

**TRURO PLANNING BOARD AGENDA - REVISED**  
**TUESDAY, September 6, 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.

**Commercial Site Plan Endorsement**

**2016-006SPR Robert and Elena Rice** present for endorsement a revised Site Plan pursuant to section 70.3 of the Town of Truro Zoning Bylaw, consistent with a Planning Board decision filed with the Town Clerk on June 30, 2016, and free of appeal, 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.

**Commercial Site Plan Review – Continuance – Applicant has requested further continuance to October 4, 2016**

**2016-001SPR Winkler Route 6 Trust, Michael F. Winkler, Trustee**, seeks approval of an application for Commercial Site Plan Review pursuant to §70.3 of the Truro Zoning Bylaw for the current condition and use of the property as a commercial staging area for a crane company, for storage of equipment and supplies, and for commercial use. The property is located at 1 Noons Heights Road, Atlas Map 39 Parcel 166. Continued from May 3<sup>rd</sup> and July 19<sup>th</sup>, 2016.

**Definitive Plan**

**2016-010PB Stephen Walsh, et al**, have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c.40A, §81T and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on Walsh Way, Walsh Way Extension and Valentine Lane, Map43, Parcels 7, 8, 9, 10, 134 & 135. The plan would widen existing roadways with no new lots created.

**Review and Approval of Meeting Minutes**

August 8, 2016 Joint Planning Board and Board of Selectmen meeting/community forum  
August 16, 2016 Planning Board Meeting

**Reports from Board Members and Staff**

- MGL Ch. 39 §23D

**Meeting Dates and Other Important Dates**

September 20, 2016 – Regular Meeting

October 4, 2016 – Regular Meeting

October 18, 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  
Fr: Carole Ridley  
Date: September 1, 2016  
Re: Endorsement of Approved Commercial Site Plan

**2016-006SPR Robert and Elena Rice** present for endorsement seek a revised Site Plan Review pursuant to section 70.3 of the Town of Truro Zoning Bylaw, consistent with a Planning Board decision filed with the Town Clerk on June 30, 2016, and free of appeal, 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 held a public hearing on this matter on Tuesday, June 21, 2016. Following the hearing, the Board voted approval of the site plan subject to conditions. The decision was filed with the Town Clerk, and no appeal was filed within twenty days of this filing.

Subsequently, the applicant submitted a revised site plan on August 18th to reflect the conditions found in the Board's decision. Most of the Board's conditions, which required the addition of zoning dimensional information to the plan, were shown on the revised plan. The applicant also provided information to demonstrate compliance with the Town's outdoor lighting bylaw and use of dark sky compliant fixtures. One substantive change required by the Board not shown on this plan was the addition of a catch basin on the southwest driveway, on the applicant's property, to prevent minimize run-off onto Great Hollow Road. The applicant submitted a revised plan on September 1<sup>st</sup> showing the addition of a catch basin on the southwest corner of the property. Ms. Rice noted that the exact location of this catch basin may change to accommodate the irrigation system, but would remain in the same vicinity on the property.

On August 22, 2016, the Zoning Board of Appeals granted to issue a Special Permit for conversion of a cottage colony pursuant to section 30.8 of the Zoning Bylaw. Receipt of a Special Permit was a condition of the Planning Board decision. A copy of the ZBA's decision is attached.

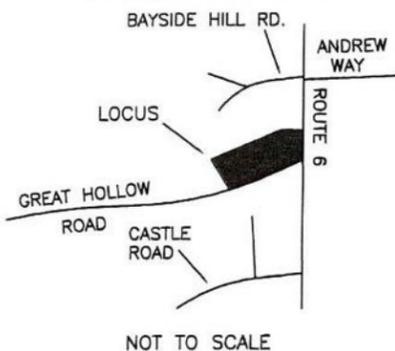
Based on the foregoing, the Board's conditions for endorsement appear to be met. No vote is required for endorsement.

Per §70.6, the applicant is responsible for recording the site plan and decision with the Barnstable County Registry of Deeds prior to issuance of a Building Permit.

## **§70.6 Recording of Decision**

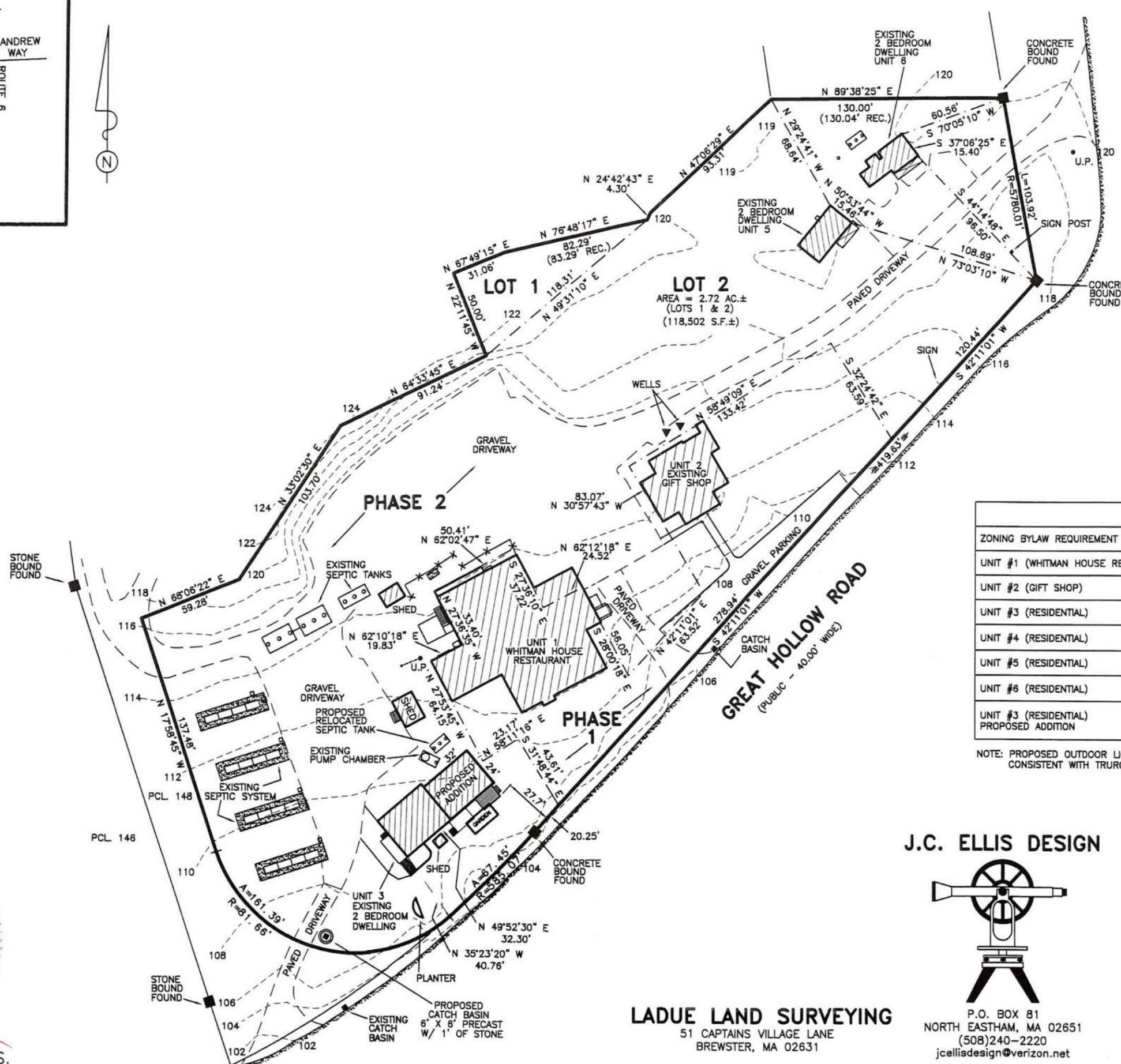
It shall be the responsibility of the applicant to obtain a true attested copy of the decision from the Town Clerk. The applicant shall be responsible for recording the Planning Board Commercial or Residential Site Plan decision at the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of a building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

**LOCUS MAP**



NOT TO SCALE

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



STATE HIGHWAY - ROUTE 6  
 (1951 ALT.)

	FRONT SETBACK	SIDE SETBACK	BUILDING HEIGHT	BUILDING S.F.	PARKING SPACES
ZONING BYLAW REQUIREMENT	25'	25'	2 STORIES 30' MAX		
UNIT #1 (WHITMAN HOUSE REST.)	32.0'±	98.9'±	2-1/2 STORIES 24.6'	5,934.7± S.F.	50±
UNIT #2 (GIFT SHOP)	46.9'±	108.8'±	2-1/2 STORIES 26.0'	1,634.4± S.F.	5±
UNIT #3 (RESIDENTIAL)	39.0'±	41.0'±	2 STORIES 22.9'	990.5± S.F.	2
UNIT #4 (RESIDENTIAL)	16.4'±	70.7'±	1 STORY 11.5'	532.2± S.F.	2
UNIT #5 (RESIDENTIAL)	92.5'±	59.9'±	1 STORY 11.5'	521.2± S.F.	2
UNIT #6 (RESIDENTIAL)	50.8'±	19.9'±	1 STORY 16.7'	494.2± S.F.	2
UNIT #3 (RESIDENTIAL) PROPOSED ADDITION	27.7'±	122.4'±	2 STORIES 20.7'	872± S.F.	NA

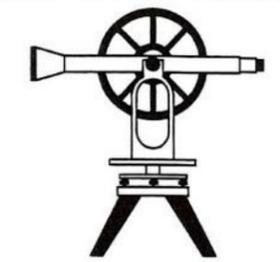
NOTE: PROPOSED OUTDOOR LIGHTING TO BE DARK SKY COMPLIANT  
 CONSISTENT WITH TRURO GENERAL BYLAWS CHAPTER IV SECTION 6 OUTDOOR LIGHTING



MICHAEL LADUE, P.L.S.

**LADUE LAND SURVEYING**  
 51 CAPTAINS VILLAGE LANE  
 BREWSTER, MA 02631

J.C. ELLIS DESIGN



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

**PROPOSED SITE PLAN**

SUBJECT: <b>5 GREAT HOLLOW ROAD</b> TRURO, MA	
PREPARED FOR: <b>ROBERT &amp; ELENA RICE</b> PO BOX 702 TRURO, MA 02666-0702	
ASSESSOR'S MAP 42 PARCEL 237 1-6	SCALE: 1"=60'
DATE: MARCH 1, 2016 REV: AUGUST 30, 2016	SHEET 2 OF 2

P.O. Box 702  
5 Great Hollow Road, Unit 3  
Truro, MA 02666  
August 17, 2016

Dear Planning Board,

Please consider the following response for Finding #3 from the Site Plan Review decision on June 21<sup>st</sup>:

*3. The proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Outdoor lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of*

*Truro.*

*The Board finds that any exterior lighting must be dark sky compliant and consistent with the Town of Truro General Bylaws Chapter IV Section 6 Outdoor Lighting. The applicant shall provide a listing of such features prior to Board endorsement of the site plan.*

The current lighting for Unit 3 is dark sky compliant and includes the following lighting that will not be changed: a porch light at the West facing door on the first and second level, an outside light on the West corner facing Great Hollow Road, an outside light on the North corner facing the Whitman House parking lot, and an outside light at the basement slider. These lights will remain as is. Another outdoor light of the same characteristic will be added to basement entrance for the addition as well as at the sliding entrance on the first level located on the Great Hollow Road side of the addition. Therefore the newly added lighting to the addition will keep Unit 3 as dark sky compliant.

Best regards,

Elena and Bobby Rice





# TOWN OF TRURO

## Planning Board

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

### COMMERCIAL DEVELOPMENT SITE PLAN REVIEW DECISION

**Atlas Map 42 Parcel 237**

**Address:** 5 Great Hollow Road, Truro

**Case Reference No:** 2016-006SPR

**Applicant:** Robert and Elena Rice

**Hearing Date:** June 21, 2016

**Decision Date:** June 21 2016

#### **Barnstable County Registry of Deeds Plan Book 350, Page 50**

At a duly posted and noticed Truro Planning Board hearing held June 21, 2016, the Board voted to approve with conditions an application for Commercial Development Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for the demolition of one of four cottages (unit #4) on the subject property, and construction of an addition onto another of the four cottages (unit #3). The property is located at 5 Great Hollow Road, Truro, Atlas Map 42 Parcel 237.

The Board's vote was based on testimony by the applicant's representative, Eric Mitchell of J.C. Ellis Design, and the applicant, Ms. Rice; and a review of the application and plans filed on May 2, 2016, and additional information, including revised plans, filed on May 25, 2016, as further described below:

1. Application for Commercial Development Site Plan Review submitted May 2, 2016. The fee of \$250 has been paid.
  - a) 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.
  - b) 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.
  - c) 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.
  - d) 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.

2. Supplemental information received May 25, 2016:

- a) Cover letter from Elena and Bobby Rice to Truro Planning Board containing project estimate (May 23, 2016).
- b) 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' " prepared by JC Ellis Design and stamped by Michael Ladue, P.L.S.
- c) 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' " prepared by JC Ellis Design and stamped by Michael Ladue, P.L.S.
- d) List of abutters to Map 42 Parcel 237 from the Town of Truro Assessors

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

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

5. Commercial Development Application for Waiver of Site Plan Review received March 28, 2016 (withdrawn by the applicant) including photos and descriptive information.

### **Findings**

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..."

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.

Based on testimony and information submitted by the applicant, the Board reviewed the following findings:

1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.  
The Board finds that two conditions must be met to demonstrate consistency with zoning:
  - Plan must show zoning table that demonstrates zoning compliance with lot area, building dimensions, and parking
  - Applicant must receive modified special permit from ZBA
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. The Board finds that the existing hedge along Great Hollow Road will remain undisturbed and provide adequate buffer.

3. The proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Outdoor lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.

The Board finds that any exterior lighting must be dark sky compliant and consistent with the Town of Truro General Bylaws Chapter IV Section 6 Outdoor Lighting. The applicant shall provide a listing of such features prior to Board endorsement of the site plan.

4. The proposal provides for the protection of significant or important natural, historic, or scenic features.

The Board finds, based on email confirmation from Emily Holt of Massachusetts Natural Heritage and Endangered Species Program (NHESP) provided by the applicant, that the property is exempt from NHESP review.

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.

The Board finds that the hedge along Great Hollow Road will be maintained and public views will not be changed.

6. The proposal adequately provides for refuse disposal.

The Board finds that the proposal will not alter refuse disposal on the property.

7. The proposed sewage disposal and water supply systems within and adjacent to the site shall be adequate to serve the proposed use.

The Board finds that project has obtained a variance from the Board of Health for Minimum Setback Distance from the building foundation to the existing pump chamber. The existing tank will be removed and a new tank installed adjacent to the pump chamber. There will be no change in the number of bedrooms on the property.

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.

The Board finds there are no wetland resources on the site. The Board discussed drainage on the site and required an additional catch basin in the driveway leading to Great Hollow Road as a condition.

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.

The Board finds that proposed construction does not involve an area of steep slopes and does not appear to create any problems with run-off. As a condition to ensure compliance with this criterion, any disturbed areas will be landscaped and maintained 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.

The Board finds that there is no change to the number, size or location of dumpsters, exposed equipment, utility buildings or parking, and that adequate screening of the project is provided.

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.

The Board finds that the proposed building plans relate harmoniously in architectural style with other buildings on the property and are compatible with the surrounding area.

12. Electric, telephone, cable, and other such utility lines and equipment shall be placed underground

The Board finds that all utilities serving the modified unit would be underground.

13. The project shall not place excessive demands on Town services.

The Board finds that the demolition of one cottage and the construction of an addition to another cottage resulting in the same number of bedrooms on the property will 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.

The Board finds that there is no change in parking, access or curb cuts on the property as a result of the project.

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.

The Board finds that there is no change in vehicular or pedestrian access or parking on the property as a result of the project, and there are no unsafe conditions that require remediation.

16. A bicycle rack(s) shall be provided on the site and shall be located near the entrance to the building(s).

The Board finds that this criterion is not applicable to the project as a private residence.

### Waivers

The Board found that granting waivers to the following subsections of §70.3.F of the Truro Zoning Bylaw, with condition as noted below, was appropriate and would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of the bylaw:

70.3.D.3.d - Proposed landscaping plan

70.3.D.1.e - 3 copies of drainage calculations

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

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

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

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.3c 14. Location and description of all utilities

70.3.D.3.c 15. Parking and driveway cross section.

70.3.D.3.c 16. Limit of work, work staging areas.

**Board Vote:**

Mr Herridge moved to 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 §70.3 of the Town of Truro Zoning Bylaw.

