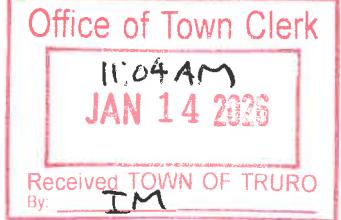




Truro Planning Board Notice of Public Hearing



Wednesday, February 4, 2026 at 5:00 pm

2026-001/SPR Darryl Cutter and Cortney Oliver for property located at 16 Great Pond Road (Atlas Map 55, Parcel 24). Applicant seeks Residential Site Plan approval on property in the Seashore District.

In person: 24 Town Hall Road, Truro, MA

Join Zoom: <https://us02web.zoom.us/j/88192369351>

Meeting ID: 881 9236 9351

Passcode: 599458

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 Planning Board webpage.

Ellery Althaus, Chair



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA

Date Dec 20, 2025

The undersigned hereby files an application with the Truro Planning Board for the following:

Site Plan Review pursuant to §70 of the Truro Zoning Bylaw
 Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw
(Note: Site Plan Review shall not be waived in the Seashore District)

1. General Information

Description of Property and Proposed Project rebuild existing cottage

Property Address 16 Great Pond Rd Map(s) and Parcel(s) 55/24

Registry of Deeds title reference: Book 25751, Page 181, or Certificate of Title
Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Darryl Cutter and Cortney Oliver

Applicant's Legal Mailing Address Box 1221 Truro MA 02666

Applicant's Phone(s), Fax and Email 508-367-7799 bluemooner@comcast.net

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 Darryl Cutter/Cortney Oliver 16 Great Pond Rd Truro

Representative's Name and Address _____

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

2. Waiver(s) Request – The Planning Board may, upon the request of the applicant, pursuant to §70.4.F, waive requirements of §70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

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

Signature(s)

Applicant(s) Representative Printed Name(s)

Darryl Cutter

Cortney Oliver

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

Applicant(s) Representative Signature(s)

Darryl Cutter

Cortney Oliver

Owner(s) Signature(s) or written permission

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

16 Great Pond Road
Map 55, Parcel 24
Planning Board/ Site Plan

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

Abutters List Within 300 feet of Parcel 55/24/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip/Cd/Country
7292	40-999-0-E	USADEPT OF INTERIOR Cape Cod National Seashore	C CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3363	55-24-0-R	CUTTER DARRYL S & OLIVER CORTNEY L	16 GREAT POND RD	PO BOX 1221	TRURO	MA	02666
3364	55-25-0-R	SHAPIRO JULIE REV LIV TRUST OF TRS: SHAPIRO JULIE	54 COLLINS RD	3302 EAST HOWELL ST	SEATTLE	WA	98122
3390	56-23-0-R	YOCHELSON DEBORAH A & YOCHELSON DAVID & ROGER	55 COLLINS RD	449 E. KELSEY LN	ST JOHNS	FL	32259

R. Solivary

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 16 Great Pond Rd		Applicant Name: Cutter/Oliver	Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed
C. Procedures and Plan Requirements				
1a. <input checked="" type="checkbox"/>	An original and 9 copies of the Application for Site Plan Review			
1b.	10 copies of the required plans and other required information including this Checklist			
1c.	Completed Criteria Review			
1d. <input checked="" type="checkbox"/>	Certified copy of the abutters list obtained from the Truro Assessors Office			
1e.	Applicable filing fee			
Site Plans				
2a. <input checked="" type="checkbox"/>	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer			
2b. <input checked="" type="checkbox"/>	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger			
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.			
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.			
Existing:				
<input checked="" type="checkbox"/>	All setbacks			on site plans
<input checked="" type="checkbox"/>	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.:			0.26%
<input checked="" type="checkbox"/>	Number of buildings	1		
<input checked="" type="checkbox"/>	Total number of square feet	512		
	Any other applicable zoning information necessary for the proper review of the site plan			

