



Truro Planning Board Agenda

Remote Zoom Meeting

Wednesday, March 6, 2024 – 5:00 pm

www.truro-ma.gov



Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/88068824166>

Dial in: +1-646-931-3860 or +1-305-224-1968

Meeting ID: 880 6882 4166 Passcode: 889329

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web: Town of Truro website (www.truro-ma.gov), "Helpful Links", "Truro TV Channel 8". Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at esturdy@truro-ma.gov.

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

- 1. Planner Report**
- 2. Chair Report**
- 3. Minutes** – December 20, 2023

Board Action/Review

- ◆ **2024-001/ANR – Douglas Ambrose and 47 Fisher Road Realty Trust** seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to G.L. c. 41, s. 81 and Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 47-49 Fisher Road (Atlas Map 53, Parcels 24 and 25, Registry of Deeds title reference: Book 22241 Page 112; and Book 32678 Page 75).

Next Meeting: Wednesday, March 20, 2024 at 5:00 pm – Public Hearing on Warrant Articles

Adjourn



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

December 20, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; Paul Kiernan; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Catherine Ware (SBA Communications – Applicant); John Morrison (SBA Towers - Application)

Remote meeting convened at 5:02 pm, Wednesday, December 6, 2023, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni announced that Town Hall will close tomorrow, December 21, 2023, at noon and is closed on Friday, December 22, 2023.

Chair Report

Chair Roberts noted that a group site visit to 9B Benson Road will be scheduled for Thursday, January 4, 2024. The time has not yet been determined so more information will be forthcoming.

Minutes

Chair Roberts led the review of the minutes from November 15, 2023, and Chair Roberts made edits to the paragraph at the bottom of page 1 starting with “Chair Roberts led the discussion on temporary sign permits...” Chair Roberts will email edits to Planning Board Assistant Liz Sturdy.

Vice Chair Greenbaum made a motion to approve the minutes of November 15, 2023, as amended.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend - Aye

Member Althaus - Abstained
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 6-0-1, motion carries.

Public Hearing – New

2023-004/PB SBA Communications for DISH Wireless - 5 Town Dump Road (Atlas Map 55, Parcel 2A).
Applicant seeks a Special Permit under §40.5 to modify existing collocated equipment.

Chair Roberts recognized Ms. Ware who introduced herself and Mr. Morrison. Ms. Ware provided background information regarding this application.

Members, Ms. Ware, and Mr. Morrison discussed the following highlighted topics: what quantifies as a cabinet; remote radios on the tower; conditioning the Special Permit based upon the results of a technical inspection that may require upgrades, fixing or repair; the structural analysis includes a notation that it passes the structural utilization at 104.8% and any further addition to the tower would not be permissible; and the risk category for the tower is a 3.

Ms. Ware expressed SBA Communications' interest in not losing any more time with this project and Town Planner/Land Use Counsel Carboni made several suggestions to include submitting the approved Special Permit by the Planning Board (if the Planning Board approved it this evening) to the Building Commissioner for his consideration to grant the building permit. Town Planner/Land Use Counsel Carboni made it noticeably clear that she did not speak on behalf of the Building Commissioner, and it was his decision to make. Members then discussed the conditions attached to the granting of this Special Permit and Town Planner/Land Use Counsel Carboni will provide a clean copy of the conditions to the Members following this meeting.

Member Kiernan made a motion to grant a Special Permit for the proposed project conditioned that the Applicant is required to conduct and submit a new TIA Inspection Report, per TIA Report 222G, and to address or correct all of the deficiencies noted in that report prior to the installation of this new equipment, the inspection report and documentation of any structural repairs or maintenance shall be submitted to the DPW Department and the Building Department of the Town of Truro, and to grant the eligible facilities request as submitted.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend - Aye
Member Althaus - Aye
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Board Discussion

Chair Roberts led the discussion of Planning Board priorities for possible 2024 Annual Town Meeting (ATM) zoning bylaw changes with the Members and Town Planner/Land Use Counsel Carboni.

The following highlighted topics were discussed: review of the listed work items and to pair it down to a manageable number with a focus on undersized lots; collaboration and communication with the Truro Housing Authority, Zoning Board of Health, and the Board of Health in order to receive feedback on any changes regarding undersized lots; delay the review of the House-size Bylaw until after the spring Town Meeting; review of lot coverage and examining how other towns address it; mean ground level that is tied in with building height and roof profiles as addressed by Provincetown and other communities to improve associated definitions; lot clearing and rules established by the Cape Cod Commission; passed on the Development Agreement and noted that it would be better handled by the Select Board; Member Kiernan provided an update on the street inventory (more complete than the Town's 2015 document) and then reviewed the summary.

