

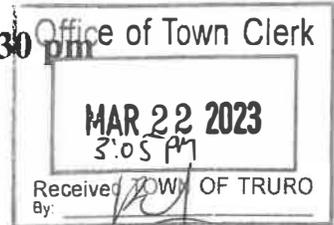


# Truro Zoning Board of Appeals Agenda

## Remote Meeting

Monday, March 27, 2023 – 5:30 pm

[www.truro-ma.gov](http://www.truro-ma.gov)



### Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website ([www.truro-ma.gov](http://www.truro-ma.gov)). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at **1-877-309-2073** and entering the access code **412-773-533#** when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov).

Meeting link: <https://meet.goto.com/412773533>

### Public Comment Period

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

### Minutes

- ◆ January 23, 2023
- ◆ February 27, 2023

### Public Hearings – Continued

**2022-017/ZBA (VAR/SP) – Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A §10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three non-conforming structures on a lot in the Beach Point Limited Business District. **[Original material in 9/26/2022, 10/24/2022, and 2/27/2023 packets]**

- ◆ Request to Continue

**2023-001/ZBA – Jennifer Shapiro (Chisholm), Trustee, Beach Point Trust, 423 Shore Road (Atlas Map 9, Parcel 1) (Beach Point Limited Business District). Applicant seeks special permit for demolition and reconstruction of dwelling on pre-existing non-conforming lot (lot size; front yard setback). [Original material in 2/27/2023 packet]**

- ◆ Request to Continue

**Public Hearing**

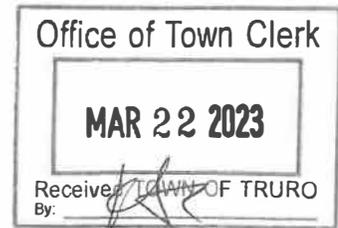
**2023-002/ZBA – Steven and Deborah Dillon, 19 Highland Avenue (Atlas Map 32, Parcel 3). Applicant seeks variances for construction of shed on pre-existing non-conforming lot within 15 feet of rear lot line and 5 feet of side lot line, where 25 ft. are required.**

**Update on Housing Ad Hoc Group** (Heidi Townsend)

**Next Meeting**

- ◆ Monday, April 24, 2023 at 5:30 p.m.

**Adjourn**



STAFF MEMORANDUM

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To: Truro Zoning Board of Appeals

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: March 24, 2023

Re: Meeting March 27, 2023

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**2022-017/ZBA - Ebb Tide on the Bay Condominiums for property located at 538 Shore Road**, seeking a variance under G.L. c. 40A, s. 10 and s. 40.3.B.2 and 30.9.C of the Zoning Bylaw for a reduction in number of parking spaces from 12 to 9; and a special permit under G.L. c. 40A s. 6 and s. 30.7 and s. 30.8 of the Zoning Bylaw for relocation of two nonconforming structures on lot in Beach Point.

*Updates: At this Board's last meeting, the Board continued this hearing to March 27, 2023 without taking testimony.*

*Planning Board hearing on the application for Commercial Site Plan Review opened February 8, 2023 and further testimony was heard on February 22, 2023. At the applicant's request, Planning Board hearing has been continued to April 26, 2023.*

***The applicant has requested a continuance of the ZBA hearing to May 22, 2023, based on the pendency of the Planning Board hearing.***

**2023-001/ZBA - Jennifer Shapiro (Chisholm), Trustee, Beach Point Trust for property located at 423 Shore Road.** Applicant seeks a special permit for demolition and reconstruction of dwelling on pre-existing non-conforming lot (lot size; front yard setback) in Beach Point Limited Business District.

*Updates: Following the Board's initial hearing on this matter in February, the applicants revised their project, moving the dwelling away from the street. Conservation has required that the structure be elevated. The revised project creates a new nonconformity, namely, two feet in excess of the Bylaw height requirement. This new nonconformity requires advertisement for a separate special permit than the one currently pending. (Under the Bylaw, height may be exceeded by special permit rather than by a variance). Advertisement could not be accomplished in time for the Board's meeting on March 27, 2023. **The applicants request a continuance of this hearing to April 24, 2023.***

**2023-002/ZBA - Steven and Deborah Dillon for property located at 19 Highland Avenue.** Applicants seek variances for construction of a shed on a pre-existing nonconforming lot in the Residential District within 19 feet of the rear lot line and 5 feet of side lot line, where 25 feet are required for both setbacks.

Existing Conditions and Proposed Project

19 Highland Avenue is nonconforming as to area (.23 acres where  $\frac{3}{4}$  acre required) and as to frontage (100 feet where 150 required) in the Residential District. A dwelling containing 1406 square feet is located on the property, distance to front lot line not indicated on the site and sewage plan submitted, but appearing to be over the required 25 feet. Distances to side lot lines are likewise not indicated on the plan, but also appearing to conform to setback requirement of 25 feet.

The applicants seek to construct a 10 x 16 foot shed in the northeast corner of the property, located five feet from the eastern side lot line and 19 feet from the rear lot line. The height of the shed is not indicated. Separate variances are required for each nonconformity – i.e., a variance to allow the structure within the rear setback and a variance to allow the structure within the side yard setback.

#### Standard for granting a variance

Under G.L. Chapter 40A, Section 10, a variance may be granted where a Board “specifically finds that:

- [1] owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located,
- [2] a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and
- [3] that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.”

The Board must find all three of the above to grant a variance.

#### Additional Relief

As the lot is nonconforming (area;frontage), there is an argument that a special permit is also required pursuant to G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw. A special permit would be required for any addition to the house itself. See Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008)(alteration, extension, or reconstruction of a dwelling on a nonconforming lot increases the intensity of the existing nonconformity and requires a special permit). Arguably, a *detached* 10 x 16 structure increases the intensity of the existing nonconformity in the same way that a 10 x 16 addition to the dwelling would.

The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds that the proposed alternation and reconstruction “shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood.”

Likewise, the Board may grant a special permit under Section 30.7.A if it finds that: “the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alternation or extension will exist in harmony with the general purpose and intent of this bylaw.”



# TOWN OF TRURO

## ZONING BOARD OF APPEALS

Meeting Minutes

January 23, 2023 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

**Members Present (Quorum):** Art Hultin (Chair); Chris Lucy (Vice Chair), Darrell Shedd; Nancy Medoff; Heidi Townsend, Joseph McKinnon (Alt.)

### **Members Absent:**

**Other Participants:** Barbara Carboni – Town Planner/Land Use Counsel; Select Board Liaison John Dundas; Ben Zehnder (Attorney for Abutters: Marie Belding and Pat Callinan); Ben Zehnder (Attorney for Robert Christopher Anderson and Loic Rossignon – Applicants); Alison Alessi (A3 Architects for Robert Christopher Anderson and Loic Rossignon – Applicants); Annie Gilson (Landscape for Robert Christopher Anderson and Loic Rossignon – Applicants); David Lytle (Ryder & Wilcox, Surveyor for Robert Christopher Anderson and Loic Rossignon – Applicants); Ben Zehnder (Attorney for Katherine Cook and Christine Van Genderen – Applicants); Kaye McFadden (Builder for Katherine Cook and Christine Van Genderen – Applicants); Katherine Cook (Applicant); Christine Van Genderen (Applicant); Jennifer Cabral (Applicant)

Remote meeting convened at 5:30 pm, Monday, January 23, 2023, by Town Planner/Land Use Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded.

### **Public Comment Period**

Vice Chair Lucy invited the Members and the public to offer public comments, and none were made.

### **Public Hearing (Continued)**

**2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A § 10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three nonconforming structures on a lot in the Beach Point Limited Business District.

Town Planner/Land Use Counsel Carboni announced that the Applicants had requested a continuance of this matter to February 27, 2023, at 5:30 pm, as the Applicants have filed their application Site Plan Review with the Planning Board. The Planning Board hearing is scheduled for February 8, 2023.

