



# Truro Planning Board Agenda

## Remote Zoom Meeting

Wednesday, February 5, 2025 – 5:00 pm

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

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

**<https://us02web.zoom.us/j/88192369351>**

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

**Meeting ID: 881 9236 9351**      **Passcode: 599458**

### **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.

### **1. Planner Report**

### **2. Chair Report**

### **Minutes**

- ◆ October 23, 2024
- ◆ November 6, 2024

### **Temporary Sign Permit Application**

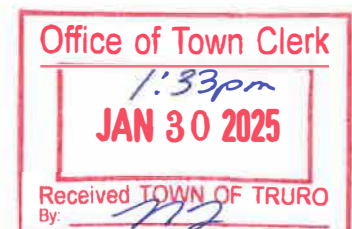
- ◆ **Allison – Payomet Performing Arts Center**, requesting two (2) 36" x 42" signs (one at the corner of Route 6 and Walsh Way; and one between Lambrou Lane and Old Firehouse Road). The signs will be installed on May 1<sup>st</sup> and removed December 31<sup>st</sup>.

### **Board Discussion/Action**

- ◆ Lot Clearing
- ◆ Lot Coverage
- ◆ Climate Change
- ◆ Communication Towers
- ◆ Street Inventory List

**Next Meeting:**      Wednesday, February 19, 2025 at 5:00 pm

### **Adjourn**



## STAFF MEMORANDUM

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To: Truro Planning Board

From: Barbara Carboni, Town Planner/Land Use Counsel

Date: February 3, 2025

Re: February 5, 2025 meeting

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*As reported to the Chair, I will be away on this date and not attending the meeting. The videographer will start/stop the meeting and the recording. I believe anyone will be able to share screen (that has been the case in the past), but if not, the videographer can allow an attendee to share.*

**Allison – Payomet Performing Arts Center, Temporary Sign Permit Application**

Requesting two 36" x 42" signs: one at corner of Rt. 6 and Walsh Way; one on Rt. 6 between Lambrou Lane and Old Proposed: installation May 1st; removal December 31<sup>st</sup>.

Location: Per Jarrod Cabral, DPW Director (by email) "The corner of Route 6 and Walsh is acceptable, as well between Fire House Rd and Lambrou on Route 6."

Duration: I recommend that the Board approve the application as submitted, for the duration requested.

As the Board is aware, the issue of permit duration (including "seasonal" permits) has arisen in the past. To the extent this is a subject of discussion on Wednesday, below is my report from 2023 to the Board on the history of seasonal permits and why the Board has granted them:

I researched the Planning Board's history of issuing temporary sign permits to Payomet for its events. This year (2023), the Planning Board granted a permit allowing an installation date of June 1st and a removal date of October 1, 2023, for "multiple dates throughout season." It appears this seasonal approach has been taken by the Planning Board for many years. I looked at the last five years of permitting and found similar applications (in some years, a shorter or longer season) granted.

The Zoning Bylaw limits the time a temporary sign may be placed to a period of 15 days, and up to 30 days for events having multiple dates. The Bylaw does not limit the number of events an organization may advertise with a temporary sign. In theory, Payomet could file a separate temporary sign application for each performance event. As long as each sign did not overstay its 15 days (or 30 days for multiple date events), Payomet would be in compliance with the Bylaw. It appears that instead of requiring Payomet to file a separate application for each event, the Planning Board has taken a seasonal approach. This allows the same outcome that would be permitted if separate sign applications were made for each event, and the signs were installed and uninstalled each time

Further comment: administrative burden: In addition to the reasoning above, please note that requiring Payomet to file multiple/serial applications for temporary sign permits, rather than one seasonal permit, would place a greater burden on Liz, who would be required to process, copy, circulate, post, and send the application to Town departments each time - along with engaging in related correspondence, phone calls, and other interactions with the applicant. Assuming that the signs are consistent and their location approved by Jarrod, there is no reason to place this additional burden on Liz.



# TOWN OF TRURO

## PLANNING BOARD

Meeting Minutes

October 23, 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, Caitlin Townsend

**Members Absent:** Virginia Frazier

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; Stanley, Ruth, and Benjamin Sigel (Abutters 4 Union Field End); Daniel Duarte (Abutter 50 Old Kings Highway); H. Wayne Klekamp (Owner 10 Old Dewline Road and 67 South Highland Road – Applicant); Mark Mariano (Oakhill Engineering and Representative for H. Wayne Klekamp – Applicant); Robert Shingleton (Representative for H. Wayne Klekamp – Applicant)

The remote meeting convened at 5:00 pm, Wednesday, October 23, 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 comments. 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 none.