Members then discussed the suggested collaboration regarding lot coverage with the Board of Health in preparation of the spring Town Meeting in 2024 and a suggested public forum or work session regarding the affordable housing on undersized lots to gather the public's concerns and input. There were no objections to either suggestion.

Chair Roberts announced that the next meeting is scheduled for January 10, 2024 and wished everyone a Happy New Year. Member Riemer asked Town Planner/Land Use Counsel Carboni about the appeal of the decision on Ebb Tide and Town Planner/Land Use Counsel Carboni noted that there was no update or actions needed to be taken by the Planning Board. Town Planner/Land Use Counsel Carboni suggested that topic be discussed on January 10, 2024 ahead of the regular meeting. There was no opposition to this suggestion.

Member Frazier made a motion to adjourn at 6:20 pm.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Townsend – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

Kaci A Fullerton-Willis, Town Clerk, Town of Truro / 11.8.22 pg 1-5



Zoning Board of Appeals

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE ZONING BOARD OF APPEALS

Special Permit

Case Reference No.: 2022-008/ZBA

Atlas Map 53, Parcel 24

Address: 49 Fisher Road

Title Reference: Barnstable County Registry of Deeds Book 21922 / 32678, Page 177 / 75

Owners and Applicants: Douglas W. Ambrose

Hearing Dates: May 23, 2022; June 27, 2022; July 25, 2022; August 22, 2022;
September 26, 2022

Decision Date: September 26, 2022

Demolition/Reconstruct Dwelling on Non-Conforming Lot Special Permit Vote: 5-0

Withdraw Variance Request without Prejudice Vote: 5-0

Sitting: Chris Lucy, Vice Chair; Darrell Shedd; Heidi Townsend; Virginia Frazier;
Curtis Hartman

Demolition/Reconstruct Dwelling on Non-Conforming Lot Special Permit Motion (by M. Shedd, seconded by M. Lucy), and Withdraw Variance Request without Prejudice Motion (by M. Lucy, seconded by M. Shedd). In the matter of 2022-008/ZBA, Application of Douglas W. Ambrose, applicant seeks a Special Permit under M.G.L. Ch. 40A §6 and §30.7 of the Truro Zoning Bylaw for demolition and reconstructing of a dwelling on a non-conforming lot (lot area), based upon the following materials filed with this Board:

- Cover Letter from Benjamin E. Zehnder, Esq. dated April 20, 2022
- Application for Hearing, Special Permit and Variance, dated April 20, 2022
- Certified Abutters List for Special Permit and Variance
- Town of Truro Fiscal Year 2022 Property Card for 49 Fisher Rd, Parcel ID 53-24-0
- CAI AxisGIS
- Quitclaim Deed Book 32678, Page 75-77 (3 pages)
- Quitclaim Deed Book 21922, Page 177-181 (5 pages)
- Town of Truro Building Permit #20-322 dated 10-27-2020 (1 page)
- "Plan of Land in Truro owned by Emma Ambrose", Plan Book 206, Page 69, prepared by Francis J. Alves, CE, dated October 18, 1966, Scale 1" = 40'

A true copy, attest:

- **“Certified Plot Plan, 49 Fisher Road, Truro MA”, Plan Book 206, Page 69, prepared for Douglas Ambrose, prepared by Felco, Inc., dated June 22, 2021, Scale 1” = 40’**
- **Google Earth Imagery dated October 23, 2021**
- **“Site & Sewage Plan, 49 Fisher Road, Truro MA”, prepared for Douglas Ambrose, prepared by Felco, Inc., dated February 7, 2020, Revised March 30, 2020 and April 23, 2020, Scale 1” = 40’**
- **“Site & Sewage Plan, 49 Fisher Road, Truro MA”, prepared for Douglas Ambrose, prepared by Felco, Inc., dated February 7, 2020, Revised March 30, 2020, April 23, 2020, and November 30, 2020, Scale 1” = 40’**
- **“Front Elevation (East), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 1 of 7**
- **“Right Side Elevation (North), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020, Scale 1/4” = 1’, Sheet 2 of 7**
- **“Left Side Elevation (South), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020, Scale 1/4” = 1’, Sheet 3 of 7**
- **“Rear Elevation (West), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020, Scale 1/4” = 1’, Sheet 4 of 7**
- **“First Floor Plan, Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020, Scale 1/4” = 1’, Sheet 5 of 7**
- **“Second Floor Plan, Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020, Scale 1/4” = 1’, Sheet 6 of 7**
- **“Framing Section “M” and Framing Section “N” Plans, Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020, Scale 1/4” = 1’, Sheet 7 of 7**
- **“Front Elevation (East), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 1 of 7**
- **“Right Side Elevation (North), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 2 of 7**
- **“Left Side Elevation (South), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 3 of 7**

