



Truro Zoning Board of Appeals Agenda

Remote Meeting

Monday, September 25, 2023 – 5:30 pm

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/83238196171>

Dial in: +1-646-931-3860 or +1-305-224-1968

Meeting ID: 832 3819 6171

Passcode: 675597

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at esturdy@truro-ma.gov.

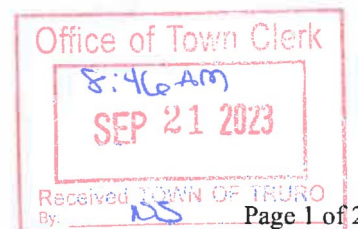
Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Public Hearings – 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 non-conforming structures on a lot in the Beach Point Limited Business District. **[Original material in 9/26/2022, 10/24/2022, 2/27/2023, and 5/22/2023 packets]**

- ♦ Request to Continue to October 23, 2023 meeting



2023-004/ZBA (SPs) – Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). Applicant seeks: (1) Special Permit to approve construction on non-conforming lot, including (completed) construction unauthorized by earlier permit, and additional square footage; and (2) Special Permit to exceed Gross Floor Area in Seashore District. **[Original material in 5/22/2023 packet]**

- ◆ Request to Continue to October 23, 2023 meeting

2023-006/ZBA Robert J. Martin II and 100 Route 6 LLC for property located at 100 Route 6 (Atlas Map 55, Parcel 12). Applicant appeals a cease and desist order issued by Building Commissioner on May 3, 2023, with respect to property located in the Seashore District. **[Original material in 7/26/2023 packet]**

- ◆ Request to Continue to October 23, 2023 meeting

Public Hearing – New

2023-009/ZBA – Kimberly Peters for property located at 4 Harrier Way (Atlas Map 50, Parcel 263). Applicant seeks a Special Permit to exceed Gross Floor Area in the Residential District under Zoning Bylaw Sections 50.2 and 30.8 with the construction of an ADU on the property.

- ◆ Request to Continue to October 23, 2023 meeting

Next Meetings

- ◆ Monday, October 23, 2023 at 5:30 p.m.

Adjourn

