



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666
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ZONING BOARD OF APPEALS Agenda

DATE OF MEETING: Monday, December 14, 2020
TIME OF MEETING: 5:30 pm
LOCATION OF MEETING: Remote Meeting
www.truro-ma.gov

Open Meeting

This will be a remote 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). 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 via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at 1-877-309-2073 and entering the following access code when prompted: 386-443-269. 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 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 the Town Planner at planner1@truro-ma.gov.

Meeting link: <https://global.gotomeeting.com/join/386443269>

Public Hearing

2020-006/ZBA – Ebb Tide on the Bay Condo Trust for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 30288, Page 288). Applicant seeks a Variance from Section 40.3.B.2 of the Truro Zoning Bylaw for a reduction of parking spaces due to relocation of buildings and a Special Permit under Section 30.7.A of the Truro Zoning Bylaw: for reconstruction of pre-existing, non-conforming structures; move closer to Shore Road; elevated to meet FEMA standards.

2020-007/ZBA – Katherine S. Cook and Christine Van Genderen for property located at 38 Cliff Road (Atlas Map 32, Parcel 19, Registry of Deeds title reference: Book 33307, Page 344). Applicants seek a Special Permit under Section 30.7 of the Truro Zoning Bylaw and G.L. c. 40A, s. 6 for alteration and extension of a non-conforming dwelling (s. 50.1(A) n.3, 8 (setback from road; lot area); s. 10.4 (frontage/”street”)) in Seashore District.

- Email of support from Peter Clemons and Marianne Benson – 40 Cliff Road

Board Action/Review

- Review and discuss clarification of lot coverage/square footage (reference Bylaw sections) regarding the ZBA Application and Procedure for Hearing – last modified July 2019.
- Discussion of future meeting dates.

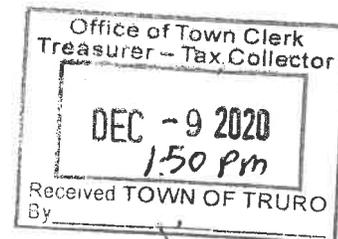
Approval of Minutes

None

Next Meeting

Monday, January 25, 2021 at 5:30 p.m.

Adjourn



STAFF MEMORANDUM

To: Truro Zoning Board of Appeals
From: Barbara Carboni, Interim Town Planner/Town Counsel, KP Law
Date: December 11, 2020
Re: Meeting December 14, 2020

2020-006/ZBA– 538 Shore Road (Map 7, Parcel 7). Application of Wm. N. Rogers II, PE & PLS (Owner: Ebb Tide on the Bay Condominium Trust) for 1) Variance for reduction of three parking spaces from existing twelve spaces due to relocation of existing three buildings; and 2) Special Permit under Section 30.7.A. of the Truro Zoning Bylaw, to reconstruct three pre-existing nonconforming structures closer to Shore Road and elevated per FEMA requirements for Velocity Zone

Existing Conditions and Proposed Project

Ebb Tide on the Bay Condominium currently consists of six units in three structures side by side on a lot in the Beach Point Limited Business District. The lot contains 14,224 sq ft. and a width varying from approximately 100 feet at frontage to 120 feet at the mean high water mark of the Bay. Building 1 (one unit) is set back 22.24 feet from Shore Road; Building 2 (one unit) is set back 37.60 feet; and Building 3 (four units) is set back 40.06 feet. The side setback to the western lot line is 7.01 feet (Building 3) and to the eastern lot line, less than three feet (Building 1). See Existing Site Plan of Land, SE.1

Twelve parking spaces are located near Shore Road: spaces 1-9 side by side across the width of the frontage, and an additional row of three spaces (9-12) behind spaces 1-3 and in front of Building 3. See Existing Site Plan, SE.1.

The entire property is in a FEMA mapped velocity zone at elevation 15’ (NAVD 88). The buildings have been damaged by storms numerous times over the past ten years. See Memo from Emily Beebe, Conservation Agent dated December 11, 2020. The applicant has obtained relief on an emergency basis from the Conservation Commission to conduct repairs to foundations, buildings and deck, and for sand nourishment. As discussed in Conservation Agent’s Memo, the buildings in their current location have no protection from wave action, and coastal engineered structures are not permissible. An alternatives analysis by a coastal geologist led to a proposed long-term solution: elevate the buildings and move them as far landward as possible, to protect the buildings and possibly restore the coastal dune.

A 2019 Order of Conditions for temporary repairs required the Applicant to file a Notice of Intent for permanent repairs including a proposal to elevate the buildings and move them towards Shore Road. The Commission also required that the Applicant pursue other permits

required for the project. The project proposed here to the ZBA has not yet been submitted to the Commission.

The proposed project would reconstruct the three structures at a uniform setback of 25 feet from Shore Road. All three new structures are proposed to be constructed on timber pile foundations and compliant with State Building Code requirements for construction in a Velocity Zone (bottom of lowest portion of horizontal structural member elevated to design flood elevation, which is base flood elevation plus 2 feet). The total square footage of the cottages will increase slightly from 3960 sq ft to 4112 sq ft; the area of decks, porches, and boardwalks will remain the same. Parking spaces 1-9 will remain; the second row of spaces 9-12 will be eliminated. See Proposed Site Plan of Land SP.1 and SP.2

Variance

A variance is requested from the requirements 40.3.B.2 of the Zoning Bylaw for the “reduction of 3 parking spaces from existing 12 spaces due to required relocation of existing 3 buildings.”

Section 40.3.B, under “Conversion of Cottage or Cabin Colony Motor Court Motel or Hotel,” provides in part that “[e]ach converted unit shall comply with the parking requirements for single family dwellings as established in s. 30.9.” Section 30.9 requires, for single family dwellings, two spaces per dwelling unit.

Ebb Tide received approval of the condominium conversion by decision of the ZBA dated November 26, 1985. The decision contained the following terms:

“The Board voted to approve the condominium conversion subject to the October 1985 revised process for conversions, and subject to Section XIII B of the zoning by-laws, with the condition that parking spaces be marked and assigned.

The number of condominium units shall be limited to 4 units in the westerly building, 1 unit in the middle building, and 1 unit in the easterly building, for a total of 6 units.”

At the time of the conversion in this case, twelve parking spaces were created for the six approved units. The project retains six units. Of the nine parking spaces remaining after loss of spaces 9-12, the Applicant intends to assign each one-bedroom unit one space, and each two-bedroom unit two spaces, as follows:

- Unit 1, one bedroom (Building 1): one space
 - Unit 2, one bedroom (Building 2): one space
 - Unit 3, two bedrooms (Building 3), two spaces
 - Unit 4, one bedroom (Building 3), one space
 - Unit 5, two bedrooms (Building 3), two spaces
 - Unit 6, one bedroom (Building 3), one space
- [Total: 8 spaces]

Requirements for Grant of a Variance under General Laws Chapter 40A, s. 10:

The Board may grant a variance from a term of the Zoning Bylaw where the 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 the requested variance requested.

Requirements for grant of a special permit under the Zoning Bylaw and G.L.c. 40A, s. 6

The existing structures are nonconforming because the lot is nonconforming as to area and frontage (and because the lot contains three dwellings). Buildings 1 and 2 are increasingly slightly in area; Building 3 will decrease from 1200 sq ft to 1102 sq ft. Overall, square footage will increase from 3960 sq ft to 4112 sq. ft. Under Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008), reconstruction of these dwelling on a lot nonconforming as to area increases the existing nonconformity and requires a special permit under G.L.c. 40A, s. 6.

Under Section 30.7.A, the Board may grant a special permit to allow the proposed reconstructed three structures if the Board:

“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.”

G.L. c. 40A, s. 6, likewise requires a finding by the Board that the proposed reconstruction of the three dwelling units “shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood.” Broken out by building, the proposed alterations are:

Building 1: elevation at grade, 11.15’

Existing: one story, 952 sq. ft

Proposed: two stories, 1092 sq ft; first floor elevation 19.17 ft (8.02 feet above grade); peak elevation 40.34 ft. (29.19 ft above grade)

Building 2: elevation at grade, 10.8’

Existing: one story, 628 sq feet.

Proposed: two stories, 710 sq ft; first floor elevation of 19.17 ft (8.37 feet above grade); peak elevation 39.88 ft. (29.08 above grade)

Building 3: elevation at grade, 10.5’

Existing: two stories, 1200 sq ft
Proposed: two stories, 1102 sq. ft; first floor elevation 19.17 ft (8.67 feet above grade);
peak elevation 40.45 ft. (29.95 ft above grade)

As the proposal is the reconstruction of all three structures on the lot, it would make sense for the Board, in applying the “not substantially more detrimental” standard, to apply it to the three buildings collectively.

Draft Decision

A draft decision is circulated with this Staff Memo. For the sake of convenience only, it is in the form of a permit grant, in case the Board approves the proposal.

Site Plan Review

Under Section 70.3 of the Bylaw, Commercial Site Plan Review is required for “[a]ny construction, alteration, expansion or modification of any properties, structures and uses other than that of single or two family residences and their accessory uses and structures.” It would appear that this project is subject to Commercial Site Plan Review.

2020-00/ZBA– 38 Cliff Road (Map 7, Parcel 7). Application of Katherine S. Cook and Christine Van Genderen for a Special Permit under Section 30.7 of the Zoning Bylaw and G.L. c. 40A s. 6 for alteration and extension of a non-conforming dwelling on property located in the Seashore District

Existing Conditions and Proposed Project

This property is located in the Seashore District, nonconforming as to lot area (.64 acres where 3 acres required) and as to setback of the existing house, constructed in 1950, from Cliff Road (16.5 feet where 50 feet required). A shed encroaches into the side yard setback from the property boundary with 40 Cliff Road.

The Plan of Land submitted does not contain a Zoning Table or otherwise indicate the square footage of the existing house. According to the unstamped floor plans submitted, the existing first floor contains 1,020 square feet (plus 76 square feet covered deck) and the second floor contains 369 square feet, for a total of 1,389 square feet plus the 76 sq ft deck.

The Plan of Land indicates that a “Proposed Screened Porch” of 296 square feet will be constructed on the north side of the house, and a 213 square foot addition will be constructed on the east side of the house (rear). The unstamped floor plans provide a proposed square footage of 1,252 square feet, plus 373 square feet porch/deck, for the first floor, and 515 square feet for the second floor, for a total of 1,767 square feet plus the 373 sq ft porch/deck. Based on the elevations provided, there are additional alterations to the structure that might be described at the hearing.

Based on the existing and proposed elevations provided, the structure will increase in height, but it is not clear by what measurements, as the elevations do not all identify peak roof heights. The Applicant should provide these measurements as this difference goes to the

question of whether the proposed alterations are “substantially more detrimental to the neighborhood than the existing nonconformity.”

Sufficiency of Application

The Plan of Land does not identify the dimensions of the existing and proposed dwelling. The architectural plans are not stamped and do not provide all dimensions (including proposed roof heights as noted above). The Board might request that these omissions be cured.

Requirements for grant of a Special Permit

Alteration or expansion of a dwelling on a lot nonconforming as to area increases the existing nonconformity and requires a special permit under Mass. General Laws Chapter 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008). The proposed project accordingly requires a special permit under G.L. c. 40A, s. 6 and Zoning Bylaw Section 30.7.

Under Section 30.7.A, this proposal is allowed by special permit if the Board:

“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.”

G.L. c. 40A, s. 6, likewise requires a finding by the Board that the proposed reconstruction “shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood.”

Single family residences of various sizes and styles are located at 26 Cliff Road, 24 Cliff Road, 20 Cliff Road, 3 Alden Road and 4 Mayflower Road; other neighboring parcels are vacant National Seashore property.

Residential Site Plan Review

The Applicant has applied to the Planning Board for Residential Site Plan Review and hearing opens on December 16, 2020. The Zoning Bylaw suggests that completion of Site Plan Review precede issuance of other permits:

“A Residential Site Plan approved by the Planning Board becomes the official development plan for a site within the Town of Truro. Town permits are issues only upon compliance with the Approved Residential Site Plan. . . .”

Section 70.4.B.1 (partial). Due to the relative simplicity of both applications there would seem little likelihood of conflict between Planning Board and ZBA decisions for this property.

Draft Decision

A draft decision is circulated with this Staff Memo. For the sake of convenience only, it is in the form of a permit grant, in case the Board approves the proposal.

DECISION OF THE ZONING BOARD OF APPEALS

Variance

Atlas Map 7 Parcel 7

Address: 538 Shore Road

Case Reference No.: 2020-006/ZBA

**Applicant: Ebb Tide on the Bay
Condominiums**

Hearing Dates: December 14, 2020

Decision Date:

Vote: X-X

Sitting:

Arthur F. Hultin, Jr., Chair; Fred Todd, Vice Chair; John Dundas; John Thornley; Chris Lucy, Heidi Townsend

Motion (M. ; M. second). In the matter of 2020-006/ZBA, Ebb Tide on the Bay Condominiums, to grant a variance reducing the number of parking spaces serving six condominium units from 12 to 9, on property in the Beach Point Limited Business District located at 538 Shore Road (Atlas Map 7, Parcel 7) under G.L. c. 40A, s. 10, based upon the following materials filed with this Board:

- Application for Hearing
- Certified Abutters List
- “Existing Site Plan of Land in (North) Truro,” as prepared for Ebb Tide on the Bay Condominium (No. 538 Shore Road), prepared by William N. Rogers, Scale 1 in. = 20 ft, dated September 2020, SE.1
- “Proposed Site Plan of Land in (North) Truro,” as prepared for Ebb Tide on the Bay Condominium (No. 538 Shore Road), prepared by William N. Rogers, Scale 1 in. = 20 ft, dated September 2020, SP.1-2
- Plan Set (elevations, floor plans, technical), “Ebb Tide on the Bay Condominium, No. 538 Shore Road, Truro, MA, Building 1”, prepared by William N. Rogers II, Scale 3/16” = 1’, dated December 2019, Sheets A01 – A5, inclusive
- Plan Set (elevations, floor plans, technical), “Ebb Tide on the Bay Condominium, No. 538 Shore Road, Truro, MA, Building 2”, prepared by William N. Rogers II, Scale 3/16” = 1’, dated December 2019, Sheets A01 – A5, inclusive
- Plan Set (elevations, floor plans, technical), “Ebb Tide on the Bay Condominium, No. 538 Shore Road, Truro, MA, Building 3”, prepared by William N. Rogers II, Scale 3/16” = 1’, dated December 2019, Sheets A01 – A6, inclusive
- “Existing Conditions” photographs, undated
- Memorandum from Emily Beebe, Truro Health & Conservation Agent dated December 11, 2020

This Variance is based on the following findings of fact:

1. Ebb Tide on the Bay Condominiums consists of six units in three structures side by side on a lot in the Beach Point Limited Business District. The lot contains 14,224 sq ft. and a width varying from approximately 100 feet at frontage to 120 feet at the mean high water mark of Cape Cod Bay.
2. Ebb Tide received approval of the condominium conversion by decision of the ZBA dated November 26, 1985. The decision contained the following terms:

“The Board voted to approve the condominium conversion subject to the October 1985 revised process for conversions, and subject to Section XIII B of the zoning by-laws, with the condition that parking spaces be marked and assigned.

The number of condominium units shall be limited to 4 units in the westerly building, 1 unit in the middle building, and 1 unit in the easterly building, for a total of 6 units.”

3. At the time of the conversion in this case, twelve parking spaces were created for the six approved units. This is consistent with current Bylaw Section 40.3.B, “Conversion of Cottage or Cabin Colony Motor Court Motel or Hotel,” which requires that each converted unit comply with the parking requirements for single family dwellings. Under Section 30.9, single family dwellings require two parking spaces.
4. Currently, the twelve parking spaces are located at the front of the lot by Shore Road: spaces 1-9 side by side across the width of the frontage, and an additional row of three spaces (9-12) behind spaces 1-3 and in front of Building 3.
5. Currently, Building 1 (one unit) is set back 22.24 feet from Shore Road; Building 2 (one unit) is set back 37.60 feet; and Building 3 (four units) is set back 40.06 feet.
6. The property is located within a velocity zone and the buildings been damaged by storms numerous times over the past ten years. The applicant has obtained relief on an emergency basis from the Conservation Commission to conduct repairs to foundations, buildings and deck, and for sand nourishment. The buildings in their current location have no protection from wave action, and coastal engineered structures are not permitted under the Wetlands Protection Act.
7. An alternatives analysis by a coastal geologist led to a proposed long-term solution: elevate the buildings and move them as far landward as possible, to protect the buildings and possibly restore the coastal dune.

8. Under a separate application to this Board, the Applicant seeks a special permit under Zoning Bylaw Sections 3.7 and 3.8, and Massachusetts General Laws Chapter 40A s. 6, to demolish the existing buildings and reconstruct them closer to Shore Road.
9. As proposed, the three structures will be located at a uniform setback of 25 feet from Shore Road, on timber pile foundations meeting the State Building requirements for construction in a velocity zone. The project will require approval from the Conservation Commission.
10. The proposed project will reconstruct the three structures at a uniform setback of 25 feet from Shore Road. The row of parking spaces 1-9 will remain at the front of the lot. Due to the decreased setback of Buildings 2 and 3, the second row of spaces 9-12 will be eliminated. There is no other area on the lot for parking if the buildings are relocated as proposed.
11. The Applicant proposes to assign one parking space to each one-bedroom unit, and two spaces to each two-bedroom unit, as follows:

Unit 1, one bedroom (Building 1): one space

Unit 2 , one bedroom (Building 2): one space

Unit 3, two bedrooms (Building 3), two spaces

Unit 4, one bedroom (Building 3), one space

Unit 5, two bedrooms (Building 3), two spaces

Unit 6, one bedroom (Building 3), one space

This totals eight spaces. The ninth space is proposed to be *[unassigned]*

Requirements for Grant of a Variance under General Laws Chapter 40A, s. 10:

Under G.L. c. 40A, s. 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 Applicant in this case requests a variance from the requirement of two parking spaces per dwelling unit imposed by Sections 40.3.B.2 and 30.9 of the Zoning Bylaw. Under the Zoning Bylaw, and as required in the 1985 condominium conversion special permit, twelve spaces are required for the existing (and proposed) six dwelling units. The reduction from twelve to nine spaces is caused by the loss of parking area resulting from relocation of the three buildings closer to Shore Road.

Findings of the Board under Massachusetts General Laws Chapter 40A, Section 10

1. The Board finds that the three existing structures are located on the shifting sand of a barrier beach, in the area of coastal dune and without protection from wave action. The Board finds that these soil conditions and topography affect the three structures because they have left the structures vulnerable to repeated damage by storms.
2. Moving the three buildings to a safer location on the lot results in a reduction of area available for parking. The Board finds that continuing literal enforcement of the Zoning Bylaw requirement of 12 spaces for the six condominium units would prevent relocation of the three buildings towards Shore Road. Preventing relocation of the buildings would result in substantial financial and other hardship to the unit owners, as the buildings will be subject to continual storm damage and cannot be sustained in their current location.
3. The Board finds that allowing the requested reduction in parking spaces from twelve to nine spaces can be granted without substantial detriment to the public good, as the remaining spaces are sufficient to accommodate onsite the total parking needs of one-bedroom and two-bedroom units. For the same reason, the Board finds that it can allow the requested reduction in parking spaces without nullifying or substantially derogating from the intent or purpose of the Bylaw.

Conditions

This Variance is granted subject to the following conditions:

1. The Applicant shall mark and assign all nine parking spaces as indicated on the Plans submitted and as described herein.
2. The use of the Property shall otherwise be in strict conformance with the Town of Truro Bylaw.
3. The Applicant shall comply with all conditions imposed by the Conservation Commission in any Order of Conditions or other order issued by the Commission with respect to the Property.

4. *The Applicant shall comply with all conditions imposed by the Planning Board pursuant to Commercial Site Plan Review.*

5. *Other conditions? relating to impacts on abutting property*

This Variance shall lapse after one year if substantial use is not commenced with that time. See G.L. c. 40A, s. 10.

Art Hultin, Chair

Date

DECISION OF THE ZONING BOARD OF APPEALS

Special Permit

Atlas Map 7 Parcel 7

Address: 538 Shore Road

Case Reference No.: 2020-006/ZBA

**Applicant: Ebb Tide on the Bay
Condominiums**

Hearing Dates: December 14, 2020

Decision Date:

Vote: X-X

Sitting:

Arthur F. Hultin, Jr., Chair; Fred Todd, Vice Chair; John Dundas; John Thornley; Chris Lucy, Heidi Townsend

Motion (M. ; M. second). In the matter of 2020-006/ZBA, Ebb Tide on the Bay Condominiums to grant a Special Permit to reconstruct three nonconforming residential structures in the Beach Point Limited Business District under G.L. c. 40A, s. 6 and Sections 30.7 and 30.8 of the Zoning Bylaw on property located at 538 Shore Road (Atlas Map 7, Parcel 7) based upon the following materials filed with this Board:

- Application for Hearing
- Certified Abutters List
- “Existing Site Plan of Land in (North) Truro,” as prepared for Ebb Tide on the Bay Condominium (No. 538 Shore Road), prepared by William N. Rogers, Scale 1 in. = 20 ft, dated September 2020, SE.1
- “Proposed Site Plan of Land in (North) Truro,” as prepared for Ebb Tide on the Bay Condominium (No. 538 Shore Road), prepared by William N. Rogers, Scale 1 in. = 20 ft, dated September 2020, SP.1-2
- Plan Set (elevations, floor plans, technical), “Ebb Tide on the Bay Condominium, No. 538 Shore Road, Truro, MA, Building 1”, prepared by William N. Rogers II, Scale 3/16” = 1’, dated December 2019, Sheets A01 – A5, inclusive
- Plan Set (elevations, floor plans, technical), “Ebb Tide on the Bay Condominium, No. 538 Shore Road, Truro, MA, Building 2”, prepared by William N. Rogers II, Scale 3/16” = 1’, dated December 2019, Sheets A01 – A5, inclusive
- Plan Set (elevations, floor plans, technical), “Ebb Tide on the Bay Condominium, No. 538 Shore Road, Truro, MA, Building 3”, prepared by William N. Rogers II, Scale 3/16” = 1’, dated December 2019, Sheets A01 – A6, inclusive
- “Existing Conditions” photographs, undated
- Memorandum from Emily Beebe, Truro Health & Conservation Agent dated December 11, 2020

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

12. Ebb Tide on the Bay Condominium currently consists of six units in three structures side by side on a lot in the Beach Point Limited Business District. The lot contains 14,224 sq ft. and a width varying from approximately 100 feet at frontage to 120 feet at the mean high water mark of Cape Cod Bay.
13. Building 1 (one unit) is set back 22.24 feet from Shore Road; Building 2 (one unit) is set back 37.60 feet; and Building 3 (four units) is set back 40.06 feet. The side setback to the western lot line is 7.01 feet (Building 3) and to the eastern lot line, less than three feet (Building 1). See Existing Site Plan of Land, SE.1
14. Twelve parking spaces are located near Shore Road: spaces 1-9 side by side across the width of the frontage, and an additional row of three spaces (9-12) behind spaces 1-3 and in front of Building 3. See Existing Site Plan, SE.1.
15. The entire property is in a FEMA mapped velocity zone at elevation 15' (NAVD 88). The buildings have sustained damage from storms for over ten years. The applicant has obtained relief on an emergency basis from the Conservation Commission to conduct certain repairs. A 2019 Order of Conditions for temporary repairs required the Applicant to file a Notice of Intent for permanent repairs including a proposal to elevate the buildings and move them towards Shore Road. This project will require approval from the Conservation Commission.
16. The proposed project will reconstruct the three structures at a uniform setback of 25 feet from Shore Road. All three new structures are proposed to be constructed on timber pile foundations and meeting the State Building Code (9th Ed., Section R322) requirements for construction in a V Zone. Under this standard, the bottom of lowest portion of horizontal structural member must be elevated to design flood elevation, which is base flood elevation plus 2 feet.
17. The total square footage of the cottages will increase slightly from 3960 sq ft to 4112 sq ft; the area of decks, porches, and boardwalks will remain the same. Parking spaces 1-9 will remain; the second row of spaces 9-12 will be eliminated. See Proposed Site Plan of Land SP.1 and SP.2.
18. The following alterations are proposed:
Building 1: elevation at grade, 11.15'
Existing: one story, 952 sq. ft
Proposed: two stories, 1092 sq ft; first floor elevation 19.17 ft (8.02 feet above grade); peak elevation 40.34 ft. (29.19 ft above grade)

Building 2: elevation at grade, 10.8'

Existing: one story, 628 sq feet.

Proposed: two stories, 710 sq ft; first floor elevation of 19.17 ft (8.37 feet above grade); peak elevation 39.88 ft. (29.08 above grade)

Building 3: elevation at grade, 10.5'

Existing: two stories, 1200 sq ft

Proposed: two stories, 1102 sq. ft; first floor elevation 19.17 ft (8.67 feet above grade); peak elevation 40.45 ft. (29.95 ft above grade)

Findings under Zoning Bylaw Section 30.7 and Section 30.8 and G.L. c. 40A, s. 6

1. The Board finds that the existing lot and structures are nonconforming, and that the proposed reconstruction increases existing nonconformities. A special permit is required under Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).
2. The total square footage of the buildings will increase only marginally, from 3960 sq ft (existing) to 4112 sq. ft (proposed). However, due to State Building Code requirements for construction in "V" Zones, the structures will sit on timber piles raising the first floors of all three buildings to an elevation of 19.17 feet, which is between 8 and 9 feet above grade for each building. The roof peak elevations will be around 40 feet, or between 29 and 30 feet above grade for each building.
3. The Board finds that reconstructing and elevating the three buildings will change the appearance of the property, and will have a visual impact on Shore Road and neighboring properties, as well as impact views from the beach side.
4. The Board further finds, however, that despite these visual impacts, the proposed project will not be "substantially more detrimental to the neighborhood" than the existing nonconforming structures.
5. The existing buildings have sustained damage over time, and due to ocean and climate conditions cannot be sustained in their current locations without ongoing deterioration. The proposed buildings will be located in a more stable area away from the shore line, allowing for improved integrity and maintenance.
6. The proposed buildings will maintain the size and scale of the existing buildings, and, as conditioned herein, will maintain the style and materials of residences in this area.
7. Other buildings in this area have been reconstructed in such manner (elevated as required under the State Building Code).

