

TRURO PLANNING BOARD AGENDA
Wednesday, March 7, 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.

Public Hearing - §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel

The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel which would allow existing seasonal condominiums to change to year round use through a clearly defined process. The proposed changes are available for public viewing at the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Truro Town Hall, 24 Town Hall Road Truro from 8 AM to 4 PM Monday through Friday and at www.truro-ma.gov/planning-board.

Public Hearing on Administrative Amendments to Zoning Bylaw and Subdivision Regulations

The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw which would add new language to Sections §70.3E and §70.4F on Waiver of Information Requirements and Section 11 of the Sign Code and to take comments on proposed amendments to the Rules and Regulations Governing the Subdivision of Land which would make changes to Sections 2.5.2.7 and 2.5.2.8 on the Submission Requirements for Definitive Plans. The proposed changes are available for public viewing at the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Truro Town Hall, 24 Town Hall Road Truro from 8 AM to 4 PM Monday through Friday and at www.truro-ma.gov/planning-board.

Public Hearing - §10.4 Definitions, §50.2 Total Gross Floor Area in all Districts other than the Seashore District

The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw which would add a new definition of Total Gross Floor Area in §10.4, Definitions and add a new Section §50.2, Total Gross Floor Area in all Districts other than the Seashore District. These amendments would change the maximum size of residential buildings on lots within the Town of Truro by establishing a relationship between building volume, bulk and size that is consistent with Truro's historical development and character. The proposed changes are available for public viewing at the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Truro Town Hall, 24 Town Hall Road Truro from 8 AM to 4 PM Monday through Friday and at www.truro-ma.gov/planning-board.

Review and Approval of Meeting Minutes

February 21, 2018

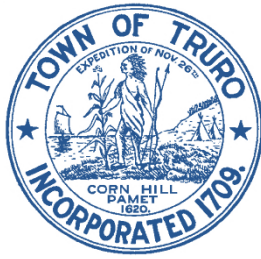
Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

Wednesday March 21 at 5 PM – **Please note the new date and time!**

Adjourn



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505
charper@truro-ma.gov

To: Truro Planning Board
From: Cally Harper PhD, Town Planner
Date: February 28, 2018 (for March 7th Planning Board Meeting)
Re: Proposed Amendments to the Zoning Bylaw:
§40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel

On February 13th, the Board of Selectmen voted to refer this zoning matter to the Planning Board for a public hearing on March 7th.

The public hearing for this zoning bylaw amendment was advertised in the Cape Cod Times on February 18th and in the Banner on February 22nd.

Following the close of the Public Hearing, the Board may entertain modifications to the bylaw based on written and oral testimony and the Board's deliberation. Provided the changes do not alter the scope of the bylaw, they would not require re-advertisement for a new public hearing. Following the close of the hearing, the Board is required to submit a report to the Board of Selectmen regarding the proposed amendments for consideration on the Annual Town Meeting warrant.

**ARTICLE _____ : AMEND THE FOLLOWING SECTIONS OF THE TOWN OF TRURO
ZONING BYLAW SIGN CODE:**

To see if the Town will vote to amend the Town of Truro Zoning Bylaw Sign Code, Sections §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel by adding new language (new text shown as **bold underline**, deleted text as **~~bold strike through~~**)

In §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel, delete and insert the following language:

- A. Purpose. The Board of Appeals may grant a special permit for the conversion of a cottage colony, cabin colony, motor court, motel, or hotel to single family or multi-family use under any type of ownership, provided that the provisions of this section are met.
- B. Requirements.
1. The converted premises shall comply with applicable provisions of the zoning, building, health and safety codes, as determined by the Building Commissioner and Board of Health.
 2. Each converted unit shall comply with the parking requirements for single family dwellings as established in § 30.9, Parking, except that, where pre-existing structures under this section are unable to meet the current parking standards on their existing lots, the parking requirement may be met on a contiguous lot or on a lot directly across the street provided the following conditions are met:
 - a. The two lots must be in and remain in common ownership and not be further divided.
 - b. The two lots shall not be used for the purpose of increasing the size or the use of the pre-existing structure or property.
 - c. Other than parking, pre-existing structures, and septic systems allowed by the Truro Board of Health, the adjacent lot shall remain open space.
 - d. All conditions must be recorded at the Barnstable Registry of Deeds.
 3. The density of units permitted on a lot shall be one unit per 3,000 sq ft, or one unit per 2,100 sq ft in the Beach Point Limited Business District; however, notwithstanding the restrictions of this section, no cottage colony, cabin colony, motor court, motel, or hotel which existed on January 1, 1987 shall be required to reduce its then existing number of units if or when it converts to multi-unit dwelling or non-dwelling use so long as it complies with all other requirements of this bylaw
 4. Units rented to the transient public must remain licensed as parts of a cottage colony, cabin colony, motor court, motel or hotel. Owners of the management unit shall be responsible for meeting all the licensing requirements of the Town of Truro.