**Member Shedd made a motion to continue this matter to February 27, 2023, at 5:30 pm. Member Medoff seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend - Aye**

**Member Shedd – Aye**

**Member Medoff – Aye**

**Chair Hultin – Aye**

**Member McKinnon - Aye**

**Vice Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

**2022-018/ZBA - Robert Christopher Anderson and Loic Rossignon**, for property located at 8 Stick Bridge Road (Atlas Map 54, Parcel 89, Registry of Deeds Book 31230 and Page 33). Applicants seek: (1) Special Permit under §30.3.1.A.2 of the Truro Zoning Bylaw to exceed by right Total Gross Floor Area in the Seashore District; and (2) Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for an addition to an existing dwelling, removal of second dwelling, and construction of garage/studio on non-conforming lot (frontage) in the Seashore District.

Attorney Zehnder introduced the Applicants' representatives in attendance and provided background for this project. Attorney Zehnder presented the Applicants' plans to the Members and offered to answer any questions at the conclusion of his presentation.

Members, Town Planner/Land Use Counsel Carboni, and the Applicants' representatives discussed the discrepancies in the net area from the Assessor's field cards to the Applicants' plan; the use of comparative numbers for gross floor area in the Seashore District; the pre-existence of the second kitchen in the cottage and the Applicants' offer to remove the second kitchen as a condition for approval of this application; the preservation of the tree buffer from the road; any pictures taken from Stick Bridge in the direction of the proposed project; if the Applicants' received any documented feedback from Abutters of this proposed project; the current septic system's adequacy for the proposed expansion; the application has not yet been reviewed by the Board of Health so the Board of Health may require an improved septic system; and the removal of the second kitchen from the plans as well as from the structure to avoid any confusion and comply with the Bylaw.

Vice Chair Lucy asked for any public comments on this matter, and none were made.

Town Planner/Land Use Counsel Carboni opined that there are two special permit requests for this project so Members should take a separate vote on each special permit request.

Vice Chair Lucy announced that the following Members would vote on this matter: Chair Hultin, Vice Chair Lucy, Members Shedd, Townsend, and Medoff.

Prior to a motion being made, a brief discussion ensued among the Members and Town Planner/Land Use Counsel Carboni regarding this project.

**Vice Chair Lucy made a motion to grant the Special Permit to exceed gross floor area in this matter with the condition of the removal of the kitchen from the garage/studio and with a finding that it is in harmony with the general public good and intent of the Bylaw.**

**Chair Hultin seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend - Aye**

**Member Shedd – Aye**  
**Member Medoff – Aye**  
**Chair Hultin – Aye**  
**Vice Chair Lucy - Aye**  
**So voted, 5-0-0, motion carries.**

**Vice Chair Lucy made a motion to grant the Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw with the condition that modification or change to the landscaping or work area must be approved by the Conservation Commission and with a finding that the alteration or extension is not substantially more detrimental to the neighborhood and that the alteration or extension will exist in harmony with the general purpose and intent of the Bylaw.**

**Member Townsend seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend - Aye**  
**Member Shedd – Aye**  
**Member Medoff – Aye**  
**Chair Hultin – Aye**  
**Vice Chair Lucy - Aye**  
**So voted, 5-0-0, motion carries.**

**2022-019/ZBA- Katherine S. Cook and Christine Van Genderen**, for property located at 38 Cliff Road (Atlas Map 32, Parcel 19, Registry of Deeds Book 33307 and Page 344). Applicants seek a Special Permit under M.G.L. c. 40A, §6 and §30.7.A of the Truro Zoning Bylaw for alterations to a nonconforming structure (frontage; setback) to reflect construction not authorized by special permit granted in **2020-007/ZBA**, including enclosure of screened porch to create living room and addition of second floor living space in place of deck, located in Seashore District.

Attorney Zehnder provided background on this project. Attorney Zehnder presented the Applicants' plans, and photographs, to the Members and offered to answer any questions at the conclusion of his presentation.

Members, Town Planner/Land Use Counsel Carboni, and the Applicants' representatives discussed the second-floor dormer as per the plan versus as the "as built", new glassed-in porch (now called a living room) that is connected to the house and not tied into the furnace, the builder's lack of knowledge regarding Seashore District rules on gross floor area and the approval process, the cost of a building permit is based upon square footages and other criteria so there should be an adjustment to the Applicants' building permit, the new living room may be considered a bedroom by the Board of Health, the setbacks were not changed, there is no heating source or vent in the newly-created living room but there is an AC source, and the email exchange between Building Commissioner Rich Stevens and the builder demonstrated that the Building Commissioner required the approval of both the ZBA and Planning Board before a Certificate of Occupancy would be issued.

Vice Chair Lucy asked if any member of the public had questions or comments, and there were none.

Vice Chair Lucy announced that the following Members would vote on this matter: Chair Hultin, Vice Chair Lucy, Members Shedd, Townsend, and Medoff.

**Member Shedd made a motion to grant a Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Zoning Bylaw to alter or expand a nonconforming structure with the condition of the adjustment cost**

of the building permit to reflect the square footage as built as well as the plans as built be available at Town Hall; a condition that required confirmation from the Health Agent, or Board of Health, that the structure as built complied with Board of Health regulations; and a finding that the structure that has been constructed is not more detrimental to the neighborhood than the pre-existing structure.

Vice Chair Lucy seconded the motion.

**ROLL CALL VOTE:**

**Member Townsend - Aye**

**Member Shedd – Aye**

**Member Medoff – Aye**

**Chair Hultin – Aye**

**Vice Chair Lucy - Aye**

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

**2022-020/ZBA - Jennifer Cabral (Nearen & Cubberly Nominee Trust)**, for property located at 491 Shore Road (Atlas Map 7, Parcel 4, Registry of Deeds Book 8309 and Page 131). Applicant seeks a Special Permit under M.G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw for construction of a small workshop replacing existing garage structure on nonconforming lot in the Beach Point Limited Business District.

Town Planner/Land Use Counsel Carboni announced that the Applicant had requested a continuance of this matter to February 27, 2023, at 5:30 pm. Ms. Cabral stated that an attorney has been retained for the ZBA matter and looked forward to the next meeting on February 27, 2023.

**Member Shedd made a motion to continue this matter to February 27, 2023, at 5:30 pm.**

**Member Medoff seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend - Aye**

**Member Shedd – Aye**

**Member Medoff – Aye**

**Chair Hultin – Aye**

**Member McKinnon - Aye**

**Vice Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

Upon completion of the vote, Members discussed their concerns about the potential for an increase in similar situations where once a construction project has been approved and completed, but not according to plans submitted to the Building Commissioner, the ZBA, and the Planning Board, the Applicant constructed something different and then asked for forgiveness when the changes are discovered. The main question discussed was “How do we hold an individual accountable and enforce the policy after the fact?”

### **Update on Housing Ad Hoc Committee**

Member Townsend provided an update to Members on the Ad Hoc Committee’s most recent meetings to develop creative brainstorming ideas to solve Truro’s housing shortage. Ideas suggested were to adjust the Duplex Bylaw and Undersized Lots regulations to use those properties moving forward, possible regulations or caps on short-term rentals, financial incentives to create more long-term or year-round rentals, pursuing a barracks-style, allowing mobile homes on private property, allow more than one ADU on larger lots, streamline the regulatory process for those who want to build ADUs, and how to

account for illegal apartments in Truro. The Ad Hoc Committee has also discussed bringing up potential Bylaw changes at the upcoming Town Meeting.

Town Planner/Land Use Counsel Carboni added that the Planning Board is working on a Duplex Bylaw and that she has prepared a proposal for the creation of a Housing Coordinator position in Truro.

A brief discussion ensued among the Members and Town Planner/Land Use Counsel Carboni on the ideas to solve Truro's housing shortage.

### **Minutes**

The minutes for November 21, 2022, listed on this evening's agenda, were not included the Members' packets this evening, and under advisement from Town Planner/Land Use Counsel Carboni, Vice Chair Lucy postponed the vote on the minutes until the next meeting so Members could review them prior to the next meeting. No edits or corrections were made.