8. Based on the above, the Board finds under Section 30.7 of the Zoning Bylaw that as conditioned herein, the proposed reconstruction of the existing three nonconforming structures as proposed will not be substantially more detrimental to the neighborhood than the existing nonconforming structures. The Board further finds that the reconstruction will exist in harmony with the general purpose and intent of the Bylaw.
9. The Board further finds pursuant to Section 30.8 that the proposed use is in harmony with the general public good and intent of the Zoning Bylaw.
10. The Board likewise finds under G.L. c 40A, s. 6 that the proposed reconstruction of the three structures will not be substantially more detrimental to the neighborhood than the existing nonconforming structures.

Conditions

This Special Permit is granted subject to the following conditions:

6. Construction shall conform to the plans referenced in this decision.
7. The floor area and height of the buildings are limited to those dimensions as indicated on the plans referenced in this decision and as stated in this decision.
8. Prior to issuance of an occupancy permit, the Applicant shall submit stamped, As-Built Plans of the three structures confirming that they conform to the above limits.
9. The use of the Property shall be in strict conformance with the Town of Truro Bylaw.
10. The use of the Property shall be in strict conformance with the decision of this Board, separately issues, granting a variance for the reduction of parking spaces from twelve to nine.
11. Construction shall conform to all conditions imposed by the Conservation Commission in any Order of Conditions or other order issued by the Commission.
12. *Construction shall conform to all conditions imposed by the Planning Board pursuant to Commercial Site Plan Review.*

13. Other conditions? relating to impacts on abutting property

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

Art Hultin, Chair

Date

DECISION OF THE ZONING BOARD OF APPEALS

Special Permit

Atlas Map 32 Parcel 19

Address: 38 Cliff Road

Case Reference No.: 2020-007/ZBA

**Applicant: Katherine S. Cook and
Christine Van Genderen**

Hearing Dates: December 14 2020

Decision Date:

Vote: X-X

Sitting: *Arthur F. Hultin, Jr., Chair; Fred Todd, Vice Chair; John Dundas; John Thornley; Chris Lucy, Heidi Townsend*

Motion (M. ; M. second). In the matter of 2020-007/ZBA, Katherine S. Cook and Christine Van Genderen to grant a Special Permit to expand a nonconforming structure in the Seashore District under G.L. c. 40A, s. 6 and Sections 30.7 and 30.8 of the Zoning Bylaw on property located at 38 Cliff Road (Atlas Map 32, Parcel 19) based upon the following materials filed with this Board:

- Cover Letter dated November 4, 2020
- Application for Hearing
- Certified Abutters List
- Owner’s Authorization
- Quitclaim Deed
- Title 5 Official Inspection Form
- “Plan of Land, #38 Cliff Road, Truro,” prepared for Katherine S. Cook and Christine Van Genderen by Donald T. Poole, Outermost Land Survey, Scale 1” = 20’ dated October 23, 2020 [*may need revisions*]
- Plan Set (Existing), “38 Cliff Road, Truro, Massachusetts” prepared by Ted Smith, Architect, Scale 3/16” = 1’-0”, dated October 26, 2020 **Sheets E1.1-E1.2; E2.1-E2.4** [*needs clarification*]
- Plan Set (Proposed), “38 Cliff Road, Truro, Massachusetts” prepared by Ted Smith, Architect, Scale 3/16” = 1’-0”, dated October 26, 2020 **Sheets A1.1-A1.2; A2.1-A2.5** [*needs clarification*]

The Board also received:

- Email dated December 2, 2020 from Peter Clemons and Marianne Benson, 40 Cliff Road

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

1. This property is located in the Seashore District, nonconforming as to lot area (.64 acres where 3 acres required) and as to setback of the existing house from Cliff Road (16.5 feet where 50 feet required). A shed encroaches into the side yard setback from the property boundary with 40 Cliff Road.
2. The existing two-story house was constructed in 1950. The first floor contains 1,020 square feet (plus a 76 square foot covered deck), and the second floor contains 369 square feet, for a total of 1,389 square feet plus the 76 square ft deck.
3. The proposed project consists of alterations that include a 213 square foot addition constructed on the east side (rear) of the house, and a screened porch of 296 square feet on the north side of the house. The proposed first floor will contain 1,252 square feet, plus 373 square feet porch/deck, and the proposed second floor will contain 515 square feet. The total proposed area is 1,767 square feet, plus the 373 sq ft porch/deck.
4. Based on the existing and proposed elevations provided, the structure will increase in height from *X to X peak roof height*.
5. Other alterations to the dwelling include: *[describe]*

Findings under Zoning Bylaw Section 30.7 and Section 30.8 and G.L. c. 40A, s. 6

1. The Board finds that the existing lot and structure is nonconforming, and that the proposed reconstruction increases existing nonconformities. A special permit is required under Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).
2. The Board finds that the proposed project is a reasonably-scaled addition to the existing nonconforming dwelling that modestly expands and updates living space in keeping with the existing configuration of the structure.
3. The Board finds that the proposed expansion is consistent with single-family structures on Cliff Road and neighboring roads.
4. Based on the above, the Board finds under Section 30.7 of the Zoning Bylaw that as conditioned herein, the proposed expansion of the existing nonconforming dwelling will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Board further finds that the expansion will exist in harmony with the general purpose and intent of the Bylaw.
5. The Board further finds pursuant to Section 30.8 that the proposed use is in harmony with the general public good and intent of the Zoning Bylaw.

6. The Board likewise finds under G.L. c 40A, s. 6 that the proposed expansion will not be substantially more detrimental than the existing nonconforming dwelling to the neighborhood.

Conditions

This Special Permit is granted subject to the following conditions:

14. Construction shall conform to the plans referenced in this decision.
15. The height of the expanded structure is limited to *[X feet in height from median grade or other]*
16. Prior to issuance of an occupancy permit, the Applicant shall submit a stamped, As-Built Plan of the residence confirming that the residence conforms to the above limits.
17. The use of the Property shall be in strict conformance with the Town of Truro Bylaw;
18. Construction shall conform to all conditions imposed by the Planning Board under Residential Site Plan Review.

19. Other conditions

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

Art Hultin, Chair

Date



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 _____

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

1. 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 40.3.B.1 of the Truro Zoning Bylaw concerning (describe) REDUCTION OF 3 PARKING SPACES FROM EXISTING 12 SPACES DUE TO REQUIRED RELOCATION OF EXISTING 3 BUILDINGS.

APPLICATION FOR SPECIAL PERMIT

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7.A of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) REBUILDING (3) PRE-EXISTING, NON-CONFORMING STRUCTURES ALONG NON-CONFORMING LINES, AWAY FROM BEACH TOWARD SHORE ROAD TO THE 25 FT. FRONTYARD SETBACK LINE, WITH TIMBER PILE FOUNDATIONS ELEVATED TO MEET FEMA STANDARDS FOR VELOCITY ZONES.

Property Address 538 SHORE ROAD Map(s) and Parcel(s) 7/7

Registry of Deeds title reference: Book 30288, Page 288, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name WM. N. ROGERS II, PE & PLS

Applicant's Legal Mailing Address P.O. BOX 631 PROVINCETOWN, MA 02657

Applicant's Phone(s), Fax and Email 508-487-1565 / WM.ROGERS2@VERIZON.NET

Applicant is one of the following: (please check appropriate box) Owner Prospective Buyer* Other* *Written Permission of the owner is required for submittal of this application.

Owner's Name and Address EBB TIDE ON THE BAY CONDOMINIUMS

Representative's Name and Address SALLY M. McSWEEN - 240 DALE ST. SYRACUSE, NY 13208

Representative's Phone(s), Fax and Email 315-430-6347 / SMCSWEE1@TWCNY.RR.COM

2. The completed application shall also be submitted electronically to the Town Planner at 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)

GARY LOCKE FOR WM. N. ROGERS II, PE & PLS
Applicant(s)/Representative Printed Name(s)

GARY LOCKE
Applicant(s)/Representative Signature

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

Sally McSween
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



TOWN OF TRURO
HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666
508-349-7004 x119

Memo to: Art Hultin, Chair ZBA; Members of the ZBA
Barbara Huggins Carboni, Acting Planner
From Emily Beebe, Health & Conservation Agent
Date: December 11, 2020
Re: **538 Shore Road, EBB TIDE Condominiums**

Over the past 10 years the structures at this location have been damaged by storms numerous times.

- The Conservation Commission has issued emergency permits allowing repairs to foundations, buildings and decks as well as permits for annual (at least) sand nourishment.
- The Building Commissioner has, in the past, issued corrective orders to address the problems caused by storm damage.

The property is vulnerable to impacts from coastal storms in large part because it fronts on a narrow beach without protection from a Coastal Dune. The seaward location of the structures prevents the establishment of a frontal dune, which would function to provide storm damage protection.

As you may know, Beach Point is a barrier beach, which is land subject to storm flowage and has the benefit of the associated resource areas of coastal dunes landward of the coastal beach. The entire property is in a FEMA mapped velocity zone at elevation 15' (NAVD 88).

Because this property is located in a coastal dune it is not eligible for protection by coastal engineered structures such as a bulkhead or seawall for "erosion control" measures. (WPA regulations excerpted below)

This property has been permitted frequently to place sacrificial sand on the seaward side of the property. This short-term measure does not address the fact that in their present location these buildings have no protection from wave action.

In 2015 the owners of this property and two of their neighbors to the north/west Contracted with coastal geologist Jim O'Connell, to develop an alternative's analysis to help them address this issue.

Mr. O'Connell recommended that the long-term solution for these properties is to elevate the buildings and move them as far landward as possible; this would protect the dwellings, prevent further damage and possibly restore the coastal dune.

In May 2019 the Conservation Commission issued an Order of Conditions for temporary repairs to make the buildings safe following storm damage that occurred the previous winter.

The special conditions of that Order specifically require the condominium association to file a new Notice of Intent for permanent repairs to include a proposal to lift and move the buildings back towards Shore Road. The proposal was to be shown on permittable drawings. The Conservation Commission also conditioned that with those permittable drawings the owners must begin pursuing approvals for the new building locations through all relevant regulatory channels immediately, in anticipation of future storms and further damage.

The application before you is filed to satisfy that requirement.

For your information, I have included the relevant regulatory excerpt from the Massachusetts Wetlands Protection Act regulations:

105 CMR 10.28

(2) Coastal Dune means any natural hill, mound or ridge of sediment landward of a coastal beach deposited by wind action or storm overwash. Coastal dune also means sediment deposited by artificial means and serving the purpose of storm damage prevention or flood control.

WHEN A COASTAL DUNE IS DETERMINED TO BE SIGNIFICANT TO STORM DAMAGE PREVENTION, FLOOD CONTROL OR THE PROTECTION OF WILDLIFE HABITAT, 310 10.28(3) THROUGH (6) SHALL APPLY:

(3) Any alteration of, or structure on, a coastal dune or within 100 feet of a coastal dune shall not have an adverse effect on the coastal dune by:

- (a) affecting the ability of waves to remove sand from the dune;
- (b) disturbing the vegetative cover so as to destabilize the dune;
- (c) causing any modification of the dune form that would increase the potential for storm or flood damage;
- (d) interfering with the landward or lateral movement of the dune;
- (e) causing removal of sand from the dune artificially; or
- (f) interfering with mapped or otherwise identified bird nesting habitat.

(4) Notwithstanding the provisions of 310 CMR 10.28(3), when a building already exists upon a coastal dune, a project accessory to the existing building may be permitted, provided that such work, using the best commercially available measures, minimizes the adverse effect on the coastal dune caused by the impacts listed in 310 CMR 10.28(3)(b) through (e). Such an accessory project may include, but is not limited to, a small shed or a small parking area for residences. It shall not include coastal engineering structures.

Elizabeth Sturdy

From: William N Rogers II <wmrogers2@verizon.net>
Sent: Friday, December 4, 2020 9:47 AM
To: Elizabeth Sturdy; ljmurphylaw@verizon.net
Subject: 538 Shore Road 2018 & 2019 Damage Photo's
Attachments: 538 Shore Road 2018 & 2019 Damage Photo's.pdf

Good Morning - Attorney Lester J. Murphy asked me to send you these photo's showing the damage to the buildings at Ebb Tide 538 Shore Road in 2018 & 2019 to be included in the packet for the Dec. 14 ZBA remote meeting. Thank you so much! - Gary Locke 508-487-1565

BUILDING 1
JAN. 28, 2018

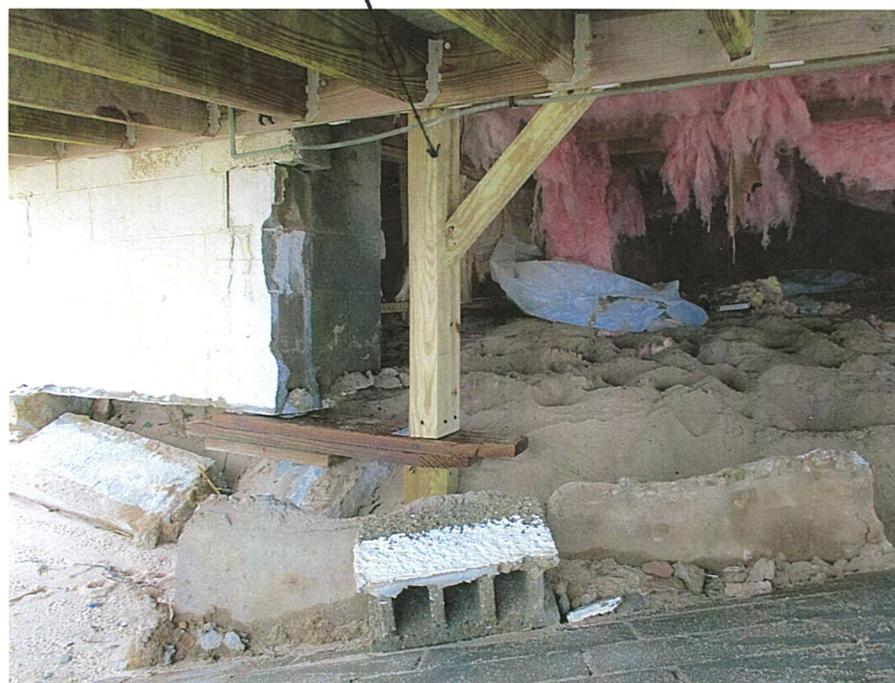


BUILDING 1
JAN. 9, 2018

538 SHORE ROAD
DAMAGE PHOTO'S 2018 ①



NOTE: EMERGENCY SHORING IN PLACE



BUILDING 1
JAN. 28, 2018

BUILDING 1
JAN. 28, 2018

BUILDING 3
MARCH 18, 2019



BUILDING 3
MARCH 18, 2019

• 538 SHORE ROAD (2)
DAMAGE PHOTO'S 2019



BUILDING 3
MARCH 18, 2019



BUILDING 2
MARCH 18, 2019

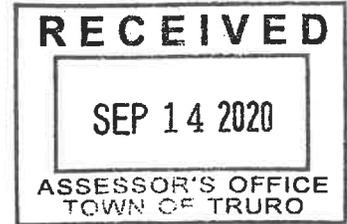


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 9-14-20

NAME OF APPLICANT: W.M. N. ROGERS II PE & PLS

NAME OF AGENT (if any): _____

MAILING ADDRESS: P.O. BOX 691 PROVINCETOWN, MA. 02657

CONTACT: HOME/CELL 508-487-1965 EMAIL WMROGERS2@VERIZON.NET

PROPERTY LOCATION: 538 SHORE ROAD
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 7 PARCEL 7 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

(please check all applicable)

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

FEE: \$15.00 per checked item

- Board of Health⁵
- Cape Cod Commission
- Conservation Commission⁴
- Licensing
- Type: _____
- Other _____

- Planning Board (PB)
- Special Permit¹
- Site Plan²
- Preliminary Subdivision³
- Definitive Subdivision³
- Accessory Dwelling Unit (ADU)²

- Zoning Board of Appeals (ZBA)
- Special Permit¹
- Variance¹

(Please Specify)

(Fee: Inquire with Assessors)

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: 9/14/2020

Date completed: 9/14/2020

List completed by: J. Farrell

Date paid: 9/14/2020 Cash/Check #9014

¹Abutters, 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.

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

³Landowners 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.

⁴All 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.

⁵Abutters 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: September 14, 2020

To: William N Rogers II

From: Assessors Department

Certified Abutters List: 538 Shore Road (Map 7, Parcel 7 et al)

Conservation Commission

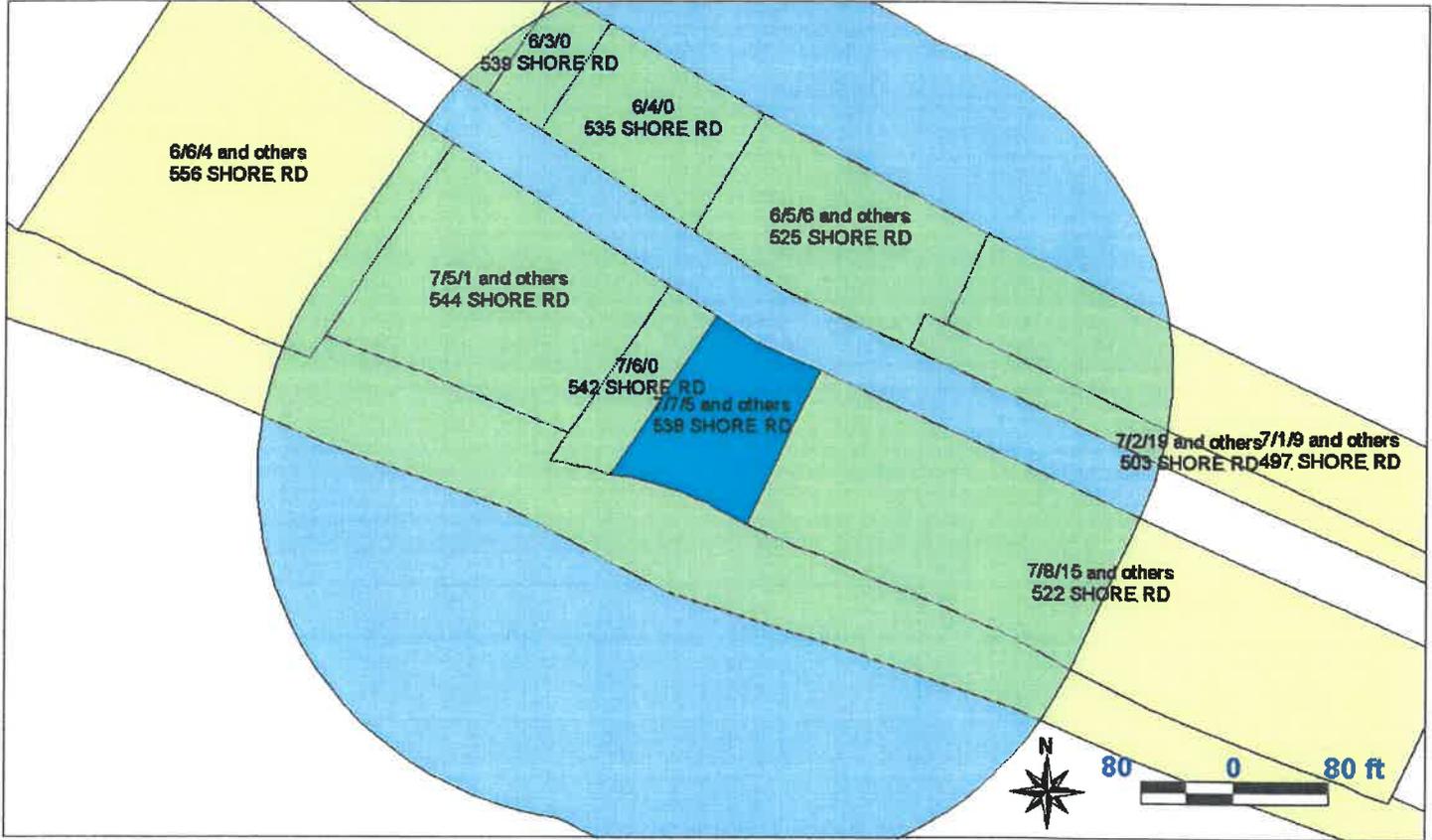
Attached is a combined list of abutters for the property located at 538 Shore Road.
The current owners are Ebb Tide on the Bay Condo Trust.

The names and addresses of the abutters are as of September 11, 2020 according to the
most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

Abutters List Within 300 feet of Abutters to Parcel 7/7/5 and others



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
228	6-2-0-R	AIKEN MATTHEW A & PATRICIA B	541 SHORE RD	2833 MONTEVALLE RD	BIRMINGHAM	AL	35223
229	6-3-0-R	BASHIAN RICHARD & CONSTANCE	539 SHORE RD	PO BOX 894	NO TRURO	MA	02652
230	6-4-0-R	ONBASHIAN ALICE T LIFE ESTATE ALICE T ONBASHIAN IRREVOC TRUS	535 SHORE RD	PO BOX 486	NO TRURO	MA	02652
6560	6-5-1-R	JESZ GARY F & REISS JULIA M C/O GRACIA JAMES & ELIZABETH	525 SHORE RD	100 COUNTRY WAY	TAUNTON	MA	02780
6561	6-5-2-R	BENNETT THOMAS C C/O VECCHIONE NICOLE MARIE	525 SHORE RD	16 VIEW STREET	WELLFLEET	MA	02667-7041
6562	6-5-3-R	AMARAL BETTYANN & TEDFORD ANDREA J	525 SHORE RD	6 SEAN DR	MANSFIELD	MA	02048
6563	6-5-4-R	B C B FAMILY TRUST TRS: BYRNE LAUREN T	525 SHORE RD	68 FROST RD	TYNGSBOROUGH	MA	01879-1138
6564	6-5-5-R	TINKER MARSHA JO	525 SHORE RD	4081 SOUTH RIVERSIDE DRIVE	LANEXA	VA	23089
6565	6-5-6-R	BAKER JANIS V & RONALD R	525 SHORE RD	PO BOX 951	NORTH TRURO	MA	02652
6566	6-5-7-R	SEAGER JON W & DENISE MARIE	525 SHORE RD	PO BOX 1028	NO TRURO	MA	02652-1028
6964	6-5-8-E	SEASONG CONDO TRUST	525 SHORE RD	525 SHORE RD	NO TRURO	MA	02652
6882	6-6-1-R	DILGER JAMES R & DILGER KATHLEEN THOMAS	556 SHORE RD	5 HUYLER ROAD	EAST SETAUKET	NY	11733
6883	6-6-2-R	SENGLE GREGORY R CHIN-HONG PATRICK	556 SHORE RD	108 WILDFLOWER DRIVE	AMHERST	MA	01002
6884	6-6-3-R	CURTIS TIMOTHY M & PATRICIA A	556 SHORE RD	10 BEECHWOOD ROAD	FARMINGTON	CT	06032
6881	6-6-4-R	AMZALLAG FRANKLIN	556 SHORE RD	642 GROSVENOR AV	WESTMOUNT	QC	H3Y 2S8 CANADA

