



Truro Planning Board Agenda

Remote Meeting

Wednesday, April 26, 2023 – 4:00 pm

www.truro-ma.gov



NOTE: If there is a 2nd night of Town Meeting on April 26, 2023, then the only business conducted will be to open and/or continue each public hearing to the next Planning Board meeting of May 10, 2023 at 5:00 pm.

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at [1-877-309-2073](tel:1-877-309-2073) and entering the access code [647-084-109#](tel:647-084-109#) when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at esturdy@truro-ma.gov.

Meeting link: <https://meet.goto.com/647084109>

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.

1. Planner Report

2. Chair Report

3. Minutes

- ◆ January 11, 2023
- ◆ January 25, 2023
- ◆ February 8, 2023
- ◆ February 22, 2023

Public Hearings – Continued

2023-001/SPR – Ebb Tide on the Bay Condominiums, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District. **[Material in 2/8/2023 and 2/22/2023 packets] {New material included in this packet}**

2023-002/SPR Robert J. Martin for property located at 100 Rt 6 (Atlas Map 55, Parcel 12). Applicant seeks Commercial Site Plan approval (selling firewood and other materials); on property located in the Seashore District. **[Material in 4/12/2023 packet] {New material included in this packet}**

Public Hearing – New

2023-003/SPR Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). Applicant seeks Residential Site Plan approval of construction unauthorized by building permit and for further expansion of dwelling in Seashore District. **[New and supplemental material included in this packet]**

Discussion of Warrant Articles

Next Work Session: Discussion

Next Meeting: Wednesday, May 10, 2023 at 5:00 pm

Adjourn





TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 11, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Robin Reid (Attorney for Mary Read and the Ladd Family – Applicants); Fred Gaechter (Truro Conservation Trust); Victoria Dalmas (Attorney for Sylvia Russianoff – Applicant); Sylvia Russianoff (Applicant); John O'Reilly (Engineering/Land Surveying Representative for Sylvia Russianoff – Applicant); Ross Ain (Abutter of Sylvia Russianoff – Applicant); Ben Zehnder (Attorney for Katherine Cook and Christine Van Genderen – Applicants); Katherine Cook (Applicant); Christine Van Genderen (Applicant); Kaye McFadden (Cape Tip Construction and Builder for Katherine Cook and Christine Van Genderen – Applicants)

Remote meeting convened at 5:00 pm, Wednesday, January 11, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment.

Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Greenbaum and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that there was nothing of particular note for this evening. Town Planner/Land Use Counsel Carboni provided an update about fully remote meetings and noted it was possible that after March 31, 2023, hybrid or in-person Town meetings and hearings will be required or current rules may be extended. Updates will be provided.

Chair Report

Chair Greenbaum provided an update on the Local Comprehensive Planning Committee (LCPC) including the draft vision statement, draft goals, and existing conditions.

Minutes

Chair Greenbaum led the discussion and review of the revised minutes of the October 19, 2022, meeting. Minutes were revised per December 14, 2022, review (page 2). Member Frazier abstained from the vote.

Member Kiernan made a motion to approve the October 19, 2022, meeting minutes as amended. Member Riemer seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Abstained

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 6-0-1, motion carries.

After the vote, Member Riemer requested a workshop be scheduled in January 2023 to discuss the Open Space and Recreation Plan as it was integral in any discussion regarding the Planning Board's comments on the LCPC. Town Planner/Land Use Counsel Carboni requested that the draft Housing Production Plan discussion be added to an upcoming meeting agenda or workshop. The requests were met without opposition.

Board Action/Review

Subdivision Pre-Submission Review - Mary Read and the Ladd Family in the matter of a potential further subdivision of a large parcel on Keezer Court and a gift to the Truro Conservation Trust (TCT).

Prior to Attorney Reid's presentation, Chair Greenbaum announced that the Planning Board welcomed a subdivision pre-submission review and appreciated the Applicant's desire to do so.

Attorney Reid introduced Mr. Gaechter and then provided a presentation regarding the 2-step approach regarding the subdivision of a large parcel on Keezer Court and a gift to the Truro Conservation Trust.

Members, Town Planner Land Use Counsel Carboni, Attorney Reid, and Mr. Gaechter discussed the TCT's interest in acquiring this property and to put the land into conservation for perpetuity, any completed construction on the subdivision, any construction (road, cul-de-sac, dwelling) will be built in accordance with current Truro rules and regulations, the rural road alternative, and lots 27 and 28 frontage.

Several Members expressed their appreciation for the Ladd family's generosity to the Town of Truro over the years and expressed general support for the proposed project. Attorney Reid thanked the Members upon her departure from the meeting.

2022-007/PB- Sylvia Russianoff seeks approval of Form A-Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 47 Old County Road, Truro MA, Atlas Map 54, Parcel 11, Land Court Certificate of Title No. 174343.

and

2022-008/PB - Sylvia Russianoff seeks approval of Form A-Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 4 Fisher Hill Way, Truro MA, Atlas Map 54, Parcel 120, Registry of Deeds title reference: Book 18953, Page 155.

Prior to the above-mentioned actions regarding Ms. Russianoff's ANR applications, Member Riemer announced his recusal from these matters.

Attorney Dalmas introduced Ms. Russianoff and Mr. O'Reilly. Attorney Dalmas then presented an overview of the requested ANRs along with more detailed input from Mr. O'Reilly.

Members, Town Planner Land Use Counsel Carboni, Attorney Dalmas, Ms. Russianoff, and Mr. O'Reilly discussed the Fire Department's designation of street addresses for the property, Lots 7 and 8 are identified on the plan as Old Country (sic) Road and should be Old County Road, easement to the house, merging of the two lots under one ANR, the criteria which the Planning Board must consider for its findings to endorse the ANRs, any changes that the Planning Board would like to see prior to approving the endorsement for the plan, Mr. Ain's support for the Applicant's applications, the crafting of an easement for the benefit of the neighborhood, the intention of B1 and B2 are to be maintained in their natural state and the easement is crafted that access can't be created over B2, and Town Planner/Land Use Counsel Carboni's opinion that the Planning Board can't impose conditions or limitations on an endorsement of an ANR as the ANR is different than a Special Permit.

Member Althaus made a motion to endorse the plan as an ANR in the matter of 2022-007/PB as submitted.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Abstained

Vice Chair Roberts - Aye

So voted, 6-0-1, motion carries.

Member Althaus made a motion to endorse the plan as an ANR in the matter of 2022-008/PB as submitted.

Member Kiernan seconded the motion.

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Abstained

Vice Chair Roberts - Aye

So voted, 6-0-1, motion carries.

Public Hearing (Continued)

2022-012/SPR- Katherine S. Cook and Christine Van Genderen, for property located at 38 Cliff Road (Atlas Map 32, Parcel 19, Registry of Deeds Book 33307 and Page 344). Applicants seek approval of amended Site Plan to reflect construction not authorized by Residential Site Plan approval granted in Case **2020-005/SPR**, including enclosure of screened porch to create living room; altered basement and first floor layouts; and addition of second floor living space in place of deck, located in Seashore District.

Attorney Zehnder provided introduced the Applicant and representatives present. Attorney Zehnder provided background and an update on the project.

Members, Town Planner/Land Use Counsel Carboni, Attorney Zehnder, Ms. Van Genderen, and Ms. McFadden discussed the Site Plan Review, Chair Greenbaum's concerns from when the Town informed the Applicants of issues with the building permit with the request to immediately contact the Building Department and the nearly 8 month gap for the Applicants to retain Attorney Zehnder and to respond to the Building Department, did Ms. McFadden go to the Building Department to obtain change orders on the issued building permit, did Ms. McFadden meet all of the conditions of the approved Site Plan Review, discrepancies between the Site Plan Review and what was constructed on the 2nd floor which was altered and not approved, did the Building Commissioner approve the changes from the original Site Plan Review, Town Planner/Land Use Counsel Carboni's confirmation that the Building Commissioner initialed the amended floor plan after the fact only reflected that what was built but did not approve the changes as he does not have the authority to do so as that authority is held by the ZBA and the Planning Board, what would the Applicants have to do if the Planning Board denied this application to which the Town Planner/Land Use Counsel Carboni could not defend the denial if it had a punitive intent, the Applicants' non-compliance of the sequence of events in accordance with the ZBA Bylaw for Site Plan Review, Members should conduct the review of this matter as if it was an application for future changes to this building, an apology from Ms. Van Genderen to the Members, the purpose of the Applicants' upcoming appearance in front of the ZBA, the inclusion of a finding of facts incorporated into a draft decision, and the addition of reasonable conditions for this application as it pertains to Site Plan Review.

Chair Greenbaum asked if there were any members of the public who wanted to comment and there were none.

Member Riemer made a motion to close the public hearing in the matter of 2022-008/PB.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Chair Greenbaum asked Members to look at the Site Plan Review process for this project and to set aside that the project has already happened. Chair Greenbaum asked Members to consider any conditions. Members discussed a proposed finding of facts with Town Planner/Land Use Counsel Carboni who agreed to include a procedural history as part of the draft decision.

Member Kiernan made a motion to approve the Site Plan Review for 38 Cliff Road.

Member Althaus seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Kiernan – Nay

Member Riemer – Nay

Vice Chair Roberts - Nay

So voted, 4-3-0, motion carries.

Chair Greenbaum announced the approval of the Site Plan Review and Town Planner/Land Use Counsel Carboni will draft the decision.

Potential Warrant Article Discussion

Chair Greenbaum announced a work session to discuss the “Street” Definition Bylaw on January 18, 2023, 4 pm – 5:30 pm and a work session on February 1, 2023, 4 pm – 5:30 pm, to discuss the Open Space and Recreation Plan and the Housing Production Plan.

Member Riemer made a motion to adjourn the meeting at 7:46 pm.

Vice Chair Roberts seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye
Member Kiernan – Aye
Member Riemer – Aye
Vice Chair Roberts - Aye
So voted, 7-0, motion carries.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is stylized with a large initial "A" and a long horizontal stroke.

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 25, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; Regan McCarthy (Applicant); Christopher Senie (Attorney for Regan McCarthy – Applicant); Victoria Dalmas (Attorney for Regan McCarthy – Applicant); Kieran Healy (BSC Group Surveyor and Representative for Regan McCarthy – Applicant); Chris Lucy (Vice Chair of the ZBA); Anthony Garrett (President of Truro Part-Time Resident Taxpayers' Association)

Remote meeting convened at 5:02 pm, Wednesday, January 25, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Vice Chair Roberts also provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Greenbaum who recognized Member Riemer. Member Riemer advised the Members of the recent Board of Health meeting regarding the potential closure and culvert designs for Mill Pond Road.

Planner Report

Town Planner/Land Use Counsel Carboni reported that as part of the budget process she prepared a job justification form, along with a memorandum, to request the creation of a Housing Coordinator role. It was favorably received yesterday by the Budget Task Force and Town Planner/Land Use Counsel Carboni said that she hoped it would be added to the Warrant. Members expressed support for the Housing Coordinator role and asked for Town Planner/Land Use Counsel Carboni to forward to them the submitted job justification form and memorandum for the role.

Members discussed the seasonal community of Telluride, Colorado, that has similar housing challenges like Truro and how Telluride addressed workforce housing for reasonable rent and the ZBA's recent meeting regarding ADU designs such as a potential "small house" design plan.

At the Members' request, Town Planner/Land Use Counsel Carboni will forward the Housing Coordinator request packet to the Members.

Town Planner/Land Use Counsel Carboni also provided an update on the Walsh Property Community Planning Committee's last meeting and the planning discussions which occurred to include the number of units and a transportation study. Chair Greenbaum suggested that interested individuals in the Walsh Property view the WPCPC's last meeting video on the Town's website for more detailed information.

Members and Town Planner/Land Use Counsel Carboni discussed Walsh Property milestones, the number of units agreed upon and the transportation study for the Walsh Property.

Chair Greenbaum noted that for specific information regarding the number of 260 units agreed upon as a basis, individuals should watch the last 10 minutes of the most recent Walsh Committee meeting on the Truro website.

Members and Town Planner/Land Use Carboni briefly discussed the multiple unit housing effort with input from Health and Conservation Agent Emily Beebe, the status of the draft Stormwater Bylaw, and the ZBA's recent discussion on house size provisions and criteria for the granting of Special Permits in the Residential District and the Seashore District (topic will be added to a Planning Board's upcoming April 2023 meeting).

Chair Report

Chair Greenbaum recognized Member Althaus who provided an update from today's Ad Hoc Group meeting regarding the challenges of housing in Truro and potential solutions.

Chair Greenbaum announced the Duplex Article had been submitted to the Select Board and was awaiting the Select Board's date for a review and return to the Planning Board so a public hearing could be scheduled.

Chair Greenbaum noted that the Warrant is open until late February 2023.

Minutes

None

Board Action/Review (Continued)

2022-005/PB - Regan McCarthy seeks approval of Form A- Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 35A Higgins Hollow Road, Truro MA, Atlas Map 4 7, Parcel 2, Registry of Deeds title reference: Book 20807, Page 42.

Chair Greenbaum announced that the Applicant, through Attorney Senie, had requested in a letter to the Members a withdrawal of the ANR without prejudice. Additionally, Chair Greenbaum noted, at the recommendation of Member Kiernan, that if the Applicant submitted an ANR in the future that the fee would be waived.

Attorney Senie provided an update regarding the process with the National Seashore and the reasons for the ANR withdrawal.

Member Kiernan made a motion to approve the withdrawal of the ANR without prejudice and any resubmission would result in the fee being waived.

Vice Chair Roberts seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Discussion of Local Comprehensive Plan Vision Statement

Chair Greenbaum noted that she and Member Althaus serve on the Local Comprehensive Plan Committee (LCPC) and she provided an update on the draft Vision statement. Chair Greenbaum added that the LCPC is also close to finalizing the draft goals and objectives. Members provided comments of support for the Vision statement as well as a recommended changes which will be taken back to the LCPC for consideration.

Highlighted topics discussed among Members and Town Planner/Land Use Counsel Carboni included trailers on properties, the protection of recreational fresh and saltwater environments, solar farms, and inadequate telephone services in Town.

Warrant Article Discussion on “Street” Definition

Vice Chair Roberts led the review of the most recent version previously discussed among Members. Vice Chair Roberts noted that comments and input from Members and interested residents were still welcome.

Members reviewed the new Section 30.11 Streets and Frontage.

Highlights of the topics discussed by Members and Town Planner/Land Use Counsel Carboni included the new term “travel way”, minimum requirements of a “street” to receive a permit, “ways” qualified as “streets”, “right of ways”, utility panels, letter of petition, a potential requirement that if a petitioner does not have to appear in front of the ZBA the petitioner agrees to no further division of land, the findings and noted public safety concerns or lack thereof, a declaration of an unpaved road not to be a “street”, public hearing notification timelines and the identification of notification addressees, the appeals process for a Planning Board decision not to approve an application to the ZBA in accordance with M.G.L. Ch. 40 Section 17, enforcement of road maintenance as dirt roads may be defined as

“streets”, the recording process by the Town Clerk on the Town’s streets list and the document recorded with the Barnstable County Registry of Deeds, Building Commissioner’s discretion to withhold a permit until a road is deemed in compliance and safe, surveyor requirement (flagged), and the issues associated with an extension of a subdivision beyond a cul-de-sac of a previously approved road.

Members, ZBA Vice Chair Lucy, and Mr. Garrett discussed the possibility of conditioning the subdivision of lots until unpaved roads are improved to obtain a permit. Without a roll call vote taken, no Member voiced opposition to this recommendation.

Chair Greenbaum announced that this revised draft will be reviewed again, in a Warrant article format, at next week’s work session. On the agenda for the upcoming work session are “Street” Definition and the Housing Production Plan (HPP).

Member Riemer made a motion to adjourn the meeting at 7:13 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 8, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Health and Conservation Agent Emily Beebe; Select Board Liaison John Dundas; Christopher J. Snow (Attorney and Applicant); Sally McSween (Representative for the Condominium Association); Ben Zehnder (Attorney for the Abutters: Marie Belding and Pat Callinan); William Rogers (Engineer/Surveyor for the Applicant); Gary Locke (Project Engineer for the Applicant); Michael Flannery (Owner at Ebb Tide)

Remote meeting convened at 5:00 pm, Wednesday, February 8, 2023, by Vice Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Vice Chair Roberts also provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Vice Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that there was nothing new to report.

Chair Report

Chair Greenbaum reported that she was aware of Members interested in the Mill Pond Road process and that there will be a public forum on March 8, 2023, at 5 pm. Chair Greenbaum asked Members if they were in favor of cancelling the Planning Board meeting scheduled for March 8, 2023, at 5 pm so they could attend the public forum. Members unanimously agreed to cancel the Planning Board's meeting on March 8, 2023.

Minutes

Chair Greenbaum led the review of the minutes of December 7, 2022, for comments, corrections or edits. None were made.

Vice Chair Roberts made a motion to approve the minutes from December 7, 2022, as submitted.

Member Riemer seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Public Hearing

2023-001/SPR - Ebb Tide on the Bay Condominiums, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for a project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District.

Chair Greenbaum recognized Attorney Snow who introduced the Applicant's representatives. Attorney Snow then presented background and additional information on this project.

Chair Greenbaum then recognized Health and Conservation Agent Beebe who provided background on this project and desired outcomes once the project is completed from the Conservation Commission's perspective.

Members and Health and Conservation Agent Beebe discussed the following highlighted topics: confirmation that the Applicant has the support of the Conservation Commission and the Board of Health; and confirmation that an AI system will be installed; project includes reconstruction and not relocation; dune restoration plan; compliance with Flood Zone requirements; the effect of shifting ground water from high tide water elevation; the Dune Restoration Plan.

Chair Greenbaum recognized Mr. Flannery who had a question about the owners at Ebb Tide incurring the expense of the dune restoration when it benefitted the Town. Since this was not in the scope of tonight's hearing, Health and Conservation Agent Beebe will discuss this question directly with Mr. Flannery outside of the hearing setting.

Chair Greenbaum recognized Attorney Zehnder who stated that he represented the Abutters of this project.

Chair Greenbaum then asked Members if there were any questions or statements which required additional information by using the Planning Board checklist. Members requested additional information on stormwater drainage; location and description of utilities (will be added to the revised plan); project cost; and the time estimate of the project.

Chair Greenbaum recognized Attorney Zehnder who discussed with the Applicant's representatives the following highlighted topics: the proposed gross floor areas are measure within the parameters of the Bylaw; locations of the 9 parking spaces; lifting the structures and then addition of another floor; and the methodology of this project to ensure there is no damage to the Abutters' property.

Attorney Snow clarified that the proposed additional floor is a ½ story only.

Chair Greenbaum asked Members if they had additional questions and Members discussed the following topics with Town staff and the Applicant's representatives: request for the fire chief to provide a written review the application about the height of the proposed building and fire safety; copy of the original parking plan; the original ZBA conditions on the condominium conversion; and the project is designed for year-round use.

Member Riemer made a motion to continue this matter to February 22, 2023, at 5 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

After the vote, Town Planner/Land Use Counsel Carboni commented that it is her departmental goal to digitize Planning Department records to include decisions so anyone could access information online from a single source repository which would be a much more efficient way to conduct business.

Warrant Article Discussion on "Street" Definition

Vice Chair Roberts noted that tonight the Members will review the last two paragraphs of the proposed Warrant article. Vice Chair Roberts added that the most recent draft was forwarded to the police chief, fire chief, DPW director, Building Commissioner, Select Board Member John Dundas and ZBA Vice Chair Chris Lucy for comments. Vice Chair Roberts noted that he had received some comments but they have not yet been added to the current draft.

