



# Truro Planning Board Agenda

Wednesday, January 8, 2020 – 5:00 p.m.

Truro Select Board Meeting Room

Truro Town Hall

24 Town Hall Road, Truro, MA 02666

## Open Meeting

### Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

### Public Hearing

**2019-009/PB – Accessory Dwelling Unit.** Joseph J. Trovato seeks approval of an application for an Accessory Dwelling Unit located within an existing structure pursuant to Section 40.2 of the Truro Zoning Bylaw. The property is located at 15 Highland Avenue, Map 22 and Parcel 38.

### Public Hearing – Continued

**2019-006/PB Abigail B. Schirmer, Audrey Schirmer, and Joseph M. Schirmer** seek approval of a Preliminary Subdivision Plan of Land, pursuant to G.L. c. 41, §81S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at Route 6 and Amity Lane, Truro, MA, Map 46, Parcel 8.

**2019-008/PB Nathan A. Nickerson III** seeks approval of a Definitive Subdivision Plan of Land, pursuant to G.L. c. 41, §81S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 4-H Bay View Road and 3 Laura's Way, Truro, MA, Map 39, Parcels 77 and 325. *Request to Withdraw*

### Board Action/Review

Review of the Cloverleaf Truro Rental Housing Comprehensive Permit application under MGL Ch. 40B to formulate comments for submittal to the Zoning Board of Appeals.

Update on past Work Sessions.

Update by Planning Board/Select Board ADU Ad Hoc Subcommittee on their Work Sessions.

Discussion for setting dates for future Board public workshops.

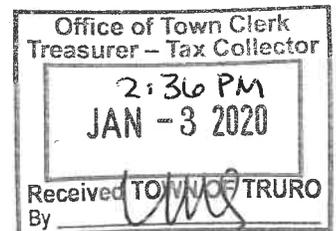
### Approval of Minutes

October 23, 2019

### Next Meeting

Wednesday, January 22, 2020, at 5:00 p.m.

### Adjourn



TOWN OF TRURO PLANNING BOARD



029  
Office of Town Clerk  
Treasurer - Tax Collector  
2019-009/PB  
DEC - 2 2019  
\$50.00 fee paid  
Received TOWN OF TRURO  
By Susan G. Joseph

APPLICATION FOR SPECIAL PERMIT

Date 12/2/2019

To the Town Clerk of the Town of Truro, MA

The undersigned hereby files with specific grounds for this application:

Applicant seeks approval and authorization of uses under Section 40.2 of the Truro Zoning By-law concerning (describe) Accessory Dwelling Unit in existing structure

Property Address 15 HIGHLAND AVE. Map(s) and Parcel(s) 22-38-0  
Registry of Deeds title reference: Book 22774, Page 57, or Certificate of Title  
Number and Land Ct. Lot # and Plan #

Applicant's Name JOSEPH J. TROVATO  
Applicant's Legal Mailing Address PO Box 836, No. Truro, MA 02652  
Applicant's Phone(s), Fax and Email 508-344-1973 JOETROVATO REFRIGERATIONS@GMAIL.COM

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

Owner's Name  
Owner's Address  
Representative's Name and Address  
Representative's Phone(s), Fax and Email

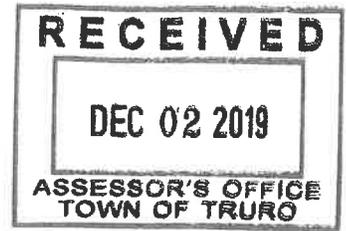
Applicant(s)/Representative Signature  
Owner(s) Signature or written permission

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

Applications must be typed or printed clearly with black or blue ink.



TOWN OF TRURO
Assessors Office
Certified Abutters List
Request Form



NAME OF APPLICANT: Joseph J TROVATO DATE: Dec 2/19
NAME OF AGENT (if any):
MAILING ADDRESS: PO BOX 836 NO TRURO MA 02652
CONTACT: HOME/CELL 508 344 1773 EMAIL
PROPERTY LOCATION: 18 HIGHLAND AVE NO TRURO MA 02652 (street address)
PROPERTY IDENTIFICATION NUMBER: MAP 22 PARCEL 38 EXT. (if condominium)

ABUTTERS LIST NEEDED FOR: (please check all applicable)

FEE: \$15.00 per checked item (Fee must accompany the application unless other arrangements are made)

- Board of Health5, Cape Cod Commission, Conservation Commission4, Licensing, Type:
Planning Board (PB), Special Permit1, Site Plan2, Preliminary Subdivision3, Definitive Subdivision3, X Accessory Dwelling Unit (ADU)2
Zoning Board of Appeals (ZBA), Special Permit1, Variance1
Other (Please Specify) (Fee: Inquire with Assessors)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 12-2-19 Date completed: 12-2-19
List completed by: Lara Seiges

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:** December 2, 2019

**To:** Joseph J. Trovato

**From:** Assessors Department

**Certified Abutters List:** 15 Highland Avenue (Map 22 Parcel 38)

**Accessory Dwelling Unit**

Attached is a combined list of abutters for the properties located at 15 Highland Avenue. The current owner is the Trovato Highland Trust.

The names and addresses of the abutters are as of November 29, 2019 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: \_\_\_\_\_

Laura Geiges  
Assistant Assessor

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

Abutters List Within 300 feet of Parcel 22/38/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
489	22-1-0-R	KING ZIMMERMANN LIVING TRUST TRS: ZIMMERMANN PETER H	16 HIGHLAND AVE	535 OLD ROAD TO 9 ACRE CORNER	CONCORD	MA	01742-4123
506	22-22-0-R	HAWKEY KENNETH J & BRISCOE STEPHEN M	14 HIGHLAND AVE	PO BOX 442	NO TRURO	MA	02652-0442
518	22-36-0-R	HOEFLINGER DANIEL & DEBORAH L	11 HIGHLAND AVE	26 CEDAR ST	RIVERDALE	NJ	07457-1418
519	22-37-0-R	RODERICK NATALIE D LIFE ESTATE RMNDR: HOEFLINGER REBECCA ETAL	13 HIGHLAND AVE	C/O HOEFLINGER EMILY 26 CEDAR ST	RIVERDALE	NJ	07457
520	22-38-0-R	TROVATO HIGHLAND TRUST TRS: TROVATO JOSEPH J	15 HIGHLAND AVE	PO BOX 836	NO TRURO	MA	02652-0836
521	22-39-0-R	RAYMOND CORDEIRO 2015 TRUST & MADELYN CORDERIO 2015 TRUST	10 ARROWHEAD RD	PO BOX 791	NO TRURO	MA	02652
522	22-40-0-R	HARVEY CLIFFORD & AMELIA	8 ARROWHEAD RD	PO BOX 892	NO TRURO	MA	02652-0892
523	22-41-0-R	JONES JOHN & BONNIE LEE & MOSCA THOMAS R	6 ARROWHEAD RD	PO BOX 800	NO TRURO	MA	02652-0800
669	32-2-0-R	ASHCRAFT SUSAN ET AL	17 HIGHLAND AVE	5870 EAST COCHISE TRAIL	TUCSON	AZ	85750
670	32-3-0-R	DILLON STEVEN P & DEBORAH C	19 HIGHLAND AVE	11 CORN MILL WAY	ROCKLAND	MA	02370
672	32-6-0-R	FUTCH JOYCE A REV LIVING TRUST TRS: FUTCH JOYCE A	12 ARROWHEAD RD	PO BOX 244	NO TRURO	MA	02652-0244
673	32-7-0-R	REGO MICHAEL & TASIA MONDAZZI	14 ARROWHEAD RD	PO BOX 355	N TRURO	MA	02652

LC 12-2-19

22-1-0-R

KING ZIMMERMANN LIVING TRUST  
TRS: ZIMMERMANN PETER H  
535 OLD ROAD TO 9 ACRE CORNER  
CONCORD, MA 01742-4123

22-22-0-R

HAWKEY KENNETH J &  
BRISCOE STEPHEN M  
PO BOX 442  
NO TRURO, MA 02652-0442

22-36-0-R

HOEFLINGER DANIEL & DEBORAH L  
26 CEDAR ST  
RIVERDALE, NJ 07457-1418

22-37-0-R

RODERICK NATALIE D LIFE ESTATE  
RMNDR: HOEFLINGER REBECCA ETAL  
C/O HOEFLINGER EMILY  
26 CEDAR ST  
RIVERDALE, NJ 07457