JWP
 9/14/2020

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip/Cd/Country
6885	6-6-5-R	PLASSE MARK & CLAUDIA	556 SHORE RD	109 RIVERS EDGE DRIVE	MIDDLEBORO	MA	02346
6886	6-6-6-R	ROUTHIER DONALD R	556 SHORE RD	217 HIGH STREET	SOMERSWORTH	NH	03878
6887	6-6-7-R	PETRIE FIONA L	556 SHORE RD	667 RESERVOIR RD	LUNENBERG	MA	01462
6888	6-6-8-R	AMZALLAG FRANKLIN	556 SHORE RD	642 GROSVENOR AV	WESTMOUNT	QC	H3Y 2S8 CANADA
6890	6-6-9-R	CASPER ROBERT & SUSAN	556 SHORE RD	100 SCENIC DRIVE	LEOMINSTER	MA	01453
6889	6-6-10-R	PHILIPP RONALD & MARIAM C	556 SHORE RD	241 COUNTY HIGHWAY 145	GLOVERSVILLE	NY	12078
6891	6-6-11-R	LAYNG PAMELA J & MARYANN MCCARTHY	556 SHORE RD	248 CORTEZ RD	WEST PALM BEACH	FL	33405
6892	6-6-12-R	SALAZAR FERNANDO J & SALAZAR KIM BRODY	556 SHORE RD	75 HILLSIDE AVE	ARLINGTON	MA	02476
6893	6-6-13-R	FRATTAROLI ROBERT F & JULIE B	556 SHORE RD	49 SOUTH FAIRVIEW STREET	ROSLINDALE	MA	02131
6896	6-6-14-E	SHORELINE BEACH CONDO TRUST	556 SHORE RD	556 SHORE RD	NO TRURO	MA	02652
6322	7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: O'DONNELL HENRY J & DIANE M	497 SHORE RD	4 ASHLAND AVE	WEST ROXBURY	MA	02132
6323	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L	497 SHORE RD	186 BROOKBEND ROAD	HANSON	MA	02351
6324	7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L	497 SHORE RD	30 BOND STREET	SPENCER	MA	01562
6325	7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID S	497 SHORE RD	40 TUNXIS ST	FARMINGTON	CT	06032
6326	7-1-5-R	PERRY CHRISTOPHER J & DEBORAH M	497 SHORE RD	322 NASHUA RD	GROTON	MA	01450
6327	7-1-6-R	COASTAL BLUE BARNSTABLE I LLC MGR: BRADLEY CALLAHAN	497 SHORE RD	1404 CRAIN HIGHWAY, SUITE 101	GLEN BURNIE	MD	21061
6328	7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN	497 SHORE RD	PO BOX 272	NO TRURO	MA	02652-0272
6969	7-1-9-E	SUNRISE COTTAGES CONDO TRUST	497 SHORE RD	497 SHORE RD	NO TRURO	MA	02652
6776	7-2-19-R	ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN	503 SHORE RD	7601 E INDIAN BEND RD APT 1009	SCOTTSDALE	AZ	85250
6777	7-2-20-R	PEEREBOOM WAYNE H & ANN M	503 SHORE RD	11 VILLONE DR	LEEDS	MA	01053
6778	7-2-21-R	MARZILLI JEAN M	503 SHORE RD	34 WORCESTER SQUARE, UNIT 3	BOSTON	MA	02118
6779	7-2-22-R	BOLAM ANDREW L & KELLY D C/O AZULAY JANET A & RICHARD A	503 SHORE RD	12 COBB AVE	KINGSTON	MA	02364
6780	7-2-23-R	KEARNEY BARBARA ANNE	503 SHORE RD	PO BOX 977	N TRURO	MA	02652
6781	7-2-24-R	ROBERTS JENNIFER J	503 SHORE RD	1831 DUFFIELD LN	ALEXANDRIA	VA	22307
6782	7-2-25-R	LEE STANLEY W & HAYES PETER J	503 SHORE RD	55B BROOKLINE ST	CAMBRIDGE	MA	02139
6783	7-2-26-R	PASCALE LISA & BISESI JOANN	503 SHORE RD	298 MENDON ROAD	NORTH SMITHFIELD	RI	02896
6784	7-2-27-R	MOORE MARY T & JEAN	503 SHORE RD	100 BALDWIN ST #1	CHARLESTOWN	MA	02129
6785	7-2-28-R	LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND	503 SHORE RD	2 WORCESTER SQUARE #A	BOSTON	MA	02118
6786	7-2-29-R	BISESI JOANN & PASCALE LISA A C/O SERVEDIO CHRISTINE	503 SHORE RD	98 OSTEND RD	ISLAND PARK	NY	11558
6972	7-2-30-E	SUTTON PLACE CONDO TRUST	503 SHORE RD	503 SHORE RD	NO TRURO	MA	02652
5671	7-5-1-R	SHAMROCK LLC MGRS: DIANE & PETER CAPODILUPO	544 SHORE RD	66 BROOK FARM RD	WEST ROXBURY	MA	02132
5672	7-5-2-R	PETRIE FIONA L C/O BEINER RAYMOND & NANCY LUZ	544 SHORE RD	6 PINEBROOK LOOP	HOPEWELL JUNCTION	NY	12533
5673	7-5-3-R	WILLIAMS WATERFRONT RLTY TRUST TRS: ANNETTE L NORTON	544 SHORE RD	665 COCHITUATE RD	FRAMINGHAM	MA	01701
5674	7-5-4-R	CONNOR MITCHELL REALTY TRUST TRS: SHUMAN DAVID M	544 SHORE RD	C/O SMITH RICHARD D 665 COCHITUATE RD	FRAMINGHAM	MA	01701
5675	7-5-5-R	STOCKS SUSAN E	544 SHORE RD	343 BEACON ROAD	CHARLESTON	ME	04422
5676	7-5-6-R	FRANCO AMERICO & OLGA	544 SHORE RD	46 WINDSOR TERRACE	YONKERS	NY	10701
5677	7-5-7-R	SHAMROCK LLC RES AGT: DIANE L CAPODILUPO	544 SHORE RD	1910 CENTRE ST	WEST ROXBURY	MA	02132
5678	7-5-8-R	LOPEZ ALBA	544 SHORE RD	33 STANDISH ST	CAMBRIDGE	MA	02138
5679	7-5-9-R	CARR-DREYFUSS JT REV TRUST TR: CAROL CARR & JOAN DREYFUSS	544 SHORE RD	7105 KENSINGTON COURT	UNIVERSITY PARK	FL	34201
5680	7-5-10-R	MAZZOLA DONNA M & LUNNY SANDRA J	544 SHORE RD	267 ADAMS ST	NEWTON	MA	02458-1351
6938	7-5-11-E	BAYBEACH TOWNHOMES CONDO TR	544 SHORE RD	544 SHORE RD	NO TRURO	MA	02652

DR 9/14/2020
9/14/2020

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
238	7-6-0-R	BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL	542 SHORE RD	18 BACON ST	WINCHESTER	MA	01890-3809
239	7-7-1-R	TORTORA-BRIGMAN ELAINE	538 SHORE RD	356 BEECH ST	ROSLINDALE	MA	02131
240	7-7-2-R	63 MYRTLE AVENUE LLC	538 SHORE RD	BELLAIRS IV CLEMENT K AGENT 115 EDEN ROAD	STAMFORD	CT	06907
241	7-7-3-R	PERUMALU ANIL & KERNS MICHAEL	538 SHORE RD	414 W 44TH ST APT #3F	NEW YORK	NY	10036
242	7-7-4-R	HDSL STEARNS REALTY TRUST TRS: PAULA PTAS LEWIS	538 SHORE RD	30 STEARNS ROAD	WEST ROXBURY	MA	02132
243	7-7-5-R	MCSWEEN SALLY M	538 SHORE RD	240 DALE ST	SYRACUSE	NY	13208
244	7-7-6-R	FLANNERY MICHAEL	538 SHORE RD	30 PENNS HILL RD	QUINCY	MA	02169
6949	7-7-7-E	EBB TIDE ON THE BAY CONDO TR	538 SHORE RD	538 SHORE RD	NO TRURO	MA	02652
6759	7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN	522 SHORE RD	21 SNOW HILL ST	BOSTON	MA	02113
6760	7-8-2-R	LOST BOYS CLUB REALTY TRUST TRS: NORTON ANNETTE	522 SHORE RD	C/O RE-MAX BEST CHOICE 665 COCHITUATE RD	FRAMINGHAM	MA	01701
6761	7-8-3-R	LONGDEN JANE C/O JANE M LONGDEN REVOC TRUST	522 SHORE RD	4 BRIDGEVIEW TERRACE	KITTERY	ME	03904
6762	7-8-4-R	SCOUTS LLC	522 SHORE RD	PO BOX 1107	SO ORLEANS	MA	02662
6763	7-8-5-R	MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL	522 SHORE RD	6 GREENMEADOW ROAD	PLEASANTVILLE	NY	10570
6764	7-8-6-R	GALLAGHER REALTY TRUST TRS: GALLAGHER JOSEPH M & DIANE	522 SHORE RD	51 WINTERBERRY WAY	BEDFORD	MA	01730
6765	7-8-7-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6766	7-8-8-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6758	7-8-9-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6767	7-8-10-R	GARDNER NANCY J C/O PASQUALE LISA A & BISESI J	522 SHORE RD	298 MENDON RD	NORTH SMITHFIELD	RI	02896
6768	7-8-11-R	SEA PERCH REALTY TRUST TRS: KITTERY LAURA & BRIAN	522 SHORE RD	73 KINSLEY ST	STOUGHTON	MA	02072
6769	7-8-12-R	MALER WILLIAM STEVEN & LIQUORI ANTHONY	522 SHORE RD	45 WEST 3RD ST, UNIT 511	BOSTON	MA	02127
6770	7-8-13-R	HERRITT DANIELLE L	522 SHORE RD	99 WALTHAM STREET, Unit 1	BOSTON	MA	02118
6771	7-8-14-R	SULLIVAN EDWARD & PAMELA	522 SHORE RD	110 FIRST AVE#601	CHARLESTOWN	MA	02129
6772	7-8-15-R	SHEA DENNIS M & SCHNELLER KAREN K	522 SHORE RD	218 LOWELL ST	READING	MA	01867
6773	7-8-16-R	GONSALVES LISA M	522 SHORE RD	69 SHERIDAN ST	JAMAICA PLAIN	MA	02130
6774	7-8-17-R	KANA PAMELA SUE & SULLIVAN ELLEN CLEVERLY	522 SHORE RD	373 4TH AVE N	TIERRA VERDE	FL	33715
6775	7-8-18-R	STUART S FAY TRUST & BEATRICE M FAY TRUST	522 SHORE RD	580 PEARL HILL ROAD	FITCHBURG	MA	01420
6973	7-8-19-E	SUTTON PLACE CONDO TRUST	522 SHORE RD	522 SHORE RD	NO TRURO	MA	02652


 9/14/2020 Page 3

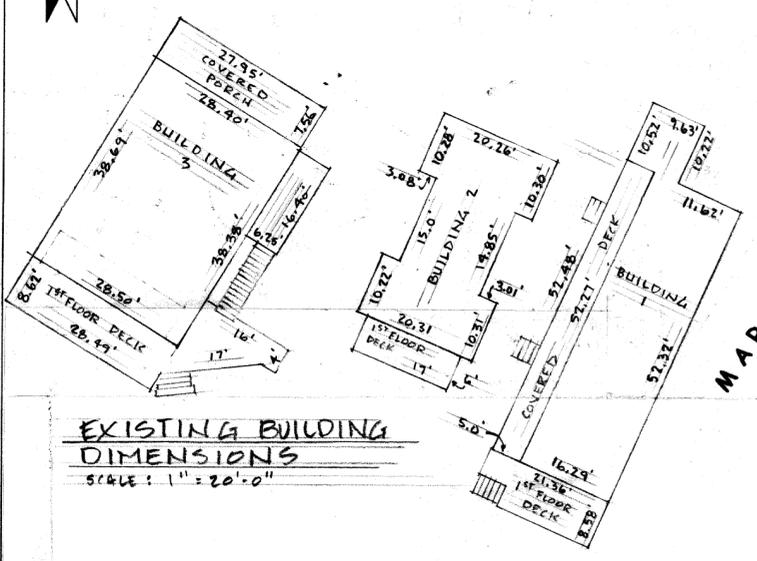
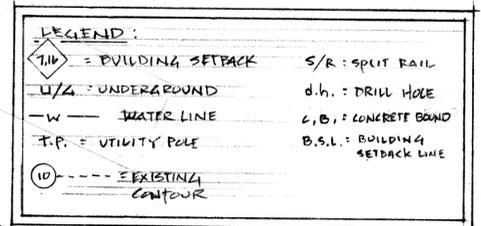
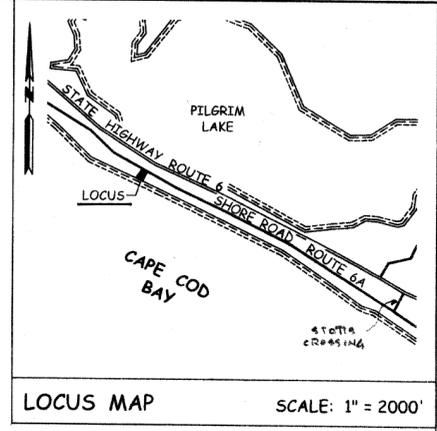
6-2-0-R	AIKEN MATTHEW A & PATRICIA B 2833 MONTEVALLE RD BIRMINGHAM, AL 35223	6-3-0-R	BASHIAN RICHARD & CONSTANCE PO BOX 894 NO TRURO, MA 02652	6-4-0-R	ONBASHIAN ALICE T LIFE ESTATE ALICE T ONBASHIAN IRREVOC TRUS PO BOX 486 NO TRURO, MA 02652
6-5-1-R	JESZ GARY F & REISS JULIA M C/O GRACIA JAMES & ELIZABETH 100 COUNTRY WAY TAUNTON, MA 02780	6-5-2-R	BENNETT THOMAS C C/O VECCHIONE NICOLE MARIE 16 VIEW STREET WELLFLEET, MA 02667-7041	6-5-3-R	AMARAL BETTYANN & TEDFORD ANDREA J 6 SEAN DR MANSFIELD, MA 02048
6-5-4-R	B C B FAMILY TRUST TRS: BYRNE LAUREN T 68 FROST RD TYNGSBOROUGH, MA 01879-1138	6-5-5-R	TINKER MARSHA JO 4081 SOUTH RIVERSIDE DRIVE LANEXA, VA 23089	6-5-6-R	BAKER JANIS V & RONALD R PO BOX 951 NORTH TRURO, MA 02652
6-5-7-R	SEAGER JON W & DENISE MARIE PO BOX 1028 NO TRURO, MA 02652-1028	6-5-8-E	SEASONG CONDO TRUST 525 SHORE RD NO TRURO, MA 02652	6-6-1-R	DILGER JAMES R & DILGER KATHLEEN THOMAS 5 HUYLER ROAD EAST SETAUKET, NY 11733
6-6-2-R	SENGLE GREGORY R CHIN-HONG PATRICK 108 WILDFLOWER DRIVE AMHERST, MA 01002	6-6-3-R	CURTIS TIMOTHY M & PATRICIA A 10 BEECHWOOD ROAD FARMINGTON, CT 06032	6-6-4-R	AMZALLAG FRANKLIN 642 GROSVENOR AV WESTMOUNT, QC H3Y 2S8 CANADA
6-6-5-R	PLASSE MARK & CLAUDIA 109 RIVERS EDGE DRIVE MIDDLEBORO, MA 02346	6-6-6-R	ROUTHIER DONALD R 217 HIGH STREET SOMERSWORTH, NH 03878	6-6-7-R	PETRIE FIONA L 667 RESERVOIR RD LUNENBERG, MA 01462
6-6-8-R	AMZALLAG FRANKLIN 642 GROSVENOR AV WESTMOUNT, QC H3Y 2S8 CANADA	6-6-9-R	CASPER ROBERT & SUSAN 100 SCENIC DRIVE LEOMINSTER, MA 01453	6-6-10-R	PHILIPP RONALD & MARIAM C 241 COUNTY HIGHWAY 145 GLOVERSVILLE, NY 12078
6-6-11-R	LAYNG PAMELA J & MARYANN MCCARTHY 248 CORTEZ RD WEST PALM BEACH, FL 33405	6-6-12-R	SALAZAR FERNANDO J & SALAZAR KIM BRODY 75 HILLSIDE AVE ARLINGTON, MA 02476	6-6-13-R	FRATTAROLI ROBERT F & JULIE B 49 SOUTH FAIRVIEW STREET ROSLINDALE, MA 02131
6-6-14-E	SHORELINE BEACH CONDO TRUST 556 SHORE RD NO TRURO, MA 02652	7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: ODONNELL HENRY J & DIANE M 4 ASHLAND AVE WEST ROXBURY, MA 02132	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L 186 BROOKBEND ROAD HANSON, MA 02351
7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L 30 BOND STREET SPENCER, MA 01562	7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID S 40 TUNXIS ST FARMINGTON, CT 06032	7-1-5-R	PERRY CHRISTOPHER J & DEBORAH M 322 NASHUA RD GROTON, MA 01450

7-1-6-R	COASTAL BLUE BARNSTABLE I LLC MGR: BRADLEY CALLAHAN 1404 CRAIN HIGHWAY, SUITE 101 GLEN BURNIE, MD 21061	7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN PO BOX 272 NO TRURO, MA 02652-0272	7-1-9-E	SUNRISE COTTAGES CONDO TRUST 497 SHORE RD NO TRURO, MA 02652
7-2-19-R	ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN 7601 E INDIAN BEND RD APT 1009 SCOTTSDALE, AZ 85250	7-2-20-R	PEEREBOOM WAYNE H & ANN M 11 VILLONE DR LEEDS, MA 01053	7-2-21-R	MARZILLI JEAN M 34 WORCESTER SQUARE, UNIT 3 BOSTON, MA 02118
7-2-22-R	BOLAM ANDREW L & KELLY D C/O AZULAY JANET A & RICHARD A 12 COBB AVE KINGSTON, MA 02364	7-2-23-R	KEARNEY BARBARA ANNE PO BOX 977 N TRURO, MA 02652	7-2-24-R	ROBERTS JENNIFER J 1831 DUFFIELD LN ALEXANDRIA, VA 22307
7-2-25-R	LEE STANLEY W & HAYES PETER J 55B BROOKLINE ST CAMBRIDGE, MA 02139	7-2-26-R	PASCALE LISA & BISESI JOANN 298 MENDON ROAD NORTH SMITHFIELD, RI 02896	7-2-27-R	MOORE MARY T & JEAN 100 BALDWIN ST #1 CHARLESTOWN, MA 02129
7-2-28-R	LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND 2 WORCESTER SQUARE #A BOSTON, MA 02118	7-2-29-R	BISESI JOANN & PASCALE LISA A C/O SERVEDIO CHRISTINE 98 OSTEND RD ISLAND PARK, NY 11558	7-2-30-E	SUTTON PLACE CONDO TRUST 503 SHORE RD NO TRURO, MA 02652
7-5-1-R	SHAMROCK LLC MGRS:DIANE & PETER CAPODILUPO 66 BROOK FARM RD WEST ROXBURY, MA 02132	7-5-2-R	PETRIE FIONA L C/O BEINER RAYMOND & NANCY LUZ 6 PINEBROOK LOOP HOPEWELL JUNCTION, NY 12533	7-5-3-R	WILLIAMS WATERFRONT RLTY TRUST TRS: ANNETTE L NORTON 665 COCHITUATE RD FRAMINGHAM, MA 01701
7-5-4-R	CONNOR MITCHELL REALTY TRUST TRS: SHUMAN DAVID M C/O SMITH RICHARD D 665 COCHITUATE RD FRAMINGHAM, MA 01701	7-5-5-R	STOCKS SUSAN E 343 BEACON ROAD CHARLESTON, ME 04422	7-5-6-R	FRANCO AMERICO & OLGA 46 WINDSOR TERRACE YONKERS, NY 10701
7-5-7-R	SHAMROCK LLC RES AGT: DIANE L CAPODILUPO 1910 CENTRE ST WEST ROXBURY, MA 02132	7-5-8-R	LOPEZ ALBA 33 STANDISH ST CAMBRIDGE, MA 02138	7-5-9-R	CARR-DREYFUSS JT REV TRUST TR: CAROL CARR & JOAN DREYFUSS 7105 KENSINGTON COURT UNIVERSITY PARK, FL 34201
7-5-10-R	MAZZOLA DONNA M & LUNNY SANDRA J 267 ADAMS ST NEWTON, MA 02458-1351	7-5-11-E	BAYBEACH TOWNHOMES CONDO TR 544 SHORE RD NO TRURO, MA 02652	7-6-0-R	BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL 18 BACON ST WINCHESTER, MA 01890-3809
7-7-1-R	TORTORA-BRIGMAN ELAINE 356 BEECH ST ROSLINDALE, MA 02131	7-7-2-R	63 MYRTLE AVENUE LLC BELLAIRS IV CLEMENT K AGENT 115 EDEN ROAD STAMFORD, CT 06907	7-7-3-R	PERUMALU ANIL & KERNS MICHAEL 414 W 44TH ST APT #3F NEW YORK, NY 10036

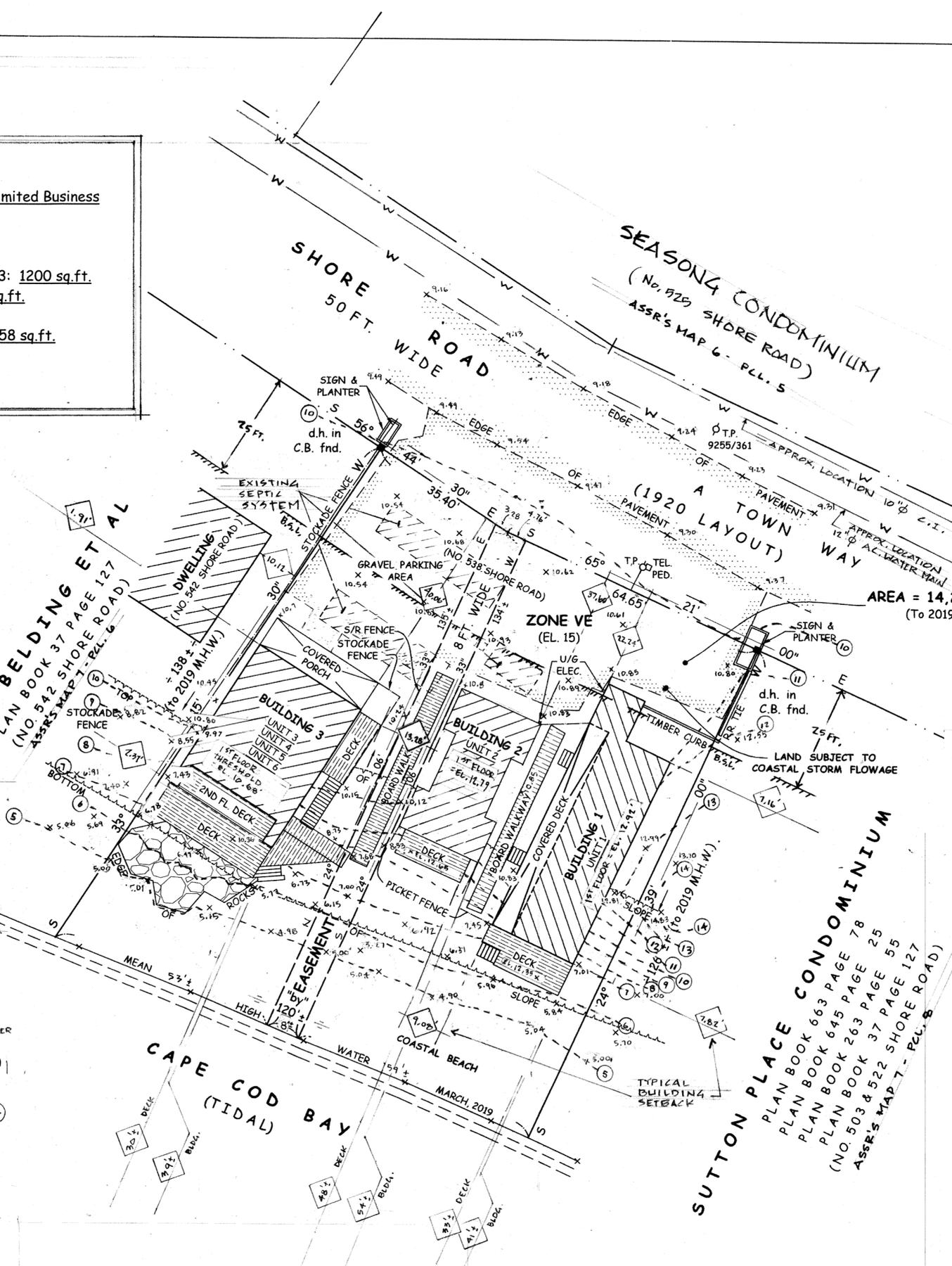
7-7-4-R	HDSL STEARNS REALTY TRUST TRS: PAULA PTAS LEWIS 30 STEARNS ROAD WEST ROXBURY, MA 02132	7-7-5-R	MCSWEEN SALLY M 240 DALE ST SYRACUSE, NY 13208	7-7-6-R	FLANNERY MICHAEL 30 PENNS HILL RD QUINCY, MA 02169
7-7-7-E	EBB TIDE ON THE BAY CONDO TR 538 SHORE RD NO TRURO, MA 02652	7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN 21 SNOW HILL ST BOSTON, MA 02113	7-8-2-R	LOST BOYS CLUB REALTY TRUST TRS: NORTON ANNETTE C/O RE-MAX BEST CHOICE 665 COCHITUATE RD FRAMINGHAM, MA 01701
7-8-3-R	LONGDEN JANE C/O JANE M LONGDEN REVOC TRUST 4 BRIDGEVIEW TERRACE KITTERY, ME 03904	7-8-4-R	SCOUTS LLC PO BOX 1107 SO ORLEANS, MA 02662	7-8-5-R	MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL 6 GREENMEADOW ROAD PLEASANTVILLE, NY 10570
7-8-6-R	GALLAGHER REALTY TRUST TRS:GALLAGHER JOSEPH M & DIANE 51 WINTERBERRY WAY BEDFORD, MA 01730	7-8-7-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420	7-8-8-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420
7-8-9-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420	7-8-10-R	GARDNER NANCY J C/O PASQUALE LISA A & BISESI J 298 MENDON RD NORTH SMITHFIELD, RI 02896	7-8-11-R	SEA PERCH REALTY TRUST TRS: KITTELY LAURA & BRIAN 73 KINSLEY ST STOUGHTON, MA 02072
7-8-12-R	MALER WILLIAM STEVEN & LIQUORI ANTHONY 45 WEST 3RD ST, UNIT 511 BOSTON, MA 02127	7-8-13-R	HERRITT DANIELLE L 99 WALTHAM STREET, Unit 1 BOSTON, MA 02118	7-8-14-R	SULLIVAN EDWARD & PAMELA 110 FIRST AVE#601 CHARLESTOWN, MA 02129
7-8-15-R	SHEA DENNIS M & SCHNELLER KAREN K 218 LOWELL ST READING, MA 01867	7-8-16-R	GONSALVES LISA M 69 SHERIDAN ST JAMAICA PLAIN, MA 02130	7-8-17-R	KANA PAMELA SUE & SULLIVAN ELLEN CLEVERLY 373 4TH AVE N TIERRA VERDE, FL 33715
7-8-18-R	STUART S FAY TRUST & BEATRICE M FAY TRUST 580 PEARL HILL ROAD FITCHBURG, MA 01420	7-8-19-E	SUTTON PLACE CONDO TRUST 522 SHORE RD NO TRURO, MA 02652		

ZONING NOTES: (EXISTING)

1. THIS PROPERTY LIES WITHIN ZONE: Beach Point Limited Business
2. NO. OF PRINCIPAL BUILDINGS: 3
3. NO. OF ACCESSORY BUILDINGS: 0
4. LOT COVERAGE: 27.8% (3960 sq.ft.)
 Building 1: 952 sq.ft. - Building 2: 628 sq.ft. - Building 3: 1200 sq.ft.
 Decks (Includes Covered Porches/Decks) total: 1180 sq.ft.
5. GREEN SPACE: 47.7% (6786 sq.ft.)
 Buildings (total): 3960 sq.ft. - Stone Parking Area: 3058 sq.ft.
 Wood Boardwalks: 420 sq.ft.
6. LOT AREA: 14,224 sq.ft.



