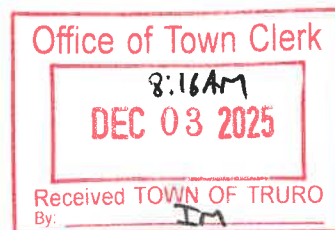




Truro Zoning Board of Appeals Notice of Public Hearing



Monday, December 29, 2025 at 5:30 pm

2025-014/ZBA – David R. Feltman for property located at 6 Sawyer Grove Road (Atlas Map 39, Parcel 297). Applicant seeks a Variance under G.L. c. 40A §10 and under Zoning Bylaw §60.2 and Zoning Bylaw §50.1 for proposed new screened porch and deck within rear yard setback (15' where 25' required) on property in the Residential 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 Truro website homepage (www.truro-ma.gov), click on the "Truro TV" button, and then 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.

Chris Lucy, Chair

Elizabeth Sturdy

From: Benjamin Zehnder <bzehnder@zehnderllc.com>
Sent: Monday, December 1, 2025 2:35 PM
To: Elizabeth Sturdy; Charlie Zehnder
Cc: Barbara Carboni
Subject: RE: 6 Sawyer Grove Road

Thank you Liz:

Would you please pass on to the Zoning Board this request to continue the matter to the January 26, 2026 meeting as I will be out of the country on December 29?

As always my regards,

Ben

Benjamin E. Zehnder
Benjamin E. Zehnder, LLC
62 Route 6A, Unit B
Orleans, MA 02653
508.255.7766 – Office
508.246.4064 – Mobile
bzehnder@zehnderllc.com

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Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.

bzehnder@zehnderllc.com

Tel: (508) 255-7766

November 25, 2025

Truro Town Clerk Nicole Tudor
Truro Town Hall
24 Town Hall Road
P.O. Box 2012
Truro, MA 02666

Via hand delivery

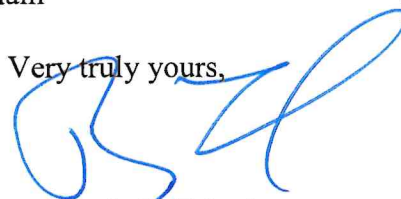
Re: New Zoning Board Appeals variance application
6 Sawyer Grove Road (Parcel ID 39-297)

Dear Ms. Tudor:

On behalf of David R. Feltman and the David R. Feltman Trust please find enclosed a one original and nine copies of a new ZBA variance application for the above-referenced property. I have also enclosed payment in the amount of \$200.00 for the filing fee.

Thank you for your assistance. I remain –

Very truly yours,



Benjamin E. Zehnder

Enc.

cc. via email only:

client

Barbara Carboni

Barry Ganek

John McElwee

Liz Sturdy



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 25, 2025

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

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 § 50.1 of the Truro Zoning Bylaw concerning *(describe)* _____ minimum back yard setback distance

☐ **APPLICATION FOR SPECIAL PERMIT**

- ☐ Applicant seeks approval and authorization of uses under § _____ of the Truro Zoning Bylaw concerning *(describe)* _____
- ☐ 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 6 Sawyer Grove Road Map(s) and Parcel(s) 39-297

Registry of Deeds title reference: Book 36946, Page 151, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name David R. Feltman, Trustee, David R. Feltman Trust

Applicant's Legal Mailing Address 27120 Lost Lake Lane, Bonita Springs, FL 34134

Applicant's Phone(s), Fax and Email (415) 235-1702; davidf4325@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 _____

Representative's Name and Address Benjamin E. Zehnder 62 Rt. 6A, Ste. B, Orleans, MA 02653

Representative's Phone(s), Fax and Email (508) 255-7766; bzehnder@zehnderllc.com

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

Signature(s)

Applicant(s)/Representative Printed Name(s)

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

Project Narrative
Truro Zoning Board of Appeals

6 Sawyer Grove Road
Assessor's Map 39, Parcel 297

David R. Feltman
David R. Feltman Trust

November 25, 2025

Prepared by Benjamin E. Zehnder, LLC

1. Introduction:

Applicant David R. Feltman through his trust owns the developed parcel of land at 6 Sawyer Grove Road in the Residential zoning district. The property is conforming under current zoning and is improved with a conforming two story one family residential dwelling built in 1996 and a swimming pool. The lot has a curved front line and is significantly wider at the easterly end due to the original Sawyer Grove Road and subdivision layouts. In addition the lot topography slopes upward from the easterly road side towards the westerly and rear property lines. The existing dwelling was built at the westerly narrow and high end of the property by the original owner.

The applicant proposes a new 12' x 18' screened porch containing dining and sitting areas, with a surrounding deck. The porch will allow outdoor dining and entertaining in the summer and provide a comfortable, insect free area between the pool and indoors for the applicant and his family and guests.

The most suitable place for the screened porch is the south wall of the house where there is currently a patio. This location provides direct access to the kitchen, which is convenient for use of the porch for dining, provides privacy because it is situated behind the house, and allows access and a line of site view to the pool, via the proposed deck, providing safety. The proposed location is the only feasible place for a screened porch given the existing house's location and layout.

However, due to the narrow width of the westerly side of the lot the porch and deck will intrude into the southerly property line setback, creating a new non-conformity requiring a variance from Bylaw § 50.1.A (minimum 25' back yard setback distance) pursuant to M.G.L. c. 40A, § 10. The proposed screened porch would intrude 3.0' (with a 22.0' setback) and the deck would intrude 10.0' (15' setback).

The applicant submits that the proposal meets the statutory criteria, as addressed below, and respectfully asks for a variance from the Bylaw § 50.1.A 25' rear setback requirement pursuant to M.G.L. c. 40A, § 10 to build the proposed screened porch and deck.

2. *M.G.L. c. 40A, § 10 Variance Granting Criteria:*

M.G.L. c. 40A, § 10 provides that the Board may grant a variance from local bylaw provisions where it finds that [a] owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially effecting such land or structures but not affecting generally the zoning district in which is located, [b] a literal enforcement of the provisions of the ordinance or bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and [c] that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purposes of such ordinance or bylaw.

a. *Locus has both unique lot shape and topography:*

The circumstances here are the shape and topography of the lot and the location of the existing dwelling. As is visible on the site plan the parcel is extremely narrow on its westerly side, having a westerly property line length of just under 100'. Because of that narrow width, the 25' front and back yard setback requirements only leave a 49.17' allowable building envelope, which the existing dwelling is approximately centered in. The original owner presumably chose this location because it was the flat section of the property. The ground descends steeply towards Sawyer Grove Road, dropping 8-10' between the front of the house and the pavement directly north of the structure, and also towards the easterly side of the lot, dropping over 35' from the house to the northeast property bound.

The majority of the building envelope on the property is on this hillside rather than the level area where the house was built. This is caused by the lot shape: the 1995 subdivision layout created Sawyer Grove as a curving way down the middle of the development [see subdivision plan recorded at Plan Book 512, Page 13 filed herewith]. The particular road curves in front of locus are what makes the lot have a longer easterly property line in comparison to the westerly line and, in combination with the required setbacks, results in the narrow building envelope on the flat section where the house is.

These circumstances do not affect the Residential district generally but appear to be specific to Sawyer Grove Road and the adjacent Laura's Way. The southerly line of the subdivision is more than 1,950' long yet the subdivision is only 267' wide at its westerly edge (only 13.7% of the total length). On a visual review of the MassGIS maps most subdivisions in Truro appear to have more equal lengths and widths rather than being formed from thin parcels. In addition, the sharply curving layout of Sawyer Grove Road also visually appears to be unique, with other subdivisions typically having straight or more gently curved roadways, such that lots have more equal sidelines as a result. Finally, although Truro has hills throughout the town, the combination at locus of a sloped property, with the only relatively flat section being at the narrowest section of the lot due to the subdivision layout and topography, does not appear to affect the Residential district generally.

- b. *A literal application of the setback requirement will involve substantial hardship for the applicant:*

Under a literal application of the 25' rear yard setback requirement the applicant cannot add a useable screened porch to his house. As noted above, the south side of the dwelling is the only feasible location for a porch because of its proximity to the kitchen and breakfast nook. The front of the house has a bedroom, living room, and entry area, none of which are suitable for attaching a dining porch to, and the westerly and northerly sides are similarly near the building envelope edge for the same reason discussed above (the narrow lot shape at the west). The east wall of the kitchen provides access and visibility of the pool from the house, which are important for safety purposes, and cannot be improved without impairing those features, leaving the south kitchen wall as the only location which can realistically be added on to.

However, that side is only ~ 6.5' from the setback envelope and would only accommodate a 6.5' porch and deck under a literal application of the Bylaw. It is not possible to build a useable screened dining porch in that space (even without a deck), because there would not be enough room for a dining table and seating. Because there are no other viable locations around the existing house the applicant will not be able to construct the proposed outdoor dining and deck areas. This will involve a substantial hardship, as the property is otherwise suitable for this type of use, which would otherwise be a natural complement to the pool, house, and landscaping by providing a harmonious space between the indoor and outdoor features. In that event the applicant will not be able to easily connect indoor and outdoor activities, particularly in the spring, summer, and fall, and will not be able to fully enjoy or make use of the property.

- c. *Relief may be granted without harming the purposes of the setback requirements:*

The applicant submits that the requested variance may be granted without harm to the intent or purposes of the Bylaw setback provisions.

Minimum setback requirements are enacted to preserve privacy, allow light and airflow around structures for safety and the benefit of abutting property owners, to prevent the spread of fire, and to provide access for emergency vehicles and personnel.