*Note: Prior to the Planner Report, Town Planner/Land Use Counsel Carboni asked for guidance from Chair Roberts regarding the admission of online participants to the meeting due to the unprecedented "Zoom bombing" which created chaos and multiple disruptions at the previous meetings. Chair Roberts noted that the individuals presently awaiting admission to the meeting did not appear to have aliases to disguise their identity. Mr. Mariano, Mr. Duarte, and Mr. Siegel were admitted. Chair Roberts noted that the Planning Board did not have the same IT security measures in place as the Select Board.*

### **Planner Report**

Town Planner/Land Use Counsel Carboni reported the Ad Hoc Walsh Property Advisory Committee had occurred on Monday and another meeting is scheduled in November. The Zoning Task Force will hold its first meeting on Monday. This will be a remote meeting and a link to view the meeting, the meeting agenda, and the meeting packet is available on the Zoning Task Force website.

### **Chair Report**

Chair Roberts reported that he did not have anything to report this evening.

## **Minutes**

Chair Roberts and the Members reviewed the minutes from August 7, 2024 for comments, corrections or edits and there were none.

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

**Member Kiernan seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus - Aye**

**Member Riemer - Aye**

**Member Kiernan - Aye**

**Chair Roberts - Aye**

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

## **Board Action/Review**

**2024-006/PB Preliminary Subdivision** - 32 Union Field Road (Atlas Map 47, Parcel 21), Susan Dyer Lambert and William R. Dyer.

Chair Roberts asked if there was anyone present to represent the Applicant and Town Planner/Land Use Counsel Carboni announced that the Applicant had submitted a request for a continuance as well as an extension agreement. Town Planner/Land Use Counsel Carboni will give the Abutter the opportunity to provide documentation regarding their opposition to this matter and then Town Planner/Land Use Counsel Carboni will turn over the documentation to KP Law for a title legal review. The Applicant's representative, J. Thaddeus Eldredge, submitted this request earlier today and requested a continuance to November 20, 2024. Town Planner/Land Use Counsel Carboni opined that this would be an acceptable request should the Members chose to grant the request.

Chair Roberts stated that it seemed acceptable to give additional time to hear from the Applicant, the Abutters, and KP Law in this matter. Member Kiernan asked if he had questions would he submit them to KP Law and Town Planner/Land Use Counsel Carboni said that she would like to receive his questions, provide those questions to the Abutter as well as to KP Law. Member Kiernan said that he would be most comfortable sending his questions through Chair Roberts to Town Planner/Land Use Carboni and there were no objections from Chair Roberts or Town Planner/Land Use Carboni.

**Member Kiernan made a motion to continue the matter of 2024-006/PB Preliminary Subdivision to November 20, 2024.**

**Member Riemer seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus - Aye**

**Member Riemer - Aye**

**Member Kiernan - Aye**

**Chair Roberts - Aye**

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

After the vote, Chair Roberts recognized Mr. Siegel who asked if all parties would be able to receive and review KP Law's opinion prior to the continued meeting regarding this matter on November 20, 2024, and Chair Roberts replied in the affirmative.

### **Public Hearing - New**

**2024-001/SPR A/C Mobile Home Park Inc. (Horton's)** - 67 South Highland Avenue and 10 Old Dewline Road (Atlas Map 37, Parcel 15, 19). Applicant seeks a Site Plan Review for construction of a Comfort Station on the upper area of Horton's Campground located in the Seashore District.

Chair Roberts recognized Mr. Mariano who presented an overview of the Site Plan Review and the proposed project. Mr. Mariano noted several highlights of the project to include: the comfort station will be a single-level building used for seasonal use only and winterized for the winter; it will be constructed of concrete masonry blocks with an asphalt shingle roof; the building will be completely ADA-accessible; regarding stormwater, gutter drains will collect water from the roof, go into gutter drops which will then be placed into a sub-surface infiltration basin; the site has very good sand and there are no issues with drainage; the Planting Plan will keep natural vegetation consistent with the surrounding vegetation; the site will have concrete walkways with ADA transition platforms to ease access to the building; the north side will have bike racks; the building will be served by domestic water and sewage will tie into the sewer network; the maximum height of the roof will 16' ¾" was confirmed with the project's architect and is consistent with the height of a single-story building; the interior of the building consists of water closets, toilets, urinals, lavatory sinks, individual showers (ADA-accessible), dedicated laundry room, domestic water and bottle refilling stations, and an open wash area for cutlery cleaning and other items; and the building will be open 24 hours a day and will have down lighting limited to the site of the building only.

