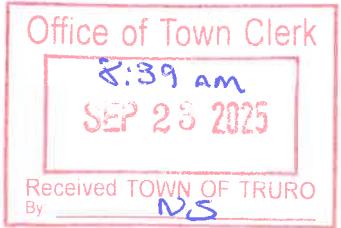




Truro Zoning Board of Appeals Notice of Remote Public Hearing

Monday, October 20, 2025 at 5:30 pm



2025-011/ZBA – Evelise Leopoldo, for property located at 95 Shore Road (Atlas Map 36, Parcel 8). Applicant seeks a Special Permit for conversion from cottage colony to multi-family use in the North Truro Limited Business Route 6A District.

Join Zoom: <https://us02web.zoom.us/j/84896366145>
Meeting ID: 848 9636 6145
Passcode: 945316
Dial in: +1-646-931-3860

View on television Channel 8 in Truro; or on the Homepage website (www.truro-ma.gov), select "Truro TV Channel 8" button under "Helpful Links", and click on the green "Watch" button in the upper right corner of the page.

Contact the Planning Department Assistant at (508) 214-0935 or esturdy@truro-ma.gov to provide written comment via postal mail or email or if you have any questions. To review applications and plans, please see News & Announcements on the ZBA webpage or contact the Planning Department Assistant.

Chris Lucy, Chair



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

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

Date 9/16/25

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 § _____ of the Truro Zoning Bylaw concerning *(describe)* _____

APPLICATION FOR SPECIAL PERMIT

- Applicant seeks approval and authorization of uses under § _____ of the Truro Zoning Bylaw concerning *(describe)* *Conversion from Cottage Colony to multi-family use*.
- Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under § _____ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* _____

Property Address 95 Shore Rd. N. Truro Map(s) and Parcel(s) 36 - 8

Registry of Deeds title reference: Book _____, Page _____, or Certificate of Title Number 226 324 and Land Ct. Lot # 1429, 253 and Plan # 43177-A

Applicant's Name EVELISE LEOPOLDO

Applicant's Legal Mailing Address P. O. Box 96 Roseboom NY 13450

Applicant's Phone(s), Fax and Email 516-375-6169 evelise_leopoldo@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 EVELISE LEOPOLDO P.O. Box 96 Roseboom Ny 13450

Representative's Name and Address N/A

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

- 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)

EVELISE LEOPOLDO

Applicant(s)/Representative Printed Name(s)

Evelise Leopoldo

Applicant(s)/Representative Signature

EVELISE LEOPOLDO

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

Evelise Leopoldo

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

9/16/2025

Narrative:

Cape Truro Cottages will continue to operate as a Year Round Community for Working Class people.

No short Term Rentals.

No Airbnb Type Rentals allowed.

No Transient Rentals.

Two Seasonal Rentals will be allowed.

We have Operated the Cottage Colony for 14 Years. It was Purchased in 2011.

Thank You

Bethelise Beaglebo

Ralph Wilkins

QUITCLAIM DEED

95 Shore Road, North Truro, MA

**RALPH WILKINS and EVELISE LEOPOLDO, husband and wife, as Tenants
by the Entirety, PO Box 96, Roseboom, NY 13450**

For nominal consideration, paid

Grant to **CAPE TRURO COTTAGES LLC**, a Massachusetts Limited
Liability Company, with an address of PO Box 96, Roseboom, NY
13450

WITH QUITCLAIM COVENANTS

The land together with the buildings and improvements thereon
situated in Truro (North), Barnstable County, Massachusetts,
bounded and described as follows:

LAND

LAND COURT PLAN NO. 43177-A

The above-described premises are conveyed subject to and with
the benefit of all rights, rights of way, easements,
appurtenances, reservations and restrictions of record to the
extent the same are now in force and applicable.

This deed releases any and all homestead rights created
automatically by operation of law or by a written declaration
that is recorded, and we hereby warrant and represent, under the
pains and penalties of perjury, that there are not any other
persons entitled to any rights of Homestead under M.G.L. c. 188
in the premises conveyed by this deed.

For title see deed of Christina Michaud dated February 17, 2011
and registered with the Barnstable County Registry District of
the Land Court as Document No. 1,160,501, noted on Certificate
of Title No. 193653

Witness our hands and seals this 20 day of May 2021.



