



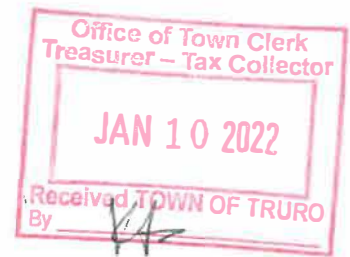
TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

September 21, 2020 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING



Members Present (Quorum): Art Hultin (Chair); Chris Lucy (Clerk); John Dundas; John Thornley; Heidi Townsend (Alt.); Darrell Shedd (Alt.)

Members Absent: Fred Todd (Vice Chair)

Other Participants: Barbara Carboni – Interim Town Planner and Counsel; Liz Sturdy – Truro Office Assistant; Michele Jolin (Applicant); Matt Cole – Builder for Michele Jolin (Applicant); Mark Hammer – Architect for Michele Jolin (Applicant)

Remote meeting convened at 5:30 pm, Monday, September 21, 2020, by Interim Town Planner and Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Interim Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment.

Public Comment Period

No members of the public offered comment.

Public Hearing (Continued)

Before the ZBA considered the matter of **2020-003/ZBA**, Member Lucy recused himself from the matter.

2020-003/ZBA – Michele Jolin and Kevin Downey for property located at 92 South Pamet Road, Truro, MA (Atlas Map 51, Parcel 58, Registry of Deeds Certificate of Title Number 192759, and Plan Number 16182H). Applicants seek a Special Permit under G.L. c. 40A, Section 6 and Truro Zoning Bylaw Section 30.7 for extension or alteration of nonconforming structure, where lot area, frontage, and setbacks are nonconforming. Chair Hultin recapped the continuance of this matter from the previous ZBA meeting and noted that the information requested has now been received. Mr. Hammer reviewed the newly submitted information to include the new total square footage that is conforming and under the maximum allowance for a lot of this size. After a brief discussion and a couple of questions, Chair Hultin asked if there were members of the public on the call who were in favor, or opposition, of this application. Truro Office Assistant Sturdy commented that there was no one on the call so Chair Hultin asked for a motion to approve the application for Special Permit in this matter.

Member Dundas made a motion to grant a Special Permit for the application of 2020-003/ZBA and find that the alteration or extension will not be substantially detrimental to the neighborhood and that the alteration or extension will exist in harmony with the general purpose and the intent of the Bylaw.

Member Thornley seconded the motion.

So voted, 5-0-2, motion carries.

Chair Hultin announced the approval of the Special Permit and Ms. Jolin and Mr. Hammer thanked the Members before departing the meeting. Member Lucy joined the meeting.

Board Action/Review

Chair Hultin led the review of proposed ZBA meeting dates for 2021 and asked Members for input to which there was none.

Chair Hultin made a motion to approve the proposed ZBA meeting dates for 2021 as indicated.

Member Shedd seconded the motion.

So voted, 6-0-1, motion carries.

Chair Hultin opened the review for the approval of the minutes from the July 9, 2020, meeting when there were technical issues. It was a remote meeting regarding the Cloverleaf Project. Chair Hultin asked for a motion to approve the minutes as written.

Member Shedd made a motion to approve the minutes from July 9, 2020, as written.

Member Townsend seconded the motion.

So voted, 6-0-1, motion carries.

Although not on the agenda, Chair Hultin reviewed Section 3 of the ZBA's application packet that didn't ask if the application adhered to the Town's Bylaw for square footage allowance. Chair Hultin brought this topic up since the matter decided upon earlier this evening was continued for 30 days as that information was not previously submitted and the Applicant's architect said that he was unaware that it was required. After a discussion with the Members, Chair Hultin commented that this information should be part of the application and Member Dundas will draft an addition for Section 3 of the ZBA's application packet that will be voted upon at the next meeting.

Chair Hultin reviewed the upcoming meetings for the next week to include the Cloverleaf Project.

Chair Hultin made a motion to adjourn at 5:55 pm.

Member Thornley seconded the motion.

So voted, 6-0-1, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