- “Rear Elevation (West), Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 4 of 7
- “First Floor Plan, Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 5 of 7
- “Second Floor Plan, Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 6 of 7
- “Framing Section “M” and Framing Section “N” Plans, Proposed Reconstructed Dwelling, Douglas Ambrose, 49 Fisher Road Truro, MA” prepared by ARC Designs, LLC, dated September 6, 2020, Revised September 30, 2020 and December 3, 2020, Scale 1/4” = 1’, Sheet 7 of 7
- “Plan of Land in Truro, MA, Being a Reconfiguration of Lots 2 & 3 as shown on Plan Book 206 Page 69”, prepared for Douglas Ambrose & 47 Fisher Road Realty Trust, by Demarest Land Surveying, dated March 31, 2022, Scale 1” = 30’
- Extension Agreement through September 26, 2022
- “Site Plan, Truro, MA, Plan Book 206 Page 69”, prepared for Douglas Ambrose, by Demarest Land Surveying, dated September 26, 2022, Scale 1” = 30’

The Board also received:

- Email dated May 16, 2022 from Tobin Gerhart
- Email dated May 23, 2022 from Lucy Clark
- Email dated June 20, 2022 from Jack Riemer with attachments
- Email dated July 19, 2022 from Jack Riemer with additional comments/attachments
- Email dated June 29, 2022 between Benjamin E. Zehnder, Esq. and the Building Commissioner
- Email dated July 21, 2022 between Benjamin E. Zehnder, Esq. and the Building Commissioner with attachments
- Email dated September 20, 2022 between Benjamin E. Zehnder, Esq. and the Building Commissioner
- Email dated September 26, 2022 from Benjamin E. Zehnder, Esq. with attachment

This Special Permit Decision is based on the following findings of fact:

1. 49 Fisher Road is a nonconforming lot, containing 22,651 square feet where 33,750 are required (Residential District).
2. A building permit issued on October 27, 2020 for construction of a new dwelling, replacing an existing one. Construction proceeded and a final inspection took place on August 25, 2021. It was determined that a portion of the structure – exterior stairs and landings – had been constructed within the side setback to lot adjacent to the east (to 18.1 feet of lot line).

It was also determined that a special permit was required for the construction, due to the nonconformity of the lot. Applications for relief were filed with the Board.

3. Over the course of public hearing, the Applicant proposed various modifications to the structure to bring it closer to conformity with the Zoning Bylaw. Finally, the Applicant proposed an alternative that moved the stairs and landing out of the side yard setback and into conformity with the Bylaw. The requirement of a special permit remained, due to the lot's nonconformity.
4. To address an encroachment by the structure into a different setback, the Applicant will be required to adjust that lot line through an Approval Not Required (ANR) plan endorsement by the Planning Board.

Findings under Zoning Bylaw §30.7 and §30.8 and G.L. Chapter 40A, §6

1. The lot is nonconforming as to area. Alteration, extension, or reconstruction of a dwelling on a nonconforming lot increases the intensity of the existing nonconformity and requires a special permit under G.L. c. 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).
2. The Board finds that the constructed residence, as modified to eliminate the encroachment into the side setback, generally conforms in style with neighboring properties. Although elevated so as to comply with Building Code requirement for floodplain construction, the residence is not unreasonably out of conformity with dimensions of neighboring properties.
3. Based on the above, the Board finds under G.L. c. 40A, s. 6 and under Section 30.7 of the Zoning Bylaw that the reconstructed dwelling is not substantially more detrimental than the preexisting nonconforming structure and use to the neighborhood.
4. Based on the above, the Board further finds under Section 30.7.A of the Zoning Bylaw that the existing nonconforming use or structure and that the alternation or extension will exist in harmony with the general purpose and intent of this bylaw.”