**Member McKinnon made a motion to adjourn at 6:57 pm.**

**Member Townsend seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend - Aye**

**Member Shedd – Aye**

**Member Medoff – Aye**

**Chair Hultin – Aye**

**Member McKinnon - Aye**

**Vice Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



# TOWN OF TRURO

## ZONING BOARD OF APPEALS

Meeting Minutes

February 27, 2023 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

**Members Present (Quorum):** Art Hultin (Chair); Chris Lucy (Vice Chair), Darrell Shedd; Nancy Medoff; Heidi Townsend, Joseph McKinnon (Alt.)

### **Members Absent:**

**Other Participants:** Barbara Carboni – Town Planner/Land Use Counsel; Select Board Liaison John Dundas; Christopher J. Snow (Attorney and Applicant); Ben Zehnder (Attorney for Abutters: Marie Belding and Pat Callinan); Christopher J. Snow (Attorney and Trustee); Jennifer Cabral (Applicant); Christopher R. Agostino (Attorney representing Crow’s Nest Condominiums); Nathaniel Stevens - Attorney for Jennifer Shapiro (Chisholm) and Applicant; Jennifer Shapiro (Chisholm) – Applicant; Brad Malo - Coastal Engineering and Representative for Jennifer Shapiro (Chisholm) – Applicant; Ryan Campbell - R. Campbell Design LLC and Representative for Jennifer Shapiro (Chisholm) – Applicant; Theresa Sprague – Blue Flax Design and Representative for Jennifer Shapiro (Chisholm) – Applicant

Remote meeting convened at 5:30 pm, Monday, February 27, 2023, by Town Planner/Land Use Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded.

Chair Hultin introduced the Members.

### **Public Comment Period**

Chair Hultin invited the Members and the public to offer public comments, and none were made.

### **Minutes**

Chair Hultin led the review of the minutes for November 21, 2022, for corrections and edits. None were made. Vice Chair Lucy was absent from the meeting and abstained. Member McKinnon was not yet appointed to the ZBA and abstained.

**Member Shedd made a motion to approve the minutes for November 21, 2022, as written.**

**Member Townsend seconded the motion.**

### **ROLL CALL VOTE:**

**Member Townsend - Aye**

**Member Shedd – Aye**

**Member Medoff – Aye**

**Member McKinnon - Abstained**

**Vice Chair Lucy - Abstained**

**Chair Hultin – Aye**

**So voted, 4-0-2, motion carries.**

Chair Hultin led the review of the minutes for December 19, 2022, for corrections and edits. None were made. Members Townsend and McKinnon were absent from the meeting and abstained.

**Member Shedd made a motion to approve the minutes for December 19, 2022, as written.**

**Member Medoff seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend – Abstained**

**Member Medoff - Aye**

**Member Shedd – Aye**

**Member McKinnon - Abstained**

**Vice Chair Lucy – Aye**

**Chair Hultin - Aye**

**So voted, 4-0-2, motion carries.**

### **Public Hearings (Continued)**

**2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A § 10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three nonconforming structures on a lot in the Beach Point Limited Business District.

Attorney Snow stated that a continuance was requested in this matter as the Applicant is scheduled to appear in front of the Planning Board on March 22, 2023.

**Chair Lucy made a motion to continue this matter to March 27, 2023, at 5:30 pm.**

**Member Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend – Aye**

**Member Medoff – Aye**

**Member Shedd – Aye**

**Member McKinnon - Aye**

**Vice Chair Lucy – Aye**

**Chair Hultin - Aye**

**So voted, 6-0-0, motion carries.**

**2022-020/ZBA - Jennifer Cabral (Nearen & Cubberly Nominee Trust)**, for property located at 491 Shore Road (Atlas Map 7, Parcel 4, Registry of Deeds Book 8309 and Page 131). Applicant seeks a Special Permit under M.G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw for construction of a small workshop replacing existing garage structure on nonconforming lot in the Beach Point Limited Business District.

Attorney Zehnder stated that a request to withdraw this application without prejudice. Attorney Zehnder added that the Applicant was awaiting a decision from Building Commissioner Rich Stevens before the Applicant could decide next steps.

Chair Hultin announced that the ZBA had received a letter from Attorney Agostino requesting approval of the withdrawal with prejudice and Chair Hultin asked if any member of the public would like to comment. There were none.

**Chair Hultin made a motion to approve the withdrawal of this application without prejudice.**

**Vice Chair Lucy seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend – Aye**

**Member Medoff – Aye**

**Member Shedd – Aye**

**Member McKinnon - Aye**

**Vice Chair Lucy – Aye**

**Chair Hultin - Aye**

**So voted, 6-0-0, motion carries.**

### **Public Hearing**

**2023-001/ZBA - Jennifer Shapiro (Chisholm), Trustee, Beach Point Trust, 423 Shore Road (Atlas Map 9, Parcel 1) (Beach Point Limited Business District).** Applicant seeks Special Permit for demolition and reconstruction of dwelling on pre-existing non-conforming lot (lot size; front yard setback).

Attorney Stevens introduced the Applicant and the members of the project team. Attorney Stevens presented an overview of the project and the project plan with additional comments from the project team.

Members, Town Planner/Land Use Counsel Carboni, and the Applicant's representatives discussed the Applicant's proposal of 340 square feet additional building into the setback area, awaiting the Conservation Commission's input on this project, awaiting the Select Board's decision regarding curb cut, actual structure height, grade, slope and elevation, actual as built elevation, removed or remaining corner walls for the foundation, similarity of this matter to the Fitzsimonds case in Chatham, MA, whether the project is substantially more detrimental to the neighborhood, safe access to the property, exploration of a driveway turnaround area, potential driveway relocation, and other safety concerns.

**Chair Hultin made a motion to continue this matter to March 27, 2023, at 5:30 pm.**

**Member Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend – Aye**

**Member Medoff – Aye**

**Member Shedd – Aye**

**Member McKinnon - Aye**

**Vice Chair Lucy – Aye**

**Chair Hultin - Aye**

**So voted, 6-0-0, motion carries.**

**Update on Housing Ad Hoc Group**

Member Townsend stated a submission at Town Meeting regarding the Duplex Bylaw and the recommended changes (re-established Duplex use and one of two units must rent for 12 months or more). Town Planner/Land Use Counsel Carboni said that a copy of the draft has been submitted to the Select Board and that it will be referred to the Planning Board for a hearing in March (date to be determined). Member Townsend shared some of the creative ideas discussed by the Housing Ad Hoc Group and the proposed role of a Housing Coordinator.

**Member Shedd made a motion to adjourn at 6:56 pm.**

**Vice Chair Lucy seconded the motion.**

**ROLL CALL VOTE:**

**Member Townsend - Aye**

**Member Shedd – Aye**

**Member Medoff – Aye**

**Chair Hultin – Aye**

**Member McKinnon - Aye**

**Vice Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

**Elizabeth Sturdy**

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**From:** office snowandsnowlaw.com <office@snowandsnowlaw.com>  
**Sent:** Monday, March 20, 2023 4:32 PM  
**To:** Elizabeth Sturdy  
**Cc:** Barbara Carboni; 'Billy Rogers'; smcswee1@twcny.rr.com; 'Benjamin Zehnder'  
**Subject:** 2022-017 ZBA 538 Shore Road

Dear Ms. Sturdy:

We are writing to request a continuance of the March 27, 2023 ZBA hearing to the **May 22, 2023** meeting date as the Truro Planning Board Site Plan Review application remains pending.

Chris

---

Christopher J. Snow, Esq.  
Law Offices of Snow and Snow  
90 Harry Kemp Way  
Post Office Box 291  
Provincetown, MA 02657  
(508) 487-1160  
Fax (508) 487-2694  
[office@snowandsnowlaw.com](mailto:office@snowandsnowlaw.com)  
snowandsnowlaw.com

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McGREGOR  
LEGERE & STEVENS

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FAX (617) 338-0737

NATHANIEL STEVENS ESQ.  
E-mail: [nstevens@mcgregorlaw.com](mailto:nstevens@mcgregorlaw.com)  
(617) 338-6464 ext. 120

March 23, 2023

Arthur F. Hultin, Jr., Chair  
Zoning Board of Appeals  
Town of Truro  
24 Town Hall road  
Truro, MA 02666  
[esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov)

**RE: Application for Special Permit – 423 Shore Road – Request for Continuance  
Truro File No. 2023-001/ZBA  
(Our File No. 2922)**

Dear Mr. Hultin and Members of the Board:

On behalf of Jennifer Shapiro Chisolm, Trustee of the Beach Point Trust, we hereby request a continuance of the public hearing on the above-captioned Special Permit application from the Board's March 27, 2023 meeting to its April 24, 2023 meeting.