Here, none of those factors will be impacted by the proposal. First, as is shown on the adjacency plan filed herewith, the four closest abutting parcels have structures located at least 121' feet away from the proposed porch at its closest point (and slightly closer to the deck by a few feet) and there is a thick row of trees along the southerly line of locus. There will therefore be no meaningful difference due to the abutters in terms of privacy, light or airflow, or fire safety between a 25' and a 15' setback distance. Second, there will continue to be sufficient access for emergency purposes around the rear of the house, with 15' of room to walk and place equipment around that side (vehicular access has never been possible there, as the driveway and frontage are on the opposite side of the house). As such it does not appear that allowing the proposed construction will cause any detriment to the public good or derogate from the purpose or intent of the Bylaw.

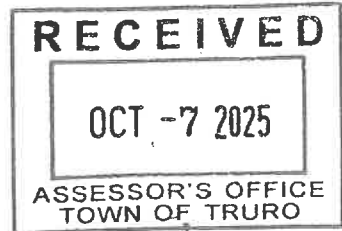
Based on the foregoing the applicant submits that the M.G.L. c. 40A, § 10 criteria are met by the proposal and respectfully asks for a variance from the provisions of Bylaw § 50.1.A to build a screened porch and deck as shown on the enclosed materials with a southerly line property setback of 15.00' at the closest point.

- END -



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form



DATE: 10/7/25

NAME OF APPLICANT: David Feltman

NAME OF AGENT (if any): _____

MAILING ADDRESS: P.O. Box 1129 Palm Springs CA 92263

CONTACT: HOME/CELL 415 235 1702 EMAIL DavidF4325@gmail.com

PROPERTY LOCATION: 6 Sawyer Brook Rd Truro 02652
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 39 PARCEL 297 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

FEE: \$15.00 per checked item

(please check all applicable)

(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 type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ⁴	<input type="checkbox"/> Site Plan ²	<input checked="" type="checkbox"/> Variance ¹
<input type="checkbox"/> Licensing	<input type="checkbox"/> Preliminary Subdivision ³	
Type: _____	<input type="checkbox"/> Definitive Subdivision ³	
<input type="checkbox"/> 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: 10/7/2025

Date completed: 10/7/2025

List completed by: David Feltman

Date paid: 10/7/2025 Cash/Check \$15.-

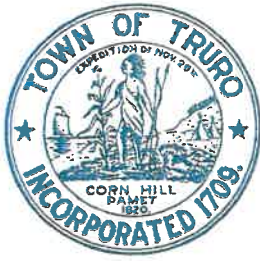
¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

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: October 7, 2025

To: David Feltman

From: Assessors Department

Certified Abutters List: 6 Sawyer Grove Road (Map 39, Parcel 297)

Zoning Board of Appeals/ Variance

Attached is a combined list of abutters for the property located at 6 Sawyer Grove Road.

The current owner is David R Feltman Trust.

The names and addresses of the abutters are as of October 3, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

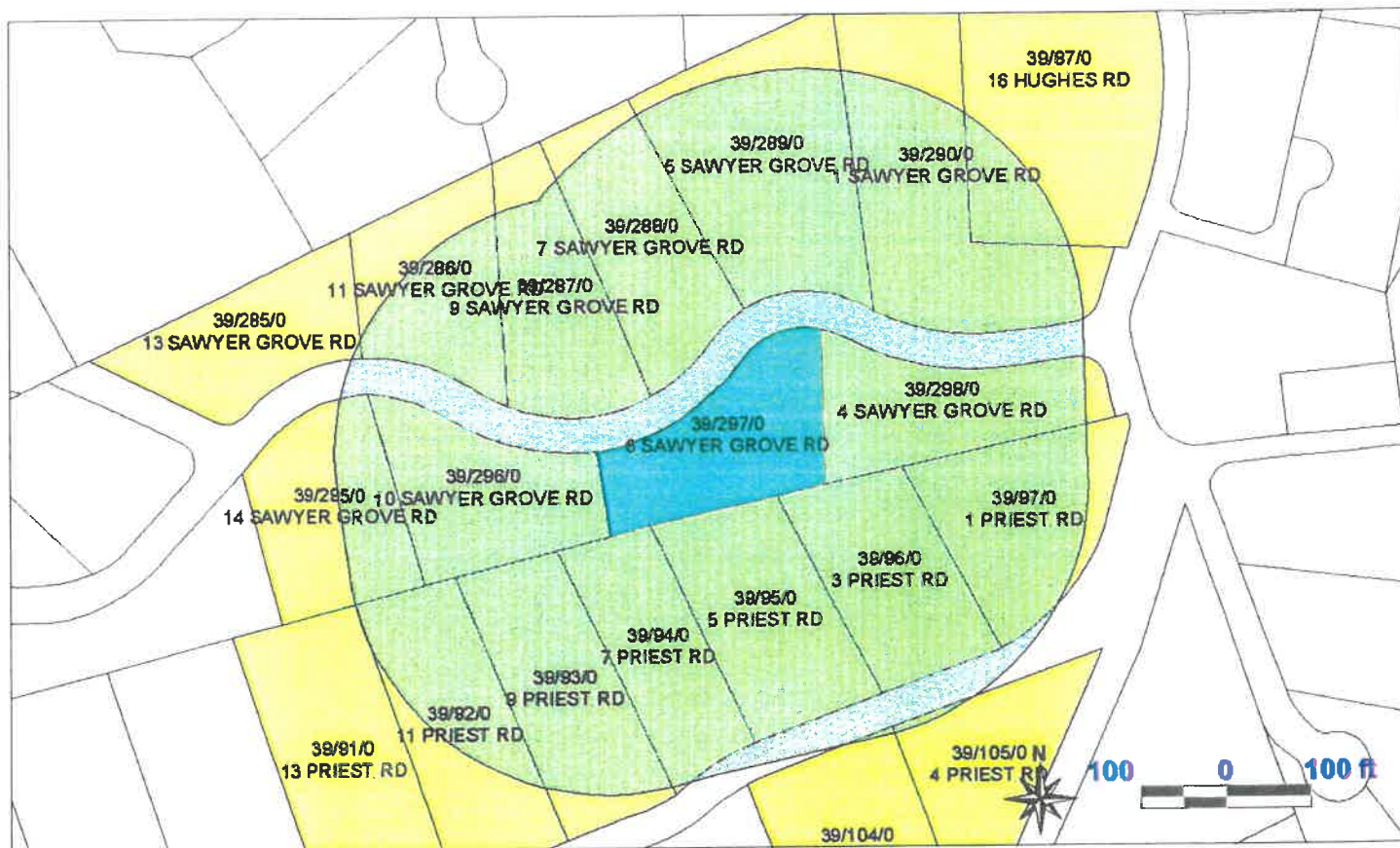
Certified by:

Olga Farrell
Assessing Clerk

6 Sawyer Grove Road
Map 39, Parcel 237
ZBA/ Variance

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

Abutters List Within 300 feet of Parcel 39/297/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1215	39-87-0-R	LABERGE RICHARD F & KERRY A	16 HUGHES RD	3 GRAYSTONE ROAD	LOUDONVILLE	NY	12211
1219	39-91-0-R	MAYS ERIC K & JILL H	13 PRIEST RD	PO BOX 43	NO TRURO	MA	02652-0043
1220	39-92-0-R	THOMAS PRADA LIVING TRUST TRS: ERNEST THOMAS PRADA	11 PRIEST RD	PO BOX 236	NO TRURO	MA	02652
1221	39-93-0-R	NEYLON REVOCABLE TRUST TRS: FRANCIS & MARGARET NEYLON	9 PRIEST RD	120 S.E. BECKY TERRACE	LAKE CITY	FL	32025
1222	39-94-0-R	RUDD T JAMES & JANE M	7 PRIEST RD	PO BOX 797	NO TRURO	MA	02652
1223	39-95-0-R	CLARKE RAYMOND & MOYNAHAN BRIGID	5 PRIEST RD	PO BOX 481	NORTH TRURO	MA	02652
1224	39-96-0-R	DISTEFANO LISA-ANNETTE & ONEIL MARYELLEN K	3 PRIEST RD	PO BOX 546	NO TRURO	MA	02652-0546
1225	39-97-0-R	GIANOPOULOS ANDREW J & CREMENS PATRICK F	1 PRIEST RD	PO BOX 219	NO TRURO	MA	02652
1232	39-104-0-R	6 PRIEST ROAD REALTY TRUST TRS: SMALL KATHERINE CURRIER	6 PRIEST RD	11 WESTWOOD RD	WELLESLEY	MA	02482
1233	39-105-0-R	CHRISTENSEN RENE & OKEEFE ELAINE M	4 PRIEST RD	PO BOX 751	NO TRURO	MA	02652
1404	39-285-0-R	WLLM H O'BRIEN 2007 REV TRST & JULIETTE E FAY 2007 REV TRUST	13 SAWYER GROVE RD	PO BOX 867	VINEYARD HAVEN	MA	02568
1405	39-286-0-R	HRS & DVS:MARIN RAFAEL&BARBARA	11 SAWYER GROVE RD	3114 ALBANS RD	HOUSTON	TX	77005
1406	39-287-0-R	WOJCIC JOSEPH B & JANE M	9 SAWYER GROVE RD	2 TIFFANY TRAIL	HOPKINTON	MA	01748-1630
1407	39-288-0-R	MATTHEW K BETTIS LIV TRUST & C/O FRANK GAREAU TRUST - 2025	7 SAWYER GROVE RD	109 CHARLES AVE	UXBRIDGE	MA	01569
1408	39-289-0-R	PORTER NANCY E	5 SAWYER GROVE RD	19 FR. FRANCIS GILDAY ST, #401	BOSTON	MA	02118