The Members, Town Planner/Land Use Counsel Carboni, Mr. Shingleton, and Mr. Mariano commented on or discussed the following highlighted topics: Mr. Mariano confirmed that he was not involved before the initial destruction of the site; Mr. Mariano confirmed that the original building had already been removed as contained in the Applicant's narrative; Mr. Mariano confirmed that a demolition permit had been issued; Mr. Mariano was unsure if in accordance with the demolition permit that all of the materials were removed legally from the site and Mr. Mariano said that he will request a written confirmation from the Owners that all the materials were removed legally from the site; a request that the Applicant identify specifically on the site plan the exact location of Dewline Road; add the exact location of a well on the property to the site plan; add the Wastewater Treatment System exact location to the site plan; add the exact location of the wastewater lines to the site plan; Mr. Mariano was unsure if the general public would have access to the Wastewater Treatment System (such as campers staying in Provincetown and coming to this location to eliminate their waste from their campers as a convenience) and Mr. Mariano will check on that; the capacity of the existing DEP-approved treatment plant and determine if it can serve the campground regardless of how many units are there; Mr. Shingleton confirmed that the current DEP-approved treatment plant is approved for 57,010 gallons per day, and under an agreement with the Town of Truro, the Applicant is limited to 218 sites at Horton's and 330 sites in the Upper Area for a total of 548 sites which is under the maximum capacity of the treatment plant; in accordance with the Town of Truro agreement, starting in 2026, the Applicant is mandated to have 41 permanent tent sites in the Upper Area, and in the interim, there will be 55 tent sites in the Upper Area; Mr. Shingleton confirmed that the new building is designed for the guests staying in the Upper Area although he acknowledged that guests from the Lower Area could access it but it would not be convenient for them to do so; the number of guests the facility will serve and

whether it is large enough to serve the guests who will use the facility; whether the road up the hill was adequate for emergency vehicles to have access to the facility in an emergency; Mr. Mariano confirmed that guests will park in their tent space; the issue of the National Seashore's opposition to the use of Dewline Road and Mr. Shingleton confirmed that the concern over Dewline Road has been resolved with the National Seashore and access to Dewline Road will be locked and will be used only in an event of an emergency (Vice Chair Greenbaum asked Town Planner/Land Use Counsel Carboni to list this as a condition to approving the Applicant's application as it applied to not using Dewline Road during construction and Town Planner/Land Use Counsel Carboni had no objection); a majority of the Members agreed that a site visit should be scheduled and will be coordinated with Planning Board Assistant Liz Sturdy; Mr. Mariano and Mr. Shingleton confirmed that approval of this building would be for a "in kind use" from what was previously there; Mr. Shingleton confirmed that the new building would be in the exact same area as the previous structure; Mr. Shingleton will provide photographs of the previous structure to the Members; and whether the project will adhere to National Seashore regulations by the Applicant's construction method using concrete masonry blocks for the exterior as it may not be what is expected within the National Seashore from an aesthetic point of view and if there was, or not, an alternative method for the facade of the structure.

Chair Roberts announced that there will be a site visit scheduled to visit the site and the Members would consider this application at a future meeting. Chair Roberts then asked for a motion to continue this hearing to a date certain.

**Vice Chair Greenbaum made a motion to continue the matter of 2024-001/SPR A/C Mobile Home Park Inc. (Horton's) to November 20, 2024.**

**Member Kiernan seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus - Aye**

**Member Riemer - Aye**

**Member Kiernan - Aye**

**Chair Roberts - Aye**

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

### **Board Discussion/ Action**

Updates on work for next year:

Chair Roberts led the discussion with the Members on this agenda item.

- Lot Clearing
  - Chair Roberts noted that Member Frazier was not present this evening and then he discussed the effort to reduce the 12-page Cape Cod Commission model bylaw and the result being just over 7 pages. The document is currently under review by two other Members and he noted that he felt that it may still be too long to pass at Town Meeting. Chair Roberts noted that a public comment had been received since the last meeting and it was critical that the Members focused on lot clearing was on cut and fill and the modification of terrain. Chair Roberts will distribute the shortened version of the model bylaw to the Members so it can be discussed further at the next meeting.

