

TRURO PLANNING BOARD AGENDA
Wednesday, July 25, 2018 – 5:00 p.m.
Truro Town Hall, 24 Town Hall Road, Truro

Public Comment Period

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

Temporary Sign Permit

Outer Cape Chorale – seeks approval of an application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for two 3' by 2' signs. One sign will be placed northbound opposite Lambou Lane on Route 6 and one sign will be placed at the Truro Library at the Corner of Route 6 and Standish Way. The signs will be installed on Thursday, July 26, 2018 and removed on Thursday, August 2, 2018.

Temporary Sign Permit

Friends of Truro Library – seek approval of an application for a Temporary Sign Permit pursuant to §11 of the Truro Sign Code for one 2.5' by 6' banner sign to be placed at the junction of Route 6 and 6A and two 27" x 18" yard signs to be placed at Snow's Park and Route 6 near the Library. The signs will be installed on Tuesday, July 31, 2018 and removed Thursday August 9, 2018.

Non-Regulatory, Administrative Meeting for 2017-001 SPR Winkler Route 6 Trust

The Planning Board will hold a non-regulatory, administrative meeting with Michael Winkler, Trustee, to review noise conditions on the property and to review compliance with conditions of the decision granted on March 7, 2017. The property is located at 1 Noons Heights Road, Atlas Map 39, Parcel 166.

Discussion of Rose Hill Lane

The Planning Board will discuss next steps for the Becker subdivision. The property is located at 3, 5, 7 Rose Hill Lane, Assessor's Atlas Map 54, Parcel 33. Applicant requested a continuance, see attached correspondence.

Public Hearing – Draft Marijuana Bylaw

The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw for purposes of regulating medical and adult use (recreational) marijuana establishments within the Town, including establishments for the cultivation, processing, testing, product manufacturing, retail sale and transportation of marijuana, which uses shall be limited to certain zoning districts and subject to the issuance of a special permit and site plan approval. The complete text of the proposed amendments are on file with the Truro Town Clerk, Truro Town Hall, 24 Town Hall Road and are available for viewing during normal business hours, 8 AM to 4 PM, Monday through Friday and at www.truro-ma.gov/planning-board.

Review and Approval of Meeting Minutes

None

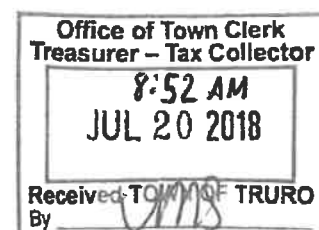
Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

Wednesday August 8 at 6 PM – Please note the new date and time!

Adjourn



TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Office of Town Clerk
Treasurer - Tax Collector
25.00 PAID
JUL 11 2018
Received TOWN OF TRURO
By [Signature]

Applicant Name: OUTER CAPE CHORALE Date: 7/11/18

Applicant Contact Information: PO 474 S WELLFLEET 02663
Mailing Address

857-544-2937 Phone Khenry15@comcast.net Email

Number of Signs Requested: TWO

Temporary Sign Dimensions: Height 36" Width 24" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): 1 NORTH BOUND OPPOSITE LAMBON LANE on RT. 6 2 TRURO LIBRARY CORNER RT6 AND STANDISH WA

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

Date(s) of the Event in Which the Sign is Intended: 8/1/18

Date When Sign(s) will be Installed: 7/26/18 Removed: 8/2/18

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

Name: [Signature] Mailing Address

Phone: Email

Applicant Signature: [Signature] Date: 7/11/18

RCVD 2018 JUL 11 PM 1:58
ADMINISTRATIVE OFFICE
TOWN OF TRURO

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

Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Title Date:

CC: Building Commissioner, Board of Selectmen

Outer Cape Chorale

Great! Terrific! Wow!
CHAMBER SINGERS
Free Concert!