The Board imposed reasonable conditions as follows:

1. Prior to the Board's endorsement of the plan, the applicant shall:
  - a.) Add a zoning table to both the existing conditions and proposed plans per 70.3.D.3.a.2
  - b.) Obtain a modified Special Permit from the Zoning Board of Appeals
  - c.) Provide the following information on the existing conditions plan:
    - a. 70.3.D.3.b.1 Total lot area
    - b. 70.3.D.3.b.2 Height, stories, gross floor area of all existing buildings
    - c. 70.3.D.3.b.5 Respective floor areas and/or sf of existing uses of buildings and/or property
  - d.) Provide the following information on the proposed conditions plan:
    - a. 70.3.D.3.c.1 Number of stories, height in feet, gross floor area of all buildings

- b. 70.3.D.3.c 12. Lighting facilities, direction and degree of illumination, specifications for lighting fixtures
- e.) Provide a catch basin on the applicant's property at the southwest corner to collect storm run-off prior to reaching Great Hollow Road
- f.) All utilities serving unit #4 shall be underground
- g.) Applicant shall provide the Planning Board with information demonstrating that any new outdoor lighting will be dark sky compliant consistent with Truro General Bylaws Chapter IV Section 6 Outdoor Lighting

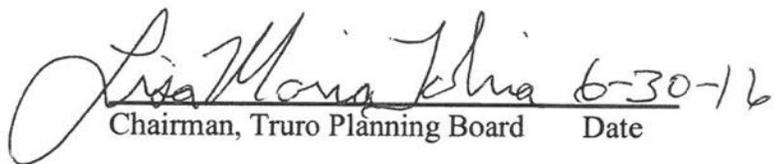
This is based on the fact that with the imposed conditions, the review criteria/design guidelines in §70.3.F have been satisfied.

Mr. Boleyn seconded Mr. Herridge's motion and it was so voted, 5-0-0.

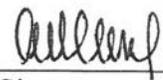
**The Board Members voting in favor:** Mr. Herridge, Mr. Boleyn, Ms. Tobia, Mr. Riemer and Mr. Sollog.

This Site Plan Approval for a Commercial Site Plan shall expire in two (2) years from the date of this approval.

Pursuant to §70.6 of the Truro Zoning Bylaw, it shall be the responsibility of the applicant to obtain a true attested copy of the decision from the Town Clerk. The applicant shall be responsible for recording the Planning Board Commercial Site Plan decision at the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of a building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

  
 Lisa Maria Tonia 6-30-16  
 Chairman, Truro Planning Board      Date

Received, Office of the Town Clerk:

  
 \_\_\_\_\_  
 Signature

JUNE 30, 2016  
 \_\_\_\_\_  
 Date

# Benjamin E. Zehnder LLC

177 Route 6A  
Orleans, Massachusetts 02653

U.S. Postal Address:

P.O. Box 2128  
Orleans, MA 02653  
Tel: (508) 255-7766  
Fax: (508) 255-6649

Benjamin E. Zehnder, Esq.  
bzehnder@zehnderllc.com

September 1, 2016

Town of Truro Planning Board  
P.O. Box 2030  
Truro, MA 02666  
Attn: Carole Ridley, Town Planner  
Via email [cr Ridley@truro-ma.gov](mailto:cr Ridley@truro-ma.gov) and first class mail

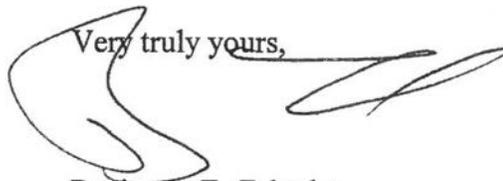
Re: 1 Noons Heights Road, Truro  
2016-001 Commercial Development Site Plan Review

Dear Ms. Ridley:

This correspondence constitutes my client Michael F. Winkler, Trustee's consent to tolling of the time for the Planning Board to render it's decision until a date 14 days following an October 4, 2016 continued hearing of this matter. I have included herewith a second original copy of this letter for your filing with the Truro Town Clerk.

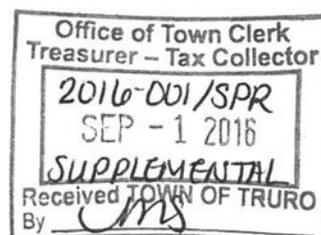
Thank you for your attention.

Very truly yours,



Benjamin E. Zehnder

cc via email only:  
client  
E. James Veara, Esq.





# TOWN OF TRURO

Planning Department  
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: September 1, 2016  
Re: Staff Report

**2016-010PB Stephen Walsh, et al**, have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c.40A, §81T and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on Walsh Way, Walsh Way Extension and Valentine Lane, Map43, Parcels 7, 8, 9, 10, 134 & 135. The plan would widen existing roadways with no new lots created.

#### Procedural Notes:

The Planning Board is required to take action on this application by October 19<sup>th</sup>, unless the applicant requests in writing for an extension of time for Board action, which request must be filed with the Town Clerk prior to October 19<sup>th</sup>.

**The public hearing on this application should not be opened until the applicant provides the Board with green cards/receipts confirming that abutters have been notified by certified mail.**

#### Description

As indicated in the application materials, the purpose of the subdivision is to widen Walsh Way from 30 feet to 40 feet in the event that the road is ever used to access the abutting 57.18 acres of land in common ownership.

The family is requesting that the approval of this plan be conditioned as follows: "Approved under the condition that Walsh Way be used for access and/or frontage for the lots shown on this plan only. The existing lots are to be modified as follows:

- Parcels 43-7 and 43-8 are to be combined to create one lot (Lot 1=35,822 sf)
- The cottage at the northwest corner of Parcel 43-135 is to be removed.

It should be noted that parcel 43-135 (121,661 sf) could be divided through ANR to create one or two additional lots, depending on frontage, as the plan would make Valentine Way a legal street under the zoning bylaw definition.

#### Completeness of Application

The following application materials were submitted:

- Fully executed Form C Application for Approval of a Definitive Subdivision Plan, signed individually by each of the six owners, and \$275 fee submitted to the Town Clerk on July 21, 2016
- Letter to Truro Planning Board from Chester N. Lay, dated July 20, 2016, re: Definitive Subdivision Made for Stephen Walsh et al Dated October 6, 2015 (Plan #2015-98)
- Letter to Joseph & Mary Ellen Walsh from Thomas W. French, PhD., dated April 8, 2016, re: Project Location: Walsh Way Truro, Project Description: Widening Walsh Way, NHESP File No.: 16-35165
- Plan entitled “Index Plan of Land in Truro, to be filed with the Land Court, Joseph W. & Evelyn M. Walsh, John H. & Ruth C. Walsh, and Stephen H. Walsh Plaintiffs,” prepared August 1994, Slade Associates, Scale 1” = 200 feet, sheet 1 of 3
- Plan entitled “Plan of Land in Truro, to be filed with the Land Court, Joseph W. & Evelyn M. Walsh, John H. & Ruth C. Walsh, and Stephen H. Walsh Plaintiffs,” prepared August 1994, Slade Associates, Scale 1” = 100 feet, sheet 2 of 3
- Plan entitled “Plan of Land in Truro, to be filed with the Land Court, Joseph W. & Evelyn M. Walsh, John H. & Ruth C. Walsh, and Stephen H. Walsh Plaintiffs,” prepared August 1994, Slade Associates, Scale 1” = 100 feet, sheet 3 of 3
- Plan entitled “Definitive Subdivision of Land in Truro Showing a Re-division of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-135 as shown of the Truro Assessor’s Atlas,” made for John Walsh, Ellen Shiel, Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh & Mary Ellen Walsh, by Slade Associates, Inc., October 6, 2016, Scale 1”=50’
- Abutters lists from the Town of Truro Assessing Department for Map 43, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 134, Parcel 135
- Letter to Carole Ridley, Planning Consultant from Chester N. Lay, dated August 10, 2016, re: 2016-010PB Stephen Walsh et al Definitive Subdivision, Walsh Way
- Acts of 2012, Chapter 186 An Act Relative to the Exchange of Certain Land in the Town of Truro
- Plan entitled “Definitive Subdivision of Land in Truro Showing a Re-division of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-135 as shown of the Truro Assessor’s Atlas,” made for John Walsh, Ellen Shiel, Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh & Mary Ellen Walsh, by Slade Associates, Inc., October 6, 2016, Revised September 1, 2016, Scale 1”=50’
- Letter to Planning Board from Chester N. Lay, dated September 1, 2016 re: 2016-010PB Stephen Walsh et al Definitive Subdivision, Walsh way, additional waiver information

The July 21<sup>st</sup> submission was reviewed against the requirements of the subdivision rules and regulations. Subsequently a letter listing additional information needed to complete the application was sent to Chet Lay of Slade Associates on August 2, 2016. A response with additional information was submitted on August 10, 2016.

The proposed subdivision was staked in accordance with section 2.5.3 of the Rules and Regulations Governing the Subdivision of Land. A site visit of the Planning Board was conducted on September 2, 2016.

Based on the receipt of this information, the application is considered complete.

**Staff Comments**

Health (See attached memo):

- Subdivision plan was reviewed and conditionally approved by the Board of Health on January 19, 2016

Conservation (See attached memo):

- There are no wetlands on the site
- NHESP has determined that the project “will not result in a prohibited take of state listed rare species

Building: (See attached email):

Police: Plans returned with “No issues or concerns”

Fire: Plans returned without notation

**Additional Planning Staff Comments**

The application was advertised in the August 11th and August 18<sup>th</sup> editions of the Provincetown Banner. A letter of comment from the Town of Provincetown Water Superintendent is attached.

The following is a comparison of the proposal with applicable requirements of the Truro Zoning Bylaw and Rules and Regulations Governing the Subdivision of Land in Truro.

Roadway Layout – Zoning Compliance

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 may be met but are not labeled. (Table 1)

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

Required per Zoning Definition of Street	Proposed on Plan
40’ Minimum width of street ROW	40’ Walsh Way 40’ Valentine Way
Property lines shall be rounded to provide a curb radii of not less than 20’	Intersection of Walsh Way & Rte 6: <ul style="list-style-type: none"> <li>• 40’ radius on south side</li> <li>• No radius on north side</li> </ul> Intersection of Walsh Way & Valentine Lane: 20’ on both sides
Turn around with property line diameter of 80’	R=40’ would indicated a diameter of 80’ at the terminus of Walsh Way Ext and Valentine Lane, per plans

The road intersection of Valentine Lane and Walsh Way is greater than 150 feet from the nearest intersection on the same side of the roadway as required under Section 3.6.2.

Walsh Way including the extension is 929 feet in length, and Valentine Lane is 302 feet in length, within the maximum 1,000 foot distance for a dead end road, and 80-foot turn arounds measured from property lines are provided as required under Section 3.6.6.

The proposed subdivision road should be separated from subdivision boundaries by a 25-ft buffer and vegetation as required under section 3.6.7. This may be met but requires clarification.

This would be a Type B street serving 5-10 Lots subject to design requirements specified under section 3.6.8, Table 1 in Appendix 2.

Required Per Subdivision Rules & Reg.s	Shown on Plan
minimum roadway width of 18-ft and a shoulder width of 4-ft	8-12 ft paved traveled way; no shoulders indicated
Min grade 1%	Min 0%
Max grad 8%	Max 10%
Max Grade within 30 ft of intersection 2%	Not indicated

Adequacy of Access

The subdivision road intersects with Route 6, which is a state highway.

Section 3.9 gives the Board discretion to disapprove a plan "...if it determines that access roads to the subdivision are inadequate to carry the volume of traffic reasonably anticipated. The applicant shall show to the satisfaction of the Board that the roads and ways to and from the proposed subdivision shall be adequate to provide emergency medical, fire and police protection as well as safe travel and adequate circulation for he projected volume of traffic...The Board may require appropriate and reasonable improvements in adjacent streets and ways to minimize congestion, to ensure safe and adequate access to the subdivision, and to ensure safe and adequate vehicular and pedestrian travel."

Building Lots – Zoning Compliance

The proposed lots appear to meet minimum dimensional requirements:

Area and Dimensional Requirements						
Lot #	1	2	3	4	5	43-13
Min.Lot Size Req'd = 33,750sf	35,822	34,032	121,661	42,447	42,448	Not shown
Min Frontage = 150'	263.84' estimated	314.23' estimated	424.05' estimated	150.5'	154.81'	0'
Lot Shape	yes	yes	yes	yes	yes	yes

Natural Resources

The application materials include a letter from the Massachusetts Natural Heritage and Endangered Species Program indicating that the proposed subdivision would not result in a take of state-listed species.

**Planning Board Jurisdiction**

Pursuant to MGL Ch. 41 section 81U, "[i]n the case of a nonresidential subdivision where a preliminary plan has been duly submitted and acted upon or where forty-five days has elapsed since submission of said preliminary plan, and then a definitive plan is submitted, the failure of a planning board either to take final action or to file with the city or town clerk a certificate of such action regarding the definitive plan submitted by than applicant within ninety days after such submission, or such further time as may be agreed upon at the written request of the applicant, shall be deemed to be an approval thereof."

Findings

The Board should make findings with respect to the following requirements of RRGSLT:

- Fulfillment of submission requirements
- Due notice and public hearing
- Review and approval by Board of Health
- Protection of Natural Resources
- Adequacy of Access of subdivision road and adjacent roads
- Zoning compliance of lots created or modified by the subdivision

#### Waivers

The Board should vote individually on the following waivers that have been requested:

2.5a6 Drainage calculations

2.5.2a9 Traffic Impact study

2.5.2a10 Three proposed road names

2.5.2b5 Existing and proposed methods of providing road drainage and utilities

2.5.2b10 Topography of land (shown on preliminary plan)

2.5.2b14 Base flood elevation

2.5.2b21 Notation prohibiting the conveyance of lots and the issuing of building permits

2.5.2b22 Two onsite USGS Benchmarks

2.5.2b24 All information required on Preliminary Plan

2.5.2b29 Notes indicating that all Utilities shall be underground

2.5.2b30 Location of trees

All of section 2.5.2C Contents of Plan, profiles, and Cross-sections

3.6.1.c Provision for projection of streets to adjoining property

3.6.8 Design Specifications for Type B road, per Table 1, Appendix 2

4.1.2 Clearing, grubbing and excavation

4.1.3 Erosion control measures

4.1.5 Sub-base

4.1.6 Grade

4.1.7 Surface material

4.1.8 Berms

4.1.9 Street signs

4.1.10 Vegetation

4.2.1 Drainage installations

4.2.2 Catch basins

4.2.3 Drainage pipe outlets

4.3 Underground utilities (there is an existing overhead line)

4.4 Inspection

4.5.1 Clean up

4.5.2 Documentation (for construction a plan will be submitted showing the locations of the new concrete monuments).

In addition, the project does not meet the design standards for a Type B road pursuant to 3.6.8 and Table 1 (appendix A), and a waiver of compliance with those standards is required. This waiver request has not been submitted.

Possible Motion:

- Move to **approve/approve with conditions/deny** application **2016-010PB Stephen Walsh, et al**, for a Definitive Plan as filed with the Clerk of the Town of Truro pursuant to MGL c.40A, §81T and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on Walsh Way, Walsh Way Extension and Valentine Lane, Map 43, Parcels 7, 8, 9, 10, 134 & 135. Said plan is entitled “Definitive Subdivision of Land in Truro Showing a Re-division of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-135 as shown of the Truro Assessor’s Atlas,” made for John Walsh, Ellen Shiel, Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh & Mary Ellen Walsh, by Slade Associates, Inc., October 6, 2016, Revised September 1, 2016, Scale 1”=50’. The plan would widen existing roadways with no new lots created.

If approval is conditional, specific conditions should be cited in the motion. The Board should specify which conditions it requires be noted on the mylar plan to be recorded with the registry of deeds. It is also required the applicant be required to reference the decision on the plan and record the decision with the plan.

If the motion is to deny, the Board must cite reasons for denial.

**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.

July 20, 2016

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

Re: Definitive Subdivision Made For Stephen Walsh et al Dated October 6,  
2015 (Plan #2015-98)

Dear Board Members,

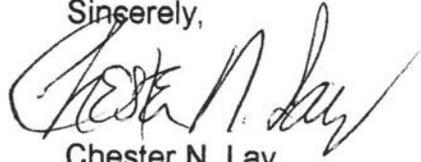
The above-captioned plan was granted preliminary approval by your board on July 7, 2015. There were seven conditions, all of which have been addressed. The plan was approved by the Board of Health on January 19, 2016. Walsh Way, a pre-existing thirty foot wide right-of-way, was extended on a plan approved on September 7, 1994 (accompanying). This subdivision abuts 57.18 acres of undeveloped land to the northeast that is owned by the Walsh Family. Any division of this land will face not only the scrutiny of Natural Heritage (MESA), but by the Cape Cod Commission as well (any division of land over 30 acres in area is a "mandatory referral").

The sole purpose of the plan is to widen Walsh Way to forty feet from thirty feet in the event that it is ever used to access the remaining 57.18 acres (there is no other access to this land). Therefore, a conditional approval is requested ("Approved under the condition that Walsh Way be used for access and /or frontage for the lots shown on this plan only"). Parcels 43-7 and 43-8 will be combined to make a 35,822 square foot lot (Lot 1). The cottage at the northwest corner of parcel 43-135 (Lot 3) is to be removed. The new road layout and lot corners will be monumented. The family is requesting that no new road construction be done at this time in that the usage of this property is being lessened (the combination of two lots and the removal of a cottage). In the event that Walsh Way is ever used to access the back acreage, that new plan would need approval by this board, which can require a full-spec road at that time. The requested waivers reflect the family's wish to leave Walsh Way in its present state.

The Cape Cod Commission has requested a buffer strip between the terminus of Walsh Way and the remaining Walsh property.

The town has approached the Walsh family about obtaining 7.33 acres behind and adjacent to the Truro Central School. This conveyance has been authorized by the state but not yet consummated (see attached).

Sincerely,



Chester N. Lay

Encls.

