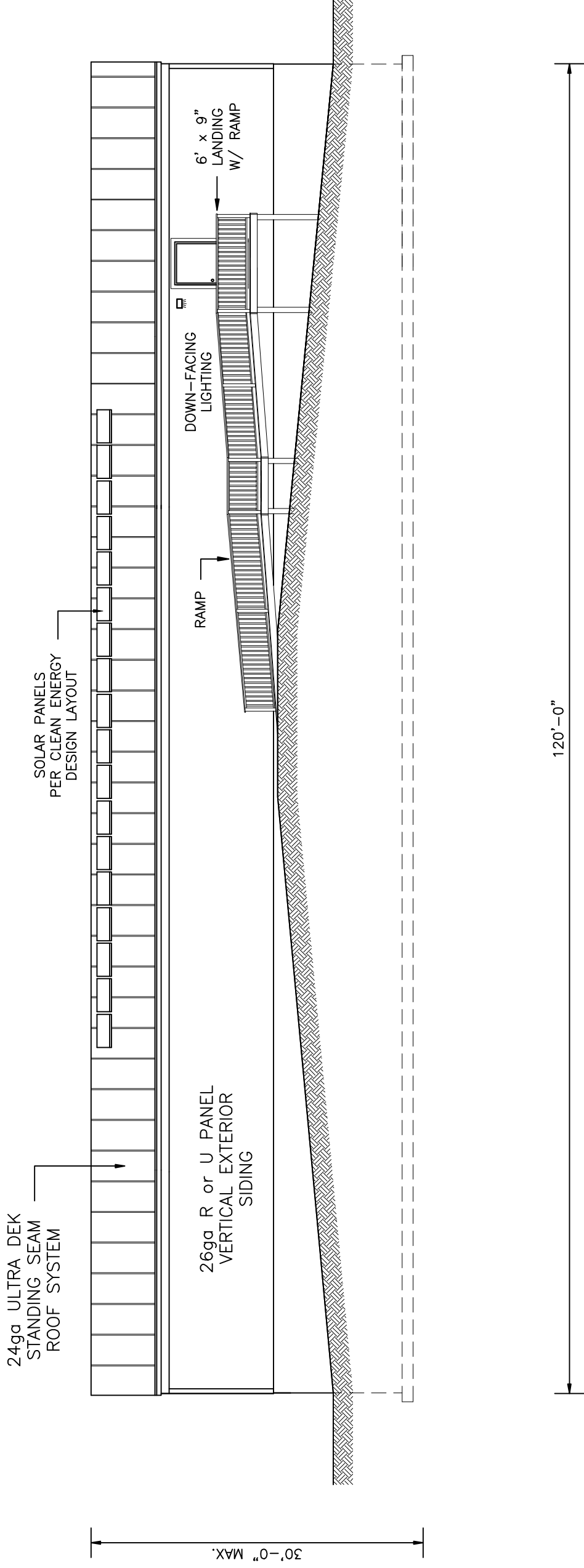
TRADESMAN PARK - SOUTH
298 RT. 6

BUILDING 2

TRURO

4/26/2021

SHEET 1 OF 2



24ga ULTRA DEK STANDING SEAM ROOF SYSTEM

SOLAR PANELS PER CLEAN ENERGY DESIGN LAYOUT

12
3

6' x 9" LANDING W/ RAMP

REAR ELEVATION

(3/32" = 1')

ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY

ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL

ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

30'-0" MAX.

RIGHT SIDE ELEVATION

(3/32" = 1')

45'-0"

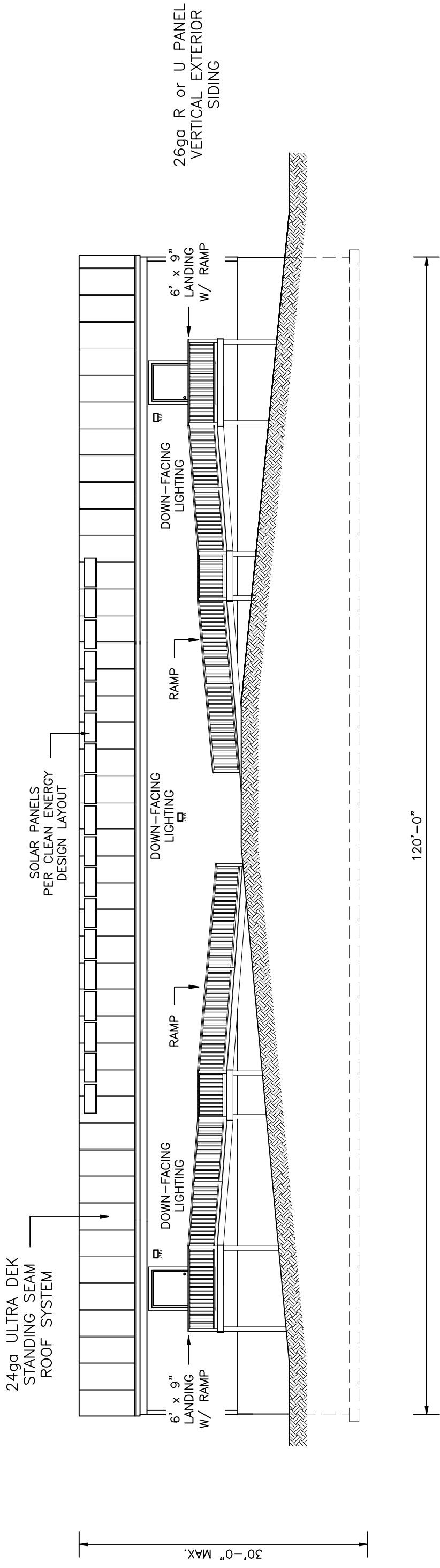
**TRADESMAN PARK - SOUTH
298 RT. 6**

BUILDING 2

TRURO

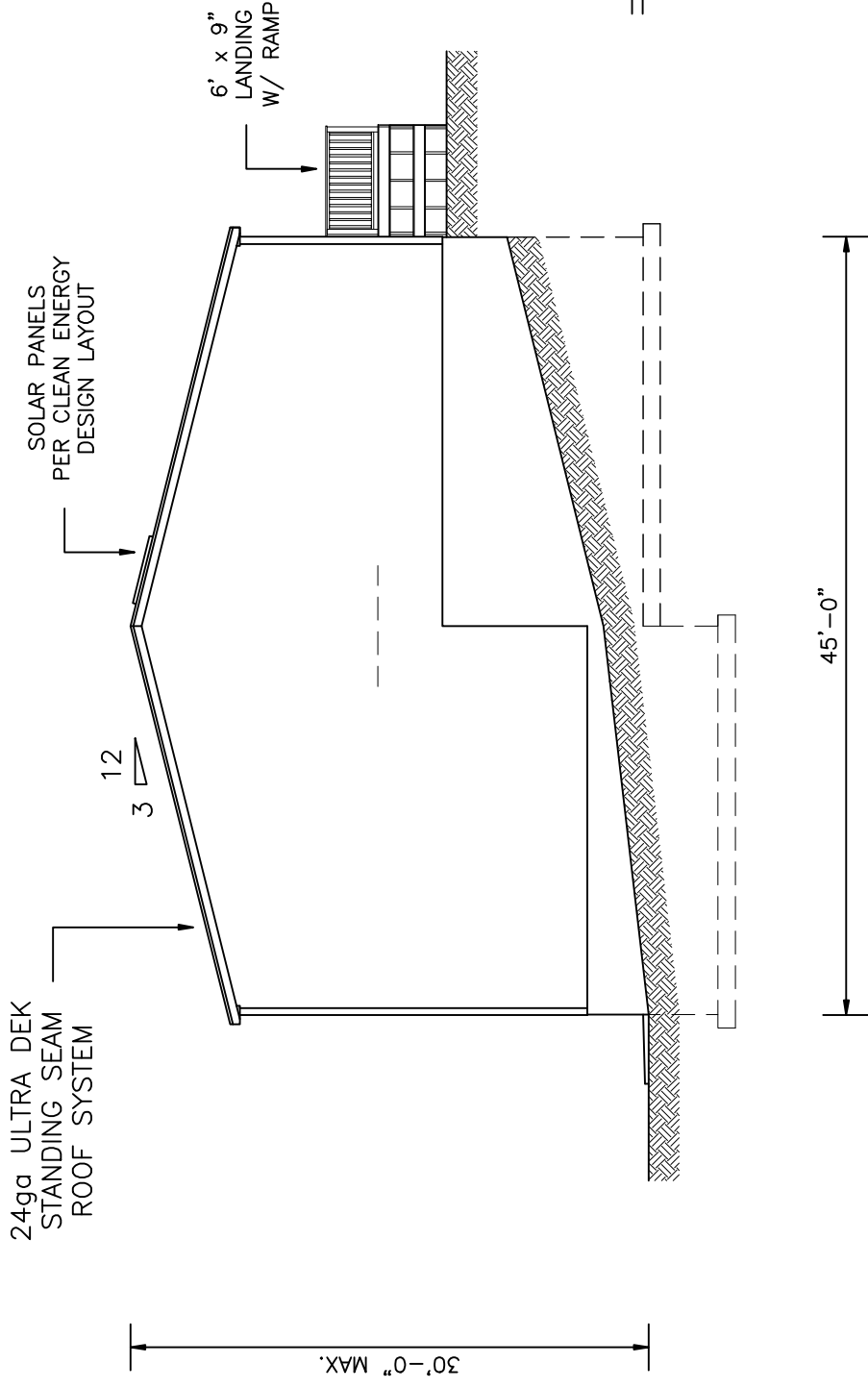
4/26/2021

SHEET 2 OF 2



REAR ELEVATION

(3/32" = 1')



RIGHT SIDE ELEVATION

(3/32" = 1')

ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY

ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL

ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

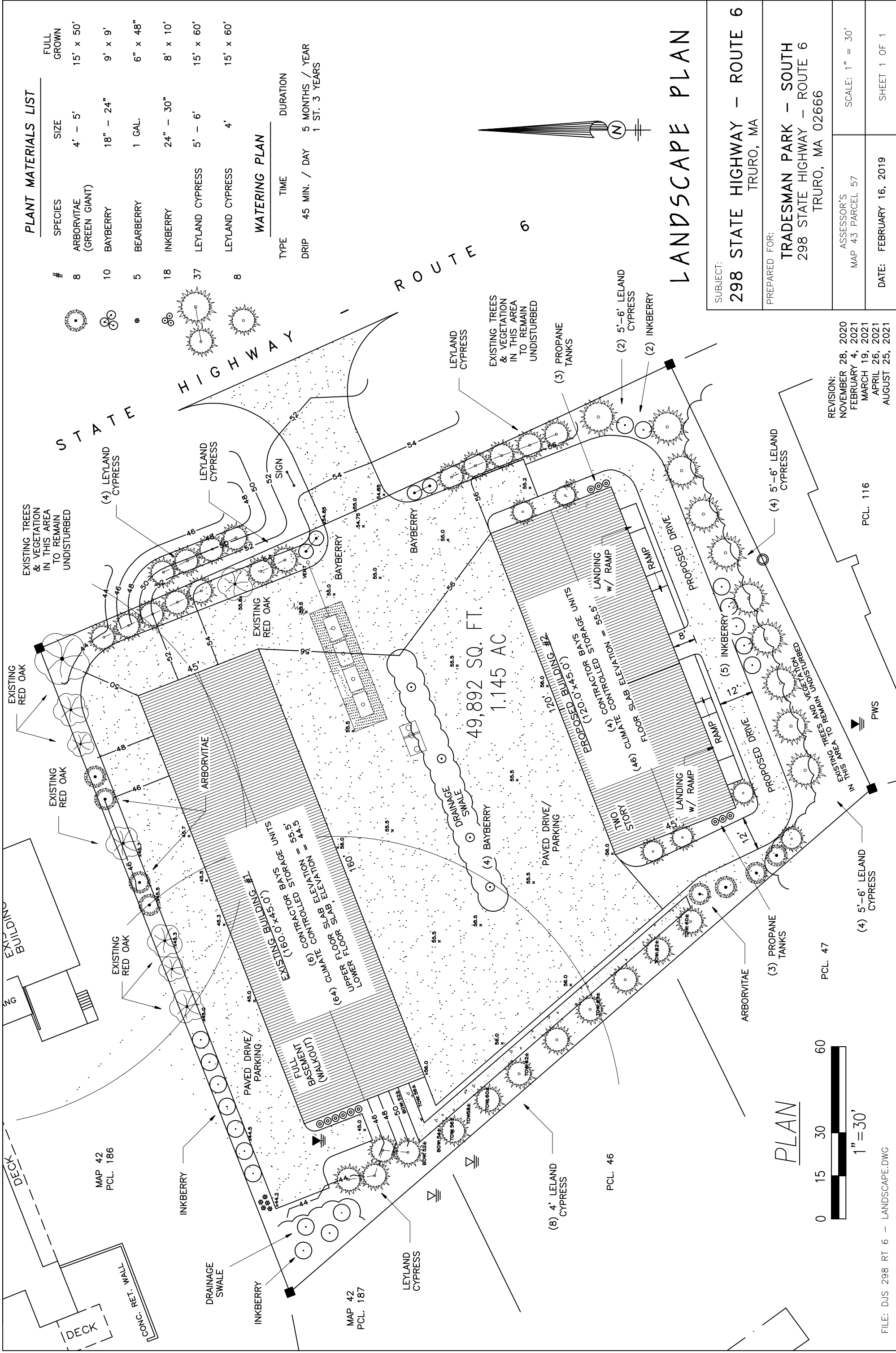
TRADESMAN PARK - SOUTH
298 RT. 6

BUILDING 2

8/24/2021

SHEET 2 OF 4

TRURO



PLANT MATERIALS LIST

| # | SPECIES | SIZE | FULL GROWN |
|----|--------------------------|-----------|------------|
| 8 | ARBORVITAE (GREEN GIANT) | 4' - 5' | 15' x 50' |
| 10 | BAYBERRY | 18" - 24" | 9' x 9' |
| 5 | BEARBERRY | 1 GAL. | 6" x 48" |
| 18 | INKBERRY | 24" - 30" | 8' x 10' |
| 37 | LEYLAND CYPRESS | 5' - 6' | 15' x 60' |
| 8 | LEYLAND CYPRESS | 4' | 15' x 60' |