This request is because we have revised the Project in response to the Board's comments at the February 27, 2023 hearing, and this revision resulted in the need to apply for a Special Permit to exceed by two (2) feet the maximum building height allowed under Truro's Zoning Bylaws. We are filing the application for this second special permit but the public notice cannot be completed in time for your March 27, 2023 meeting.

Plans for the revised Project are included in the application for a Special Permit to exceed the building height. We ask that those plans and my letter accompanying that application be incorporated by reference into the record for this pending special permit application. We ask that you use those plans and consider my letter in that application as you continue to review the pending Special Permit application under Section 30.7 of the Town's Zoning Bylaws to allow for the reconstruction of a single-family dwelling on a legally non-conforming lot.

Thank you for considering of these requests.

Very truly yours,

*Nathaniel Stevens*

Nathaniel Stevens

**Elizabeth Sturdy**

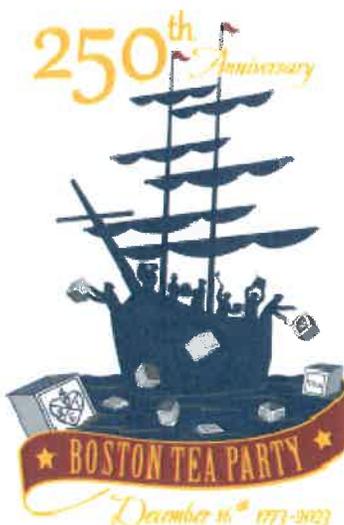
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**From:** Shawn Ford <spford@bostontea-party-ships.com>  
**Sent:** Monday, March 6, 2023 12:25 PM  
**To:** Elizabeth Sturdy  
**Cc:** sdillon@partnerstechnology.com  
**Subject:** 2023-002/ZBA Steve and Deborah Dillon

Hello Art Hultin, my name is Shawn P Ford, and I am a neighbor of Deb and Steve Dillon. Both Paul Perz and I approve their requested variance for construction of a shed on their property at 19 Highland Avenue. Thank you. Shawn.

Shawn P. Ford  
Vice President, Executive Director  
Boston Tea Party Ships & Museum  
306 Congress Street Bridge  
Boston, MA 02210

[spford@bostontea-party-ships.com](mailto:spford@bostontea-party-ships.com)  
Phone: 617-737-3317



**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Elizabeth Sturdy

---

**From:** Rich Stevens  
**Sent:** Wednesday, February 15, 2023 10:46 AM  
**To:** Elizabeth Sturdy; Emily Beebe; Arozana Davis  
**Cc:** Barbara Carboni  
**Subject:** RE: Review of ZBA Application - 19 Highland Avenue

Good Morning Liz,

Hope all is well!

Looks like they will be asking for a variance to current setback requirements.

I am not opposed to this for small sheds and think there should be an allowance for these situations. Bylaws should be changed at some point.

That is it.

Be well !

Rich

**From:** Elizabeth Sturdy <ESturdy@truro-ma.gov>  
**Sent:** Wednesday, February 15, 2023 10:35 AM  
**To:** Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>  
**Cc:** Barbara Carboni <bcarboni@truro-ma.gov>  
**Subject:** Review of ZBA Application - 19 Highland Avenue

Emily, Rich, Zana:

The attached ZBA Application will be heard at the March 27 ZBA meeting.

Please respond with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Liz

*Elizabeth Sturdy*

Elizabeth Sturdy  
Planning Department Administrator  
Truro Town Hall  
24 Town Hall Road, P.O. Box 2030  
Truro, MA 02666  
Tel: (508) 214-0935  
Fax: (508) 349-5505  
Email: [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov)





# Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

## APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date 2.6.2023

The undersigned hereby files with specific grounds for this application: *(check all that apply)*

### I. GENERAL INFORMATION

NOTICE OF APPEAL

- Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) \_\_\_\_\_.
- Applicant is aggrieved by order or decision of the Building Commissioner on (date) \_\_\_\_\_ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

**PETITION FOR VARIANCE** – Applicant requests a variance from the terms Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning (describe) CONSTRUCTION OF 10x16 SHED 15' OFF BACK PROPERTY LINE AND 5' OF SIDE PROPERTY LINE WHERE 15' IS REQUIRED

APPLICATION FOR SPECIAL PERMIT

- Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning (describe) \_\_\_\_\_.
- Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section \_\_\_\_\_ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) \_\_\_\_\_.

Property Address 19 Highland Ave Map(s) and Parcel(s) 32-3

Registry of Deeds title reference: Book 22063, Page 67, or Certificate of Title Number 31808 and Land Ct. Lot # 26 and Plan # 106

Applicant's Name STEVEN + DEBORAH DILLON

Applicant's Legal Mailing Address 11 CORN MILL WAY ROCKLAND MA 02370

Applicant's Phone(s), Fax and Email 781.706.9253 - SDillon@PARTNERS TECHNOLOGY.COM

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

\*Written Permission of the owner is required for submittal of this application.

- Owner     Prospective Buyer\*     Other\*

Owner's Name and Address SAME

Representative's Name and Address \_\_\_\_\_

Representative's Phone(s), Fax and Email \_\_\_\_\_

2. The completed application **shall also** be submitted **electronically** to the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov) in its entirety (including all plans and attachments).

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

### Signature(s)

Applicant(s)/Representative Printed Name(s)

STEVEN DILLON

Owner(s) Printed Name(s) or written permission

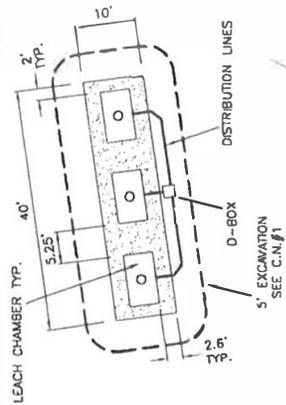
Applicant(s)/Representative Signature

[Signature]  
Owner(s) Signature or written permission

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

### VARIANCE REQUESTS

1. 5' FROM LEACH AREA TO LOT LINE (STREET & PCL. 4)
2. 9' FROM LEACH AREA TO CELLAR WALL (LOCUS)
3. 19' FROM LEACH AREA TO PROPOSED LOCUS WELL
4. NO RESERVE AREA PROVIDED 310 CMR 15.247