Cc: Carole Ridley

CNL/jd



Commonwealth of Massachusetts

# Division of Fisheries & Wildlife

Jack Buckley, *Director*

April 8, 2016

Joseph & Mary Ellen Walsh  
Walsh Way Real Estate Trust  
4 Wellington Road  
Plymouth MA 02360

RE: Project Location: Walsh Way, Truro  
Project Description: Widening Walsh Way  
NHESP File No.: 16-35165

Dear Applicant:

Thank you for submitting the MESA Project Review Checklist, site plans (dated October 6, 2015) and other required materials to the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for review pursuant to the Massachusetts Endangered Species Act (MESA) (MGL c.131A) and its implementing regulations (321 CMR 10.00).

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited "take"** of state-listed rare species. This determination is a final decision of the Division of Fisheries & Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

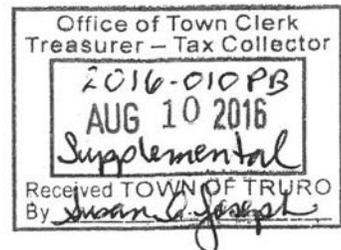
Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385.

Sincerely,

Thomas W. French, Ph.D.  
Assistant Director

cc: Richard Lay, Slade Associates, Inc.

[www.mass.gov/nhesp](http://www.mass.gov/nhesp)



**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.

August 10, 2016

Carole Ridley, Planning Consultant  
Town of Truro  
P.O. Box 2030  
Truro, MA 02666

Re: 2016-010PB Stephen Walsh et al Definitive Subdivision, Walsh Way

Dear Carole,

This is in response to your letter of August 2, 2016. I will address your requests by your numbered paragraphs.

1. The following waivers are being requested under Section 1.5:

- Section 2.5.2a6: Drainage Calculations
- Section 2.5.2a9: Traffic Impact Study
- Section 2.5.2a10: Three Proposed Road Names
- Section 2.5.2b5: Existing and Proposed Methods of Providing Road Drainage and Utilities
- Section 2.5.2b10: The Topography of the Land (shown on preliminary plan)
- Section 2.5.2b14: Base Flood Elevation Data
- Section 2.5.2b21: Notation Prohibiting the Conveyance of Lots and the Issuing of Building Permits
- Section 2.5.2b22: Two Onsite USGS Benchmarks
- Section 2.5.2b24: All Information Required on Preliminary Plan
- Section 2.5.2b29: Notes Indicating that all "Utilities Shall be Underground"
- Section 2.5.2b30: Location of Trees
- All of Section 2.5.2C: Contents of Plan, Profiles and Cross-Sections
- Section 3.6.1.c: Provision for Projection of Streets to Adjoining Property

These requests are consistent with Section 1.2 (Purpose), especially 1.2.8 (supporting the overall goals of the Truro Comprehensive Plan by maintaining the rural nature of the Town.) The sole purpose of this plan is to widen Walsh Way from thirty to forty feet. No further construction is planned at this time. Two parcels at the entrance will be combined and a cottage at the northwest corner of Lot 3 is to be removed, so

that the end effect will be less traffic on Walsh Way. The present traveled way has proved sufficient for the cottages in this compound in the decades that they have been here and meet the requirements detailed in Section 1.2.

2. To be sent via email to you.

3. No construction is planned. If and when Walsh Way is ever to be used to access the land in the rear, a new plan and road profiles will be submitted to the Planning Board for their approval. Any subdivision of the back property will be done under the auspices of both the Cape Cod Commission and Natural Heritage. It is assumed that a full-spec road will be required at that time.

4. This will be added.

5. This will be added.

6. This will be added to the plan.

7. All perimeter monuments have been recovered and marked. The angle points and points of curvature in Walsh Way as well as all new lot corners will be monumented after approval of the subdivision by the Planning Board. This will be secured by the Covenant.

8. Done.

9. Because no new construction is to be done at this time, waivers are requested for the following items in Section 4:

4.1.2 Clearing, Grubbing and Excavation

4.1.3 Erosion Control Measures

4.1.5 Sub-base

4.1.6 Grade

4.1.7 Surface Material

4.1.8 Berms

4.1.9 Street Signs

4.1.10 Vegetation

4.2.1 Drainage Installations

4.2.2 Catch Basins

4.2.3 Drainage Pipe Outlets

4.3 Underground Utilities (there is an existing overhead line)

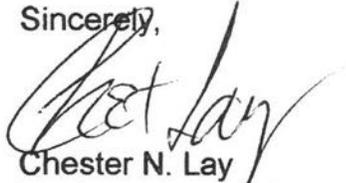
4.4 Inspection

4.5.1 Clean Up

4.5.2 Documentation (for construction – a plan *will* be submitted showing the locations of the new concrete monuments)

We will submit a proposed Form D Covenant before the hearing. Please let us know if you need any additional materials.

Sincerely,

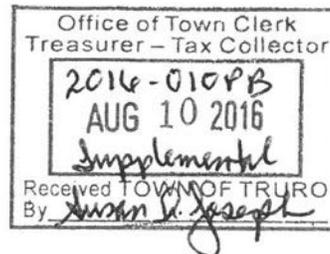
A handwritten signature in black ink, appearing to read "Chester N. Lay". The signature is written in a cursive style with a large, sweeping initial "C".

Chester N. Lay  
Registered Land Surveyor

CNL/jd

Received of Slade Associates, Inc. regarding Truro Assessors' Atlas Sheet 43, Parcels 7, 8, 9, 10, 134 & 135 (2016-010PB Walsh)

1 Copy of letter to Carole Ridley



---

Truro Town Clerk  
August 10, 2016

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

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

**ASSOCIATES:**

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

September 1, 2016

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

Re: 2016-010PB Stephen Walsh et al Definitive Subdivision, Walsh Way

Dear Board Members,

This letter is to supplement my letter to you dated August 10, 2016 concerning waiver requests.

**Waivers Requested:**

2.5.2a.6 drainage calculations – This request and those listed below concerning road design and construction are consistent with applicants' request that no road construction be done at this time.

These requests are also consistent with Section 1.2 (Purpose), especially 1.2.8 (supporting the overall goals of the Truro Comprehensive Plan by maintaining the rural nature of the Town.) The sole purpose of this plan is to widen Walsh Way from thirty to forty feet. No further construction is planned at this time. Two parcels at the entrance will be combined and a cottage at the northwest corner of Lot 3 is to be removed, so that the end effect will be less traffic on Walsh Way. The present traveled way has proved sufficient for the cottages in this compound in the decades that they have been here and meet the requirements detailed in Section 1.2. If and when Walsh Way is ever to be used to access the land in the rear, a new plan and road profiles will be submitted to the Planning Board for their approval. Any subdivision of the back property will be done under the auspices of both the Cape Cod Commission and Natural Heritage. It is assumed that a full-spec road will be required at that time.

2.5.2a.9 traffic impact study – Property is already fully developed.

2.5.2a.10 three proposed road names – Walsh Way is an established name; Valentine Lane does not duplicate an existing road name.

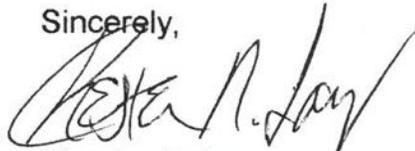
2.5.2b.5 existing and proposed methods of providing road drainage and utilities – See explanation at Sec. 2.5.2a6 above.

2.5.2b.10 topographical contours (shown on preliminary plan) - See Sec, 2.5.2b24 below.

2.5.2b.14 base flood elevation – Not applicable as the elevations here vary between 40 feet and 95 feet.  
2.5.2b21 notation prohibiting the conveyance of lots and the issuing of building permits – All lots are already developed.  
2.5.2b.22 two onsite USGS benchmarks – Not necessary as a topographic plan has been done.  
2.5.2b.24 all information required on preliminary plan – Request not to include contours which tend to clutter the definitive plan.  
2.5.2b.29 note indicating that all utilities shall be underground – Existing overhead utility lines are to be used.  
2.5.2b30 location of trees – No trees are to be removed.  
All of 2.5.2C contents of plan, profiles and cross-sections – See Sec. 2.5.2a6 above.  
3.6.1.c provision for projection of streets to adjoining property – Cape Cod Commission has requested a 5 foot salient between the cul-de-sac and adjoining Walsh property to prevent segmentation.  
3.6.8 Table 1, Appendix 2 (specifications for type B road) – See explanation at Sec. 2.5.2a6 above.  
4.1.2 Clearing, grubbing & excavation – See explanation at Sec. 2.5.2a6 above.  
4.1.3 Erosion control measures – See explanation at Sec. 2.5.2a6 above.  
4.1.5 sub-base – See explanation at Sec. 2.5.2a6 above.  
4.1.6 grade - See explanation at Sec. 2.5.2a6 above.  
4.1.7 surface material - See explanation at Sec. 2.5.2a6 above.  
4.1.8 berms - See explanation at Sec. 2.5.2a6 above.  
4.1.9 street signs - See explanation at Sec. 2.5.2a6 above.  
4.1.10 vegetation - See explanation at Sec. 2.5.2a6 above.  
4.2.1 drainage installation - See explanation at Sec. 2.5.2a6 above.  
4.2.2 catch basins - See explanation at Sec. 2.5.2a6 above.  
4.2.3 drainage pipe outlets - See explanation at Sec. 2.5.2a6 above.  
4.3 underground utilities (there is an existing overhead line) – See Sec. 2.5.2b29 above.  
4.4 inspection – See explanation at Sec. 2.5.2a6 above.  
4.5.1 clean up – See explanation at Sec. 2.5.2a6 above.  
4.5.2 documentation for construction - A plan showing the locations of new concrete monuments will be submitted.

Lots may not be conveyed until all requisite concrete monuments have been set. Lot 3 may not be conveyed until the cottage shown as "1 story wd. Fr. Cott. To be removed" has been removed.

Sincerely,



Chester N. Lay  
Registered Land Surveyor

Cc: Carole Ridley ✓  
CNL/jd



# 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 regular mail

August 2, 2016

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

Re: 2016-010PB Stephen Walsh et al Definitive Subdivision, Walsh Way

Dear Mr. Lay (Chet):

I have reviewed the plan and application materials submitted for the above referenced application and offer the following comments:

1. A written list of itemized waiver requests that meet the requirements of Section 1.5 is required. Please note that a written explanation is needed to indicate why granting the waiver request is in the public interest and not inconsistent with the purposes of the Subdivision Rules and Regulations.
2. 2.5.2.a.8 - In lieu of a computer disk, please provide all plans in pdf format suitable for electronic transmission and posting.
3. 2.5.2.a.11 - Please provide a written statement regarding timing for construction
4. 2.5.2.b.1 - the legend on the plan should indicate the meaning of the shaded boundary around parcels
5. 2.5.2.b.3 - The letter refers to 57.18 acres of contiguous land in common ownership, and this land area should be noted on the plan
6. There is no waiver requested for 2.5.2.b.7, 9 or 31. Please provide a waiver request or note on the plan that no such items exist
7. 2.5.3 - Please confirm that the property is staked
8. The waiver notion Sec. 3.6.c on the plan should be renumber 3.6.1.c
9. Please itemize the requested waivers for 4.1 through 4.5.2 on the plan and include in the written requests for waivers.

The public hearing for the above referenced case is tentatively scheduled for 6 pm on Tuesday, September 6, 2016. Please submit the requested information to the Town Clerk as a supplemental filing by August 16<sup>th</sup>.

Please note that, per the Town of Truro Rules and Regulations Governing the Subdivision of Land (§2.5.4.b(3)) it is the Applicants' responsibility to notify abutters regarding the public hearing by certified mail return receipt. The Applicant shall give notice by mailing a copy of the

notice to the abutters to the subject property, abutters to abutters, and properties across the street from the subject property. Said notice shall be mailed out no less than ten (10) days prior to the scheduled public hearing. A copy of the certified mail receipts (the white receipt stamp by the post office) must be filed with the Planning Board and the original returned "green cards" should be submitted to the Board as well. The first notice for this application will appear in the *Banner* on August 11, 2016 and again on August 18, 2016. A copy of a notice to abutters is enclosed and may be used for the notification.

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

Very truly yours,

A handwritten signature in cursive script that reads "Carole Ridley".

Carole Ridley  
Planning

Enc. (1)



## **NOTICE TO ABUTTERS**

You have been identified as an abutter to the below-referenced parcel(s). The hearing, as noted below, will provide an opportunity for you to review the proposal and to voice your questions and concerns. Copies of the application and plan may also be reviewed prior to the hearing at the Planning Department Office, 24 Town Hall Road, Truro. Please contact the **Truro Planning Board Staff** at **508-349-7004 x-27** if you have further questions or concerns. Correspondence can be sent to the Truro Planning Board, P.O. Box 2030, Truro, MA 02666 or via email at [criddle@truro-ma.gov](mailto:criddle@truro-ma.gov).

Truro Planning Board  
Notice of Public Hearing

The Truro Planning Board will hold a public hearing on Tuesday, September 6, 2016 at the Truro Town Hall, 24 Town Hall Road, Truro, on the following:

**6:00pm 2016-010PB** – Stephen Walsh et al has filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c.40A, Section 81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property known and numbered as 309 Route 6 (Assessor's Map 43, Parcel 7), 3 Walsh Way (Assessor's Map 43, Parcel 8), 5 Walsh Way (Assessor's Map 43, Parcel 134), 7 Walsh Way (Assessor's Map 43, Parcel 135), 8 Walsh Way (Assessor's Map 43, Parcel 9), and 10 Walsh Way (Assessor's Map 43, Parcel 10). The plan seeks to widen an existing roadway and would not create any new lots.

Copies of the applications and plans are available for review at the Planning Department Office, 24 Town Hall Road, Truro.

Lisa Maria Tobia, Chair  
8/11/16, 8/18/16



**Health/Conservation Agent  
Town of Truro**

Phone: (508) 349-7004 ext. 32

# MEMO

**To:** Carole Ridley, Consultant

**From:** Patricia Pajaron

**CC:**

**Date:** August 16, 2016

**Re: Definitive Subdivision Plan Review for Walsh Way, Parcels 43-7, 43-8, 43-10, 43-134 & 43-135**

---

I have reviewed the Definitive Subdivision Plan of Land prepared by Slade Associates, Inc., dated October 6, 2015 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.
2. Per the October 2008 NHESP map shows that the properties, Walsh Way and adjacent properties are within the estimated habitat as delineated by the Natural Heritage and Endangered Species Program of the Division of Fisheries. A determination from NHESP dated April 8, 2016 has been submitted with the application that indicates the project "will not result in a prohibited take of state listed rare species."

## HEALTH

The subdivision plan was reviewed and approved by the Board of Health at their January 19, 2016 meeting with the following conditions:

1. The upgrade of parcel 43-8 combined, shall occur no later than 60 days from the date of definitive approval and endorsement by the Planning Board and;
2. The applicant shall obtain a certificate of compliance for the new combined facility within 30 days of the final inspection of the system.

## RE: Walsh

Russ Braun

Wed 8/31/2016 8:49 AM

To: Carole Ridley <cr Ridley@truro-ma.gov>; chet.lay@slade-associates.com <chet.lay@slade-associates.com>;

Carol

I met with Chet yesterday and he showed me the original subdivision, of which I was previously unaware. I compared it with the proposed and I agree with Chet's assessment that it doesn't create any additional zoning burden. The setback and frontage issues created by the original subdivision do not change.

Russell Braun  
Building Commissioner

508-349-7004 Ext 33

**From:** Carole Ridley  
**Sent:** Tuesday, August 30, 2016 11:15 AM  
**To:** chet.lay@slade-associates.com  
**Cc:** Russ Braun <r Braun@truro-ma.gov>  
**Subject:** Fw: Walsh

Chet-

Do you have any information to shed light on Russ' comments and questions below?

Thanks,  
Carole

---

**From:** Russ Braun  
**Sent:** Wednesday, July 27, 2016 11:27 AM  
**To:** Carole Ridley  
**Subject:** Walsh

I guess my questions are all about the zoning status of various structures once this subdivision is approved. No new road construction is shown. There is at least one house, Lot 4, that will have dimensional compliance but no frontage from a zoning standpoint. One house is totally landlocked (43-13). Are there easement rights not indicated on the plan? Lot 3 will have more than one SFR on it and the existing structures do not conform to setbacks. So my understanding is that they will no longer have preexisting nonconforming status because they will be more nonconforming.

Russell Braun

# TOWN OF PROVINCETOWN

## Department of Public Works

Highway Division  
Water & Sewer Division  
Buildings & Grounds Division  
Transfer Station/Recycling Center  
Sanitation Division  
Cemetery Division

Richard J. Waldo, Director  
Eric L. Larsen, Deputy Director  
Cody J. Salisbury, Water Superintendent  
Sherry Prada, Operations Director



## Veterans Memorial Community Center

2 Mayflower St., Room 74  
Mail: 260 Commercial Street  
Provincetown MA 02657  
Phone: 508.487.7060  
FAX: 508.487.4675

<http://www.provincetown-ma.gov>

[rwaldo@provincetown-ma.gov](mailto:rwaldo@provincetown-ma.gov)  
[elarsen@provincetown-ma.gov](mailto:elarsen@provincetown-ma.gov)  
[csalisbury@provincetown-ma.gov](mailto:csalisbury@provincetown-ma.gov)  
[sprada@provincetown-ma.gov](mailto:sprada@provincetown-ma.gov)

August 31, 2016

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

**RE: Walsh Way Definitive Plan, Truro**



Dear Members of the Board:

Provincetown Water Department has been notified as an abutter that an application has been filed for approval of a Definitive Plan regarding multiple parcels known as Walsh Way within the Town of Truro. The plan seeks to widen the existing roadway, however the creation of additional lots is not being sought.