RALPH WILKINS

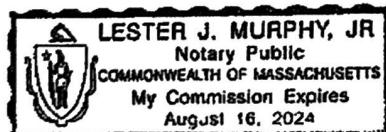


EVELISE LEOPOLDO

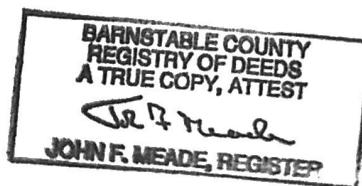
COMMONWEALTH OF MASSACHUSETTS

County of Barnstable

On this 20 day of May, 2021, before me, the undersigned notary public, personally appeared **Ralph Wilkins and Evelise Leopoldo** proved to me through satisfactory evidence of identification, which was New York Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed it as their free act and deed.



Notary Public,
My commission expires: Aug 16, 2024

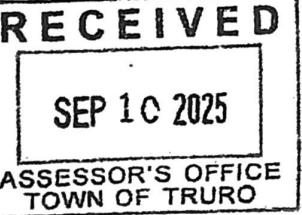


JOHN F. MEADE, ASSISTANT RECORDER
BARNSTABLE REGISTRY LAND COURT DISTRICT
RECEIVED & RECORDED ELECTRONICALLY

Gave to Liz



TOWN OF TRURO
Assessors Office
Certified Abutters List
Request Form



DATE: 9/4/25

NAME OF APPLICANT: CAPE TRURO COTTAGES LLC

NAME OF AGENT (if any): N/A

MAILING ADDRESS: P.O. Box 96 Roseboom NY 13450

CONTACT: HOME/CELL 516-375-6169 EMAIL eneline@x@gmail.com

PROPERTY LOCATION: 95 Wharf Road North Truro
(street address)

EVELISE@GMAIL.COM

PROPERTY IDENTIFICATION NUMBER: MAP 36 PARCEL 8 EXT. 00
(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)

Board of Health⁵

Planning Board (PB)

Zoning Board of Appeals (ZBA)

Cape Cod Commission

Special Permit¹

Special Permit¹

Conservation Commission⁴

Site Plan²

Variance¹

Licensing

Preliminary Subdivision³

Type: _____

Definitive Subdivision³

Other _____

(Fee: Inquire with Assessors)

(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 9/10/2025

Date completed: 9/10/2025

List completed by: Laura Geiges

Date paid: 9/10/25 Cash/Check # 1245

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 10, 2025

To: Cape Truro Cottages LLC

From: Assessors Department

Certified Abutters List: 95 Shore Road (Map 36 Parcel 8)

ZBA Special Permit

Attached is a combined list of abutters for 95 Shore Road (Map 36 Parcel 8).
The current owner is the Cape Truro Cottages, LLC

The names and addresses of the abutters are as of Sept 5, 2025 according to the
most recent documents received from the Barnstable County Registry of Deeds.