WATERING PLAN

| TYPE | TIME | DURATION |
|------|---------------|----------------------------------|
| DRIP | 45 MIN. / DAY | 5 MONTHS / YEAR 1 ST. 3 YEARS |

LANDSCAPE PLAN

SUBJECT: **298 STATE HIGHWAY - ROUTE 6**
TRURO, MA

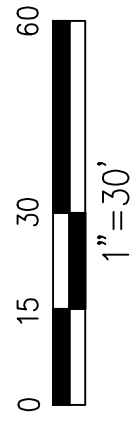
PREPARED FOR: **TRADESMAN PARK - SOUTH**
298 STATE HIGHWAY - ROUTE 6
TRURO, MA 02666

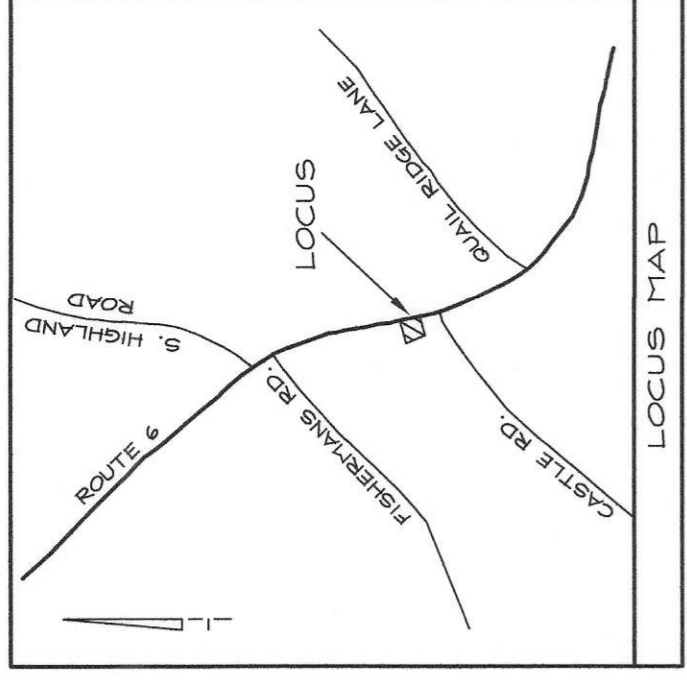
REVISION: NOVEMBER 28, 2020
FEBRUARY 4, 2021
MARCH 19, 2021
APRIL 26, 2021
AUGUST 25, 2021

ASSESSOR'S MAP 43 PARCEL 57 SCALE: 1" = 30'

DATE: FEBRUARY 16, 2019 SHEET 1 OF 1

PLAN





SITE PLAN

SHOWING REVISED DRIVEWAY FOR PROPOSED BUILDING #2
298 STATE HIGHWAY - ROUTE 6
TRURO, MA

PREPARED FOR:

TRADESMAN PARK - SOUTH

FEBRUARY 16, 2021 SCALE AS NOTED

REVISED: MARCH 19, 2021

REVISED: APRIL 12, 2021

REVISED: APRIL 28, 2021

REFERENCE: -ASSESSORS MAP 43 PARCEL 57

-SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED DRIVEWAY FOR PROPOSED BUILDING #2 298 STATE HIGHWAY - ROUTE 6 TRURO, MA PREPARED FOR: TRADESMAN PARK - SOUTH REVISED: MAY 10, 2019

SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH DATED: 4/23/21

East Cape Engineering, Inc.

CIVIL ENGINEERS
 LAND SURVEYORS
 # 44 Route 28, Orleans, Mass.
 (508) 255-7120



PROFESSIONAL ENGINEER

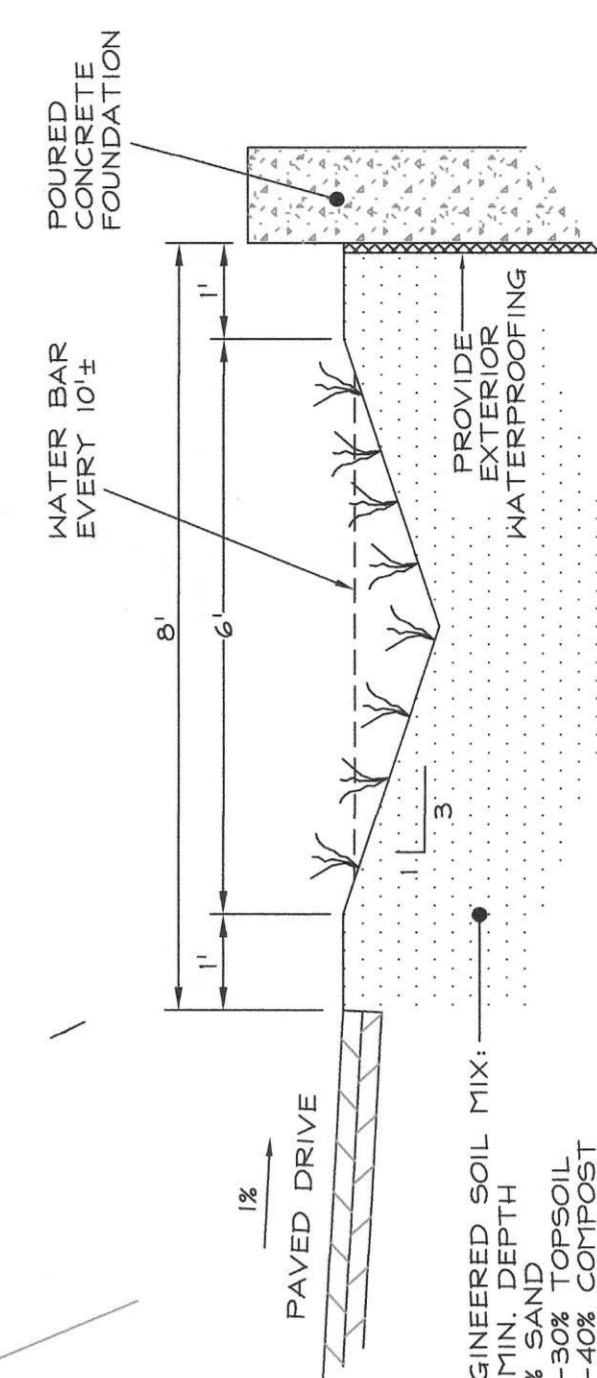
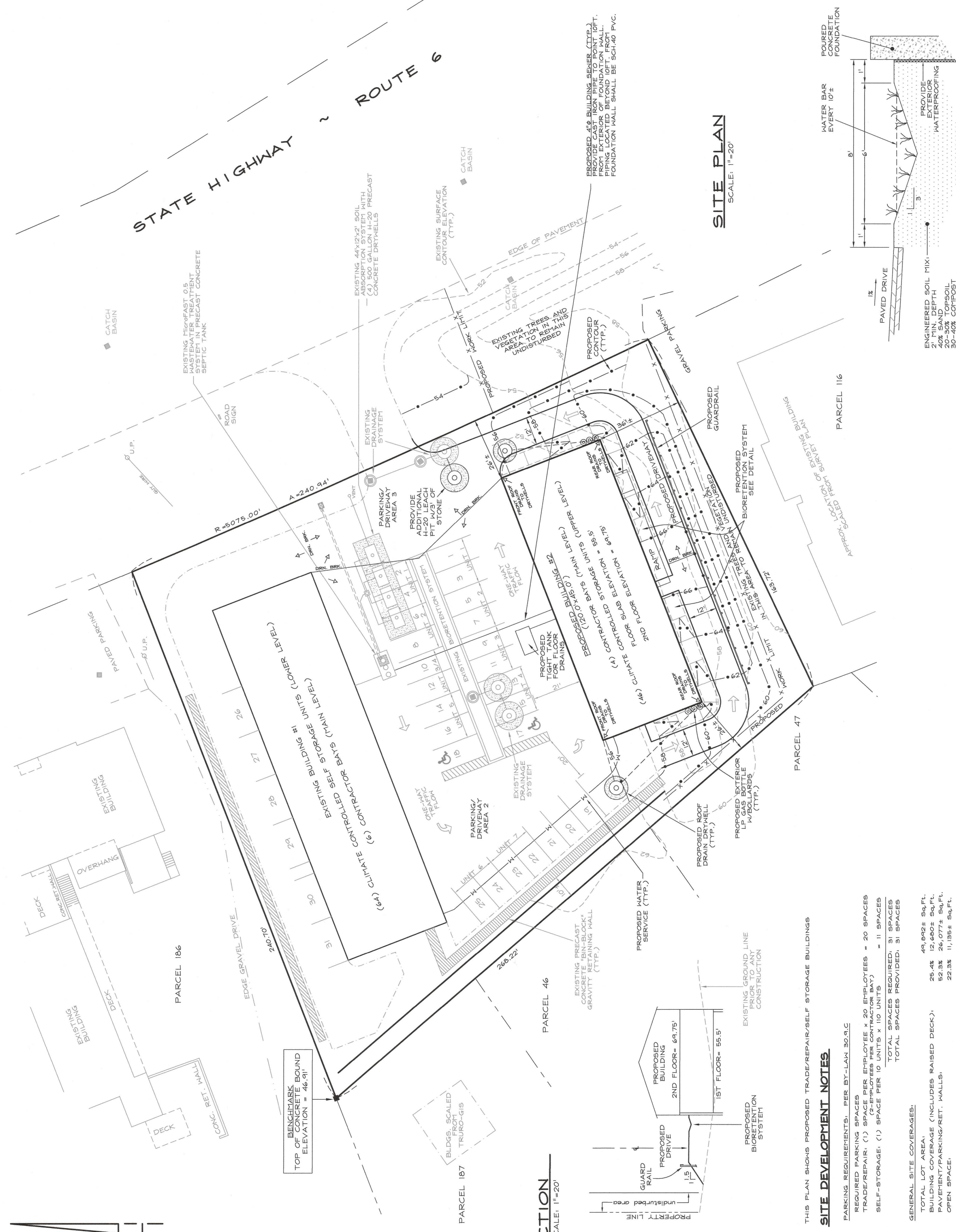
4/28/21
 DATE

DXG170805IT2
 JOB# 17-080

STATE HIGHWAY ~ ROUTE 6

SITE PLAN

SCALE: 1"=20'