22-38-0-R

TROVATO HIGHLAND TRUST  
TRS: TROVATO JOSEPH J  
PO BOX 836  
NO TRURO, MA 02652-0836

22-39-0-R

RAYMOND CORDEIRO 2015 TRUST &  
MADELYN CORDERIO 2015 TRUST  
PO BOX 791  
NO TRURO, MA 02652

22-40-0-R

HARVEY CLIFFORD & AMELIA  
PO BOX 892  
NO TRURO, MA 02652-0892

22-41-0-R

JONES JOHN & BONNIE LEE &  
MOSCA THOMAS R  
PO BOX 800  
NO TRURO, MA 02652-0800

32-2-0-R

ASHCRAFT SUSAN ET AL  
5870 EAST COCHISE TRAIL  
TUCSON, AZ 85750

32-3-0-R

DILLON STEVEN P & DEBORAH C  
11 CORN MILL WAY  
ROCKLAND, MA 02370

32-6-0-R

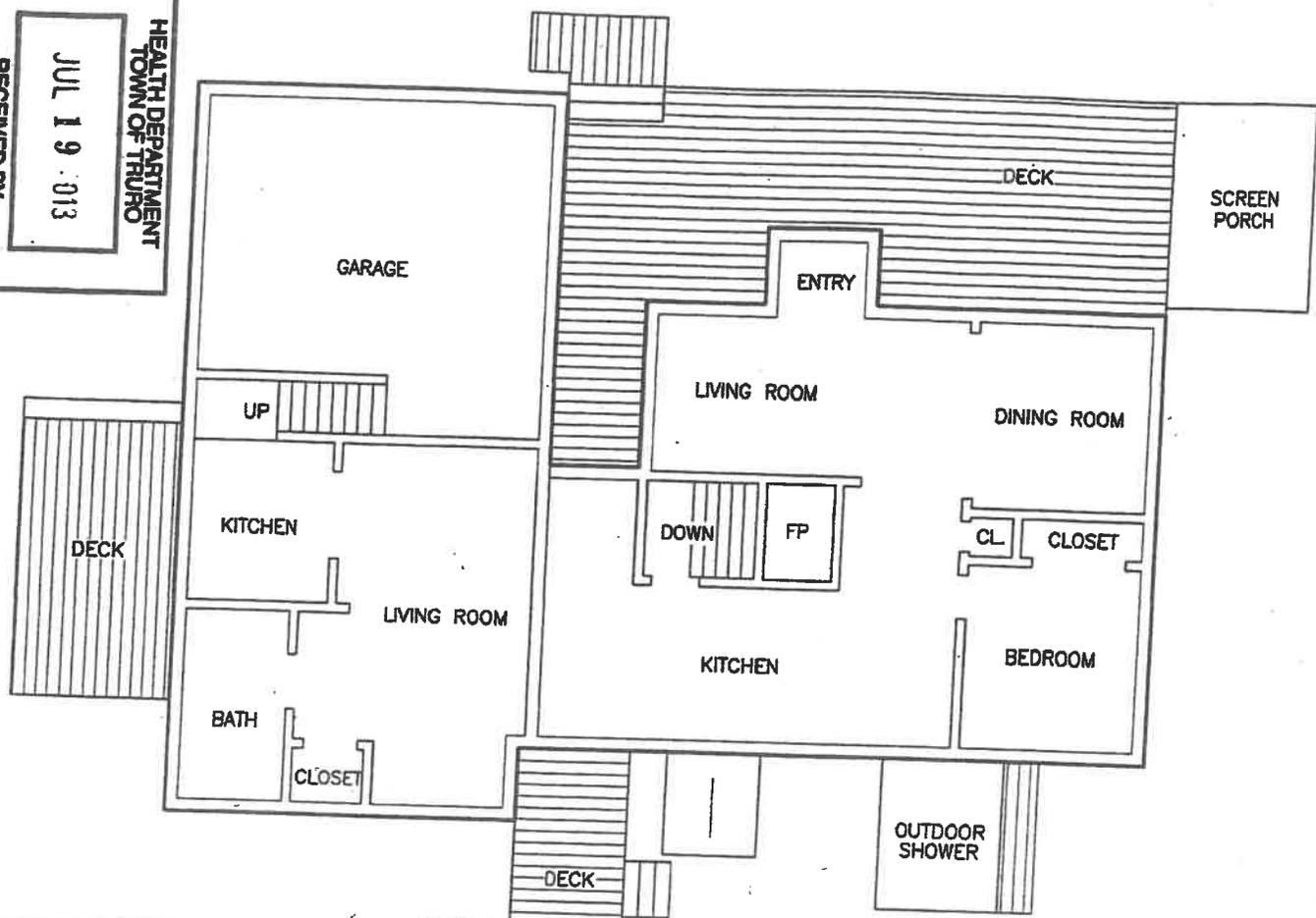
FUTCH JOYCE A REV LIVING TRUST  
TRS: FUTCH JOYCE A  
PO BOX 244  
NO TRURO, MA 02652-0244

32-7-0-R

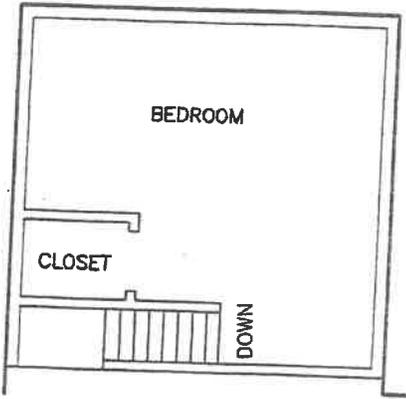
REGO MICHAEL & TASIA MONDAZZI  
PO BOX 355  
N TRURO, MA 02652

12-2-19 LC

HEALTH DEPARTMENT  
TOWN OF TRURO  
JUL 19 2013  
RECEIVED BY:



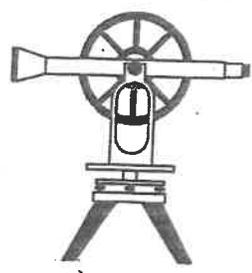
FIRST FLOOR PLAN



SECOND FLOOR PLAN

EXISTING FLOOR PLAN

J.C. ELLIS DESIGN



P.O. BOX 81  
NORTH EASTHAM, MA 02651  
(508)240-2220  
Email: jcellisdesign@verizon.net

SUBJECT: <b>15 HIGHLAND AVENUE</b> TRURO, MA	
PREPARED FOR: <b>TROVATO HIGHLAND TRUST</b> C/O JOSEPH J. TROVATO P.O. BOX 836 NORTH TRURO, MA. 02652-0836	
ASSESSOR'S MAP 22 PARCEL 38	SCALE: NONE
DATE: JULY 3, 2013	SHEET 1 OF 1

COMMONWEALTH OF MASSACHUSETTS  
JASON CHRISTOPHER ELLIS  
No. 1126  
REGISTERED  
SANITARIAN

JASON C. ELLIS, R.S.



## Jeffrey Ribeiro

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**From:** K.Jablonski, MurphyLaw <kala.murphylaw@verizon.net>  
**Sent:** Friday, January 03, 2020 9:53 AM  
**To:** Jeffrey Ribeiro  
**Subject:** 15 Highland Avenue  
**Attachments:** MX-M314N\_20200103\_103819.pdf; MX-M314N\_20200103\_103835.pdf; MX-M314N\_20200103\_103844.pdf

Hi Jeff,

Please see the attached regarding the upcoming Planning Board hearing.

Thank you,

Kala Jablonski  
Legal Assistant

Lester J. Murphy Jr.  
Attorney At Law  
1380 Route 134  
PO BOX 1388  
East Dennis, MA. 02641  
TEL: (508) 385-8313  
FAX: (508) 385-7033  
Email: [ljmurphylaw@verizon.net](mailto:ljmurphylaw@verizon.net)

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Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA

State

02652

Zip Code

12/13/2019

Date of Inspection

Owner Information is required for every page.

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

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



## A. Inspector Information

CHRISTOPHER LUCY

Name of Inspector

Company Name

PO BOX 944

Company Address

TRURO

City/Town

508-349-1810

Telephone Number

MA

State

02666

Zip Code

SI3864

License Number

## B. Certification

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

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

Inspector's Signature

DECEMBER 20, 2019

Date

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

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



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## C. Inspection Summary (cont.)

### 2) System Conditionally Passes (cont.):

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

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

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

obstruction is removed  Y  N  ND (Explain below):

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

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

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

obstruction is removed  Y  N  ND (Explain below):

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

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

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



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## C. Inspection Summary (cont.)

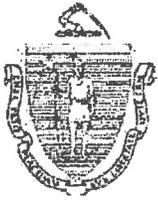
### 4) System Failure Criteria Applicable to All Systems: (cont.)

- | Yes                      | No                                  |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Liquid depth in cesspool is less than 6" below invert or available volume is less than 1/2 day flow   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Required pumping more than 4 times in the last year <b>NOT</b> due to clogged or obstructed pipe(s). Number of times pumped: _____.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of the SAS, cesspool or privy is below high ground water elevation.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within a Zone 1 of a public water supply well.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is within 50 feet of a private water supply well.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. <b>[This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.]</b> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The system is a cesspool serving a facility with a design flow of 2000 gpd-10,000 gpd.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>The system fails.</b> I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure.   |

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

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

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



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Owner's Name

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City/Town

MA  
State

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Zip Code

12/13/2019  
Date of Inspection

Owner information is required for every page.

## D. System Information

### 1. Residential Flow Conditions:

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

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 220 GPD

Description:

TWO FAMILY , 1 BEDROOM IN EACH UNIT AS APPROVED BY BOH

Number of current residents: 2

Does residence have a garbage grinder?  Yes  No

Does residence have a water treatment unit?  Yes  No

If yes, discharges to:

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

Laundry system inspected?  Yes  No

Seasonal use?  Yes  No

Water meter readings, if available (last 2 years usage (gpd)): PRIVATE WELL

Detail:

Sump pump?  Yes  No

Last date of occupancy: CURRENT  
Date



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## D. System Information (cont.)

### 4. Type of System:

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

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

INSTALLED 7/19/13 AS PER SEPTIC PERMIT #13-027

Were sewage odors detected when arriving at the site?

Yes  No

### 5. Building Sewer (locate on site plan):

Depth below grade:

1  
feet

Material of construction:

cast iron       40 PVC       other (explain):

Distance from private water supply well or suction line:

\_\_\_\_\_ feet

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

NO SIGNS OF FAILURE



Commonwealth of Massachusetts

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## D. System Information (cont.)

### 7. Grease Trap (locate on site plan):

Depth below grade:

feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions:

Scum thickness

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

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

Date of last pumping:

Date

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

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

Depth below grade:

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions:

Capacity:

gallons

Design Flow:

gallons per day



Commonwealth of Massachusetts

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## D. System Information (cont.)

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

Pumps in working order:

Yes  No\*

Alarms in working order:

Yes  No\*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

If SAS not located, explain why:

LOCATED BY PLAN ONLY, NOT EXCAVATED.

\_\_\_\_\_  
\_\_\_\_\_

Type:

leaching pits

number:

leaching chambers

number:

2 CULTEC CHAMBERS

leaching galleries

number:

leaching trenches

number, length:

leaching fields

number, dimensions:

overflow cesspool

number:

innovative/alternative system

Type/name of technology:



Commonwealth of Massachusetts  
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City/Town

**D. System Information (cont.)**

**13. Privy (locate on site plan):**

Materials of construction:

Dimensions

Depth of solids

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA

State

02652

Zip Code

12/13/2019

Date of Inspection

Owner information is required for every page.

