

TRURO PLANNING BOARD AGENDA
TUESDAY, June 21, 2016 – 6:00 p.m.
Truro Town Hall, 24 Town Hall Road, Truro

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.

Temporary Sign Permits

Friends of Truro Meeting House seeks approval for an Application for Temporary Sign Permit pursuant to section 11 of the Truro Sign Code. The application seeks to place two (2) 3' high by 2' wide signs at various locations and dates as indicated in the application on file, to publicize events on the following dates: July 24, August 3, 11, and 28, 2016.

Truro Yoga/Genevieve Moran seeks approval for one Application for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. The application requests permission to place one 3' high by 2' wide sign at Pamet Park in Truro Center. The sign would be installed Saturday morning through Sunday afternoon on the following dates: July 3, 10, 17, 24, 31 and August 7, 14, 21 and 28, 2016.

Marian Averbach seeks approval for one Application for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. The permit application requests permission to place two 2' high by 8' wide banners, one located below the Highway sign at Route 6 and Standish Way and the other located on the existing wood frame at the split at Route 6 and Route 6A to be installed July 8 through July 29, 2016.

Payomet Performing Arts Center, seeks approval for two Applications for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. One application requests permission to place two (2) temporary 48" high by 36" wide signs (August 16 – September 15, 2016) for various events in two locations (Route 6 at Noons Heights Road and Route 6 at South Highland Road). A second application requests permission to place one (1) temporary 9" x 39" sign located 48" off the ground (August 16 – September 15, 2016) at the intersection of So. Highland and Old Dewline Roads.

Approval Not Required - Continuance

2016-006PB Dorothy M. Nearen and Marilyn B. Cubberly seek determination that plan does not require approval (ANR) for combination of lots that adds to/takes away from and changes the size and shape of lots in such a manner that no lot affected is left without frontage as required under the Zoning Bylaw. The property is located at 617 Shore Road, Assessors Map 3, Parcel 3. This is continued from June 3, 2016. **Applicant has requested continuance to July 19, 2016**

Public Hearing - Commercial Site Plan Review

2016-006SPR Robert and Elena Rice seek approval of an Application for Site Plan Review pursuant to section 70.3 of the Town of Truro Zoning Bylaw to demolish one unit and construct an addition to another unit of a condominium converted cottage colony. The property is located at 5 Great Hollow Road, Map 42 Parcel 237.

Preliminary Plan

2016-007PB Claire A. Perry seeks approval of a 3-lot preliminary subdivision to create one new buildable lot, pursuant to MGL c.41, Section 81-S and Section 2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 27 Perry Road, Assessors Map 45, Parcel 144.

Review and Approval of Meeting Minutes

June 3, 2016 Planning Board Meeting

Reports from Board Members and Staff

- FY17 Goals/Priorities
- Workshop on Board Meeting protocols/policies

Meeting Dates and **Other Important Dates**

July 19, 2016 – Regular Meeting

August 2, 2016 – Regular Meeting

August 16, 2016 – Regular Meeting

Adjourn



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505
criddle@truro-ma.gov

To: Planning Board
From: Carole Ridley
Date: June 16, 2016
Re: Temporary Sign Requests for June 21, 2016 Planning Board Meeting

The Board has received the following requests for temporary signs pursuant to Section 11 of the Truro Sign Code. The new Section 11 approved at the April Annual Town Meeting states:

The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events, and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision.

Friends of the Truro Meeting House, c/o John Marksbury

The Friends are requesting two sandwich board-type signs. One to be located at the entrance to the Truro Meeting House, 3 First Parish Lane and the other at 11 Truro Center Road. The signs would be installed to publicize events as follows:

July 24th event (July 18-24)
August 3rd event (July 28-Aug 4)
August 11th event (Aug 5-12)
August 28th event (Aug 22-29)

Possible motion: To approve the application submitted by the Friends of Truro Meeting House for a temporary sign permit to install two signs on the dates and at the locations specified in the application on file as submitted to the Town Clerk on June 6, 2016.

Truro Yoga, c/o Genevieve Morin

Ms. Morin is requesting a temporary sign permit for one (1) 3ft high by 2 ft wide sign to be located at 20 Truro Center Road, Pamet Park for Sunday morning yoga classes on July 3, 10, 17, 24, 31 and August 7, 14, 21 and 28, 2015. Signs would be installed on the Friday afternoon before the class and would be removed on the afternoon of the class. The property is also located on Assessors Map 50, as Parcel 153.

Possible motion: To approve the application submitted by Truro Yoga c/o Genevieve Morin for a temporary sign permit to install one sign on the dates and at the location specified in the application on file as submitted to the Town Clerk on June 10, 2016.

TOWN OF TRURO



Request # 2

PLANNING BOARD

Town Clerk
Treasurer - Tax Collector

JUN - 6 2016
\$25.00 Fee PAID
Received TOWN OF TRURO
By *M. Marks*

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Friends of the Truro Meeting House **Date:** May 28, 2016

Applicant Contact Information: John Marksbury, Chair, PO Box 149, Truro, MA 02666
Mailing Address

Mobile: 857-472-0034 **marksburyhome@comcast.net**
Phone Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 36" Width 24" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): 1) 3 First Parish Lane at corner of Town Hall Road (Truro Meeting House) and 2) 3 Harbors Realty, 11 Truro Center Road at edge of parking lot

Map(s): 46 **Parcel(s):** 278 Please use additional sheet(s) for multiple locations
57 10

Date(s) of the Event in Which the Sign is Intended: Please see attached sheet.

Date When Sign(s) will be: Installed: Please see attached. Removed: Please see attached.

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

1) Jonna Sundberg, Moderator, First Congregational Parish of Truro, PO Box 149, Truro, MA 02666

2) Nicholas Norman, 3 Harbors Realty, PO Box 746, Truro, MA 02666

<u>Name</u>	<u>Mailing Address</u>	
<u>1) mobile: (617) 763-3163</u>	<u>1) jonnarts1@gmail.com</u>	
<u>2) 508-349-2600</u>	<u>2) info@3harbosrealty.com</u>	
<u>Phone</u>	<u>Email</u>	

Jonna Sundberg
Applicant Signature May 28, 2016
Date

1) *Jonna B. Sundberg*
Owner Signature (which also authorizes the use of the property) May 28, 2016
Date

2) *Nicholas Norman*
Owner Signature (which also authorizes the use of the property) May 28, 2016
Date

Planning Board Action: **Approved** **Approved w/Conditions** **Denied**

Conditions: _____

Board Signature: _____ Date: _____

Title

CC: Building Commissioner, Board of Selectmen

Marian Averback

Marin Averback is requesting a temporary sign permit for two (2) 21" x 8' banner signs for an event at the Truro Public Library. The locations of the proposed signs are on the MassDOT sign on the west side of Route 6 just south of Standish Way and on the wooden frame at the Route 6/6A split. The sign would be in place from July 8-29th.

Possible motion: To approve the application submitted by Marian Averback for a temporary sign permit to install two signs on the dates and at the location specified in the application on file as submitted to the Town Clerk on June 10, 2016.

Payomet Performing Arts Center

Payomet is requesting approval of two temporary sign permit applications as follows:

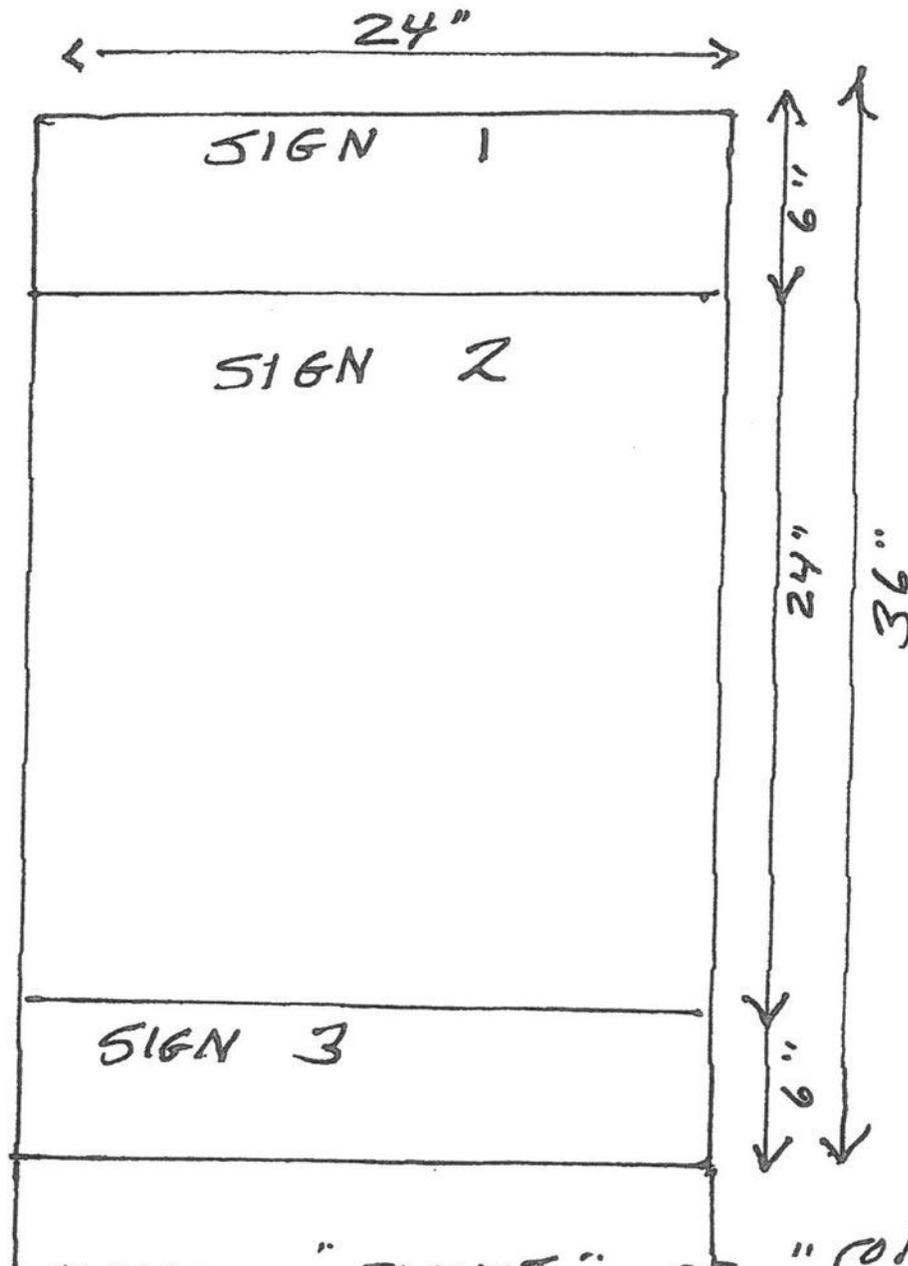
Request #1 - Payomet is requesting two double faced signs, each measuring 48" high by 36" wide. One sign to be located on Route 6 at Noons Height Road and the other on Route 6 at South Highland Road. The signs would be in place from Aug 16-Sept 15, 2016.

Request #2 – Payomet is requesting a double spaced 39" wide by 9" high (on a post for a total height of 48") directional sign. The sign is to be located at the South Highland Road and Old Dewline Road intersection. The sign would be in place from Aug 16-Sept 15, 2016.

Possible motion: To approve the application submitted by Payomet for a temporary sign permit to install two 2-ft by 3-ft signs signs, one sign to be located on Route 6 at Noons Height Road and the other on Route 6 at South Highland Road. The signs would be in place from Aug 16-Sept 15, 2016.

Possible motion: To approve the application submitted by Payomet for a temporary sign permit to install a 39" wide by 9" high (on a post for a total height of 48") directional sign. The sign is to be located at the South Highland Road and Old Dewline Road intersection. The sign would be in place from Aug 16-Sept 15, 2016.

Design for signs for Friends of the Meeting House



SIGN 1

"EVENT" OF "CONCERT"

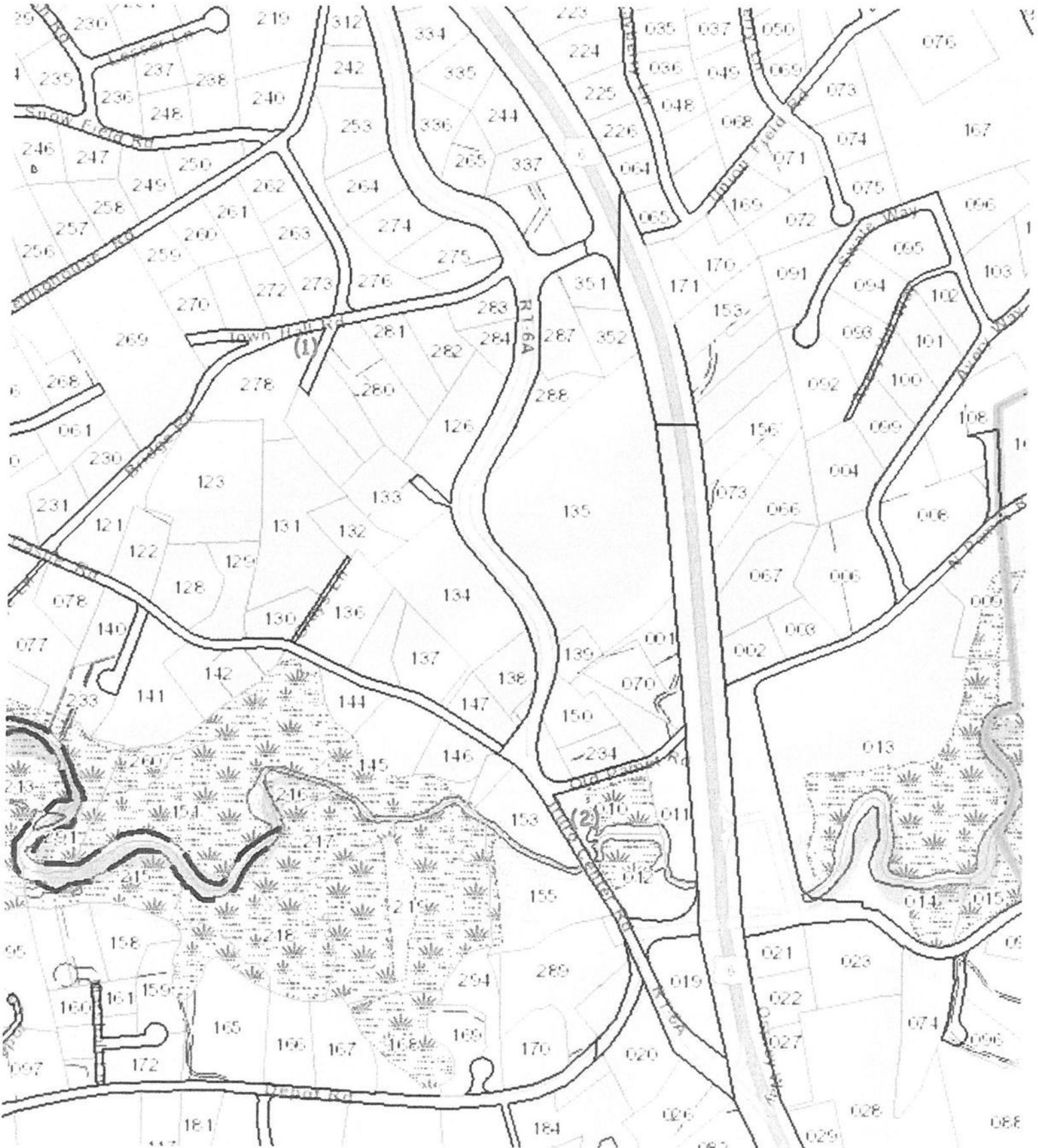
SIGN 2

SPECIFIC EVENT

SIGN 3

"TRURO MEETING HOUSE"
TOWN HALL ROAD

Friends of the Truro Meeting House, Temporary Sign Permit Application - 2 Proposed Locations
) 3 First Parish Lane, Map 046 Parcel 278-000 and
) 11 Truro Center Road, Map 057 Parcel 010-000



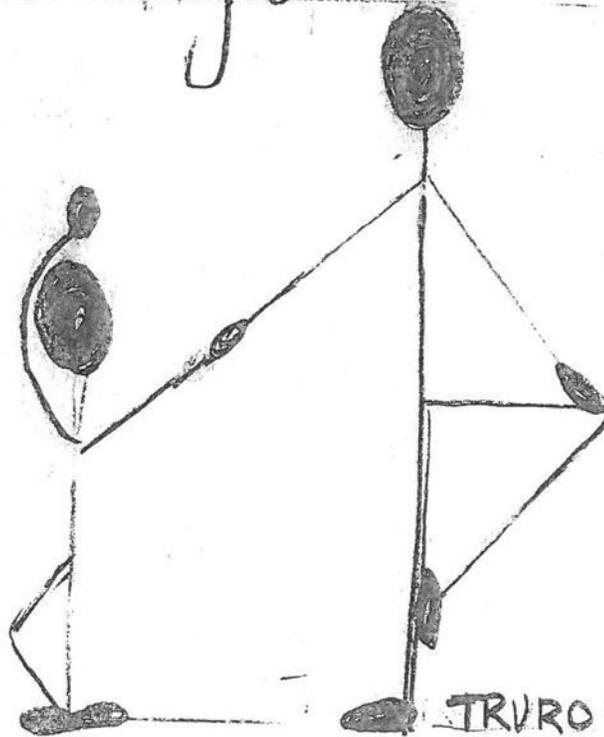
2 feet

TRURO. YOGA

COMMUNITY CLASS HERE

EVERYONE WELCOME

SUNDAYS 9:30 AM.



TRURO YOGA.COM

~36"

3 Feet

~6"

Scale 3" = 1 foot.



Town Clerk
Treasurer - Tax Collector
\$25.00 fee paid
JUN 10 2016
Received TOWN OF TRURO
By W. Steiner

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: MARIAN AVERBACK Date: 6-9-16

Applicant Contact Information: Box 192, Truro 02666
Mailing Address

(508) 214-0066 Phone maverback1@gmail.com Email

Number of Signs Requested: 2 banners

Temporary Sign Dimensions: Height 2' Width 8' Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): ① Below the highway sign at Route 6 and Standish Way
② At the split a Rte 6 and 6A (on existing frame)

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: _____

Date When Sign(s) will be: Installed: July 8th Removed: July 29th

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

Marian Averback
Applicant Signature

6-10-16
Date

Owner Signature (which also authorizes the use of the property)

_____ Date

Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____
Title

ROBERT AVERBACK
MARIAN AVERBACK
601 ELIOT DR
URBANA, IL 61801

1066
70-256/711

June 10, 2016
Date

Pay to the Order of Town of Taura \$ 25.00

Twenty five Dollars

BUSEY BANK



For Sign permit

Marian Averback MP

⑆071102568⑆ 14001446⑈ 1066



Office of Town Clerk
Treasurer - Tax Collector
JUN 13 2016
Received TOWN OF TRURO
By *MB*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Payomet Performing Arts Center

Date: _____

Applicant Contact Information: (Kevin Rice) PO Box 1209, Truro, MA 02666
Mailing Address

508: 349-2929
Phone

info@payomet.org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Rte 6, North of Neans Rd
and Rte 6, South of So. Highland Rd

Map(s): 39 Parcel(s): 166 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Season

Date When Sign(s) will be Installed: 8/16/16 Removed: 9/15/16

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Mike Winkler, PO Box 1110 Truro, MA 02666
Name Mailing Address

MASS State ROW
Phone Email

Applicant Signature *[Signature]*

Date 6-13-16

Owner Signature (which also authorizes the use of the property)

Date _____

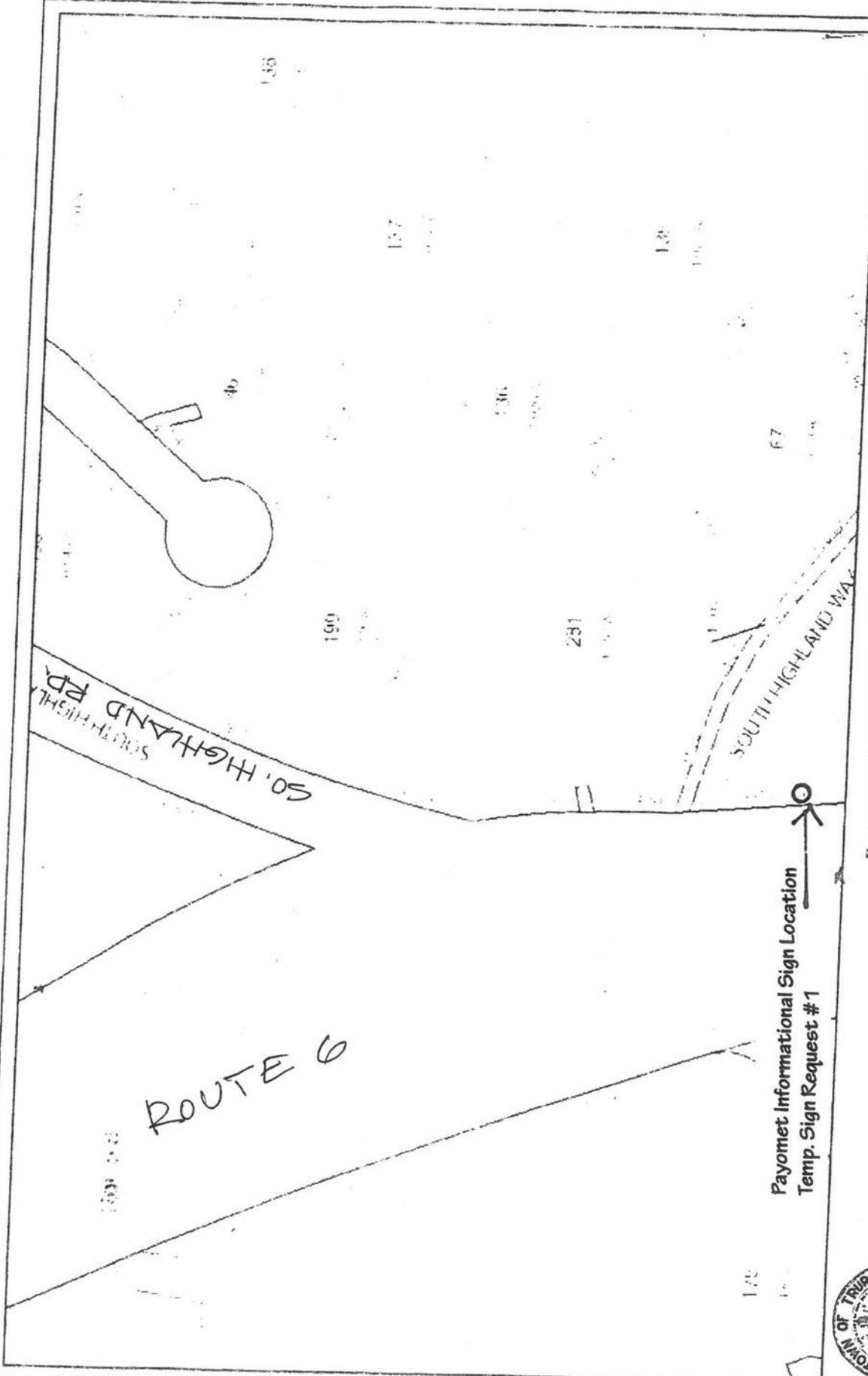
Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____ Date: _____

CC: Building Commissioner, Board of Selectmen

Title _____



SO. HIGHLAND RD

ROUTE 6

SOUTH HIGHLAND WAY

Payomet Informational Sign Location
Temp. Sign Request #1

Route 6 & South Highland Road
Truro, MA

1 Inch = 104 Feet
April 27, 2015



www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT DETECTION CIRCLE REVEALS A LOCK WHEN TESTED

2370

PAYOMET PERFORMING ARTS

CHARITABLE TRUST
P.O. BOX 1202
TRURO, MA 02666



P.O. BOX 10
ORLEANS, MA 02653

53-7107/2113

6/9/2016

PAY TO THE ORDER OF Town of Truro

\$ **25.00

Twenty-Five and 00/100***** DOLLARS

Town of Truro

TWO SIGNATURES REQUIRED FOR \$5,000 AND OVER



[Signature]

AUTHORIZED SIGNATURE

MEMO sign permit application -

⑈002370⑈ ⑆211371078⑆ 89 5006419⑈



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505
criddle@truro-ma.gov

To: Planning Board
Fr: Carole Ridley
Date: June 17, 2016
Re: Commercial Site Plan Review

2016-006SPR Robert and Elena Rice seek approval of an Application for Site Plan Review pursuant to section 70.3 of the Town of Truro Zoning Bylaw to demolish one unit and construct an addition to another unit of a condominium converted cottage colony. The property is located at 5 Great Hollow Road, Map 42 Parcel 237.