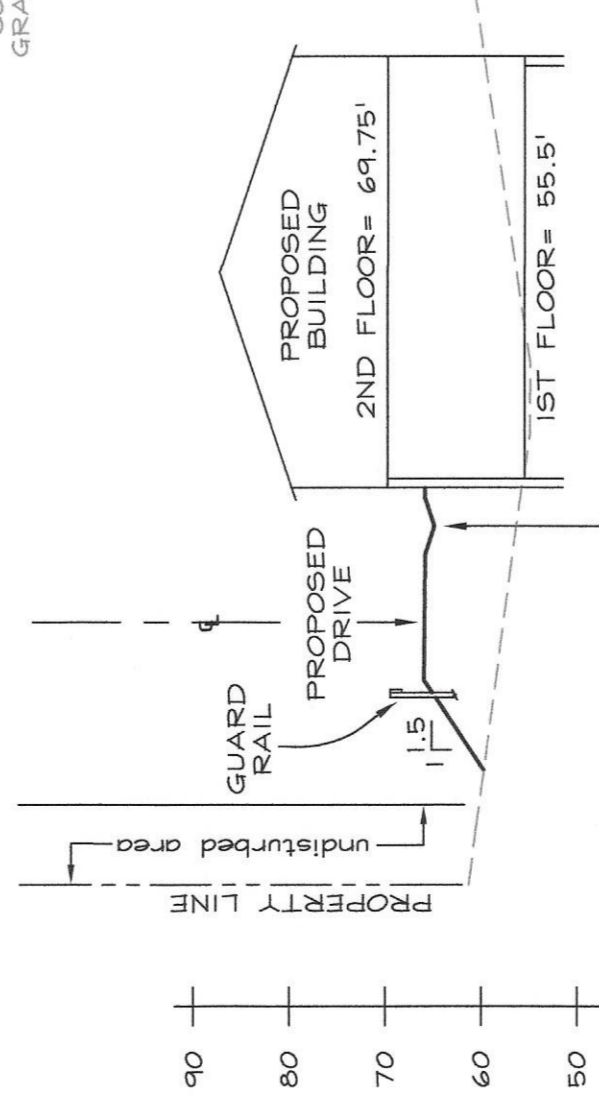
PROPOSED BIORETENTION SYSTEM

SCALE: 1"=2'

VOLUME = 31CY

SECTION

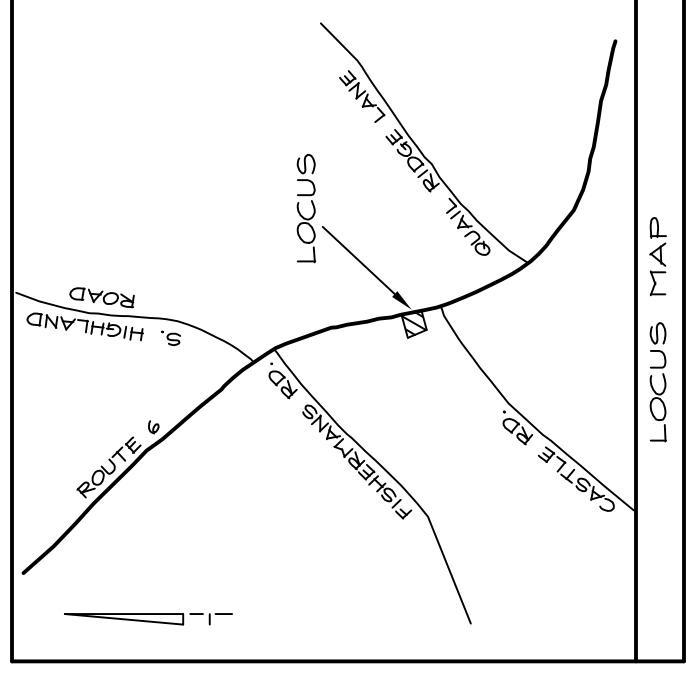
SCALE: 1"=20'



THIS PLAN SHOWS PROPOSED TRADE/REPAIR/Self STORAGE BUILDINGS

SITE DEVELOPMENT NOTES

- PARKING REQUIREMENTS: PER BY-LAW 30.9.C
 - REQUIRED PARKING SPACES
 - TRADE/REPAIR: (1) SPACE PER EMPLOYEE x 20 EMPLOYEES = 20 SPACES (2-EMPLOYEES PER CONTRACTOR BAY)
 - SELF-STORAGE: (1) SPACE PER 10 UNITS = 11 SPACES
 - TOTAL SPACES REQUIRED: 31 SPACES
 - TOTAL SPACES PROVIDED: 31 SPACES
- GENERAL SITE COVERAGES:
- TOTAL LOT AREA: 49,042± Sq.Ft.
 - BUILDING COVERAGE (INCLUDES RAISED DECK): 25.4% 12,680± Sq.Ft.
 - PAVEMENT/PARKING/RET. WALLS: 52.3% 26,077± Sq.Ft.
 - OPEN SPACE: 22.3% 11,135± Sq.Ft.
- BIORETENTION SYSTEM:
- 4162 SF PAVEMENT (1 1/2") = 350 FT³ TREATMENT REQUIRED
 - 175' (3R/1R) = 525 FT³ PROVIDED



SITE PLAN

SHOWING REVISED DRIVEWAY FOR PROPOSED BUILDING #2
298 STATE HIGHWAY - ROUTE 6
TRURO, MA

PREPARED FOR:

TRADESMAN PARK - SOUTH

FEBRUARY 16, 2021 SCALE AS NOTED
 REVISED: MARCH 19, 2021
 REVISED: APRIL 12, 2021
 REVISED: APRIL 29, 2021
 REVISED: SEPTEMBER 14, 2021

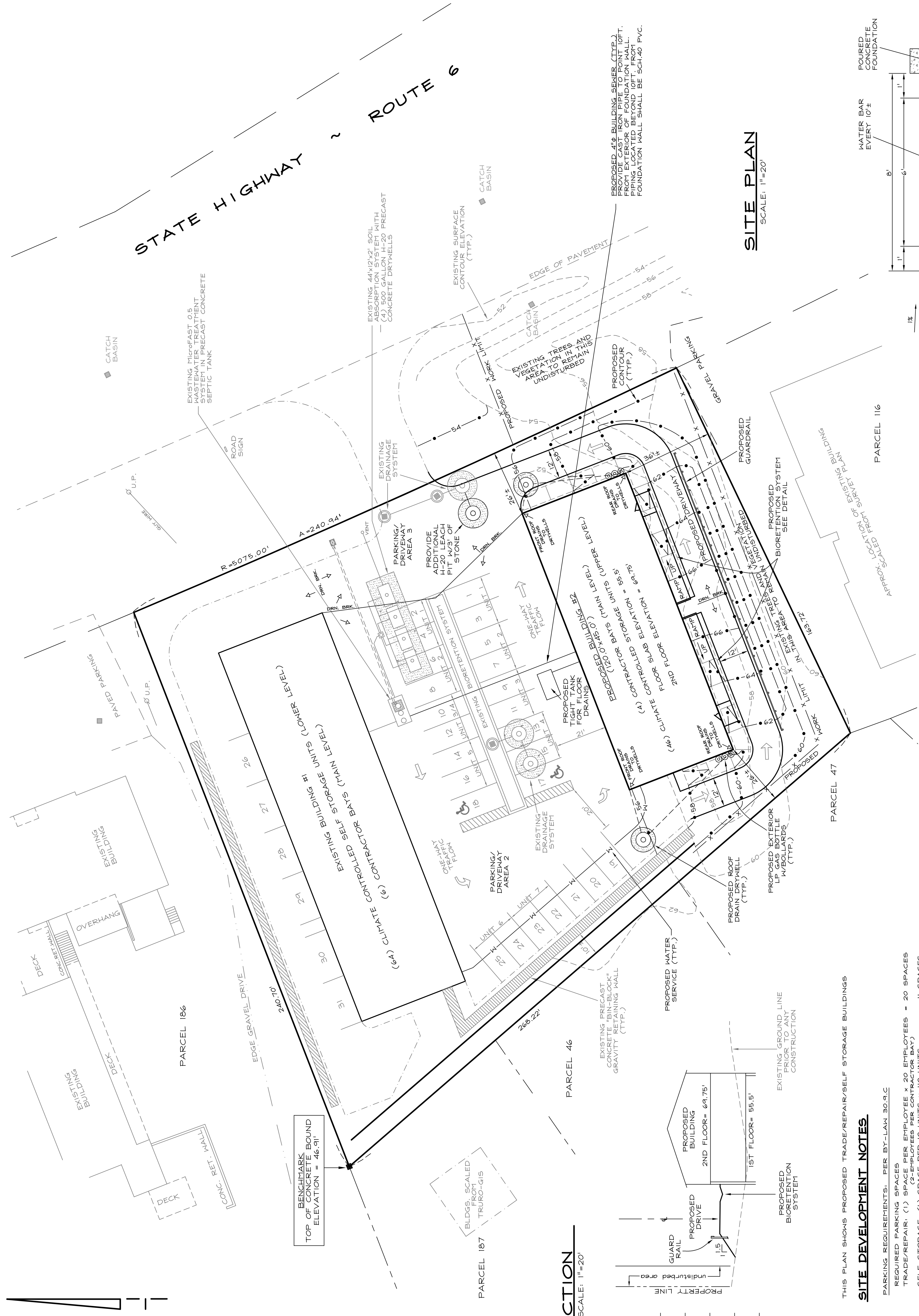
REFERENCE: - ASSESSORS MAP 43 PARCEL 57
 - SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED COMMERCIAL DEVELOPMENT 298 STATE HIGHWAY - ROUTE 6 TRURO, MA PREPARED FOR TRADESMAN PARK - SOUTH REVISED: MAY 10, 2019

SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH
 DATED: 4/25/21

East Cape Engineering, Inc.
 ENGINEERS
 LAND SURVEYORS
 # 44 Route 26, Orleans, Mass.
 (508) 255-7120

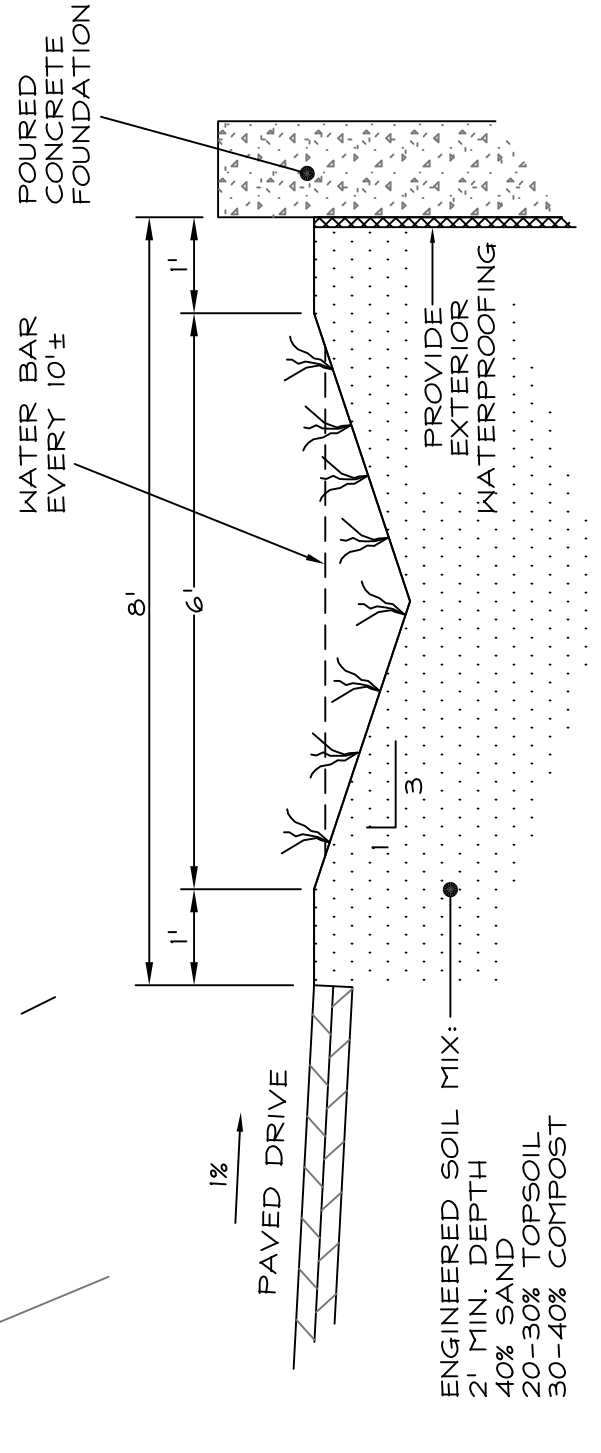
PROFESSIONAL ENGINEER _____ DATE _____

DATE: _____
 JOB#: 17-080



SITE PLAN

SCALE: 1"=20'