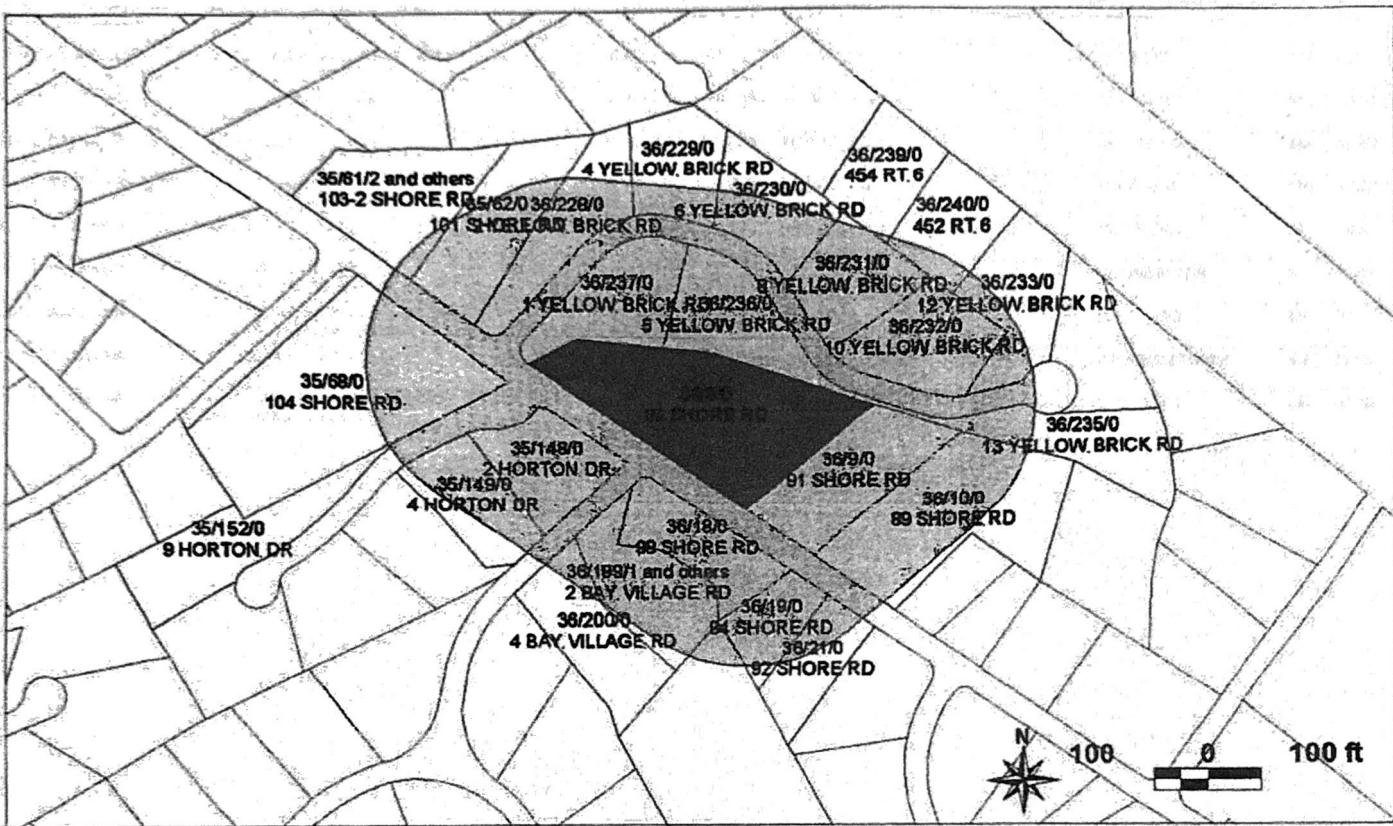
Certified by: Laura Geiges

Laura Geiges
Assistant Assessor / Data Collector

95 Shore Road
Map 36 Parcel 8
ZBA - Special Permit

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

Abutters List Within 300 feet of Parcel 36/8/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7005	35-61-1-R	SLS REALTY TRUST TRS: SILVA SANDRA L	103-1 SHORE RD	PO BOX 737	NO TRURO	MA	02652-0737
7007	35-61-2-R	IRELAND SARAH D & PARADISE RITA M	103-2 SHORE RD	PO BOX 33	NO TRURO	MA	02652
7030	35-61-3-E	BAYBERRY CONDOMINIUM	103 SHORE RD	103 SHORE RD	TRURO	MA	
813	35-62-0-R	DELGIZZI DANIEL R	101 SHORE RD	3 BITTERSWEET LANE	WESTON	MA	02493-1903
819	35-68-0-R	LEXVEST 104 SHORE, LLC RES AGT: ERIC D SHAPIRO	104 SHORE RD	141 PARKER ST, SUITE 305	MAYNARD	MA	01754
6670	35-148-0-R	GARCIA DENIESHA & BRALEY JEREMIAH	2 HORTON DR	PO BOX 665	NO TRURO	MA	02652-0665
6671	35-149-0-R	MCCRUM DENNIS & VIEIRA JOSEPH	4 HORTON DR	PO BOX 931	NO TRURO	MA	02652
6674	35-152-0-R	HAMNUQUIST LEIF D & CODIE R	9 HORTON DR	PO BOX 1033	PROVINCETOWN	MA	02657
899	36-8-0-R	CAPE TRURO COTTAGES LLC RES AGT: EVELISE LEOPOLDO	95 SHORE RD	PO BOX 96	ROSEBOOM	NY	13450
900	36-9-0-R	SCATURRO DALE J ET AL	91 SHORE RD	166 COMMERCIAL ST	PROVINCETOWN	MA	02657
901	36-10-0-R	VIRGINIA E.K. BRINKER TRUST TRS: VIRGINIA E.K. BRINKER	89 SHORE RD	PO BOX 789	NO TRURO	MA	02652
906	36-18-0-R	GALLAGHER BRIAN M & LEGER PETER J	98 SHORE RD	PO BOX 2566	FITCHBURG	MA	01420-2566
907	36-19-0-R	94 SHORE ROAD REALTY TRUST TRS: GARRAN JOHN W ET AL	94 SHORE RD	PO BOX 101	NO TRURO	MA	02652-0101
909	36-21-0-R	SILVIA EMANUEL E JR & SILVIA SUSAN LEIGH	92 SHORE RD	PO BOX 37	NO TRURO	MA	02652-0037
6941	36-199-0-E	BAY-VILLE CONDO TRUST	2 BAY VILLAGE RD	2 BAY VILLAGE RD	NO TRURO	MA	02652