The Planning Board will open a public hearing on this matter on Tuesday, June 21, 2016. This hearing was advertised in the Cape Cod Times on June 10 and June 14, 2016. Notices to abutters were mailed on June 9, 2016.

Description

This property is part of the Whitman House Business Condos/Cottages located in the Route 6 General Business District. The property is a mixed-use property with a restaurant, a gift shop and four cottages. A commercial condominium was created in the early 1980's and the two main commercial buildings were deeded to the condominium at that time. The master deed was amended around 2000 to include the four cottages. However, it was subsequently noted that the cottage units needed to obtain a conversion permit. In 2006 the ZBA granted a special permit "in order to convert the cottage units (cottage unit numbers 3,4,5, and 6) to a condominium form of ownership..." A copy of the special permit from the ZBA is enclosed.

The applicant is seeking to remove Unit #4 and construct an addition to Unit #3, which is the manager's unit. Unit 4 is removing two-bedrooms, and two bedrooms will be added to Unit #3. Town Counsel has opined that a modification to the Special Permit is recommended, and the applicant has indicated an intent to submit an application to the ZBA for a special permit modification.

The applicant has requested a waiver from providing a landscaping plan. However, correspondence from the applicant states that "the existing hedge line which runs along the back of Unit 3 and Unit 4 will be maintained, therefore minimally impacting the street view. When driving down Great Hollow Road towards the beach, instead of looking at the side of Unit 4, the street view will now show the side of Unit 3 including an enhancement of modest and aesthetic landscaping to preserve the character of the property.

Completeness of Application

The following materials were submitted:

Application for Commercial Development Site Plan Review submitted May 2, 2016. The fee of \$250 has been paid.

- Plan entitled “Septic System Modification Plan 5 Great Hollow Road, Truro, MA, Robert & Elena Rice, March 1, 2016 at 1”=30” prepared by JC Ellis Design, stamped by Jason C. Ellis, R.S.
- Building elevations and floor plans entitled “Proposed Addition Robert & Elena Rice 5 Great Hollow Road, Truro, Rear, Right & Left Side Elevations dated February, 2016” at 3/16”=1’ , Sheets 1 – 4.
- Plan entitled “Whitman House Business Condominium in Truro, MA Prepared for Burton A. Rice dated April 1983” by BCS Cape Cod Survey Consultants, scale 1”=40’ , recorded in the Barnstable County Registry of Deeds at Book 374 Page 34.
- Plan entitled “ ‘Whitman House Business Condominium’ Plan of Land in Truro, MA Being and amendment of ‘Phase 2’ as shown in Plan Bk 374, Pg. 34” sheet 1 of 3 prepared by Chester Lay at 1”=40’ , Recorded in the Barnstable County Registry of Deeds at Book 582, page 91.

Supplemental information received May 25, 2016:

- Cover letter from Elena and Bobby Rice to Truro Planning Board containing project estimate (May 23, 2016).
- Plan entitled “Existing Site Plan 5 Great Hollow Road Truro, MA Robert & Elena Rice, dated March 1, 2016, Sheet 1 of 2 at 1”=60’ ”
- Plan entitled “Proposed Site Plan 5 Great Hollow Road Truro, MA Robert & Elena Rice, dated March 1, 2016, Sheet 2 of 2 at 1”=60’ ”
- List of abutters to Map 42 Parcel 237 from the Town of Truro Assessors

Email from Elena Rice to Carole Ridley date June 17, 2016 with attached lists of written waiver requests and information about MA NHESP exemptions.

Email from Elena Rice to Lisa Maria Tobia dated April 7, 2016

Commercial Development Application for Waiver of Site Plan Review received March 28, 2016. Note: after consultation, the applicant agreed to submit an application for full Site Plan Review, however photos and descriptive information from the waiver application is included in the information given to the Planning Board.

The applicant responded to a list of required information set forth in a letter (May 10, 2016) with a supplemental filing of materials (May 25, 2016 as noted above). The applicant has been advised by email (June 13, 2016) that additional information remained outstanding to complete the application and plan. As of the preparation of this memo, written waiver requests had been submitted, and a revised plan to address the minimum requirements under 70.3.D has not been received.

Waivers: The following waivers have been requested in writing:

- 70.3.D.3.d - Proposed landscaping plan
- 70.3.D.1.e - 3 copies of drainage calculations

Waivers requested from requirements of 70.3.D.3.b – Existing Conditions Plan

- 70.3.D.3.b.1. Total lot area
- 70.3.D.3.b.2. Height, stories, gross floor area of all existing buildings, lighting service areas, utilities, drainage
- 70.3.D.3.b.4. General location of trees having a caliper of 10 inches or more diameter at DBH, landscaping features
- 70.3.D.3.b 5. Respective floor areas and/or sf of existing uses of buildings and/or the property
- 70.3.D.3.b 7. National Flood Insurance Program Flood Hazard Elevation
- 70.3.D.3.b 8. MA Natural Heritage Endangered Species Act jurisdiction

Waivers requested from requirements of 70.3.D.3.c – Proposed Conditions Plan

- 70.3.D.3.c 1. Number of stories, height in feet, gross floor area of all buildings
- 70.3.D.3.c 5. Stormwater drainage
- 70.3.D.3.c 7. Location of walls
- 70.3.D.3.c 9. Location of streets and drives including the type and dimensions of curbs and gutters, distance to nearest streets and curb cuts
- 70.3.D.3.c 10. Outdoor storage/display areas
- 70.3.D.3.c 11. Refuse areas
- 70.3.D.3.c 12. Lighting facilities, direction and degree of illumination, specifications for lighting fixtures
- 70.3.D.3.c 14. Location and description of all utilities – not requested but needed if not shown on revised plan
- 70.3.D.3.c 15. Parking and driveway cross section
- 70.3.D.3.c 16. Limit of work, work staging areas

Comments from Other Boards/Committees/Departments

- Police Chief – returned with “No Comments” noted
- Health (see attached memo) – The applicant recently received a variance with conditions for the relocation of the septic system to accommodate the addition.
- Conservation (see attached memo) – There appear to be no wetland resources on the site. The entire property is within the NHESP Priority Habitat of Rare Species, mapped area PH 15. Any proposed work in this mapped area would require a filing with NHESP. Note: The applicant is proposing that they may be exempt from MA NHESP review. This information was discussed with Conservation staff who indicated that any such determination would need to be indicated by MA NHESP. The applicant was advised to seek that information from MA NHESP.

Additional Planning StaffComments

The Board should review §70.3.F -Review Criteria/Design Guidelines and §70.3.G

Finding of the Planning Board, which are provided below.

F. Review Criteria/Design Guidelines

The Planning Board will review applications and their supporting information based on the following:

1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.
2. The proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.
3. The proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.
4. The proposal provides for the protection of significant or important natural, historic, or scenic features.
5. The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention.
6. The proposal adequately provides for refuse disposal.
7. The proposed sewage disposal and water supply systems within and adjacent to the site shall be adequate to serve the proposed use.
8. The proposed drainage system within the site shall be adequate to handle the runoff resulting from the development. Drainage run-off from the project shall not: damage any existing wellfield(s) or public water supply; damage adjoining property; overload, silt up or contaminate any marsh, swamp, bog, pond, stream, or other body of water; or interfere with the functioning of any vernal pool.
9. A soil erosion plan shall adequately protect all steep slopes within the site and control runoff to adjacent properties and streets both during and after construction.
10. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises.

11. Buildings and structures within the subject site shall relate harmoniously to each other in architectural style, site location, and building exits and entrances. Building scale, massing, materials, and detailing should be compatible with the surrounding area.
12. Electric, telephone, cable, and other such utility lines and equipment shall be placed underground.
13. The project shall not place excessive demands on Town services.
14. The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.
15. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project shall be maximized. Traffic patterns for vehicles and pedestrians must show safe and adequate circulation within and access to and from the site.
16. A bicycle rack(s) shall be provided on the site and shall be located near the entrance to the building(s).

G. Findings of the Planning Board

The concurring vote of four members of the Planning Board shall approve a Commercial Site Plan in the form submitted or with reasonable conditions, unless it finds that (a) the application for site plan approval is incomplete, or (b) the imposition of reasonable conditions will not ensure that the project will conform to the standards and criteria described herein, or (c) the project does not comply with the requirements of the Zoning By-law.

Board Action

§70.3 Commercial Development (Subsections A, F and G are provided below):

Board Vote Options

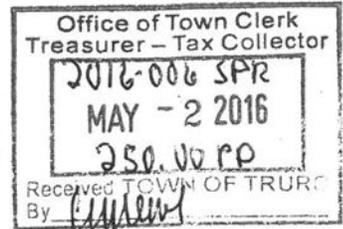
1. Move to approve the Application for Commercial Development Site Plan Review for 2016-006SPR Robert and Elena Rice to demolish one unit and construct an addition to another unit of a condominium converted cottage colony, pursuant to section 70.3 of the Town of Truro Zoning Bylaw. The property is located at 5 Great Hollow Road, Map 42 Parcel 237. This is based on the fact that the review criteria/design guidelines in §70.3.F have been satisfied.

2. Approve with the following conditions the Application for Commercial Development Site Plan Review for 2016-006SPR Robert and Elena Rice to demolish one unit and construct an addition to another unit of a condominium converted cottage colony, pursuant to section 70.3 of the Town of Truro Zoning Bylaw. The property is located at 5 Great Hollow Road, Map 42 Parcel 237 (need to specify reasonable conditions) This is based on the fact that with the imposed conditions, the review criteria/design guidelines in §70.3.F have been satisfied.
3. Move to not approve the Application for Commercial Development Site Plan Review for 2016-006SPR Robert and Elena Rice pursuant to section 70.3 of the Town of Truro Zoning Bylaw to demolish one unit and construct an addition to another unit of a condominium converted cottage colony. The property is located at 5 Great Hollow Road, Map 42 Parcel 237. Based on the finding that (need to choose one of more of the following reasons: (a) the application for site plan approval is incomplete, or (b) the imposition of reasonable conditions will not ensure that the project will conform to the standards and criteria described herein, or (c) the project does not comply with the requirements of the Zoning By-law.



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666



COMMERCIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW

Date 5-2-16

To the Town Clerk and the Planning Board of the Town of Truro, MA

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70.3 of the Truro Zoning By-law (Complete I, II & III)
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning By-law (Complete I & III)

I. General Information

Description of Property and Proposed Project ADDITION TO SINGLE FAMILY HOME (CONDOMINIUM) AND REMOVAL OF AN EXISTING COTTAGE ON PROPERTY SHARED WITH WHITMAN HOUSE RESTAURANT.

Property Address 5 GREAT HOLLOW RD Map(s) and Parcel(s) 42 237-3

Registry of Deeds title reference: Book 17077, Page 184, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name ROBERT & ELENA RICE

Applicant's Legal Mailing Address PO Box 702 TRURO MA 02666-0702

Applicant's Phone(s), Fax and Email elena.rice@gmail.com

Applicant is one of the following: (please check appropriate box)

- Owner
- Prospective Buyer*
- Other* *Written Permission of the owner is required for submittal of this application.

Owner's Name and Address SAME AS APPLICANT

Representative's Name and Address J.C. ELLIS DESIGN CO INC PO Box 91 N. EASTHAM MA 02651

Representative's Phone(s), Fax and Email 508 240 2220, (F) 508 240 2221, jcellisdesign@verizon.net

II. Waiver(s) Request – Waivers from any of the items listed in §70.3.D, must be identified below and a separate sheet shall be attached indicating in detail the reason for said waiver(s) pursuant to §70.3.D. Note that items 1(a-d), 2 and 3.a (1 – 6) of §70.3.D shall not be waived.

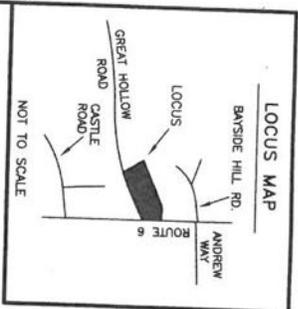
- 1.e: 3 copies of drainage calculations
- 3.b: Existing Conditions Plan (specific waiver requests and reason must be attached)
- 3.c: Proposed Conditions Plan (specific waiver requests and reason must be attached)
- 3.d: Proposed Landscaping Plan (specific waiver requests and reason must be attached)

III. Signature(s)

[Signature]
Applicant(s)/Representative Signature

[Signature]
Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

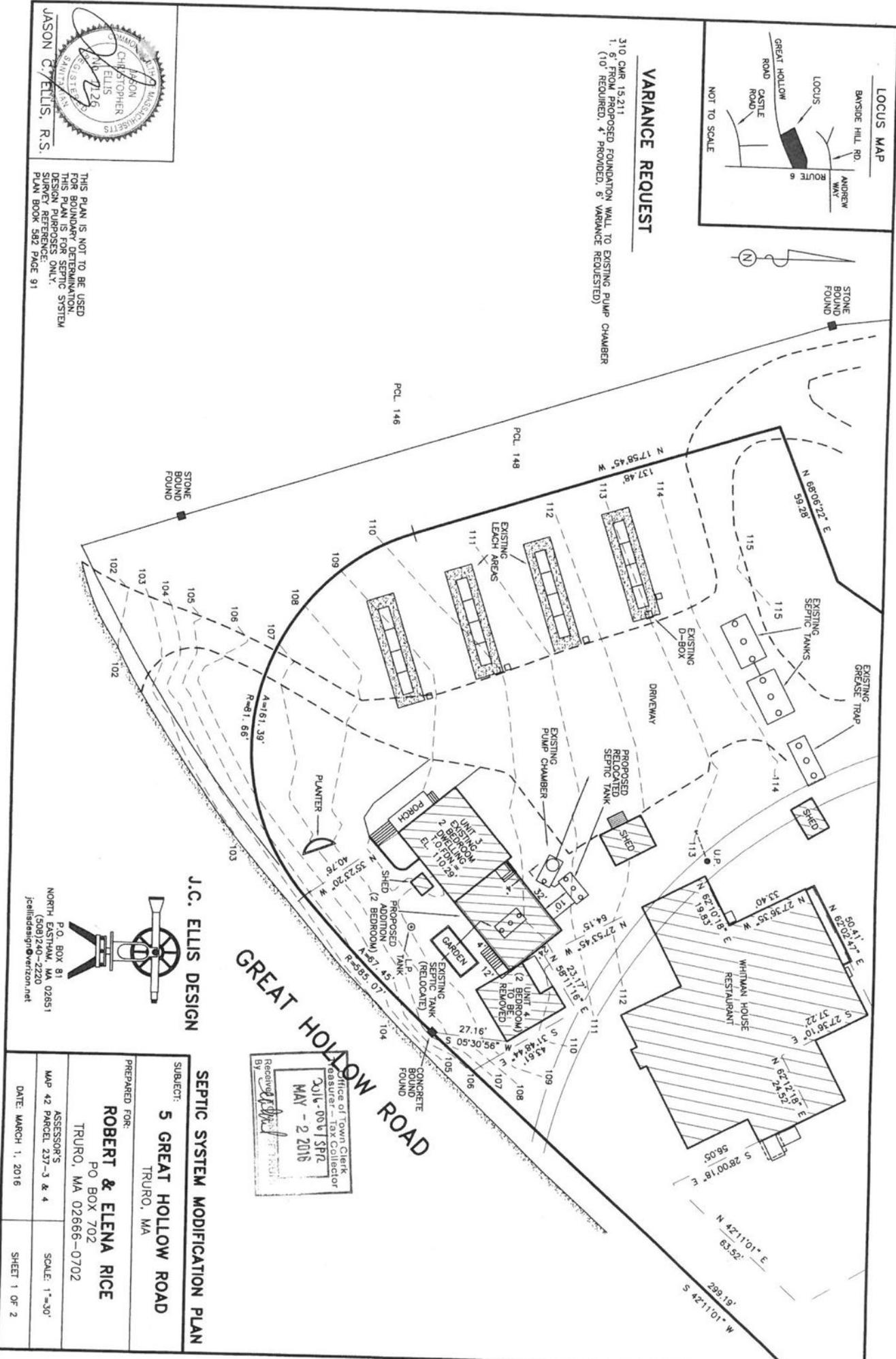


VARIANCE REQUEST

310 CMP, 15.211
 1, 6' FROM PROPOSED FOUNDATION WALL TO EXISTING PUMP CHAMBER
 (10' REQUIRED, 4' PROVIDED, 6' VARIANCE REQUESTED)

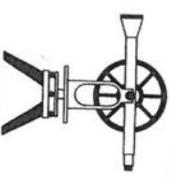


THIS PLAN IS NOT TO BE USED FOR BOUNDARY DETERMINATION. THIS PLAN IS FOR SEPTIC SYSTEM DESIGN PURPOSES ONLY. SURVEY REFERENCE: PLAN BOOK 592, PAGE 91



GREAT HOLLOW ROAD

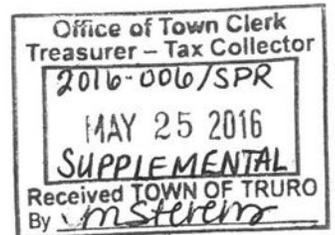
J.C. ELLIS DESIGN



P.O. BOX 81
 NORTH EASTHAM, MA 02851
 (508)240-2220
 jcellisdesign@verizon.net

Received By: [Signature]
 Office of Town Clerk
 Assessor - Tax Collector
 2016-0013PR
 MAY - 2 2016

SEPTIC SYSTEM MODIFICATION PLAN	
SUBJECT:	5 GREAT HOLLOW ROAD
PREPARED FOR:	ROBERT & ELENA RICE
	PO BOX 702 TRURO, MA 02666-0702
ASSESSOR'S MAP 42 PARCEL 237-3 & 4	SCALE: 1"=30'
DATE: MARCH 1, 2016	SHEET 1 OF 2



TOWN OF TRURO
ASSESSOR'S OFFICE

P.O. Box 2012, Truro, MA 02666

Tel. 508-349-7004, Ext. 15+16+17 Fax 508-349-5506

Date: May 3, 2016

To: Planning Board

From: Assessor's Office

Attached is a list of abutters for the property located at 5 Great Hollow Road
on Assessor's Map 42 Parcel 237-3. The current owner(s) as of 5-3-16
is/are Robert Rice & Elena Roderick

The names and addresses of the abutters are as of 5-3-16 according to the most
recent documents received from the Barnstable County Registry of Deeds.

Certified by: Denise Kopasz



TOWN OF TRURO
Assessors Office
Certified Abutters List
Request Form

DATE: 5/2/16

NAME OF APPLICANT: ROBERT & ELENA RICE

NAME OF AGENT (if any): JASON ELUS JC ELUS DESIGN Co

MAILING ADDRESS: PO Box 81 N. EASTHAM MA 02651

PHONE: HOME _____ WORK 508 240 2220

CELL ' _____ FAX 240 2221

PROPERTY LOCATION: 5 GREAT HOLLOW ROAD
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 42 PARCEL 237-3

ABUTTERS LIST NEEDED FOR: (Fee must accompany the application unless other arrangements are made)

Please check applicable:

	FEE:		FEE:
<input type="checkbox"/> Board of Health	\$10.00	Planning Board	
<input type="checkbox"/> Cape Cod Commission	\$15.00	<input type="checkbox"/> Special Permit	\$15.00
<input type="checkbox"/> Conservation Commission	\$10.00	<input checked="" type="checkbox"/> Site Plan	\$15.00
<input type="checkbox"/> Zoning Board of Appeals	\$15.00	<input type="checkbox"/> Preliminary Subdivision	\$15.00
<input type="checkbox"/> Licensing	\$15.00	<input type="checkbox"/> Definitive Subdivision	\$15.00
<input type="checkbox"/> Other _____			Inquire

(Please Specify)

Please Note: The Office has up to 10 calendar days to process your order.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 5/2/16 Date completed: 5/3/16

List completed by: Dennis Kopray

Revised 12/26/14

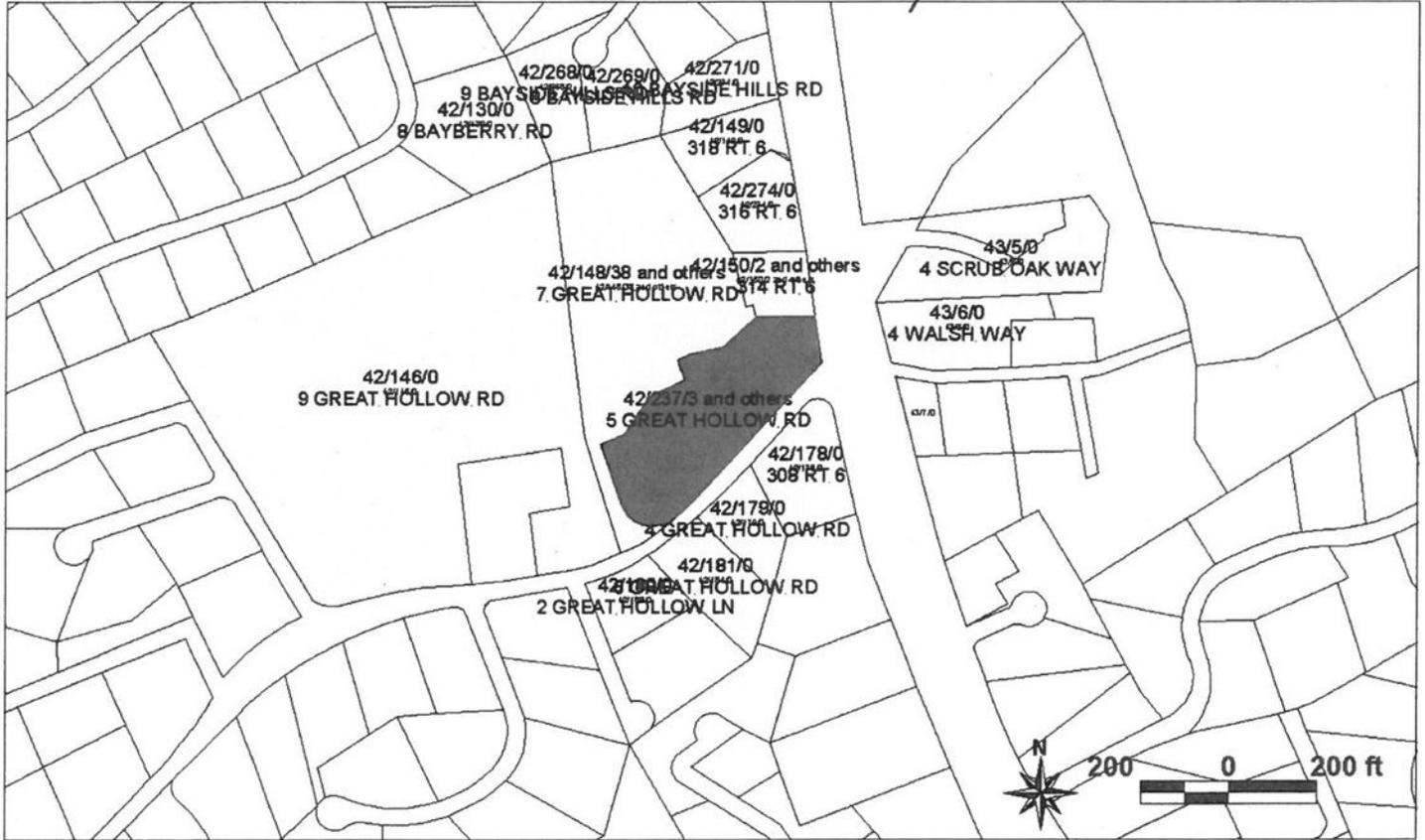
TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666

