



Truro Planning Board Agenda

Remote Public Meeting – Work Session

Wednesday, September 29, 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 **372-693-389#** 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/372693389>

Public Comment Period

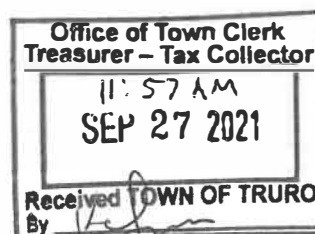
The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Board Action/Review

2021-002/SPR – Silvador, 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. *[Material in 9/22/2021 packet]*

1. Planner Report

2. Chair Report



3. Potential Bylaw Changes

- ◆ Lot Coverage

4. Input to Local Comprehensive Plan Committee

5. Approval of Minutes

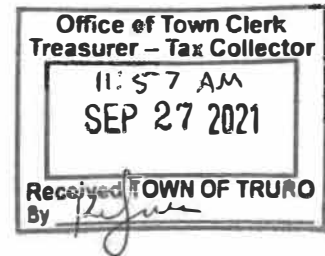
- ◆ 8/5/2020 Meeting
- ◆ 8/11/2020 Work Session
- ◆ 8/19/2020 Meeting
- ◆ 8/26/2020 Work Session
- ◆ 9/2/2020 Meeting
- ◆ 9/16/2020 Meeting

Workshops: (Tentative)

- ◆ October 13:
 - A) Review Draft Handbook
 - B) Potential Bylaw Changes
 - C) Input to LCPC

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

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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

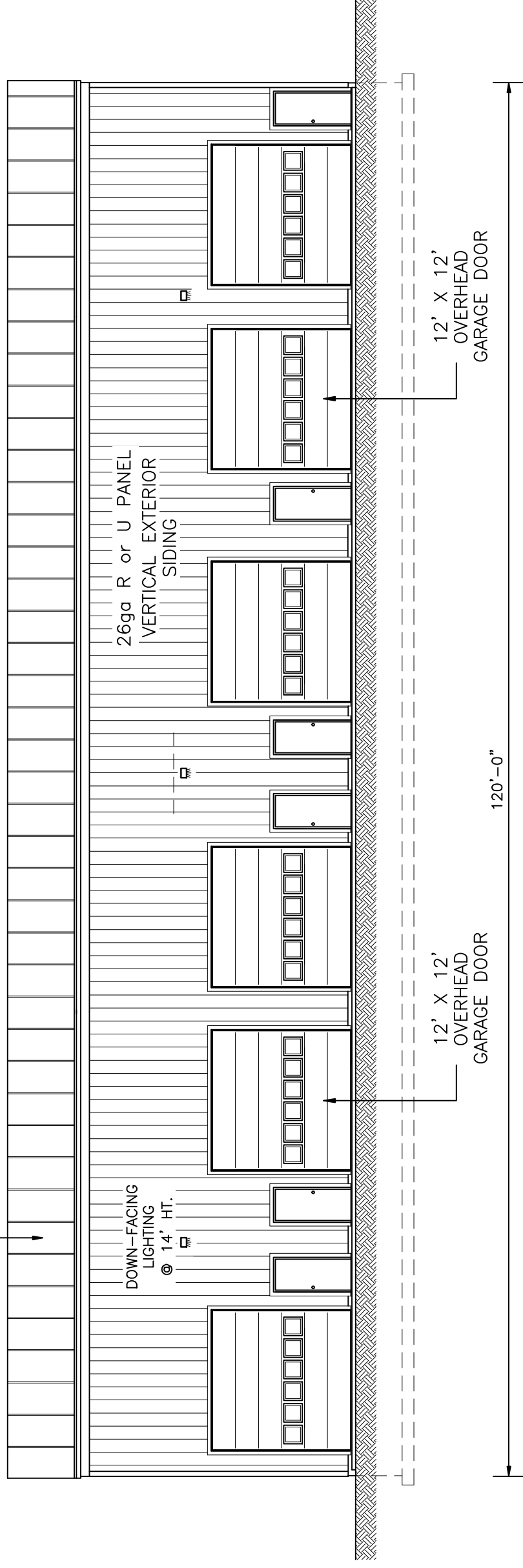
Cape Cod Commission

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

6' x 9"
LANDING
W/ RAMP

WHITE CEDAR
SHINGLES
(ROAD FACING
GABLE END)

12
3

30'-0" MAX.

45'-0"

16'-11"

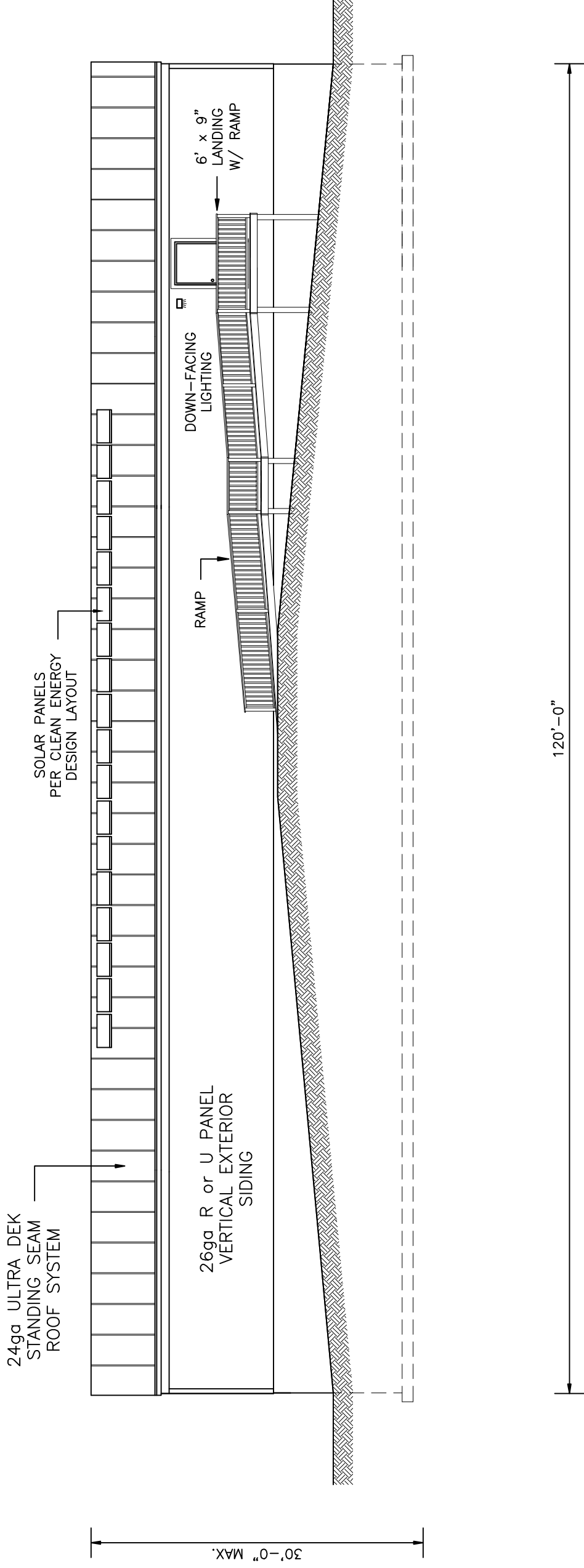
TRADESMAN PARK - SOUTH
298 RT. 6

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

26ga R or U PANEL VERTICAL EXTERIOR SIDING

RAMP

DOWN-FACING LIGHTING

6' x 9" LANDING W/ RAMP

120'-0"

30'-0" MAX.

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

24ga ULTRA DEK STANDING SEAM ROOF SYSTEM

SOLAR PANELS PER CLEAN ENERGY DESIGN LAYOUT

12
3

6' x 9" LANDING W/ RAMP

RIGHT SIDE ELEVATION

(3/32" = 1')

30'-0" MAX.

45'-0"