5. No application for conversion may be filed until the applicant has operated the facility as a cottage or cabin colony, motor court, motel or hotel, for at least three consecutive years. (4/10)

C. ~~Covenant. The owner of the premises shall execute a restrictive covenant with the Town of Truro to be recorded at the Barnstable Registry of Deeds, covenanting that other than one management unit, no units shall be occupied or otherwise used during each calendar period commencing December 1 and ending February 28 of the following calendar year.~~ Term of Use Permitted

1. The applicant shall state in its application whether the units are to be used for seasonal or year-round use. The Building Commissioner and Board of Health shall accordingly determine and advise the Board of Appeals of the suitability of all infrastructure serving the converted premises based upon the proposed term of use of the converted premises.

2. Where the application proposes that the converted premises is to be limited to seasonal use, the owner of the converted premises shall execute a restrictive covenant in favor of the Town of Truro to be recorded at the Barnstable Registry of Deeds, covenanting that other than one management unit, no units shall be occupied or otherwise used during each calendar period commencing December 1 and ending February 28 of the following calendar year. Such covenant shall be in a form approved by town counsel, the cost of which shall be paid by the applicant, and require approval of the Board of Selectmen.

3. Where a special permit was previously issued for a converted premises for the purpose of seasonal use, the Board of Selectmen may authorize conversion of all or some of dwelling units thereon to year-round use, subject to the following requirements:

a. Conversion of the premises to year-round occupancy will comply with applicable provisions of the zoning, building, health and safety codes, as determined by the Building Commissioner and Board of Health.

b. The condominium or homeowners association consents to the application

c. Where fewer than all of the units in a converted premises are proposed to be changed to year-round occupancy, the applicant must provide evidence that the applicant has the legal authority to perform any work necessary to ensure compliance with applicable provisions of the zoning, building, health and safety codes, as determined by the Building Commissioner and Board of Health

d. The Board of Selectmen may impose reasonable conditions necessary to ensure that the proposed change to year-round use will comply with applicable zoning, building, health and safety codes, and will ensure the safety and welfare of occupants and the general public.

TOWN OF TRURO
PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Truro Planning Board will hold a public hearing at 5:00pm on Wednesday March 7, 2018 at Truro Town Hall located at 24 Town Hall Road, Truro to take comments on proposed amendments to the Town of Truro Zoning Bylaw §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel which would allow existing seasonal condominiums to change to year round use through a clearly defined process.

Copies of these amendments are available in the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Town Hall.

Steve Sollog, Chair
Truro Planning Board



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505
charper@truro-ma.gov

To: Truro Planning Board
From: Cally Harper PhD, Town Planner
Date: February 28, 2018 (for March 7th Planning Board Meeting)
Re: Administrative Amendments to Zoning Bylaw and Subdivision Regulations:
§70.3E and §70.4F on Waiver of Information Requirements for Site Plan Review
Section 11 of the Sign Code
Sections 2.5.2.7 and 2.5.2.8 on the Submission Requirements for Definitive Plans

On February 7th, the Planning Board voted to refer the above referenced zoning changes to be filed with the Board of Selectmen. The Board of Selectmen voted on February 13th to refer this zoning matter back to the Planning Board for a public hearing on March 7th.

The public hearing for these zoning bylaw amendments were advertised in the Cape Cod Times on February 18th and in the Banner on February 22nd.