## D. System Information (cont.)

### 15. Site Exam:

Check Slope

Surface water

Check cellar

Shallow wells

Estimated depth to high ground water:

40+ FROM BOTTOM OF SAS  
feet

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

Obtained from system design plans on record

If checked, date of design plan reviewed: 7/13, ELLIS  
Date

Observed site (abutting property/observation hole within 150 feet of SAS)

Checked with local Board of Health - explain:

Checked with local excavators, installers - (attach documentation)

Accessed USGS database - explain:

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

AS DECIBED ABOVE, DEPTH TO ESTIMATED HIGH GROUNDWATER DETERMINED USING DESIGN PLANS FOR LOCUS.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



# CERTIFICATE OF ANALYSIS

## Barnstable County Health Laboratory (M-MA009)

**Recipient:** Iskren Georgiev  
 Atlantic Bay Sotheby's International Realty  
 168 Commercial St.  
 Provincetown, MA 02657

**Order No.:** G19117857  
**Report Dated:** 12/18/2019  
**Submitter:** Iskren Georgiev  
**Description:** RE Kit -

**Laboratory ID#:** 19117857-01

**Sample #:**  
**Collection Address:** 15 Highland Ave, Truro  
**Sample Location:**

**Matrix:** Water - Drinking Water  
**Sampled:** 12/10/2019 8:15 By: IG  
**Received:** 12/10/2019 13:06 By: Veronic  
**Turn Around:** Standard

**Routine**

<u>ITEM</u>	<u>RESULT</u>	<u>UNITS</u>	<u>RL</u>	<u>MCL</u>	<u>METHOD #</u>	<u>ANALYST</u>	<u>TESTED</u>	<u>TIME</u>
Nitrate as Nitrogen	2.5	mg/L	0.10	10	EPA 300.0	CL	12/11/2019	13:28
Copper	0.12	mg/L	0.10	1.3	EPA 200.8	CL	12/13/2019	13:38
Iron	ND	mg/L	0.10	0.3	EPA 200.8	CL	12/13/2019	13:38
pH	6.5	PH AT 25C	NA	6.5-8.5	SM 4500-H-B	CL	12/10/2019	16:43
Sodium	30	mg/L	2.5	20	EPA 200.8	CL	12/13/2019	13:38
Total Coliform	Absent	P/A	0	0	SM 9223B	RG	12/10/2019	15:56
Conductance	230	umohs/cm	2.0		EPA 120.1	DCB	12/10/2019	16:43

*Sodium level is above the maximum contaminant level. Those on a low sodium diet may wish to consult a physician.*

Attached please find the laboratory certified parameter list.

**Approved By:**   
 (Lab Manager)



# CERTIFICATE OF ANALYSIS

## Barnstable County Health Laboratory (M-MA009)

**Recipient:** Iskren Georgiev  
 Atlantic Bay Sotheby's International Realty  
 168 Commercial St.  
 Provincetown, MA 02657

**Order No.:** G19117857  
**Report Dated:** 12/18/2019  
**Submitter:** Iskren Georgiev  
**Description:** RE Kit -

**Laboratory ID#:** 19117857-01

**Sample #:**

**Collection Addr:** 15 Highland Ave, Truro

**Sample Location:**

**Analyst:** yn Method: EPA 524.2 Dilution: 1

**Matrix:** Water - Drinking Water

**Sampled:** 12/10/2019 8:15 By: IG

**Received:** 12/10/2019 13:06 By: Veronic

**Turn Around:** Standard

**Date Analyzed:** 12/10/2019 @ 9:24

### EPA 524.2 - Volatile Organics by GC/MS

Parameter	Result ug/L	MCL ug/L	MDL ug/L	Parameter	Result ug/L	MCL ug/L	MDL ug/L
Dichlorodifluoromethane	ND		0.50	Chloroethane	ND		0.50
Chloromethane	ND		0.50	Chloroform	1.5	80	0.50
Vinyl chloride	ND	2.0	0.50	cis-1,2-Dichloroethene	ND	70	0.50
Bromomethane	ND		0.50	cis-1,3-Dichloropropene	ND		0.50
1,1,1,2-Tetrachloroethane	ND		0.50	Dibromochloromethane	ND		0.50
1,1,1-Trichloroethane	ND	200	0.50	Dibromomethane	ND		0.50
1,1,2,2-Tetrachloroethane	ND		0.50	Ethylbenzene	ND	700	0.50
1,1,2-Trichloroethane	ND	5.0	0.50	Hexachlorobutadiene	ND		0.50
1,1-Dichloroethane	ND		0.50	Isopropylbenzene	ND		0.50
1,1-Dichloroethene	ND	7.0	0.50	Methylene chloride	ND	5.0	0.50
1,1-Dichloropropene	ND		0.50	Methyl-tert-butyl ether	ND		0.50
1,2,3-Trichlorobenzene	ND		0.50	Naphthalene	ND		0.50
1,2,3-Trichloropropane	ND		0.50	n-Butylbenzene	ND		0.50
1,2,4-Trichlorobenzene	ND	70	0.50	n-Propylbenzene	ND		0.50
1,2,4-Trimethylbenzene	ND		0.50	p-Isopropyltoluene	ND		0.50
1,2-Dibromo-3-chloropropane	ND		0.50	sec-Butylbenzene	ND		0.50
1,2-Dibromoethane (EDB)	ND		0.50	Styrene	ND	100	0.50
1,2-Dichlorobenzene	ND	600	0.50	tert-Butylbenzene	ND		0.50
1,2-Dichloroethane	ND	5.0	0.50	Tetrachloroethene	ND	5.0	0.50
1,2-Dichloropropane	ND		0.50	Toluene	ND	1000	0.50
1,3,5-Trimethylbenzene	ND		0.50	Total xylenes	ND	10000	0.50
1,3-Dichlorobenzene	ND		0.50	trans-1,2-Dichloroethene	ND	100	0.50
1,3-Dichloropropane	ND		0.50	trans-1,3-Dichloropropene	ND		0.50
1,4-Dichlorobenzene	ND	5.0	0.50	Trichloroethene	ND	5.0	0.50
2,2-Dichloropropane	ND		0.50	Trichlorofluoromethane	ND		0.50
2-Chlorotoluene	ND		0.50				
4-Chlorotoluene	ND		0.50				
Benzene	ND	5.0	0.50				
Bromobenzene	ND		0.50				
Bromochloromethane	ND		0.50				
Bromodichloromethane	ND		0.50				
Bromoform	ND		0.50				
Carbon tetrachloride	ND	5.0	0.50				
Chlorobenzene	ND	100	0.50				

Compound	% Recovered	QC Limits (%)	
1,2-Dichlorobenzene-d4	110%	70	130
p-Bromofluorobenzene	86%	70	130

Attached please find the laboratory certified parameter list.

**Approved By:**   
 (Lab Director)

ND = None Detected

RL = Reporting Limit

MCL = Maximum Contaminant Level



# CERTIFICATE OF ANALYSIS

## Barnstable County Health Laboratory (M-MA009)

**Recipient:** Iskren Georgiev  
 Atlantic Bay Sotheby's International Realty  
 168 Commercial St.  
 Provincetown, MA 02657

**Order No.:** G19117857  
**Report Dated:** 12/18/2019  
**Submitter:** Iskren Georgiev  
**Description:** RE Kit -

**Laboratory ID#: 19117857-01**

**Sample #:**  
**Collection Address:** 15 Highland Ave, Truro  
**Sample Location:**

**Matrix:** Water - Drinking Water  
**Sampled:** 12/10/2019 8:15 By: IG  
**Received:** 12/10/2019 13:06 By: Veronic  
**Turn Around:** Standard

**Routine**

<u>ITEM</u>	<u>RESULT</u>	<u>UNITS</u>	<u>RL</u>	<u>MCL</u>	<u>METHOD #</u>	<u>ANALYST</u>	<u>TESTED</u>	<u>TIME</u>
Nitrate as Nitrogen	2.5	mg/L	0.10	10	EPA 300.0	CL	12/11/2019	13:28
Copper	0.12	mg/L	0.10	1.3	EPA 200.8	CL	12/13/2019	13:38
Iron	ND	mg/L	0.10	0.3	EPA 200.8	CL	12/13/2019	13:38
pH	6.5	PH AT 25C	NA	6.5-8.5	SM 4500-H-B	CL	12/10/2019	16:43
Sodium	30	mg/L	2.5	20	EPA 200.8	CL	12/13/2019	13:38
Total Coliform	Absent	P/A	0	0	SM 9223B	RG	12/10/2019	15:56
Conductance	230	umohs/cm	2.0		EPA 120.1	DCB	12/10/2019	16:43

*Sodium level is above the maximum contaminant level. Those on a low sodium diet may wish to consult a physician.*

Attached please find the laboratory certified parameter list.