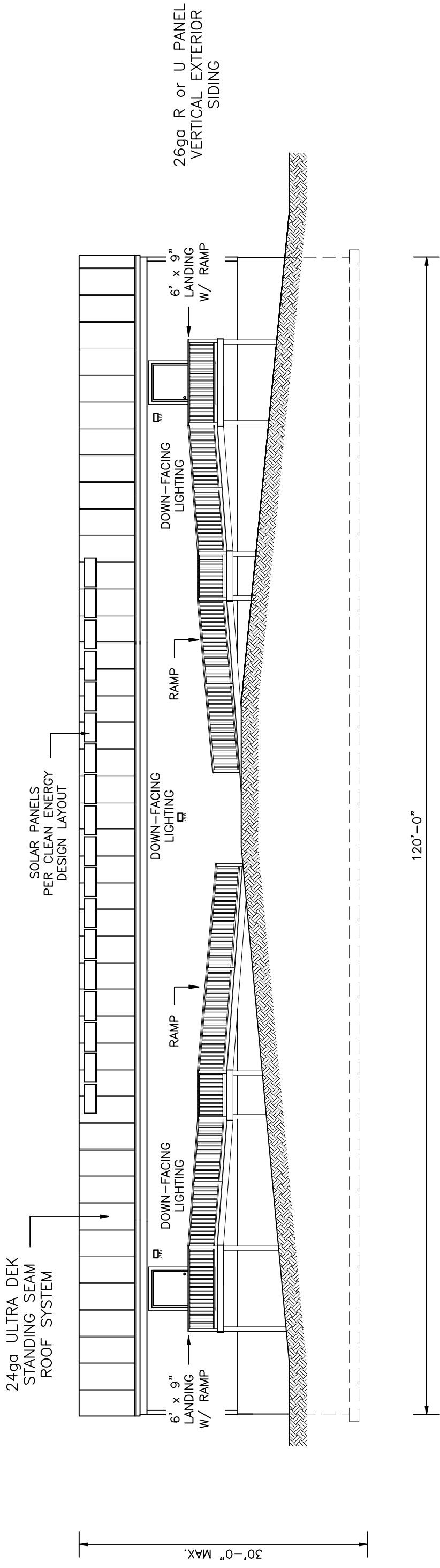
TRADESMAN PARK - SOUTH 298 RT. 6

BUILDING 2

TRURO

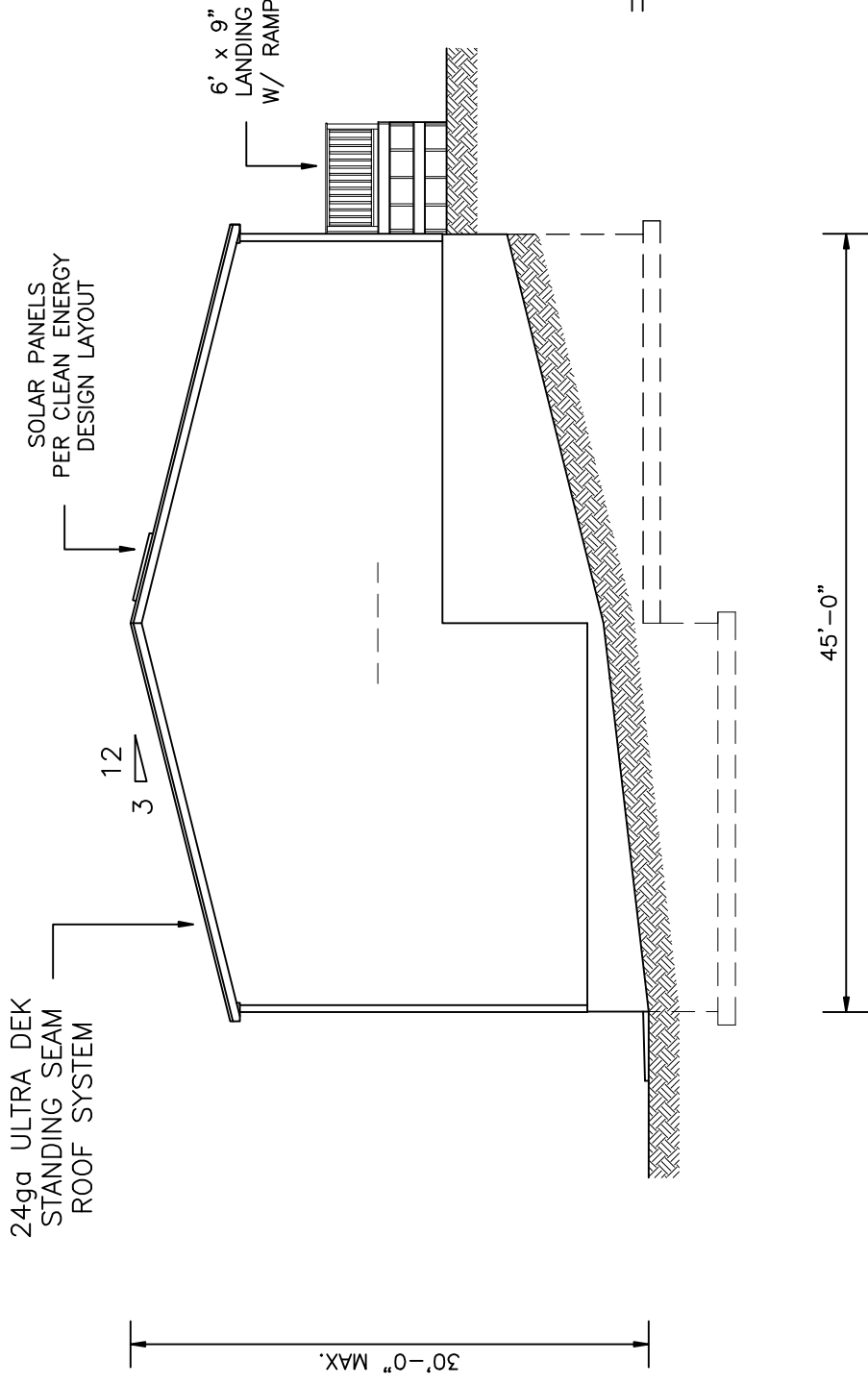
4/26/2021

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
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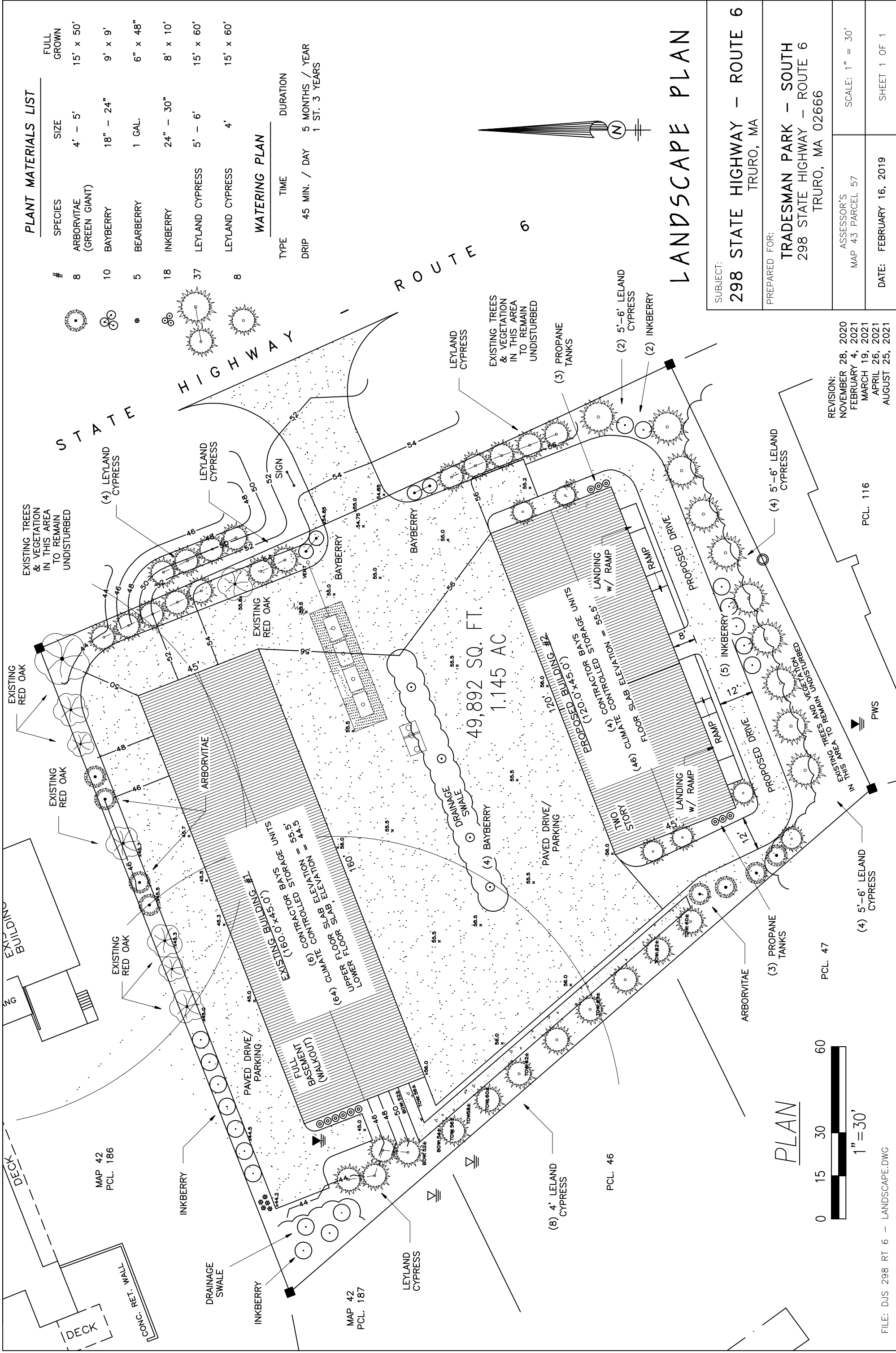
TRADESMAN PARK - SOUTH
298 RT. 6

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

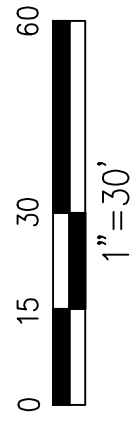
PREPARED FOR: **TRADESMAN PARK - SOUTH**
298 STATE HIGHWAY - ROUTE 6
TRURO, MA 02666

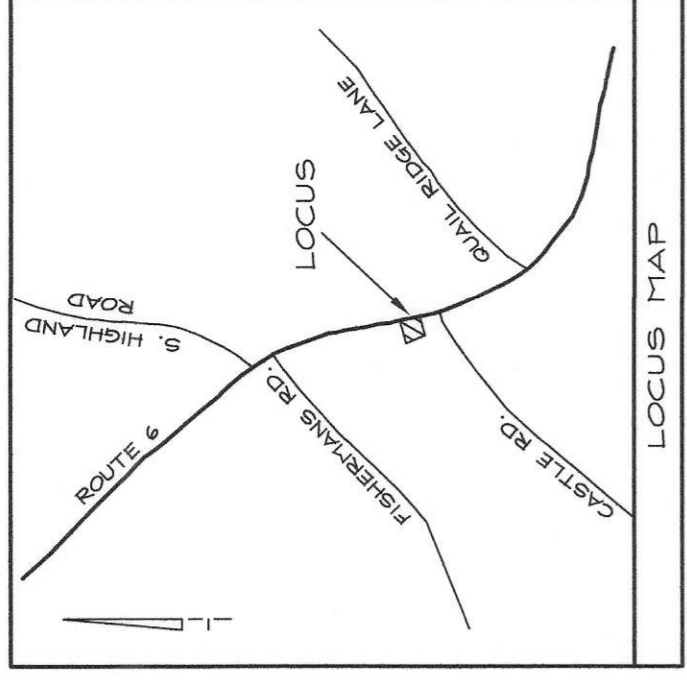
REVISION: NOVEMBER 28, 2020
FEBRUARY 4, 2021
MARCH 19, 2021
APRIL 26, 2021
AUGUST 25, 2021

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

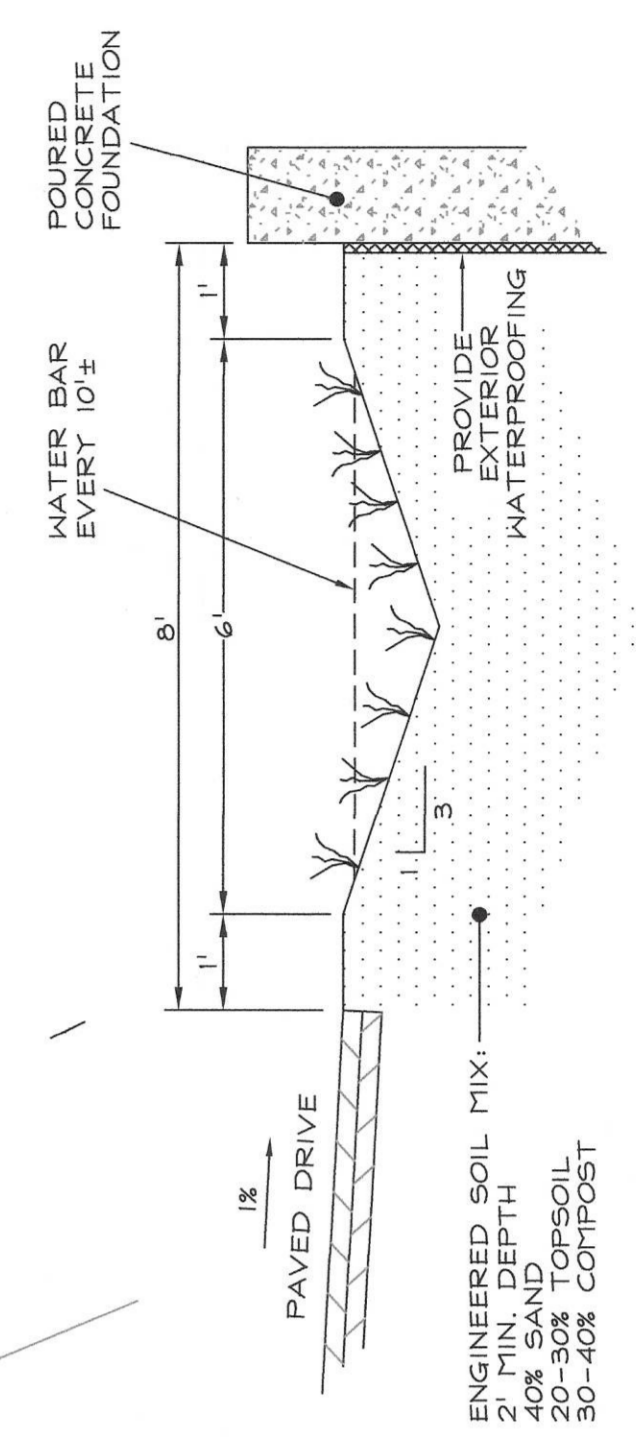
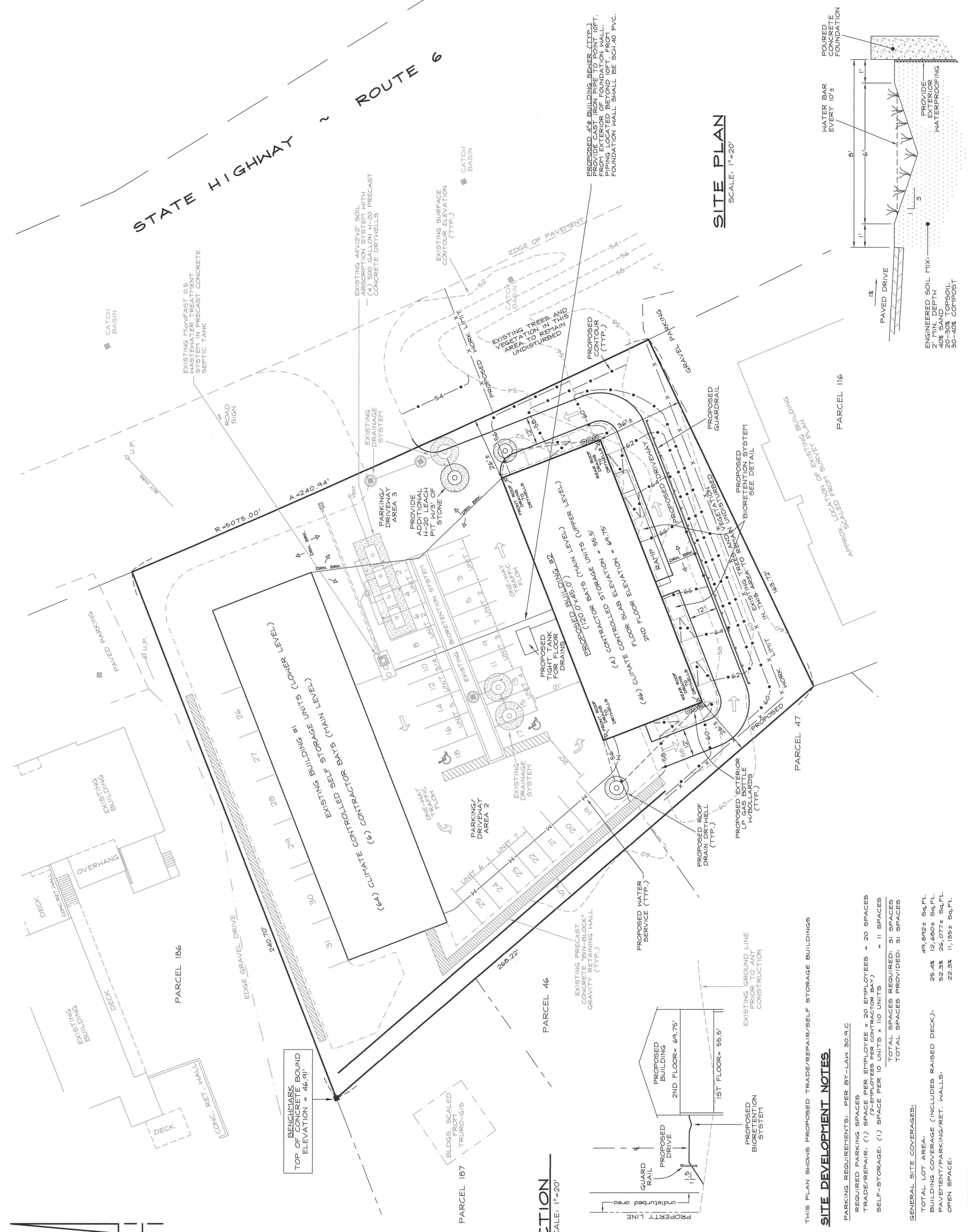
4/28/21
 DATE

DXG170805IT2
 JOB# 17-080

STATE HIGHWAY ~ ROUTE 6

SITE PLAN

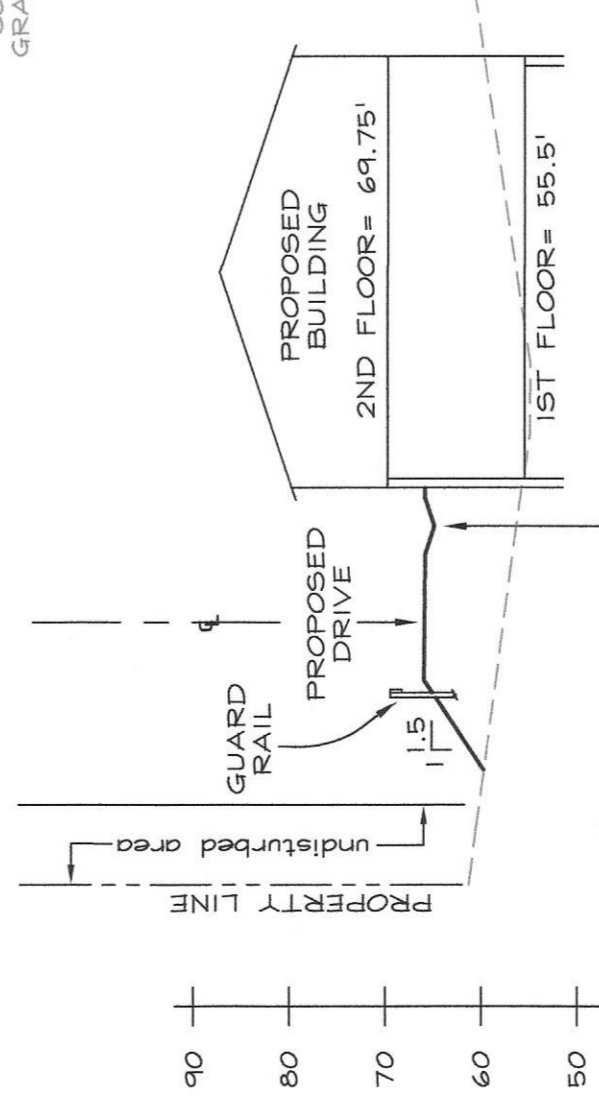
SCALE: 1"=20'



PROPOSED BIOTRENTION SYSTEM
 SCALE: 1"=2'
 VOLUME = 31CY

SECTION

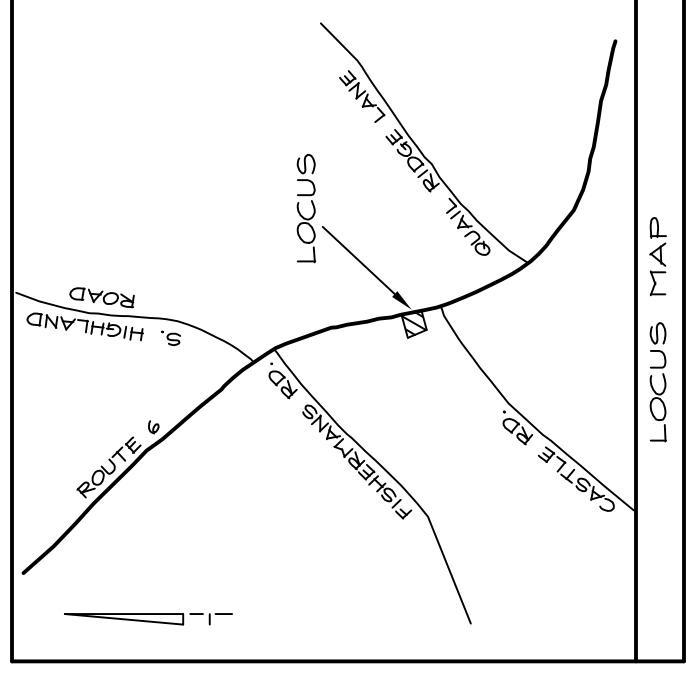
SCALE: 1"=20'



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%
 - PAVEMENT/PARKING/RET. WALLS: 52.3%
 - OPEN SPACE: 22.3%
- BIOTRENTION 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