MARIE BELDING ET AL
 PLAN BOOK 37 PAGE 127
 (NO. 542 SHORE ROAD)
 Assr's Map 7 - P.L.L. 6



AREA = 14,224± SQ. FT.
 (To 2019 M.H.W.)

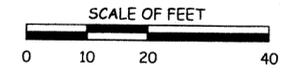
NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J FOR THE TOWN OF TRURO COMMUNITY NO. 235222 DATED JULY 16, 2014.

NOTE: x 14.55' DENOTES SPOT ELEVATION.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

NOTE: DATUM = 1988 N.A.V.D.

REFERENCE: PLAN BOOK 431 PAGE 93
 PLAN BOOK 348 PAGE 97
 PLAN BOOK 263 PAGE 56
 DEED BOOK 30288 PAGE 288



EXISTING SITE PLAN OF LAND IN (NORTH) TRURO AS PREPARED FOR EBB TIDE ON THE BAY CONDOMINIUM (NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT. SEPTEMBER, 2020

WILLIAM N. ROGERS PROFESSIONAL
 CIVIL ENGINEERS & LAND SURVEYORS
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
 508.487.1565 / 508.487.5809 FAX

SE.1



william n. rogers II, P.E.
 SEPTEMBER 14, 2020

DETAIL OF EXISTING PARKING
 SCALE: 1" = 20'-0"

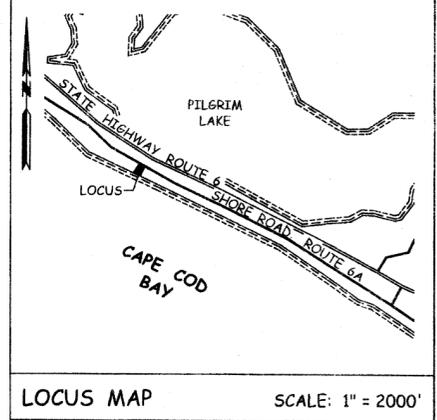
GENERAL NOTES:

- Datum = 1988 N.A.V.D.
- Buildings 1, 2 & 3 to be raised in accordance with MA. State Building Code, 9th Edition (2015 IRC & IBC w/ MA. Amendments), 2018 AWC Prescriptive Residential Wood Deck Construction Guide, 2015 IECC, FEMA Technical Bulletin 348 - Protecting Building Utilities From Flood Damage & FEMA Technical Bulletin 449 - Home Builder's Guide To Coastal Construction.
- MA. State Building Code, 9th Edition (2015 IRC w/MA. Amendments), Section R322.1.4 requires: "For 'V' Zones, the design flood elevation (DFE) shall be The base flood elevation (BFE) + 2 feet. BFE (El. 15) + 2 feet = El. 17 (DFE). Section R322.3 requires: "bottom of lowest portion of horizontal member.....to be Elevated to the DFE".
- Buildings to be moved up to the 25 foot Front Yard setback line.
- Buildings to have timber pile foundations.
- All disturbed areas to be regraded with beach sand & revegetated immediately after construction with native Plants & Shrubs - American beach grass, Rugosa rose, etc.
- All roof runoff to be directed to subsurface drains - use Flo-well system by NDS or equal.

ZONING NOTES: (PROPOSED)

- THIS PROPERTY LIES WITHIN ZONE: Beach Point Limited Business
- NO. OF PRINCIPAL BUILDINGS: 3
- NO. OF ACCESSORY BUILDINGS: 0
- LOT COVERAGE: 27.8% (4112 sq.ft.)
Building 1: 1092 sq.ft. - Building 2: 710 sq.ft. - Building 3: 1102 sq.ft.
Decks (Includes Covered Porches) total: 1180 sq.ft.
- GREEN SPACE: 50.1% (7192 sq.ft.)
Buildings (total): 4112 sq.ft. - Stone Parking Area: 2500 sq.ft.
Wood Boardwalks: 420 sq.ft.
- LOT AREA: 14,224 sq.ft.

NOTE: REFER TO SHEET SP.1 FOR BUILDING SETBACKS & HEIGHT ANALYSIS



LOCUS MAP SCALE: 1" = 2000'

- NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE: EXISTING AND PROPOSED USE: RESIDENTIAL.
- NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- NOTE: ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS, OR EQUAL).

NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 2500IC0117J FOR THE TOWN OF TRURO COMMUNITY NO. 235222 DATED JULY 16, 2014.

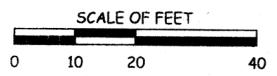
NOTE: THIS PROPERTY IS SERVED BY UNDERGROUND ELECTRIC SERVICE

NOTE: x 14.55' DENOTES SPOT ELEVATION.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

NOTE: DATUM = 1988 N.A.V.D.

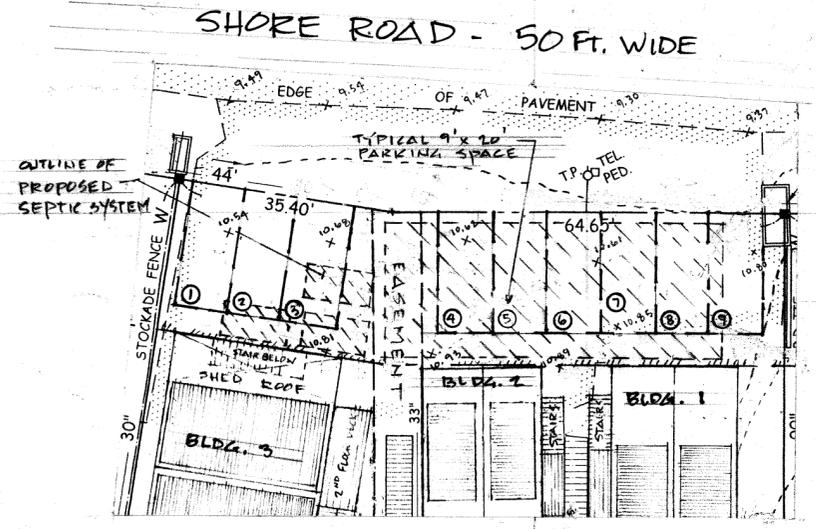
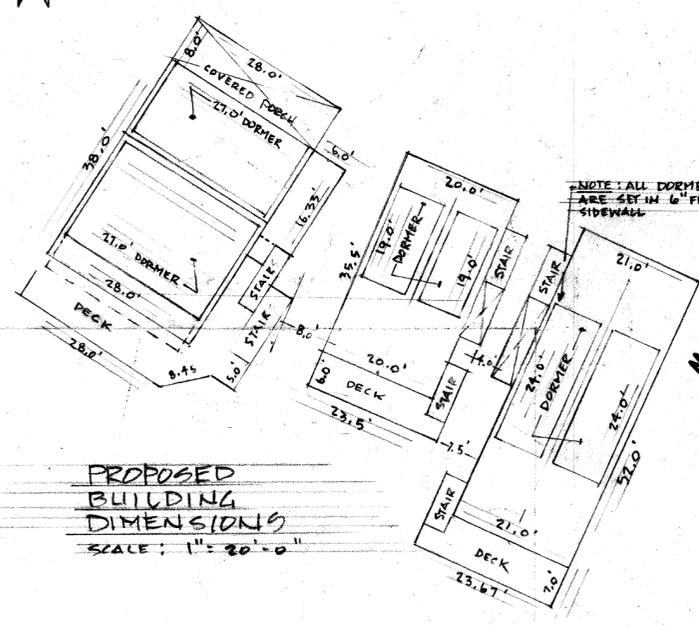
REFERENCE: PLAN BOOK 431 PAGE 93
PLAN BOOK 348 PAGE 97
PLAN BOOK 263 PAGE 56
DEED BOOK 30288 PAGE 288



PROPOSED SITE PLAN OF LAND IN (NORTH) TRURO AS PREPARED FOR EBB TIDE ON THE BAY CONDOMINIUM (NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT. SEPTEMBER, 2020

WILLIAM N. ROGERS PROFESSIONAL SP.1
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1565 / 508.487.5809 FAX

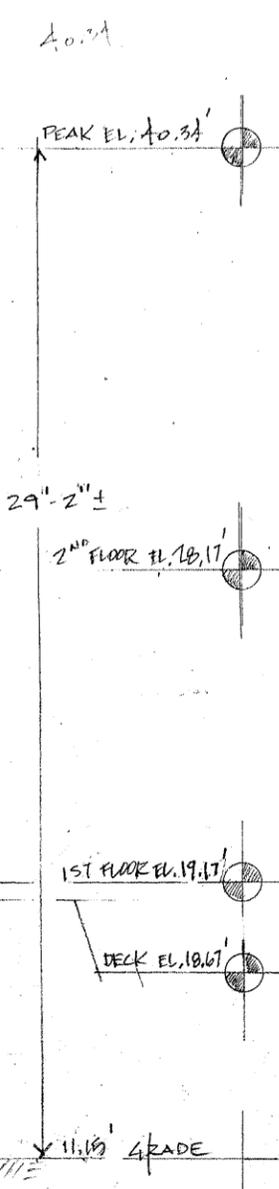
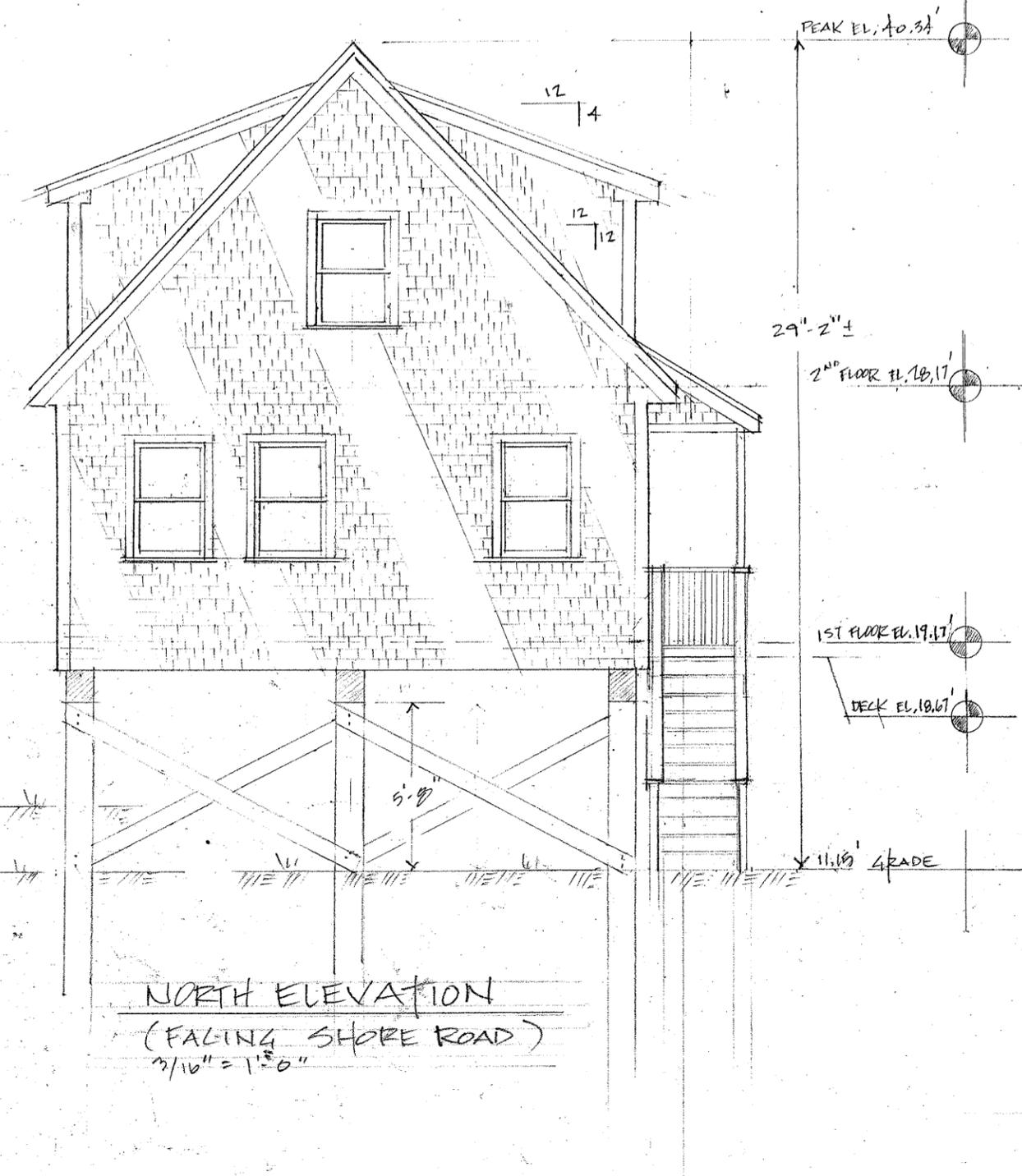
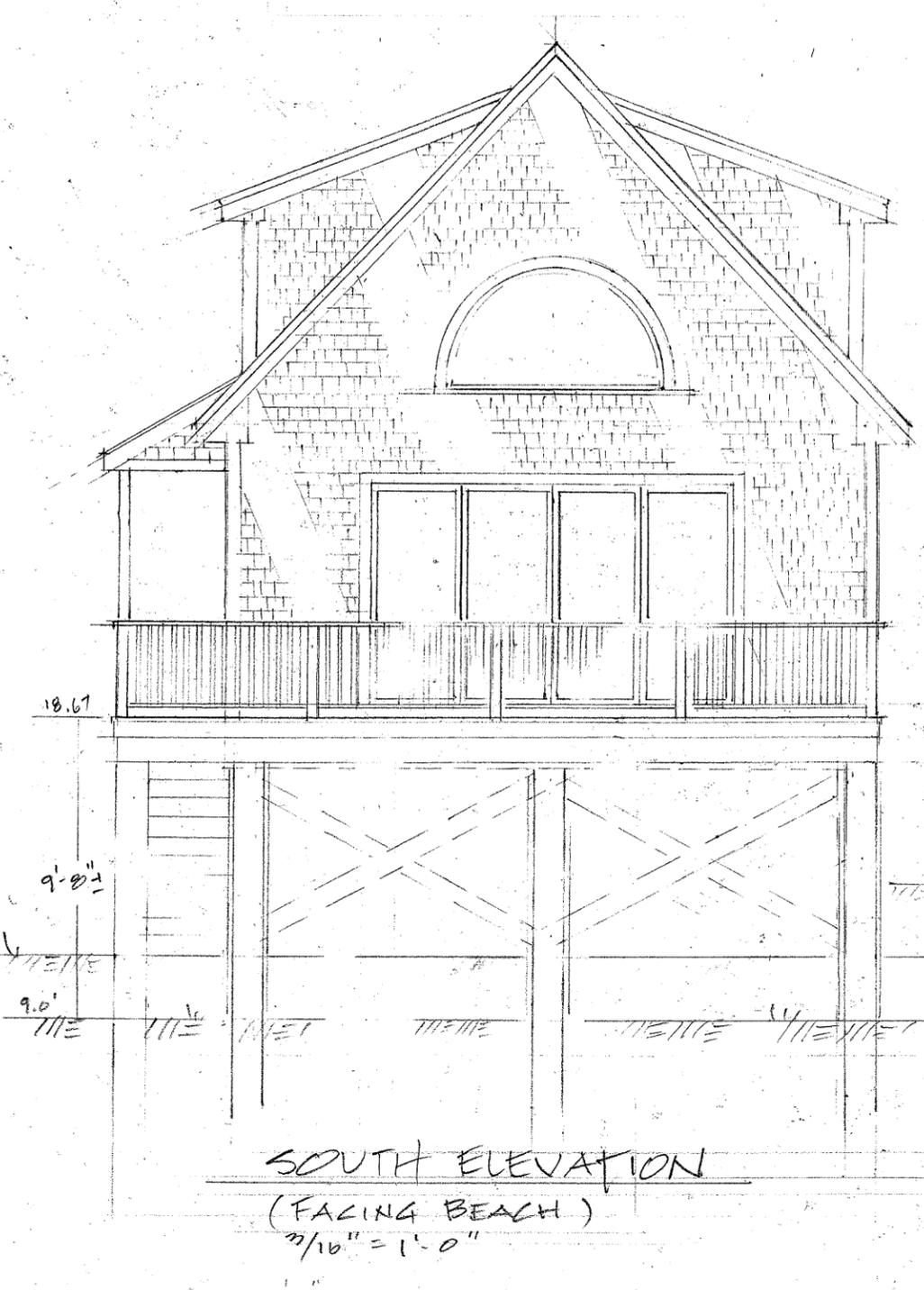


LEGEND:

- = EXISTING CONTOUR
- - - = PROPOSED/RESTORED CONTOUR
- W = WATER LINE
- T.P. = UTILITY POLE
- d.h. = DRILL HOLE
- C.B. = CONCRETE BOUND
- B.S.L. = BUILDING SETBACK LINE



SEPTEMBER 14, 2020 SEPTEMBER 14, 2020



EBBIDE ON THE BAY
CONDOMINIUM
NO. 53B SHORE ROAD
NORTH TRURO, MA.
BUILDING # 1
LOCALS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wvrogers2@verizon.net

PROPOSED
ELEVATIONS
NORTH &
SOUTH

SCALE OF FEET
0 3 6

SCALE: 3/16" = 1'-0"
DATE: DEC, 2019
DRAWN: AL
JOB NO. T-19-0773D
REVISION:

1-A.1

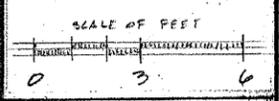


PROPOSED WEST ELEVATION
 (FACING BUILDING #2)
 3/16" = 1'-0"

EBBIDE ON THE BAY
 CONDOMINIUM
 NO. 538 SHORE ROAD
 NORTH TRURO, MA.
 BUILDING #1
 LOCUS: ASSESSOR'S MAP 7, PARCEL 1

William N. Rogers II.
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr Rogers2@verizon.net

PROPOSED
 WEST
 ELEVATION



SCALE: 3/16" = 1'-0"
 DATE: DEC., 2019
 DRAWN: ZK
 JOB NO. T-19-0773D
 REVISION:

1-A.2



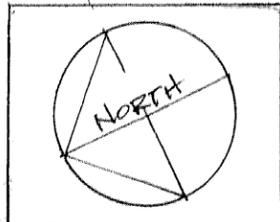
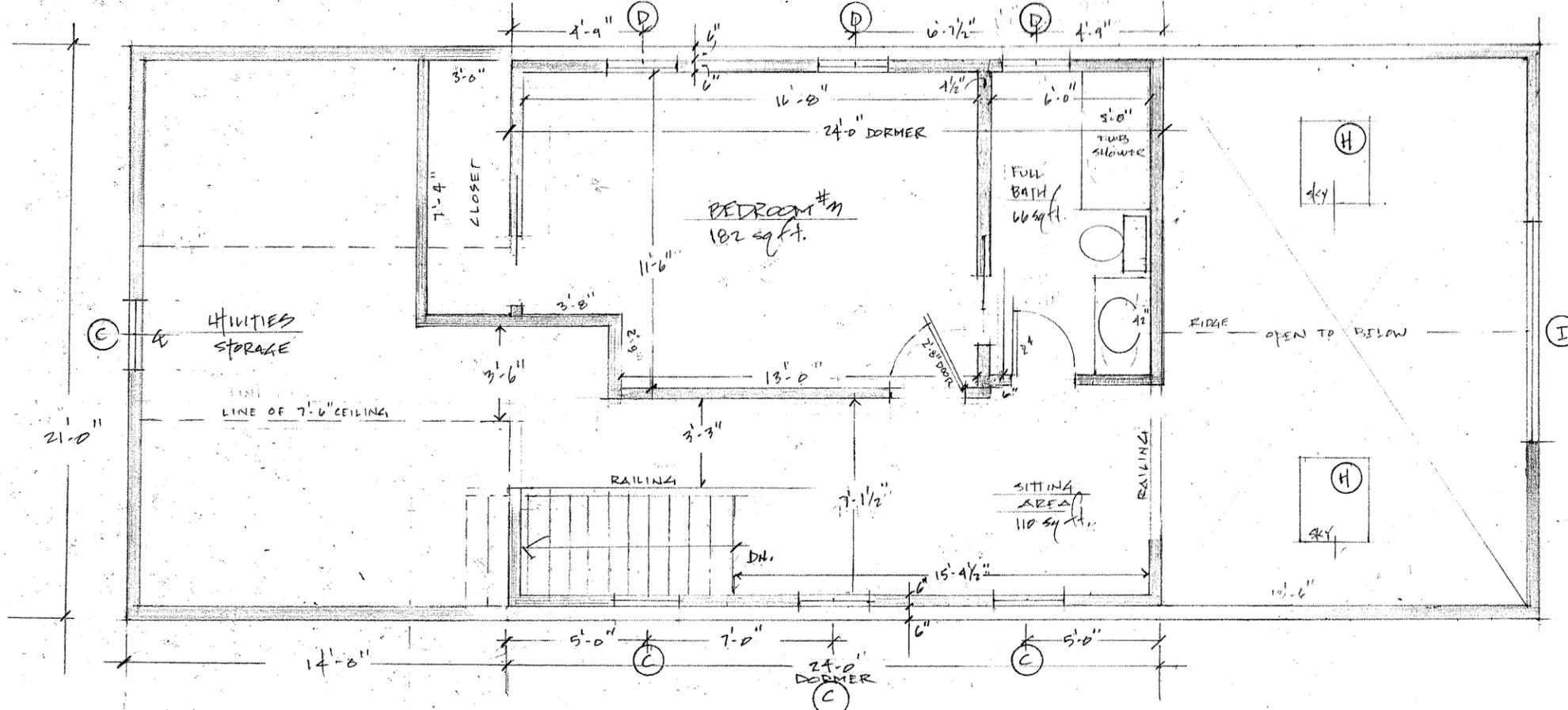
EBBTIDE ON THE BAY
CONDOMINIUM
NO. 53B SHORE ROAD
NORTH TRURO, MA.
BUILDING #1
LOCALS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
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Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

PROPOSED
EAST
ELEVATION

SCALE OF FEET
0 3 6
SCALE: 3/16" = 1'-0"
DATE: DEC., 2019
DRAWN: GR
JOB NO. T-19-0773D
REVISION:

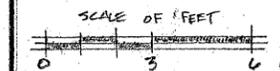
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EBBIDE ON THE BAY
CONDOMINIUM
NO. 538 SHORE ROAD
NORTH TRURO, MA.
BUILDING #1
LOCAL ASSESSOR'S MAP 7, PARCEL T

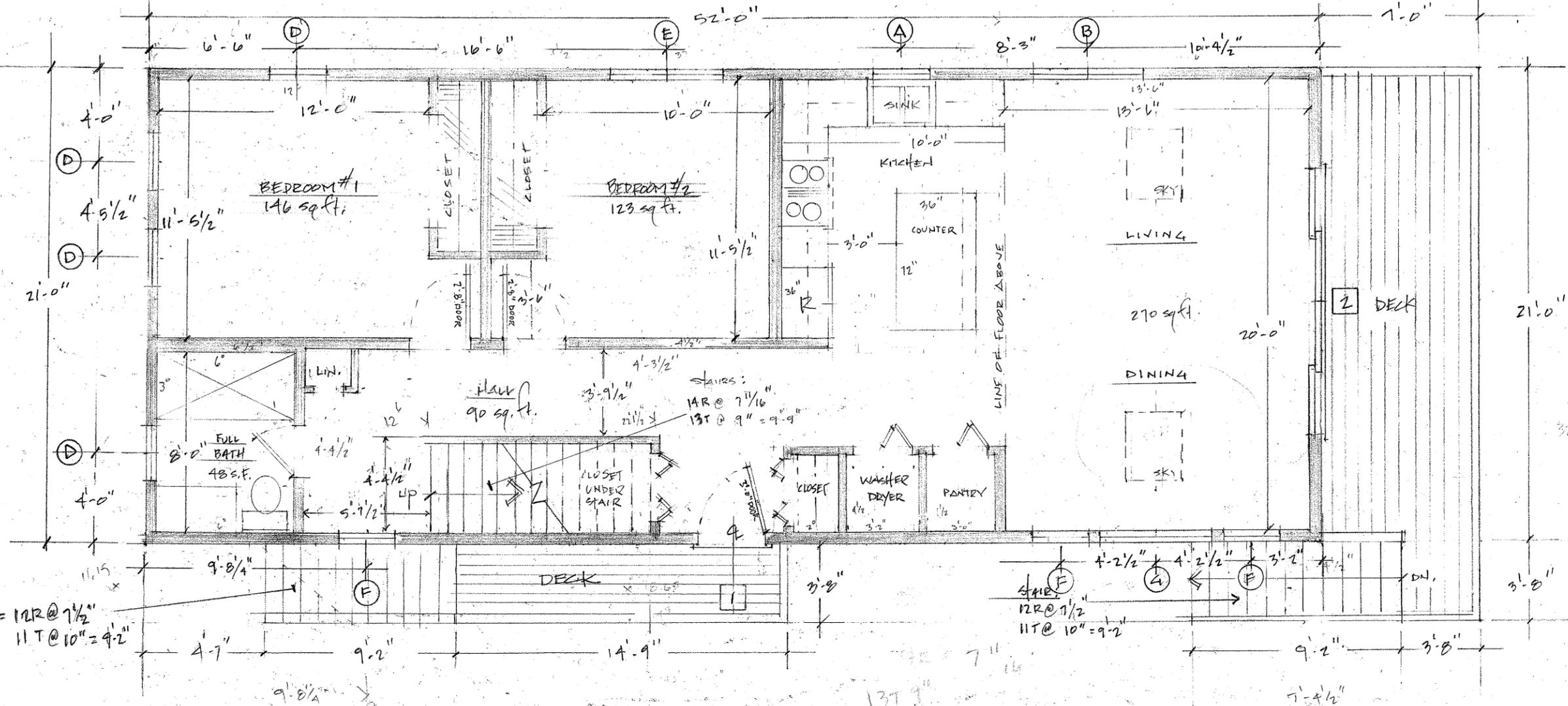
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Planning
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Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr0gers2@verizon.net