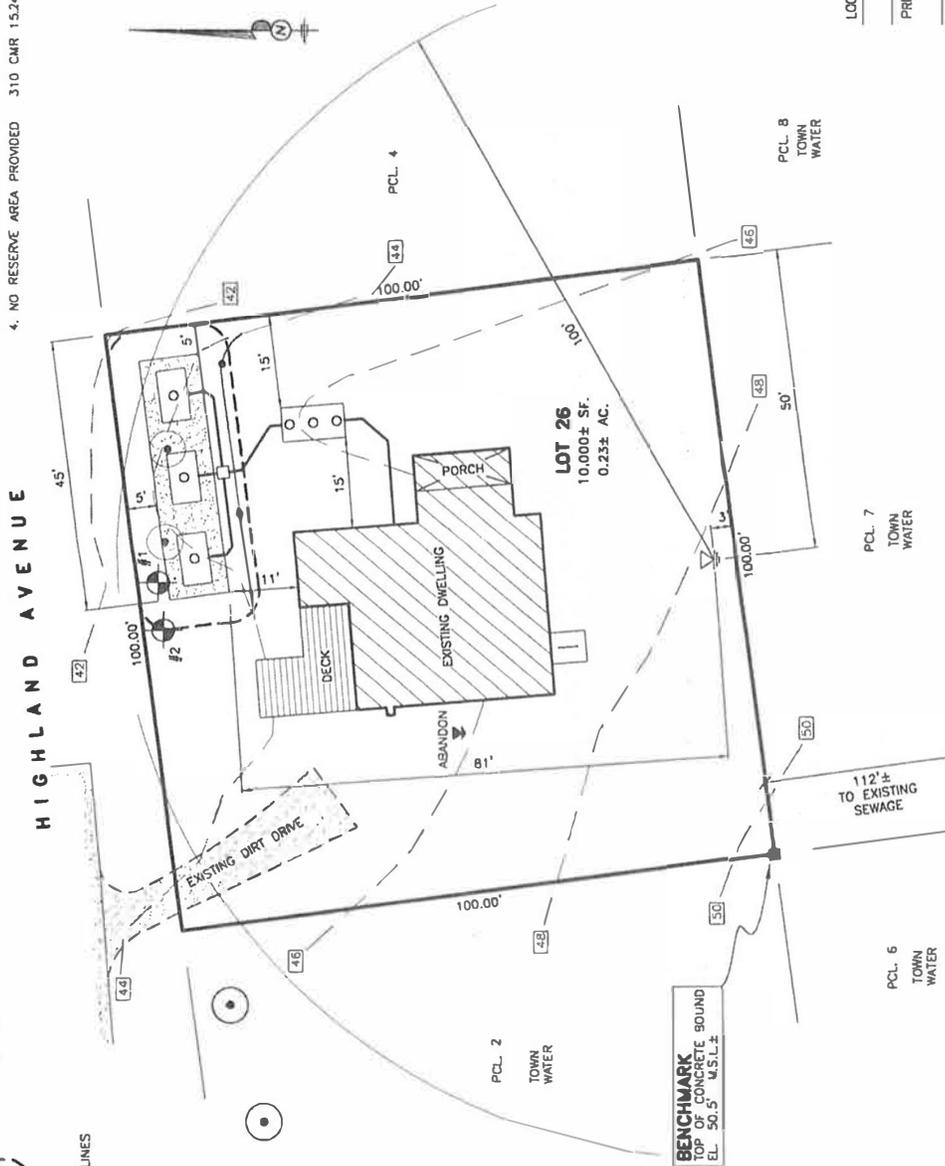
**LEACH AREA DETAIL**  
NO SCALE

**LOCUS**  
(NO SCALE)



### LEGEND

- EXISTING SEPTIC
- ⤵ EXISTING WELL
- ⤵ PROPOSED WELL
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- W- WATER LINE
- ⊙ TEST HOLE
- SEPTIC TANK
- "O" BOX



### SITE & SEWAGE PLAN

LOCUS: 19 HIGHLAND AVENUE  
TRURO, MA

PREPARED FOR:  
**NINETEEN HIGHLAND AVE. REALTY TRUST**  
c/o NORTH COAST SEAFOOD CORP.

12-14 FARGO ST., BOSTON, MA 02210-1992

REFERENCE: ASSR'S MAP 32 PARCEL 3

SCALE: 1" = 20'  
DATE: 03/13/2000

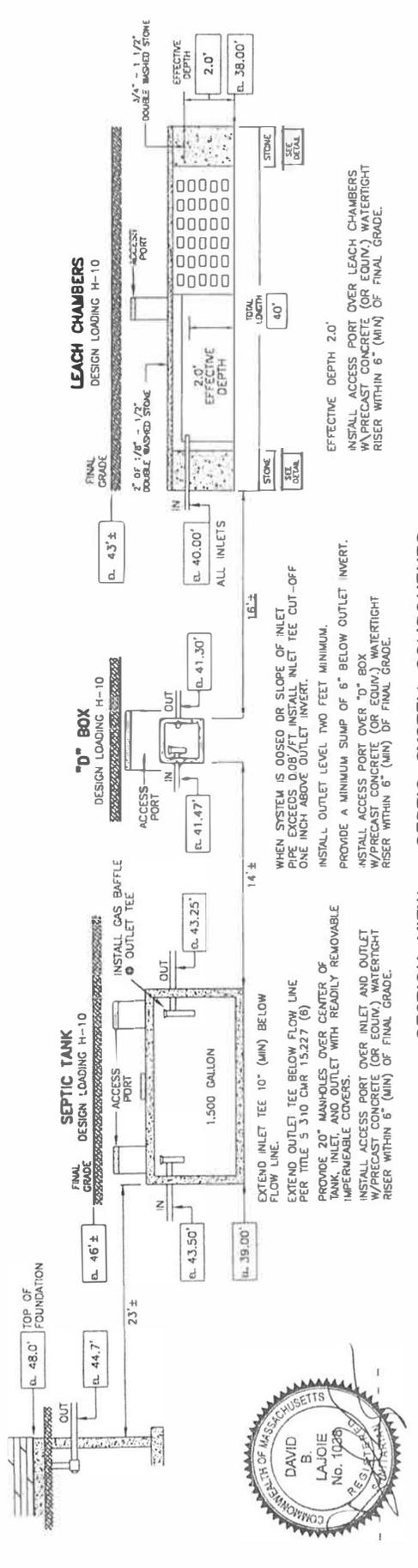
SHEET No. 1 OF 2  
JOB No. 000079

REVISIONS

**FELCO, INC.**  
ENGINEERING - LAND SURVEYING  
P.O. BOX 1366 ORLEANS, MA 02653  
(508) 255-8141 (FAX) 255-2954



ALL WELLS NOT SHOWN EXCEED 200' FROM LOCUS SEWAGE.  
ALL SEWAGE NOT SHOWN EXCEED 100' FROM PROPOSED LOCUS WELL.  
VERIFY ZONING AND UTILITY SETBACK DIMENSIONS PRIOR TO CONSTRUCTION.  
THIS PLAN IS PREPARED FOR COMPLIANCE WITH 310 CMR 15.000 ONLY  
AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.



**SECTION VIEW - SEPTIC SYSTEM COMPONENTS ( N. T. S. )**

**DEEP OBSERVATION HOLE LOG**

1. **EL. 43.6'** DATE: 2-29-2000 TEST BY: JASON ELLIS, SOIL EVALUATOR  
 WITNESS: JANE CROWLEY, HEALTH AGENT

DEPTH	LOWEST CLAYSTONE	HEIGHT	TEXTURE	STRUCTURE	SETTLING	CONDUITANCE
0.0'			FILL			
2.0'	41.6'	C1				
2.5'	41.1'	A	LOAMY SAND	NO	NO	LOOSE
4.0'	39.6'	B	LOAMY SAND	NO	NO	LOOSE
4.5'	39.1'	C1	LOAMY SAND	NO	NO	LOOSE
10.0'	33.6'	C2	MEDIUM-COURSE SAND PERC @ 16" < 2 MIN/IN	NO	NO	LOOSE

2. **EL. 42.7'** DATE: 2-29-2000 TEST BY: JASON ELLIS, SOIL EVALUATOR  
 WITNESS: JANE CROWLEY, HEALTH AGENT

DEPTH	LOWEST CLAYSTONE	HEIGHT	TEXTURE	STRUCTURE	SETTLING	CONDUITANCE
0.0'			FILL			
2.0'	40.7'	C1				
2.5'	40.2'	A	LOAMY SAND	NO	NO	LOOSE
4.0'	38.7'	B	LOAMY SAND	NO	NO	LOOSE
5.0'	37.7'	C1	LOAMY SAND	NO	NO	LOOSE
10.0'	32.7'	C2	MEDIUM-COURSE SAND PERC RATE < 2 MIN/IN	NO	NO	LOOSE

**GENERAL NOTES**

- ALL CONTRACTORS AND/OR INSTALLERS ARE RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK AREA.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL WASTE LINE LOCATIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH STATE SANITARY CODE 310 CMR 15.000 AND TOWN BOARD OF HEALTH REQUIREMENTS.
- ELEVATION DATUM IS FROM  U.S.G.S. QUAD. MAP.  N.G.V.D.
- MUNICIPAL WATER IS AVAILABLE  YES  NO
- ANY ALTERATIONS TO DESIGN MUST BE APPROVED BY FELCO, INC. AND TOWN BOARD OF HEALTH.
- ALL EXISTING SEWAGE TO BE PUMPED AND FILLED WITH CLEAN MEDIUM SAND.
- SEPTIC TANKS, DOSING CHAMBERS, GREASE TRAPS, AND DISTRIBUTION BOXES SHALL BE INSTALLED WATER-TIGHT.
- WHEN SEPTIC TANK, DOSING CHAMBERS, GREASE TRAPS, AND DISTRIBUTION BOXES ARE PLACED IN FILL, PROVIDE LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED. VIRGIN GROUND WITH A 6" CRUSHED STONE BASE IS OTHERWISE ADEQUATE.
- GROUND COVER OVER SEPTIC SYSTEM COMPONENTS SHALL NOT EXCEED 36".
- WHEREVER SEWER LINES MUST CROSS WATER SUPPLY LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 500 PRESSURE PIPE OR EQUIV. AND SHALL BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS.