Provincetown Water Department expresses concern regarding this proposal as a clear access to the abutting parcel 43-2 is being created, allowing the possibility of future development. Parcel 43-2 is one of the largest vacant parcels within the Zone II wellhead protection area for the North Union Field well site, and a portion of the parcel is within the Zone II protection area for the Paul Daley well site. Any avenues taken for future development on this parcel should be examined carefully to ensure protection of the public water supply providing drinking water to both Provincetown and areas of North Truro.

Very truly yours,

Cody J. Salisbury  
Water Superintendent

CC: David Panagore, Town Manager  
David Gardner, Assistant Town Manager  
Richard J. Waldo, DPW Director  
Provincetown Water & Sewer Board



<b>Acts</b>
<b>2012</b>
<b>Chapter 186</b> AN ACT RELATIVE TO THE EXCHANGE OF CERTAIN LAND IN THE TOWN OF TRURO.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:*

SECTION 1. The town of Truro may convey 2 certain vacant parcels of town owned land in exchange for the conveyance to the town of a certain parcel of privately owned vacant land immediately adjacent to the Truro Central school. The exchange of land shall be the only consideration for the conveyances made under this act.

SECTION 2. The first parcel of town owned land to be conveyed under this act is shown as Lot "43-3" on a plan entitled "Plan of Land in Truro made for the Town of Truro" dated May 20, 2010, by Slade Associates, Inc., Registered Land Surveyors. According to that plan Lot "43-3" containing approximately 6.995 acres. The second parcel of town owned land to be conveyed under this act is shown as "Parcel A" on a plan entitled "Plan of Land in Truro, made for The Town of Truro, the John Henry Walsh Real Estate Trust, dated November 13, 2002, the J.W. Walsh Real Estate Trust, dated June 14, 2002, the J.W.M.E. Real Estate Trust, dated June 14, 2002 and Stephen H. Walsh", dated June 10, 2010, by Slade Associates, Inc., Registered Land Surveyors. According to that plan "Parcel A" contains approximately 3,747 square feet.

SECTION 3. The land adjacent to the Truro Central school to be acquired by the town under this act is owned by the John Henry Walsh Real Estate Trust, dated November 13, 2002, the J.W. Walsh Real Estate Trust, dated June 14, 2002, the J.W.M.E. Real Estate Trust, dated June 14, 2002 and Stephen H. Walsh and is shown as "Parcel B" on a plan entitled "Plan of Land in Truro, made for The Town of Truro, the John Henry Walsh Real Estate Trust, dated November 13, 2002, the J.W. Walsh Real Estate Trust, dated June 14, 2002, the J.W.M.E. Real Estate Trust, dated June 14, 2002 and Stephen H. Walsh", dated June 10, 2010, by Slade Associates, Inc., Registered Land Surveyors. According to that plan "Parcel B" contains approximately 7.331 acres.

SECTION 4. The exact location and dimensions of the parcels to be exchanged under this act shall be approved by the board of selectmen and shall be shown on a survey plan recorded by the town of Truro prior to the exchange of deeds.

SECTION 5. The board of selectmen may negotiate and execute on behalf of the town of Truro any agreements, deeds or other documents necessary or appropriate to complete the exchange of real estate under this act.

SECTION 6. The exchange of land authorized by this act shall be subject to subsections (a), (b) and (g) of section 16 of chapter 30B of the General Laws, but shall not be subject to section 40J of chapter 7 of the General Laws or sections 14, 15 and 15A of chapter 40 of the General Laws.

SECTION 7. Upon conveyance to the town of the land adjacent to the Truro Central school, such land shall be deemed to be under the care, custody, management and control of the Truro school committee.

SECTION 8. This act shall take effect upon its passage.

Approved, August 1, 2012.

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# TOWN OF TRURO



# PLANNING BOARD

Form C

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Date July 20, 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 Definitive Subdivision of Land in Truro

Showing a Redivision of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-134\*

by Slade Associates, Inc. dated Oct. 6, 2015 and described as follows: 135

Located: Walsh Way and Valentine Lane

Assessor's Map(s) and Parcel(s): see above

Number of Lots Proposed: 5- no new lots Total acreage of Tract: 7.614+/-

Said applicant hereby submits said plan as a *Definitive* 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 see attached

dated \_\_\_\_\_, and recorded in the Barnstable

Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. \_\_\_\_\_ registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has/~~has not~~ (circle appropriate) evolved from a preliminary plan submitted to the Board on June 9, 2015 and approved/~~approved~~ with modifications/~~disapproved~~ (circle appropriate) on July 7, 2015.

Applicant's Signature [Signature] Applicant's Telephone Number 910-726-4526

Applicant's Legal Mailing Address 310 N FRONT ST. UNIT 4-306, WILMINGTON NE  
28401

Owner's Signature if not the applicant  
or applicant's authorization if not the owner \_\_\_\_\_

Owner's Legal Mailing Address \_\_\_\_\_

Surveyor Name/Address Slade Assoc., Inc., P.O. 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

\*As Shown on the Truro Assessors' Atlas, Made For John H. Walsh, Ellen Sheil Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh and Mary Ellen Walsh <sub>39</sub>

TOWN OF TRURO



PLANNING BOARD

Form C APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Date July 20, 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 Definitive Subdivision of Land in Truro Showing a Redivision of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-134\* by Slade Associates, Inc. dated Oct. 6, 2015 and described as follows:

Located: Walsh Way and Valentine Lane

Assessor's Map(s) and Parcel(s): see above

Number of Lots Proposed: 5- no new lots Total acreage of Tract: 7.614+/-

Said applicant hereby submits said plan as a Definitive 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 see attached dated and recorded in the Barnstable Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has/has not evolved from a preliminary plan submitted to the Board on June 9, 2015 and approved/approved with modifications/disapproved on July 7, 2015

Applicant's Signature Mary Ellen Walsh Applicant's Telephone Number 508-224-6381

Applicant's Legal Mailing Address 4 Wellington Rd, Plymouth Ma 02368

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

Owner's Legal Mailing Address

Surveyor Name/Address Slade Assoc., Inc., P.O. 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

\*As Shown on the Truro Assessors' Atlas, Made For John H. Walsh, Ellen Sheil Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh and Mary Ellen Walsh

TOWN OF TRURO



PLANNING BOARD

Form C  
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Date 6-21-16

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 Definitive Subdivision of Land in Truro

Showing a Redivision of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-134\*

by Slade Associates, Inc. dated Oct. 6, 2015 and described as follows:

Located: Walsh Way and Valentine Lane

Assessor's Map(s) and Parcel(s): see above

Number of Lots Proposed: 5- no new lots Total acreage of Tract: 7.614+/-

Said applicant hereby submits said plan as a *Definitive* 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 see attached

dated \_\_\_\_\_, and recorded in the Barnstable Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. \_\_\_\_\_ registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has/~~has not~~ (circle appropriate) evolved from a preliminary plan submitted to the Board on June 9, 2015 and approved/~~approved~~ with modifications/~~disapproved~~ (circle appropriate) on July 7, 2015.

Applicant's Signature [Signature] Applicant's Telephone Number 301-656-6513  
MIGUEL D. WALSH

Applicant's Legal Mailing Address 5132 BRADLEY BLVD, CHEVY CHASE, MD 20815

Owner's Signature if not the applicant or applicant's authorization if not the owner \_\_\_\_\_

Owner's Legal Mailing Address SAME AS ABOVE

Surveyor Name/Address Slade Assoc., Inc., P.O. 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

\*As Shown on the Truro Assessors' Atlas, Made For John H. Walsh, Ellen Sheil Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh and Mary Ellen Walsh 39

TOWN OF TRURO



PLANNING BOARD

Form C  
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

To the Planning Board of the Town of Truro, MA

Date 5-4-16

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Definitive Subdivision of Land in Truro Showing a Redivision of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-134\* by Slade Associates, Inc. dated Oct. 6, 2015 and described as follows:

Located: Walsh Way and Valentine Lane

Assessor's Map(s) and Parcel(s): see above

Number of Lots Proposed: 5- no new lots Total acreage of Tract: 7.614+/-

Said applicant hereby submits said plan as a *Definitive* 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 see attached dated \_\_\_\_\_, and recorded in the Barnstable Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. \_\_\_\_\_ registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has/~~has not~~ (circle appropriate) evolved from a preliminary plan submitted to the Board on June 9, 2015 and approved/~~approved with modifications/disapproved~~ (circle appropriate) on July 7, 2015.

Applicant's Signature Elizabeth Walsh Carver Applicant's Telephone Number 617-549-3894

Applicant's Legal Mailing Address 49 B Howard St. Waltham MA 02451

Owner's Signature if not the applicant or applicant's authorization if not the owner \_\_\_\_\_

Owner's Legal Mailing Address 49 B Howard St. Waltham MA 02451

Surveyor Name/Address Slade Assoc., Inc., P.O. 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

\*As Shown on the Truro Assessors' Atlas, Made For John H. Walsh, Ellen Sheil Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh and Mary Ellen Walsh 39

TOWN OF TRURO



PLANNING BOARD

Form C
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Date 5/10/16

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 Definitive Subdivision of Land in Truro

Showing a Redivision of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-134\*5

by Slade Associates, Inc. dated Oct. 6, 2015 and described as follows.

Located: Walsh Way and Valentine Lane

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dated and recorded in the Barnstable Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has/had not evolved from a preliminary plan submitted to the Board on June 9, 2015 and approved/approved with modifications/disapproved on July 7, 2015

Applicant's Signature [Signature] Applicant's Telephone Number 281 610 1404

Applicant's Legal Mailing Address 1703 West Hedgecroft SEABROOK TEXAS 77586

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

Owner's Legal Mailing Address

Surveyor Name/Address Slade Assoc., Inc., P.O. Box 592, Wellfleet, MA 02667

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

\*As Shown on the Truro Assessors' Atlas, Made For John H. Walsh, Ellen Sheil Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh and Mary Ellen Walsh

# TOWN OF TRURO



# PLANNING BOARD

## Form C APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Date 5-13-16

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 Definitive Subdivision of Land in Truro

Showing a Redivision of Parcels 43-7, 43-8, 43-9, 43-10, 43-134 & 43-134\*  
by Slade Associates, Inc. dated Oct. 6, 2015 and described as follows:

Located: Walsh Way and Valentine Lane

Assessor's Map(s) and Parcel(s): see above

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Said plan has ~~has not~~ (circle appropriate) evolved from a preliminary plan submitted to the Board on June 9, 2015 and approved/approved with modifications/disapproved (circle appropriate) on July 7, 2015.

Applicant's Signature Ellen Sheil Applicant's Telephone Number 401-441-9925

Applicant's Legal Mailing Address 142 Nampanos Ln Tirertm, RI 02878

Owner's Signature if not the applicant or applicant's authorization if not the owner (same)

Owner's Legal Mailing Address (same)

Surveyor Name/Address Slade Assoc, Inc., P.O. 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

\*As Shown on the Truro Assessors' Atlas, Made For John H. Walsh, Ellen Sheil Elizabeth Walsh Carver, Miguel D. Walsh, Stephen Walsh and Mary Ellen Walsh

**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: July 13, 2016

To: Slade Associates

From: Assessor's Office

Attached is a list of abutters for the property located at 309 Rt 6  
on Assessor's Map 43 Parcel 7. The current owner(s) as of July 1, 2016  
is/are Stephen H Walsh Et Al.

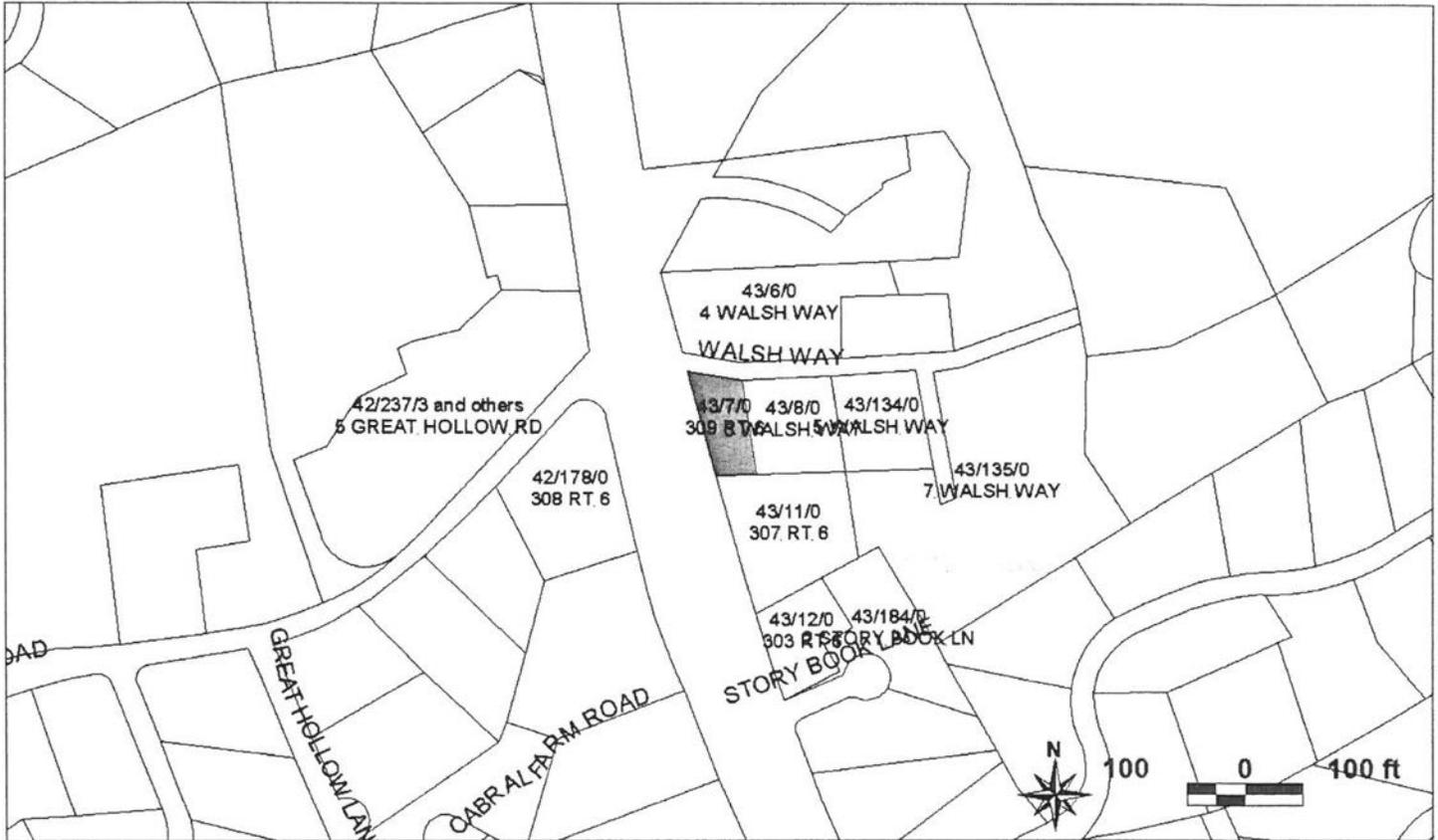
The names and addresses of the abutters are as of July 1, 2016 according to the most  
recent documents received from the Barnstable County Registry of Deeds.