Members reviewed the new Section 30.11 Streets and Frontage.

Highlights of the topics discussed by Members and Town Planner/Land Use Counsel Carboni were: roadways ineligible for "street" status; future development considerations; review criteria; approval process; decision; appeal; and the recording of the "street" status decision with the Town Clerk and the Barnstable County Registry of Deeds.

Chair Greenbaum thanked Vice Chair Roberts for his work on behalf of the Members as well as the Members for their participation in this process.

Chair Greenbaum encouraged all Members to send any anticipated questions that may occur at the Town Meeting to Liz Sturdy, Planning Department Administrator, as well as a response to address those anticipated questions (i.e. will the Town plow my road?).

Member Riemer made a motion to adjourn the meeting at 7:05 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is stylized with a large, sweeping initial "A" and a long, horizontal flourish extending to the right.

Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 22, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Fire Chief Timothy Collins; Health and Conservation Agent Emily Beebe; Select Board Liaison John Dundas; Christopher J. Snow (Attorney and Applicant); William Rogers (Engineer/Surveyor for the Applicant); Gary Locke (Project Engineer for the Applicant); Ben Zehnder (Attorney for the Abutters: Marie Belding and Pat Callinan); Marie Belding (Abutter); Michael Flannery (Owner at Ebb Tide); Regan McCarthy (Truro Part-Time Resident Taxpayers' Association)

Remote meeting convened at 5:00 pm, Wednesday, February 22, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Greenbaum and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that she would be happy to answer any questions regarding her request to hire a Housing Coordinator to assist in achieving the Town's Housing Production Plan's goals. There will be an event on March 8, 2023, to discuss the proposed Mill Pond Road project and the proposed relocation of the DPW Facility. Additional information is available on the Town's website. Town Planner/Land Use Counsel Carboni also updated the Members on the resignation of the Co-Chairs of the Walsh Property Community Planning Committee (WPCPC) but they will remain on the committee. The WPCPC's next meeting will be held on March 1, 2023, at 6:00 pm.

Chair Report

Chair Greenbaum reported that she had sent an email to Assistant Town Manager Kelly Clark regarding the number of Zoning Articles which will be on the Warrant as public hearings have to be scheduled. Chair Greenbaum reminded Members that the regular Planning Board meeting on March 8, 2023, has been cancelled so Members may attend the Town meeting to discuss the proposed Mill Pond Road project and the proposed relocation of the DPW Facility. Chair Greenbaum also noted that the Planning

Board's discussion to provide feedback on the draft Open Space and Recreation Plan and the draft Housing Production Plan will be added to a future agenda.

Minutes

Chair Greenbaum led the review of the minutes of December 14, 2022, for comments, corrections, or edits. Minutes were amended to reflect the correct spelling of Member Riemer's name.

**Member Riemer made a motion to approve the minutes from December 7, 2022, as amended.
Member Frazier seconded the motion.**

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Public Hearing (Continued)

2023-001/SPR - Ebb Tide on the Bay Condominiums, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for a project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District.

Chair Greenbaum thanked the Applicant for the submission of additional documents requested by the Members ahead of tonight's hearing.

Members, Town staff, Applicant, and Attorney Zehnder discussed the following highlighted topics in this matter: fire safety, updated information provided by Health and Conservation Agent Beebe, the special conditions required by the Conservation Commission, checklist items required for upgraded seasonal-to year-round occupancy for condominiums on Beach Point, additional square footage for ½ story, and the adequacy of the septic system based upon number of bedrooms.

Attorney Snow reiterated that he represented the Condominium Association and not any individual condominium owners in this matter. Attorney Snow provided an update to the Members and the public.

Chair Greenbaum asked Members if they had any other questions or concerns to discuss with the Applicant and the Applicant's representatives. Topics raised by Members included the proposed parking plan, the risk and hazards of backing out on to Route 6A from the property, redesigning the project to address parking issues after the Applicant has already spent nearly \$100K in project design costs, locations of the air conditioning units on the exterior wall, equity issues regarding the Applicant's neighbors outside of the site, the green space increase, the ongoing positive discussions between the

Applicant and the Abutter addressing the Abutter's concerns, the proximity of the building to the neighbor's property, installation of the pilings and the impact to the neighbor's property.

Chair Greenbaum asked if Members of the public had comments and Mr. Flannery was recognized. Mr. Flannery commented on the parking situation, the height of the building, and the height of the Abutter's building.

Chair Greenbaum recognized Ms. Belding who asked Member Kiernan how FEMA determined allowable height of a building. Member Kiernan answered the question and Mr. Locke read aloud the FEMA regulation.

Aside from the Engineering Report that Members felt was necessary, Chair Greenbaum asked Members if there was a need for more information. Members requested the language from the Applicant's and Abutter's attorneys for what could be included in the conditions if the project is approved, electric panel location, and the defined refuse area.

**Member Riemer made a motion to continue this matter to March 22, 2023, at 6 pm.
Member Frazier seconded the motion.**

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Warrant Article Discussion

Chair Greenbaum stated that the Warrant would close tomorrow, February 23, 2023, so Members had to vote on the proposed Article this evening for it to be on the Warrant. The purpose of this Article is to change the process by which a "non-street" can become a "street" and not make a "non-street" into a "street".

Vice Chair Roberts led the Members with the review of the comments submitted by the Truro Part-Time Resident Taxpayers' Association (TPRTA) on Section 30.11 Streets and Frontage with input from Ms. McCarthy who commented that the TPRTA supported the draft Article and commented on "ways" previously qualified as "streets" and the word "grandfathered".

Highlights of the topics discussed by Members and Town Planner/Land Use Counsel Carboni included: a placeholder on the Warrant should this draft Article not be ready for submission, distinguish the differences and clarify the definitions of "roadway" and "travel way", the word "grandfathered", grandfathering "lots" instead of "streets", and the submitted written comments from DPW Director Jarrod Cabral.

Member Kiernan made a motion to send the draft Article to the Select Board with the amendments of moving 30.11.A2 to 10.4 and including 30.11.B as written in version 13.

Member Frazier seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

Chair Greenbaum will forward the draft Article to the Select Board, and she requested that TPRTA and ZBA Vice Chair Lucy continue to participate in this process.

Discussion of Potential Scenic Road Recommendation

Chair Greenbaum led the discussion with Members on M.G.L. 40 §15C regarding the recommendation process and procedure for the scenic road designation for Mill Pond Road. Members will pursue a Scenic Road Bylaw in partnership with the Historic Commission and/or the Conservation Commission.

Following the discussion on Mill Pond Road, Chair Greenbaum announced that the Planning Board had recently received two ANR requests which had to be heard within 21 days. Chair Greenbaum polled the Members for availability for a meeting on March 1, 2023, at 4 pm, to hold the initial public hearings on these matters. Only one Member is unavailable on that date. Chair Greenbaum will forward the information to Planning Department Administrator Sturdy for notifications.

Member Riemer made a motion to adjourn the meeting at 7:33 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Kiernan – Aye

Member Riemer – Aye

Vice Chair Roberts - Aye

So voted, 7-0, motion carries.

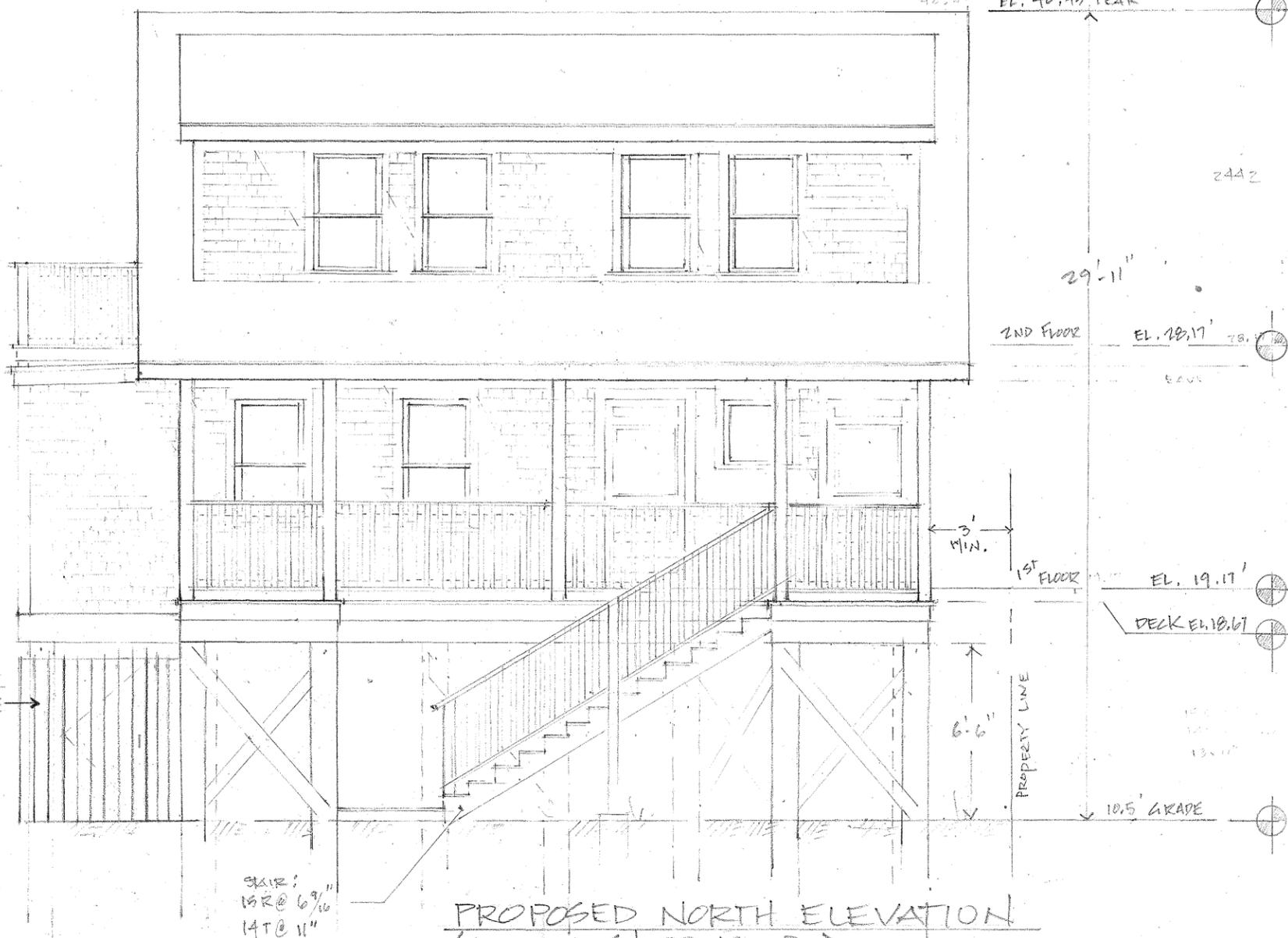
Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

△ TRASH/RECYCLE AREA
- 6' H STOCKADE FENCE



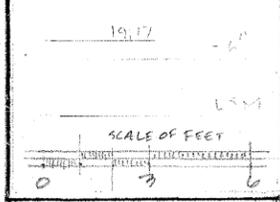
SKIR:
15R @ 6 3/16"
14T @ 11"

PROPOSED NORTH ELEVATION
(FACING SHORE ROAD)
3/16" = 1'-0"

EBBIDE ON THE BAY
CONDOMINIUM
NO. 538 SHORE ROAD
NORTH TRURO, MA.
BUILDING # 03
LOCUS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr Rogers2@verizon.net

PROPOSED
NORTH
ELEVATION



SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: AL
JOB NO. T-19-0773D
REVISION: △ REV. 3-3-23
ADD TRASH, RECYCLE AREA

B-A.1

2030

EL. 10.45'

EL. 28.17'

DECK EL. 28.08'

19.17'

18.67'

10.5'



STAIR TO BEACH:
 = 8'-8 1/16"
 15R @ 6 1/8"
 14T @ 11"

STAIR TO 2ND FLOOR:
 = 9'-9"
 14R @ 8 1/16"
 13T @ 10"

PROPOSED EAST ELEVATION
 (FACING BUILDING # 2.)
 3/16" = 1'-0"

△ TRASH/RECYCLE AREA
 - 6' H STOCKADE FENCE

EBBTIDE ON THE BAY
 CONDOMINIUM
 NO. 53B SHORE ROAD
 NORTH TRURO, MA.
 BUILDING # 3
 LOCUS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnrorgers2@verizon.net

PROPOSED
 EAST
 ELEVATION

SCALE OF FEET
 0 3 6

SCALE: 3/16" = 1'-0"
 DATE: DEC. 2019
 DRAWN: AL
 JOB NO. T-19-0773D
 REVISION: △ REV. 3-3-23
 ADD TRASH, RECYCLE AREA

3-A.2



April 10, 2023

CEC Project Number: C23035.01

William N. Rogers Professional Civil Engineers & Land Surveyors
Attn: Billy Rogers, P.E., P.L.S.
41 Off Cemetery Road
Provincetown, MA 02657
VIA EMAIL: billsier@verizon.net

**RE: Vibrations Analysis Report
Ebb Tide on the Bay Condominium
538 Shore Road, Truro, MA**

Dear Mr. Rogers:

Pursuant to your request and subsequent authorization, Coastal Engineering Company, Inc. (CEC) has conducted a review of the proposed construction at the above referenced property relative to the potential impact on the neighboring structures. Per the plans provided to CEC by William N. Rogers Professional Civil Engineers & Land Surveyors (Rogers), the proposed project includes the replacement of the three (3) existing residential building structures onsite with three (3) new structures. The plans made available for CEC review include:

- *"Existing Site Plan of Land in (North) Truro"*, dated September 2020 (revised December 2022), sheet "SE.1"
- *"Proposed Site Plan of Land in (North) Truro"*, dated September 2020 (latest revision April 2022), sheets "SP.1" and "SP.2"
- *"Building #1"*, dated December 2019, sheets "1-A.1" through "1-A.5"
- *"Building #2"*, dated December 2019, sheets "2-A.1" through "2-A.5"
- *"Building #3"*, dated December 2019, sheets "3-A.1" through "3-A.6"

As shown on the drawings provided noted above, Building 1 will be reconstructed approximately 8 feet back towards Shore Road compared to its current location. Building 2 and 3 will be reconstructed approximately 12 and 15 feet, respectively, towards Shore Road, from their current locations. The new structures will be supported by a timber pile foundation, with piles embedded into the subgrade protruding approximately six to nine feet above the subgrade depending on the elevation of the grade below. The superstructure of these buildings will be conventionally wood framed, set on timber pile caps.

Timber piles are generally installed with a pile driving hammer attached to an excavator, crane, or other type of heavy machinery used to "blow" the top of the pile to drive it into the subgrade. The number of blows and time it takes to install a timber pile to the proper (designed) depth below the subgrade is dependent on the required minimum embedment length, the load carried by the piles, and the composition of the soil amongst other factors.

CEC did not conduct a complete soil investigation as part of this report, however, due to our knowledge of the project site and the surrounding area, the soils are assumed to loose sand (ranging from loamy to coarse as the depth increases).

CEC visited the site on March 27, 2022, to review the existing building positions, the general site layout, and the composition of the top layer of the soil. CEC did not review the interior of the existing building structures onsite, nor the neighboring structures.

The overall purpose of this report is to review the potential impact of the proposed construction on the immediate neighboring structure located at 542 Shore Road. Per the provided site plan, the existing residential dwelling at 542 Shore Road will be located approximately 14 feet from the proposed location of Building 3. This assessment was completed with reference to Ninth Edition of the Massachusetts State Building Code, Residential Volume (780 CMR 51.00) amendments to the 2015 International Residential Code for One- and Two-Family Dwellings [Code].

This report does not include an exhaustive investigation of the neighboring existing building structure in question, nor a review of the building drawings provided. It is beyond the scope of this report to evaluate the impact of the installation of every timber pile may have on every surrounding building, therefore the piles for which the installation is assumed to have the greatest impact on the adjacent buildings will be reviewed.

Analysis

The potential impact of construction activities to a given entity is determined by the force (known as attenuation) of vibrations caused by the installation of the structural elements. The attenuation of ground vibrations from construction equipment/operations can be measured as the peak particle velocity (PPV) which is presented in inches per second. The PPV varies based on the distance from the cause of the vibration to the element in question. The closer the target object is to the source, the greater the impact. This impact varies logarithmically between the source and the target.

Given the site plan, the source (pile driving activities) is shown to be approximately 14 feet away from the target (the residential structure located at 542 Shore Road). The installation of other piles onsite may still have an impact, but potentially far less than the installation of the immediate adjacent piles.

Equation 1 (*Assumed Vibration – Pile Driving*) shown below, describes the PPV as a function of the distance (D) in feet, “n” which is a function of the soil class, and the load rating of the equipment used. The equation is as derived and described in a paper by Andrews, Buehler, Gill and Bender titled, “*Transportation and Construction Vibration Guidance Manual*”.

$$PPV_{IPD} = 0.65 * \left(\frac{25}{D}\right)^n * \left(\frac{E_{IPD,Equip}}{36,000}\right)^{0.5}$$

Equation 1: Assumed Vibration – Pile Driving

The value " $E_{IPDEquip}$ " in Equation 1 is meant to be the rated energy of the impact pile in foot-pounds. The equipment of construction is not known at this time, but it can be assumed that a pile driver with a rated energy of 9,000 foot-pounds. This value is assumed to be an appropriate load rating for pile installation of this type. The value "n" noted above can be taken from Figure 1 "Soil Class for PPV" below based on the presumed composition of the soil.

Soil Class	Description of Soil Material	"n"
I	Weak or soft soils: loose soils, dry or partially saturated peat and muck, loose beach sand, and dune sand, recently plowed ground, soft spongy forest or jungle floor, organic soils, top soil. (shovel penetrates easily)	1.4
II	Competent soils: most sands, sandy clays, silty clays, gravel, silts, weathered rock. (can dig with shovel)	1.3
III	Hard soils: dense compacted sand, dry consolidated clay, consolidated glacial till, some exposed rock. (cannot dig with shovel, need pick to break up)	1.1
IV	Hard, competent rock: bedrock, freshly exposed rock. (difficult to brake with hammer)	1.0

Figure 1: Soil Class for PPV

Since the soil is loose beach sand, n can be taken to be equal to 1.4. Given this information, the PVV for the pile installation for the piles closest to the existing structure at 542 Shore Road can be calculated to approximately $PPV_{pp} = 0.73$ inches per second.

The impact to building structures and humans occupying those building structures can be summarized in the below chart (Figure 2) prepared by the U.S. Department of Transportation (USDOT). The effect varies based on the Peak Particle Velocity.

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy in buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for people exposed to continuous or long-term vibration	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins.
1.0 to 2.0	Vibrations considered unpleasant by most people	U.S. Bureau of Mines data indicates that blasting vibration in this range will not harm most buildings. Most construction vibration limits are in this range.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Figure 2: Effects of Construction Vibration

Based on the above chart and the calculated PPV of 0.73 inches per second, the effect of the pile driving felt could be considered bothersome by most people, however it may be tolerable if the construction activities are short-term in length. The piles directly adjacent to the building structure will likely be placed in a single day and therefore may not be considered long term. The USDOT states that the level at which vibrations become annoying to people is approximately 0.64 inches per second. The calculated PPV is above this number and therefore the vibrations may be annoying to people, but tolerable given the short-term nature of the installation.

The calculated PPV is within the range which there is a risk of architectural damage to a building with plastered ceilings or walls (per Figure 2). Generally, this is taken as a 5% chance that the target structure will show any potential damage. Given the age of the adjacent structure CEC assumes that plastered walls and/or ceilings exist in the structure.