Following the close of the Public Hearing, the Board may entertain modifications to the zoning bylaws and subdivision regulations based on written and oral testimony and the Board's deliberation. Provided the changes do not alter the scope of the bylaw, they would not require re-advertisement for a new public hearing. Following the close of the hearing, the Board is required to submit a report to the Board of Selectmen regarding the proposed amendments for consideration on the Annual Town Meeting warrant.

ARTICLE _____ : AMEND THE FOLLOWING SECTIONS OF THE TOWN OF TRURO ZONING BYLAW SIGN CODE:

To see if the Town will vote to amend the Town of Truro Zoning Bylaw Sign Code, Sections §70.3E, §70.4F Waiver of Information Requirements and Section 11 of the Sign Code by adding new language (new text shown as **bold underline**)

In §70.3E *Waiver of Information Requirements*, insert the following underlined language:

The Planning Board may, upon the request of the applicant on the appropriate Application for Site Plan, waive requirements of §70.3.D, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. **A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.**

In §70.4F *Waiver of Information Requirements*, insert the following underlined language:

The Planning Board may, upon the request of the applicant on the appropriate Application for Site Plan, waive requirements of §70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. **A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.**

In *Section 11 of the Sign Code*, insert the following underlined language:

The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events, and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision. **For multiple 1-2 day events located at the same venue or organization during three consecutive months, the Planning Board will accept a bundled application that includes multiple temporary sign permit applications.**

ARTICLE _____ : AMEND THE FOLLOWING SECTIONS OF THE TOWN OF TRURO RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND:

To see if the Town will vote to amend the Town of Truro Rules and Regulations Governing the Subdivision of Land, Sections 2.5.2.7 and 2.5.2.8 Submission Requirements for Definitive Plans, by adding new language (new text shown as **bold underline** and deleted text shown as **~~bold strike-through~~**)

In *Section 2.5.2.7 Submission Requirements for Definitive Plans*, insert the following underlined language:

A list of requested waivers from these Rules and Regulations consistent with §1.5, if applicable, and a narrative explanation detailing the reasons for such waivers and the bases for finding that such waivers are in the public interest.

In *Section 2.5.2.8 Submission Requirements for Definitive Plans*, delete and add the following underlined language:

~~A computer disk containing a file of the subdivision in either .DWG or .DXF file format. A digital copy of the subdivision application and accompanying plans in PDF format. This digital copy shall be sent to the Planning Department within 1 business day of the paper filing at the Town Clerk's Office. In addition, the Board and/or its consultants may require submission of the plans and other relevant documents in CAD or other formats.~~

Planning Board Vote to file with Board of Selectmen: 5-0-0

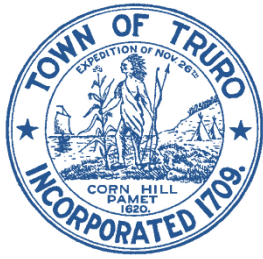
TOWN OF TRURO
PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Truro Planning Board will hold a public hearing at 5:00pm on Wednesday March 7, 2018 at Truro Town Hall located at 24 Town Hall Road, Truro to take comments on proposed amendments to the Town of Truro Zoning Bylaw which would add new language to Sections §70.3E and §70.4F on Waiver of Information Requirements and Section 11 of the Sign Code and to take comments on proposed amendments to the Rules and Regulations Governing the Subdivision of Land which would make changes to Sections 2.5.2.7 and 2.5.2.8 on the Submission Requirements for Definitive Plans.

Amendments to the Waiver of Information Requirements and Section 2.5.2.7 request applicants to include an explanation as to why waivers, if any, are being requested. Amendments to Section 11 of the Sign Code would allow applicants to bundle their temporary sign permits for three consecutive months. The amendment to Section 2.5.2.8 would allow applicants to submit their plans in digital format.

Copies of these amendments are available in the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Town Hall.

Steve Sollog, Chair
Truro Planning Board



TOWN OF TRURO

Planning Department

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To: Truro Planning Board
From: Cally Harper PhD, Town Planner
Date: February 28, 2018 (for March 7th Planning Board Meeting)
Re: Proposed Amendments to the Zoning Bylaw:
§10.4 Definitions and §50.2 Total Gross Floor Area in all Districts other than the Seashore District

On February 7th, the Planning Board voted to refer the above referenced zoning changes to be filed with the Board of Selectmen. The Board of Selectmen voted on February 13th to refer this zoning matter back to the Planning Board for a public hearing on March 7th.

