



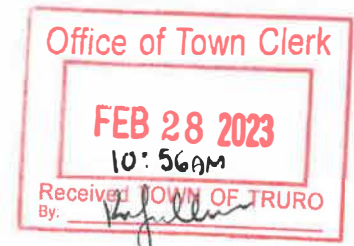
TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

December 19, 2022 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING



Members Present (Quorum): Art Hultin (Chair); Chris Lucy (Vice Chair), Darrell Shedd; Nancy Medoff

Members Absent: Heidi Townsend, Joseph McKinnon (Alt.)

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Select Board Liaison John Dundas; Sally McSween (Representative for Condominium Association for 538 Shore Road); Jennifer Cabral (Applicant for 491 Shore Road).

Remote meeting convened at 5:30 pm, Monday, December 21, 2022, by Town Planner/Land Use Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded.

Chair Hultin introduced the Members. Chair Hultin then announced that due to an absent Member, and a new alternate Member who was not yet sworn in, there would be no testimony taken for any scheduled hearings this evening.

Public Comment Period

Chair Hultin invited the Members and the public to offer public comments, and none were made.

Minutes

Chair Hultin led the review of the minutes for October 24, 2022, for edits and comments. No edits were made. Chair Hultin abstained as he did not read the minutes.

Member Shedd made a motion to approve the meeting minutes from October 24, 2022, as submitted. Vice Chair Lucy seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Abstained

Vice Chair Lucy – Aye

Member Medoff – Aye

So voted, 3-0-1, motion carries.

Public Hearing (Continued)

2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A § 10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in

number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three nonconforming structures on a lot in the Beach Point Limited Business District.

Chair Hultin announced that the ZBA had received a request from the Applicant to continue this matter to January 23, 2023, at 5:30 pm as a decision was still needed by the Planning Board and additional documentation from the Applicant had not yet been received.

Vice Chair Lucy made a motion to continue this matter to January 23, 2023.

Member Shedd seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Aye

Vice Chair Lucy – Aye

Member Medoff – Aye

So voted, 4-0, motion carries.



2022-018/ZBA - Robert Christopher Anderson and Loic Rossignon, for property located at 8 Stick Bridge Road (Atlas Map 54, Parcel 89, Registry of Deeds Book 31230 and Page 33). Applicants seek: (1) Special Permit under §30.3.1.A.2 of the Truro Zoning Bylaw to exceed by right Total Gross Floor Area in the Seashore District; and (2) Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for an addition to an existing dwelling, removal of second dwelling, and construction of garage/studio on non-conforming lot (frontage) in the Seashore District.

Chair Hultin announced that a decision was still needed by the Planning Board, so the Applicant's attorney requested to continue this matter to January 23, 2023, at 5:30 pm.

Member Shedd made a motion to continue this matter to January 23, 2023.

Vice Chair Lucy seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Aye

Vice Chair Lucy – Aye

Member Medoff – Aye

So voted, 4-0, motion carries.

Public Hearing (New)

2022-019/ZBA- Katherine S. Cook and Christine Van Genderen, for property located at 38 Cliff Road (Atlas Map 32, Parcel 19, Registry of Deeds Book 33307 and Page 344). Applicants seek a Special Permit under G.L. c. 40A, s. 6 and s. 30. 7 of the Zoning Bylaw for alterations to a nonconforming structure (frontage; setback) to reflect construction not authorized by special permit granted in **2020-007 /ZBA**, including enclosure of screened porch to create living room and addition of second floor living space in place of deck, located in Seashore District.

Chair Hultin, with opinion provided by Town Planner/Land Use Counsel Carboni, opened the public hearing in this matter. Due to the lack of available Members to hear this matter, Chair Hultin asked for a motion to continue this matter to January 23, 2023, at 5:30 pm.

Vice Chair Lucy made a motion to continue this matter to January 23, 2023.

Member Shedd seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Aye

Vice Chair Lucy - Aye

Member Medoff – Aye

So voted, 4-0, motion carries.

2022-020/ZBA - Jennifer Cabral (Nearen & Cubberly Nominee Trust), for property located at 491 Shore Road (Atlas Map 7, Parcel 4, Registry of Deeds Book 8309 and Page 131). Applicant seeks a Special Permit under G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw for construction of a small workshop replacing existing garage structure on nonconforming lot in the Beach Point Limited Business District.

Chair Hultin, with opinion provided by Town Planner/Land Use Counsel Carboni, opened the public hearing in this matter. Due to the lack of available Members to hear this matter, Chair Hultin asked for a motion to continue this matter to January 23, 2023, at 5:30 pm.

Member Shedd made a motion to continue this matter to January 23, 2023.

Member Medoff seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Aye

Vice Chair Lucy - Aye

Member Medoff – Aye

So voted, 4-0, motion carries.

After this vote, Town Planner/Land Use Counsel Carboni announced that she was available to answer any questions from all the Applicants whose matters had been continued to January 23, 2023.

Chair Hultin stated that the Members were scheduled to receive an update this evening on the Housing Ad Hoc Committee from Member Townsend but that would be postponed as she was not present.

Chair Hultin made a motion to adjourn at 5:45 pm.

Member Shedd seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Vice Chair Lucy - Aye

Chair Hultin – Aye

Member Medoff – Aye

So voted, 4-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