Certified by: cf

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

309 Rt. 6

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1760	42-178-0-R	KENILWORTH NOM TRUST TRS: CHAMBERLIN CRAIG M	308 RT 6	4302 NORTH CENTRAL AVE	TAMPA	FL	33603
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
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
1886	43-8-0-R	3 WALSH WAY REAL ESTATE TR TRS: SHIEL ELLEN	3 WALSH WAY	142 WAMPANOG LANE	TIVERTON	RI	02878
1889	43-11-0-R	GROZIER JOEL L & LILLIAN ANN	307 RT 6	PO BOX 216	NO TRURO	MA	02652-0216
1890	43-12-0-R	KNAPP MARTI J & SCHLECTER LINDA	303 RT 6	PO BOX 330	PROVINCETOWN	MA	02657-0330
2006	43-134-0-R	WALSH STEPHEN H ET AL	5 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2007	43-135-0-R	WALSH STEPHEN H ET AL	7 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2056	43-184-0-R	FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL	2 STORY BOOK LN	PO BOX 156	NO TRURO	MA	02652-0156

<p>42-178-0-R</p> <p>KENILWORTH NOM TRUST          TRS: CHAMBERLIN CRAIG M          4302 NORTH CENTRAL AVE          TAMPA, FL 33603</p>	<p>42-237-1-R</p> <p>RICE ROBERT L &amp; SALLY J          PO BOX 1086          TRURO, MA 02666-1086</p>	<p>42-237-2-R</p> <p>RICE ROBERT L &amp; SALLY J          PO BOX 1086          TRURO, MA 02666</p>
<p>42-237-3-R</p> <p>RICE ROBERT B &amp; RODERICK ELENA          PO BOX 702          TRURO, MA 02666-0702</p>	<p>42-237-4-R</p> <p>RICE ROBERT &amp; SALLY          PO BOX 1086          TRURO, MA 02666-1086</p>	<p>42-237-5-R</p> <p>RICE ROBERT &amp; SALLY          PO BOX 1086          TRURO, MA 02666-1086</p>
<p>42-237-6-R</p> <p>RICE ROBERT &amp; SALLY          PO BOX 1086          TRURO, MA 02666-1086</p>	<p>43-6-0-R</p> <p>PROUT ROBIN SMITH &amp;          SMITH PAUL BRADFORD          229 WHITEVIEW RD          WYNANTSILL, NY 12198</p>	<p>43-7-0-R</p> <p>WALSH STEPHEN H ET AL          C/O WALSH JOSEPH W          4 WELLINGTON RD          PLYMOUTH, MA 02360-2059</p>
<p>43-8-0-R</p> <p>3 WALSH WAY REAL ESTATE TR          TRS: SHIEL ELLEN          142 WAMPANOG LANE          TIVERTON, RI 02878</p>	<p>43-11-0-R</p> <p>GROZIER JOEL L &amp; LILLIAN ANN          PO BOX 216          NO TRURO, MA 02652-0216</p>	<p>43-12-0-R</p> <p>KNAPP MARTI J &amp;          SCHLECTER LINDA          PO BOX 330          PROVINCETOWN, MA 02657-0330</p>
<p>43-134-0-R</p> <p>WALSH STEPHEN H ET AL          C/O WALSH JOSEPH W          4 WELLINGTON RD          PLYMOUTH, MA 02360-2059</p>	<p>43-135-0-R</p> <p>WALSH STEPHEN H ET AL          C/O WALSH JOSEPH W          4 WELLINGTON RD          PLYMOUTH, MA 02360-2059</p>	<p>43-184-0-R</p> <p>FALKENBURG REALTY TRUST          TRS: FALKENBURG WARREN II ETAL          PO BOX 156          NO TRURO, MA 02652-0156</p>

**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:** July 12, 2016

**To:** Slade Associates

**From: Assessor's Office**

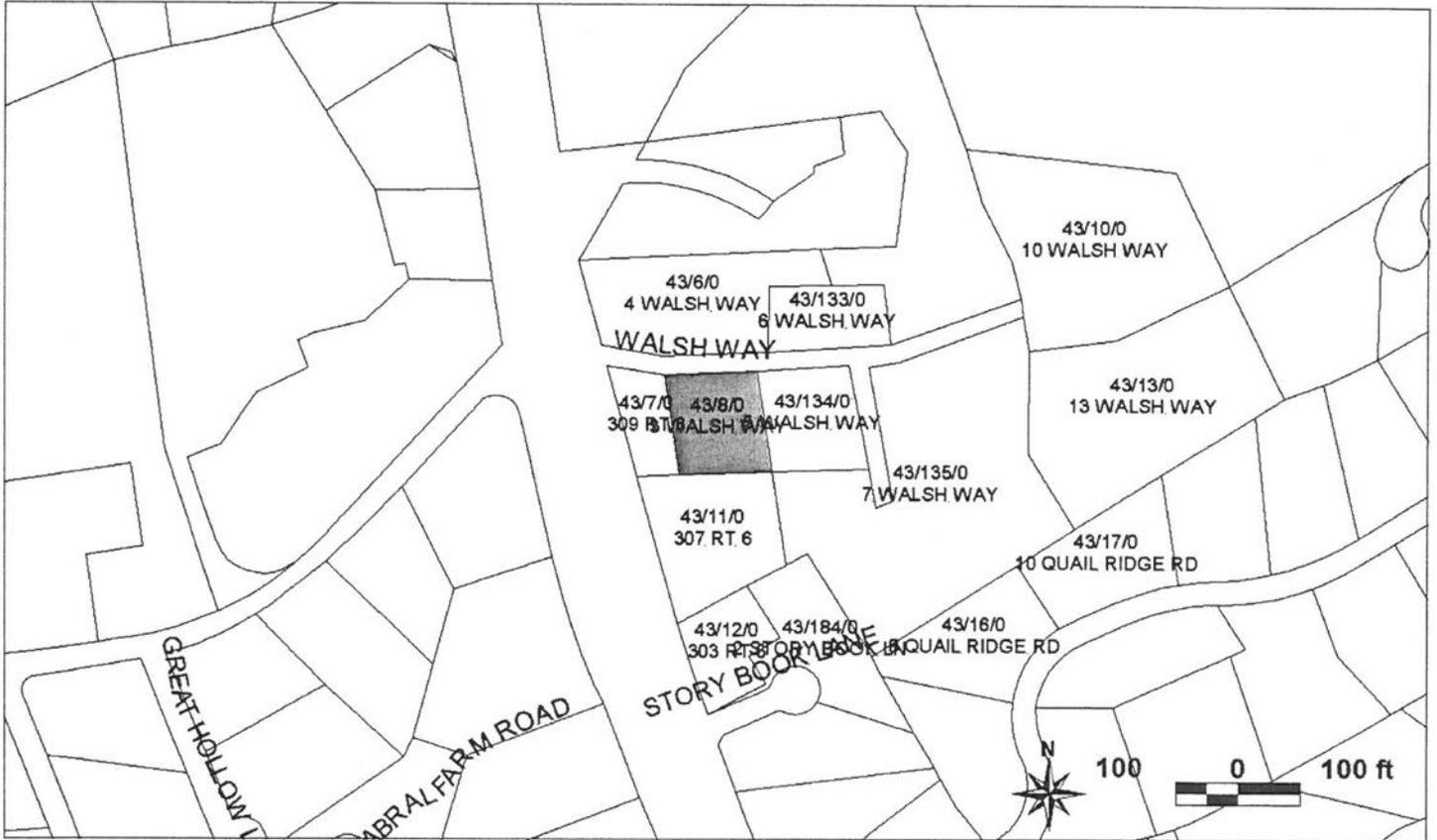
Attached is a list of abutters for the property located at 3 Walsh Way  
on Assessor's Map 43 Parcel 8. The current owner(s) as of July 1, 2016  
is/are 3 Walsh Way Real Estate Trust.

The names and addresses of the abutters are as of July 1, 2016 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: cf

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

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
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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
1888	43-10-0-R	10 WALSH WAY REAL EST TR TRS: WALSH JOSEPH & MARY ELLEN	10 WALSH WAY	4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1889	43-11-0-R	GROZIER JOEL L & LILLIAN ANN	307 RT 6	PO BOX 216	NO TRURO	MA	02652-0216
1890	43-12-0-R	KNAPP MARTI J & SCHLECTER LINDA	303 RT 6	PO BOX 330	PROVINCETOWN	MA	02657-0330
1891	43-13-0-R	WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H	13 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360
1893	43-16-0-R	SAWYER CARL M & PATRICIA D	8 QUAIL RIDGE RD	PO BOX 559	NO TRURO	MA	02652
1894	43-17-0-R	ALVES LORETTA M	10 QUAIL RIDGE RD	PO BOX 748	NO TRURO	MA	02652-0748
2005	43-133-0-R	WALSH STEPHEN H ET AL	6 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2006	43-134-0-R	WALSH STEPHEN H ET AL	5 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2007	43-135-0-R	WALSH STEPHEN H ET AL	7 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2056	43-184-0-R	FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL	2 STORY BOOK LN	PO BOX 156	NO TRURO	MA	02652-0156

<p>43-6-0-R</p> <p>PROUT ROBIN SMITH &amp; SMITH PAUL BRADFORD 229 WHITEVIEW RD WYNANTSKILL, NY 12198</p>	<p>43-7-0-R</p>	<p>43-10-0-R</p> <p>WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059</p>	<p>43-7-0-R</p> <p>43-10-0-R</p> <p>10 WALSH WAY REAL EST TR TRS: WALSH JOSEPH &amp; MARY ELLEN 4 WELLINGTON RD PLYMOUTH, MA 02360-2059</p>
<p>43-11-0-R</p> <p>GROZIER JOEL L &amp; LILLIAN ANN PO BOX 216 NO TRURO, MA 02652-0216</p>	<p>43-12-0-R</p>	<p>43-13-0-R</p> <p>KNAPP MARTI J &amp; SCHLECTER LINDA PO BOX 330 PROVINCETOWN, MA 02657-0330</p>	<p>43-12-0-R</p> <p>43-13-0-R</p> <p>WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360</p>
<p>43-16-0-R</p> <p>SAWYER CARL M &amp; PATRICIA D PO BOX 559 NO TRURO, MA 02652</p>	<p>43-17-0-R</p>	<p>43-133-0-R</p> <p>ALVES LORETTA M PO BOX 748 NO TRURO, MA 02652-0748</p>	<p>43-17-0-R</p> <p>43-133-0-R</p> <p>WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059</p>
<p>43-134-0-R</p> <p>WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059</p>	<p>43-135-0-R</p>	<p>43-184-0-R</p> <p>WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059</p>	<p>43-135-0-R</p> <p>43-184-0-R</p> <p>FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL PO BOX 156 NO TRURO, MA 02652-0156</p>

**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: July 13, 2016

To: Slade Associates

From: Assessor's Office

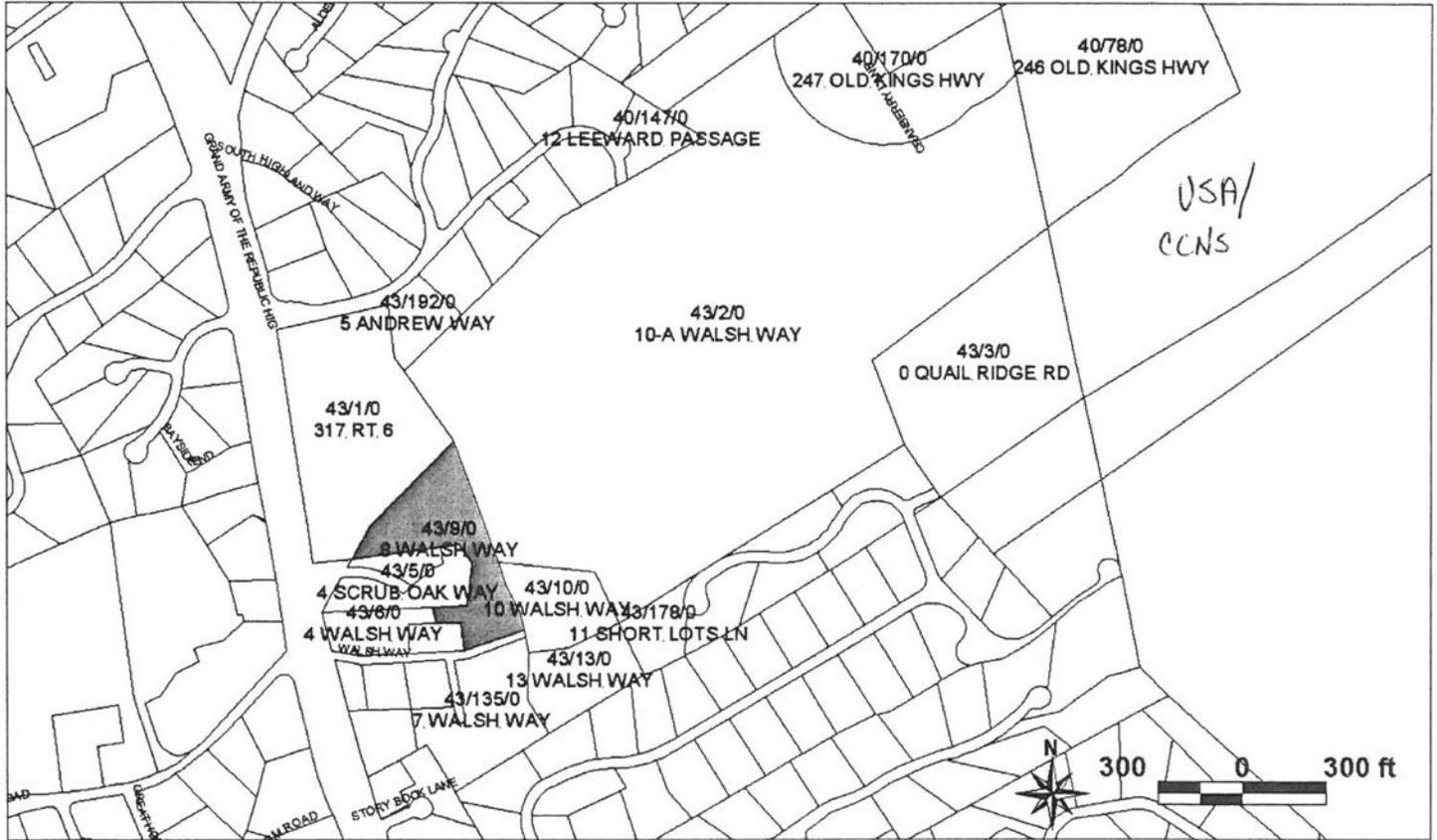
Attached is a list of abutters for the property located at 8 Walsh Way  
on Assessor's Map 43 Parcel 9. The current owner(s) as of July 1, 2016  
is/are Stephen H Walsh et al.

The names and addresses of the abutters are as of July 1, 2016 according to the most  
recent documents received from the Barnstable County Registry of Deeds.

Certified by: 

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

8 Walsh Way  
 Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1501	40-78-0-E	U S A DEPT OF THE INTERIOR	246 OLD KINGS HWY	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
1567	40-147-0-R	ALLOWAY LINDSAY & MICELI MARK	12 LEEWARD PASSAGE	C/O LUXURIES 359 COMMERCIAL ST	PROVINCETOWN	MA	02657
5942	40-165-0-R	IVES JOHN G & JACQUELINE B	7 LEEWARD PASSAGE	PO BOX 517	TRURO	MA	02666-0517
5943	40-166-0-R	ROBERTSON NICK & SIAN E	9 LEEWARD PASSAGE	PO BOX 971	NO TRURO	MA	02652
6577	40-170-0-E	TOWN OF PROVINCETOWN	247 OLD KINGS HWY	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
1879	43-1-0-E	TOWN OF TRURO	317 RT 6	PO BOX 2030	TRURO	MA	02666-2030
1880	43-2-0-R	NEAP TIDE LLC & WALSH J W REAL ESTATE TRUST	10-A WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1881	43-3-0-E	TOWN OF TRURO	0 QUAIL RIDGE RD	PO BOX 2030	TRURO	MA	02666-2030
1882	43-4-0-R	GEARY MAGHI R & BARRETT KATHERINE	2 SCRUB OAK WAY	PO BOX 423	PROVINCETOWN	MA	02657
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
1887	43-9-0-R	WALSH STEPHEN H ET AL	8 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1888	43-10-0-R	10 WALSH WAY REAL EST TR TRS: WALSH JOSEPH & MARY ELLEN	10 WALSH WAY	4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1891	43-13-0-R	WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H	13 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360
2005	43-133-0-R	WALSH STEPHEN H ET AL	6 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2007	43-135-0-R	WALSH STEPHEN H ET AL	7 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2050	43-178-0-R	NOVER MICHAEL L REV TRUST & NOVER DENISE REV TRUST	11 SHORT LOTS LN	39 LAWRENCIA DR	LAWRENCEVILLE	NJ	08648-2026
2051	43-179-0-R	CONDON KEVIN J	5 SHORT LOTS LN	PO BOX 967	TRURO	MA	02666-0967
2052	43-180-0-R	1 SHORT LOTS LANE LLC	1 SHORT LOTS LN	PO BOX 840	TRURO	MA	02666
2064	43-192-0-R	SANTOS NOAH	5 ANDREW WAY	283 COMMONS WAY	BREWSTER	MA	02631
2065	43-193-0-R	GIANGREGORIO ROY J & PATRICIA	1 LEEWARD PASSAGE	82 COLES MEADOW	NORTHAMPTON	MA	01060
2066	43-194-0-R	MILNER ELIZABETH W	3 LEEWARD PASSAGE	40 WEST 77TH ST #2D	NEW YORK	NY	10024

U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667	40-78-0-E	ALLOWAY LINDSAY & MICELI MARK C/O LUXORIES 359 COMMERCIAL ST PROVINCETOWN, MA 02657	40-147-0-R	IVES JOHN G & JACQUELINE B PO BOX 517 TRURO, MA 02666-0517	40-165-0-R
ROBERTSON NICK & SIAN E PO BOX 971 NO TRURO, MA 02652	40-166-0-R	TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657	40-170-0-E	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	43-1-0-E
NEAP TIDE LLC & WALSH J W REAL ESTATE TRUST C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-2-0-R	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	43-3-0-E	GEARY MAGHI R & BARRETT KATHERINE PO BOX 423 PROVINCETOWN, MA 02657	43-4-0-R
SCHMIDT EDWARD P & CYNTHIA A PO BOX 351 NO TRURO, MA 02652-0351	43-5-0-R	PROUT ROBIN SMITH & SMITH PAUL BRADFORD 229 WHITEVIEW RD WYNANTSKILL, NY 12198	43-6-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-9-0-R
10 WALSH WAY REAL EST TR TRS: WALSH JOSEPH & MARY ELLEN 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-10-0-R	WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360	43-13-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-133-0-R
WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-135-0-R	NOVER MICHAEL L REV TRUST & NOVER DENISE REV TRUST 39 LAWRENCIA DR LAWRENCEVILLE, NJ 08648-2026	43-178-0-R	CONDON KEVIN J PO BOX 967 TRURO, MA 02666-0967	43-179-0-R
1 SHORT LOTS LANE LLC PO BOX 840 TRURO, MA 02666	43-180-0-R	SANTOS NOAH 283 COMMONS WAY BREWSTER, MA 02631	43-192-0-R	GIANGREGORIO ROY J & PATRICIA 82 COLES MEADOW NORTHAMPTON, MA 01060	43-193-0-R
MILNER ELIZABETH W 40 WEST 77TH ST #2D NEW YORK, NY 10024	43-194-0-R				