Conditions

This Special Permit is granted subject to the following conditions:

1. The Applicant shall remove the stairs and landing from within the side setback and reconstruct them so as to conform to the setback requirement. Any additional construction shall conform to the Zoning Bylaw in all respects.
2. Prior to issuance of a final Occupancy Permit, the Building Commissioner shall inspect the structure and property to confirm compliance with this Decision and the Zoning Bylaw.
3. Prior to the issuance of a final Occupancy Permit, the Applicant shall obtain the endorsement of the Planning Board on an Approval Not Required (ANR) plan altering the lot line with 47 Fisher Road, and thereby eliminating the encroachment into the setback from that property.

- 4. The applicants shall obtain and comply with any necessary permits or other approvals required from the Town, including but not limited to the Conservation Commission and Board of Health.
- 5. The use of the Property shall be in strict conformance with the Town of Truro Zoning Bylaws.
- 6. The use of the Property shall be in strict conformance with the Town of Truro General Bylaws, including but not limited to Chapter IV, §6 (Outdoor Lighting).

This Special Permit shall lapse after one year if substantial use is not commenced with that time. See Zoning Bylaw §30.8.

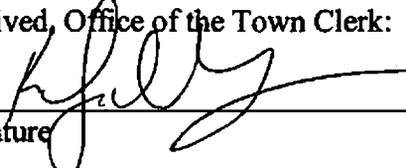


 Art Hultin, Chair

10/19/2022

 Date

Received, Office of the Town Clerk:



 Signature

10/19/2022

 Date

I hereby certify that this decision was filed with the Office of the Town Clerk on 10.19.2022 and 20 (twenty) days have elapsed since the date of filing, and:

- No Appeal has been filed.
- An Appeal has been filed and received in this office on: _____



 Signature

11.8.2022

 Date

NOTE: Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, §17)

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.



DEMAREST LAND SURVEYING

338 Mayfair Road

South Dennis, MA 02660

Phone: 508-364-9049

email: demarestlandsurveying@gmail.com

Date: 2/23/2024

To: Truro Planning Board
Truro Town Offices
24 Town Hall Road
Truro, MA 02666

Re: Approval Not Required Plan prepared for
Douglas Ambrose & 47 Fisher Road Realty Trust

Dear Chairman Roberts, and Members of the Board:

I apologize for not being present at tonight's meeting, and on behalf of Douglas Ambrose and 47 Fisher Road Realty Trust, would ask the Board to consider endorsing the Approval Not Required Plan, entitled "Plan of Land in Truro, MA, being a reconfiguration of lots 2 & 3 as shown on plan book 206 page 69 prepared for Douglas Ambrose & 47 Fisher Road Realty Trust dated February 15, 2024".

We have prepared the ANR for conveyance purposes to amicably resolve building setback issues between the two lots by reconfiguring the interior lot lines while maintaining the original lot frontage of 150.00' and lot area of lots 2 & 3 as shown on plan book 206 page 69.

I thank you for your consideration and request the Board endorse this plan.

Sincerely,



John Z. Demarest Jr.
Professional Land Surveyor



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

To the Planning Board of the Town of Truro, MA

Date 2/15/24

The undersigned owners of all the land described herein submitted the accompanying plan entitled: PLAN OF LAND IN TRURO, MA PREPARED FOR DOUGLAS AMBROSE & 47 FISHER ROAD REALTY TRUSTAND dated FEBRUARY 15, 2024, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 47 & 49 FISHER ROAD Map(s) and Parcel(s): MAP 53 PLS 24 & 25

Number of Lots Created: 4 Total Land Area: 46,399 ± ± (1.07 ± AC.)

The owner's title to said land is derived under deed from MARCIA S. AMBROSE (32678/75) dated JANUARY 23, 2020 and recorded in the Barnstable Registry of Deeds Book and Page 32678/75 or 22241/112 Land Court Certificate of Title No. _____ registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: (check as appropriate)

- The accompanying plan is not a subdivision because the plan does not show a division of land.
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____; or
 - a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
- The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely LOTS 2B & 3B (LAND SWAP) which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

Other reasons or comments: (See M.G. L., c.41, §81-L)

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

(Printed Name of Owner)

(Signature)

(Printed Name of Owner)

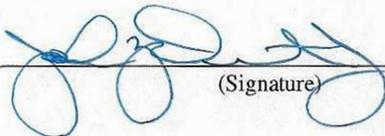
(Signature)

(Address of Owner(s))

