

Weston & SampsonSM

100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

LETTER OF TRANSMITTAL

TO
Liz Sturdy, Planning Department Assistant 24 Town Hall Road Truro, MA 02666

DATE	JOB NO.
November 26, 2025	ENG24-1552
ATTENTION	Zoning Board of Appeals
RE: Application for Hearing with Zoning Board of Appeals 17 Town Hall Road Truro Department of Public Works Facility	

WE ARE SENDING YOU:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Shop Drawing | <input type="checkbox"/> Attached | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Change Order | <input type="checkbox"/> Prints | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Specifications |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Under Separate Cover Via: _____ | | |

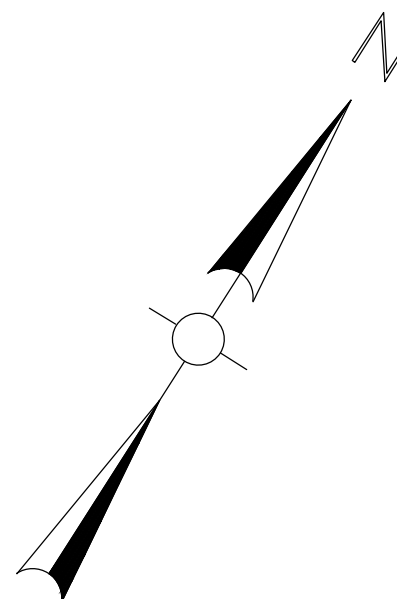
COPIES	DATE	DESCRIPTION
10	November 26, 2025	Application for Hearing with Zoning Board of Appeals

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|--|---|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit Copies for Approval |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Submit Copies for Distribution |
| <input type="checkbox"/> For Review and Comment | <input type="checkbox"/> As Requested | <input type="checkbox"/> Return Corrected Prints |
| <input type="checkbox"/> FOR BIDS DUE | <input type="checkbox"/> Prints Returned After Loan to Us | <input type="checkbox"/> Returned for Corrections |
| <input type="checkbox"/> Other | | |

REMARKS: Thank you!	SIGNED: <i>Della Burke</i> Della Burke 11/26/2025
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If enclosures are not as noted, kindly notify us at once.



NOTES:

- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BETWEEN SEPTEMBER 26 & DECEMBER 4, 2024, BY ALPHA SURVEY GROUP, LLC.
- 2) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORRS ADJUSTMENT (NAD83 [2011] GEOID18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE BETWEEN SEPTEMBER 26 & OCTOBER 4, 2024, UTILIZING MACORS REAL TIME NETWORK.
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DRAWING LEGEND

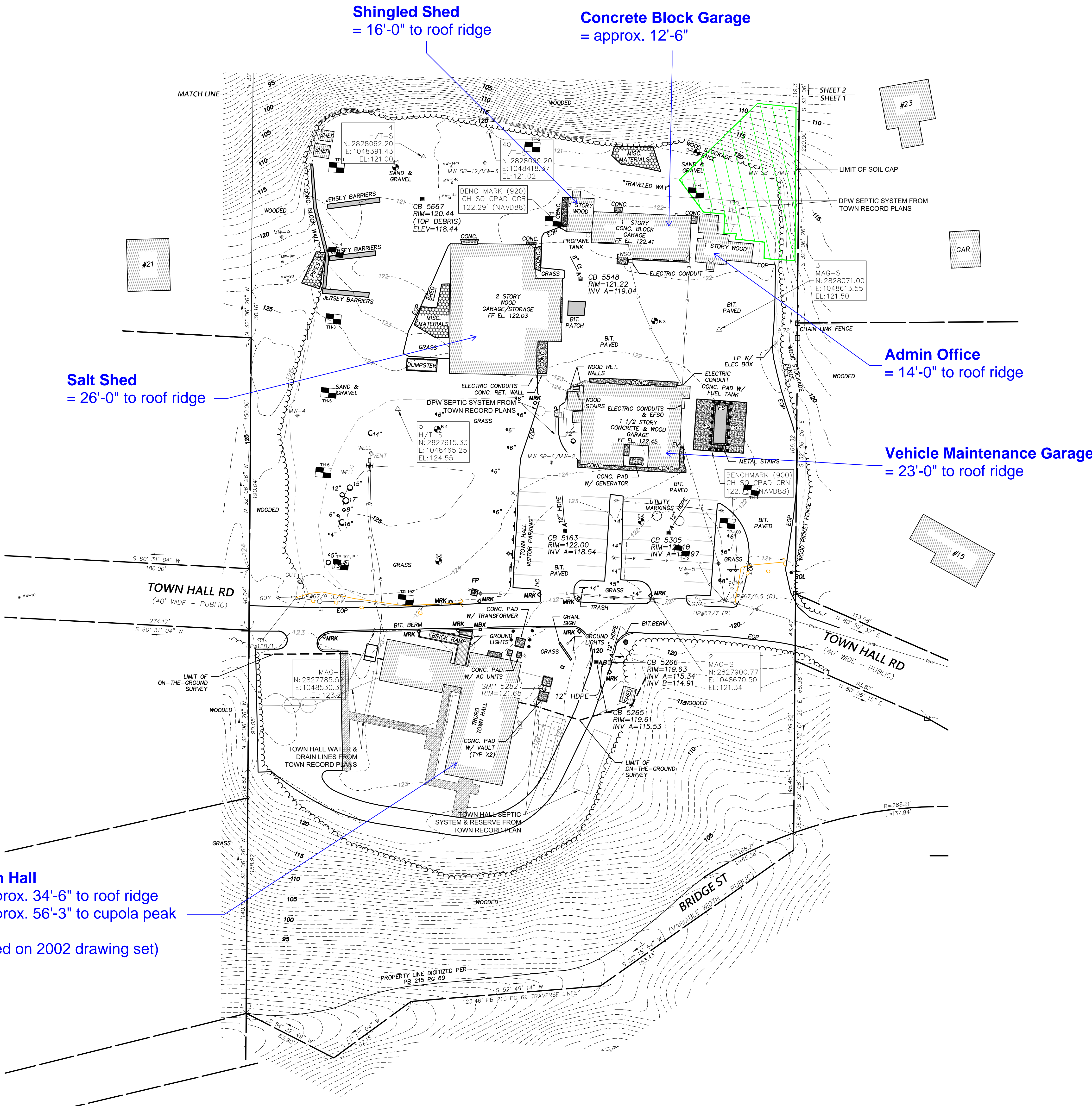
WATER SHUT OFF	WSO
ELECTRIC METER	EM
UTILITY POLE	UP
GUY WIRE ANCHOR	GUY
SEWER MANHOLE	SM
CATCH BASIN	CB
HAND HOLE	HH
HYDRANT	HY
BOLLARD	BOL
LIGHT POLE	LP
FLOODLIGHT	FL
TREE (SIZE INCHES)	T
MONITORING WELL	MW#
GAS LINE	G
TELEPHONE LINE	T
DRAIN LINE	D
SEWER LINE	S
ELECTRIC LINE	E
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TREELINE	TL
RETAINING	RET.
CONCRETE	CONC.
BITUMINOUS	BIT.
SPOT GRADE	X 100.00
FOUND	-F
RECORD	(R)
STONE BOUND	SB
CONCRETE BOUND	CB
DRILL HOLE	DH
IRON PIPE	IP
IRON ROD	IR
PARKER-KALON NAIL	PK
MAG NAIL	MAG
BENCHMARK	BM
TRAVERSE (CONTROL) POINT	TP
SIGN	S
REFLECTIVE ROAD MARKER	MRK
SPLICE BOX	SBOX
EMERGENCY FUEL SHUT OFF	EFSO
FUEL SERVICE PUMP	FS
FLAG POLE	FP

SUBSURFACE INVESTIGATION LEGEND

B-1 - B-6	4/15/2025 - 4/16/2025 BORINGS COMPLETED BY DESMOND WELL DRILLING, INC., OBSERVED & LOCATED BY WESTON & SAMPSON (WSE)
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0 30 60 100
SCALE: 1" = 30'

Town Hall
= approx. 34'-6" to roof ridge
= approx. 56'-3" to cupola peak
(based on 2002 drawing set)



Project: TOWN OF TRURO, MA
NEW DEPARTMENT OF PUBLIC
WORKS FACILITY



17 TOWN HALL ROAD
TRURO, MA 02666

Weston & Sampson

Weston & Sampson Engineers, Inc.
100 Fodorrough Boulevard, Suite 250
Falmouth, MA 02035
978.532.1900 800.SAMPSON

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Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

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DESIGN DEVELOPMENT
NOT RELEASED FOR
CONSTRUCTION

Scale: AS NOTED

Date: OCTOBER 31, 2025

Drawn By: AKA

Reviewed By: AP

Approved By: AP

W&S Project No.: ENG24 - 1552

W&S File No.: -

Drawing Title:

EXISTING
CONDITIONS
PLAN I

Sheet Number:

C100

From: [Emily Beebe](#)
To: [Elizabeth Sturdy](#); [Barbara Carboni](#)
Cc: [Arozana Davis](#); [Jarrod Cabral](#)
Subject: RE: ***Application for Review: 2025-012/ZBA 17 Town Hall Road (new DPW facility)***
Date: Tuesday, November 25, 2025 1:10:48 PM
Attachments: [BoH memo-DPW- draft plans review notes to BoH.docx](#)

Good afternoon,

The BoH reviewed the attached memo at their meeting of November 18.
No action is required of the Board of Health for this project, which would be permitted under our normal permitting process.

Upon their review and discussion, the Board of Health did endorse the plans.

Best,
Emily

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, November 25, 2025 12:45 PM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rsteven@truro-ma.gov>; Jon Nahas <JNahas@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: ***Application for Review: 2025-012/ZBA 17 Town Hall Road (new DPW facility)***

*****PLEASE RESPOND*****

Jamie, Tim, Emily, Rich, Jon, Jarrod, Zana, Lynne:

An Application for 2025-012/ZBA 17 Town Hall Road [proposed new DPW facility] will be heard at the December 29, 2025 ZBA meeting at 5:30 pm. Applicant is seeking a Variance to exceed 30-foot height limit under Zoning Bylaw §50.1 for proposed new Department of Public Works Facility (DPW Building: 33'5"; Salt Shed: 42') in the Residential District.

I would ask that you please respond with any comments you may have, **or not**. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Elizabeth A. Sturdy (Liz)
Planning Department Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666

Main : (508) 349-7004, x121

Direct: (508) 214-0935

Fax: (508) 349-5505

esturdy@truro-ma.gov



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

To: Truro Board of Health
From: Emily Beebe, Health & Conservation Agent
Date: November 18, 2025
Re 17 Town Hall Road, draft site plan overview

An application for Commercial site plan review has been filed with the Truro Planning Board requesting approval of the proposed design plans for a new DPW facility adjacent to the Town Hall. Documents related to the Planning Board process are attached for your review, and a site plan is attached for reference. This matter will be before the Planning Board at their meeting of November 19.

This memo is intended to provide an outline of the project for the Board of Health. There is no formal or statutory approval process for the Board of Health regarding this project, and no variances to State or Local regulations within the Board of Health's jurisdiction are being requested.

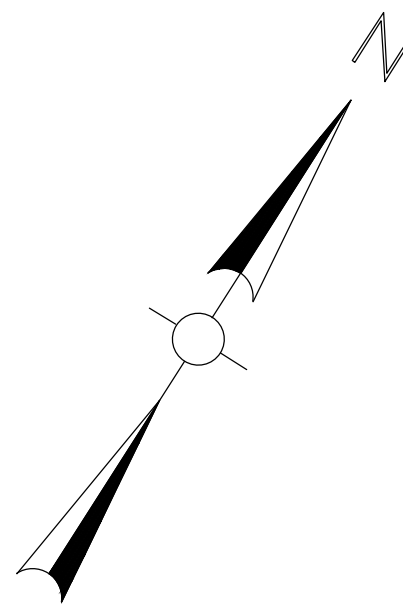
The application to the Planning Board is 287 pages and describes a two-phase construction project, including replacement of all of the DPW buildings, installation of a new septic system to be shared with Town Hall, and installation of a new water supply well, also to be shared with Town Hall.

Phase 1 includes demolition of most of the existing DPW buildings, except the garage; installation of utilities; and building 13,000 ft.²: the Main South building, and the Salt Barn.

Phase 2 includes constructing the 7900 ft.² garage for vehicle storage.

- ❖ The existing Town Hall water supply well has elevated levels of sodium (approx. 80 ppm) and is impacted by PFA's/PFOA's. It is a non-community public water supply well, registered with the MA DEP, and operated by a certified operator. The existing well will be properly decommissioned, and a new well will replace it. A new well has been installed on a neighboring property owned by the Truro Conservation Trust located on the north side of Meetinghouse Road. Permitting and testing the new water supply well is underway. Once approved for pump testing and pending satisfactory results and issuance of a new permit by the MA DEP, a waterline will be "moled" underneath Meetinghouse Road to connect to 17 and 24 Town Hall Road. This task is the first step of construction.
- ❖ The plans show a project site circled by erosion control silt fencing, and biodegradable filter tubes/straw wattle, all designed to prevent sediment from leaving the site. Sediment management includes gravel construction at the entrances/exits.

- ❖ The plans include thorough stormwater calculations and appropriately designed stormwater infrastructure. The catch basins will be fit with sediment filters and pretreatment sumps to remove gas and oil.
- ❖ The building will be served by an advanced treatment septic system “advantex AX 25 – RT,” using a 2000-gallon, 2-compartment H2O septic tank, approved for nitrogen reduction under general use for 19 mg/l. There will also be an industrial holding tank; this will be a 5000-gallon tight tank.
- ❖ The Salt Barn will be located on the northeast corner of the property. It has been sized to allow sand to be delivered inside the building to ensure that the salt can be controlled at all times.
- ❖ The site will be replanted/hydro seeded when construction is completed. I have discussed the type of grass seed mix for restoration of the site with the DPW Director. He is aware that whatever is planted should not need irrigation or maintenance, and that a mix of native grasses that are drought tolerant is recommended.



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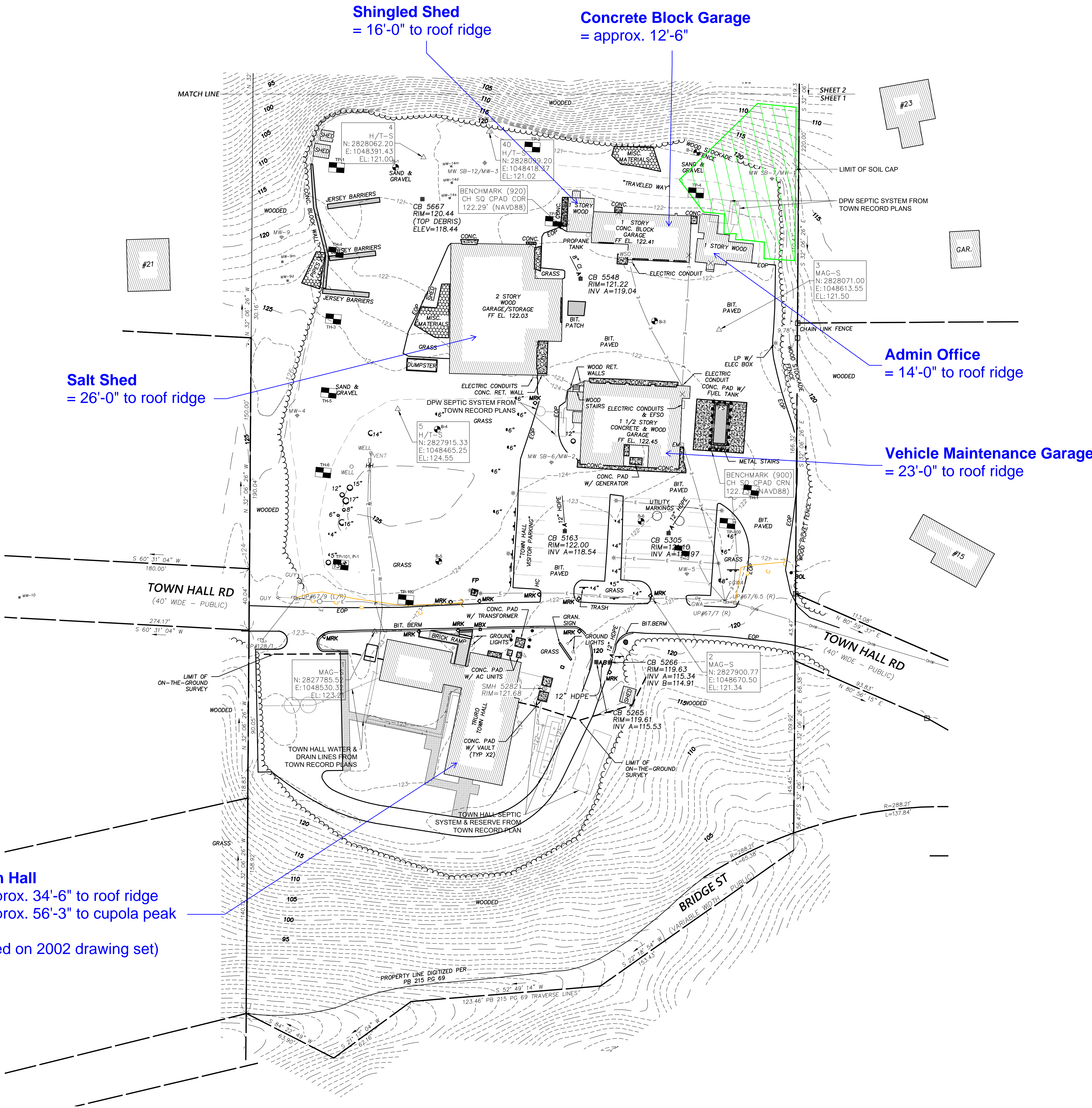
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TREE (SIZE INCHES)	T
MONITORING WELL	MW#
GAS LINE	G
TELEPHONE LINE	T
DRAIN LINE	D
SEWER LINE	S
ELECTRIC LINE	E
WATER LINE	W
OVERHEAD ELECTRIC	OWE
CHAIN LINK FENCE	CLF
TREELINE	TL
RETAINING	RET.
CONCRETE	CONC.
BITUMINOUS	BIT.
SPOT GRADE	X 100.00
FOUND	-F
RECORD	(R)
STONE BOUND	SB
CONCRETE BOUND	CB
DRILL HOLE	DH
IRON PIPE	IP
IRON ROD	IR
PARKER-KALON NAIL	PK
MAG NAIL	MAG
BENCHMARK	B
TRAVERSE (CONTROL) POINT	TP
SIGN	S
REFLECTIVE ROAD MARKER	MRK
SPLICE BOX	SBOX
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FUEL SERVICE PUMP	FS
FLAG POLE	FP

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Drawing Title:

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PLAN I

Sheet Number:

C100



westonandsampson.com

WESTON & SAMPSON ENGINEERS, INC.
100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

REPORT

November 26, 2025

TOWN OF
Truro
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS
NEW FACILITY

APPLICATION FOR HEARING WITH
ZONING BOARD OF APPEALS



November 26, 2025

Truro Planning Board
24 Town Hall Road
Truro, MA 02666

WSE Project No. ENG24-1552

Re: **Application for Hearing with Zoning Board of Appeals**
17 Town Hall Road
Truro Department of Public Works Facility

Dear Member of the Board,

On behalf of the Town of Truro, Weston & Sampson Engineers, Inc. is pleased to present an application for a hearing with the Zoning Board of Appeals regarding the project for a new Department of Public Works Facility located at 17 Town Hall Road. We have provided ten (10) copies of a Zoning Board of Appeals (ZBA) Package to fulfill the requirements of Truro's Rules and Regulations. An electronic copy of the ZBA Package has also been submitted via email. The filing includes the following material in support of this application:

- Appendix A: Zoning Board of Appeals Hearing Application Form
- Appendix B: Project Site & Building Plans
- Appendix C: Certified Abutters List

Project Overview

The proposed project is to be located at the current site of Truro's Department of Public Works. The proposed facility design includes a base building of approximately 18,955 square foot building footprint and a 2,500 square foot mezzanine. The program includes offices, support administrative spaces, staff facilities, a carpentry shop, fleet maintenance, a wash bay, utility rooms, and fleet storage.

Site components include employee and visitor parking area, salt shed, generator, transformer, stormwater drainage, a septic treatment (nitrogen removal) and disposal system, a 5,000 gallon tight tank for fleet maintenance operations, a fire pump room and 30,000 gallon cistern, a geothermal wellfield, an underground 3,000 gallon storage tank for domestic water, and a Public Water System (PWS) drinking well and water line from an adjacent property (22 & 24 Meetinghouse Road). Refer to Appendix B for the site and building plans.

There are two design alternates as follows:

- **Alternate 1:** A 5,000 square foot extension of attached fleet storage garage to provide additional storage space for DPW vehicles and equipment.
- **Alternate 2:** A detached, standalone cold storage building on the north edge of the project site measuring 32' x 126'-8", approximately 4,050 square feet.

The Facility will accommodate fifteen (15) full-time employees; three (3) of which primarily work out of the Transfer Station, but who may use the Facility during training events. Consistent with the Town's sustainability goals, the facility will be an all-electric building supported by geothermal heating and cooling systems, a rooftop with solar-ready infrastructure and a parking lot with electric vehicle (EV) charging-ready infrastructure.

The proposed project is seeking funding at the 2026 Spring Town meeting. If successful, construction will begin in the Summer 2026. The construction of the proposed project is requested to be phased to allow for on-site DPW operations to remain during the first phase of construction. Once Phase 1 is completed, the remaining existing building will be demolished, and Phase 2 will take place to complete the construction. The time required to complete the project with phased construction is approximately 27 months.

On behalf of the Applicant, Weston & Sampson respectfully requests the following item:

- A variance from the Zoning Board is requested from Truro's Zoning Bylaws Section 50.1.A pertaining to the maximum building height requirement. The request is being made to accommodate fleet maintenance and salt delivery operations while providing the required clearances that account for and protect structural framing and building systems.

The attached application was prepared in accordance with the standards and recommendations provided in Truro's Zoning Bylaws. If you have any questions or would like to discuss this further, please do not hesitate to contact me at (508) 203-4231 or burke.della@wseinc.com.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Della Burke
Project Manager

Appendix A

Zoning Board of Appeals
Hearing Application Form



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 26, 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.A of the Truro Zoning Bylaw concerning (describe) maximum building height requirements.

☐ **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 17 Town Hall Road, Truro, MA 02666 Map(s) and Parcel(s) 46-269-0

Registry of Deeds title reference: Book 92, Page 23, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Town of Truro

Applicant's Legal Mailing Address 24 Town Hall Road, PO Box 030, Truro, MA 02666

Applicant's Phone(s), Fax and Email ksclark@truro-ma.gov

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 Town of Truro (Kelly Clark, Town Manager), PO Box 2030, Truro, MA, 02666

Representative's Name and Address Weston & Sampson - 100 Foxborough Blvd., Suite 250, Foxborough, MA 02035

Representative's Phone(s), Fax and Email (508) 203-4231; burke.della@wseinc.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)

Della Burke

Applicant(s)/Representative Printed Name(s)

Della Burke

Digitally signed by Della Burke
DN: c=US, E=burke.della@wseinc.com,
CN=Della Burke

Kelly S. Clark

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

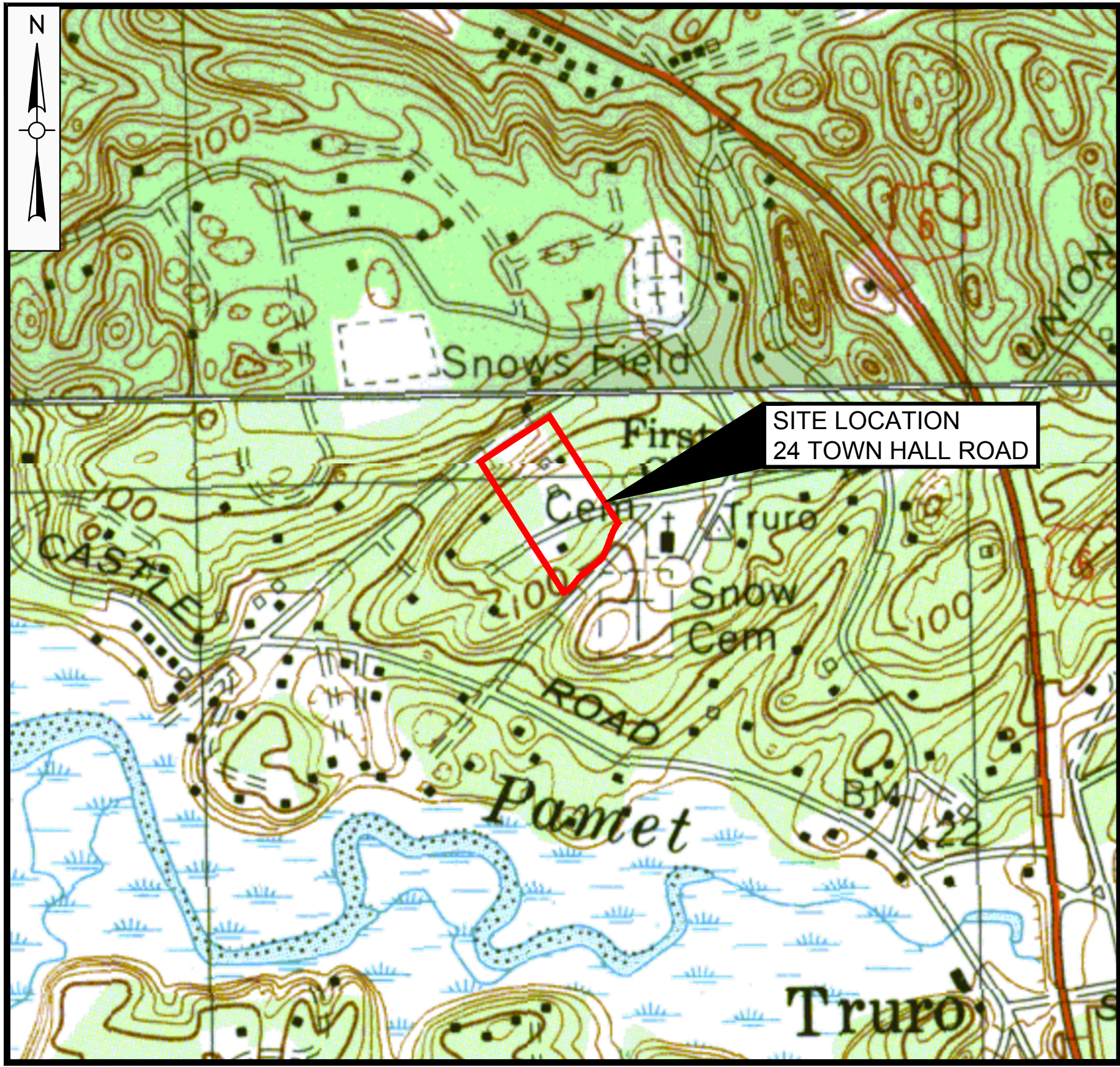
Kelly S. Clark

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

Appendix B

Project Site & Building Plans



LOCUS MAP

SCALE: 1" = 500', NORTH AMERICAN DATUM 27 (NAD27)