PROPOSED
1ST & 2ND
FLOOR PLANS

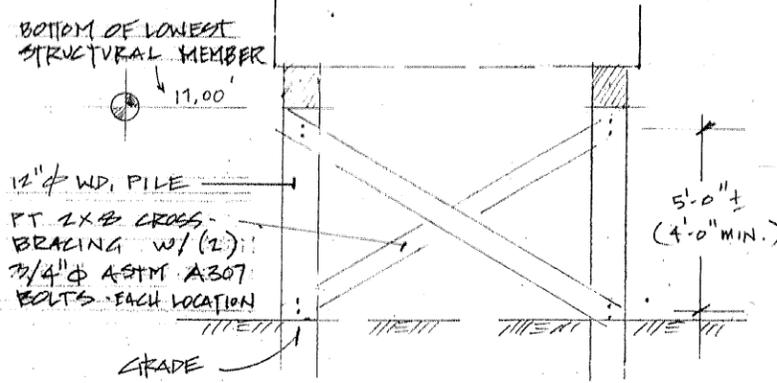


SCALE: 3/16" = 1'-0"
DATE: DEC, 2019
DRAWN: GL
JOB NO. T-19-0773D
REVISION:

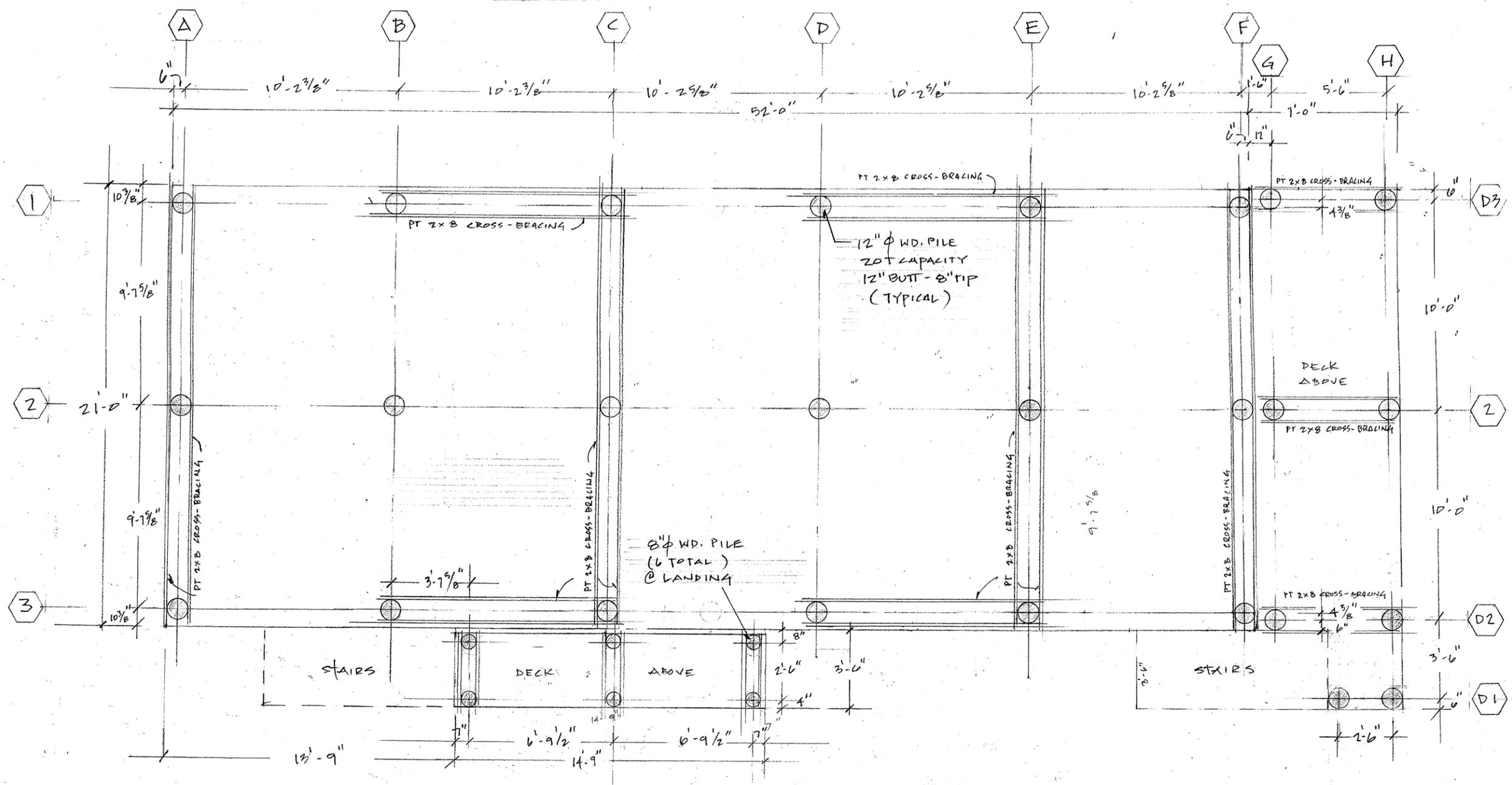
1-A.4



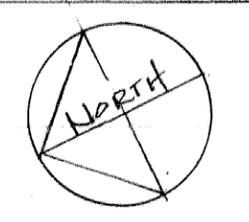
STAIR = 12R @ 7 1/2"
11T @ 10" = 9'-2"



1 TYPICAL CROSS-BRACING DETAIL
SCALE: 3/16" = 1'-0"



PROPOSED TIMBER PILE FOUNDATION
SCALE: 3/16" = 1'-0"



EBBLIDE ON THE BAY
CONDOMINIUM
NO. 53B SHORE ROAD
NORTH TRURO, MA.
BUILDING #1
POCS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II,
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

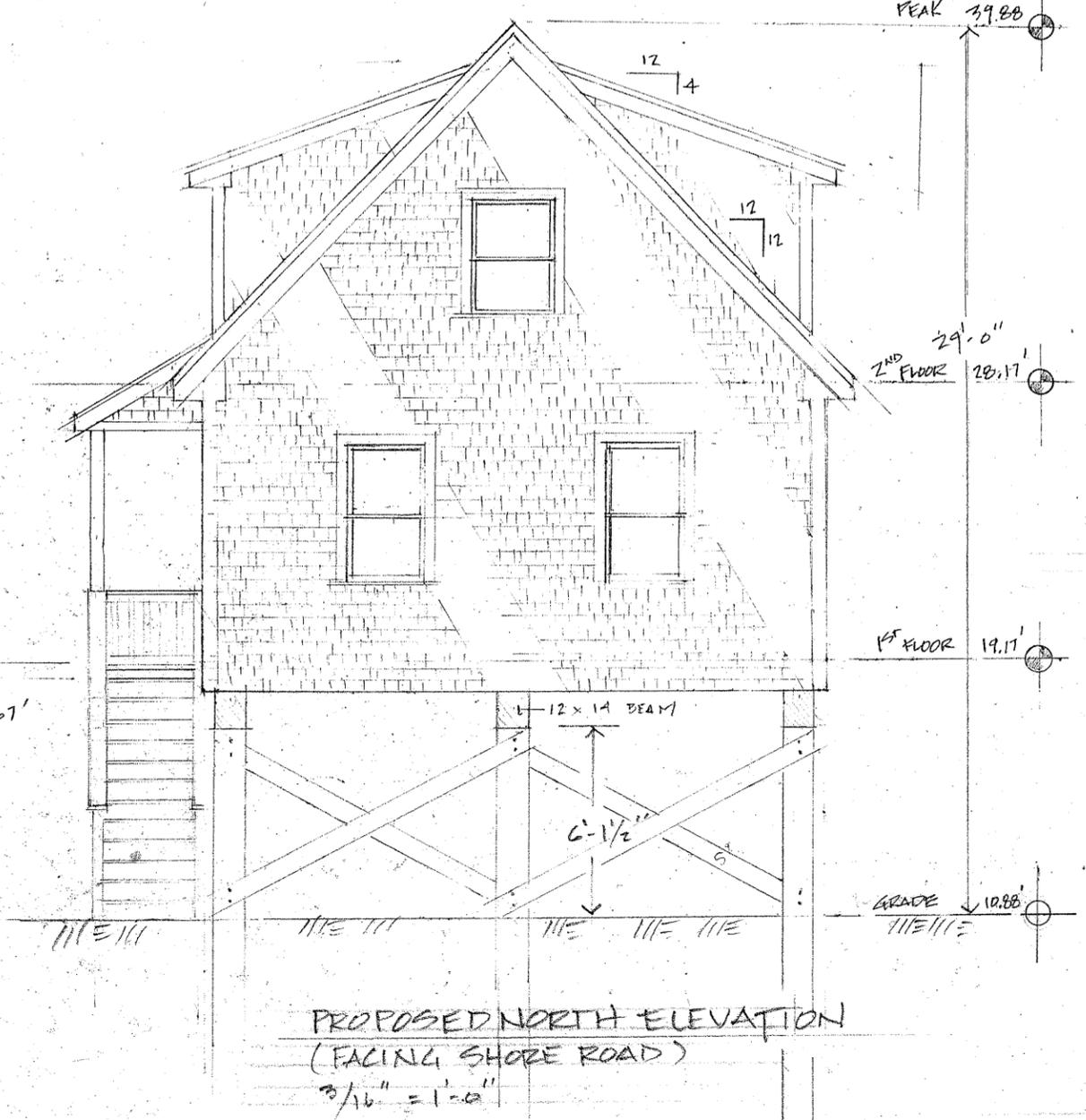
FOUNDATION
PLAN
DETAILS

SCALE: AS NOTED
DATE: DEC. 2019
DRAWN: ZHL
JOB NO. T-19-0773D
REVISION:

1-A.5



PROPOSED SOUTH ELEVATION
(FACING BEACH)
3/16" = 1'-0"

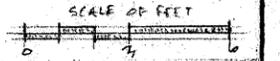


PROPOSED NORTH ELEVATION
(FACING SHORE ROAD)
3/16" = 1'-0"

EBBtide ON THE BAY
CONDOMINIUM
NO. 538 SHORE ROAD
NORTH TRURO, MA.
BUILDING # 2
LAWY: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

PROPOSED
ELEVATIONS
NORTH &
SOUTH



SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: AL
JOB NO. T-19-07730
REVISION:

2-A.1

MOB
301 SA

MOB



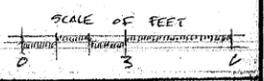
PROPOSED EAST ELEVATION
 (FACING BUILDING #1)
 $3/16" = 1'-0"$

19.11
 7'-9 1/2"
 10.88
 7'-9 1/2"
 12 = 7 13/16"
 11 @ 10" = 9'-2"

EBBIDE ON THE BAY
 CONDOMINIUM
 NO. 53B SHORE ROAD
 NORTH TRURO, MA.
 BUILDING # 1
 TOWNS: ASSESSORS MAP 7, PARCEL 7

William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr Rogers2@verizon.net

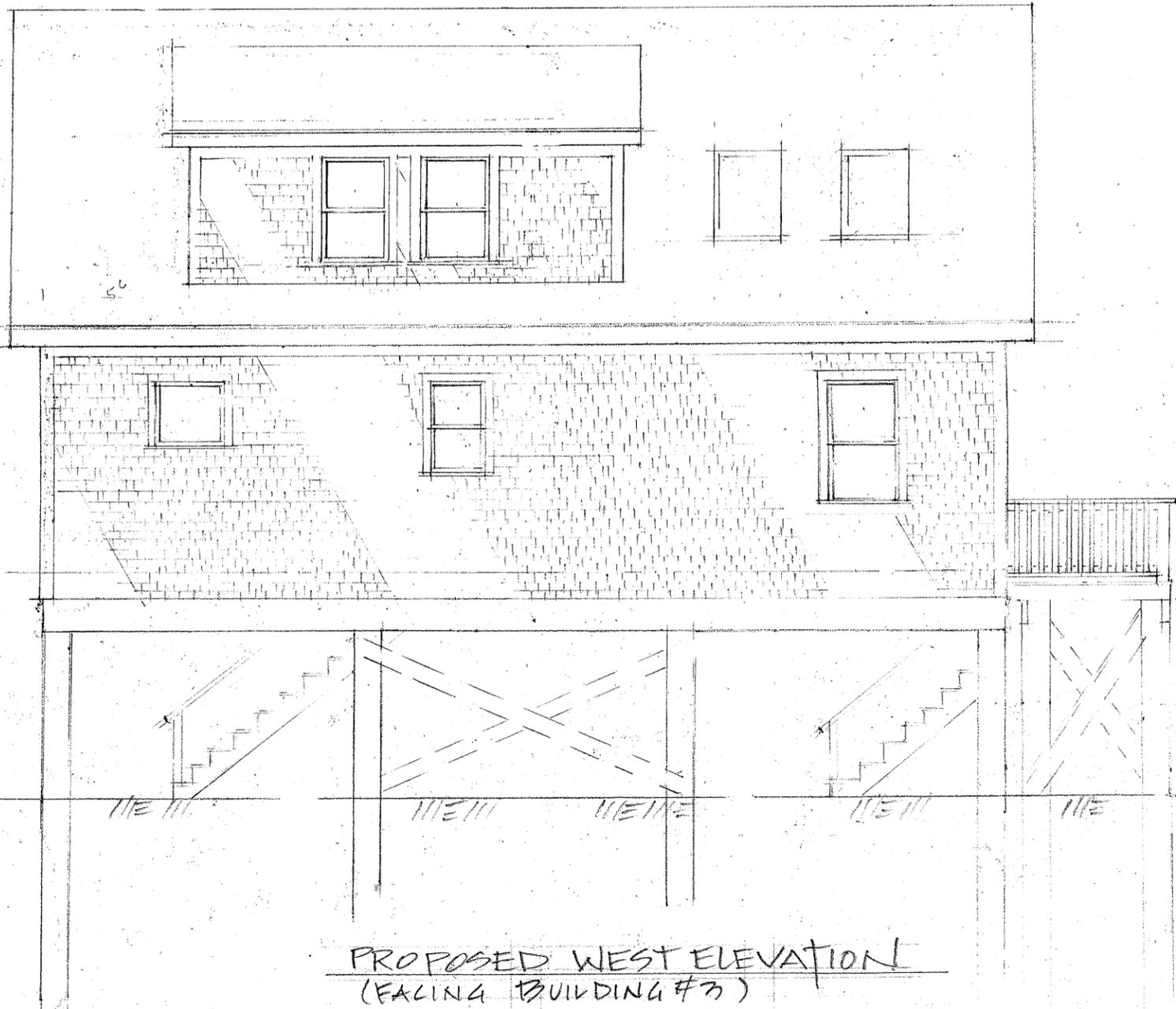
PROPOSED
 EAST
 ELEVATION



SCALE: $3/16" = 1'-0"$
 DATE: DEC., 2019
 DRAWN: AL
 JOB NO. T-19-0773D
 REVISION:

Z-A-Z

TYPE 3/16"

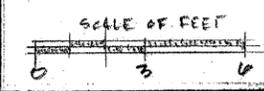


PROPOSED WEST ELEVATION
 (FACING BUILDING #3)
 3/16" = 1'-0"

EBBTIDE ON THE BAY
 CONDOMINIUM
 NO. 538 SHORE ROAD
 NORTH TRURO, MA.
 BUILDING #2
 LOCUS: ASSESSOR'S MAP 7, PARCEL 7

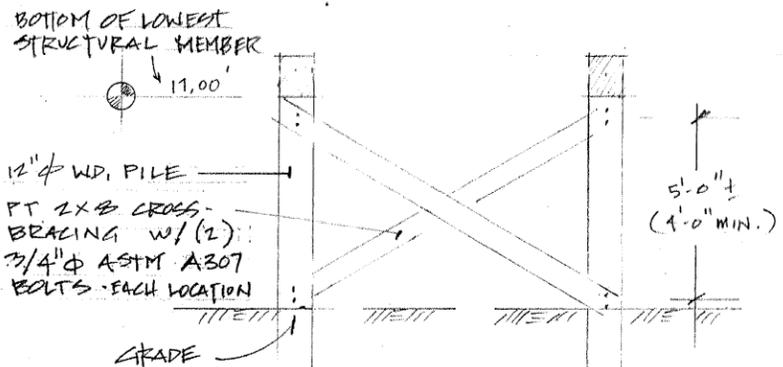
William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr0gers2@verizon.net

PROPOSED
 WEST
 ELEVATION

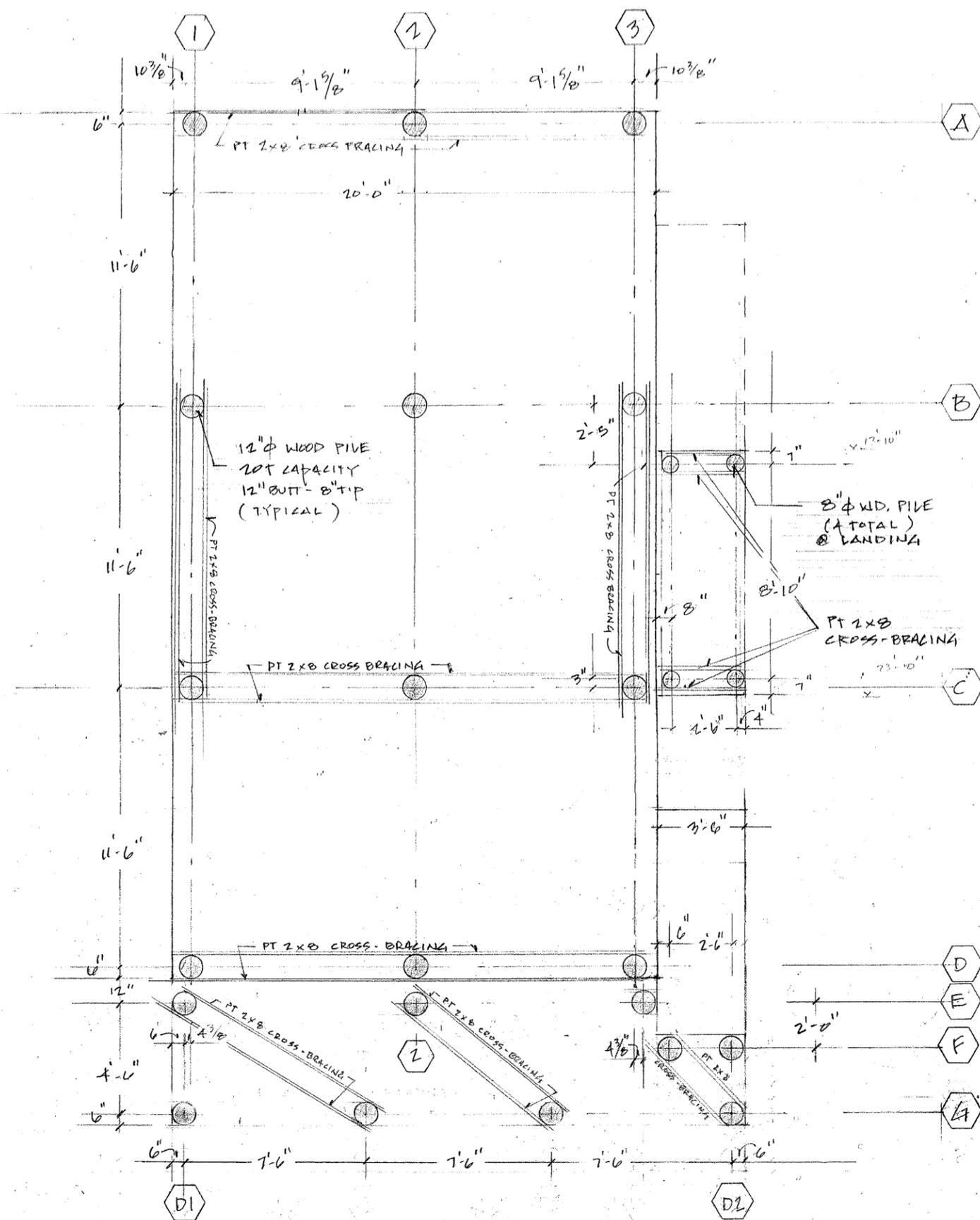


SCALE: 3/16" = 1'-0"
 DATE: DEC. 2019
 DRAWN: 4L
 JOB NO. T-19-073D
 REVISION:

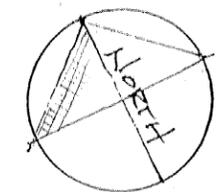
2-A.3



1 TYPICAL CROSS-BRACING DETAIL
SCALE: 3/16" = 1'-0"



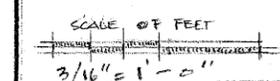
PROPOSED TIMBER PILE FOUNDATION
SCALE: 3/16" = 1'-0"



EBBtide ON THE BAY
CONDOMINIUM
NO. 53 B SHORE ROAD
NORTH TRURO, MA.
100WS: ASSESSORS MAP 7, PARCEL 7

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

FOUNDATION
PLAN w/
DETAILS



SCALE: AS NOTED
DATE: DEC. 2019
DRAWN: 44
JOB NO. T-19-0773D
REVISION:

2-A.5

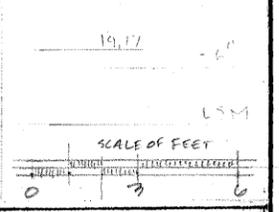


PROPOSED NORTH ELEVATION
(FACING SHORE ROAD)
3/16" = 1'-0"

EBBTIDE ON THE BAY
CONDOMINIUM
NO. 538 SHORE ROAD
NORTH TRURO, MA.
BUILDING #09
LOCUS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

PROPOSED
NORTH
ELEVATION



SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: GL
JOB NO. T-19-0773D
REVISION:
10.5

B-A.1



EBBTIDE ON THE BAY
 CONDOMINIUM
 NO. 53B SHORE ROAD
 NORTH TRURO, MA.
 BUILDING # 3
 LOCUS: ASSESSORS MAP 7, PARCEL 7

William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr Rogers2@verizon.net

PROPOSED
 EAST
 ELEVATION



SCALE: 3/16" = 1'-0"
 DATE: DEC. 2019
 DRAWN: AL
 JOB NO. T-19-0773D
 REVISION:

3-A.2

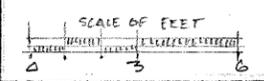


PROPOSED SOUTH ELEVATION
(FACING BAY) SCALE: 3/16" = 1'-0"

EBBTIDE ON THE BAY
CONDOMINIUM
NO. 53B SHORE ROAD
NORTH TRURO, MA.
BUILDING #3
LOCALS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

PROPOSED
SOUTH
ELEVATION



SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: GL
JOB NO. T-19-0773D
REVISION:

3-A.3

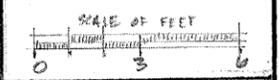


PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

EBBTIDE ON THE BAY
CONDOMINIUM
NO. 53B SHORE ROAD
NORTH TRURO, MA.
BUILDING # 3
TOWN: ASSESSOR'S MAP 7, PARCEL 7

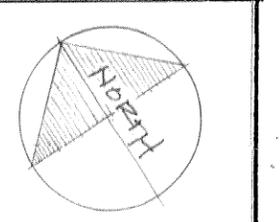
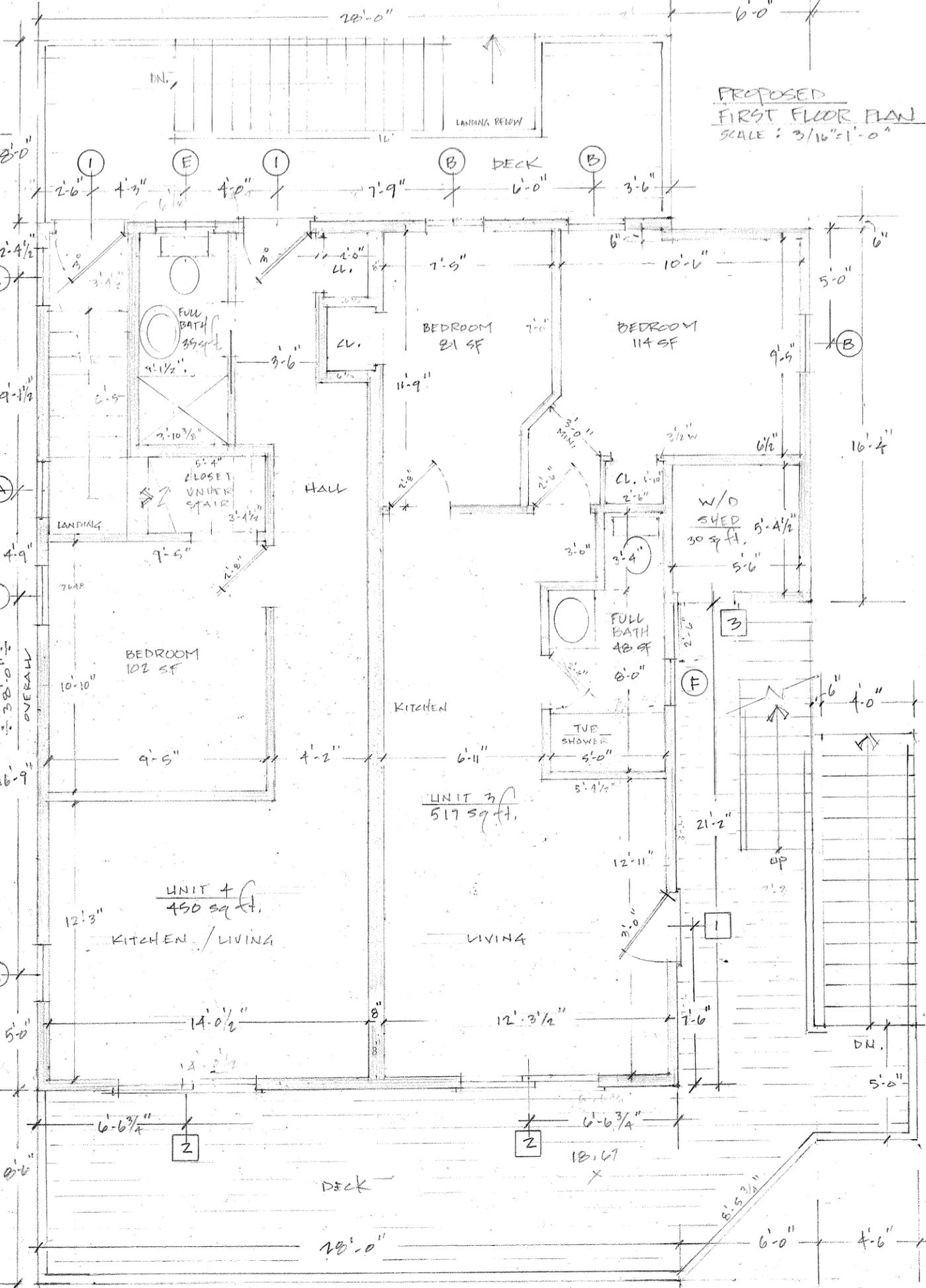
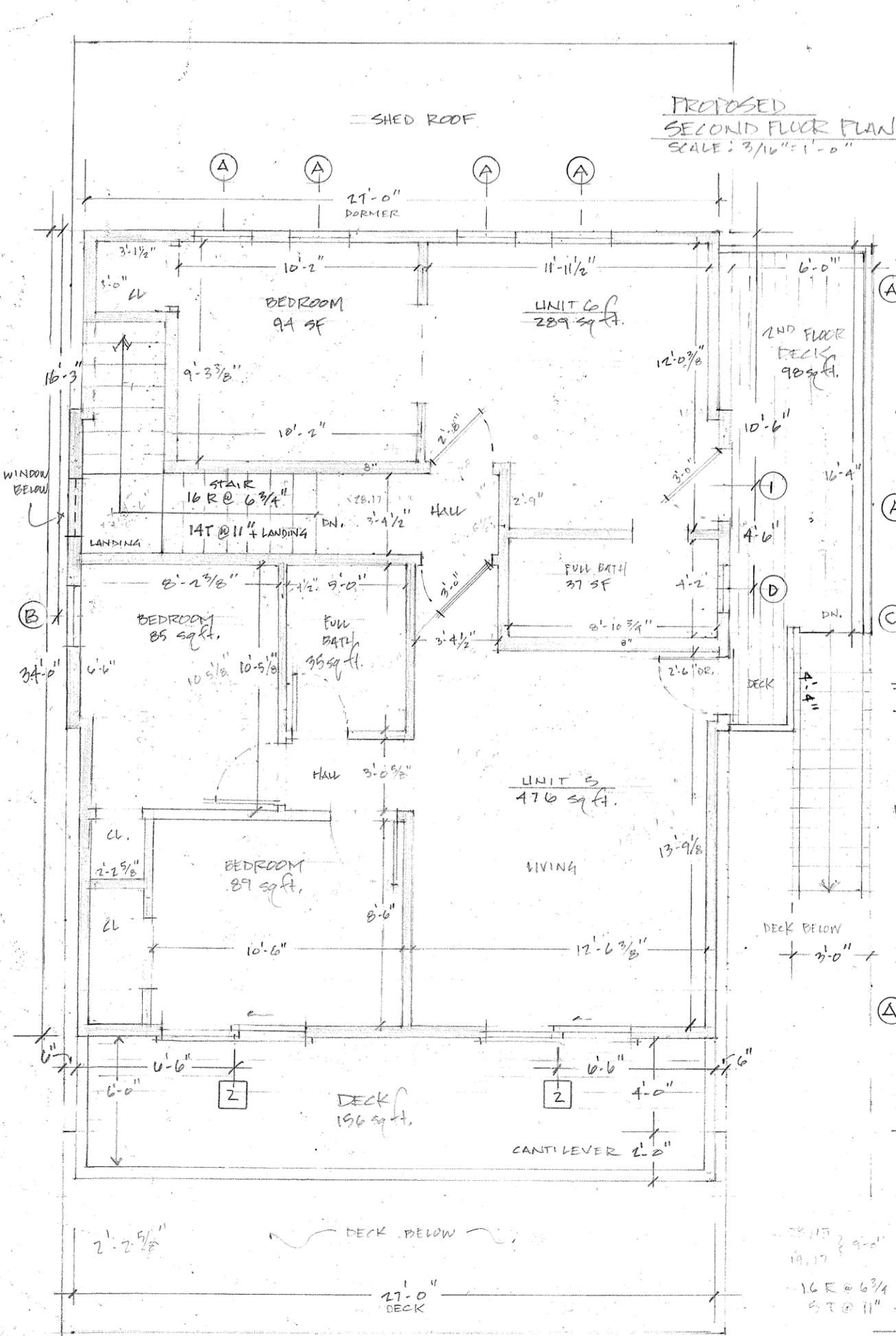
William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

PROPOSED
WEST
ELEVATION



SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: AL
JOB NO. T-19-0773D
REVISION:

3-A.4



EBBETIDE ON THE BAY
CONDOMINIUM
NO. 53 B SHORE ROAD
NORTH TRURO, MA.
BUILDING # 4
LOCALS: ASSESSOR'S MAP 7, PARCEL 1

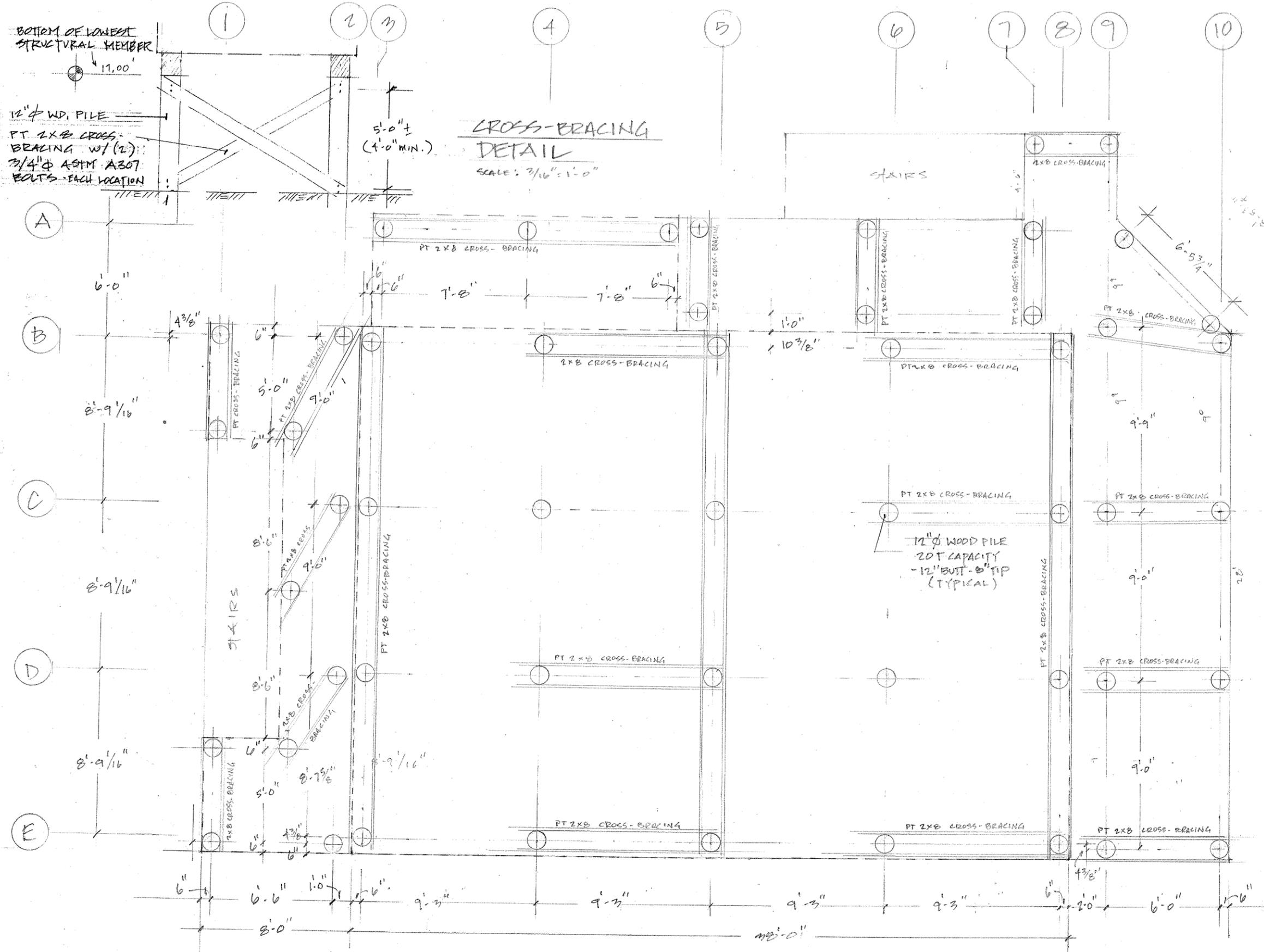
William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wvrogers2@verizon.net

PROPOSED
1ST & 2ND
FLOOR PLANS

SCALE OF FEET
0 3 6

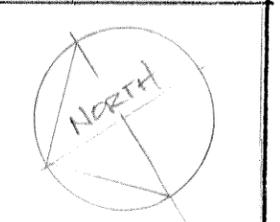
SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: AL
JOB NO. T-19-0773D
REVISION:

M-A.S



**CROSS-BRACING
DETAIL**
SCALE: 3/16" = 1'-0"

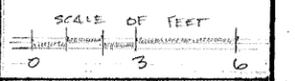
PROPOSED TIMBER PILE FOUNDATION
SCALE: 3/16" = 1'-0"



EBB TIDE ON THE BAY
CONDOMINIUM
NO. 538 SHORE ROAD
NORTH TRURO, MA.
BUILDING #3
LOCALS: ASSESSORS MAP 7, PARCEL 1

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

**PROPOSED
FOUNDATION
PLAN**



SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: AL
JOB NO. T-19-0773D
REVISION:

3-A.6



La Tanzi
Spaulding
& Landreth

8 Cardinal Lane
Orleans

14 Center Street, Suite 4
Provincetown

3010 Main Street, Suite 2E
Barnstable

Benjamin E. Zehnder
Direct Tel: 774-801-3048
bzehnder@latanzi.com

November 4, 2020

Truro Town Clerk Cynthia Slade
24 Town Hall Road
P.O. Box 2012
Truro, MA 02666

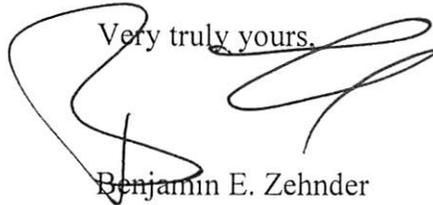
Via hand delivery

Re: New Board of Appeals application for special permit
38 Cliff Road (Assessor's Parcel ID 32-19)

Dear Ms. Slade:

Please find herewith an original application packet to the Board of Appeals, on behalf of Katherine S. Cook and Christine Van Genderen, seeking a special permit for their property at 38 Cliff Road. I have included nine additional copy sets as well as Check #13088 in the amount of \$50.00 for payment of the application filing fee.

Thank you for your assistance.

Very truly yours,

Benjamin E. Zehnder

Enc.
cc.: client
Donald T. Poole
Ted Smith
Truro Town Planner (via email to planner1@truro-ma.gov)

A Legal Beacon since 1969



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 November 4, 2020

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

1. 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)* _____

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 30.7 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* alteration of non-conforming dwelling (s. 50.1(A) n.3, 8 (setback from road; lot area); s. 10.4 (frontage / "Street") in Seashore District.

Property Address 38 Cliff Road Map(s) and Parcel(s) 32-19

Registry of Deeds title reference: Book 33307, Page 344, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Katherine S. Cook and Christine Van Genderen

Applicant's Legal Mailing Address 171 Imperial Avenue, Westport, CT 03840

Applicant's Phone(s), Fax and Email (203) 247-7232; cvangen171@gmail.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 Benjamin E. Zehnder / La Tanzi, Spaulding & Landreth P.O. Box 2300 Orleans, MA 02653

Representative's Phone(s), Fax and Email (508) 255-2133 ext. 128; (508) 255-3786; bzehnder@latanzi.com

2. The completed application shall also be submitted electronically to the Town Planner at 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)

Katherine S. Cook and Christine Van Genderen
Applicant(s)/Representative *(Printed Name(s))*

Katherine S. Cook and Christine Van Genderen
Owner(s) *(Printed Name(s))* or written permission

Applicant(s)/Representative 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

Owner's Authorization

Re: 38 Cliff Road, Parcel 32-19

November 4, 2020

We give Ben Zehnder and his firm of La Tanzi, Spaulding & Landreth, LLP permission and authorization to prosecute zoning, planning and other applications for development at 38 Cliff Road on our behalf.


Christine Van Genderen

Katherine Cook

Jeffrey Ribeiro

From: bensonclemons@aol.com
Sent: Wednesday, December 2, 2020 2:57 PM
To: Town Planner; Jeffrey Ribeiro
Cc: bensonclemons@aol.com; drewclemons@gmail.com; tomjohnclemons@gmail.com
Subject: 38 Cliff Road

Date: Dec 2, 2020
From: Peter Clemons, Marianne Benson
To: Truro Planning and Zoning Boards
Re: 38 Cliff Road, North Truro (2020-005/SPR)

As neighbors and immediate abutters at 40 Cliff Road, Marianne and I would like to go on record with our support for the plans that Katherine Cook and Christine Van Genderen have submitted to the Truro Planning and Zoning Board.

We have reviewed the planned renovations and we have no problem with an addition to the east side of their house, a reconfiguration of interior space, and a new screened porch with second floor deck to the north side of the home. We hope the Planning Board will find these changes acceptable and thus allow this work to go proceed.

The project definitely meets with our approval. The renovations to the property at 38 Cliff Road seem very appropriate. With respect, Peter Clemons and Marianne Benson

Cell: 617-519-3362
E-Mail: Bensonclemons@aol.com
Snail: 15 Kidder Avenue, Somerville MA 02144

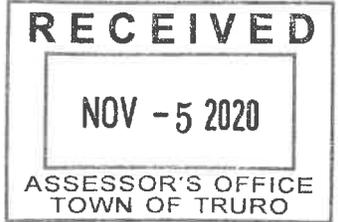


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: November 3, 2020

NAME OF APPLICANT: Katherine S. Cook and Christine Van Genderen

NAME OF AGENT (if any): Benjamin E. Zehnder / La Tanzi, Spaulding & Landreth P.O. Box 2300 Orleans, MA 02653

MAILING ADDRESS: 171 Imperial Avenue, Westport, CT 03840

CONTACT: HOME/CELL (203) 247-7232 EMAIL cvangen171@gmail.com

PROPERTY LOCATION: 38 Cliff Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 32 PARCEL 19 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 ⁵ | <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 ¹ | <input checked="" type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> Other _____ | | |

(Please Specify)

(Fee: Inquire with Assessors)

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: Nov 5, 2020 3:15 Date completed: 11/6/2020
List completed by: [Signature] Date paid: Cash/Check 13089

¹Abutters, 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.

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

³Landowners 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.

⁴All 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.

⁵Abutters 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: November 6, 2020

To: Katherine Cook & Christine Van Genderen
c/o Benjamin Zehnder & La Tanzi, Spaulding & Landreth
PO Box 2300
Orleans, MA 02653

From: Assessors Department

Certified abutters list application for: 38 Cliff Rd Map 32 Parcel 19.

Special Permit-Zoning Board of Appeals:

Attached is a list of Truro abutters for the property located at 38 Cliff Rd. Due to the fact that besides the National Seashore there is only one abutter within 300 feet of the parcel, we have included the property owners along Cliff Rd. The current owner of the property is the Catherine Cook & Christine Van Genderen. The names and addresses of the abutters are as of October 30, 2020 according to the most recent documents received from the Barnstable County Registry of Deeds.

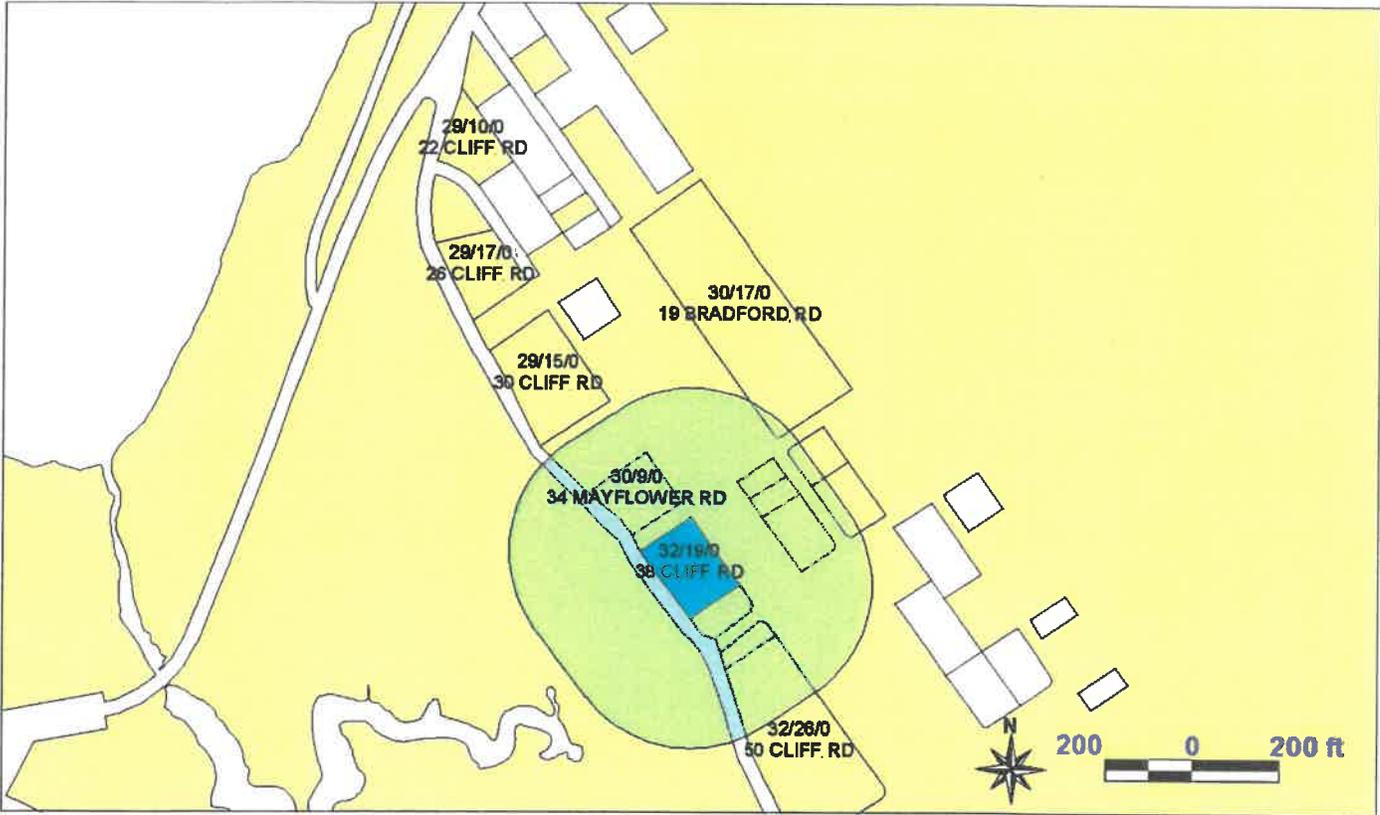
Certified by: _____

Jon Nahas
Principal Assessor
Town of Truro
24 Town Hall Rd
PO Box 2012
Truro, MA 02666
508.214.0917
jnahas@truro-ma.gov

38 Cliff Rd
 Map 32 Parcel 19

Special Permit-Zoning Board of Appeals
 TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666

Abutters List Within 300 feet of Parcel 32/19/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
643	29-8-0-R	TWENTY CLIFF ROAD NOM TRUST TRS: MICERA ANNE M ET AL	20 CLIFF RD	29 NEPERA PLACE	HASTINGS ON HUDSON	NY	10706
645	29-10-0-R	STELLO ROBERT & JENNIFER	22 CLIFF RD	PO BOX 776	SO CHATHAM	MA	02659
648	29-13-0-R	RESIKA PAUL & BLAIR	24 CLIFF RD	175 RIVERSIDE DR #6E	NEW YORK	NY	10024
650	29-15-0-E	U S A DEPT OF THE INTERIOR	30 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
6294	29-17-0-E	U S A DEPT OF THE INTERIOR	26 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
659	30-9-0-E	U S A DEPT OF THE INTERIOR	34 MAYFLOWER RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
660	30-10-0-E	U S A DEPT OF THE INTERIOR	13 HOLDEN AVE	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
661	30-11-0-E	U S A DEPT OF THE INTERIOR	15 HOLDEN AVE	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
662	30-12-0-E	TOWN OF TRURO	39 ALDEN RD	PO BOX 2030	TRURO	MA	02666-2030
663	30-13-0-E	U S A DEPT OF THE INTERIOR	43 ALDEN RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
664	30-14-0-E	U S A DEPT OF THE INTERIOR	44 ALDEN RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
667	30-17-0-E	U S A DEPT OF THE INTERIOR	19 BRADFORD RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
685	32-19-0-R	COOK KATHARINE S & VAN GENDEREN CHRISTINE	38 CLIFF RD	171 IMPERIAL AVE	WESTPORT	CT	03840
700	32-19-A-R	CLEMONS PETER ET AL	40 CLIFF RD	15 KIDDER AVE	SOMERVILLE	MA	02143
691	32-24-0-R	CLEMONS PETER & BENSON MARIANNE	42 CLIFF RD	15 KIDDER AVE	SOMERVILLE	MA	02143

11/6/2020 jw

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
693	32-26-0-E	U S A DEPT OF THE INTERIOR	50 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667

11/6/2020 jr

<p>29-8-0-R</p> <p>TWENTY CLIFF ROAD NOM TRUST TRS: MICERA ANNE M ET AL 29 NEPERA PLACE HASTINGS ON HUDSON, NY 10706</p>		<p>29-10-0-R</p> <p>STELLO ROBERT & JENNIFER PO BOX 776 SO CHATHAM, MA 02659</p>		<p>29-13-0-R</p> <p>RESIKA PAUL & BLAIR 175 RIVERSIDE DR #6E NEW YORK, NY 10024</p>
<p>29-15-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>		<p>29-17-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>		<p>30-9-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>
<p>30-10-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>		<p>30-11-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>		<p>30-12-0-E</p> <p>TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030</p>
<p>30-13-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>		<p>30-14-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>		<p>30-17-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>
<p>32-19-0-R</p> <p>COOK KATHARINE S & VAN GENDEREN CHRISTINE 171 IMPERIAL AVE WESTPORT, CT 03840</p>		<p>32-19-A-R</p> <p>CLEMONS PETER ET AL 15 KIDDER AVE SOMERVILLE, MA 02143</p>		<p>32-24-0-R</p> <p>CLEMONS PETER & BENSON MARIANNE 15 KIDDER AVE SOMERVILLE, MA 02143</p>
<p>32-26-0-E</p> <p>U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667</p>		<p>40-999-0-E</p> <p>USA-DEPT OF INTERIOR Cape Cod National Seashore 99 Marconi Site Rd Wellfleet, MA 02667</p>		

Key: 685

Town of TRURO - Fiscal Year 2021

10/9/2020 9:05 am SEQ # 599

LAND
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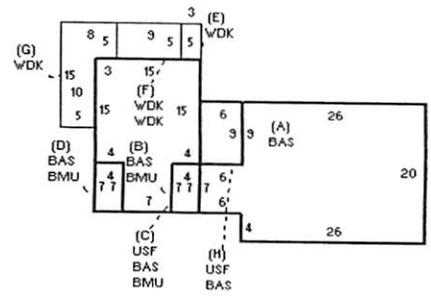
CURRENT OWNER				PARCEL ID				LOCATION			
ERNEST N DICKINSON REV LIV TR C/O COOK KATHARINE S & 171 IMPERIAL AVE WESTPORT, CT 03840				32-19-0				38 CLIFF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOK KATHARINE S & ERNEST N DICKINSON REV L DICKINSON ERNEST N				09/29/2020	QS	925,000	33307-344				
				01/17/2002	99		14711-1				
				02/07/1995	99		9550-262				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018 12-172 89-019	07/10/2012 03/03/1989	35 90 2	RES EXEMPT BP NVC ADDITION	5,700	10/01/2017 02/06/2013 12/31/1989	FC SW	100 100	0 0 100

CD	T	AC/SF/JUN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.630	16 1.00	1 1.00	1 1.00	1,889,300	1.15 1	1.00	SV5 7.00			1,373,440

TOTAL	27,443 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	1,373,400	1,359,700			
Inf1	NO ADJ		BUILDING	172,600	173,500			
Inf2	NO ADJ		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	1,546,500	1,533,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 P	0.45 8*10		80	14.77	500



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	2/6/2013	FC
MODEL	1		RESIDENTIAL	LIST	8/12/2014	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	261,535
NET AREA	1,274	DETAIL ADJ	1,000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	946	1950	192.49	182,100	CONDITION ELEM	CD
\$NLA(RCN)	\$205	OVERALL	1,120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	330		51.65	17,043		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	328	1950	152.23	49,931		
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	195		36.18	7,055			
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00		MST	O	MASONRY STACK	1		1,906.20	1,906			
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00											
BATHROOMS	1.5	1.00	HEATING/COOLING	2	HOT WATER	1.02											
FIXTURES	5	\$3,500	FUEL SOURCE	1	OIL	1.00											
UNITS	1	1.00															
EFF YR/AGE 1974 / 45																	
COND 34 34 %																	
FUNC 0																	
ECON 0																	
DEPR 34 % GD 66																	
RCNLD \$172,600																	

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-29-2020 @ 01:39pm
Ctl#: 1039 Doc#: 52080
Fee: \$3,163.50 Cons: \$925,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-29-2020 @ 01:39pm
Ctl#: 1039 Doc#: 52080
Fee: \$2,830.50 Cons: \$925,000.00

QUITCLAIM DEED

I, ERNEST N. DICKINSON, Trustee of the Restatement of the Ernest N. Dickinson Revocable Living Trust Agreement, said Restatement dated December 10, 1999 and recorded with Barnstable County Registry of Deeds in Book 14710, Page 338, with a mailing address of 36 Trask Road, Vienna, ME 04360, ("Grantor")

for consideration paid in the amount of **NINE HUNDRED TWENTY-FIVE THOUSAND and 00/100 (\$925,000.00) DOLLARS,**

grant to **KATHARINE S. COOK and CHRISTINE VAN GENDEREN,** a married couple, as Tenants by the Entirety, with a mailing address of 171 Imperial Avenue, Westport, CT 03840, ("Grantees"),

WITH QUITCLAIM COVENANTS, the land in Truro, Barnstable County, Massachusetts, together with the buildings thereon, described as follows:

PARCEL I - the land in Truro, Barnstable County, Massachusetts being shown as Lots 507 and 508 on a plan hereinafter mentioned and being bounded and described as follows:

Beginning at Cliff Road and running in an Easterly direction by Lot 509 one hundred (100) feet more or less to Mayflower Road, thence;

NORTHERLY along said Mayflower Road one hundred (100) feet more or less, thence;

WESTERLY one hundred (100) feet more or less to said Cliff Road and thence;

SOUTHERLY one hundred (100) feet more or less along said Cliff Road to the point of beginning.