**Approved By:**  12/18/19  
 (Lab Manager)



# CERTIFICATE OF ANALYSIS

## Barnstable County Health Laboratory (M-MA009)

**Recipient:** Iskren Georgiev  
 Atlantic Bay Sotheby's International Realty  
 168 Commercial St.  
 Provincetown, MA 02657

**Order No.:** G19117857  
**Report Dated:** 12/18/2019  
**Submitter:** Iskren Georgiev  
**Description:** RE Kit -

**Laboratory ID#:** 19117857-01

**Sample #:**

**Collection Addr:** 15 Highland Ave, Truro

**Sample Location:**

**Analyt:** yn Method: EPA 524.2 Dilution: 1

**Matrix:** Water - Drinking Water

**Sampled:** 12/10/2019 8:15 By: IG

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**Turn Around:** Standard

**Date Analyzed:** 12/10/2019 @ 9:24

### EPA 524.2 - Volatile Organics by GC/MS

Parameter	Result ug/L	MCL ug/L	MDL ug/L	Parameter	Result ug/L	MCL ug/L	MDL ug/L
Dichlorodifluoromethane	ND		0.50	Chloroethane	ND		0.50
Chloromethane	ND		0.50	Chloroform	1.5	80	0.50
Vinyl chloride	ND	2.0	0.50	cis-1,2-Dichloroethene	ND	70	0.50
Bromomethane	ND		0.50	cis-1,3-Dichloropropene	ND		0.50
1,1,1,2-Tetrachloroethane	ND		0.50	Dibromochloromethane	ND		0.50
1,1,1-Trichloroethane	ND	200	0.50	Dibromomethane	ND		0.50
1,1,2,2-Tetrachloroethane	ND		0.50	Ethylbenzene	ND	700	0.50
1,1,2-Trichloroethane	ND	5.0	0.50	Hexachlorobutadiene	ND		0.50
1,1-Dichloroethane	ND		0.50	Isopropylbenzene	ND		0.50
1,1-Dichloroethene	ND	7.0	0.50	Methylene chloride	ND	5.0	0.50
1,1-Dichloropropene	ND		0.50	Methyl-tert-butyl ether	ND		0.50
1,2,3-Trichlorobenzene	ND		0.50	Naphthalene	ND		0.50
1,2,3-Trichloropropane	ND		0.50	n-Butylbenzene	ND		0.50
1,2,4-Trichlorobenzene	ND	70	0.50	n-Propylbenzene	ND		0.50
1,2,4-Trimethylbenzene	ND		0.50	p-Isopropyltoluene	ND		0.50
1,2-Dibromo-3-chloropropane	ND		0.50	sec-Butylbenzene	ND		0.50
1,2-Dibromoethane (EDB)	ND		0.50	Styrene	ND	100	0.50
1,2-Dichlorobenzene	ND	600	0.50	tert-Butylbenzene	ND		0.50
1,2-Dichloroethane	ND	5.0	0.50	Tetrachloroethene	ND	5.0	0.50
1,2-Dichloropropane	ND		0.50	Toluene	ND	1000	0.50
1,3,5-Trimethylbenzene	ND		0.50	Total xylenes	ND	10000	0.50
1,3-Dichlorobenzene	ND		0.50	trans-1,2-Dichloroethene	ND	100	0.50
1,3-Dichloropropane	ND		0.50	trans-1,3-Dichloropropene	ND		0.50
1,4-Dichlorobenzene	ND	5.0	0.50	Trichloroethene	ND	5.0	0.50
2,2-Dichloropropane	ND		0.50	Trichlorofluoromethane	ND		0.50
2-Chlorotoluene	ND		0.50				
4-Chlorotoluene	ND		0.50				
Benzene	ND	5.0	0.50				
Bromobenzene	ND		0.50				
Bromochloromethane	ND		0.50				
Bromodichloromethane	ND		0.50				
Bromoform	ND		0.50				
Carbon tetrachloride	ND	5.0	0.50				
Chlorobenzene	ND	100	0.50				

Compound	% Recovered	QC Limits (%)	
1,2-Dichlorobenzene-d4	110%	70	130
p-Bromofluorobenzene	86%	70	130

Attached please find the laboratory certified parameter list.

**Approved By:**   
 (Lab Director)

ND = None Detected

RL = Reporting Limit

MCL = Maximum Contaminant Level



# CERTIFICATE OF ANALYSIS

## Barnstable County Health Laboratory (M-MA009)

**Recipient:** Iskren Georgiev  
 Atlantic Bay Sotheby's International Realty  
 168 Commercial St.  
 Provincetown, MA 02657

**Order No.:** G19118021  
**Report Dated:** 01/02/2020  
**Submitter:** Iskren Georgiev  
**Description:** Lab Analysis

**Laboratory ID#: 19118021-01**

**Sample #:**  
**Collection Address:** 15 Highland Ave, Truro  
**Sample Location:**

**Matrix:** Water - Drinking Water  
**Sampled:** 12/30/2019 9:30 By: IG  
**Received:** 12/30/2019 10:53 By: Veronic  
**Turn Around:** 48 Hr Rush

**Test Parameters**

<u>ITEM</u>	<u>RESULT</u>	<u>UNITS</u>	<u>RL</u>	<u>MCL</u>	<u>METHOD #</u>	<u>ANALYST</u>	<u>TESTED</u>	<u>TIME</u>
Ammonia as Nitrogen	2.0	mg/L	0.25		EPA 350.1	LX	01/02/2020	10:29

Attached please find the laboratory certified parameter list.

**Approved By:**   
 (Lab Manager)

LINDA FIORELLA

December 13, 2019

Planning Board  
Truro Town Hall  
24 Town Hall Road  
P.O. Box 2030  
Truro, MA 02666

Dear Board Members,

**Reference:**

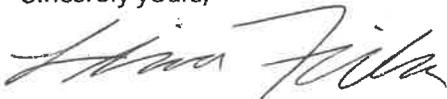
Planning Board Application 2019-009/PB – Approval of an Accessory Dwelling Unit at 15 Highland Avenue, Map 22 and Parcel 38 sought by Joseph J. Trovato.

I write in connection with the above planning application. I wish to offer my support for the proposal, for the reasons outlined below.

Truro, like the rest of the Outer Cape, is in serious need of year-round rentals. I know the Planning Board has a history of approving applications for ADUs and that you have been reviewing the ADU process in an effort to carefully and thoughtfully increase the number of ADUs in your municipality.

As the prospective purchaser of 15 Highland Avenue, I am familiar with the property. During the inspection, the inspector commented on the exceptional quality of the unit under consideration to be designated as an ADU. It is my intention, should the Planning Board approve this application, to complete my purchase of the property and rent the proposed Accessory Dwelling Unit year-round and live year-round in the other unit. I have already signed a year-round rental lease to rent the condo where I currently live, pending the finalization of my purchase of 15 Highland Avenue from Mr. Trovato.

Sincerely yours,



Linda Fiorella

**PUBLIC HEARING – CONTINUED**

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector  
2019-006 PB  
SEP - 9 2019  
\$275.00 fee paid  
Received TOWN OF TRURO  
By *Juan L. Joseph*

Form B  
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date 9-6-2019

To the Planning Board of the Town of Truro, MA

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Definitive Subdivision Plan of Land in Truro, MA  
Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer at Route 6 and Amity Lane

by J.M. O'REILLY & ASSOCAITES, INC dated 9-4-2019 and described as follows:

Located: 1 Amity Lane

Assessor's Map(s) and Parcel(s): 46 / 8

Number of Lots Proposed: 4 Plus Way Total acreage of Tract: 289,230 sf (6.64 ac +/-)

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Book 14422, Page 64  
 dated 8-31-2001, and recorded in the Barnstable

Registry of Deeds Book and Page:

or by Land Court Certificate of Title No.  registered in Barnstable County.

Applicant's Signature *Joe S.* Applicant's Telephone Number 608-345-1002 (Joe S.)  
Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer

Applicant's Legal Mailing Address 17 Raymond Circle, Peabody, MA 01960

Owner's Signature if not the applicant See Attached Emails for Authorization  
or applicant's authorization if not the owner

Owner's Legal Mailing Address Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer  
17 Raymond Circle, Peabody, MA 01960

Surveyor Name/Address John M. O'Reilly, J.M. O'Reilly & Associates, Inc. PO Box 1773, Brewster, MA 02631  
(Or Person responsible for preparation of the plan) 508-896-6601

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk



# TOWN OF TRURO

## Assessors Office

### Certified Abutters List

### Request Form



DATE: 9/3/19

NAME OF APPLICANT: Joseph Schirmer

NAME OF AGENT (if any): John O'Reilly, P.E., P.L.S. (JM O'Reilly & Assoc., Inc.)

MAILING ADDRESS: P.O. Box 1773, 1573 Main St. Brewster, MA 02631

CONTACT: HOME/CELL 508-896-6601 EMAIL joreilly@jmoreillyassoc.com

PROPERTY LOCATION: 1 Amity Lane  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 046 PARCEL 8 EXT. \_\_\_\_\_  
(if condominium)

**ABUTTERS LIST NEEDED FOR:** **FEE: \$15.00 per checked item**  
(please check all applicable) (Fee must accompany the application unless other arrangements are made)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Board of Health <sup>5</sup>         | <input type="checkbox"/> Planning Board (PB)                             | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission                  | <input type="checkbox"/> Special Permit <sup>1</sup>                     | <input type="checkbox"/> Special Permit <sup>1</sup>   |
| <input type="checkbox"/> Conservation Commission <sup>4</sup> | <input type="checkbox"/> Site Plan <sup>2</sup>                          | <input type="checkbox"/> Variance <sup>1</sup>         |
| <input type="checkbox"/> Licensing                            | <input checked="" type="checkbox"/> Preliminary Subdivision <sup>3</sup> |  |
| Type: _____   | <input type="checkbox"/> Definitive Subdivision <sup>3</sup>             |  |
|   | <input type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup>      |  |
| <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: 9/3/19 Date completed: 9/3/19

List completed by: [Signature]

<sup>1</sup>Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line.

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

<sup>3</sup>Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision.

<sup>4</sup>All abutters within 300 feet of parcel, except Beach Point between Knowles Hgts Rd & Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.

<sup>5</sup>Abutters 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:** Sept 3, 2019

**To:** Town of Truro

**From:** Assessors Department

**Certified abutters list variance application for:** 1 Amity Lane (Map 46 Parcel 8)

Attached is a combined list of abutters for the properties located at 1 Amity Lane. The current owners are Audrey and Joseph Schirmer and Nguyen Huu An.