TOWN OF TRURO, MASSACHUSETTS

NEW DEPARTMENT OF PUBLIC WORKS FACILITY



ZONING BOARD OF APPEALS

NOVEMBER 18, 2025
ISSUED FOR PERMITTING ONLY
-NOT FOR CONSTRUCTION-

24 TOWN HALL ROAD
TRURO, MA 02666

Weston & SampsonSM

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard, Suite 250
Foxborough, MA 02035

DRAWING INDEX

SHEET NO.	DRAWING NO.	TITLE
1	C000	COVER SHEET
2-3	24148_EC	EXISTING CONDITIONS AND BOUNDARY SURVEY, 2 SHEETS
4	C301	SITE LAYOUT & MATERIALS PLAN
5	A101	OVERALL FLOOR PLAN - BASE
6	A101A	OVERALL FLOOR PLAN - BID ALT 1
7	A201	EXTERIOR ELEVATIONS - BASE
8	A201A	EXTERIOR ELEVATIONS - BID ALT 1
9	A1011	SALT SHED PLANS & ELEVATIONS

PARKING SUMMARY TABLE			
	PARKING REQUIRED PER ZONING REGS	PARKING REQUIRED PER STAFFING COUNTS	PARKING PROVIDED
DPW	27	27	38
PARKING CALCULATIONS:			
1. EXISTING PARKING COUNT = 27 SPACES			
2. PROPOSED DPW SQUARE FOOTAGE:			
• TOTAL BUILDING GSF: 23,820 SF			
• ADMIN/OFFICE/SHOP AREA ONLY GSF: 4,550 SF			
3. PROPOSED DPW = 1 space per employee maximum shift, plus 1 space			
per each 3 seats in area of public assembly [30.9 ft]			
• 27 SPACES PROVIDED			
• DPW STAFF COUNT = 27 (3 ADMIN, 9 DPW STAFF, 3 TRANSFER			
STATION STAFF, 12 CONTRACTOR SPACES)			
521 CMR 23.2.1 REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES			
1. PROPOSED DPW:			
• 38 TOTAL SPACES PROVIDED			
• 2 ACCESSIBLE SPACES PROVIDED [2 REQUIRED FOR (26-50)]			

ZONING DIMENSIONAL TABLE			
Zoning District: R - Residential			
DIMENSION	Required	Existing	Proposed
Min. Lot Frontage (ft.)	33,750	5.14 Acres	5.14 Acres
Min. Lot Frontage (ft.)	150	355	355
Min. Front Yard (ft.) (To Town Hall Road)	25	88.4	33.6
Min. Side Yard (ft.)	25	29.0	25.2
Max. Building Height (ft.)	2 stories, 30	Unknown	33'-5 1/4" * - DPW Bldg. 42'-0" * - Salt Shed

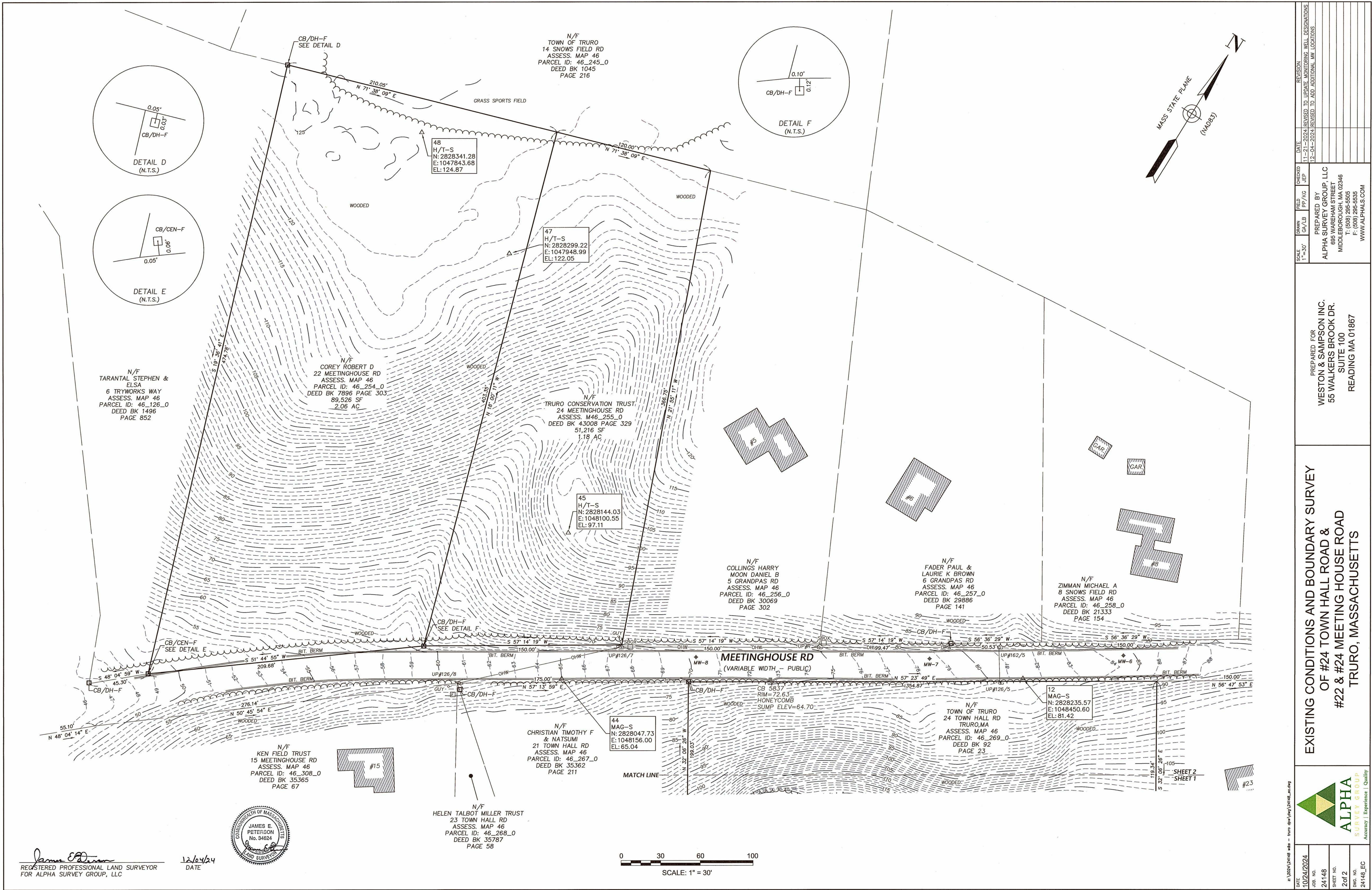
* VARIANCE REQUESTED

LOT COVERAGE SUMMARY TABLE			
Area Description	EXISTING Area (sf)	PROPOSED Area (sf)	
DPW			
Buildings	11,892		30,446
Pavement*	38,579		55,256
Gravel	31,180		0
Concrete Sidewalk	0		2,000
Concrete Pads	500		2,399
Fuel Island	1,077		1,077
DPW TOTAL	83,229		89,599
Town Hall (Town Hall is not included in the limit of work)			
Buildings	4,405		4,405
Pavement	8,072		8,072
Brick Sidewalk	1,751		1,751
Concrete Pads	228		228
Town Hall TOTAL	14,457		14,457
PARCEL TOTAL	97,685	43.71%	104,055
Total Parcel Area (sf)	223,506		46.56%
*DPW Pavement includes the pavement within Town Hall Road.			

APPLICANT:

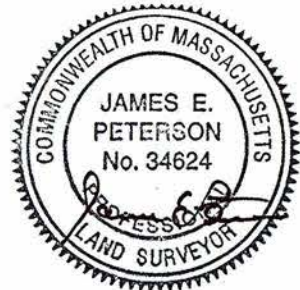
JARROD CABRAL, DPW DIRECTOR
17 TOWN HALL ROAD
TRURO, MA 02666-2030

OWNER:
TOWN OF TRURO
PO BOX 2030
TRURO, MA 02666-2030



James E. Peterson
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC

12/6/24
DATE



0 30 60 100
SCALE: 1" = 30'

DATE	REVISION	CHECKED	FIELD	SCALE
11-21-2024	REVISED TO UPDATE MONITORING WELL DESIGNATIONS	JEP	PP/KG	1"=30'
12-04-2024	REVISED TO ADD ADDITIONAL MW LOCATIONS	JEP	PP/KG	1"=30'

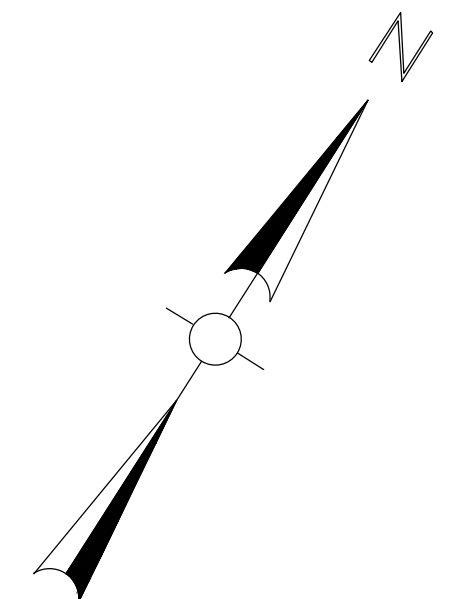
PREPARED BY	ALPHA SURVEY GROUP, LLC
685 WAREHAM STREET	MIDDLEBOROUGH, MA 02346
T: (508) 285-5505	F: (508) 285-5535
WWW.ALPHASURVEY.COM	

PREPARED FOR	WESTON & SAMPSON INC.
55 WALKERS BROOK DR.	SUITE 100
READING MA 01867	

EXISTING CONDITIONS AND BOUNDARY SURVEY
OF #24 TOWN HALL ROAD &
#22 & #24 MEETING HOUSE ROAD
TRURO, MASSACHUSETTS

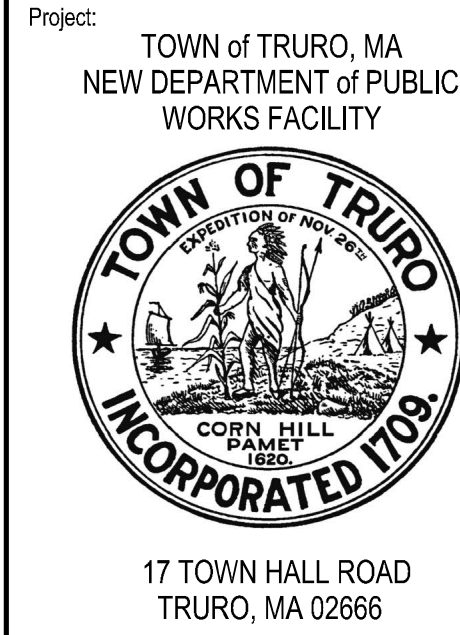
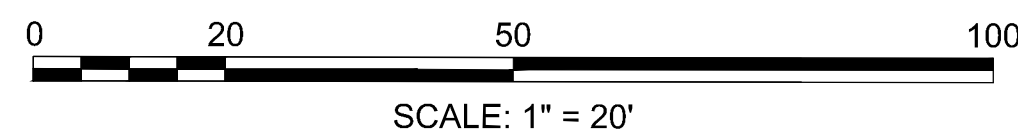
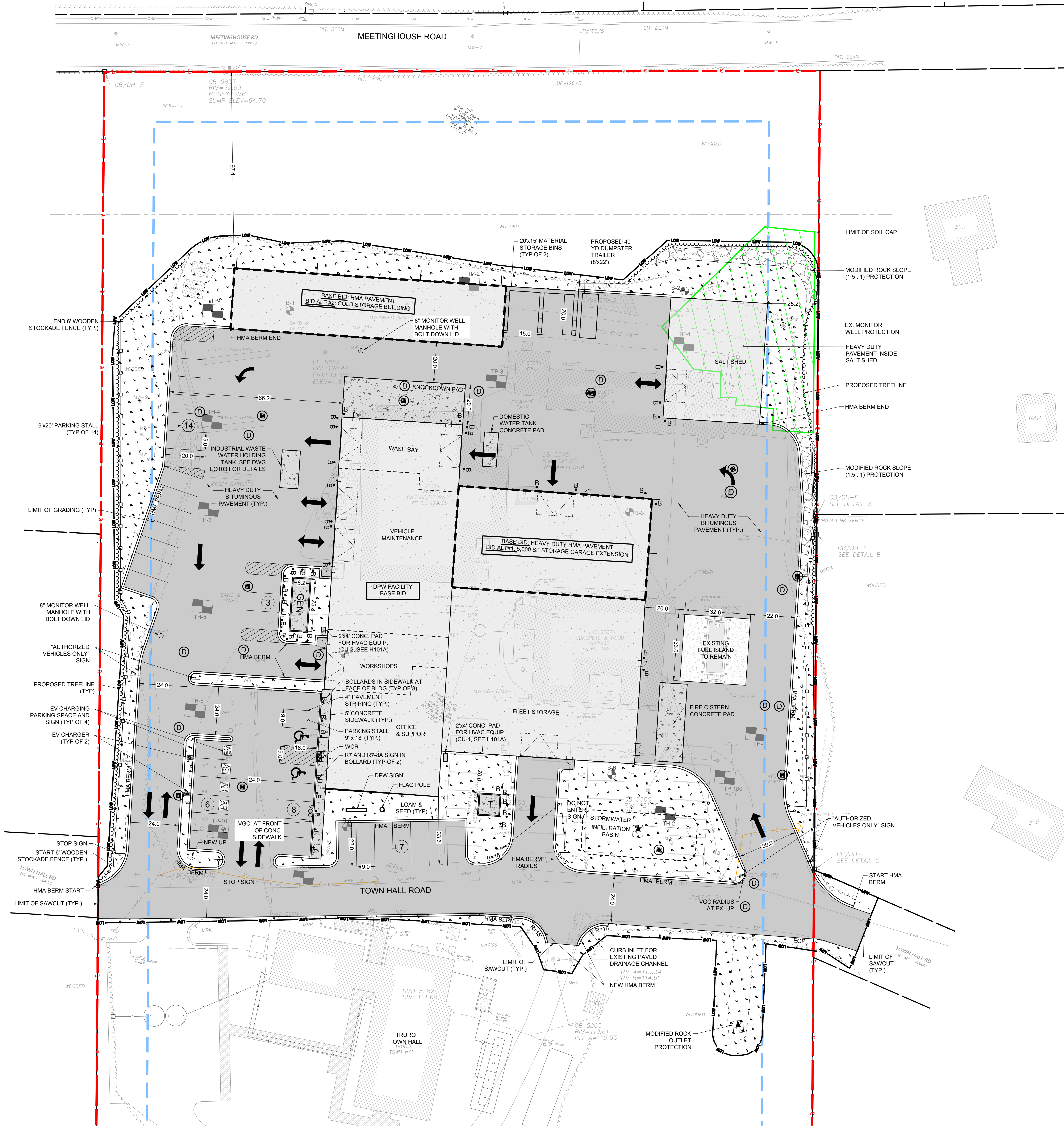
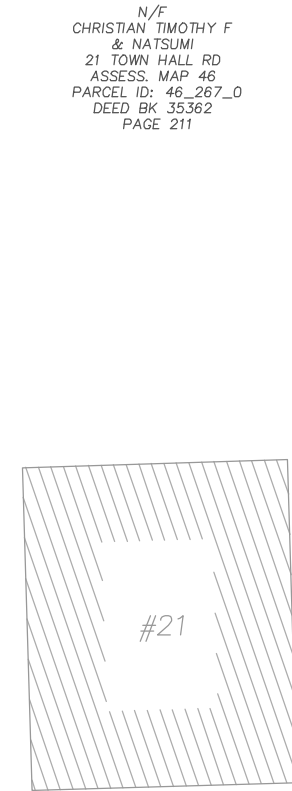
DATE	10/24/2024
JOB NO.	24148
SHEET NO.	2 of 2
DWG. NO.	24148_EC

ALPHA SURVEY GROUP
Accuracy Experience Quality



- NOTE:
1. THE CONTRACTOR SHALL GIVE TWENTY-FOUR (24) HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
 2. DIRECTIONAL ARROWS ARE SHOWN FOR INFORMATION ONLY TO SHOW THE DIRECTION OF TRAFFIC ON SITE. THEY DO NOT INDICATE PAVEMENT MARKINGS.
 3. GRANITE CURBS SHALL BE TYPE VA-4 UNLESS OTHERWISE IDENTIFIED.
 4. PROVIDE NEW HOT MIX ASPHALT PAVEMENT BETWEEN ALL PROPOSED CURB LINES & BUILDINGS, (INCLUDING UP TO SAWCUT LIMITS) AND BETWEEN PROPOSED RETAINING WALLS, CURB LINES & BUILDING.
 5. CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION SIGNAGE AS REQUIRED FOR CONTROL OF TRAFFIC AND PEDESTRIANS.
 6. CONTRACTOR SHALL PATCH EXISTING PAVED AREAS WITH HMA FOLLOWING UTILITY INSTALLATION.
 7. ALL BACKFILL MATERIAL BELOW PROPOSED BUILDINGS SHALL CONSIST OF STRUCTURAL AGGREGATE BACKFILL OR PROCESSED GRAVEL PER SPECIFICATION SECTION 31 00 00-EARTHWORK.

- LEGEND
- BITUMINOUS PAVEMENT
 - CONCRETE
 - LOAM & SEED/PLANTINGS (SEE LANDSCAPE PLAN)
 - MODIFIED ROCKFILL
 - LIMIT OF WORK



Weston & Sampson
Weston & Sampson Engineers, Inc.
100 Fodorborough Boulevard, Suite 250
Fodorborough, MA 02035
978.532.1900 800.SAMPSON
www.westonandsampson.com

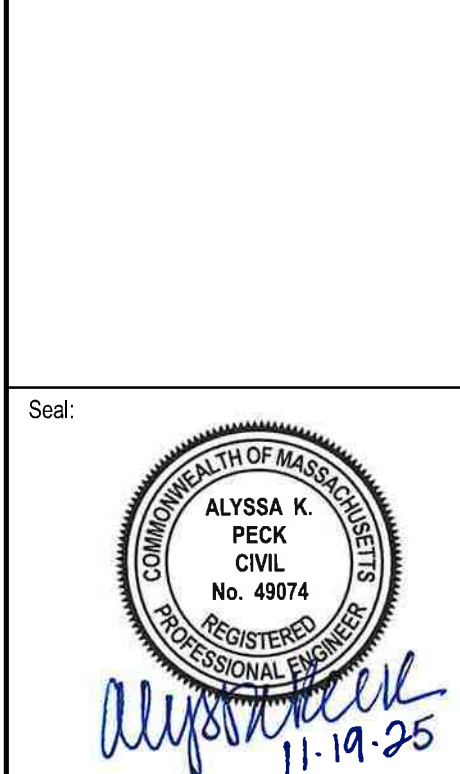
Consultants:

No.	Date	Description

Revisions:

No.	Date	Description

COA:



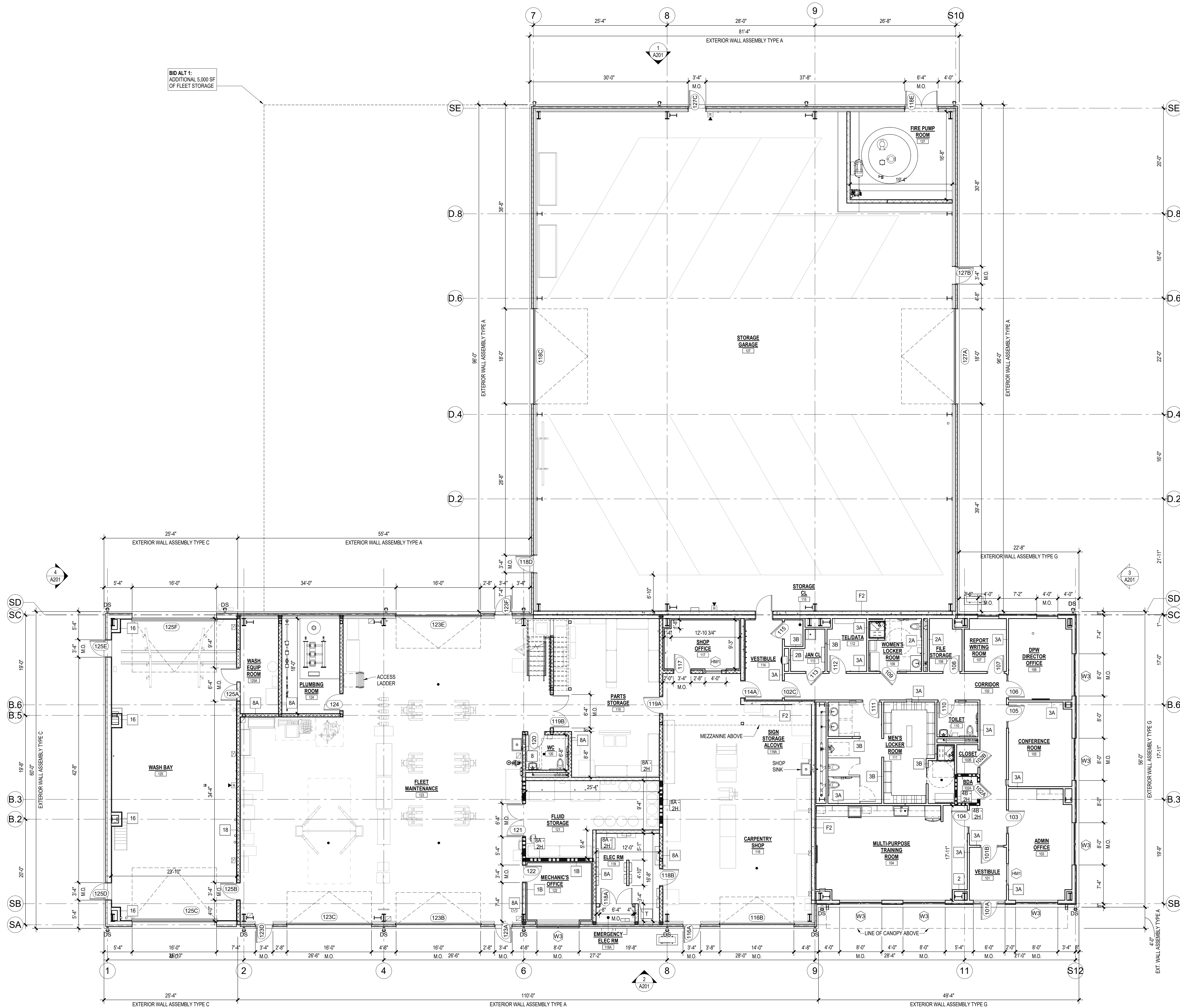
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**PERMITTING
NOT RELEASED FOR
CONSTRUCTION**

Scale: AS NOTED

Date: 11-18-2025
Drawn By: AKA
Reviewed By: AP
Approved By: AP
W&S Project No.: ENG24 - 1552
W&S File No.: -

Drawing Title:
**SITE LAYOUT
& MATERIALS
PLAN**

Sheet Number:
C301



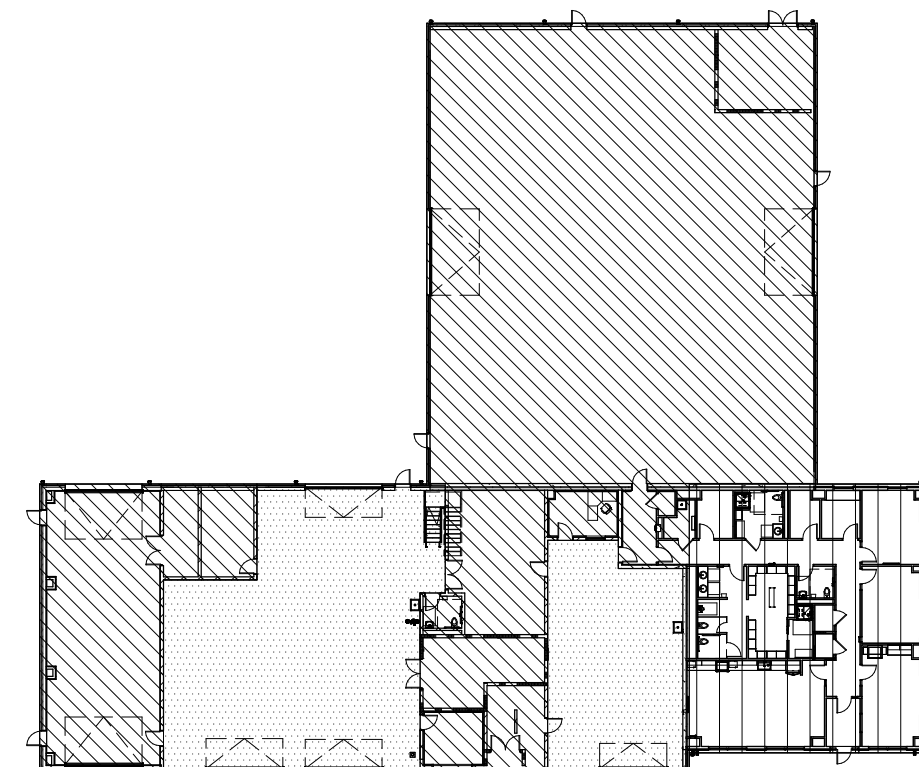
1 FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

- EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE EQ DRAWINGS FOR MORE INFO.
- FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A821 FOR MORE INFO.
- F.E. = FIRE EXTINGUISHER
F.E.C. = FIRE EXTINGUISHER CABINET
○ BRACKET MOUNTED
□ CABINET MOUNTED (SEMI-RECESSED)
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
- BOLLARDS:
○ EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
□ IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL X1/AXXX)
- FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.
- BOX-OUT DIMENSIONS AT STRUCTURAL COLUMNS ARE APPROXIMATE. GENERAL CONTRACTOR TO INSTALL TIGHT TO STRUCTURE, TYPICAL.
- NOT ALL TV / MONITOR LOCATIONS ARE SHOWN. COORDINATE PROPOSED LOCATIONS WITH ELECTRICAL / TELECOMMUNICATIONS DRAWINGS. PROVIDE BLOCKING AT EACH LOCATION ACCORDINGLY.
- CORNER GUARD, SEE A901 FOR LOCATIONS.