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>16 Great Pond Rd</u>		Applicant Name: <u>Cutter/Oliver</u>	Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed
Proposed:				
✓	All setbacks			on site plans
✓	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;			@ 0.512 %
✓	Number of buildings	1		
✓	Total number of square feet	1,022		
Any other applicable zoning information necessary for the proper review of the site plan				
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.			
3a. 4	Graphic Scale			1" = 30'
3a. 5	Title Block - Including:			
	name and description of the project;			
	address of the property; <u>16 Great Pond Rd</u>			
	names of the record owner(s) and the applicant(s); and <u>Darryl Cutter / Courtney Oliver</u>			
	date of the preparation of the plan(s) and subsequent revision dates			
✓	Legend of All Symbols			on site plans
✓	Property boundaries, dimensions and lot area			on site plans
✓	Topography and grading plan			
✓	Location, including setbacks of all existing and proposed buildings and additions			on site plans
✓	Septic system location			
✓	Location of (as applicable):			
	wetlands			on site plans
	the National Flood Insurance Program flood hazard elevation, and			
✓	Massachusetts Natural Heritage Endangered Species Act jurisdiction			done thru ConCom
✓	Driveway(s) and driveway opening(s)			
✓	Existing and proposed lighting			
✓	Existing landscape features both vegetative and structural			natural/native / dark
✓	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)			marked on property

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>16 Great Pond Rd</u>		Applicant Name: <u>Cutter / Oliver</u>	Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed
Architectural Plans				
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including: ✓ elevations ✓ floor plans	✓ ✓		
3c. ✓	Lighting specification, including style and wattage(s)	✓		
Neighborhood Context:				
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration			
3e.	Re-vegetation/Landscaping plan, including both vegetative and structural features			natural / native

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

rebuilding existing cottage. Single story building in a similar style to main house. We are moving it back from the pond.

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

Will be built similarly to main house - same siding, window style

Landscaping will be natural/native (i.e. pine needles and sand). Native blueberry and huckleberry bushes. Any bushes dug up for rebuild will be preserved and replanted.

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

We will carefully preserve vegetation, we will be working with Gordon Peabody to minimize any ground work.

Cottage will be built on piers, not a full foundation in accordance with Conservation Committee specifications.

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

just a dirt driveway

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

minimal outside lighting. Again consistent with main house. Lighting will not impact neighbors.

Copies of lighting - pictures, specs etc are included in packet.

Key: 3363

Town of TRURO - Fiscal Year 2026

10/20/2025 2:22 pm SEQ #: 3.501

CURRENT OWNER		PARCEL ID		LOCATION		CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
L CUTTER DARRYL S &	E OLIVER CORTNEY L	G PO BOX 1221	A TRURO, MA 02686	L	55-24-0	16 GREAT POND RD	1090	100	MULTIPLE HSES	2	2 of 2	
				TRANSFER HISTORY	DOS	T SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

L
A
N
D

TOTAL

ZONING

FRNT

ASSESSED

CURRENT

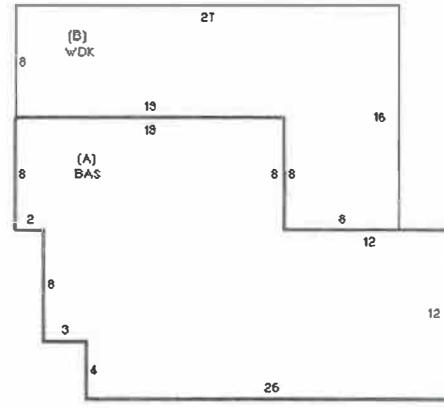
PREVIOUS

Nbhd
Inf1
Inf2

TY QUAL COND DIM/NOTE YB UNITS ADJ PRICE RCNLD

D
E
T
A
C
H
E
D

PHOTO 11/01/2022



BLDG COMMENTS

March 2021 WDK unsafe to measure. 3x14 dock.
YB=1930'S PER 1974 PRC IN FILE. YB=ESTIMATE.