Handwritten signature
10/7/2025

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1409	39-290-0-R	PORTER NANCY E	1 SAWYER GROVE RD	19 FR. FRANCIS GILDAY ST, #401	BOSTON	MA	02118
1414	39-295-0-R	GAGNON DONNA M	14 SAWYER GROVE RD	PO BOX 188	NORTH TRURO	MA	02652
1415	39-296-0-R	MOORE FRANK E & DEJO DEJO-SUAREZ GUSTAVO	10 SAWYER GROVE RD	13 FAYETTE STREET	BOSTON	MA	02116
1416	39-297-0-R	FICO DAVID J & LISA M & C/O DAVID R FELTMAN TRUST	6 SAWYER GROVE RD	PO BOX 1129	PALM SPRINGS	CA	92263
1417	39-298-0-R	BROWNE JOHN D C/O BROWNE JOHN D &	4 SAWYER GROVE RD	PO BOX 519	NO TRURO	MA	02652

Handwritten signature
10/7/2025

39-87-0-R	39-91-0-R	39-92-0-R
LABERGE RICHARD F & KERRY A 3 GRAYSTONE ROAD LOUDONVILLE, NY 12211	MAYS ERIC K & JILL H PO BOX 43 NO TRURO, MA 02652-0043	THOMAS PRADA LIVING TRUST TRS: ERNEST THOMAS PRADA PO BOX 236 NO TRURO, MA 02652
39-93-0-R	39-94-0-R	39-95-0-R
NEYLON REVOCABLE TRUST TRS: FRANCIS & MARGARET NEYLON 120 S.E. BECKY TERRACE LAKE CITY, FL 32025	RUDD T JAMES & JANE M PO BOX 797 NO TRURO, MA 02652	CLARKE RAYMOND & MOYNAHAN BRIGID PO BOX 481 NORTH TRURO, MA 02652
39-96-0-R	39-97-0-R	39-104-0-R
DISTEFANO LISA-ANNETTE & ONEIL MARYELLEN K PO BOX 546 NO TRURO, MA 02652-0546	GIANOPOULOS ANDREW J & CREMENS PATRICK F PO BOX 219 NO TRURO, MA 02652	6 PRIEST ROAD REALTY TRUST TRS: SMALL KATHERINE CURRIER 11 WESTWOOD RD WELLESLEY, MA 02482
39-105-0-R	39-285-0-R	39-286-0-R
CHRISTENSEN RENE & OKEEFE ELAINE M PO BOX 751 NO TRURO, MA 02652	WLLM H O'BRIEN 2007 REV TRST & JULIETTE E FAY 2007 REV TRUST PO BOX 867 VINEYARD HAVEN, MA 02568	HRS & DVS:MARIN RAFAEL&BARBARA 3114 ALBANS RD HOUSTON, TX 77005
39-287-0-R	39-288-0-R	39-289-0-R
WOJCIK JOSEPH B & JANE M 2 TIFFANY TRAIL HOPKINTON, MA 01748-1630	MATTHEW K BETTIS LIV TRUST & C/O FRANK GAREAU TRUST - 2025 109 CHARLES AVE UXBRIDGE, MA 01569	PORTER NANCY E 19 FR. FRANCIS GILDAY ST, #401 BOSTON, MA 02118
39-290-0-R	39-295-0-R	39-296-0-R
PORTER NANCY E 19 FR. FRANCIS GILDAY ST, #401 BOSTON, MA 02118	GAGNON DONNA M PO BOX 188 NORTH TRURO, MA 02652	MOORE FRANK E & DEJO DEJO-SUAREZ GUSTAVO 13 FAYETTE STREET BOSTON, MA 02116
39-297-0-R	39-298-0-R	
FICO DAVID J & LISA M & C/O DAVID R FELTMAN TRUST PO BOX 1129 PALM SPRINGS, CA 92263	BROWNE JOHN D C/O BROWNE JOHN D & PO BOX 519 NO TRURO, MA 02652	

Key: 1416

Town of TRURO - Fiscal Year 2025

10/8/2024

5:57 pm

SEQ #: 1.435

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID			LOCATION			
FICO DAVID J & LISA M & JESPERSEN NEIL D & MARILYN Z 48 MAYO RD WELLESLEY, MA 02482-1049										39-297-0			6 SAWYER GROVE RD			
										TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
										FICO DAVID J & LISA M & FICO DAVID J & LISA M & FICO DAVID J & LISA M			01/25/2011 12/30/2010 09/17/2010	J 99 S	25138-151+ 25138-151 540,000	24836-280
										ADJ BASE	SAF	Inf13	Lpi	VC	CREDIT AMT	ADJ VALUE
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2											
100	A	0.775	11	1.00	1	1.00	1	1.00		527,365	1.00	1	1.00	V4	1.45	408,710
300	A	0.045	11	1.00	1	1.00	1	1.00		40,310	1.00	1	1.00	V4	1.45	1,810

TOTAL	35,719 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	410,500	406,500
Inf1	NO ADJ					BUILDING	490,200	473,400
Inf2	NO ADJ					DETACHED	13,800	13,700
						OTHER	0	0
						TOTAL	914,500	893,600

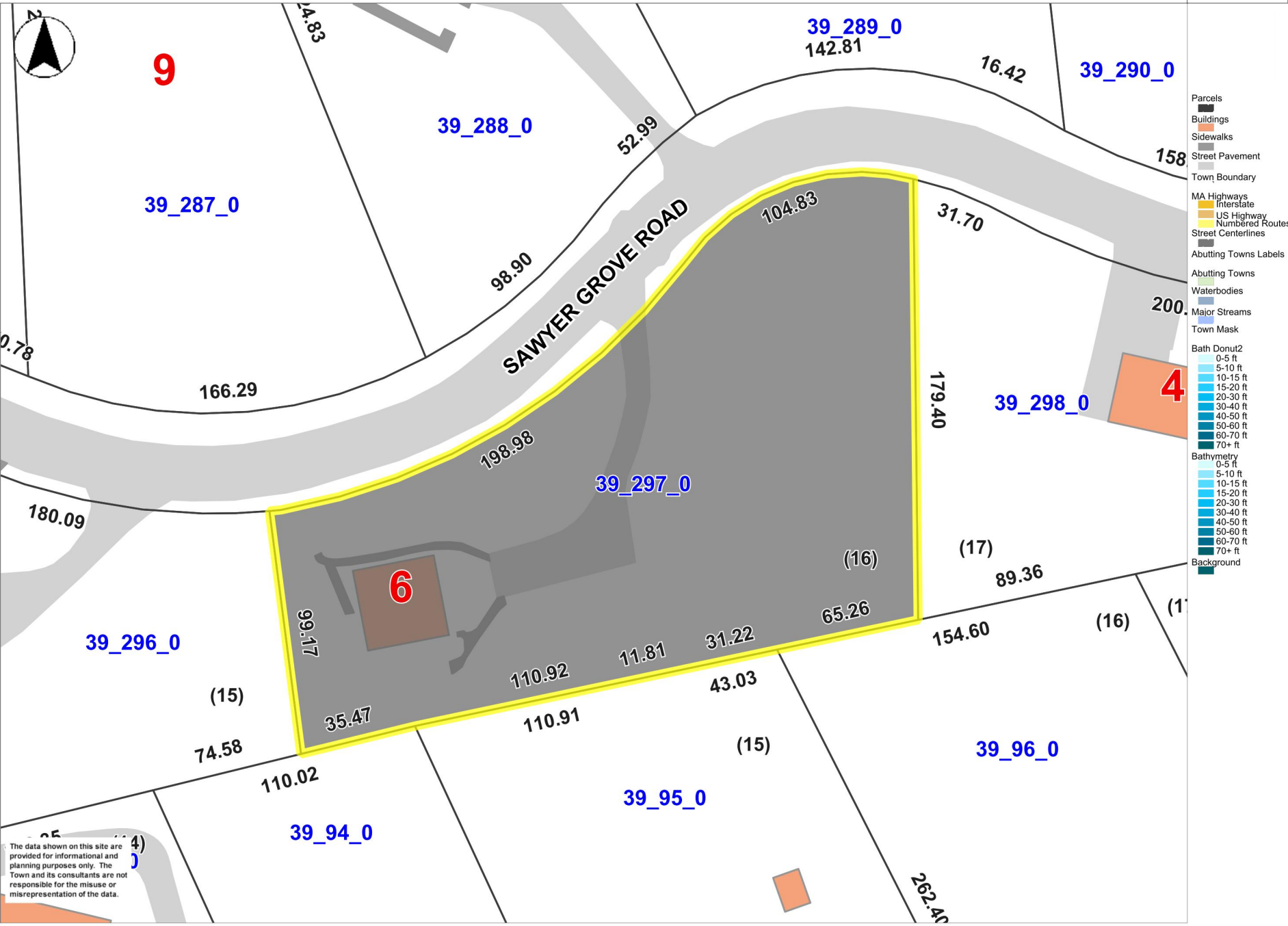
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A	1.00	G 0.90	11*28	1999	308	13,200
PTD	A	1.00	A 0.75	POOL PATIO		327	600



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2022	LG
MODEL	1		RESIDENTIAL			
STYLE	4	1.10	CAPE [100%]	LIST	8/29/2013	FC
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	11/15/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	671,522
NET AREA	1,670	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,020		82.76	84,417	CONDITION ELEM	CD
\$NLA(RCN)	\$402	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	765	1996	364.37	278,746		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	650	1996	283.92	184,547		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	120		72.09	8,650		
				FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BAS AREA	255	1996	364.37	92,915		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		18,047.60	18,048		
				HEATING/COOLING	2	HOT WATER	1.02		GEN	O	GENERATOR	1		0.00			
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

QUITCLAIM DEED

We, **DAVID J. FICO** and **LISA M. FICO**, being married to each other, of 48 Mayo Road, Wellesley, MA 02482, and **NEIL D. JESPERSEN** and **MARILYN Z. JESPERSEN**, being married to each other, of 71 Dexter Drive, Shelton, CT 06484, C I A L
C O P Y C O P Y

for consideration paid in the amount **ONE MILLION THREE HUNDRED THOUSAND 00/100 (\$1,300,000.00) DOLLARS,**

grant to **DAVID R. FELTMAN**, Trustee of the **David R. Feltman Trust**, under Declaration of Trust dated January 24, 2003 as Restated on January 30, 2025, of 27120 Lost Lake Lane, Bonita Springs, FL 34134,

WITH QUITCLAIM COVENANTS, the land with the buildings and improvements thereon, situated in Truro (North), Barnstable County, Massachusetts, described as follows:

LOT 16

PLAN BOOK 512, PAGE 13

There is excepted and excluded there from the fee in Sawyer Grove Road as shown on said plan.