Planning Board

5 Great Hollow Rd

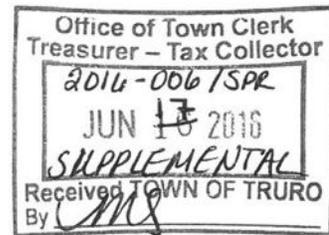
Custom Abutters List

Map # 42 Parcel 237-3



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1700	42-130-0-R	JOHNSON JO FRANCIS	8 BAYBERRY RD	PO BOX 1167	TRURO	MA	02666-1167
1716	42-146-0-R	DAVIS ELIZABETH CANHAM	9 GREAT HOLLOW RD	38 WOLF PINE WAY	CONCORD	MA	01742
1718	42-148-14-R	IMPAGLIATELLI CHERYL	7 GREAT HOLLOW RD	217 LEARNINGTON WAY	SOMERSET	NJ	08873
1719	42-148-16-R	SAHL TAYLOR & SARAH ANN	7 GREAT HOLLOW RD	1393 BOSTON POST ROAD	WESTBROOK	CT	06498
1720	42-148-36-R	GOULET PATRICIA (LE) RMNDR: GOULET CHILDREN TRUST	7 GREAT HOLLOW RD	465 MIDDLE RD # 81	FARMINGTON	CT	06032
1721	42-148-37-R	JOFFE-HALPERN CHARLES & ELLEN	7 GREAT HOLLOW RD	328 LUCE RD	WILLIAMSTOWN	MA	01267-2923
1722	42-148-38-R	WYSOPAL CHRISTOPHER J	7 GREAT HOLLOW RD	38 ANNURSNAC HILL ROAD	CONCORD	MA	01742
1723	42-148-39-R	ZIDE-SELBOVITZ LESLIE	7 GREAT HOLLOW RD	484 INVERNESS LN	LONGMEADOW	MA	01106
1724	42-148-40-R	GRIFFIN SUELLEN & GARDELLA MAUREEN	7 GREAT HOLLOW RD	PO BOX 1709	GRANTHAM	NH	03753
1725	42-148-41-R	BOGGS DEBORAH A & BARMACK MARGARET D	7 GREAT HOLLOW RD	42 WALKER RD	SWAMPSCOTT	MA	01907
1726	42-148-42-R	SCHAFFER LAURA & BLACK GAVIN B	7 GREAT HOLLOW RD	14 MAPLE AVE	NO BRUNSWICK	NJ	08902
1727	42-148-43-R	SOULIOTIS GEORGE & CHERYL	7 GREAT HOLLOW RD	28 PRINCETON LN	GLASTONBURY	CT	06033
1728	42-148-44-R	WHITE RICHARD P	7 GREAT HOLLOW RD	3225 DUNCAN WAY	SARASOTA	FL	34239
1729	42-148-45-R	FRITZ ROBERT A	7 GREAT HOLLOW RD	394 SACKETT ST	BROOKLYN	NY	11231
1730	42-148-46-R	LUGINBUHL EVELYN	7 GREAT HOLLOW RD	29 MIDDLE BUTCHER RD	ELLINGTON	CT	06029

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1731	42-148-47-R	WABER THOMAS E & GAIL J SANSON	7 GREAT HOLLOW RD	408A SACKETT ST	BROOKLYN	NY	11231
1732	42-148-48-R	MAKUEN THOMAS R & SUSAN S	7 GREAT HOLLOW RD	18 ROUTE 17A	GOSHEN	NY	10924
1733	42-148-49-R	FRENNESON SUZANNE M & DAVID B	7 GREAT HOLLOW RD	164 CONRAD ST	NAUGATUCK	CT	06770
1734	42-148-50-R	JEFFERS HOWARD & DARIA P	7 GREAT HOLLOW RD	1614 GOSWICK CT	CONWAY	SC	29526
1735	42-148-51-R	MAROTTA FRANK & HICKS CAROLYN & HICKS WAYNE LANDIS & NHUNG	7 GREAT HOLLOW RD	47 HARLOW AVE	NORTHAMPTON	MA	01060
1736	42-149-0-R	COSTA WILLIAM C	318 RT 6	PO BOX 690	TRURO	MA	02666-0690
1737	42-150-0-E	CAPE ROSE CONDOMINIUM	314 RT 6	PO BOX 1188	TRURO	MA	02666
7114	42-150-1-R	WESTERLY HOLDINGS LLC	314 RT 6	4 WIANNO AVE	OSTERVILLE	MA	02655
7116	42-150-2-R	HOPKINS JOHN	314 RT 6	PO BOX 1188	TRURO	MA	02666-1188
7118	42-150-3-R	RETRO TRURO JOBI POTTERY LLC	314 RT 6	PO BOX 2024	TRURO	MA	02666
7120	42-150-4-R	HOPKINS JOHN	314 RT 6	PO BOX 1188	TRURO	MA	02666-1188
1760	42-178-0-R	KENILWORTH NOM TRUST TRS: CHAMBERLIN CRAIG M	308 RT 6	4302 NORTH CENTRAL AVE	TAMPA	FL	33603
1761	42-179-0-R	ORTON ABBY M	4 GREAT HOLLOW RD	PO BOX 539	NO TRURO	MA	02652-0539
1762	42-180-0-R	KYED JAMES M	2 GREAT HOLLOW LN	PO BOX 7	NO TRURO	MA	02652-0007
1763	42-181-0-R	CORCORAN DARLENE JUDITH	6 GREAT HOLLOW RD	108 PLYMOUTH RD	HANOVER	MA	02339
1818	42-237-1-R	RICE ROBERT L & SALLY J	5 GREAT HOLLOW RD	PO BOX 1086	TRURO	MA	02666-1086
1819	42-237-2-R	RICE ROBERT L & SALLY J	3 GREAT HOLLOW RD	PO BOX 1086	TRURO	MA	02666
5703	42-237-3-R	RICE ROBERT B & RODERICK ELENA	5 GREAT HOLLOW RD	PO BOX 702	TRURO	MA	02666-0702
5704	42-237-4-R	RICE ROBERT & SALLY	5 GREAT HOLLOW RD	PO BOX 1086	TRURO	MA	02666-1086
5705	42-237-5-R	RICE ROBERT & SALLY	3 GREAT HOLLOW RD	PO BOX 1086	TRURO	MA	02666-1086
5706	42-237-6-R	RICE ROBERT & SALLY	3 GREAT HOLLOW RD	PO BOX 1086	TRURO	MA	02666-1086
1848	42-268-0-R	PLUMMER BRIAN L & ROSA E	9 BAYSIDE HILLS RD	PO BOX 1113	TRURO	MA	02666-1113
1849	42-269-0-R	ELLINGWOOD JENNIFER A	8 BAYSIDE HILLS RD	PO BOX 128	NO TRURO	MA	02652-0128
1851	42-271-0-R	COSTA WILLIAM C	10 BAYSIDE HILLS RD	PO BOX 690	TRURO	MA	02666-0690
1854	42-274-0-R	COSTA WILLIAM C	316 RT 6	PO BOX 690	TRURO	MA	02666-0690
1883	43-5-0-R	SCHMIDT EDWARD P & CYNTHIA A	4 SCRUB OAK WAY	PO BOX 351	NO TRURO	MA	02652-0351
1884	43-6-0-R	PROUT ROBIN SMITH & SMITH PAUL BRADFORD	4 WALSH WAY	229 WHITEVIEW RD	WYNANTSKILL	NY	12198
1885	43-7-0-R	WALSH STEPHEN H ET AL	309 RT 6	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059



Re: zoning

Elena Rice <elena.rice@gmail.com>

Fri 6/17/2016 6:23 AM

To: Carole Ridley <cr Ridley@truro-ma.gov>;

📎 6 attachments

MA-ESP-Exemptions-Page1.JPG; MA-ESP-Exemptions-Page2.JPG; Rice-Waiver-70_3_D_1_e.pdf; Rice-Waiver-70_3_D_3_b.pdf; Rice-Waiver-70_3_D_3_c.pdf; Rice-Waiver-70_3_D_3_d.pdf;

Hi Carole,

Please find attached waiver requests for all the items listed in your previous email. I also included the CMR referenced for the MA NHESP exemption. Please let me know if you think anything is missing and I will get it to you asap.

I have asked Jason for his status and am still awaiting an update to see if the Zoning Table can be completed by this morning.

I will plan to see the board members here at 11:00am.

As for the Zoning Application, I had one question: is the list of Certified Abutters available from the Site Review application or do I need to issue a new request for that?

Thank you again for your assistance and have a great weekend!

Regards,
Elena

On Thu, Jun 16, 2016 at 10:56 AM, Carole Ridley <cr Ridley@truro-ma.gov> wrote:

Elena-

Let's go ahead with the site visit since it is scheduled and I have notified the Board.

Since I need to give the Board their packets for the 6/21 meeting by noon on Friday, I would need to have the copies of the revised plan and the waiver requests in the morning, say around 9am.

Thanks,

Carole

Robert and Elena Rice
P.O. Box 702
5 Great Hollow Road, Unit 3
Truro, MA 02666

Waiver Requested for 70.3.D.3.d

We request that the Planning Board waive the requirement of Landscaping Plan as listed in section 70.3.D.3.d.

We do not foresee any negative impact on abutters for this project. The existing hedge line which runs along the back of Unit 3 and Unit 4 will be maintained, therefore minimally impacting the street view. When driving down Great Hollow Road towards the beach, instead of looking at the side of Unit 4, the street view will now show the side of Unit 3 including an enhancement of modest and aesthetic landscaping to preserve the character of the property. Therefore waiving this information will not be detrimental to the public or cause the Town any expense.

Robert and Elena Rice
P.O. Box 702
5 Great Hollow Road, Unit 3
Truro, MA 02666

Waiver Requested for 70.3.D.1.e

We request that the Planning Board waive the requirement of Drainage Calculations as listed in section 70.3.D.1.e.

This project will not change the drainage characteristics of the property and therefore waiving this information will not be detrimental to the public or cause the Town any expense.

Robert and Elena Rice
P.O. Box 702
5 Great Hollow Road, Unit 3
Truro, MA 02666

Waivers Requested for items under 70.3.D.3.c Proposed Conditions Plan

70.3.D.3.c.1 Number of stories, height in feet, gross floor area for all buildings

We request that the Planning Board waive the requirement of property details as listed in section 70.3.D.3.c.1.

This project will only affect Units 3 and 4 and will have no other impact on the size and dimensions of other existing buildings on the property. The addition to Unit 3 as shown in the architectural plans will not increase the existing height of the unit. Therefore waiving this information will not be detrimental to the public or cause the Town any expense.

70.3.D.3.c.5 Stormwater drainage

We request that the Planning Board waive the requirement of Stormwater drainage as listed in section 70.3.D.3.c.5.

This project will not change the stormwater drainage of the property and therefore waiving this information will not be detrimental to the public or cause the Town any expense.

70.3.D.3.c.7 Location of walls

We request that the Planning Board waive the requirement of Location of walls as listed in section 70.3.D.3.c.5.

This project is not proposing modification to retaining walls on the property and therefore waiving this information will not be detrimental to the public or cause the Town any expense.

70.3.D.3.c.9 Location of streets and drives and including the type and dimensions of curbs and gutters, distance to nearest streets and curb cuts

We request that the Planning Board waive the requirement of Location of streets and drives as listed in section 70.3.D.3.c.9.

This project is not proposing modification to any streets and drives on the property nor creation of any new streets and drives and therefore waiving this information will not be detrimental to the public or cause the Town any expense.

70.3.D.3.c.10 Outdoor storage/display areas

We request that the Planning Board waive the requirement of Outdoor storage/display areas as listed in section 70.3.D.3.c.10.

Robert and Elena Rice
P.O. Box 702
5 Great Hollow Road, Unit 3
Truro, MA 02666

Waivers Requested for items under 70.3.D.3.b Existing Conditions Plan

70.3.D.3.b.1 Total lot area

We request that the Planning Board waive the requirement of Total lot area as listed in section 70.3.D.3.b.1.

This project will not change the Total lot area of the property and therefore waiving this information will not be detrimental to the public or cause the Town any expense.

70.3.D.3.b.2 Height, stories, gross floor area of all existing buildings, lighting service areas, utilities, drainage

We request that the Planning Board waive the requirement of property details as listed in section 70.3.D.3.b.1.

This project will only affect Units 3 and 4 and will have no other impact on the size and dimensions of other existing buildings on the property. The lighting service areas, utilities and drainage of these other existing buildings on property also will not be impacted. Therefore waiving this information will not be detrimental to the public or cause the Town any expense.

70.3.D.3.b.4 General location of trees having a caliper of 10 inches or more diameter at the DBH, landscaping features

We request that the Planning Board waive the requirement of tree details as listed in section 70.3.D.3.b.4.

There will be one tree that is impacted during the removal of Unit 4. This tree is close to Unit 4's street facing side and this tree also has another tree close to it that will be left as is. Removing one tree and leaving the other will modestly increase the street view of Unit 4, however upon completion of the addition to Unit 3, new landscaping will be completed to re-establish the level of privacy from the street view. Therefore waiving this information will not be detrimental to the public or cause the Town any expense.

70.3.D.3.b.5 Respective floor areas and/or sf of existing uses of buildings and/or the property

We request that the Planning Board waive the requirement of floor areas as listed in section 70.3.D.3.b.5.

This project will only affect Units 3 and 4 and will have no other impact on the floor areas or existing uses of other existing buildings on the property. Unit 4 will cease to exist and Unit 3 will continue to exist as a single family home. Therefore waiving this information will not be detrimental to the public or cause the Town any expense.

1. if the Project or Activity is not subject to the Wetlands Protection Act, and 321 CMR 10.13(2)(a) does not apply, then upon the issuance of any permit or final approval for the Project or Activity, provided such permit or approval has been subject to public hearing that was publicly noticed; or

2. if the Project or Activity is not subject to the Wetlands Protection Act, and 321 CMR 10.13(2)(a) does not apply, and the Project or Activity does not require the issuance of a permit or approval for which a public hearing is required pursuant to 321 CMR 10.13(2)(c), then if a building permit for the Project or Activity has been issued.

(d) Notwithstanding 321 CMR 10.13 (2)(a) through (c) above:

1. only that portion of the Project or Activity that meets an exemption category in 321 CMR 10.13 (2)(a) through (c) is not required to be reviewed under 321 CMR 10.18;

2. the Division reserves the right to determine, based on special circumstances, that any Project or Activity meeting an exemption category in 321 CMR 10.13(2)(a) through (d) shall be subject to review under 321 CMR 10.18 to prevent a substantial and permanent modification, degradation or destruction of Priority Habitat for an Endangered or Threatened State-listed Species, as determined by the Division; and

3. no Project or Activity that has already obtained a Take determination or been issued a Conservation and Management Permit by the Division shall qualify for the provisions of 321 CMR 321 CMR 10.13(2).

4. the Division may issue further guidance regarding its interpretation and implementation of 321 CMR 10.13.

(3) Voluntary Assessment of Whether State-listed Species are Present.

A Record Owner may at any time undertake a voluntary assessment following protocols pre-approved in writing by the Division for which a review fee shall be charged, the amount of which shall be determined by the commissioner of administration under the provisions of M.G.L. c. 7, § 3B, to determine if Threatened and Species of Special Concern are present on a property (or portion thereof). Upon approval of that assessment by the Division, that assessment shall remain valid for the purposes of 321 CMR 10.00 Part II for a period of three years from the date of its approval in writing by the Division. The approval by the Division of a Record Owner's assessment documenting the absence of Threatened and Special Concern Species shall provide the Record Owner with a guarantee that no new occurrence records will be considered in relation to a MESA or MEPA (321 CMR 13.2) review of the property for a period of five years. This guarantee does not include any species that is subsequently listed.

10.14: Exemptions from Review for Projects or Activities in Priority Habitat

The following Projects and Activities shall be exempt from the requirements of 321 CMR 10.18 through 10.23:

(1) Agriculture and Aquaculture.

(a) **Normal Maintenance and Improvement of Land in Agricultural or Aquacultural Use.** All activities described under the definitions of Normal Maintenance and Improvement of Land in Agricultural Use or Normal Improvement of Land in Agricultural Use Aquacultural Use are exempt. This exemption shall continue only so long as such land remains in agricultural or aquacultural use. Land in agricultural use does not include those portions of a site that are not in such use and are not designated fallow land. The normal maintenance and improvement of land in agricultural or aquacultural use does not include site preparation for purposes of conversion to another, non-agricultural or non-aquacultural use;

(b) **Activities on Land adjacent to or in the immediate vicinity of Land in Agricultural Use or Land in Aquacultural Use.** The following activities on land adjacent to or in the immediate vicinity of Land in Agricultural Use or Land in Aquacultural Use are exempt, provided such activities are carried out in accordance with a habitat management plan approved in writing by the Division:

1. the construction, expansion, or reconstruction of a water management system such as a reservoir, farm pond, ditch, dike, tailwater recovery systems or canal/channel;

2. the construction or expansion of storage, staging, work and composting areas;

3. farm structures, not including habitable dwellings, provided that the cumulative footprint of such farm structures does not exceed 4,000 square feet;

4. the installation of permanent windbreaks or hedgerows, or the cutting of vegetation to create forest boundaries up to five feet wide;

5. the squaring-off of fields and bogs, provided there is no increase in the amount of land in production beyond the minimum increase necessarily resulting from making the boundary of any field or bog more regular; and

6. the excavation of sand from sandpits (vertically and horizontally) for use in associated, on-site, agricultural and aquacultural operations, provided that such excavation activities are reasonable in scope and used exclusively for the related on-site crop production.

(c) The exemption under 321 CMR 10.14(1)(b) does not include site preparation for purposes of conversion to land in production or to other non-agricultural or non-aquacultural uses, or the sale or off-site use of any commodity that is associated with the exempt on-site agricultural and aquacultural activities.

(2) non-commercial forest management activities that do not require an approved Forest Cutting Plan under the provisions of M.G.L. c. 132, §§ 40 through 46, and 304 CMR 11.00, including but not limited to pruning, cutting of fuelwood for personal use, planting of tree seedlings, or selective cutting of trees for aesthetic purposes, provided that said management activities are carried out on Land Devoted to Forest Purposes and in accordance with a management plan approved in writing by the Division;

(3) the maintenance, repair, removal, or replacement, or additions that do not exceed 50% of the footprint of existing commercial and industrial buildings, multifamily and mixed use structures within existing paved areas and lawfully developed and maintained lawns or landscaped areas;

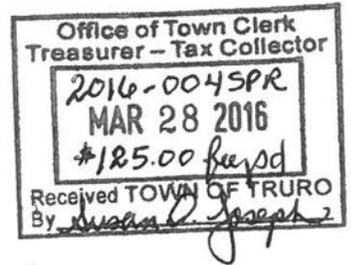
- (4) the maintenance, repair, or replacement, or additions, including the construction of a driveway for an existing single family or two family home within existing paved and lawfully developed and maintained lawns or landscaped areas, provided there is no expansion of such existing paved, lawn and landscaped areas;
- (5) construction or removal of structures that are secondary to the primary residence and located within existing paved areas and lawfully developed and maintained lawns or landscaped areas on residential properties, provided there is no expansion of such existing paved, lawn and landscaped areas;
- (6) construction, repair, replacement or maintenance of septic systems, private sewage treatment facilities, utility lines, sewer lines, or residential water supply wells within existing paved areas and lawfully developed and maintained lawns or landscaped areas, provided there is no expansion of such existing paved, lawn and landscaped areas;
- (7) repair, replacement or maintenance of existing, properly maintained stormwater detention basins or other stormwater management systems;
- (8) construction of new stormwater management systems that are designed to improve stormwater management at previously developed sites, provided that the plans for the system are submitted to the Division for prior review, and the Division makes a written determination that such systems will not have an adverse impact on state-listed species or their habitats;
- (9) repair, replacement or maintenance of existing, properly maintained dry hydrant pipe systems;
- (10) installation, repair, replacement, and maintenance of utility lines (gas, water, sewer, phone, electrical) for which all associated work is within ten feet from the edge of existing paved roads, and the repair and maintenance of overhead utility lines (phone, electrical) for which all associated work is within ten feet from the edge of existing unpaved roads, provided, however, that unpaved utility access roads associated with exempt activities under 321 CMR 10.14(11) shall be addressed in and subject to the Division-approved operation and maintenance plan required thereunder;
- (11) routine operation and maintenance on existing electrical, gas, and telecommunication distribution and transmission lines and existing substations, provided that the operation and maintenance are part of an operation and maintenance plan approved by the Division, for which a review fee shall be charged, the amount of which shall be determined by the commissioner of administration under the provisions of M.G.L. c.7, §3B;
- (12) the maintenance, repair or replacement, but not widening, of existing paved roads, shoulder repair that does not exceed four feet from an existing travel lane, paved and unpaved driveways and paved and unpaved parking areas, provided such unpaved driveways and unpaved parking areas are for year-round use and are not thereafter paved, but not including bike paths, or parking areas on barrier beaches, coastal beaches, coastal dunes, or salt marshes, as defined by the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40 and 310 CMR 10.00), and not including actions that are likely to result in changes in storm water drainage;
- (13) the maintenance or replacement but not the expansion of existing lawns and landscaped areas;
- (14) performance of customary land surveying activities, wetland resource area delineations, percolation tests, environmental assessments and investigations performed in accordance with M. G. L. c. 21E, and other customary preliminary site investigations or customary property due diligence activities, provided that vegetation clearing and soil alteration are avoided or minimized to the maximum extent practicable;
- (15) the active management of State-listed Species habitat, including but not limited to mowing, cutting, burning, or pruning of vegetation, or removing exotic or invasive species, for the purpose of maintaining or enhancing the habitat for the benefit of rare species, provided that the management is carried out in accordance with a habitat management plan approved in writing by the Division and;
- (16) the management of vegetation within existing utility rights-of-way provided that the management is carried out in accordance with a vegetation management plan approved in writing by the Division prior to the commencement of work for which a review fee shall be charged, the amount of which shall be determined by the commissioner of administration under the provisions of M.G.L. c.7, § 3B;
- (17) (a) the management of vegetation within rail ballast necessary to maintain existing rail lines; and (b) other vegetation management outside of ballast areas necessary to maintain existing rail lines, provided that such maintenance is implemented in accordance with a vegetation management plan approved in writing by the Division, for which a review fee shall be charged, and
- (18) the construction of a new residential dwelling, including the proposed lawfully developed paved areas, lawns and landscaped areas associated with such dwelling, on an infill lot, with frontage, of no greater than two acres in size, or such smaller lot size approved by a municipality under the applicable zoning bylaw or ordinance, provided that such lot is part of a residential subdivision that has received final, definitive approval pursuant to M.G.L. c. 41, ss.81K-81GG (the state subdivision control law), or is part of residential housing development that has received final, definitive approval pursuant to M.G.L. c. 40B or a special permit pursuant to M.G.L. c. 40A, and the development of the lot does not require a prospective Order of Conditions under the Wetlands Protection Act.



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

COMMERCIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW



Date 3/28/16

To the Town Clerk and the Planning Board of the Town of Truro, MA

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70.3 of the Truro Zoning By-law (Complete I, II & III)
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning By-law (Complete I & III)

I. General Information

Description of Property and Proposed Project This is with respect to the Whitman House property at 3-5 Great Hollow Rd. We would like to demolish Unit 4 and add those two bedrooms to Unit 3.

Property Address 3-5 GREAT HOLLOW ROAD Map(s) and Parcel(s) 42, 237-3

Registry of Deeds title reference: Book 17077, Page 184, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name ROBERT and ELENA RICE

Applicant's Legal Mailing Address P.O. BOX 702 TRURO, MA 02666

Applicant's Phone(s), Fax and Email (508)487-3767 elena.rice@gmail.com

Applicant is one of the following: (please check appropriate box)

- Owner
- Prospective Buyer*
- Other* *Written Permission of the owner is required for submittal of this application.