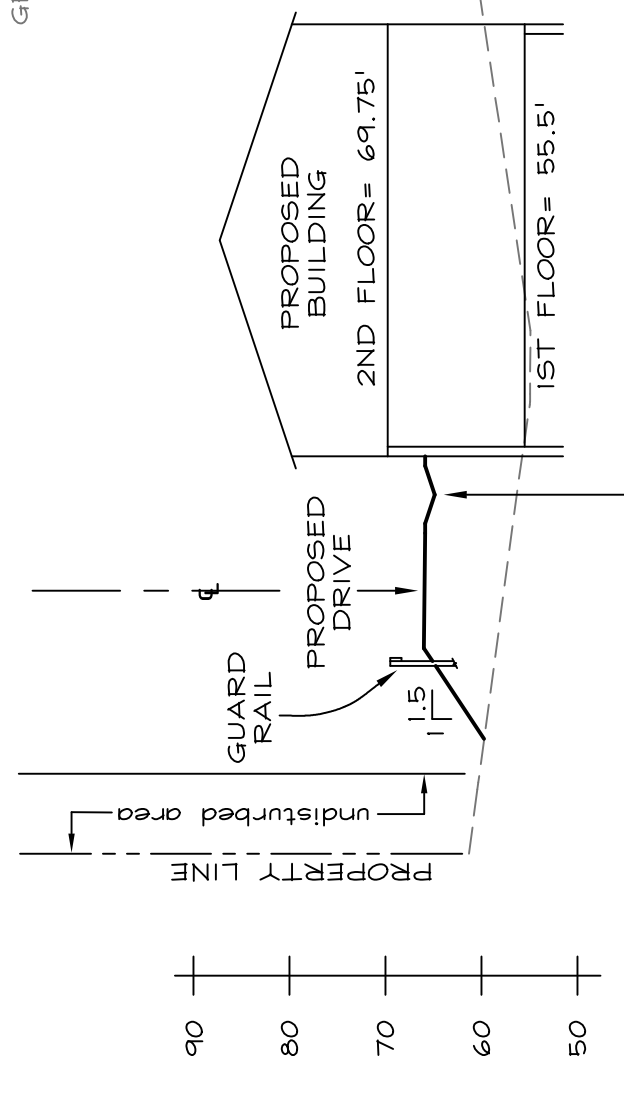
PROPOSED BIORETENTION SYSTEM

SCALE: 1"=2'

VOLUME = 3117 FT³

SECTION

SCALE: 1"=20'



THIS PLAN SHOWS PROPOSED TRADE/REPAIR/SELF STORAGE BUILDINGS

SITE DEVELOPMENT NOTES

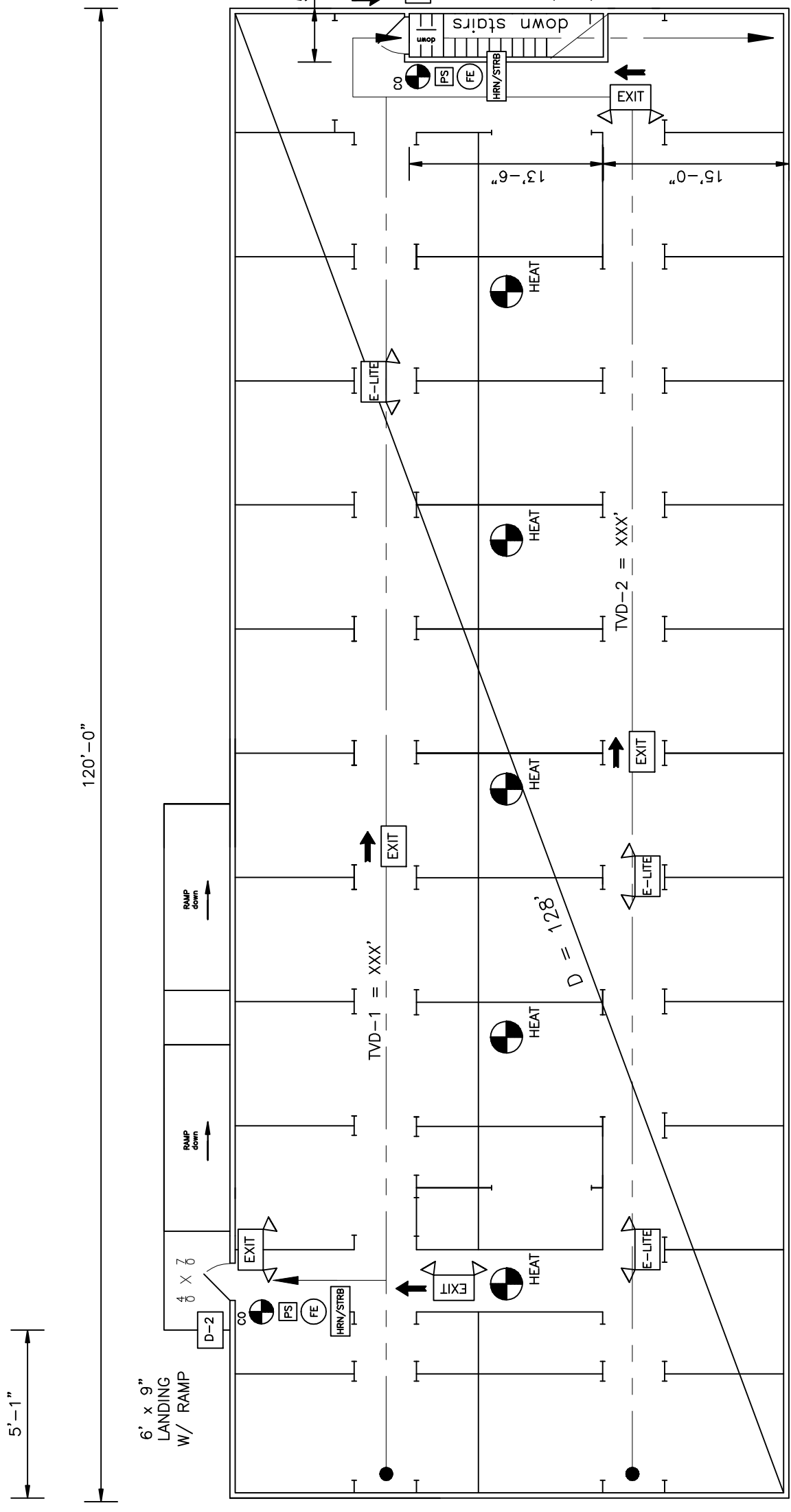
- PARKING REQUIREMENTS: PER BY-LAW 30.9.C
 - REQUIRED PARKING SPACES
 - TRADE/REPAIR: (1) SPACE PER EMPLOYEE x 20 EMPLOYEES = 20 SPACES
 - SELF-STORAGE: (1) SPACE PER 10 UNITS x 110 UNITS = 11 SPACES
 - TOTAL SPACES REQUIRED: 31 SPACES
 - TOTAL SPACES PROVIDED: 31 SPACES
- GENERAL SITE COVERAGES:
- TOTAL LOT AREA: 41,892 ± Sq.Ft.
 - BUILDING COVERAGE (INCLUDES RAISED DECK): 25.4%
 - PAVEMENT/PARKING/RET. WALLS: 52.3%
 - OPEN SPACE: 22.3%
- BIORETENTION SYSTEM:
 4162 SF. PAVEMENT (1 1/2") = 950 FT³ TREATMENT REQUIRED
 175 (36"/FT) = 525 FT³ PROVIDED

LEGEND

- EXIT/EMERGENCY LIGHT COMBINATION PACK W/ BATTERY BACK-UP
- DIRECTIONAL EXIT LIGHT PACK W/ BATTERY BACK-UP
- EMERGENCY LIGHT PACK W/ BATTERY BACK-UP
- HORN / STROBE ANNUNCIATOR
- FIRE EXTINGUISHER - 10 LB. BC
- FIRE PULL STATION
- SMOKE DETECTOR - PHOTOELECTRIC
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR FOR FOSSIL BURNING FURNACE/APPLIANCE
- CARBON MONOXIDE DETECTOR FOR FOSSIL BURNING FURNACE/APPLIANCE
- RATE OF RISE HEAT DETECTOR
- RESTROOM REQUIRES 70 CFM/FIXTURE (WF) ON LIGHT ACTIVATED CIRCUIT
- 20 MIN. RATED 3/4 x 7 SELF-CLOSING DOOR; UNLOCKING LEVER HANDLE, OUT-SWING
- 20 MIN. RATED 3/4 x 7 SELF-CLOSING DOOR; UNLOCKING LEVER HANDLE, OUT-SWING
- 1 HR. RATED 3/4 x 7 SELF-CLOSING DOOR; NO LOCK LEVER HANDLE, IN-SWING
- EXIT EGRESS TRAVEL DISTANCE (FIRST FLOOR) - 48 & 52 FT.
- EXIT EGRESS TRAVEL DISTANCE (FIRST FLOOR) - 30 & 70 FT.
- SPACE UNDER STAIRS; 1 HR. RATED CONSTRUCTION - CEILING & WALLS (MINIMUM 3/8" GWB). SEAL PENETRATIONS

FIREWALL ASSEMBLY: GA FILE NO. FC 3012
 3 HR. -STEEL JOISTS, CONCRETE SLAB, GYPSUM WALLBOARD

FIREWALL ASSEMBLY: GAFILE NO. WP 7452
 3 HR. - GYPSUM WALLBOARD, FURRING CHANNELS, STEEL C-H STUDS



SECOND FLOOR

(3/32" = 1')

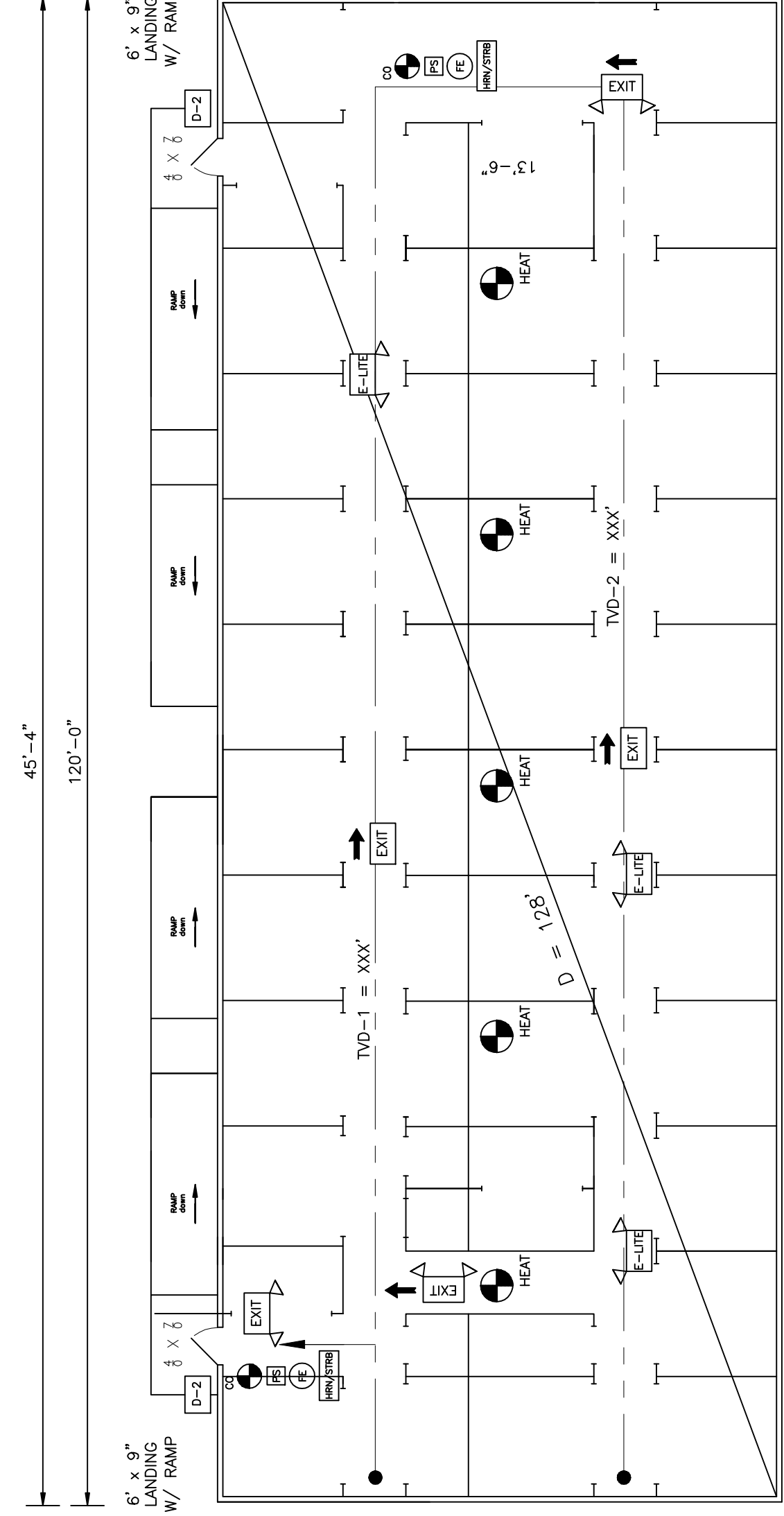
TRADESMAN PARK - SOUTH
 298 RT. 6
 TRURO

LEGEND

- EXIT/EMERGENCY LIGHT COMBINATION PACK W/ BATTERY BACK-UP
- DIRECTIONAL EXIT LIGHT PACK W/ BATTERY BACK-UP
- EMERGENCY LIGHT PACK W/ BATTERY BACK-UP
- HORN / STROBE ANNUNCIATOR
- FIRE EXTINGUISHER - 10 LB. BC
- FIRE PULL STATION
- SMOKE DETECTOR - PHOTOELECTRIC
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR FOR FOSSIL BURNING FURNACE/APPLIANCE
- CARBON MONOXIDE DETECTOR FOR FOSSIL BURNING FURNACE/APPLIANCE
- RATE OF RISE HEAT DETECTOR
- RESTROOM REQUIRES 70 CFM/FIXTURE (WF) ON LIGHT ACTIVATED CIRCUIT
- 20 MIN. RATED 3/4 x 7 SELF-CLOSING DOOR; UNLOCKING LEVER HANDLE, OUT-SWING
- 20 MIN. RATED 3/4 x 7 SELF-CLOSING DOOR; UNLOCKING LEVER HANDLE, OUT-SWING
- 1 HR. RATED 3/4 x 7 SELF-CLOSING DOOR; NO LOCK LEVER HANDLE, IN-SWING
- EXIT EGRESS TRAVEL DISTANCE (FIRST FLOOR) - 48 & 52 FT.
- EXIT EGRESS TRAVEL DISTANCE (FIRST FLOOR) - 30 & 70 FT.