There is conveyed as appurtenant to Lot 16 a right of way, together with all others lawfully entitled thereto over Sawyer Grove Road as shown on said plan for all purposes for which ways are used in the Town of Truro, for access to Hughes Road, a public way.

The above-described premises are conveyed subject to and together with the benefit of any rights, rights of way, reservations, restrictions, easements and other matters of record, insofar as the same are in force and applicable.

For title, see Deeds recorded with Barnstable County Registry of Deeds in Book 25138, Page 151 and Book 25208, Page 69.

Grantors release any and all homestead rights to the within premises, whether created by declaration or operation of law, and further state under the pains and penalties of perjury that there are no other individuals entitled to homestead rights to the property being conveyed herein.

Property Address: 6 Sawyer Grove Road, North Truro, Massachusetts 02652

N O T

A N

N O T

A N

Executed as a sealed instrument under the pains and penalties of perjury this 2 day of April, 2025.

C O P Y

C O P Y

N O T

A N

N O T

A N

O F F I C I A L

O F F I C I A L

C O P Y

C O P Y

Marilyn Z. Jespersen
MARILYN Z. JESPERSEN

STATE OF CONNECTICUT

Fairfield, ss
(County)

April 2, 2025

On the above date, before me, the undersigned notary public, personally appeared **MARILYN Z. JESPERSEN**, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily as her free act and deed and hereby certifies that the foregoing document are true and correct to the best of her knowledge and belief.

Lisa A. Miro
Notary Public

My commission expires:

LISA A. MIRO
NOTARY PUBLIC
My Commission Expires 11/30/2026

2026

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

Executed as a sealed instrument under the pains and penalties of perjury this 2 day of April, 2025.

N O T
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O F F I C I A L
C O P Y

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C O P Y

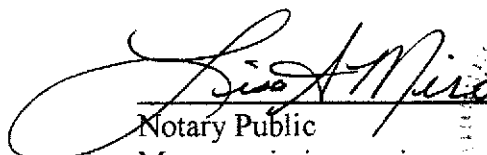

NEIL D. JESPERSEN

STATE OF CONNECTICUT

Fairfield, ss
(County)

April 2, 2025

On the above date, before me, the undersigned notary public, personally appeared **NEIL D. JESPERSEN**, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily as his free act and deed and hereby certifies that the foregoing document are true and correct to the best of his knowledge and belief.


Notary Public
My commission expires:

LISA A. MIRO
NOTARY PUBLIC
My Commission Expires 11/30/2018

2026

NOT
AN
Executed as a sealed instrument under the pains and penalties of perjury this 2 day
of April, 2025. OFFICIAL COPY

NOT
AN
OFFICIAL COPY

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OFFICIAL COPY

David J. Fico
DAVID J. FICO

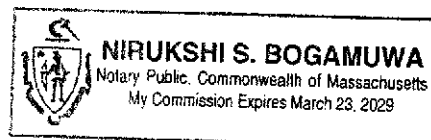
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss
(County)

April 2nd, 2025

On the above date, before me, the undersigned notary public, personally appeared **DAVID J. FICO**, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily as his free act and deed and hereby certifies that the foregoing document are true and correct to the best of his knowledge and belief.

Nirukshi S. Bogamuwa
Notary Public
My commission expires: 03/23/2029



N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

Executed as a sealed instrument under the pains and penalties of perjury this 2 day
of April, 2025.

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

Lisa M. Fico
LISA M. FICO

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss
(County)

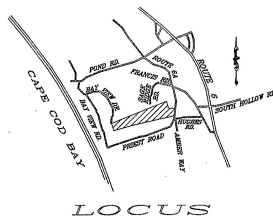
April 2, 2025

On the above date, before me, the undersigned notary public, personally appeared **LISA M. FICO**, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily as her free act and deed and hereby certifies that the foregoing document are true and correct to the best of her knowledge and belief.



[Signature]
Notary Public
My commission expires: Aug 7, 2031

APR 10 1 32 PM '95



I HEREBY CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS OF THE
REGISTER OF DEEDS IN PREPARING THIS PLAN.

Wm. F. Sullivan
REGISTERED LAND SURVEYOR DATE: 3/10/95

FOR REGISTRY USE

LOT #	AREA (SQ. FT.±)	(AC.±)	LOT #	AREA (SQ. FT.±)	(AC.±)
55,885	UPLAND		11	36,020	0.827
11,358	WETLAND		12	36,306	0.835
67,243	TOTAL = 1.543 AC.±		13	36,425	0.836
2			14	37,319	0.857
51,805	UPLAND		15	36,324	0.834
10,481	WETLAND		16	35,588	0.817
62,086	TOTAL = 1.426 AC.±		17	34,000	0.781
3	39,006	0.895			
4	34,370	0.789			
5	34,304	0.789			
6	33,990	0.780			
7	33,603	0.776			
8	33,603	0.776			
9	33,848	0.777			
10	33,903	0.778			

SEE PLAN BK 227, PG. 7

SEE PLAN BK 302, PG. 50

SEE PLAN BK 406, PG. 73



SEE PLAN BOOK 468, PAGE 9
AND COVENANT RECORDED IN
BOOK 3642, PAGE 77.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

Wm. F. Sullivan
Richard F. Sullivan
Paul K. Sullivan



"HELEN SAWYER RESERVE AT NORTH TRURO"
PLAN OF LAND
IN
TRURO
MADE FOR
HELEN MARY SAWYER

SCALE: 1"=100'
SLADE ASSOCIATES, INC.,
RTE 6 @ PINE POINT RD.

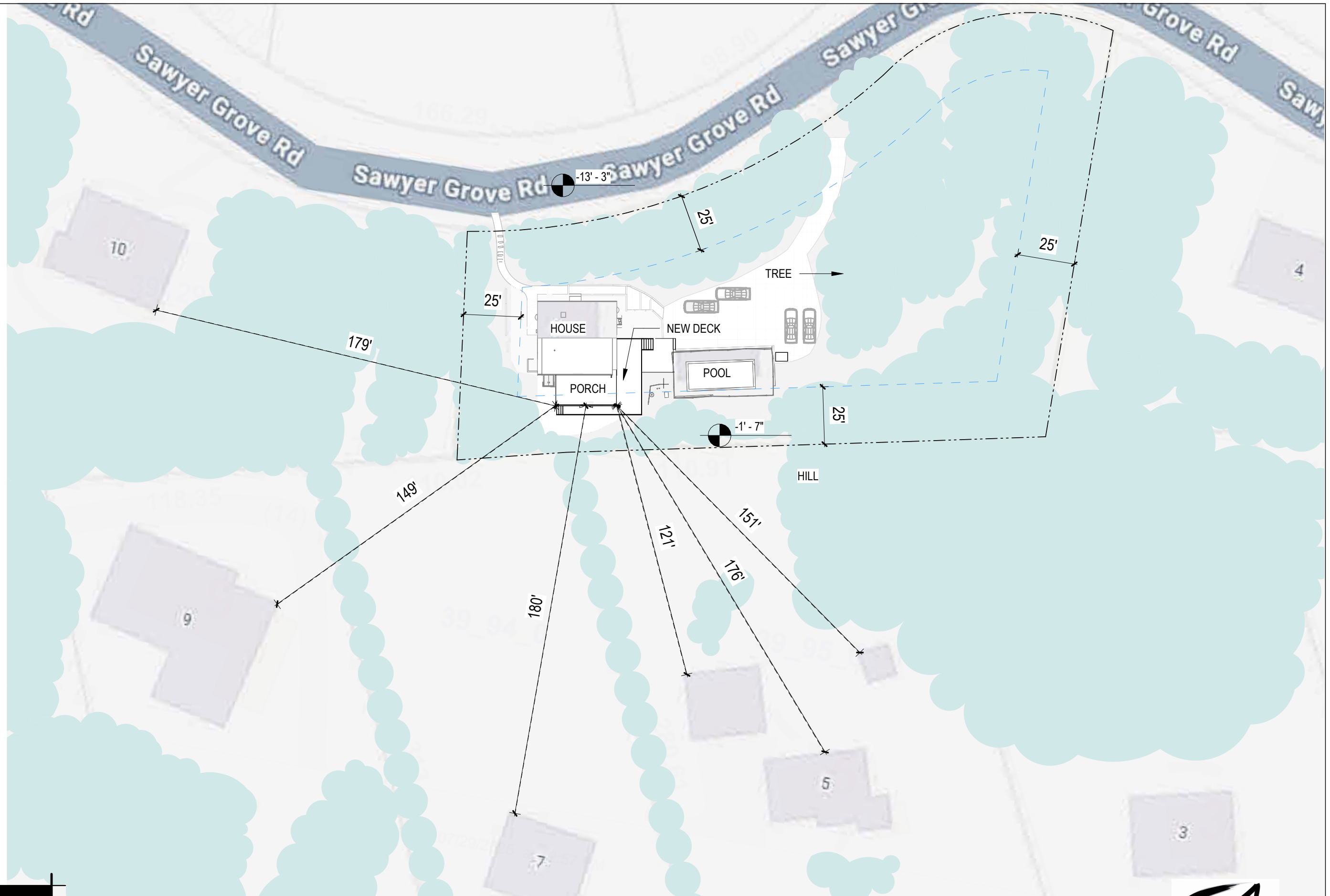
MARCH 13, 1995
REG. LAND SURVEYORS
WELLFLEET, MA 02667

GRAPHIC SCALE

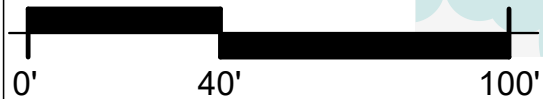
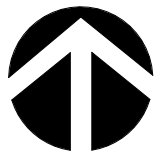


(IN FEET)
1 inch = 100 ft.

