

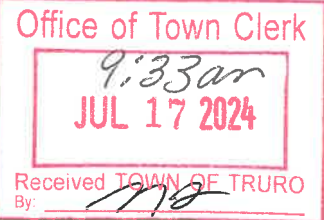


# Truro Planning Board Agenda

## Remote Zoom Meeting

Wednesday, July 24, 2024 – 4:00 pm

[www.truro-ma.gov](http://www.truro-ma.gov)



**Join the meeting from your computer, tablet or smartphone:**

**<https://us02web.zoom.us/j/82592156657>**

**Dial in: +1-646-931-3860**

**Meeting ID: 825 9215 6657**      **Passcode: 690510**

### **Open Meeting**

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web: Town of Truro website ([www.truro-ma.gov](http://www.truro-ma.gov)), "Helpful Links", "Truro TV Channel 8". 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/livestream.

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. 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/livestream, 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 comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov), one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

### **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.

- Climate change and coastal erosion discussion with Truro's Health/Conservation Agent

### **1. Planner Report**

### **2. Chair Report**

### **3. Minutes**

- ♦ May 8, 2024 – revised

### **Board Discussion/Action**

- ♦ **2024-002/PB ANR – Robert D. Corey Estate (Donna Umlauf, Personal Representative)** seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to G.L. c. 41, s. 81 and Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 8 and 10 Tryworks Road (Atlas Map 46, Parcels 130 and 131, for lot line adjustment.
- ♦ Prioritization of work for next year
- ♦ Discussion of the August 7<sup>th</sup> Temporary Sign Code forum

**Next Meeting:**      Wednesday, August 7, 2024 at 5:00 pm: **Forum: Temporary Sign Code**

### **Adjourn**

## STAFF MEMORANDUM

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To: Truro Planning Board  
From: Barbara Carboni, Town Planner/Land Use Counsel  
Date: July 17, 2024  
Re: July 24, 2024 meeting

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**Robert D. Corey Estate**, application for ANR endorsement of Plan of Land dated July 9, 2024: 8 Tryworks Road (Map 46, Parcel 131) and 10 Tryworks Road (Map 46, Parcel 130).

An application for endorsement, as “Approval Not Required,” has been submitted for a Plan of Land depicting a proposed lot line adjustment between Lot 1 (8 Tryworks) and Lot 2 (10 Tryworks). The lots are in common ownership. An existing conditions plan has not been submitted, but as visible on GIS mapping, there is an existing dwelling on 8 Tryworks that encroaches onto 10 Tryworks, which is otherwise vacant. The Plan of Land submitted moves the lot line west in the neighborhood of the dwelling, such that there is a setback of 26 feet between the dwelling and the lot line. No other alterations are proposed, and both lots retain sufficient frontage on Tryworks Road under the Zoning Bylaw (150 feet minimum).

The Board may endorse the Plan of Land as “Approval Not Required” pursuant to G.L. c. 41, s. 81P, as it does not show a subdivision of land. The Plan was submitted on July 10, 2024; the Board’s action is required within 21 days, or July 31, 2024.



# TOWN OF TRURO

## PLANNING BOARD

Meeting Minutes

May 8, 2024 – 5:00 pm

### REMOTE PLANNING BOARD MEETING

**Members Present (Quorum):** Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; Paul Kiernan; Virginia Frazier

**Members Absent:** Caitlin Townsend

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni

Remote meeting convened at 5:00 pm, Wednesday, May 8, 2024, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

### **Public Comment Period**

Public comment, for items not on the agenda, was opened by Chair Roberts and there were no public comments.

### **Planner Report**

Town Planner/Land Use Counsel Carboni reported that at Annual Town Meeting during a discussion on Article XXXV (Replacing the Zoning Bylaw Map of The Water Protection Resource Overlay District), a Planning Board member made an allegation regarding the competence of Health and Conservation Agent Emily Beebe and Town Planner/Land Use Counsel Carboni stated her support for Health and Conservation Agent Beebe.

