



**AGENDA**  
**TOWN OF TRURO**  
**ZONING BOARD OF APPEALS**  
**P.O. BOX 2030**  
**TRURO, MA 02666-2030**

**DATE:** MONDAY, JANUARY 23, 2017  
**PLACE:** TRURO TOWN HALL  
**TIME:** 7 PM

**Continuation: 2016-010/ZBA – Adventure Bound Camping Resorts**, by agt/rep. Donald F. Nagle, seeks to appeal the Building Commissioner’s Notice of Zoning Violation and Order to Cease, Desist and Correct, for property located at 67 S. Highland Rd (Atlas Sheet 37, Parcel 15) & 10 Old Dewline Rd. (Atlas Sheet 37, Parcel 19)(Reg. of Deeds title ref: Book 26095, Page 3). as con’t. from Aug 22, 2016, Nov. 28, 2016 (w/time waivers);

**Continuation: 2016-013/ZBA – Barbara Rybeck & Joan Siniscalco**, by Atty. Kevin M. Kirrane, for property located at 402 Shore Rd., (Atlas Sheet 10, Parcel 22)(title ref: Book 13530, Page 012). Applicants are seeking a Variance w/ref. to Sec. 50.1 (lot size) and Sp. Permit(s) w/ref. to Sec. 30.2 and 30.7.A. of the Zoning Bylaw to raze and replace a motel & use & structure with a new Single Family Residence, as per plans filed, as continued from Oct. 24, and Nov. 28, Dec. 19, 2016 (w/time waiver);

**Continuation: 2016-017/ZBA – Kevin Shea and Judith Richland**, for property located at 408 Shore Rd. (Atlas Sheet 10, Parcel 41, Reg. of Deeds title ref: Book 7711, Page 069). Applicants are seeking a Variance w/ref. to Sec. 50.1. of the Zoning Bylaw to construct a single-family residence on a pre-existing non-conforming lot which also lacks the required frontage, as per plans filed, as continued from Nov. 28, 2016 and Dec. 19, 2016 (w/time waiver);

**2016-019/ZBA – Stephen Walsh**, by agt/rep Chester N. Lay, Slade Assoc., seeks a Variance and Special Permit w/ref. to Sec. 50.1.A and 30.7.A of the Zoning Bylaw for setback nonconformities created by a proposed definitive subdivision under review by the Planning Board, for property located at 5&0 Walsh Way, Atlas Sheet 43, Parcels 134 & 135);

**2016-21/ZBA -- Gail Wickstrom**, seeks a Special Permit w/ref. to Sec. 30.7.A. of the Zoning Bylaw to construct a 24x28 garage onto a pre-existing, non-conforming dwelling, as per plans filed, for property located at 17 South Highland Rd. (Atlas Sheet 40, Parcel 22)(Reg. of Deeds title ref: Bk. 27831, Page 59);

**2016-20/ZBA – Robert Stello & Jennifer L. Stello**, by Agt/Atty Benjamin E. Zehnder, seek a Special Permit w/ref. to Sec. 30.7.A of the Truro Zoning and MGL 40A, Sec. 6 for the demolition and reconstruction of a pre-existing, non-conforming single-family dwelling on a pre-existing, non-conforming lot, as per plans filed, for property located at 22 Cliff Rd., (Atlas Sheet 29, Parcel 10)(title ref: Book 29845, Page 313).

**OTHER BUSINESS**

- Plan Date clarification: 586 Shore Rd. (5/21) (2016-015/ZBA)
- Minutes: Oct. 24, 2016, Nov. 28, 2016, Dec. 19, 2016.

Bertram Perkel, Chairman