

**TOWN OF TRURO
ZONING BOARD OF APPEALS
Meeting Minutes
May 28, 2020 – 5:30 pm
REMOTE MEETING**

Present (Quorum): Arthur Hultin (Chair); Fred Todd (Vice Chair); John Dundas; John Thornley; Darrell Shedd (Alternate); Heidi Townsend (Alternate)

Absent: Chris Lucy (Clerk)

Other Participants: Jeffrey Ribeiro, AICP – Truro Town Planner

Meeting convened at 5:30 pm by Chair Hultin.

Public Hearing – Continued

2019-008 ZBA – Community Housing Resource, Inc. seeks approval for a Comprehensive Permit pursuant to G.L. c. 40B, §§20-23 to create 40 residential rental units, of which not less than 25% or 10 units shall be restricted as affordable for low or moderate income persons or families, to be constructed on property located at 22 Highland Road, as shown on Assessor's Map 36 and Parcel 238-0 containing 3.91 acres of land area.

Chair Hultin stated that this is a procedural only motion that will be made to continue to Thursday, June 25, 2020, at 5:30 pm at the Truro Community Center located at 7 Standish way, North Truro with contingency to meet remotely due to the COVID-19 state of emergency. Chair Hultin moved to continue this hearing and Member Shedd seconded the motion. Chair Hultin asked if there were any further discussion by any Board Members; there were none. Chair Hultin asked for a roll call vote. Voted all in favor; Member Lucy absent. So voted: 6-0-1. Motion passes unanimously to continue to the date of Thursday, June 25th.

Board Action/Review

Town Planner Ribeiro addressed the Agenda item: Board update/discussion about the potential to hold public hearings remotely. Town Planner Ribeiro inserted on the screen, for viewing by the Board, the Governor's Guide to Reopening Massachusetts in Phases. We are currently in Phase 1 where gatherings of more than 10 people is still banned; therefore, in-person public hearings cannot be held. As stated in previous meetings, we will continue to assess; Phases 2, 3, and 4 state that restrictions on gathering size will be determined based on trends. He believes that this system of remote meetings seems to be working well. No decision by the Board needs to be made at this time; however, he wants to gauge the Board's thoughts regarding potential virtual hearings.

Similar to the exhibit on the screen now, this is how plans/images would be viewed by the public and allow participation. Chair Hultin commented that they do have a continued hearing and thinks this would be an appropriate way to have that hearing and make a decision. Member Shedd and the Board agreed as well. Chair Hultin asked Town Planner Ribeiro to recap that particular hearing continuation. He stated that the applicant is Charles Silva on Shore Road, a cottage to demolish and reconstruct in the same footprint within the setback of a pre-existing, non-conforming property. Town Planner Ribeiro believes this would be a good opportunity to start, see how that goes. Regarding the Cloverleaf, it had been discussed having a meeting to present the updated plans and a second meeting to hear from the public plus possibly an additional meeting. He stated that he would discuss this with Chair Hultin, and he also noted that there will be continual discussions with Town Counsel and the Town Manager to determine if it is time to move forward with virtual hearings. This discussion also notifies the public of which direction the Board is moving. Chair Hultin stated that they have an obligation to make sure that anyone wishing to view the meetings, or have input, has that opportunity but he is aware that it will be difficult for some to access this in real time.

Chair Hultin asked the Board Members if there was any other business that needed to be taken care of right now; there being none, Chair Hultin moved for a motion to adjourn. Vice Chair Todd and Member Thornley seconded the motion. No further discussion. Chair Hultin asked for a vote. Voted all in favor; Member Lucy absent. So voted: 6-0-1. Meeting adjourned.

Respectfully submitted,



Elizabeth Sturdy

