

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

Meeting Location: Via Go to Meeting

Date and Time: Tuesday, November 22, 2022, 5:00 pm

Members Present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Jim Summers, Secretary
David Kirchner, Member
Richard Larkin, Member (partial meeting)
Bart Mitchell, Member
Amy Rolnick, Member

Attending: Barbara Carboni, Town Planner
Benjamin Zehnder, Attorney 40 S. Pamet Road owner, (partial meeting)
Jay Murphy, neighbor to 9 Bay View Road, (partial meeting)

40 S. Pamet Road: Chairman Kiefer opened the meeting and explained that the hearing was scheduled in part as a continuance of the October 17, 2022, hearing for 40 S. Pamet Road at which the owners' attorney Ben Zehnder had requested: (i) that the demolition delay, determined at the May 11, 2022 THC meeting, be lifted; and (ii) to determine whether, considering the proposed addition, the house on the property would continue being a contributing resource to a potential National Register Historic District.

The Chairman noted that Eric Dray (consultant to the THC) had been consulted regarding the property continuing as a contributing resource and advised that it likely would. Chairman Kiefer further noted that prior to the hearing but after the hearing was noticed, Attorney Zehnder withdrew the request, but it was determined as best practice to invite Attorney Zehnder to explain the reason for the withdrawal.

Attorney Zehnder explained that he submitted to the Building Commissioner the opinion of Regina Binder, Historic Preservation consultant for the owner, that the property would continue to be a contributing resource after the addition was completed and on that basis, the Truro Building Department would issue a building permit.

No further action was required by the THC.

9 Bay View Drive: It was noted that prior to the hearing but after the hearing was noticed, the applicant withdrew the request for a demolition permit, but it was determined as best practice to invite the applicant to explain the reason for the withdrawal. The applicant or a representative of Cape Associates who had been invited, did not attend the meeting.

Barbara Carboni reported that the property was used as a cottage colony and therefore the proposed conversion would require zoning review and possibly also site plan review, which had not been resolved prior to approval of the Zoning Board. The Zoning Board allowed the owner to withdraw the application.

Barbara Carboni recommended that no further action is required since the demolition application was withdrawn.

Chair advised that the THC lacked jurisdiction to review the proposed demolition once the demolition permit was withdrawn.

Minutes:

David Kirchner moved, and Member Rolnick seconded, and all members, through a roll call vote, voted in favor to approve the minutes of the October 17, 2022, meeting. The minutes were approved unanimously and will be filed with the Town Clerk.

FY 2024 Community Preservation Committee (CPC) applications:

1. Cobb Library gutter replacement: Member Summers explained that the CPC was concerned about the Town's use of CPC funds for Town-owned property maintenance. It is anticipated that the CPC will recommend that the grant be presented at Town Meeting.
2. Historic Truro Self-Guided Tour Booklet and the Meeting House cemetery restoration CPA application submittals were included in the meeting packet.

Town Planner report:

1. Walsh property update - the next meeting is scheduled for November 30, 2022 at which the Town's water resource consultant, Scott Horsley will present potential development capacity in light of Town water needs. Potential uses of the existing cottages are still being considered in the planning process but no decisions have been made. The THC should be involved if the cottages are proposed to be demolished. December 8, 2022, will be the next open meeting for community input. Concept plans were developed and will be presented by Tighe & Bond to illustrate developable sites with various densities.
2. Local Comprehensive Plan meeting was recently held at the Community Center with over 70 participants. A draft vision statement was created and is posted in the packet of the LCP. Chair Kiefer asked if the Town's heritage or built environment was discussed. The THC would like an opportunity to attend and present THC goals at a future meeting. Barbara Carboni will follow up and request when the THC should be invited to present their thoughts and goals.

New Business:

Next THC meetings will be a site visit at 146 Rt 6, December 10, 2022, at 2pm; and a public hearing on December 13, 2022, at 5 pm.

Eric Dray's Submittals:

Reported by Vice Chair Steinman – Draft area forms documents have been completed. Commission members will be reviewing the submittals.

There being no further business, Member Larkin made a motion to adjourn the meeting, and David Kirchner seconded the motion and all members (excluding Member Mitchell who had left the meeting), through a roll call vote, voted in favor.

Respectfully submitted by Jim Summers, Secretary

Signup List to Review Area Forms

Area Form	Kiefer	Kirchner	Larkin	Mitchell	Rolnick	Steinman	Summers
TRU.B_Pond Village		2				3	3
TRU.C_Longnook-Higgins Hollow						1	
TRU.G_Depot Road-Pamet Harbor							
TRU.H_Truro Center							2
TRU.I_The Pamets						2	
TRU.L_Castle Hill-Snow Village							1
TRU.AA_Resolution Road Moderns					1		
TRU.AB_Ponds Moderns		1			1		
TRU.AC_Erlimba-Tryworks-Gospel Path Moderns		3			1		
TRU.Z_Outer Reach Resort (now Dune Crest)							