- Lot Coverage
  - Vice Chair Greenbaum reviewed the topics discussed at the previous meeting, and moving forward, Members had agreed to focus on maximum lot coverage and minimum naturalized green space (or such language) in the Residential District. A plan as to how do this has not yet been determined and Vice Chair Greenbaum noted that she struggled how to do this with different sized lots in Truro. Members discussed or commented on the following: consideration as to how to best to keep the natural landscape (animals and birds) viable as this will make Truro a nicer town; the suggestion that each Member take a look at the property that they live on and assess what percentage of the property is covered by buildings, patios, swimming pool, tennis court, basketball court, and walkways, and determine what percentage of their lot is naturalized green space. This exercise would provide several sets of data from which the Members could start. Member Townsend noted that the Members could use the pen feature on Google Maps to determine the size of a structure, or anything else (to include a driveway), on their property use it to calculate the total square footage of the property to which Chair Roberts added that this exercise would keep the conversation moving forward; identify different place types, as incorporated in the Local Comprehensive Plan, and determine what lot coverage would be appropriate in those areas; ideally the Members would like to address lot coverage in the Seashore District in the future. Vice Chair Greenbaum asked the Members to submit their data to her prior to the next meeting so she can consolidate the information and have it prepared for the next meeting.
- Climate Change
  - Chair Roberts asked Member Riemer if he had any new information to share and he said that he did not. Member Riemer noted that he had missed the Climate Action Committee meeting earlier today. Member Riemer was hopeful that the opportunity to collaborate on climate change with other Truro committees and boards would occur and he recognized that a lot more had to be done.

#### Street Inventory List:

Chair Roberts noted that he, Member Frazier and Member Althaus, had undertaken the first 10 streets on the spreadsheet that contained approximately 350 streets in Truro. The average time to complete the street verification was 45 minutes and Chair Roberts noted that this was an encouraging result. Members commented on or discussed the following highlighted topics: moving forward, there will be great data collected; this total effort will require approximately 350 hours of time; Member Kiernan provided a historical review of the methodology used for the verification of the Street Inventory List; Town Planner/Land Use Counsel Carboni emphasized the need to demonstrate that a uniformed methodology would be standardized and used to determine what type of way was created; Chair Roberts proposed that another small sample of 10 streets be verified to see if additional procedural issues may arise; Chair Roberts and Town Planner/Land Use Counsel Carboni will sit down and discuss this item further and prior to the next meeting.

**Next Meeting:** Wednesday, November 6, 2024 at 5:00 pm.

**Member Riemer made a motion to adjourn the meeting at 6:24 pm.**

**Member Althaus seconded the motion.**

**Roll Call Vote:**



**Vice Chair Greenbaum – Aye**  
**Member Townsend – Aye**  
**Member Althaus - Aye**  
**Member Kiernan – Aye**  
**Member Riemer - 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 stylized with a large, sweeping initial "A" and a long, horizontal flourish extending to the right.

Alexander O. Powers  
Board/Committee/Commission Support Staff



# TOWN OF TRURO

## PLANNING BOARD

Meeting Minutes

November 6, 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, Caitlin Townsend

**Members Absent:**

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; Thomas Nadeau (Owner and Applicant)

The remote meeting convened at 5:00 pm, Wednesday, November 6, 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 comments. 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 none.

**Planner Report**

Town Planner/Land Use Counsel Carboni reported that the Ad Hoc Walsh Property Advisory Committee has been meeting weekly and the Zoning Task Force (ZTF) has been meeting every two weeks. The ZTF is looking at Overlay Districts for several areas in Truro and there is much planning that is occurring.

**Chair Report**

Chair Roberts said that the Planning Board is pursuing the Select Board's initiative for more collaboration with other Town boards and committee. The Planning Board has contacted the Climate Action Committee and the Board of Health on a number of issues that will be discussed later during the Board/Action Review portion of this meeting.

**Minutes**

None

**Board Action/Review**

**2024-007/PB ANR-Thomas Nadeau** seeks approval of Form A-Application for Determination that Plan Does Not Require Approval (ANR) pursuant to M.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 102 Castle Road (Atlas Map 46, Parcel 361).