Based on the drawings provided, there will likely be nine (9) piles that will be installed approximately 14 feet from the structure which will produce the above calculated PPV in the area of the existing structure closest to the pile installation. The next "row" of piles (grid line D) will be approximately 23 feet from the structure at 542 Shore Road. The PPV at the existing building from the installation of these piles would be approximately 0.37 inches per second. The installation of piles along grid lines C and B would have PPV of approximately 0.23 and 0.16 inches per second, respectively. Per Figure 2, the installation of these piles carries minimal potential for damage to weak or sensitive structures.

The above calculations assume a consistent soil classification through the pile embedded depth (i.e. the source) and through the cross section to the adjacent structure (i.e. the target) and that equipment with a rated energy of the impact pile of 9000 foot-lbs or less is used for installation. If these assumptions are found to be incorrect, the calculations above must be revisited for potential further impact to the existing adjacent building structure(s).

Recommendations and Conclusion

The calculations shown above show that there is a low potential for damage to the plastered finishes inside the structure at 542 Shore Road (or any other further structures). This does not mean that there is *no* potential for damage to these structures. Given the unknown parameters of construction it is still possible that damage can occur as a result of construction activities if the PPV would increase to 1.8 inches per second or above at the target (the existing building structure). There is a potential risk of minor architectural/structural damages (loosening plaster, hairline cracks in foundations, lengthening of old cracks). As stated above, this can be taken as 5% chance that any damage would be done. Structural damage generally occurs with PPV numbers above 3.0.

Since most pile driving activities are generally in the mid- to upper-frequency range, they are unlikely to cause any structural damage as opposed to earthquakes which produce vibrations at a (very) low frequency which bring a greater chance of architectural and/or structural damage.

Given slight potential for architectural damage in the structure, and the potential for annoyance during some of the pile installation activities, CEC would recommend the following steps to limit potential damage or impact felt by the adjacent properties:

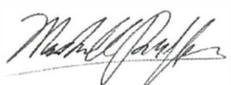
1. Document the existing building structure at 542 Shore Road before and after construction (with permission from the owner). Existing cracks in plaster should be noted and measured to ensure they are not worsened by the pile driving operations.
2. Coordinate with the owners of the adjacent properties the optimal date and time to conduct pile driving activities closest to the existing structure.
3. Take steps to limit vibrations (use a small pile driving hammer, provide a pile cushion, etc.). These steps to limit vibrations may reduce the PPV felt on the adjacent buildings.
4. Monitor and record ground vibrations onsite during pile driving operations. Cease pile driving operations if the field measured PPV exceeds 1.8 inches per second.

Based on the assumed means and methods of construction, the pile driving activities onsite will likely be the greatest source of vibrations throughout the project. As stated above, while damage from these vibrations is unlikely, the above recommendations should be followed to ensure that negative impact is realized in the neighboring structures.

Please do not hesitate to call our office if you have any questions concerning this report.

Very truly yours,

COASTAL ENGINEERING CO., INC.



Marshall H. Puffer, P.E.
Structural Division Manager





April 15, 2023

Anne Greenbaum
Jack Riemer
Caitlin Townsend
Paul Kiernan
Ellery Althaus
Richard Roberts
Virginia Frazier
Town of Truro Planning Board
Truro, Cape Cod, MA

Re: 100 Route 6, Truro, Robert J. Martin

Dear Board Members,

Please let this letter confirm that I am in full support of Robert J. Martin's efforts to improve the property located at 100 Route 6, Truro. I'm a full-time resident / native of Cape Cod and have been traveling past the property for over 50 years.

Martin's improvements have complimented the property cosmetically and enhanced the entrance to The Town of Truro. Martin is a native of the Town and the Lower Cape and runs a professional company that the constituents of the Town benefit from on a daily basis.

I am consistently reviewing properties throughout the region due to my involvement in my real estate brokerage and find Martin's work at the site an IMPROVEMENT for the Town and PROGRESS for the site. 100 Route 6 has been sitting dormant for so many years without any activity. Its nice to see Robert's progress in business and the improvements take place.

Please consider this a full endorsement of Robert Martins efforts at 100 Route 6. I hope that the boards thoughts mirror mine.

Thank you for your time, service and consideration.

Best
DocuSigned by:

A handwritten signature in black ink that reads "John Cifuzzi". The signature is written in a cursive style. Below the signature is a small, faint alphanumeric string: "2F38C75E07EE4F9...".

John E. Cifuzzi

President Premier Commercial
www.premiercommercial.biz

Managing Director
The Masthead Resort & Cottages
Provincetown, Cape Cod
www.themasthead.com

1550 Falmouth Road, Suite 1 PO Box 731 Centerville, MA 02632
Office: 508.815.5700 Fax: 508.815.5770 premiercommercial.biz

From: [Bobby Martin](#)
To: [Barbara Carboni](#); [Elizabeth Sturdy](#)
Subject: 100 rte 6
Date: Wednesday, April 26, 2023 12:46:16 PM

Hello

Bobby and I are requesting a continuance with the Planning Board for May 24th. It will give us time to have a site plan done, time to talk to the council. Also for things to be discussed with Rich. Please let me know if this is ok?

Thank you again for everything

Lisa

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [McKean, Lauren](#)
To: [Barbara Carboni](#); [Elizabeth Sturdy](#)
Cc: [Carlstrom, Brian](#)
Subject: Access driveways at 12 Ocean Bluff Lane, Truro
Date: Tuesday, April 25, 2023 5:06:27 PM

Barbara,

The Planning Board review of the site plan development at 12 Ocean Bluff Lane is scheduled for tomorrow. This note responds to a related matter requiring resolution with the National Park Service.

The NPS replied to a prior landowner's counsel's request in March 2018 that the landowner should relocate the driveway to the deeded area shown on the plans. (Please note that the site plan identification as a private driveway is incorrect.)

No further permission to cut vegetation for new access to the pre-existing driveway that did not follow the deeded area was allowed. NPS does not have authority to permit private use of public land, so it is not a discretionary matter for park management staff.

The town boards and staff also lack authority to allow a driveway that is clearly shown to cross federal land, so we request that the issue not be included in the town's determination.

Please direct the applicant to the Superintendent's Office to resolve the access matters.

Thank you,
Lauren

Lauren McKean, AICP
Park Planner
Cape Cod National Seashore
508-957-0731

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

March 27, 2023

Truro Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Via hand delivery & email

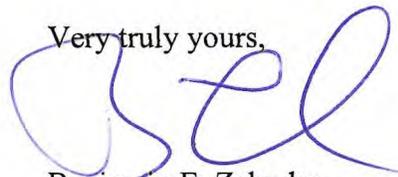
Re: New Planning Board Site Plan Review application /
12 Ocean Bluff Lane (Assessor's Parcel ID 37-6) /
Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

Dear Ms. Fullerton:

Please find enclosed for filing with the Planning Board one original and 9 copies of a new application for Site Plan Review for the property at 12 Ocean Bluff Lane, as well as payment in the amount of \$250.00.

Thank you as always for your assistance. I remain –

Very truly yours,



Benjamin E. Zehnder

Enc.

cc. via email only:

client
Stefan Angelovski
Michael Brooke
Barbara Carboni
Patrick Coffey
Keith LeBlanc
Jill Neubauer
Gregory Sanford
Liz Sturdy



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 March 27, 2023

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 Applicant seeks review of living space added by prior owner and a proposed addition containing an office, pantry, powder room, mudroom, and porch extension. Site plan review is required because more than 1,000 sq. ft. of Seashore District Total Gross Floor Area is being added.

Property Address 12 Ocean Bluff Lane Map(s) and Parcel(s) 37-6

Registry of Deeds title reference: Book 34281, Page 342, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

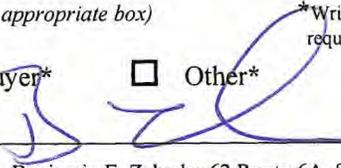
Applicant's Legal Mailing Address P.O. Box 954, No. Truro, MA 02652

Applicant's Phone(s), Fax and Email (215) 852-2785; bruce.jacobson2@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 and Address 

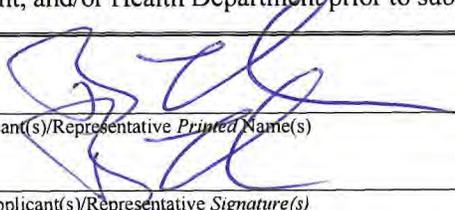
Representative's Name and Address Benjamin E. Zehnder 62 Route 6A, Suite B, Orleans, MA 02652

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

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)

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

Applicant(s)/Representative *Signature(s)*

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.

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 12 Ocean Bluff Lane **Applicant Name:** Truro Atlantic View Realty Trust **Date:** Mar. 27, 2023

No.	Requirement	Included	Not Included	Explanation, if needed
<u>C. Procedures and Plan Requirements</u>				
1a.	An original and 9 copies of the Application for Site Plan Review	X		
1b.	10 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer		X	Prior site plan prepared by RLS William N. Rogers in connection with prior RSPR; proposed site plan prepared by architect. Partial waivers requested as to RLS or PE preparation, stamp, and signature and items noted as to <u>Existing</u> and <u>Proposed</u> site plans below. Please see attached 70.4.c waiver requests and separate zoning table document
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
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.	X		
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.	X (see notes at right)		
	<u>Existing:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan	X		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 12 Ocean Bluff Lane		Applicant Name: Truro Atlantic View Realty Trust		Date: Mar. 27, 2023
No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>			Please see notes above, attached 70.4.c waiver requests, and separate zoning table document
	All setbacks		X	
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan	X		
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	X		included with application
3a. 4	Graphic Scale	X		
3a. 5	Title Block - Including:	X		
	name and description of the project;	X		
	address of the property;	X		
	names of the record owner(s) and the applicant(s); and		X	included with application
	date of the preparation of the plan(s) and subsequent revision dates	X		
3a. 6	Legend of All Symbols		X	
3a. 7	Property boundaries, dimensions and lot area	X		
3a. 8	Topography and grading plan	X		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	X		
3a. 10	Septic system location		X	
3a. 11	Location of (as applicable):		X	
	wetlands			N/A
	the National Flood Insurance Program flood hazard elevation, and			N/A
	Massachusetts Natural Heritage Endangered Species Act jurisdiction		X	
3a. 12	Driveway(s) and driveway opening(s)	X		
3a. 13	Existing and proposed lighting	X		
3a. 14	Existing landscape features both vegetative and structural	X		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)		X	

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>12 Ocean Bluff Lane</u> Applicant Name: <u>Truro Atlantic View Realty Trust</u> Date: <u>Mar. 27, 2023</u>				
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:	X		
	elevations	X *		* perspective & axonometric views
	floor plans	X		
3c.	Lighting specification, including style and wattage(s)	X		
	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	X		
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	X		

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:

The existing dwelling is situated on the high portion of the lot to take advantage of the strong cooling wind in the area.

The porch roofs block direct solar gain in the summer. The proposed addition will not change the house's relationship to the existing terrain or lot or negatively impact energy conservation.

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:

The existing house is a replacement of a similar style house built in 1900, at the same location. It is a small scale, centrally massed, wood framed one story building with surrounding porches, cedar shingle siding, a stone chimney, divided pane double hung windows, and traditional design. There is a detached garage / studio of the same design on the lot. The property is in the National Seashore and is surrounded by trees which provide natural screening. The proposed addition will use the same architectural details as the existing house. The development is consistent as to neighborhood buildings and structures.

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:

The only proposed landscaping changes are a berm and steps at the rear side of the house, together with plantings. There are no proposed changes to the site's natural landscape or removal of vegetation, and the only grading will be between the existing retaining wall and the proposed steps. The addition will be located immediately next to the existing house, which is currently yard space improved with paving stones. The only proposed soil removal will be to excavate basement area under the proposed addition.

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:

The applicant does not propose any change to the existing driveway or access to the property.

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:

The applicant proposes one exterior wall mounted lantern fixture by the entrance to the addition. This fixture will be the current wall fixture relocated to the addition. It will be consistent with the General Bylaw lighting requirements.

Site Plan Review Waiver Requests

12 Ocean Bluff Lane
Assessor's Map 37, Parcel 6
Truro Atlantic View Realty Trust

March 27, 2023

Prepared by Benjamin E. Zehnder

Applicant Bruce A. Jacobson, as Trustee of the Truro Atlantic View Realty Trust, seeks Site Plan Review for a proposed 272 sq. ft. addition and 155 sq. ft. porch extension to the existing single-family dwelling at 12 Ocean Bluff Lane in the Seashore District. The existing house and garage / studio structure were built in 2018 – 2019 by prior owner Kenneth Kuchin following site plan approval, replacing a previous house in approximately the same location.

The current proposal adds less than 1,000 sq. ft. of gross floor area and standing alone would not trigger Site Plan Review under Bylaw § 70.4(A). However, while preparing an application to the Board of Appeals the applicant reviewed the approved plans and building plans and approved building permits from the Building Department. Those documents show that the house as built included 302 sq. ft. which had been previously shown as a screened porch and 658 sq. ft. of basement living space which had previously been shown as unfinished basement. Due to those changes the house and studio / garage, as built, contain approximately 970 sq. ft. more Seashore District Total Gross Floor Area than was shown on the approved site plans, and as a result, the applicant's current proposal will result in more than 1,000 sq. ft. of SDTGFA, triggering review.

The applicant was not aware that the additional living space was added after the original Site Plan Review process when he purchased the property and had the proposed addition designed and therefore did not expect further review would be required under § 70.4 or that a land surveyor or engineer would be needed to permit the proposal. The applicant therefore seeks partial waivers from some of the application requirements, due to the significant delay which would result from hiring a surveyor or engineer at this stage of the project, given the shortage of available firms taking on new work. The applicant submits that the existing stamped plans, new architectural drawings, and zoning information table, together, provide sufficient information to allow the Planning Board to review the proposed addition, as well as the changes made by the previous owner. The applicant therefore respectfully asks for waiver of the following application requirements pursuant to Bylaw § 70.4(F):

Partial waiver is requested from requirements 70.4(C)(2a) (site plan preparation by a RLS or PE) and 3a.2 (as to including zoning information on site plan) for both Existing and Proposed site plans. Although the prior owner added living space to the dwelling structure subsequent to the previous Planning Board approval, that work was all internal to the building footprints shown on William Rogers' stamped site plans from the 2017-2018 Site Plan Review process and, as such, there is no additional

information about the relationship of the two buildings to the site or lot lines which a new stamped plan could show. With regard to the zoning table, the applicant's attorney has prepared a new zoning table, as a separate document, based upon the plans filed with the Building Department and the new architectural floor plans. The table supplies the required zoning information for the prior approvals, the existing structures, and the current proposal.

Additionally, the applicant requests waivers from requirements 70.4(C)(3a.11) (MNHESA jurisdiction) and 3a.15 (limit of work area). The proposed changes are to the existing house structure and do not involve changes to the site's landforms, natural habitats, or other features of the exterior site, excepting a proposed berm and stairs next to the house. The applicant respectfully submits that the requested site plan waivers will not affect the Board's ability to fully review the proposal.

Zoning Table

Zoning District: NSD - Seashore
 Assessor's Map 37 Parcel 6

	<u>Prior Approvals</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area	117,113 s.f. (2.689 ac.)	no change	no change
Setback - South	17.04'	17.04'	appr. 9'
Number of Buildings	2	2	2
 <u>Lot Coverage:</u>			
Buildings	1,841 s.f.	2,150 s.f.	2,422 s.f.
Decks	1,013 s.f.	860 s.f.	1,106 s.f.
Parking Areas and Driveways	2,824 s.f.	2,824 s.f.	2,824 s.f.
Walkways	1,370 s.f.	1,370 s.f.	1,370 s.f.
 Total:	<hr/> 7,048 s.f. (6.0%)	<hr/> 7,204 s.f. (6.2%)	<hr/> 7,722 s.f. (6.6%)
 <u>Seashore District T.G.F.A.:</u>			
House (Basement)	0	658 s.f.	1,116 s.f.
House (1st)	1,182 s.f.	1,483 s.f.	1,782 s.f.
Studio / Garage (Basement)	0	0	0
Studio / Garage (1st)	660 s.f.	670 s.f.	670 s.f.
 Total:	<hr/> 1,842 s.f.	<hr/> 2,811 s.f.	<hr/> 3,568 s.f.



Planning Board

Town of Truro

24 Town Hall Road

P.O. Box 2030

Truro, MA 02666

(508) 349-7004

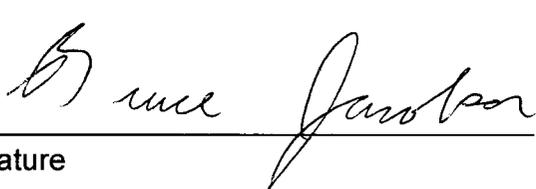
Permission to Enter Property for Purpose of Site Visit:

I, Bruce A. Jacobson, Trustee, Truro Atlantic View Realty Trust, owner of property located at

12 Ocean Bluff Lane in Truro, MA,

consent to members of the Truro Planning Board entering onto my property for the limited purpose of a site visit in connection with my application for

Residential Site Plan Review currently pending before the Board.