(Address of Owner(s))

JOHN Z. DEMAREST JR. (AGENT)

(Printed Name of Agent)



(Signature)

DEMAREST LAND SURVEYING
338 MAYFAIR ROAD, SOUTH DENNIS, MA 02660

(Address of Agent)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Town Planner at planner1@truro-ma.gov

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>47 & 49 FISHER ROAD</u> Applicant Name: <u>DOUGLAS AMBROSE & 47 FISHER ROAD REALTY TRUST</u> Date: <u>2/15/24</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
2.2.2 Submission Requirements				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	✓		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	Relevant zoning classification data.	.		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.		✓	WETLAND EXCEEDS THE AREA OF THE LAND SURF
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: 47 & 49 FISHER ROAD Applicant Name: ^{DOUGLAS AMBROSE}47 FISHER ROAD REATY TRUST Date: 2/15/24

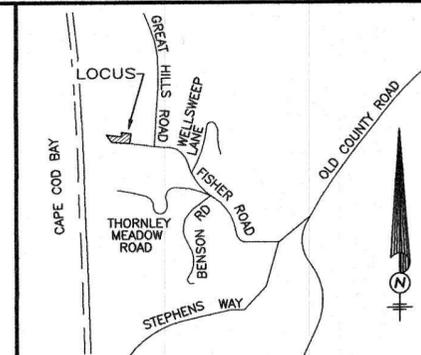
No.	Requirement	Included	Not Included	Explanation, if needed
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	✓		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	✓		

OWNERS OF RECORD:
 DOUGLAS W. AMBROSE
 7 ROWAYTON AVENUE
 ROWAYTON, CT 06853
 47 FISHER ROAD REALTY TRUST
 C/O JANET DUGAN CPA
 PO BOX 668
 CHATHAM, MA 02633

REFERENCES:
 DEED BOOK 32678 PAGE 75
 DEED BOOK 22241 PAGE 112
 PLAN BOOK 206 PAGE 69

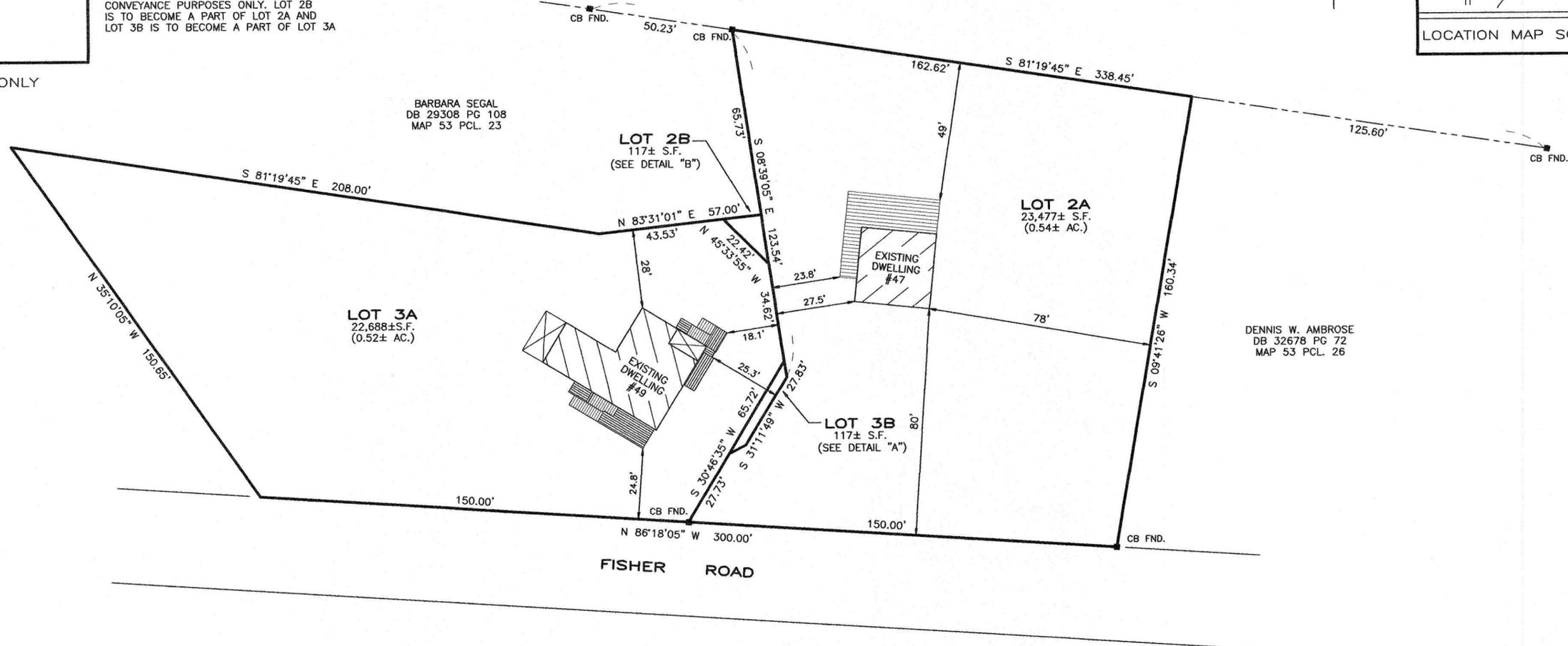
ASSESSORS MAP 53 PARCELS 24 & 25
 TOTAL AREA: 46,399± S.F. (1.07± AC.)
 LOTS 2B AND 3B ARE NOT CONSIDERED
 BUILDABLE LOTS AND ARE CREATED FOR
 CONVEYANCE PURPOSES ONLY. LOT 2B
 IS TO BECOME A PART OF LOT 2A AND
 LOT 3B IS TO BECOME A PART OF LOT 3A