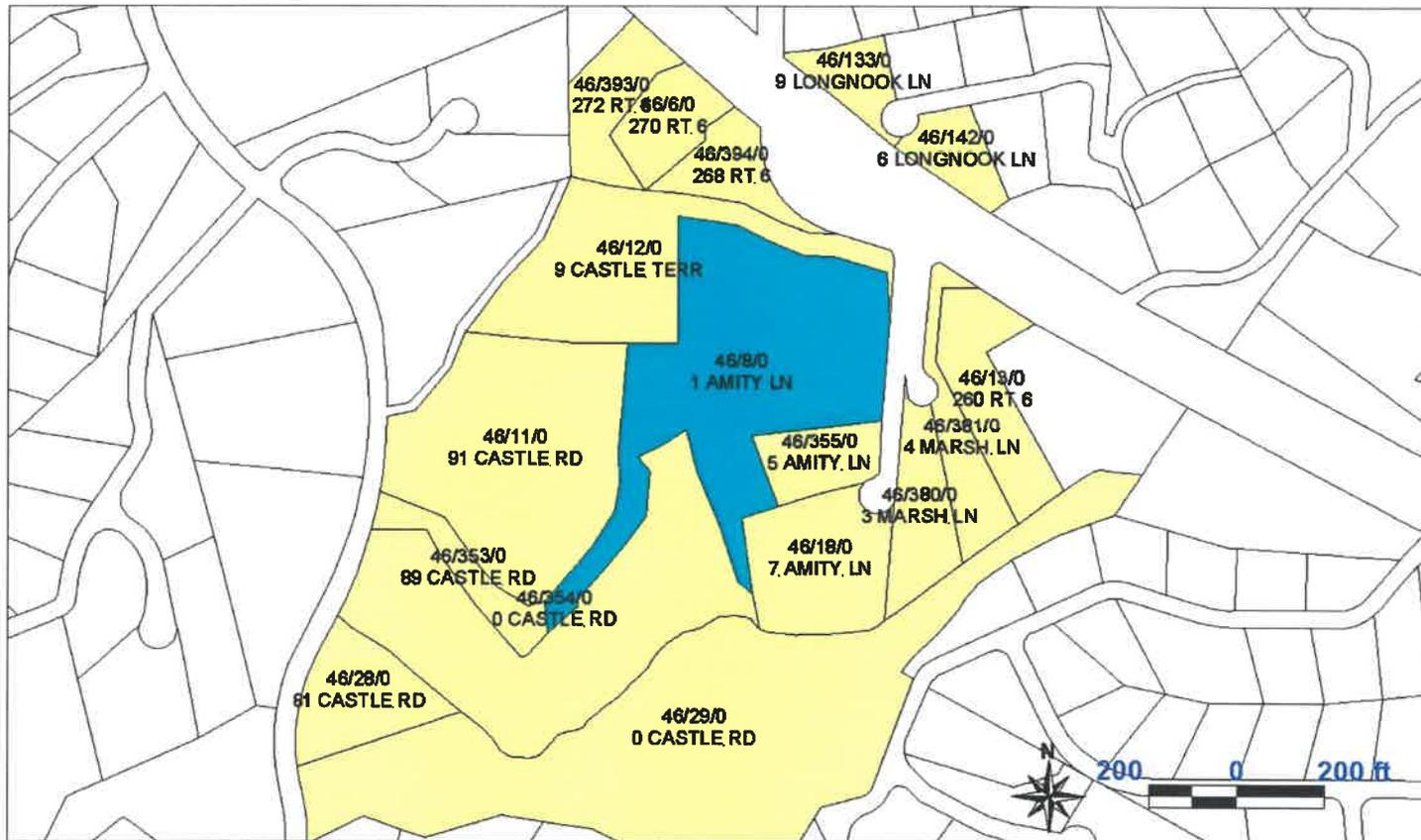
The names and addresses of the abutters are as of August 23, 2019 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: \_\_\_\_\_

Laura Geiges  
Assistant Assessor

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

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2234	46-6-0-R	KING WILLIS L & HANNAH S	270 RT 6	PO BOX 189	TRURO	MA	02666
2239	46-11-0-R	TABAKIN STEWART & FIUMARA SALVATORE	91 CASTLE RD	PO BOX 874	TRURO	MA	02666
2240	46-12-0-R	SCHIRMER AUDREY & JOSEPH M & AN NGUYEN HUU	9 CASTLE TERR	17 RAYMOND CIRCLE	PEABODY	MA	01960
2241	46-13-0-R	GUARNOTTA BRIAN & HEATHER	260 RT 6	62 DUNSTER RD #2	JAMAICA PLAIN	MA	02130
2246	46-18-0-R	SELVER IRENE B -LE & SELVER VERONICA E	7 AMITY LN	390 RIVERSIDE DR APT 2F	NEW YORK	NY	10025
2256	46-28-0-R	TABAKIN STEWART & FIUMARA SALVATORE	81 CASTLE RD	PO BOX 874	TRURO	MA	02666
2257	46-29-0-E	TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL	0 CASTLE RD	PO BOX 327	NO TRURO	MA	02652-0327
2355	46-133-0-R	NUNES ELEANOR M	9 LONGNOOK LN	29 HARRIMAN RD	HUDSON	MA	01749
2364	46-142-0-R	WALLACE THOMAS J & ANNE F	6 LONGNOOK LN	10 KNOLLWOOD ROAD	WHIPPANY	NJ	07981
2558	46-353-0-R	TABAKIN STEWART & FIUMARA SALVATORE	89 CASTLE RD	PO BOX 874	TRURO	MA	02666
2559	46-354-0-E	TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL	0 CASTLE RD	PO BOX 327	NO TRURO	MA	02652-0327
2560	46-355-0-R	SELVER IRENE B -LE RMNDR: SELVER-KASSELL ANNA&EVE	5 AMITY LN	390 RIVERSIDE DR APT 2F	NEW YORK	NY	10025
5778	46-380-0-R	KILLAM JONATHAN L & BERNA GIOIAMARIA B	3 MARSH LN	56 INDIGO TRAIL	MADISON	CT	06443
5779	46-381-0-R	LORD MICHAEL A & AMBER B	4 MARSH LN	PO BOX 624	TRURO	MA	02666
6859	46-393-0-R	CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING	272 RT 6	PO BOX 259	PROVINCETOWN	MA	02657

LG 9/3/19

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6861	46-394-0-R	CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING	268 RT 6	PO BOX 259	PROVINCETOWN	MA	02657

LG 9/3/19

<p>46-6-0-R</p> <p>KING WILLIS L &amp; HANNAH S PO BOX 189 TRURO, MA 02666</p>	<p>46-11-0-R</p> <p>TABAKIN STEWART &amp; FIUMARA SALVATORE PO BOX 874 TRURO, MA 02666</p>	<p>46-12-0-R</p> <p>SCHIRMER AUDREY &amp; JOSEPH M &amp; AN NGUYEN HUU 17 RAYMOND CIRCLE PEABODY, MA 01960</p>
<p>46-13-0-R</p> <p>GUARNOTTA BRIAN &amp; HEATHER 62 DUNSTER RD #2 JAMAICA PLAIN, MA 02130</p>	<p>46-18-0-R</p> <p>SELVER IRENE B -LE &amp; SELVER VERONICA E 390 RIVERSIDE DR APT 2F NEW YORK, NY 10025</p>	<p>46-28-0-R</p> <p>TABAKIN STEWART &amp; FIUMARA SALVATORE PO BOX 874 TRURO, MA 02666</p>
<p>46-29-0-E</p> <p>TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL PO BOX 327 NO TRURO, MA 02652-0327</p>	<p>46-133-0-R</p> <p>NUNES ELEANOR M 29 HARRIMAN RD HUDSON, MA 01749</p>	<p>46-142-0-R</p> <p>WALLACE THOMAS J &amp; ANNE F 10 KNOLLWOOD ROAD WHIPPANY, NJ 07981</p>
<p>46-353-0-R</p> <p>TABAKIN STEWART &amp; FIUMARA SALVATORE PO BOX 874 TRURO, MA 02666</p>	<p>46-354-0-E</p> <p>TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL PO BOX 327 NO TRURO, MA 02652-0327</p>	<p>46-355-0-R</p> <p>SELVER IRENE B -LE RMNDR: SELVER-KASSELL ANNA&amp;EVE 390 RIVERSIDE DR APT 2F NEW YORK, NY 10025</p>
<p>46-380-0-R</p> <p>KILLAM JONATHAN L &amp; BERNA GIOIAMARIA B 56 INDIGO TRAIL MADISON, CT 06443</p>	<p>46-381-0-R</p> <p>LORD MICHAEL A &amp; AMBER B PO BOX 624 TRURO, MA 02666</p>	<p>46-393-0-R</p> <p>CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING PO BOX 259 PROVINCETOWN, MA 02657</p>
<p>46-394-0-R</p> <p>CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING PO BOX 259 PROVINCETOWN, MA 02657</p>		

LG 9/3/19

# J.M. O'Reilly & Associates, Inc.

Engineering & Land Surveying Services  
1573 Main Street, 2nd Floor, P.O. Box 1773  
Brewster, MA 02631  
(508) 896-6601  
Fax (508) 896-6602

# LETTER OF TRANSMITTAL

TO:

Planning Board  
Town of Truro

DATE:

09/09/2019

JOB NUMBER:

2216A

REGARDING:

1 Amity Lane  
Application - Preliminary Subdivision Plan

**Shipping Method:**

Regular Mail	<input type="checkbox"/>	Federal Express	<input type="checkbox"/>
Certified Mail	<input type="checkbox"/>	UPS	<input type="checkbox"/>
Priority Mail	<input type="checkbox"/>	Pick Up	<input type="checkbox"/>
Express Mail	<input type="checkbox"/>	Hand Deliver	<input checked="" type="checkbox"/>

COPIES	DATE	DESCRIPTION
12	9/9/19	Cover Letter, Form B - Application for Approval Preliminary Subdivision Plan
12	9/9/19	Quitclaim Deed, Assessors Map, USGS Map
1	9/9/19	Preliminary Subdivision Plan
		Check # 9458 for \$275.00 filing fee
		electronic application via email: <a href="mailto:planner1@truro-ma.gov">planner1@truro-ma.gov</a>

For review and comment:

For approval:

As Requested:

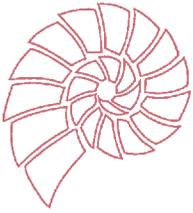
For your use:

**REMARKS:**

cc: John M. O'Reilly P.E., P.L.S  
Town Clerk  
Emily Beebe, Health Agent  
Client

**From:** John O'Reilly/ak

If enclosures are not as noted, kindly notify us at once



# J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

September 9, 2019

JMO-2216A

Truro Planning Board  
24 Town Hall Road  
Truro, MA 02666

RE: Preliminary Definitive Subdivision Plan  
1 Amity Lane

Dear Board Members,

On behalf of our clients, the Schirmer Family, J.M. O'REILLY & ASSOCIATES, INC. is submitting the attached application for a Preliminary Division Plan, Preliminary Definitive Subdivision Plan and associated paperwork for the above referenced property.

