



# Town of Truro

P.O. Box 2030, Truro, MA 02666  
Tel: 508-349-7004 Fax: 508-349-5505

## ZONING BOARD OF APPEALS Agenda

**DATE OF MEETING:** Thursday, November 12, 2020  
**TIME OF MEETING:** 5:30 pm  
**LOCATION OF MEETING:** Remote Meeting  
[www.truro-ma.gov](http://www.truro-ma.gov)

### Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website ([www.truro-ma.gov](http://www.truro-ma.gov)). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at [1-866-899-4679](tel:1-866-899-4679) and entering the following access code when prompted: [632-792-061](tel:632-792-061). Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov).

Meeting link: <https://global.gotomeeting.com/join/632792061>

Hearing materials can be found at the following web address:

[www.truro-ma.gov/zoning-board-of-appeals/pages/cloverleaf-40b-application](http://www.truro-ma.gov/zoning-board-of-appeals/pages/cloverleaf-40b-application)

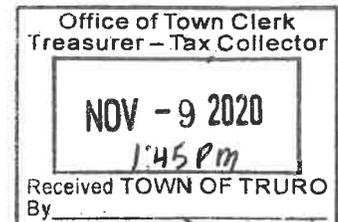
**Public Hearing – Continued**

**2019-008 ZBA – Community Housing Resource, Inc.** seeks approval for a Comprehensive Permit pursuant to G.L. c. 40B, §§20-23 to create 40 residential rental units, of which not less than 25% or 10 units shall be restricted as affordable for low or moderate income persons or families, to be constructed on property located at 22 Highland Road, as shown on Assessor’s Map 36 and Parcel 238-0 containing 3.91 acres of land area.

**Public Comment**

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.

**Adjourn**



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**Zoning Board of Appeals**

Town of Truro  
Truro, MA 02666

Nov 9, 2020

**via email**

Dear ZBA Chair and Members:

During the November 5<sup>th</sup> ZBA public hearing, we requested an opportunity to summarize to the Board several matters of serious and immediate concern to the Pond Village Watershed community. This includes information that has come to our attention during the past two ZBA meetings, as well as new matters raised by the Cape Cod Commission that bear directly on our questions.

We cannot submit our full response in time for the November 12 meeting given that: (a) the ZBA hearing schedule provides us with no more than one business day (i.e., Friday, November 6) to prepare our response, and (b) the Cape Cod Commission's November 3 letter to the ZBA was not part of the official agenda packet and we were not made aware of it until 5:30 PM on November 5 (i.e., the start of the November 5 ZBA meeting). We are therefore providing you with this outline of unaddressed questions and new information that we are prepared to bring to the ZBA at its next hearing continuation date following the November 12 hearing.

- Issues raised in the Cape Cod Commission's November 3 letter as yet unaddressed by the ZBA, as well as those raised by Pond Village to the Cape Cod Commission.
- Health model components
  - Effluent downgradient modeling
  - Impact on Pond Village Residents' health, given pre-existing conditions known to the Town for at least 7 years
- Small wastewater treatment plant (SWWTP) post-installation
  - Contingency plan
  - Operations and Maintenance plan
- Due diligence on SWWTP vendor
  - Review of data on HSMBR pilot systems installed in MA, RI, and CT
  - Biometrics' role with respect to the maintenance of the SWWTP for the 99-year duration of the project
- Aspects of the SWWTP preliminary design
  - Adequacy of leaching field
  - Reserve area grade and accessibility
- Health waiver conditions and their adequacy to provide health protections for Pond Village

In a spirit of community participation and cooperation, during the November 5 public hearing, we requested that you reserve up to 30 minutes on your agenda to take stock of where we are in this process as it relates to our questions and overarching concern for the health and safety of residents of the Pond Village watershed. We are in the process of preparing a succinct and informative presentation for the Board to cover the points outlined above.