LG 9/10/25

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6863	36-199-1-R	DESRUISSEAUX LISA R & GIUFFRE LISA M	2 BAY VILLAGE RD	P O BOX 329	NO TRURO	MA	02652
6864	36-199-2-R	BUTLER DAVID L & ANITA A	2 BAY VILLAGE RD	PO BOX 674	NO TRURO	MA	02652
1085	36-200-0-R	MICHAEL COELHO TR&TRUST FUND B TRS: MICHAEL J COELHO ET AL	4 BAY VILLAGE RD	PO BOX 848	NO TRURO	MA	02652
1092	36-208-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	0 POND RD	PO BOX 327	NO TRURO	MA	02652-0327
6312	36-228-0-R	GREENFIELD ARNOLD JAY & SLATTERY SUZANNE MARIE	2 YELLOW BRICK RD	89 WINTHROP RD, UNIT 1	BROOKLINE	MA	02445
6313	36-229-0-R	DAVID Y BANNARD TRUST & MARY M ASHLEY TRUST	4 YELLOW BRICK RD	PO BOX 309	NO TRURO	MA	02652
6314	36-230-0-R	COHEN MICHAEL E & PATRICIA	6 YELLOW BRICK RD	PO BOX 701	N TRURO	MA	02652-0701
6315	36-231-0-R	DILLABOUGH ALLAN & RUNGE JONATHAN S	8 YELLOW BRICK RD	PO BOX 1044	NO TRURO	MA	02652
6316	36-232-0-R	CARROLL MICHAEL J & MAGLIOCCO STEPHEN	10 YELLOW BRICK RD	PO BOX 654	NO TRURO	MA	02652
6317	36-233-0-R	KARLMANN CAROL & REYNOLDS MARGARET M	12 YELLOW BRICK RD	PO BOX 956	NO TRURO	MA	02652
6319	36-235-0-R	WHEELER MELISSA	13 YELLOW BRICK RD	PO BOX 769	NO TRURO	MA	02652
6320	36-236-0-R	STERNBERG MARTIN & STERNBERG BARBARA A	5 YELLOW BRICK RD	PO BOX 178	CROSS RIVER	NY	10518
6321	36-237-0-R	DEBORAH A SLEDGIANOWSKI REV TR TRS: DEB SLEDGIANOWSKI	1 YELLOW BRICK RD	PO BOX 999	NO TRURO	MA	02652
7312	36-239-0-R	SALVADOR JON EDWARD	454 RT 6	15 CARNES LANE	PROVINCETOWN	MA	02657
7314	36-240-0-R	REYNOLDS MARGARET MARY & KARLMANN CAROL ANN	452 RT 6	PO BOX 956	NO TRURO	MA	02652