**DESIGN**

FLOW DETERMINATION  4 BEDROOM DWELLING  
 GARBAGE GRINDER  NO  YES  
 FLOW RATE = 440 GAL/DAY  
 SEPTIC TANK SIZING:  
 440 x 2.0 = 880 GAL/DAY  
 USE: 1,500 GAL  
 LEACHING FACILITY CALCULATIONS:  
 PERCOLATION RATE IS < 5 MIN/INCH  1 CLASS  
 SIDEWALL = 200 x 0.74 = 444.0 GAL/DAY (S.F.)  
 BOTTOM = 400 (S.F.)  
 USE: (3) 4.8' x 8.5' LEACH CHAMBERS  
 W/ STONE AS SHOWN IN DETAIL  
 = 40' LONG x 10' WIDE x 2' DEEP

**CONSTRUCTION NOTES**

- EXCAVATE ALL UNSUITABLE SOIL 5' AROUND LEACH AREA DOWN TO MEDIUM-COURSE SAND AND REPLACE WITH CLEAN MEDIUM SAND.
- EXCAVATE EXISTING SEWAGE AND UNSUITABLE SOIL AND REPLACE WITH CLEAN MEDIUM SAND.
- USE H-20 DESIGN LOADING D-BOX AND LEACH CHAMBERS IF DRIVE AREA IS TO BE EXTENDED OVER INSTALLED LEACH AREA. PROVIDE VENT AS REQUIRED.

**FELCO, INC.**  
 ENGINEERING - LAND SURVEYING

JOB No : 00029	NAME : NINETEEN HIGHLAND AVE. REALTY TRUST
DATE : 03/13/00	SHEET 2 OF 2
REVISIONS :	



# TOWN OF TRURO

## Assessors Office

### Certified Abutters List

### Request Form



DATE: 6-13-2022

NAME OF APPLICANT: STEVEN DILLON

NAME OF AGENT (if any): \_\_\_\_\_

MAILING ADDRESS: 11 CORN MILL WAY - ROCKLAND MA 02370

CONTACT: HOME/CELL 781-706-9253 EMAIL sdillon@partnerstechnology.com

PROPERTY LOCATION: 19 HIGHLAND AVE N. TRURO  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 32 PARCEL 3 EXT. \_\_\_\_\_  
(if condominium)

**ABUTTERS LIST NEEDED FOR:**  
(please check all applicable)

**FEE: \$15.00 per checked item**

(Fee must accompany the application unless other arrangements are made)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Board of Health <sup>5</sup>         | <input type="checkbox"/> Planning Board (PB)                        | <input type="checkbox"/> Zoning Board of Appeals (ZBA)    |
| <input type="checkbox"/> Cape Cod Commission                  | <input type="checkbox"/> Special Permit <sup>1</sup>                | <input type="checkbox"/> Special Permit <sup>1</sup>      |
| <input type="checkbox"/> Conservation Commission <sup>4</sup> | <input type="checkbox"/> Site Plan <sup>2</sup>                     | <input checked="" type="checkbox"/> Variance <sup>1</sup> |
| <input type="checkbox"/> Licensing                            | <input type="checkbox"/> Preliminary Subdivision <sup>3</sup>       | <u>5heo</u>   |
| Type: _____   | <input type="checkbox"/> Definitive Subdivision <sup>3</sup>        |   |
| <input type="checkbox"/> Other _____                          | <input type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup> |   |

(Fee: Inquire with Assessors)

(Please Specify)

**Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.**

#### THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: June 28, 2022 Date completed: \_\_\_\_\_  
List completed by: Laura Geiges - done again Date paid: 6/28/2022 Cash  # 202  
2/7/2023

<sup>1</sup> Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

<sup>2</sup> Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

<sup>3</sup> Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

<sup>4</sup> All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

<sup>5</sup> Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.



**TRURO ASSESSORS OFFICE**  
PO Box 2012 Truro, MA 02666  
Telephone: (508) 214-0921  
Fax: (508) 349-5506

**Date:** February 7, 2023

**To:** Steve Dillon

**From:** Assessors Department

**Certified Abutters List:** 19 Highland Avenue (Map 32 Parcel 3)

Zoning Board of Appeals - Variance

Attached is a combined list of abutters for 19 Highland Avenue (Map 32 Parcel 3)

The current owner is Steven & Deborah Dillon.

The names and addresses of the abutters are as of February 3, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

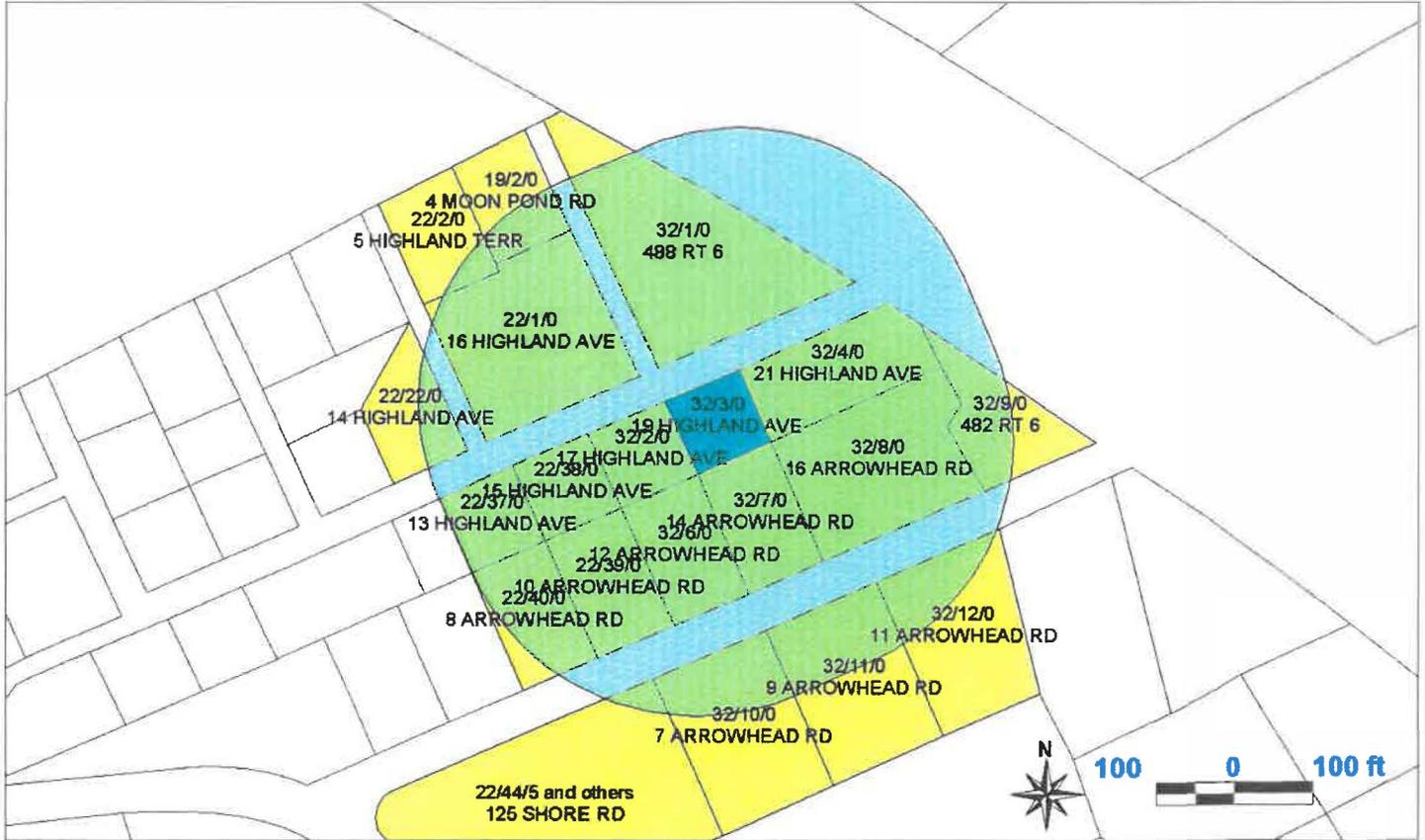
Certified by:

Laura Geiges

Assistant Assessor / Data Collector

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

Abutters List Within 300 feet of Parcel 32/3/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
417	19-2-0-R	HARHUT NANCY L & LARKIN CATHERINE M	4 MOON POND RD	290 PARKER ST	NEWTON	MA	02459
489	22-1-0-R	TIROZZI KAREN JEANNE & PEASE DANIELLE KATHLEEN	16 HIGHLAND AVE	110 UNION PARK 00 STREET #4	BOSTON	MA	02118
490	22-2-0-E	TOWN OF PROVINCETOWN	5 HIGHLAND TERR	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
506	22-22-0-R	HAWKEY KENNETH J & BRISCOE STEPHEN M	14 HIGHLAND AVE	PO BOX 442	NO TRURO	MA	02652-0442
519	22-37-0-R	RODERICK NATALIE D LIFE ESTATE RMNDR: HOEFLINGER REBECCA ETAL	13 HIGHLAND AVE	C/O HOEFLINGER EMILY 26 CEDAR ST	RIVERDALE	NJ	07457
520	22-38-0-R	FIGIELLA LINDA	15 HIGHLAND AVE	PO BOX 929	PROVINCETOWN	MA	02657
521	22-39-0-R	RAYMOND CORDEIRO 2015 TRUST & MADELYN CORDERIO 2015 TRUST	10 ARROWHEAD RD	PO BOX 791	NO TRURO	MA	02652
522	22-40-0-R	HARVEY CLIFFORD & AMELIA	8 ARROWHEAD RD	PO BOX 892	NO TRURO	MA	02652-0892
526	22-44-1-R	KESELIS GARY J & MARILYN H	125 SHORE RD	20 PARK ROAD	BARKHAMSTED	CT	06063
527	22-44-2-R	IANNAZZI MARK & BROWN CHRISTOPHER	125 SHORE RD	11 EAST WAY	BEDFORD	NY	10506
528	22-44-3-R	WHALEN DAVID M	125 SHORE RD	204 PORTLAND ST	SO BERWICK	ME	03908
529	22-44-4-R	IANNAZZI MARK L & MICHAEL L	125 SHORE RD	11 EAST WAY	BEDFORD	NY	10506
530	22-44-5-R	PIWNICKI LAWRENCE J & PIWNICKI CHRISTINE T	125 SHORE RD	PO BOX 473	NORTH TRURO	MA	02652
531	22-44-6-R	GARCIA GILBERT E JR.	125 SHORE RD	2900 NORTH EAST 33RD COURT UNIT 504	FORT LAUDERDALE	FL	33306
532	22-44-7-R	BOWEN ALBERT L JR	125 SHORE RD	226 BRADFORD ST	PROVINCETOWN	MA	02657

LG 2/7/2023

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
533	22-44-9-R	JUSTICE FAITH	125 SHORE RD	44 CHURCHILL ST	NEWTONVILLE	MA	02460
534	22-44-10-R	KAMBAR CAROL & LEDOUX KATHRYN	125 SHORE RD	60 WAMSUTTA RD	EASTHAM	MA	02642
535	22-44-11-R	WILLIAMS GLORIA LYNN & PIGHETTI HEATHER LYNN	125 SHORE RD	33 SKIPPER LN	WESTFIELD	MA	01085
536	22-44-12-R	PARKER GEORGE & CHRISTINE	125 SHORE RD	117 STONELEIGH RD	WATERTOWN	MA	02472
537	22-44-14-R	FESSLER KEVIN E	125 SHORE RD	54 BRADFORD STREET, UNIT 2-1	PROVINCETOWN	MA	02657
538	22-44-15-R	FRASCARELLI WILLIAM A	125 SHORE RD	15 HERBERTSON RD	JAMAICA PLAIN	MA	02130
539	22-44-16-R	ATKINS-BURNS FAMILY TRUST TRS:ATKINS HERBERT E ET AL	125 SHORE RD	PO BOX 537	NEW YORK	NY	10009
541	22-44-18-R	ROY RONALD BASS & BRIAN JAMES MCCARTHY REV LIV TRUST	125 SHORE RD	3960 OAKS CLUBHOUSE DR #509	POMPANO BEACH	FL	33069
6951	22-44-19-E	HIGHLAND ACRES CONDO TRUST	125 SHORE RD	125 SHORE RD	NO TRURO	MA	02652
668	32-1-0-R	FORD AND PERZ REALTY TRUST TRS: SHAWN FORD & PAUL PERZ	488 RT 6	2 ALVIN RD, UNIT 2B	SWAMPSCOTT	MA	01907
669	32-2-0-R	SPOERNLE MEGAN C/O MEGANBRAGG SPOERNLE LIV	17 HIGHLAND AVE	PO BOX 1414	PROVINCETOWN	MA	02657
670	32-3-0-R	DILLON STEVEN P & DEBORAH C	19 HIGHLAND AVE	11 CORN MILL WAY	ROCKLAND	MA	02370
671	32-4-0-R	DUTRA JACKSON & NICOLE	21 HIGHLAND AVE	PO BOX 192	NO TRURO	MA	02652-0192
672	32-6-0-R	FUTCH JOYCE A REV LIVING TRUST TRS: FUTCH JOYCE A	12 ARROWHEAD RD	PO BOX 244	NO TRURO	MA	02652-0244
673	32-7-0-R	REGO MICHAEL & TASIA MONDAZZI	14 ARROWHEAD RD	PO BOX 355	N TRURO	MA	02652
674	32-8-0-R	SILVIA MICHAEL & MELISSA & SILVIA PETER	16 ARROWHEAD RD	10 QUINCY ST	MEDFORD	MA	02155
675	32-9-0-R	WIDROW SAMUEL E & THOMAS SUZANNE G & FRANK J	482 RT 6	PO BOX 43	TRURO	MA	02666-0043
676	32-10-0-R	O'LEARY MEGAN C/O HAASE MARION & GILMORE KAR	7 ARROWHEAD RD	8000 SPARKS RD	LITTLE ROCK	AR	72210
677	32-11-0-R	PACKARD MICHAEL	9 ARROWHEAD RD	621 COMMERCIAL ST	PROVINCETOWN	MA	02657
678	32-12-0-R	DIAS JORGE C & LAURA J	11 ARROWHEAD RD	PO BOX 865	NO TRURO	MA	02652