UNDERSLAB RIGID INSULATION LEGEND:

- A) ADMINISTRATION BAY & SHOPS RIGID INSULATION**
- R-10 RIGID INSULATION
• STANDARD COMPRESSIVE STRENGTH - 25 PSI
• BENEATH SLAB, 4" INWARD FROM FOUNDATION WALL
 - R-15 RIGID INSULATION
• ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- B) VEHICLE STORAGE, SHOPS RIGID INSULATION**
- R-10 RIGID INSULATION
• HIGH COMPRESSIVE STRENGTH - 60 PSI
• BENEATH SLAB, 4" INWARD FROM FOUNDATION WALL
 - R-15 RIGID INSULATION
• ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- C) MAINTENANCE BAY & SHOPS RIGID INSULATION**
- R-10 RIGID INSULATION
• HIGH COMPRESSIVE STRENGTH - 80 PSI
• BENEATH SLAB, COMPLETELY ACROSS EXTENTS
 - R-15 DOWN TO TOP OF FOOTING
• ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- REFER TO 1, 2 & 3 A612 FOR TYPICAL RADIANT HEATED SLAB VAPOR RETARDER DETAILS



2 UNDERSLAB RIGID INSULATION LOCATIONS
1" = 40'-0"

Revisions:

No.	Date	Description

COA:

Seal:

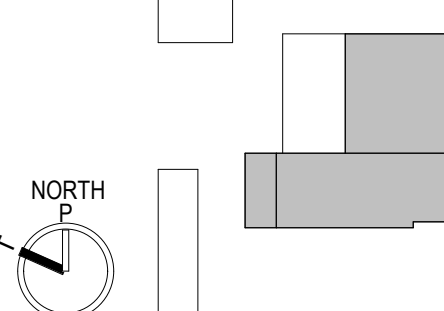


Issued For:

PERMITTING

Scale: As indicated

Key Plan:



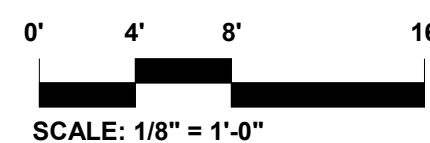
Date: NOVEMBER 19, 2025
Drawn By: FS / SRP / C.J.L.
Reviewed By: DRD
Approved By: JRC
W&S Project No.: ENG24-1552
W&S File No.: XXX

Drawing Title:

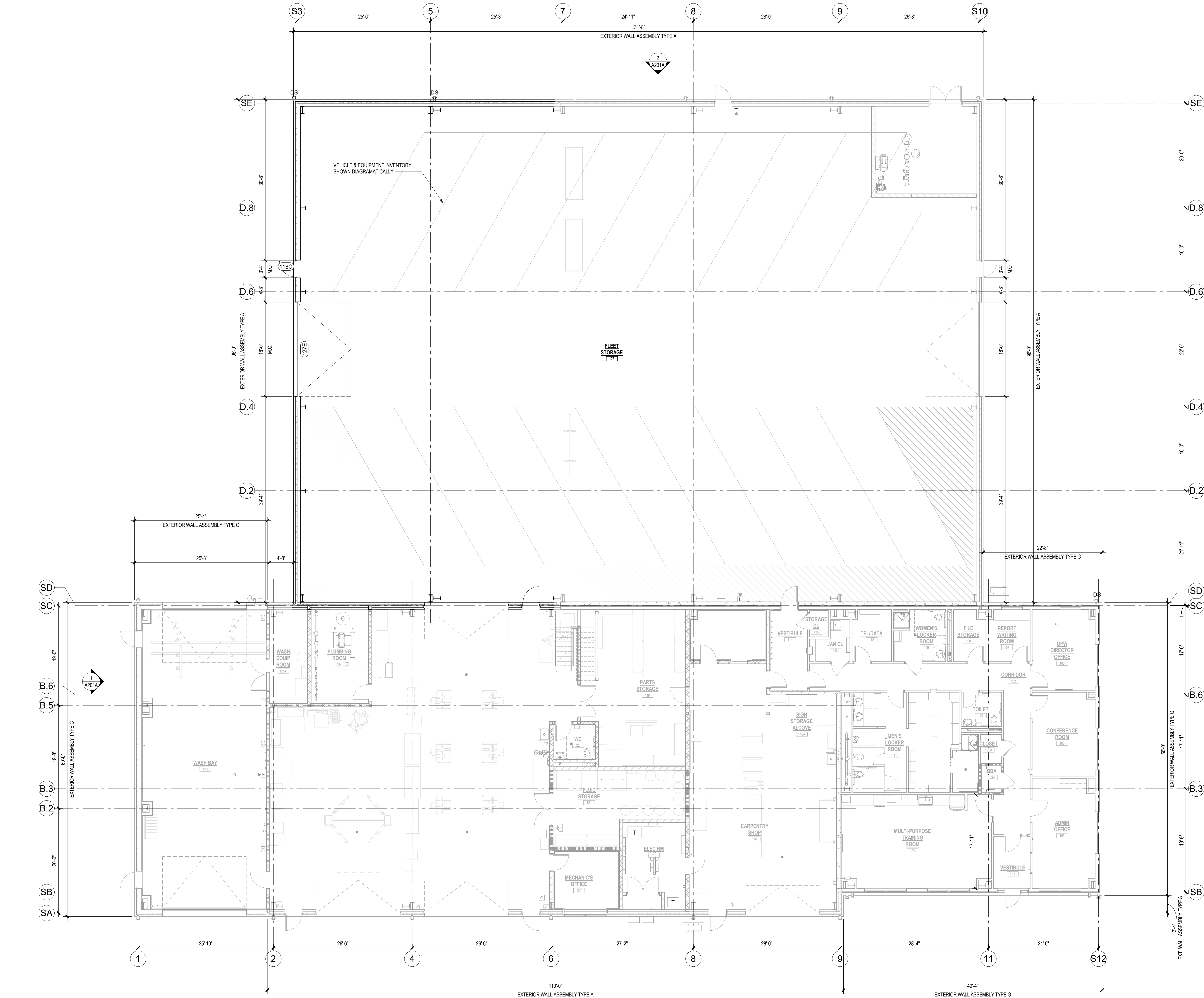
OVERALL FLOOR PLAN -
BASE

Sheet Number:

A101



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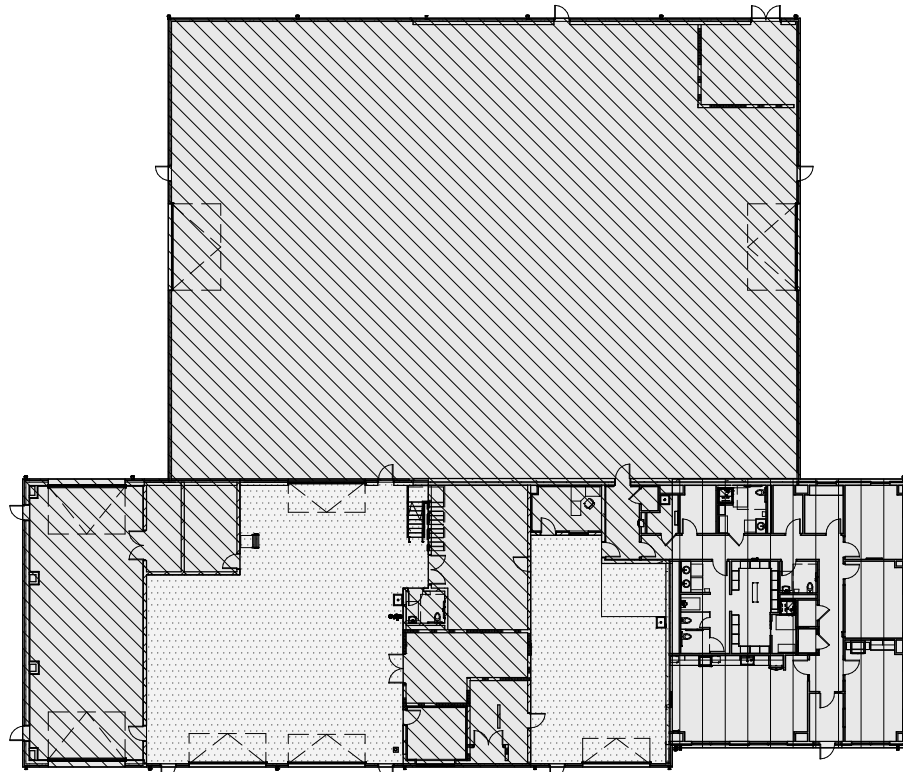
1 FIRST FLOOR PLAN - BID ALT 1
1/8" = 1'-0" 4/ A106

FLOOR PLAN GENERAL NOTES:

- EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE EQ DRAWINGS FOR MORE INFO.
- FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A021 FOR MORE INFO.
- F.E. = FIRE EXTINGUISHER
F.E.C. = FIRE EXTINGUISHER CABINET
○ BRACKET MOUNTED
■ CABINET MOUNTED (SEMI-RECESSED)
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- SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
- BOLLARDS:
○ EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
○ IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL X1 / AXXX)
- FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.
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• ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- C) MAINTENANCE BAY & SHOPS RIGID INSULATION**
- R-10 RIGID INSULATION
• HIGH COMPRESSIVE STRENGTH - 80 PSI
• BENEATH SLAB, COMPLETELY ACROSS EXTENTS
 - R-15 DOWN TO TOP OF FOOTING
• ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- REFER TO 1, 2 & 3 / A012 FOR TYPICAL RADIANT HEATED SLAB VAPOR RETARDER DETAILS



2 UNDERSLAB RIGID INSULATION LOCATIONS
1" = 40'-0" 4/ A106

Project:
TOWN OF TRURO, MA
NEW DEPARTMENT of PUBLIC
WORKS FACILITY



17 TOWN HALL ROAD
TRURO, MA 02666

Weston & Sampson
Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard, Suite 250
Foxborough, MA 02035
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:
**GGD Consulting Engineers, Inc.**
375 Corner Road, Suite D
Darmouth, MA 02147
(508) 595-0883

Revisions:

No.	Date	Description

COA:

Seal:

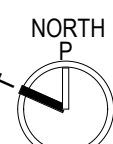
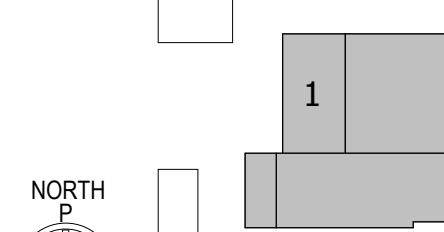


Issued For:

PERMITTING

Scale: As indicated

Key Plan:



Date: NOVEMBER 19, 2025
Drawn By: FS / SRP / C.J.L.
Reviewed By: DRD
Approved By: JRC
W&S Project No.: ENG24-1552
W&S File No.: XXX

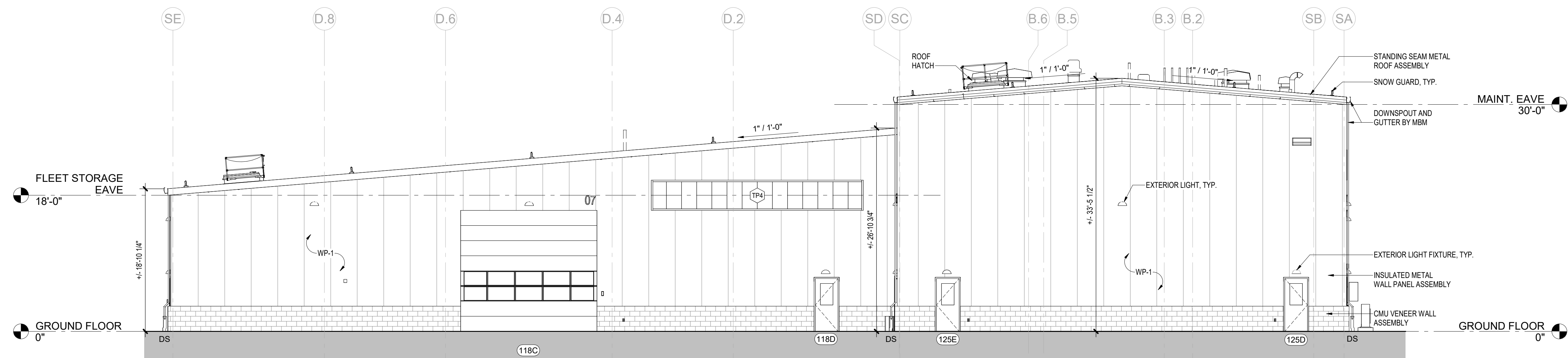
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OVERALL FLOOR PLAN -
BID ALT 1

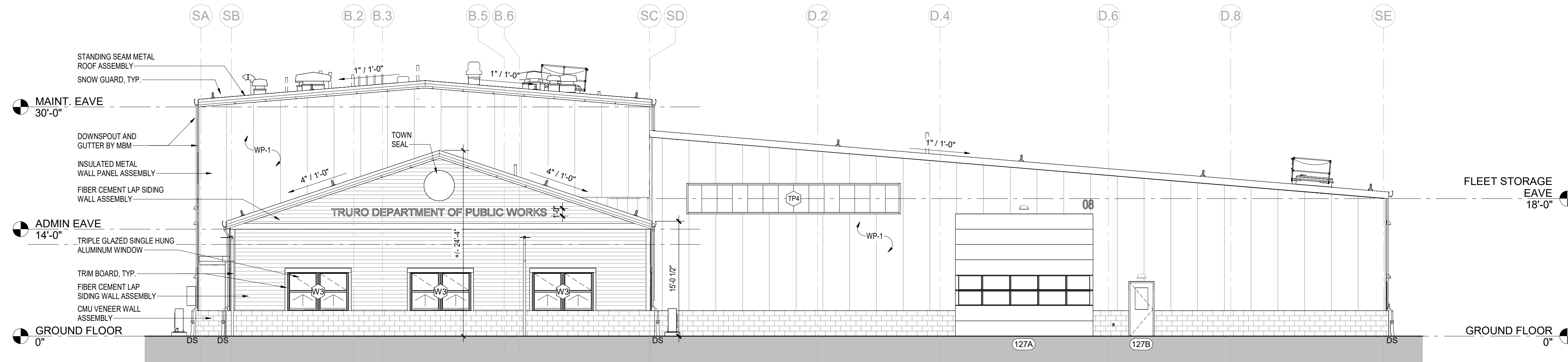
Sheet Number:

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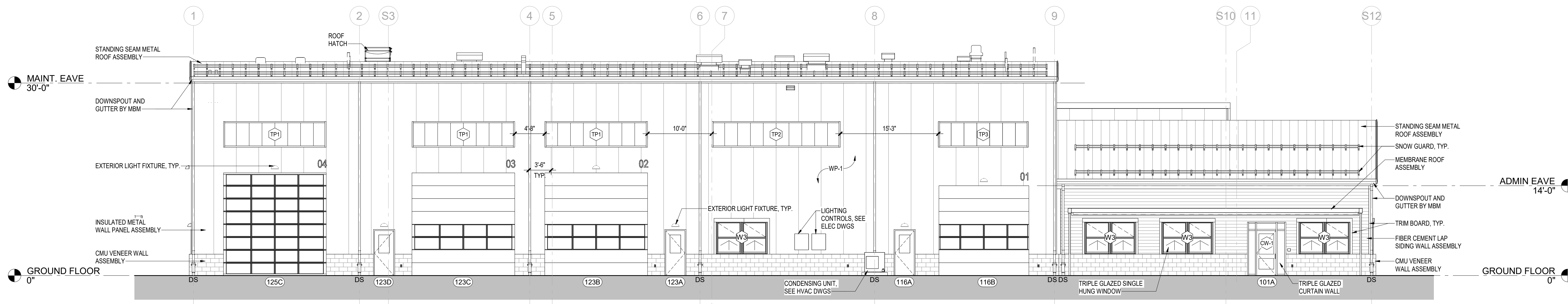
0' 4' 8' 16'
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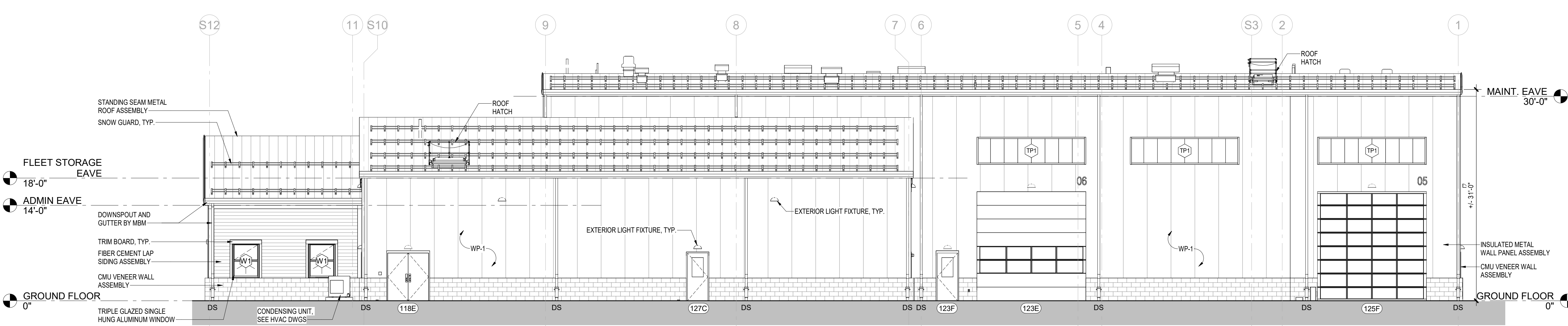
4 NORTH EXTERIOR ELEVATION - BASE
1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION - BASE
1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION - BASE
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION - BASE
1/8" = 1'-0"

WALL PANEL TYPES LEGEND:

EXTENTS OF WALL PANEL - WP-1, INSULATED METAL WALL PANELS

CMU VENEER LEGEND:

CONTROL JOINT LOCATION - REFER TO X / AXXX FOR ADDITIONAL INFO

TYPE 1 - STANDARD GROUND FACE MASONRY BLOCK: 8" X 16"

MINERAL FIBER CEMENT SIDING LEGEND:

FIBER CEMENT SHINGLE / SHAKE WALL PANEL SIDING

FIBER CEMENT LAP SIDING

NOTES:

1. COORDINATE OPENINGS NOT SHOWN WITH EQUIPMENT AND MEP/P DRAWINGS.

2. FOR MOCK-UP REQUIREMENTS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Project: TOWN OF TRURO, MA
NEW DEPARTMENT OF PUBLIC WORKS FACILITY

TOWN OF TRURO
INCORPORATED 1709

17 TOWN HALL ROAD
TRURO, MA 02666

Weston & Sampson
Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard, Suite 250
Foxborough, MA 02035
978.532.1900 800 SAMPSON

www.westonandsampson.com

Consultants:

GGD Consulting Engineers, Inc.
175 Parker Street, Suite 201
Dorchester, MA 02122
(617) 267-1111

GGD Consulting Engineers, Inc.
375 Corner Road, Suite D
Dorchester, MA 02124
(617) 267-1111

Revisions:

No.	Date	Description

COA

Seal:

REGISTERED ARCHITECT
DANIEL S. TENNEY III
No. 6688
CAMBRIDGE
MA

Issued For:

PERMITTING

Scale: 1/8" = 1'-0"

Key Plan:

Date: NOVEMBER 19, 2025

Drawn By: FS / SRP / C.J.L.

Reviewed By: DRD

Approved By: JRC

W&S Project No.: ENG24-1552

W&S File No.: XXX

Drawing Title:

**EXTERIOR ELEVATIONS
- BASE BID**

Sheet Number:

A201

11/19/2025 3:20:59 PM Autodesk Docs://Truro Public Works Facility/24-1552_Truro DPW_Arch_201A.rvt

WALL PANEL TYPES LEGEND:

EXTENTS OF WALL PANEL - WP-1,
INSULATED METAL WALL PANELS

CMU VENEER LEGEND:

CONTROL JOINT LOCATION
- REFER TO X / XXXX FOR ADDITIONAL INFO

TYPE 1 - STANDARD GROUND FACE MASONRY
BLOCK: 8" X 16"

MINERAL FIBER CEMENT SIDING LEGEND:

FIBER CEMENT SHINGLE /
SHAKE WALL PANEL SIDING

FIBER CEMENT LAP SIDING

NOTES:
1. COORDINATE OPENINGS NOT SHOWN WITH EQUIPMENT AND MEPP DRAWINGS.
2. FOR MOCK-UP REQUIREMENTS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Project: TOWN OF TRURO, MA
NEW DEPARTMENT OF PUBLIC
WORKS FACILITY



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175 Parker Street, Suite 201
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375 Corner Road, Suite D
Dartmouth, MA 02747
(508) 998-0883

Revisions:		
No.	Date	Description

COA:

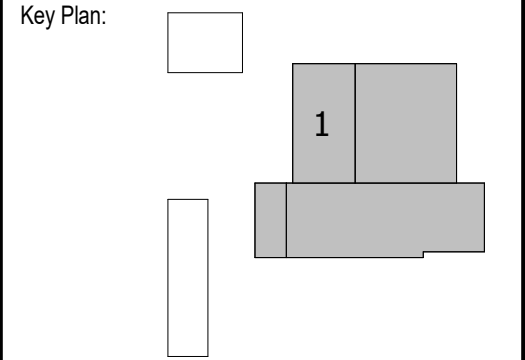
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Scale: 1/8" = 1'-0"



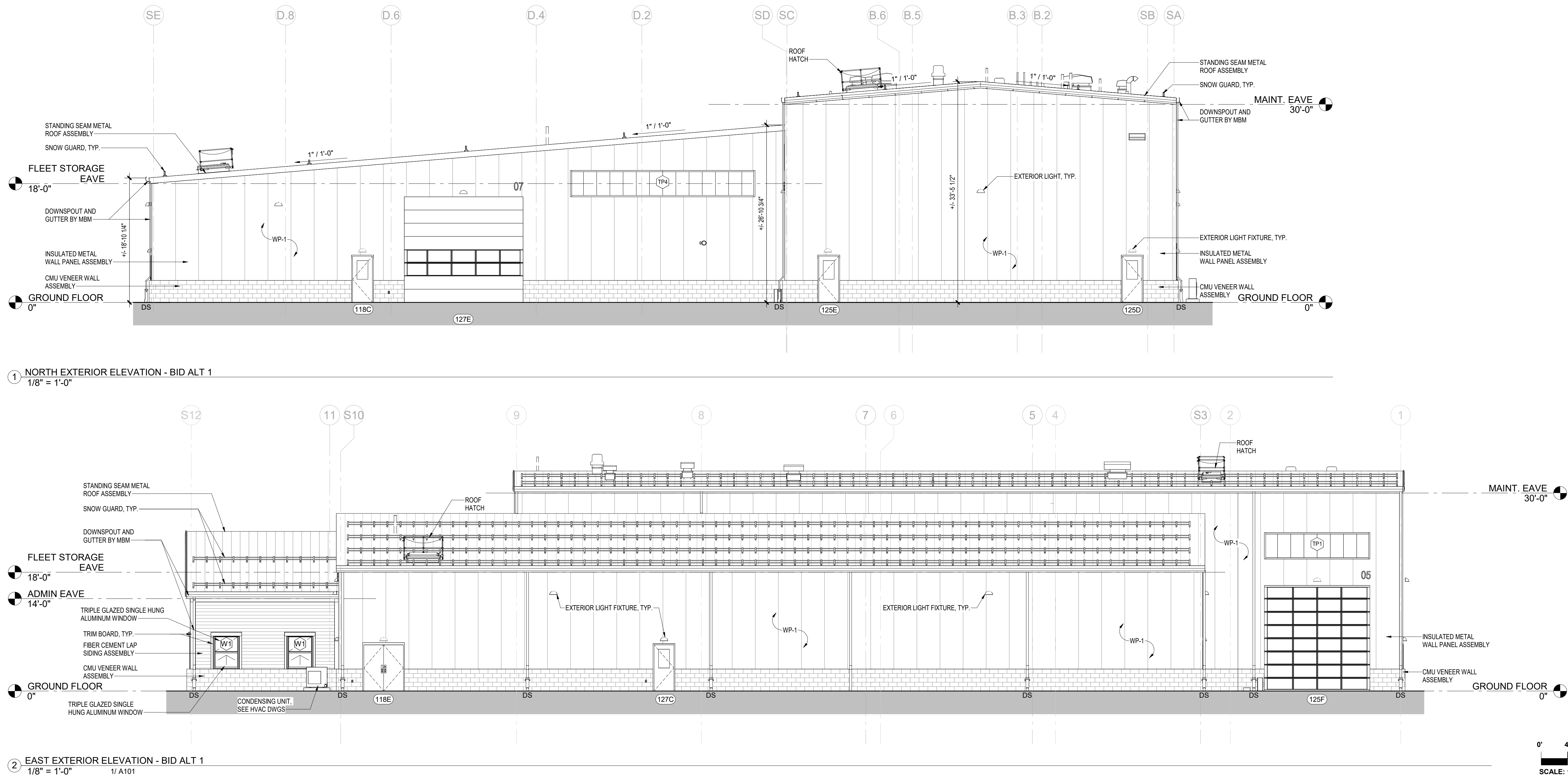
Date: NOVEMBER 19, 2025
Drawn By: FS / SRP / C.J.L.
Reviewed By: DRD
Approved By: JRC
W&S Project No.: ENG24-1552
W&S File No.: XXX

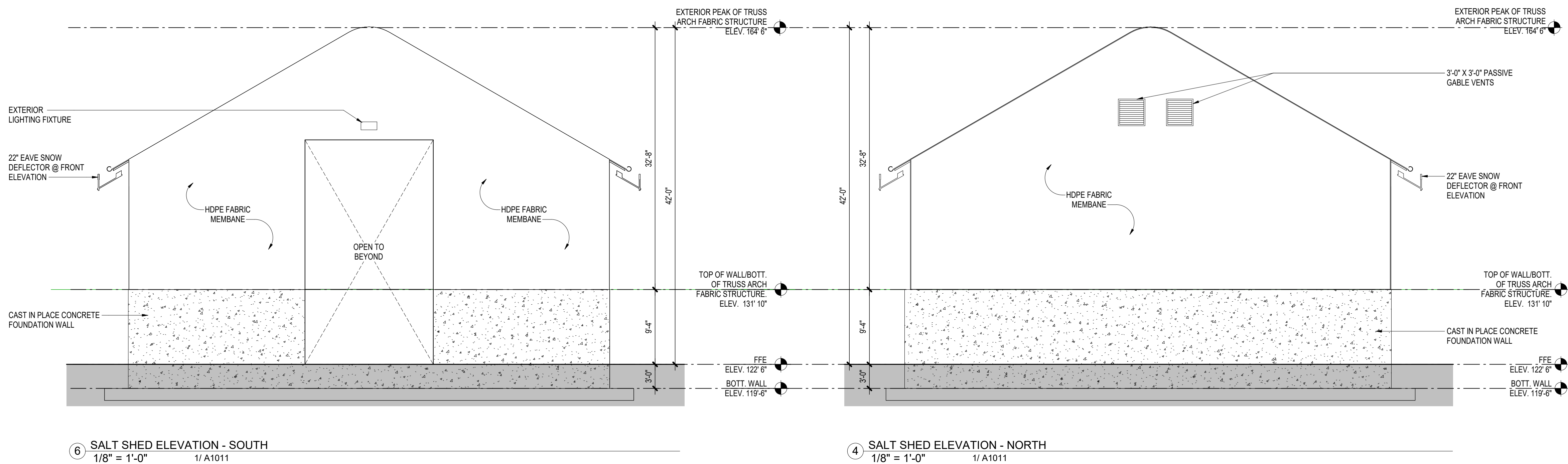
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EXTERIOR ELEVATIONS
- BID ALT 1

