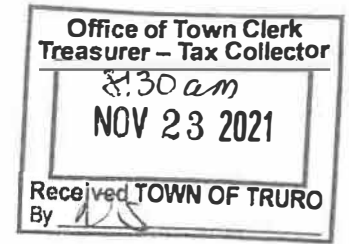


TOWN OF TRURO
ZONING BOARD OF APPEALS
Meeting Minutes
September 20, 2021 – 5:30 pm
REMOTE MEETING



Present (Quorum): Arthur Hultin (Chair); Fred Todd (Vice Chair); Chris Lucy (Clerk); Darrell Shedd; Virginia Frazier (Alternate)

Members Absent: Heidi Townsend

Other Participants: Barbara Carboni – Truro Town Planner/Land Use Counsel; Lester J. Murphy, Esq. – Attorney for Douglas Ambrose, 49 Fisher Road; Nancy Medoff, Charter Review Committee

Remote meeting convened at 5:30 pm by Chair Hultin. Town Planner Carboni read the detailed instructions for citizens interested in watching or joining the meeting.

Public Comment

None.

Public Hearing – Continued

2021-004/ZBA – Douglas Ambrose for property located at 49 Fisher Road (Atlas Map 53, Parcel 24, Registry of Deeds title reference: Book 32678, Page 75). Applicant seeks a Variance under M.G.L. Ch. 40A, §10 and §50.1 of the Truro Zoning Bylaw for: (1) an above-ground platform for exterior air conditioning condensers constructed 21.7 ft. from the side yard setback where 25 ft. are required; and (2) front entry egress stair landing constructed 18.1 ft. from the side yard setback where 25 ft. are required.

Attorney Murphy, representing the Applicant Douglas Ambrose, stated that their surveyor is undertaking research to see if a land swap could be arranged to obviate the need for variances regarding setbacks. Attorney Murphy asked the Board to allow withdrawal of the application without prejudice. Chair Hultin polled the Board for their thoughts and there was no objection. Chair Hultin also asked the Board to consider waiving the reapplication fee if the Applicant were to come back before the Board within one year. The Board agreed to this waiver.

Chair Hultin made a Motion to grant the withdrawal without prejudice with a stipulation if the Applicant reapplies within the next year the fee would be waived. Seconded by Member Shedd. No further discussion. Chair Hultin asked for a roll-call vote. Voted all in favor. So voted: 5-0.

Board Action/Review

Charter Review Committee Survey. Clerk Lucy, a member of the Charter Review Committee, clarified the survey procedures.

Vice Chair Todd asked about the Zoning Enabling Act from the State regarding Zoning Board members being appointed. Clerk Lucy thanked Vice Chair Todd for this information and stated that this will be reviewed at a Charter Review Committee meeting. Members Shedd and Frazier stated that they have not received their surveys. Nancy Medoff, a Charter Review Committee member, stated that the survey will come to them via a link in an email.

Chair Hultin stated that Election of Officers will be on the next month's Agenda.

Motion to adjourn by Clerk Lucy; seconded by Member Shedd. No objections or discussion. Voted all in favor. So voted: 5-0. Meeting adjourned.

Respectfully submitted,

Elizabeth Sturdy