The public hearing for these zoning bylaw amendments were advertised in the Cape Cod Times on February 18th and in the Banner on February 22nd.

Following the close of the Public Hearing, the Board may entertain modifications to the bylaw based on written and oral testimony and the Board's deliberation. Provided the changes do not alter the scope of the bylaw, they would not require re-advertisement for a new public hearing. Following the close of the hearing, the Board is required to submit a report to the Board of Selectmen regarding the proposed amendments for consideration on the Annual Town Meeting warrant.

ARTICLE ____: AMEND ZONING BYLAWS §50, AREA AND HEIGHT REGULATIONS IN ALL DISTRICTS EXCEPT THE SEASHORE DISTRICT TO DETERMINE MAXIMUM BUILDING SIZE IN TRURO.

To see if the Town will vote to amend the Town of Truro Zoning Bylaw §10.4, Definitions and Section 50, Area and Height Regulations, by adding a new §50.2 (new text shown in **bold underline**, or take any other action relative thereto. *Requested by the Planning Board.*

In Section 10.4 *Definitions*, insert the following new definitions:

Total Gross Floor Area (TGFA) in all Districts other than the Seashore District for the purposes of this bylaw shall mean the aggregate gross floor area of any dwelling and accessory structures on a lot within the Town of Truro, shall consist of the sum of the horizontal areas of the floor(s) of a building measured from the exterior faces of the exterior walls of the building, without deduction for hallways, stairs, closets, and thickness of walls, columns or other features used or intended to be used for living, sleeping, sanitation, cooking or eating purposes, excluding cellar, basement floor area, detached garages, porches, decks, attics, barns, greenhouses, sheds, working studios and structures used for agricultural purposes only.

For the purposes of computing floor area, any portion of the floor area measuring less than five feet from the finished floor to the finished ceiling shall not be included in the computation of floor area.

Section 50.2 Total Building Gross Floor Area (TGFA) in all Districts other than the Seashore District.

- A. **Purpose: This Section determines the maximum size of residential buildings on lots within the Town of Truro by establishing a relationship between building volume, bulk and size that is consistent with Truro's historical development and character, as described in the Truro Local Comprehensive Plan, Chapter 1: "A Vision for Truro," and Chapter 2, "Land Use."**
- B. **Applicability and Exceptions:**
 - 1. **Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 50.2.B.2, 50.2C, and 50.2(D), building permits for new construction or for projects that seek to increase the Total Gross Floor Area of buildings that exist on lots**

- of as April 24, 2018, shall be issued only where, on completion of the construction or project, the Total Gross Floor Area of the new, or existing plus addition, does not exceed 3,200 square feet for one acre of land, plus 200 square feet for each additional contiguous acre of land; or minus 200 sq. ft. for each contiguous acre of land less than one acre, or as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre.
2. Special Permit to exceed the Total Gross Floor Area limit: The Total Gross Floor Area limit for a dwelling on a lot established in subsection B.1 may be exceeded, up to a maximum established by this subsection, by special permit, as provided in 50.2 (C) and 5.2 (D). No special permit may be issued for any construction if the construction would result in the Total Gross Floor Area exceeding 4,200 square feet for one acre of land, plus 200 square feet for each additional contiguous acre of land; or minus 200 sq. ft. for each contiguous acre of land less than one acre, or as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre.
- C. Procedures for Special Permit Application Review and Approval: Upon receipt of an application for a building permit, the Building Commissioner shall make an initial determination as to whether any alteration, construction or reconstruction of a dwelling or accessory structure would result in Total Gross Floor Area exceeding the maximum determined by Section 50.2.B.1. If the Building Commissioner determines that the applicant cannot proceed without a Special Permit, the applicant must apply to the Zoning Board of Appeals for a Special Permit. No building permit shall be issued hereunder unless the Zoning Board of Appeals grants a Special Permit according to procedures as defined below in this Bylaw.
- D. When required, an application for Special Permit shall be made to the Zoning Board of Appeals. Notice shall be given of all applications for a Special Permit hereunder in accordance with Section 60.4 (Notice Requirements) of these Bylaws. A Special Permit may be granted only where the Zoning Board of Appeals finds by a preponderance of the evidence that the proposed construction is consistent with the criteria found in Section 30.8 (Special Permits) of these Bylaws. In addition, the Zoning Board of Appeals shall make specific written findings of objective facts that support the request for additional total gross floor area, and demonstrate that the additional total gross floor area is in the public interest