FIREWALL ASSEMBLY: GA FILE NO. FC 3012
 3 HR. -STEEL JOISTS, CONCRETE SLAB, GYPSUM WALLBOARD

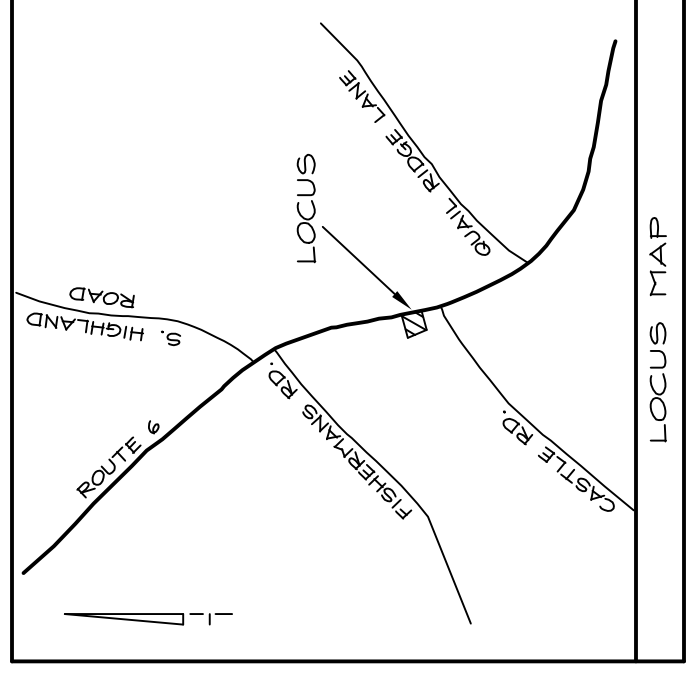
FIREWALL ASSEMBLY: GAFILE NO. WP 7452
 3 HR. - GYPSUM WALLBOARD, FURRING CHANNELS, STEEL C-H STUDS



SECOND FLOOR

(3/32" = 1')

TRADESMAN PARK - SOUTH
 298 RT. 6
 TRURO



SITE PLAN

SHOWING REVISED DRIVEWAY FOR PROPOSED BUILDING #2
298 STATE HIGHWAY - ROUTE 6
TRURO, MA

PREPARED FOR:

TRADESMAN PARK - SOUTH

FEBRUARY 16, 2021 SCALE AS NOTED
 REVISED: MARCH 19, 2021
 REVISED: APRIL 12, 2021
 REVISED: APRIL 29, 2021
 REVISED: SEPTEMBER 14, 2021

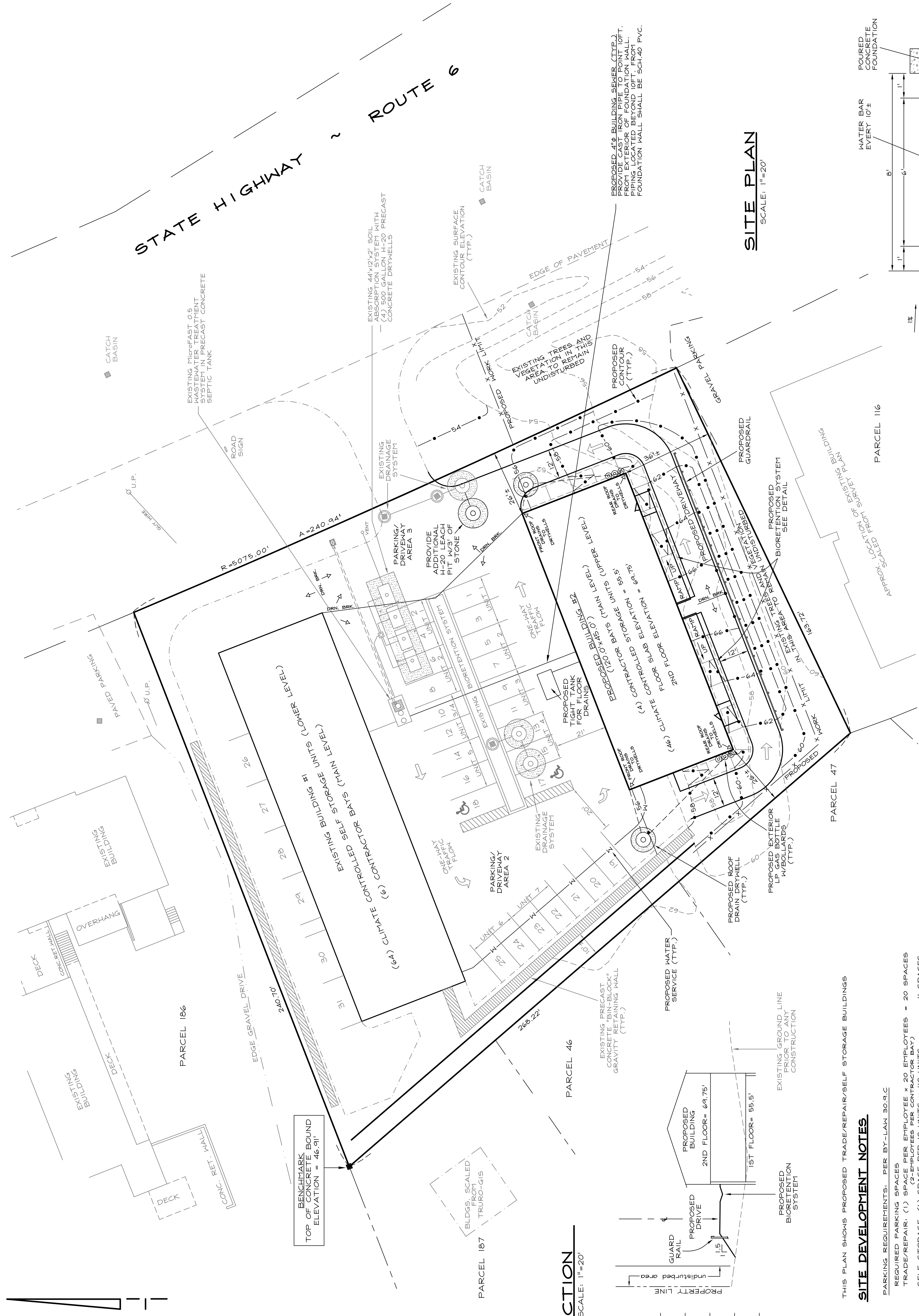
REFERENCE: - ASSESSORS MAP 43 PARCEL 57
 - SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED COMMERCIAL DEVELOPMENT 298 STATE HIGHWAY - ROUTE 6 TRURO, MA PREPARED FOR TRADESMAN PARK - SOUTH REVISED: MAY 10, 2019

SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH
 DATED: 4/23/21

East Cape Engineering, Inc.
 ENGINEERS
 LAND SURVEYORS
 # 44 Route 26, Orleans, Mass.
 (508) 255-7120

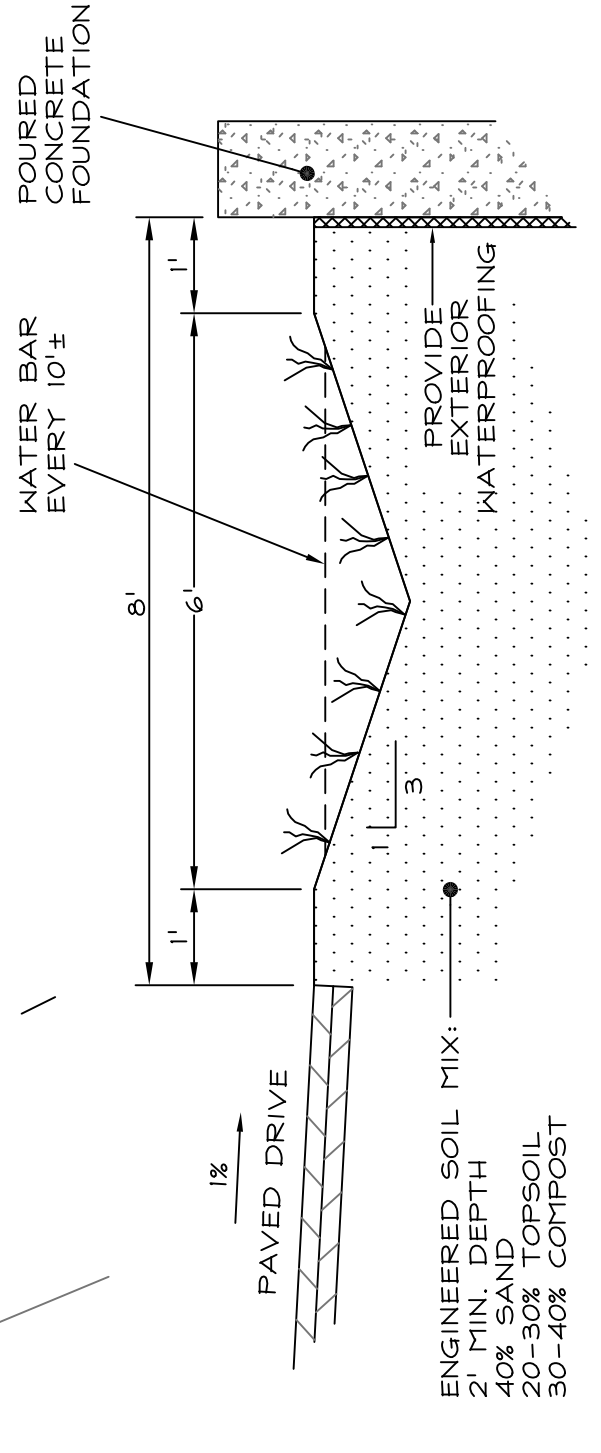
PROFESSIONAL ENGINEER _____ DATE _____

DATE: _____
 JOB#: 17-080



SITE PLAN

SCALE: 1"=20'



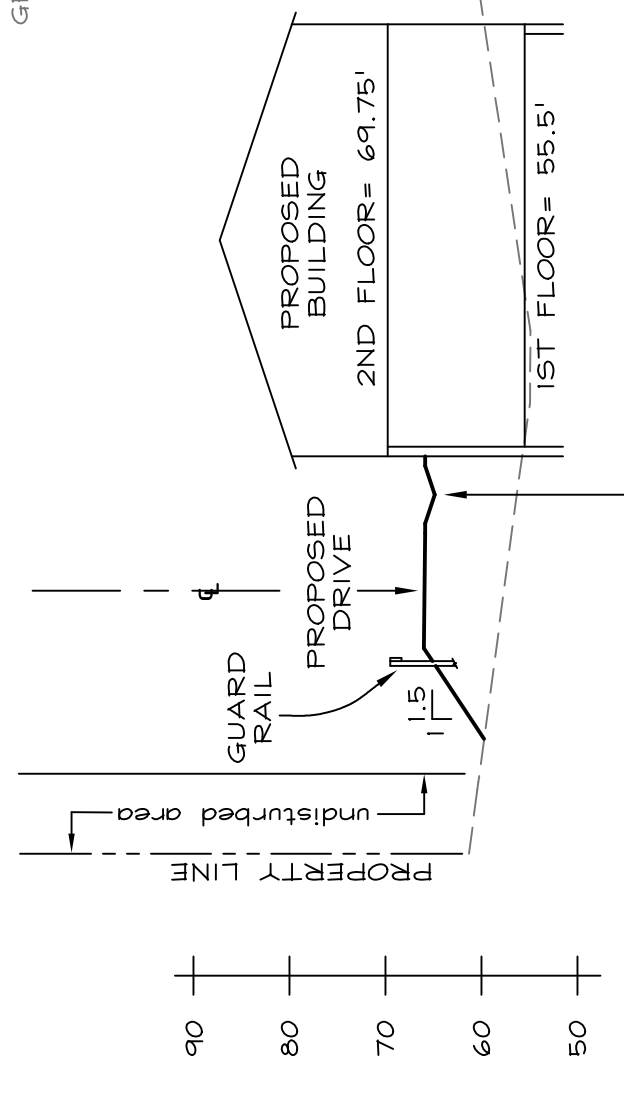
PROPOSED BIORETENTION SYSTEM

SCALE: 1"=2'