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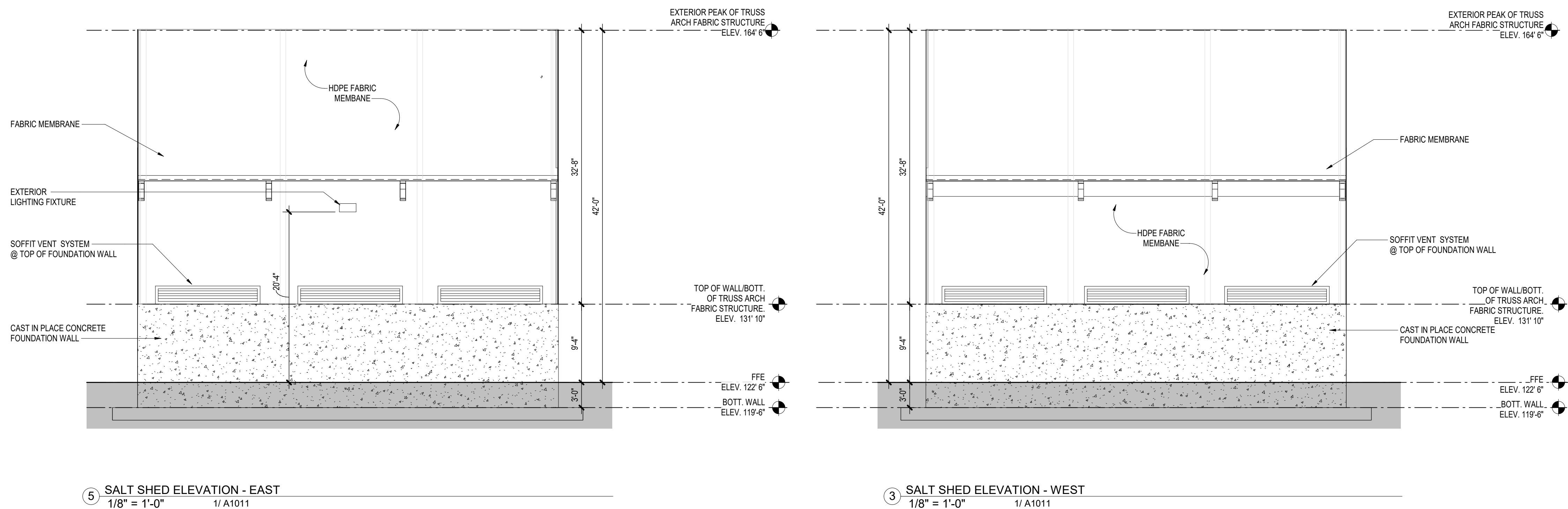
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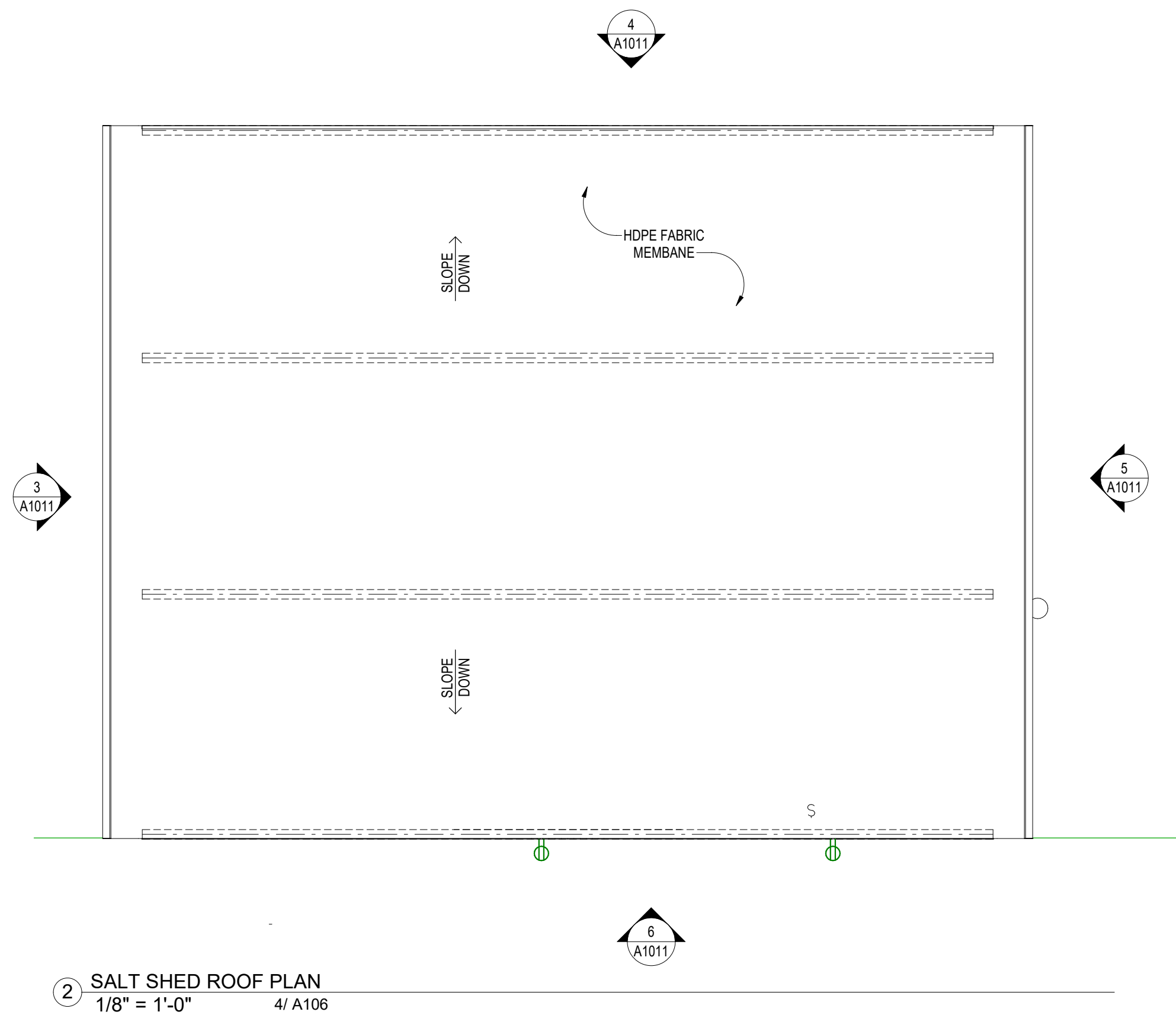
6 SALT SHED ELEVATION - SOUTH
1/8" = 1'-0" 1/ A1011

4 SALT SHED ELEVATION - NORTH
1/8" = 1'-0" 1/ A1011

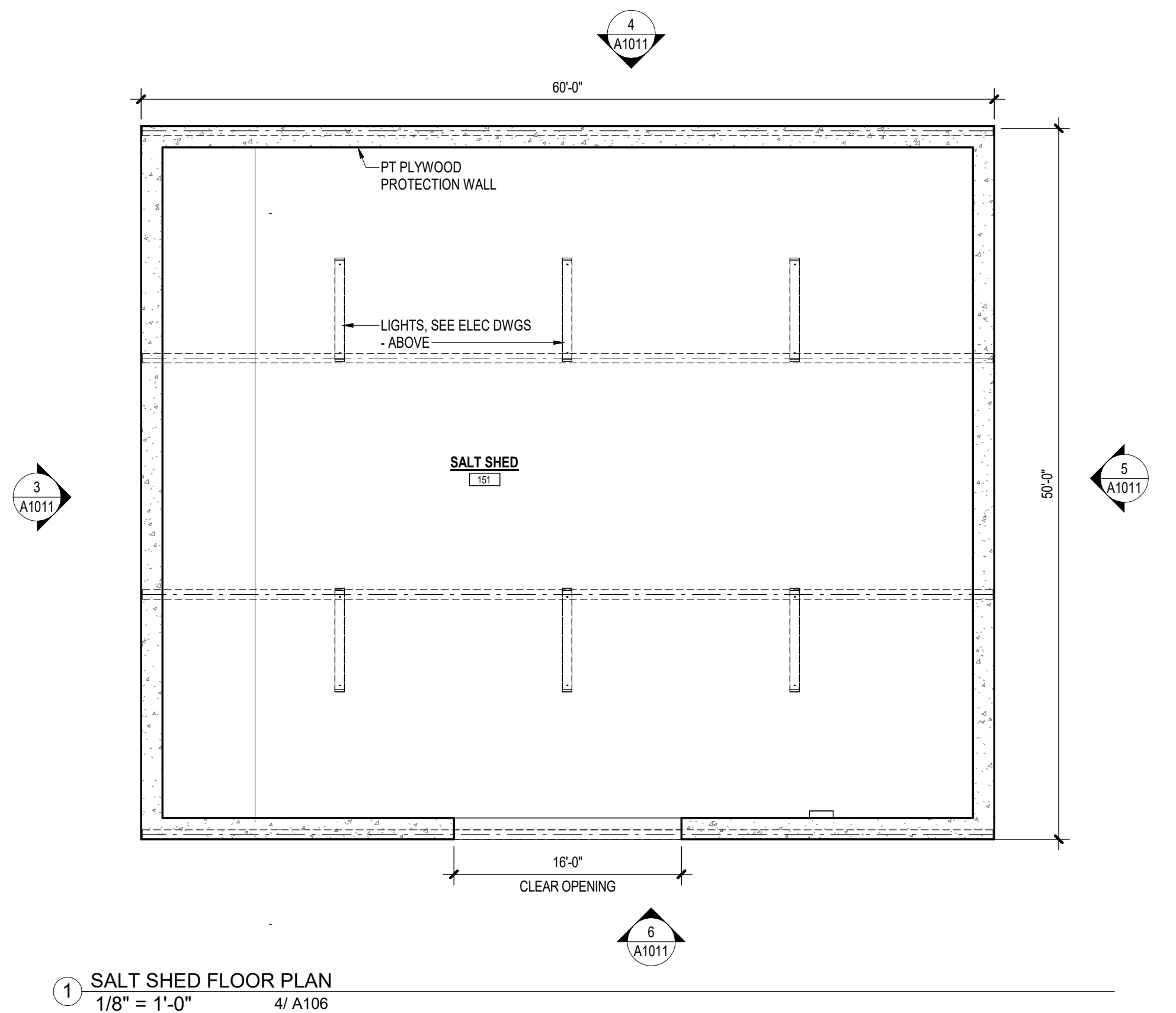


5 SALT SHED ELEVATION - EAST
1/8" = 1'-0" 1/ A1011

3 SALT SHED ELEVATION - WEST
1/8" = 1'-0" 1/ A1011



2 SALT SHED ROOF PLAN
1/8" = 1'-0" 4/ A106



1 SALT SHED FLOOR PLAN
1/8" = 1'-0" 4/ A106

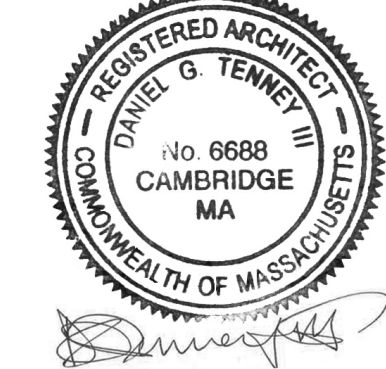
GENERAL SALT SHED NOTES:

1. COLUMN LINE SPACING SHOWN FOR NEW TRUSS ARCH FRAMING AND WOOD SIDE WALL IS DIAGRAMMATIC ONLY. CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE STRUCTURE TO MEET ALL CURRENT CODES. FINAL QUANTITY OF TRUSS ARCH FRAMES AND COLUMN LINE SPACING SHALL BE DETERMINED BY THE SALT SHED MANUFACTURER. FINAL COLUMN LINE LOCATIONS ARE SUBJECT TO ENGINEER REVIEW. THE ADDITION OR DELETION OF TRUSS ARCH FRAMES BASED ON THE FINAL DESIGN BY THE BUILDING MANUFACTURER SHALL NOT BE CAUSE FOR A CHANGE IN THE CONTRACTOR PRICE.
2. CONTRACTOR SHALL SUBMIT DETAILED CONNECTION DRAWINGS FOR THE MEMBRANE AND WOOD SIDE WALL COVERED FRAME STRUCTURE AND CAST-IN-PLACE CONCRETE WALLS STAMPED BY A LICENSED MASSACHUSETTS STRUCTURAL ENGINEER.
3. THE PT PLYWOOD PROTECTION WALL (INSIDE FACE OF SIDE AND BACK WALLS) SHALL CONSIST OF 3/4" PT PLYWOOD MOUNTED TO 1/2" STRAPPING AT 16" O.C. INSTALLED VERTICALLY FASTENED TO THE CONCRETE BLOCKS WITH NON-CORROSIVE FASTENERS (STAINLESS STEEL). PLYWOOD SHALL STOP 12" FROM THE FLOOR TO ALLOW SALT TO FALL OUT FROM BEHIND THE WALL.

Revisions:		
No.	Date	Description

COA:

Seal:

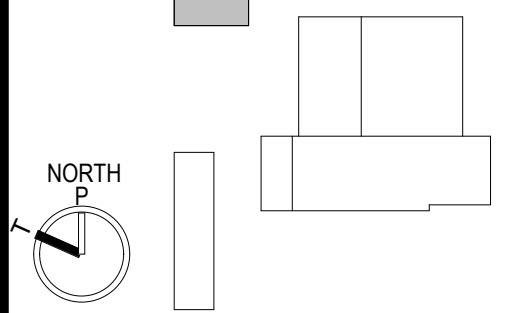


Issued For:

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Scale: 1/8" = 1'-0"

Key Plan:



Date: NOVEMBER 19, 2025
Drawn By: FS
Reviewed By: DRD
Approved By: JRC
W&S Project No.: ENG24-1552
W&S File No.: XXX

Drawing Title:

SALT SHED PLANS & ELEVATIONS

Sheet Number:

A1011

Appendix C

Certified Abutters List

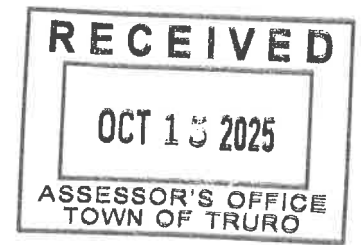


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: October 15, 2025

NAME OF APPLICANT: Jarrod Cabral (Truro DPW Director)

NAME OF AGENT (if any): Della Donahue (Weston & Sampson)

MAILING ADDRESS: 100 Foxborough Blvd, Suite 250, Foxborough, MA 02035

CONTACT: HOME/CELL 508-203-4231 EMAIL donahue.della@wseinc.com

PROPERTY LOCATION: 17 Town Hall Road, Truro, MA 02666
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 46 PARCEL 269 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 checked="" type="checkbox"/> Board of Health ⁵	Planning Board (PB)	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 checked="" 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: 10/15/2025 Date completed: _____
List completed by: Laura Geiges Date paid: n/a Cash/Check n/a

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 15, 2025

To: Weston & Sampson

From: Assessors Department

Certified Abutters List: 17 Town Hall Road (Map 46 Parcel 269)

Zoning Boards of Appeals - Variance

Attached is a combined list of abutters for 17 Town Hall Road (Map 46 Parcel 269).
The current owner is the Town of Truro.

The names and addresses of the abutters are as of Oct 10, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

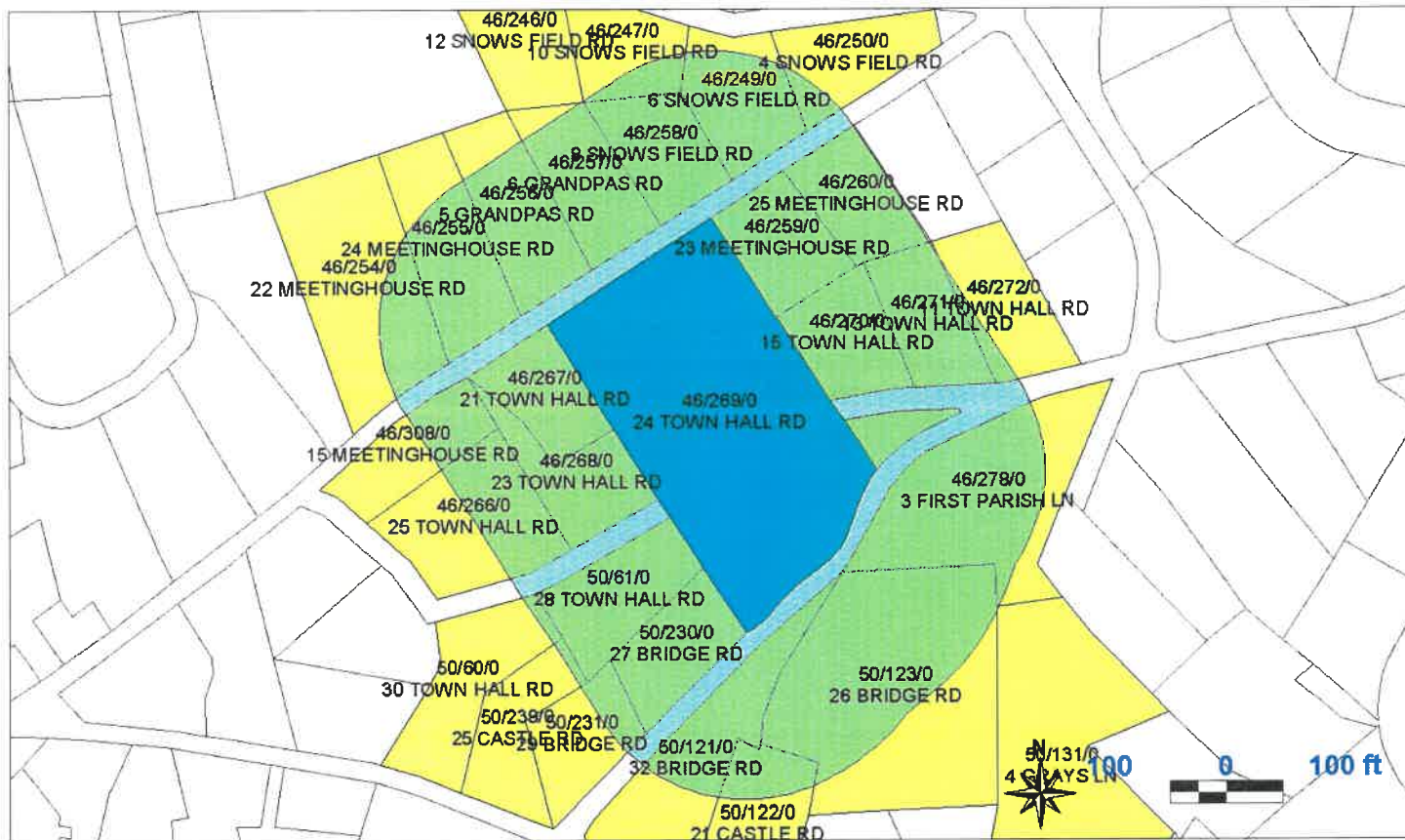
Certified by:

Laura Geiges

Assistant Assessor / Data Collector

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

Abutters List Within 300 feet of Parcel 46/269/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2463	46-246-0-R	MAGIN BARNES REV LIVING TRUST TRS: JOHN R MAGIN	12 SNOWS FIELD RD	PO BOX 222	TRURO	MA	02666
2464	46-247-0-R	HENRY KATHLEEN M & MARRKAND KIM V	10 SNOWS FIELD RD	88 WHARF STREET, #213	MILTON	MA	02186
2466	46-249-0-R	REVOC TRST OF RICHARD H MORSE TRS: RICHARD H MORSE	6 SNOWS FIELD RD	2405 WEST 17TH STREET	WILMINGTON	DE	19806
2467	46-250-0-R	PHILLIPS WILLIAM T	4 SNOWS FIELD RD	PO BOX 852	TRURO	MA	02666-0852
2471	46-254-0-R	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL	22 MEETINGHOUSE RD	PO BOX 327	NO TRURO	MA	02652
2472	46-255-0-E	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL	24 MEETINGHOUSE RD	PO BOX 327	NO TRURO	MA	02652
2473	46-256-0-R	COLLINGS HARRY & MOON DANIEL B	5 GRANDPAS RD	326 DARTMOUTH STREET UNIT 5-7	BOSTON	MA	02116
2474	46-257-0-R	FADER PAUL & LAURIE K BROWN	6 GRANDPAS RD	875 NO WAKONDA ST	FLAGSTAFF	AZ	86004
2475	46-258-0-R	ZIMMAN MICHAEL A & ROVNER ELLEN B	8 SNOWS FIELD RD	315 HIGHLAND AVE #303	SOMERVILLE	MA	02144
2476	46-259-0-R	DUNCOMBE STEPHEN R & RAILLA JEAN A	23 MEETINGHOUSE RD	110 BLEECKER ST #20D	NEW YORK	NY	10012-2105
2477	46-260-0-R	JACKSON NEIL & MARCELLA L	25 MEETINGHOUSE RD	30 MOUNTAIN VIEW DR	BELCHERTOWN	MA	01007
2483	46-266-0-R	GABEL CAROLYN & C/O TOWN HALL ROAD PARTNERS LL	25 TOWN HALL RD	11 COBBS RD	WEST HARTFORD	CT	06107
2484	46-267-0-R	CHRISTIAN TIMOTHY F & NATSUMI	21 TOWN HALL RD	35 SHADOW LN	LARCHMONT	NY	10538
2485	46-268-0-R	HELEN TALBOT MILLER TRUST & GABEL CAROLYN	23 TOWN HALL RD	11 COBBS RD	W HARTFORD	CT	06107
2486	46-269-0-E	TOWN OF TRURO	24 TOWN HALL RD	PO BOX 2030	TRURO	MA	02666-2030

LG 10/15/25

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2487	46-270-0-R	MELANDER JOAN & JACQUELINE J	15 TOWN HALL RD	PO BOX 1092	TRURO	MA	02666
2488	46-271-0-R	NAGY ERIC S & NAGY TIMOTHY P	13 TOWN HALL RD	2323 WHIPPOORWILL ROAD	CHARLOTTESVILLE	VA	22901
2489	46-272-0-R	NAGY ERIC S & NAGY TIMOTHY P	11 TOWN HALL RD	2323 WHIPPOORWILL RD	CHARLOTTESVILLE	VA	22901
2494	46-277-0-E	TOWN OF TRURO	20 TOWN HALL RD	PO BOX 2030	TRURO	MA	02666-2030
2495	46-278-0-E	FIRST CONGREGATIONAL PARISH	3 FIRST PARISH LN	PO BOX 149	TRURO	MA	02666-0905
2517	46-308-0-R	KEN FIELD TRUST TRS: KENNETH D FIELD	15 MEETINGHOUSE RD	108 PLEASANT ST, UNIT 3	CAMBRIDGE	MA	02139
2844	50-60-0-R	COLLIER PAUL & BALANDIS STEFANIE	30 TOWN HALL RD	30 INMAN ST UNIT D	CAMBRIDGE	MA	02139
2845	50-61-0-R	FROHN STEPHEN M ESTATE OF c/o JOHN FROHN III	28 TOWN HALL RD	15 SILVER ST	NORWOOD	MA	02062
2900	50-121-0-R	SNELL MICHAEL & PATRICIA ANN	32 BRIDGE RD	PO BOX 655	TRURO	MA	02666-0655
2901	50-122-0-R	GREENBAUM MATTHEW	21 CASTLE RD	PO BOX 123	GRATON	CA	95444
2902	50-123-0-E	TOWN OF TRURO	26 BRIDGE RD	PO BOX 2030	TRURO	MA	02666-2030
2910	50-131-0-R	MACNEIL MARGARET F & DELVISCO MICHAEL	4 GRAYS LN	PO BOX 653	TRURO	MA	02666-0653
2997	50-230-0-R	CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA	27 BRIDGE RD	PO BOX 144	TRURO	MA	02666
2998	50-231-0-R	CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA	29 BRIDGE RD	22 BOYNTON ST	LYNN	MA	01904
3006	50-239-0-R	DICKEY THOMAS R & NEWTON LYNNE	25 CASTLE RD	PO BOX 903	TRURO	MA	02666-0903

LG 10/15/25

46-246-0-R	46-247-0-R	46-249-0-R
MAGIN BARNES REV LIVING TRUST TRS: JOHN R MAGIN PO BOX 222 TRURO, MA 02666	HENRY KATHLEEN M & MARRKAND KIM V 88 WHARF STREET, #213 MILTON, MA 02186	REVOC TRST OF RICHARD H MORSE TRS: RICHARD H MORSE 2405 WEST 17TH STREET WILMINGTON, DE 19806
46-250-0-R	46-254-0-R	46-255-0-E
PHILLIPS WILLIAM T PO BOX 852 TRURO, MA 02666-0852	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL PO BOX 327 NO TRURO, MA 02652	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL PO BOX 327 NO TRURO, MA 02652
46-256-0-R	46-257-0-R	46-258-0-R
COLLINGS HARRY & MOON DANIEL B 326 DARTMOUTH STREET UNIT 5-7 BOSTON, MA 02116	FADER PAUL & LAURIE K BROWN 875 NO WAKONDA ST FLAGSTAFF, AZ 86004	ZIMMAN MICHAEL A & ROVNER ELLEN B 315 HIGHLAND AVE #303 SOMERVILLE, MA 02144
46-259-0-R	46-260-0-R	46-266-0-R
DUNCOMBE STEPHEN R & RAILLA JEAN A 110 BLEECKER ST #20D NEW YORK, NY 10012-2105	JACKSON NEIL & MARCELLA L 30 MOUNTAIN VIEW DR BELCHERTOWN, MA 01007	GABEL CAROLYN & C/O TOWN HALL ROAD PARTNERS LL 11 COBBS RD WEST HARTFORD, CT 06107
46-267-0-R	46-268-0-R	46-269-0-E
CHRISTIAN TIMOTHY F & NATSUMI 35 SHADOW LN LARCHMONT, NY 10538	HELEN TALBOT MILLER TRUST & GABEL CAROLYN 11 COBBS RD W HARTFORD, CT 06107	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030
46-270-0-R	46-271-0-R	46-272-0-R
MELANDER JOAN & JACQUELINE J PO BOX 1092 TRURO, MA 02666	NAGY ERIC S & NAGY TIMOTHY P 2323 WHIPPOORWILL ROAD CHARLOTTESVILLE, VA 22901	NAGY ERIC S & NAGY TIMOTHY P 2323 WHIPPOORWILL RD CHARLOTTESVILLE, VA 22901
46-277-0-E	46-278-0-E	46-308-0-R
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	FIRST CONGREGATIONAL PARISH PO BOX 149 TRURO, MA 02666-0905	KEN FIELD TRUST TRS: KENNETH D FIELD 108 PLEASANT ST, UNIT 3 CAMBRIDGE, MA 02139
50-60-0-R	50-61-0-R	50-121-0-R
COLLIER PAUL & BALANDIS STEFANIE 30 INMAN ST UNIT D CAMBRIDGE, MA 02139	FROHN STEPHEN M ESTATE OF c/o JOHN FROHN III 15 SILVER ST NORWOOD, MA 02062	SNELL MICHAEL & PATRICIA ANN PO BOX 655 TRURO, MA 02666-0655
50-122-0-R	50-123-0-E	50-131-0-R
GREENBAUM MATTHEW PO BOX 123 GRATON, CA 95444	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	MACNEIL MARGARET F & DELVISCO MICHAEL PO BOX 653 TRURO, MA 02666-0653
50-230-0-R	50-231-0-R	50-239-0-R
CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA PO BOX 144 TRURO, MA 02666	CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA 22 BOYNTON ST LYNN, MA 01904	DICKEY THOMAS R & NEWTON LYNNE PO BOX 903 TRURO, MA 02666-0903

LG 10/15/25



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

To: Truro Board of Health
From: Emily Beebe, Health & Conservation Agent
Date: November 18, 2025
Re 17 Town Hall Road, draft site plan overview

An application for Commercial site plan review has been filed with the Truro Planning Board requesting approval of the proposed design plans for a new DPW facility adjacent to the Town Hall. Documents related to the Planning Board process are attached for your review, and a site plan is attached for reference. This matter will be before the Planning Board at their meeting of November 19.