Signature

3/23/23

Date

Key: 1112

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 1.080

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
TRURO ATLANTIC VIEW RLTY TRUST				37-6-0				12 OCEAN BLUFF LN				
TRS: BRUCE A JACOBSON				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 954				TRURO ATLANTIC VIEW RLTY				07/09/2021	V	4,300,000	34281-342	
NO TRURO, MA 02652				KUCHIN KENNETH S				03/31/2017	O	1,200,000	30391-167	
				SMALL NEAL E ESTATE OF				09/24/2013	A	587-175		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-369	11/13/2019	2	ADDITION	27,000	03/16/2022	JN	100	100
19-246	08/19/2019	2	ADDITION		03/16/2022	JN	100	100
18-220	07/10/2018	1	SINGLE FAM R	935,000	09/18/2019	LG	100	100
18-198	06/14/2018	5	DEMO	9,000	08/21/2018	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	E50	0.50	1	1.00				909,950
300	A	1.795	16	1.00	1	1.00	1	1.00	SW1	7.50		321,750

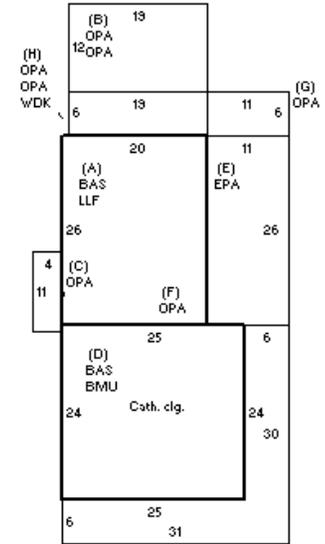
DETACHED

TOTAL	2.570 Acres				ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE				NOTE				LAND	1,231,700	1,061,700
Inf1	EROSION								BUILDING	840,500	510,800
Inf2	NO ADJ								DETACHED	0	0
								OTHER	444,100	233,600	
								TOTAL	2,516,300	1,806,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/18/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/18/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	866,455
NET AREA	1,640	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLF	L	LOWER LEVEL FIN	520	2018	289.98	150,792	CONDITION ELEM	CD
\$NLA(RCN)	\$528	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,120	2018	423.31	474,104		
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	1,124		81.51	91,620		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BMU	N	BSMT UNFINISHED	600		113.83	68,295		
				FLOOR COVER	1	HARDWOOD	1.00	E	EPA	N	ENCL PORCH	286		173.88	49,730		
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	ATT WOOD DECK	114		83.70	9,542		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	FPL	O	FPL, FIREPLACE	1		16,772.90	16,773		
				FUEL SOURCE	2	GAS	1.00	O	ODS	O	OUT DOOR SHOWER			0.00			

EFF.YR/AGE	2018 / 3	
COND	03	03 %
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD	\$840,500	



12 Ocean Bluff Lane

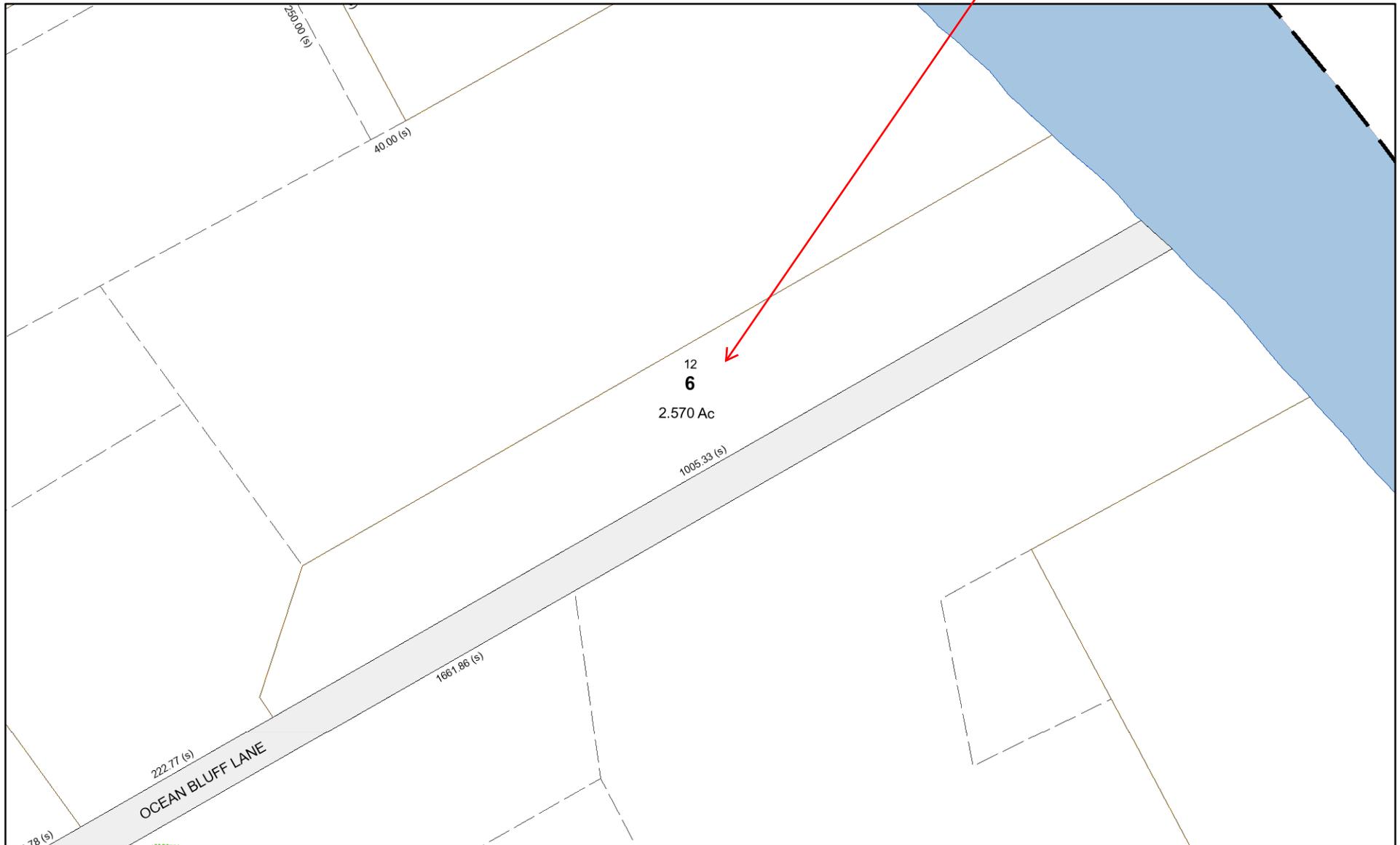
Truro, MA



February 1, 2023

1 inch = 139 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

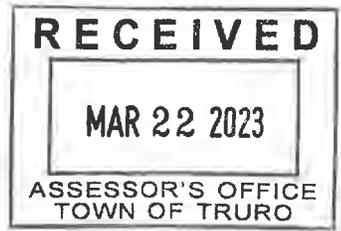


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: March 22, 2023

NAME OF APPLICANT: Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee

NAME OF AGENT (if any): Benjamin E. Zehnder

MAILING ADDRESS: 62 Route 6A, Suite B, Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-7766 EMAIL bzehnder@zehnderllc.com

PROPERTY LOCATION: 12 Ocean Bluff Lane
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 37 PARCEL 6 EXT. _____
(if condominium)

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Board of Health ⁵ | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
- (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: 3/22/2023 Date completed: 3/22/2023
List completed by: Laura Geiges Date paid: _____ Cash/ 288

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: March 22, 2023

To: Benjamin Zehnder on behalf of Truro Atlantic View Realty Trust

From: Assessors Department

Certified Abutters List: 12 Ocean Bluff Lane (Map 37 Parcel 6)

Site Plan

Attached is a combined list of abutters for 12 Ocean Bluff Lane (Map 37 Parcel 6).

The current owner is Truro Atlantic View Realty Trust, Bruce Jacobson, Trustee.

The names and addresses of the abutters are as of March 17, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Laura Geiges

Assistant Assessor / Data Collector

12 Ocean Bluff Lane
 Map 37 Parcel 6
 Site Plan

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/County
742	34-5-0-R	ROCHE DANIEL F JR	7 COAST GUARD RD	287 DEDHAM STREET	DOVER	MA	02030
1107	37-1-0-R	PAPA BUTCH REAL EST NOM TRUST TRS: RAQUEL ELLIS&EDGAR FRANCI	72 HIGHLAND RD	ATTN: RAQUEL ELLIS 692 MILLSTONE RD	BREWSTER	MA	02631
1111	37-5-0-R	TRURO ATLANTIC VIEW RLTY TRUST TRS: BRUCE A JACOBSON	6 OCEAN BLUFF LN	PO BOX 954	NO TRURO	MA	02652
1115	37-9-0-R	READY ROBERT & LEVIN SUSAN M	90 SO HIGHLAND RD	147 WEST 87TH ST	NEW YORK	NY	10024
1127	37-21-0-E	U S A DEPT OF THE INTERIOR	86 SO HIGHLAND RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
1128	37-22-0-E	U S A DEPT OF THE INTERIOR	10 HIGHLAND LIGHT RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667

LG 3/22/23

34-5-0-R

ROCHE DANIEL F JR
287 DEDHAM STREET
DOVER, MA 02030

37-1-0-R

PAPA BUTCH REAL EST NOM TRUST
TRS: RAQUEL ELLIS&EDGAR FRANCI
ATTN: RAQUEL ELLIS
692 MILLSTONE RD
BREWSTER, MA 02631

37-5-0-R

TRURO ATLANTIC VIEW RLTY TRUST
TRS: BRUCE A JACOBSON
PO BOX 954
NO TRURO, MA 02652

37-9-0-R

READY ROBERT & LEVIN SUSAN M
147 WEST 87TH ST
NEW YORK, NY 10024

37-21-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

37-22-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

LG 3/22/2023

Addendum – Nearby Structures

12 Ocean Bluff Lane
Assessor's Map 37, Parcel 6
Truro Atlantic View Realty Trust

March 27, 2023

Prepared by Benjamin E. Zehnder

6 Ocean Bluff Lane



7 Highland Light



7 Coast Guard Road



11 Highland Light



15 Highland Light



Highland Light Complex



Highland Light Complex



Highland Light Complex



MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 07-09-2021 @ 11:05am
Ct1#: 321 Doc#: 45877
Fee: \$14,706.00 Cons: \$4,300,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 07-09-2021 @ 11:05am
Ct1#: 321 Doc#: 45877
Fee: \$13,158.00 Cons: \$4,300,000.00

QUITCLAIM DEED

We, **Kenneth S. Kuchin and William Tyler Morgan**, unmarried, both of 2 E. 61st Street, New York City, New York 10065 ("Grantors"),

in consideration of FOUR MILLION THREE HUNDRED THOUSAND and 00/100 Dollars (\$4,300,000.00), paid,

grant to **Bruce A. Jacobson, Trustee of the Truro Atlantic View Realty Trust** (u/d/t dated June 21, 2021), recorded prior hereto, with a mailing address of P.O. Box 954, N. Truro, MA 02652 ("Grantee"),

with **QUITCLAIM COVENANTS**,

The land and buildings thereon situated in Truro, Barnstable County, Massachusetts, bounded and described as follows:

Lot 1

The land together with the buildings thereon, situated in Truro, Barnstable County, Commonwealth of Massachusetts, currently referred to as 6 Ocean Bluff Lane, bounded and described as follows:

Beginning on the Northwest corner thereof by land now or formerly of George L. Hemond et ux, and land now or formerly of William L. Beaudoin et ux; thence

Easterly by land now or formerly of said Beaudoin one hundred (100) feet to land now or formerly of Richard P. Sandstorm et ux; thence

Southerly by land now or formerly of said Sandstorm three hundred (300) feet, more or less to stake by the line of a private way, known as Ocean Bluff Lane; thence

Westerly by the line of said Ocean Bluff Lane one hundred (100) feet to land now or formerly of Hemond; thence

Northerly by land now or formerly of Hemond three hundred (300) feet more or less, to the point of beginning.

Containing 30,000 square feet of land, more or less.

Together with the right in common with others of using a thirty (30) foot wide road known as Ocean Bluff Lane as a right of way for all purposes of which rights of way are commonly used for both to and from a Town Way known as Highland Road and to and from the Atlantic Ocean.

Subject to Deed Restriction of the Town of Truro Board of Health relative to installation of a tight tank, recorded at Book 31322 Page 303.

Property Address: 6 & 12 Ocean Bluff Lane, Truro, Massachusetts 02666

Lot 2

The land with buildings thereon situated in Truro, Barnstable County, Commonwealth of Massachusetts, currently referred to as 12 Ocean Bluff Lane, bounded and described as follows:

Beginning at a bound set in the path which climbs the hill from the farmhouse, the line running forty feet N 16° 30' W, then 137.7 feet. N 30° 35' E, then on line of land formerly owned by C. F Crowell et al, N 73° 30' E to the Atlantic Ocean which bounds the front. Returning to the first named bound the line runs N 70° 30' E to the Atlantic Ocean and thence to the other parallel line above mentioned.

The above-described premises being Parcel 6 as shown on Truro's Assessor's Map 37.

There is appurtenant to the above-described premises the easement rights, set forth in the grant of George L. Hemond et ux dated July 1, 1955, recorded with the Barnstable County Registry of Deeds in Book 913, Page 30.

The Grantors hereby certify under the pains and penalties of perjury they are unmarried and waive and release any and all rights of homestead in the above property they may have or be able to claim pursuant to M.G.L. c. 188, and further certify that no former spouses, partners or former partners in a civil union can claim the benefit of a homestead by court order or otherwise in said property. The Grantors further certify that the premises conveyed by this deed was not a homestead property and is not the principal residence of the Grantors or any other person.

Subject to and together with all matters of record insofar as the same are now in force and applicable.

Meaning and intending to convey the same premises set forth in the deed from Gordon F. Snyder Jr. and Diane D. Snyder to Kenneth S. Kuchin and William Tyler Morgan dated December 8, 2017 and recorded December 13, 2017 with the Barnstable County Registry of Deeds in Book 30959 Page 191 with regard to Lot 1, 6 Ocean Bluff Lane, above.

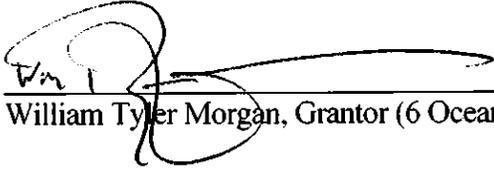
Meaning and intending to convey the same premises set forth in the deed from Thomas K. Small and Lucy J. Small, as Personal Representatives, et al, to Kenneth S. Kuchin, dated March 2, 2017, and recorded March 31, 2017 with the Barnstable County Registry of Deeds in Book 30391 Page 167 with regard to Lot 2, 12 Ocean Bluff Lane, above.

Deed of 6 & 12 Ocean Bluff Lane
Page 3

Witness our hands and seals this 2nd day of July 2021.



Kenneth S. Kuchin, Grantor (6 & 12 Ocean Bluff Lane)



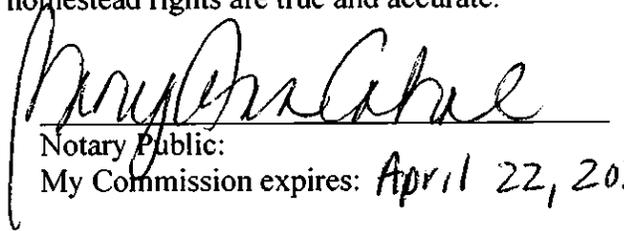
William Tyler Morgan, Grantor (6 Ocean Bluff Lane)

Commonwealth of Massachusetts
Barnstable County

On this 2nd day of July 2021, before me, the undersigned notary public, personally appeared, Kenneth S. Kuchin and William Tyler Morgan each proved to me through satisfactory evidence of identification, which was a state issued driver's license containing his photograph and his signature to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily as his free act and deed as and swore and affirmed that the contents of this document as to marital status and homestead rights are true and accurate.



MARY ANN CABRAL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 22, 2027


Notary Public:
My Commission expires: April 22, 2027

DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.

Property Owner(s) and/or Applicant(s): Kevin S. Kuchin, by agt/atty Benjamin Zehnder,

**a/k/a Kenneth S. Kuchin*

Property Location: 12 Ocean Bluff Lane

Atlas Sheet: 37 Parcel(s): 6 (2017-015/ZBA)

Hearing Date: Monday, October 30, 2017

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance (amendment)	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	— Abstain
& Other	<input type="checkbox"/>	

Motion (Todd, 2nd Perkel): In the matter of 2017-015/ZBA, Kevin S. Kuchin, by agt/atty Benjamin Zehnder, for property located at 12 Ocean Bluff Lane, (Atlas Sheet 37, Parcel 6)(Reg. of Deeds title ref: Book 30391, Page 167) to grant a Special Permit, w/ref. to Sec. 30.7. of the Zoning Bylaw for the alteration/construction of a pre-existing, non-conforming structure(cottage) and construction of an accessory garage structure, as per plans filed, on a pre-existing, non-conforming lot, with non-conforming elements of the existing setbacks on the southern property line and lack of frontage issue on Ocean Bluff Lane. The ZBA finds no increase in non-conformity and further Finds said Grant is not more substantially detrimental to the neighborhood and in keeping with the intent of the Turo Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

Bertram Perkel chair
 Signature Bertram Perkel, Chair Date 11/1/17

Received, Office of the Town Clerk:

Cynthia A. Slade
 Signature Cynthia A. Slade, Town Clerk Date November 2, 2017

I hereby certify that this decision was filed with the Office of the Town Clerk on November 2, 2017 and 20 (twenty) days have elapsed since the date of filing, and:

No Appeal has been filed.
 An Appeal has been filed and received in this office on: _____

Cynthia A. Slade
 Signature Cynthia A. Slade, Town Clerk Date November 29, 2017

NOTE: Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.

Cynthia A. Slade, Town Clerk, Town of Truro, December 4, 2017

A true copy, attest: *[Signature]*



TOWN OF TRURO

Planning Board

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004 Fax: (508) 349-5505

RESIDENTIAL DEVELOPMENT SITE PLAN REVIEW DECISION

Atlas Map 37 Parcel 6

Address: 11 Ocean Bluff Lane

Case Reference No: 2017-010SPR

Applicant: Kenneth S, Kuchin

Hearing Date: December 6, 2017, May 23, 2018

Decision Date: December 6, 2017, May 23, 2018

Barnstable County Registry of Deeds Plan Book 30391, Page 167

At a duly posted and noticed Truro Planning Board hearing held December 6, 2017 and then reopened on May 23, 2018, the Board voted to approve with conditions an application for Residential Development Site Plan Review pursuant to §70.4 of the Truro Zoning By-law for the removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure. Property is a pre-existing, non-conforming developed residential parcel in the Seashore zoning district. The property is located at 12 Ocean Bluff Lane, Map 37, Parcel 6.

The Board's vote was based on testimony by the applicant's representatives, Benjamin Zehnder, Esq. on December 6, 2017 and May 23, 2018 and Deborah Paine, Builder on December 6, 2017; and a review of the application and plans filed on October 16, 2017 and on April 18, 2018 as further described below:

Following materials were submitted to Town Clerk on October 16, 2017 and April 18, 2018:

- Application for Site Plan Review (Residential)
- Certified Abutters List
- Fee (\$250.00)
- Warranty and Fiduciary Deed for 12 Ocean Bluff Lane, North Truro, MA
- Map of Nearby properties and Assessors information on nearby properties
- Plan information and photographs
- Proposed Planting Schedule
- Images of Hardscaping – stone steps, stone paving, gravel paving, stonedust pathway
- Lighting information and photographs
- SK 1 Bolder wall section for 12 Ocean Bluff Lane dated 10/13/17 prepared by LeBlanc Jones Landscape architects, Inc.
- L1.0 Landscape Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.
- L2.0 Planting Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.

A true copy, attested by Cynthia A. Slade, Town Clerk, Town of Truro / June 12, 2018 / pages 1-4



- **Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting existing conditions (No. 12 Ocean Bluff Lane), dated 10/11/17, scale 1" to 30' prepared by William N. Rogers**
- **A-201 Floor plans for the basement for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group**
- **A-202 Floor plans for the first floor for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group**
- **G-102 Garage Elevations and Sections for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group**
- **G-101 Garage Plans for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group**
- **G-101 Garage and lighting plans for 12 Ocean Bluff Lane (9/20/2017), prepared by Schulz/Peabody Design Group**
- **A-203 Roof Plan for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group**
- **A-301 Elevations of the Cottage for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group**
- **A-401 Cottage Sections for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group**
- **L1.0 Supplemental Driveway and Landscape Plan for 12 Ocean Bluff Lane, prepared by East Cape Engineering, Scale 1" to 10', dated 4/18/18.**

It is important to note that the applicant did not receive written permission from the National Park Service to build the short driveway to the habitable studio as shown on the following plans:

- **Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting existing conditions (No. 12 Ocean Bluff Lane), dated 10/11/17, scale 1" to 30' prepared by William N. Rogers**
- **L1.0 Landscape Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.**
- **L2.0 Planting Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.**

The plan titled, "L1.0 Supplemental Driveway and Landscape Plan for 12 Ocean Bluff Lane, prepared by East Cape Engineering, Scale 1" to 10', dated 4/18/18" was presented to the Board at the May 23rd reopened hearing to show the location of the new driveway, new parking layout, and new landscaping plans.

A site visit took place on November 14, 2017 to allow the Planning Board to view site in the context of the surrounding area.

The existing dwelling is pre-existing nonconforming in that it does not conform to the following Sections of the Zoning Bylaw:

- **10.4 Definition of Street: Ocean Bluff Lane does not conform to the definition of street and therefore the lot does not have technical frontage on a street as is required**
- **50.1.A – Dimensional Requirements: The lot size is 2.86 acres where a minimum of 3 acres is required in the Seashore District**

On October 30, 2017, the Zoning Board of Appeals granted a special permit for the alteration/construction of a pre-existing, non-conforming structure (cottage) and construction of an accessory garage on a pre-existing, non-conforming lot with non-conforming elements of the existing setbacks on the southern property line and lack of frontage on Ocean Bluff Lane.