Owner's Name and Address SAME

Representative's Name and Address SAME

Representative's Phone(s), Fax and Email SAME

II. Waiver(s) Request – Waivers from any of the items listed in §70.3.D, must be identified below and a separate sheet shall be attached indicating in detail the reason for said waiver(s) pursuant to §70.3.D. *Note that items 1(a-d), 2 and 3.a (1 – 6) of §70.3.D shall not be waived.*

- 1.e: 3 copies of drainage calculations
- 3.b: Existing Conditions Plan (specific waiver requests and reason must be attached)
- 3.c: Proposed Conditions Plan (specific waiver requests and reason must be attached)
- 3.d: Proposed Landscaping Plan (specific waiver requests and reason must be attached)

III. Signature(s)

Elena Rice
Applicant(s)/Representative Signature

Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

P.O. Box 702
5 Great Hollow Road, Unit 3
Truro, MA 02666
March 28, 2016

Dear Planning Board,

Please consider the following application for Waiver of Site Plan Review for the addition proposed for Unit 3 at 3-5 Great Hollow Road.

The proposed project is to remove Unit 4 and add-on to Unit 3 as detailed in the included site and floor plans. We are removing Unit 4 to make two bedrooms available to be included in Unit 3. (Unit 3 cannot have bedrooms added without removing bedrooms from another unit on property.)

We do not foresee any negative impact on abutters for this project. The existing hedge line which runs along the back of Unit 3 and Unit 4 will be maintained, therefore minimally impacting the street view. When driving down Great Hollow Road towards the beach, instead of looking at the side of Unit 4, the street view will now show the side of Unit 3 including an enhancement of modest and aesthetic landscaping to preserve the character of the property.

The motivation behind this project is that we have grown from a family of 2 when we moved into Unit 3 in 2003, to a family of 5. We would very much love to provide more space for our three sons ages 2, 8 and 10. (Our two older boys currently attend the Truro Central School.) Equally as important, we would like to stay residents of Truro and remain on the Whitman House property which has been in the Rice family since the 1960s and my wife, Elena, grew up on Great Hollow Road, which provides another special connection to this location.

Please contact us should you have any further questions or if you would like more specific details of this project.

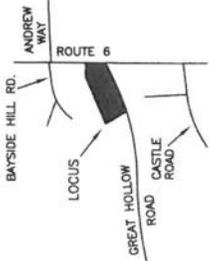
Thank you for your time and consideration.

Best regards,


Robert B & Elena Rice

(508) 487 - 3767

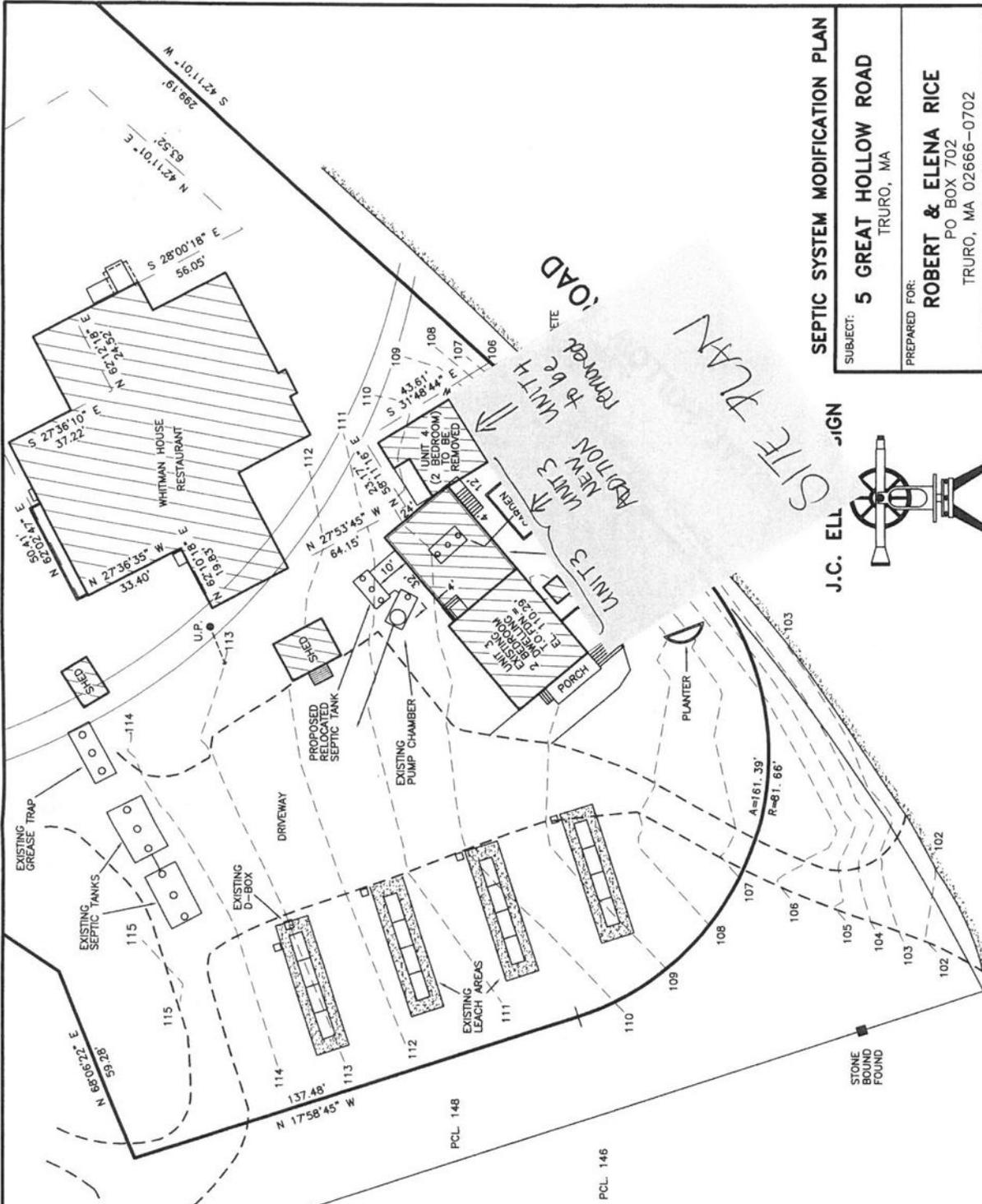
LOCUS MAP



NOT TO SCALE

VARIANCE REQUEST

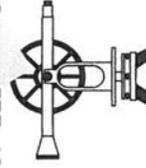
310 CMR 15.211
 1. 6" FROM PROPOSED FOUNDATION WALL TO EXISTING PUMP CHAMBER
 1. 6" REQUIRED, 4" PROVIDED, 6" VARIANCE REQUESTED



SEPTIC SYSTEM MODIFICATION PLAN

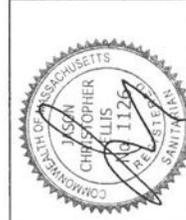
SUBJECT:	5 GREAT HOLLOW ROAD TRURO, MA
PREPARED FOR:	ROBERT & ELENA RICE PO BOX 702 TRURO, MA 02666-0702
ASSESSOR'S MAP 42 PARCEL 237-3 & 4	SCALE: 1"=30'
DATE: MARCH 1, 2016	SHEET 1 OF 2

J.C. ELLIS JRN



P.O. BOX 81
 NORTH EASTHAM, MA 02651
 (508)240-2220
 jcellisdesign@verizon.net

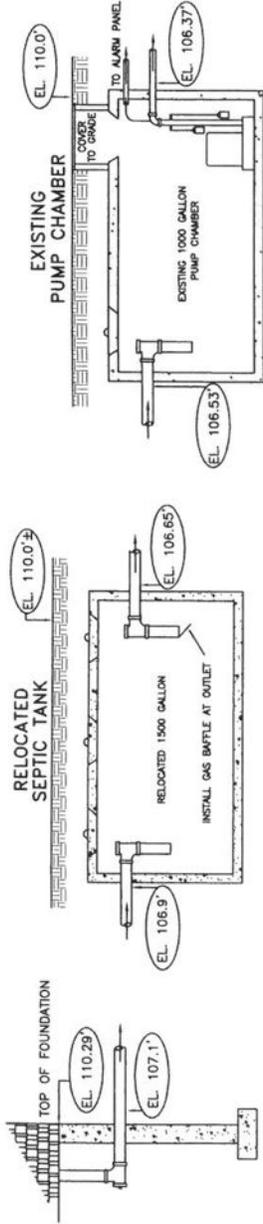
THIS PLAN IS NOT TO BE USED FOR BOUNDARY DETERMINATION. THIS PLAN IS FOR SEPTIC SYSTEM DESIGN PURPOSES ONLY. SURVEY REFERENCE: PLAN BOOK 582 PAGE 91



JASON C. ELLIS, R.S.

SECTION DETAIL - COMPONENTS

NOT TO SCALE



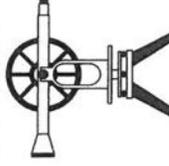
NOTES

1. ALL PRECAST COMPONENTS TO BE H-10 RATED. ALL COMPONENTS WITH ANY ANTICIPATED VEHICULAR TRAFFIC TO BE H-20 RATED.
2. ELEVATION DATUM IS FROM USGS QUAD MAP.
3. MUNICIPAL WATER IS NOT AVAILABLE.
4. ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
5. INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
6. INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING ALL AFFECTED AGENCIES PRIOR TO CONSTRUCTION.
7. ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
8. FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3" PER 310 CMR 15.000.
9. ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
10. ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.

DESIGN CALCULATIONS

FLOW RATE:
 4 BEDROOM DWELLING = 440 G/P/D REQUIRED
 (110 G/P/D PER BEDROOM x 4 BEDROOMS)
 NO GARBAGE GRINDER ALLOWED
 SEPTIC TANK:
 440 G/P/D x 2 = 880 G/P/D REQUIRED
 USE 1500 GALLON SEPTIC TANK

J.C. ELLIS DESIGN



P.O. BOX 81
 NORTH EASTHAM, MA 02651
 (508)240-2220
 jcellisdesign@verizon.net

SEPTIC SYSTEM MODIFICATION PLAN

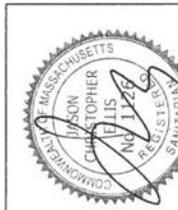
SUBJECT: **5 GREAT HOLLOW ROAD**
 TRURO, MA

PREPARED FOR:

ROBERT & ELENA RICE
 PO BOX 702
 TRURO, MA 02666-0702

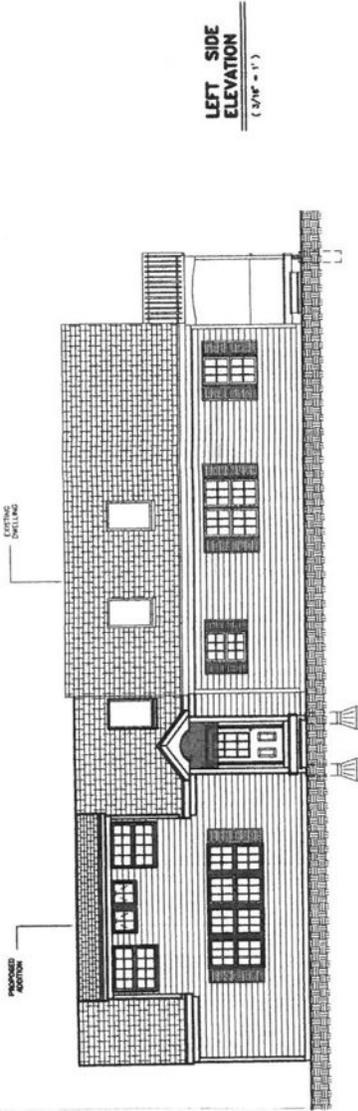
ASSESSOR'S
 MAP 42 PARCEL 237-3 & 4

DATE: MARCH 1, 2016 SHEET 2 OF 2

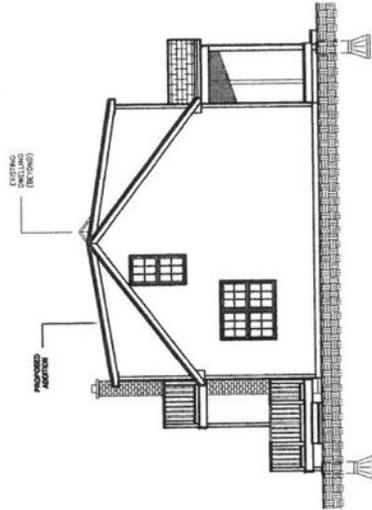


JASON C. ELLIS, R.S.

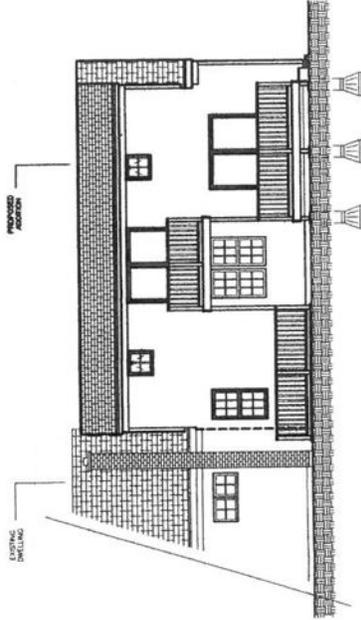
PROPOSED
ADDITION to
UNIT 3



LEFT SIDE
ELEVATION
(3/16" = 1')



REAR
ELEVATION
(3/16" = 1')



RIGHT SIDE
ELEVATION
(3/16" = 1')

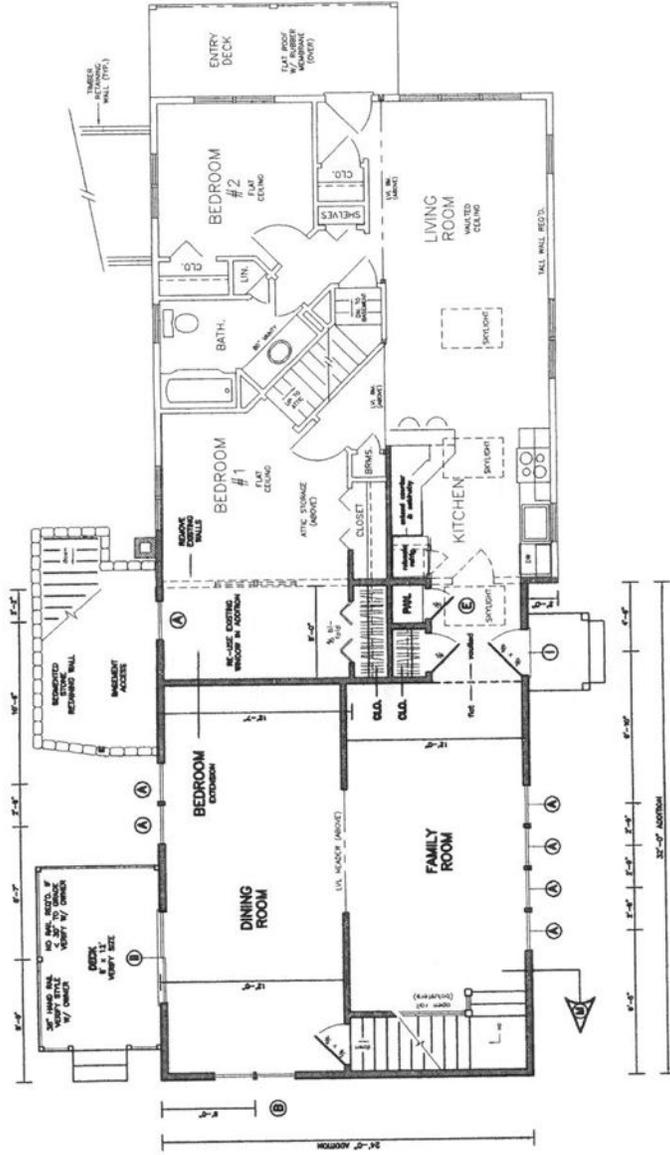
ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND ALL APPLICABLE REGULATIONS AND ORDINANCES FOR EXPOSURE B WIND LOADS - 110 MPH. ANY STRUCTURAL, ENGINEERING REVIEW, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE OWNER.

ASB Architects, LLC
100 N. STATE
TRURO, MA

PROPOSED ADDITION
ROBERT and ELENA RICE
5 GREAT HOLLOW ROAD
-REAR, RIGHT & LEFT SIDE ELEVATIONS
FEBRUARY, 2016

1/2 SCALE

1 OF 4



FIRST FLOOR
 (1/4" = 1')
 AREA = 768 ± SF.
 ADDITION



PROPOSED ADDITION

ROBERT and ELENA RICE
 TRURO
 5 GREAT HOLLOW ROAD
 -FIRST FLOOR PLAN

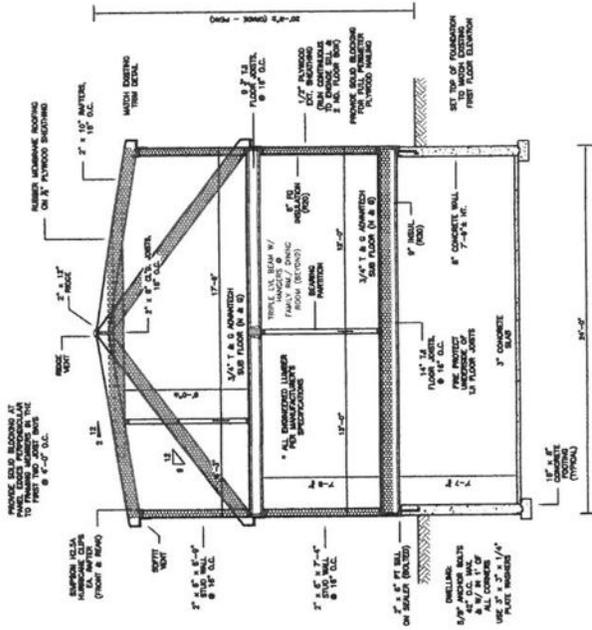
1/2 SCALE

FEBRUARY, 2016

2 OF 4

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, TENTH EDITION AND WOOD FRAME CONSTRUCTION PERMITTED BY THE CODE. ALL CONSTRUCTION SHALL BE FOR EXPOSURE B WIND LOADS - 110 MPH. ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER.

ADD ARCHITECTS, LLC
 100 N. STATE ST.
 TRURO, MA 01963



FRAMING SECTION "M-M"
(1/4" = 1')

* VERIFY ALL DETAILS WITH BUILDER
ADJUST AS REQUIRED

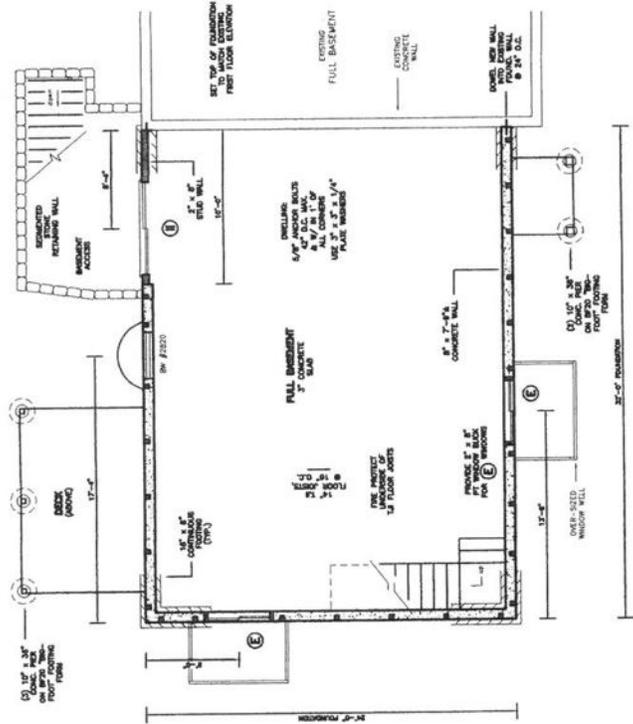


PROPOSED ADDITION

ROBERT and ELENA RICE
TRURO

5 GREAT HOLLOW ROAD
- FOUNDATION PLAN "M"
- FRAMING SECTION "M"
FEBRUARY, 2016

1/2 SCALE



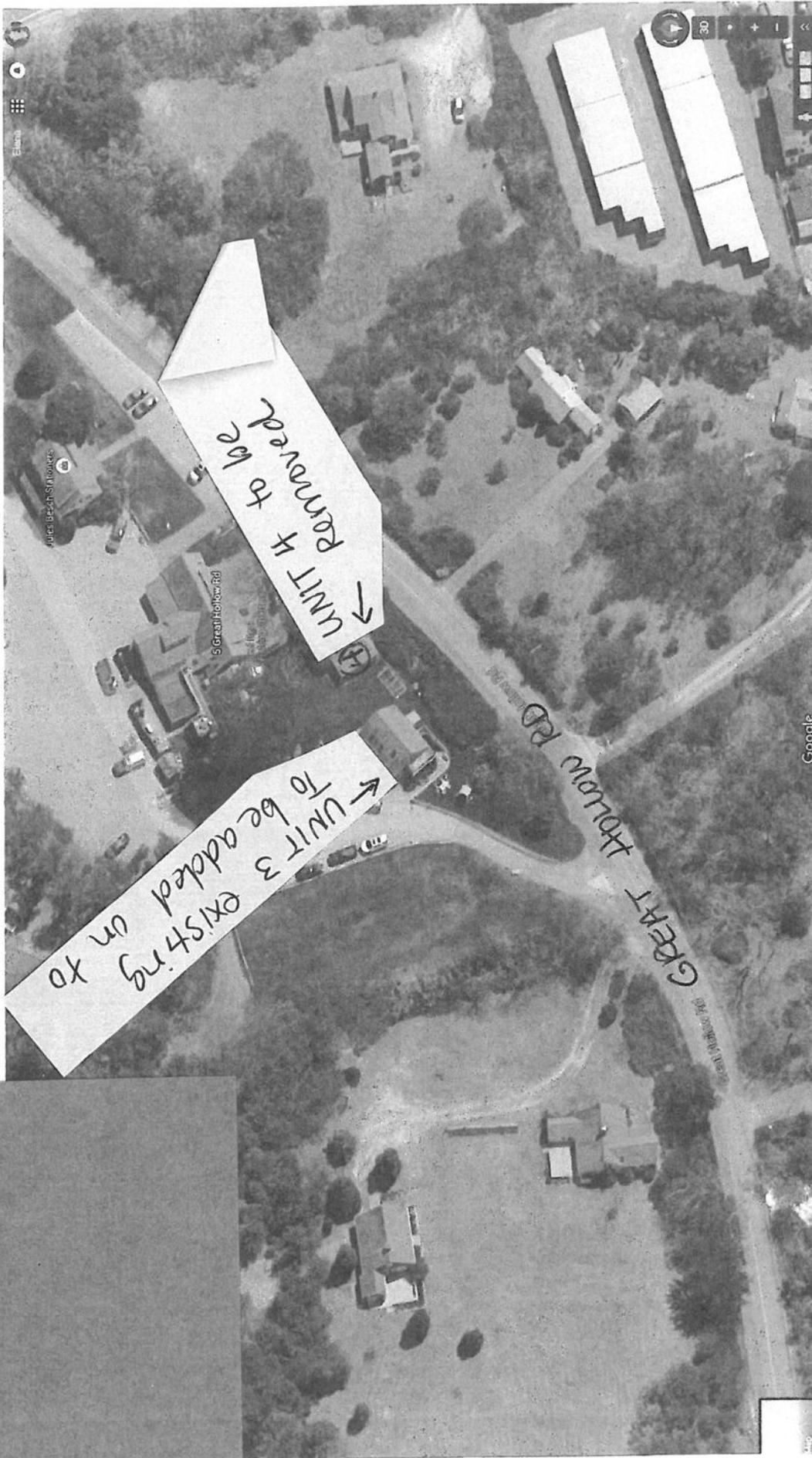
FOUNDATION PLAN
(1/4" = 1')

* VERIFY ALL DETAILS WITH BUILDER
ADJUST AS REQUIRED

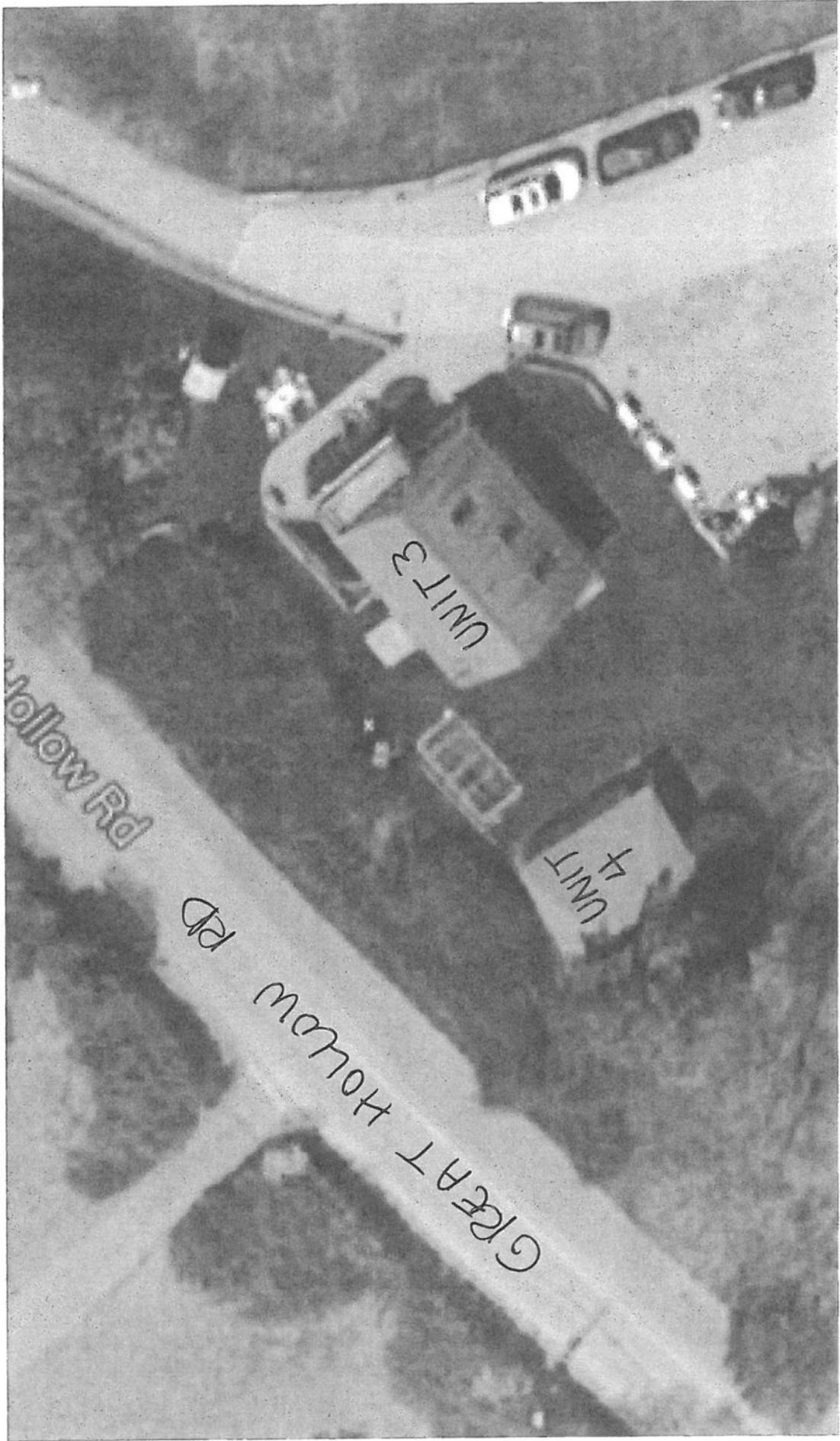
ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WIND LOADS - 110 MPH. ANY STRUCTURAL ENGINEERING DRAWING CONSIDERED TO BE THE RESPONSIBILITY OF THE OWNER.

