



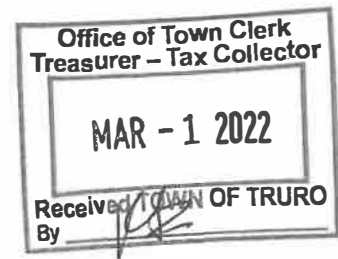
TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

August 23, 2021 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING



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

Members Absent:

Other Participants: Barbara Carboni – Town Planner and Counsel; Liz Sturdy (Truro Office Assistant); Lester J. Murphy (Attorney for the Applicant); John Casale (MarJon Builders, LLC; Builder for the Applicant)

Remote meeting convened at 5:30 pm, Monday, August 23, 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.

Public Comment Period

No members of the public offered comment.

Public Hearing

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

Chair Hultin announced that there was request submitted by the Applicant to continue this hearing to September 20, 2021. Chair Hultin invited Mr. Murphy to provide background. Mr. Murphy stated that the Applicant has engaged an engineer who will research the possibility to reconfigure the lot line between two parcels, so the property is conforming and does not require a Variance. Chair Hultin stated that he had no issues with a continuance and then asked Members if they had any questions or concerns.

Member Lucy asked Mr. Murphy why there was not a request for a Variance for the southern line where the setback it is 24.8' and not 25'. Mr. Murphy asked Mr. Casale to answer the question. Mr. Casale stated that he had a conversation with Building Commissioner Rich Stevens who said not to worry about it. Member Lucy asked Mr. Casale to include the distance from the sideline to the actual building in the

future plan and Mr. Casale agreed to do so. No other Members asked any questions or expressed concerns about the continuance.

Chair Hultin noted that Member Shedd and Member Townsend were the new full-time Members of the ZBA were recently sworn in.

Chair Hultin made a motion to continue the hearing for 2021-004/ZBA to September 20, 2021.

Vice Chair Todd seconded the motion.

So voted, 6-0, motion carries.

Chair Hultin announced the continuance for **2021-004/ZBA**, and Mr. Murphy thanked the Members before his departure.

Approval of Minutes

Chair Hultin then opened the review of the minutes for the Cloverleaf Meeting held on January 14, 2021. Chair Hultin commented that the minutes were lengthy and that he didn't see anything that needed to be changed or amended. Members didn't see the need for edits but did comment on the great work that Ms. Sturdy did on the preparation of the minutes. Prior to the motion to approve the minutes, Chair Hultin announced that only the five full-time Members would vote on the motion.

Member Shedd made a motion to approve the minutes as presented.

Member Lucy seconded the motion.

So voted, 5-0, motion carries.

Chair Hultin announced that the minutes were approved. After confirming that this meeting's agenda was complete, Chair Hultin asked Members if they had any other business to discuss. Member Lucy asked the Members if any of them had received an email with a questionnaire from the Town Review Committee, through Survey Monkey, that required a response as soon as possible. Member Lucy asked Chair Hultin if the Members would reply as one body or individually. Town Planner and Counsel Carboni recommended to delay this discussion until the next meeting in September as it was not listed on this evening's agenda. Chair Hultin stated that he had already submitted his survey and the matter will be discussed further at the next meeting.

Chair Hultin announced that the next meeting was scheduled for September 20, 2021.

Chair Hultin made a motion to adjourn at 5:46 pm.

Member Lucy seconded the motion.

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