FOR THE TRURO PLANNING BOARD
DATE: March 28, 1995



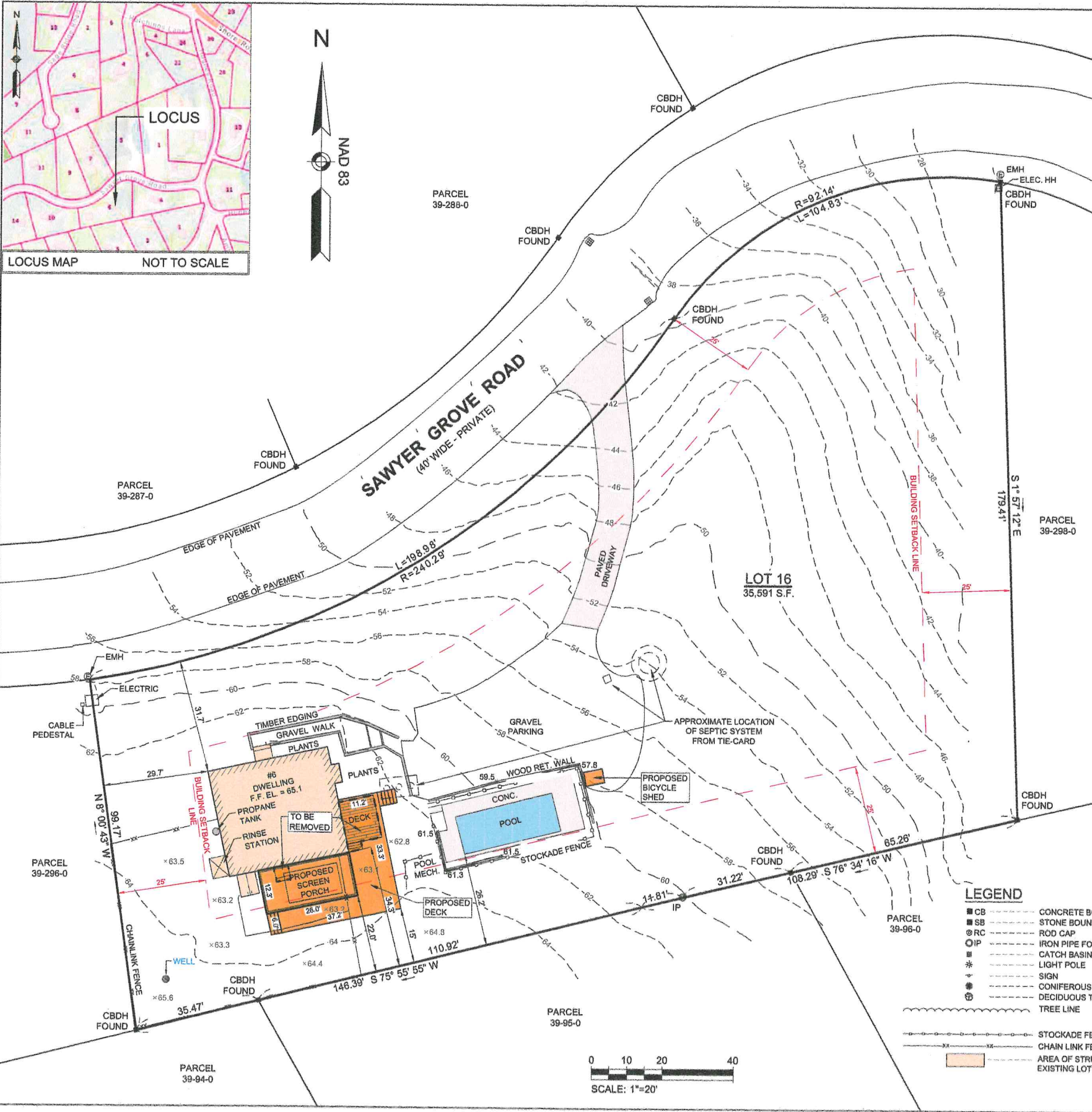
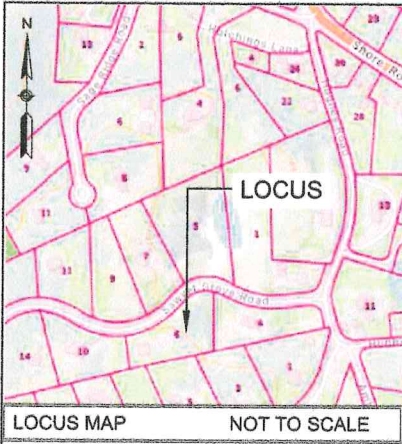
① Site
1" = 40'-0"



FELTMAN RESIDENCE

11/05/25

ADJACENCY



GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM, DATUM: NAD 83, UNITS: U.S. SURVEY FEET.

DIMENSIONS OF EXISTING BUILDINGS AND BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BOARDS OR SIDING EXTENTS AND ARE DISPLAYED IN ENGINEERING UNITS WITH A PRECISION OF ONE TENTH (0.1') OF A FOOT. LOT COVERAGE IS CALCULATED TO CORNER BOARDS.

THE FINISHED FLOOR ELEVATION (FIN. FL. EL.) SHOWN HEREON IS BASED ON AN ASSUMED 1" LOWER THAN THE SURVEYED THRESHOLD ELEVATION. AN INTERIOR INSPECTION OF BUILDINGS WAS NOT PERFORMED.

ZONING DISTRICT: RESIDENTIAL

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF MINIMAL FLOOD HAZARD ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25001C0139J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.

THIS LOT IS NOT LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA.

THIS LOT IS NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.

UNDERGROUND UTILITIES SHOWN ARE BASED UPON THE SURFACE LOCATION OF UTILITIES FROM A FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED OR IMPLIED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THEREFORE, THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

LOT COVERAGE:
LOT AREA = 35,591 S.F.

EXISTING LOT COVERAGE BY STRUCTURES, PARKING & PAVING = 2,547 S.F. (7.2%)

PROPOSED LOT COVERAGE BY STRUCTURES, PARKING & PAVING = 3,291 S.F. (9.3%)

A COMPREHENSIVE ZONING ANALYSIS HAS NOT BEEN PERFORMED BEYOND THE ITEMS LISTED ABOVE.

DEED REFERENCE: BOOK 36946 PAGE 151

PLAN REFERENCE: BOOK 512 PAGE 13

OWNER: DAVID R. FELTMAN TRUST
DAVID R. FELTMAN, TRUSTEE
6 SAWYER GROVE ROAD
TRURO, MA 02652



NOTICE
THIS PLAN MAY NOT BE ADDED TO, DELETED FROM, OR ALTERED IN ANY WAY BY ANYONE OTHER THAN CAPE & ISLANDS ENGINEERING, INC.
UNLESS AND UNTIL SUCH TIME AS AN ORIGINAL (RED) STAMP APPEARS ON THIS PLAN NO PERSON OR PERSONS, MUNICIPAL OR PUBLIC OFFICIAL MAY RELY UPON THE INFORMATION CONTAINED HEREIN; AND THIS PLAN REMAINS THE PROPERTY OF CAPE & ISLANDS ENGINEERING, INC.

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11-20-25	PROPOSED SEBACK TO PORCH	JDM	JM
11-14-25	EXISTING REAR SETBACK DIMENSION	JDM	JDM
DATE	DESCRIPTION	BY	CHK

PREPARED FOR:

DAVID FELTMAN
P.O. BOX 1129
PALM SPRINGS, CA 92263

PROJECT:

6 SAWYER GROVE ROAD
TRURO, MASSACHUSETTS

SHEET NO.: 1 OF 1
DATE: NOVEMBER 12, 2025

DRAWN BY: JGP
CHECKED BY: JDM

PREPARED BY:

CAPE & ISLANDS
ENGINEERING
SUMMERFIELD PARK
800 FALMOUTH ROAD SUITE 301C 508.477.7272 PHONE
MASHPEE, MA 02649 508.477.9072 FAX www.CapeEng.com

DRAWING TITLE:

SITE PLAN

ASSESSORS INFORMATION: MAP 39-297-0

SAWYERGROVE_6_FELTMAN_SP

FELTMAN
RESIDENCE

6 Sawyer Grove Rd, Truro,
MA 02666



ARCHITECT:

ganek
architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE

EXISITNG 1ST FLOOR PLAN

PROGRESS
SET, NOT FOR
CONSTRUCTION

REVISION SCHEDULE

Number	Date	Description
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SCALE 1/4" = 1'-0"

