



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

June 22, 2020 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING



Members Present (Quorum): Art Hultin (Chair); Fred Todd (Vice Chair); Chris Lucy (Clerk); John Dundas; Darrell Shedd (Alt.); Heidi Townsend (Alt.)

Members Absent: John Thornley

Other Participants: Jeff Ribeiro - Town Planner; Liz Sturdy – Truro Office Assistant; Charles Silva (Applicant)

Remote meeting convened at 5:30 pm, Monday, June 22, 2020, by Town Planner Ribeiro who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner Ribeiro also provided information as to how the public may call into the meeting or provide written comment.

Public Comment Period

No members of the public offered comment.

Public Hearing

2020-001/ZBA – Charles Silva for property located at 379 Shore Road, Truro, MA (Atlas Map 10, Parcel 10, Registry of Deeds title reference: Book 24602, Page 48). Applicant seeks a Special Permit under Section 30.7.A of the Truro Zoning Bylaw for the demolition and reconstruction of a pre-existing, non-conforming cottage. Chair Hultin invited Mr. Silva to present the background and information on the application. Mr. Silva also noted that he had received approval from the Conservation Commission. Member Lucy commented that this project was previously permitted in 2009 and Mr. Silva stated that due to personal reasons the project didn't move forward. Mr. Silva also commented that the flood plain changed in 2014 and the coastal engineer had updated the plan and stamped the plan. Members and Mr. Silva discussed features of the project. Vice Chair Todd noted that the Applicant may need to receive permission from the Truro Historical Commission due to the demolition of the structure. Town Planner Ribeiro invited Caller #2 to provide comment or ask any questions. Caller #2 identified himself as Sean Parnley and he made no comments.

Chair Hultin made a motion to grant the Special Permit in the matter of 2020-001/ZBA as per plans submitted to the ZBA dated 12/17/2019 from Coastal Engineering along with plans submitted to the ZBA dated 3/13/2020 from McKinsey Engineering Consultants and Architectural Plans from Peter Coleman dated 12/18/2019 pages 1-4. Vice Chair Todd seconded the motion.

So voted, 6-0-1, motion carries.

Chair Hultin announced the approval of the Special Permit to Mr. Silva. Mr. Silva thanked the Members and departed the meeting.

Board Action/Review

Town Planner Ribeiro let the Members know of the upcoming proposed meeting dates of July 9, 2020, and July 16, 2020. Town Planner Ribeiro asked Members to let him know of any concerns for those dates. There was a brief discussion about public meetings held in a public venue and Town Planner Ribeiro said that it was up to Governor Baker, so in the meantime, remote meetings will continue. Chair Hultin asked Town Planner Ribeiro how to maximize public input as connectivity may be an issue with some residents. Town Planner Ribeiro replied that residents may provide comments by mail, dropping off written comments at Town Hall, or by emailing him directly with comments prior to the next ZBA meeting. Town Planner Ribeiro added that ZBA meeting packets will be posted on the Truro website prior to the meeting so the public may access those as well.

Approval of Minutes

Chair Hultin opened the review for the approval of the minutes from the November 5, 2018, meeting, that dealt with Timsneck LLC. Chair Hultin stated that he had read them twice and they were complete.

Chair Hultin made a motion to approve the minutes from the meeting on November 5, 2018, as written.

Vice Chair Todd seconded the motion.

So voted, 5-0-2 (Member Townsend was not present at the meeting and abstained), motion carries.

Chair Hultin opened the review for the approval of the minutes from the November 26, 2018, meeting, and noted that Member Lucy was not present at that meeting.

Chair Hultin made a motion to approve the minutes from the meeting on November 26, 2018, as written.

Member Dundas seconded the motion.

So voted, 3-0-4 (Members Townsend, Lucy, and Shedd abstained), motion carries.

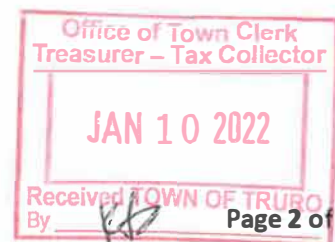
Chair Hultin opened the review for the approval of the minutes from the May 18, 2020, meeting, that included a continuance for Charles Silva and the approval of old meeting minutes. Chair Hultin also thanked Truro Office Assistant Sturdy for her hard work and thoroughness on the minutes.

Chair Hultin made a motion to approve the minutes from the meeting on May 18, 2020, as written.

Vice Chair Todd seconded the motion.

So voted, 6-0-1, motion carries.

Prior to a motion to adjourn, Town Planner Ribeiro reminded Members to look for their next meeting packets and provide feedback for proposed meeting dates in July.



Chair Hultin made a motion to adjourn at 5:59 pm.
Vice Chair Todd seconded the motion.
So voted, 6-0-1, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