TRURO CONSERVATION TRUST
 DB 29307 PG 226
 MAP 53 PCL. 19



LOCATION MAP SCALE: 1"=2000'±

FOR REGISTRY USE ONLY



BARBARA SEGAL
 DB 29308 PG 108
 MAP 53 PCL. 23

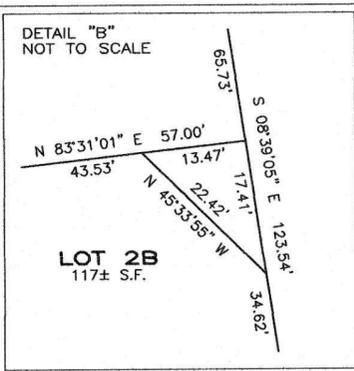
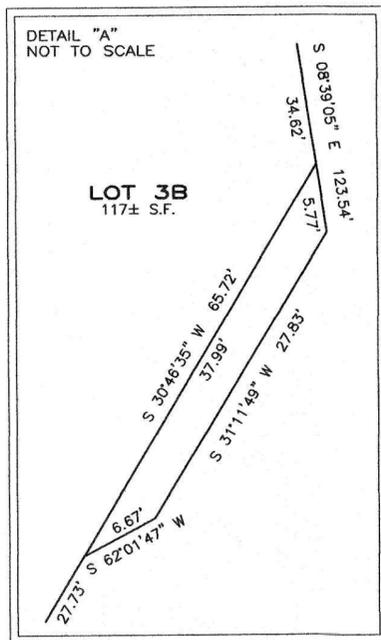
DENNIS W. AMBROSE
 DB 32678 PG 72
 MAP 53 PCL. 26

TRURO PLANNING BOARD

PLANNING BOARD APPROVAL UNDER
 SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES
 ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER MGL,
 CHAPTER 41, SECTION 81-L AND DOES NOT INDICATE THAT
 A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH
 OR GENERAL BYLAW REQUIREMENTS.



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
 IN ACCORDANCE WITH THE RULES AND REGULATIONS
 OF THE REGISTRY OF DEEDS EFFECTIVE JANUARY 1,
 1976 AND AMENDED JANUARY 7, 1988.

2/15/24
 DATE

John Z. Demarest, Jr.
 JOHN Z. DEMAREST, JR., P.L.S.
 JOHN Z. DEMAREST, JR.
 No. 36859
 PROFESSIONAL
 LAND SURVEYOR

**PLAN OF LAND IN
 TRURO, MA**

BEING A RECONFIGURATION OF
 LOTS 2 & 3 AS SHOWN ON
 PLAN BOOK 206 PAGE 69

PREPARED FOR:
**DOUGLAS AMBROSE &
 47 FISHER ROAD
 REALTY TRUST**

SCALE: 1" = 30' FEBRUARY 15, 2024
 GRAPHIC SCALE IN FEET



DEMAREST LAND SURVEYING
 338 MAYFAIR ROAD
 SOUTH DENNIS, MA 02660
 508-364-9049