SLS REALTY TRUST TRS: SILVA SANDRA L PO BOX 737 NO TRURO, MA 02652-0737	35-61-1-R	IRELAND SARAH D & PARADISE RITA M PO BOX 33 NO TRURO, MA 02652	35-61-2-R	35-61-3-E
DELGIZZI DANIEL R 3 BITTERSWEET LANE WESTON, MA 02493-1903	35-62-0-R	LEXVEST 104 SHORE, LLC RES AGT: ERIC D SHAPIRO 141 PARKER ST, SUITE 305 MAYNARD, MA 01754	35-68-0-R	35-148-0-R
MCCRUM DENNIS & VIEIRA JOSEPH PO BOX 931 NO TRURO, MA 02652	35-149-0-R	HAMNUQUIST LEIF D & CODIE R PO BOX 1033 PROVINCETOWN, MA 02657	35-152-0-R	36-8-0-R
SCATURRO DALE J ET AL 166 COMMERCIAL ST PROVINCETOWN, MA 02657	36-9-0-R	VIRGINIA E.K. BRINKER TRUST TRS: VIRGINIA E.K. BRINKER PO BOX 789 NO TRURO, MA 02652	36-10-0-R	36-18-0-R
94 SHORE ROAD REALTY TRUST TRS: GARRAN JOHN W ET AL PO BOX 101 NO TRURO, MA 02652-0101	36-19-0-R	SILVIA EMANUEL E JR & SILVIA SUSAN LEIGH PO BOX 37 NO TRURO, MA 02652-0037	36-21-0-R	36-199-0-E
DESRUISEAUX LISA R & GIUFFRE LISA M P O BOX 329 NO TRURO, MA 02652	36-199-1-R	BUTLER DAVID L & ANITA A PO BOX 874 NO TRURO, MA 02652	36-199-2-R	36-200-0-R
TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL PO BOX 327 NO TRURO, MA 02652-0327	36-208-0-E	GREENFIELD ARNOLD JAY & SLATTERY SUZANNE MARIE 89 WINTHROP RD, UNIT 1 BROOKLINE, MA 02445	36-228-0-R	36-229-0-R
COHEN MICHAEL E & PATRICIA PO BOX 701 N TRURO, MA 02652-0701	36-230-0-R	DILLABOUGH ALLAN & RUNGE JONATHAN S PO BOX 1044 NO TRURO, MA 02652	36-231-0-R	36-232-0-R
KARLMANN CAROL & REYNOLDS MARGARET M PO BOX 956 NO TRURO, MA 02652	36-233-0-R	WHEELER MELISSA PO BOX 769 NO TRURO, MA 02652	36-235-0-R	36-236-0-R
DEBORAH A SLEDGIANOWSKI REV TR TRS: DEB SLEDGIANOWSKI PO BOX 999 NO TRURO, MA 02652	36-237-0-R	SALVADOR JON EDWARD 15 CARNES LANE PROVINCETOWN, MA 02657	36-239-0-R	36-240-0-R
				REYNOLDS MARGARET MARY & KARLMANN CAROL ANN PO BOX 956 NO TRURO, MA 02652



TOWN OF TRURO

HEALTH DEPARTMENT

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004 x119 or x132 Fax: 508-349-5508

August 22, 2025

Evelise Leopoldo & Ralph Wilkins
PO Box 96
Rosebloom, NY 13450

RE: 95 Shore Road (36-8) Variance Request to enter into an ACO with regards to a septic upgrade and support for zoning change

Dear Ms. Leopoldo & Mr. Wilkins:

Please be advised that the Truro Board of Health made a motion at their regularly scheduled meeting on July 1, 2025, regarding the above-referenced request.

**Mr. Silva moved to approve the variance and enter into an ACO with the property owner.
Ms. Grimm seconded.**

Vote: 4-0-1 with Mr. Rose abstaining, motion carries.

Mr. Silva moved to provide a letter of support to the Zoning Board of Appeals for a change in designation from commercial to residential.

Ms. Becica seconded.

Vote: 4-0-1 with Mr. Rose abstaining, motion carries.

Should you have any questions, please feel free to contact me at 774-383-3393 or at cwarren@truro-ma.gov.