DATE 11/6/2025

DRAWN BY Author	CHECKED BY Checker
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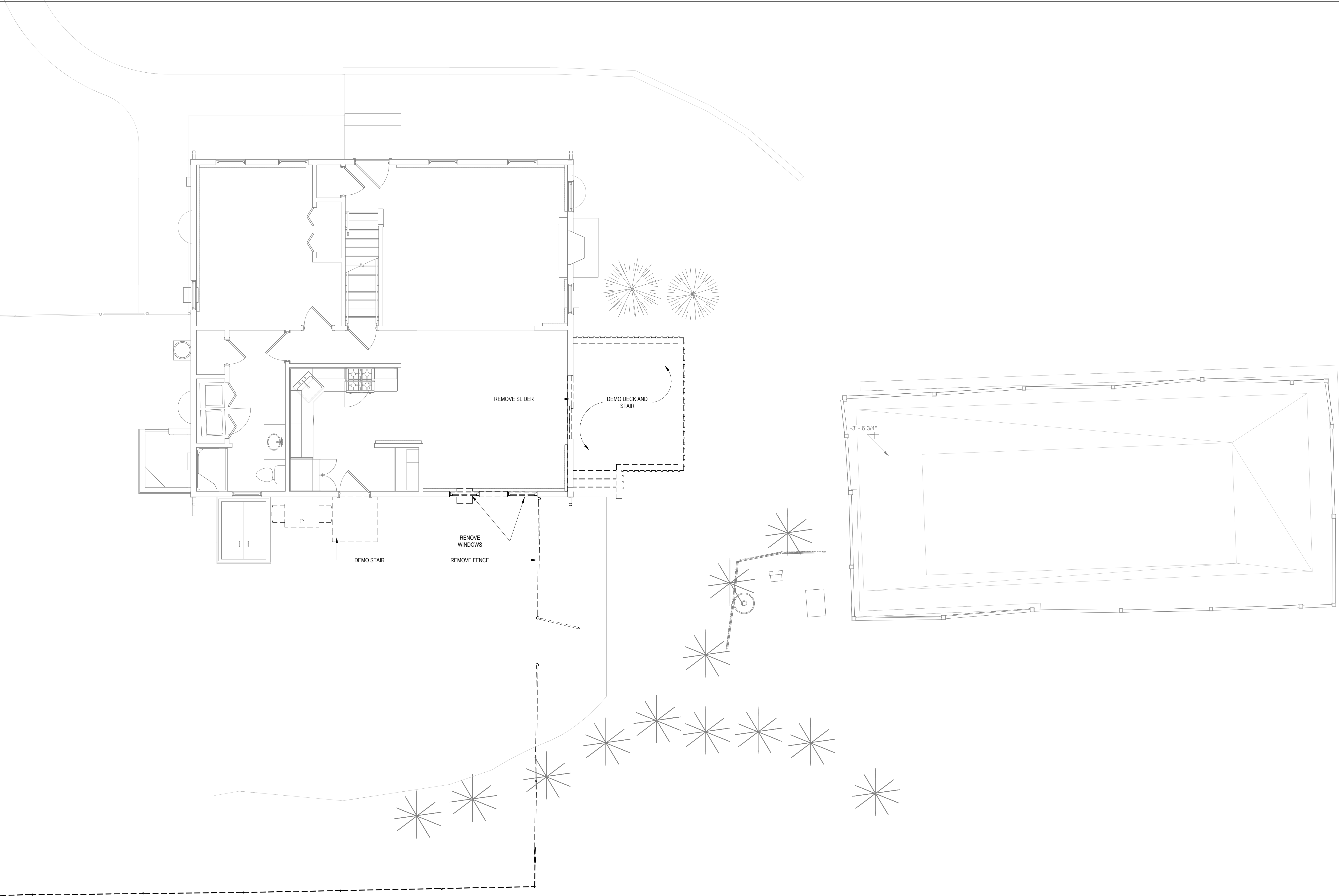
PROJECT NUMBER	Project Number
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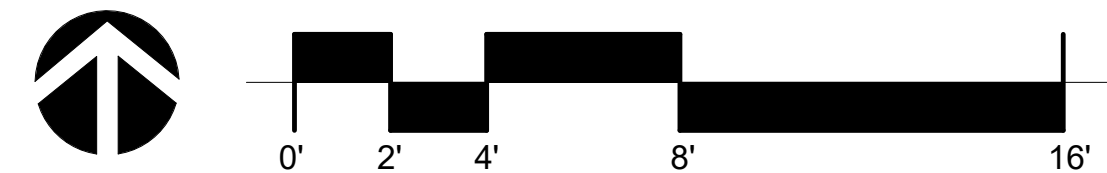
DRAWING
NUMBER

LEGEND

- EXISTING TO REMAIN
- DEMOLISHED WALLS
- NEW CONSTRUCTION



4 Existing 1st Floor Plan
1/4" = 1'-0"



A1.0

FELTMAN
RESIDENCE

6 Sawyer Grove Rd, Truro,
MA 02666



ARCHITECT:

ganek
architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE

EXISTING 2ND FLOOR & ROOF

PROGRESS
SET, NOT FOR
CONSTRUCTION

REVISION SCHEDULE

Number	Date	Description
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SCALE 1/4" = 1'-0"

DATE 11/6/2025

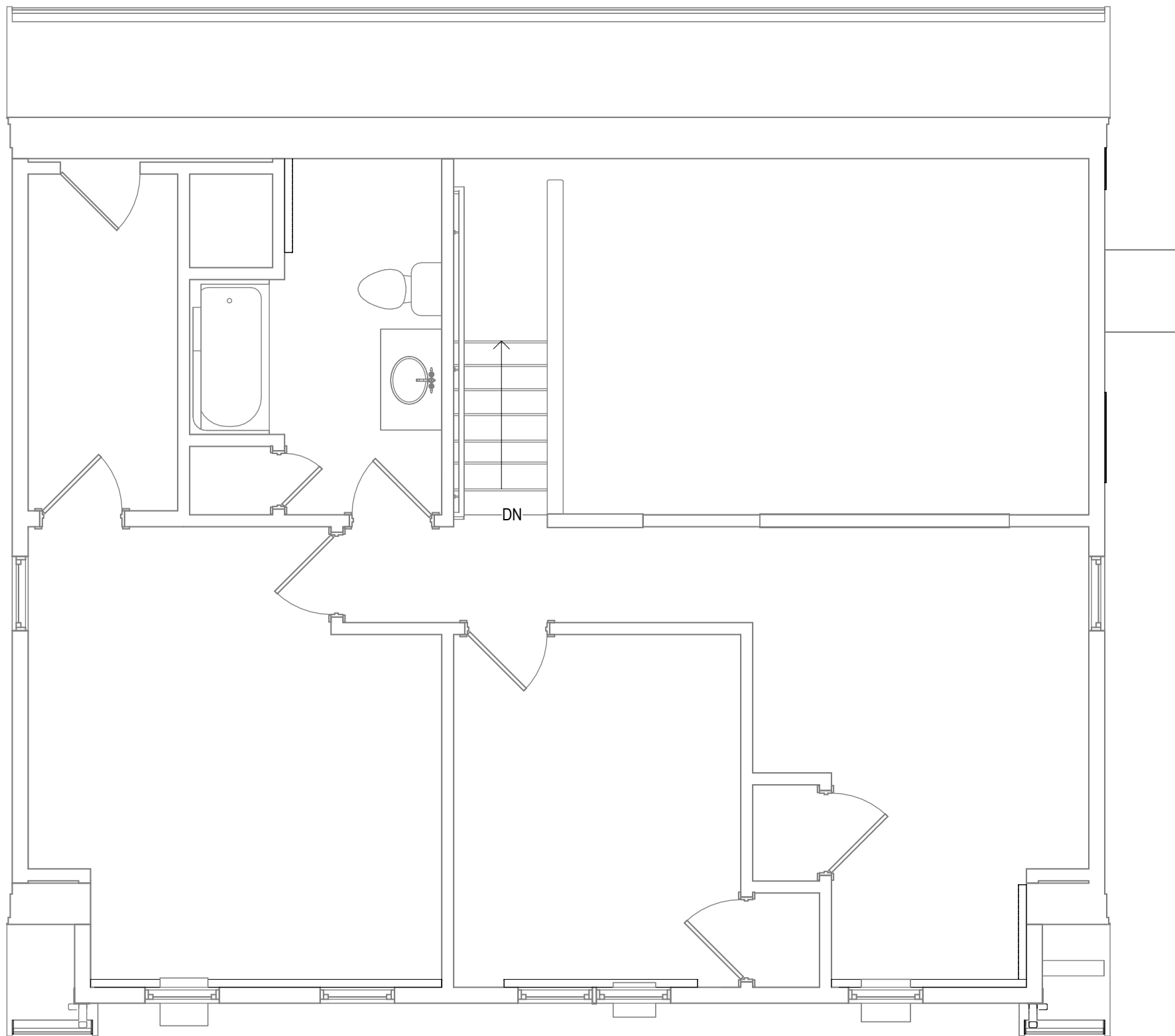
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PROJECT NUMBER	Project Number
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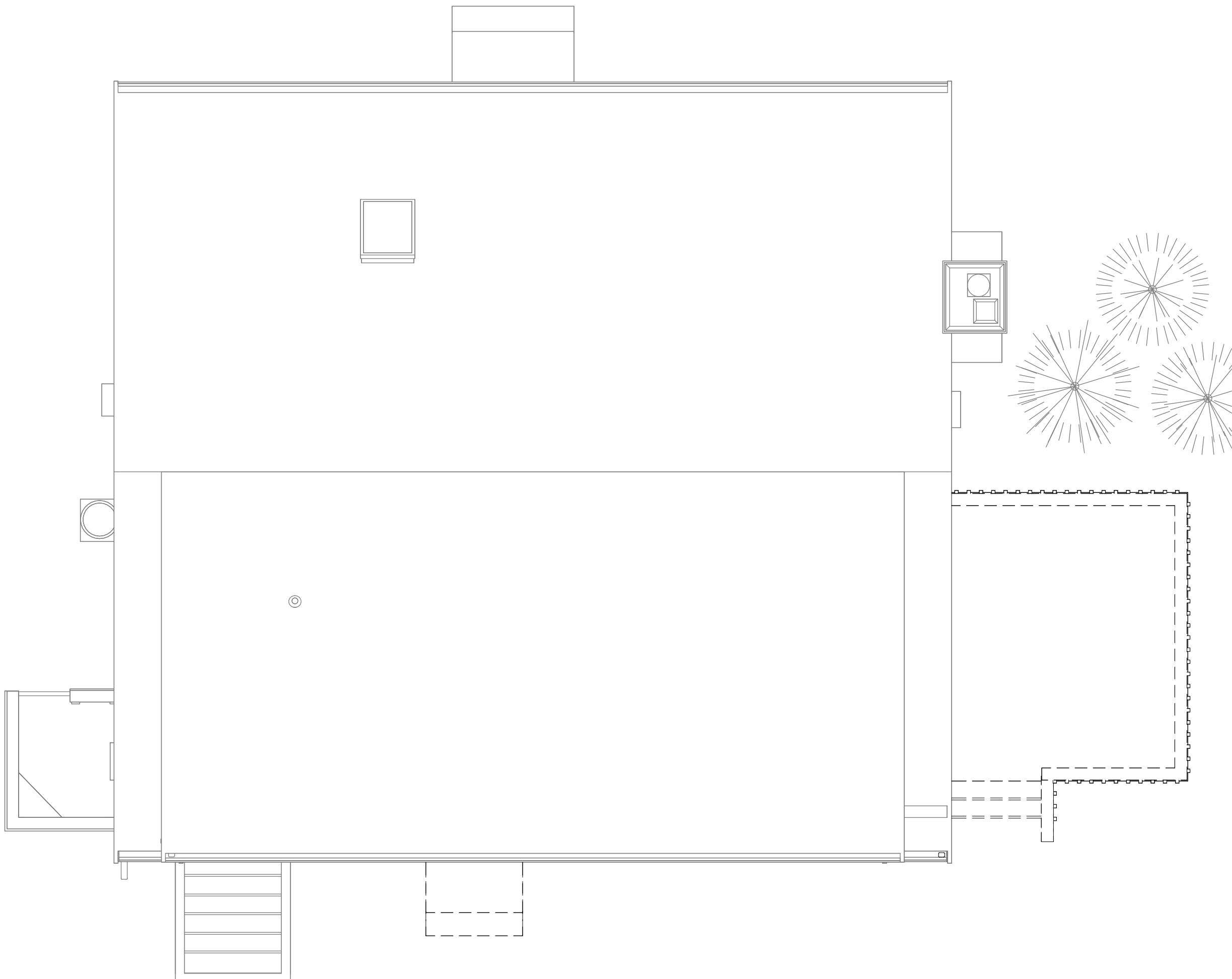
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DRAWING
NUMBER

