

**TOWN of TRURO**  
**Truro Historical Commission**  
**Truro Historical Commission (THC) Meeting Minutes**

**Meeting Location:** Via GoToMeeting

**Date and Time:** Monday, October 17, 2022, 5:00 pm

**Members Present:** Matthew Kiefer, Chair  
Chuck Steinman, Vice Chair  
Jim Summers, Secretary  
David Kirchner, Member  
Richard Larkin, Member - recused for public hearing 40 S. Pamet Rd  
Bart Mitchell, Member  
Amy Rolnick, Member

**Attending:** Barbara Carboni, Town Planner  
Benjamin Zehnder, Attorney for 40 S. Pamet Road Owner  
Shane O'Brien, Owner's Architect - 40 S. Pamet Road  
Jeffery Katz, Owner's Architect - 40 S. Pamet Road  
A.J. Santos, Contractor for 66 Pamet Road

**Welcome:** Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer reviewed the agenda.

**Public Hearing and Vote: 40 South Pamet Road:** Chairman Kiefer opened the public hearing, explained the purpose of the hearing and recited the applicable sections of the *Preserving Historic Properties* Bylaw in reference to the Commission's review of demolition requests and delays for buildings determined to be significant in order to determine if such buildings are preferably preserved.

The Commission was asked by the Applicant's counsel, Ben Zehnder, (1) to lift the demolition delay that was imposed on May 11, 2022; and (2) to determine whether, in light of the proposed addition, the house on the property will continue being a contributing resource to a potential National Register Historic District.

**Demolition Delay--**At the May 11th public hearing, the Commission asked the Applicant to consider alternatives to the proposed project: (1) lowering the proposed addition, a modernist flat-roofed building with a roof deck that is raised more than 3 feet above the ground floor level of the historic structure per flood plain requirements, in order to reduce its scale, which as stated by Zehnder, "looms" over the historic structure; and (2) preserving the hip-roof dormer on the front of the building rather than replacing it with a peaked roof as shown on the drawings. Instead, they decided not to risk losing their prior Conservation Commission approval and went forward with the design as originally presented and sought and obtained Planning Board and ZBA approvals prior to returning to our Commission with the above requests.

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Chairman Kiefer asked if there were any further questions. There being none, Member Mitchell made a motion to decline to lift the demolition delay. The motion was seconded by Member Rolnick and all members, through a roll call vote, voted in favor.

National Register Eligibility--The Commission decided to seek the opinion of Eric Dray, the historic preservation consultant updating the Town Wide Survey of Historic Resources, on the questions as noted above by Attorney Zehnder. The applicant was invited to come back to the Commission to be informed of the Commission's opinion after consulting with Mr. Dray and to present any revisions to the architectural plans addressing the scale and height of the addition in relation to the existing house along with retaining the hip roofed dormer.

Member David Kirchner made a motion to continue the public hearing until November 22, 2022, at 5:00pm and Vice Chair Steinman seconded the motion and all members, through a roll call vote, voted in favor.

**Public Hearing and Vote: 66 North Pamet Road:** Chairman Kiefer opened the public hearing, explained the purpose of the hearing and recited the applicable sections of the *Preserving Historic Properties* Bylaw in reference to the Commission's review of demolition requests and delays for buildings determined to be significant in order to determine if such buildings are preferably preserved.

The Contractor (A.J. Santos) presented the proposal to demolish the foundation and floor framing of the house and rebuild to code. After discussion of the scope of work with Mr. Santos, it was determined that the building permit should be amended to correctly describe the scope of the demolition to the foundation and repairs to other areas of the house.

Vice Chair Steinman made the motion to not impose a demolition delay contingent upon the scope of demolition being limited to the foundation and floor framing and subject to the applicant returning to the Building Commissioner and the THC if any material additional demolition is required. Member Kirchner seconded the vote and all members, through a roll call vote, voted in favor.

The Public Hearings being concluded, the Commission continued with other items on the agenda.

**Minutes:**

Member Kirchner moved, and Member Rolnick seconded, and all members, through a roll call vote, voted in favor to approve the minutes of the July 7, 2022, and July 19, 2022, meetings. The minutes were approved unanimously and will be filed with the Town Clerk.

**FY 2024 CPC applications:**

1. Vice Chair Steinman presented to the Commission the plan to reprint the Historic Truro Self-Guided Tour Book, co-sponsored by the Commission and the Truro Historical Society, and dedicate it to Susan Howe. Barbara Carboni requested that the Town of Wellfleet receive copies of the Truro Guide with hopes to have Wellfleet design a similar guide.
2. Vice Chair Steinman presented, on behalf of the Friends of the Meetinghouse a proposal to restore a section of the adjacent cemetery that has eroded and requires regrading and landscaping along with re-grading the secondary access road to the Meetinghouse.

Also, included in the grant application would be a survey of available burial plots at the Meetinghouse to be included in the Town's inventory. Member Mitchell made the motion and Member Kirchner seconded the motion and all members, through a roll call vote, voted in favor to send a letter of recommendation to the CPC for the grant application.

3. Member Summers presented, on behalf of the Truro Historical Society, an application to replace the gutters at the Cobb Archive. The Town as owner is tentatively the applicant for this grant. Member Mitchell made the motion and Member Rolnick seconded and all members, through a roll call vote, voted in favor to convey support for the grant application to the CPC and the Town DPW.

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#### **Town Planner report:**

1. Update of the Truro Cultural District: Town Planner Carboni is working with a representative of the Mass Cultural Council for direction on how to proceed and how large the district could be and what funding opportunities may be available. The support of the THC will be helpful going forward.
2. The Local Comprehensive Plan: The committee recently held a visioning session at the Community Center with approximately 60 – 80 participants. A summary of the session will be posted at a future date. Chair Kiefer asked when the THC sub-committee should get involved with the Plan. Vice Chair Steinman is currently the liaison to the Local Comprehensive Plan Committee and the sub-committee includes Amy Rolnick and Jim Summers with Chuck as Chair. The sub-committee will request that we would like an opportunity to attend and possibly present as necessary at a future meeting specifically around Truro's cultural heritage and its future.
3. Walsh Property update: Master planning company Tighe & Bond has been hired as the consultant, and Carol Ridley & Associates will be a subcontractor. Vice Chair Steinman asked if any of the existing cottages would be reused in the planning. Rehabbing as they exist does not appear to be feasible. Chair Kiefer requested that the Walsh Committee should be prepared to come to the THC if the cottages are to be demolished and the committee should be prepared for that requirement.

There being no further business, Member Larkin made a motion to adjourn the meeting, and Vice Chair Steinman seconded the motion and all members (excluding Member Mitchell who had left the meeting), through a roll call vote, voted in favor.

Respectfully submitted by Jim Summers, Secretary



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