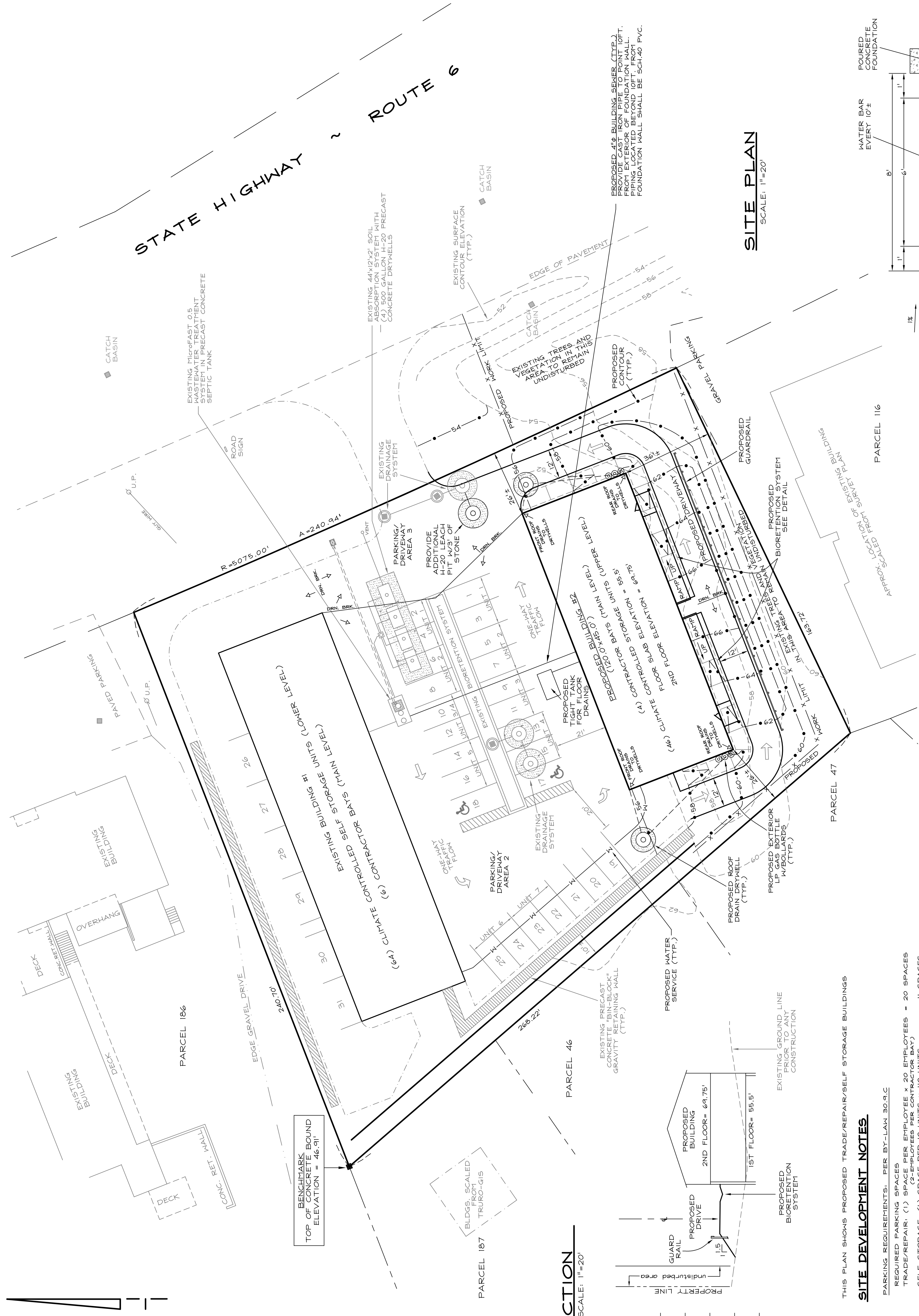
REFERENCE: - ASSESSORS MAP 43 PARCEL 57
 - SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED COMMERCIAL DEVELOPMENT 298 STATE HIGHWAY - ROUTE 6 TRURO, MA PREPARED FOR TRADESMAN PARK - SOUTH REVISED: MAY 10, 2019

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

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

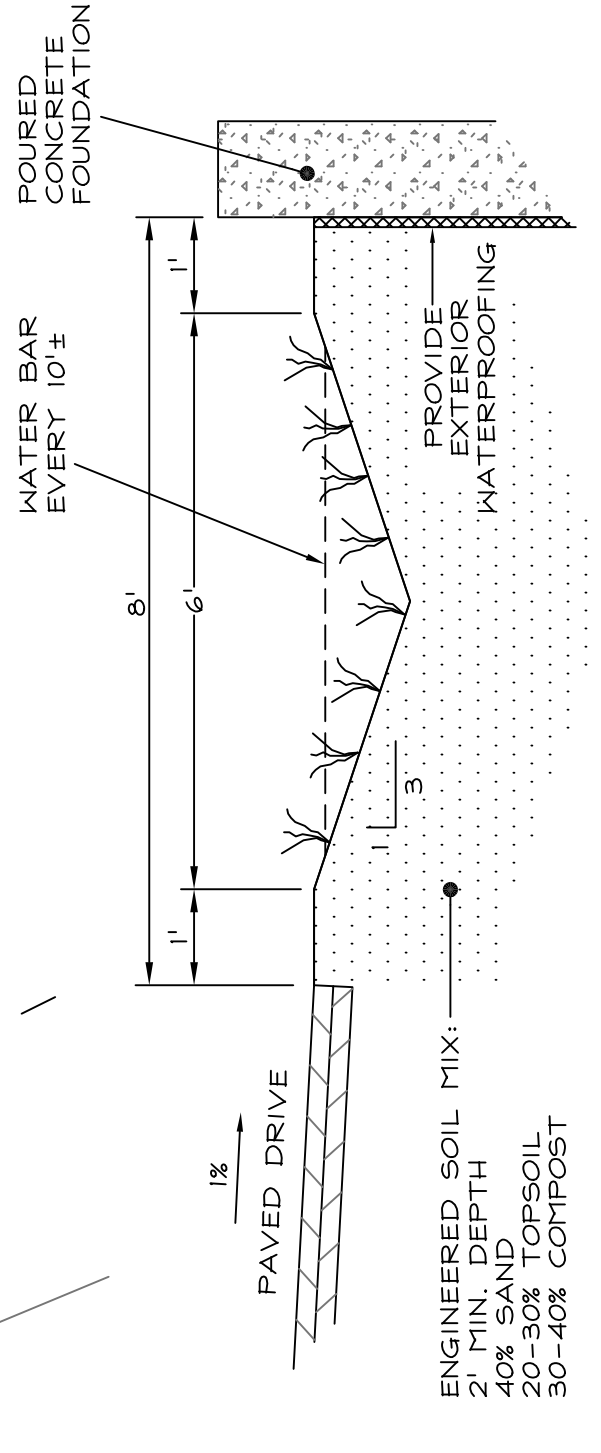
PROFESSIONAL ENGINEER DATE

DATE
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 JOB# 17-080



SITE PLAN

SCALE: 1"=20'



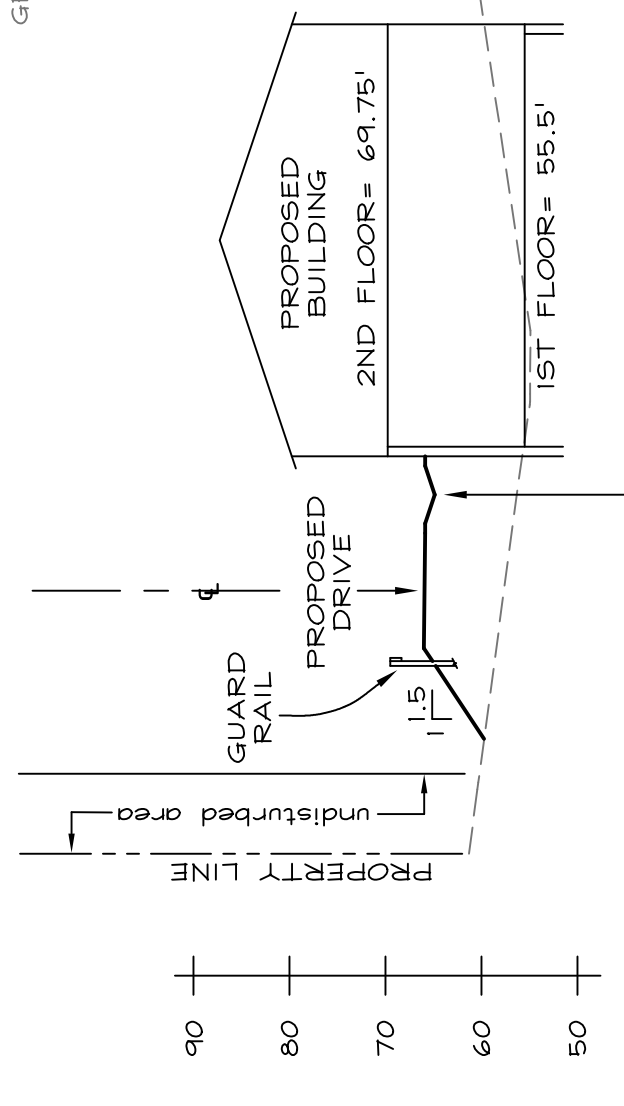
PROPOSED BIORETENTION SYSTEM

SCALE: 1"=2'

VOLUME = 3117 FT³

SECTION

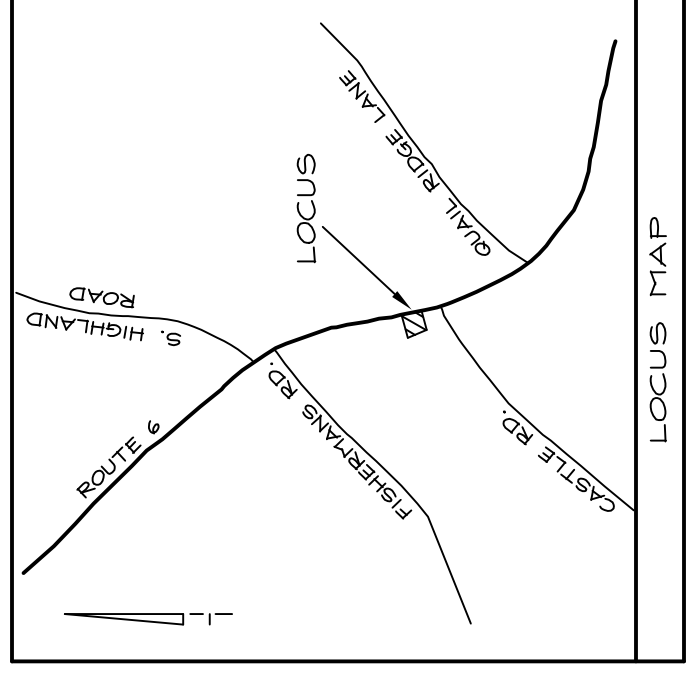
SCALE: 1"=20'



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



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
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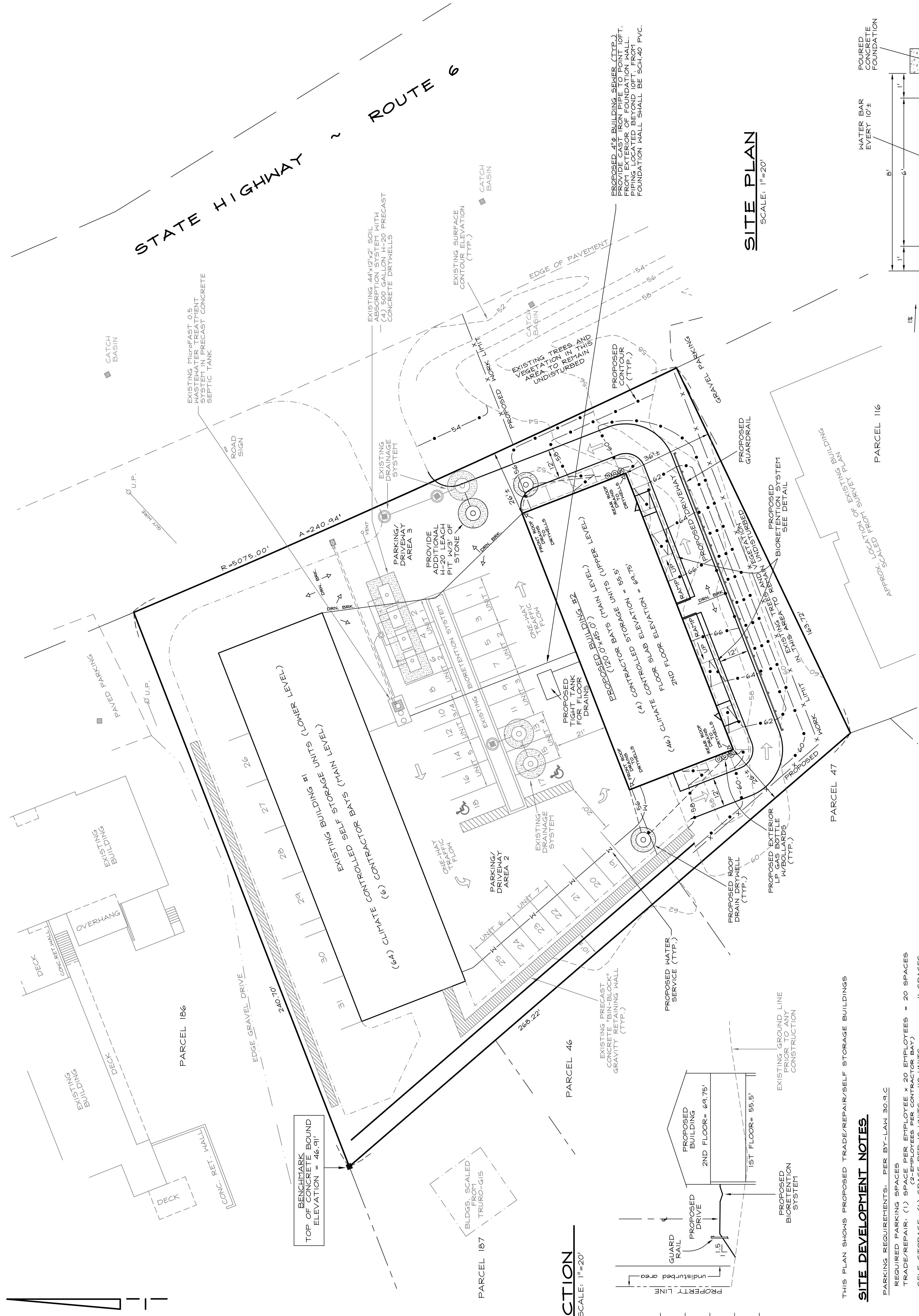
SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH
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PROFESSIONAL ENGINEER