August 1
7 PM

Truro Highland House
Museum
Highland House Rd.
TRURO

TOWN OF TRURO



PLANNING BOARD

Office Clerk
Treasurer - Tax Collector
25.00 Fee Rd.
JUL - 9 2018
Received TOWN OF TRURO
By Master

Application is same as every year

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Friends of The Truro Library Date: 7/9/18

Applicant Contact Information: Marilyn Adams, P.O. Box 413, N. Truro
Mailing Address

508-237-9095 Phone adams-mac2011@gmail.com Email

Number of Signs Requested: 2 yard signs - 27" w x 18" h

Temporary Sign Dimensions: Height Banner 2 1/2' Width 6' Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Banner sign at junction of Rt 6 + ea. Otthus (yard signs) at Snow's Park + Rt 6 near Library

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

Date(s) of the Event in Which the Sign is Intended: August 8, 2018 (rain date Aug 10)

Date When Sign(s) will be Installed: 7/31/18 Removed: 8/9/18

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

Town of Truro
Name Mailing Address

Phone _____ Email _____

[Signature] Applicant Signature Date 7/9/18

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

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

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen

Banner size = 2'6" x 6'
(this is a proof from
H W
manufacturers)

Friends of the Truro Library



Book Sale

August ~~10~~ 98

at the Truro Public Library



size = 27" w x 18" H
(This is a proof from
manufacturer)

Friends of the Truro Library



Book Sale

August 10 98

at the Truro Public Library



Book Sale Signs

①

Yard sign
(near library)

Banner
on sign holder

Atlantic
spice

Cape
view motel

Rt
6A

Rt
6

②

Castle
Rd.

Blackfish
Rest.

marsh

P.O.

Jams

Town Center Rd

3 Harbors
R.E.

Stage

Proposed location
of yard sign

Rt 6

Bridge

→ Parrot Rd

Depot Rd





TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

To: Planning Board
Fr: Jessica Bardi, Interim Town Planner
Date: July 18, 2018 (for July 25th Planning Board meeting)
Re: 2017-001 SPR Staff Report #3

Non-Regulatory, Administrative Meeting for 2017-001 SPR Winkler Route 6 Trust

The Planning Board will hold a non-regulatory, administrative meeting with Michael Winkler, Trustee, to review noise conditions on the property and to review compliance with conditions of the decision granted on March 7, 2017. The property is located at 1 Noons Heights Road, Atlas Map 39, Parcel 166. Continued from July 11th meeting.

On March 7, 2017, at a duly posted and noticed Truro Planning Board hearing, the Board voted to approve with conditions the application for Commercial Site Plan Review pursuant to §70.3 of the Truro Zoning Bylaw for current condition and use of the property as a commercial staging area for a crane company, for storage of equipment and supplies, and for a commercial landscaping/excavation business.

The Board's vote was based on testimony from the following individuals or groups:

- the applicant, Mr. Michael Winkler, and his attorney, Ben Zehnder
- Abutters and nearby residents
- Communications with Town Counsel, E. James Veara
- Technical Consultant, Joseph Longo, P.E., Horsley Witten Group

The Board's vote was also based on their review of the application, site plan and materials submitted in a previously withdrawn application (2016-001 SPR). Written submissions to the Planning Board associated with the previously withdrawn site plan review application, 2016-001 SPR, are considered part of the public record for this application.

The Board voted to conditionally approve the project on March 7, 2017 (vote 5-0-0, Mr. Kiernan, Mr. Riemer, Mr. Boleyn. Mr. Herridge and Mr. Sollog were in favor the project)

The Board listed 15 conditions in their decision. Condition #7 (Noise) and #15 (Compliance) cite that the applicant will appear or agrees to appear before the Planning Board in one year for a non-regulatory, administrative public meeting to discuss the following:

- To review the noise conditions on the property
- To review the applicant's compliance with the conditions of the decision

The matter was scheduled for the Planning Board's June 20th and July 11th meetings. Mr. Winkler was unable to attend either. At the July 11th meeting, the Planning Board determined it would give Mr. Winkler one more opportunity to appear for the compliance review, otherwise it would request the Building Commissioner to initiate enforcement actions against Mr. Winkler.

A letter to this effect was sent to Mr. Winkler and his attorney, Ben Zehnder, via certified mail on July 16, 2018.