VOLUME = 3117 FT³

SECTION

SCALE: 1"=20'



THIS PLAN SHOWS PROPOSED TRADE/REPAIR/SELF STORAGE BUILDINGS

SITE DEVELOPMENT NOTES

- PARKING REQUIREMENTS: PER BY-LAW 30.9.C
 - REQUIRED PARKING SPACES
 - TRADE/REPAIR: (1) SPACE PER EMPLOYEE x 20 EMPLOYEES = 20 SPACES
 - SELF-STORAGE: (1) SPACE PER 10 UNITS x 110 UNITS = 11 SPACES
 - TOTAL SPACES REQUIRED: 31 SPACES
 - TOTAL SPACES PROVIDED: 31 SPACES
- GENERAL SITE COVERAGES:
- TOTAL LOT AREA: 41,892 ± Sq.Ft.
 - BUILDING COVERAGE (INCLUDES RAISED DECK): 25.4%
 - PAVEMENT/PARKING/RET. WALLS: 52.3%
 - OPEN SPACE: 22.3%
- BIORETENTION SYSTEM:
 4162 SF. PAVEMENT (1 1/2") = 950 FT³ TREATMENT REQUIRED
 175 (36 1/2") = 525 FT³ PROVIDED

Ptown – Lot coverage is % of total lot area covered by structures or roofed

Lot coverage is the **percent of the total lot covered by buildings and impervious surfaces**. For example, houses, garages, sheds, gazebos, swimming pools, driveways, parking lots and covered patios all count as part of lot coverage. (Harrison MS)

Lot Coverage is the area of a lot covered by impervious surface such as a roof or paving. Impervious surface means that a surface has been covered by a layer of materials so that it is highly resistant to infiltration by water. Surfaces with materials such as gravel, permeable pavers or permeable concrete are still considered impermeable. (Hillsborough NJ)

Examples from Lawsider.com

Lot coverage means the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy or not

Lot coverage means the ratio of enclosed ground floor area of all buildings and/or pavement areas on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot coverage means the percentage of the lot covered by buildings. Covered porches, covered patios, decks 30 inches or more above grade, pools more than 48 inches above grade, pergolas, gazebos, and any other roofed structure, whether structural or decorative, shall be considered a building when calculating lot coverage.

Lot coverage. Means the percentage of lot area covered by buildings and structures above the established grade. This does not include uncovered swimming pools, unenclosed porches, patios, sundecks and above ground pool decks.

Lot coverage means the percentage of a total lot or parcel that is: occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or covered with a paver, walkway gravel, stone, shell, impermeable decking, a paver, permeable pavement, or other any manmade material. Lot coverage includes the ground area covered or occupied by a stairway or impermeable deck but does not include: a fence or wall that is less than one foot in width that has not been constructed with a footer; a walkway in the Buffer or expanded Buffer, including a stairway, that provides direct access to a community or private pier; a wood mulch pathway; or a deck with gaps to allow water to pass freely.

Except from Cape Cod Commission
Model Land Clearing, Grading and Protection of Specimen Trees Bylaw

07.0

07.1 Minimize site alteration/land clearing:

07.1.1 Site/building design shall preserve natural topography outside of the development footprint to reduce unnecessary land disturbance and to preserve natural drainage channels on the site.

07.1.2 Clearing of vegetation and alteration of topography shall be limited to ___% of the site with native vegetation planted in disturbed areas as needed to enhance or restore wildlife habitat.

Land Use % Clearing Allowed

Agriculture 50%

Residential 35%

Institutional, Commercial, Industrial 40%

Commentary: The percentages for land clearing within specific land use types, and even the types themselves may need to be adjusted according to the constraints and land use patterns of the town, and relative to lot size. An alternate method could employ the Significant Natural Resource Area Map of the 1996 Regional Policy Plan as a way of identifying clearing limits. For example, projects within a Significant Natural Resource Area (SNRA) may only clear 35% of the site; land outside of SNRAs may clear up to 50%, and areas both outside of SNRAs and in certified growth centers may clear up to 60%. These percentages could be further fine tuned within the Town's zoning bylaw/ordinance. For example, the town may wish to limit clearing within residential districts more strictly than within non-residential districts.

07.1.3 Clearing for utility trenching shall be limited to the minimum area necessary to maneuver a backhoe or other construction equipment. Roots should be cut cleanly rather than pulled or ripped out during utility trenching. Tunneling for utilities installation should be utilized wherever feasible to protect root systems of trees.

07.1.4 Protect hilltops and/or scenic views within the town of _____:

07.1.4.1 Placement of buildings, structures, or parking facilities shall not detract from the site's scenic qualities and shall blend with the natural landscape. Building sites shall be directed away from the crest of hills, and foundations shall be constructed to reflect the natural terrain.

07.1.5 Protect wildlife habitat:

07.1.5.1 Sites shall be designed in such a way as to avoid impacts to rare and endangered species and wildlife habitat on a site, and to maintain contiguous forested areas.

07.1.6 Avoid impacts to archaeological resources:

07.1.6.1 Applicants shall submit a response from the Massachusetts Historical Commission (MHC) regarding the potential for archaeological or historical resources on the site.

07.1.7 Preserve open space and specimen trees on the site:

07.1.7.1 In the design of a development, priority shall be given to retention of existing stands of trees, trees at site perimeter, contiguous vegetation with adjacent sites (particularly existing sites protected through conservation restrictions), and specimen trees.

07.1.8 Understory vegetation beneath the dripline of preserved trees shall also be retained in an undisturbed state. During clearing and/or construction activities, all vegetation to be retained shall be surrounded by temporary protective fencing or other measures before any clearing or grading occurs and maintained until all construction work is completed and the site is cleaned up. Barriers shall be large enough to encompass the essential root zone of all vegetation to be protected. All vegetation within the protective fencing shall be retained in an undisturbed state.

07.1.9 Forested areas shall be preserved if they are associated with:

07.1.9.1 significant forest communities as defined herein;

07.1.9.2 wetlands, waterbodies and their buffers;

07.1.9.3 critical wildlife habitat areas;

07.1.9.4 slopes over 25 percent.

07.1.10 Minimize cut and fill in site development:

07.1.10.1 Development envelopes for structures, driveways, wastewater disposal, lawn areas and utility work shall be designated to limit clearing and grading.

07.1.10.2 Other efforts to minimize the clearing and grading on a site associated with construction activities shall be employed, such as parking of construction vehicles, offices/trailers, stockpiling of equipment/materials, etc. in areas already planned for permanent structures. Topsoil shall not be stockpiled in areas of protected trees, wetlands, and/or their vegetated buffers.

07.1.10.3 Finished grades should be limited to no greater than a 2:1 slope, while preserving, matching, or blending with the natural contours and undulations of the land to the greatest extent possible.

07.1.10.4 Employ proper site management techniques during construction:

(a) BMPs shall be employed to avoid detrimental impacts to existing vegetation, soil compaction, and damage to root systems.

(b) The extent of a site exposed at any one time shall be limited through phasing of construction operations. Effective sequencing shall occur within the boundaries of natural drainage areas.

07.1.10.5 Protect the site during construction through adequate erosion and sedimentation controls:

(a) Temporary or permanent diversions, berms, grassed waterways, special culverts, shoulder dikes or such other mechanical measures as are necessary may be required by the Board to intercept and divert surface water runoff. Runoff flow shall not be routed through areas of protected vegetation or revegetated slopes and other areas. Temporary runoff from erosion and sedimentation controls shall be directed to BMPs such as vegetated swales. Retaining walls may be required where side slopes are steeper than a ratio of 2:1.

(b) Erosion and sedimentation controls shall be constructed in accordance with the DEP Stormwater Guidance manual.

(c) Erosion control measures shall include the use of erosion control matting, mulches and/or temporary or permanent cover crops. Mulch areas damaged from heavy rainfalls, severe storms and construction activity shall be repaired immediately.

(d) Erosion control matting or mulch shall be anchored where plantings are on areas subject to mulch removal by wind or water flows or where side slopes are steeper than 2:1 or exceed 10 feet in height. During the months of October through March when seeding and sodding may be impractical, anchored mulch may be applied at the Board's discretion.

(e) Runoff from impervious surfaces shall be recharged on the site by stormwater infiltration basins, vegetated swales, constructed wetlands or similar systems covered with natural vegetation. Runoff shall not be discharged directly to rivers, streams, or other surface water bodies. Dry wells shall be used only where other methods are not feasible. All such basins and wells shall be preceded by oil, grease, and sediment traps. The mouths of all catch basins shall be fitted with filter fabric during the entire construction process to minimize siltation or such basins shall be designed as temporary siltation basins with provisions made for final cleaning.

(f) The applicant shall be required to conduct weekly inspections of all erosion and sedimentation control measures on the site to ensure that they are properly functioning as well as to conduct inspections after severe storm events.

07.1.10.6 Revegetate the site immediately after grading:

(a) Proper revegetation techniques shall be employed using native plant species, proper seed bed preparation, fertilizer and mulching to protect germinating plants. Revegetation shall occur on cleared sites within 7 (seven) calendar days of final grading and shall occur during the planting season appropriate to the selected plant species.

(b) A minimum of 4" of topsoil shall be placed on all disturbed surfaces which are proposed to be planted.

(c) Finished grade shall be no higher than the trunk flare(s) of trees to be retained. If a grade change of 6" or more at the base of the tree is proposed, a retaining wall or tree well may be required.



IMPERVIOUS COVERAGE CALCULATION INSTRUCTIONS

-See Reverse Side for Calculation Form-

HILLSBOROUGH TOWNSHIP

Planning & Zoning Department
Peter J. Biondi Building
379 South Branch Road
Hillsborough, NJ 08844
www.hillsborough-nj.org
(908) 369-8382

Impervious or Lot Coverage is the area of a lot covered by any impervious surface such as a roof or paving (HDRO 188-3). Impervious Surface means a surface has been covered with a layer of material so that it is highly resistant to infiltration by water. Surfaces with materials such as gravel, permeable pavers, or permeable concrete are still considered impervious.

Completion of this form is required to allow staff to confirm your compliance with the zoning requirement for impervious coverage. This form is needed for the following projects, though this list is not all inclusive: new construction, additions, in-ground pools, driveways (pave or expand), walkways, patios, porches, sunrooms, gazebos, pole barns, sheds, detached & attached garages and any new structure with a roof.

To calculate the maximum square footage of impervious coverage permitted on a lot, multiply the percentage allowed in your zoning district by the total square footage of the lot. If you don't know your percentage allowed, please contact the Planning & Zoning Department.

1. Calculate the total amount of coverage allowed. Fill in the square footage of your lot, available on your survey or by multiplying length by width. If it is shown by acreage (for example, 1.3 acres or .85 acres), multiply that number by 43,560 to get square footage.

Multiply the percent allowed by the total square footage of your lot. This number is the total allowed impervious coverage for your lot. (Example: A lot measuring 25,000 sq. ft. with a 15% coverage limit would have an allowable maximum impervious coverage of 3,750 sq. ft.)

2. Detail the coverage that currently exists on your lot. Remember, anything with a roof is impervious and all driveways count as 100% impervious regardless of material. List each impervious surface and its total square footage on the corresponding line.

The following items do not count as impervious and should not be listed: decks, the water in an above or in-ground pool, hot tubs, and solar arrays. Remember that if you have a walkway or patio around an in-ground pool, it should be included in your walkway total.

3. Total up the existing impervious coverage on your lot – anything you filled in for step 2.
4. Indicate specifically what the proposed improvement is (addition, shed, patio, driveway pave, etc.) and record the square footage in the appropriate space. If more than one impervious improvement is proposed, label and list coverage for each one *separately*.
5. Add the numbers from steps 3 and 4 to get the total. This **must be less than the total allowed** that you calculated in step 1. Please list the *total square footage* of impervious coverage and not the percentage of your property you have used.

If you have any questions about impervious coverage, please call the Planning & Zoning Department at 908-369-4313 ext. 7180.