A1.1



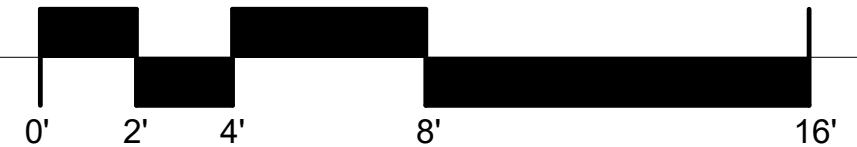
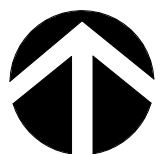
1 Existing 2nd Floor
1/4" = 1'-0"



2 Existing Roof Plan
1/4" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- DEMOLISHED WALLS
- NEW CONSTRUCTION



6 Sawyer Grove Rd, Truro,
MA 02666

ARCHITECT:
ganek
architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

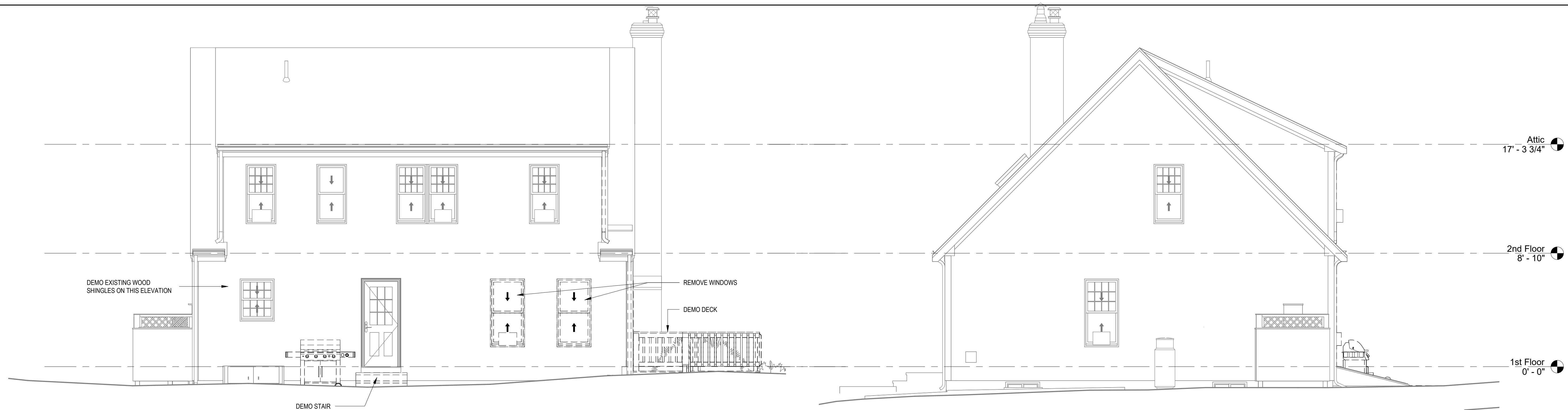
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EXISTING ELEVATIONS

PROGRESS
SET, NOT FOR
CONSTRUCTION

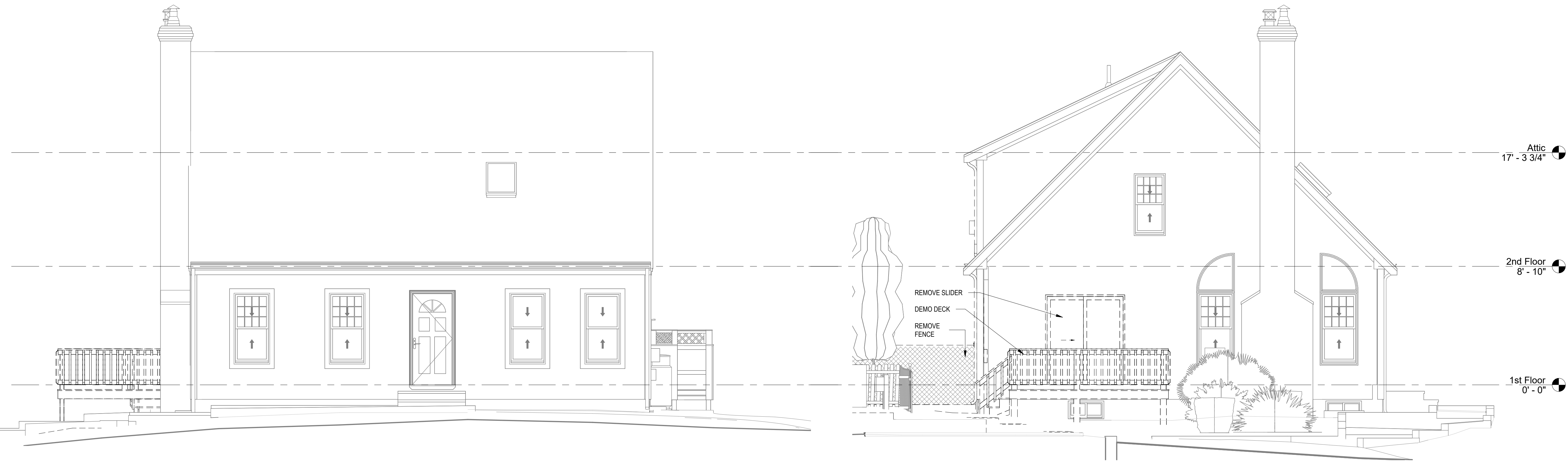
REVISION SCHEDULE		
Number	Date	Description
<div>SCALE</div> <div>$1/4" = 1'-0"$</div>		
<div>DATE</div> <div>11/6/2025</div>		
<div>DRAWN BY</div> <div>Author</div>		<div>CHECKED BY</div> <div>Checker</div>
<div>PROJECT NUMBER</div> <div>Project Number</div>		
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<div>DRAWING NUMBER</div>		

A1.2



1 SOUTH ELEVATION
1/4" = 1'-0"

② WEST ELEVATION
1/4" = 1'-0"



③ NORTH ELEVATION
1/4" = 1'-0"