Sincerely,

Courtney Warren *CW*
Assistant Health Agent



TOWN OF TRURO

BOARD OF HEALTH

In the matter of:

Property belonging to:

Cape Truro Cottages, LLC
PO Box 96
Roseboom, NY 13450

**ADMINISTRATIVE CONSENT
ORDER
Septic Upgrade**

Regarding:

95 Shore Road
Assrs. Map: 36 Parcel: 8
Certificate #: 226324

PARTIES

1. The Town of Truro (the "Town"), acting by and through its Board of Health ("Board"), is a municipal corporation within the Commonwealth of Massachusetts with offices at 24 Town Hall Road, Truro, MA, 02666.
2. Cape Truro Cottages, LLC, (Evelise Leopoldo, Res. Agent) the ("Respondent") is the owner of property located at 95 Shore Road in the Town of Truro (the "Property"). The respondent's mailing address is: PO Box 96, Rosebloom, NY 13450.

PURPOSE

3. This Administrative Consent Order ("Consent Order" or "ACO") is entered into under the authority of M.G. L. c.111, §§ 31 and 122, and M.G.L. c.21A, §13, and 310 CMR 15.305(1)(b).

STATEMENT OF FACTS

4. Respondent is the record owner of real property located at 95 Shore Road, in Truro, Massachusetts (the "Property").
5. The Respondent's Property is licensed as a Cottage/Cabin Colony with 8 rental units, each comprised of one bedroom, plus the Main building & managers' office that includes 1 BR and a 700 SF office space. The Property is served by three (3) Title 5 septic systems, System 1 serves Units 1,2,3,4 ; System 2 serves units 5, 6 and the Main building; System 3 serves units 7 and 8. System 1 and System 2 do not comply with Title 5, and the Board of Health has determined that they require an upgrade pursuant to 310 CMR 15.303, and the regulations of the Town of Truro Board of Health (section 6, Article 3.1.h). System 3 is compliant with Title 5 and functions properly as of the date of this ACO.

6. The property is connected to the Provincetown water system.
7. The Respondent has agreed to replace all three systems with one new Title 5 compliant system to serve all eight units and the Main dwelling/office, and the BOH has agreed that the Respondent is not required to take such action immediately time, provided that the Respondent complies with the requirements of this Consent Order.

CONSENT ORDER

8. Respondent may continue to use system 1 and system 2 until the new system described below is installed, inspected and certified, provided that these systems shall be inspected every three (3) months and pumped as needed, until the septic upgrade is completed. Inspection shall be a limited ACO inspection.
9. The new system shall be installed within 1-year of the recordation of a special permit from the Truro Zoning Board of Appeals (ZBA) (the "Special Permit") to convert the Property to year-round condominiums. Installation and issuance of a certificate of compliance shall be completed within this one (1) year period.
10. If the Respondent fails to obtain a special permit or any other approvals needed to convert the property to year-round housing, this ACO shall be deemed null and void upon issuance of a final decision by the ZBA. For purposes of this ACO, a decision will be considered final when the applicable appeal period has expired or any appeal has been decided with no rights of further appeal.
11. Notwithstanding the foregoing deadlines, the Board of Health may, in its sole discretion, elect to extend the time for installation of the New System, by renewal of this Consent Order for such additional period as it sees fit, with all other requirements of this Consent Order remaining in full force and effect.
12. To reinforce the continued use of the property as year-round housing, (absent short-term rentals) and the upgrade of the septic systems as set forth herein, the Truro Board of Health shall provide a positive recommendation on Respondent's Special Permit application.
13. Respondent shall record at the Barnstable County Registry of Deeds a copy of the ACO and a Deed Restriction limiting the use of the Property to nine (9) bedrooms and prohibiting its use for short-term rentals, i.e., the rental of any unit for a period of less nine (9) months in a calendar year. This ACO and the deed restriction shall be included in all subsequent conveyances of all or any portion of the Property, including but not limited to condominium documents and individual unit deeds.
14. In the event that Respondent transfers title to or an interest in all or any portion of the Property to another person or entity, including but not limited to a condominium association or individual unit owners, at any time during the life of this Consent Order, the new owner(s) shall become subject to the terms and conditions of this Consent Order. Foreclosing mortgagees shall be entitled to all rights and benefits set forth in this Consent Order.

15. Within five (5) days of the execution of this Consent Order, the Respondent shall provide to the Board proof of recording of the Consent Order and Deed Restriction at the Registry of Deeds or Registry District of the Land Court, as appropriate. The Town may record the Order at the Respondent's expense in the event the Respondent fails to do so.