Chair Roberts read aloud the announcement and recognized Mr. Nadeau who stated that he would like to divide the two (2) acre lot into two (2) one (1) acre lots. Mr. Nadeau said that he had deeded access onto Resolution Road.

The Members, Town Planner/Land Use Carboni, and Mr. Nadeau commented or discussed the following topics: Members have visited the site and are familiar with Resolution Road and Castle Road; confirmed that a house is currently under construction on Lot 1B; Resolution Road is an approved subdivision road and Mr. Nadeau has the right to access it; there is not dispute of access by Mr. Nadeau; the Board must determine if Resolution Road and Castle Road provides sufficient frontage to each of the lots to merit an ANR endorsement; the lot is a steeply sloped lot (hollow) and accessibility to the lot may be easier from Resolution Road than Castle Road; determine if the frontage along Castle Road is useable for access; the obstruction and lack of 300' line of sight from the road created by the present guardrails; issues with the Applicant's completed checklist; a review of the ANR endorsement and Subdivision Plans; the question of whether or not frontage can be on two different roads as long as it is contiguous as the Applicant is short 36' of frontage on Resolution Road; the question of whether or not the access on Castle Road was elusory; the absence of information from b.6 on the ANR Plan Endorsement Review Checklist and can be added to the application; and an informal poll of the Members was conducted to see if the Members felt that the frontage on Castle Road elusory or not resulted in the Members voicing difference of opinions: 2 said that it was elusory, 3 said it was not elusory, and 2 were in favor of visiting the site to gather more information and determine if the frontage along Castle Road was elusory or not.

Chair Roberts the provided an overview of the options to include asking the Applicant to extend the schedule so several of the Members could revisit the site or asking the Applicant to consider a revision of the plan.

Town Planner/Land Use Counsel Carboni opined that the Applicant could revise the plan so that the Applicant has conforming frontage that is 150' of frontage on Resolution Road resulting an ANR that the Board could endorse. Town Planner/Land Use Counsel Carboni also added that if the Applicant would favor that option he could withdraw the application without prejudice and submit a new plan. The Applicant also had the option to extend the schedule until the next Board meeting and give the Members the opportunity to revisit the site and consider whether or not the frontage was elusory.

Mr. Nadeau stated that he would grant an extension of two weeks to November 20, 2024, to give the Members the time to revisit the site. Town Planner/Land Use Counsel Carboni requested that Mr. Nadeau email this extension to her and Liz Sturdy. Mr. Nadeau confirmed that the email would arrive this evening to the Town staff.

### **Board Discussion/ Action**

Updates on work for next year:

Chair Roberts led the discussion with the Members on this agenda item.

- Lot Clearing
  - Chair Roberts said that he sent a draft lot clearing bylaw to Members last week and asked the Members for their comments. Member Frazier felt that it was still too long and that there were opportunities to condense the draft document. Chair Roberts asked Member Frazier to “red pen” the document so the two of them could agree on a reasonable length and Member Frazier agreed. There were no other comments.
- Lot Coverage
  - Vice Chair Greenbaum noted that she and Member Kiernan had reviewed their individual property lots in the Residential District and Vice Chair Greenbaum’s property was 42,689 square feet, and 1,676 square feet was covered with impermeable (4%) and a gravel driveway (not counted as impermeable) but another 4,200 square feet (5%), and the naturalized green area was about 32,000 square feet or approximately 74% of the lot. Member Kiernan’s lot came out to 10% impermeable and 89% of the lot was the naturalized green area. Vice Chair Greenbaum confirmed that she had not received an email from Chair Roberts that included data from his property. Chair Roberts will resend the email but noted that his property was a 40,269 square foot lot and 86% of the lot was the naturalized green area. Vice Chair Greenbaum would like receive the data from the other Members as well as receive input from the Climate Action Committee.
- Climate Change
  - Chair Roberts reported that he and Member Riemer had attended the Climate Action Committee meeting earlier today. Chair Roberts noted they had discussed several items with the Climate Action Committee: the Cape Cod Commission’s conceptual design addressing the low-lying road situations at two locations along Shore Road and a possible review by a joint committee of all the other low-lying road situations in Truro; the final topic discussed with the Climate Action Committee was on the topic of the enhanced overlay flood plain (dated June 2024) that was developed by the Cape Cod Commission. Member Riemer added that there was an update regarding the climate action coordinator who has interviewed and will be hired by Town Manager Darrin Tangeman. Member Riemer commended the work done so far by the Climate Action Committee and noted that the committee’s meetings will be available for viewing on the Truro Library’s YouTube channel. The Climate Action Committee also had a guest speaker who spoke about pesticide and fertilizer reduction articles for the Town Meeting warrant.
- Street Inventory List
  - Chair Roberts said that a second group of streets is currently under review. The findings are not ready for presentation but they should be ready by the next meeting.