The Schirmer's are looking to divide the subject parcel into a total of four lots with a 40 foot wide Way. The Schirmer's have an agreement with the Truro Conservation Trust to purchase Lots 4 and 5. The family will retain Lots 2 and 3. Lot 2 will contain the existing cottage (#1 Amity Lane) while Lot 3 will be for the future development of a single family dwelling.

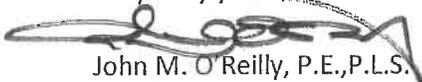
Amity Lane was created by a definitive subdivision for the Schirmer's in plan book 670, page 36, dated April 26, 2017. Amity Lane is improved with a 8 to 10 foot wide gravel/dirt roadway. Amity Lane currently serves the two properties to the south, #5 and #7 Amity lane.

The Schirmer's will be looking for several waivers from the Planning Board upon the filing of the Definitive Subdivision Plan. The waivers requested include:

- Waiver from all improvements to the Way. The Way will not be created as part of the division. The Trust will retain a portion of the fee within the road for access to Lots 4 and 5. The remaining portion of the fee within the road will be retained by Lot 3. The future driveway for Lot 3 will be directly from Amity Lane.

We look forward to meeting with the Board on October 9, 2019 to answer any questions the Board may have.

Very truly yours,



John M. O'Reilly, P.E., P.L.S.

CC: Town Clerk  
Emily Beebe, Health Agent  
Client

TOWN OF TRURO



PLANNING BOARD

Form B  
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date 9-6-2019

To the Planning Board of the Town of Truro, MA

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Definitive Subdivision Plan of Land in Truro, MA

Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer at Route 6 and Amity Lane

by J.M. O'REILLY & ASSOCIATES, INC dated 9-4-2019 and described as follows:

Located: 1 Amity Lane

Assessor's Map(s) and Parcel(s): 46 / 8

Number of Lots Proposed: 4 Plus Way Total acreage of Tract: 289,230 sf (6.64 ac +/-)

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Book 14422, Page 64  
 dated 8-31-2001, and recorded in the Barnstable

Registry of Deeds Book and Page:

or by Land Court Certificate of Title No.  registered in Barnstable County.

Applicant's Signature [Signature] Applicant's Telephone Number 608-345-1002 (Joe S.)  
Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer

Applicant's Legal Mailing Address 17 Raymond Circle, Peabody, MA 01960

Owner's Signature if not the applicant See Attached Emails for Authorization  
or applicant's authorization if not the owner

Owner's Legal Mailing Address Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer  
17 Raymond Circle, Peabody, MA 01960

Surveyor Name/Address John M. O'Reilly, J.M. O'Reilly & Associates, Inc. PO Box 1773, Brewster, MA 02631  
(Or Person responsible for preparation of the plan) 508-896-6601

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk

## John O'Reilly

---

**From:** nick schirmer <nick.schirmer@gmail.com>  
**Sent:** Tuesday, September 3, 2019 8:35 PM  
**To:** NGUYEN AN  
**Cc:** Joe Schirmer; John O'Reilly; Martin Duckworth  
**Subject:** Re: Surveyor of cape property

Mr O'Reilly, as my mother's (audrey schirmer) representative, please proceed and represent us before the town of truro in this matter.

kind regards

n

On Mon, Aug 19, 2019 at 4:22 PM NGUYEN AN <[AnNguyen96@comcast.net](mailto:AnNguyen96@comcast.net)> wrote:

Mr John O'Reilly has my permission as one of the owners of the property to appear before the Town and to represent us in its concerning matter.

Nguyen An

On August 19, 2019 at 3:14 PM Joe Schirmer <[jschirmer48@gmail.com](mailto:jschirmer48@gmail.com)> wrote:

Hello All,

Mr John O'Reilly conducted the survey of the property lines so we could proceed with the donation to the conservation trust. He will soon be filing a preliminary plan with the Town of Truro. The Town has to approve any changes in boundaries so they need our permission as owners for Mr. O'Reilly to represent us.

I spoke to Mr. O'Reilly today about the preliminary plans he will file for discussion purposes with the Town. He intends to follow the plan we have agreed upon. Lots 4 and 5 will be donated to the Conservation Trust. Lots 2 and 3 will remain in the family ownership. Will you let Mr. O'Reilly know if you need another e-mail copy of these maps of the plans. I would send it myself but as I did not draw the maps, when I resend copies they tend to deteriorate.

Here is what I need from each of you. Please respond by e-mail to Mr. O'Reilly to let him know that he has your permission to appear before the Town and to represent us in this matter.

Our neighbor, Irene Selver, continues to express interest in buying some land from us. I talked to her today and explained that we are not looking to sell at this point but if she wanted to make an offer that reflected the appraisal values of the land, we might at least consider it. She will look at the maps and then she can let us know what she is thinking.

Thank you.  
Joe

## John O'Reilly

---

**From:** NGUYEN AN <AnNguyen96@comcast.net>  
**Sent:** Monday, August 19, 2019 4:23 PM  
**To:** Joe Schirmer; John O'Reilly; Martin Duckworth; nick schirmer  
**Subject:** Re: Surveyor of cape property

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Nguyen An

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Thank you.  
Joe

## John O'Reilly

---

**From:** Joe Schirmer <jschirmer48@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:21 PM  
**To:** John O'Reilly  
**Cc:** NGUYEN AN; Martin Duckworth; nick schirmer  
**Subject:** Re: Surveyor of cape property

The family will retain ownership of the way. The conservation trust could access the lots 4 and 5 via the paper road or way in the future as I understand it.

Joe

Sent from my iPhone

> On Sep 3, 2019, at 9:35 AM, John O'Reilly <joreilly@jmoreillyassoc.com> wrote:

>

> Morning Joe.

> We are going to filing the preliminary subdivision plan this week.

> Please confirm the following:

> - Lots 4 and 5 on the attached PDF are going to sold to the Truro

> Conservation Trust

> - Lot 3 will remain with the family for future development -Lot 2 will

> remain with the family and continue to house the small cottage.

> -the proposed "Way" will not be developed.

>

> Questions:

> What will be the ownership of the "Way"? Will the family retain ownership or will it be sold to the Trust with the other lots?

>

> Thank you

> John O'Reilly

>

> -----Original Message-----

> From: Joe Schirmer <jschirmer48@gmail.com>

> Sent: Monday, August 19, 2019 3:14 PM

> To: John O'Reilly <joreilly@jmoreillyassoc.com>; NGUYEN AN

> <AnNguyen96@comcast.net>; Martin Duckworth <mduckworth@videotron.ca>;

> nick schirmer <nick.schirmer@gmail.com>

> Subject: Surveyor of cape property

>

> Hello All,

>

> Mr John O'Reilly conducted the survey of the property lines so we could proceed with the donation to the conservation trust. He will soon be filing a preliminary plan with the Town of Truro. The Town has to approve any changes in boundaries so they need our permission as owners for Mr. O'Reilly to represent us.

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>

> Thank you.

> Joe

> <2216A.DRAFT DEF SUBDIVISION PLAN.PDF>

### QUITCLAIM DEED

We Abigail B. Schirmer of Cambridge, Massachusetts and Joseph M. Schirmer of Madison, Wisconsin, Trustees of the Schirmer Realty Trust of December 28, 1990, recorded with Barnstable County Registry of Deeds, Book 7413, Page 122, in consideration paid of One (\$1.00) Dollar grant to Abigail B. Schirmer of 26 Jay Street, Cambridge, Massachusetts 02139, Audrey Schirmer of 4618 Jeanne Mance, Montreal, Canada H2V4J4 and Joseph M. Schirmer of 607 Clemons Avenue, Madison, Wisconsin 53704, as tenants in common

with QUITCLAIM COVENANTS

a certain parcel of real estate with the buildings thereon situated in Truro, Massachusetts, located off Castle Road and Massachusetts State Highway-Route 6, shown as Lot 1; and a 40' wide Private Way all shown on a plan of land entitled "Plan of Division of Land in Truro, Mass. as surveyed and prepared for Daniel B. Schirmer and Margaret F. Schirmer Scale 1 in. = 60 FT. March 16, 1990 Schofield Brothers, Inc. Engineering Surveying Planning 161 Cranberry Highway P.O. Box 101 Orleans, Mass. 02653 (508)-255-2098" recorded with the Barnstable Registry of Deeds on August 29, 1990, in Plan Book 475, Page 3; and land of Daniel B. Schirmer located at the North east corner of Lot 1 on said plan.

Said land containing an area of approximately 10.63 acres.

For our title see deed from Daniel B. Schirmer and Margaret F. Schirmer dated December 28, 1990 and recorded with the Barnstable Registry of Deeds in Book 7413, Page 134.

Witness my hand and seal this 31<sup>st</sup> day of AUGUST, 2001.

Abigail B. Schirmer  
Abigail B. Schirmer, Trustee

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

AUGUST 31, 2001

Then personally appeared the above-named Abigail B. Schirmer, individually and Trustees as aforesaid and acknowledged the foregoing instrument to be her free act and deed, before me,

Walter J. Kelly  
Notary Public: Walter J. Kelly  
My Comm. Expires: 06/18/05



Locus: Land located off Castle Road & Mass State Highway, Route 6, Truro, MA

Witness my hand and seal this 21 day of *September*, 2001.

