



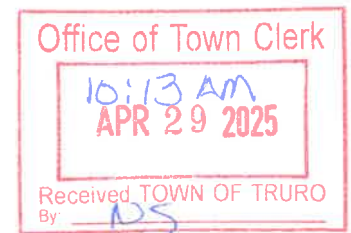
## TOWN OF TRURO

### ZONING BOARD OF APPEALS

Meeting Minutes

February 24, 2025 – 5:30 pm

### REMOTE ZONING BOARD OF APPEALS MEETING



**Members Present (Quorum):** Chris Lucy (Chair); Darrell Shedd (Vice Chair); Dave Crocker (Clerk); Art Hultin, Russ Braun, Robert Tilden (Alternate), Leah Camhi (Alternate)

#### **Members Absent:**

**Other Participants:** Leif D. Hamnquist AIA (Applicant and Principal Architect of 670 Shore Road), Katherine A. Burroughs (Applicant and Owner of 592 Shore Road), Lori F. Burroughs (Applicant and Owner of 592 Shore Road), Robin B. Reid (Attorney for Katherine A. Burroughs and Lori F. Burroughs - Applicants and Owners of 592 Shore Road), Deborah Paine (Project Manager for 592 Shore Road), Michael Miller (Truro Resident and Abutter to 592 Shore Road)

Remote meeting convened at 5:30 pm, Monday, February 24, 2025, by Chair Lucy. Chair Lucy announced that Town Planner/Land Use Counsel Carboni will not attend tonight's meeting due to another engagement. Chair Lucy announced that this was a remote meeting which was being broadcast live on Truro TV Channel 8 and was being recorded.

#### **Public Comment Period**

Chair Lucy invited any individual who wished to make a public comment and Chair Lucy recognized Mr. Miller who voiced his support of the application in the matter of **2025-002/ZBA – Katherine A. Burroughs Trust, Kather Burroughs Trustee.**

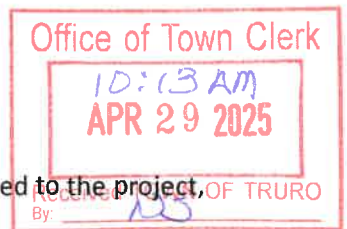
*Note: Chair Lucy then announced that the minutes on tonight's agenda would be moved to later this meeting and the hearings on the agenda would be brought forward.*

#### **Public Hearings – New**

**2025-001/ZBA - Shore Road Properties LLC**, for property located at 670 Shore Road (Atlas Map 2, Parcel 12, Unit 7). Applicant seeks a Special Permit for the demolition and reconstruction of a pre-existing, non-conforming structure (garage) with a new non-conforming garage structure within side setback on property in the Beach Point Limited Business District. DEADLINE FOR BOARD ACTION: MEETING MARCH 24, 2025

Chair Lucy read aloud the public notice and recognized Mr. Hamnquist who provided background information and summarized the proposed project for the Members and the public.

Chair Lucy and the Members commented or discussed the following topics: Chair Lucy and Member Braun commented that they had no issues with the project as it was straightforward.



Chair Lucy invited members of the public to offer comments, either in favor or opposed to the project, and there were none.

**Vice Chair Shedd made a motion to in the matter of 2025-001/ZBA - Shore Road Properties LLC that the Board grant a Special Permit for the demolition and reconstruction of a pre-existing, non-conforming structure (garage) with a new non-conforming garage structure within side setback on property in the Beach Point Limited Business District. This reconstruction project should fall under M.G.L. 40A Section 6 as it is a reconstruction project. This reconstruction project should not substantially more detrimental than the existing non-conforming structure (garage) to the neighborhood.**

**Member Hultin seconded the motion.**

**ROLL CALL VOTE:**

**Vice Chair Shedd – Aye**

**Member Braun – Aye**

**Member Hultin - Aye**

**Member Crocker – Aye**

**Chair Lucy - Aye**

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

**2025-002/ZBA - Katherine A. Burroughs Trust, Katherine Burroughs Trustee**, for property located at 592 Shore Road (Atlas Map 5, Parcel 18). Applicant seeks Special Permit for alterations to two nonconforming residences (frontage, setbacks, building separation) on nonconforming lot in the Beach Point Limited Business District. DEADLINE FOR BOARD ACTION: MEETING MARCH 24, 2025

Chair Lucy read aloud the public notice and recognized Attorney Reid who provided background information and introduced Katherine Burroughs who addressed the Members and the public. Ms. Burroughs expressed her appreciation to the Board for their time and consideration. Ms. Burroughs noted that the primary consideration for the proposed project is to accommodate her mobility issues.

Attorney Reid then summarized the proposed project for the Members and the public. Attorney Reid noted that she had submitted newly revised materials to include a landscape plan. Attorney Reid also stated that the project proposal does not call for the demolition of either structure nor would any of the legally pre-existing non-conformities will be increased or extended under the proposed project.

Attorney Reid addressed the flood zone concerns of the Building Commissioner and noted that documents pertinent to those concerns would be submitted prior to the submission of building permit application. Attorney Reid then reviewed the criteria, as required by the Zoning Bylaw, M.G.L. Chapter 40A Section 6, and case law by which the Board will consider rendering its decision.

Chair Lucy, the Members, and Attorney Reid commented or discussed the following highlighted topics: the 3.8' encroachment and the support of the adjacent abutter (Mr. Miller); the Nantucket-style dormer facing inwards does not affect the adjacent abutters; the proposed project would not negatively affect the neighborhood; and the genesis of when the lot lines on the street redrawn after the construction of the buildings.