STIPULATED PENALTIES

16. If any action required by this Consent Order is not completed by the prescribed deadline, including but not limited to any deadlines associated with required septic system installation, the Respondent shall pay to the Town without demand a stipulated penalty of \$500 per day unless said deadline is delayed on account of matters beyond the reasonable control of the Respondent or on account of the Respondent's contractor's inability to meet said deadline. Each day of non-compliance shall constitute a separate violation. Payment of the penalty shall be made by certified check, cashier's check or money order payable to the Town of Truro and such payment shall be mailed to the Board of Health, 24 Town Hall Road, Truro MA 02666. Nothing herein shall limit the authority of the Board of Health or Town to pursue additional enforcement measures, whether legal or equitable, including fines and injunctive relief, to enforce this Consent Order or G.L. c.111, §§31 and 122, G.L. c.21A, §13 and 310 CMR 15.00.

TERMINATION

17. This Consent Order shall remain in effect until the New System is installed, all three septic systems are abandoned, and all nine (9) units are connected to the New System.
18. Nothing in this Consent Order is intended to limit or restrict the authority of Board of Health, or any other board, commission or officer of the Town to act in accordance with federal, state and local laws within their jurisdiction, including but not limited to G.L. c.111, §§31 and 122, G.L. c.21A, §13 and 310 CMR 15.00, and nothing contained herein shall be construed as limiting in any way the authority of the Board of Health to issue such other orders or require such remedial measures as may be necessary, including but not limited to terminating this Consent Order and requiring immediate repair, or replacement of the system or connection to the sewer, to abate a threat to public health, safety or the environment caused by the sewage disposal system located on the Property.

OTHER PROVISIONS

19. This Consent Order shall apply to and bind the parties, their officers, employees, agents, successors, heirs, assigns, and all other persons and entities acting under them.
20. This Consent Order shall be read in harmony with any special permit or other approval issued for the Property, and in the event of a conflict, the most stringent provision shall apply.
21. This Consent Order may be modified only upon the written agreement of the Board of Health and Respondent.

22. If any term or provisions of this Consent Order or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of the Consent Order or the application thereof shall be valid and enforceable to the fullest extent permitted by law.
23. Each undersigned representative hereby certifies that they are fully authorized to enter into the terms signing.
24. Respondent states that it has carefully read the foregoing Consent Order, that they fully understand the contents of this Consent Order, that they have had an opportunity to review this Consent Order with legal counsel and that they are signing this Consent Order voluntarily as their free act and deed.

Entered into on this 20 day of August, 2025.

CAPE TRURO COTTAGES, LLC

Caroline Beegholtz

By:

Title: Owner

TOWN OF TRURO
BOARD OF HEALTH

Emily Beebe

By: Emily Beebe, RS
Title: Truro Health & Conservation Agent

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss.

On this 20th day of August, 2025, before me, the undersigned notary public personally appeared Emily Beebe, Health Agent, proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.

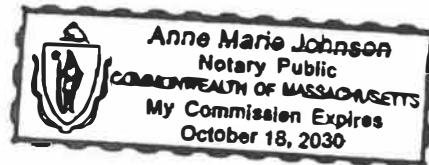
Nicole Tudor
Notary Public
My Commission Expires: August 7, 2020