4 EAST ELEVATION
1/4" = 1'-0"

LEGEND

————— EXISTING TO REMAIN
- - - - - DEMOLISHED WALLS
————— NEW CONSTRUCTION

FELTMAN
RESIDENCE

6 Sawyer Grove Rd, Truro,
MA 02666



ARCHITECT:

ganek
architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE

PROPOSED PLAN

PROGRESS
SET, NOT FOR
CONSTRUCTION

REVISION SCHEDULE

Number	Date	Description
--------	------	-------------

SCALE
As indicated

DATE
11/6/2025

DRAWN BY
Author

CHECKED BY
Checker

PROJECT
NUMBER
Project Number

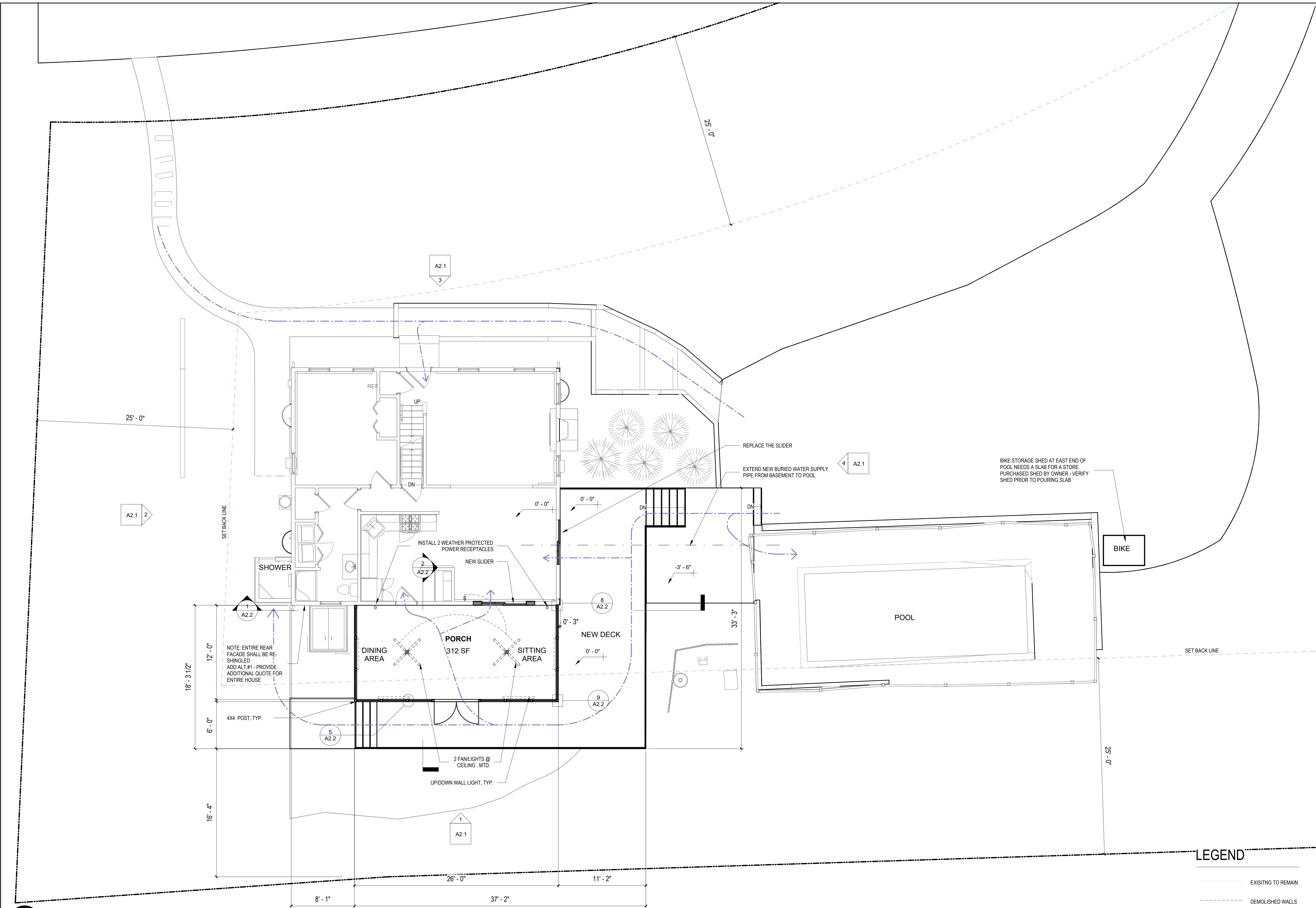
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DRAWING
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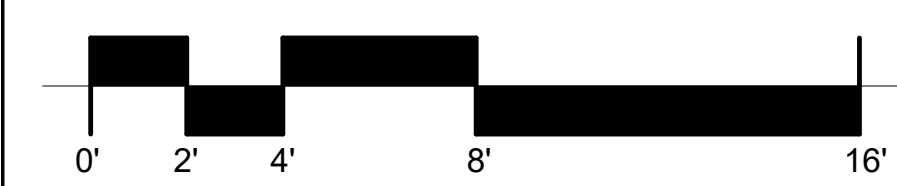
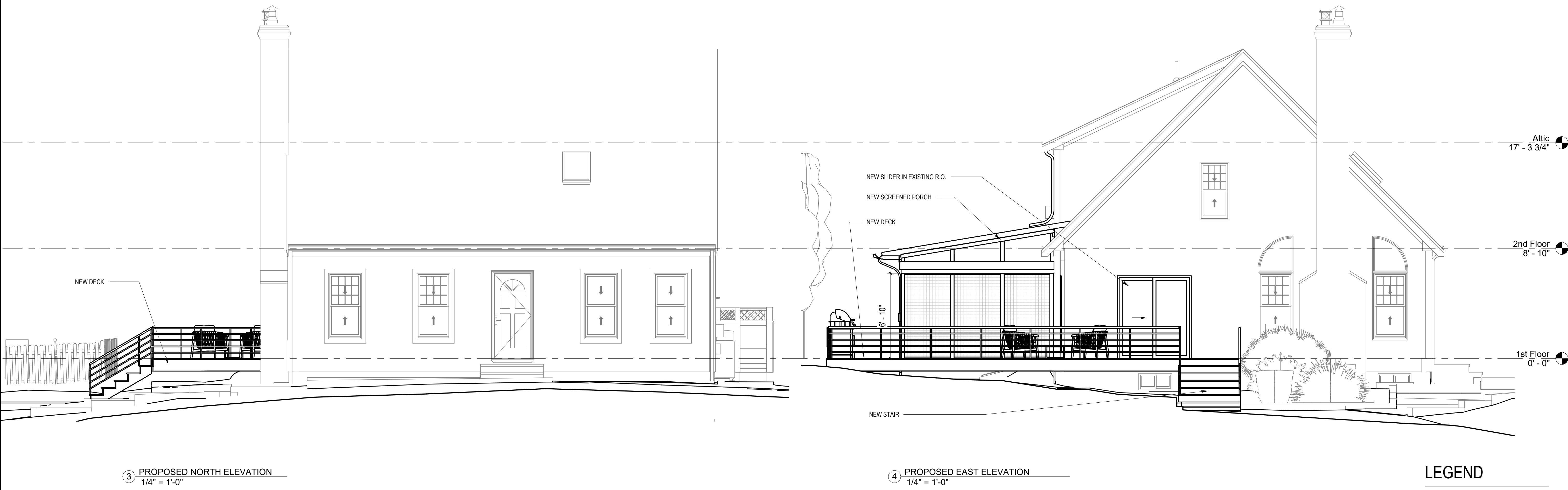
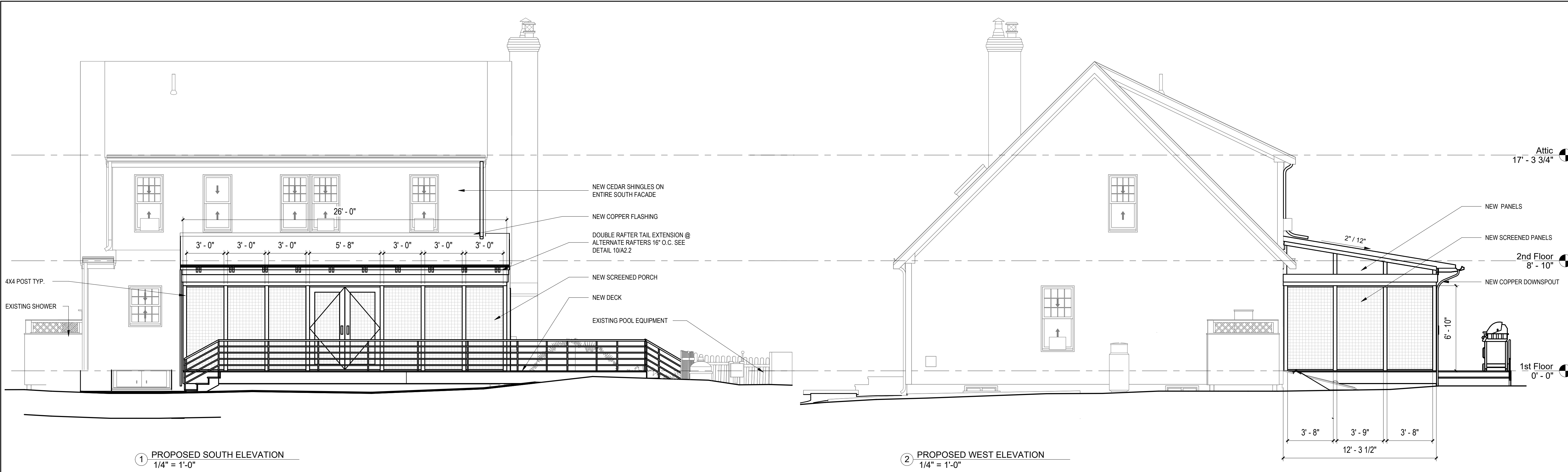
A2.0

LEGEND

- EXISTING TO REMAIN
- DEMOLISHED WALLS
- NEW CONSTRUCTION



2 Proposed 1st Floor Plan
3/16" = 1'-0"



- LEGEND
- EXISTING TO REMAIN
 - DEMOLISHED WALLS
 - NEW CONSTRUCTION

FELTMAN RESIDENCE

6 Sawyer Grove Rd, Truro, MA 02666

ARCHITECT: ganek architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
PROPOSED ELEVATIONS

PROGRESS SET, NOT FOR CONSTRUCTION

REVISION SCHEDULE		
Number	Date	Description

SCALE	1/4" = 1'-0"
DATE	11/6/2025
DRAWN BY Author	CHECKED BY Checker
PROJECT NUMBER	Project Number
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DRAWING NUMBER	

A2.1