**Next Meeting:** Wednesday, November 20, 2024 at 5:00 pm. Chair Roberts reviewed the agenda items for that meeting.

Member Kiernan requested a copy of any information provided to Town staff about the sewage treatment plant that will be put in at Horton’s. Member Kiernan said that he would like to be familiar with it as the Town had approved the application to build the sewage treatment plant.

Vice Chair Greenbaum reminded the Members that Liz Sturdy would be out on a leave of absence following surgery next week.

**Member Althaus made a motion to adjourn the meeting at 6:19 pm.**

**Member Kiernan seconded the motion.**

**Roll Call Vote:**

**Vice Chair Greenbaum – Aye**

**Member Townsend – Aye**

**Member Althaus – Aye**

**Member Frazier - Aye**

**Member Kiernan – Aye**

**Member Riemer - 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", with a stylized flourish at the end.

Alexander O. Powers

Board/Committee/Commission Support Staff

**PALD**  
1/21/25 \$200.00  
CR #370

# TOWN OF TRURO



# PLANNING BOARD

## Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00 (for each 30-day period)

Applicant Name:

Payomet Performing Arts

Date:

5/1/25 - 12-31-25

Applicant Contact Information:

PO Box 1202, Truro, MA 02666

Mailing Address

508 349-2929

Phone

info@payomet.org + Allison@payomet.org

Email

Number of Signs Requested:

2

Temporary Sign Dimensions:

- |     |        |           |       |           |
|-----|--------|-----------|-------|-----------|
| (1) | Height | <u>42</u> | Width | <u>36</u> |
| (2) | Height | <u>42</u> | Width | <u>36</u> |
| (3) | Height | _____     | Width | _____     |
| (4) | Height | _____     | Width | _____     |

Location(s) of Proposed Temporary Sign(s):

\* Corner of Rte 6 + Walsh Way  
\* Inbetween Lambrow Rd + Old Firehouse Road

Date(s) of the Event in Which the Sign is Intended:

8 months 5/1/25 - 12/31/25

Date When Sign(s) will be Installed:

May 1, 2025

Removed:

12/31/25

Applicant Signature

Allison Welch

Applicant Printed Name

Allison Welch

Date

5-21-25

If sign(s) to be placed on private property, please have Owner print and sign name below:

Owner Signature

(which also authorizes the use of the property)

Owner Printed Name

Date

Planning Board Action: **Approved** \_\_\_\_\_

**Approved w/Conditions** \_\_\_\_\_

**Denied** \_\_\_\_\_

Conditions: \_\_\_\_\_

Board Signature: \_\_\_\_\_

Chair, Planning Board

Date: \_\_\_\_\_

## LOT COVERAGE DRAFT 2.4.35

RED = draft language to be added to Truro Zoning Bylaws

### WHY

- Protect and preserve the quality of our groundwater by decreasing runoff & thereby decreasing contamination of the aquifer. Developing a townwide public water supply, even if possible, would be a huge expense for the community.
- Preserve the “rural” character of Truro which supports the tourism industry that is a major component of Truro’s economy
- Maintain wildlife habitat and encourage contiguous habitats across properties
- Support SB goal B) *Protect the natural and built environment & address impacts of climate change.*
- Support Carbon Sequestration, which was identified as a need by the Local Comprehensive Plan (p. 89). Carbon sequestration is **the process of capturing and storing atmospheric carbon dioxide**. It is one method of reducing the amount of carbon dioxide in the atmosphere with the goal of reducing global climate change. Biologic carbon sequestration refers to storage of atmospheric carbon in vegetation, soils, woody products, and aquatic environments. For example, by encouraging the growth of plants—particularly larger plants like trees—advocates of biologic sequestration hope to help remove CO<sub>2</sub> from the atmosphere. (United States Geologic Survey)
- Support Truro’s Growth Policy as written in the Local Comprehensive Plan adopted May 2024 which states” *We will integrate new housing throughout our town as we build neighborhoods and community, not simply structures.” (LCPC p 22)* In furtherance of the LCPC *This bylaw is not intended nor designed to limit the development of affordable or attainable housing.*

