ZONING BOARD OF APPEALS
TRURO, MASSACHUSETTS
MINUTES
MONDAY, JULY 31, 2017, 2017
7 PM - TRURO TOWN HALL
24 TOWN HALL ROAD, TRURO

QUORUM PRESENT: B. Perkel (Chmn); F. Todd (V. Chair); A. Hultin (Clerk); J. Thornley; N. Brown (Alt); S. Areson (Alt).; (Absent: J. Dundas).
Also present, Interim Planner Terkanian, (S. Kelly, Recording Sec.)

Meeting convened at 7 PM by Chairman Perkel.

(Other Business)

Prior to the regular hearings, Chairman Perkel noted there had been a request for release of bond regarding past petitioners Lavin/Lipman and since there had been no issues with the property he requested a Motion to release said bond.
Motion (Todd, 2nd Perkel): In regard to $20,000 Damage Bond ref. in decision 2010-006/ZBA, the ZBA votes to release said Bond, noting there have been no claims of damage.
Unanimous Vote in favor of release of bond.

Continuation -- 2017-007/ZBA – White Sands Beach Club, Maria Kuliopulos, by agt/atty Edward T. Patten, for property located at 706 Shore Rd., (Atlas Sheet 1, Parcel 5)(Reg. of Deeds title ref: Bk. 415, Pgs. 57-62.) Applicant seeks a Special Permit (ref: Zoning Bylaw Sec. 30.7.A. to reconstruct a 17 unit motel building (resulting in 47 total units at the motel site), as per plans filed (cont'd. 4/24/17; 5/22/17; 6/26/17 (w/time waivers).
(Mr. Brown noted he would stand down with a conflict).

Mr. Perkel noted the applicants were changing two units to one unit; if there was nothing new as of now, he would like to proceed with questions from ZBA members.
Applicant Kuliopulos wanted to make sure they were aware of the site plan approval by the Planning Board.
Mr. Todd spoke of questions on the unit count and which units would be combined; he wanted the unit combination to be clear.
Mr. Perkel noted he had previously stated he did not think combining two units into one unit made sense to him in that they more-or-less become "illegal" rooms, and he asked for member's opinions on that. Mr. Todd noted the difficulty of the question, noting there seemed to be one large suite-style room; however, the definition in the bylaw of motel room speaks of one "room."
Mr. Hultin spoke of the representation of one motel room and asked about the relationship between unit #70 and unit #30. It seemed previous inspector Williams granted approval for room 70 some years ago, in the 70s; however there was a question about unit 30. Mrs. Kuliopulos explained unit 70 is on the top floor proposed; unit 30 is below said unit 70. They were not doing anything to unit 30 – this unit did not come into play; it was a storage unit.
Members reviewed room layout, combination of rooms, elevations and roof line figures.
Mr. Hultin said they were seeking a Special Permit on the whole property, and going from a one story to a two-story structure. Members also asked about setbacks, and noted they would like plans with setbacks and height elevations; they would like to see documents which would be submitted when requesting a building permit.
After further discussion on the plans, Mr. Perkel spoke of various discrepancies and explained unless they (the ZBA) had full plans, it is difficult for them to approve a Special Permit; he thought from the last meeting they were clear in expecting clear conceptual plans.
Mr. Hultin reiterated they needed a site plan; engineer's drawings and architect's drawings.

It was noted, for example, the 32-foot height shown is above the height allowed in the bylaw; this adds to the complication.
Atty. Patten, representing applicants Kuliopulos , spoke of documents requested. These included documents which clearly identify where any non-conformity exists; elevations of proposed structures; floor plans for the new building.
Mr. Perkel asked for any other information which had not been mentioned by interim planner Terkanian.
Mr. Hultin reiterated they (ZBA members) want to know that what is submitted by the applicant is complete.
Mr. Todd noted the site shown is incomplete as to the designation of all non-conformities which would be addressed in forming a ZBA decision.
A Motion was made by Mr. Hultin, 2nd by Mr. Thornley to continue to August 28, 2017. Unanimous to Continue.
In addition a time waiver was signed.

2017-011/ZBA Elizabeth Bradfield, Lisa Sette, by agt Tim Dickey, for property located at 6 Professional Heights Rd., (Atlas Sheet 36, Parcel 138, Ext 2). Applicants wish to amend an existing Variance w/ref. to Zoning Bylaw Sec. 50.1, for interior alteration, as per plans filed.

Background on the property was provided; they wished to convert garage space to office space. They had originally been granted zoning relief in April 2008 and that approval referenced conditions noted in said decision regarding alterations and zba approval. After further review of the plans and work entailed, the following Motion was made:
Motion (Hultin, 2nd Brown): For Elizabeth Bradfield, and Lisa Sette, for property located at 6 Professional Heights Rd., (Atlas Sheet 36, Parcel 138, Ext. 2)(2017-011/ZBA) to amend an existing variance for interior alteration (w/ref. to Zoning Bylaw Sec. 50.1) and w/ref. to Tim Dickey modification plan of 6/26/17, and w/ref. to Conditions noted in April 28, 2008 ZBA decision. The Board Finds said Grant is in keeping with the intent of the Truro Zoning Bylaw and not substantially more detrimental to the neighborhood. Voted in Favor: Hultin, Brown, Perkel, Todd, Thornley. Voted Against: None. Motion Carries: 5/Yes; 0/No, Unanimous.

Since there was no other business to discuss, Meeting was ajourned at 8:15 PM.

Respectfully submitted,

Susan Kelly

Susan Kelly

Office of Town Clerk
Treasurer – Tax Collector
AUG 30 2017
Received TOWN OF TRURO
By