Chair Roberts stated there would be no debate on Town Planner/Land Use Counsel Carboni's report this evening and Chair Roberts gave Member Riemer an opportunity to provide a comment.

Member Riemer stated that he would be happy to meet with Health and Conservation Agent Beebe, as well as any other Town staff member, to further discuss concerns raised by him as a private citizen at the Annual Town Meeting and not as a member of the Planning Board.

### **Chair Report**

Chair Roberts noted that the Planning Board's articles were well received at the Annual Town Meeting and he thanked Vice Chair Greenbaum and Town Planner/Land Use Counsel Carboni for their input. Chair Roberts also thanked Principal Assessor Jon Nahas for his hard work and assistance ahead of the Annual Town Meeting.

Chair Roberts also asked the Members to consider the priorities for the Planning Board over the next year as those priorities will be discussed at the next meeting.

Chair Roberts recognized Vice Chair Greenbaum and Member Kiernan who commented on the Members' hard work that resulted in the articles being well received by the Town voters.

Chair Roberts recognized Member Kiernan who stated that "I took the speech by a private citizen who happened to be a member of the Board as just a wakeup call to the Town and not a disparaging remark on one particular person so I did not get that. I didn't get that feeling at all."

### **Minutes**

Chair Roberts led the review of the minutes from January 24, 2024, for corrections or edits. Chair Roberts corrected that Select Board Vice Chair Susan Areson is not a Co-Chair and under the Board Action/Review item was not specified and the Members agreed that the minutes should reflect that it was the matter of 538 Shore Road.

Member Riemer was not present and would not vote on these minutes.

**Vice Chair Roberts made a motion to approve the minutes from January 24, 2024, as amended.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Abstained**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

**So voted, 5-0-1, motion carries.**

Chair Roberts led the review of the minutes from February 7, 2024, for corrections or edits. Member Riemer requested that his filing of a Disclosure of Appearance of Conflict of Interest as required by the Commonwealth of Massachusetts regarding the matter of 9B Benson Road be reflected in the minutes and there were no objections.

**Vice Chair Greenbaum made a motion to approve the minutes from February 7, 2024, as amended.**

**Member Riemer seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

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

Chair Roberts led the review of the minutes from February 14, 2024, for corrections or edits and there were none.

**Vice Chair Greenbaum made a motion to approve the minutes from February 14, 2024, as written.**

**Member Riemer seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

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

Chair Roberts led the review of the minutes from February 21, 2024, for corrections or edits and there were none.

**Member Frazier made a motion to approve the minutes from February 21, 2024, as written.**

**Member Riemer seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

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

Chair Roberts led the review of the minutes from March 6, 2024, for corrections or edits. Under Board Action/Review, in the matter of **2024-001/ANR – Douglas Ambrose and 47 Fisher Road Realty Trust**, remove Member Kiernan and replace Member Riemer regarding the filing of Disclosure of Appearance of Conflict of Interest.

**Member Kiernan made a motion to approve the minutes from March 6, 2024, as amended.**

**Vice Chair Greenbaum seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

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

Chair Roberts led the review of the minutes from March 20, 2024, for corrections or edits and there were none.

**Vice Chair Greenbaum made a motion to approve the minutes from March 20, 2024, as written.**

**Member Althaus seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Aye**

**Chair Roberts – Aye**

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

Chair Roberts led the review of the minutes from April 10, 2024, for corrections or edits and there were none. Vice Chair Greenbaum and Member Kiernan will abstain from voting on these minutes as they were not present at the meeting.

**Member Riemer made a motion to approve the minutes from April 10, 2024, as written.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Abstained**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan – Abstained**

**Chair Roberts – Aye**

**So voted, 4-0-2, motion carries.**

*Note: Following this vote, Chair Roberts and the Members thanked Planning Department Assistant Liz Sturdy and Board/Committee/Commission Support Staff Member Alex Powers for their hard work. Chair Roberts and Members agreed that all future Planning Board meeting minutes should include the topic raised by each individual during the Public Comment period to assist the Members and Town staff for any follow-up as needed. There were no objections.*

### **Board Discussion**

Chair Roberts led the Members in the discussion and review of the Subdivision Rules and Regulations.