of the Town of Truro, and not inconsistent with the intention and purpose of this Bylaw, which is to limit the maximum dwelling size in Truro. In considering whether the proposed use is in harmony with the public good, the Zoning Board of Appeals shall consider, among other relevant factors, the size of neighboring buildings and the surroundings in which the additional total gross floor area is proposed.

- E. Nothing in this Section shall be construed to regulate or restrict the use of the interior area of a dwelling.**

Planning Board Vote to file with Board of Selectmen and submit to Town Counsel for Review: 5-0-0

TOWN OF TRURO
PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Truro Planning Board will hold a public hearing at 5:00pm on Wednesday March 7, 2018 at Truro Town Hall located at 24 Town Hall Road, Truro to take comments on proposed amendments to the Town of Truro Zoning Bylaw which would add a new definition of Total Gross Floor Area in §10.4, Definitions and add a new Section 50.2, Total Gross Floor Area in all Districts other than the Seashore District.

These amendments would change the maximum size of residential buildings on lots within the Town of Truro by establishing a relationship between building volume, bulk and size that is consistent with Truro's historical development and character.

Copies of these amendments are available in the Board of Selectmen's Office, the Clerk's Office and in the Planning Office at Town Hall.

Steve Sollog, Chair
Truro Planning Board

DRAFT

TRURO PLANNING BOARD

Meeting Minutes

February 21, 2018 – 5:00 p.m.

Truro Town Hall

PLANNING BOARD MEMBERS PRESENT: Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Karen Tosh Absent (excused): Steve Sollog

OTHER PARTICIPANTS: David DeWitt, Chair of Agricultural Commission; Rae Ann Palmer, Town Manager; Carl Brotman, Chair Truro Housing Authority; Leedara Zola, Housing Consultant, Kevin Grunwald, Truro Housing Authority

Public Comment Period

There was no public comment.

Discussion of Zoning Bylaws related to the Retail and Sale of Cannabis

Rae Ann Palmer came forward and reported on the request from the Board of Selectmen that the Planning Board take up this issue. David DeWitt presented a proposal for the growing and sale of marijuana. He asked if the Planning Board is interested in a moratorium on the subject until December 2018, so that there would be time to work with the Town attorneys, to create a by-law. Ms. Palmer suggested putting together a work group or sub-committee. There may not be time to place a warrant article for April's Town Meeting. Peter Herridge made a motion to create a moratorium, Mr. Riemer seconded the motion. So voted 6-0.

David DeWitt then spoke about the sense of urgency about regulations. He's been working with the Cannabis Control Commission for the past few months on this issue. He has been working with our State representatives, Julian Cyr and Sarah Peake, to create a model for entering the industry. The Governor would like applications to be submitted by April 1st. It will be regulated more extensively than alcohol is regulated. There will be a public hearing for Truro and abutters of potential farm sites will be notified. The co-op would like the public outreach forum to be scheduled as soon as possible. Then the co-op will create an agreement with the Town to have the businesses approved. History shows that businesses that get in on the ground floor have the most success.

The way the State law is written, everything has to go through Town Meeting. There can be three licenses, one for cultivation, one for testing and one for processing. The co-op is not asking for a retail license. There will be retail in Provincetown and Wellfleet.

Mr. Kiernan asked Mr. DeWitt to provide the laws to our Town planner. Ms. Harper says she does have some of the regulations. Mr. Riemer asked Mr. DeWitt if he is here to represent the co-op. Mr. DeWitt said he is representing the town farmers. He himself is not looking to get a license. There are five farmers who are interested, but they don't want to give their names yet. Only a six member co-op is allowed. Mr. DeWitt is recommending no retail sales in Truro. Discussion continued about issues of cultivation and extraction.

Mr. Kiernan asked for a timeline. By-laws need to be in place by the end of December. New by-laws will then be submitted to the Attorney General for approval.