IMPERVIOUS COVERAGE CALCULATION FORM

HILLSBOROUGH TOWNSHIP
Planning & Zoning Department
Peter J. Biondi Building
379 South Branch Road
Hillsborough, NJ 08844
www.hillsborough-nj.org
(908) 369-8382

-See Reverse Side for Instructions-

NAME: _____

ADDRESS: _____

BLOCK: _____ LOT: _____ ZONE: _____

1. FORMULA

SQUARE FOOTAGE OF LOT _____ sq. ft
(MULTIPLY LENGTH X WIDTH OF LOT)

TIMES – PERCENTAGE ALLOWED _____ x _____
(CONTACT ZONING DEPT FOR PERCENTAGE IF UNKNOWN)

TOTAL ALLOWED _____ sq. ft

2. EXISTING ON PROPERTY

FOOTPRINT AREA OF HOUSE (Include steps/landing) _____

DRIVEWAY AREA (Include curbing) + _____

ACCESSORY STRUCTURE (If multiple, list each below) + _____

WALKWAY(S) (Include pavers, exclude public side walk) + _____

PATIO (Include pavers) + _____

MISCELLANEOUS STRUCTURES(s) + _____

3. TOTAL EXISTING = _____

4. PROPOSED NEW IMPROVEMENT(S)

Description _____

Description _____ + _____

5. TOTAL FOR LOT COMBINED = _____

(EXISTING + PROPOSED MUST BE LESS THAN TOTAL ALLOWED)

If the existing & proposed coverage total exceeds the maximum allowed, a zoning variance may be required.



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

June 10, 2020 – 10:30 am

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Peter Herridge; Paul Kiernan; Steve Sollog

Members Absent: None

Other Participants: Jeffrey Ribeiro, AICP – Truro Town Planner

Remote meeting convened at 10:50 am, Wednesday, June 10, 2020, by Chair Greenbaum. Town Planner, Jeffrey Ribeiro, reiterated that this is a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Information as to how the public may call into the meeting or provide written comment was also provided.

No roll call of members was taken.

Public Comment Period

Public comment, for things not on the agenda, and the caller (“Clint”, no last name) stated no.

Work Session – Continued

Chair Greenbaum led discussion on definition of “Street” and what a modern definition accomplishes for the Town of Truro. Discussion included a verbal historical overview of when and how Massachusetts and the Town of Truro adopted Zoning as it applied to roads.

Truro Planner Ribeiro presented and shared the Chronology Viewer (via ESRI and the Cape Cod Commission) with selected town overlays from 1938 to 2014 as well as the features and tools of the GIS map so Members could view parcel size, frontage, building orientation, and other analytics to determine concerns in the areas of open space and cluster zoning to review current by-laws and in future meetings whether updated changes were needed.

Town Planner Ribeiro further demonstrated the features of the GIS map and access from GIS to the Truro property cards, reviewed the topographical map, satellite view, DEP wetlands, public well overlay, zones of contribution, seashore, and no seashore. There are modern reasons for standards such as Title V, safe vehicle access, and emergency vehicle access. The Planning Board should review and provide feedback/thoughts at a future date. Several Members expressed concern that Truro would not benefit from additional new home construction as it would negatively affect the town’s character and perhaps lower property values.

Member Riemer added that the 2005 Comprehensive Plan from the Cape Cod Commission indicated that the density is larger in Truro than other Barnstable County towns such as Brewster and Yarmouth. Truro should be mindful of natural above ground and natural below ground resources and the potential to build expensive infrastructure to support overdevelopment.

Vice Chair Tosh asked Town Planner Ribeiro the challenge with the current definition of "street" and its applicability to today's challenges for Truro. Town Planner Ribeiro cautioned that a rigid definition of "street" potentially can lead to legal issues for the town. A brief discussion followed where several Members expressed concern over the composition of various boards and the motivation of those who seek office as there has been inconsistencies in decisions rendered by various boards made up of developers and realtors and resulted in their favor

Chair Greenbaum asked the Members as how the Planning Board can protect Truro moving forward. Chair Greenbaum asked the Members what would happen to Truro if Title V didn't exist. Member Herridge suggested a survey to be prepared and sent to resident and non-resident taxpayers for their input and he further pointed out that even though non-resident taxpayers can't vote in Truro it would be vitally important to receive their input on these topics. There were no objections. After a brief discussion, and due to COVID-19, Chair Greenbaum said that she would review previous surveys with similar questions to get information as to what questions could be asked in a new survey.

Chair Greenbaum announced that the next meeting would be determined later once she and Town Planner Ribeiro review his availability. At the next meeting, Town Planner Ribeiro will present a zoning tutorial for the Planning Board and the Planning Board will consider questions for a new survey.

Chair Greenbaum adjourned the meeting at 12:23 pm without objection or a motion to adjourn.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is fluid and cursive, with a large initial "A" and "P".

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

July 6, 2020 – 2:30 pm

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Riemer (Clerk); Peter Herridge; Paul Kiernan; Steve Sollog

Members Absent: R. Bruce Boleyn

Other Participants: Jeffrey Ribeiro, AICP – Outgoing Truro Town Planner; Barbara Carboni – Attorney and Incoming Interim Truro Town Planner

Remote meeting convened at 2:39 pm, Monday, July 6, 2020, by Chair Greenbaum. Town Planner, Jeffrey Ribeiro, reiterated that this is a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Information as to how the public may call into the meeting or provide written comment was also provided.

Chair Greenbaum asked Members and Participants to introduce themselves.

Public Comment Period

Public comment, for things not on the agenda, and Member Riemer asked if emailed questions or comments were included in the record as he was informed that only telephonic questions or comments were included. Town Planner Ribeiro clarified that all communications during the meeting were included in the record that is posted on the Truro website.

Members discussed the Commonwealth's State of Emergency as declared by Governor Charlie Baker with additional input from the state legislature as it applied to municipal board, commission, and committee hearings during the COVID-19 pandemic. Member stated that virtual meetings are illegible and inaudible resulting in Massachusetts Open Meeting violations. Interim Town Planner Carboni addressed his concerns that the Massachusetts Attorney General had recently opined that as long as the public had "adequate alternative access" virtual public meetings were acceptable. Members and participants agreed that technology may increase participation during hearings.

Work Session – Continued

Chair Greenbaum asked Members for input as to how Members should participate in town open meetings as a private citizen and not as a Member of the Planning Board. Discussion focused on disclosure, transparency, potential recusal from future Planning Board cases on which a Member may have to decide versus a Member who can hear a case impartially and without bias, and potential inference (correctly or incorrectly) that the public may perceive. Further discussion addressed a situation where a Member, as a private citizen, offers a comment on an agenda item during an open

meeting and how that may be perceived by the public. Chair Greenbaum concluded that the best way to go would be to disclose but it is each individual Member's decision to make.

Member Boleyn joined the meeting.

Chair Greenbaum asked the Town Planner and Interim Town Planner for an update on the Peer Review of the revised proposal for the Cloverleaf project. Interim Town Planner stated that Mark Nelson will have update on storm and wastewater later this afternoon and erosion will be provided next week so that review was not completed. Members expressed concerns over sewage system, limits of the lot, applicant's deed restriction refusal, securing safety in case of emergencies, water drainage, lack of information on the slope of the paved driveway, underground utilities, the apartment building's gross floor area adherence to current building bylaws, and potential future liabilities and legal obligations for the Town of Truro in the event of a future sale of Cloverleaf to a new owner, and the ZBA's role and responsibility reviewing the applicant's application.

Chair Greenbaum reviewed topics for the next meeting. Topics discussed for the next meeting: Cloverleaf revised proposal, upcoming ZBA hearings regarding Cloverleaf, Cloverleaf waiver statuses, and Cloverleaf project adherence to Truro bylaws.

Member Herridge made a motion to adjourn at 4:46 pm.

Member Sollog seconded the motion.

So voted, 6-0, motion carries.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is written in a cursive style with a large, sweeping initial "A" and a distinct "P" at the end.

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

July 8, 2020 – 6:00 pm

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Karen Tosh (Vice Chair); Jack Reimer (Clerk); R. Bruce Boleyn; Peter Herridge; Paul Kiernan; Steve Sollog

Members Absent: None

Other Participants: Jeffrey Ribeiro, AICP – Truro Town Planner; Joseph Schirmer – Amity Property Owner; John O'Reilly – Civil Engineer; Billy Rogers (phone and muted)

Remote meeting convened at 6:06 pm, Wednesday, July 8, 2020, by Chair Greenbaum. Town Planner, Jeffrey Ribeiro, reiterated that this is a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Information as to how the public may call into the meeting or provide written comment was also provided.

No roll call of members was taken.

Public Comment Period

No public comments.

Work Session – Continued

Chair Greenbaum opened the meeting with a review of temporary sign permit applications: Payomet (2 sign permit applications). Motions seconded and Members approved applications unanimously.

Chair Greenbaum announced Public Hearing in the application of Abigail, Audrey, and Joseph Schirmer who seek approval of subdivision of purchase of land. Town Planner Ribeiro stated that Joseph Schirmer and Engineer John O'Reilly were present. Engineer John O'Reilly presented on Amity Lane to seek preliminary approval for donation of about 5 acres to the Truro Conservation Trust for a waiver to remove trees along the road (that does not meet the minimum standards to the Truro bylaw that addresses roads) which was a concern for the Truro Fire Chief. With the removal of the trees, the Fire Chief is satisfied that safety conditions have been met. Chair Greenbaum stated that she wanted to move forward with a motion for preliminary approval to the Schirmer application. Chair Greenbaum voted yes, Member Herridge voted yes, Member Sollog voted yes, Member Boleyn voted yes, Vice Chair Tosh recused, Member Kiernan abstained, and Member Reimer voted no. Motion with conditions carried 4-1-1-1. Items not included in the waiver application must be included in the definitive application. Chair Greenbaum announced that a vote for preliminary approval of the waiver application would be done at the next meeting.

Motion to continue was made by Member Sollog to move forward with a date certain vote for the preliminary approval for the Schirmer property on July 22, 2020, for 5:30 pm. Motion was seconded by Member Herridge. Roll call votes were as follows: Chair Greenbaum aye, Member Herridge aye, Member Sollog aye, Member Bolyen aye, Member Kiernan aye, Member Reimer nay, and Vice Chair Tosh recuse.

Joseph Schirmer and John O'Reilly departed the meeting and Billy Rogers was unmuted.

Chair Greenbaum stated that Planning Board didn't need to vote to continue with Nickerson. Town Planner Ribeiro stated the continuance had already been approved and he will get notice out to the public.

Chair Greenbaum stated that Daniel and Katherine Dunn formed an application with respect to 36, 38 Twine Field Road as they want to put in a new division line. They want to add a 4th bedroom to the property. Input was provided by Billy Rogers who was retained by the applicants. Little to no concern was expressed by the Members. Chair Greenbaum asked for a motion which was presented by Member Kiernan and seconded by Member Herridge. Roll call vote was a 7-0 unanimous vote. Billy Rogers thanked the Planning Board for the approval.

Billy Rogers departed the meeting. Chair Greenbaum asked caller #2 to identify him/herself. No reply and no statement made.

Town Planner Ribeiro provided update on Cloverleaf. He apologized as he was unable to compile the comments from the Members for distribution in time for today's meeting. Many questions from the Peer Review so there will be no vote next week on Cloverleaf.

Chair Greenbaum led discussion about major concerns about Cloverleaf such as subdivision regulation applicability, water, parking, snow removal, fire hydrants, noise abatement from Route 6, road and walkway which could result in potential waiver applications from the applicant. Tabled another meeting before the hearing the week of Monday or Tuesday the week of July 19, 2020. The date would be confirmed later in the week via email.

Chair Greenbaum stated that the next meeting would also be the election of officers.

The meeting was adjourned at 12:23 pm after the motion was seconded by Member Reimer followed by a unanimous vote to adjourn.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

**TOWN OF TRURO
PLANNING BOARD**
Work Session Minutes
August 11, 2021 – 5:00 pm
REMOTE MEETING

Members Present: Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Bob Higgins-Steele, Vice Chair Climate Action Committee; Fred Gaechter, Climate Action Committee

Convened at 5:04 pm by Chair Greenbaum who read the detailed instructions for citizens interested in watching/listening to this remote work session. Board Members introduced themselves.