The applicant requires a determination on demolition delay from the Truro Historic Review Commission. The Historical Commission Hearing took place on January 20, 2018. The Historical Commission voted to waive demolition delay based on the Applicant's agreement to abide by the conditions discussed at the January 20th hearing.

Dan Sanders and Darcee Vorndran spoke against the project on December 6, 2017. Ms. Vorndran wrote a letter in opposition to the project before the May 23, 2018 hearing

Board Vote:

On May 23, 2018, Mr. Herridge made a motion, seconded by Mr. Boleyn, to approve the request of 2017-010SPR Kenneth S. Kuchin for Residential Site Plan approval pursuant to §70.4 of the Truro Zoning Bylaw for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure on property located at 12 Ocean Bluff Lane, Map 37, Parcel 6 based on the following findings of fact:

- Proposed development relates to the existing terrain and lot, and shall provide a solar and wind orientation which encourages energy conservation;
- 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;
- The landscape is preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil;
- Curb cuts and driveways shall be safe and convenient and shall be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro;
- Lighting is consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There shall be protection of adjacent properties and the night sky from intrusive lighting.

This decision is subject to the following conditions to be met prior to issuance of a Certificate of Occupancy:

- The site shall be designed to contain all runoff within the site from a 100-year storm
- The applicant will verify the lumens of the outdoor lighting with the Planning Board
- The applicant will hide the retaining walls with facing, vegetation, etc.
- The outdoor lighting will be reviewed by the Building Commissioner
- The applicant will schedule a site visit with the Planning Board 1 year from project completion
- The dwelling above the garage is a habitable studio and the applicant shall refer to it as such on all plans
- The applicant will provide a septic system for the habitable studio in the parking area and it shall be approved by the Truro Board of Health



CALL US
877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Finn Outdoor Wall Sconce

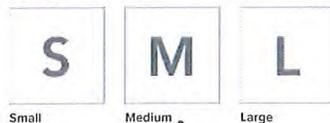
By Kichler

IN STOCK Ships within 2 business days.

We're here to help. [Chat](#) or
call us. 877.445.4486.

FREE SHIPPING on orders over \$75.

Size:



Small

Medium

Large



HT: 13 1/4" x 9" (HxW)

Details

The Kichler Finn Outdoor Wall Sconce has classic appeal with the traditional broad 'roof' above a cylindrical glass shade. Simple in design and very iconic, the illumination diffuses through the opaque glass, creating an ambient lit atmosphere in your outdoor living space. The glass shade is juxtaposed against dark metalwork, providing a cage for the glass as well as decoration.

Since 1938, Cleveland-based Kichler Lighting has created exceptional lighting in a variety of styles, finishes, colors and designs. With a diverse collection of indoor and outdoor lighting in classic and contemporary styles, Kichler Lighting always focuses on making home lighting that is both beautiful and functional.

The Finn Outdoor Wall Sconce is available with the following:

Details:

- Designed in 2017
- Finish: Black
- Material: Aluminum
- Shade Material: Glass
- Dimmable when used with Standard dimmers(not included)
- ETL Listed Wet
- Made In China

Options:

- **Size:** Small, Medium, Large

Lighting:

- Small Option: One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)
- Medium Option: One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)
- Large Option: One 150 Watt (2670 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)

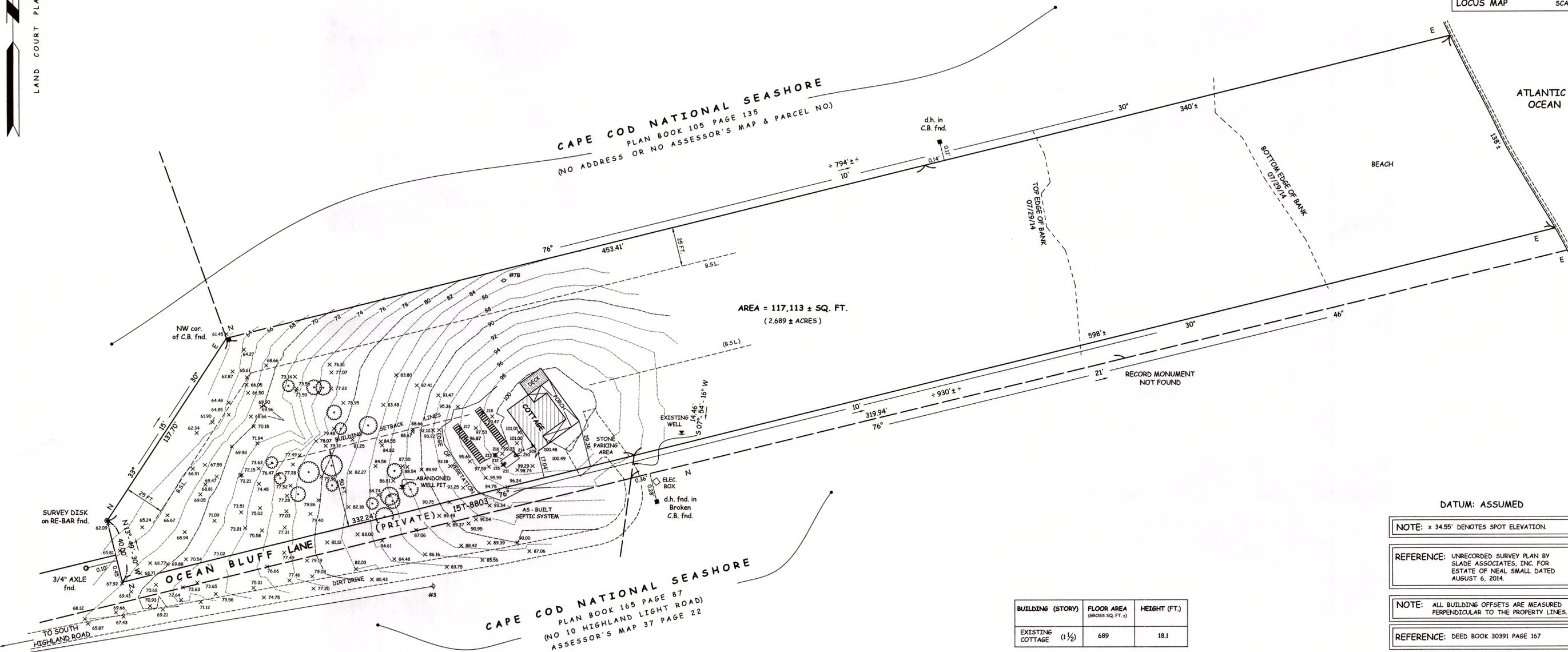
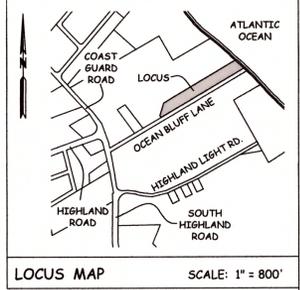
Compare Brightness:



Dimensions:

- **Large Option Backplate:** Diameter 7"
- **Large Option Fixture:** Width 11", Height 16.25", Depth 12.25", Weight 5.2Lbs

LAND COURT PLAN 14660 A



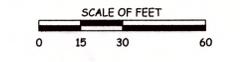
AREA = 117,113 ± SQ. FT.
(2.689 ± ACRES)

CAPE COD NATIONAL SEASHORE
PLAN BOOK 165 PAGE 87
NO 10 HIGHLAND LIGHT ROAD
ASSESSOR'S MAP 37 PAGE 22

BUILDING (STORY)	FLOOR AREA (GROSS SQ. FT.)	HEIGHT (FT.)
EXISTING COTTAGE (1 1/2)	689	18.1

LEGEND:
 D.M.H. = DRAINAGE MANHOLE
 M.H. = MANHOLE
 S.M.H. = SEWER MANHOLE
 ⊕ = WATER GATE
 T.P. = UTILITY POLE
 U/G = UNDERGROUND
 L.P. = LIQUID PROPANE

DATUM: ASSUMED
 NOTE: x 34.55' DENOTES SPOT ELEVATION.
 REFERENCE: UNRECORDED SURVEY PLAN BY SLADE ASSOCIATES, INC. FOR ESTATE OF NEAL SMALL DATED AUGUST 6, 2014.
 NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
 REFERENCE: DEED BOOK 30391 PAGE 167

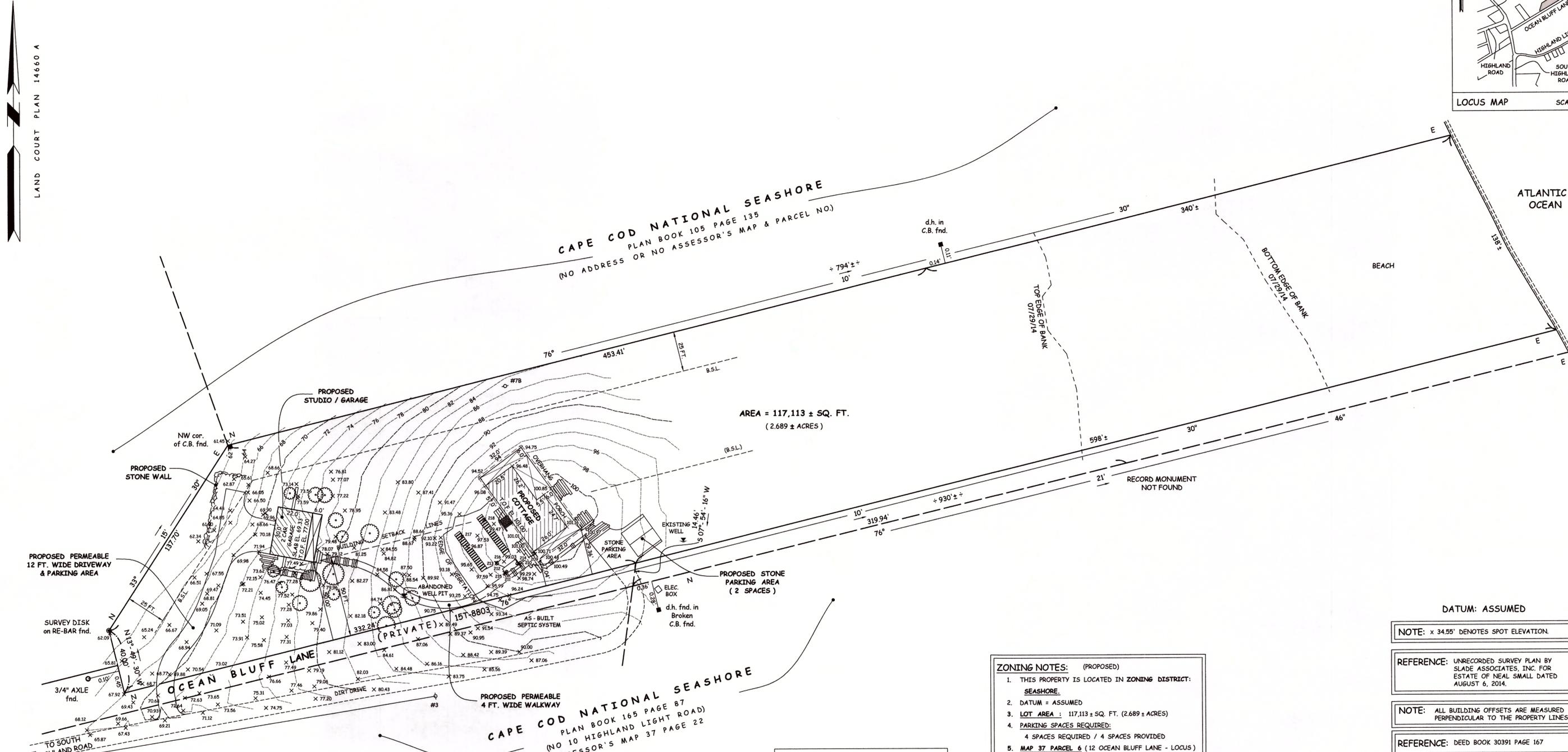
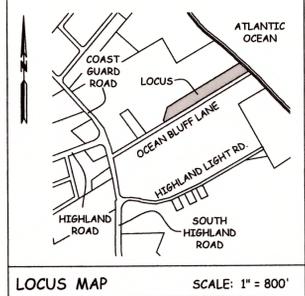


SITE PLAN OF LAND IN
TRURO
 AS PREPARED FOR
KENNETH S. KUCHIN
 DEPICTING
 EXISTING CONDITIONS
 (NO. 12 OCEAN BLUFF LANE)
 SCALE: 1 IN. = 30 FT. OCTOBER, 2017
WILLIAM N. ROGERS
 PROFESSIONAL
 CIVIL ENGINEERS & LAND SURVEYORS
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
 508.487.1565 / 508.487.5809 FAX



WILLIAM N. ROGERS II
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL SURVEYOR
 OCTOBER 11, 2017

LAND COURT PLAN 14660 A



CAPE COD NATIONAL SEASHORE
 PLAN BOOK 105 PAGE 135
 (NO ADDRESS OR NO ASSESSOR'S MAP & PARCEL NO.)

CAPE COD NATIONAL SEASHORE
 PLAN BOOK 165 PAGE 87
 (NO 10 HIGHLAND LIGHT ROAD)
 ASSESSOR'S MAP 37 PAGE 22

AREA = 117,113 ± SQ. FT.
 (2.689 ± ACRES)

PROPOSED GROSS FLOOR AREA

BUILDING (STORY)	FLOOR AREA (GROSS SQ. FT.)	HEIGHT (FT.)
RENOVATED COTTAGE (1)	1,181	22.8
STUDIO / GARAGE (2)	660	22.8

LEGEND:
 D.M.H. = DRAINAGE MANHOLE
 M.H. = MANHOLE
 S.M.H. = SEWER MANHOLE
 ⊕ = WATER GATE
 ○ = UTILITY POLE
 U/G = UNDERGROUND
 L.P. = LIQUID PROPANE

ZONING NOTES: (PROPOSED)
 1. THIS PROPERTY IS LOCATED IN ZONING DISTRICT: SEASHORE.
 2. DATUM = ASSUMED
 3. LOT AREA : 117,113 ± SQ. FT. (2.689 ± ACRES)
 4. PARKING SPACES REQUIRED: 4 SPACES REQUIRED / 4 SPACES PROVIDED
 5. MAP 37 PARCEL 6 (12 OCEAN BLUFF LANE - LOCUS) EXISTING 1 UNIT - 3 BEDROOMS. PROPOSED 2 UNITS - 2 BEDROOMS.
 6. LOT COVERAGE: (EXISTING) 1.7%
 BUILDINGS: 689 SQ. FT.
 DECKS: 510 SQ. FT.
 PARKING AREAS: 781 SQ. FT.
 7. LOT COVERAGE: (PROPOSED) 6.0%
 BUILDINGS: 1,841 SQ. FT.
 DECKS: 1,013 SQ. FT.
 PARKING AREAS & DRIVEWAY 2,824 SQ. FT.
 WALKWAYS: 1,370 SQ. FT.

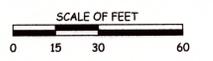
DATUM: ASSUMED

NOTE: x 34.55' DENOTES SPOT ELEVATION.

REFERENCE: UNRECORDED SURVEY PLAN BY SLADE ASSOCIATES, INC. FOR ESTATE OF NEAL SMALL DATED AUGUST 6, 2014.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

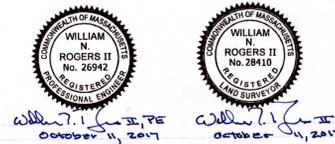
REFERENCE: DEED BOOK 30391 PAGE 167



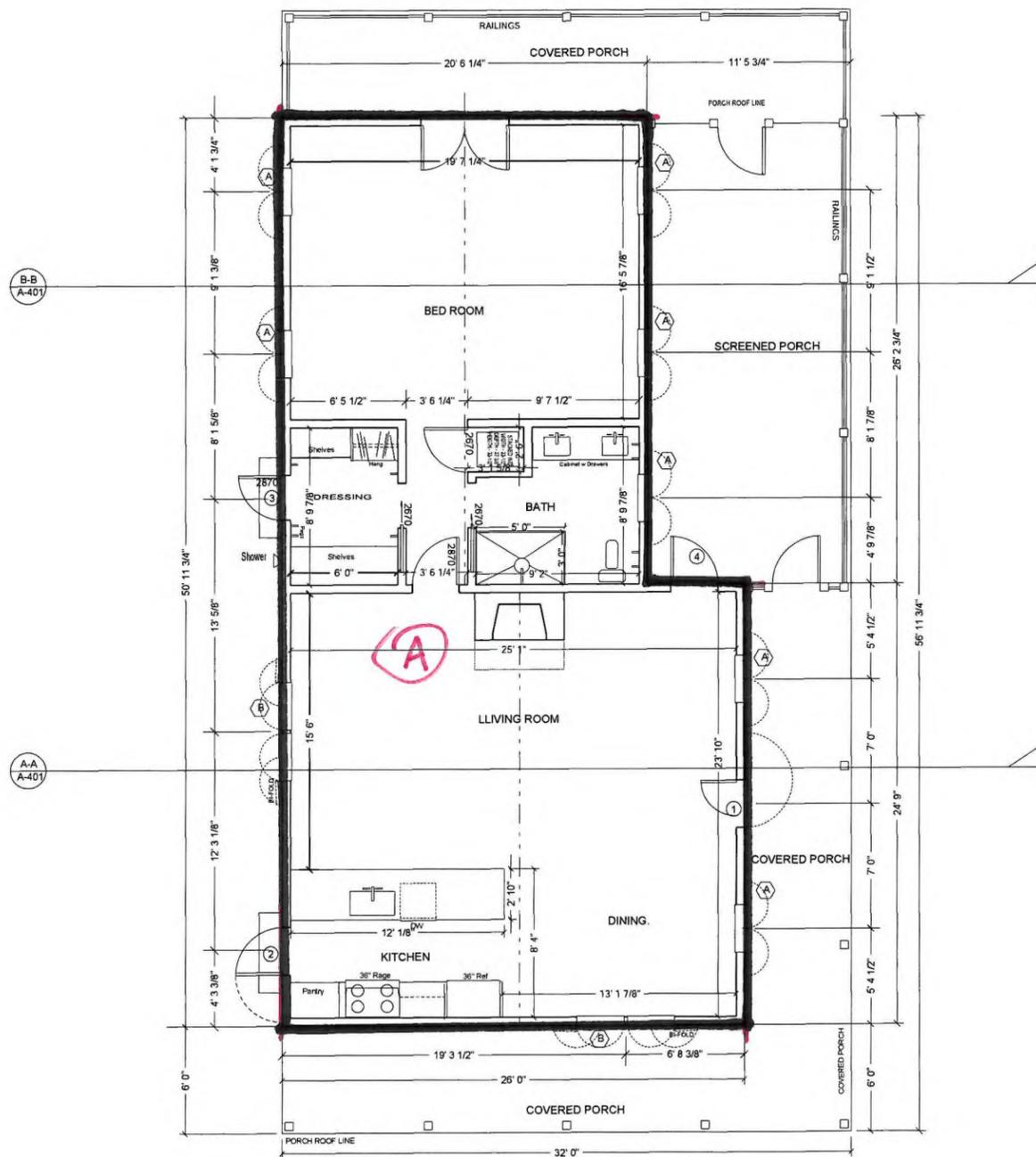
SITE PLAN OF LAND IN TRURO AS PREPARED FOR KENNETH S. KUCHIN DEPICTING PROPOSED CONDITIONS (NO. 12 OCEAN BLUFF LANE)

