

**Truro Zoning Board of Appeals**  
**February 26, 2018, 5:30 pm**  
**Meeting Minutes**  
**Truro Town Hall**

Quorum Present: F. Todd (V.Chair); A. Hultin (Clerk); J. Dundas; S. Areson; N. Brown (Alt).  
(Absent: Thornley, Perkel)

Also present: Lester J. Murphy, Jr., Attorney; William Rogers; Eric Shapiro; Cally Harper, Town Planner.

Meeting was convened at 5:35 pm by Mr. Todd. He expressed gratitude for Susan Kelly's long service to the Board. Mr. Brown asked if a letter of appreciation had been sent to Ms. Kelly. Ms. Harper said she was given a card of thanks during the party for her but will prepare another card for her specifically from the ZBA

**Continuation: 2017-016/ZBA Lexvest East Harbour, LLC**, by agt/atty Lester J. Murphy, Jr., for property located at 618 shore Road, (Atlas Sheet 5, Parcel 13)(Certif. of Title Number 208141, Plan # 40948-A). Applicant is requesting a Special Permit, w/ref. to Sec. 30.7.A. of the Zoning Bylaw and MGL C. 40A §6 for alterations to lawful pre-existing, non-conforming motel building and manager's building including alteration and reduction of Units, as per plans filed, as continued from January 22, 2018.

Mr. Murphy and Mr. Rogers came forward. Mr. Murphy spoke about the property that was subject to a condo conversion in 2014 and the need for a Special Permit. They are upgrading and renovating the buildings and reducing the number of units. They have been to the Board of Health, Conservation Commission, and the Planning Board, and received approvals.

Eric Shapiro came forward to go over the plans. On the first floor and second half of second floor, bedrooms are being relocated from the motel to the manager's building. No changes to second floor. On first floor, they are creating 3 bedrooms. In total, the property will be reducing bedrooms.

Mr. Hultin asked about the limitation in term of units and bedrooms. There was discussion about how decisions hinge on the definition of motel rooms. Town Counsel has explained that condo conversions involve a change in use, and as a result, they are no longer considered motel rooms. The conversion also allowed them to add a kitchen. It is now multi-family housing. Mr. Hultin noted that two members of the Planning Board voted against approving the site plan. He asked why. The reason given was the technicality of the definition of a motel room, and the design of the buildings.

Mr. Brown mentioned whether the proposal would be deleterious to the neighborhood. He said he thought this was a very well designed and built property.

Mr. Hultin made a motion, that **2017-016/ZBA Lexvest East Harbour, LLC**, by agt/atty Lester J. Murphy, Jr., for property located at 618 shore Road, (Atlas Sheet 5, Parcel 13)(Certif. of Title Number 208141, Plan # 40948-A) be granted a Special Permit, w/ref. to Sec. 30.7.A. of the Zoning Bylaw and MGL C. 40A §6 for alterations to lawful pre-existing, non-conforming motel building and manager's building including alteration and reduction of Units, as per plans filed. He would like to add to the iteration the actual plans that have been submitted. Ms. Harper has a memo that lists those drawings, dated February 20, 2018. Seconded by Mr. Brown. Motion approved by unanimous vote.

### **OTHER BUSINESS**

#### **Minutes**

Mr. Todd asked to table the minutes until those attending the meetings could be present.

Ms. Harper asked Mr. Todd to sign an extension form.

Mr. Brown moved to adjourn, Mr. Dundas seconded. Motion approved by unanimous vote. Meeting adjourned at 6 pm.

Respectfully submitted,



**Katherine Black**