Environment/Climate Change Impact on Coastal Areas – Topics and Discussion:

a) Dune Areas

- i) Identify major questions/concerns
- ii) Best practices for building/rebuilding/moving buildings on coastal dunes/bluffs – full basement, slab, pilings
- iii) When house is moved – what should happen to old foundation/slab/septic
- iv) What are good resources (CCC – Climate Action Plan, APCC, other)

Discussion:

- Fred Gaechter –climate change, there are two goals: mitigation and adaptation:
 - erosion; building; dunes; technology; Cape Cod Commission; plantings; stabilization of wetlands; what can be asked of property owners; conditions
- Bob Higgins-Steele asked Fred Gaechter to explain core envelope
- Vice Chair Sollog – best practices foundations v pilings; cited Great Lakes pamphlet addressing this challenge; Bob Higgins-Steele suggested speaking with construction company regarding basis of their decisions
- Fred Gaechter – used the Oregon coast as an example of best practices; explained
- Member Roberts – solutions; house/dune
- Bob Higgins-Steele – Cape Cod Commission Climate Action Plan as a resource; pursue best practices regional study for possible grant; sent Commonwealth of Massachusetts link to Chair Greenbaum; good information for flood plains, too
- Fred Gaechter – asked if there existed demolition of building policy and how much was to be removed citing current home demos/relocations; Town Planner Carboni stated no Bylaw requirement but can look at Decision conditions if want more information; asked what required these to come before Boards which was explained by Town Planner Carboni
- Member Roberts – question regarding setback requirement from top of coastal dune; Fred Gaechter responded Wetlands Protection Act states 100 ft.
- Fred Gaechter – Climate change assumption of sea-level rise and properties
- Chair Greenbaum – synopsis of above discussions

b) Flood Plain

- i) Required Floodplain Bylaw Discussion

- (1) Barnstable County model bylaw – Truro needs to adopt and pass bylaw to be eligible for certain funding
- (2) Information resources/sources (FEMA)

Discussion:

- Chair Greenbaum – model bylaw addressing building in flood plains; Truro needs to adopt bylaw
- Town Planner Carboni – Massachusetts Flood Hazard Management Program works with FEMA and National Flood Insurance Program
- Member Kiernan asked about funding; Town Planner Carboni stated the National Flood Insurance Program involves subsidies; must be a member to take advantage of them, which means adopting a model bylaw; and if not part of this Program, then participants in this Program are put at risk. Town needs to maintain qualification for insurance
- Member Kiernan suggested review of the Cape Cod Commission Flood Zone Maps
- Member Riemer asked the current date of the Town’s flood zone map in effect; Town Planner Carboni will ask Emily Beebe, Health/Conservation Agent, for details
- Member Riemer stated that there will need to be “definitions” along with any bylaws that are adopted; “cumulative damage” definition needs to be added; documentation availability
- Member Sollog/Member Roberts – if a house is on pilings, how measure mean elevation to height of structure if in flood plain; Town Planner Carboni to ask Rich Stevens, Building Commissioner

1. Planner Report (given by Town Planner Carboni)

- ◆ Walsh Property – Nothing notable
- ◆ LCPC – Reiterated Consultant selected
- ◆ ANR Memo due to Board forthcoming

2. Chair Report (no report per Chair Greenbaum)

3. Potential Bylaws for 2022 ATM – No discussion

4. Continue ANR and Site Plan Review Discussion

- ◆ Planning Board authority review by Town Planner Carboni
- ◆ Member Kiernan cited examples of prior ANR requests which were discussed
- ◆ Member Riemer discussed the 2010 DHCD ANR Handbook which includes case notes
- ◆ Town Planner Carboni stated that it is her preference the Board rely on more recent treatises written by land use practitioners
- ◆ Member Roberts – Board should look at ANR’s from a practical and functional standpoint

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Riemer with a second by Member Roberts. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,

Elizabeth Sturdy

**TOWN OF TRURO
PLANNING BOARD**
Meeting Minutes
August 18, 2021 – 5:00 pm
REMOTE MEETING

Members Present: Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Fred Gaechter – Truro Conservation Trust; Donald Nagle, Esq. – Attorney for A/C Mobile Home Park, Inc.; Donald Poole, Outermost Land Survey, Inc. – Land Surveyor for A/C Mobile Home Park, Inc.

Remote meeting convened at 5:00 pm by Chair Greenbaum. Chair Greenbaum and Town Planner Carboni read the detailed instructions for citizens interested in watching or joining this meeting. Board Members introduced themselves.

Public Comment Period

No public comment.

Board Action/Review

Chair Greenbaum recited the **2021-004/PB – A-C Mobile Home Park, Inc.** case description. Attorney Don Nagle and Don Poole, Land Surveyor, represented the Applicant. Attorney Nagle gave a brief introduction on the Application including the NHESP (Natural Heritage & Endangered Species Program) permit and the Truro Conservation Trust transaction.

Town Planner Carboni reviewed her Staff Memorandum referring specifically to the Cape Cod Commission's DRI [Development of Regional Impact] Regulations, Section 3(c), regarding Mandatory Referral. Discussion followed. The Board voted to refer this ANR to the Cape Cod Commission for Mandatory DRI review. Town Planner Carboni will prepare the paperwork. Motion made by Member Kiernan with a second by Vice Chair Sollog. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Member Riemer stated that the Application's Checklist, Section 2.2.2 Submission Requirements, b.6, was incomplete. So noted by Attorney Nagle.

1. Planner Report (given by Town Planner Carboni)

- ◆ Walsh Committee, LCPC, ZBA – minimal to report
- ◆ M.G.L. Planning Board Responsibilities regarding Map and Master Plan – Town Planner Carboni cited the M.G.L. Chapters for a possible discussion at a future work session regarding statutes; per Chair Greenbaum, add to September 8 work session Agenda

2. Chair Report (given by Chair Greenbaum)

- ◆ Charter Review Committee – Chair Brian Boyle survey regarding Committees to be appointed/elected. Sending survey to Planning Board, Zoning Board of Appeals, Cemetery

Commission (elected Boards); survey asking for individual input, not collectively as a Board.

3. Potential Bylaws for 2022 ATM

- ◆ Model Bylaw (Barnstable) – OneCape August 23 and 24; Town Planner Carboni to attend
 - Planning Board may attend as well
- ◆ Member Kiernan suggested the ANR Packet, as well as other plan packets, include DRI referral and to make this part of the application process – to be discussed further at another meeting/work session
- ◆ Town Planner Carboni – possibly advise applicants of the mandatory and discretionary referral standards of the Cape Cod Commission? – further discussion/investigation needed
- ◆ Member Roberts noted ANR infrastructure needs discussion
- ◆ Member Kiernan asked about ANR and a Development Agreement

Workshops:

- ◆ September 8: Subdivision Regulations
 - Lot coverage
 - Flood Plain
 - Planning Board duties – discuss Map and Master Plan; Town Planner Carboni to provide statutes
 - Discuss Truro Development Agreement
- ◆ September 15:
 - A) Feedback on Handbook draft
 - B) Potential Bylaw Changes
 - Amend existing “Street” Bylaw for references that are no longer there; review and correct webpage definitions
 - Definitions – Apartments and more
 - Driveway slope?
 - Other miscellaneous
 - C) Continue Subdivision Regulation discussion
- Addressing the CSP and RSP Review Criteria

Chair Greenbaum asked for a motion to adjourn. Motion made by Vice Chair Sollog with a second by Member Boleyn. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,

Elizabeth Sturdy

**TOWN OF TRURO
PLANNING BOARD**
Work Session Minutes
September 1, 2021 – 5:00 pm
REMOTE MEETING

Members Present: Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel

Remote meeting convened at 5:00 pm by Chair Greenbaum. Town Planner Carboni read the detailed instructions for citizens interested in watching/listening to this work session. Board Members introduced themselves.

1. **Planner Report** (given by Town Planner Carboni)

- ◆ 2021-004/PB – A-C Mobile Home Park, Inc.
 - Cape Cod Commission DRI Referral Notice; Public Hearing required to open within 60 days, which date is October 22, 2021
- ◆ Walsh Property – brief update
 - Consultant regarding technical issues – school, etc.
 - Question discussed regarding construction on parcel/public water supply

2. **Chair Report** (no report per Chair Greenbaum)

3. **Potential Bylaws for 2022 ATM**

- ◆ Flood Plain
 - Town Planner Carboni and Emily Beebe, Health/Conservation Agent, have discussed and will work on Bylaw
- ◆ Development Agreement
 - Explained by Town Planner Carboni with questions/answers following
 - Examples on next Agenda (September 8, 2021)
 - Generate list of relevant topics to LCP Committee on next Agenda (September 8, 2021)
- ◆ Member Boleyn: Town have Blight Bylaw? Town Planner Carboni to follow up.
- ◆ Member Riemer: House Bill S.873 regarding ADU/SHI, Senator Julian Cyr – Town Planner Carboni to follow up

4. **M.G.L. – Planning Board Responsibilities:**

- ◆ Map
 - Town Planner Carboni has asked Town Staff regarding official Map – no record of Town having an official map adopted under G.L. c. 41, s. 81E
 - Zoning Map needed; water protection district outdated
- ◆ Master Plan under G.L. c. 41, s. 81D

- Explained by Town Planner Carboni; relationship to LCP

Miscellaneous:

- ◆ Board of Health contract with Scott Horsley; water-related agreements – Town Planner Carboni to follow up
- ◆ List of topics to be addressed – LCP

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Boleyn with a second by Vice Chair Sollog. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,

Elizabeth Sturdy

**TOWN OF TRURO
PLANNING BOARD**
Work Session Minutes
September 8, 2021 – 5:00 pm
REMOTE MEETING

Members Present: Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; R. Bruce Boleyn; Paul Kiernan; Rich Roberts

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel

Remote meeting convened at 5:00 pm by Chair Greenbaum who read the detailed instructions for citizens interested in watching/listening to this remote work session.

1. Planner Report (given by Town Planner Carboni)

- ◆ Member Boleyn's question from prior meeting regarding a Blight Bylaw. No definition in either the Zoning or General Bylaws.
- ◆ Member Riemer's question from prior meeting regarding House Bill S.873. Bill is wide-ranging; nothing needs immediate attention. Possibly discuss in couple of weeks.
- ◆ Current Town Contracts/Projects regarding Water Resources:
 - Town and Cape Cod Commission: Pilgrim Pond Village Stormwater and Watershed Study – grant; study watershed/water quality [Pond Village only]
 - Town (Jarrod Cabral, DPW; Emily Beebe, Health/Conservation Agent) and Horsley Witten: Water Line Extension and Stormwater Management upgrades
 - Town (Emily Beebe) and Scott Horsley – Water Resources Management Planning Framework
- ◆ Tradesmen's Park South (Attorney Marian Rose and Dan Silva, owner):
 - Their engineer determined a minor modification to the site plan was needed for safety reasons– second means of egress to the second floor at the rear of the building. They miscalculated the egress distances, and a second ramp is now needed.
 - Question for the Board: Do they need to go through the Public Hearing process or can this go before the Board as Action/Review. Town Planner Carboni recommends review at a public meeting. The Board concurs.
 - Member Riemer asked if they were going to submit the above modification to the Cape Cod Commission; Attorney Rose stated to Town Planner Carboni that this was being done. Member Kiernan asked if the Commission's response should be known before this goes before the Planning Board which was explained and discussed.

2. Chair Report

- ◆ Chair Greenbaum asked about the status of meeting minutes. Town Planner Carboni replied that someone had been hired and that she believed they had started working on the minutes; the Planning Administrator has also been preparing minutes for several meetings.

3. Potential Bylaws for 2022 ATM

- ◆ Development Agreement [Cape Cod Commission Model Development Agreement Bylaw attached in this meeting packet]
 - Town Planner Carboni explained the concept of the Development Agreement tool and stated that she had spoken to other Cape Planners for their feedback
 - Member Kiernan suggested that a representative from the Cape Cod Commission attend a Planning Board meeting. It was also suggested by various Board Members to invite other Town Boards/Committees; Chair Greenbaum compiled a listing. Town Planner Carboni will invite the Cape Cod Commission and will schedule a meeting date for their presentation.

4. Questions/Information/Resources for Local Comprehensive Plan

- ◆ Chair Greenbaum has been in communication with the Local Comprehensive Plan Committee Chair, Chris Clark, to keep him advised of possible overlapping items between the LCPC and Planning Board.
- ◆ Local Comprehensive Plan Guidance Document (updated 8/12/2019) prepared by the Cape Cod Commission (attached in this meeting packet) – Reviewed and explained by Town Planner Carboni:
 - Cape Cod Placetypes, 1 through 6 [Natural, Rural, Suburban, Historic, Maritime, Community Activity Centers] of 8 [Industrial Activity Centers, Military and Transportation Areas], were reviewed and discussed for applicability to Truro.

5. Review ANR for infrastructure information/checklist review (not discussed)

Workshops:

- ◆ Cancel work session scheduled for September 15 and reschedule for Wednesday, September 29, 2021 at 5:00 pm

Chair Greenbaum asked for a motion to adjourn. Motion made by Member Boleyn with a second by Member Kiernan. No further discussion. Chair Greenbaum asked for a vote. Voted all in favor. So voted: 7-0-0.

Meeting adjourned.

Respectfully submitted,

Elizabeth Sturdy