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
B QUALITY	A	1.00	AVERAGE [100%]
U FRAME	1	1.00	WOOD FRAME [100%]
I			
L YEAR BLT	1950	SIZE ADJ.	1.000
D NET AREA	488	DETAIL ADJ.	1.000
I \$NLA(RCN)	\$328	OVERALL	0.830
N			
G CAPACITY	UNITS	ADJ	
STORIES(FAR)	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD
FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	488	1950	275.32	134,354	159,993		
EXT. COVER	10	VERT. BOARD	1.00	B	WDK	N	ATT WOOD DECK	280		49.00	13,721			
ROOF SHAPE	2	HIP	1.00	F11	O	FPL 1S 10P		1		9,818.90	9,819			
ROOF COVER	1	ASPHALT SHINGLE	1.00											
FLOOR COVER	5	VINYL	1.00											
INT. FINISH	5	OTHER	1.00											
HEATING/COOLING	13	NO HEAT	0.93											
FUEL SOURCE	8	NONE	1.00											

EFF.YR/AGE	1950 / 74
COND	66 66 %
FUNC	0
ECON	0
DEPR	66 % GD
RCNLD	\$54,400

Key: 3363

Town of TRURO - Fiscal Year 2026

10/20/2025 2:22 pm SEQ #: 3,500

CURRENT OWNER		PARCEL ID			LOCATION			CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD											
LEGAL CUTTER DARRYL S & OLIVER CORTNEY L PO BOX 1221 TRURO, MA 02866	55-24-0			16 GREAT POND RD			1090	100	MULTIPLE HSES			1 1 of 2														
	TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%										
	CUTTER DARRYL S &			10/13/2011	QS	930,000	25751-181	24-071	02/20/2024	2	ADDITION		12/12/2024	LG	100	100										
	SCHERMAN JOHN & ANTHONY			12/13/2006	99	21603-98+		FY2024		35	RES EXEMPT		11/07/2023		0	0										
SCHERMAN ROSEMARIE R				03/11/1999	99	1656-75+		22-257X	06/14/2022	4	REHAB	2,500	11/01/2022	LG	100	100										
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lst	VC	CREDIT AMT	ADJ VALUE	CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lst	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	16	1.00	1	1.00	1	1.00	SP2	2.65		776,730	CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lst	VC	CREDIT AMT	ADJ VALUE	
300	A	2.395	16	1.00	1	1.00	1	1.00	SP2	2.65		183,420	CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lst	VC	CREDIT AMT	ADJ VALUE	
350	A	1.410	16	1.00	1	1.00	1	1.00	TWP	1.00		8,280	CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lst	VC	CREDIT AMT	ADJ VALUE	
									19-362X	11/07/2019	4	REHAB		CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lst	VC	CREDIT AMT	ADJ VALUE

TOTAL 4 580 Acres **ZONING** NSD **FRNT** 110

ASSESSED CURRENT PREVIOUS

Nbhd NAT'L SEASHORE

Inf1 NO AD

Inf2 NO ADJ

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLID
OSH	A	1.00	A 0.75 8*5		40	7.10	2

<u>TOTAL</u>	1,842,400	1,571,700
PHOTO 12/12/2024		

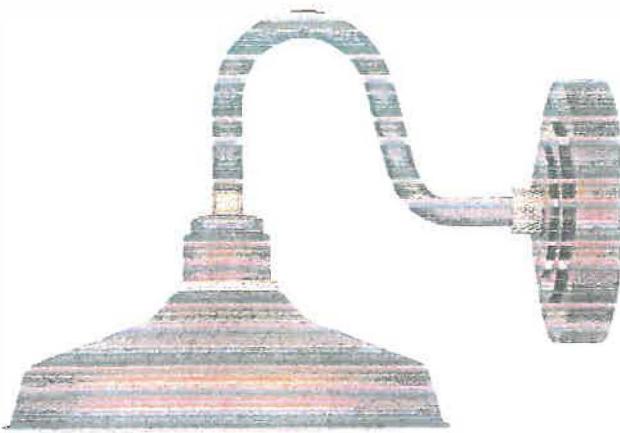




BUILDING	CD	ADJ	DESC	MEASURE	3/9/2021	LG
MODEL	1		RESIDENTIAL			
STYLE	1	1.00	RANCH [100%]	LIST	11/29/2011	FC
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	12/15/2010	MR

BLDG COMMENTS

EFF.YR/AGE	1989 / 35
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$569,700



