



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

September 25, 2023 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

TOWN OF TRURO

DEC 08 2023

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Members Present (Quorum): Chris Lucy (Chair); Darrell Shedd (Vice Chair); Art Hultin; Joseph McKinnon (Alt.)

Members Absent: Heidi Townsend; Nancy Medoff; Dave Crocker

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Janet (No other information provided.)

Remote meeting convened at 5:30 pm, Monday, September 25, 2023, by Town Planner/Land Use Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Chair Lucy introduced the Members of the ZBA.

Chair Lucy announced that all the hearings on tonight's agenda will be postponed in recognition of the Yom Kippur holiday.

Public Comment Period

Chair Lucy invited the members of the public to offer public comments and Janet expressed her support for the Applicant, Kimberly Peters, in the matter of **2023-009/ZBA**. Chair Lucy thanked Janet for her comment but added that the public comment period was for topics not on the agenda and Chair Lucy invited Janet to voice her support for the Applicant at the hearing on October 23, 2023.

Public Hearings (Continued)

2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A § 10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three nonconforming structures on a lot in the Beach Point Limited Business District.

Member Hultin made a motion to continue the matter of 2022-017/ZBA until October 23, 2023.

Vice Chair Shedd seconded the motion.

ROLL CALL VOTE:

Vice Chair Shedd – Aye

Chair Lucy – Aye

Member McKinnon – Aye

Member Hultin - Aye

So voted, 4-0, motion carries.

2023-004/ZBA (SPs) - Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). Applicant seeks: (1) Special Permit to approve construction on non-conforming lot, including (completed) construction unauthorized by earlier permit, and additional square footage; and (2) Special Permit to exceed Gross Floor Area in Seashore District.

Member Hultin made a motion to continue the matter of 2023-004/ZBA to October 23, 2023.

Vice Chair Shedd seconded the motion.

ROLL CALL VOTE:

Vice Chair Shedd – Aye

Chair Lucy – Aye

Member McKinnon - Aye

Member Hultin - Aye

So voted, 4-0, motion carries.

2023-006/ZBA Robert J. Martin II and 100 Route 6 LLC for property located at 100 Route 6 (Atlas Map 55, Parcel 12). Applicant appeals a cease-and-desist order issued by Building Commissioner on May 3, 2023, with respect to property located in the Seashore District.

Member Hultin made a motion to continue the matter of 2023-006/ZBA until October 23, 2023.

Member Medoff seconded the motion.

ROLL CALL VOTE:

Vice Chair Shedd – Aye

Chair Lucy – Aye

Member McKinnon - Aye

Member Hultin - Aye

So voted, 4-0, motion carries.

Public Hearing (New)

2023-009/ZBA - Kimberly Peters for property located at 4 Harrier Way (Atlas Map 50, Parcel 263). Applicant seeks a Special Permit to exceed Gross Floor Area in the Residential District under Zoning Bylaw Sections 50.2 and 30.8 with the construction of an ADU on the property.

Member Hultin made a motion to continue the matter of 2023-009/ZBA until October 23, 2023.

Vice Chair Shedd seconded the motion.

ROLL CALL VOTE:

Vice Chair Shedd – Aye

Chair Lucy – Aye

Member McKinnon - Aye

Member Hultin - Aye

So voted, 4-0, motion carries.

Chair Lucy made a motion to adjourn at 5:39 pm.

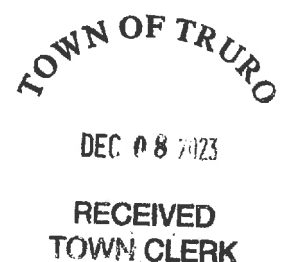
Member Hultin seconded the motion.

ROLL CALL VOTE:

Vice Chair Shedd – Aye

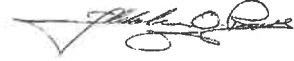
Chair Lucy – Aye

Member McKinnon - Aye



Member Hultin - Aye
So voted, 4-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

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