Said Lots shown as 507 and 508 on Plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June, 1924, by John S. Crossman, filed at the Barnstable Registry of Deeds.

PARCEL II - the land in Truro, Barnstable County, Massachusetts being shown as Lot 510 on a plan hereinafter mentioned as Plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June 1924, by John S. Crossman, which plan is filed in Barnstable Registry of Deeds and bounded and described as follows beginning at the point of intersection of Cliff Road and Chatham Avenue as shown on said plan, thence;

EASTERLY along said Chatham Avenue one hundred (100) feet more or less to the intersection of Chatham Avenue and Mayflower Road, thence;

Property Address: 38 Cliff Road, Truro, Massachusetts 02666

NORTHERLY along said Mayflower Road one hundred (100) feet more or less, thence;
WESTERLY by land now or formerly of Frank Rich one hundred feet (100 ft) more or less to said Cliff Road, and thence;
SOUTHERLY one hundred (100) feet more or less along Cliff Road.

PARCEL III - the land in Truro, Barnstable County, Massachusetts, being Lot 509 on plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June, 1924 by John S. Crossman recorded in Barnstable Registry of Deeds and bounded and described as follows:

Beginning at Cliff Road, thence;

EASTERLY by Lot 510 one hundred (100) feet more or less to Mayflower Road, thence;
NORTHERLY along said Mayflower Road fifty (50) feet more or less, thence;
WESTERLY by Lot 508 one hundred (100 feet) more or less to said Cliff Road, and thence;
SOUTHERLY fifty (50) feet more or less along said Cliff Road to the point of beginning.

The undersigned Trustee hereby certifies that:

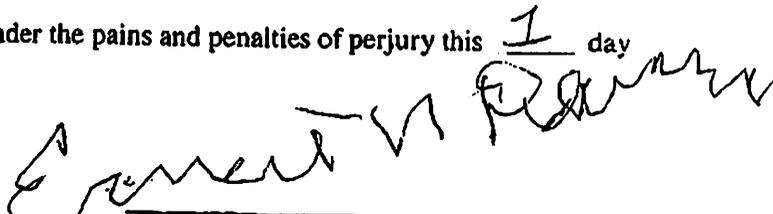
1. Said Trust is in full force and effect.
2. All beneficiaries are of full age.
3. All the beneficiaries are competent.
4. All the beneficiaries of said Trust have authorized and directed me as Trustee to convey the herein described premises for the consideration stated above.

Meaning and intending to convey those same premises described in deed dated December 10, 2001 and recorded with Barnstable County Registry of Deeds in Book 14711, Page 1.

Grantor hereby releases any and all rights of homestead in the above property, created either automatically by operation of law or by written declaration that is recorded, and further certifies under the pains and penalties of perjury that there are no other individuals entitled to homestead rights to the property conveyed herein.

SIGNATURE ON FOLLOWING PAGE

Executed as a sealed instrument under the pains and penalties of perjury this 1 day of September, 2020.



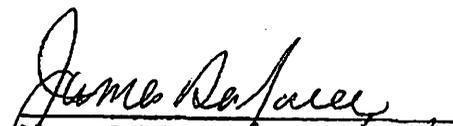
ERNEST N. DICKINSON, Trustee

COMMONWEALTH OF MASSACHUSETTS

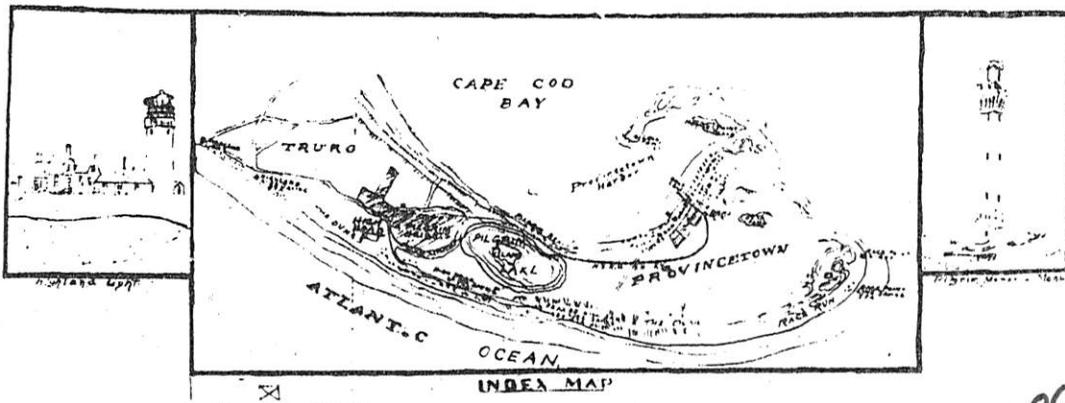
Barnstable, ss.
County

September 1, 2020

On the above date, before me, the undersigned Notary Public, personally appeared ERNEST N. DICKINSON, Trustee as aforesaid, who proveyed to me through satisfactory evidence of identification, which was Personal Knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the attached document are truthful and accurate to the best of his knowledge and belief.



Notary Public: Massachusetts
My commission expires: 5/13/2022



Locs

PLAN of PILGRIM HEIGHTS AT HIGH HEAD IN TRURO MASS.



SCALE ONE INCH = 100 FT.

PILGRIM HEIGHTS TRUST
PROVINCETOWN, MASS.
OWNERS AND DEVELOPERS
JUNE, 1924

JOHN S. CROSSMAN
ARCHITECT & C.E.
67 TRAMONT ST.
BOSTON

Member of
National Association Real Estate Boards

PLAN BOOK 20 PAGE 5



20-5

ATLANTIC

OCEAN

20-5



Commonwealth of Massachusetts

Title 5 Official Inspection Form

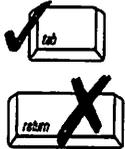
Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

38 Cliff Road
Property Address
Ernest Dickinson
Owner's Name
Truro MA 02652
City/Town State Zip Code
9/14/2020
Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Inspector Information

Robert C. Brundage
Name of Inspector
Brundage Site Work Inc
Company Name
400 Massasoit Road
Company Address
Eastham Ma 02642
City/Town State Zip Code
774-801-2692 SI-14325
Telephone Number License Number

B. Certification

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

- 1. [X] Passes
2. [] Conditionally Passes
3. [] Needs Further Evaluation by the Local Approving Authority
4. [] Fails

Inspector's Signature Date 9/15/2020

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.



Commonwealth of Massachusetts
Title 5 Official Inspection Form
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

38 Cliff Road
 Property Address

Ernest Dickinson
 Owner's Name

Truro	MA	02652	9/14/2020
City/Town	State	Zip Code	Date of Inspection

Owner information is required for every page.

C. Inspection Summary

Inspection Summary: Complete 1, 2, 3, or 5 and all of 4 and 6.

1) System Passes:

I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are indicated below.

Comments:

System in satisfactory working condition at time of inspection

2) System Conditionally Passes:

One or more system components as described in the "Conditional Pass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old* or the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

Y N ND (Explain below):



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

38 Cliff Road

Property Address

Ernest Dickinson

Owner's Name

Truro

City/Town

MA
State

02652
Zip Code

9/14/2020

Date of Inspection

Owner information is required for every page.

C. Inspection Summary (cont.)

2) System Conditionally Passes (cont.):

Pump Chamber pumps/alarms not operational. System will pass with Board of Health approval if pumps/alarms are repaired.

Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

broken pipe(s) are replaced Y N ND (Explain below):

obstruction is removed Y N ND (Explain below):

distribution box is leveled or replaced Y N ND (Explain below):

The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

broken pipe(s) are replaced Y N ND (Explain below):

obstruction is removed Y N ND (Explain below):

3) Further Evaluation is Required by the Board of Health:

Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

a. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

38 Cliff Road

Property Address

Ernest Dickinson

Owner's Name

Truro

City/Town

MA
State

02652
Zip Code

9/14/2020

Date of Inspection

Owner information is required for every page.

C. Inspection Summary (cont.)

- Cesspool or privy is within 50 feet of a surface water
- Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh

b. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:

- The system has a septic tank and soil absorption system (SAS) and the SAS is within 100 feet of a surface water supply or tributary to a surface water supply.
 - The system has a septic tank and SAS and the SAS is within a Zone 1 of a public water supply.
 - The system has a septic tank and SAS and the SAS is within 50 feet of a private water supply well.
 - The system has a septic tank and SAS and the SAS is less than 100 feet but 50 feet or more from a private water supply well**.
- Method used to determine distance: _____

** This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

c. Other:

4) System Failure Criteria Applicable to All Systems:

You must indicate "Yes" or "No" to each of the following for all inspections:

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Backup of sewage into facility or system component due to overloaded or clogged SAS or cesspool |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Discharge or ponding of effluent to the surface of the ground or surface waters due to an overloaded or clogged SAS or cesspool |



Commonwealth of Massachusetts
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Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

38 Cliff Road

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City/Town

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State

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Zip Code

9/14/2020

Date of Inspection

Owner information is required for every page.

C. Inspection Summary (cont.)

4) System Failure Criteria Applicable to All Systems: (cont.)

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Liquid depth in cesspool is less than 6" below invert or available volume is less than ½ day flow |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Required pumping more than 4 times in the last year NOT due to clogged or obstructed pipe(s). Number of times pumped: _____. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of the SAS, cesspool or privy is below high ground water elevation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within a Zone 1 of a public water supply well. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within 50 feet of a private water supply well. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. [This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.] |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The system is a cesspool serving a facility with a design flow of 2000 gpd-10,000 gpd. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The system fails. I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure. |

5) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section C.4.

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | the system is within 400 feet of a surface drinking water supply |
| <input type="checkbox"/> | <input type="checkbox"/> | the system is within 200 feet of a tributary to a surface drinking water supply |
| <input type="checkbox"/> | <input type="checkbox"/> | the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area – IWPA) or a mapped Zone II of a public water supply well |



Commonwealth of Massachusetts
Title 5 Official Inspection Form
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

38 Cliff Road
 Property Address

Ernest Dickinson
 Owner's Name

Truro MA 02652 9/14/2020
 City/Town State Zip Code Date of Inspection

Owner information is required for every page.

C. Inspection Summary (cont.)

If you have answered "yes" to any question in Section C.5 the system is considered a significant threat, or answered "yes" to any question in Section C.4 above the large system has failed. The owner or operator of any large system considered a significant threat under Section C.5 or failed under Section C.4 shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.

6. You must indicate "yes" or "no" for each of the following for all inspections:

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pumping information was provided by the owner, occupant, or Board of Health |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Were any of the system components pumped out in the previous two weeks? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has the system received normal flows in the previous two week period? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have large volumes of water been introduced to the system recently or as part of this inspection? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were as built plans of the system obtained and examined? (If they were not available note as N/A) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the facility or dwelling inspected for signs of sewage back up? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the site inspected for signs of break out? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were all system components, excluding the SAS, located on site? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were the septic tank manholes uncovered, opened, and the interior of the tank inspected for the condition of the baffles or tees, material of construction, dimensions, depth of liquid, depth of sludge and depth of scum? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the facility owner (and occupants if different from owner) provided with information on the proper maintenance of subsurface sewage disposal systems? The size and location of the Soil Absorption System (SAS) on the site has been determined based on: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing information. For example, a plan at the Board of Health. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Determined in the field (if any of the failure criteria related to Part C is at issue approximation of distance is unacceptable) [310 CMR 15.302(5)] |



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

38 Cliff Road

Property Address

Ernest Dickinson

Owner's Name

Truro

City/Town

MA

State

02652

Zip Code

9/14/2020

Date of Inspection

Owner information is required for every page.

D. System Information

1. Residential Flow Conditions:

Number of bedrooms (design): 1 Number of bedrooms (actual): 2

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): _____

Description:

Number of current residents: _____ Seasonal

Does residence have a garbage grinder? Yes No

Does residence have a water treatment unit? Yes No

If yes, discharges to: _____

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.) Yes No

Laundry system inspected? Yes No

Seasonal use? Yes No

Water meter readings, if available (last 2 years usage (gpd)): _____ Private

Detail:

Sump pump? Yes No

Last date of occupancy: _____ Seasonal
Date



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

38 Cliff Road

Property Address

Ernest Dickinson

Owner's Name

Truro

City/Town

MA
State

02652
Zip Code

9/14/2020

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

2. Commercial/Industrial Flow Conditions:

Type of Establishment: _____

Design flow (based on 310 CMR 15.203): _____

Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.): _____

Grease trap present?

Yes No

Water treatment unit present?

Yes No

If yes, discharges to: _____

Industrial waste holding tank present?

Yes No

Non-sanitary waste discharged to the Title 5 system?

Yes No

Water meter readings, if available: _____

Last date of occupancy/use: _____

Date

Other (describe below):

3. Pumping Records:

Source of information: _____

BOH Last pumped 9/18/2006

Was system pumped as part of the inspection?

Yes No

If yes, volume pumped: _____

gallons

How was quantity pumped determined? _____

Reason for pumping: _____

BOH reg requires pumping of tank if not pumped within three years. Pumped 9/15/2020. 1000g



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D. System Information (cont.)

4. Type of System:

- Septic tank, distribution box, soil absorption system
- Single cesspool
- Overflow cesspool
- Privy
- Shared system (yes or no) (if yes, attach previous inspection records, if any)
- Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- Tight tank. Attach a copy of the DEP approval.
- Other (describe):

Approximate age of all components, date installed (if known) and source of information:

BOH As-Built 3/3/1989

Were sewage odors detected when arriving at the site?

Yes No

5. Building Sewer (locate on site plan):

Depth below grade: 24" +/-
feet

Material of construction:

cast iron 40 PVC other (explain): _____

Distance from private water supply well or suction line: 10' +
feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

Good Condition



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D. System Information (cont.)

6. **Septic Tank** (locate on site plan):

Depth below grade: 6"
 feet

Material of construction:

concrete metal fiberglass polyethylene other (explain)

Tank in satisfactory condition at time of inspection. BOH records indicate last pumping 9/18/2006. Local regs require pumping within 3 years of inspection. 1000 gallon tank pumped 9/15/2020

If tank is metal, list age: _____
 years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate) Yes No

Dimensions: 1000 gallon

Sludge depth: 3"

Distance from top of sludge to bottom of outlet tee or baffle 16"

Scum thickness 0"

Distance from top of scum to top of outlet tee or baffle 23"

Distance from bottom of scum to bottom of outlet tee or baffle 13"

How were dimensions determined? Measured

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

BOH records indicate last pumping 9/18/2006. BOH regs require pumping within 3 years at time of inspection. 1000 gallon tank pumped 9/15/2020



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D. System Information (cont.)

7. Grease Trap (locate on site plan):

Depth below grade:

_____ feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions: _____

Scum thickness _____

Distance from top of scum to top of outlet tee or baffle _____

Distance from bottom of scum to bottom of outlet tee or baffle _____

Date of last pumping:

_____ Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

8. Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan):

Depth below grade: _____

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions: _____

Capacity: _____

gallons

Design Flow: _____

gallons per day



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D. System Information (cont.)

8. Tight or Holding Tank (cont.)

Alarm present:

Yes

No

Alarm level: _____

Alarm in working order:

Yes

No

Date of last pumping: _____

Date

Comments (condition of alarm and float switches, etc.):

* Attach copy of current pumping contract (required). Is copy attached?

Yes

No

9. Distribution Box (if present must be opened) (locate on site plan):

Depth of liquid level above outlet invert

0"

Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):

Distribution box shows signs of extreme sidewall deterioration and noticeable sidewall cracking.

Distribution box replaced with new concrete H-10 DB3. Riser and Access cover installed within 6" of grade



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D. System Information (cont.)

10. **Pump Chamber** (locate on site plan):

Pumps in working order: Yes No*

Alarms in working order: Yes No*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

* If pumps or alarms are not in working order, system is a conditional pass.

11. **Soil Absorption System (SAS)** (locate on site plan, excavation not required):

If SAS not located, explain why:

Type:

- leaching pits number: 1
- leaching chambers number: _____
- leaching galleries number: _____
- leaching trenches number, length: _____
- leaching fields number, dimensions: _____
- overflow cesspool number: _____
- innovative/alternative system

Type/name of technology: _____



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D. System Information (cont.)

11. Soil Absorption System (SAS) (cont.)

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

Leach chamber in satisfactory condition at time of inspection. No sign of staining. Property well determined to 105' from S.A.S. New construction property next door determined well is 108' away from S.A.S

12. Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):

Number and configuration _____

Depth – top of liquid to inlet invert _____

Depth of solids layer _____

Depth of scum layer _____

Dimensions of cesspool _____

Materials of construction _____

Indication of groundwater inflow Yes No

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



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D. System Information (cont.)

13. Privy (locate on site plan):

Materials of construction:

Dimensions

Depth of solids

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



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D. System Information (cont.)

14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately



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D. System Information (cont.)

15. Site Exam:

- Check Slope
- Surface water
- Check cellar
- Shallow wells

Estimated depth to high ground water: 70' +/-
 feet

Please indicate all methods used to determine the high ground water elevation:

- Obtained from system design plans on record
 If checked, date of design plan reviewed: 2/17/1989
 Date
- Observed site (abutting property/observation hole within 150 feet of SAS)
- Checked with local Board of Health - explain:

- Checked with local excavators, installers - (attach documentation)
- Accessed USGS database - explain:

You **must** describe how you established the high ground water elevation:

USGS 8/26/2020 Well #89 reading: 11.83'

Before filing this Inspection Report, please see Report Completeness Checklist on next page.



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Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

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02652

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9/14/2020

Date of Inspection

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E. Report Completeness Checklist

Complete all applicable sections of this form inclusive of:

A. Inspector Information: Complete all fields in this section.

B. Certification: Signed & Dated and 1, 2, 3, or 4 checked

C. Inspection Summary:

1, 2, 3, or 5 completed as appropriate

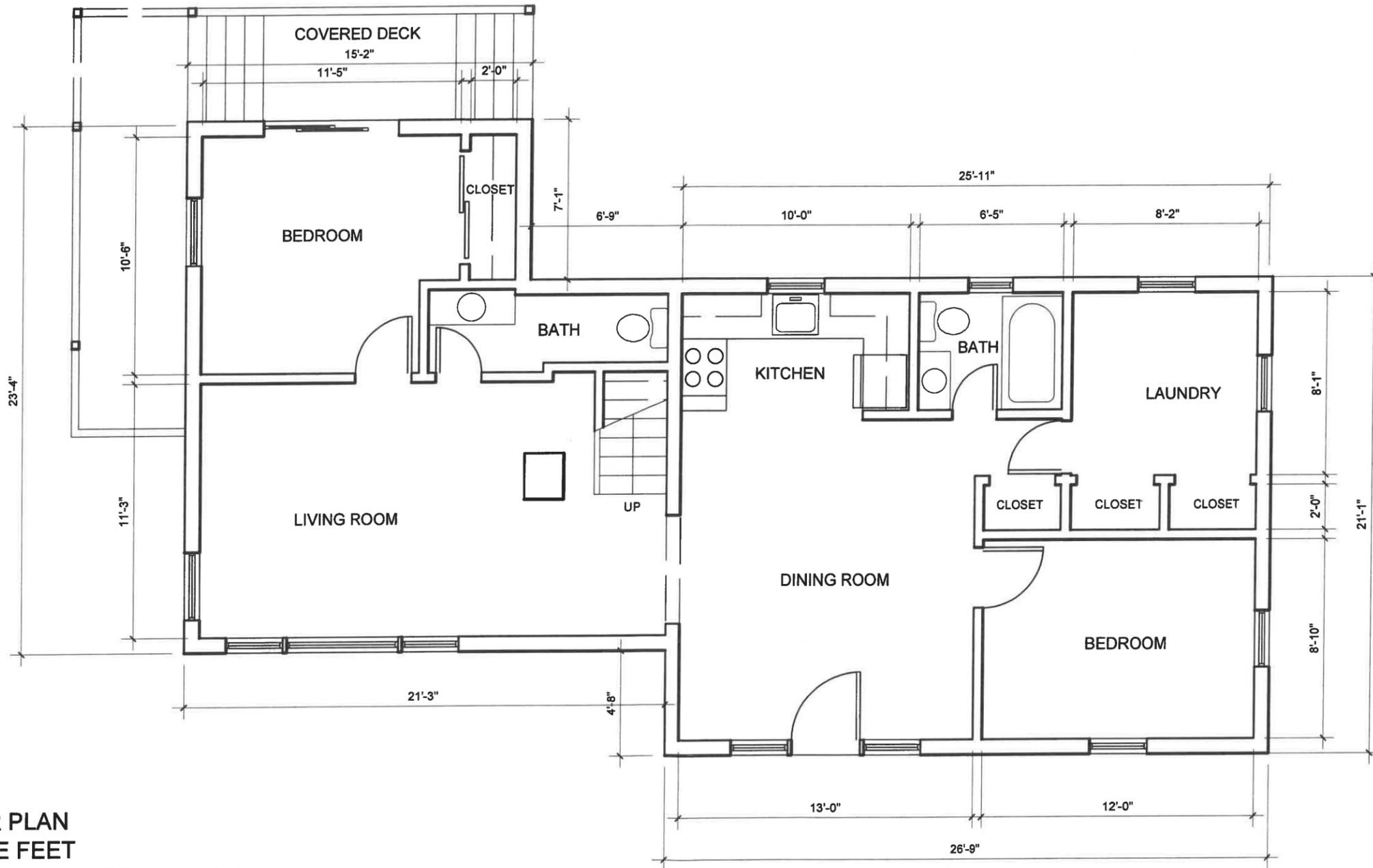
4 (Failure Criteria) and 6 (Checklist) completed

D. System Information:

For 8: Tight/Holding Tank – Pumping contract attached

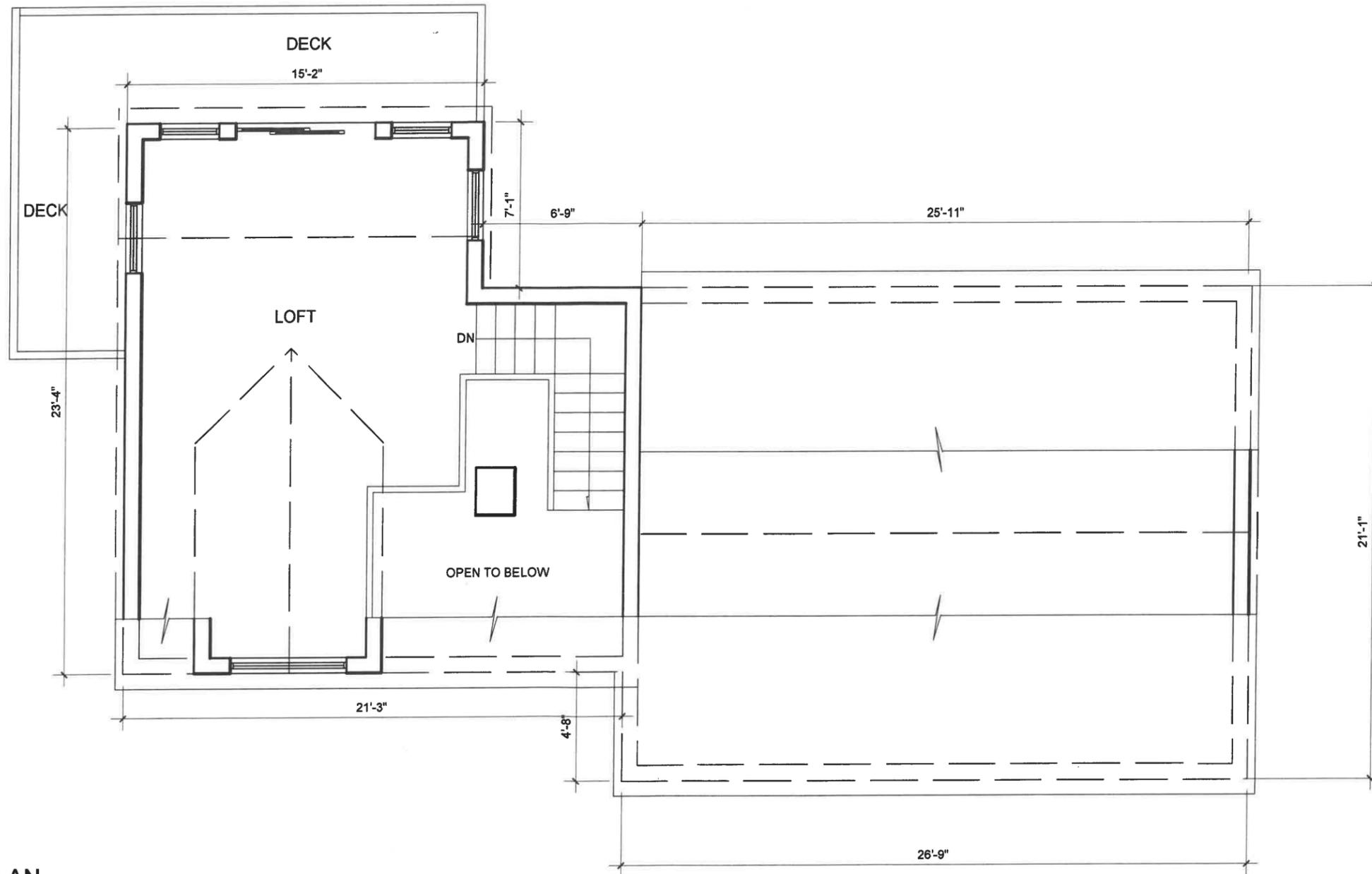
For 14: Sketch of Sewage Disposal System drawn on pg. 16 or attached