LG 2/7/2023

19-2-0-R	HARHUT NANCY L & LARKIN CATHERINE M 290 PARKER ST NEWTON, MA 02459	22-1-0-R	TIROZZI KAREN JEANNE & PEASE DANIELLE KATHLEEN 110 UNION PARK 00 STREET #4 BOSTON, MA 02118	22-2-0-E	TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657
22-22-0-R	HAWKEY KENNETH J & BRISCOE STEPHEN M PO BOX 442 NO TRURO, MA 02652-0442	22-37-0-R	RODERICK NATALIE D LIFE ESTATE RMNDR: HOEFLINGER REBECCA ETAL C/O HOEFLINGER EMILY 26 CEDAR ST RIVERDALE, NJ 07457	22-38-0-R	FIORELLA LINDA PO BOX 929 PROVINCETOWN, MA 02657
22-39-0-R	RAYMOND CORDEIRO 2015 TRUST & MADELYN CORDERIO 2015 TRUST PO BOX 791 NO TRURO, MA 02652	22-40-0-R	HARVEY CLIFFORD & AMELIA PO BOX 892 NO TRURO, MA 02652-0892	22-44-1-R	KESELIS GARY J & MARILYN H 20 PARK ROAD BARKHAMSTED, CT 06063
22-44-2-R	IANNAZZI MARK & BROWN CHRISTOPHER 11 EAST WAY BEDFORD, NY 10506	22-44-3-R	WHALEN DAVID M 204 PORTLAND ST SO BERWICK, ME 03908	22-44-4-R	IANNAZZI MARK L & MICHAEL L 11 EAST WAY BEDFORD, NY 10506
22-44-5-R	PIWNICKI LAWRENCE J & PIWNICKI CHRISTINE T PO BOX 473 NORTH TRURO, MA 02652	22-44-6-R	GARCIA GILBERT E JR. 2900 NORTH EAST 33RD COURT UNIT 504 FORT LAUDERDALE, FL 33306	22-44-7-R	BOWEN ALBERT L JR 226 BRADFORD ST PROVINCETOWN, MA 02657
22-44-9-R	JUSTICE FAITH 44 CHURCHILL ST NEWTONVILLE, MA 02460	22-44-10-R	KAMBAR CAROL & LEDOUX KATHRYN 60 WAMSUTTA RD EASTHAM, MA 02642	22-44-11-R	WILLIAMS GLORIA LYNN & PIGHETTI HEATHER LYNN 33 SKIPPER LN WESTFIELD, MA 01085
22-44-12-R	PARKER GEORGE & CHRISTINE 117 STONELEIGH RD WATERTOWN, MA 02472	22-44-14-R	FESSLER KEVIN E 54 BRADFORD STREET, UNIT 2-1 PROVINCETOWN, MA 02657	22-44-15-R	FRASCARELLI WILLIAM A 15 HERBERTSON RD JAMAICA PLAIN, MA 02130
22-44-16-R	ATKINS-BURNS FAMILY TRUST TRS: ATKINS HERBERT E ET AL PO BOX 537 NEW YORK, NY 10009	22-44-18-R	ROY RONALD BASS & BRIAN JAMES MCCARTHY REV LIV TRUST 3960 OAKS CLUBHOUSE DR #509 POMPANO BEACH, FL 33069	22-44-19-E	HIGHLAND ACRES CONDO TRUST 125 SHORE RD NO TRURO, MA 02652
32-1-0-R	FORD AND PERZ REALTY TRUST TRS: SHAWN FORD & PAUL PERZ 2 ALVIN RD, UNIT 2B SWAMPSCOTT, MA 01907	32-2-0-R	SPOERNLE MEGAN C/O MEGAN BRAGG SPOERNLE LIV PO BOX 1414 PROVINCETOWN, MA 02657	32-3-0-R	DILLON STEVEN P & DEBORAH C 11 CORN MILL WAY ROCKLAND, MA 02370
32-4-0-R	DUTRA JACKSON & NICOLE PO BOX 192 NO TRURO, MA 02652-0192	32-6-0-R	FUTCH JOYCE A REV LIVING TRUST TRS: FUTCH JOYCE A PO BOX 244 NO TRURO, MA 02652-0244	32-7-0-R	REGO MICHAEL & TASIA MONDAZZI PO BOX 355 N TRURO, MA 02652

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32-8-0-R

SILVIA MICHAEL & MELISSA &  
SILVIA PETER  
10 QUINCY ST  
MEDFORD, MA 02155

32-9-0-R

WIDROW SAMUEL E &  
THOMAS SUZANNE G & FRANK J  
PO BOX 43  
TRURO, MA 02666-0043

32-10-0-R

O'LEARY MEGAN  
C/O HAASE MARION & GILMORE KAR  
8000 SPARKS RD  
LITTLE ROCK, AR 72210

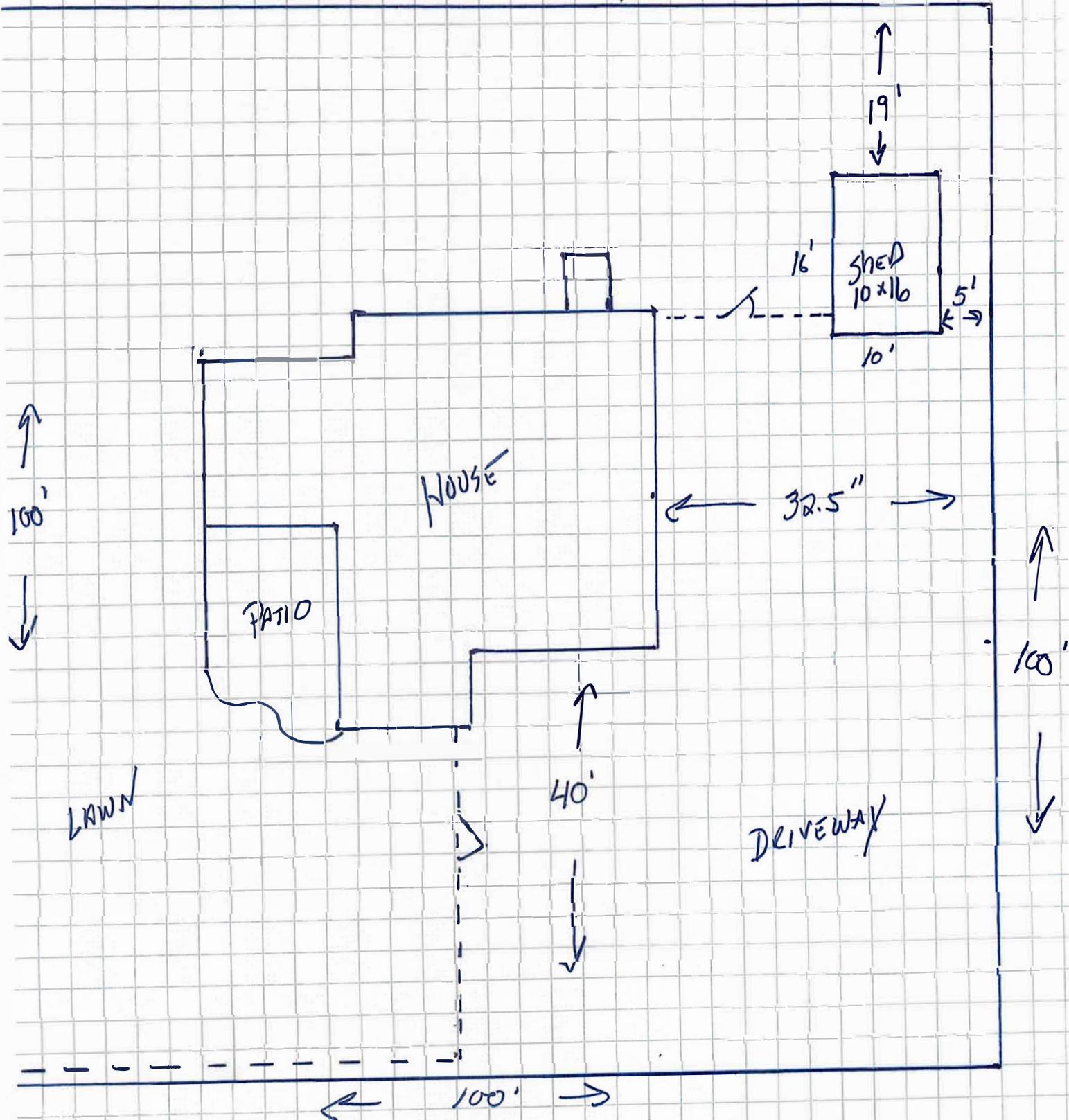
32-11-0-R

PACKARD MICHAEL  
621 COMMERCIAL ST  
PROVINCETOWN, MA 02657

32-12-0-R

DIAS JORGE C & LAURA J  
PO BOX 865  
NO TRURO, MA 02652

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□ = 3'

19 HIGHLAND AVE