**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: July 13, 2016

To: Slade Associates

From: Assessor's Office

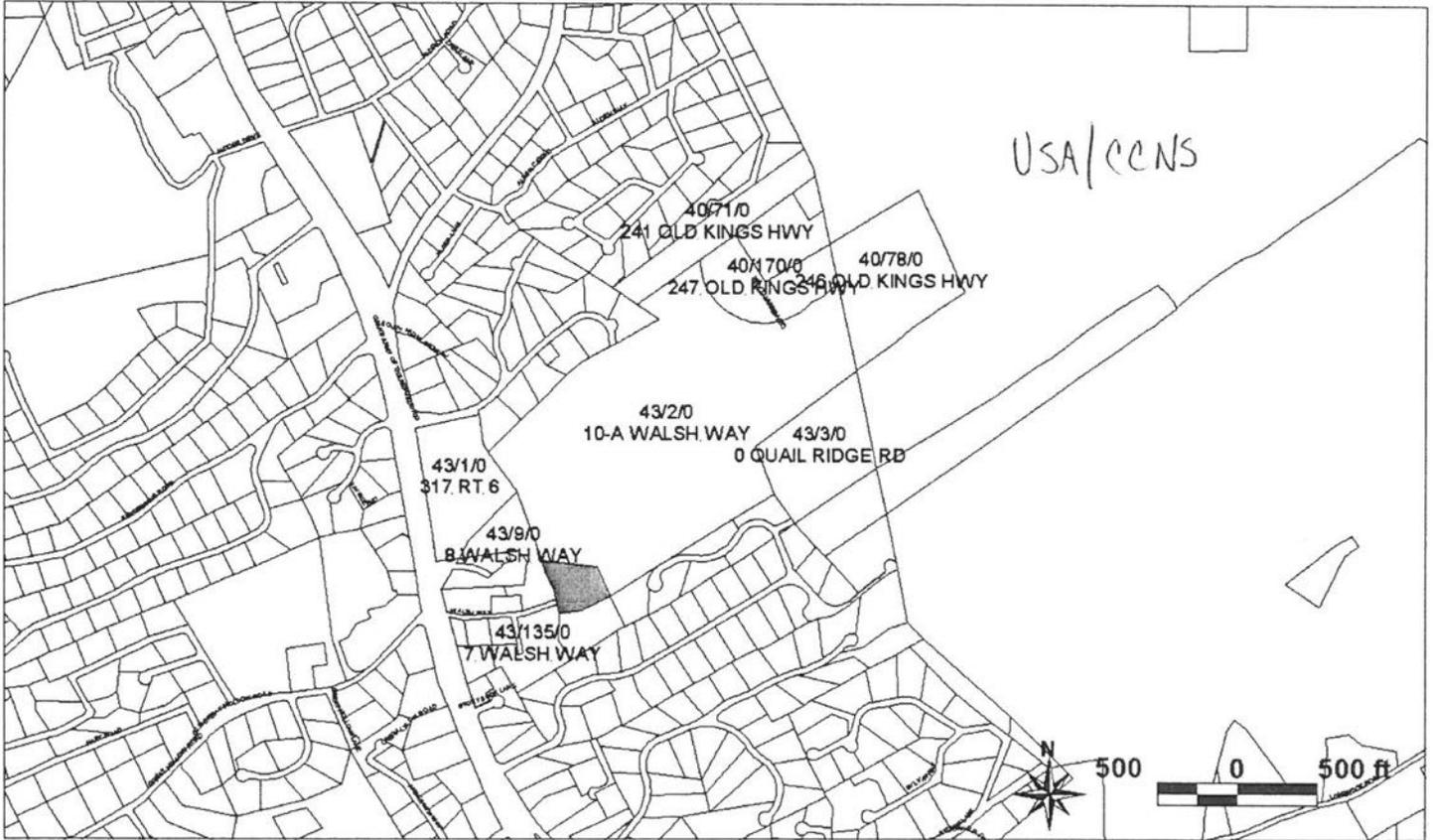
Attached is a list of abutters for the property located at 10 Walsh Way  
on Assessor's Map 43 Parcel 10. The current owner(s) as of July 1, 2016  
is/are 10 Walsh Way RE Trust, Joseph + Mary Ellen Walsh, Trustees.

The names and addresses of the abutters are as of July 1, 2016 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: 

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

10 Walsh Way  
 Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1496	40-71-0-E	TOWN OF TRURO	241 OLD KINGS HWY	PO BOX 2030	TRURO	MA	02666-2030
1501	40-78-0-E	U S A DEPT OF THE INTERIOR	246 OLD KINGS HWY	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
1567	40-147-0-R	ALLOWAY LINDSAY & MICELI MARK	12 LEEWARD PASSAGE	C/O LUXORIES 359 COMMERCIAL ST	PROVINCETOWN	MA	02657
5942	40-165-0-R	IVES JOHN G & JACQUELINE B	7 LEEWARD PASSAGE	PO BOX 517	TRURO	MA	02666-0517
5943	40-166-0-R	ROBERTSON NICK & SIAN E	9 LEEWARD PASSAGE	PO BOX 971	NO TRURO	MA	02652
6577	40-170-0-E	TOWN OF PROVINCETOWN	247 OLD KINGS HWY	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
1879	43-1-0-E	TOWN OF TRURO	317 RT 6	PO BOX 2030	TRURO	MA	02666-2030
1880	43-2-0-R	NEAP TIDE LLC & WALSH J W REAL ESTATE TRUST	10-A WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1881	43-3-0-E	TOWN OF TRURO	0 QUAIL RIDGE RD	PO BOX 2030	TRURO	MA	02666-2030
1882	43-4-0-R	GEARY MAGHI R & BARRETT KATHERINE	2 SCRUB OAK WAY	PO BOX 423	PROVINCETOWN	MA	02657
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
1886	43-8-0-R	3 WALSH WAY REAL ESTATE TR TRS. SHIEL ELLEN	3 WALSH WAY	142 WAMPANOG LANE	TIVERTON	RI	02878
1887	43-9-0-R	WALSH STEPHEN H ET AL	8 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1888	43-10-0-R	10 WALSH WAY REAL EST TR TRS. WALSH JOSEPH & MARY ELLEN	10 WALSH WAY	4 WELLINGTON RD	PLYMOUTH	MA	02360-2059

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1889	43-11-0-R	GROZIER JOEL L & LILLIAN ANN	307 RT 6	PO BOX 216	NO TRURO	MA	02652-0216
1891	43-13-0-R	WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H	13 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360
1893	43-16-0-R	SAWYER CARL M & PATRICIA D	8 QUAIL RIDGE RD	PO BOX 559	NO TRURO	MA	02652
1894	43-17-0-R	ALVES LORETTA M	10 QUAIL RIDGE RD	PO BOX 748	NO TRURO	MA	02652-0748
1895	43-18-0-R	STERN REUBEN & JUDITH	12 QUAIL RIDGE RD	90-60 UNION TPKE	GLENDALE	NY	11385
1896	43-19-0-R	MOSS SANDRA G & OTOOLE CHERYL A & MOSS DAVID J	14 QUAIL RIDGE RD	PO BOX 592	TRURO	MA	02666-0592
1897	43-20-0-R	DEERING ALVIN SCOTT REV TRUST TRS: DEERING ALVIN SCOTT	16 QUAIL RIDGE RD	PO BOX 362	NO TRURO	MA	02652-0362
1898	43-21-0-R	DRUMMEY PATRICK J & CULLINANE ALAN J	18 QUAIL RIDGE RD	PO BOX 1102	TRURO	MA	02666
2005	43-133-0-R	WALSH STEPHEN H ET AL	6 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2006	43-134-0-R	WALSH STEPHEN H ET AL	5 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2007	43-135-0-R	WALSH STEPHEN H ET AL	7 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2049	43-177-0-R	WYNNE STEVEN M LIVING TRUST & GIBBONS JOSEPH N LIVING TRUST	8 SHORT LOTS LN	210 WILLOWBROOK DR	WAYLAND	MA	01778-5124
2050	43-178-0-R	NOVER MICHAEL L REV TRUST & NOVER DENISE REV TRUST	11 SHORT LOTS LN	39 LAWRENCIA DR	LAWRENCEVILLE	NJ	08648-2026
2051	43-179-0-R	CONDON KEVIN J	5 SHORT LOTS LN	PO BOX 967	TRURO	MA	02666-0967
2052	43-180-0-R	1 SHORT LOTS LANE LLC	1 SHORT LOTS LN	PO BOX 840	TRURO	MA	02666
2056	43-184-0-R	FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL	2 STORY BOOK LN	PO BOX 156	NO TRURO	MA	02652-0156
2064	43-192-0-R	SANTOS NOAH	5 ANDREW WAY	283 COMMONS WAY	BREWSTER	MA	02631
2065	43-193-0-R	GIANGREGORIO ROY J & PATRICIA	1 LEEWARD PASSAGE	82 COLES MEADOW	NORTHAMPTON	MA	01060
2066	43-194-0-R	MILNER ELIZABETH W	3 LEEWARD PASSAGE	40 WEST 77TH ST #2D	NEW YORK	NY	10024

40-71-0-E	U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667	40-78-0-E	ALLOWAY LINDSAY & MICELI MARK C/O LUXORIES 359 COMMERCIAL ST PROVINCETOWN, MA 02657	40-147-0-R
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030				
40-165-0-R	ROBERTSON NICK & SIAN E PO BOX 971 NO TRURO, MA 02652	40-166-0-R	TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657	40-170-0-E
IVES JOHN G & JACQUELINE B PO BOX 517 TRURO, MA 02666-0517				
43-1-0-E	NEAP TIDE LLC & WALSH J W REAL ESTATE TRUST C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-2-0-R	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	43-3-0-E
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030				
43-4-0-R	SCHMIDT EDWARD P & CYNTHIA A PO BOX 351 NO TRURO, MA 02652-0351	43-5-0-R	PROUT ROBIN SMITH & SMITH PAUL BRADFORD 229 WHITEVIEW RD WYNANTSKILL, NY 12198	43-6-0-R
GEARY MAGHI R & BARRETT KATHERINE PO BOX 423 PROVINCETOWN, MA 02657				
43-8-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-9-0-R	10 WALSH WAY REAL EST TR TRS: WALSH JOSEPH & MARY ELLEN 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-10-0-R
3 WALSH WAY REAL ESTATE TR TRS: SHIEL ELLEN 142 WAMPANOG LANE TIVERTON, RI 02878				
43-11-0-R	WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360	43-13-0-R	SAWYER CARL M & PATRICIA D PO BOX 559 NO TRURO, MA 02652	43-16-0-R
GROZIER JOEL L & LILLIAN ANN PO BOX 216 NO TRURO, MA 02652-0216				
43-17-0-R	STERN REUBEN & JUDITH 90-60 UNION TPKE GLENDALE, NY 11385	43-18-0-R	MOSS SANDRA G & OTOOLE CHERYL A & MOSS DAVID J PO BOX 592 TRURO, MA 02666-0592	43-19-0-R
ALVES LORETTA M PO BOX 748 NO TRURO, MA 02652-0748				
43-20-0-R	DRUMMEY PATRICK J & CULLINANE ALAN J PO BOX 1102 TRURO, MA 02666	43-21-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-133-0-R
DEERING ALVIN SCOTT REV TRUST TRS: DEERING ALVIN SCOTT PO BOX 362 NO TRURO, MA 02652-0362				
43-134-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-135-0-R	WYNNE STEVEN M LIVING TRUST & GIBBONS JOSEPH N LIVING TRUST 210 WILLOWBROOK DR WAYLAND, MA 01778-5124	43-177-0-R
WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059				
43-178-0-R	CONDON KEVIN J PO BOX 967 TRURO, MA 02666-0967	43-179-0-R	1 SHORT LOTS LANE LLC PO BOX 840 TRURO, MA 02666	43-180-0-R
NOVER MICHAEL L REV TRUST & NOVER DENISE REV TRUST 39 LAWRENCIA DR LAWRENCEVILLE, NJ 08648-2026				

43-184-0-R

FALKENBURG REALTY TRUST  
TRS: FALKENBURG WARREN II ETAL  
PO BOX 156  
NO TRURO, MA 02652-0156

43-192-0-R

SANTOS NOAH  
283 COMMONS WAY  
BREWSTER, MA 02631

43-193-0-R

GIANGREGORIO ROY J & PATRICIA  
82 COLES MEADOW  
NORTHAMPTON, MA 01060

43-194-0-R

MILNER ELIZABETH W  
40 WEST 77TH ST #2D  
NEW YORK, NY 10024

**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: July 13, 2016

To: Slade Associates

From: Assessor's Office

Attached is a list of abutters for the property located at 5 Walsh Way  
on Assessor's Map 43 Parcel 134. The current owner(s) as of July 1, 2016  
is/are Stephen H Walsh Et Al.

The names and addresses of the abutters are as of July 1, 2016 according to the most  
recent documents received from the Barnstable County Registry of Deeds.

Certified by: 



43-6-0-R

PROUT ROBIN SMITH &  
SMITH PAUL BRADFORD  
229 WHITEVIEW RD  
WYNANTSKILL, NY 12198

43-7-0-R

WALSH STEPHEN H ET AL  
C/O WALSH JOSEPH W  
4 WELLINGTON RD  
PLYMOUTH, MA 02360-2059

43-8-0-R

3 WALSH WAY REAL ESTATE TR  
TRS: SHIEL ELLEN  
142 WAMPANOG LANE  
TIVERTON, RI 02878

43-10-0-R

10 WALSH WAY REAL EST TR  
TRS: WALSH JOSEPH & MARY ELLEN  
4 WELLINGTON RD  
PLYMOUTH, MA 02360-2059

43-11-0-R

GROZIER JOEL L & LILLIAN ANN  
PO BOX 216  
NO TRURO, MA 02652-0216

43-12-0-R

KNAPP MARTI J &  
SCHLECTER LINDA  
PO BOX 330  
PROVINCETOWN, MA 02657-0330

43-13-0-R

WALSH RUTH C REAL ESTATE TRUST  
TRS: WALSH JOHN H  
C/O WALSH JOSEPH W  
4 WELLINGTON RD  
PLYMOUTH, MA 02360

43-16-0-R

SAWYER CARL M & PATRICIA D  
PO BOX 559  
NO TRURO, MA 02652

43-17-0-R

ALVES LORETTA M  
PO BOX 748  
NO TRURO, MA 02652-0748

43-133-0-R

WALSH STEPHEN H ET AL  
C/O WALSH JOSEPH W  
4 WELLINGTON RD  
PLYMOUTH, MA 02360-2059

43-134-0-R

WALSH STEPHEN H ET AL  
C/O WALSH JOSEPH W  
4 WELLINGTON RD  
PLYMOUTH, MA 02360-2059

43-135-0-R

WALSH STEPHEN H ET AL  
C/O WALSH JOSEPH W  
4 WELLINGTON RD  
PLYMOUTH, MA 02360-2059

43-184-0-R

FALKENBURG REALTY TRUST  
TRS: FALKENBURG WARREN II ETAL  
PO BOX 156  
NO TRURO, MA 02652-0156

ef

**TOWN OF TRURO**  
**ASSESSOR'S OFFICE**

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

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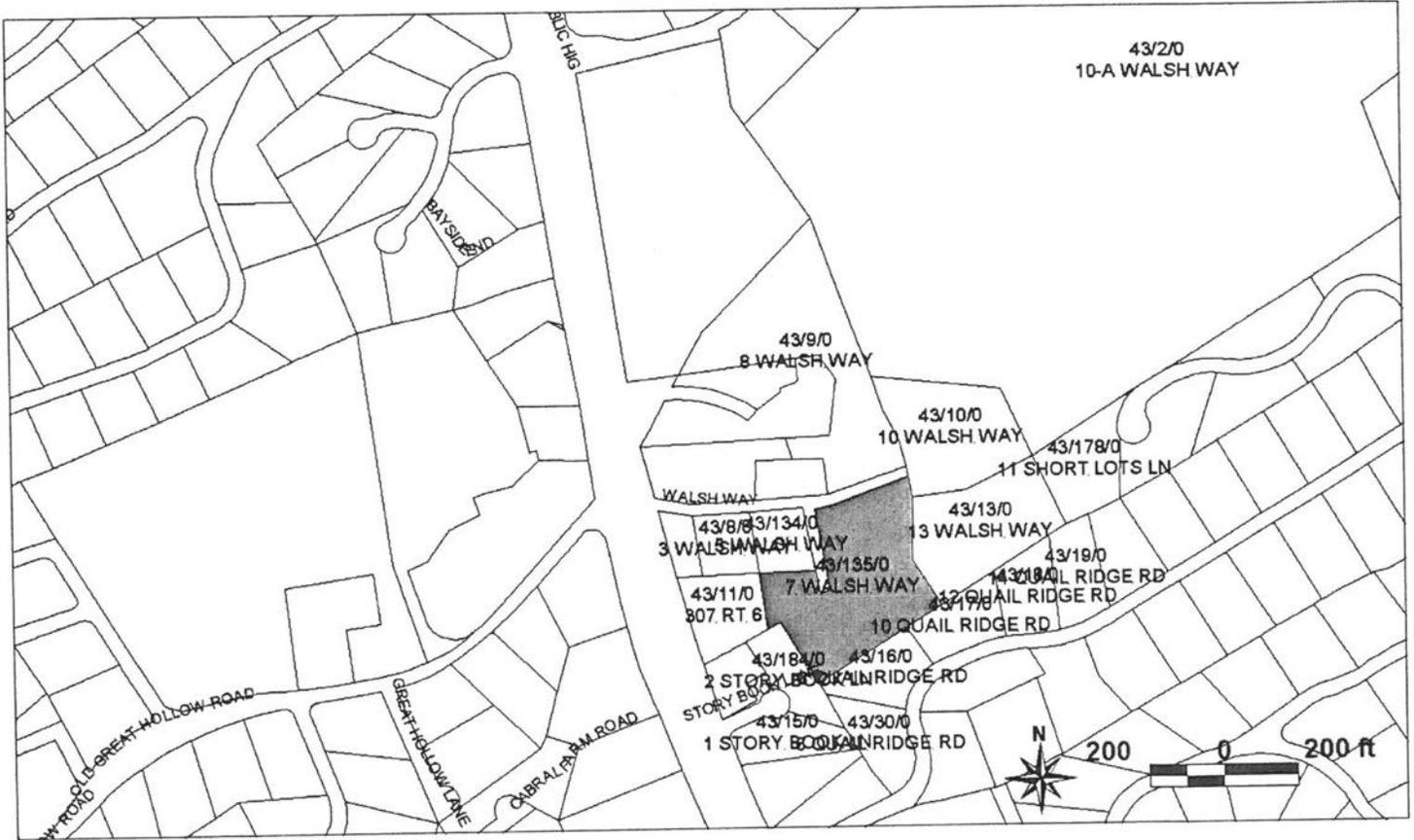
Attached is a list of abutters for the property located at 7 Walsh Way  
on Assessor's Map 43 Parcel 135. The current owner(s) as of July 1, 2016  
is/are Stephen H Walsh et al.