The highlighted topics discussed by Chair Roberts, the Members, and Town Planner/Land Use Counsel Carboni included: public hearings are required for regulation changes and the Members agreed to continue to hold public hearings so voters are informed followed by a vote by the Members; the need to schedule a hearing on the edits to Subdivision Rules and Regulations as soon as possible; the 40' width of a road is a Bylaw and not a rule or regulation so it was recommended that this item (as well others which were applicable) is marked with an \* so the public understood that this item (and others) could not be waived; and a review of specific items to be edited as recommended by Planning Department Assistant Sturdy and in the Members' packet for this meeting;

Chair Roberts announced that the next meeting will be Wednesday, May 22, 2024, at 5:00 pm.

**Member Riemer made a motion to adjourn at 6:16 pm.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum - Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan - Aye**

**Chair Roberts - Aye**

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

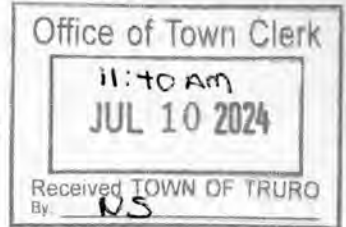
Alexander O. Powers

Board/Committee/Commission Support Staff



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666



## FORM A

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

To the Planning Board of the Town of Truro, MA

Date JULY 10, 2024

The undersigned owners of all the land described herein submitted the accompanying plan entitled: PLAN OF LAND IN TRURO, MA FOR ROBERT D. COREY ESTATE and dated JULY 9, 2024, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 8 & 10 TRYWORKS ROAD Map(s) and Parcel(s): MAP 46, PCL 130 & 131

Number of Lots Created: NO NEW LOTS Total Land Area: 106,503 SQ. FT. ±

The owner's title to said land is derived under deed from CAPE LANDS, INC BOOK 1373 DEED 1122  
1384/167, VLADIMIR PETIOAEFF 1384/866  
dated \_\_\_\_\_, and recorded in the Barnstable Registry of Deeds Book and Page \_\_\_\_\_ or  
Land Court Certificate of Title No. \_\_\_\_\_ registered in Barnstable County.

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

- ☐ The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
- ☐ a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
- ☐ a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or
- ☐ a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_.
- ☒ The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely LOT LINE ADJUSTMENT which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically \_\_\_\_\_ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

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- ☐ Other reasons or comments: (See M.G. L., c.41, §81-L)

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All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

Donna Umlauf  
(Printed Name of Owner)  
personal representative for  
Estate of Robert Corey

(Printed Name of Owner)

Donna M Umlauf  
(Signature)

(Signature)

34 FLAGG DRIVE, BELLINGHAM, MA  
(Address of Owner(s))

(Address of Owner(s))

ROBERT J. FREEMAN  
(Printed Name of Agent)

Robert J. Freeman  
(Signature)

(Signature)

SCHOFIELD BROTHERS, P.O. BOX 101 ORLEANS, MA 02653  
(Address of Agent)

File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Assistant at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov)

## 2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: 8 & 10 TRYWORKS RD Applicant Name: ROBERT D. COREY ESTATE Date: 7/11/24

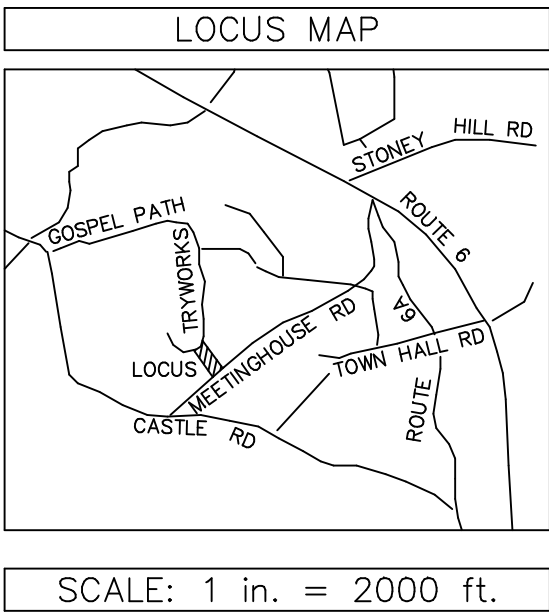
No.	Requirement	Included	Not Included	Explanation, if needed
<b>2.2.2 Submission Requirements</b>				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	✓		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	Relevant zoning classification data.	✓		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		NONE
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	✓		N/O WETLANDS
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