Chair Lucy invited the members of the public to comment on the proposed project and there were none.

Vice Chair Shedd made a motion to in the matter of 2025-002/ZBA - Katherine A. Burroughs Trust, Katherine Burroughs Trustee that the Board grant a Special Permit for alterations to two nonconforming residences on nonconforming lot in the Beach Point Limited Business District as per Zoning Bylaw 30.7.A. and finds that the alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use and the structure and that the alteration of the structure will exist in harmony and general purpose and intent of this bylaw as per the enumeration of the plans and specifications as presented by the architects to the Zoning Board of Appeals.

Member Hultin seconded the motion.

Discussion: Members discussed including in future motions enumerations which are specifically submitted in the documentation for clarity.

**ROLL CALL VOTE:**

Member Hultin – Aye

Vice Chair Shedd – Aye

Member Crocker - Aye

Member Braun – Aye

Chair Lucy - Aye

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

**Minutes**

Chair Lucy and the Members reviewed the minutes from November 18, 2024 for corrections or edits and there were none.

Vice Chair Shedd made a motion to approve the minutes from November 18, 2024 as submitted.

Member Crocker seconded the motion.

**ROLL CALL VOTE:**

Member Hultin – Aye

Member Crocker – Aye

Member Braun – Aye

Vice Chair Shedd – Aye

Member Camhi – Aye

Member Tilden - Aye

Chair Lucy - Aye

So voted, 7-0-0, motion carries.

Chair Lucy and the Members reviewed the minutes from December 16, 2024 for corrections or edits and there were none.

Vice Chair Shedd made a motion to approve the minutes from December 16, 2024 as submitted.

Member Braun seconded the motion.

**ROLL CALL VOTE:**

Member Camhi – Aye

Member Hultin – Aye

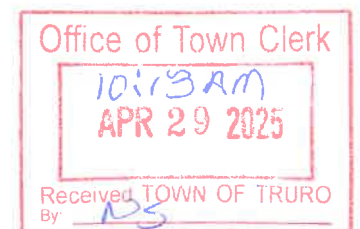
Member Crocker – Aye

Member Braun – Aye

Member Tilden – Aye

Vice Chair Shedd - Aye

Chair Lucy – Aye



**So voted, 7-0-0, motion carries.**

### **Zoning Task Force Update**

Vice Chair Shedd provided an update to the Members and told the Members that the Zoning Task Force had developed the final draft of Zoning Bylaw proposed changes and will present them at the Select Board meeting tomorrow evening at 5:00 pm.

Vice Chair Shedd and the Members commented or discussed the following topics: the Walsh Property Overlay District (divided into three sub districts: Moderate Density, Low Density, and Recreational); the Walsh Property Overlay District is posted on the Zoning Task Force's town website; several Members expressed some concern about the Planning Board's work on Lot Coverage and Lot Clearing and the Planning Board's attempt to conclude the work tomorrow as it appeared to be rushed; Vice Chair Shedd said that he was surprised to hear that the Planning Board was moving forward on Lot Coverage and Lot Clearing in order to get proposed changes on this year's Warrant as he had attended the last Zoning Task Force meeting, on February 18, 2025, and understood that was not going to be the case for this year's Warrant; Chair Lucy noted that there had been a Planning Board discussion and the Planning Board would take a vote this Wednesday as to whether the Planning Board would submit changes to be included by this year's Warrant will close on March 3, 2025; the February 23, 2025 Boston Globe's front page article on the state's housing crisis and the state's view as to how to deal with it; the Zoning Task Force's efforts to make affordable and attainable housing more accessible housing in Truro by reducing certain restrictions and the appearance that the Planning Board's current activities would be more restrictive for individuals to access affordable and attainable housing; Member Braun's previous experience with dealing with a similar situation as the Walsh Property (Cloverleaf) with Westover Air Force Base and its surplus land for developers to create housing; the possibility of future developers having to submit a Site Plan Review to the Planning Board which will include infrastructure based upon the type of housing which the developers will propose; the applicability of M.G.L. 40B for developers as related to the Zoning Bylaw; and the confirmation that the Zoning Task Force will present to the Select Board, on Wednesday, February 26, 2025, at 5 pm during a hybrid meeting at Town Hall.

### **Next Meeting**

Chair Lucy announced that the next meeting would be held on Monday, March 24, 2025 at 5:30 pm.

In reference to the ZBA including enumerations of plans submitted in future motions for granting Special Permits and for decisions, Member Tilden clarified the difference between SK (is a sketch indicator used for changes after construction set has been issued) and SKA1 (is an architecture indicator). Member Tilden proposed using the dates of the submitted plans rather than enumerations as those may be confusing. Member Tilden also noted that all submitted plans should be dated.

**Member Braun made a motion to adjourn at 6:31 pm.**

**Vice Chair Shedd seconded the motion.**

**ROLL CALL VOTE:**

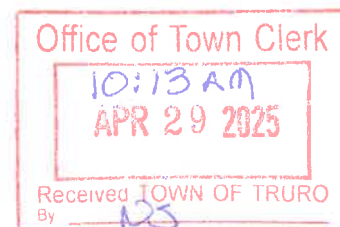
**Member Camhi – Aye**

**Member Hultin – Aye**

**Member Crocker - Aye**

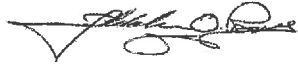
**Member Braun – Aye**

**Vice Chair Shedd - Aye**



**Member Tilden – Aye**  
**Chair Lucy - Aye**  
**So voted, 7-0-0, motion carries.**

Respectfully submitted,



Alexander O. Powers  
Board/Committee/Commission Support Staff