This memo is intended to provide an outline of the project for the Board of Health. There is no formal or statutory approval process for the Board of Health regarding this project, and no variances to State or Local regulations within the Board of Health's jurisdiction are being requested.

The application to the Planning Board is 287 pages and describes a two-phase construction project, including replacement of all of the DPW buildings, installation of a new septic system to be shared with Town Hall, and installation of a new water supply well, also to be shared with Town Hall.

Phase 1 includes demolition of most of the existing DPW buildings, except the garage; installation of utilities; and building 13,000 ft.²: the Main South building, and the Salt Barn.

Phase 2 includes constructing the 7900 ft.² garage for vehicle storage.

- ❖ The existing Town Hall water supply well has elevated levels of sodium (approx. 80 ppm) and is impacted by PFA's/PFOA's. It is a non-community public water supply well, registered with the MA DEP, and operated by a certified operator. The existing well will be properly decommissioned, and a new well will replace it. A new well has been installed on a neighboring property owned by the Truro Conservation Trust located on the north side of Meetinghouse Road. Permitting and testing the new water supply well is underway. Once approved for pump testing and pending satisfactory results and issuance of a new permit by the MA DEP, a waterline will be "moled" underneath Meetinghouse Road to connect to 17 and 24 Town Hall Road. This task is the first step of construction.
- ❖ The plans show a project site circled by erosion control silt fencing, and biodegradable filter tubes/straw wattle, all designed to prevent sediment from leaving the site. Sediment management includes gravel construction at the entrances/exits.

- ❖ The plans include thorough stormwater calculations and appropriately designed stormwater infrastructure. The catch basins will be fit with sediment filters and pretreatment sumps to remove gas and oil.
- ❖ The building will be served by an advanced treatment septic system “advantex AX 25 – RT,” using a 2000-gallon, 2-compartment H2O septic tank, approved for nitrogen reduction under general use for 19 mg/l. There will also be an industrial holding tank; this will be a 5000-gallon tight tank.
- ❖ The Salt Barn will be located on the northeast corner of the property. It has been sized to allow sand to be delivered inside the building to ensure that the salt can be controlled at all times.
- ❖ The site will be replanted/hydro seeded when construction is completed. I have discussed the type of grass seed mix for restoration of the site with the DPW Director. He is aware that whatever is planted should not need irrigation or maintenance, and that a mix of native grasses that are drought tolerant is recommended.

From: [Emily Beebe](#)
To: [Elizabeth Sturdy](#); [Barbara Carboni](#)
Cc: [Arozana Davis](#); [Jarrod Cabral](#)
Subject: RE: ***Application for Review: 2025-012/ZBA 17 Town Hall Road (new DPW facility)***
Date: Tuesday, November 25, 2025 1:10:48 PM
Attachments: [BoH memo-DPW- draft plans review notes to BoH.docx](#)

Good afternoon,

The BoH reviewed the attached memo at their meeting of November 18.
No action is required of the Board of Health for this project, which would be permitted under our normal permitting process.

Upon their review and discussion, the Board of Health did endorse the plans.

Best,
Emily

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, November 25, 2025 12:45 PM
To: Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rsteven@truro-ma.gov>; Jon Nahas <JNahas@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: ***Application for Review: 2025-012/ZBA 17 Town Hall Road (new DPW facility)***

*****PLEASE RESPOND*****

Jamie, Tim, Emily, Rich, Jon, Jarrod, Zana, Lynne:

An Application for 2025-012/ZBA 17 Town Hall Road [proposed new DPW facility] will be heard at the December 29, 2025 ZBA meeting at 5:30 pm. Applicant is seeking a Variance to exceed 30-foot height limit under Zoning Bylaw §50.1 for proposed new Department of Public Works Facility (DPW Building: 33'5"; Salt Shed: 42') in the Residential District.

I would ask that you please respond with any comments you may have, **or not**. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Elizabeth A. Sturdy (Liz)
Planning Department Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666

Main : (508) 349-7004, x121

Direct: (508) 214-0935

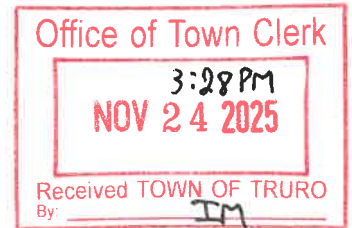
Fax: (508) 349-5505

esturdy@truro-ma.gov



Truro Zoning Board of Appeals Notice of Public Hearing

Monday, December 29, 2025 at 5:30 pm



2025-012/ZBA – Town of Truro for property located at 17 Town Hall Road (Atlas Map 46, Parcel 269). Applicant seeks a Variance under G.L. c. 40A §10 and Zoning Bylaw §60.2 to exceed 30-foot height limit under Zoning Bylaw §50.1 for proposed new Department of Public Works Facility (DPW Building: 33'5"; Salt Shed: 42') 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



westonandsampson.com

WESTON & SAMPSON ENGINEERS, INC.
100 Foxborough Blvd., Suite 250, Foxborough, MA 02035
Tel: 508.698.3034

REPORT

November 26, 2025

TOWN OF
Truro
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS
NEW FACILITY

APPLICATION FOR HEARING WITH
ZONING BOARD OF APPEALS



November 26, 2025

Truro Planning Board
24 Town Hall Road
Truro, MA 02666

WSE Project No. ENG24-1552

Re: **Application for Hearing with Zoning Board of Appeals**
17 Town Hall Road
Truro Department of Public Works Facility

Dear Member of the Board,

On behalf of the Town of Truro, Weston & Sampson Engineers, Inc. is pleased to present an application for a hearing with the Zoning Board of Appeals regarding the project for a new Department of Public Works Facility located at 17 Town Hall Road. We have provided ten (10) copies of a Zoning Board of Appeals (ZBA) Package to fulfill the requirements of Truro's Rules and Regulations. An electronic copy of the ZBA Package has also been submitted via email. The filing includes the following material in support of this application:

- Appendix A: Zoning Board of Appeals Hearing Application Form
- Appendix B: Project Site & Building Plans
- Appendix C: Certified Abutters List

Project Overview

The proposed project is to be located at the current site of Truro's Department of Public Works. The proposed facility design includes a base building of approximately 18,955 square foot building footprint and a 2,500 square foot mezzanine. The program includes offices, support administrative spaces, staff facilities, a carpentry shop, fleet maintenance, a wash bay, utility rooms, and fleet storage.

Site components include employee and visitor parking area, salt shed, generator, transformer, stormwater drainage, a septic treatment (nitrogen removal) and disposal system, a 5,000 gallon tight tank for fleet maintenance operations, a fire pump room and 30,000 gallon cistern, a geothermal wellfield, an underground 3,000 gallon storage tank for domestic water, and a Public Water System (PWS) drinking well and water line from an adjacent property (22 & 24 Meetinghouse Road). Refer to Appendix B for the site and building plans.

There are two design alternates as follows:

- **Alternate 1:** A 5,000 square foot extension of attached fleet storage garage to provide additional storage space for DPW vehicles and equipment.
- **Alternate 2:** A detached, standalone cold storage building on the north edge of the project site measuring 32' x 126'-8", approximately 4,050 square feet.

The Facility will accommodate fifteen (15) full-time employees; three (3) of which primarily work out of the Transfer Station, but who may use the Facility during training events. Consistent with the Town's sustainability goals, the facility will be an all-electric building supported by geothermal heating and cooling systems, a rooftop with solar-ready infrastructure and a parking lot with electric vehicle (EV) charging-ready infrastructure.

The proposed project is seeking funding at the 2026 Spring Town meeting. If successful, construction will begin in the Summer 2026. The construction of the proposed project is requested to be phased to allow for on-site DPW operations to remain during the first phase of construction. Once Phase 1 is completed, the remaining existing building will be demolished, and Phase 2 will take place to complete the construction. The time required to complete the project with phased construction is approximately 27 months.

On behalf of the Applicant, Weston & Sampson respectfully requests the following item:

- A variance from the Zoning Board is requested from Truro's Zoning Bylaws Section 50.1.A pertaining to the maximum building height requirement. The request is being made to accommodate fleet maintenance and salt delivery operations while providing the required clearances that account for and protect structural framing and building systems.

The attached application was prepared in accordance with the standards and recommendations provided in Truro's Zoning Bylaws. If you have any questions or would like to discuss this further, please do not hesitate to contact me at (508) 203-4231 or burke.della@wseinc.com.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Della Burke
Project Manager

Appendix A

Zoning Board of Appeals
Hearing Application Form



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 26, 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.A of the Truro Zoning Bylaw concerning (describe) maximum building height requirements.

☐ **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 17 Town Hall Road, Truro, MA 02666 Map(s) and Parcel(s) 46-269-0

Registry of Deeds title reference: Book 92, Page 23, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Town of Truro

Applicant's Legal Mailing Address 24 Town Hall Road, PO Box 030, Truro, MA 02666

Applicant's Phone(s), Fax and Email ksclark@truro-ma.gov

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 Town of Truro (Kelly Clark, Town Manager), PO Box 2030, Truro, MA, 02666

Representative's Name and Address Weston & Sampson - 100 Foxborough Blvd., Suite 250, Foxborough, MA 02035

Representative's Phone(s), Fax and Email (508) 203-4231; burke.della@wseinc.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)

Della Burke

Applicant(s)/Representative Printed Name(s)

Della Burke

Digitally signed by Della Burke
DN: c=US, E=burke.della@wseinc.com,
CN=Della Burke

Kelly S. Clark

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

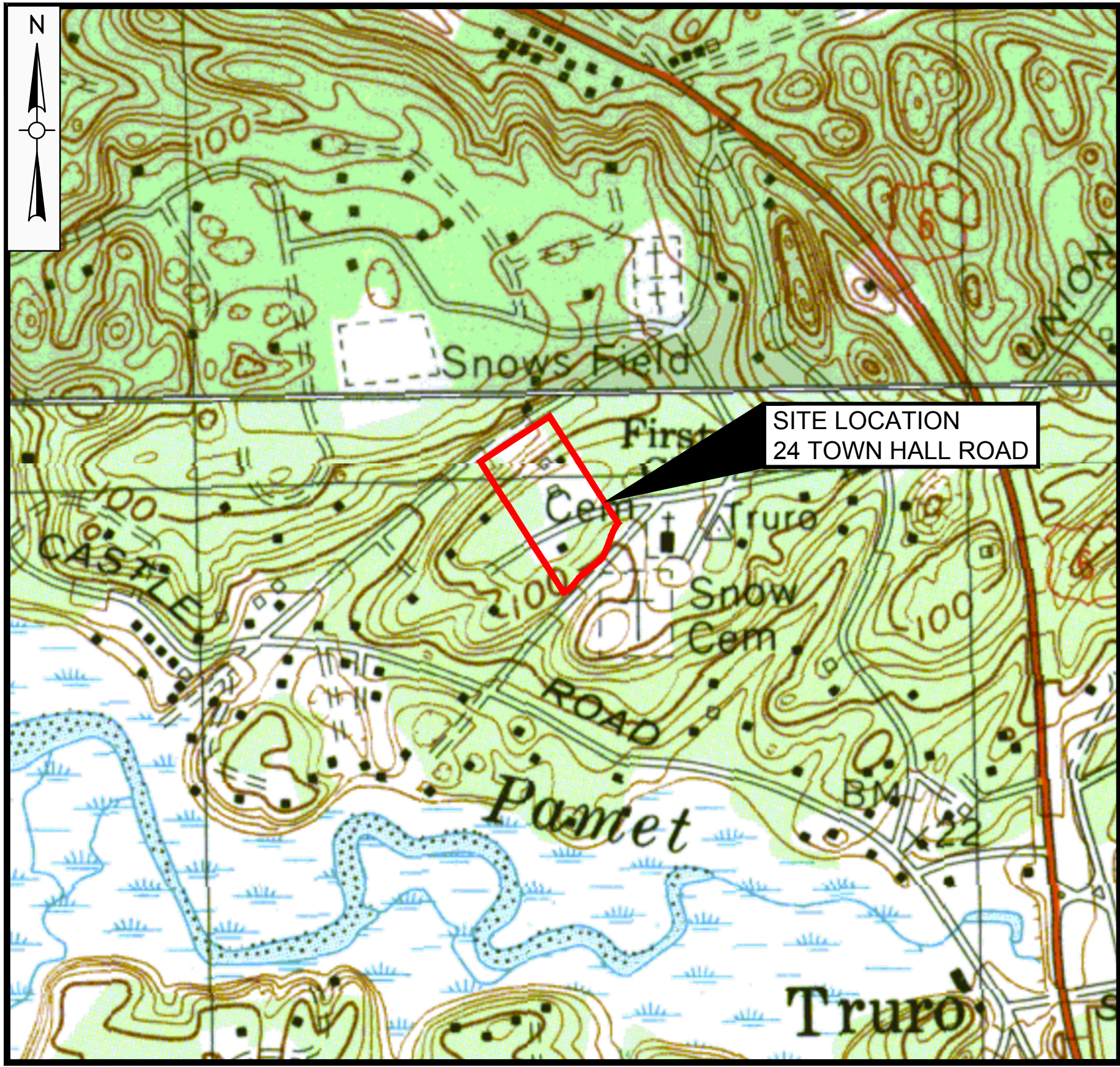
Kelly S. Clark

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

Appendix B

Project Site & Building Plans



LOCUS MAP

SCALE: 1" = 500', NORTH AMERICAN DATUM 27 (NAD27)

TOWN OF TRURO, MASSACHUSETTS

NEW DEPARTMENT OF PUBLIC WORKS FACILITY



ZONING BOARD OF APPEALS

NOVEMBER 18, 2025
ISSUED FOR PERMITTING ONLY
-NOT FOR CONSTRUCTION-

24 TOWN HALL ROAD
TRURO, MA 02666

Weston & SampsonSM

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard, Suite 250
Foxborough, MA 02035

DRAWING INDEX

SHEET NO.	DRAWING NO.	TITLE
1	C000	COVER SHEET
2-3	24148_EC	EXISTING CONDITIONS AND BOUNDARY SURVEY, 2 SHEETS
4	C301	SITE LAYOUT & MATERIALS PLAN
5	A101	OVERALL FLOOR PLAN - BASE
6	A101A	OVERALL FLOOR PLAN - BID ALT 1
7	A201	EXTERIOR ELEVATIONS - BASE
8	A201A	EXTERIOR ELEVATIONS - BID ALT 1
9	A1011	SALT SHED PLANS & ELEVATIONS

PARKING SUMMARY TABLE			
	PARKING REQUIRED PER ZONING REGS	PARKING REQUIRED PER STAFFING COUNTS	PARKING PROVIDED
DPW	27	27	38
PARKING CALCULATIONS:			
1. EXISTING PARKING COUNT = 27 SPACES			
2. PROPOSED DPW SQUARE FOOTAGE:			
• TOTAL BUILDING GSF: 23,820 SF			
• ADMIN/OFFICE/SHOP AREA ONLY GSF: 4,550 SF			
3. PROPOSED DPW = 1 space per employee maximum shift, plus 1 space per each 3 seats in area of public assembly [30.9.8]			
• 27 SPACES PROVIDED			
• DPW STAFF COUNT = 27 (3 ADMIN, 9 DPW STAFF, 3 TRANSFER STATION STAFF, 12 CONTRACTOR SPACES)			
521 CMR 23.2.1 REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES			
1. PROPOSED DPW:			
• 38 TOTAL SPACES PROVIDED			
• 2 ACCESSIBLE SPACES PROVIDED [2 REQUIRED FOR (26-50)]			

ZONING DIMENSIONAL TABLE			
Zoning District: R - Residential			
DIMENSION	Required	Existing	Proposed
Min. Lot Frontage (ft.)	33,750	5.14 Acres	5.14 Acres
Min. Lot Frontage (ft.)	150	355	355
Min. Front Yard (ft.) (To Town Hall Road)	25	88.4	33.6
Min. Side Yard (ft.)	25	29.0	25.2
Max. Building Height (ft.)	2 stories, 30	Unknown	33'-5 1/4" * - DPW Bldg. 42'-0" * - Salt Shed

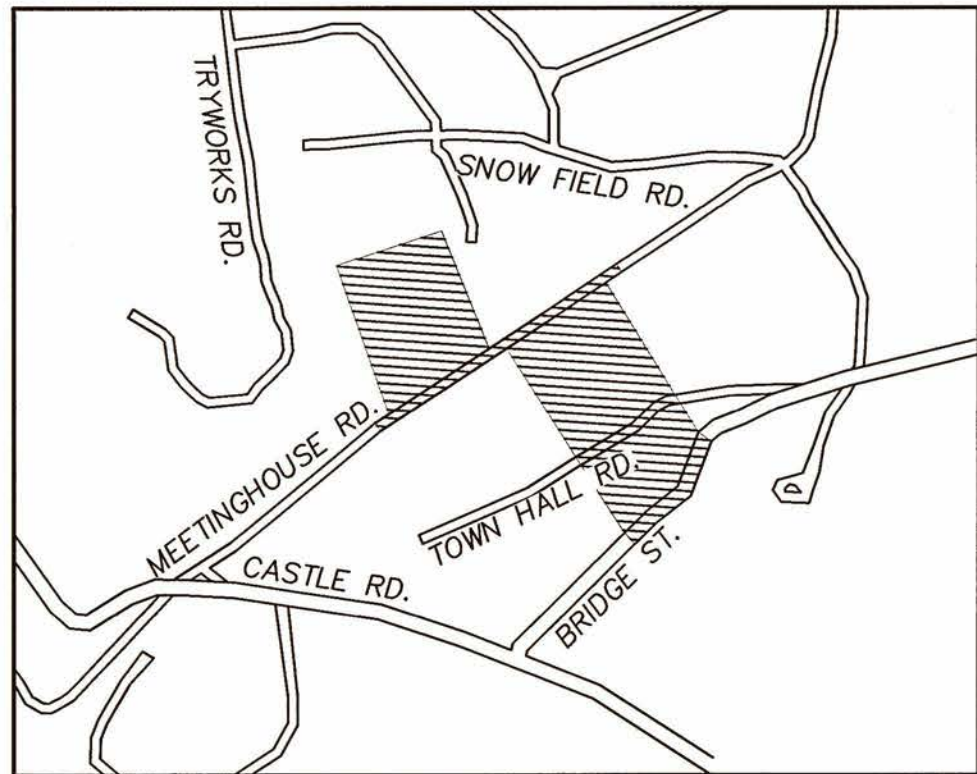
* VARIANCE REQUESTED

LOT COVERAGE SUMMARY TABLE			
Area Description	EXISTING Area (sf)	PROPOSED Area (sf)	
DPW			
Buildings	11,892		30,446
Pavement*	38,579		55,256
Gravel	31,180		0
Concrete Sidewalk	0		2,000
Concrete Pads	500		2,399
Fuel Island	1,077		1,077
DPW TOTAL	83,229		89,599
Town Hall (Town Hall is not included in the limit of work)			
Buildings	4,405		4,405
Pavement	8,072		8,072
Brick Sidewalk	1,751		1,751
Concrete Pads	228		228
Town Hall TOTAL	14,457		14,457
PARCEL TOTAL	97,685	43.71%	104,055
Total Parcel Area (sf)	223,506		46.56%
*DPW Pavement includes the pavement within Town Hall Road.			

APPLICANT:

JARROD CABRAL, DPW DIRECTOR
17 TOWN HALL ROAD
TRURO, MA 02666-2030

OWNER:
TOWN OF TRURO
PO BOX 2030
TRURO, MA 02666-2030



LOCUS MAP - N.T.S.

PLAN REFERENCES:

PB 174 PG 83
PB 174 PG 85
PB 213 PG 45
PB 215 PG 69
PB 316 PG 60
PB 368 PG 100
PB 378 PG 19
PB 551 PG 12

NOTES:

- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BETWEEN SEPTEMBER 26 & DECEMBER 4, 2024, BY ALPHA SURVEY GROUP, LLC.
- 2) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NAD83 [2011]/GEOID18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE BETWEEN SEPTEMBER 26 & OCTOBER 4, 2024, UTILIZING MACORS REAL TIME NETWORK. DIFFERENTIAL LEVELING WAS PERFORMED BETWEEN THE BENCHMARKS SHOWN HEREON AND SELECT ALPHA SURVEY CONTROL POINTS UTILIZING A SOKKIA DIGITAL LEVEL & BAR-CODED ROD.
- 3) THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NAD83 [2011]/GEOID18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE BETWEEN SEPTEMBER 26 & OCTOBER 4, 2024, UTILIZING MACORS REAL TIME NETWORK. DIFFERENTIAL LEVELING WAS PERFORMED BETWEEN THE BENCHMARKS SHOWN HEREON AND SELECT ALPHA SURVEY CONTROL POINTS UTILIZING A SOKKIA DIGITAL LEVEL & BAR-CODED ROD.
- 5) THE SUBJECT PREMISES DOES NOT LIE WITHIN A FEMA FLOOD ZONE BASED UPON FLOOD INSURANCE RATE MAP NUMBERS 25001C0231J WITH AN EFFECTIVE DATE OF 7/16/2014.
- 6) THE PROPERTY LINES SHOWN HEREON ARE BASED ON CITED PLANS AND DEEDS AND AN ON-THE-GROUND SURVEY. THE BOUNDARIES WERE ESTABLISHED UTILIZING PRIMACODE'S TRANSFORM PROGRAM TO OBTAIN A "BEST FIT" TO MONUMENTS LOCATED IN THE FIELD.
- 7) THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- 8) TOPOGRAPHICAL CONTOURS SHOWN ON 22 & 24 MEETING HOUSE RD. TAKEN FROM 2021 USGS LIDAR: CENTRAL EASTERN MASSACHUSETTS..