## 2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: 8 & 10 TRYWORKS RD Applicant Name: ROBERT D. COREY ESTATE Date: 7/11/24

No.	Requirement	Included	Not Included	Explanation, if needed
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	✓		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	✓		

- NOTES:
- 1. ZONING CLASSIFICATION: RESIDENTIAL
  - 2. ASSESSORS MAP 46, PARCELS 130 AND 131  
ADDRESS: 8 AND 10 TRYWORKS ROAD
  - 3. OWNER OF RECORD:  
ROBERT D. CORRY ESTATE  
C/O DONNA UMLAUF  
34 FLAGG DRIVE  
BELLINGHAM, MA 02019  
DEED BOOK 1373, PAGE 1122  
BOOK 1384, PAGE 866  
BOOK 1384, PAGE 867  
PLAN BOOK 174, PAGE 83



REGISTRY USE ONLY

THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNERS OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

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

TRURO PLANNING BOARD

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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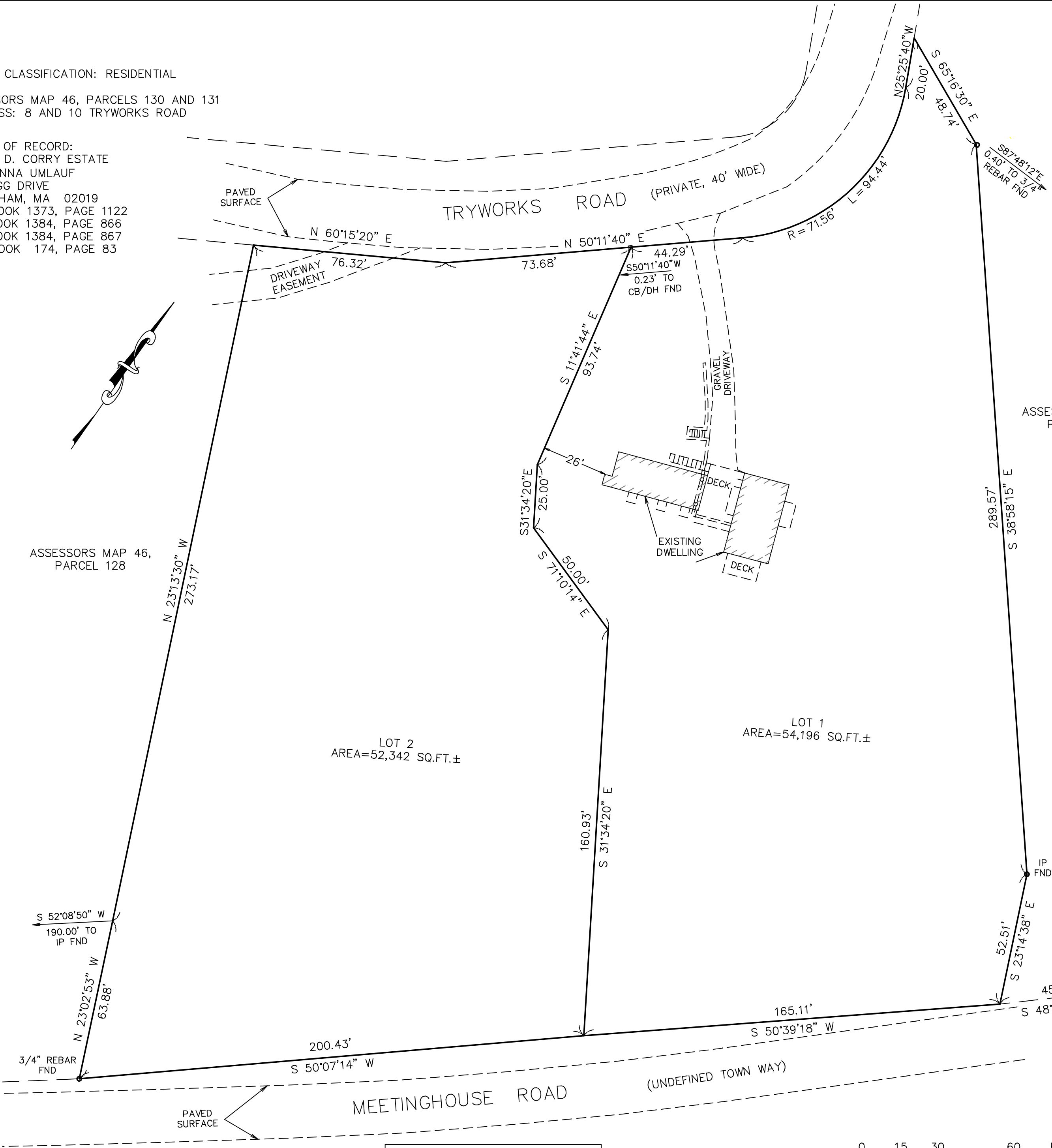
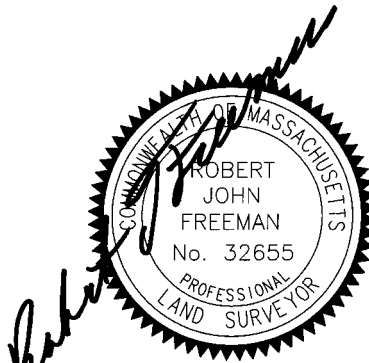
\_\_\_\_\_