Holiday Classics 9 1/4" High Bronze

Outdoor Wall Light

1 Review

front of house
over deck

\$234.98

Starting at \$22.36/mo or as low as 0% APR with [PayPal](#). [Learn more](#)

Free Shipping* | [View Shipping Policy](#)

Arrives Dec 31 to Jan 5 to [\[zip\]](#)

1

ADD TO CART

[View Details](#)

Finish Bronze



Bronze



White



Light Sage Green with
Brass accent



Dark Matte Gray with
Brass accent

Height 9"

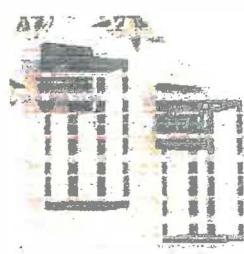
9"

14"

15"

17"

More You May Like | [View All](#)



John Timberland Titan 17"
Magnetic Black Outdoor Wall
Lights Set of 2
\$100.98



Barnes and Ivy Oak 32 1/2"
Lockwood Traditional Table
Lamps Set of 2
\$299.98



Franklin Iron Marinas 42"
Soft Gold 3 Light
Adjustable Chandelier
\$299.99



Franklin Iron Charleston 13
1/2" Black and Clear Glass
Floor Lamp
\$249.99



360 Lighting Andi 25"
Modern Wood and Glass
Table Lamp
\$124.99



Inspired by classic barn lighting, this gooseneck LED outdoor light has a wide profile offers a classic look for garages, patios and more.

Product Details



- 9 1/2" wide x 9 1/4" high. Extends 13 1/4" from the wall. Round backplate is 6" wide. Distance from the top of the fixture to outlet is 4 3/4". Weighs 5 lbs.
- Uses one maximum 14 watt E26 standard-medium base LED bulb (not included). Comparable to a 100 watt incandescent.
- Contemporary industrial gooseneck outdoor barn wall light from the Foundry Classic collection by Hinkley.
- Museum bronze finish over aluminum construction. Knurled brass accents.
- Voltage 120V.
- Mounting hardware is hidden on the back plate to ensure a clean silhouette.
- Suitable for use in both inside and outside spaces.
- Dark Sky friendly. California Prop 65 Warning.

Product Attributes

Finish	Bronze
Style	Industrial
Brand	Hinkley

Decidedly industrious, this vintage gooseneck metal outdoor LED barn wall light from Hinkley is reinventing purposeful lighting. Focused and direct, the aluminum shade features knurled brass details to offset a museum bronze finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.

HINKLEY



[Shop all Hinkley](#)

Technical Specifications

Height	9.25 inches
Width	9.50 inches
Weight	5.00 pounds
Max Wattage	100 watts

Related Items

LAMPS PLUS.

* Exterior by door on Rt & facing side of house (SW)

» / Outdoor Lighting / Contemporary / Bronze / Wall Light / Style # 59D51

* by side door facing main house
Modern Forms Helix 24" High
Bronze LED Outdoor Wall Light

1 Review

\$491.00

Starting at \$46.91/mo or as low as 0% APR with [PayPal](#). [Learn more](#) [about roof](#)

roof overhang will be
above the light (no
light will shine above

Arrives Dec 31 to Jan 5 to [02740](#)

Free Shipping* | [Price Matching Policy](#)

Arrives Dec 31 to Jan 5 to [02740](#)

1

ADD TO CART

SAVE



More You May Like | [View All](#)

60W Equivalent Satco Clear
8W 2700K LED Dimmable
E26 S119
\$5.95

60W Equivalent 8W LED
Dimmable E26 2700K Clear
A19 Light Bulb by Satco
\$5.95

40 Watt Equivalent Satco
Clear 8W 2700K LED
Dimmable E26 A19
\$4.95

Franklin Iron Marinec 42"
Soft Gold 8-Light
Candelabra Chandelier
\$399.99

Franklin Iron Charleston 13
1/2" Black and Clear Glass
Pendant Light
\$349.99

Add visual intrigue to an entryway with this outdoor wall light,
full of smooth and modern curves.