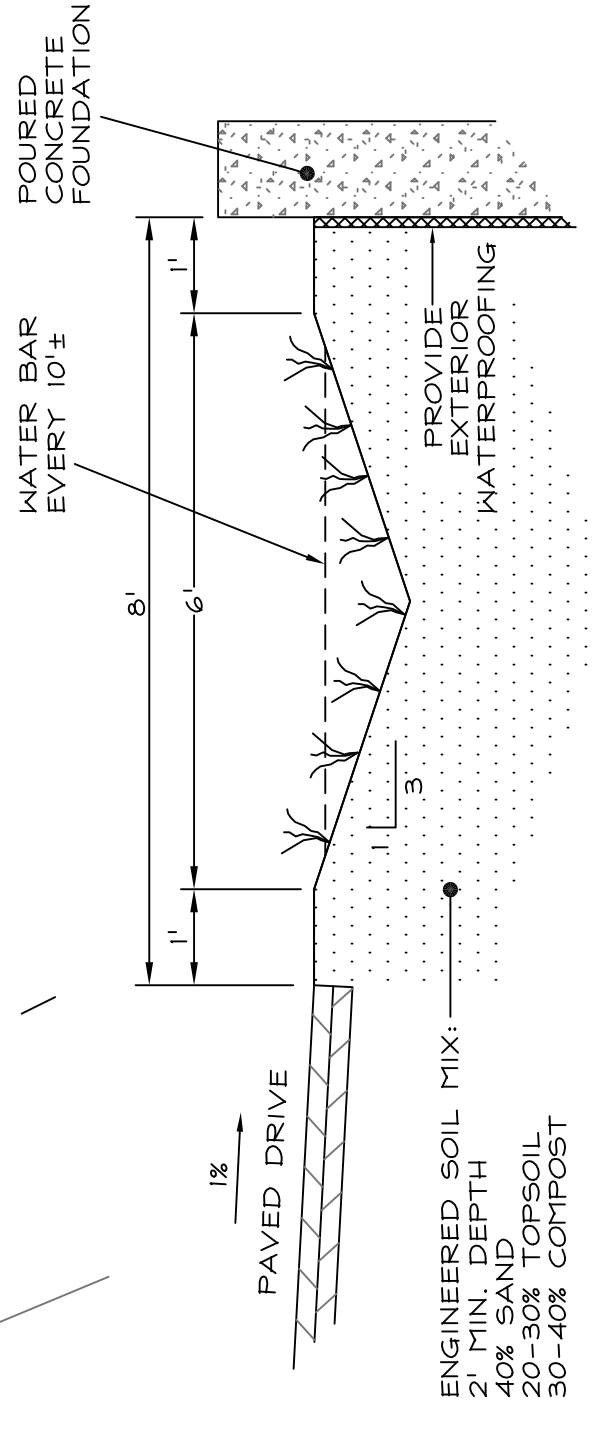
DATE

DATE: 4/23/21
 JOB#: 17-080



SITE PLAN

SCALE: 1"=20'



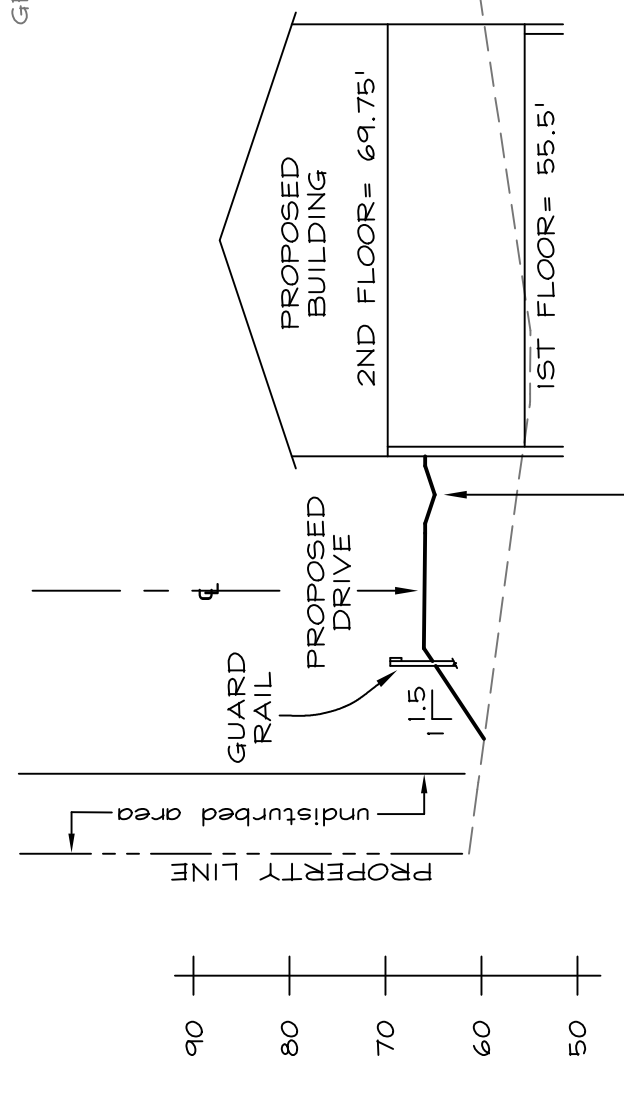
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VOLUME = 3117 FT³

SECTION

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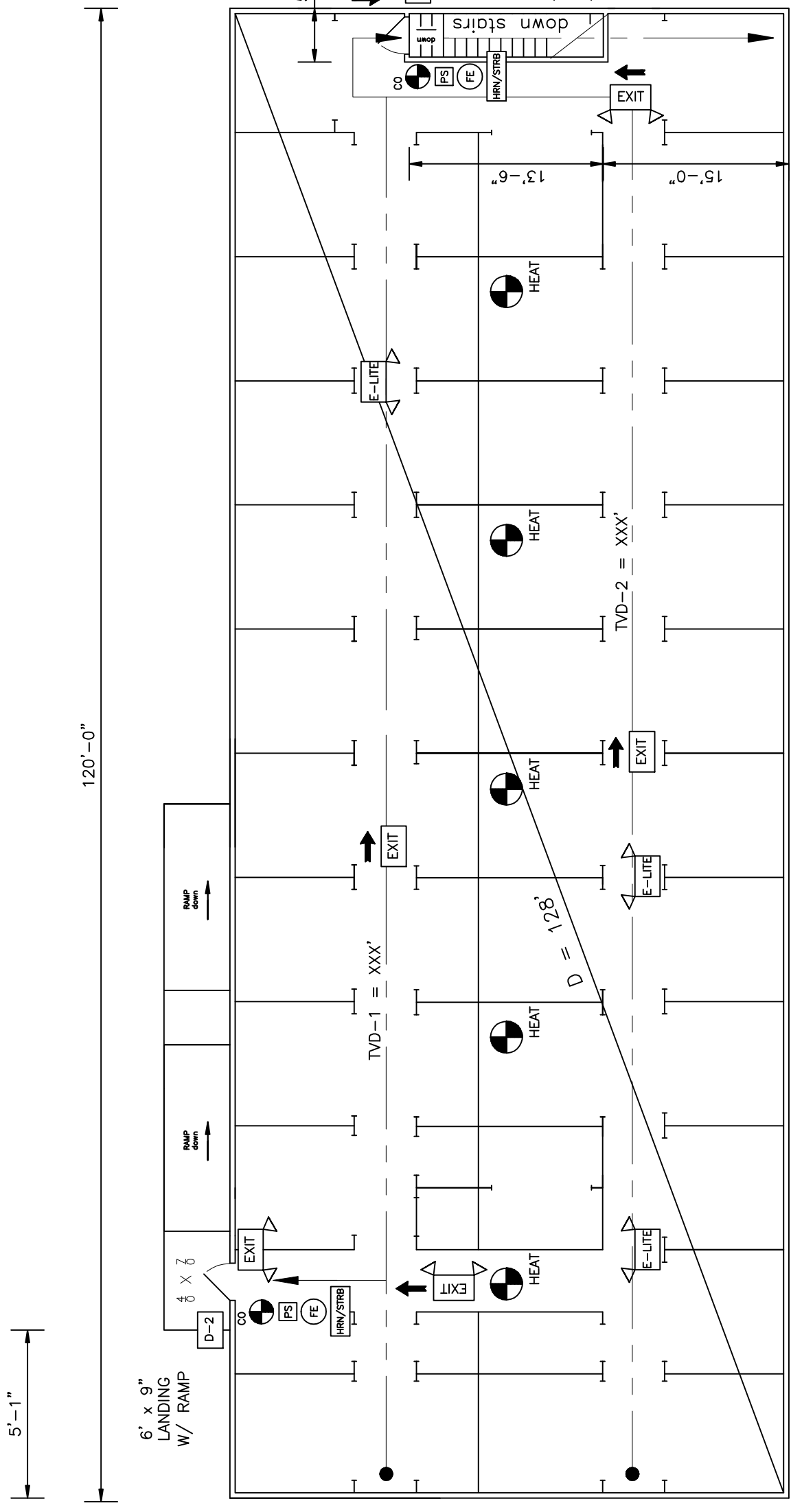
- 4162 SF. PAVEMENT (1 1/2") = 950 FT³ TREATMENT REQUIRED
- 175 (36 1/2") = 525 FT³ PROVIDED

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')

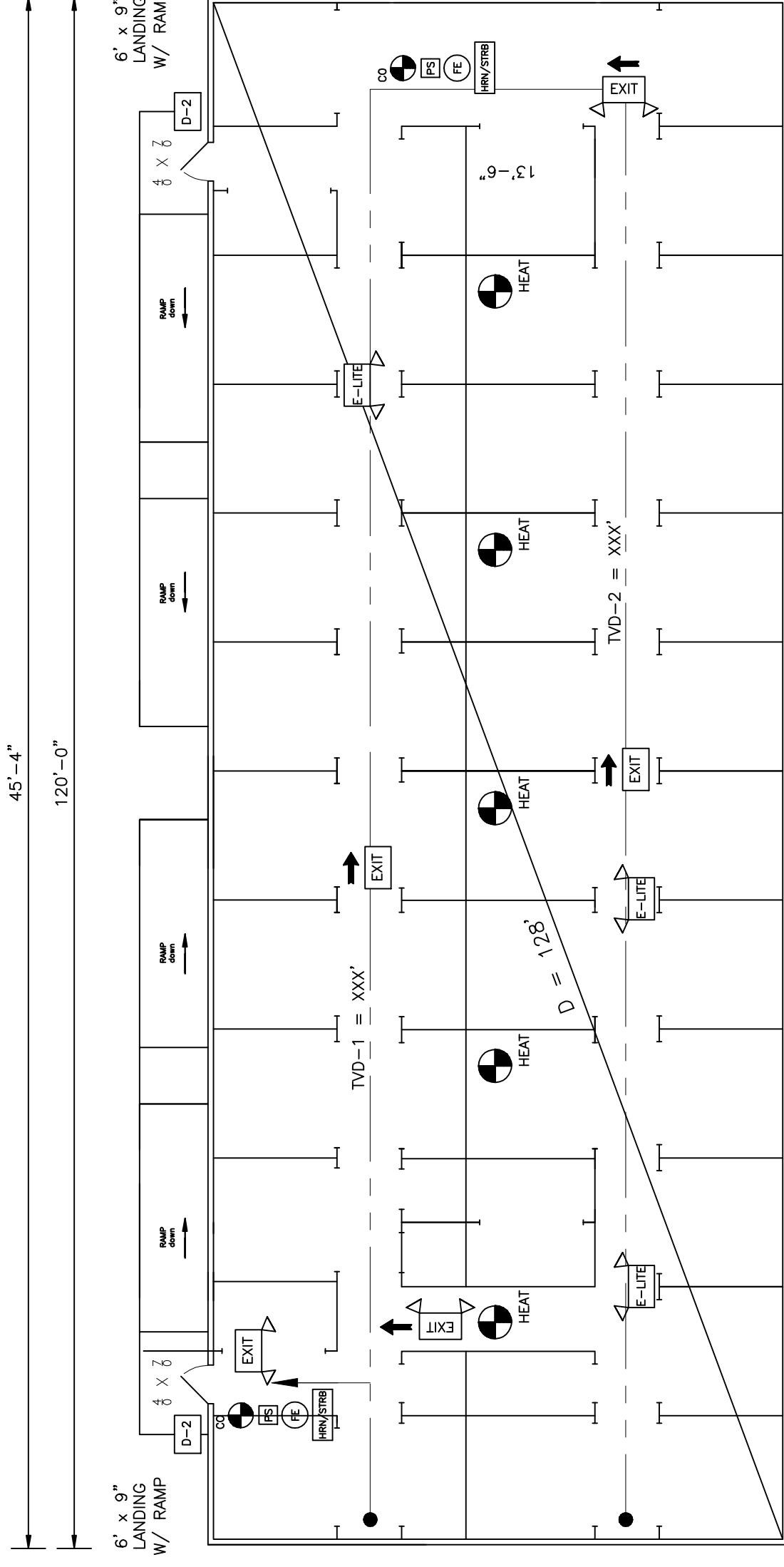
TRADESMAN PARK - SOUTH
 298 RT. 6
 TRURO

LEGEND

- EXIT/EMERGENCY LIGHT COMBINATION PACK W/ BATTERY BACK-UP
- DIRECTIONAL EXIT LIGHT PACK W/ BATTERY BACK-UP
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SECOND FLOOR

(3/32" = 1')

TRADESMAN PARK - SOUTH
298 RT. 6

BUILDING 2

8/24/2021

SHEET 4 OF 4

TRURO

Sample Lot Coverage Provisions – notes from Town Planners

Eastham

In Eastham, we don't have any hard limits on site coverage. The bylaw has review thresholds for residential site plan review under Section 7. See excerpt below.

SITE COVERAGE: The sum of the gross horizontal area of the floors of a dwelling including the square footage of any permanently roofed accessory structures such as sheds, garages, screen porches and covered decks but excluding unfinished attic areas, unfinished basement areas, and farmer's porches.

SITE COVERAGE RATIO: The ratio of the total gross area of Site Coverage on one lot to the gross area of the lot.

RESIDENTIAL LOT INTENSITY

Site Plan Approval under Section 11 of this Zoning By-law shall be required for any addition, expansion or construction on a residential lot that meets the following requirements:

7.4.1 Any lot under 20,000 square feet where a proposed addition or expansion of an existing dwelling exceeds 2.5% of the lot area and/or the site coverage ratio including the addition exceeds 15% and where the site coverage ratio for a new dwelling or the addition of an accessory building causes the site coverage ratio to exceed 15% of the lot area.

7.4.2 Any lot containing 20,000 square feet or more, where the site coverage exceeds 3,000 square feet.

7.4.3 Any lot containing 40,000 square feet or more with a deed restricted two-family dwelling proposed in accordance with Section 7.1.2 of this By-laws.

7.4.4 Any proposed addition to or expansion of an existing dwelling or accessory structure in District F: Seashore District must submit an application to the Eastham Planning Board under Section 11– Site Plan Approval – Residential, if the addition or expansion exceeds 200 square feet. 43

7.4.5 Any project resulting in an increase of 200 square feet or less of site coverage, as defined in Section 22 of the Eastham Zoning Bylaw, shall be exempt from Site Plan Approval – Residential. No more than one (1) exemption shall be granted within a five (5) year period. 44

7.4.6 Any interior changes to existing framed structures where alterations will not result in changes to the exterior of the building footprint or visible changes to the site are exempt from site plan review. 4

Provincetown

Lot Area shall mean the contiguous horizontal area of a lot exclusive of any area in a street or recorded way open to public or private use and excluding any land which is under any water body or bog, dry bog, swamp, pond, wet meadows or marsh (as defined in Sec. 40, Chap. 131, MGL), or areas of exposed ground water.

