

**TOWN OF TRURO
ZONING BOARD OF APPEALS**

Meeting Minutes
February 24, 2020 – 5:30 pm
Truro Town Hall

Members Present: Arthur Hultin (Chair); Chris Lucy (Clerk); John Thornley; Darrell Shedd (Alternate); Heidi Townsend (Alternate)

Members Absent: Fred Todd (Vice Chair); John Dundas

Other Participants: Jeffrey Ribeiro, AICP – Truro Town Planner

Meeting convened at 5:30 pm by Chair Hultin

Chair Hultin advised that the meeting was being videotaped and audio recorded.

Public Comment Period: No public comments.

Public Hearing – Continued

2019-008 ZBA – Community Housing Resource, Inc. seeks approval for a Comprehensive Permit pursuant to G.L. c. 40B, §§20-23 to create 40 residential rental units, of which not less than 25% or 10 units shall be restricted as affordable for low or moderate income persons or families, to be constructed on property located at 22 Highland Road, as shown on Assessor's Map 36 and Parcel 238-0 containing 3.91 acres of land area.

Chair Hultin stated that they were meeting to get an update from the Town Planner as to the status of the peer review.

Town Planner Jeffrey Ribeiro stated that they were still waiting on the report from the Horsley Witten Group and hoped to have it within a week. He stated it would be available for the next Hearing of March 12 and, if anyone had any questions, to reach out to us at Town Hall.

Chair Hultin clarified with Town Planner Ribeiro that the report was expected basically a week in advance of the next meeting and would be available online. Town Planner Ribeiro responded that it was his expectation and would go online when the Board's packets were distributed. The Board had no questions. Chair Hultin reiterated that the next meeting would be Thursday, March 12, at 5:30 pm in this room.

Chair Hultin stated that the sole purpose of this meeting, other than the update, is to vote for a continuation to the next meeting where discussion will take place regarding the peer review.

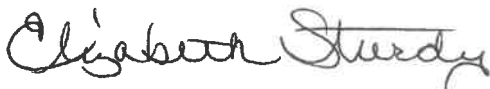
Bruce Boleyn asked if he could ask a question of the Chair and Town Planner. Town Planner Ribeiro asked Mr. Boleyn if it was procedural in nature. It was explained to Mr. Boleyn by Chair Hultin and Town Planner Ribeiro that they couldn't take anything substantive as the meeting was advertised as a non-public input hearing and that this hearing is for the continuation of the existing hearing only. Mr. Boleyn was asked if his question fell into that category; Mr. Boleyn stated that it did not.

Mr. Boleyn stated to the Chair that he was surprised that they didn't have specific deadline judgments for our consultants to submit their reports. Chair Hultin responded stating that if they were easy there would be a deadline, but they are trying to ascertain the facts of the matter and how long it takes to do that is how long it takes. Town Planner Ribeiro stated that given the groundwater modeling we were always requesting very aggressive timelines. There did have to be some changes to the drive configuration which changed some of the grading, so then there were revised plans. We do expect to have the peer review soon. Mr. Boleyn stated that your definition of easy, Mr. Chairman, these people are in the business of making these reports in a timely fashion, and I understand the last-minute interruptions that could occur.

A gentleman who did not identify himself questioned the Board regarding these delays and a possibility of making a claim for constructive allowance. Chair Hultin responded by stating that they are paying attention to the timing and the requirements for that. There will be no constructive allowance. Town Planner Ribeiro stated that the delays were not requested by the applicant; we requested the continuances and are awaiting the report that we need. We are coordinating with the applicant, and with 40B we do have 180 days.

Chair Hultin stated that he would entertain a motion to continue this hearing to March 12 at 5:30 pm. Member Thornley so moved. Member Lucy seconded. No further discussion on that motion. So voted: 5-0, unanimous. Meeting adjourned.

Respectfully submitted,



Elizabeth Sturdy