Product Details





- 24" high x 8 1/2" wide. Extends 6 1/2" from the wall. Backplate is 8" high x 5 1/2" wide x 1" deep, easily fits on a pancake junction box.
- Includes two built-in dimmable 4 watt high-powered LED modules: 150 lumen light output, comparable to a 15 watt incandescent. 3000K color temperature. 85 CRI.
- Large two-light energy-efficient LED outdoor wall light from the Helix collection by Modern Forms.
- Bronze finish over hand-formed heavy gauge aluminum construction. Can be installed with lights pointing up or down.
- Smooth and continuous dimming with an electronic low voltage (ELV) dimmer. LEDs average 50,000 hours at 3 hours per day. AC LED technology - no driver or transformer required.

Product Attributes

Finish	Bronze
Style	Mid-Century
Brand	Modern Forms

Softly curved, this two-light wall light by Modern Forms creates an interesting, all-around glow with its modern silhouette and enrichening bronze finish. Complete with energy-efficient built-in LED lights, welcome guests up to your front door with the smooth and continuous dimming from the electronic low voltage dimmer. Install with lights pointing up for a cascading effect, or with lights pointing down to highlight any landscaping or architectural details.

MODERN FORMS
LUMINAIRES • SMART FANS



[Shop all Modern Forms](#)

Technical Specifications

Height	24.00 inches
Width	8.50 inches
Weight	4.70 pounds

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LAMPS PLUS.

Home / Outdoor Lighting / Flood Light / 10 In. High Or Less / White / Style # 3165F

Grenada White LED Motion Sensored Outdoor Flood Light

1 Review

back side of
house facing
driveway/woods

\$62.00

Pay in 4 interest-free payments of \$15.50 with **PayPal**. [Learn more](#)

Free Shipping* | [Price Matching Policy](#)

Get it by Jan 20 to [02675](#)

1

ADD TO CART

SAVE



More You May Like | [View All](#)

LED 3CCT Motion Sensored Double Flood Light in White
\$72.00

2-Light White Integrated LED Adjustable Head Floodlight With Motion Sensor
\$136.00

LED Double Flood Light in White
\$44.00

LED 3CCT Double Flood Light in White
\$52.00

Becker Black Motion Sensored Double LED Flood Light
\$62.00

2-Light White Integrated LED Adjustable Head Floodlight
\$120.00



This modern outdoor flood light with double heads brilliantly

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[Accept All](#)

- 7 3/4" wide x 6 3/4" high. Extends 7" from the wall. Round backplate is 5" wide. Weighs 1.89 lbs.
- Two built-in dimmable 22 watt LED modules. Total 1900 lumen light output, comparable to a 100 watt incandescent. 3000K color temperature. 80+ CRI.
- Modern double head outdoor flood light from the Grenada collection by Savoy House.
- White finish over aluminum frame. Glass diffuser.
- Motion sensor covers 270 degrees.

The modern double head outdoor flood light, designed by Savoy House, updates your home's exterior aesthetic while providing ample flood light. The white finish over aluminum frame brings a sleek, updated aura while making it a versatile lighting element for various decors. A glass diffuser helps create clean, bright light. This fixture's motion sensor covers 270 degrees, delivering a reliably effective illumination over a wide area.



[Shop all Savoy House](#)

Product Attributes

Style	Contemporary
Finish	White
Type	Motion Sensor
Color	White - Ivory
Brand	Savoy House