Ms. Palmer suggested asking KP Law to do a work session with the Planning Board. It was suggested that a public forum should be arranged with the Board of Selectmen, sooner rather than later. Ms. Palmer said the regulations are not approved yet, and won't be until April 1st. Mr. Riemer asked Mr. DeWitt, as chair of the agricultural commission, how he sees his role. He answered that he is a mediator of any problems. He is a conduit for the farmers to the Town.

Review of new Housing Production Plan for the Town of Truro

The Housing Production Plan was accepted and approved by the Truro Board of Selectmen on October 24, 2017. The Truro Housing Authority is seeking a vote to 'adopt' the document, allowing them to submit to the Department of Housing and Community Development for final approval.

Carl Brotman, Kevin Grunwald and Leedara Zola came forward to present the Truro Housing Production Plan. Other Housing Authority members were introduced. Adrian Cyr was in the audience representing Highland Affordable Housing.

Mr. Brotman spoke about the needs assessments completed in 2015 as well as reports produced for better and more housing in Truro. He spoke about the Housing Authority goals and the unique housing challenges for Truro. Ms. Zola spoke about the plan, which she said was also worked on by Highland Affordable Housing. She reported on the presentation of the plan at the Truro Public Library, which was well attended (about 40 people) last fall. Ms. Zola went over the power point presentation. She explained why Truro is not threatened by large affordable housing complexes, due to the need for wells and septic systems.

Mr. Herridge said he thought the plan was very impressive. Mr. Kiernan asked about the relationship between the Housing Authority and Highland Affordable Housing. Ms. Zola explained the ways in which they work together. Highland Affordable is a non-profit that owns Affordable rentals and does advocacy work. Mr. Brotman attends their meetings as an ex-officio, and Adrian Cyr is a liaison member. Highland Affordable Housing built the first Habitat home in Truro.

The 2015 housing study is on the town website. Ms. Harper will send the link to Board members. The Housing study resulted in the housing summit in the fall of 2015. Mr. Kiernan talked about the recent Accessory Dwelling Unit by-law and asked about affordability. Ms. Zola described the difference between capital "A," and little letter "a" affordable housing. Mr. Herridge asked about work force housing. Ms. Zola said that the phrase is used loosely. It is often used to describe people who can afford a little more than those who qualify at a percentage of median income. Mr. Kiernan talked about not having a town sewer system and exploring AI septic systems. It was mentioned that these systems can fail when they're not adequately maintained. Could they be used for making our water better? Ms. Zola said she would defer to Board of Health. Ms. Zola explained how other communities are using AI systems. Mr. Kiernan said the Cape Cod Commission has done some work on this.

Mr. Riemer asked about the many apartments that are used only in the summer. Has there been an effort to reach out to them? Ms. Zola said on the Vineyard, they subsidized converting summer rentals to year round usage. She said this is a possible strategy. She was asked if CDBG grants can be used for upgrading. Ms. Zola said that CDBG funds are highly regulated. Mr. Riemer said that he would like to see us reach out to these owners whose homes are only used seasonally. He asked if there is any way to attach a requirement that a new house being built in Truro be required to include an ADU rented out year round. Ms. Zola said you can't

force someone to be a landlord. Further discussion occurred regarding inclusionary zoning, which requires 10% Affordable. It was noted that advocacy and education can be effective.

Discussion followed about open space and researching what is available on the outskirts of open space. Mr. Riemer asked about the effect of year-round condos if they are approved at Town Meeting. Have we explored affordability for year-round condos? What's the benefit to the Town of year-round condos?

Mr. Kiernan said that for 25 years, we have had "habitable studios" on the books. They are everything except a kitchen. Is there money for owners to redo the septic system? Ms. Palmer said that there is sewer betterment money, which is a low-interest loan provided by the Town.

Mr. Brotman reminded the Board that they are being asked to adopt the Housing Production Plan. Mr. Kiernan asked if some of the ideas that have been brought up can be included in the Plan. Ms. Palmer said that the Plan has already been adopted by Board of Selectmen. These ideas could be incorporated as an addendum. Mr. Riemer made a motion to table the adoption until the next Planning Board meeting so the full board could vote on it. Mr. Boleyn seconded the motion. Ms. Palmer said there is a time crunch for a grant application. Mr. Riemer said he does not want to rush this. A vote was taken on the motion. Motion failed 3-3. (Mr. Kiernan, Mr. Boleyn and Mr. Riemer voted in favor. Ms. Tosh, Mr. Herridge and Mr. Roderick voted against.) Mr. Kiernan moved and Mr. Roderick seconded the motion to adopt the Truro Housing Production Plan. So voted, 5-1. (Mr. Riemer opposed.)

