

**TOWN OF TRURO  
ZONING BOARD OF APPEALS  
Meeting Minutes  
December 18, 2017, 7:00 pm  
Truro Town Hall**

**Members Present:** A. Hultin (Clerk), J. Dundas (Member), F. Todd (Member), N. Brown (Alternate)

**Members Absent:** B. Perkel (Chair), J. Thornley (Member)

**Other Participants:** Atty Kevin Kirrane, Dunning, Kirrane, McNichols & Garner; Anne Ditacchio, resident of 412 Shore Rd.

**Meeting convened by Clerk Hultin.**

**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 six-month Extension of the Variance (for the construction of a new single-family residence) granted on Jan. 23, 2017 (case ref: 2016-013/ZBA) to July 30, 2018. (new file ref: 2017-016/ZBA.)**

Atty Kevin Kirrane of Dunning, Kirrane, McNichols & Garner comes forward representing Mrs. Rybeck and Mrs. Siniscalco. He gives a brief history of what he has brought before the Board before and what the property has gone through.

The Board discusses if a time extension is required. If they act on the motion, one will not be.

Clerk Hultin asks if anyone would like to speak on the matter.

Anne Ditacchio, resident of 412 Shore Rd and neighbor of the lot in question comes forward. It is her understanding that the applicants are attempting to sell an empty lot, and Ms. Ditacchio would like to know how plans can be presented for a house she doesn't believe will ever be built.

Atty Kirrane believes that plans were submitted that make it necessary to go forward with the procedure of asking for an extension on the variance. He explains that if the Board acts favorably the applicants will have to undertake considerable construction of a single-family home on that lot within a 6-month period. If the property were to be sold first, the new owner would have to undertake that construction within the same time period, or file for another extension of the variance.

Alternate Brown wants to state that there is no guarantee of future relief of any kind. If the work is not exercised within the given period of time, that puts Atty Kirrane's clients at risk.

Ms. Ditacchio asks if the extension is granted, will the construction performed have to be in line with all plans submitted. Atty Kirrane says that at least the footprint of the building needs to be the same. Ms. Ditacchio asks if there was a garage in the original plans and Mr. Kirrane does not believe so.

**Clerk Hultin makes a motion that the Board grant a 6-month extension of the variance to Barbara Rybeck & Joan Siniscalco for property located 402 Shore Rd. for construction of a single-family residence from January 23, 2017 to July 30, 2018. Alternate Brown seconds. So voted, 4-0-0, motion carries.**

**Member Todd makes a motion to adjourn. Alternate Brown seconds. So voted, 4-0-0, motion carries.**

**Meeting is adjourned.**

Respectfully Submitted,



Paxton Green