Respectfully,

Members of the Pond Village Community  
(Signatories follow)

## LIST OF POND VILLAGE SIGNATORIES – November 9, 2020

<u>Name</u>	<u>Street</u>
Vicki Abrahamson	Twine Field Rd
Terry Abrahamson	Twine Field Rd
Claire Aniello	Bay View Dr
Mauro Aniello	Bay View Dr
Nancy Bean	Shore Road
Patricia Bellinger	Pond Road
Harry Bogdos	Pond Rd
Nancy Boyles	Bay View Rd
Ronald Boyles	Bay View Rd
Elisabeth Bradfield	Professional Heights Rd.
James Brown	Bay View Rd
Julie Brown	Bay View Rd
Will Bullard	Pond Rd
Luther Bumps	Bay View Dr
Lora Bumps	Bay View Dr
Barbara Cardinal	Pond Rd
Robert Cardinal	Pond Rd
Camille Cardinal	Twine Field Rd
JanIs Christensen	Twine Field Rd
Richard Christensen	Twine Field Rd
Raymond Clarke	Priest Rd
Jil Clark	Bay View Rd
Sophia-Grace Clark	Bay View Rd
Sheila Coleman	Pond Rd
Carolyn Collins	Highland Rd
Barbara Connolly	Bay View Rd
William Connolly	Bay View Rd
Steve Corkin	Merryfield Path
Barbara Coughlin	Pilgrims Path
Robert Coughlin	Pilgrims Path
Janine Cote	Priest Rd
Bryan Cote	Priest Rd
Theresa Daigle	Bay View Dr
Tom DeFranco	Pond Village Rd
Francine DeFranco	Pond Village Rd
Glenna Descy	Bay View Drive
Don Descy	Bay View Drive

## POND VILLAGE SIGNATORIES (con't)

Damian DeWolf	Bay View Dr
Shelly DeWolf	Bay View Dr
Barry Donahoe	Paines Way
Denise Donohoe	Paines Way
Rob DuToit	Shore Rd
Ellen English	Pond Rd
Laura English	Pond Rd
Andy English	Pond Rd
Sam English	Pond Rd
Pamela Fichtner	Pilgrims Path
Ronald Fichtner	Pilgrims Path
Michael Gagne	Pond Rd
Kathy Gagne	Pond Rd
Jeanne Gaarder	Hughes Rd
Joe Gareau	Pond Village Ave
Pauline Gareau	Pond Village Ave
Jim Gillman	Bay Village Rd
Sandy Gillman	Bay Village Rd
Nita Giordano	Twine Field Rd
Alan Giordano	Twine Field Rd
Jeff Goldenberg	Pilgrim Pond Road
Eric Goss	Pond Rd
Amy Graves	Francis Rd
Marne Hodgins	Pond Road
Tony Hodgins	Pond Road
Elizabeth Hulick	Shore Rd
Charles Hutchings	Sage Ridge Rd
Carolyn Hutchings	Sage Ridge Rd
Eric Johnson	Twine Field Rd
Gwen Kazlouskas-Noyes	Pond Rd
Scott Kazlouskas-Noyes	Pond Rd
Hank Keenan	Highland Rd
Mindy Kingston	Pilgrim Pond Road
David Kirchner	Twine Field Rd
Deborah Kmetz	Professional Heights Rd.
Mary Ann Larkin	Pond Rd
Mary Ellen Laughlin	South Highland Rd
William F Laughlin	South Highland Rd
Gail Lebowitz	Pond Village Ave.
Julia Bergmark Lester	Pilgrims Path
Dan Maddalena	Merryfield Path

## POND VILLAGE SIGNATORIES (con't)

Jill Mays	Priest Rd
Eric Mays	Priest Rd
Matthew McCue	Bay View Rd
Paula Passi McCue	Bay View Rd
Jack McMahan	Professional Hts
Laureen McVay,	Amber Way
Brigid Moynahan	Priest Rd
Chris Nagle	Pond Rd
Christina O'Brien	Shore Road
Patric Pepper	Pond Rd
David Perry	Pond Rd
Louise Fournier Perry	Pond Rd
Gigi Porges	Hughes Rd
Janice Redman	Shore Rd
James Rudd	Priest Road
Jane Rudd	Priest Rd
Karen M. Ruymann	Bay View Dr
Frederick W. Ruymann	Bay View Dr
Mallory A. Ruymann	Bay View Dr
Lisa Sette	Professional Heights Rd.
Kathy Sharpless	Bay View Path
Gary Sharpless	Bay View Path
Jake Sharpless	Bay View Path
Ellynn Skove	Bay View Dr
Santina Smith	Bay View Dr
Frank Smith	Bay View Dr
Barry Tendler	Pond Rd
Suzanne Tendler	Pond Rd
Scott Warner	Twine Field Rd
Lesley Weller	Bay View Dr
Barbara Wolhgemuth	Twine Field Rd
Diana Worthington	Pond Rd
Peter Burgess	Friendship Way
Karen Feldman	Turnbuckle Way

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Additional signatories will continue post-submission.