UTILITY NOTES:

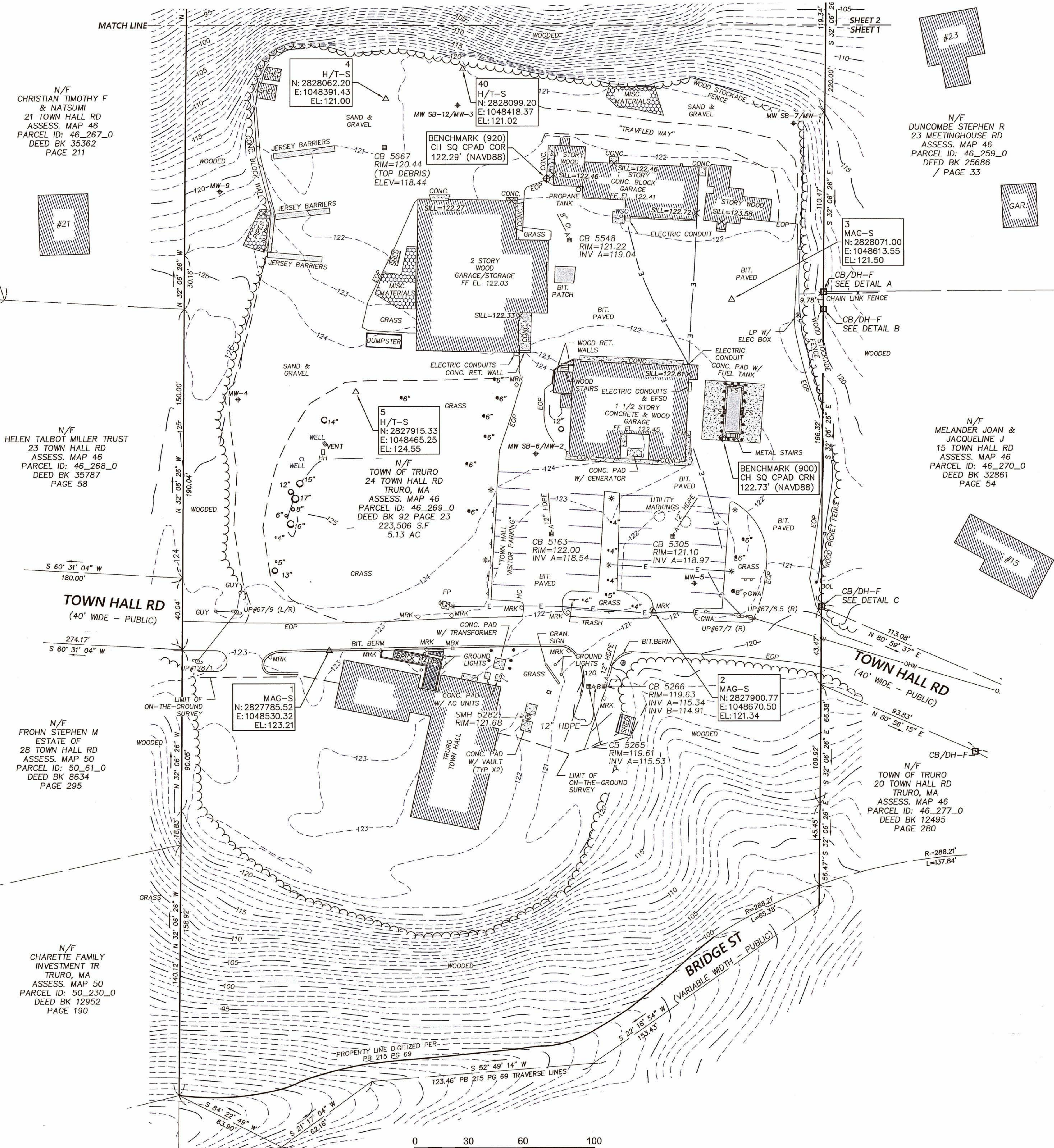
- 1) UTILITIES SHOWN HEREON ARE DERIVED FROM RECORD PLANS AND FIELD OBSERVATIONS MADE BY ALPHA SURVEY BETWEEN SEPTEMBER 26 & OCTOBER 4, 2024.
- 2) ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY, ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 811.
- 3) UTILITY RESPONSES HAVE NOT BEEN RECEIVED FOR: BARNSTABLE COUNTY IT EVERSOURCE FIBER

N/F
CHRISTIAN TIMOTHY F
& NATSUMI
21 TOWN HALL RD
ASSESS. MAP 46
PARCEL ID: 46_267_0
DEED BK 35362
PAGE 211

N/F
HELEN TALBOT MILLER TRUST
23 TOWN HALL RD
ASSESS. MAP 46
PARCEL ID: 46_268_0
DEED BK 35787
PAGE 58

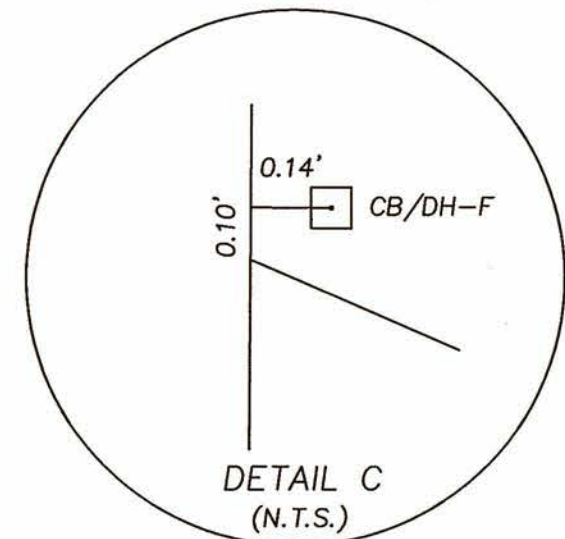
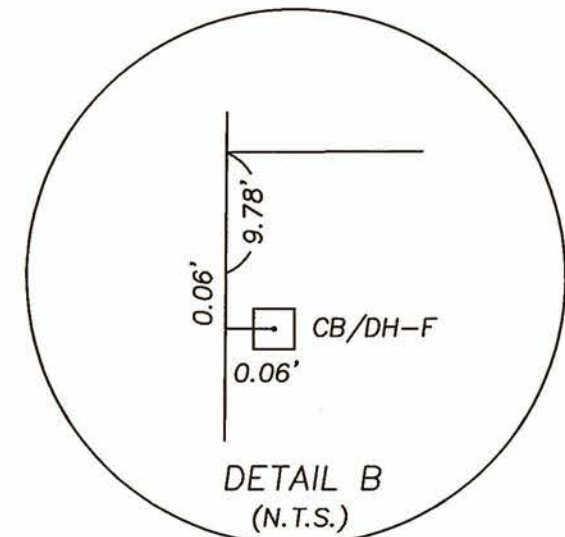
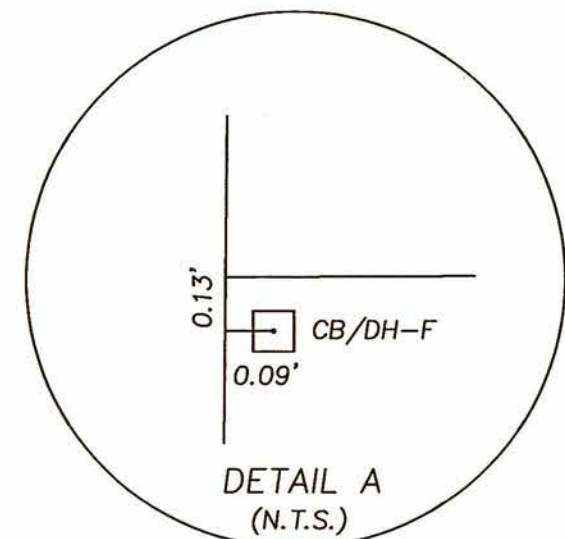
N/F
FROHN STEPHEN M
ESTATE OF
28 TOWN HALL RD
ASSESS. MAP 50
PARCEL ID: 50_61_0
DEED BK 8634
PAGE 295

N/F
CHARETTE FAMILY
INVESTMENT TR
TRURO, MA
ASSESS. MAP 50
PARCEL ID: 50_230_0
DEED BK 12952
PAGE 190



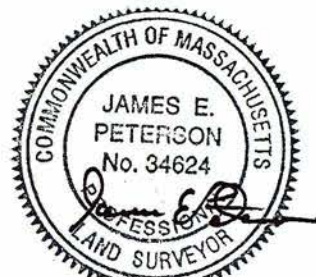
DRAWING LEGEND

- | | |
|--------------------------|----------|
| WATER SHUT OFF | WSO |
| ELECTRIC METER | E |
| UTILITY POLE | U |
| GUY WIRE ANCHOR | GUY |
| SEWER MANHOLE | S |
| CATCH BASIN | C |
| HAND HOLE | H |
| HYDRANT | H |
| BOLLARD | B |
| LIGHT POLE | L |
| FLOODLIGHT | F |
| TREE (SIZE INCHES) | T |
| MONITORING WELL | MW# |
| GAS LINE | G |
| TELEPHONE LINE | T |
| DRAIN LINE | D |
| SEWER LINE | S |
| ELECTRIC LINE | E |
| WATER LINE | W |
| OVERHEAD ELECTRIC | OHW |
| CHAIN LINK FENCE | X-X |
| TREELINE | ~~~~~ |
| RETAINING | RET. |
| CONCRETE | CONC. |
| BITUMINOUS | BIT. |
| SPOT GRADE | X 100.00 |
| FOUND | -F |
| RECORD | (R) |
| STONE BOUND | SB |
| CONCRETE BOUND | CB |
| DRILL HOLE | DH |
| IRON PIPE | IP |
| IRON ROD | IR |
| PARKER-KALON NAIL | PK |
| MAG NAIL | MAG |
| BENCHMARK | B |
| TRAVERSE (CONTROL) POINT | △ |
| SIGN | □ |
| REFLECTIVE ROAD MARKER | ◇ |
| SPLICE BOX | SBOX |
| EMERGENCY FUEL SHUT OFF | EFSO |
| FUEL SERVICE PUMP | FS |
| FLAG POLE | FP |



James E. Peterson
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC

12/6/24
DATE



0 30 60 100
SCALE: 1" = 30'

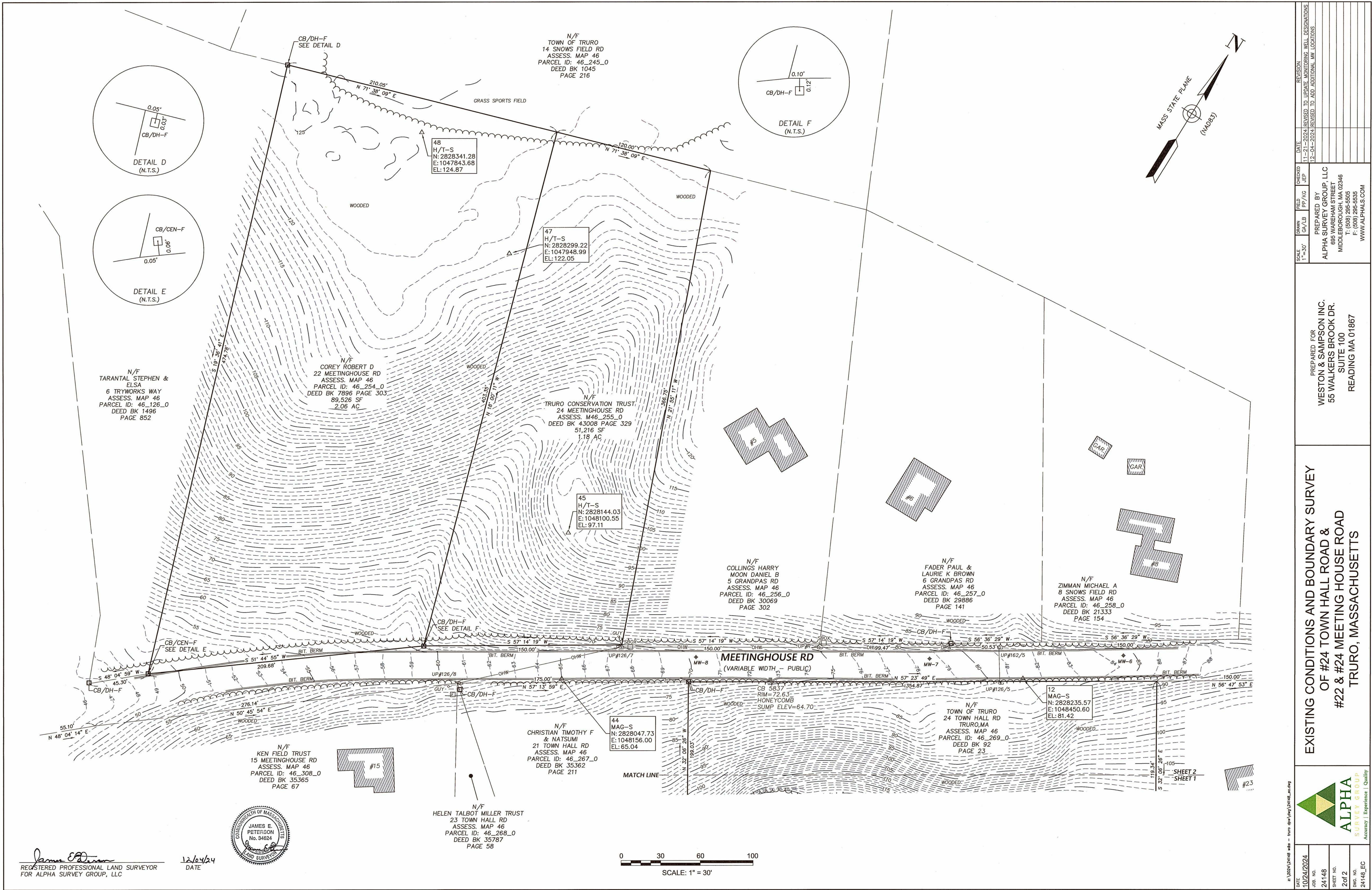
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10/24/2024	11-21-2024 REVISED TO UPDATE MONITORING WELL DESIGNATIONS	11-21-2024	JEP	PP/KG	1"=30'	ALPHA SURVEY GROUP, LLC	11-21-2024
24148						685 WAREHAM STREET	
1 of 2						MIDDLEBOROUGH, MA 02346	
24148_EC						T: (508) 295-5605	
						F: (508) 295-5635	
						WWW.ALPHASURVEY.COM	

EXISTING CONDITIONS AND BOUNDARY SURVEY
OF #24 TOWN HALL ROAD
#22 & #24 MEETING HOUSE ROAD
TRURO, MASSACHUSETTS

ALPHA SURVEY GROUP
Accuracy | Experience | Quality

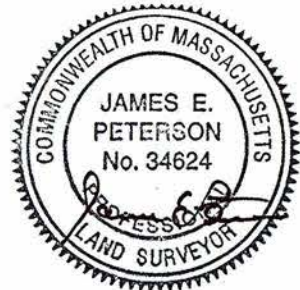
DATE: 10/24/2024
JOB NO.: 24148
SHEET NO.: 1 of 2
DWG. NO.: 24148_EC

PREPARED FOR:
WESTON & SAMPSON INC.
55 WALKERS BROOK DR.
SUITE 100
READING MA 01867



James E. Peterson
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC

12/6/24
DATE



0 30 60 100
SCALE: 1" = 30'

DATE	REVISION	CHECKED	FIELD	SCALE
11-21-2024	REVISED TO UPDATE MONITORING WELL DESIGNATIONS	JEP	PP/KG	1"=30'
12-04-2024	REVISED TO ADD ADDITIONAL MW LOCATIONS	JEP	PP/KG	1"=30'

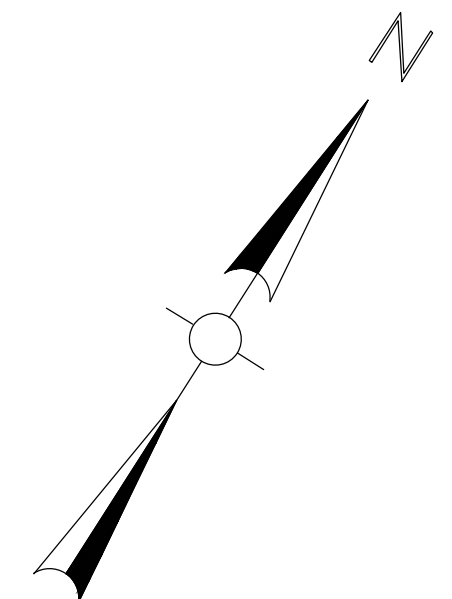
PREPARED BY	ALPHA SURVEY GROUP, LLC
685 WAREHAM STREET	MIDDLEBOROUGH, MA 02346
T: (508) 285-5505	F: (508) 285-5535
WWW.ALPHASURVEY.COM	

PREPARED FOR	WESTON & SAMPSON INC.
55 WALKERS BROOK DR.	SUITE 100
READING MA 01867	

EXISTING CONDITIONS AND BOUNDARY SURVEY
OF #24 TOWN HALL ROAD &
#22 & #24 MEETING HOUSE ROAD
TRURO, MASSACHUSETTS

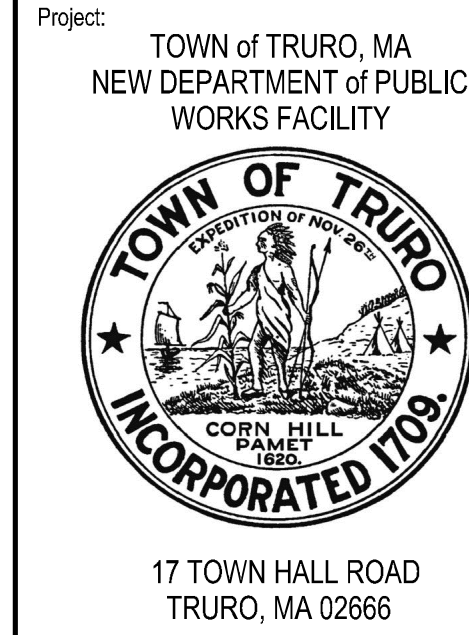
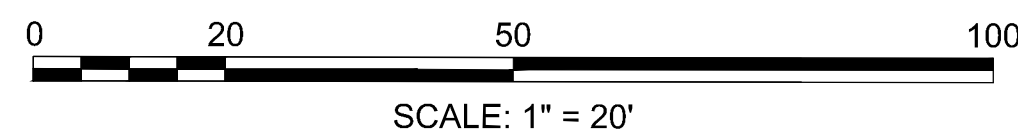
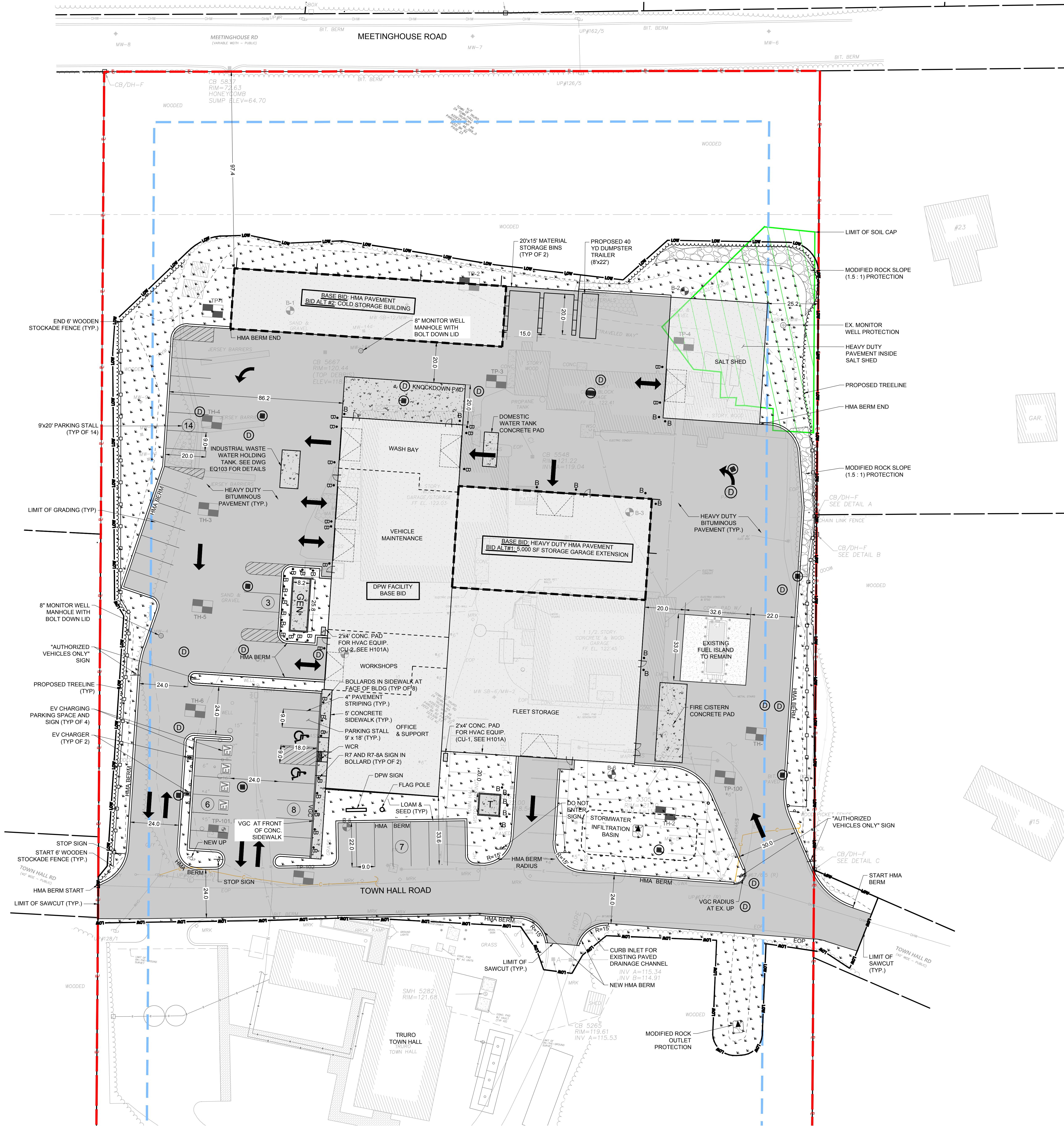
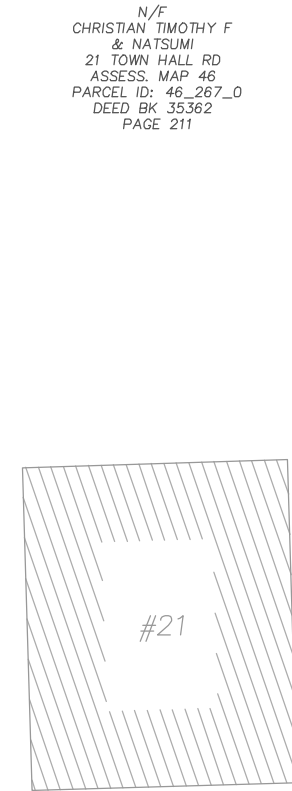
DATE	10/24/2024
JOB NO.	24148
SHEET NO.	2 of 2
DWG. NO.	24148_EC

ALPHA SURVEY GROUP
Accuracy Experience Quality



- NOTE:
1. THE CONTRACTOR SHALL GIVE TWENTY-FOUR (24) HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
 2. DIRECTIONAL ARROWS ARE SHOWN FOR INFORMATION ONLY TO SHOW THE DIRECTION OF TRAFFIC ON SITE. THEY DO NOT INDICATE PAVEMENT MARKINGS.
 3. GRANITE CURBS SHALL BE TYPE VA-4 UNLESS OTHERWISE IDENTIFIED.
 4. PROVIDE NEW HOT MIX ASPHALT PAVEMENT BETWEEN ALL PROPOSED CURB LINES & BUILDINGS, (INCLUDING UP TO SAWCUT LIMITS) AND BETWEEN PROPOSED RETAINING WALLS, CURB LINES & BUILDING.
 5. CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION SIGNAGE AS REQUIRED FOR CONTROL OF TRAFFIC AND PEDESTRIANS.
 6. CONTRACTOR SHALL PATCH EXISTING PAVED AREAS WITH HMA FOLLOWING UTILITY INSTALLATION.
 7. ALL BACKFILL MATERIAL BELOW PROPOSED BUILDINGS SHALL CONSIST OF STRUCTURAL AGGREGATE BACKFILL OR PROCESSED GRAVEL PER SPECIFICATION SECTION 31 00 00-EARTHWORK.

- LEGEND
- BITUMINOUS PAVEMENT
 - CONCRETE
 - LOAM & SEED/PLANTINGS (SEE LANDSCAPE PLAN)
 - MODIFIED ROCKFILL
 - LIMIT OF WORK



Weston & Sampson
Weston & Sampson Engineers, Inc.
100 Fodorburgh Boulevard, Suite 250
Falmouth, MA 02035
978.532.1900 800.SAMPSON
www.westonandsampson.com

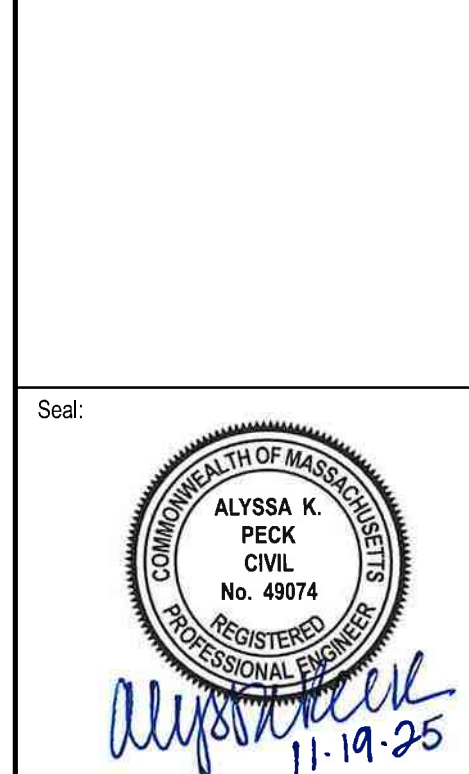
Consultants:

No.	Date	Description

Revisions:

No.	Date	Description

COA:



Issued For:

PERMITTING
NOT RELEASED FOR
CONSTRUCTION

Scale: AS NOTED

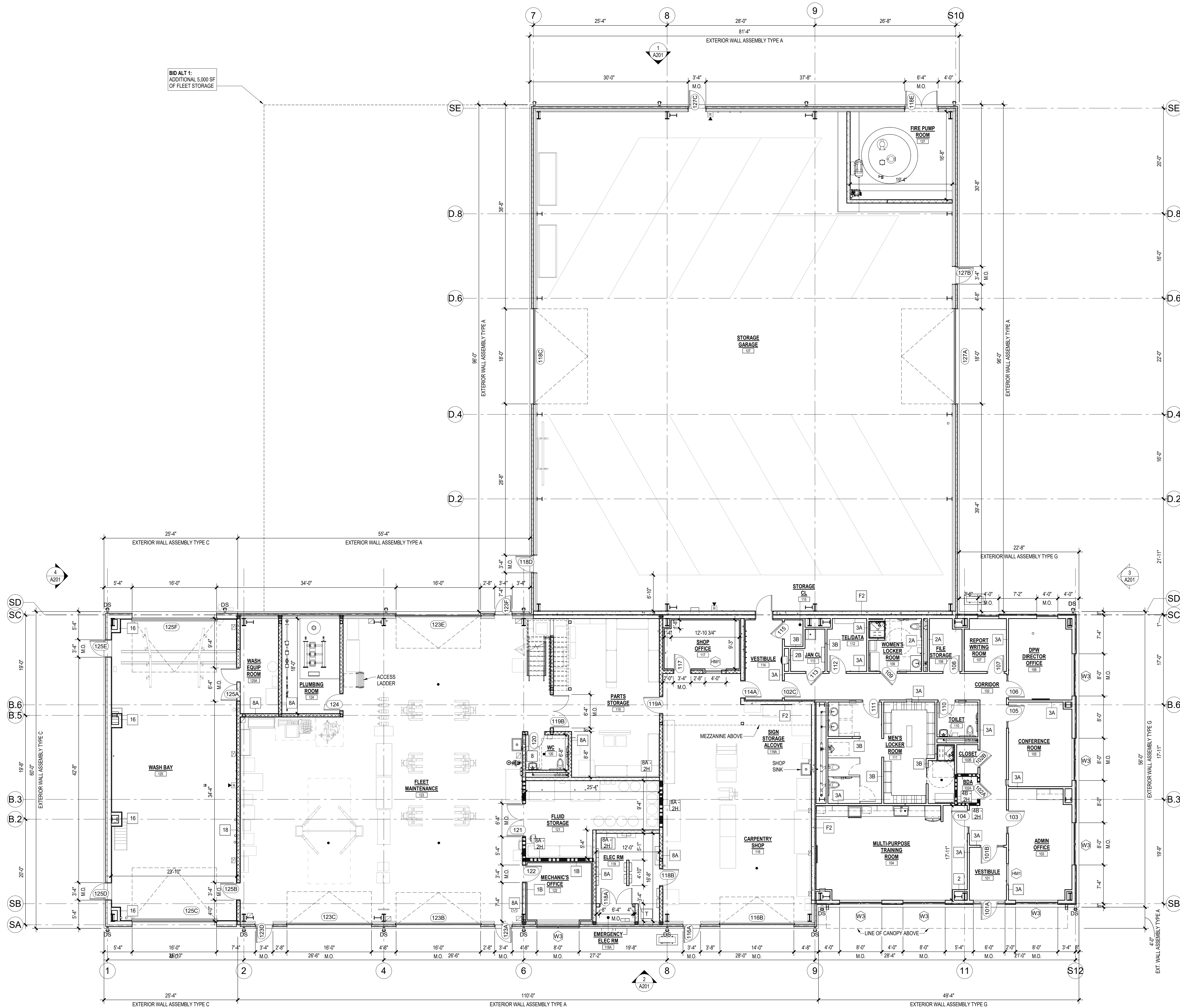
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Drawn By: AKA
Reviewed By: AP
Approved By: AP
W&S Project No.: ENG24 - 1552
W&S File No.: -

Drawing Title:

SITE LAYOUT
& MATERIALS
PLAN

Sheet Number:

C301



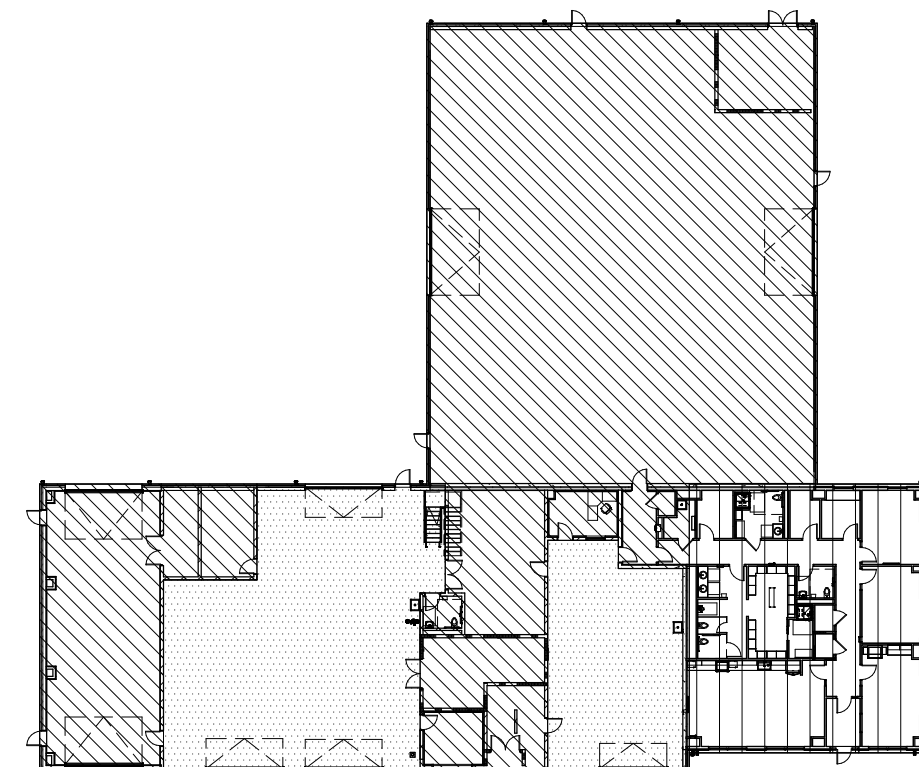
1 FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

- EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE EQ DRAWINGS FOR MORE INFO.
- FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A821 FOR MORE INFO.
- F.E. = FIRE EXTINGUISHER
F.E.C. = FIRE EXTINGUISHER CABINET
○ BRACKET MOUNTED
□ CABINET MOUNTED (SEMI-RECESSED)
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
- BOLLARDS:
 - EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
 - IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL X1/AXXX)
- FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.
- BOX-OUT DIMENSIONS AT STRUCTURAL COLUMNS ARE APPROXIMATE. GENERAL CONTRACTOR TO INSTALL TIGHT TO STRUCTURE, TYPICAL.
- NOT ALL TV / MONITOR LOCATIONS ARE SHOWN. COORDINATE PROPOSED LOCATIONS WITH ELECTRICAL / TELECOMMUNICATIONS DRAWINGS. PROVIDE BLOCKING AT EACH LOCATION ACCORDINGLY.
- CORNER GUARD, SEE A901 FOR LOCATIONS.