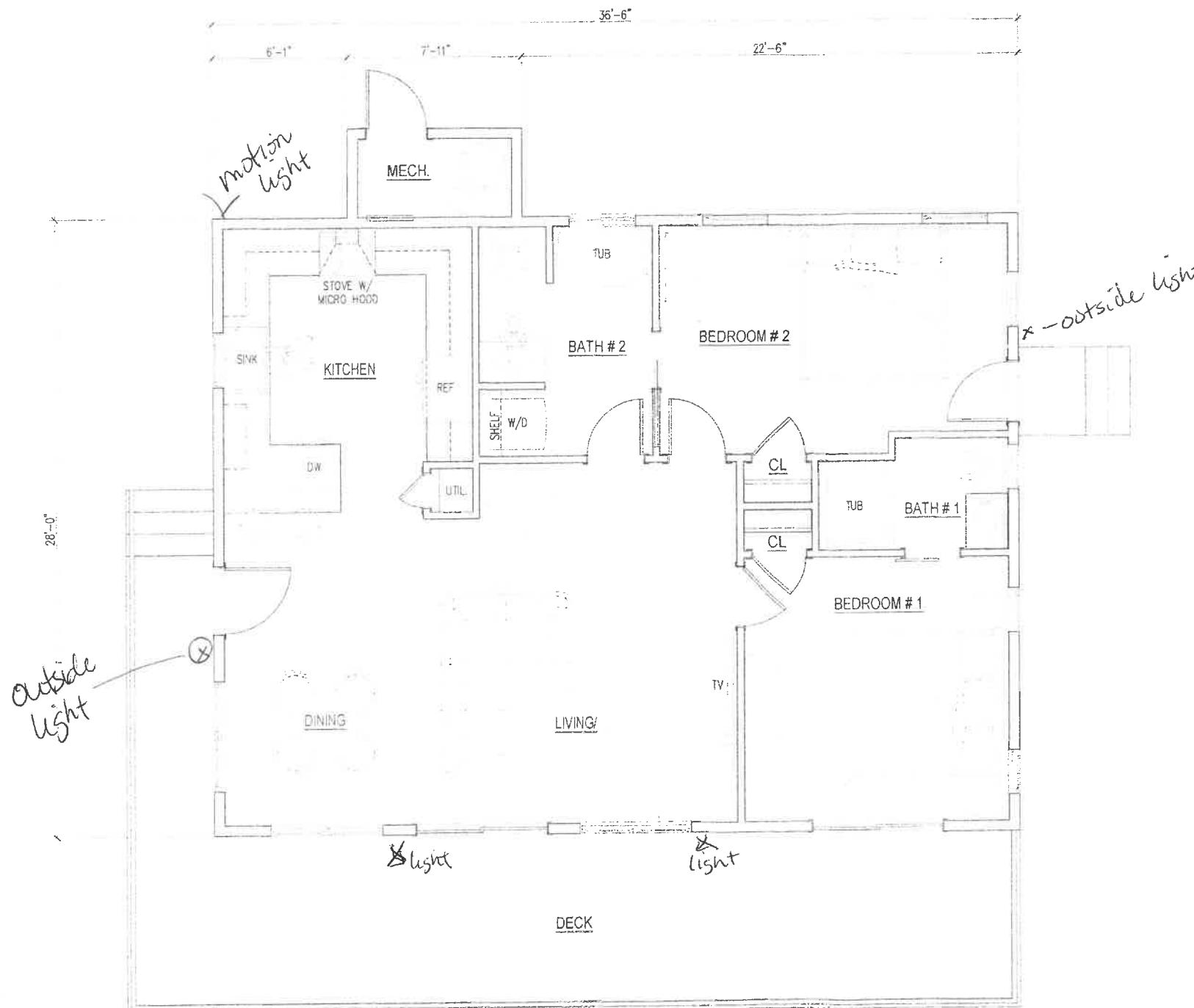
Technical Specifications

Height	6.70 inches
Weight	1.89 pounds
UPC Code	822920310898
Manufacturer Number	4-FLOOD-MS-A2-3000K-WH

[BACK TO TOP](#)

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1

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

1022 HEATED SQUARE FEET

A-01



PATANE
ARCHITECTURE, PLLC
CONTE PATANE PLLC
25 PINE ST #40
GREENWICH, NY
(914) 872-5711

NEW COTTAGE FOR
DARRYL CUTTER &
CORTNEY OLIVER
16 GREAT POND RD., TRURO, MA.

