

**TOWN of TRURO**  
**Truro Historical Commission**  
**Truro Historical Commission (THC) Meeting Minutes**

**Meeting Location:** Via GoToMeeting

**Date and Time:** Wednesday, July 19, 2022, 4:30 pm

**Members Present:** Matthew Kiefer, Chair  
Chuck Steinman, Vice Chair  
Jim Summers, Secretary  
David Kirchner, Member  
Richard Larkin, Member  
Amy Rolnick, Member

**Members Not Present:** Bart Mitchell, Member

**Attending:** Barbara Carboni, Town Planner/Land Use Counsel  
Paul & Amy Holt, Owners of 113 Castle Road  
Matthew Starr, Holt's son-in-law  
Ann Bratskeir, Neighbor at 3 Lily Lane  
Chris Legere, Reporter for Provincetown Independent  
Victoria Dalmas, Attorney for Owners, Senia & Assoc.  
John Ferro, Pine Knoll, General Contractors for owners  
Peter Madsen, Neighbor at 105 Castle Road

**Welcome:** Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer briefly reviewed the agenda and summarized the hearing held on July 7, 2022. The intent of this continuation of the July 7<sup>th</sup> hearing is to hear further testimony from the attendees and to take a vote for a possible demolition delay. A finding for a one-year demolition delay requires 4 votes of the attending Historical Commission members. No other requirements can be made by the Commission other than the one-year demolition delay.

Richard Larkin asked if there are any other concrete structures in Truro and Vice Chair Steinman responded that he believed there were but could not be more specific.

Amy Holt presented additional materials looking at options of moving the house to another location closer to Castle Road. The Holts hired a drone operator to illustrate the differences of the bay view, depending on the house siting. The views were based on the height of the proposed widow walk. The views are more extensive with the house being sited at the current proposed location. The Holts also see value in a longer driveway to be further from Castle Road and the entry experience through their property. These considerations are the reasons that they believe the current siting is the best location for the house.

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Matthew Starr shared his early experiences growing up in Truro off Castle Road and wanted to support the Holts housing plans.

Ann Bratskeir shared her concern regarding the poor state of repair of the Zehnder studio and the potential danger of unauthorized visitors to the Studio.

John Ferro reiterated the benefit of having a model of the studio for public viewing.

Victoria stated that the Holts have made efforts to look at different options for siting of the house and that the studio is so dilapidated that it would be very expensive to relocate and/or renovate the studio.

Chairman Kiefer opened the meeting for questions from the Committee. Richard Larkin asked if the studio was stable enough to remain standing if the debris was removed. John Ferro responded that he thought it would. Amy Rolnick asked John Ferro if there was a specific OSHA requirement regarding the excavation of the foundation. John Ferro responded that if the foundation walls are 10 feet deep that it would require a clearance of at least 10 feet for the excavation.

Vice Chair Steinman stated that the Holts could have gone directly to the Truro Building Commissioner to request a demo permit based on the condition of the studio and could have by-passed involving the Historic Commission and this hearing. Vice Chair Steinman would prefer to see a sign identifying the Zehnder studio versus a model and thought that there should be a vote on the demo delay. David Kirchner agreed with Chuck and that the Holts have made a good effort to address the Commissions concerns, but the studio is not salvageable.

Vice Chair Steinman made the motion not to impose a demolition delay and that a sign be placed near Castle Road for recognition of the studio. David Kirchner seconded the motion. Richard Larkin and Amy Rolnick voted no, and David Kirchner, Jim Summers, Vice Chair Steinman and Chairman Kiefer voted yes so there will not be a demolition delay.

This ended the public hearing for 113 Castle Road.

#### **Minutes:**

Richard Larkin moved, and Vice-Chair Steinman seconded, and all members, through a roll call vote, voted unanimously to approve the minutes of the May 11, 2022, meeting. The minutes will be filed with the Town Clerk.

#### **Review status of the Community-Wide Historic Survey Update:**

Eric Dray submitted 6 additional area forms that have been reviewed by Vice-Chair Steinman & Chair Kiefer. The current invoice has been submitted to Town Hall for CPC reimbursement. The project is on schedule and on budget. The area forms will be circulated to the Committee when the area maps are updated. Amy Rolnick asked if the Mid-Century Modern Houses on Great Pond are included in the survey. Eric Dray should be consulted if these houses will be included in the survey.

#### **Payomet Peoples Monument and Memorial Study – next steps:**

Vice-Chair Steinman stated that this project will be a joint effort by the Historical Commission & the Historical Society. The Commission will be responsible for Project Management and the Historical Society will take the role as Project Director per the CPC application. Helen McNeil-Ashton has been attempting to get the Wampanoag Tribe engaged. Chair Kiefer suggested presenting a draft of the project to the Tribe for them to better understand what will be expected

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and how they will be compensated. A policy and working group will be formed to move forward with members of the Society, Commission and the Wampanoag Tribe.

**Historic Truro self-guided tour booklets:**

Vice-Chair Steinman stated that the reprinted booklets have been distributed to the Library, Town Hall, Chamber of Commerce, and the Historical Society. Barbara Carboni suggested that distributing the booklets to a location in Wellfleet since visitors would be interested in the tour.

**New Business:**

- 40 North Pamet update: owners have applied to the ZBA for a variance of the height of the deck addition since they will not lower the addition as proposed by the Commission. The owners will continue with the original plans and not revise the design as suggested by the Commission.
- Local Comprehensive Planning Committee: Vice-Chair Steinman will try and meet with the new Chair (Mara Glatzsel) of the Committee and try and have the Historic Commission be included in their planning since 'Historic' is not currently mentioned in the plan. There is a printed survey available throughout town for the public to provide feedback.
- Walsh Property planning: Tighe & Bond has been hired as the consultant, and & Carol Ridley & Associates will be a subcontractor. They will be starting soon with the Walsh Committee. Wesson & Samson has completed a survey of the viability of renovating the existing buildings to be included in the future housing plans. The Historic Commission will need to get involved depending on the decision for keeping the existing cottages.

**Adjourn:**

Richard Larkin moved, and Jim Summers seconded, and all members, through a roll call vote, voted in favor to adjourn the meeting.

Respectfully submitted by Jim Summers, Secretary

