



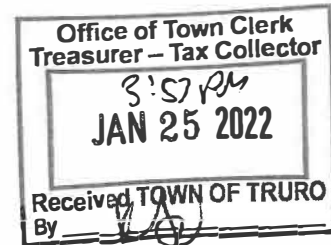
TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

May 24, 2021 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING



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

Members Absent: Chris Lucy (Clerk)

Other Participants: Barbara Carboni – Town Planner and Counsel; Liz Sturdy – Truro Office Assistant

Remote meeting convened at 5:35 pm, Monday, May 24, 2021, by Town Planner and Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment.

At the start of the meeting, Chair Hultin noted that Member Thornley and Member Dundas were likely departing the ZBA in June, so Chair Hultin thanked both gentlemen for their service to the ZBA.

Public Comment Period

No members of the public offered comment.

Public Hearing Continued

2020-009/ZBA – Anne Labouisse Peretz; William T. Burdick and Richard C. Vanison, Trustees, Dune House Nom. Tr. for property located at 112 North Pamet Road, Truro, MA (Atlas Map 48, Parcel 1, Certificate of Title Number 208468, Land Ct. Lot #7, Plan #15097-H). Applicant seeks a Special Permit under M.G.L. Chapter 40A, §6 and Section 30.3(8) of the Truro Zoning Bylaw for removal and replacement of non-conforming single-family dwelling (height) on a non-conforming lot (street frontage).

Chair Hultin opened the hearing and announced that the Applicant, through Attorney Ben Zehnder, had submitted a request to continue this matter to June 21, 2021. Chair Hultin asked Members for comments or concerns and there were none.

Member Shedd made a motion to continue the matter of 2020-009/ZBA to June 21, 2021.
Vice Chair Todd seconded the motion.
So voted, 6-0, motion carries.

Chair Hultin announced that the hearing in the matter of **2020-009/ZBA** was continued to June 21, 2021.

Approval of Minutes

Chair Hultin then led the review the Cloverleaf Meeting minutes for the meeting held on December 17, 2020. Members unanimously agreed that that no edits or amendments for the minutes were required.

Vice Chair Todd made a motion to approve the ZBA's Cloverleaf Meeting minutes for December 17, 2020, as presented.

Member Thornley seconded the motion.

So voted, 6-0, motion carries.

Chair Hultin announced that the minutes from December 17, 2020, were approved and then Chair Hultin led the review the Cloverleaf Meeting minutes for the meeting held on January 7, 2021. Members unanimously agreed that that no edits or amendments for the minutes were required.

Member Dundas made a motion to approve the ZBA's Cloverleaf Meeting minutes for January 7, 2021, as presented.

Member Shedd seconded the motion.

So voted, 6-0, motion carries.

Chair Hultin announced that the minutes from January 7, 2021, were approved.

Chair Hultin then asked if any member of the public was present and wanted to make a comment. There were none.

Member Thornley stated that it had been a pleasure to have served on the ZBA with the Members and he looked forward to seeing them again in another venue.

Member Townsend asked Chair Hultin what the procedure was for an alternate Member to express interest in one of the vacant full Member's seats. Town Planner and Counsel Carboni said that individual should submit a Letter of Interest. Town Planner and Counsel Carboni added that the Letter of Interest should be sent to the Select Board as they are the appointing authority. Chair Hultin stated that he hoped that both Member Townsend and Member Shedd applied for the full Members' seats.

Town Planner and Counsel Carboni expressed her appreciation and thanks to Member Thornley and Member Dundas.

Vice Chair Todd asked if there was any update as to where the Cloverleaf litigation stood. Town Planner and Counsel Carboni said that it should not be discussed as this topic was not on the agenda; however, Town Planner and Counsel Carboni said it was in a holding pattern and that information was in the public domain.

Chair Hultin announced that the next ZBA meeting was scheduled for June 21, 2021, at 5:30 pm.

Member Thornley made a motion to adjourn at 5:53 pm.

Vice Chair Todd seconded the motion.

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