REVISIONS	
NO.	DESCRIPTION

PROJECT PHASE

SCHEMATIC
DESIGN

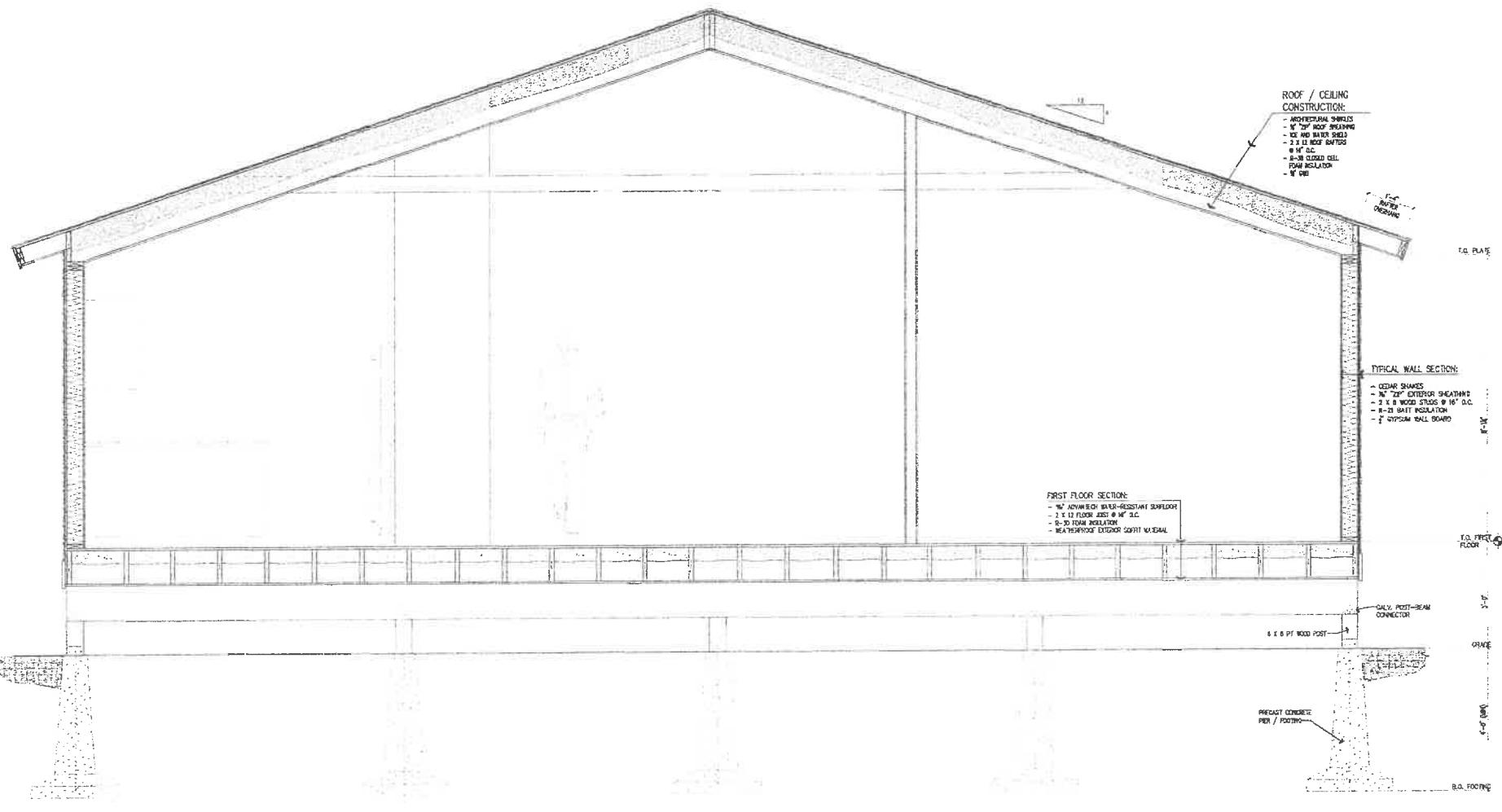
ISSUE DATE

2/1/2014

DRAWING TITLE

FIRST FLOOR PLAN

DWG. NO.



1 BUILDING CROSS SECTION
NTS



PATANE
ARCHITECTURE, PLLC
1A T. F. TAYLOR, A.
25 NORTH ROAD
GREENWICH, NY
(914) 692-8711

NEW COTTAGE FOR
DARRYL CUTTER &
CORTNEY OLIVER
16 GREAT POND RD., TRURO, MA.