SCALE: 1 IN. = 30 FT. OCTOBER, 2017

WILLIAM N. ROGERS PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS. 508.487.1565 / 508.487.5809 FAX



1



1,182 sq

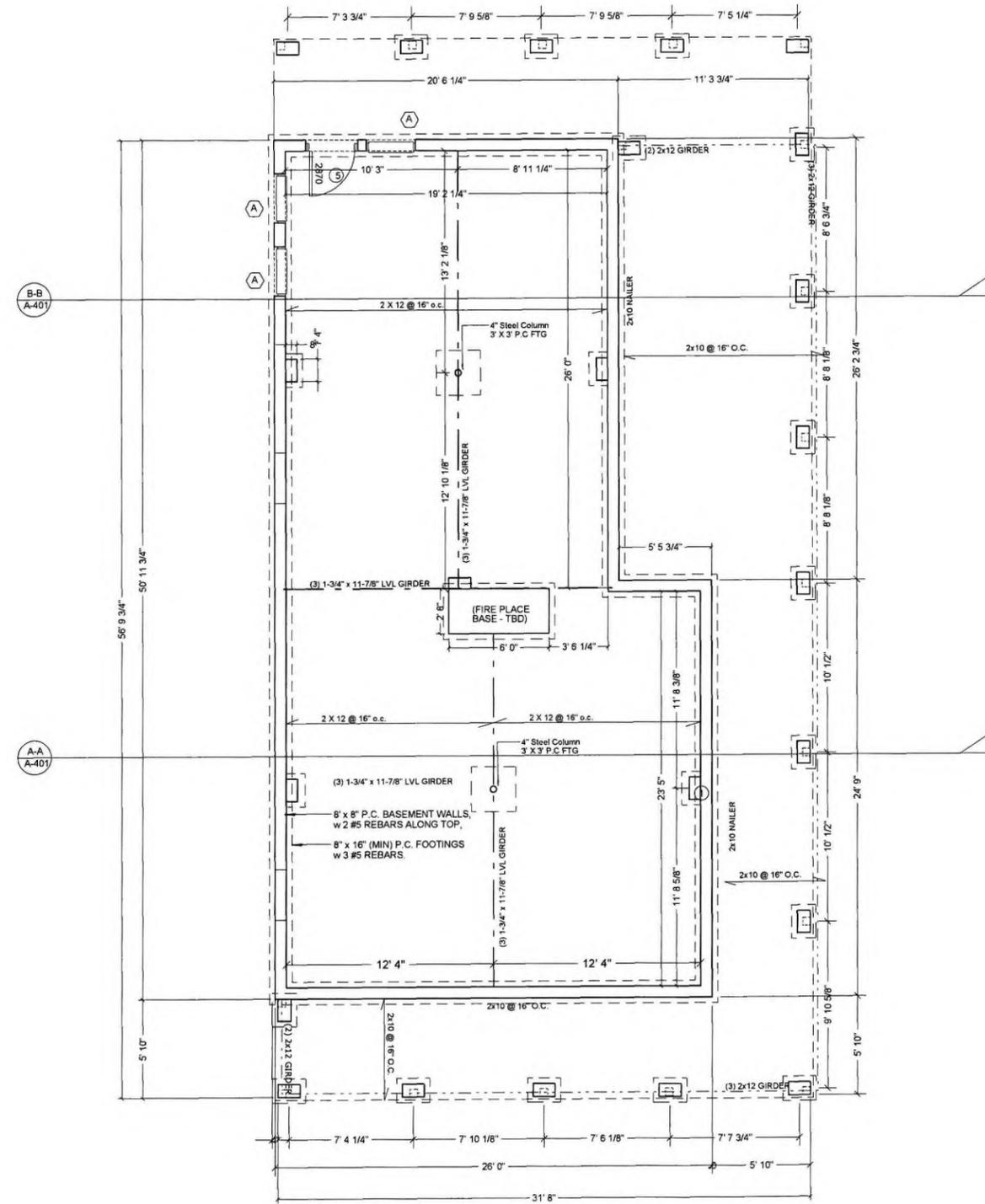
FIRST FLOOR

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	660 SQ FT

9/15/2017

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEARS@ADL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/04/07 2017/04/18 2017/08/30 2017/08/05
FIRST FLOOR	SHEET A-202
SCALE: 1" = 4'	

2



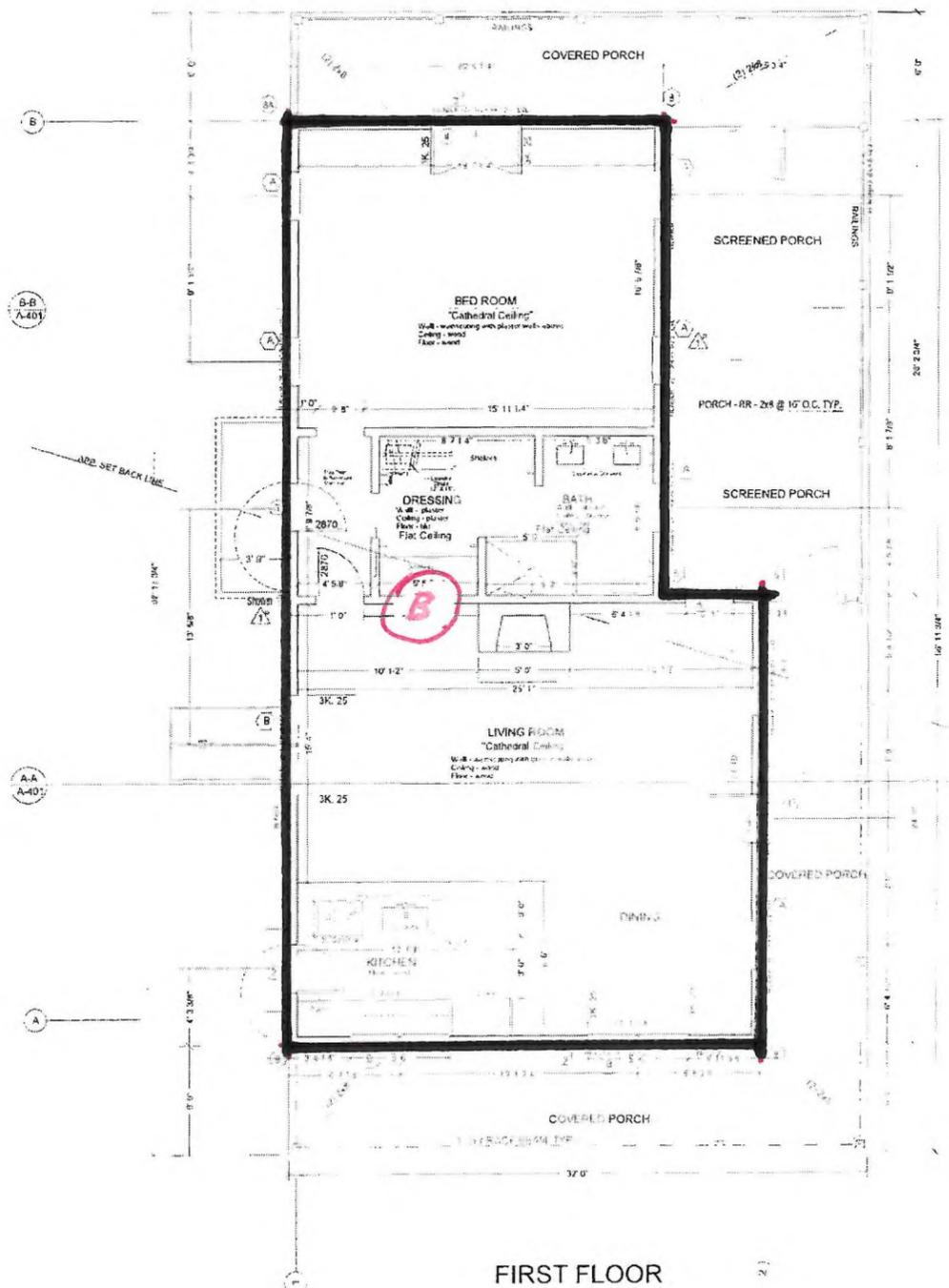
BASEMENT PLAN

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	660 SQ FT

9/5/2017

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEARS@AOL.COM)		DATE
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.		2017/04/07 2017/04/18 2017/06/30 2017/09/05
BASEMENT PLAN		SHEET
SCALE: 1" = 4'		A-201

3



1,182 sq

FIRST FLOOR

NOTES: - PORCH FRAM -
WIND DESIGN 110MPH EXPC.

5/20/2018

SCHILLZ PEABODY Design Group
P.O. BOX 2109
SOUTHAMPTON, NEW YORK 11969
(516) 341-7211 FAX: (516) 341-7200

Kuchin/Morgan Residence
12 Ocean Bluff Lane
Truro, MA.

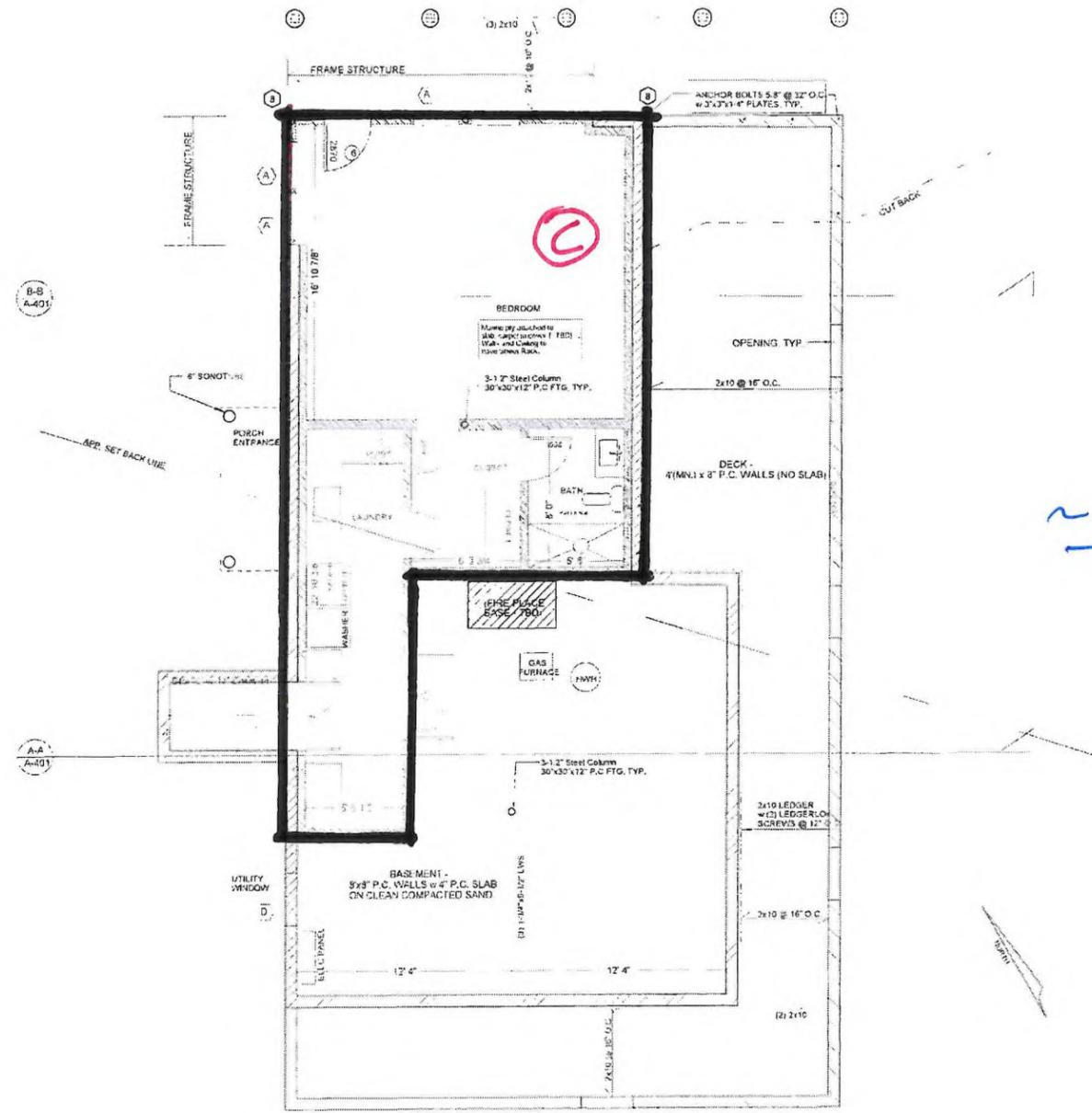
DATE
201704-07
201704-18
2017-04-20
2017-09-15
2017-11-30
2018-03-15
20180520

FIRST FLOOR

SCALE 1" = 4'

SHEET
A-201

4



~ 658

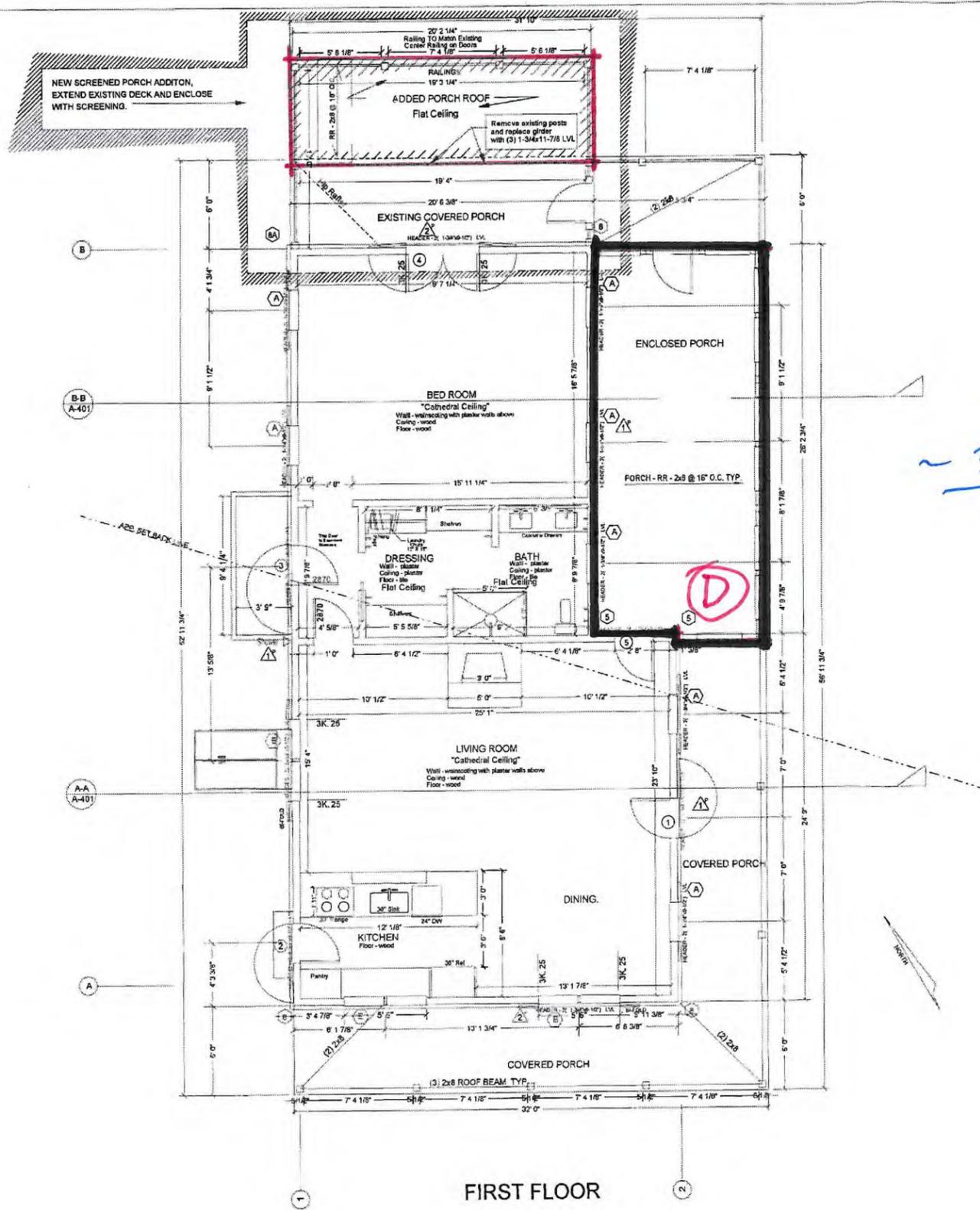
BASEMENT PLAN

NOTES: - PORCH FRAM -
WIND DESIGN 110MPH EXPC.

