



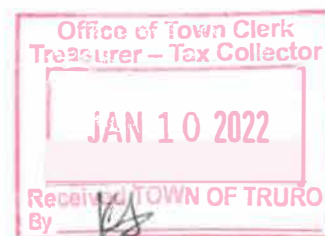
TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

October 26, 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.)

Members Absent: Fred Todd (Vice Chair); Darrell Shedd (Alt.)

Other Participants: Barbara Carboni – Interim Town Planner and Counsel; Liz Sturdy – Truro Office Assistant

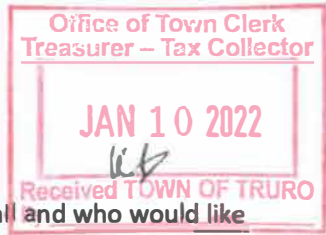
Remote meeting convened at 5:30 pm, Monday, October 26, 2020, by Interim Town Planner and Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Interim Town Planner and Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment.

Public Comment Period

No members of the public offered comment.

Board Action/Review

Chair Hultin reviewed and discussed with Members the clarification of lot coverage/square footage (reference Bylaw sections) regarding the ZBA Application and Procedure for Hearing that was last modified in July 2019. Chair Hultin commented that there have been recent applications which did not include gross floor area square footage nor dimensions on either the primary or secondary buildings. This is critical information as it is necessary to determine if the new construction exceeds maximum allowable square footage for the size of the lot as determined under the Bylaw. Member Dundas reviewed with the Members the language that he proposed could be added to Section 3 of the Application for Special Permit via Smartsheet (subject to approval and implementation by the Town) and stored on the Town's network. This action would ensure that Applicants confirm that they have accomplished all the requirements and their proposed projects adhere to local Bylaws 50.1 and 50.2. Member Townsend suggested that the addition of a ZBA checklist like the Planning Board checklist may be helpful. Member Dundas commented that the Smartsheet would keep all the information and reviewer information across multiple departments in one place which would be beneficial to Applicants and ZBA Members. Truro Office Assistant Sturdy added that a checklist would be helpful as not all Applicants may understand what is being requested. Member Townsend asked Members if there was a "cheat sheet" that shows an Applicant, based upon their project and desired outcome, the steps which must be taken, and Member Dundas stated this information was available online at the Town's website along with links. Member Dundas commented that Provincetown had a very useful artificial intelligence (AI)-based online form that creates the necessary pathway for Applicants based upon the Applicant's



project. Chair Hultin asked if there were members of the public who were on the call and who would like to offer comment on this topic and Caller #3 didn't identify themselves nor provide comment. Without objection from the Members, Chair Hultin asked Member Dundas to continue his work on a solution and report back to the Members.

Approval of Minutes

Before leading the review of the minutes, Chair Hultin commented the minutes to be voted upon were exclusively regarding the Cloverleaf Project.

Chair Hultin opened the review for the approval of the minutes from the July 16, 2020, meeting followed by a motion to approve the minutes as written.

Chair Hultin made a motion to approve the minutes from July 16, 2020, as written.

Member Townsend seconded the motion.

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

Chair Hultin opened the review for the approval of the minutes from the July 30, 2020, meeting followed by a motion to approve the minutes as written. Prior to the motion, Chair Hultin highlighted the Board of Health letter, a Planning Board letter that was submitted and discussed, the Energy Committee letter that was reviewed and submitted, the Climate Action Committee letter that was reviewed and submitted and discussed input from various people from the public.

Member Thornley made a motion to approve the minutes from July 30, 2020, as written.

Member Lucy seconded the motion.

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

Chair Hultin opened the review for the approval of the minutes from the August 20, 2020, meeting followed by a motion to approve the minutes as written. Prior to the motion, Chair Hultin highlighted that there was ample public comment, a review that was presented by DPW Director Cabral, a discussion with the Applicant about a modified roof structure to make the roofline lower.

Chair Hultin made a motion to approve the minutes from August 20, 2020, as written.

Member Thornley seconded the motion.

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

Chair Hultin opened the review for the approval of the minutes from the September 3, 2020, meeting followed by a motion to approve the minutes as written. Prior to the motion, Chair Hultin highlighted that the meeting was procedural only and to continue the meeting to a future date.

Chair Hultin made a motion to approve the minutes from September 3, 2020, as written.

Member Thornley seconded the motion.

So voted, 4-0-3 (Member Lucy abstained), motion carries.

Chair Hultin opened the review for the approval of the minutes from the September 10, 2020, meeting followed by a motion to approve the minutes as written. Prior to the motion, Chair Hultin highlighted a review of a Planning Board letter submittal, a discussion of wastewater and storm water treatment, a discussion of the Planning Board's recommendations regarding waivers, a discussion of the peer review

questions, a discussion of the revised roofline plans submitted for review along with public comment, and a review of the Rental Housing Property Management Plan.

Chair Hultin made a motion to approve the minutes from September 10, 2020, as written.

Member Lucy seconded the motion.

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

Chair Hultin opened the review for the approval of the minutes from the September 24, 2020, meeting followed by a motion to approve the minutes as written. Prior to the motion, Chair Hultin highlighted the letter of clarification from the Town Manager, a review of the responses to the peer review, a further discussion over sewage treatment system, a review of updated building plans, and introduced a discussion on the topic of moving waivers along with public comment.

Chair Hultin made a motion to approve the minutes from September 24, 2020, as written.

Member Lucy seconded the motion.

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

Chair Hultin opened the review for the approval of the minutes from the October 1, 2020, meeting followed by a motion to approve the minutes as written. Prior to the motion, Chair Hultin highlighted that the meeting was procedural only and only attended by Chair Hultin, Vice Chair Todd and Member Dundas. Chair Hultin noted that nothing substantial was discussed and they voted to move the meeting to a future date.

Chair Hultin made a motion to approve the minutes from October 1, 2020, as written.

Member Lucy seconded the motion.

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

Chair Hultin then asked Members for any other topics which they wanted to discuss. Member Thornley recognized Truro Office Assistant Sturdy and Noelle Scoullar for their work on the ZBA's minutes. Chair Hultin commented that they should be commended for their efforts.

Chair Hultin reviewed the upcoming meetings for the next couple of weeks and prior to Thanksgiving.

Chair Hultin made a motion to adjourn at 6:22 pm.

Member Lucy seconded the motion.

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

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