AND ASSOCIATES, LLC
100 STATE STREET
TRURO, MA 01963

SATELLITE
IMAGES (4)

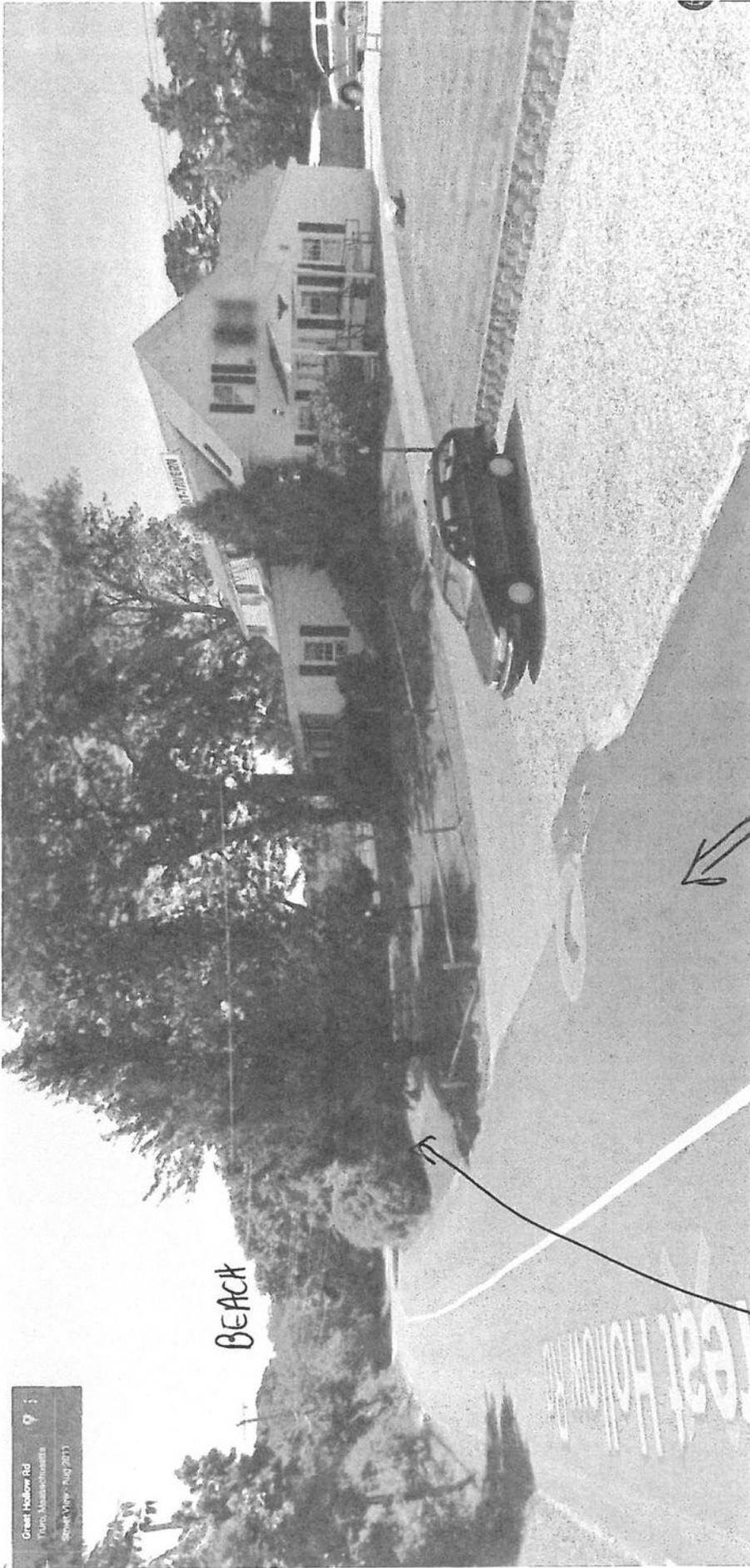


OVERHEAD VIEW



OVERHEAD VIEW - ZOOMED

STREET VIEW



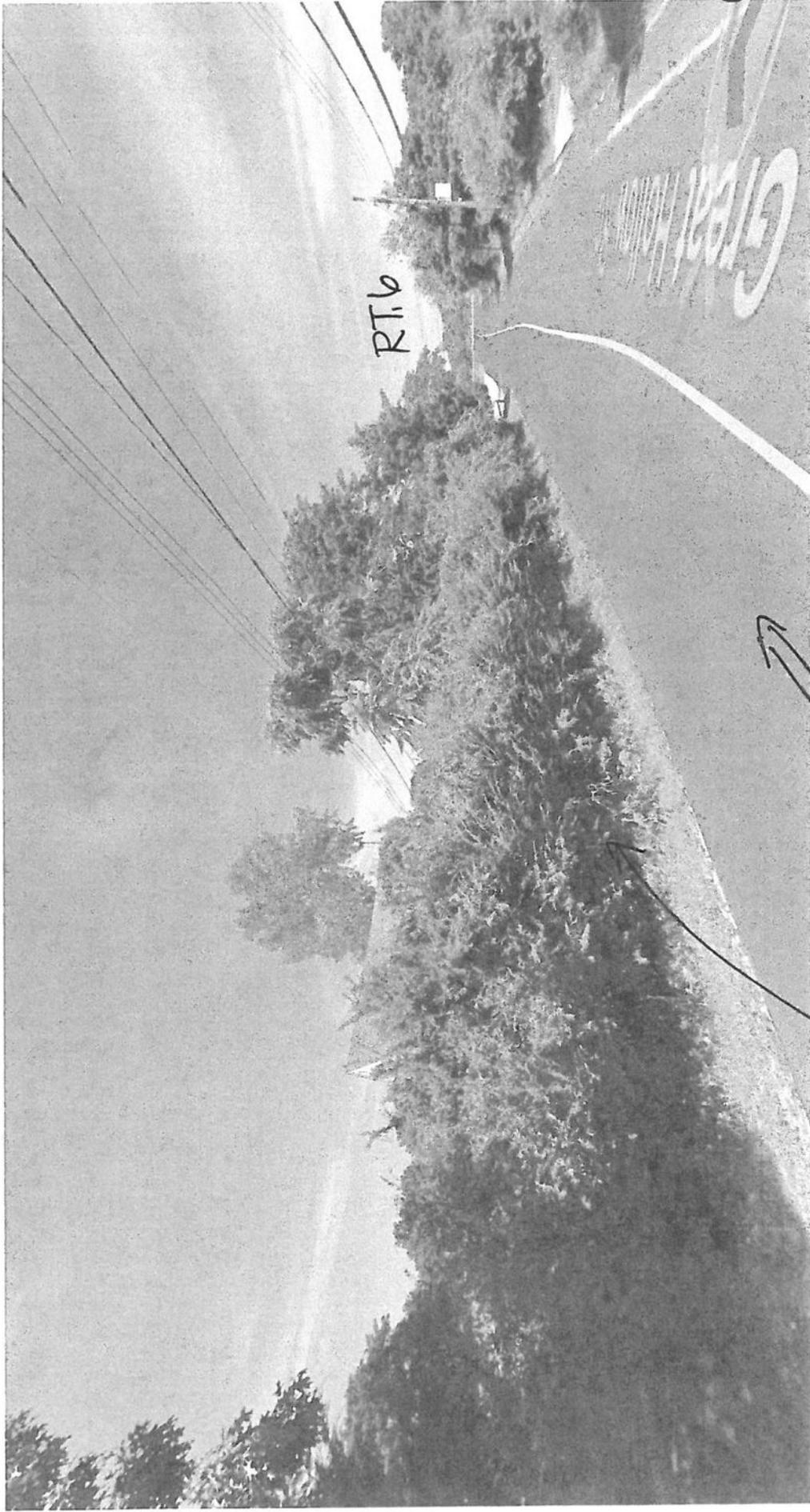
BEACH

Great Hollow Rd
Tisbury, Massachusetts
Street View - Aug 2013

GREAT HOLLOW RD

Minimal to no impact
on existing hedge line

STREET VIEW



RT.6

GREAT HOLLOW RD

Minimal to no
impact on existing
landscaping

Please include in packets Hi Elena

Lisa Tobia <lisamariatobia@gmail.com>

Thu 4/7/2016 9:35 AM

To: Carole Ridley <cridley@truro-ma.gov>;

Carole,

Can you please ensure the below email is included in our packets when we are reviewing this application?

Lisa Maria Tobia

Begin forwarded message:

From: Reel Deal <charters@fishreeldeal.com>
Date: April 7, 2016 at 04:10:45 EDT
To: Lisa Maria Tobia <lisamariatobia@gmail.com>
Subject: Re: Hi Elena

Good morning Lisa,

Hope you are doing well! I wanted to reach out to you given your helpful advice in the past, as my husband, Bobby, and I would like to put an addition on our home and we are in the process of gathering all the required documentation (working the JC Ellis Design) to go through a Site Plan Review with the Planning Board. You may have already heard of this as I recently met with Carole Ridley to discuss our plans and she provided some tips on completing the Site Plan Review, which I greatly appreciated.

To give you a quick summary, our home is at 3-5 Great Hollow Road, Unit 3 on the Whitman House property. We built it in 2003 as just the two of us and three kids later, we would love to have more room! Hence the motivation for an addition as we really love Truro and do not want to leave the town. We also have special ties to this particular location since the Whitman House property has been in the Rice family since the 1960s and I grew up on Great Hollow Road.

I don't want to take up too much of your time as you will be receiving all the required details of this project, but I thought it may add some perspective to indicate why we are asking permission to do this. In my most recent discussion with JC Ellis Design, they are aiming to have our paperwork submitted by May 2nd and therefore I look forward to seeing you at the June 21st meeting if everything goes according to plan.

If you are unable to reply given your position on the Planning Board I completely understand, and I thank you for reading this message. Have a great day!

Regards,
Elena

Elena Rice

entrepreneur fishermen / fisherwomen charters I was hoping to discuss some options in regards to next season to work around the Pamet parking and get your thoughts.

I hope you are well and in a future season, I would love to have my family and friends charter a day on your boat. I am particularly interested in Tuna (I have never caught one).

Respectfully,

Lisa Maria Tobia
[774-368-0949](tel:774-368-0949)
lisamariatobia@gmail.com

P.O. Box 702
5 Great Hollow Road, Unit 3
Truro, MA 02666
May 23, 2016

Town of Truro
Planning Board

Dear Board Members,

The **estimated project cost** for our proposed home addition to Unit 3 of 5 Great Hollow Road is \$225,000.

The **estimated length of time** to complete the project is 6-8 months depending on the time of year in which the project begins.

Thank you for your consideration.

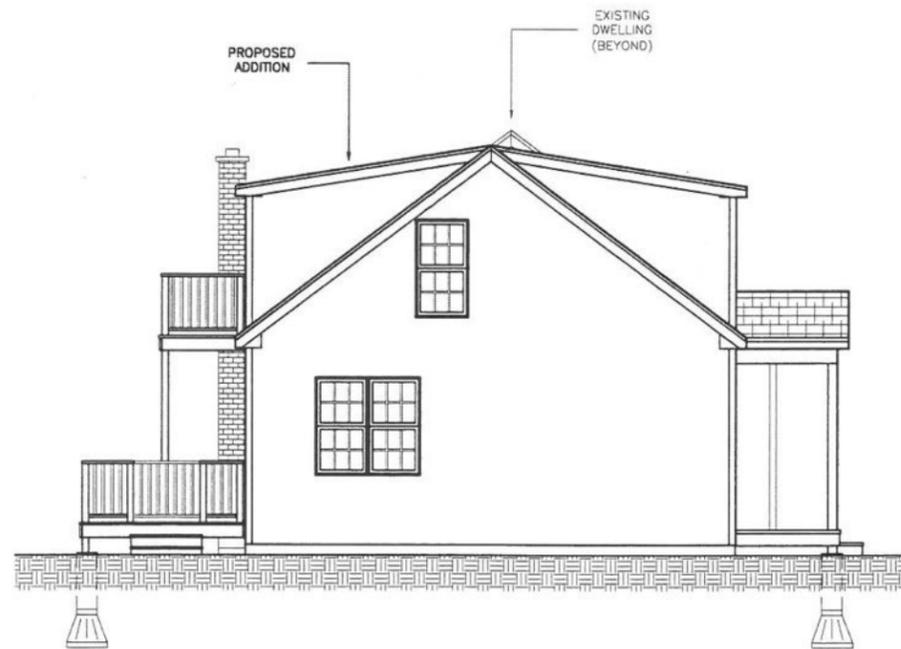
Best regards,

Elena and Bobby Rice



**LEFT SIDE
ELEVATION**

(3/16" = 1')



REAR ELEVATION

(3/16" = 1')



**RIGHT SIDE
ELEVATION**

(3/16" = 1')

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, EIGHTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WIND LOADS - 110 MPH

ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER

ARC Designs, LLC
ALAN R. CABRAL
508.253.2589

PROPOSED ADDITION

ROBERT and ELENA RICE

5 GREAT HOLLOW ROAD
-REAR, RIGHT & LEFT SIDE ELEVATIONS

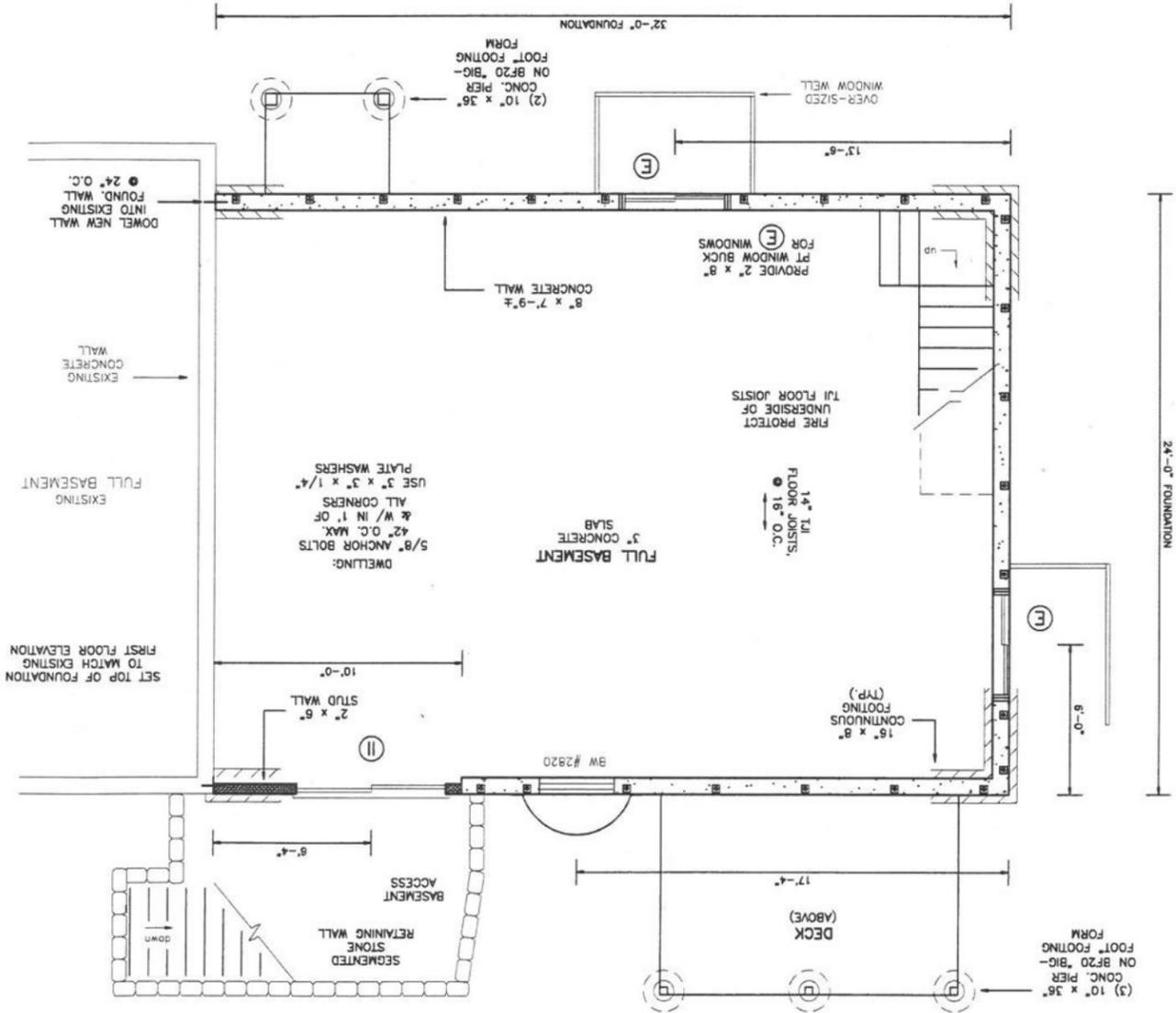
TRURO

FEBRUARY , 2016

1 OF 4

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, EIGHTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WIND LOADS - 110 MPH
 ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER

FOUNDATION PLAN
 (1/4" = 1')



• VERIFY ALL DETAILS WITH BUILDER
 • ADJUST AS REQUIRED

ROBERT and ELENA RICE

5 GREAT HOLLOW ROAD

TRURO

PROPOSED ADDITION

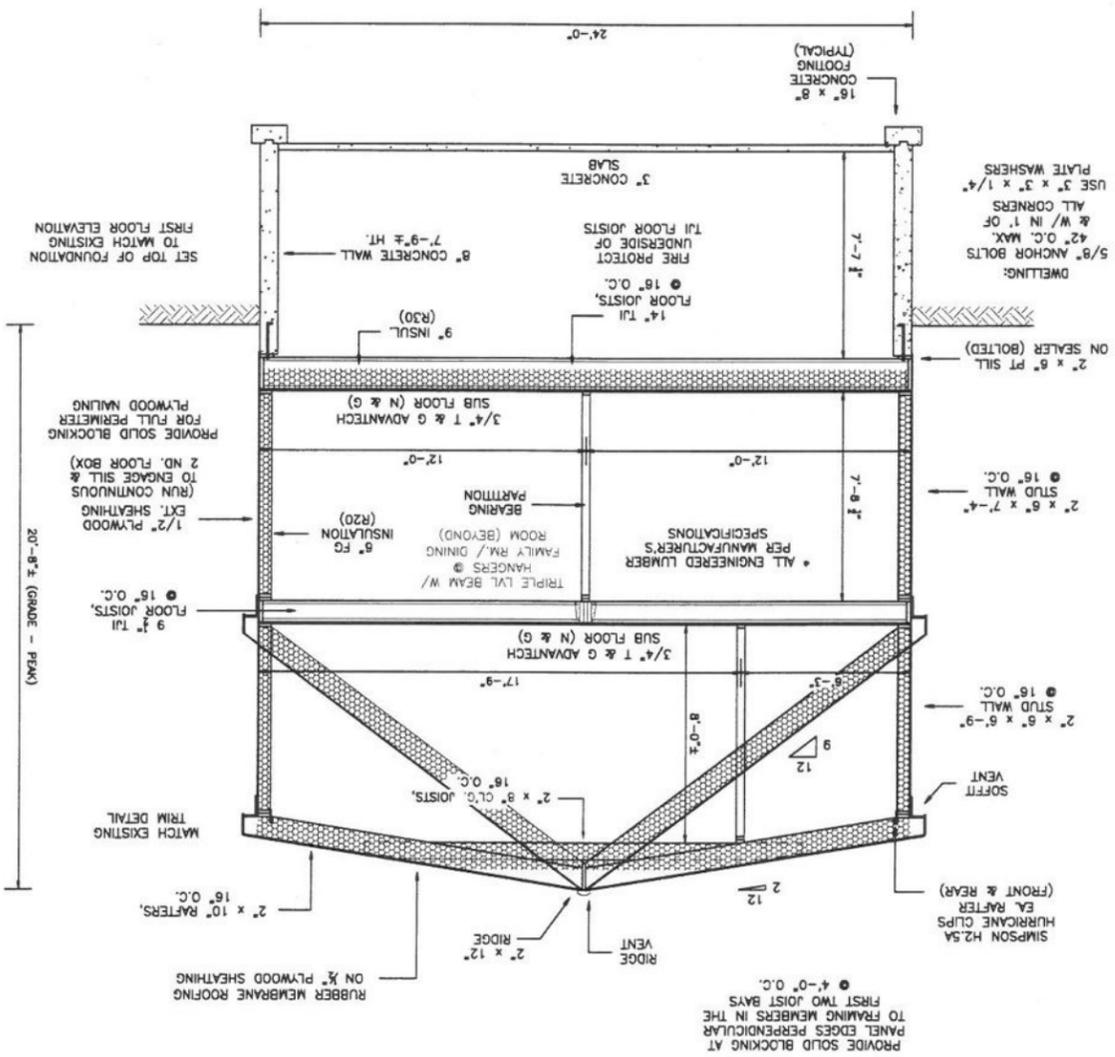
-FOUNDATION PLAN "M"

FEBRUARY, 2016



FRAMING SECTION "M"
 (1/4" = 1')