UNDERSLAB RIGID INSULATION LEGEND:

- A) ADMINISTRATION BAY & SHOPS RIGID INSULATION**
- R-10 RIGID INSULATION
 - STANDARD COMPRESSIVE STRENGTH - 25 PSI
 - BENEATH SLAB, 4" INWARD FROM FOUNDATION WALL
 - R-15 RIGID INSULATION
 - ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- B) VEHICLE STORAGE, SHOPS RIGID INSULATION**
- R-10 RIGID INSULATION
 - HIGH COMPRESSIVE STRENGTH - 60 PSI
 - BENEATH SLAB, 4" INWARD FROM FOUNDATION WALL
 - R-15 RIGID INSULATION
 - ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- C) MAINTENANCE BAY & SHOPS RIGID INSULATION**
- R-10 RIGID INSULATION
 - HIGH COMPRESSIVE STRENGTH - 80 PSI
 - BENEATH SLAB, COMPLETELY ACROSS EXTENTS
 - R-15 DOWN TO TOP OF FOOTING
 - ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- REFER TO 1, 2 & 3 A612 FOR TYPICAL RADIANT HEATED SLAB VAPOR RETARDER DETAILS



2 UNDERSLAB RIGID INSULATION LOCATIONS
1" = 40'-0"

Revisions:

No.	Date	Description

COA:

Seal:

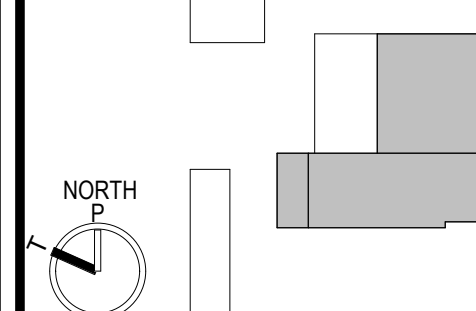


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PERMITTING

Scale: As indicated

Key Plan:



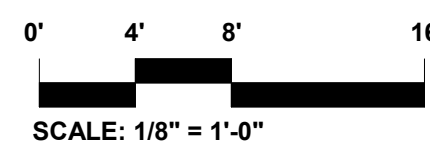
Date: NOVEMBER 19, 2025
Drawn By: FS / SRP / C.J.L.
Reviewed By: DRD
Approved By: JRC
W&S Project No.: ENG24-1552
W&S File No.: XXX

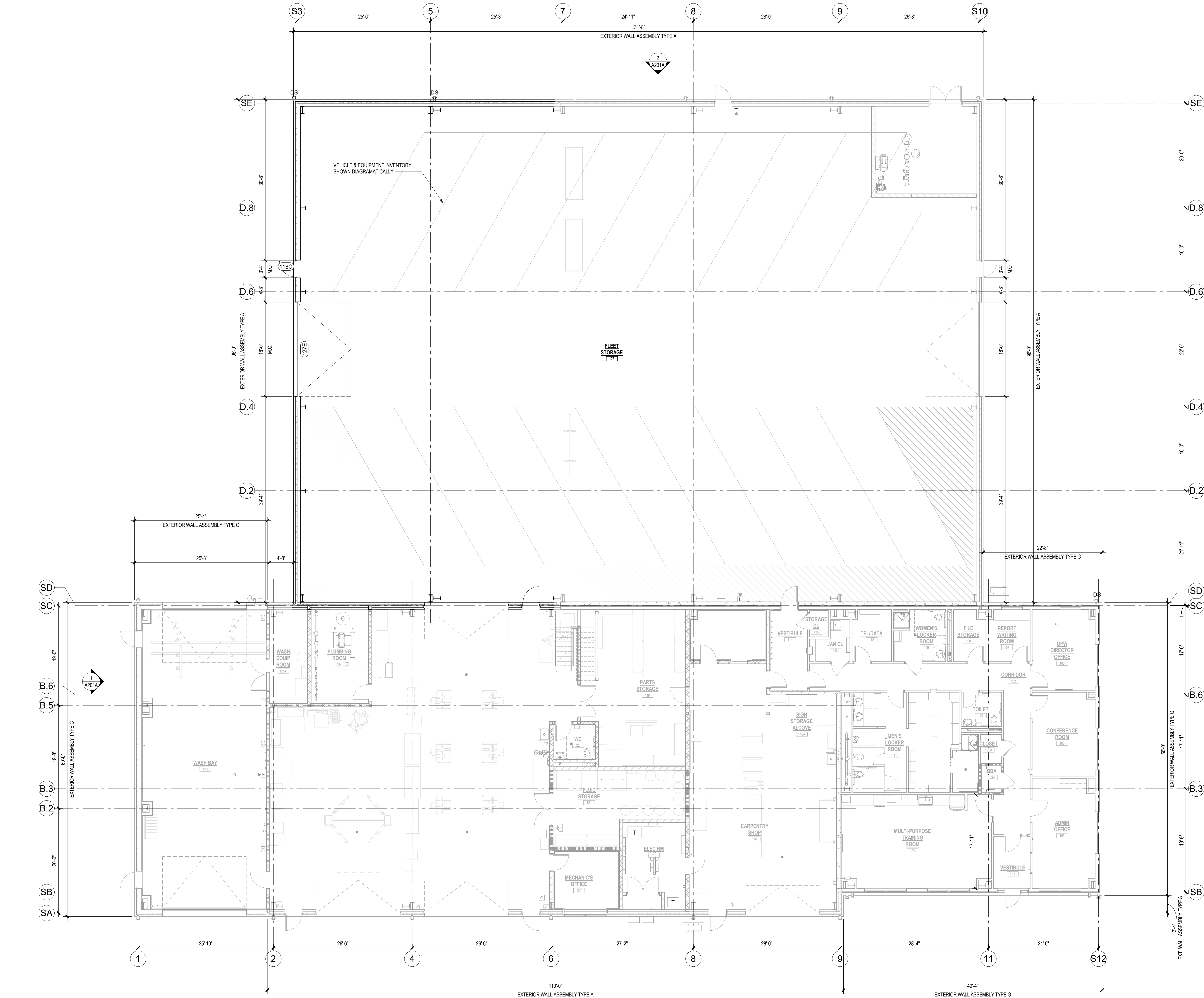
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OVERALL FLOOR PLAN - BASE

Sheet Number:

A101





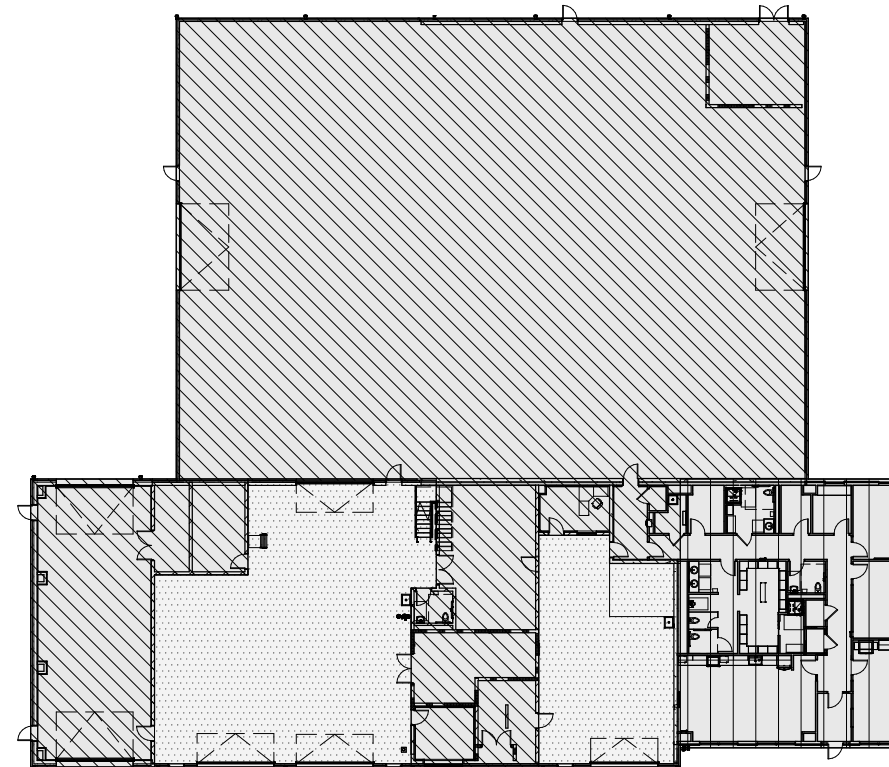
1 FIRST FLOOR PLAN - BID ALT 1
1/8" = 1'-0" 4/ A106

FLOOR PLAN GENERAL NOTES:

- EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE EQ DRAWINGS FOR MORE INFO.
- FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A021 FOR MORE INFO.
- F.E. = FIRE EXTINGUISHER
F.E.C. = FIRE EXTINGUISHER CABINET
○ BRACKET MOUNTED
■ CABINET MOUNTED (SEMI-RECESSED)
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
- BOLLARDS:
○ EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
○ IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL X1 / AXXX)
- FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.
- BOX-OUT DIMENSIONS AT STRUCTURAL COLUMNS ARE APPROXIMATE. GENERAL CONTRACTOR TO INSTALL TIGHT TO STRUCTURE, TYPICAL.
- NOT ALL TV / MONITOR LOCATIONS ARE SHOWN. COORDINATE PROPOSED LOCATIONS WITH ELECTRICAL / TELECOMMUNICATIONS DRAWINGS. PROVIDE BLOCKING AT EACH LOCATION ACCORDINGLY.
- CORNER GUARD, SEE A901 FOR LOCATIONS.

UNDERSLAB RIGID INSULATION LEGEND:

- A) ADMINISTRATION RIGID INSULATION
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• BENEATH SLAB, 4" INWARD FROM FOUNDATION WALL
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• HIGH COMPRESSIVE STRENGTH - 80 PSI
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 - R-15 DOWN TO TOP OF FOOTING
• ON EXTERIOR FACE OF FOUNDATION WALL TO TOP OF FOOTING
- REFER TO 1, 2 & 3 / A612 FOR TYPICAL RADIANT HEATED SLAB VAPOR RETARDER DETAILS



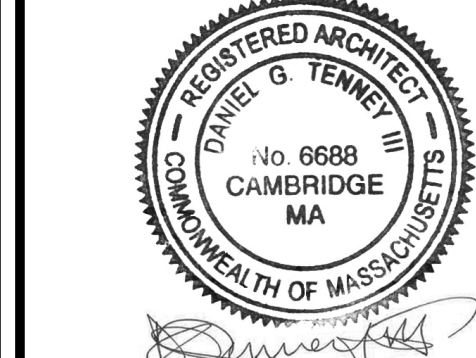
2 UNDERSLAB RIGID INSULATION LOCATIONS
1" = 40'-0" 4/ A106

Revisions:

No.	Date	Description

COA:

Seal:

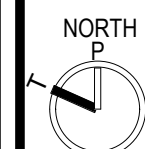
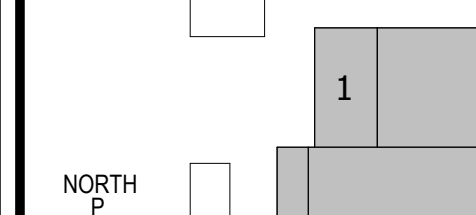


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Scale: As indicated

Key Plan:



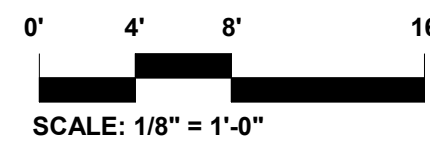
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Drawn By: FS / SRP / C.J.L.
Reviewed By: DRD
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W&S File No.: XXX

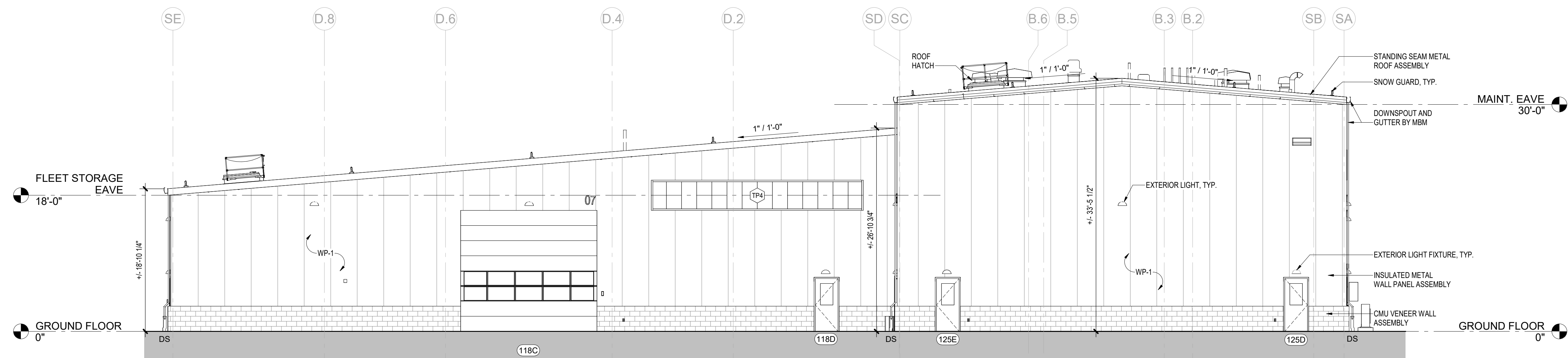
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OVERALL FLOOR PLAN -
BID ALT 1

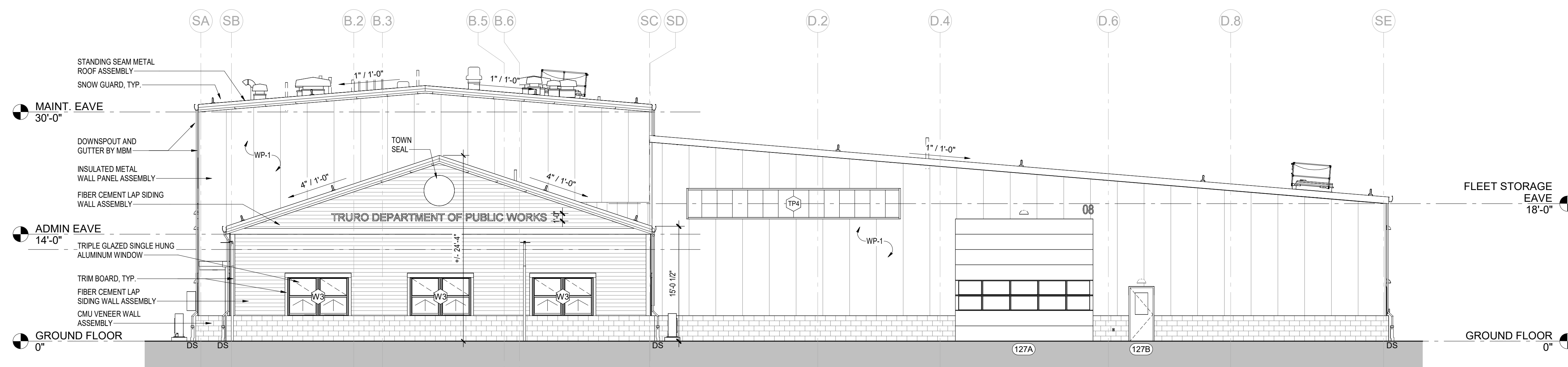
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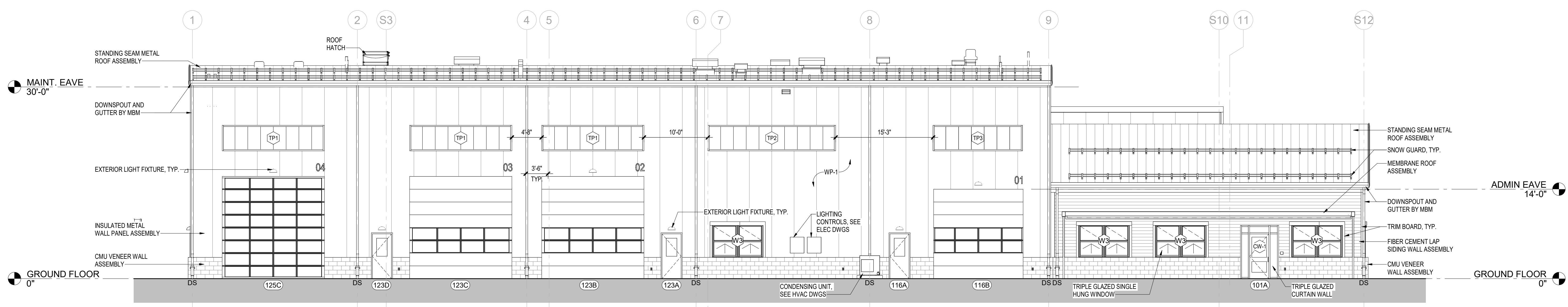




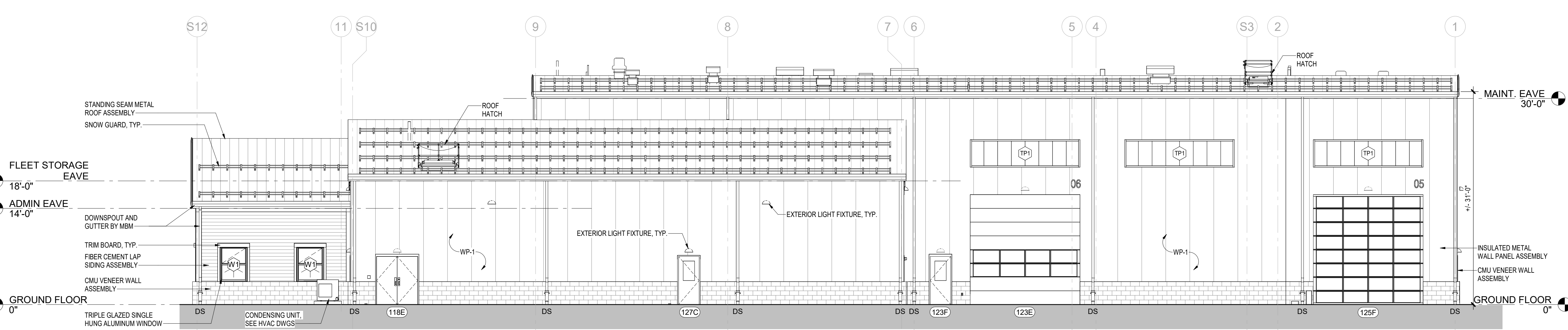
4 NORTH EXTERIOR ELEVATION - BASE
1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION - BASE
1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION - BASE
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION - BASE
1/8" = 1'-0"

WALL PANEL TYPES LEGEND:

EXTENTS OF WALL PANEL - WP-1, INSULATED METAL WALL PANELS

CMU VENEER LEGEND:

CONTROL JOINT LOCATION - REFER TO X / AXXX FOR ADDITIONAL INFO

TYPE 1 - STANDARD GROUND FACE MASONRY BLOCK: 8" X 16"

MINERAL FIBER CEMENT SIDING LEGEND:

FIBER CEMENT SHINGLE / SHAKE WALL PANEL SIDING

FIBER CEMENT LAP SIDING

NOTES:

1. COORDINATE OPENINGS NOT SHOWN WITH EQUIPMENT AND MEPP DRAWINGS.

2. FOR MOCK-UP REQUIREMENTS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Project: TOWN OF TRURO, MA
NEW DEPARTMENT OF PUBLIC WORKS FACILITY

TOWN OF TRURO
INCORPORATED 1709

17 TOWN HALL ROAD
TRURO, MA 02666

Weston & Sampson
Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard, Suite 250
Foxborough, MA 02035
978.532.1900 800 SAMPSON

www.westonandsampson.com

Consultants:

GGD Consulting Engineers, Inc.
175 Parker Street, Suite 201
Dorchester, MA 02122
(617) 267-1111

GGD Consulting Engineers, Inc.
375 Corner Road, Suite D
Dorchester, MA 02124
(617) 267-1111

Revisions:

No.	Date	Description

COA

Seal:

REGISTERED ARCHITECT
DANIEL S. TENNEY III
No. 6688
CAMBRIDGE
MA

Issued For:

PERMITTING

Scale: 1/8" = 1'-0"

Key Plan:

Date: NOVEMBER 19, 2025

Drawn By: FS / SRP / C.J.L.