COMMONWEALTH OF MASSACHUSETTS

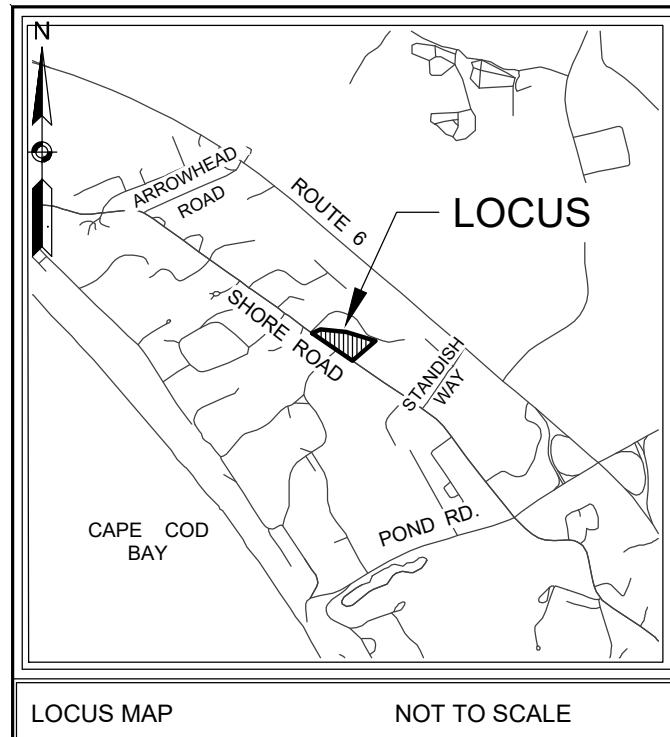
Barnstable , ss

On this 20th day of August, 2025 before me, the undersigned notary public personally appeared Evelise Leopoldo (name of document signer), proved to me through satisfactory evidence of identification, which were NY Drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.


Anne Marie Johnson
Notary Public
My Commission Expires: 10/18/2030



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register



LOCUS MAP

NOT TO SCALE

N/F
DEBORAH A. SLEDZIANOWSKI REV. TRUST
1 YELLOW BRICK ROAD
DEED BOOK 33253 PAGE 75
PARCEL # 036-237-000

REFERENCE:

ASSESSORS MAP 36, PARCEL 8
LAND COURT PLAN 43177-A
OWNER OF RECORD:
CAPE TRURO COTTAGES LLC
CERTIFICATE 226324

NOTES:

- BUILDING TIES ARE TO THE CORNERBOARDS.
- PARKING SPACES ARE 9'x20'
- EXCLUSIVE USE AREA ANNOTATION 9.19' E.U.A.

FOR REGISTRY USE ONLY

YELLOW BRICK ROAD
(PRIVATE WAY 40' WIDE)

N/F
MELISSA WHEELER
13 YELLOW BRICK ROAD
DEED BOOK 27584 PAGE 85
PARCEL #: 036-235-000

EXCLUSIVE USE AREA UNIT 5

N
NAD 83

N/F
MARTIN & BARBARA A. STERNBERG
5 YELLOW BRICK ROAD
DEED BOOK 26490 PAGE 173
PARCEL # 036-236-000

AREA
98,757± S.F.
(2.27± AC)

EXCLUSIVE USE AREA UNIT 6

N/F
DALE J. SCATURRO
91 SHORE ROAD
DEED BOOK 36606 PAGE 42
PARCEL #: 036-009-000

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DATE: _____ DESCRIPTION: _____ BY: _____ CHK: _____

PREPARED FOR: _____

RALPH & EVELISE WILKINS
822 COUNTY HWY 50
CHERRY VALLEY, NY 13320

PROJECT: _____

95 SHORE ROAD CONDOMINIUM
TRURO, MASSACHUSETTS

SHEET NO.: 1 OF 1 DATE: JUNE 10, 2025

DRAWN BY: JDM CHECKED BY: JJF

PREPARED BY: _____

CAPE & ISLANDS
ENGINEERING

SUMMERFIELD PARK
800 FAULMOUTH ROAD SUITE 301C 508.477.7272 PHONE
MASHPEE, MA 02649 508.477.9072 FAX www.CapeEng.com

DRAWING TITLE: _____

MASTER SITE PLAN

ASSESSORS INFORMATION: MAP 36-8-0

SHORE_95_WILKINS_CONDO

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY
DEPICTS THE LOCATION AND DIMENSIONS OF THE
BUILDINGS AS BUILT AND FULLY LISTS THE UNITS
CONTAINED THEREIN, AND FURTHER FULLY AND
ACCURATELY DEPICTS, LOCATES, AND PROVIDES
THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE
USE COMMON AREAS AND FACILITIES OF THE
CONDOMINIUM OUTSIDE OF ANY BUILDING.

DATE: 6-18-2025 P.L.S.: *John McElwee*

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN
ON THIS PLAN ARE THE LINES DIVIDING EXISTING
OWNERSHIPS, AND THE LINES OF THE STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED, AND THAT
NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP
OR FOR NEW WAYS ARE SHOWN.

DATE: 6-18-2025 P.L.S.: *John McElwee*

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

DATE: 6-18-2025 P.L.S.: *John McElwee*

0 10 20 40
SCALE: 1"=20'