• VERIFY ALL DETAILS WITH BUILDER
 • ADJUST AS REQUIRED



ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, EIGHTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WIND LOADS - 110 MPH ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER

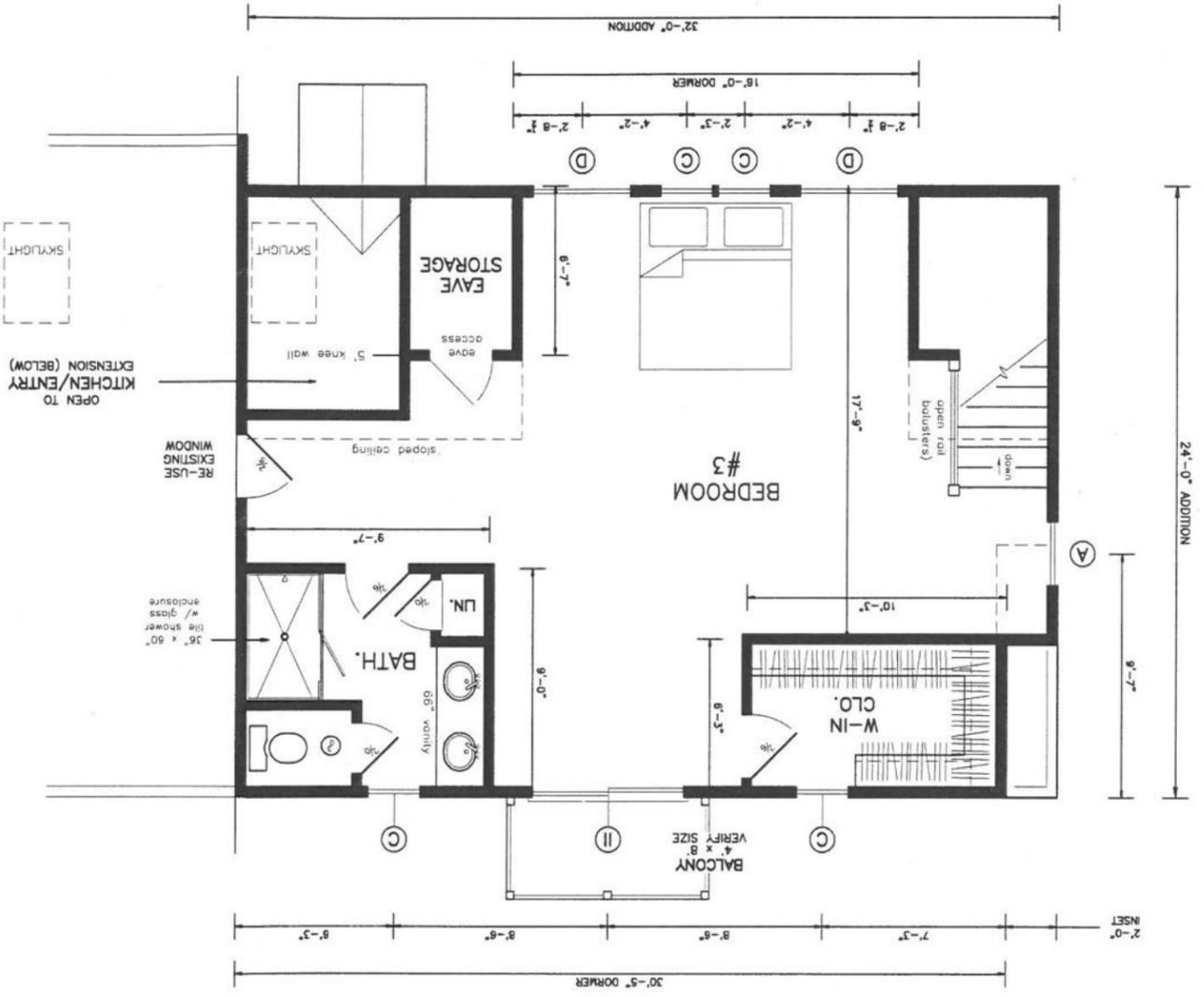
ROBERT and ELENA RICE

PROPOSED ADDITION

5 GREAT HOLLOW ROAD TRURO

FEBRUARY, 2016

-SECOND FLOOR PLAN
-DOOR & WINDOW SCHEDULE



- USE ANDERSEN SERIES 400 H-P LOW E GLASS COLOR TO BE DETERMINED BY OWNER
- USE ANDERSEN "STORM WATCH" HIGH IMPACT RESISTANT GLASS PER BUILDING CODE REQUIREMENTS
- OPTIONAL INTERIOR / EXTERIOR GRILLE SYSTEM
- VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION
- VERIFY ALL MILLWORK PRIOR TO PURCHASE
- PROVIDE INDIVIDUALLY IDENTIFIED PLYWOOD SHUTTERS AND MOUNTING HARDWARE IN LIEU OF "STORM WATCH" IMPACT RESISTANT WINDOWS PER BUILDING CODE REQUIREMENTS
- SEE BUILDER FOR DETAILS

DOOR & WINDOW SCHEDULE		B. RICE	
KEY ITEM	QTY.	DESCRIPTION	ROUGH OPEN'G.
A	8	AND. #1W2448 DH	30 1/8" x 56 1/4"
B	1	AND. #2448-2 DH	SEE BUILDER
C	2	AND. #A21 YAMING	24 5/8" x 24 5/8"
D	2	AND. #1W3836	48 1/8" x 42 7/8"
E	2	AND. #G44 GLIDING	48" x 48"
F	1	VELUX #108	30 1/8" x 45 1/4"
I	1	3/0 x 6/8 2 LITE STL. DOOR	38 1/2" x 83 1/2"
II	3	AND. #PS 6	72 3/4" x 82 7/8"
1 IN BASEMENT			
MATCH & ALIGN			
W/ EXISTING			
IN BASEMENT			
RE-USE & MATCH			
EXISTING			
RE-USE EXISTING			
DOUBLE STUD POCKET			
NOTES			

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, EIGHTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WIND LOADS - 110 MPH AND WILL BE THE RESPONSIBILITY OF THE OWNER. IS AT THE DISCRETION OF THE BUILDING COMMISSIONER ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY,

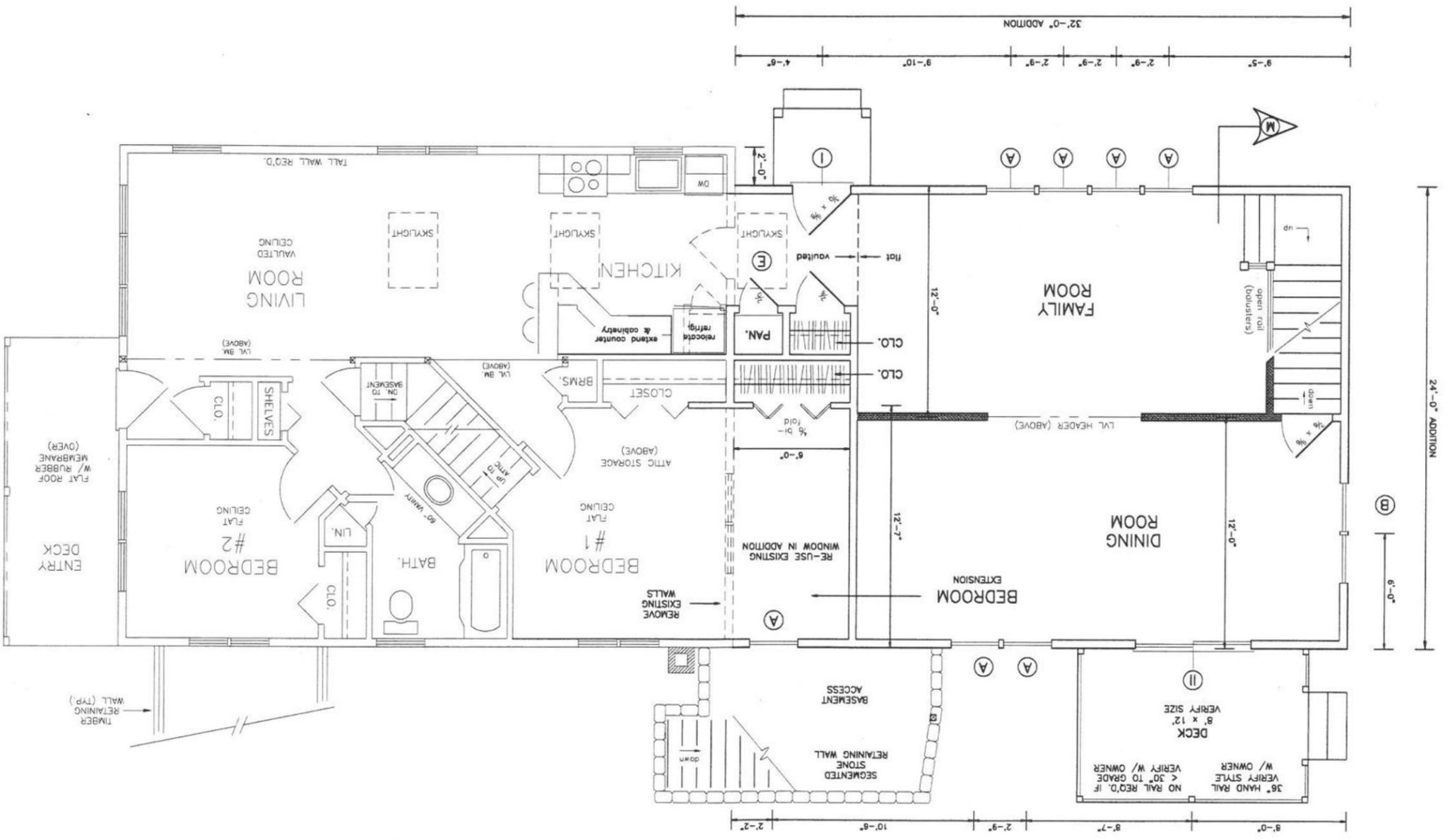
ROBERT and ELENA RICE

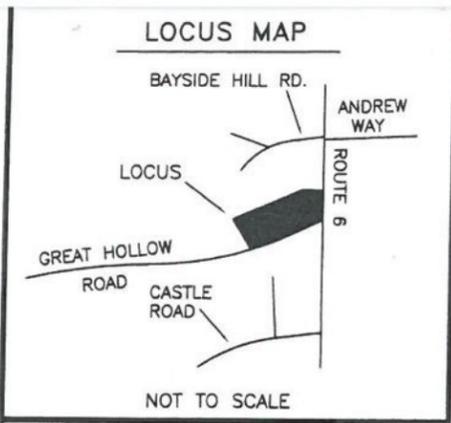
5 GREAT HOLLOW ROAD
 -FIRST FLOOR PLAN

PROPOSED ADDITION

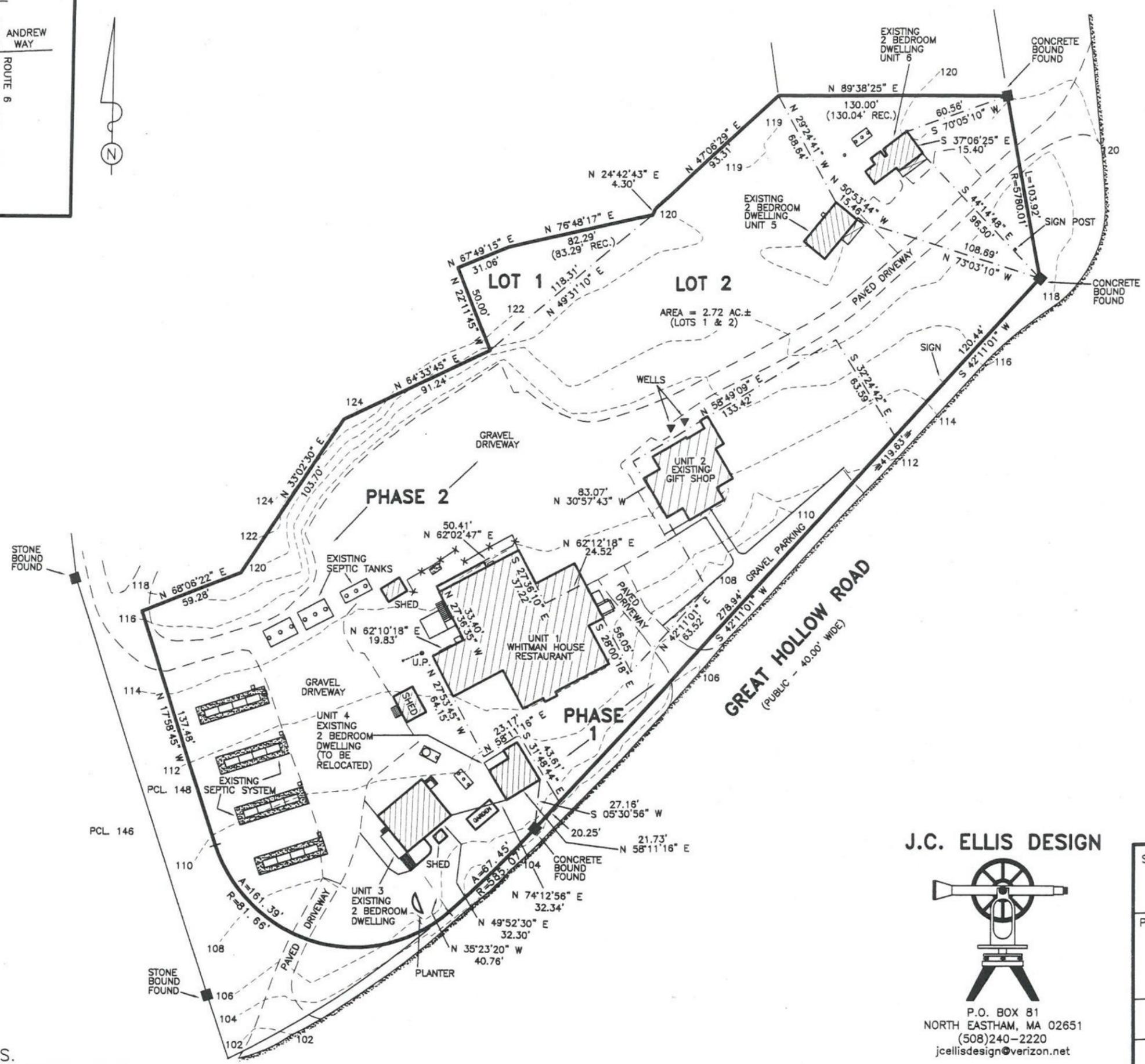


FIRST FLOOR
 ADDITION
 AREA = 768 ± SF.
 (1/4" = 1')





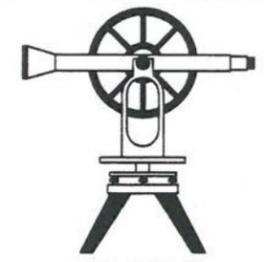
SURVEY PLAN REFERENCES:
 PLAN BOOK 582 PAGE 91
 PLAN BOOK 374 PAGE 34
 PLAN BOOK 512 PAGE 70



STATE HIGHWAY - ROUTE 6
 (1951 ALT.)

MICHAEL LADUE, P.L.S.

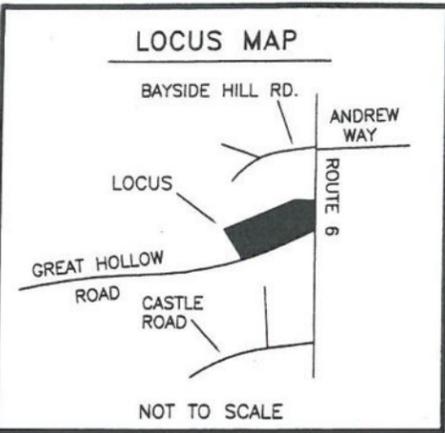
J.C. ELLIS DESIGN



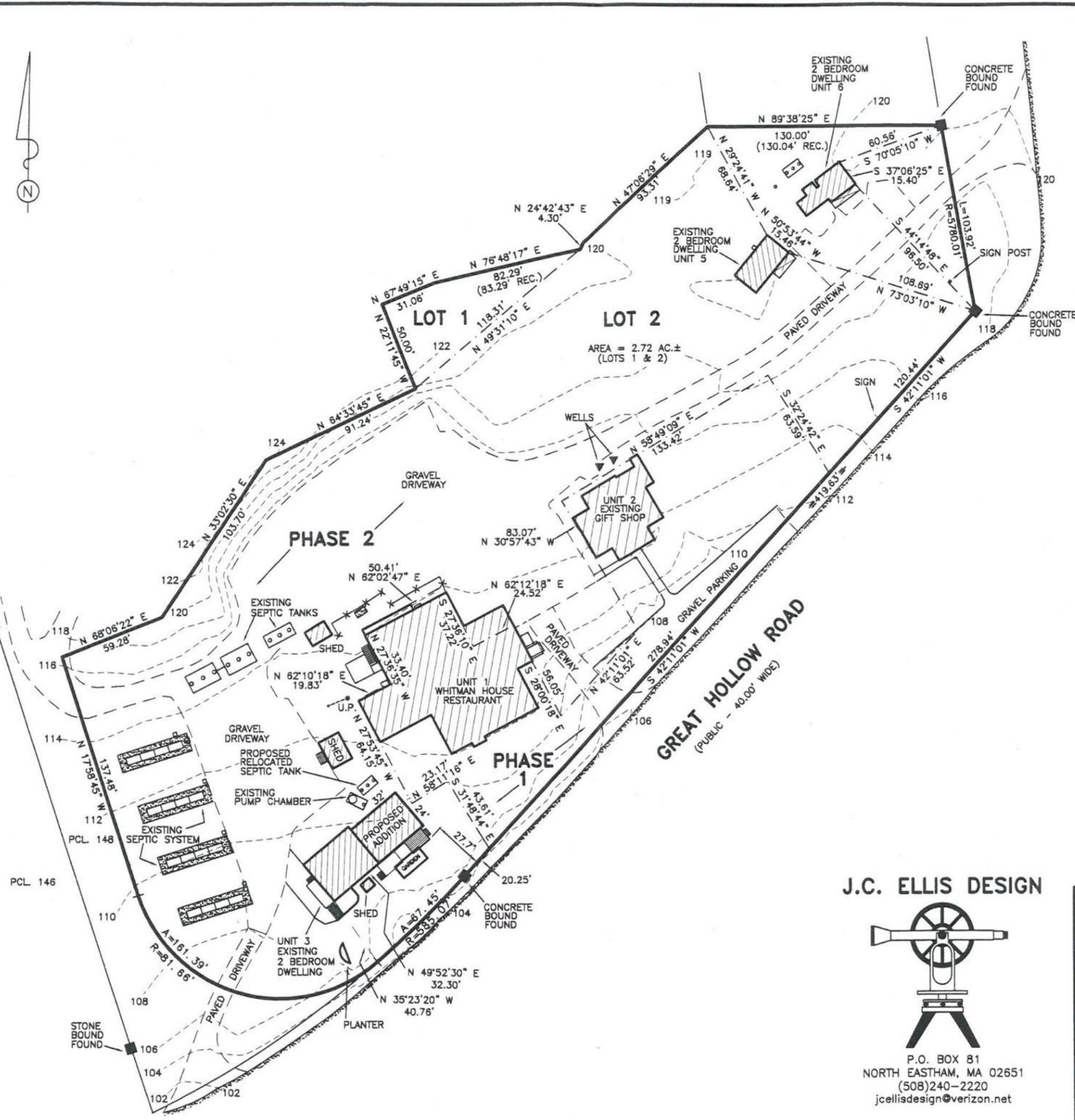
P.O. BOX 81
 NORTH EASTHAM, MA 02651
 (508)240-2220
 jcellisdesign@verizon.net

EXISTING SITE PLAN

SUBJECT: 5 GREAT HOLLOW ROAD TRURO, MA	
PREPARED FOR: ROBERT & ELENA RICE PO BOX 702 TRURO, MA 02666-0702	
ASSESSOR'S MAP 42 PARCEL 237 1-6	SCALE: 1"=60'
DATE: MARCH 1, 2016	SHEET 1 OF 2



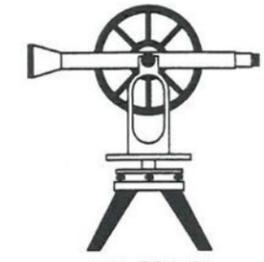
SURVEY PLAN REFERENCES:
 PLAN BOOK 582 PAGE 91
 PLAN BOOK 374 PAGE 34
 PLAN BOOK 512 PAGE 70



STATE HIGHWAY - ROUTE 6
 (1951 ALT.)

MICHAEL LADUE, P.L.S.

J.C. ELLIS DESIGN



P.O. BOX 81
 NORTH EASTHAM, MA 02651
 (508)240-2220
 jcellisdesign@verizon.net

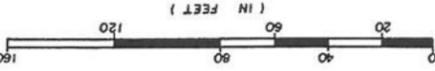
PROPOSED SITE PLAN

SUBJECT: 5 GREAT HOLLOW ROAD TRURO, MA	
PREPARED FOR: ROBERT & ELENA RICE PO BOX 702 TRURO, MA 02666-0702	
ASSESSOR'S MAP 42 PARCEL 237 1-6	SCALE: 1"=60'
DATE: MARCH 1, 2016	SHEET 2 OF 2

"WHITMAN HOUSE BUSINESS CONDOMINIUM"

PLAN OF LAND IN TRURO
Being an amendment of "PHASE - 2" as
shown in PLAN BK. 374, PG. 34.

SCALE: 1 IN. = 40 FT.
MAR. 7, 2003
REG. LAND SURVEYOR
GLADE ASSOCIATES, INC.
RTE. 6 & PINE PT. RD., WELFLEET, MA. 02667



Sheet 1 of 3



P.L. BK. 512, PG. 70

RTE. 6 - STATE HIGHWAY
(1951 ALT.)