Lot Coverage shall mean the percentage of total lot area covered by structures or roofed.

Structure any combination of materials assembled, constructed or erected that fixed location on the ground or attached to something having location on the ground, including swimming pools having a capacity of 4,000 gallons or more and retaining walls supporting more than four feet of unbalanced material, but not including flagpoles, paving, temporary structures such as tents and canopies, palletized patios, or fences which do not exceed 6 feet above the property grade. The word "structure" shall be construed where the context requires, as though followed by the words, "or part or parts thereof".

Provincetown uses minimum Green Area requirements in the zoning table, which excludes driveways and impervious hardscaping:

Green Area shall mean an area of a lot to be used for landscaping purposes using trees, shrubs or other plant material.

2560 Dimensional Schedule (See Section 4100 for additional multi-family and commercial accommodation requirements)

Requirements	Residential			Commercial		Seashore	Public Use
	Res1	Res2	Res3 ResB	TCC	GC ³	S	M
Minimum Lot Area (square feet)	16,000 ⁷	5,000	5,000	5,000	7,000	120,000	--
Minimum Lot Frontage (linear feet)	100 ⁷	50	50	50	70	--	--
Minimum Front Yard (feet)	30	20 ¹	20 ¹	10 ¹	10	50	--
Minimum Side Yard (feet)	15	6	6	5 ²	10	25	--
Minimum Rear Yard (feet)	20	15 ¹	10 ¹	10 ¹	25	25	--
Maximum Lot Coverage (%)	40	40	40	60 ⁸	40	--	--
Minimum Green Area (%) ⁸	30	30	30	10	30	--	--
Max. Number of Stories ⁴ (Refer to Story in Definitions)	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½
Max. Building Heights ⁵							
Hip, gable and Shed roofs (feet) ⁶	33	33	33	33	33	33	33
Mansard, gambrel, arch, or dome roofs (feet)	28	28	28	28	28	28	28
Flat roof defined as less than 3/12 pitch (feet)	23	23	23	23	23	23	23

Harwich

In its zoning, Harwich regulates building and site coverage. Building coverage is essentially any area of a lot covered by roofed structure. Site coverage is any area of a lot covered by structure/ impervious surface, and parking or driveways (regardless of surface finish). Bldg covg limits range from 15-30% depending on the district and/ or size of lot; site covg from 25-40%.

Site/ lot coverage is very difficult to regulate and administer because many of the types of construction that can constitute lot/ site coverage require neither bldg. permit, site plan review or discretionary zoning permit. Further, with building permits, applicants often don't reflect the entirety of site conditions unless those conditions bear directly on the permit requested.

If I were to amend zoning re: coverage in light of administration and enforcement, I'd:

- 1) Only include 'impervious' driveway and parking in the site/ lot coverage (rather than 'any' surface);
- 2) Exclude road area (to the extent applicable) from site/ lot coverage; and
- 3) Exclude sheds under 100 sq ft from bldg. coverage.

Further, to the extent the Truro ZB defines 'lot' separately and differently than 'lot area,' e.g. because lot area might not include wetland areas, etc., decide whether coverage is calculated per lot area or 'lot.'

Additionally, make sure the building dept always receives site plans/ as built plans with zoning information sufficient to determine zoning compliance including with building and site coverage info (note- bldg. coverage is not coverage by the foundation, but by the roof).

Lot coverage possibilities

There are currently two ways to approach the potable water preservation and the lot clearing problems.

Potable water preservation = allow as much as possible the rainfall to enter the aquifer without first becoming run-off

Lot clearing = denuding of a building lot of all its vegetation

To preserve the aquifer and deal with lot denuding will require legally-enforced guidelines.

The town can restrict the lot owner by one or more of the following:

- 1) limit the amount of impervious structures and improvements a homeowner may have on their property (percent of upland of lot)
- 2) to set the percentage of the upland of a lot that **can be built upon**.
- 3) to set the percentage of the upland of a lot that **cannot be built upon**.
- 4) to mandate the side-yard and rear setbacks of a lot remain in the natural state.
Encourage and preserve the rural look and feel of Truro.
- 5) Build-in a limit to which the ZBA may grant relief to the bylaw.

Encourage lot owners to:

- 1) *Keep their property as much as possible in its natural state.*
- 2) *To not cover their property with expensive sod that requires frequent watering and fertilization.*
- 3) *Consider a farm/garden exemption up to a certain percentage of the lot coverage.*

Elizabeth Sturdy

From: ANNE GREENBAUM <annetruro@comcast.net>
Sent: Wednesday, September 29, 2021 3:15 PM
To: Elizabeth Sturdy
Subject: Fwd: Permeable Pavement

Please forward to board for tonite
Anne Greenbaum

Principal, ADG Consulting
Helping youth serving organizations thrive
www.adgreenbaumconsulting.com

annetruro@comcast.net
617 429-4679

----- Original Message -----

From: Richard Roberts <rroberts@truro-ma.gov>
To: ANNE GREENBAUM <annetruro@comcast.net>, Barbara Carboni <bcarboni@truro-ma.gov>
Date: 09/29/2021 2:47 PM
Subject: Permeable Pavement

Anne, Barbara,
Below is some info on permeable pavements. Please distribute to the Planning Board members for further discussion.
Thank you,
Rich Roberts

General

- There are three different types of permeable pavements: Permeable Asphalt (PA), Permeable Concrete (PC), and **Permeable Interlocking Concrete Pavers (PICP)**. Relative to driveways or residential hardscapes, the last of these (PICP) is most commonly used. PA and PC are more commonly found in larger applications such as roads or parking areas.
- All of the above types of permeable pavements allow rainwater to pass vertically through the pavement surface into the subbase below. The constructed subbase beneath the pavers is typically a layer (or layers) of compacted coarse stone. Because this subbase stone layer(s) has a large void ratio, those voids can serve as a "reservoir" for short term storage of rainwater that has passed through the pavement surface (or through the joints between the pavers). Eventually, the water that accumulates in the reservoir drains into the native subgrade soils below the subbase.
- The type of stone and the thickness of the subbase stone layer determines the water storage capacity of the reservoir.
- For a large installation, the materials and layer thicknesses would be engineered on the basis of rainfall records, the permeability of the underlying subgrade soils, the height of the water table, and other factors. For a residential application, the cross section would be more of a prescriptive solution that would be particular to the environment and climate (e.g., Cape Cod), as opposed to being engineered.

Advantages

- PICP driveways and hardscape are an effective way of recharging the groundwater and minimizing the contamination and concentration of rainwater caused by (horizontal) runoff across impermeable surfaces.
- Stone reservoir subbase provides good load-carrying capacity for a residential driveway.
- Large variety of PICP pavers (i.e., colors, shapes, etc.)

Disadvantages

- Reservoir storage capacity of the PICP section is sized adequately for most storms encountered in a given climate, but can be exceeded under certain heavy rainfall circumstances.
- PICP surface may require periodic cleaning to insure the runoff can pass through the joints between the concrete pavers.
- Permeable pavements may be less appropriate for cold climates (freeze-thaw, icing).
- Does not address the carbon sequestration concerns associated with limited lot coverage issue currently under discussion by the Planning Board.
- Overly extensive paved surfaces are not consistent with rural character of the Town.
- There is a cost premium associated with the relatively complex cross-section of the pavement.

Links

Interlocking Concrete Pavement Institute (Trade org.):

https://www.uni-groupusa.org/PDF/picp_fact_sheet_-_developers_0.pdf

University of New Hampshire

https://www.unh.edu/unhsc/sites/default/files/media/picp_unhsc_fact_sheet_rev2.pdf

Typical Sections:

<https://icpi.org/permeable-interlocking-concrete-pavement-drawings>

Further reading: American Society of Civil Engineers: ASCE 68-18 (Engineered solutions)

<https://ascelibrary.org/doi/book/10.1061/9780784415009>

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TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 5, 2020 – 6:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent: R. Bruce Boleyn, Peter Herridge

Other Participants: Barbara Carboni – Interim Town Planner; Peter Kane of Kane Land Surveyors

Remote meeting convened at 6:02 pm, Wednesday, August 5, 2020, by Chair Greenbaum. Interim Town Planner, Barbara Carboni, 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.

Roll call of members was taken by Chair Greenbaum.

Public Comment Period

Chair Greenbaum opened the meeting for public comments and there were none.

Board Action/Review – Continued

2019-006/PB – Abigail B. Schirmer, Audrey Schirmer, and Joseph M. Schirmer

Chair Greenbaum led the discussion on the Schirmer property which was voted upon and approved last week for the subdivision of land at Rte. 6 and Amity Lane, Truro, MA, map 46, parcel 8. The applicant's submission of either a Statement of Findings, or a stamped plan, was a condition of final approval and are now included. No vote was needed as opined by the Interim Truro Town Planner Carboni as the conditions have been met. A copy of the decision will be provided to the Schirmer family.

2020-08/PB – David and Daisy Paradis

Chair Greenbaum opened the discussion on the David and Daisy Paradis application of Form A (ANR) for the property at 14, 16 Mill Pond Road, Truro, MA, map 54, parcels 56 and 54.

Chair Greenbaum recognized Peter Kane, of Kane Land Surveyors, who represented the Paradis' on this item. Mr. Kane stated that the side-by-side separate properties, owned by the Paradis, wanted to alter the interior adjoining line between two lots so it would go around their garden and shed. It didn't change the frontage and the areas conform to the town's bylaws. Interim Town Planner Carboni reviewed the staff memo and confirmed no issues. A motion to approve was presented by Vice Chair Tosh and seconded by Member Sollog. Chair Greenbaum opened the discussion and Member Riemer presented that 14 Mill Pond Road that there was an underground utilities easement that is not on the plan and that 16 Mill Pond Road has an underground well that is also not on the plan. Mr. Kane didn't

find the easement in his research and the underground well is no longer in use. Member Riemer provided the sources of his information to Mr. Kane who will add it to the application. No other concerns were raised. Member Kiernan offered as a condition of approval that the underground easement be indicated on the plan's application to the Members.

Member Kiernan made a motion to amend the condition to show the underground utilities easement in the applicant's new plan.

No Member seconded the motion but it moved forward with no objection.

So voted, 5-0, motion carries.

Member made a motion to approve as amended.

Member seconded the motion.

So voted, 5-0, motion carries.

Chair Greenbaum instructed Mr. Kane to submit a new plan and his applicants will be all set. Mr. Kane thanked the Board and will submit the new plan with the correction.

Mr. Kane left the meeting.

Chair Greenbaum invited Interim Town Planner Carboni to lead the discussion Board approvals as the Board is currently working remotely. Interim Town Planner Carboni stated that there is a statutory process for authorizing an individual to sign ANR and Subdivision Plans on behalf of the Board, the Board then votes, and then sends a letter to the Barnstable Registry of Deeds. The Interim Town Planner explained that any individual could be designated as well as an alternate. Vice Chair Tosh made a motion for Chair Greenbaum, or Clerk Riemer, to sign on behalf of the Board. Before the motion was seconded, Member Kiernan asked how the Board's votes were recorded by the designated individuals before the letter is sent to the Barnstable Registry of Deeds. The Board discussed the need, or lack thereof, for recording the votes by name for approvals or disapprovals. Interim Town Planner Carboni opined that there was no need to do so by statute.

Vice Chair Tosh made a motion to authorize Chair Greenbaum or Member Riemer (Clerk) sign on behalf of the Board.

Member Sollog seconded the motion.

So voted, 5-0, the motion carries.

Chair Greenbaum opened the discussion on Cloverleaf's waiver requests. Interim Town Planner Carboni then requested that the Chair consider the approval of prior Board meeting minutes before the discussion. Chair Greenbaum appreciated the offer but was not comfortable with moving forward with the approval minutes when Member Boleyn was not present. Interim Town Planner Carboni withdrew her request. Chair Greenbaum asked if there was any other topics to discuss prior to discussing Cloverleaf. Member Kiernan reviewed the ZBA packet from June 25, 2020, as if he was building each project. He said there were plans which were incomplete. Chair Greenbaum believed that there would likely be another Planning Board meeting prior to the ZBA's next meeting on Cloverleaf which was scheduled for August 20, 2020.

For this meeting, Chair Greenbaum established a 5-minute limit per waiver request for the Board to discuss all the waivers requested by Cloverleaf:

- Board discussed the waiver request for handicap parking for which the applicant doesn't believe that he needs a waiver. The Board agreed no waiver is needed.
- Board discussed the waiver request for outdoor lighting that complies with "Night Sky" requirements and the Board agreed that an outdoor plan was due for the Board's review. It will be further discussed at the next Planning Board work session.
- Board discussed the waiver request for relief of soil removal. Interim Town Planner Carboni asked the Board to consider a recommendation that the ZBA not waive the bylaw and further opined that the ZBA didn't have the expertise but the Building Commissioner did. The Board agreed to no waiver for this soil removal.
- The applicant also requested relief from the provision that the Town may require a bond, certified check, or other security to ensure compliance. The applicant stated that the builder is bonded and that is sufficient. The Board agreed not to waive the bond and Chair Greenbaum will include the necessity of the bond in the Board's reply to the applicant.
- Board discussed the applicant's request for relief from specific sections of the Subdivision Controls Regulations' Roadway Standards. Potential issues include snow and the ability of fire trucks to cross the berm.
- The applicant requested relief from specific sections of the Site Plan Review requirements and procedures of the Zoning Bylaws. Applicant claimed in documentation that he had submitted the Site Plan Review checklist and questionnaire. Members of the Board have not seen it. Interim Town Planner Carboni will check with her predecessor, the applicant, and the ZBA. Chairman Greenbaum also noted that there were a couple of inclusions which were part of the applicant's boiler plate and should be removed.
- The Board discussed the applicant's request for relief from Section 50 Building Area and Height Regulation of the Zoning Bylaws and Section 50.2 Building Gross Floor Area if applicable. Interim Town Planner Carboni believed that the applicant sought the relief for any 3-story buildings.
- Chair Greenbaum opened the discussion on the applicant's request for relief from the Truro Board of Health Local Regulations rev.7.9.2020 specifically from the southwestern side of the property. Member Kiernan recommended that a remediation plan be included by the applicant as a condition. Interim Town Planner Carboni recommended that the Board provide a suggestion to the ZBA to require a remediation plan from the applicant, but Chair Greenbaum concluded that it would be best for the Planning Board to help the ZBA with the following suggestion. She stated that the Planning Board forward the remediation plan (when submitted) along with the Board's backup materiel so the ZBA can make an informed decision.
- Chair Greenbaum observed that all the request for waivers for Building Height and Stories pertained to the 3-story buildings in the rear of the property as well as the townhouses. Side yard waivers are for those areas which border the National Seashore. Member Kiernan recalled that when the Truro Police/Fire Station went through the review process prior to construction that there had been a similar waiver that was denied by the ZBA. Member Sollog commented that he hoped that the ZBA really looks at the size of the building and reduces the square footage due to appearance and density. Chair Greenbaum suggested that for the next Working Session for Members think of Members' comments/concerns/regulations for major bullets in response to the applicant.
- Chair Greenbaum led discussion on applicant's request for waiver of Environmental Protection Regulations. Interim Town Planner Carboni will check with the Health Agent to determine if the Environmental Commission has jurisdiction or not.
- Chair Greenbaum led the discussion on Section 50 Building Area and Height waiver requests for the lots which she found confusing in that the applicant could have just said maximum building

heights were addressed earlier. Interim Town Planner Carboni concurred and opined that the applicant didn't remove the supplement that was superseded.

