

**TOWN OF TRURO
ZONING BOARD OF APPEALS
Meeting Minutes
January 28th, 2019, 5:30 pm
Truro Town Hall**

Quorum Present: B. Perkel (Chair), A. Hultin (Clerk), J. Thornley (Member), F. Todd (Member), S. Areson (Alternate), C. Lucy (Alternate)

Absent: J. Dundas (Member)

Other Participants: David Demming, owner of 6 Towee Lane; Andrew Parkington, Mr. Demming's builder; Eliza Cox, representative of Stephen Reily and Emily Bingham

Meeting convened at 5:40 pm by Chair Perkel.

Public Hearing – 2018-015 ZBA – David Demming for property located at 6 Towee Lane (Atlas Map 53, Parcel 69). Applicant seeks a Special Permit for approval under Section 30.7.A of the Zoning Bylaw concerning the expansion of a pre-existing, non-conforming structure.

David Demming and his builder Andrew Parkington come forward. Mr. Demming gives a very brief history of the property and explains the submission for expansion involves expanding the footprint by about 30%. He explains the dimensions and layout of the existing structure as well as the plan for the expanded structure.

Clerk Hultin asks for the total square footage of the new space. Mr. Demming answers that it will be 1565 sq. ft.

Alternate Areson says that paperwork mentions two sheds on the property, but during a site visit she only noted one. Mr. Demming corrects that there is only one shed.

Alternate Lucy asks for clarification on some measurements out of the front and side of the structure.

Chair Perkel asks if anyone in opposition to the project would like to come forward. No one comes forward. Mr. Perkel then asks if anyone in favor of the project would like to come forward. Again, no member of the public comes forward.

Clerk Hultin makes a motion to grant a Special Permit for property located at 6 Towee Lane for expansion of a pre-existing, non-conforming structure per plans filed with the Board in accordance with Section 30.7.A of the Town's bylaws; based on the findings of fact that the proposed use is in harmony with the general public good and the intent of this

bylaw, that the proposed expansion does not change the nature and use of this property and will exist in harmony with the general public good and the intent of this bylaw, and that the proposed expansion will not change the manner or purpose for what the current structure and uses exist on the property. Member Thornley seconds. So voted, 5-0-0, motion carries.

Mr. Parkington wishes to inform the Board of information regarding demolition as was advised by their counsel.

Public Hearing – 2018-017 ZBA – Stephen Reily and Emily Bingham for property located at 81 Slough Pond Road (Atlas Map 61, Parcel 16). Applicant seeks a Special Permit for approval under Section 30.7.A of the Zoning Bylaw concerning the expansion of a pre-existing, non-conforming structure.

Clerk Hultin announces that he will be recusing himself from this issue and that he will be leaving the room.

Eliza Cox on behalf of the applicants comes forward.

Chair Perkel says that he was going to recommend the Board continue the case to their next meeting because it is a project within the National Seashore and due to the government shutdown, the Seashore is unable to voice any opinions on the project. Ms. Cox says the applicants and herself are fine with that.

Chair Perkel makes a motion to continue to the next meeting, February 25, 2019. Alternate Areson seconds. So voted, 5-0-0, motion carries.

Chair Perkel makes a motion to adjourn. Alternate Lucy seconds. So voted, 5-0-0, motion carries.

Respectfully submitted,



Paxton Green