For 15: Explanation of estimated depth to high groundwater included



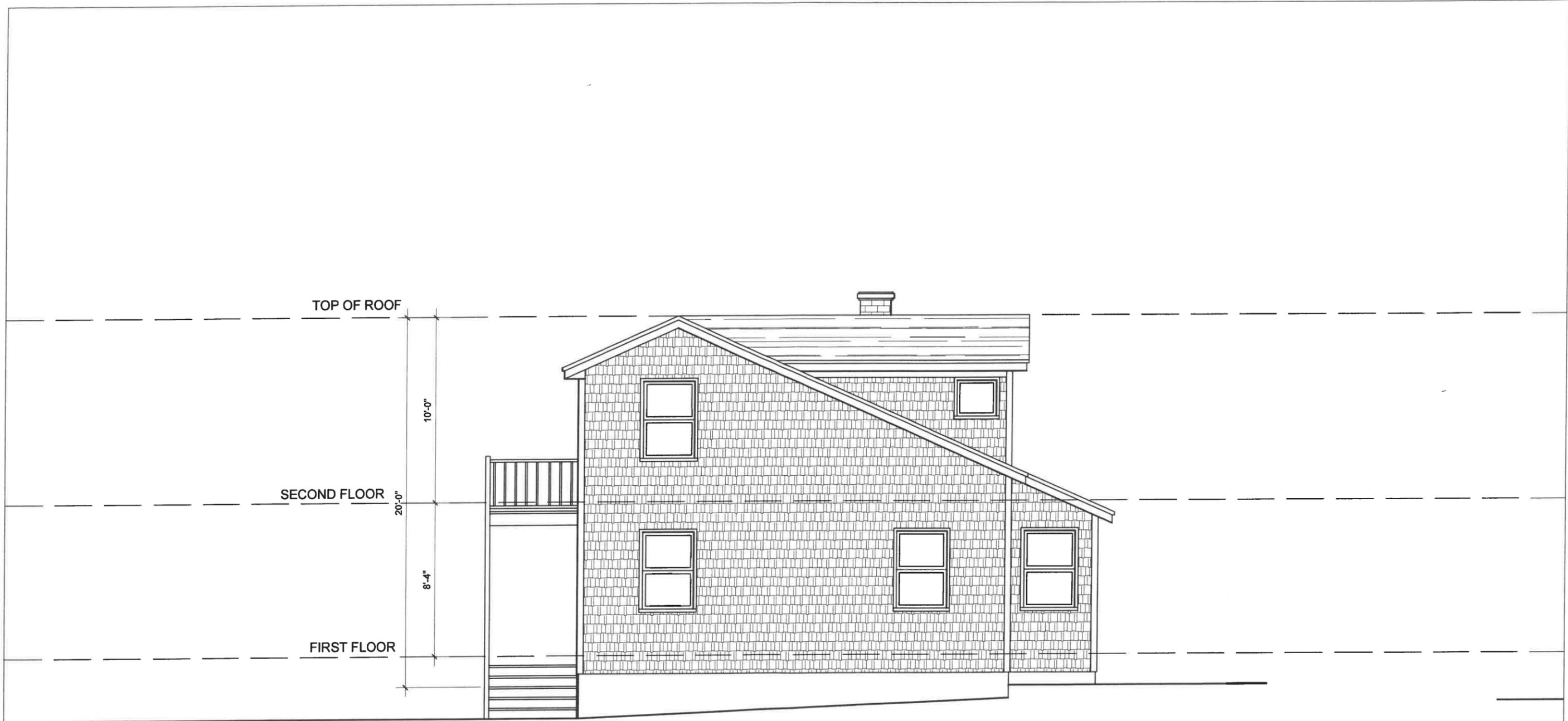
FIRST FLOOR PLAN
1,020 SQUARE FEET
76 SQUARE FEET COVERED DECK

<p>TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>38 CLIFF ROAD Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>EXISTING FIRST FLOOR PLAN</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p> <p>DATE</p> <p>26 OCTOBER 2020</p>	<p>SHEET NO.</p> <p>E1.1</p>
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SECOND FLOOR PLAN
369 SQUARE FEET

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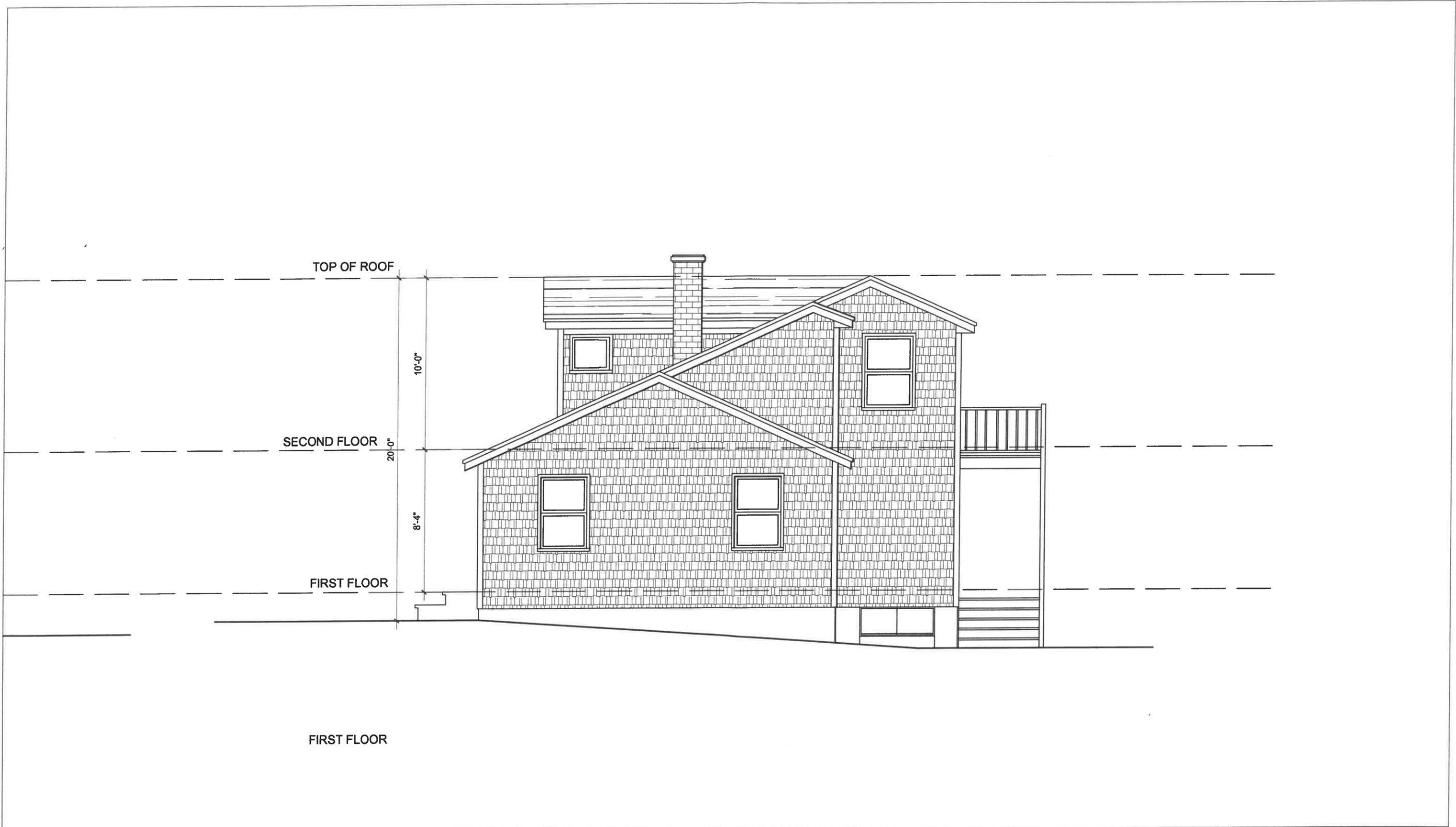
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PROJECT TITLE
38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE
EXISTING NORTH ELEVATION

SCALE
 3/16" = 1'-0"
 DATE
 26 OCTOBER 2020

SHEET NO.
E2.4



FIRST FLOOR

FIRST FLOOR

SECOND FLOOR

TOP OF ROOF

10'-0"

20'-0"

8'-4"

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PROJECT TITLE

38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE

EXISTING SOUTH ELEVATION

SCALE

3/16" = 1'-0"

DATE

26 OCTOBER 2020

SHEET NO.

E2.2



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PROJECT TITLE
38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE
EXISTING EAST ELEVATION

SCALE
 3/16" = 1'-0"
 DATE
 26 OCTOBER 2020

SHEET NO.
E2.3



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PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

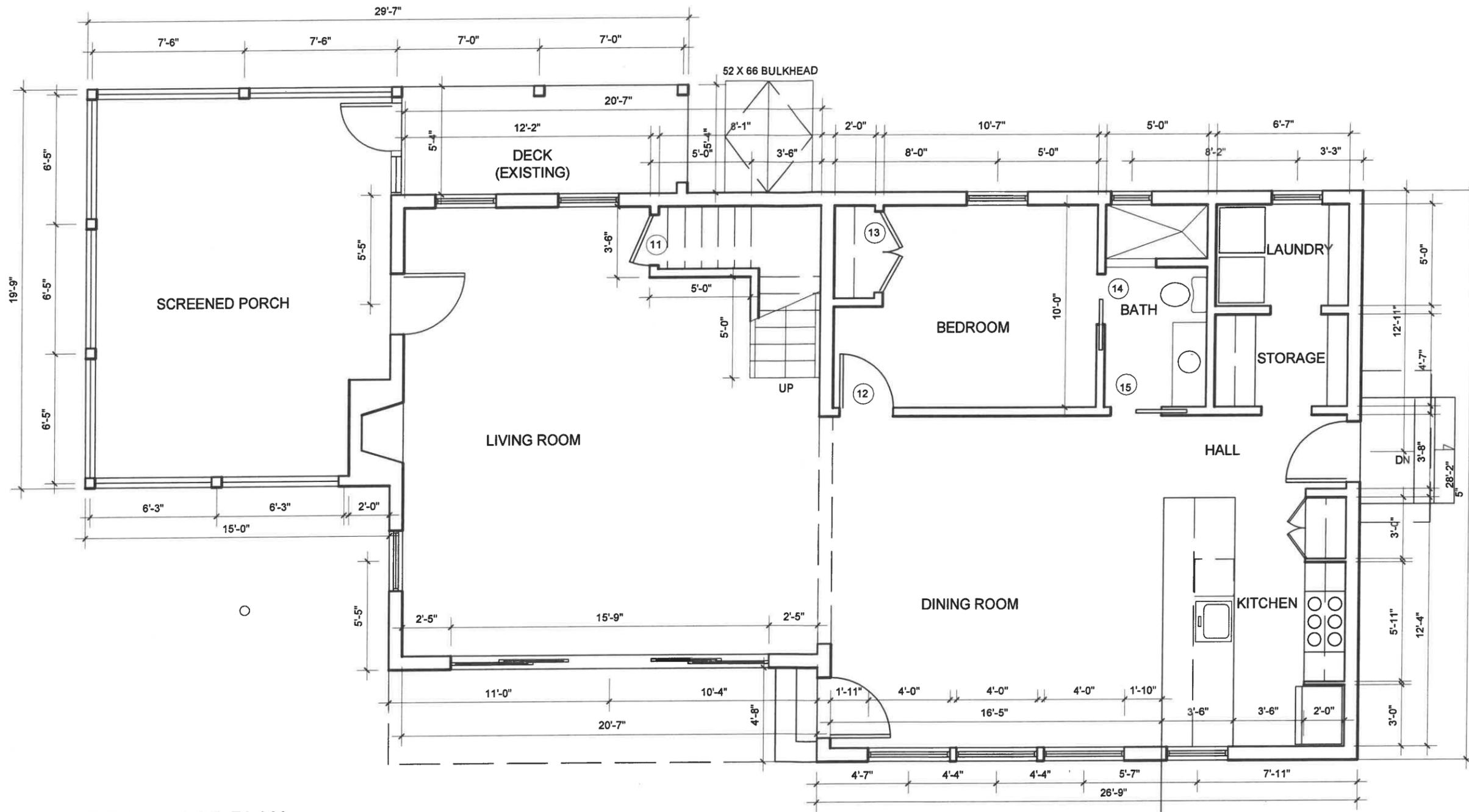
DRAWING TITLE

EXISTING WEST ELEVATION

SCALE
 3/16" = 1'-0"
 DATE
 26 OCTOBER 2020

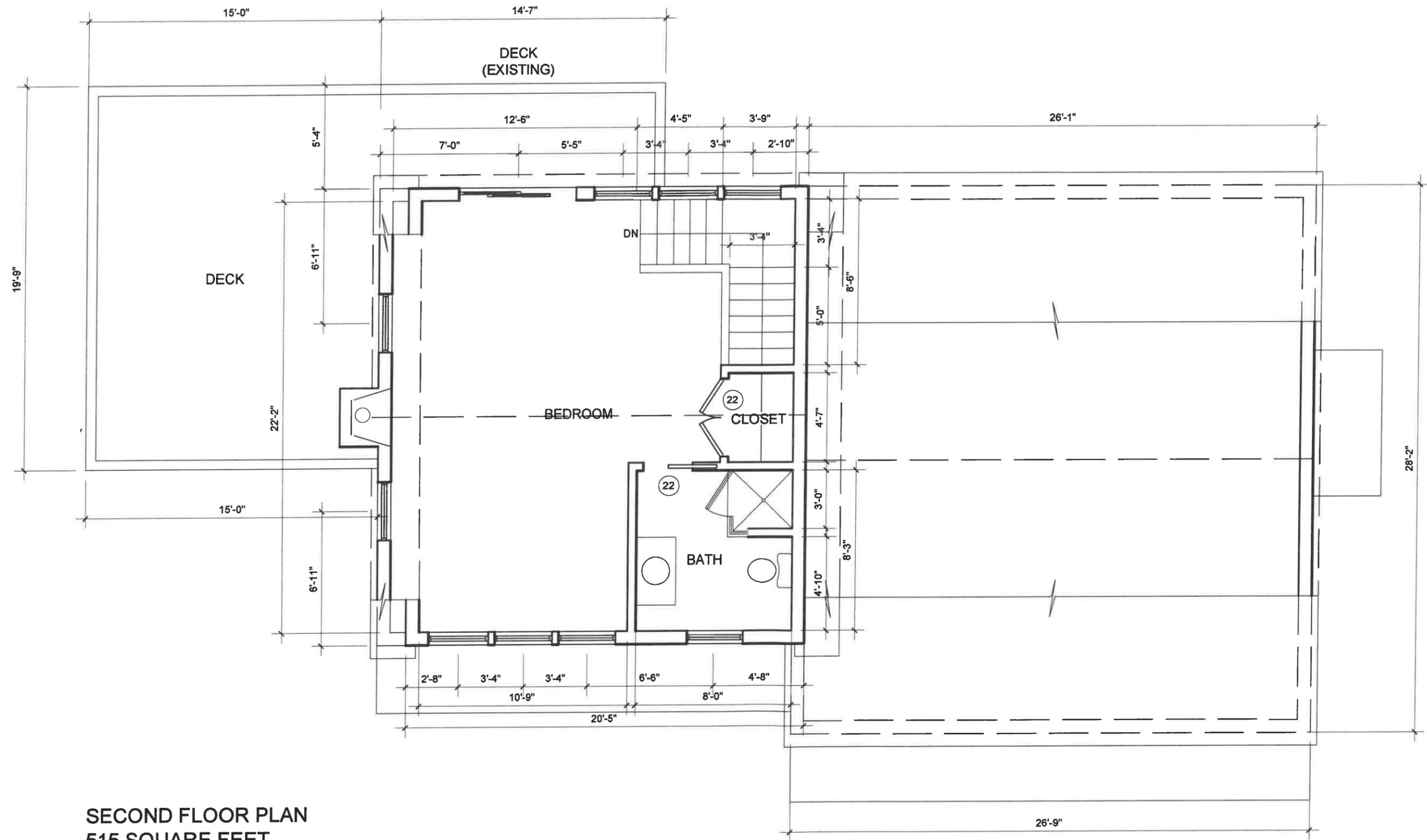
SHEET NO.

E2.1



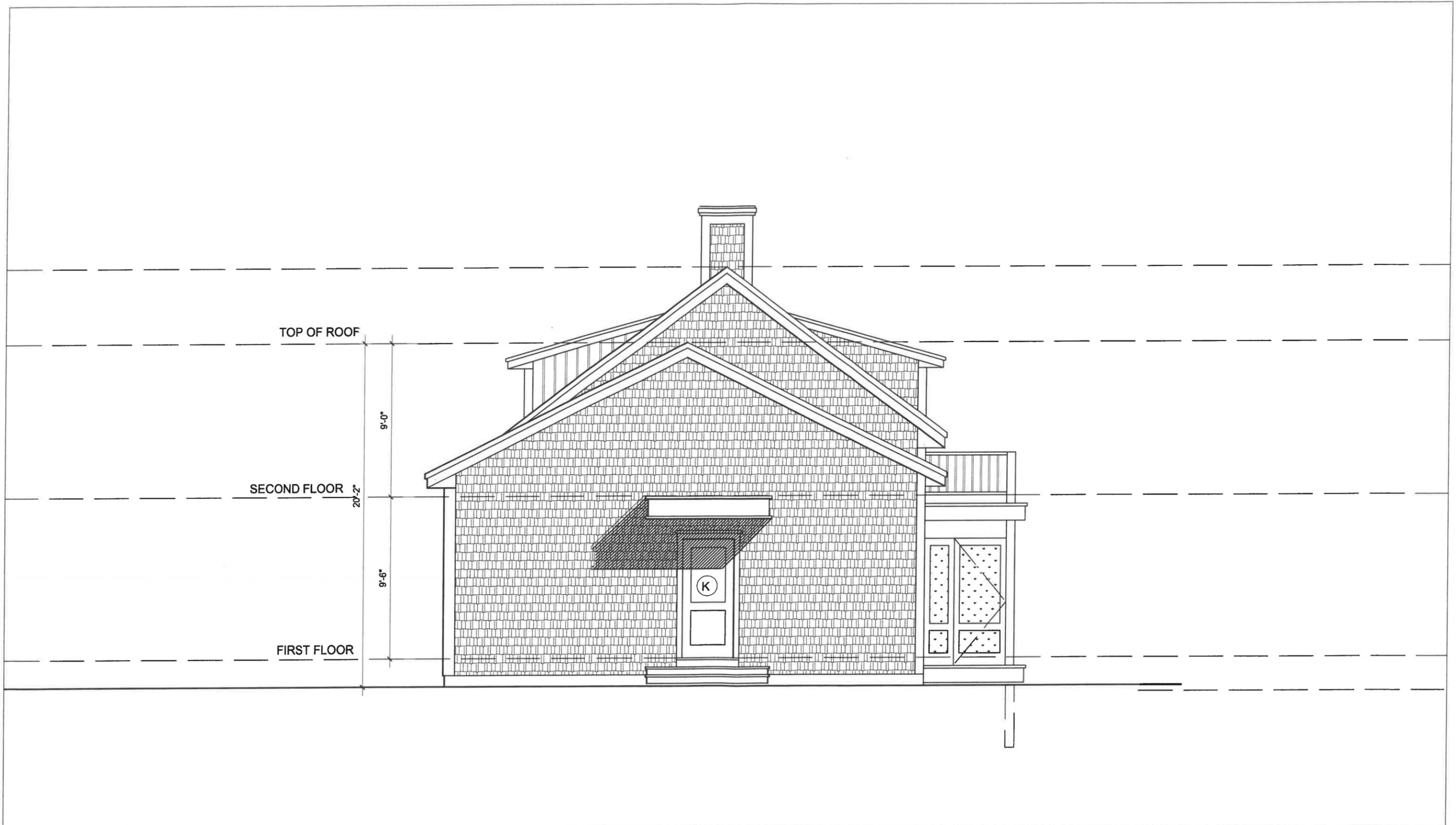
FIRST FLOOR PLAN
1,252 SQUARE FEET
373 SQUARE FEET PORCH / DECK

<p>TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>38 CLIFF ROAD Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>PROPOSED FIRST FLOOR PLAN</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p> <p>DATE</p> <p>26 OCTOBER 2020</p>	<p>SHEET NO.</p> <p>A1.1</p>
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SECOND FLOOR PLAN
515 SQUARE FEET

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PROJECT TITLE

38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE

PROPOSED WEST ELEVATION

SCALE
 3/16" = 1'-0"
 DATE
 20 OCTOBER 2020

SHEET NO.

A2.1

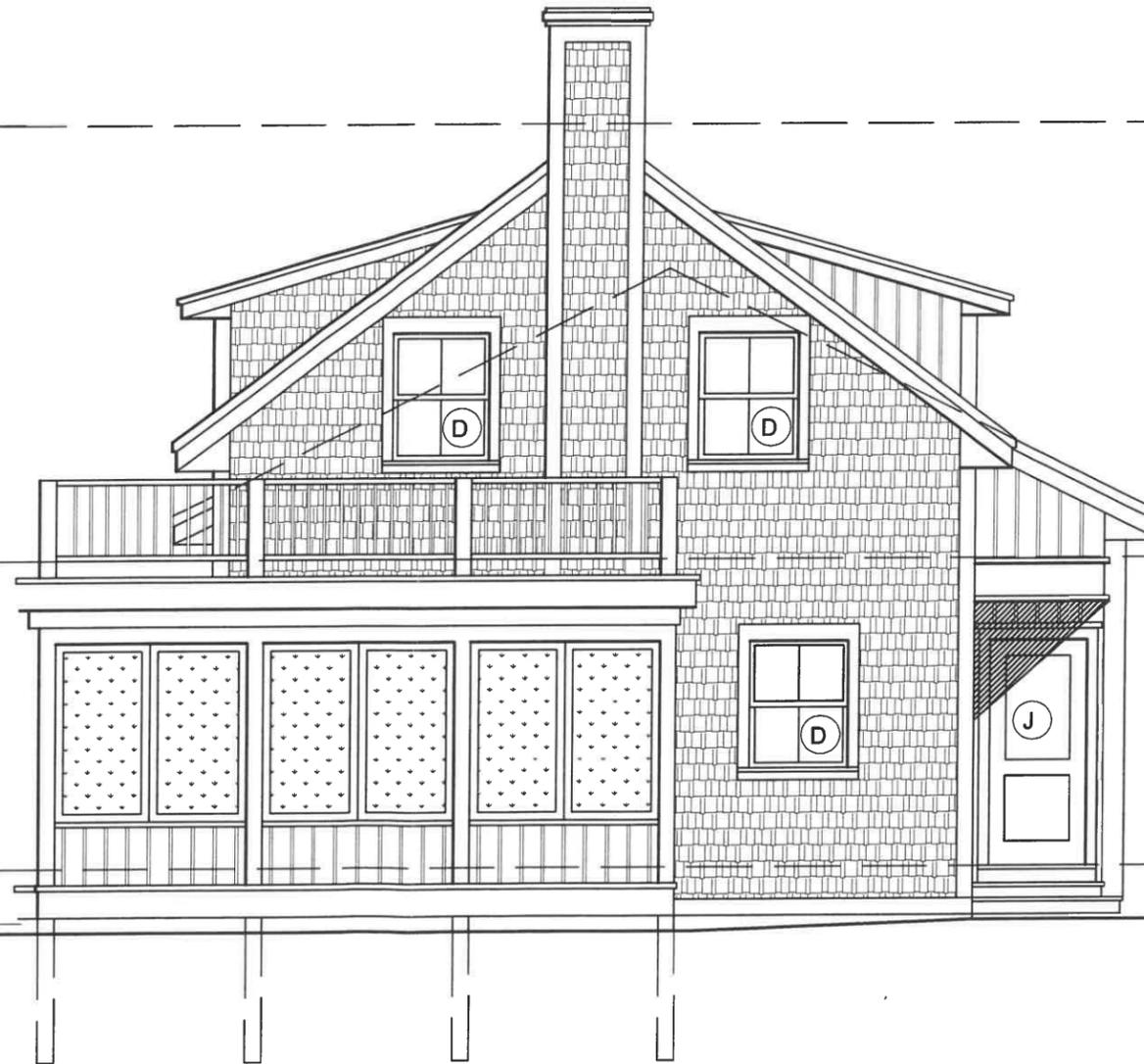
TOP OF ROOF

SECOND FLOOR 24'-7"

FIRST FLOOR

13'-5"

9'-6"



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PROJECT TITLE

38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE

PROPOSED NORTH ELEVATION

SCALE

3/16" = 1'-0"

DATE

26 OCTOBER 2020

SHEET NO.

A2.5