- Chair Greenbaum opened the discussion for the waiver request for Section 30 Parking and stated that the Board determined that a waiver is required. The additional requirement was provided to the applicant last week prior to the ZBA meeting. The Board wants to see a Parking Plan and the applicant stated that they used the word "tandem" which are for the same unit but there is still a safety issue ("obstructed spot"). There was also concern for space for delivery trucks to the property. Member Riemer mentioned that the plan must address specific questions and concerns of the Board.
- The applicant requested relief from Truro Zoning Bylaws Section 30 Use Regulations and Section 40 Special Regulations. Interim Town Planner Carboni opined that the Board can make a recommendation in regard to 40B. Member Riemer reminded the Board that the bylaws were established to limit the number of units so there is less of a burden on the Town and the ZBA has the authority to enforce the bylaws. Member Kiernan commented that this solves lots of problems as it does not allow the overdevelopment of the property since the original application was for 12-16 units. Chair Greenbaum reminded the Board that the Town issued the RFP for 30-40 units and not the applicant. Member Kiernan commented that it would be difficult to trust the Select Board on the Walsh property based upon the changes the Select Board approved on Cloverleaf at a previous Town Hall meeting. Interim Town Planner Carboni will explore the facts surrounding the changes, along with the Feasibility Study, with the Town Manager.
- Chair Greenbaum led the conversation on the Site Plan Review specifically regarding curb cut permit (subject to Select Board via DPW approval) and relief from local health regulations (subject to Board of Health approval). Interim Town Planner Carboni suggested that the Board disapprove a non-specific (or "unknown") waiver. Member Riemer cited the 40B Handbook, page 26, 2d paragraph which summarized the ZBA should not normally approve a "blanket waiver" so the applicant should explain the reasons why he seeks the waiver.
- Chair Greenbaum asked Interim Town Planner Carboni about the waiver request for the bond, certified check, or other security and stated this was previously decided by the Board for disapproval. Vice Chair Tosh expressed concern, after listening to the discussions, that the Planning Board may appear to be obstructionists and the Board should focus on the most important concerns only. Member Sollog offered support for Vice Chair Tosh's observations. Chair Greenbaum agreed to Vice Chair Tosh's concerns.
- Chair Greenbaum offered a Planning Board Work Session for Tuesday, August 11, 2020, at 2:30 pm. All Members and Interim Town Planner Carboni agreed to the date.

Chair Greenbaum was made aware of a caller (identified as "Tom") who stated that he was only listening and had no comment.

Chair Greenbaum asked Interim Town Planner about the agenda for the next Planning Board meeting for August 19, 2020. She stated that there may be a Site Plan Review for a property owner who wishes to move a shed but will only be added if the property owner submits the documentation.

**Member Kiernan made a motion to adjourn the meeting at 8:02 pm.
Member Riemer seconded the motion.
So voted, 5-0, 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 long horizontal line extending to the right.

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 11, 2020 – 2:30 pm

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Anne Greenbaum (Chair); Jack Riemer (Clerk); Paul Kiernan, Steve Sollog, R. Bruce Boleyn

Members Absent: Karen Tosh (Vice Chair); Peter Herridge

Other Participants: Barbara Carboni – Interim Town Planner

Remote meeting convened at 2:30 pm, Tuesday, August 11, 2020, by Chair Greenbaum. Interim Town Planner, Barbara Carboni, 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.

Roll call of members was taken by Chair Greenbaum.

Public Comment Period

Chair Greenbaum opened the meeting for public comments and there were none.

Work Session – Continued

Chair Greenbaum opened the meeting with instructions to the Members that this meeting would move forward with probably the final input to the ZBA on the Cloverleaf project particularly with waiver requests but not exclusively.

Chair Greenbaum asked Members for the most important topics to discuss and communicate to the ZBA. Member Kiernan cited health and safety. Member Sollog stated health, safety, and protection of the rural character of Truro. Member Riemer agreed that health, safety, and protection of community character. Chair Greenbaum cited health, safety, community character, and the bond.

Chair Greenbaum asked the Members if further discussion on the bond was necessary. All members agreed that the bond was necessary.

Chair Greenbaum led the discussion on health and asked Members if further discussion was needed. Member Kiernan stated that this is the Board of Health's responsibility but that the Board should provide input that this is a grossly oversized development on the property. Member Riemer expressed concern that the peer review by Horsley Witten identified sewage treatment issues which have not been addressed by the applicant. Member Sollog agreed with the other Members on their concerns. Interim Town Planner Carboni suggested that the Board address only those issues identified by the Horsley

Witten Group and make those the priority in the input to the ZBA. Members agreed unanimously with this suggestion.

Chair Greenbaum opened the discussion of safety and mentioned Vice Chair Tosh's concerns via email of parking and building #21 height. Member Sollog expressed concerns over the walkways and the safety of the community public spaces. Member Riemer stated that storm water controls were an issue. Member Boleyn cited the importance of clarification of who was responsible to pay should those controls fail. Member Riemer commented that he didn't think the public was being best served without an additional peer review to include a review of architecture and design. Interim Town Planner Carboni opined that the process (to include peer review) is normal and agreed with Member Riemer that the peer review could have been broader.

Chair Greenbaum led the discussion on community character. Member Kiernan stated that the Board should reference the comprehensive plan as well as Section 10 of the Bylaw that addresses overcrowding and density as it may impact the "Night Sky" regulation. Member Riemer referred the Board to page 9 of the RFP that stated that site layout should be harmonious with the character of Truro, and he expressed that this has not been met. Member Riemer further expressed that the warehouse (building #21) to include size, height, the setback from the roadway and should have been subject to an architecture review. Member Kiernan cited that there will be over an acre of building on an area of less than 4 acres and will not be harmonious with the character of Truro. Member Sollog expressed concern that it is not clear what the project will look like from Route 6 and that the structures are not aligned with the character of Truro. Member Kiernan mentioned that the buildings would be erected 12'-15' above the roadway. Member Riemer stated that the impact of the clearing of the property is unknown. Member Kiernan would like to see architectural designs for the buildings which face Route 6.

Chair Greenbaum returned to the topic of safety for more specifics. Member Kiernan is concerned about safe access for motorists who enter the property and turn in (and out) of the parking spaces due to the difficulty to negotiate the size of the road and spaces safely. Member Riemer offered a copy of guidelines of 40B which addresses parking and circulation. This affects pedestrian safety and traffic flow. Member Sollog agreed with Member Kiernan and Member Riemer's parking concerns. Member Boleyn is concerned that adding an additional topic will diminish the importance of the 3 or 4 priority concerns. Chair Greenbaum asked Interim Town Planner Carboni if the Board can ask the applicant for a parking plan. Interim Town Planner Carboni opined that the ZBA can do this or not. Member Kiernan noted that with a parking plan that the applicant can designate spots for specific people. Member Kiernan expressed concern that there are several parking spots which will force people to walk in the roadway to access their vehicles. Member Riemer asked if the applicant is required to have sprinklers in each building (including building #21) and Interim Town Planner Carboni will ask the Fire Chief. Interim Town Planner Carboni opined that the Board can point this out to the ZBA and the ZBA could require this as a reasonable condition. Member Riemer also pointed out water issues associated with a potential fire.

Chair Greenbaum asked the question of the Members if the Board's input to the ZBA should include the facts surrounding the original plan for 14-16 units. Interim Town Planner Carboni opined that this would not be fruitful, yet she agreed with Member Riemer that the ZBA was within its authority to require the applicant to modify the density for a smaller project.

Chair Greenbaum reviewed this meeting's bullet points on the important topics with the Members and stated that another Board meeting may be needed prior to the next ZBA meeting. Members provided

some additional comments and Chair Greenbaum doesn't believe that the Board's response is ready for inclusion in the ZBA's packet for next week. Interim Town Planner Carboni stated that the ZBA will still have several meetings before a decision is rendered and she will get with the ZBA Chair to verify. Interim Town Planner Carboni suggested that the Board could also offer a streamlined version of their concerns to the ZBA. Member Riemer asked if the Board could require the applicant to show how the applicant could be profitable with a lower density of units. Interim Town Planner Carboni is unsure that the ZBA would do this.

Chair Greenbaum committed to having a draft document prepared that captures this meeting's topics/input/feedback by the Board's next meeting (to include Vice Chair Tosh's input).

Member Boleyn made a motion to adjourn the meeting at 3:41 pm.

Member Kiernan seconded the motion.

So voted, 5-0, 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".

Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 19, 2020 – 6:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent: Peter Herridge

Other Participants: Barbara Carboni - Interim Truro Town Planner; Liz Sturdy – Truro Office Assistant; Loic Rossignon – Residential Site Plan Applicant; David Little of Ryder & Wilcox, Inc. – Provider of Engineering Services to Mr. Rossignon; Peter Kane – Kane Land Surveyors on Behalf of David and Daisy Paradis

Remote meeting convened at 6:05 pm, Wednesday, August 19, 2020, by Chair Greenbaum. Interim Town Planner, Barbara Carboni, 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.

Public Comment Period

Public comment, for things not on the agenda, and there were none. Machine 2020 was muted and listening. Truro Office Assistant Sturdy attempted unsuccessfully to receive a reply from Machine 2020.

Chair Greenbaum opened the meeting by announcing that Chip Childs, former Chair of the Planning Board, passed away. Member Kiernan recognized Mr. Childs for his giving back to the community and he was known for his wonderful smile. Member Riemer recognized his service with the Truro Rescue Squad and obtaining his EMT license. Member Boleyn cited Mr. Childs' for his experience and willingness to share with others.

Public Hearing

2020 – 002/SPR Loic Rossignon and Robert Anderson

Chair Greenbaum opened the discussion on Public Hearing 2020-002/SPR the matter of Loic Rossignon and Robert Anderson for property located at 8 Stick Bridge Road, Truro, MA who seek Residential Site Plan approval of the demolition of a cottage and the construction of a barn. The Public Hearing will remain open until the next Planning Board meeting to give the public the opportunity to comment. Chair introduced Caller #2, David Little, of Ryder & Wilcox, Inc. (P.E. & P.L.S) of Orleans, MA, who is providing professional engineering services to Mr. Rossignon and Mr. Anderson on this project. Mr. Little stated that the barn will provide vehicle storage and agricultural equipment to support their large garden. The barn will have electricity but no plumbing. The property is very large and the two want to plant fruit trees as well as have beehives on the property. Mr. Rossignon added that the Members' attendance at the walkthrough was probably helpful. The barn will be a New England style from New Hampshire. Mr.

Boleyn stated that the property was purchased by the applicant on April 27, 2020. The property is just over 3 acres in the National Seashore. Member Kiernan thanked the applicants for their thorough application and documents. Member Riemer noted that there is no height for the barn specified on the plan. Mr. Little added that the height for the barn will be between 20'-25' but doesn't have the specific information now but will update prior to the next Planning Board meeting. Mr. Riemer also requested the square footage of all the buildings on the property to which Mr. Little that this information will be provided. Chair Greenbaum asked for clarification as there is the request for taking down a shed and moving a shed. Mr. Little explained that the cottage has an existing shed attached to the rear. The small shed on the property will be moved. On the Site Plan the cabin/shed will be removed and Mr. Little concurred. Chair Greenbaum noted that the application uses different terms for the same building (barn v. garage) so it is confusing. Chair Greenbaum asked what is going to be stored in the barn and Mr. Rossignon replied that it will have garden and agricultural tools, seasonal general household storage, and a small workshop. Interim Town Planner Carboni noted that she used the term "barn-type structure" in her memo as the building doesn't conform to the standard of a barn and the Building Inspector agreed with her. Chair Greenbaum asked if anyone had any other questions and Interim Town Planner Carboni requested the gross floor area of the new structure and Mr. Little stated that he would provide that information. Chair Greenbaum opined that a clear, concise, and accurate application makes the process easier.

Member Boleyn made a motion to continue the matter to Board's meeting on September 2, 2020.

Member Kiernan seconded the motion.

So voted, 6-0, motion carries. None opposed and one absent.

Chair Greenbaum thanked both gentlemen and reminded them that the Board would see them again in two weeks.

Mr. Rossignon and Mr. Little thanked the Board and left the meeting.

Board Action/Review - Continued

2020-008/PB David and Daisy Paradis

Chair Greenbaum led the discussion on the matter of David and Daisy Paradis (2020-008/PB) for the property located at 14, 16 Mill Pond Road, Truro, MA. Previously, the Board convened on August 5, 2020, and approved an ANR with conditions. The applicants submitted a new memo and plan which meets the conditions. There were no questions or concerns from the Board to Mr. Kane who attended on behalf of the Paradis'. Chair Greenbaum thanked Mr. Kane after explaining the process of designated Board member who was authorized to sign the letter on behalf of the Planning Board.

Mr. Kane thanked the Board and left the meeting.

Chair Greenbaum reviewed the draft letter written by Interim Town Planner Carboni to the Barnstable Registrar with the Board. No comments or concerns were provided by Members.

Member Kiernan made a motion to approve the revised letter to the Barnstable Registrar to endorse the plans.

Member Riemer seconded the motion.

So voted, 6-0-1, motion carries with one absent.

Chair Greenbaum then opened the discussion on the Cloverleaf letter and reviewed the prior concerns by the Board. The focus should be on the priorities. Chair Greenbaum stated that the ZBA was meeting tomorrow and would prepare a response to the peer review. Interim Town Planner Carboni's sense was that the ZBA was going to collect the information and then collaborate. Interim Town Planner Carboni recommended that the hearing remain open to give the public ample time to provide comments. Interim Town Planner Carboni anticipated that there will be a final response by Horsley Witten Group at an upcoming meeting. Chair Greenbaum asked Interim Town Planner if there was any benefit to provide something to the ZBA by tomorrow. Interim Town Planner deferred to Truro Office Assistant Sturdy as to anything could be distributed to the ZBA before tomorrow's meeting. Truro Office Assistant Sturdy told the Board that the ZBA Members have already picked up their packets, but she could email them a Planning Board presentation. Interim Town Planner Carboni commented that the ZBA agenda for tomorrow was very full based upon public comments, yet she could see if the ZBA Chair would be open for the Planning Board to provide input after the business on the ZBA's published agenda was completed. Chair Greenbaum would assess further after tonight's meeting.

Chair Greenbaum offered to take all feedback or comments to include written. Member Kiernan asked if the 40B Handbook could be added to the Town's Cloverleaf website to show what the process is for the ZBA to the public and the public would be aware of what the ZBA must consider for approval of 40B projects. Interim Town Planner Carboni opined that the ZBA is aware of the guidance from the state, and she didn't think that the ZBA reviewed the Cloverleaf application with full knowledge of the handbook. Member Kiernan stated that this would be useful to the public. Member Riemer commented that the Horsley Witten Group study is adequate but there was no architectural review which should have been part of the site plan review. Chair Greenbaum stated that she would be happy to share information, along with attachments, to the ZBA Chair. Interim Town Planner Carboni opined that the sharing of information should be a part of the official record so an email or a cover letter would be appropriate. Member Kiernan asked again if it could be added to the website. Interim Town Planner Carboni said that adding it to the website would add value and Chair Greenbaum added that it would be helpful for the public. Interim Town Planner Carboni opined that Chair Greenbaum can make the decision to add the document to the website and Truro Office Assistant Sturdy will add it to the website.