REVISIONS	
NO.	DATE

PROJECT PHASE

SCHEMATIC
DESIGN

ISSUE DATE

7/1/2024

DRAWING TITLE

CROSS SECTION

DWG. NO.

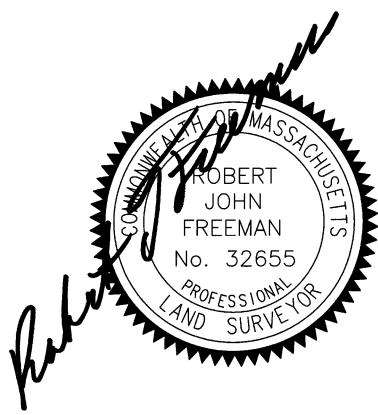
A-02

SURVEYOR'S CERTIFICATION:

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO DARRYL S. CUTTER AND CORTNEY L. OLIVER THAT AS THE RESULT OF A LOCATION SURVEY PERFORMED ON THE GROUND JUNE 13, 2025 IN ACCORDANCE WITH THE NORMAL STANDARD OF CARE EXERCISED BY PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, I FIND THAT THE EXISTING DWELLING, STEEL BUILDING AND PROPOSED COTTAGE ARE SITUATED ON LOCUS AS SHOWN HEREON.

DATE: DECEMBER 2, 2025

Rahul J. Trunay
PROFESSIONAL LAND SURVEYOR



FRESH MARSH

PROJECT DATA

- 1: ASSESSOR'S MAP 55 - PARCEL 24
- 2: OWNERS OF RECORD:

DARRYL S. CUTTER AND
CORTNEY L. OLIVER
PO BOX 1221
TRURO, MA 02666
- 3: REFERENCE:

DEED BOOK 25751, PAGE 181
PLAN BOOK 641, PAGE 77
- 4: ZONING CLASSIFICATION:

SEASHORE DISTRICT
- 5: LOT AREA = 4.58 ACRES. \pm
- 6: EXISTING SITE CONDITIONS WERE COMPILED FROM
FIELD SURVEY AND FROM SITE PLAN BY SLADE
ASSOCIATES INC. DATED MARCH 22, 2012.

ZONING TABLE

DIMENSIONAL REQUIREMENT	REQUIRED **
MINIMUM LOT SIZE	3 ACRES
MINIMUM LOT FRONTAGE	150 FT.
MINIMUM FRONT YARD SETBACK	25 FT
MINIMUM SIDE YARD SETBACK	25 FT
MINIMUM BACK YARD SETBACK	25 FT
MAXIMUM BUILDING HEIGHT	2 STORIES, 30'

EXISTING GROSS FLOOR AREA	
EXISTING DWELLING	1563 SQ.FT.±
EXISTING COTTAGE	512 SQ.FT.±
TOTAL EXISTING GROSS FLOOR AREA	2075 SQ.FT.±

PROPOSED GROSS FLOOR AREA	
EXISTING DWELLING	1563 SQ.FT.±
PROPOSED COTTAGE	1054 SQ.FT.±
TOTAL PROPOSED GROSS FLOOR AREA	2617 SQ.FT.±

** CONTACT THE TRURO BUILDING COMMISSIONER AND REFER TO CURRENT ZONING REGULATIONS FOR SETBACKS, BUILDING COVERAGE, ETC.

A scale bar at the top of the map with markings at 0, 15, 30, 60 feet and 0, 5, 10, 20 meters. The bar is divided into segments of 15 feet (4.5 meters) each.

~ 16 GREAT POND ROAD ~

PROPOSED SITE PLAN IN
TRURO, MA

PREPARED FOR:
DARRYL S. CUTTER AND
CORTNEY L OLIVER

SCALE: 1" = 30' DATE: DECEMBER 2, 2025
SCHOFIELD BROTHERS OF CAPE COD
LAND SURVEYING AND ENVIRONMENTAL PERMITTING
BOX 101, 161 CRANBERRY HIGHWAY, ORLEANS, MA 02653
TEL. NO. 508-255-2098 FAX NO. 508-240-1215

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