5/20/2018

SCITUZ PLARBODY Design Group P.O. BOX 1347 SOUTHAMPTON, NEW YORK 11969 (516) 285-7241 FAX: (516) 285-7242		DATE
Kuchin/Morgan Residence 17 Ocean Bluff Lane Truro, MA.		20170407 20170210 20170320 20170319 20171126 20171115 20180520
BASEMENT PLAN		SHEET A-200a
SCALE: 1" = 4'		

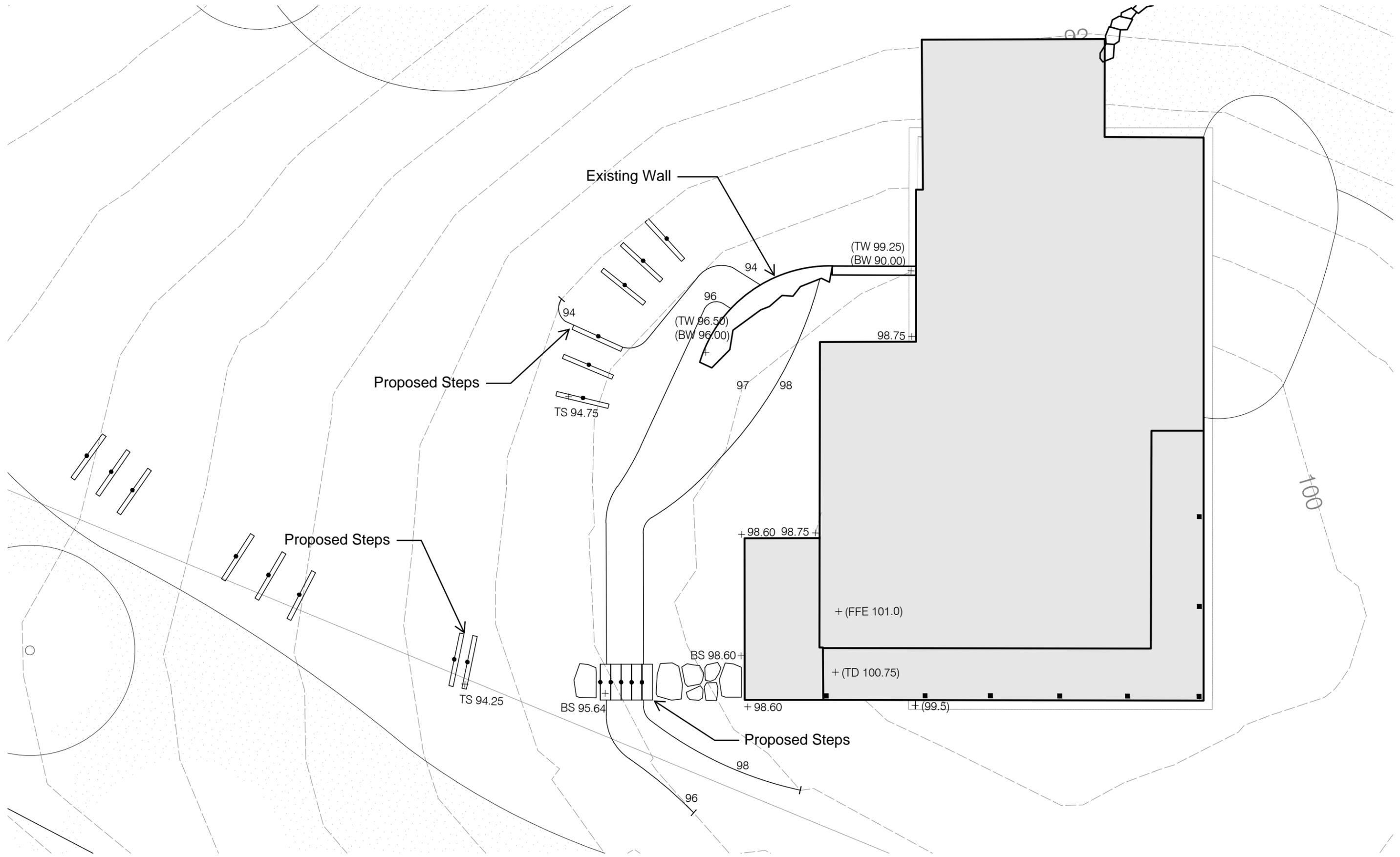
5



FIRST FLOOR

10/9/2019

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPR@AOL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA	DATE 2017/04/07 2017/04/18 2017/05/02 2017/09/13 2017/11/20 2018/03/15 2018/05/20 2018/10/06
FIRST FLOOR	



GRADING PLAN
 Rowe Jacobson
 12 Ocean Bluff Lane
 Truro, MA
 March 27, 2023

LJ LEBLANC JONES LANDSCAPE ARCHITECTS, INC.
 535 Albany Street No 5A | Boston, MA 02118 | 617.426.6475 | leblancjones.com

Scale 1" = 10'

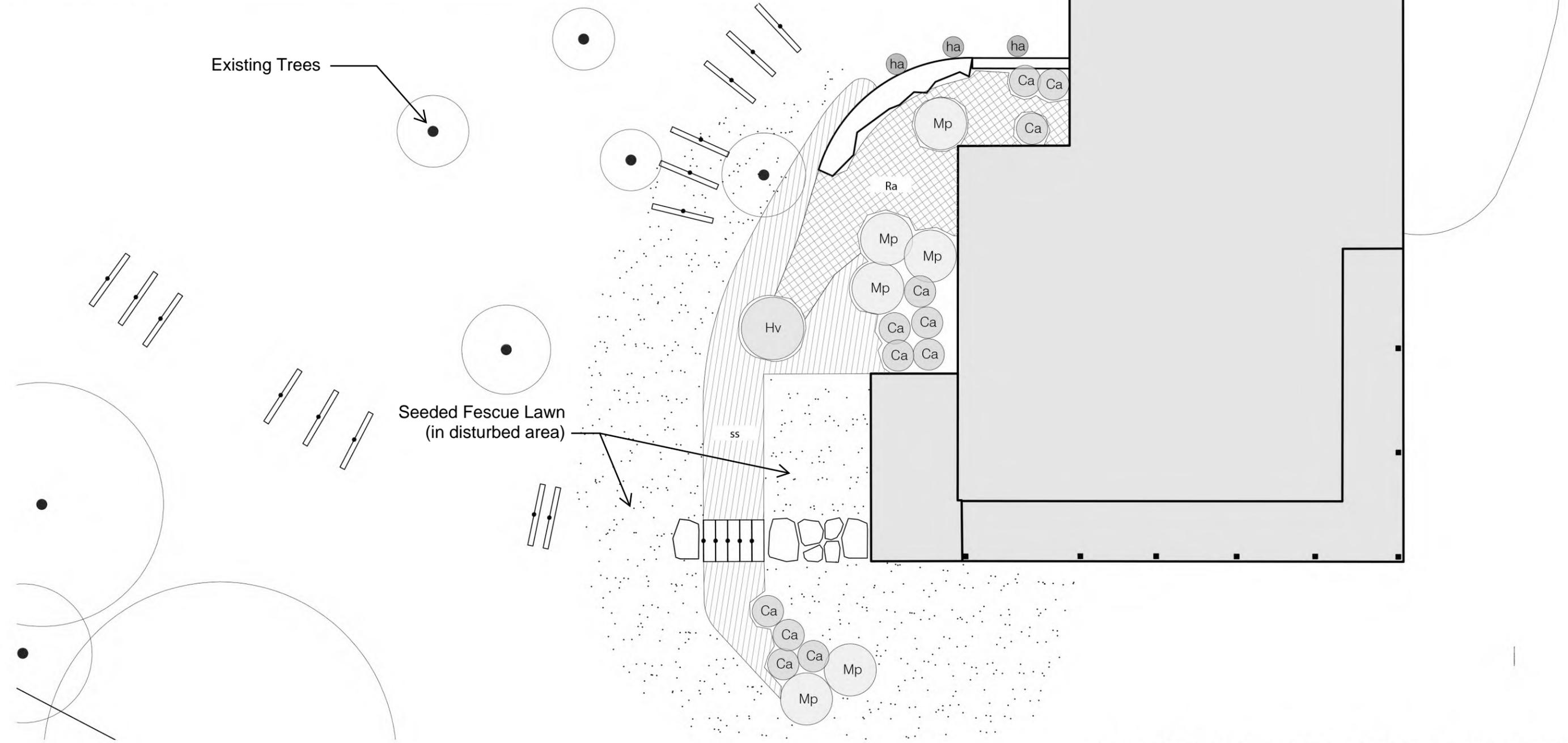
0' 10' 15'

PLANT LIST

DECIDUOUS SHRUBS						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
Ca	12	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	#5	cont.	3' o.c.
Hv	1	<i>Hamamelis virginiana</i>	Common Witch-hazel	4' Ht.	cont.	6' o.c.
Mp	6	<i>Myrica pensylvanica</i>	Northern Bayberry	#5	cont.	5' o.c.
Ra	15	<i>Rhus aromatica 'Grow Low'</i>	Grow Low Sumac	#1	cont.	36" o.c.
VINES AND GRASES						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
ha	3	<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	#1	cont.	
ss	50	<i>Schizachyrium scoparium</i>	Little Bluestem		plug	18" o.c.

Existing Trees

Seeded Fescue Lawn
(in disturbed area)



PLANTING PLAN

Rowe Jacobson
12 Ocean Bluff Lane
Truro, MA

March 27, 2023



LEBLANC JONES LANDSCAPE ARCHITECTS, INC.
535 Albany Street No 5A | Boston, MA 02118 | 617.426.6475 | leblancjones.com



ROWE JACOBSON
12 Ocean Bluff, North Truro MA

ISSUE DATES:

PERMIT SET: 09/07/22

IFC 09/07/22

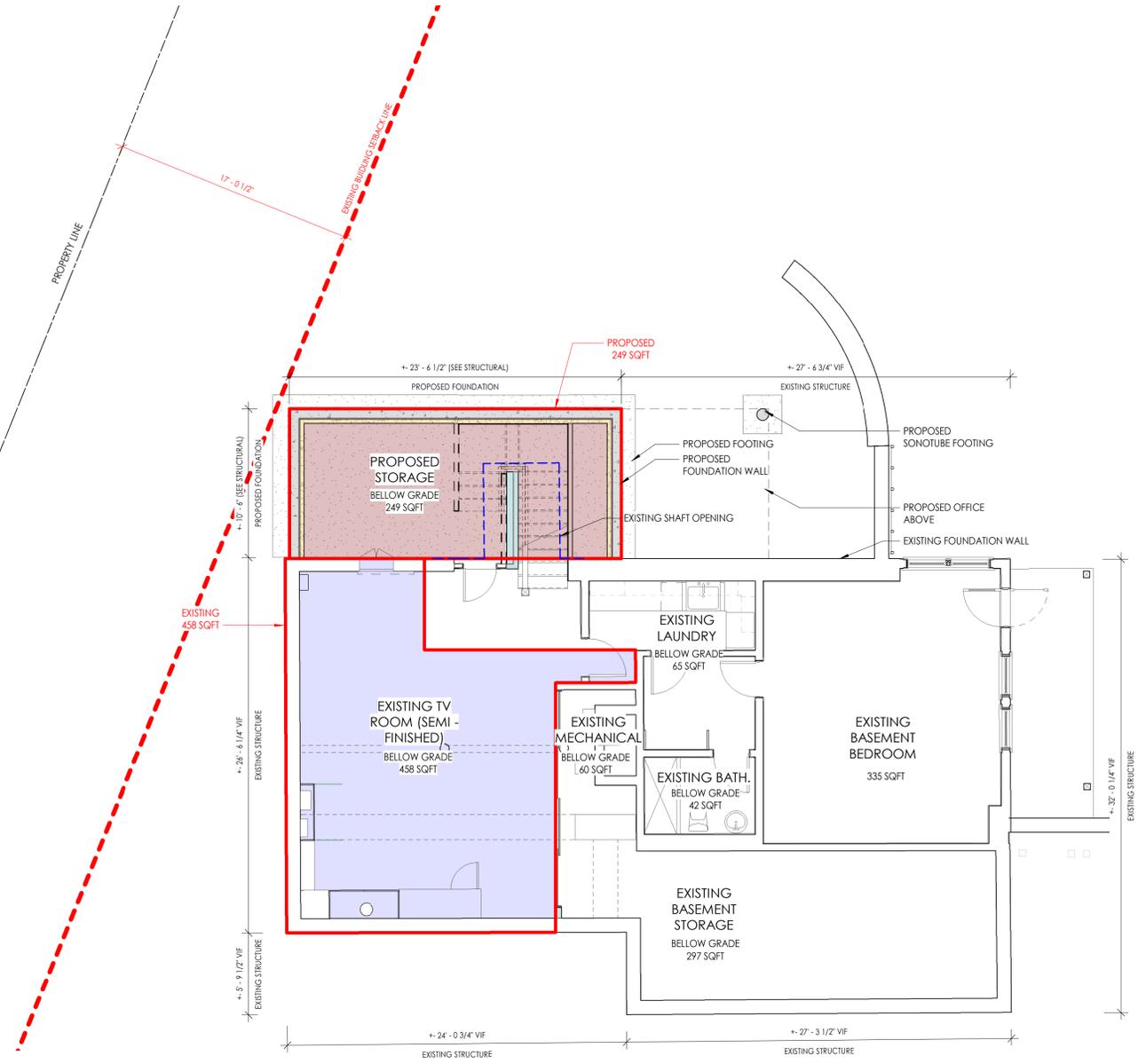
REVISIONS:

1	09.07.22	Issue for Permitting
2	10.13.22	Issue for Permitting
3	11.29.22	Revision
4	12.21.22	Revision

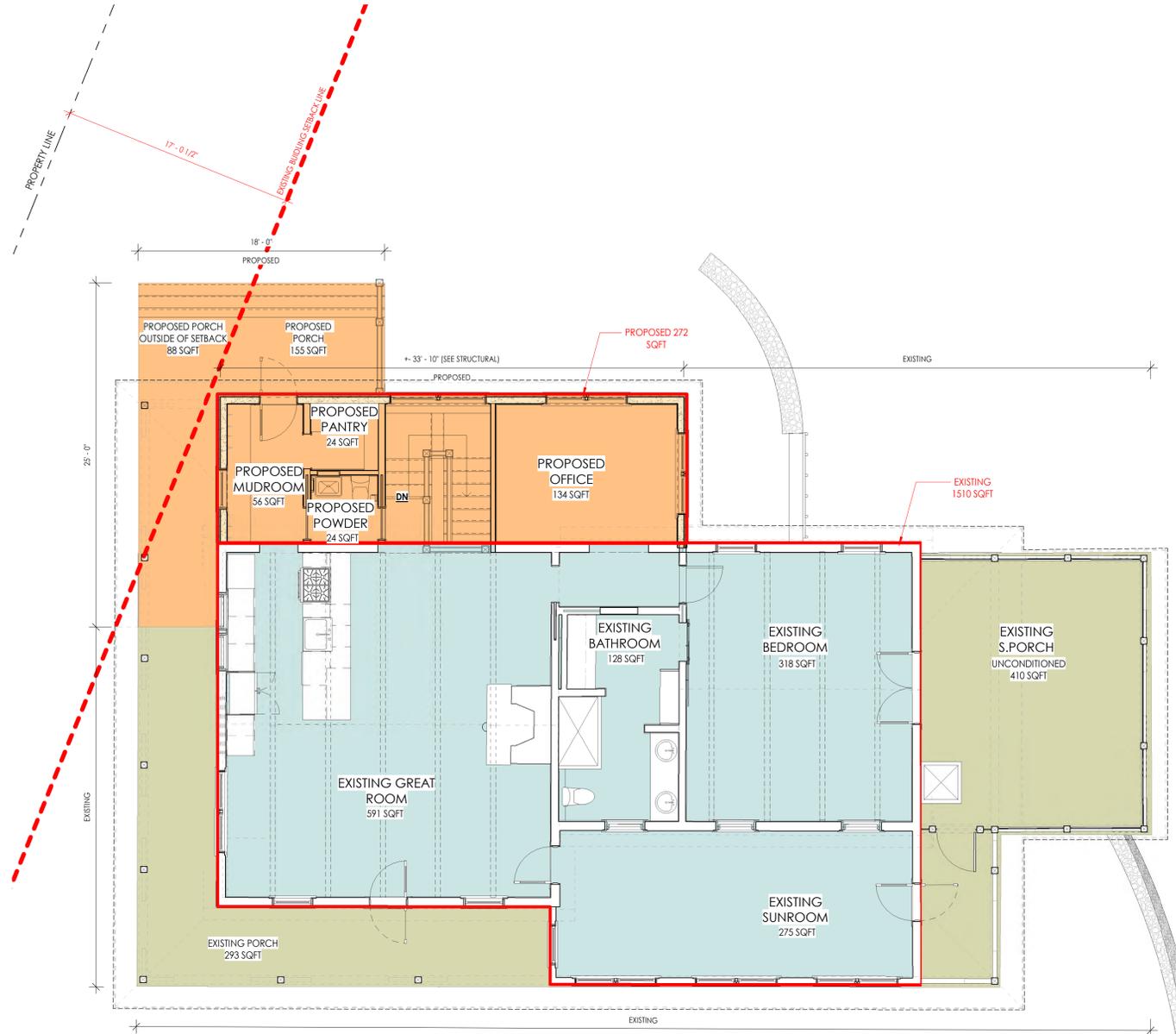
DRAWN BY: SA
CHECKED BY: JN

MAIN HOUSE
AREA STUDY

A030

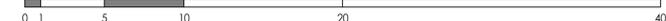


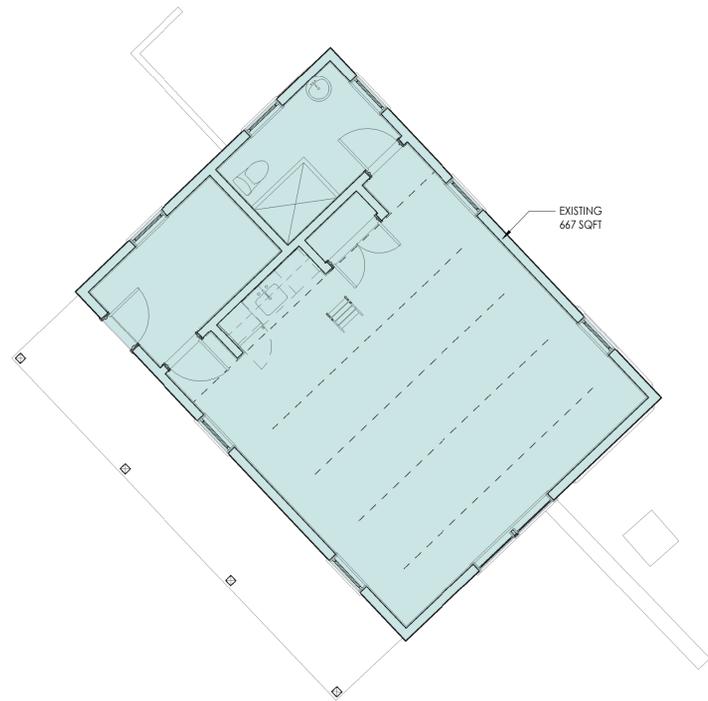
2 MAIN HOUSE AREA STUDY BASEMENT PLAN
3/16" = 1'-0"



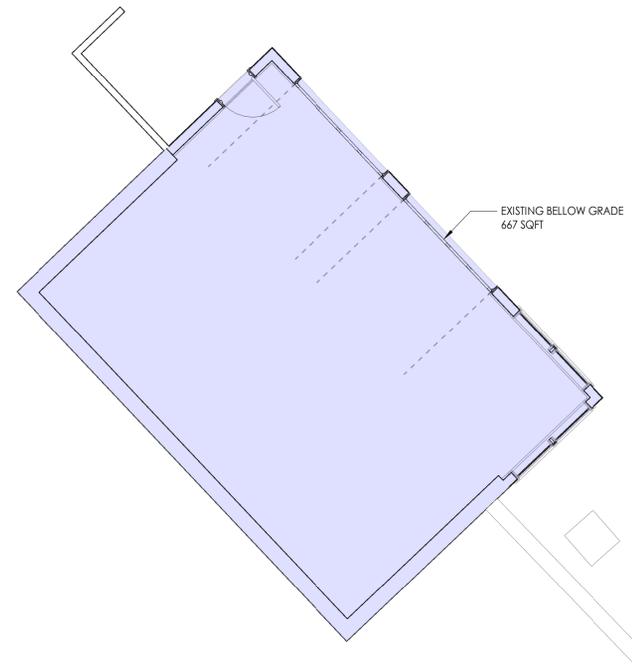
1 MAIN HOUSE AREA STUDY FIRST FLOOR
3/16" = 1'-0"

3/16" = 1'-0"

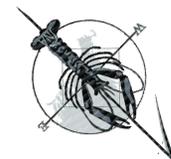
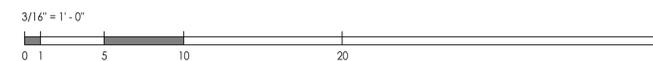




② GUEST HOUSE AREA STUDY FIRST FLOOR
3/16" = 1'-0"



① GUEST HOUSE AREA STUDY GARAGE
3/16" = 1'-0"



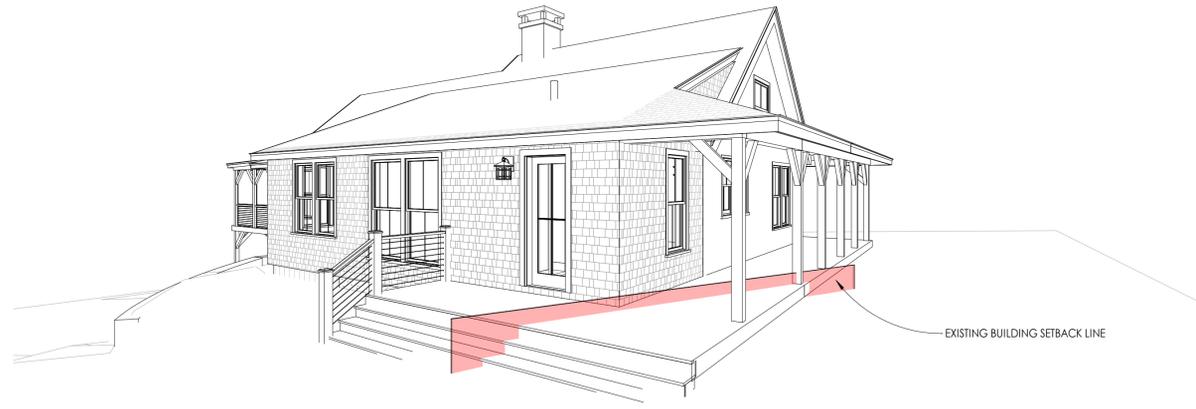
ROWE JACOBSON
12 Ocean Bluff, North Truro MA