The names and addresses of the abutters are as of July 1, 2016 according to the most  
recent documents received from the Barnstable County Registry of Deeds.

Certified by: cf

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

7 Walsh Way  
 Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1880	43-2-0-R	NEAP TIDE LLC & WALSH J W REAL ESTATE TRUST	10-A WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
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
1886	43-8-0-R	3 WALSH WAY REAL ESTATE TR TRS: SHIEL ELLEN	3 WALSH WAY	142 WAMPANOG LANE	TIVERTON	RI	02878
1887	43-9-0-R	WALSH STEPHEN H ET AL	8 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1888	43-10-0-R	10 WALSH WAY REAL EST TR TRS: WALSH JOSEPH & MARY ELLEN	10 WALSH WAY	4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
1889	43-11-0-R	GROZIER JOEL L & LILLIAN ANN	307 RT 6	PO BOX 216	NO TRURO	MA	02652-0216
1890	43-12-0-R	KNAPP MARTI J & SCHLECTER LINDA	303 RT 6	PO BOX 330	PROVINCETOWN	MA	02657-0330
1891	43-13-0-R	WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H	13 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360
1892	43-15-0-R	FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL	1 STORY BOOK LN	PO BOX 156	NO TRURO	MA	02652-0156
1893	43-16-0-R	SAWYER CARL M & PATRICIA D	8 QUAIL RIDGE RD	PO BOX 559	NO TRURO	MA	02652
1894	43-17-0-R	ALVES LORETTA M	10 QUAIL RIDGE RD	PO BOX 748	NO TRURO	MA	02652-0748
1895	43-18-0-R	STERN REUBEN & JUDITH	12 QUAIL RIDGE RD	90-60 UNION TPKE	GLENDALE	NY	11385
1896	43-19-0-R	MOSS SANDRA G & OTOOLE CHERYL A & MOSS DAVID J	14 QUAIL RIDGE RD	PO BOX 592	TRURO	MA	02666-0592
1907	43-30-0-R	MEADS MAXINE R	6 QUAIL RIDGE RD	PO BOX 113	NO TRURO	MA	02652-0113
2005	43-133-0-R	WALSH STEPHEN H ET AL	6 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059

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Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2006	43-134-0-R	WALSH STEPHEN H ET AL	5 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2007	43-135-0-R	WALSH STEPHEN H ET AL	7 WALSH WAY	C/O WALSH JOSEPH W 4 WELLINGTON RD	PLYMOUTH	MA	02360-2059
2050	43-178-0-R	NOVER MICHAEL L REV TRUST & NOVER DENISE REV TRUST	11 SHORT LOTS LN	39 LAWRENCIA DR	LAWRENCEVILLE	NJ	08648-2026
2056	43-184-0-R	FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL	2 STORY BOOK LN	PO BOX 156	NO TRURO	MA	02652-0156

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NEAP TIDE LLC & WALSH J W REAL ESTATE TRUST C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-2-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-7-0-R	3 WALSH WAY REAL ESTATE TR TRS: SHIEL ELLEN 142 WAMPANOG LANE TIVERTON, RI 02878	43-8-0-R
WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-9-0-R	10 WALSH WAY REAL EST TR TRS: WALSH JOSEPH & MARY ELLEN 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-10-0-R	GROZIER JOEL L & LILLIAN ANN PO BOX 216 NO TRURO, MA 02652-0216	43-11-0-R
KNAPP MARTI J & SCHLECTER LINDA PO BOX 330 PROVINCETOWN, MA 02657-0330	43-12-0-R	WALSH RUTH C REAL ESTATE TRUST TRS: WALSH JOHN H C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360	43-13-0-R	FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL PO BOX 156 NO TRURO, MA 02652-0156	43-15-0-R
SAWYER CARL M & PATRICIA D PO BOX 559 NO TRURO, MA 02652	43-16-0-R	ALVES LORETTA M PO BOX 748 NO TRURO, MA 02652-0748	43-17-0-R	STERN REUBEN & JUDITH 90-60 UNION TPKE GLENDALE, NY 11385	43-18-0-R
MOSS SANDRA G & OTOOLE CHERYL A & MOSS DAVID J PO BOX 592 TRURO, MA 02666-0592	43-19-0-R	MEADS MAXINE R PO BOX 113 NO TRURO, MA 02652-0113	43-30-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-133-0-R
WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-134-0-R	WALSH STEPHEN H ET AL C/O WALSH JOSEPH W 4 WELLINGTON RD PLYMOUTH, MA 02360-2059	43-135-0-R	NOVER MICHAEL L REV TRUST & NOVER DENISE REV TRUST 39 LAWRENCIA DR LAWRENCEVILLE, NJ 08648-2026	43-178-0-R
FALKENBURG REALTY TRUST TRS: FALKENBURG WARREN II ETAL PO BOX 156 NO TRURO, MA 02652-0156	43-184-0-R				

7-13-16  
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**TRURO BOARD OF SELECTMAN  
with PLANNING BOARD  
Forum: Protecting our National Seashore  
Meeting Minutes  
August 8, 2015  
Truro Town Hall**

**DRAFT**

Select Board Members present:

Paul Wisotzky, Maureen Burgess, Jay Coburn, Bob Weinstein, Jan Worthington.

Planning Board Members present:

Lisa Maria Tobia, Bruce Boleyn, Peter Herridge, Jack Riemer, Steve Sollog. Excused: John Hopkins, Mike Roderick.

Other participants: Rae Ann Palmer, Town Manager; Carole Ridley, Planning Consultant.

Chair Paul Wisotzky opened the Board of Selectmen meeting at 5:00 pm and introduced Select Board members. Lisa Tobia, Chair of the Truro Planning Board, introduced Planning Board members present and opened the Planning Board meeting at 5:03 pm.

Mr. Wisotzky provided a summary of the purpose and background for the planning of this meeting: whether or not to limit house size in the Cape Cod National Seashore. He stated that we are in the listening and learning stage of this issue. We are bringing this issue to the citizens of Truro. We are here to listen and learn. This will help us draft a zoning proposal to bring to Town Meeting. Town Counsel will be charged to come up with concepts and recommendations regarding this issue.

The Planning Board will be the entity to propose changes to the Zoning Board. Two-thirds of those attending Town Meeting will need to approve any change to the Zoning By-Laws.

Ms. Tobia talked about the history of the Cape Cod National Seashore (CCNS). 70 % of the land within the Town of Truro is CCNS. The Town of Truro works with the National Park Service. The Towns are responsible through their by-laws to care for the CCNS.

There are 211 privately owned parcels in the Truro Seashore District. New commercial and industrial uses are prohibited, and there are limits on site clearing. Minimum lot sizes are 3 acres. Required setbacks in the Seashore District are 50 feet from all streets. There is a requirement for site plan review to consider building design, traffic circulation and landscaping, but regulations do not limit building size.

Lauren McKean, Park Planner at Cape Cod National Seashore, spoke about the history of legislation for the zoning of the National Seashore. She also spoke of the role of the CCNS to weigh in on the various zoning by-law changes and site plan reviews.

FIVE QUESTIONS:

## **1. What does the Seashore District mean to the Town of Truro?**

Tom Bow, part-time resident: I believe the Seashore is our biggest asset. We should put something out that is fair, reasonable, not restrictive, but places a limit on building size, which is very important.

Dick Steed, has owned land with his two brothers, for 56 years. He asked about the purpose of these efforts. He talked about issues with Highland Center and Payomet, which are both in CCNS. He mentioned that kites and wind surfers have been banned. He wants to be treated the same way as Truro residents are treated and asked that this by-law proposal not be sneaked in through special town meeting, but wait for the regular annual meeting.

Steve Sollog, Planning Board member: I agree with the first speaker that it is a good idea to control house size for future building.

John Winter: National Sea shore is invaluable, for the long term, for hiking, biking, preserving the land; we should take a 500 year perspective, so that we can still wander through the Seashore years from now.

Priscilla Silva: 100 acres went to the National Seashore from our family. Every year we see more and more restrictions put out by the CCNS. I find it unjust. We pay more than other Truro residents for property taxes.

Brenda Boleyn: I believe the Seashore is the best thing that ever happened to the Cape. We need to look toward the future and think about what's happening in the CCNS. She is pleased that the two Boards are taking on this issue and that the voters of Truro will give this careful consideration.

## **2. What are our shared concerns about protecting the Seashore District?**

The next gentleman stated that he doesn't have any concerns. I think this is a turning point for Truro. Are there any undeveloped parcels? (There are a handful.) We are being fair, not restrictive, but keeping it under control. This is very important for future generations.

Monica Kraft: The maintenance of the existing trails, cranberry bogs and bike paths are very important. These are slowly getting shut down. Bike paths are becoming dangerous. This is the utmost concern that I think we should have.

Bill Worthington: I would like to echo Ms. Kraft's concerns. The problem I have is two-fold, maintenance of trails, fire road sign's broken, fire vehicles could not get through. The trails are not adequately maintained.

## **3. Are you concerned about the potential for larger houses being constructed in place of smaller houses in the Sea Shore?**

Carlotta: Anyone who purchased a home in the Seashore or who accepted a legacy in the Seashore made a commitment to the restrictions that are in the spirit of the founding of the Seashore.

Susan Howe: I am concerned about large houses being built not only in the Seashore but also in the town. I think we should make regulations for both.

Ann Erwin: My family has always felt that the guidelines that the Seashore established for improving and enlarging houses were fair. I'm concerned that large elegant houses are not what we want to see in the Seashore. It's supposed to be a place that respects what the land was originally like before we were there. We are grateful to be able to live in the Seashore. How many parcels of land are there in Truro? Answer: about 3,300, so less than 10% of parcels with homes on them are in the Seashore.

Gail Marks: When we bought our house, we thought the guidelines were not alterable. It seemed like people ignored the guidelines and had a "scofflaw" attitude. I agree with those who think size should be restricted.

Bobby Lowe: Larger homes will change the character of Truro. I would like to see Truro remain rural. Orleans has become like suburbia and has water problems. I don't want to see the same thing happen to Truro.

The next speaker said she thought the 50% rule is not fair to some. If two houses have the same acreage, but one is double the size of the other, the larger one could become much larger than the smaller one, even though they are on the same acreage.

John Marksbury: I think it should be underscored that it has taken the town a long time to get to this point. Yet there are those today who wish to delay this process further. I want to thank the Planning Board for providing this opportunity. The Seashore is different from the rest of the Truro. That is why we have the Seashore district with its own zoning rules. Two moral issues: Private Property rights vs the common good. Second is fairness. The character of the neighborhood and the property values. The overriding character of this town is rural. Regarding fairness: we are talking about a national park. 14.5 million people visit this park. It's the 14th most visited park in the country. Let's realize that we are proxies for the rest of the country.

#### **4. Are there other concerns about protecting the National Seashore District that you would like to raise.**

Chuck Steinman: I think the town needs to take a stronger role in enforcing what is happening in the Seashore. We are horrified in what's happening in the campgrounds. Are there fines being levied? How do we enforce regulations?

Valerie Falk: A question: What about nature, the water table? There are issues of potential pollution. My concern about large houses is esthetic, but it may be out of our hands. We should find out what our land can handle.

John Winter: It would be wonderful to have a plan for the future regarding the Pamet. That may not be part of the Seashore discussion. But we should have a vision for that.

Chuck Steinman: speaking as Chair of the Historical Commission and vice-chair of the Historical Review Board. We have voted to support some sort of change. Of 153 houses that are under 2,500 sq. feet, 75 are historic, not counting the modernist ones, which are not yet called historic. Some of us consider them historic, as well.

**5. Do any of the concerns you have about protecting the Seashore District apply town-wide?**

Jack Pink: Yes, all the restrictions in the Seashore should be town-wide. I think the same restrictions should apply town-wide.

Chris Wells: I'm worried about liability, the lack of maintenance and lack of funds in the Seashore. Should a visitor become injured on Sea Shore property, who is liable? Great Pond is visited by many many people. The stairs are rotted and broken; they need fixing.

Steve Sollog, Planning Board member: I thank you for having this meeting. It is evident that the people of Truro are very interested and I hope we will have more of these meetings. It is so useful for the town and our boards.

Stan Segal: I'm concerned about making Truro stronger to take on the Park Service and protect our own interests. There are many abandoned buildings in the Seashore.

Dave Spang: the old Courtney Allen house. I have a different perspective than some others. I went to work for the Park Service many years ago. Many of the trails are not official trails. If you would like to help, you can join the Friends of the Park Service and help maintain the trails. We call them "social trails." Within the Park there have been a lot of changes in homes. The changes over the years have changed the character of the Park. This was the first National Park in the country. There are so many overlapping jurisdictions. It is difficult to administer. The Park is not trying to tell Truro what to do. I hope that the Park can stay within the character of what this Park was meant to be.

There was a suggestion for a straw vote from the floor. Selectman Jay Coburn spoke in response to the request. He stressed that the purpose of the meeting was to begin to build consensus around protecting the National Seashore. He reminded the attendees that it will take 2/3 of the those who attend Annual Town Meeting to pass a new by-law. He also said that the Select Board and Planning Board do not want to see this issue further divide year round and part-time Truro residents.

Question from the floor: was the postcard I received sent to all town residents? Answer: only those living in the Seashore received the postcard.

Walter Morrison: I think we failed in previous attempts because the proposals were complicated and based on a percentage of the size of the house or whether it could be seen from the road. It should be a simple and objective standard.

Ann Greenbaum: Two things— my father was very involved in the work done in Chilmark. What they were able to pass in Chilmark, they put on a t-shirt. Simple. The community process should be continued, varied and constant, over time. There were a number of meetings prior to Town Meeting to help residents understand and have input.

John Marksbury: The person before me had a good point: simplicity. Chilmark, Eastham, and Wellfleet all did a good job and the State approved their new regulations.

Bud Brickel: The notice only went to those in the Seashore? This is not a community meeting. Having this meeting was not a wise thing to do on this issue.

Ms. Palmer explained the notices and thinking behind scheduling this first meeting.

Selectman Jan Worthington: There are a lot of people who are not here who have a lot of concerns and resentments towards the Park. I, too, want to protect the Park. But we need to make sure there is access.

Gary Cooper: I want to reinforce that we are stewards of the environment. We should bring in experts to advise us on what the environmental impact of no action might be.

Regan McCarthy: Two sides: the notion of restricting house size in the Seashore with respect to Seashore guidelines. On the other hand for others like me, who have not built on our land, it has a potential become a precedent for the town itself. I would not find it restrictive if there were a limit on house size. It could send a signal we need to considerate affordability for housing.

Tom Chauffeur; Thank you. All discussion is good discussion. I've seen divisiveness tear up other towns; let's not go there. Property rights have gone down recently. I have concerns about commercial development. We have to have some environmental safeguards.

Helen McNeil Ashton: A footnote to remarks about existing houses in CNSS. One of the beauties of the Seashore was the preservation of the Cape Cod style houses and cottages. The potential mansion-ization of the area takes away from that. Some of the historic buildings deserve to be preserved. A size cap would encourage a builder to incorporate the historic building in their project.

Jack Riemer, Planning Board: Thank you to those who have helped in the process so far, as well as the public who have come out tonight. Someone asked for a straw poll. I would like to see that happen.

Mr. Wisotzky: you all have a survey. Please fill it out.

There was a further request for a straw poll.

Who is favor of a by-law that would restrict house size in the CCNS? Overwhelming support. Who is not in favor?

Who is in favor of a similar restriction in the rest of the town? Overwhelming support.  
Not in favor?