Open Discussion of Possible Zoning Bylaw Amendments

The Planning Board will consider possible amendments to the zoning bylaw, including, but not limited to, size restrictions for residential structures in all zoning districts. The Board will consider holding public forums and other means of outreach for obtaining citizen input and whether a subcommittee should be formed to review possible zoning amendments.

Ms. Harper said that we cannot deliberate on the zoning bylaws tonight because there is a public hearing on the bylaws on March 7th. It was noticed in the Cape Cod Times, the Banner.

Review and Approval of Meeting Minutes

February 7, 2018

Mr. Boleyn moved to approve the minutes as written, Mr. Kiernan seconded. So voted 5-0-1. (Mr. Roderick abstained.)

Reports from Board Members and Staff

Town Planner Report

Ms. Harper spoke about the Q & A, March 5th with Town Counsel. She needs questions from board by February 25. There followed a brief discussion about future agenda items, the White Sands and the Ocean Bluff hearings.

Ms. Harper asked the Board once again to use their Town email addresses. It is a requirement for a regulatory board. Mr. Riemer asked for a new updated contact list.

Mr. Kiernan asked about the by-laws being updated. Ms. Harper said she will check with the Town clerk.

Mr. Kiernan made a motion to adjourn, Mr. Boleyn seconded. So voted, 6-0.

Meeting adjourned at 6:45 pm.

Respectfully submitted,

Katherine Black



TOWN OF TRURO

Planning Department

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To: Truro Planning Board
From: Cally Harper, PhD, Town Planner
Date: February 27, 2018 (for March 7th meeting)
Re: Town Planner Report

1. Upcoming Projects:

- a. Sprint is an existing carrier on the tower located at 344 Route 6 and is proposing to replace two antennas, add 2 new antennas, replace 2 RRHs and add two new RRHs to their existing equipment on the tower. The Building Commissioner issued a permit denial memo, noting that the appurtenances require a special permit from the Planning Board.
- b. 2017-010 PB: Application for Approval of Definitive Plan, John and Eileen Rice, 6, 8, 10 Hatch Road, Truro
- c. 2017-011 SPR Update on Application for Commercial Site Plan Review for Maria Kuliopulos, White Sands Beach Club, Inc.

DRAFT
TRURO PLANNING BOARD AGENDA
Wednesday, March 21, 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.

Public Hearing on Proposed Amendment to Zoning Bylaw

The Planning Board will hold a public hearing on proposed amendments to the Town of Truro Zoning Bylaw which would add a new section §40.8, Temporary Moratorium on Recreational and Medical Marijuana Establishments.

Temporary Sign Permit

Payomet Performing Arts Center – seeks approval of 8 applications for 30 day Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 48" by 36" wide signs to be placed on Route 6, north of Noons Road and on Route 6, south of South Highland Road from March 28- April 27, April 28 – May 27, May 28 – June 27, June 28 - July 27, July 28 – August 27, August 28 – September 27, September 28 – October 27, October 28 – November 27, 2018.

Temporary Sign Permit

Payomet Performing Arts Center – seeks approval of 8 applications for 30 day Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 48" by 39" wide signs to be placed at the intersection of South Highland and Old Dewline Roads from March 28- April 27, April 28 – May 27, May 28 – June 27, June 28 - July 27, July 28 – August 27, August 28 – September 27, September 28 – October 27, October 28 – November 27, 2018.

Discussion of driveway leading to habitable studio

The Planning Board will discuss the status of permission from the National Park Service to construct the driveway to the garage/habitable studio at 12 Ocean Bluff Lane, Map 37, Parcel 6 (ref. 2017- 010 SPR Kenneth S. Kuchin).

Review and Approval of Meeting Minutes

March 7, 2017

Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

Wednesday April 4 at 5 PM – **Please note the new date and time!**

Adjourn