Reviewed By: DRD

Approved By: JRC

W&S Project No.: ENG24-1552

W&S File No.: XXX

Drawing Title:

EXTERIOR ELEVATIONS - BASE BID

Sheet Number:

A201

11/19/2025 3:20:59 PM Autodesk Docs://Truro Public Works Facility/24-1552_Truro DPW_Arch_201A.rvt

WALL PANEL TYPES LEGEND:

EXTENTS OF WALL PANEL - WP-1,
INSULATED METAL WALL PANELS

CMU VENEER LEGEND:

CONTROL JOINT LOCATION
- REFER TO X / AXXX FOR ADDITIONAL INFO

TYPE 1 - STANDARD GROUND FACE MASONRY
BLOCK: 8" X 16"

MINERAL FIBER CEMENT SIDING LEGEND:

FIBER CEMENT SHINGLE /
SHAKE WALL PANEL SIDING

FIBER CEMENT LAP SIDING

NOTES:
1. COORDINATE OPENINGS NOT SHOWN WITH EQUIPMENT AND MEPP DRAWINGS.
2. FOR MOCK-UP REQUIREMENTS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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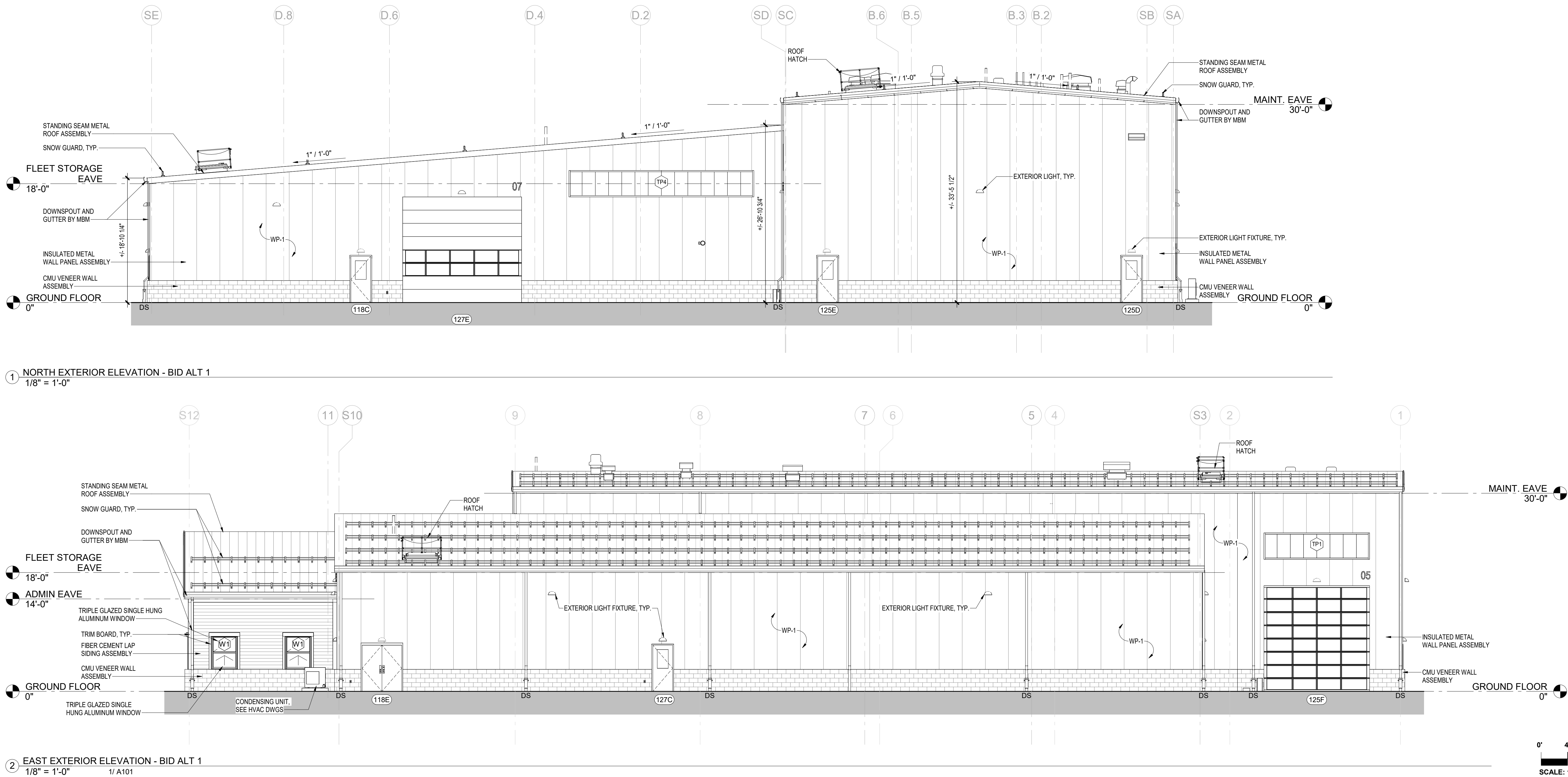
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Dorchester, MA 02124
(508) 958-0883



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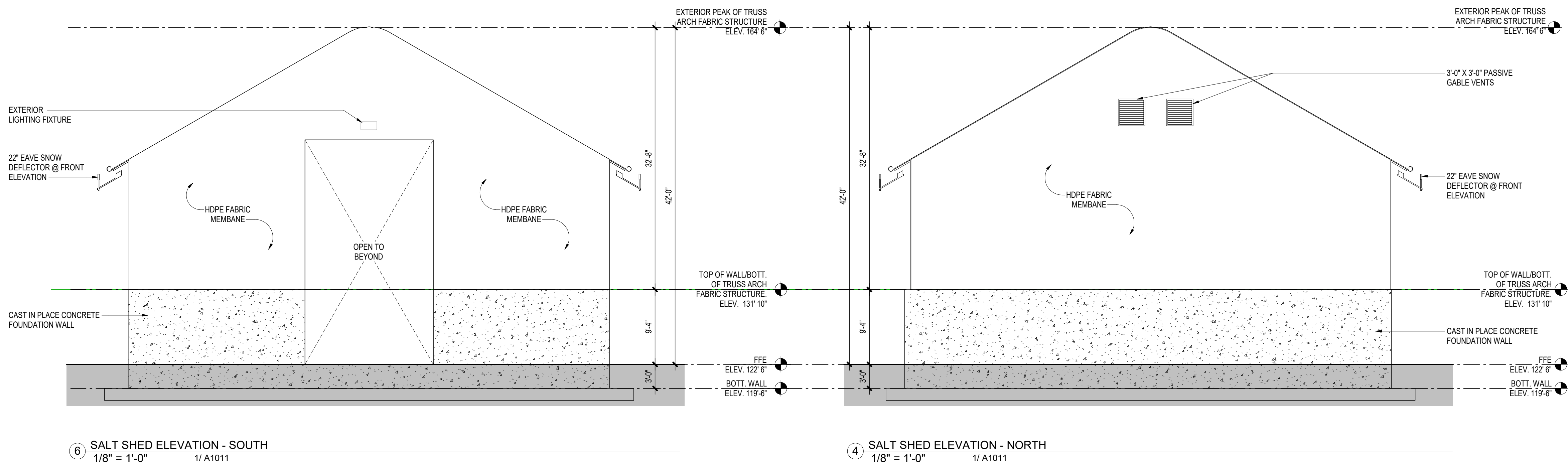
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EXTERIOR ELEVATIONS
- BID ALT 1

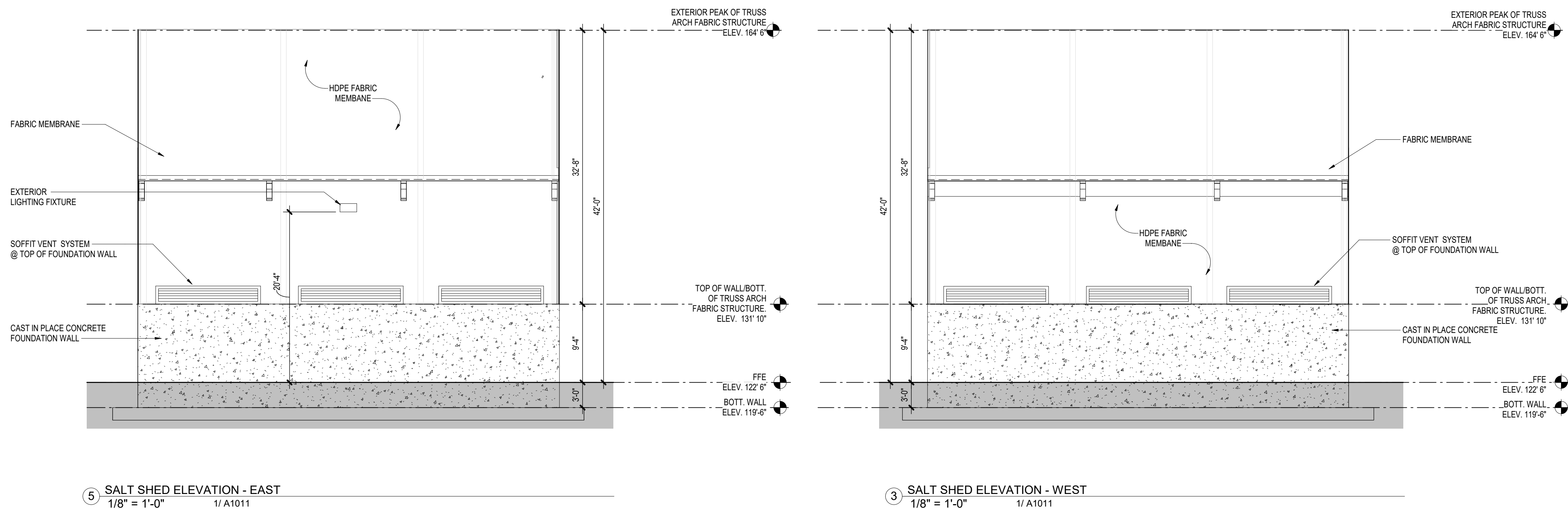
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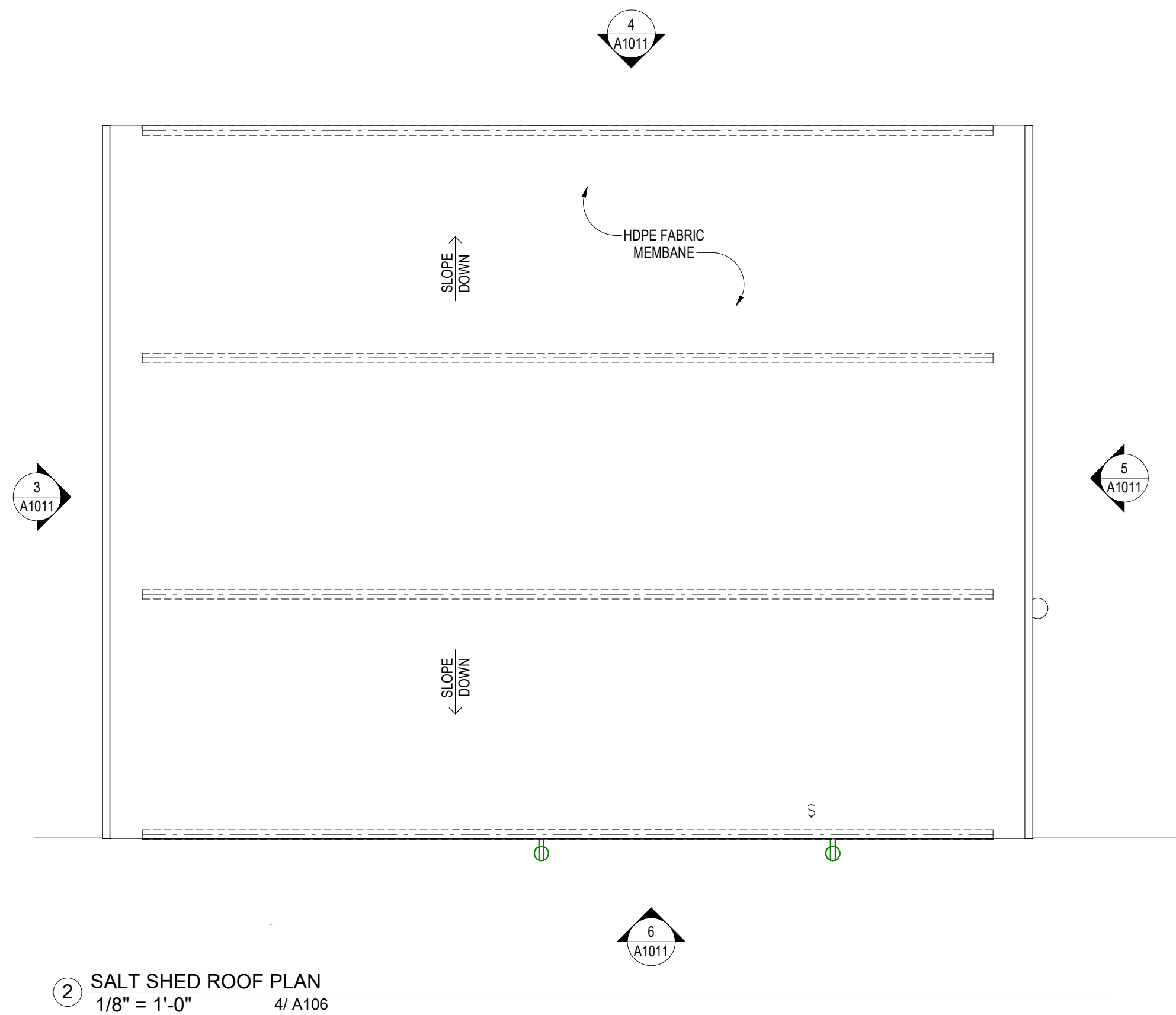
6 SALT SHED ELEVATION - SOUTH
1/8" = 1'-0" 1/ A1011

4 SALT SHED ELEVATION - NORTH
1/8" = 1'-0" 1/ A1011

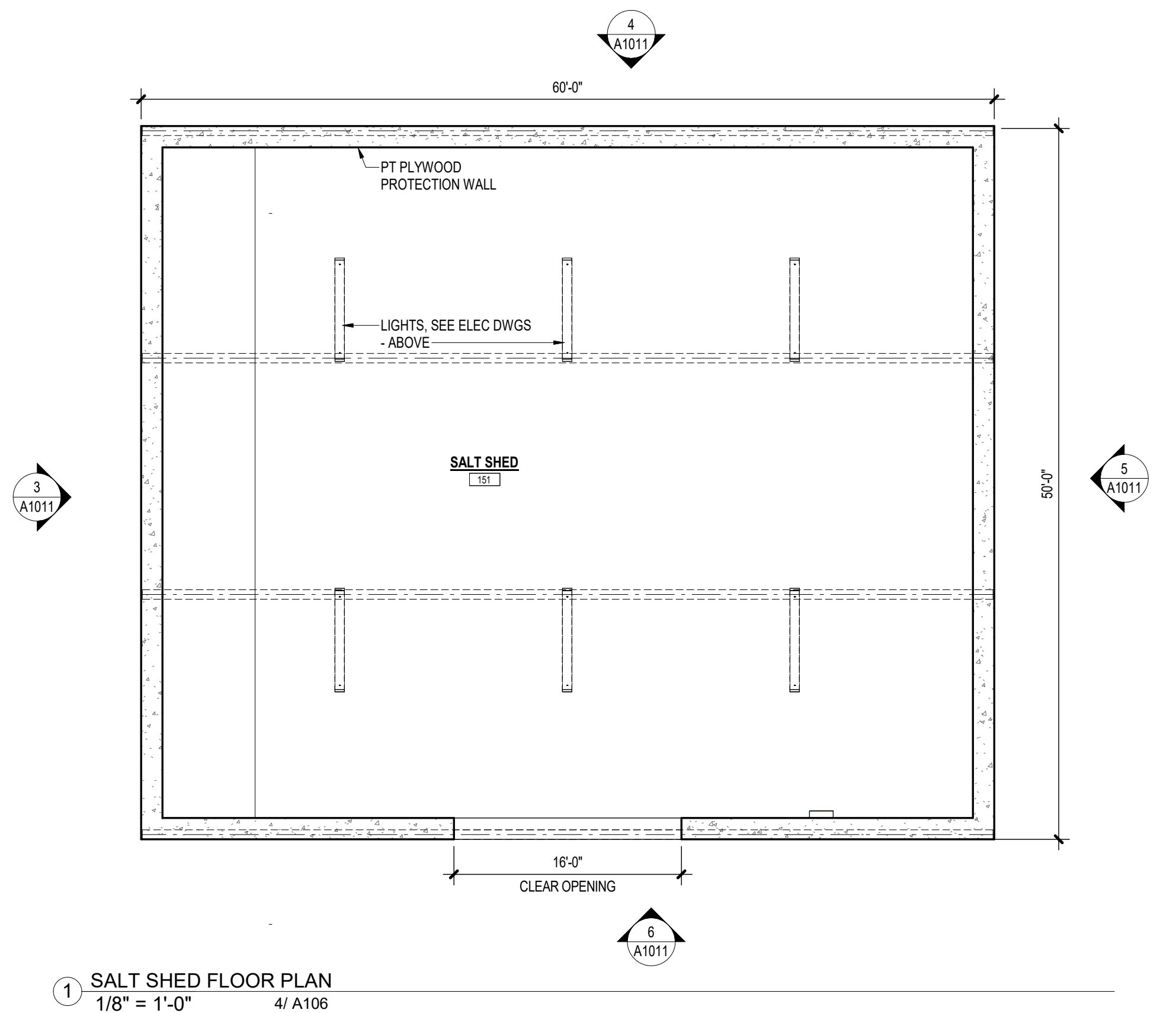


5 SALT SHED ELEVATION - EAST
1/8" = 1'-0" 1/ A1011

3 SALT SHED ELEVATION - WEST
1/8" = 1'-0" 1/ A1011



2 SALT SHED ROOF PLAN
1/8" = 1'-0" 4/ A106



1 SALT SHED FLOOR PLAN
1/8" = 1'-0" 4/ A106

GENERAL SALT SHED NOTES:

1. COLUMN LINE SPACING SHOWN FOR NEW TRUSS ARCH FRAMING AND WOOD SIDE WALL IS DIAGRAMMATIC ONLY. CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE STRUCTURE TO MEET ALL CURRENT CODES. FINAL QUANTITY OF TRUSS ARCH FRAMES AND COLUMN LINE SPACING SHALL BE DETERMINED BY THE SALT SHED MANUFACTURER. FINAL COLUMN LINE LOCATIONS ARE SUBJECT TO ENGINEER REVIEW. THE ADDITION OR DELETION OF TRUSS ARCH FRAMES BASED ON THE FINAL DESIGN BY THE BUILDING MANUFACTURER SHALL NOT BE CAUSE FOR A CHANGE IN THE CONTRACTOR PRICE.
2. CONTRACTOR SHALL SUBMIT DETAILED CONNECTION DRAWINGS FOR THE MEMBRANE AND WOOD SIDE WALL COVERED FRAME STRUCTURE AND CAST-IN-PLACE CONCRETE WALLS STAMPED BY A LICENSED MASSACHUSETTS STRUCTURAL ENGINEER.
3. THE PT PLYWOOD PROTECTION WALL (INSIDE FACE OF SIDE AND BACK WALLS) SHALL CONSIST OF 3/4" PT PLYWOOD MOUNTED TO 1/2" STRAPPING AT 16" O.C. INSTALLED VERTICALLY FASTENED TO THE CONCRETE BLOCKS WITH NON-CORROSIVE FASTENERS (STAINLESS STEEL). PLYWOOD SHALL STOP 12" FROM THE FLOOR TO ALLOW SALT TO FALL OUT FROM BEHIND THE WALL.

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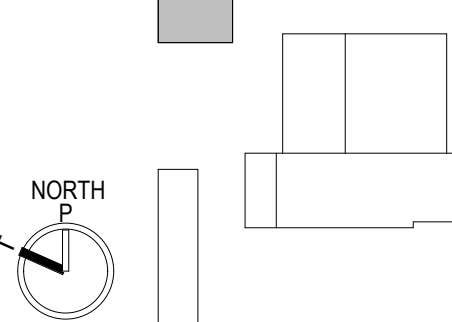


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Drawing Title:

SALT SHED PLANS & ELEVATIONS

Sheet Number:

A1011

Appendix C

Certified Abutters List

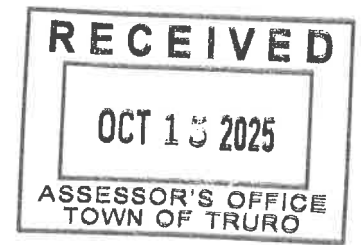


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: October 15, 2025

NAME OF APPLICANT: Jarrod Cabral (Truro DPW Director)

NAME OF AGENT (if any): Della Donahue (Weston & Sampson)

MAILING ADDRESS: 100 Foxborough Blvd, Suite 250, Foxborough, MA 02035

CONTACT: HOME/CELL 508-203-4231 EMAIL donahue.della@wseinc.com

PROPERTY LOCATION: 17 Town Hall Road, Truro, MA 02666
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 46 PARCEL 269 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 checked="" type="checkbox"/> Board of Health ⁵	Planning Board (PB)	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 checked="" 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: 10/15/2025 Date completed: _____
List completed by: Laura Geiges Date paid: n/a Cash/Check n/a

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 15, 2025

To: Weston & Sampson

From: Assessors Department

Certified Abutters List: 17 Town Hall Road (Map 46 Parcel 269)

Zoning Boards of Appeals - Variance

Attached is a combined list of abutters for 17 Town Hall Road (Map 46 Parcel 269).
The current owner is the Town of Truro.

The names and addresses of the abutters are as of Oct 10, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Laura Geiges

Assistant Assessor / Data Collector

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

Abutters List Within 300 feet of Parcel 46/269/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2463	46-246-0-R	MAGIN BARNES REV LIVING TRUST TRS: JOHN R MAGIN	12 SNOWS FIELD RD	PO BOX 222	TRURO	MA	02666
2464	46-247-0-R	HENRY KATHLEEN M & MARRKAND KIM V	10 SNOWS FIELD RD	88 WHARF STREET, #213	MILTON	MA	02186
2466	46-249-0-R	REVOC TRST OF RICHARD H MORSE TRS: RICHARD H MORSE	6 SNOWS FIELD RD	2405 WEST 17TH STREET	WILMINGTON	DE	19806
2467	46-250-0-R	PHILLIPS WILLIAM T	4 SNOWS FIELD RD	PO BOX 852	TRURO	MA	02666-0852
2471	46-254-0-R	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL	22 MEETINGHOUSE RD	PO BOX 327	NO TRURO	MA	02652
2472	46-255-0-E	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL	24 MEETINGHOUSE RD	PO BOX 327	NO TRURO	MA	02652
2473	46-256-0-R	COLLINGS HARRY & MOON DANIEL B	5 GRANDPAS RD	326 DARTMOUTH STREET UNIT 5-7	BOSTON	MA	02116
2474	46-257-0-R	FADER PAUL & LAURIE K BROWN	6 GRANDPAS RD	875 NO WAKONDA ST	FLAGSTAFF	AZ	86004
2475	46-258-0-R	ZIMMAN MICHAEL A & ROVNER ELLEN B	8 SNOWS FIELD RD	315 HIGHLAND AVE #303	SOMERVILLE	MA	02144
2476	46-259-0-R	DUNCOMBE STEPHEN R & RAILLA JEAN A	23 MEETINGHOUSE RD	110 BLEECKER ST #20D	NEW YORK	NY	10012-2105
2477	46-260-0-R	JACKSON NEIL & MARCELLA L	25 MEETINGHOUSE RD	30 MOUNTAIN VIEW DR	BELCHERTOWN	MA	01007
2483	46-266-0-R	GABEL CAROLYN & C/O TOWN HALL ROAD PARTNERS LL	25 TOWN HALL RD	11 COBBS RD	WEST HARTFORD	CT	06107
2484	46-267-0-R	CHRISTIAN TIMOTHY F & NATSUMI	21 TOWN HALL RD	35 SHADOW LN	LARCHMONT	NY	10538
2485	46-268-0-R	HELEN TALBOT MILLER TRUST & GABEL CAROLYN	23 TOWN HALL RD	11 COBBS RD	W HARTFORD	CT	06107
2486	46-269-0-E	TOWN OF TRURO	24 TOWN HALL RD	PO BOX 2030	TRURO	MA	02666-2030

LG 10/15/25

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2487	46-270-0-R	MELANDER JOAN & JACQUELINE J	15 TOWN HALL RD	PO BOX 1092	TRURO	MA	02666
2488	46-271-0-R	NAGY ERIC S & NAGY TIMOTHY P	13 TOWN HALL RD	2323 WHIPPOORWILL ROAD	CHARLOTTESVILLE	VA	22901
2489	46-272-0-R	NAGY ERIC S & NAGY TIMOTHY P	11 TOWN HALL RD	2323 WHIPPOORWILL RD	CHARLOTTESVILLE	VA	22901
2494	46-277-0-E	TOWN OF TRURO	20 TOWN HALL RD	PO BOX 2030	TRURO	MA	02666-2030
2495	46-278-0-E	FIRST CONGREGATIONAL PARISH	3 FIRST PARISH LN	PO BOX 149	TRURO	MA	02666-0905
2517	46-308-0-R	KEN FIELD TRUST TRS: KENNETH D FIELD	15 MEETINGHOUSE RD	108 PLEASANT ST, UNIT 3	CAMBRIDGE	MA	02139
2844	50-60-0-R	COLLIER PAUL & BALANDIS STEFANIE	30 TOWN HALL RD	30 INMAN ST UNIT D	CAMBRIDGE	MA	02139
2845	50-61-0-R	FROHN STEPHEN M ESTATE OF c/o JOHN FROHN III	28 TOWN HALL RD	15 SILVER ST	NORWOOD	MA	02062
2900	50-121-0-R	SNELL MICHAEL & PATRICIA ANN	32 BRIDGE RD	PO BOX 655	TRURO	MA	02666-0655
2901	50-122-0-R	GREENBAUM MATTHEW	21 CASTLE RD	PO BOX 123	GRATON	CA	95444
2902	50-123-0-E	TOWN OF TRURO	26 BRIDGE RD	PO BOX 2030	TRURO	MA	02666-2030
2910	50-131-0-R	MACNEIL MARGARET F & DELVISCO MICHAEL	4 GRAYS LN	PO BOX 653	TRURO	MA	02666-0653
2997	50-230-0-R	CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA	27 BRIDGE RD	PO BOX 144	TRURO	MA	02666
2998	50-231-0-R	CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA	29 BRIDGE RD	22 BOYNTON ST	LYNN	MA	01904
3006	50-239-0-R	DICKEY THOMAS R & NEWTON LYNNE	25 CASTLE RD	PO BOX 903	TRURO	MA	02666-0903

LG 10/15/25

46-246-0-R	46-247-0-R	46-249-0-R
MAGIN BARNES REV LIVING TRUST TRS: JOHN R MAGIN PO BOX 222 TRURO, MA 02666	HENRY KATHLEEN M & MARRKAND KIM V 88 WHARF STREET, #213 MILTON, MA 02186	REVOC TRST OF RICHARD H MORSE TRS: RICHARD H MORSE 2405 WEST 17TH STREET WILMINGTON, DE 19806
46-250-0-R	46-254-0-R	46-255-0-E
PHILLIPS WILLIAM T PO BOX 852 TRURO, MA 02666-0852	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL PO BOX 327 NO TRURO, MA 02652	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL PO BOX 327 NO TRURO, MA 02652
46-256-0-R	46-257-0-R	46-258-0-R
COLLINGS HARRY & MOON DANIEL B 326 DARTMOUTH STREET UNIT 5-7 BOSTON, MA 02116	FADER PAUL & LAURIE K BROWN 875 NO WAKONDA ST FLAGSTAFF, AZ 86004	ZIMMAN MICHAEL A & ROVNER ELLEN B 315 HIGHLAND AVE #303 SOMERVILLE, MA 02144
46-259-0-R	46-260-0-R	46-266-0-R
DUNCOMBE STEPHEN R & RAILLA JEAN A 110 BLEECKER ST #20D NEW YORK, NY 10012-2105	JACKSON NEIL & MARCELLA L 30 MOUNTAIN VIEW DR BELCHERTOWN, MA 01007	GABEL CAROLYN & C/O TOWN HALL ROAD PARTNERS LL 11 COBBS RD WEST HARTFORD, CT 06107
46-267-0-R	46-268-0-R	46-269-0-E
CHRISTIAN TIMOTHY F & NATSUMI 35 SHADOW LN LARCHMONT, NY 10538	HELEN TALBOT MILLER TRUST & GABEL CAROLYN 11 COBBS RD W HARTFORD, CT 06107	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030
46-270-0-R	46-271-0-R	46-272-0-R
MELANDER JOAN & JACQUELINE J PO BOX 1092 TRURO, MA 02666	NAGY ERIC S & NAGY TIMOTHY P 2323 WHIPPOORWILL ROAD CHARLOTTESVILLE, VA 22901	NAGY ERIC S & NAGY TIMOTHY P 2323 WHIPPOORWILL RD CHARLOTTESVILLE, VA 22901
46-277-0-E	46-278-0-E	46-308-0-R
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	FIRST CONGREGATIONAL PARISH PO BOX 149 TRURO, MA 02666-0905	KEN FIELD TRUST TRS: KENNETH D FIELD 108 PLEASANT ST, UNIT 3 CAMBRIDGE, MA 02139
50-60-0-R	50-61-0-R	50-121-0-R
COLLIER PAUL & BALANDIS STEFANIE 30 INMAN ST UNIT D CAMBRIDGE, MA 02139	FROHN STEPHEN M ESTATE OF c/o JOHN FROHN III 15 SILVER ST NORWOOD, MA 02062	SNELL MICHAEL & PATRICIA ANN PO BOX 655 TRURO, MA 02666-0655
50-122-0-R	50-123-0-E	50-131-0-R
GREENBAUM MATTHEW PO BOX 123 GRATON, CA 95444	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	MACNEIL MARGARET F & DELVISCO MICHAEL PO BOX 653 TRURO, MA 02666-0653
50-230-0-R	50-231-0-R	50-239-0-R
CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA PO BOX 144 TRURO, MA 02666	CHARETTE FAMILY INVESTMENT TR TRS: CHARETTE WILLIAM H & PAULA 22 BOYNTON ST LYNN, MA 01904	DICKEY THOMAS R & NEWTON LYNNE PO BOX 903 TRURO, MA 02666-0903

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