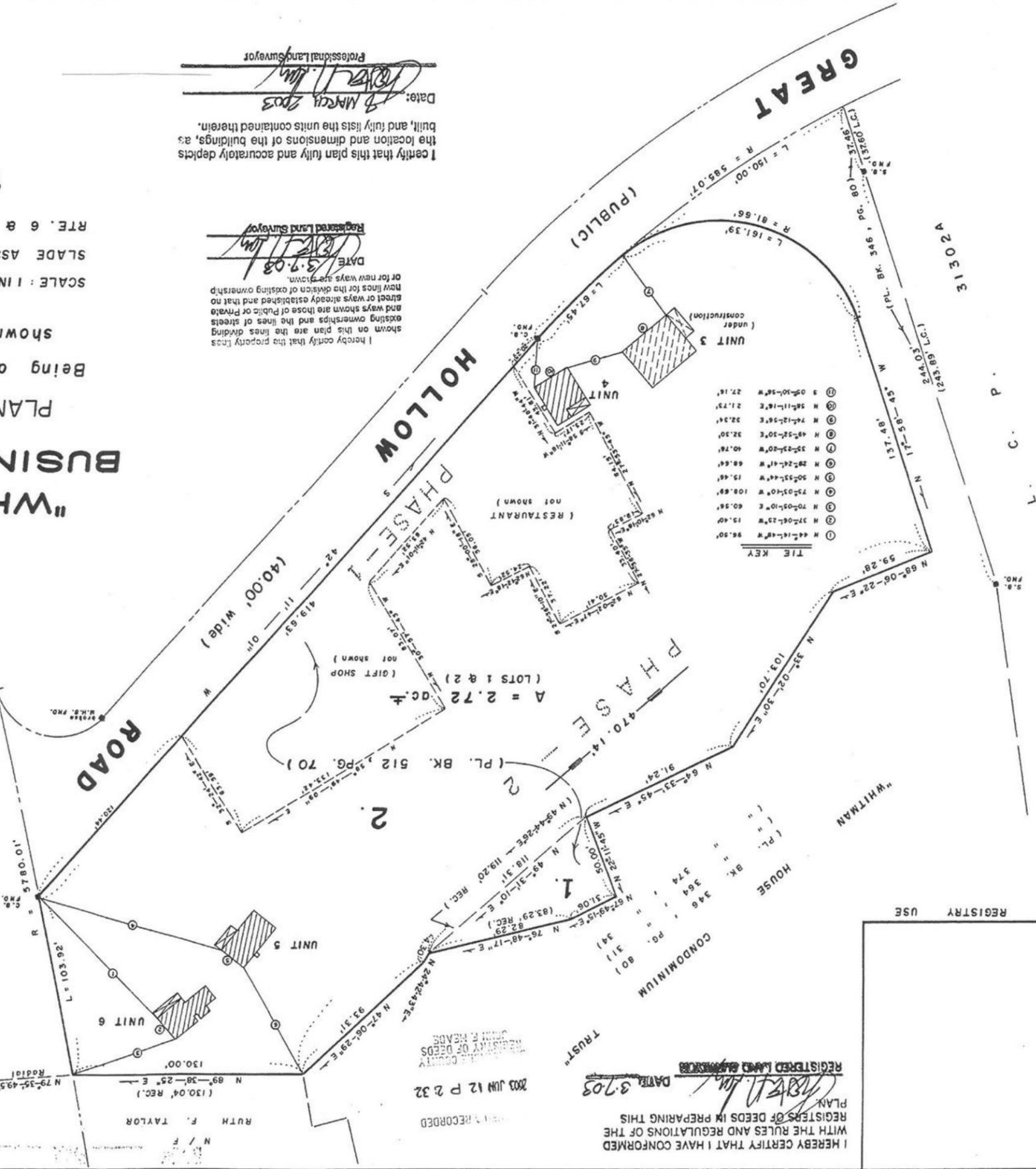
ROAD

HOLLOW

GREAT

A 20 E 1 E

L. C. D.



TIE KEY

1	N 44°14'48" W	98.50'
2	N 37°04'10" W	108.88'
3	N 50°53'44" W	15.46'
4	N 28°24'41" W	68.64'
5	N 35°25'40" W	40.76'
6	N 48°52'50" E	32.50'
7	N 74°12'56" E	32.34'
8	N 58°11'16" E	21.73'
9	S 05°10'56" W	27.16'

I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
REGISTERED LAND SURVEYOR
DATE: 3.7.03

2003 JUN 12 P 2 32
RECORDED

TRUST

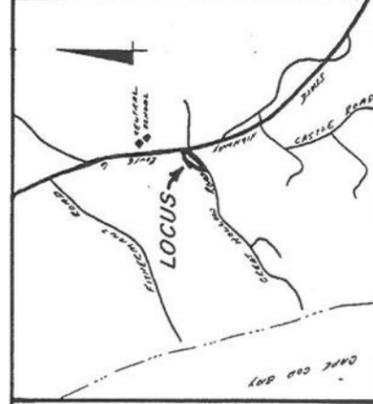
Date: 3 MAR 2003
Professional Land Surveyor

DATE: 3.7.03
Registered Land Surveyor

FOR REGISTRY USE

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

5-20-83 DATE
 James B. Lapsley REGISTERED LAND SURVEYOR

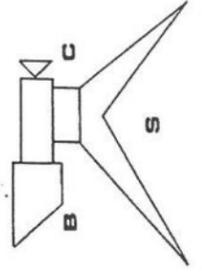


LOCATION MAP
 1/2" = 2000'

TRURO PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 John P. Dainy, Chairman

DATE July 5, 1983

BOSTON, MASS.
 HALIFAX, BEDFORD, HYANNIS, CRANSTON, MASS.
 WORCESTER, NORWELL, LEWISTON, HYANNIS, CRANSTON, MASS.
 MANSFIELD, DERRY, N.H.



BSC

CAPE COD SURVEY CONSULTANTS
 P.O. BOX 56
 HYANNIS, MASS. 02601
 617 775-7155

DIVISION OF BOSTON SURVEY CONSULTANTS INC.
 ENGINEERING • SURVEYING • PLANNING

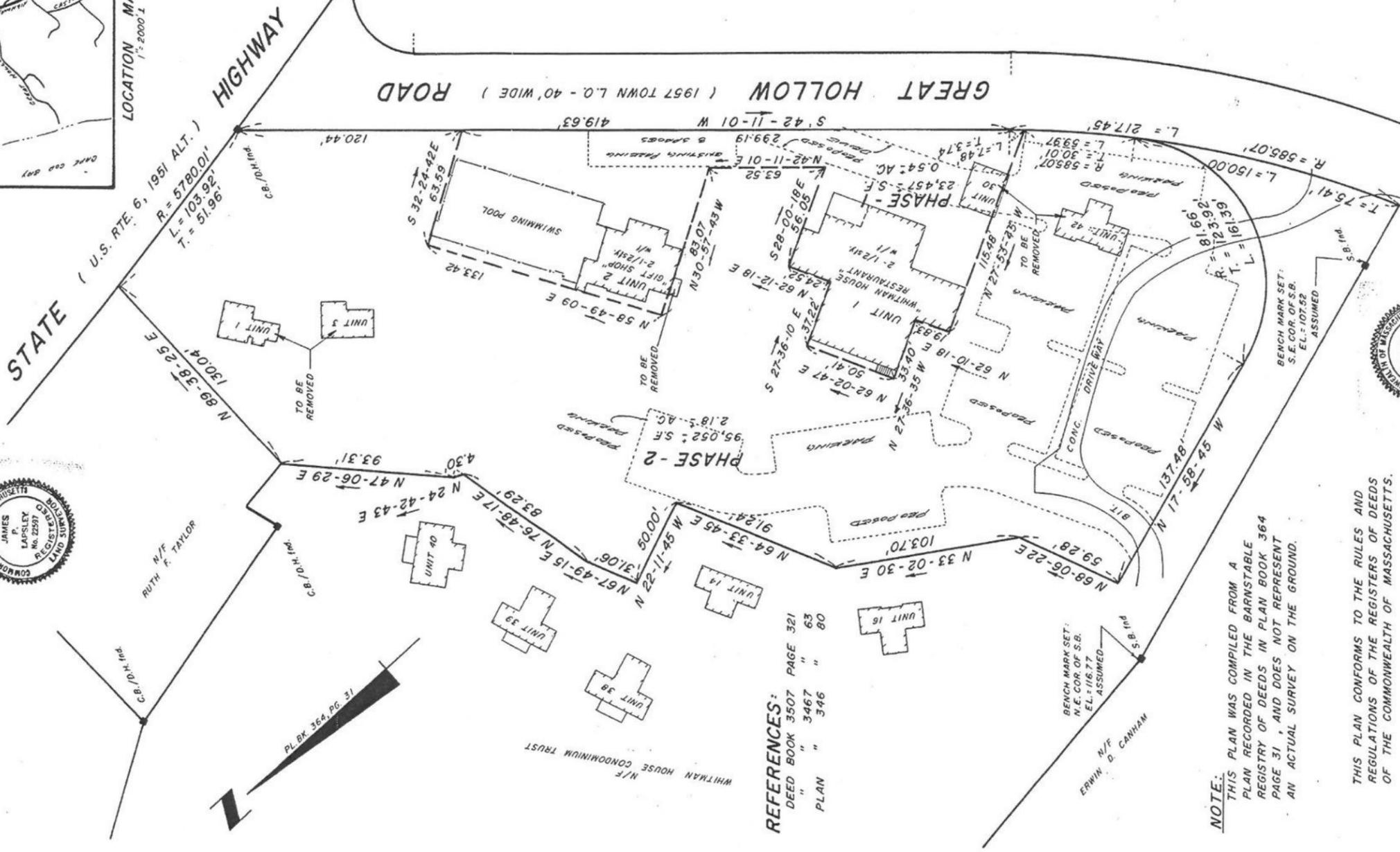
TITLE: WHITMAN HOUSE BUSINESS CONDOMINIUM

IN TRURO, MASS.

PREPARED FOR: BURTON A. RICE

SCALE: 1" = 40'
 METERS 0 5 10 20
 FEET 0 20 40 60

DATE: APRIL 8, 1983
 COMP./DESIGN: C.F.W.
 CHECK:
 DRAWN: R.L.H.
 FIELD: C.F.W. / R.L.H.
 FILE NO:
 DWG. NO: 524-1 JOB NO: C-1028-3
 SHEET: 1 OF: 3



REFERENCES:
 DEED BOOK 3507 PAGE 321
 " " 3467 " 63
 PLAN " 346 " 80

NOTE:
 THIS PLAN WAS COMPILED FROM A PLAN RECORDED IN THE BARNSTABLE REGISTRY OF DEEDS IN PLAN BOOK 364 PAGE 31, AND DOES NOT REPRESENT AN ACTUAL SURVEY ON THE GROUND.

THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

4-11-83 DATE
 James B. Lapsley REGISTERED LAND SURVEYOR



BOOK PAGE 374 34

374-34

374-34

DECISION OF THE BOARD OF APPEALS OF TRURO, MASSACHUSETTS

Property Owner(s) and/or Applicant(s): Robert Rice, (Whitman House Business Condos/Cottages)

Property Location: 3 & 5 Great Hollow Rd.

Atlas Sheet: 42 Parcel(s): 237 (Ref. 2005-026/ZBA) Hearing Date: Mon., Jan. 23, 2006 and continued from December 19, 2005.

Special Permit [x] Vote: 5 Approve [x]
Variance [] 0 Disapprove []
Building Commissioner Decision [] Abstain []
Other []

(In regard to the petition of Robert Rice, (Whitman House Business Condos/Cottages) for property located at 3 and 5 Great Hollow Rd., Atlas Sheet 42, Parcel 237(2005-026/ZBA) whereby Applicant is seeking a Special Permit under Sec. 40.3 (formerly Sec. VIII.D) of the Truro Zoning Bylaw in order to convert cottage units (cottage unit numbers 3, 4, 5, 6) to a condominium form of ownership, as per plans filed and as continued from Dec. 19, 2005, the following Motion was made):

Motion (Hultin; 2nd Pope): To approve a Special Permit for Robert Rice (Whitman House Business Condos/Cottages, for property located at 3 and 5 Great Hollow Rd., Atlas Sheet 42, Parcel 237(2005-026/ZBA) under Sec. 40.3 (formerly Sec. VIII.D) of the Truro Zoning Bylaw in order to convert cottage units (cottage unit numbers 3, 4, 5, 6) to a condominium form of ownership, as per plans filed. The Board Finds said Special Permit is in keeping with the intent of the bylaw and is not more detrimental to the neighborhood.

I hereby certify this as a true and accurate record of the Board of Appeals:

Signature: [Handwritten Signature] Date: 1/30/06

Received, Office of the Town Clerk:

Signature: [Handwritten Signature] Date: January 30, 2006

I hereby certify that this decision was filed with the Office of the Town Clerk on January 30, 2006 and 20 (twenty) days have elapsed since the date of filing, and no appeal has been filed.

Signature: [Handwritten Signature] Date: February 22, 2006

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, Section 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

Cynthia A. Slade, Town Clerk, Town of Truro/ February 22, 2006

A true copy, attest: [Handwritten Signature]



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004, Ext. 27

Fax: (508) 349-5505

criddle@truro-ma.gov

Sent Via Email and USMail

May 10, 2016

Robert & Elena Rice
PO Box 702
Truro, MA 02666-0702

Re: 5 Great Hollow Road, Truro
2016-006 Commercial Development Site Plan Review

Dear Robert & Elena:

The purpose of this letter is to itemize information requirements necessary to complete the above referenced application submitted on May 2, 2016. This application is tentatively scheduled for a public hearing on June 7th at 6 pm at Truro Town Hall.

You indicated on the application a request for waivers from the following submission requirements:

- 1.e: 3 copies of drainage calculations
- 3.d: Proposed landscaping plan

After reviewing this letter, you may identify additional submission requirements for which you would like to request a waiver. **The Planning Board requires that all waiver requests also be made in writing providing an explanation, for each requested waiver, why the granting of such a waiver would not be detrimental to the public interest, cause the town any expense, or be inconsistent with the intent and purpose of the zoning bylaw (70.3.E).**

I would also note that providing a brief narrative (no more than one page) describing the proposed project is often helpful to the Board.

In the balance of this letter I will review any items required under 70.3.D of the bylaw that were not provide in the submission.

1.d Certified copy of the abutters list obtained from the Truro Assessor's Office.

This list is necessary to meet the notice requirements for the public hearing. Upon request, the Assessor's office can furnish you with the abutters list required for site plan review.

b. Existing Conditions Plan

An existing conditions plan was not submitted. It appears that the Approval Not Required Plan (Book 374, Page 34) and Business Condominium Plan (Book 582, Page 91) are intended to serve the purpose of the existing conditions plan. I would note that the recorded plans do not contain the following required elements of the existing conditions plan:

- Total area and dimensions of the property
- Existing buildings (# stories, height, gross floor area)
- Building setbacks to property lines
- Utilities, easements, lighting

If you request a waiver from the existing conditions plan, it would be important to ensure that sufficient information about the items listed above is reflected on the proposed conditions plan.

> Of particular importance: setback to property lines for any new or altered structures; existing two-foot contours; building heights, stories and gross square footage; National Flood Insurance Program flood hazard elevation; Natural Heritage and Endangered Species Act jurisdiction.

3.c Proposed Conditions Plan

The proposed conditions plan represents the plan for which you are seeking site plan approval. This plan is then endorsed and recorded to reflect approved site conditions against which future changes on the site may be assessed.

The septic system modification plan submitted with the application does not meet the requirements of a Proposed Conditions Plan. It is recommended that you provide a proposed conditions plan that contains the elements required under 70.3.D.3.c.1-16 as they apply to your project, listed below for reference:

1. Building Location: Identification of all building(s) to be located on the site; number of stories; overall height in feet; gross floor area in square feet of all buildings
2. Building Elevation (provided)
3. Location of Parking/Walkways and curb cuts: Parking consistent with §30.9.
4. Easements/Legal Conditions that may apply to the site (ie, cottage colony conversion)
5. Stormwater Drainage facilities
6. Grades: Topography and a grading plan of the site.
7. Location of Walls: location, height and materials to be used for all retaining walls to be located on the site.
8. Signs: location, height, materials
9. Location of Streets/Drives:
10. Outdoor Storage/Display Areas
11. Refuse Areas: including the method of storage and screening
12. Lighting Facilities: direction and the degree of illumination, specifications of the light fixture(s) to be used
13. Location of Wetlands/Notice of Intent per M.G.L. Ch.131, §40
14. Location and Description of Utilities
15. Parking and Driveway Cross Section
16. Limit of work area and work staging area(s)

You may request waivers from some elements of the proposed conditions plan that do not pertain to your project or will not be altered by your project. As noted above, any such requested waivers should be itemized and explained in accordance with 70.3.E.

Building plans and elevations submitted appear to meet all requirements of 70.3.D.3.e.

The application materials also did not address 70.3.D.3.f. *Project Estimates*, which calls for the estimated timeline and cost of the project.

In summary, the following items require attention:

- Provide a brief narrative (recommended)
- Provide a certified abutters list
- Provide an existing conditions plan or request a waiver with explanation
- Provide a proposed conditions plan or request a waiver with explanation
- Provide project estimates

In order to maintain the current schedule for a public hearing on June 7th, we would need to receive the revised information no later than May 25th. Please note that all supplemental information should be submitted to the Town Clerk with the following reference number: 2016-006SPR.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Carole Ridley
Planning Consultant to the Town

Cc: Town Administrator
Building Commissioner



**Health/Conservation Agent
Town of Truro**

Phone: (508) 349-7004 ext. 32

MEMO

To: Carole Ridley, Consultant

From: Patricia Pajaron 

CC:

Date: June 14, 2016

**Re: Application for Commercial Site Plan Review
5 Great Hollow Rd, Map 42 Parcel 237-3**

I have reviewed the Application for Commercial Site Plan Review at above-referenced property to demolish one unit and construct an addition to another unit and offer the following comments:

CONSERVATION

1. According to the OLIVER GIS maps available online at the MassDEP website, there appear to be no Wetland Resource Areas subject to protection under the Massachusetts Wetlands Protection Act (310 CMR 10.00) affecting the property; therefore Conservation Commission review and approval are not required at this time.

Per the October 2008 NHESP map it appears that the entire property is within the NHESP Priority Habitat of Rare Species, mapped area PH 15. Any proposed work in this mapped area would require a filing with NHESP.

HEALTH

This property consists of a 148 seat restaurant, 2 bedroom apartment above the restaurant, 4 (2) bedroom cottages and a retail quilt shop for an approved capacity of 6465gpd per BOH. These facilities are connected to one septic system consisting of 4 leach areas.

The applicant's representative, Jason Ellis, RS of JC Ellis Design Inc., appeared before the Board of Health on April 20, 2016 to request a variance to Title 5 (15.211: Minimum Setback Distances) from the proposed building foundation to the existing pump chamber. The existing septic tank will be removed and a new tank installed adjacent to the pump chamber. No change in the number of bedrooms (design flow) was proposed.

The Board granted the variance with conditions. See attached letter.



TOWN OF TRURO

HEALTH DEPARTMENT
P.O. Box 2030, Truro, MA 02666
Tel: 508-349-7004 Fax: 508-349-5505

April 27, 2016

Jason Ellis, R.S., L.S.I.T
JC Ellis Design Company, Inc.
PO Box 81
North Eastham, MA 02651

**RE: Robert and Elena Rice, 5 Great Hollow Road, Unit 3, Request for Title 5 Variance 310 CMR 15.211
(continued from 4/6/16)**

Dear Jason:

Please be advised that the Truro Board of Health at their regularly scheduled meeting on April 20, 2016 made a motion regarding the above-referenced variance request.

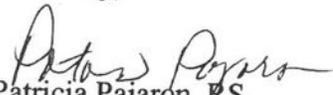
FOR YOUR INFORMATION THE MOTION STATED:

Mark Peters moved to approve the Title 5 variance request for 5 Great Hollow Rd, Unit 3 with the following conditions: 1.) the septic system shall be inspection, 1.) an effluent tee filter shall be installed prior to or within the pump chamber, and 3.) that the final proposed floor plans for the addition shall comply with the Truro BOH Floor Plan Policy.

Tim Rose seconded.

Vote: 4-0-0, motion carries.

Sincerely,


Patricia Pajaron, RS
Health/Conservation Agent

Cc: Board of Health
Robert and Elena Rice



TOWN OF TRURO

Planning Department
P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505
cridley@truro-ma.gov

To: Planning Board
From: Carole Ridley
Date: June 16, 2016
Re: Staff Report

2016-007PB Claire A. Perry seeks approval of a 3-lot preliminary subdivision to create one new buildable lot, pursuant to MGL c.41, Section 81-S and Section 2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 27 Perry Road, Assessors Map 45, Parcel 144.

Description

The proposed site consists of 11.64 acres located in Truro. A pre-existing plan was approved with conditions in 2008. The approved plan and decision (enclosed) required that three conditions be noted on the endorsed plan:

- Any further divisions of land shall require further upgrades of Perry Road thus requiring further reviews and approvals from the Truro Planning Board
- Once Lot 9 and 10 separate ownership, the applicant must apply to MassDEP and Truro Board of Health for a shared septic system, or install septic systems to serve each lot individually
- Permanent bounds shall be set at all road points and lot corners as appropriate.

The proposed preliminary plan would modify the 2008 approved plan as follows:

- Create Parcel A (4,221 sf) and combine it with Lot 10 (125,122 sf or 2.87 ac)
- Divide Lot 10 into Lot 10A (34,402 sf) and Lot 10B (90,720 sf)
- Create Parcel B (5,368 sf) and combine it with Parcel C (212,432 sf) to maintain a total area of 5 acres necessary for tax exempt under MGL c 61A.

The net effect of these changes is the creation of a new buildable lot of 90,720 sf. The minimum lot size is 33,750 sf.

All parcels are within the jurisdictional buffer (i.e., within 100 feet) of wetland resources. The area is entirely within the AE zone.

Completeness of Application

The following application materials were submitted and appear to meet the filing requirements:

- Executed Form B, Application for Approval of a Preliminary Plan, and \$275 fee, received by the Town Clerk on June 6, 2016, accompanied by the following materials:
 - Letter from Slade Associates to Planning Board dated June 31, 2016 (sic)

- Copy of plan recorded in Barnstable county Registry of Deeds Plan Book 630, page 58
 - Plan entitled “Subdivision Plan of Land in Truro showing a subdivision of lots 3A, 10 & 12 as shown on a plan of land recorded in plan book 630, page 58. Made for Claire A. Perry,” by Slade Associates, dated April 12, 2016, scale 1”=80’
 - A certified list of abutters to Map 45, Parcel 144
- Letter from Slade Associates to Planning Board, dated June 14, 2016 and received by the Town Clerk on that date, accompanied by:
 - Plan entitled “Subdivision Plan of Land in Truro showing a subdivision of lots 3A, 10 & 12 as shown on a plan of land recorded in plan book 630, page 58. Made for Claire A. Perry,” by Slade Associates, dated April 12, 2016 and revised June 14, 2016, scale 1”=80’

Staff Comments

The Conservation Agent, DPW Director and Building Commissioner met with me to review the plan, and those comments and questions were incorporated in a letter I sent to Slade Associates on June 9th. The following additional comments were received:

Health (see attached memo): Lot 10A and 45-143 share a septic system, however each parcel has a separate well. Prior to subdivision, the existing septic system must be inspected. If the two parcels come under separate ownership, the shared system must meet the requirements of 15.290 and 15.291 of Title 5. The Board of Health oversees shared systems.

Conservation (see attached memo): The property is within habitat areas mapped by NHESP, and any proposed work would require NHESP review. Parcels B, C, D and 45-126 contain fresh marsh of the Little Pamet River. Any work proposed within the 100-foot buffer zone to the fresh marsh and 200-foot Riverfront Area of the Little Pamet will require Conservation Commission review.

Police: Returned with “No comments”

Additional Planning Staff Comments

A post card providing notice of the date and time of the Planning Board’s review of the application was mailed to abutters on June 9, 2016. No comment letters were received as of the time this memo was prepared.

The property is entirely within the mapped AE zone of the Barnstable County Flood Insurance Rate Map (July 2014), and therefore is within the Flood Plain District as defined in section 30.5 of the Truro Zoning bylaw. The purpose of the Flood Plain bylaw is to “To provide that the land in the Town of Truro subject to seasonal or periodic flooding, tidal surges, and wave wash shall be used in such a manner as to promote the health, safety and welfare of the residents thereof and of the public generally, to protect property and so as to not burden the Town with costs resulting from unwise land use.” Section 30.5.C. 6 states: “All subdivision proposals must be designed to assure that:

- a) such proposals minimize flood damage;
- b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
- c) adequate drainage is provided to reduce exposure to flood hazards.”

A review the preliminary plan’s apparent conformance with applicable zoning and subdivision regulations with regard to road layout, access, and lot dimensions is provided below. Relevant natural resource protection is also addressed. This is a preliminary plan and further details could be developed in the formulation of a definitive plan proposal.

Roadway Layout – Zoning Compliance

Perry Road is a dead-end road that intersects with Castle Road. No changes to Perry Road are proposed. The roadway appears to conform with zoning requirements for minimum width of street and width of turn around as measured from property lines. Curb radii are not shown. (Table 1)

Table 1. Zoning Requirements w/o Relief From Zoning Board of Appeals

Required per Zoning Definition of Street	Proposed on Preliminary Plan (revised 6/14/16)
40’ Minimum width of street ROW	40’ shown on plan on public and private sections of the road
Property lines shall be rounded to provide a curb radii of not less than 20’	Not shown on plan
Turn around with property line diameter of 80’	Radius of 40’ indicates diameter of 80’

Building Lots – Zoning Compliance

The proposed lots appear to meet minimum dimensional requirements:

Area and Dimensional Requirements

Lot #	10A	10B
Min.Lot Size Req’d = 33,750sf	34,402	90,720
Min Frontage = 150’	150.17	157.14
Lot Shape	yes	yes

Adequacy of Access – Compliance with Subdivision Regulations

The subdivision road intersects with Castle Road. Castle Road is a public way with a 50-ft layout and 23-ft traveled way, according to application materials.

Section 3.6.6 of the Truro Subdivision Regulations establishes the maximum distance for a dead end road at 1,000 ft, with an 80 foot turn around measured from property lines. The length of Perry Road is not indicated on the plan, but the 80-ft turnaround as measured from property lines is shown. The length of the private portion of Perry Road is 1,120 feet. As noted on the approved definitive plan, the Planning Board granted a waiver of 120 feet in the 2008 decision. The Board at that time also granted a waiver to allow the travelled way within the extension of Perry road to remain as is.