Member Boleyn made a motion to present a letter and a copy of the 40B Handbook to the ZBA.

Member Kiernan seconded the motion.

So voted, 6-0-1, motion carries.

Chair Greenbaum said that she, or Interim Town Planner Carboni, will draft a quick letter to the ZBA along with a link to the state guidelines, and if available, a link to this information on the Planning Board's website for Cloverleaf.

Chair Greenbaum then opened the discussion about the draft letter and she asked the Board if there were high priority concerns which were missing. Member Sollog commented that the information for the grading of the roadway and the situation of the buildings facing Route 6 was insufficient and he asked Member Kiernan for his input. Member Kiernan said that there are documents which the Board must consider when evaluating a Site Plan Review. Member Kiernan stated that the documents become the bible for the project moving forward. In this instance, Member Kiernan further stated that there is a site drawing that shows the roads but there is no road profile that indicates where or how far the road exceeds the 8% grade. Member Kiernan said there is no official layout of the roads and he sent out a color-coded map to the Members to review help them. Chair Greenbaum asked Member Sollog why the ZBA should require a cross-section. Member Sollog said that a cross-section would show how the

buildings in relationship to Route 6 along with walkways which may be too steep and not safe. Member Sollog also was concerned about water runoff and how it may impact Highland Road and Route 6. Interim Town Planner Carboni commented that the Town will construct the roadway and that under the statute the applicant is only required to provide preliminary information, yet additional information may be requested. Member Sollog emphasized the importance of the Town's responsibility to construct a safe roadway. Member Kiernan stated that under Health and Safety concerns the Board should add the lack of sidewalks and bikeways to the list. Member Kiernan also stated that the handicap parking spots may not adhere to ADA compliant and that there are parking spaces are at a 90-degree angle from a 14' wide road which may be unsafe for a CRV or Ford 150 sized vehicle. Chair Greenbaum will add these comments to the Planning Board letter and asked if Members would like to see the letter prior to being sent to the ZBA. Member Kiernan and Member Riemer would like to see the letter before it is sent. Chair Greenbaum wanted the letter to be included in the next ZBA packet and she provided a date of Wednesday, August 26, 2020, at 3:30 pm to hold another Planning Board Work Session to review the letter. Chair Greenbaum will provide her thoughts to the Board via email before the scheduled session.

Chair Greenbaum said that the report needed on the Residential District House Site Bylaw is 2021 and not 2020 so Member Kiernan has time to work on the spreadsheets.

Chair Greenbaum noted that the Planning Board had not yet set goals for 2021 and the Board should discuss at the next Planning Board meeting. No objections and it will be a two agenda session.

Approval of Minutes

December 4, 2019 - Member Kiernan stated that on page 5 of 6 it was noted that "\$40M" should be corrected to "\$14M" and that "30,000" should be changed to "30%". Member Riemer commented that a highlighted change on page 4 that "40B.2" should be changed to "40B".

Member Kiernan made a motion to approve the amended minutes.

Member Sollog seconded the motion.

So voted, 5-0-2, motion carries.

June 17, 2020 - No corrections or edits made.

Member Kiernan made a motion to approve the minutes.

Member Boleyn seconded the motion.

So voted, 5-0-2, motion carries.

Chair Greenbaum asked Interim Town Planner Carboni and Truro Town Assistant Sturdy as to what the agenda might look like for the meeting on September 2, 2020. Interim Town Planner Carboni said there may be an ANR and a follow-up on 8 Stick Bridge (a draft decision will be prepared by Interim Town Planner Carboni for the meeting as directed by Chair Greenbaum). Interim Town Planner Carboni also stated that there may be an opportunity to learn more information from tomorrow evening's ZBA meeting on Cloverleaf and that may be added to the PB's letter to the ZBA for its next meeting. Member Kiernan pointed out that tonight the Board learned that the Town is paying for the road (and not a "for profit" organization) and that is significant. Member Riemer asked Interim Town Planner Carboni about "quid pro quo" that may have occurred between the developer and the Town. Interim Town Planner Carboni stated that she didn't have specific information about either. Member Riemer asked Interim Town Planner Carboni about 1.5% safe harbor and that Cloverleaf is incorporating some of the land

beyond the project site to qualify for the Title V that 10% at the property line is that property included? Interim Town Planner Carboni replied that the state decided that it needed more regulations with a concept “directly associated area” so that a town may think that a parcel is a site of affordable housing and counted it. The state didn’t allow that and limits the amount of a parcel for affordable housing.

Member Boleyn made a motion to adjourn at 7:29 pm.
Member Sollog seconded the motion.
So voted, 5-0, 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, stylized initial "A".

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

August 26, 2020 – 3:30 pm

REMOTE PLANNING BOARD WORK SESSION

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

Members Absent: Peter Herridge

Other Participants: Barbara Carboni - Interim Truro Town Planner; Liz Sturdy – Truro Office Assistant

Remote meeting convened at 3:35 pm, Wednesday, August 26, 2020, by Chair Greenbaum. Interim Town Planner, Barbara Carboni, 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.

Public Comment Period

Public comment, for things not on the agenda, and there were none.

Work Session

Chair Greenbaum opened the meeting by announcing that there were no site visits next Tuesday so next Tuesday afternoon is clear for everyone.

Chair Greenbaum changed the order of the agenda and will start the discussion of the postponement of articles for town meeting. She resent a corrected two-page document to the Members to include the table of contents and that also lists all the warrant articles. The meeting will take place on September 6, 2020, at 12 PM, at the Truro Central School, outdoors. Member Kiernan had to leave the meeting due to internet issues.

Member Kiernan rejoined the meeting by phone and announced himself.

Chair Greenbaum announced Ms. Joan Holt was now on the phone and invited her to make a public comment if she wished to do so. She did not.

Chair Greenbaum continued the discussion on the town warrant and asked if there was a subject that couldn't wait to be added. Interim Town Planner Carboni requested that Chair Greenbaum resend the updated document to her and gave her the "presenter" authorization on the share slide. Chair Greenbaum stated that the goal of the town was to have as many people attend a shorter meeting and not expose them to COVID-19, the climate, and the weather. Chair Greenbaum asked for input for the postponement of all the warrants for the upcoming meeting. Vice Chair Tosh had no objection since none were urgent or critical. Vice Chair Tosh expressed concern there may be a perception by the public

if the meeting was lengthy that it may expose the public to the infection. Member Riemer stated that it was important for the public should be aware that the Planning Board had identified requirements yet needed to be postponed to a later date. Chair Greenbaum asked Interim Town Planner Carboni if a vote was required, and she replied in the affirmative.

Member Boleyn made a motion that the Planning Board was willing to delay all zoning articles until the next town hall meeting.

Member Riemer seconded the motion.

So voted, 6-0-1, motion carries. One absent.

Chair Greenbaum asked Member Kiernan for his comment. Member Kiernan voiced his opposition to the vote as it was not on the agenda. Chair Greenbaum did clarify that it was on the agenda and Member Kiernan changed his vote which was corrected above.

Chair Greenbaum called upon Member Kiernan who requested to discuss Article 16 with the Members that deals with community preservation money going to the Housing Authority. Chair Greenbaum noted that it was not on the agenda and asked Member Kiernan if he wanted to add it to the next meeting. Member Riemer recommended that this topic be postponed and then apologized to Chair Greenbaum. Chair Greenbaum moved forward with the discussion after Member Kiernan stated that \$300K, without any strings attached, would go to the Housing Authority. Chair Greenbaum noted that Article 16, on page 27 of the warrant, and section 2, offers a contribution of \$150K to the Affordable Housing Trust Fund. Member Sollog stated that without an expressed purpose money could not be designated to a specific program and he further stated that this would be a more appropriate discussion at an open town hall meeting. Chair Greenbaum directed the Members to review last night's Select Board meeting as parts of the discussion may be moot. Member Riemer asked if the warrant was printed for distribution and is it too late to make changes in advance of the public town meeting on September 26, 2020. Chair Greenbaum asked Truro Office Assistant Sturdy if she knew the answers to both questions and she apologized that she did not. Chair Greenbaum asked Truro Assistant Sturdy to add warrants to next week's agenda for the Town Meeting under Articles so if there is a need for a discussion that they can have one. Chair Greenbaum stated that the public should know that the Planning Board has done a lot of work and the focus of the work is making it easier and simpler for everyone. Truro Assistant Sturdy will make the addition to the agenda.

Chair Greenbaum led the discussion on Cloverleaf with ensuring that Members received her updated draft to include Members' feedback from the last meeting. Chair Greenbaum cited Member Riemer's comments directed towards the Bike and Walkways Commission and their comments. Chair Greenbaum expressed that this may not be useful as the Bike and Walkway Commission had responded with their recommendation that there would be a "continuous network of sidewalks and marked crosswalks". Chair Greenbaum stated there would be a continuous network and was unsure that it would add anything to their argument. Member Kiernan added that walkways should be changed to "designated sidewalks." Member Kiernan recommended that specific parking spaces which start at the pavement should be moved 5' in so it was safer for motorists and pedestrians around the oval and buildings in the back rather than try to retrofit later because of problems. Chair Greenbaum made the change to "walkways" and will add this to the safety comments as well as parking. Member Kiernan added that 2-family buildings which have a second egress do not have a walkway to the sidewalk. Member Kiernan asked Chair Greenbaum if she had received his comments previously and she stated that she had. Member Kiernan further stated that in the RFP the developer was asked to provide a safe passage from the bus stop (located on the other side of Route 6) to the Cloverleaf property. Chair Greenbaum stated

the developer replied that the state owns that land. Member Kiernan suggested that the developer should request this from the state. Member Kiernan also added that the inclusion of the Handbook for 40B along with a letter that the information should be helpful. Member Riemer mentioned that he had reviewed the Handbook and gives a lot of insight as to what site designs would be most appropriate. Chair Greenbaum commented that in the spirit of the Planning Board's helpfulness that the developer would be receptive to the information provided.

Chair Greenbaum provided an update on the ZBA's next meeting on Cloverleaf is Thursday, September 10, 2020. Chair Greenbaum suggested to make the last changes and that the Planning Board vote 'aye' on this next Wednesday, September 2, 2020, so Truro Assistant Sturdy may add it to the packet for the ZBA meeting on September 10, 2020. Member Kiernan said that it might be useful for Chair Greenbaum to add other comments which he provided in his notes to her such as concerns about wastewater remediation omitted by the Horsley Witten Group, the submission of a parking plan by the developer (Chair Greenbaum noted that was already requested), and the omission of a roadway profile. Member Kiernan also added that Route 6 is at elevation 36' about sea level (and varies slightly as you go past the Cloverleaf project) and the buildings start at elevation 50'. Chair Greenbaum stated that she will add this as part of useful information. Member Riemer commented that he has discovered high priority issues in the areas of safety and community character. Member Riemer found it unacceptable that he doesn't know what the property will look like as the language in the RFP is very vague. Member Riemer is frustrated that this will be the largest structure at 17,000 square feet (not a "larger structure" as acceptable in the RFP) in Truro and asked how that can be aligned with the character of the town. Chair Greenbaum asked the Interim Town Planner Carboni how is this dependent upon the developer. Interim Town Planner Carboni opined that the ZBA can only act on the application that is in front of it only to the extent that something is inconsistent to the RFP. Interim Town Planner Carboni stated that the ZBA doesn't have the authority to reject this aspect of the project, but it does have the authority to point out local concerns as expressed in the Zoning Bylaws and Planning Board documents. Member Riemer stated that he found nothing in the RFP that gave the developer the right to add 40 units into this site at the expense of community character instead of a cap of 30 units which would reduce traffic issues. Chair Greenbaum stated that it was not surprising that the developer would plan for 40 units, but it was an issue for the ZBA. Interim Town Planner Carboni opined that the RFP is not on the table. Chair Greenbaum added that the ZBA must look at the application in front of it and that the RFP is old and irrelevant; however, the Planning Board can be most helpful to the ZBA by framing the Planning Board's concerns. Member Riemer stated that it was in the public interest to provide affordable housing unless the developer demonstrated it is economically unfeasible to reduce the number of units to promote health and safety of occupants and the public. Vice Chair Tosh commented that the Planning Board is vilifying the developer when the developer just did what it was asked to do on a small piece of land. Vice Chair Tosh stated that the Planning Board should explore who in the town requested such a large project. Chair Greenbaum said that the town came up with the number of units, and going forward, the Planning Board should look at the Board's options. Chair Greenbaum asked Interim Town Planner Carboni for comment. Interim Town Planner Carboni opined that the Planning Board let the ZBA know that they are not bound to the RFP and the concerns around density can be decreased to preserve public health and safety. Member Kiernan said that speaking with individual ZBA members none of them have had dealt with a project of this magnitude. Chair Greenbaum added that she will have a final draft for Members by the next Planning Board meeting so the ZBA will have it in their packets. Member Riemer said that this issue was also addressed by Russ Braun, former Building Commissioner of Truro, in his letter dated December 21, 2019, so Chair Greenbaum will add it to the packet.

Chair Greenbaum opened the discussion for setting goals for FY2021 and she stated that there was a working session set with the Housing Authority as to how to get town input for what the community wants to do for housing. The work session was canceled when COVID-19 arose and Chair Greenbaum asked for input as to how to restart the work session with the Housing Authority. Member Kiernan commented that he liked Kevin Grunwald and that he is a very conscientious person who will be easy to work with. Member Kiernan further said that there should be a discussion with the Housing Authority on the Walsh Comprehensive Community Planning Committee and the Walsh property. Chair Greenbaum confirmed that Member Sollog is on that committee. Chair Greenbaum added that there will be a Planning Board liaison to attend the upcoming meetings as well as the Disability Committee specifically as it pertained to universal design. Member Riemer added that there was an approved subdivision within the Walsh property and that the Planning Board should emphasize this with the ZBA. Chair Greenbaum commented that she would not support multi-family housing on Beach Point as it doesn't make sense. Chair Greenbaum said she will contact Mr. Grunwald to get the work session restarted.

Member Kiernan made a motion to adjourn at 4:59 pm.

Member Riemer seconded the motion.

So voted, 6-0-1, motion carries. One absent.

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

September 2, 2020 – 6:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent: Anne Greenbaum (Chair), R. Bruce Boleyn, Peter Herridge

Other Participants: Barbara Carboni - Interim Truro Town Planner; Liz Sturdy – Truro Office Assistant; Loic Rossignon – Residential Site Plan Applicant; David Little of Ryder & Wilcox, Inc. – Provider of Engineering Services to Mr. Rossignon; Peter Soule of Soule Land Surveying – Provider of Land Surveying Services to Mr. Jeremiah D. Frank

Remote meeting convened at 6:05 pm, Wednesday, September 2, 2020, by Vice Chair Tosh who also 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.

Public Comment Period

Public comment, for things not on the agenda, and there were none.