Mr. Wisotzky: In the fall, we will have a follow-up meeting where we will present some concepts and proposals and ask for feedback from residents. In the interim, I encourage all of you to subscribe to the Planning Board, and you will be emailed their agenda. You can see the packets they receive prior to each meeting on the website.

Meeting adjourned at 6:37 pm.

Respectfully submitted,

Katherine Black

## TRURO PLANNING BOARD

**DRAFT**

### Meeting Minutes

August 16, 2016 – 6:00 p.m.

### Truro Town Hall

**Planning Board Members Present:** Bruce Boleyn; Peter Herridge; Jack Riemer; Michael Roderick; Steve Sollog; Lisa Maria Tobia **Absent (excused):** John Hopkins

Other participants: Christopher J. Snow, Attorney; William N. Rogers, Chet Lay, Slade Associates; Bob Smith, Traffic Consultant with McMann Associates; Ben Zehnder, Attorney; Andy English, Scott Ashely, Mary Ann Larkin, Ron Fichtner, Barry Tender, Joyce Matthews, Joe Buteau, Joe Gareau, Carlos Verde, Karen Snow, Elizabeth Verde; Carole Ridley, Planning Consultant.

Ms. Tobia opened the meeting at 6:00 pm.

### Public Comment Period

There was no public comment.

### Approval Not Required - Continuance

**2016-006PB Dorothy M. Nearen and Marilyn B. Cubberley** 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<sup>rd</sup>, June 21<sup>st</sup> and July 19<sup>th</sup>, 2016.

Attorney Christopher Snow spoke about what has been accomplished since the previous meeting. Discussion was held regarding the information that the applicant has added to the ANR plan, as requested. The lots have been re-surveyed and wetlands have been delineated. Lot 2 is being divided into Lots 3 and 4, with conveyed to 627 Shore Road. Subsequently, Lot 2 will be deregistered and a subsequent ANR will be submitted to remove the internal property line of Lot 4 running through the structure. A 7-foot amount of frontage has been added to Lot 4 to ensure that 627 Shore Road has adequate frontage. A note has been added to the plan to the effect that Lot 4 is a non-buildable lot.

Mr. Riemer asked whether, because the land is in common ownership, the ANR was possible. Mr. Snow confirmed that this plan had been previously approved by a past Planning Board, but due to administrative error had not been recorded with the land court.

Mr. Sollog moved to determine that Shore Road provides safe and adequate access and to endorse the plan entitled Plan of Land in (North) Truro Being a Subdivision of Lot 2, As Shown on Land Court Plan 38817A, Owner: Nearen and Cubberley Nominee Trust, dated April 2016, 1"=30', signed by William N. Rogers, II, Registered Land Surveyor in the Commonwealth of Massachusetts, as Approval Not Required, and to file said decision with the Town Clerk. Mr. Herridge seconded. So voted, 6-0. The ANR plan received the endorsement of the Planning Board members.

### Pre-Submission Consultations – Definitive Plan

**Pursuant to a Preliminary Plan Decision for 2016-003PB Steven F. Rogers**, the applicant seeks to present to the Board the results of a traffic study related to a 9-lot proposed subdivision of property located at 25 & 25A Pond Road, Assessor's Map 36, Parcels 39 & 35.

Chet Lay introduced the presentation. Bob Smith from McMahon Associates, the traffic consultants, made a statement of the key findings of a traffic study his firm completed in April and May. To account for the higher traffic volume in the summer, the study relied on summer road counts on a comparable road in Truro to come up with a seasonal adjustment of traffic counts on Pond Road. Estimate was 440 vehicles per day. Projections were done which resulted in 86 additional trips on Pond Road per day, if the subdivision were built. Crash data was obtained. The proposed development would not be expected to increase crashes. Result was that the development would have minimal impact on the roadway. Cape Cod Commission data was used to determine percentage of increase in the summer using Highland Road as an example.

Ms. Tobia brought up the seasonal nature of Truro. She also asked if they consulted with the local police department for crashes or incidents. They did not.

Abutter Andy English, 19 Pond Road, stated that not having been done in the summer, and not being done on Pond Road, makes the study invalid. There was no mention of foot traffic or bicycles. Parts of Highland Road are wider than Pond Road. There are more roads coming into Pond Road than Highland Road. The percentage on a weekday doesn't compare to a weekend day. And in the summer every day is like a Saturday. There are a lot more than one or two cars per house often in the summer, with extended families. The houses that will be built are not necessarily for year round use where people go to work in the morning and come home in the evening.

Scott Ashley talked about the rural nature of Truro. He wanted to see whether the Conservation Commission might buy this property. He also talked about the walkers, strollers, and bicycles. He also brought up that if the new homes are summer homes there will be a lot more than two cars per house.

Mary Ann Larkin, 12 Pond Road, asked about the road. She talked about a monument where the Pilgrim's spent their second night. She asked about the historic commission involvement and had questions about a new road opposite the park and its width. She wanted it to know if the property has been sold yet. (It has not.)

Ron Fichtner talked about Pond Road as a pedestrian walkway to a public beach and other beaches and made a point about the issue of public safety.

Barry Tender, 4 Pond Road, talked about the traffic and pedestrian issues. He said there is ten times more traffic in the summer than in the spring.

Joyce Matthews talked about the fact that there is no parking for the church on Pond Road. When there are services or functions at the church, there are parking issues. She has submitted a letter to be read into the record about .

Joe Buteau, 14 Pond Road, asked for consideration of waste water and other developments. He talked further about traffic and pedestrians, no sidewalks, no lighting.

Karen Snow talked about the end of Pond Road where there is a beach parking lot. Parking lot is full on a daily basis.

Mr. Herridge brought up the fact that 33% increase in traffic in summer is underestimated. He asked if they looked into beach traffic to Cold Storage Beach and all the pedestrian traffic.

Mr. Smith explained further about how the study was done. He stated that a 9-lot subdivision would not generate a volume of traffic that would make a significant difference.

Ms. Tobia brought up the need to redo the traffic count during the coming week while the majority of summer visitors are still around. After this week, school will soon be in session and traffic patterns will change.

Discussion lead to a request by the Planning Board to redo the study before the summer is over in two weeks.

Ms. Ridley recounted the issues that could be addressed in a new study: the seasonality factor, a focus on weekend peak uses, growth and background traffic due to other development in the area, pedestrian and bicycle use, use of Pond Road to go to the beach and to other parts of town.

Mr. Zehnder spoke about making assumptions regarding usage of new properties by summer renters, as opposed to year round residents. He did not agree that summer use would be that different from year round use. He agreed that cars, pedestrians, and bicycles can be counted.

Mr. Smith talked about how the average daily traffic is determined. He clarified what will be reported in a new review of traffic, showing the traffic on a peak day. It may not change the average daily number by much. The public was asked what the time frame should be. 7 am to 9 pm during the next few days, has been requested. Pedestrian, bicyclists will be counted as well as cars.

Joe Gareau was concerned about water runoff from this property across from Pond Village. He stated that everyone who lives on this road thinks there is too much traffic. He asked about the point of the study. Is this traffic study capable of stopping this development? Ms. Tobia responded that the purpose is to gather information. She is hopeful that the Cape Cod Commission will review the study. Another abutter asked that police records should be reviewed due to speeding on Pond Road.

Time Frame to revisit the issue: Allow 2-3 weeks for the Cape Cod Commission to review. The new report can be added to the current report. The issue will be continued to September 20.

Discussion was held regarding notifications of meetings such of this. Mr. Riemer suggested that agendas of meetings be posted at the post office. Ms. Ridley will look into this idea.

**Pursuant to a Preliminary Plan Decision for 2016-005PB Thomas H. & Erik A. Peters,** the applicant seeks to present to the Board the results of a traffic study related to a 4-lot proposed subdivision of property located at 7 Sage Ridge Road, Assessor's Map 39, Parcel 78.

Mr. Bob Smith from McMahon Associates, the traffic consultant, spoke about this traffic study and mentioned that on Sage Ridge Road and Francis Road there would not be as much seasonal traffic as on Pond Road. Most of the concern is regarding Francis Road which is only 14 feet

wide and has two-way traffic. These roads are very low volume. Existing traffic is okay at present. With an additional four houses, there should not be much of a difference.

Resident Carlos Verde stated that this project would double the neighborhood, from five lots to nine lots. He brought photographs taken over the past month taken in the morning and the evening. Francis Road is a narrow road, with only room for one car. He described pictures of an emergency vehicle on the road. He stressed his concern is with safety on Sage Ridge Road and Francis Road.

The Board raised similar concerns about the seasonality of the analysis and counts for this traffic study. Mr. Smith remarked that because this is a dead-end road with four homes, the same type of seasonal traffic impact was not assumed.

Mr. Verde raised the question of whether Francis Road is a town road. Ms. Tobia read a 2005 document about the status of Francis Road. A certification of maintenance is available: (1985) plowed, paved and maintained by the Town of Truro, under Massachusetts General Law Chapter 41, section 81L. Copies will be made available of this document. There were further questions about whether or not Francis Road is a town road.

Karen Snow who lives on Francis Road said there are 11 dwellings, 4 are seasonal. She noted an increase in vehicle traffic on both Sage Ridge Road and Francis Road. More than a third of the neighborhood is seasonal. She also brought up drainage and talked about how she takes care of the ice on Francis Road. She repeated that Francis Road is only wide enough for one car.

Mr. Smith talked about the seasonal adjustment that he thought was not needed. He said it would not change the results to add seasonality. Ms. Tobia responded regarding the impact of the increase from 2,000 residents in the winter, to 20,000 in the summer. She reiterated that it would be good to re-do the study for Sage Ridge Road, as well as Pond Road. Mr. Zehnder spoke about the unusual circumstances that have been brought up, car breakdowns, emergency response. It was agreed that this traffic count would be updated hopefully before Labor Day.

Ms. Ridley stated to re-cap: The Board will receive information from Mr. Zehnder on whether or not Francis Road is public or private, and may ask for permission to have that reviewed by Town Counsel. There was a commitment to do additional traffic counts on Pond Road first and then Sage Ridge as soon as possible.

Elizabeth Verde made a comment about the photos of the fire truck on the road. She asked if there would be a response from the Fire Chief. Ms. Ridley reported that Chief Collins had returned the Preliminary Plans with no concerns noted.

This traffic study will be revisited on September 20, as well.

### **Temporary Sign Permit**

**Truro Treasures**, seeks approval for an Application for Temporary Sign Permit pursuant to §11 of the Truro Sign Code for four (4) banner signs for Truro Treasures to be held September 16-19, 2016. The signs would be located on Route 6 southbound at the Pamet Roads Exit, at the Route 6/6A split, on the fence at the Truro Central School (317 Route 6), and at Standish Way on Route 6. The signs would be installed August 21- September 19, 2016.

Mr. Boleyn made a motion to approve the application, Mr. Herridge seconded. So voted, 6-0.

### **Review and Approval of Meeting Minutes**

July 19, 2016 Planning Board Meeting

Mr. Boleyn moved to approve the minutes from the July 19th meeting as written. Mr. Riemer seconded. So voted 5-0-1. Mr. Herridge abstained due to his absence at that meeting.

### **Reports from Board Members and Staff**

- Correspondence Ms. Tobia read a letter by Joan Holt into the record. The letter addressed wealth disparities, tax consequences for large houses, tax incentives for residents providing affordable housing, economic and environmental issues. A letter from Chris Lucy was also read into the record. He talked about being against size regulations in the Sea Shore and interest in affordable housing and housing by right. These comments were related to the community meeting on August 8. Ms. Ridley spoke regarding an update on the goals. Counsel was present at the meeting and has ideas; Town Counsel will respond to the comments made by the public.
- Goals update - The Board of Selectmen is soon to form a committee to address the updating of the Community Visioning and Comprehensive Plan (1st goal). Planning Board as well as others will take part. Regarding the second goal, the review and revision of the Affordable Accessory Dwelling Unit, Ms. Ridley stated that discussion topics are being pulled together and will be brought back to the Board for the Board's discussion, in order to give feedback to Town Counsel for drafting. Ms. Ridley also recommended including discussion of updating zoning for the Water Resources Protection District and the Seashore District on September 20. Mr. Riemer made motion to have the Seashore District on the agenda for September 6<sup>th</sup>. Ms. Tobia commented that the September 6<sup>th</sup> meeting will be busy, and it makes sense to address all zoning matters at once, and with input from Town Counsel, which would not be ready by September 6<sup>th</sup>.
- Proposed 2017 Schedule - Thursdays at 5:00 pm. Mr. Roderick stated that he has a prior commitment on Thursdays. It was agreed that meetings would remain on Tuesdays at 6:00 pm.

Mr. Sollog made a motion to adjourn. Mr. Boleyn seconded. So voted 6-0. Meeting adjourned at 8:34 pm.

Respectfully submitted,

Katherine Black

**PART I** ADMINISTRATION OF THE GOVERNMENT**TITLE VII** CITIES, TOWNS AND DISTRICTS**CHAPTER 39** MUNICIPAL GOVERNMENT

**Section 23D** Adjudicatory hearings; attendance by municipal board, committee and commission members; voting disqualification

Section 23D. (a) Notwithstanding any general or special law to the contrary, upon municipal acceptance of this section for 1 or more types of adjudicatory hearings, a member of any municipal board, committee or commission when holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to that member's absence from no more than a single session of the hearing at which testimony or other evidence is received. Before any such vote, the member shall certify in writing that he has examined all evidence received at the missed session, which evidence shall include an audio or video recording of the missed session or a transcript thereof. The written certification shall be part of the record of the hearing. Nothing in this section shall change, replace, negate or otherwise supersede applicable quorum requirements.

(b) By ordinance or by-law, a city or town may adopt minimum additional requirements for attendance at scheduled board, committee, and commission hearings under this section.

And further to renumber Chapter IV Public Safety, Sections 2 thru Section 8, as Sections 1 thru section 7,

And to further delete the reference in Appendix A to Chapter & Section 4-1-1 Aircraft. As follows:

4-1-1 Aircraft            \$1,000.00 per offense    Police Dept.

And to make the corresponding numerical changes in Appendix A and the corresponding deletion and renumbering in the table of contents, or take any other action relative thereto.

Comment: This bylaw was originally passed in an attempt to control individuals who would like to land helicopters at their residence in Truro. The Town has been informed that this bylaw will not pass the Massachusetts Aeronautical Commission due to the fact that municipalities are not allowed to control air traffic and landing zones. The Town Clerk would like the Bylaw removed from the books.

Requested by the Board of Selectmen  
Board of Selectmen Recommendation: 5 - 0

*Motion to move Article Fifteen as printed in the warrant with the deletion of the phrase "or take any other action relative thereto." Passes unanimously.*

**ARTICLE SIXTEEN: ACCEPT MASSACHUSETTS GENERAL LAW CHAPTER 39, SECTION 23D.** To see if the Town will vote to accept Massachusetts General Laws Chapter 39, Section 23D, in its present form and as subsequently amended, and to apply this statute hereafter to all adjudicatory hearings conducted by the Town's boards, committees, councils, and commissions, or to take any other action relative thereto.

Comment: If the Town of Truro adopts this law, members of adjudicatory boards, committees and commissions will not be disqualified from voting on a matter solely due to the fact of that member's absence from one meeting. Before any such vote, however, the member will certify that he/she has examined all evidence of the missed hearing. The written certification shall be part of the record of the hearing. Adjudicatory hearings are held by the Planning Board, the Board of Health, the Board of Selectmen, the Conservation Commission and the Zoning Board.

Requested by the Board of Selectmen:  
Board of Selectmen Recommendation: 5 - 0

Planning Board Recommendation: 7 - 0  
 Conservation Committee Recommendation: 7 - 0  
 Board of Health Recommendation: 5 - 0  
 Zoning Board of Appeals Recommendation: 3 - 3

*Motion to move Article Sixteen as printed in the warrant with the deletion of the phrase "or to take any other action relative thereto." Motion fails, does not carry.*

Special Town Meeting dissolved at 9:03 p.m.

A true copy, attest:

Cynthia A. Slade  
 Town Clerk, Town of Truro

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TO: Gertrude T. Brazil, Town Accountant

RE: Financial Certificate, Special Town Meeting, November 14, 2006

ARTICLE	OTHER/TRANSFER
1. Dog Officer/Animal Control	5,764.46 01029251 350.00 01024951 8,141.54 RRA-Golf
3. Tercentennial Celebration Committee	1,500.00 RRA-Golf
5. COA-Office Assistant Hours Increase	1,511.00 RRA-Golf
6. COA-Outreach Coordinator to Full Time	4,761.00 RRA-Golf
7. Golf Course-Greens Roller	10,450.00 RRA-Golf
8. Easement-Moses Way/ North Union Field Road	10,000.00 RRA-Golf
9. Community Preservation Funds	
(1) Historical Comm-Cobb Memorial Library	198,346.00 CPA Funds
(2) Open Space Comm- Open Space&Recreation Plan	10,000.00 CPA Funds
(3) Open Space Comm-Poors Hill	10,000.00 CPA Funds
(4) Housing Authority-Future Projects	65,568.93 CPA Funds
10. State Highway Assistance CH90	48,151.00 Borrow 44/6&6A
11. Veterans Memorial	50,000.00 RRA-Golf
12. 4Wheel Drive Vehicle-Building/ Health/Assessors	20,000.00 RRA-Golf

- 13. Comm of Massachusetts-Short
- 14. Lightening/Surge Suppressor

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**TOTALS**

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So certified,

Cynthia A. Slade  
 Town Clerk, Town of Truro

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