On July 17, 2018, an impromptu site visit at 1 Noons Heights Road was conducted by Jess Bardi, Emily Beebe, and Rich Stevens (interim Building Inspector), with Mr. Winkler present. Mr. Winkler walked Jess, Emily, and Rich around the buildings on the property. Questions were asked about the various piles of stored materials and storage units. There was no evidence of habitation in any buildings on-site and the use of the buildings appeared to be limited to office space and the yoga studio. Mr. Winkler expressly stated no one was living on the property. He also suggested compliance with the white noise sound alarms on his equipment. The berm on-site also appeared sufficient for purposes of drainage onto adjacent properties.

The Planning Board will conduct its own site visit of 1 Noons Heights Road on Tuesday, July 24th at 2:00 PM. Mr. Winkler will appear before the Planning Board on July 25th for a compliance review on this matter.

The non-regulatory administrative meeting on July 25th will require the Planning Board to review noise conditions on the property and to review compliance with conditions of the site plan approval decision granted on March 7, 2017.



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

To: Planning Board
Fr: Jessica Bardi, Interim Town Planner
Date: July 20, 2018 (for meeting on July 25th)
Re: Draft of Marijuana Bylaw, Planner Report #3

As of the date of the July 25th public hearing, the Truro Board of Selectmen will have reviewed the draft marijuana bylaw as referred by the Planning Board at its July 11th meeting and the Board of Selectmen will have agreed to submit the draft bylaw back to the Planning Board for the public hearing.

Update on High Dune Craft Cooperative:

On May 2, 2018, the Town of Truro received notice from High Dune Craft Cooperative that they are holding a Community Outreach Meeting for a proposed marijuana establishment. The Community Outreach Meeting was held on May 17, 2018 at 5 pm at the Truro Public Library. The notice did not identify the locations of the marijuana establishments but identified the proposed headquarters for High Dune Craft Cooperative, located at 128 Shore Road, North Truro. Prior to the Community Outreach Meeting, the Assessing Office was asked to provide abutters lists for the following locations – 128 Shore Road, 5, 6, 10 Poms Lot Road, 12 Longnook Road, and 21 Old Bridge Road. High Dune Craft Cooperative has submitted two draft bylaws for the Planning Board's consideration. The first version was submitted at the June 20, 2018 Planning Board meeting and the second version (attached hereto) was recently sent to Rae Ann Palmer. It was brought to my attention that this second version would allow for marijuana cultivators to grow the marijuana in movable structures, i.e. trailers, shipping containers, etc. and in hotel and motel units when not in seasonal use.

Possible Board Action on Draft Marijuana Bylaws:

Tonight, the Planning Board can vote to refer the draft marijuana bylaw, with any edits based on the public hearing, to the Special Town Meeting for a vote. The Special Town Meeting has not been scheduled yet, but it will likely be this fall. The Planning Board's referral will include the final draft version of the bylaw to be voted on at Town Meeting, with a report of recommendations made by the Planning Board. If the Planning Board determines another public hearing is needed to adequately address public comments, it may wish to continue the hearing until the next meeting, August 8, 2018.

Possible Motion:

"Move to refer a report with recommendations for a Special Truro Town Meeting, pursuant to MGL c.40A, sec.5 to approve an amendment to the Town of Truro Zoning Bylaws for purposes of regulating medical and adult use marijuana establishments within the Town, including establishments for the cultivation, processing, testing, product manufacturing, retail sale and transportation of marijuana, which uses shall be allowed pursuant to the issuance of a special permit and site plan approval within designated marijuana overlay districts."

OR

“Move to continue the public hearing pursuant to MGL c.40A, sec.5 to _____ to consider an amendment to the Town of Truro Zoning Bylaws for purposes of regulating medical and adult use marijuana establishments within the Town, including establishments for the cultivation, processing, testing, product manufacturing, retail sale and transportation of marijuana, which uses shall be allowed pursuant to the issuance of a special permit and site plan approval within designated marijuana overlay districts.”