### DEFINITIONS

- Truro's current definition: Lot Coverage: The portion of a lot which is covered by impervious structures and improvements. Impervious structures and improvements shall include but not be limited to paved driveways and parking areas, principal and accessory structures, swimming pools and other on-site amenities which render any portion of the lot impervious.
- Naturalized green space – the minimum percentage of the lot that DOES NOT require watering/irrigation and/or fertilizing. This shall consist of either existing trees, bushes, underbrush, plants, grasses etc. or native species. *(Do we need this language?)*

## NEW BLAW XXX

This bylaw shall apply to the Residential District lots of 33,750 sq ft or more that are used for residential purpose. Municipal properties, and lots with deed restrictions for affordable or attainable housing & ~~lots designated as Farms in the Truro assessor's database are exempt.~~ This will apply to all applications for building permits for new construction & increases in lot coverage as defined above on lots with existing homes. To support the reasons listed above, this bylaw both limits the amount of Lot Coverage and places a minimum percentage of the lot that shall be "Naturalized Green Space."

- The maximum Lot Coverage in the Residential District shall be 20%.
- The minimum Naturalized Green Space in the Residential District shall be 60%. New draft # 25% (2/4/25)

## Requirements

- A plan showing both Lot Coverage and Naturalized Green Space will be included in the Building Permit Application.



## Truro Zoning Bylaws

### DRAFT – Communications – Proposed changes to §40.5.B.3

1-28-25 Rev 3

#### Existing Language:

3. The communications structure, building or appurtenance shall be installed, maintained and operated in accordance with all applicable federal, state, county and local codes, standards and regulations ~~and shall be designed to withstand sustained winds and gusts of a category 5 hurricane~~. If Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) regulations are changed, then the owner or operator shall bring the structure, building and appurtenances into compliance with the new regulations within six (6) months of the effective date of such regulations or earlier if a more stringent compliance schedule is included in the regulation. Failure to comply with any new regulations shall be grounds for the removal of non-complying structures, buildings and appurtenances at the owner's expense.

#### Proposed Revised Language:

3. **All communications structures, buildings, towers and appurtenances** shall be installed, maintained and operated in accordance with all applicable federal, state, county and local codes, standards and regulations. **Tower structures shall be designed or rated (existing structures) to conform to the loading requirements of the Massachusetts State Building Code 780 CMR (latest edition) and the ANSI/TIA-222 Standard referenced therein.** If Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) regulations are changed, then the owner or operator shall bring the structure, building, **tower** or appurtenance into compliance with the new regulations within six (6) months of the effective date of such regulations or earlier if a more stringent compliance schedule is included in the regulation. Failure to comply with any new regulations shall be grounds for the removal of non-complying structures, buildings **towers or** appurtenances at the owner's expense.
4. **An on-site condition assessment and an updated structural rating analysis no more than five (3) years old and stamped by a registered professional structural engineer licensed in the Commonwealth of Massachusetts shall be submitted when an existing tower or the equipment that it supports is modified in a manner that results in increased structural loads on the tower. The Risk Factor (or Structure Class) used for design or rating of communications towers shall be subject to review and approval by the Truro Planning Board but shall not be less than the following:**
  - a. **For the existing towers at 344 Route 6 and 5 Town Dump Road and for towers supporting emergency communications services: Risk Factor / Structure Class: III.**
  - b. **For all other communications towers: Risk Factor /Structure Class: II.**

(Keep and renumber subsequent paragraphs of Section 40.5.B.)

**Commentary on the proposed changes:**

The reference in the current zoning bylaw to “...a category 5 hurricane...” does **not** provide a basis for determining wind loads on structures for design or rating purposes. This proposed rewrite, per paragraph 3 above, is the crux of this bylaw revision.

This warrant article deletes the “...category 5 hurricane...” language and instead requires compliance with the Massachusetts State Building Code, 780 CMR.

With regard to the proposed paragraph 4 above: The applicable code uses a factor called “Structure Class” for the analysis of each specific structure, depending on the importance of the supported communication services and the hazard that the structure represents to its surroundings. A higher value for “Structure Class” should potentially be used or required for a tower that supports essential or emergency services, for a tower whose service coverage area is not redundant with another tower, or for a tower whose fall zone includes critical infrastructure. This paragraph 4 is intended to codify what has been the Planning Board’s recent practice when reviewing submittals for tower modifications.