*Joseph M. Schirmer*  
Joseph M. Schirmer, Trustee

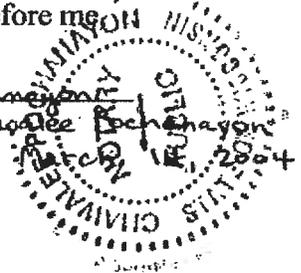
STATE OF WISCONSIN

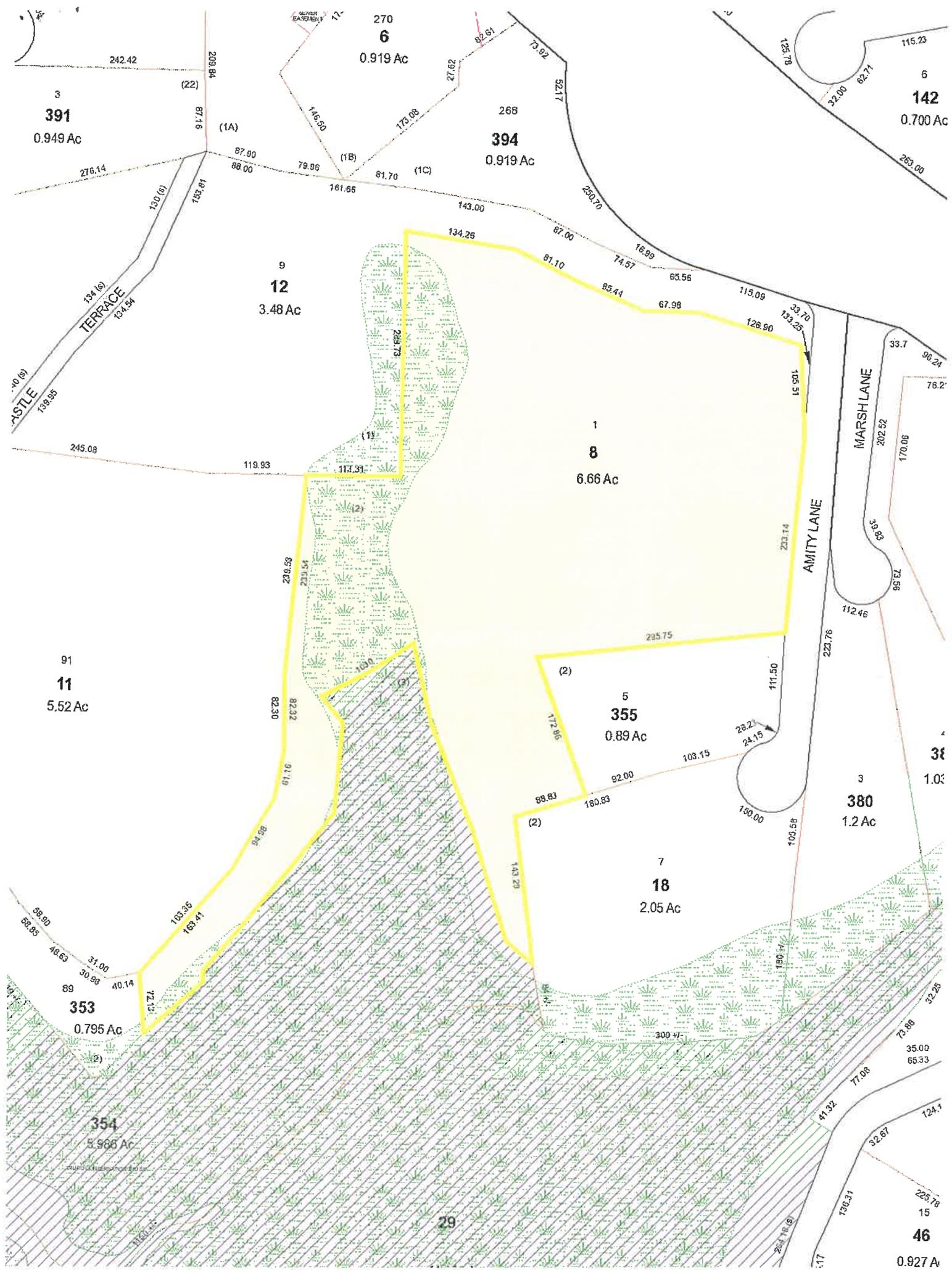
DANE, SS.

September 21, 2001

Then personally appeared the above-named Joseph M. Schirmer, Trustees as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me

*Chauvlee Pochanayon*  
Notary Public: *Chauvlee Pochanayon*  
My Comm. Expires: *March 12, 2004*





3  
**391**  
0.949 Ac

270  
**6**  
0.919 Ac

6  
**142**  
0.700 Ac

268  
**394**  
0.919 Ac

9  
**12**  
3.48 Ac

1  
**8**  
6.66 Ac

91  
**11**  
5.52 Ac

5  
**355**  
0.89 Ac

3  
**380**  
1.2 Ac

7  
**18**  
2.05 Ac

89  
**353**  
0.795 Ac

**354**  
5.988 Ac

**29**

15  
**46**  
0.927 Ac

CASTLE  
TERRACE

AMITY LANE

MARSH LANE

242.42  
209.84  
87.16  
(22)  
(1A)  
276.14  
130.00 (S)  
133.81

146.50  
175.08  
81.70  
(1B)  
(1C)  
161.65  
143.00

134.26  
81.10  
74.57  
16.99  
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115.09  
33.70  
133.25  
126.80

33.7  
96.24  
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202.32  
170.06  
39.83  
75.58

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82.32  
91.16  
84.98  
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163.41  
72.13

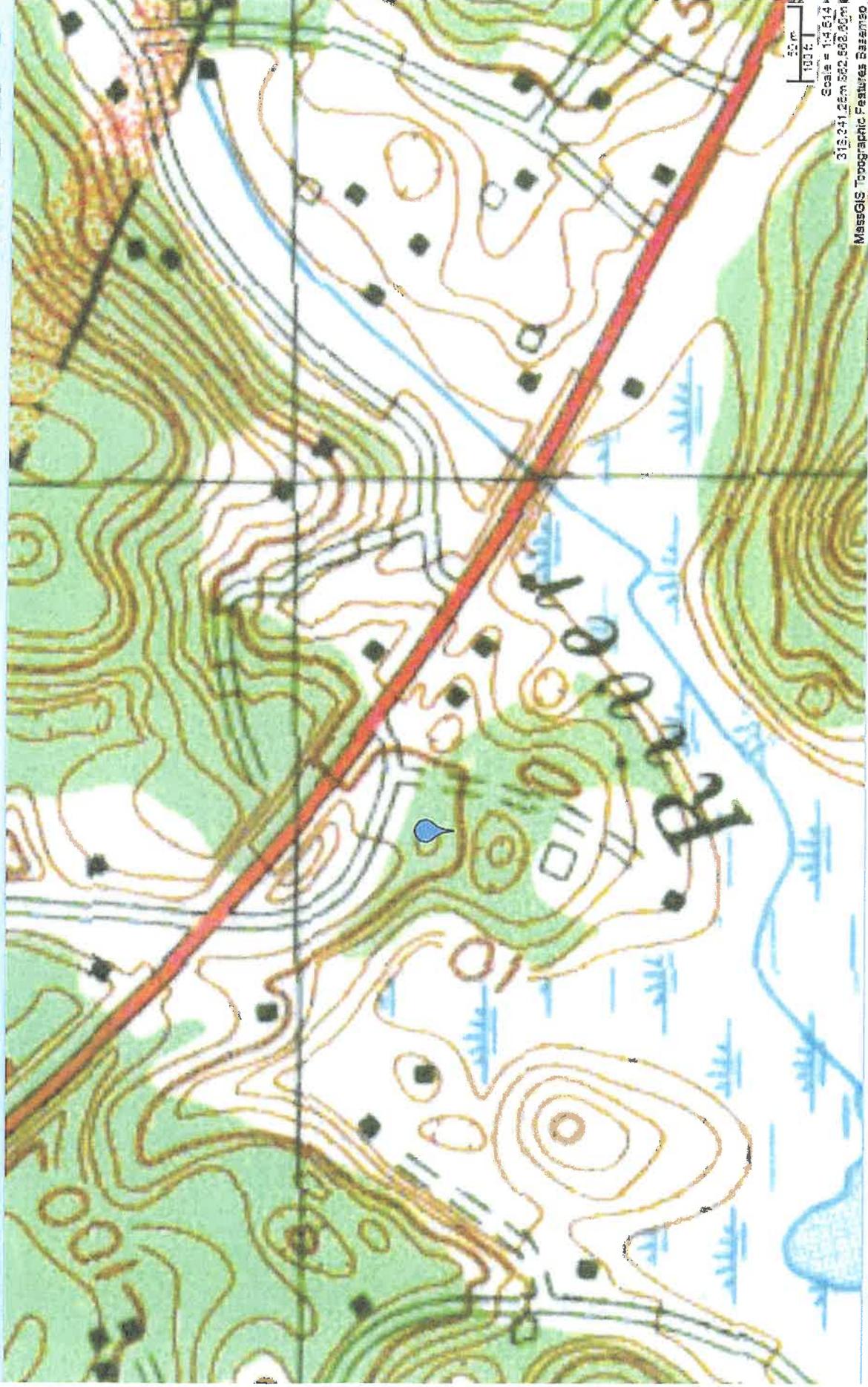
235.75  
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92.00  
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98.83  
172.86  
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103.58  
223.76  
112.46  
300.47  
75.88  
35.00  
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124.1  
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15  
**46**  
0.927 Ac  
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253.18 (S)

Available Data

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- Cultural R
- Environm
- Images
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- Imper
- Aerial
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Active Data

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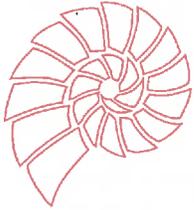
- US
- Tax
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- Tax
- Str

Legend

Tax Parcels for

Basemaps

- Basemaps



# J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

November 20, 2019

JMO-2216A

Truro Planning Board  
24 Town Hall Road  
Truro, MA 02666

RE: Supplemental Information  
Preliminary Definitive Subdivision Plan  
1 Amity Lane

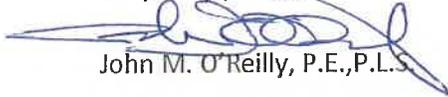
Dear Board Members,

On behalf of our clients, the Schirmer Family, J.M. O'REILLY & ASSOCIATES, INC. is submitting the attached revised Preliminary Subdivision Plan for the above referenced property. The revision reflects adjustments to the configurations of Lot 3, Lot 4 and the Way, as a result of the delineation of the Coastal Bank.

