

**ZONING BOARD OF APPEALS
TRURO, MASSACHUSETTS
MINUTES
MONDAY, DECEMBER 19, 2016
7 PM - TRURO TOWN HALL
24 TOWN HALL ROAD, TRURO**

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QUORUM PRESENT: B. Perkel (Chmn); A. Hultin (V. Chair); F. Todd (Clerk); N. Brown, (Alt.);
Absent: J. Thornley; J. Allee, J.; Dundas, (Alt). (S. Kelly, Recording Sec.)
Also present, Planner Carole Ridley

Meeting convened at 7 PM by Chairman Perkel.

2016-018 – Margaret MacNeil, by agt/rep James McGrath, for property located at 4 Gray's Lane (Atlas Sheet 50 Parcel 131 (title ref: book 23408, Page 35). Applicant is appealing the decision of the Bldg. Com. Not to issue a bldg. permit and is seeking a Special Permit w/ref. to Sec. 10.4 & 50.1.A of the Zoning Bylaw in order to construct a 20x24 accessory building on a lot w/insufficient frontage, as per plans filed.

Mr. McGrath spoke as representative for Pine Harbor Builders and explained they wished to use the accessory structure for storage at the property; the proposed structure meets the 25-foot setback requirements and is within the confines of the property; the property is located in the residential zone. Members reviewed the plans, and since there were no further questions, the following Motion was made:

Motion (Hultin; 2nd Brown): Move to grant a Special Permit for Margaret MacNeil, for property located at 4 Gray's Lane (Atlas Sheet 50 Parcel 131 (title ref: book 23408, Page 35), with reference to Sec. 10.4 and 50.1.A. of the Zoning Bylaw in order to construct a 20x24 ft. accessory building as per plans filed. The ZBA Finds the proposal meets the zoning regulations for accessory structures, and is in keeping with the intent of the Truro Zoning Bylaw and not substantially more detrimental to the neighborhood.

Voted in Favor: Perkel, Hultin, Todd, Brown. Voted Against: None. Motion Carries: 4/Yes; 0/No. Unanimous.

Continuation: 2016-010/ZBA – Adventure Bound Camping Resorts, for property located at 67 S. Highland Rd (Atlas Sheet 37, Parcel 15) & 10 Old Dewline Rd. (Atlas Sheet 37, Parcel 19) (Reg. of Deeds title ref: Book 26095, Page 3). Applicant is appealing the May 4, 2016 Stop Work Order of the Bldg. Com., and is also requesting a Special Permit w/ref. to Sec. 30.7.A. of the Truro Zoning Bylaw for work related to construction and installation of state-mandated sewage treatment facility, per plans filed, as continued from Aug 22, 2016 and Nov. 28, 2016 (w/time waivers).

Mr. Perkel noted there had been a previous request for a continuation of the Adventure Petition to reconvene on January 23, 2017.

Also, Chmn. Perkel noted there had been a request for another continuation for both of the following petitions:

Motion to continue (2016-013, 2016-017) to Jan. 23, 2017 made by Hultin, 2nd by Brown, 4/0 Unanimous.

2016-013/ZBA – Barbara Rybeck & Joan Siniscalco, by Atty. Kevin M. Kirrane, for property located at 402 Shore Rd., (Atlas Sheet 10, Parcel 22) (title ref: Book 13530, Page 012). Applicants are seeking a Variance w/ref. to Sec. 50.1 (lot size) and Sp. Permit(s) w/ref. to Sec. 30.2 and 30.7.A. of the Zoning Bylaw to raze and replace a motel & use & structure with a new Single Family Residence, as per plans filed., as continued from Oct. 24, 2017, and Nov. 28, 2016;

2016-017/ZBA – Kevin Shea and Judith Richland, for property located at 408 Shore Rd. (Atlas Sheet 10, Parcel 41, Reg. of Deeds title ref: Book 7711, Page 069). Applicants are seeking a Variance w/ref. to Sec. 50.1. of the Zoning Bylaw to construct a single-family residence on a pre-existing non-conforming lot which also lacks the required frontage, as per plans filed, as continued from Nov. 28, 2016.

Mr. Perkel noted time waivers had been signed with a January 30, 2017 time waiver date.

Members voted on a Motion by Hultin, 2nd by Brown to accept the continuations requested to the Meeting of January 23, 2017, 4/Yes, 0/No for continuation requests.

OTHER BUSINESS

Members discussed presence at meetings.

Minutes: Sept. 26, 2016, June 27, 2016; April 25, 2016, Feb. 22, 2016 (no quorum), Jan. 25, 2016, Dec. 7, 2015, adopted by unanimous vote; March 21, 2016, 3/0 (Brown absent).

Next Meeting: Monday, January 23, 2017 at 7 PM at Truro Town Hall.

Meeting adjourned at 7:45 PM.

Respectfully submitted,


Susan Kelly