Public Hearing – Continued

2020-002/SPR Loic Rossignon

Vice Chair Tosh opened the meeting to continue public hearing 2020-002/SPR, Loic Rossignon, for the property located at 8 Stick Bridge Road, Truro, MA located in the National Seashore District and for the purpose of the demolition of an existing cottage and the construction of a barn. Mr. Little introduced Mr. Rossignon and said that he has revised the application to include barn height which is 27' and in compliance with Zoning Bylaws and the proposed gross floor area is 4,138 square feet. Vice Chair Tosh stated that prior to the meeting that there was concern about the size and asked Member Kiernan to express concerns who cited definitions as to gross floor area that excluded garage, porches, decks, barns, sheds, greenhouses, and agricultural buildings. The question arose in the staff memorandum if 4,138 square feet would exceed the 3,600 square foot allowable in the National Seashore District. Member Kiernan further commented that it is unclear whether this building will be used for sleeping, living, sanitation, cooking, or eating purposes. Mr. Little commented that there is no plumbing in this garage/barn and it will have electricity. Mr. Little stated that he determined that the building had a gross floor area of 2,359 square feet. Interim Town Planner Carboni opined that the Planning Board didn't need to grant a special permit and could approve as is. Interim Town Planner reviewed the definition of aggregate gross floor area as it pertains to an accessory structure is included in the gross floor area. Interim Town Planner Carboni stated there could be a finding that the square footage is not included as it is an accessory building on the lot. Member Sollog commented that it is more of a workshop/storage

shed. Vice Chair Tosh said that she shared the same view as Member Kiernan and would be willing to move forward with a finding that it is not included with a motion to that effect.

Member Kiernan made a motion that since the building would not be used for sleeping, living, sanitation, cooking, or eating purposes, it should not be calculated in the footage for livable space and is exempt from a special permit.

Vice Chair Tosh seconded the motion.

So voted, 4-0-3, motion carries.

Vice Chair Tosh moved that the applicant's application be approved.

Member Sollog seconded the motion.

So voted, 4-0-3, motion carries.

Vice Chair Tosh thanked Mr. Rossignon and Mr. Little and Mr. Little thanked the Board.

Mr. Rossignon and Mr. Little left the meeting.

Board Action/Review – Continued

Vice Chair Tosh opened Board Action/Review on 2020-009/PB, Margaret G. Frank, Irrevocable Trust 2012, Jeremiah D. Frank, Trustee, seek approval of an ANR pursuant to section 2.2 governing subdivision of land with respect to property located at 8 Perry's Hill Way and Old County Road, Truro, MA, map 54, parcel 67. Interim Town Planner Carboni stated that the Board would move forward on this ANR and that the applicant previously indicated that he wanted to remain on the agenda. Truro Office Assistant Sturdy commented that the applicant was on the call but not on it now, but she would attempt contact. Vice Chair Tosh noted that Interim Town Planner Carboni had stated in her staff report that the criteria of a minimum of 150' frontage is not met although it will not be used as an access.

Mr. Soule now joined the meeting via telephone.

Mr. Soule stated it was a 3-acre parcel, has an old house on the property, and the applicant wants to divide the property into 2 lots. The property has more than minimum frontage and not on a wetland. Member Kiernan referenced a bylaw that requires a minimum distance between two lots. Mr. Soule stated that at the narrowest point there is a separation of 30' and Mr. Kiernan thought the requirement was 50'. Member Kiernan was unsure that the bylaw pertained to the property since it was so old and that the ZBA may have to approve. Interim Town Planner Carboni pointed out to Member Kiernan that in Table on 50.1, (page 49, lot shapes) after April 3, 2004, will not be less than 50' wide on Lot #2 as measured by opposite sidelines. Member Kiernan suggested to Mr. Soule that he should seek relief from the ZBA. Vice Chair Tosh noted that since there were only four Members present, she asked Interim Town Planner Carboni if this should be continued for another meeting or may the Members approve the plan with notation. Interim Town Planner Carboni noted that there had to be a notation of nonconformity. Vice Chair Tosh stated that she wanted to help this applicant and it would be a shame to deny this application. Interim Town Planner Carboni stated that she wasn't recommending a denial of the application, but the Board can endorse it noting nonconformity. Member Riemer noted that the lot was being created in 2020 so it must conform to any Bylaws. Member Riemer inquired about the size of the lots and whether the setback is enough. Member Sollog stated that this situation is a pre-existing nonconformity, and that relief could be easily obtained from the ZBA. Member Sollog further stated that one can't change things like that. Vice Chair Tosh asked for additional comments from the Board and

wished not to have a negative outcome for this applicant. Member Kiernan suggested that the applicant go to the ZBA first and then come back to the Planning Board. Interim Town Planner Carboni opined that since the lots have not yet been divided the Planning Board may proceed moving forward or continue the hearing. Mr. Soule expressed that the Planning Board was obligated to approve the ANR based upon that the parcel is or is not a subdivision. Mr. Soule further stated that the Planning Board doesn't approve the application but votes to endorse. Mr. Soule offered to annotate the plan with the nonconformity of Lot #2 yet Member Kiernan suggested a notation that Lot #2 conformity is in violation of existing Bylaw regarding conformity. Member Riemer suggested that upon approval, the applicant may create 3 lots and sell them off. Mr. Soule responded that that would be fraud and he will not do that. Mr. Soule will then move forward to a continuance until the next Planning Board and expressed concern that the applicant has waited a year for this action by the Planning Board.

Member Kiernan made a motion to endorse the plan as an ANR along with an additional notation that Lot #2 is in violation of Section 50.1.a., note #9, along with a notation of the 5' separation at the narrowest point.

Vice Chair Tosh seconded the motion.

So voted, 4-0-3, motion carries.

Mr. Soule will submit a new plan and Vice Chair Tosh thanked Mr. Soule who said good evening.

Mr. Soule left the meeting.

Vice Chair Tosh reviewed Chair Greenbaum's draft letter dated August 18, 2020, regarding Cloverleaf. Member Riemer noted that he is not in support of blanket support of listed recommendations. Member Kiernan is also not in support, and he is more in support for the Board of Health members who will review anything that comes out of the ZBA. Member Kiernan is concerned about water issues and strongly feels that the Board of Health has kept the town's water sources safe. Vice Chair Tosh stated that she is not comfortable with supporting the Board of Health Members with a blanket endorsement when she doesn't know what they will say as it may be something that the Planning Board may not agree with. Members Sollog and Riemer agreed with Member Kiernan and Vice Chair Tosh also agreed. Interim Town Planner Carboni opined that it is up to the Planning Board's consensus, and it is to offer advice to the ZBA and pertinent information may be provided. Member Riemer would like to add that on page 4, last paragraph, "heritage and community character should be given equal weight as to the other integral goals." Member Riemer further added that a final sentence be added after the paragraph: "The Board needs to balance the need for affordable housing against concerns for public health, safety, rural character, and groundwater protection." Interim Town Planner Carboni opined that "heritage" so it was removed by Vice Chair Tosh with consensus by the other Members. Member Kiernan commented that there is still more information (for example, cross-sectioning) should be required by the Planning Board but Interim Town Planner Carboni opined that would go beyond what the statute required which is only a preliminary plan. Members added the sentence "The visual impact of the all the buildings together is equally as important as a view of the buildings individually." Vice Chair Tosh will add the new comments and provide to Chair Greenbaum so it will be included in the packet to the ZBA by their next meeting.

Vice Chair Tosh pushed the last three items on the agenda: discussion of Certified Abutter's List Request Form, discussion for goals for FY2021, and the discussion for setting dates for future Board public workshops to the next meeting. No objections.

Member Sollog stated that he will be in Pennsylvania for the month of October, and he will also notify Chair Greenbaum.

Member Kiernan made a motion to adjourn at 7:24 pm.

Member Sollog seconded the motion.

So voted, 4-0-3, 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 long horizontal line extending to the right.

Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 16, 2020 – 6:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent: R. Bruce Boleyn, Peter Herridge

Other Participants: Barbara Carboni - Interim Truro Town Planner; Liz Sturdy – Truro Office Assistant

Remote meeting convened at 6:03 pm, Wednesday, September 16, 2020, by Chair Greenbaum who also 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 stated by Interim Town Planner Carboni.

Public Comment Period

Public comment, for things not on the agenda, and there were none.

Board Action/Review – Continued

Chair Greenbaum led the discussion on 2020-009/PB, Margaret G. Frank, Irrevocable Trust 2012, Jeremiah D. Frank, Trustee and confirmed with Interim Town Planner Carboni that the Board requested information had been added to the plan. The width of the lot (36.5') was included at the narrowest point and added the language that Lot #2 was in violation of the bylaw. No further comments or objections from the Board.

Chair Greenbaum opened the discussion on the Certified Abutters List Request Form. Truro Town Assistant Sturdy commented that a conversation had occurred between Interim Town Planner Carboni and Truro Principal Assessor Jon Nahas about requested information on the bottom of the form for abutters boundaries in the National Seashore. Chair Greenbaum clarified that the issue was that rule was that everyone living in the National Seashore, also abutters to the National Seashore, would have to be notified. Vice Chair Tosh commented that she favored the abutters to the abutters within 300' of the property line. Interim Town Planner opined that before changes were made that she would have to review to the statute to ensure compliance. Chair Greenbaum stated that it starts with abutters who have already been dealt with. Chair Greenbaum further stated that abutters to the abutters who are within 300' of the property line would have to be notified. Member Kiernan said that he saw a problem in a situation where a property owner with a property that is 300' wide would not have to notify the abutter to the abutter. Interim Town Planner Carboni recommended a continuance of this discussion as she would like to explore case law on this subject. Member Riemer stated that there may be a question of who is responsible for notification to the abutters. Chair Greenbaum said that the Board didn't have the information in front of them. Chair Greenbaum asked Member Riemer to examine the Board

handbook and provide information of who is responsible to Truro Office Assistant Sturdy so she can include in the next Board meeting packet.

Chair Greenbaum led the discussion on the proposed 2021 Planning Board Meeting Schedule. The Board reviewed Truro Assistant Sturdy's draft dates and Member Kiernan stated that January 20, 2021, is Inauguration Day at 12:00 pm and September 15, 2021, is Yom Kippur. Chair Greenbaum stayed with the January 20th meeting and moved the September meeting to the 22nd. Changes were noted by Truro Office Assistant Sturdy.

Member Kiernan made a motion to accept the 2021 Planning Board Meeting Schedule as amended.

Member Sollog seconded the motion.

So voted, 5-0-2, motion carries.

Chair Greenbaum started the discussion on the Cloverleaf update. At the last ZBA meeting, the ZBA Board spent an hour and a half on the recommendations provided by the Planning Board. The ZBA decided on some and others which they did not. There is now a revised request for waivers list for the Planning Board to provide comments. Member Kiernan noted that the Housing Authority meeting on September 10, 2020, was the very first Housing Authority recorded meeting and was 24 minutes and 42 seconds long. Member Kiernan recommended that anyone in the Cloverleaf should view the meeting as it is "very interesting".

Chair Greenbaum reviewed and led the Warrant Articles for Fall Town Meeting. Chair Greenbaum announced that the new Warrant is available electronically. The Planning Board was recognized by Town Manager Rae Ann Palmer for the work that it had done even for the work that may not be voted upon. Chair Greenbaum stated that a consent agenda will be voted upon, and the CPC articles will be discussed unless there is a vote. Chair Greenbaum said that articles not voted upon at this Town Meeting will be voted upon at the next Town Meeting. Interim Town Planner Carboni opined that any articles voted upon and defeated are done and Vice Chair Tosh agreed.

Member Kiernan commented that Article 11 section 7 gives the Housing Authority \$400,000 with no place to apply it and Article 15 section 2 gives the Housing Authority an additional \$150,000. Member Kiernan asserted that if one watches the Housing Authority meeting from September 10, 2020, they will see where the Housing Authority has already spent the money. Chair Greenbaum noted that the funds would go to the Affordable Housing Trust Fund. Member Kiernan further commented that Article 21 wants half of all the room tax collected by Truro to go to the Affordable Housing Trust Fund. Chair Greenbaum also directed that each Member be prepared to answer why the Planning Board should be elected and be prepared to answer publicly. Chair Greenbaum reminded Members that the Town Hall Meeting would be Saturday, September 26, 2020, at 12 pm, at Truro Central School's ballfield and registration starts at 11 am. More information was posted and available on the Town of Truro website. Member Riemer asked what other meetings were scheduled prior to the Town Hall Meeting and Interim Town Planner Carboni provided dates of several Select Board meetings on September 18, September 19, and September 22, 2020.

Chair Greenbaum led the review of the effect of Section 50.2 of the Zoning Bylaw upon the Town of Truro to submit a report to the 2021 Truro Annual Town Meeting. Member Kiernan recommended that this discussion should be at a workshop to get into the details as he doesn't believe that it hasn't done anything but kept the mega houses from not arriving. Chair Greenbaum and Member Kiernan will develop a plan to look at a potential work session.

Chair Greenbaum introduced FY2021 goals setting with a proactive focus on housing as it will be challenging to have the conversation with the public due to the divisive nature of the Cloverleaf project. Interim Town Planner Carboni commented that this is not so unusual, and that people do move on. Chair Greenbaum has spoken with Kevin Grunwald of the Housing Authority who is not so optimistic that the Housing Authority and Planning Board can work together and has put it on the Housing Authority next meeting's agenda. Chair Greenbaum's fear is that the Walsh property may be more divisive and polarizing than the Cloverleaf. Chair Greenbaum asked Members for input to include potential invitations to Select Board Members to discuss housing. Member Sollog commented that the Walsh property already has several homes, and they should be evaluated for rehabilitation. Member Sollog wondered if Habitat for Humanity could do home rehabilitation. Member Riemer commented that the Walsh property has been approved for subdivision and the investment of very minimal septic improvement could make this viable. Member Kiernan suggested an invitation to a Member of the Select Board, Member of the Board of Health, and a Member of the ZBA to discuss housing and Interim Town Planner Carboni offered her assistance in officiating a workshop with all parties present. Member Sollog said a workshop would be beneficial as there will be future projects which will have similar housing issues. Vice Chair Tosh stated that it would be helpful as the public would not see the Planning Board as obstructionist and more like planners. Vice Chair Tosh suggested to look at vacant land and Town-own land to anticipate what needs may exist in the future. Member Riemer said that he attended an Open Space Committee meeting that looks at these issues and he felt that they could contribute to the conversation. Member Kiernan liked Vice Chair Tosh's ideas as well as Member Riemer's inclusion of the Open Space Committee. Member Kiernan reminded the Members that there is a problem in Town with limited job opportunities which allow people to afford to live in Town. Chair Greenbaum called upon Interim Town Planner Carboni for her experience and expertise to contribute to the housing conversation. Chair Greenbaum said that the next step is to schedule a work session, with the identified participants, and have substantive dialogue. Chair Greenbaum suggested a work session for Wednesday, September 30, 2020, at 2:30 pm.

Chair Greenbaum noted that there were no minutes for approval and the next regular meeting is October 7, 2020, and there will be site visits at 2:30 pm on October 6, 2020.

Truro Office Assistant Sturdy asked for four Members to sign off on the Frank ANR. Chair Greenbaum, Member Kiernan, Member Riemer, and Member Sollog will coordinate signature times with her this week. Regarding upcoming agenda items, Town Office Assistant Sturdy stated that 30 Longnook Road would be on October 7 Agenda as a Residential Site Plan review. Member Kiernan asked if this was in the Seashore which it is. Interim Town Planner Carboni confirmed with Truro Office Assistant Sturdy that the ZBA approved the 30 Longnook Special Permit for the expansion of the non-conforming structure with conditions.

Member Kiernan made a motion to adjourn at 7:17 pm.

Member Riemer seconded the motion.

So voted, 5-0-2, motion carries.

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 a distinct "P" at the end.

Alexander O. Powers
Board/Committee/Commission Support Staff