\_\_\_\_\_

"PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER SECTION 81-L OF THE GENERAL LAWS AND DOES NOT INDICATE THAT A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS."

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AS REVISED THROUGH JANUARY 1988.

DATE: JULY 9, 2024  
*Robert J. Freeman*  
PROFESSIONAL LAND SURVEYOR



LEGEND:

CB	CONCRETE BOUND
/DH	WITH DRILL HOLE
IP	IRON PIPE
FND	FOUND



PLAN OF LAND IN  
**TRURO, MA**

PREPARED FOR:  
**ROBERT D. COREY ESTATE**

SCALE: 1 IN. = 30 FT. DATE: JULY 9, 2024  
**SCHOFIELD BROTHERS OF CAPE COD**  
LAND SURVEYING AND ENVIRONMENTAL PERMITTING  
161 CRANBERRY HIGHWAY, ORLEANS MA 02653  
TEL. NO. 508-255-2098 FAX NO. 508-240-1215

**PLANNING BOARD COMMUNITY FORUM ON TEMPORARY SIGNS –  
August 7 5:15 – 6 PM**

The Planning Board is hosting an online community forum at our August 7 meeting to hear your thoughts on temporary signs in Truro. Currently, our regulations require approval from the Planning Board to plant a temporary sign and “such permit shall be limited to holiday or special events.” Most existing signs have been planted with no review and many do not fall into the category of holiday or special events.

We are looking for input as to how to deal with temporary signs more realistically in a way that fits with Truro. Both the Planning Board and Select Board have this issue on our priority list for this year and our first step is to hear from the community. There are a wide variety of temporary signs: Local businesses, graduation, congratulations, non-profit and cultural organizations advertising events, fresh eggs/vegetables/flowers, political signs and more.

Please share your comments on Wednesday August 7 from 5:15 to 6 pm at our Planning Board meeting. We’d like to hear your responses to several questions including:

- What do you like about the temporary signs in Truro?
- What are your concerns about temporary signs in Truro?
- Should temporary signs be regulated in Truro? If so, should we expand the categories of temporary signs requiring a permit?