A copy of the revised plan has also been provided to the Truro Board of Health, as necessary for their review of the proposal.

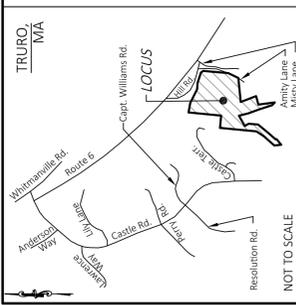
We look forward to meeting with the Board on December 4, 2019 to answer any questions the Board may have.

Very truly yours,



John M. O'Reilly, P.E., P.L.S.

CC: Town Clerk  
Emily Beebe, Health Agent  
Client



**REFERENCES:**  
 PLAN BOOK 670 PAGE 36  
 ASSESSORS' MAP 46 PARCEL 8  
 TOTAL AREA = 289,230 S.F.±

**OWNERS OF RECORD**  
 AUDREY SCHIRMER  
 ABIGAIL B. SCHIRMER  
 JOSEPH M. SCHIRMER  
 DEED BOOK 14422, PAGE 64

**LEGEND**

- CB CONCRETE BOUND
- LCB LAND COURT BOUND
- FND FOUND
- (TO BE SET) SURVEYORS BOUND TO BE SET

**NOTES:**

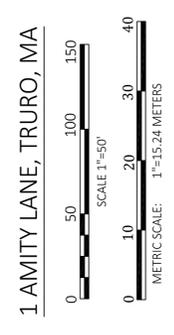
- 1.) A PORTION OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FLOOD INSURANCE MAP #25001C1391.
- 2.) THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
- 3.) COASTAL BANKS, AS SHOWN HEREON, WERE TAKEN FROM THE TOWN GIS MAPPING.
- 4.) THE EDGE OF WETLAND, BOTTOM AND TOP OF SLOPE AND THE COASTAL BANK WERE LOCATED BY FIELD SURVEY, COMPLETED BY J.M. O'REILLY & ASSOCIATES, INC. ON 10-16-2019, 10-25-2019 AND 11-18-2019.
- 5.) THE "WAY" AS SHOWN ON THE PLAN SHALL NOT BE CONSTRUCTED.

ZONING REQUIREMENTS	
RESIDENTIAL ZONE	
MINIMUM LOT SIZE	33,750 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT YARD DIMENSIONS	25 FEET
MINIMUM SIDE AND REAR YARD DIMENSIONS	25 FEET

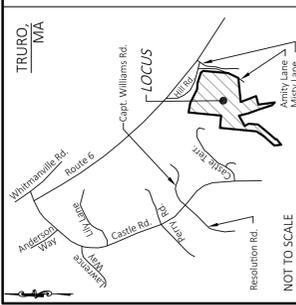


**PRELIMINARY SUBDIVISION PLAN**  
 OF LAND IN  
 TRURO, MASSACHUSETTS  
 SEPTEMBER 9, 2019, REVISED: NOVEMBER 18, 2019

FOR  
 ABIGAIL B. SCHIRMER  
 AUDREY SCHIRMER  
 JOSEPH M. SCHIRMER  
 AT  
 1 AMITY LANE, TRURO, MA



MADE BY  
**J.M. O'REILLY & ASSOCIATES, INC.**  
 1573 MAIN STREET, P.O. BOX 1773  
 BREWSTER, MASSACHUSETTS 02631  
 PHONE: 508-896-6601 FAX: 508-896-6602



Plan Book 670, Page 36

**LEGEND**

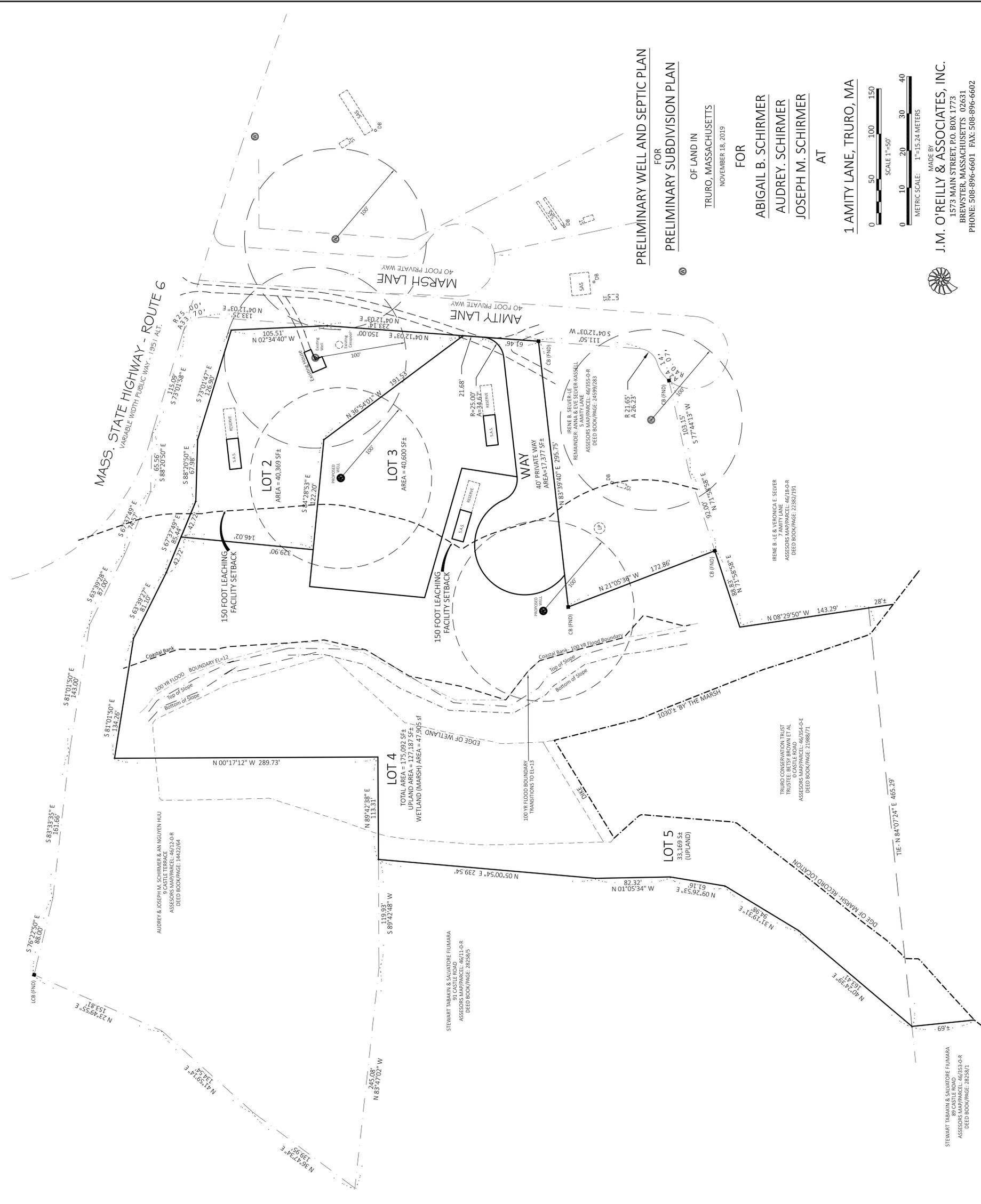
- CB CONCRETE BOUND
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- (TO BE SET) SURVEYORS BOUND TO BE SET

**OWNERS OF RECORD**  
 AUDREY SCHIRMER  
 ABIGAIL B. SCHIRMER  
 JOSEPH M. SCHIRMER  
 DEED BOOK 14422, PAGE 64

**REFERENCES:**  
 PLAN BOOK 670 PAGE 36  
 ASSESSORS' MAP 46 PARCEL 8  
 TOTAL AREA = 289,230 S.F.±

- NOTES:**
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  - 2.) THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
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MINIMUM SIDE AND REAR YARD DIMENSIONS	25 FEET



**PRELIMINARY WELL AND SEPTIC PLAN**  
 FOR  
**PRELIMINARY SUBDIVISION PLAN**  
 OF LAND IN  
 TRURO, MASSACHUSETTS  
 NOVEMBER 18, 2019

FOR  
**ABIGAIL B. SCHIRMER**  
**AUDREY SCHIRMER**  
**JOSEPH M. SCHIRMER**  
 AT

**1 AMITY LANE, TRURO, MA**



**J.M. O'REILLY & ASSOCIATES, INC.**  
 MADE BY  
 1573 MAIN STREET, P.O. BOX 1773  
 BREWSTER, MASSACHUSETTS 02631  
 PHONE: 508-896-6601 FAX: 508-896-6602



January 2, 2020

Planning Board  
Town of Truro  
PO Box 2030  
Truro, MA 02666

Re: Definitive Subdivision Plan of Land #4-H Bay View Road and 3 Laura's Way  
Truro, MA prepared for Nathan A. Nickerson III (Plan OLS #774002) Filed  
November 18, 2019 – **2019-008PB**

Dear Board Members,

Please consider this a request to withdraw, without prejudice, the above-captioned plan.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Nathan A. Nickerson III". The signature is written in a cursive style with a horizontal line underlining the name.

Nathan A. Nickerson III