This would be a Type B street serving 5-10 Lots. Type B streets require a minimum roadway width of 18-ft and a shoulder width of 4-ft, as provided. Grade and site distances also would need to be met at the definitive plan stage.

Natural Resources

The property is within area mapped as Estimated Habitats of Rare Wildlife by the Massachusetts Natural Heritage and Endangered Species Program. A determination from MA NHESP would be needed to ensure that the proposed plan would not result in a take of state-listed species.

Planning Board Jurisdiction

According to § 2.4 of the Rules and Regulations Governing the Subdivision of Land, the purpose of a preliminary plan is to “enable the subdivider, the Board, other municipal agencies and owners of abutting property to identify and discuss any problem areas in the proposed subdivision. Review of, and comments on, a Preliminary Plan are strictly advisory and do not commit the Board to approve a Definitive Plan.

§ 2.4.4 Action on Preliminary Plans states:

“Within 45 days after submission to the Board of a preliminary plan, it shall notify the applicant and the Town Clerk, by certified mail, either that the plan has been approved, or that the plan has been approved with modifications suggested by the board or agreed upon by the person submitting the plan, or that the plan has been disapproved, and in the case of disapproval, the board shall state its reasons therefore.

The approval of a Preliminary Plan does not entitle that plan to be recorded, but it may facilitate the approval of a Definitive Subdivision Plan.”

The time period for Board action, which means the filing of a decision with the Town Clerk, ends on July 21, 2016. This time may be extended by a written request from the applicant received by the Town Clerk before that time.

Planning Board Options

As noted above, the Board may vote to approve the plan, approve the plan with conditions, or disapprove of the plan, citing specific reasons for disapproval.

Possible Motion:

Move to **approve/approve with conditions/deny** the Preliminary Plan, case reference number **2016-007PB Claire A. Perry**, entitled “Preliminary Subdivision Plan of Land in Truro showing a subdivision of lots 3A, 10 & 12 as shown on a plan of land recorded in plan book 630, page 58. Made for Claire A. Perry,” by Slade Associates, dated April 12, 2016 and revised June 14, 2016, scale 1”=80’ pursuant to MGL c.41, Section 81-S and Section 2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land for property located at 27 Perry Road, Assessors Map 45, Parcel 144.

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
2016-007/PB
JUN - 6 2016
\$ 275.00 fee Pd.
Received TOWN OF TRURO
By Molly Stevens

Form B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date June 31, 2016

To the Planning Board of the Town of Truro, MA

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Subdivision Plan of Land in Truro Showing a Subdivision of Lots 3A, 10 & 12 as Shown on a Plan Recorded in Plan Book 630, Page 58 Made For Claire A. Perry by Slade Associates, Inc. dated April 12, 2016 and described as follows:

Located: 27 Perry Road

Assessor's Map(s) and Parcel(s): 45 - 144

Number of Lots Proposed: 3 - 1 buildable Total acreage of Tract: 11.64 ac. +/-

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Claire A. Perry, Trustee, The Stephen R. Perry Living Trust Agreement Dated March 23, 2011 dated March 27, 2013, and recorded in the Barnstable Registry of Deeds Book and Page: 27251 - 265

or by Land Court Certificate of Title No. _____ registered in Barnstable County.

Applicant's Signature Claire A. Perry Applicant's Telephone Number 508-349-1652

Applicant's Legal Mailing Address PO Box 1016, Truro, MA 02666

Owner's Signature if not the applicant or applicant's authorization if not the owner _____

Owner's Legal Mailing Address _____

Surveyor Name/Address Slade Associates, Inc., PO Box 592, Wellfleet, MA 02667
(Or Person responsible for preparation of the plan)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk

Received of Slade Associates, Inc. regarding Truro Assessors' Atlas Sheet 45, Parcel 144 (Perry)

- 2 Copies of Form B Application For Approval of a Preliminary Plan
- 8 Copies of Letter From Slade Associates, Inc., to Planning Board Dated June 31, 2016
- 2 Copies of certified abutters list
- 12 Copies of plan recorded in Plan Book 630, Page 58
- 12 Copies of Subdivision Plan #2016-45
- 1 Check in the amount of \$275.00

Office of Town Clerk
Treasurer - Tax Collector
2015-007
JUN - 6 2016
Received TOWN OF TRURO
By: *[Signature]*

Truro Town Clerk
June 6, 2016

53-7346/2113

NAME Claire A. Perry

ACCOUNT NO. _____

DATE May 9, 2016

PAY TO THE ORDER OF Town of Truro \$ 275⁰⁰/₁₀₀

Two Hundred Seventy-five & ^{no}/₁₀₀ DOLLARS

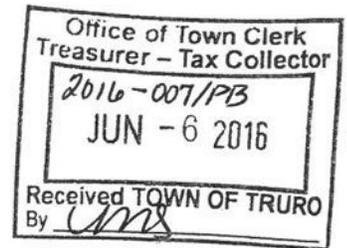
 **SEAMEN'S BANK**
MEMBER FDIC
NORTH TRURO, MASSACHUSETTS 02652

MEMO planning board Claire A. Perry MP

⑆21137346⑆ 23 6268027⑈

**SLADE ASSOCIATES, INC.
REGISTERED LAND SURVEYORS**

P.O. BOX 592
WELLFLEET, MASSACHUSETTS 02667
(508) 349-3110
FAX (508) 349-7577
e-mail: sladeassoc@capecod.net



ASSOCIATES:

RICHARD F. LAY, R.L.S.
CHESTER N. LAY, R.L.S.

June 31, 2016

Town of Truro
Planning Board
P.O. Box 2030
Truro, MA 02666

Re: Subdivision Plan of Land in Truro Showing a Subdivision of Lot 10 as Shown on a Plan Recorded in Plan Book 630, Page 58 Made For Claire A. Perry

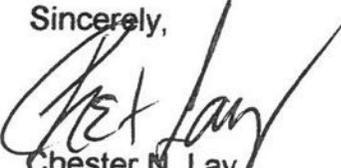
Dear Board Members,

The accompanying plan is a Chap. 41, Sec. 81W modification of a subdivision plan approved in March of 2009 (Plan Book 630, Page 58). The Perrys would like to cut off one more lot at the terminus of the cul-de-sac on Lot 10. No improvements were required by the Board for the extension of Perry Road running inside the hill as there were existing dwellings on what became Lots 9 and 10.

The Perrys would like to use the Board's Rural Road Alternative (Section 3.7) that can be allowed for roads servicing not more than four dwellings "to be more in keeping with the rural landscape."

We would like to be placed on the next available agenda to discuss specifically what road improvements the Board will be requiring.

Sincerely,

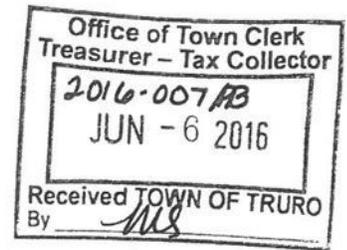


Chester N. Lay

Encls.

Cc: Carole Ridley
Claire Perry

CNL/jd



TOWN OF TRURO
ASSESSOR'S OFFICE

P.O. Box 2012, Truro, MA 02666

Tel. 508-349-7004, Ext. 15+16+17 Fax 508-349-5506

Date: May 31, 2016

To: Planning Board

From: Assessor's Office

Attached is a list of abutters for the property located at 27 Perry Road
on Assessor's Map 45 Parcel 144. The current owner(s) as of 5/31/16
is/are Perry Claire Living Trust - Perry Claire A Tewdee.
The names and addresses of the abutters are as of 5/31/16 according to the most
recent documents received from the Barnstable County Registry of Deeds.

Certified by: Oliver Kopas

<p>45-23-0-R</p> <p>DIDIO THOMAS R & DIANNE C 416 ORADELL AVE ORADELL, NJ 07649-1712</p>	<p>45-27-0-R</p> <p>HENRY & SARA SEIDEN JOINT TRST TRS: SEIDEN HENRY M & SARA J S 101-20 ASCAN AVE FOREST HILLS, NY 11375</p>	<p>45-31-0-F</p> <p>MCMILLAN JAMES ROBIN & MCMILLAN GAIL D HEIMANN 345 RIVERSIDE DRIVE APT. 1-C NEW YORK, NY 10025</p>
<p>45-34-0-R</p> <p>WALLER ALLEN D 159 ATLANTIC AVE MARBLEHEAD, MA 01945</p>	<p>45-37-0-R</p> <p>GNATOVICH ROCK S & STANA M 413 COMMONWEALTH AVE UNIT 3 BOSTON, MA 02215</p>	<p>45-40-0-E</p> <p>TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL PO BOX 327 NO TRURO, MA 02652-0327</p>
<p>45-42-0-R</p> <p>CONDIT POLLY 27 DOGWOOD LN POMONA, NY 10970</p>	<p>45-94-0-R</p> <p>QUALIFIED PERSONAL RESID TRUST TRS FREED JUSTIN M 52 FAIRGREEN PLACE UNIT 13 BROOKLINE, MA 02467</p>	<p>45-116-0-R</p> <p>ROSE INVESTMENT TRUST TRS: ROSE AUSTIN L JR & MARY L PO BOX 776 TRURO, MA 02666-0776</p>
<p>45-126-0-R</p> <p>PERRY LUCY J LIVING TRUST TRS: PERRY CLAIRE A PO BOX 1016 TRURO, MA 02666-1016</p>	<p>45-127-0-R</p> <p>PERRY LUCY J LIVING TRUST TRS: PERRY CLAIRE A PO BOX 1016 TRURO, MA 02666-1016</p>	<p>45-133-0-R</p> <p>PERRY CLAIRE A LIVING TR & PERRY RICHARD B PO BOX 1016 TRURO, MA 02666-1016</p>
<p>45-143-0-R</p> <p>PERRY STEPHEN R LIVING TRUST TRS: PERRY CLAIRE A PO BOX 1016 TRURO, MA 02666-1016</p>	<p>45-144-0-R</p> <p>PERRY CLAIRE A LIVING TRUST TRS: PERRY CLAIRE A PO BOX 1016 TRURO, MA 02666-1016</p>	

**SLADE ASSOCIATES, INC.
REGISTERED LAND SURVEYORS**

P.O. BOX 592
WELLFLEET, MASSACHUSETTS 02667
(508) 349-3110
FAX (508) 349-7577
e-mail: sladeassoc@capecod.net

ASSOCIATES:

RICHARD F. LAY, R.L.S.
CHESTER N. LAY, R.L.S.

June 14, 2016

Town of Truro
Planning Board
P.O. Box 2030
Truro, MA 02666

Re: 2016-007PB – Preliminary Plan For Claire A. Perry

Dear Board Members,

We have revised our preliminary plan to address items number 1, 2, 3 and 6 in Carole Ridley's letter to us dated June 9, 2016. Items 4, 5 and 7 are addressed below.

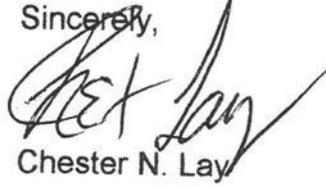
Item 4: Castle Road is a Town Way, 50 feet wide laid out by the County Commissioners in March of 1967 (plan Book 214, Pages 129 – 133). The pavement width is 23 feet and is in good condition.

Item 5: the unpaved portion of Perry Road is flat. The surface of the traveled way will be pervious (i.e. hardening, stone, T-base, shell). No drainage is needed.

Item 7: In order to meet the requisite frontage requirement for the new Lot 10B, a small portion of the adjoining land owned by Claire Perry must be added – this is the new Parcel A which is shown in a detail located just to the left of the "Waivers Requested" on the plan. Because Claire must maintain a minimum of 5 acres to qualify for the Massachusetts Farm Tax Exemption, she is adding 5,368 square feet from Lucy Perry's land to the northwest of her property. This is the new Parcel B and it will become and remain part of Claire's remaining property south of Perry Road (parcel C as shown on our plan).

I will explain this in more detail at your meeting on June 21st.

Sincerely,

A handwritten signature in black ink, appearing to read "Chester N. Lay". The signature is stylized and cursive, with a long horizontal stroke at the end.

Chester N. Lay

Encls.

Cc: Carole Ridley, Planning Consultant
Claire Perry

CNL/jd



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004 Fax: (508) 349-5505

June 9, 2016

Mr. Chet Lay
Slade Associates
PO Box 592
10 Pine Point Road
Wellfleet, MA 02667

Re: 2016-007PB Preliminary Plan for Claire Perry

Dear Chet:

I have reviewed the above referenced plan in light of the requirements of 2.4.2 of the Rules and Regulations Governing the Subdivision of Land and have identified the following issues which I would request that you provide supplemental information and a revised plan to address the following:

1. Please show site topography on the plan;
2. Please show or note the extent of the AE Zone (Flood Plain) on the plan;
3. Please show or note the extent of all wetland resource areas and the jurisdictional buffer;
4. Please provide information on the character of Castle Road, which provides secondary access;
5. Please show or indicate how drainage the private portion of Perry Road will be handled;
6. Please add a symbol legend to the plan;
7. Please provide a narrative describing the motivation for the combination of Parcel A and Lot 10 and of Parcels B and C.

I note that you have listed a number of waivers. These are understood to serve the purpose of alerting the Board to the types of waivers that may be sought through a Definitive Plan, and may be discussed but will not be acted on as part of this Preliminary Plan application.

This application is scheduled for a public hearing on June 21, 2016 at 6 pm. Please submit supplemental information to the Town Clerk no later than Wednesday, June 15th.

Please let me know if you have any questions.

Sincerely,

Carole Ridley
Planning Consultant



**Health/Conservation Agent
Town of Truro**

Phone: (508) 349-7004 ext. 32

MEMO

To: Carole Ridley, Consultant

From: Patricia Pajaron

CC:

Date: June 16, 2016

**Re: Application for Preliminary Subdivision Plan Review Claire A. Perry, 27
Perry Road, Map 45 Parcel 144**

I have reviewed the Subdivision Plan of Land prepared by Slade Associates, Inc., dated April 12, 2016 offer the following comments:

CONSERVATION

1. The October 2008 NHESP map shows that the proposed lots in the subdivision, Sage Ridge Road, proposed Flora Peters Way and adjacent properties are within the estimated habitat, mapped as PH15, as delineated by the Natural Heritage and Endangered Species Program of the Division of Fisheries. Any work proposed will require review by NHESP.

2. Parcel B, C, D and 45-126 contain a fresh marsh of the Little Pamet River. Any work within the 100 foot buffer zone to the fresh marsh and the 200 foot Riverfront Area of the Little Pamet will require review and approval by the Truro Conservation Commission.

HEALTH

1. The subdivision plan of land proposes that parcel A is to become and remain part of Lot 10 to gain the required 150ft frontage. In addition, Lot 10 is being divided into 10A and 10 B, where Lot 10B is a 2.082 acre lot (90,720sq.ft) and Lot 10A is a .79 acre lot with an existing 3 bedroom dwelling. Lot 10A and parcel 45-143 share a septic system, however there are separate wells for each lot. Section 15.010* of Title 5 requires that prior subdivision, the existing septic system must be inspected. Just a sidenote: Should Lot 10A and parcel 45-143 become under separate ownership, the shared system must meet the requirements of 15.290 and 15.291 of Title 5. As of January 1, 2014, the Local Approving Authority (BOH) and not MassDEP approves and oversees shared systems.

Without engineered plans to show the proposed location of a septic system and well, system profile, soil information for Lot 10B, any variances needed, depth to groundwater etc. cannot be determined at this time.

*15.010: Division and Aggregation of Facilities

(2) Prior to dividing a facility all existing systems shall be inspected in accordance with 310 CMR 15.301(8). The division of a facility shall not be approved unless the Approving Authority has determined that the division will not put existing systems in noncompliance with the Title 5 and the applicant has demonstrated to the satisfaction of the Approving Authority that the division of property will not prevent the upgrade of existing systems in accordance with Title 5. Failed systems shall be upgraded in accordance with 310 CMR 15.305. Existing systems shall be altered as required by the Approving Authority for each new facility divided out of the original facility. Prior to the division of a facility, any shared systems to be created as a result of the division shall comply with 310 CMR 15.290, and the owner(s) or operator(s) shall obtain a shared system approval if the system will serve more than one facility after division of the facility.



COMMONWEALTH OF MASSACHUSETTS
TOWN OF TRURO
PLANNING BOARD – CERTIFICATE OF ACTION

DEFINITIVE SUBDIVISION

Sheet 45 Parcels 127, 131, 132 & 133

Harding's Way and Perry Road

Reference: No. 2008-016

Applicant: Stephen R. Perry, Richard B.
Perry & Lucy J. Perry

Hearing Dates 12/16/08 and 1/13/09

Decision Date January 13, 2009

At a public hearing opened December 13, 2008 and continued to and closed January 13, 2009, the Town of Truro Planning Board, acting in the matter of Reference Number 2008-016 voted to **approve with conditions** a Definitive Subdivision Plan in accordance with the Truro Subdivision Regulations, 2.5 and M.G.L c.41, §§81-T and 81-U and as shown on the following plan:

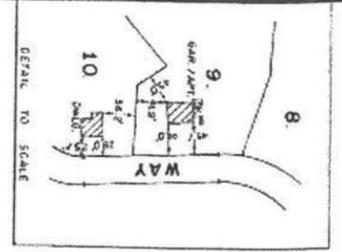
“Definitive Plan” Subdivision Plan of Land in Truro Made for Stephen R. Perry, Richard B. Perry & Lucy J. Perry, dated June 23, 2008, revised Nov. 10, 2008 and Dec. 3, 2008, at 1” = 100’, by Slade Associates, Inc., Plan #08-39.

DEFINITIVE SUBDIVISION DECISION

On a motion from Mr. Weinstein, seconded by Mr. Williams, the Board voted unanimously (Weinstein, Snow, Worthington, Golden, Williams and Chaplin) to approve the definitive plan for Stephen R. Perry, Richard B. Perry & Lucy J. Perry, as submitted pursuant to MGL c. 41, §81-T and §81-U and Section 2.5 of the Truro Subdivision Regulations with the following conditions:

- 1) The following notes shall be included on the definitive plan:
 - Any further divisions of land off Perry Road shall require further upgrade(s) of Perry Road thus requiring further review and approvals from the Truro Planning Board.
 - Once Lot 9 or 10 separate ownership, the applicant must apply for a shared system application with DEP and Truro Board of Health or install a septic system to serve each lot independently.
 - Permanent Bounds shall be set at all road points and Lot Corners, as Appropriate.
- 2) The following shall be included within the Planning Board Covenant:
 - An as-built plan showing the bounds shall be submitted.
 - Permanent Bounds shall be set at all road points and lot corners, as appropriate.

FOR REGISTER USE



RECEIVED AND RECORDED
 JUN 14 1982
 REGISTRY OF DEEDS
 JUDITH YEAGLE

OWNERS OF RECORD:
 STEPHEN R. PERRY
 P.O. BOX 1016
 TRURO, MA. 02668
 RICHARD B. PERRY
 100 WASHINGTON ST.
 WASHINGTON, MA. 02457
 LUCY J. PERRY
 P.O. BOX 127
 TRURO, MA. 02668

APPROVED:
 TRURO PLANNING BOARD
 DATE: March 10, 2008
 (SEE MEMORANDUM TO BE RECORDED)
 APPROVED:
 Richard B. Perry
 Stephen R. Perry
 Lucy J. Perry

PRELIMINARY APPLICATION: MAR 11, 2008
 APPROVAL: JUNE 18, 2008
 DEFINITIVE APPLICATION: NOV 9, 2008
 APPROVAL: JAN 13, 2009

NOTE: NO LOTS MAY BE CONVEYED AND NO BUILDING PERMITS SHALL BE ISSUED BY THE TOWN OF TRURO UNTIL ALL APPLICABLE REQUIREMENTS OF THE RULES AND REGULATIONS COVERING THE SUBDIVISION OF LAND HAVE BEEN MET.
 THE TRACED MAY WITHIN THE EXTENSION OF PERRY ROAD SHOWN HEREON IS A P.L.P. WELL GRADED DIRT ROAD BETWEEN 8 AND 10 FT. IN WIDTH. ANY CUTTERS OR DIVERSIONS OF LAND ORY PERRY ROAD EXTENDING BEYOND THE FRONTERS OF SAID ROAD THAT REQUIRE OTHER PERMITS AND APPROVALS FROM THE TOWN PLANNING BOARD ONCE LOT 9 OR 20 SEPARATE OWNERSHIP, THE APPLICATION MUST SHOW THE EXTENSION WITH 2.5 FT. AND TRURO 8.0 FT. OF INSTALLED STREETSIDE CURB WITH 2.5 FT. STREET CURB FOR IMPROVEMENT.

ON THE 23RD DAY OF JUNE 2008, I, the undersigned, a duly qualified and licensed Professional Land Surveyor in the State of Massachusetts, have surveyed and laid out the subdivision of land shown on the attached plan, and I hereby certify that the same conform with the laws and regulations of the State of Massachusetts.
 My Commission Expires on 06/30/2011
 Registered Land Surveyor
 DATE: 6/23/08

LEGEND:
 - - - ON, IN OR PND UNLESS OTHERWISE NOTED.
 - - - UTILITY POLE
 - - - WETLAND
 FLOOD ELEV. DATA: F.R.M. ZONE 2A, SH. 7B, JULY 3, 1983.
 PERMANENT BOUNDARY SHALL BE SET AT ALL ROAD POINTS AND LOT CORNERS, AS APPROPRIATE

REVISSED: NOV 10, 2008
 DEC 3, 2008
 JAN 13, 2009

"DEFINITIVE PLAN"
 SUBDIVISION PLAN OF LAND
 IN TRURO
 mode for
**STEPHEN R. PERRY,
 RICHARD B. PERRY
 & LUCY J. PERRY**

SCALE: 1 IN. = 100 FT.
 JUNE 23, 2008
 SLADE ASSOCIATES, INC. REG. LAND SURVEYORS
 P.O. BOX 1016 TRURO, MA 02668

GROSS AREAS:
 107. SUBDIVISION: 1,121,408 S.F. = 25.75 AC.
 PERRY ROAD (EXT.): 47,782 S.F. = 1.10 AC.
 107. WETLANDS: 228,560 S.F. = 5.24 AC.
 WITHIN FLOOD PLAIN: 451,600 S.F. = 10.29 AC.
 WAIVERS:
 1. SEC. 3 & 4 of 1040 END STREETS, in other
 The extension of PERRY ROAD approximately
 1,120 ft. from the westerly end of the TOWN layout
 2. SEC. 37 of 1040 ROAD ALTERNATIVE 1, to allow
 The tracted way within the extension of PERRY
 ROAD to remain as is

Truro Planning Board
FY2017 Goals

Summary of Top Four Goals:

#1 Undertake Community visioning/comprehensive planning

#2 Review/revise Affordable Accessory Dwelling Unit

#3 Seashore district zoning bylaw/community conversation

#4 Review/revise Duplex, Apartments, Affordable Rental Housing Overlay District

Additional topics:

- Amend water resources district
- Address/clarify street definition
- Review/revise OSRD (aka cluster zoning)
- Assess infrastructure in light of future growth
- Evaluate cottage colony conversion for year-round use
- Route 6 scenic character/sign code
- Setbacks and buffers
- Building in low lying areas/flood plain
- Evaluate measures to address “change of use” during enforcement

Priority Scoring Summary

	#1 votes	#2 votes	#3 votes	#4 votes	Point Score*
Community visioning/comprehensive planning	3		2		16
Review/revise OSRD (aka cluster zoning)					
Seashore district zoning bylaw/community conversation	.5	3			11
Assess infrastructure in light of future growth			1		2
Review/revise Affordable Accessory Dwelling Unit bylaw	1.5	2		1	13
Review/revise duplex, apartments, Affordable Housing Overlay District	1	1			7
Evaluate cottage colony conversion for year-round use					
Address/clarify street definition	1		1		6
Route 6 scenic character/sign code					
Amend water resources district			2	2	6
Setbacks and buffers					
Building in low lying areas/flood plain				1	1

#1 vote = 4 pts; #2 vote = 3 pts; #3 vote = 2 pts; #4 vote = 1 pt