ISSUE DATES:	
PERMIT SET:	09/07/22
IFC:	09/07/22
REVISIONS:	
2 10.13.22	Issue for Permitting

DRAWN BY: SA
CHECKED BY: JIN

GUEST HOUSE
AREA STUDY

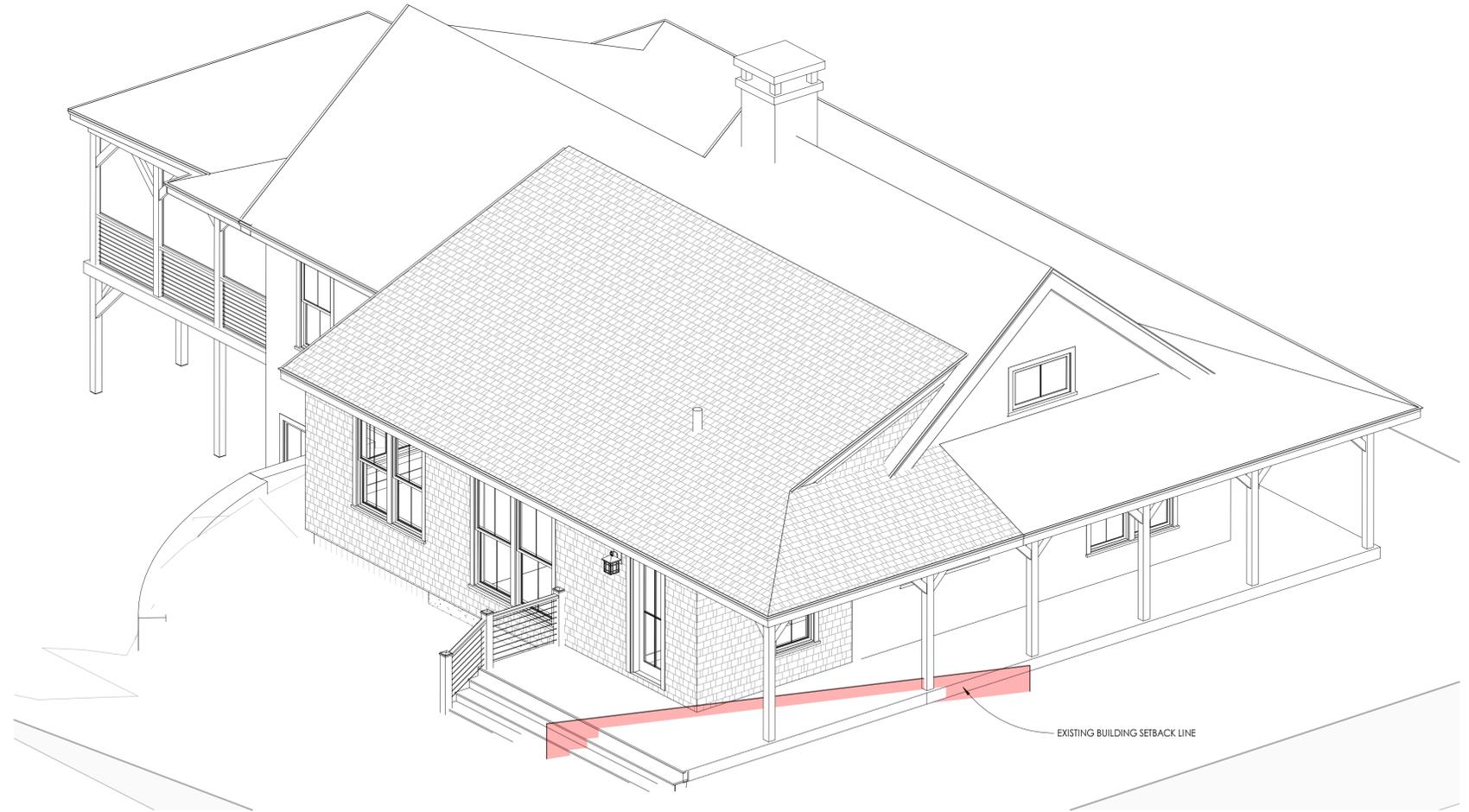
A031



3 EXTERIOR PERSPECTIVE 2 W. SETBACK LINE



2 EXTERIOR PERSPECTIVE 1 W. SETBACK LINE



1 AXONOMETRIC VIEW 1 W. SETBACK LINE

ROWE JACOBSON
12 Ocean Bluff, North Truro MA

ISSUE DATES:
 PERMIT SET: 09/07/22
 IFC: 09/07/22

REVISIONS:

1	09.07.22	Issue for Permitting
2	10.13.22	Issue for Permitting
4	12.21.22	Revision

DRAWN BY: SA
CHECKED BY: JN

3D VIEWS
EXTERIOR

A040

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

April 18, 2023

Truro Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Via hand delivery & email

Re: Planning Board Case No. 2023-003/SPR
Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee
Supplemental Filing

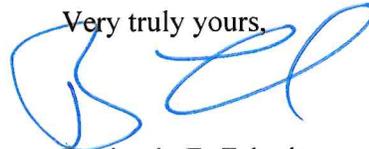
Dear Ms. Fullerton:

Please find enclosed for supplemental filing with Planning Board Case No. 2023-003/SPR ten sets of the following materials:

- Marked up Existing Conditions Plan dated January 23, 2020;
- Piling plan;
- Hot tub and deck plan;
- Renderings of proposed hot tub and decking (2);
- Zoning Table revised April 13, 2023

Thank you as always for your assistance. I remain –

Very truly yours,

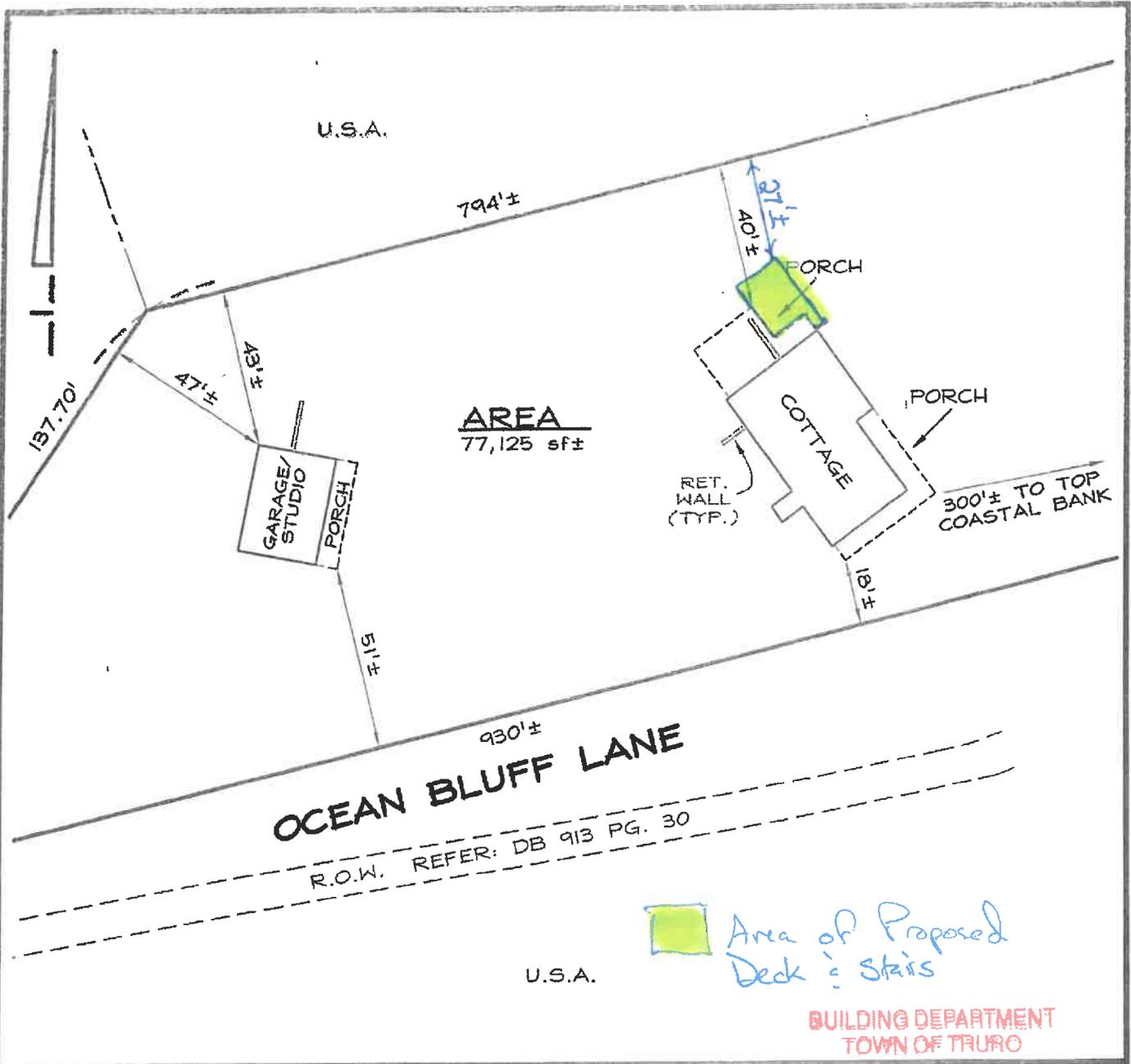


Benjamin E. Zehnder

Enc.

cc. via email only:

client
Stefan Angelovski
Michael Brooke
Barbara Carboni
Patrick Coffey
Keith LeBlanc
Jill Neubauer
Gregory Sanford
Liz Sturdy



BUILDING DEPARTMENT
TOWN OF TRURO

- EXISTING CONDITIONS PLAN -

MAR 28 2023

RECEIVED BY:

LOCATION: 12 OCEAN BLUFF LANE
TRURO, MA

PREPARED FOR: _____

KENNETH KUCHIN

SCALE: 1" = 40' DATE: 1-23-20

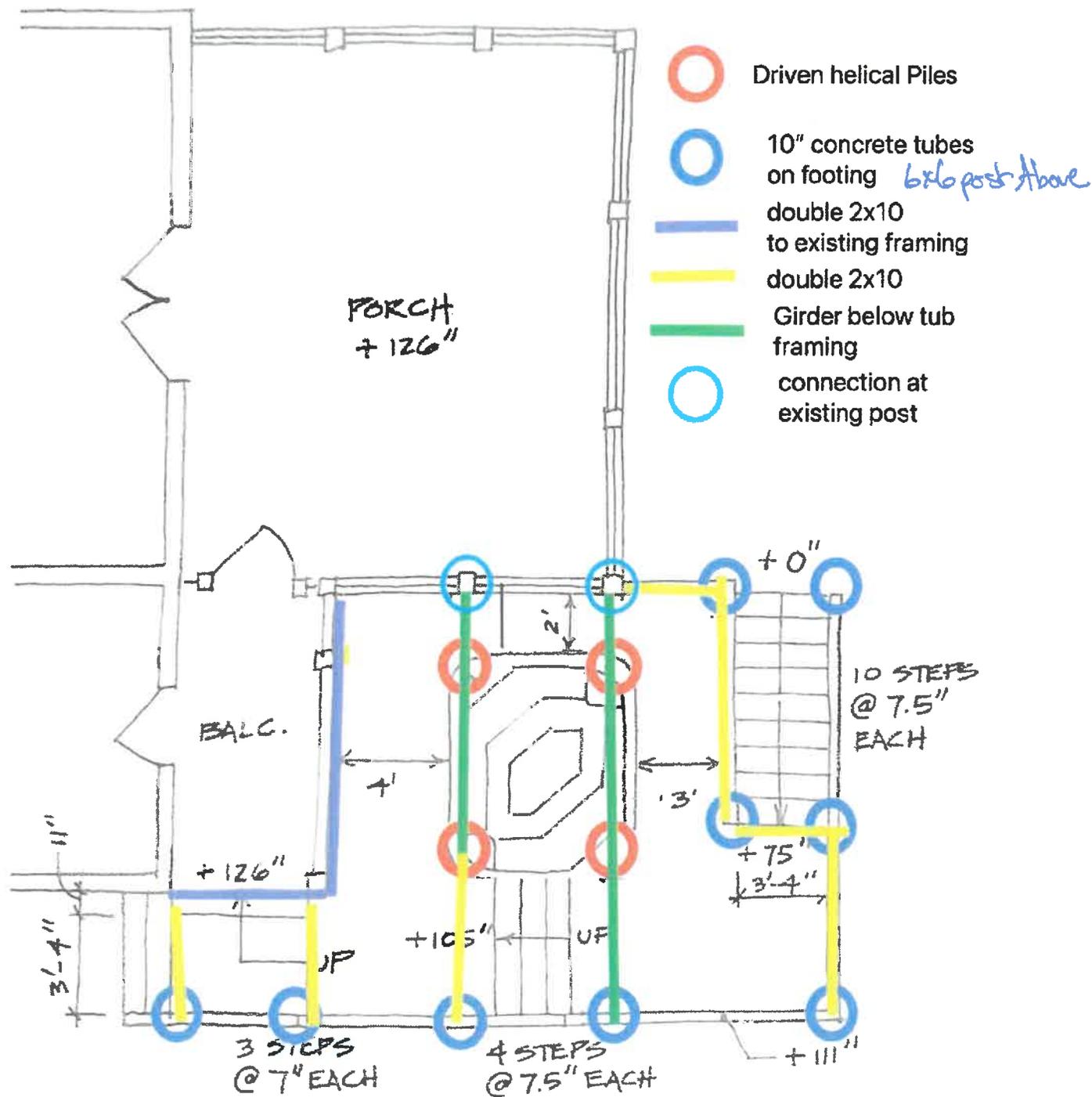
REFERENCE: ASSR'S MAP 37 PARCEL 6

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN HEREON.

EAST CAPE ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
44 RTE. 26 ORLEANS, MASS.
(508) 255-7120

Timothy J. Brady
TIMOTHY J. BRADY P.L.S. DATE

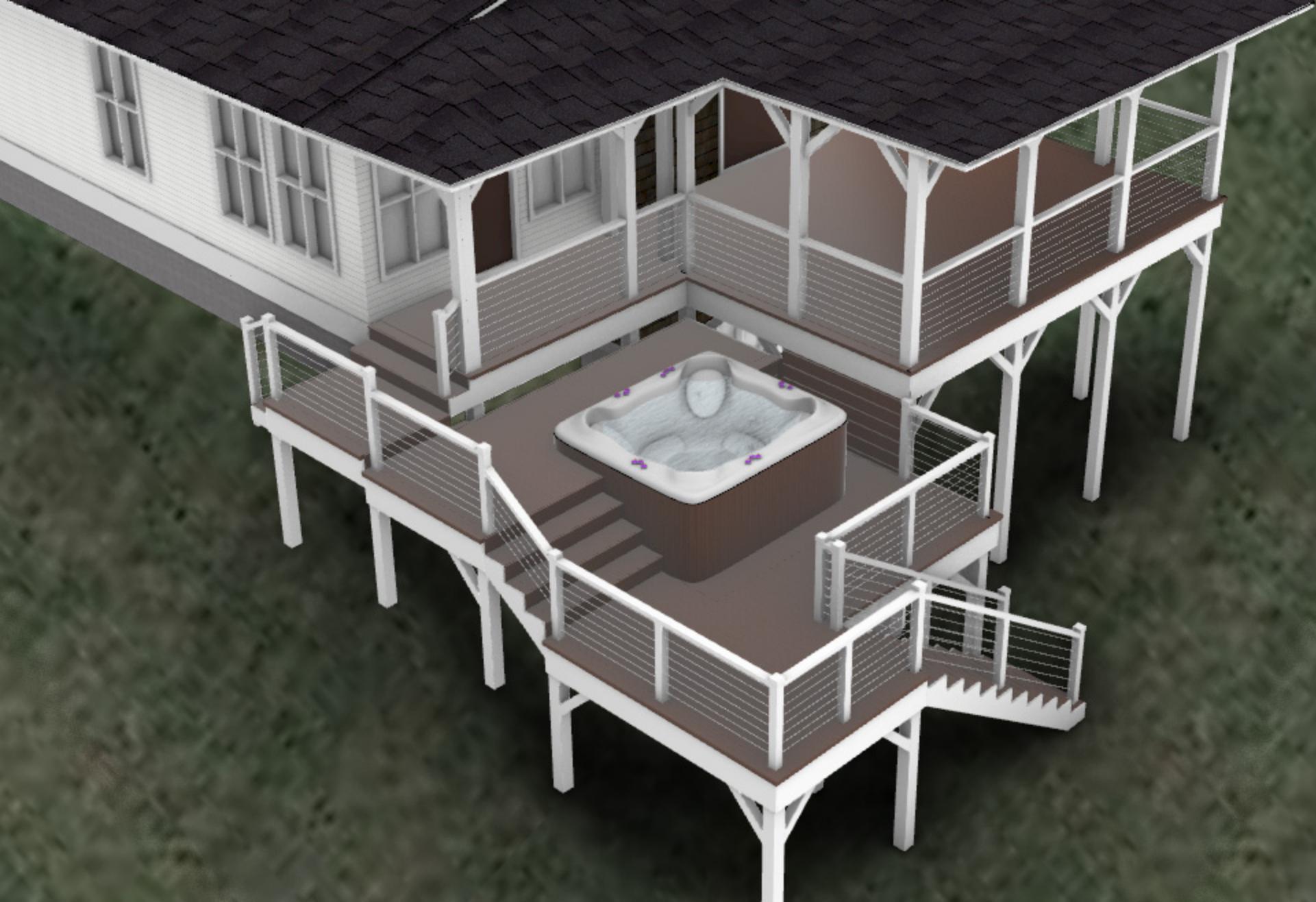
DWG: 1707951T
JOB#: 17-079



BUILDING DEPARTMENT
TOWN OF TRURO

MAR 28 2023

RECEIVED BY:





Zoning Table

Rev. 4/13/2023

Zoning District: NSD - Seashore
Assessor's Map 37 Parcel 6

	<u>Prior Approvals</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area	117,113 s.f. (2.689 ac.)	no change	no change
Setback - South	17.04'	17.04'	appr. 9'
Number of Buildings	2	2	2
<u>Lot Coverage:</u>			
Buildings	1,841 s.f.	2,150 s.f.	2,422 s.f.
Decks	1,013 s.f.	860 s.f.	1,406 s.f.
Parking Areas and Driveways	2,824 s.f.	2,824 s.f.	2,824 s.f.
Walkways	1,370 s.f.	1,370 s.f.	1,450 s.f.
Total:	7,048 s.f. (6.0%)	7,204 s.f. (6.2%)	8,102 s.f. (6.9%)
<u>Seashore District T.G.F.A.:</u>			
House (Basement)	0	658 s.f.	1,116 s.f.
House (1st)	1,182 s.f.	1,483 s.f.	1,782 s.f.
Studio / Garage (Basement)	0	0	0
Studio / Garage (1st)	660 s.f.	670 s.f.	670 s.f.
Total:	1,842 s.f.	2,811 s.f.	3,568 s.f.