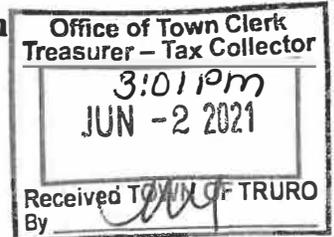




# Truro Planning Board Agenda

## Remote Meeting

Wednesday, June 9, 2021 – 5:00 pm  
[www.truro-ma.gov](http://www.truro-ma.gov)



### Open Meeting

This will be a remote 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](http://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 **1-866-899-4679** and entering the access code **472-862-501#** 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 the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov).

Meeting link: <https://global.gotomeeting.com/join/472862501>

### 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.

### Temporary Sign Permit Applications

Erik Spencer – First Parish Church of Truro, Virtual Church Sundays 10:00 am, for three (3) signs, 36" x 24", to be located on the southeast corner of Route 6 and Union Field Road. The signs will be installed on June 15th and removed September 15th for Sunday Worship.

Francie Randolph – Sustainable CAPE: Truro Farmers Market, requesting four (4) 36" x 72" banners (three on Route 6 and one at Veteran's Memorial Field). The banners will be installed on Friday afternoons and removed Monday afternoons beginning June 14th and ending September 13th.

**Public Hearing – Continued**

**2021-002/PB – Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust** for property located at 16 Sawyer Grove Road (Atlas Map 39, Parcel 294). Applicant seeks an Accessory Dwelling Unit (ADU) Permit under Section 40.2 of the Truro Zoning Bylaw for renovations to create an ADU containing 1,000 sq. ft. of habitable area in an existing detached garage building. [Material in 5/19/2021 packet] plus {New material in this packet}

**2021 Town Meeting Preparation**

**Planner Report**

**Report from Chair**

**Discussion of Potential Bylaw Changes**

**Board workshops:**

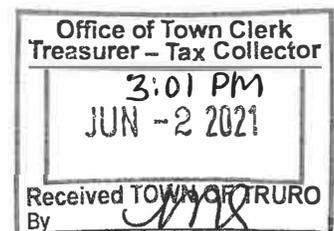
- ◆ Wednesday, June 16, 2021, at 5:00 pm:
  - 2021 Town Meeting Preparation
  - Discussion of 2022 Potential Bylaws
- ◆ Addressing the CSP and RSP Review Criteria
- ◆ TBD – Housing Choice Legislation
- ◆ TBD – Zoning Bylaws – Jack Riemer – trees/removal/clearing

**Minutes**

- ◆ None

**Next Meeting** – Wednesday, June 23, 2021, at 5:00 pm

**Adjourn**



TOWN OF TRURO



PLANNING BOARD

Office of Public Works  
Treasurer - Tax Collector  
MAY - 4 2021  
\$25.00 paid  
Received TOWN OF TRURO  
By: Joseph

Application for Temporary Sign Permit  
Pursuant to Section 11 of the Truro Sign Code  
Fee: \$25.00

Applicant Name: Erik Spencer for First Parish, Truro Date: April 29, 2021

Applicant Contact Information: 111 Whidah Way, Wellfleet MA  
Mailing Address

508-214-0083  
Phone Email

Number of Signs Requested: one

Temporary Sign Dimensions: Height 36" Width 24" Please attach a "to scale" copy of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): Southeast corner of Rt. 6 and Union Field Rd.

This is to confirm that the temporary sign will be placed along the Rt. 6 layout. Erik Spencer

Map(s): Parcel(s):

Date(s) of the Event in Which the Sign is Intended: Sunday Worship

Date When Sign(s) will be: Installed: June 15 Removed: July 15

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name Mailing Address

Phone Email

Applicant Signature Erik Spencer Date: April 29, 2021

Applicant Printed Name Erik Spencer

Owner Signature (which also authorizes the use of the property) Date

Owner Printed Name

Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Title Date:

cc: Building Commissioner, Select Board

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector  
MAY - 4 2021  
\$25.00 paid  
Received TOWN OF TRURO  
By [Signature]

Application for Temporary Sign Permit  
Pursuant to Section 11 of the Truro Sign Code  
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Location(s) of Proposed Temporary Sign(s): Southeast corner of Rt. 6 and Union Field Rd.  
This is to confirm that the temporary sign will be placed along the Rt. 6 layout. Erik Spencer

Map(s): Parcel(s):

Date(s) of the Event in Which the Sign is Intended: Sunday Worship

Date When Sign(s) will be Installed: July 15, 2021 Removed: August 15, 2021

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name Mailing Address

Phone Email

Applicant Signature Erik Spencer Date: April 29, 2021

Applicant Printed Name Erik Spencer

Owner Signature (which also authorizes the use of the property) Date

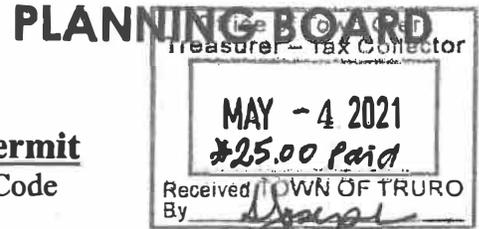
Owner Printed Name

Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Title Date:

# TOWN OF TRURO



## Application for Temporary Sign Permit Pursuant to Section 11 of the Truro Sign Code Fee: \$25.00

**Applicant Name:** Erik Spencer for First Parish, Truro **Date:** April 29, 2021

**Applicant Contact Information:** 111 Whidah Way, Wellfleet MA  
Mailing Address

508-214-0083  
Phone Email

**Number of Signs Requested:** one

**Temporary Sign Dimensions:** Height 36" Width 24" *Please attach a "to scale" copy of the proposed sign(s)*

**Location(s) of Proposed Temporary Sign(s):** Southeast corner of Rt. 6 and Union Field Rd.  
This is to confirm that the temporary sign will be placed along the Rt. 6 layout. Erik Spencer

**Map(s):** \_\_\_\_\_ **Parcel(s):** \_\_\_\_\_

**Date(s) of the Event in Which the Sign is Intended:** Sunday Worship

**Date When Sign(s) will be:** Installed: August 15, 2021 Removed: Sept. 15, 2021

**Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:**

\_\_\_\_\_  
Name Mailing Address

\_\_\_\_\_  
Phone Email

**Applicant Signature** \_\_\_\_\_ April 29, 2021  
Date

**Applicant Printed Name** Erik Spencer

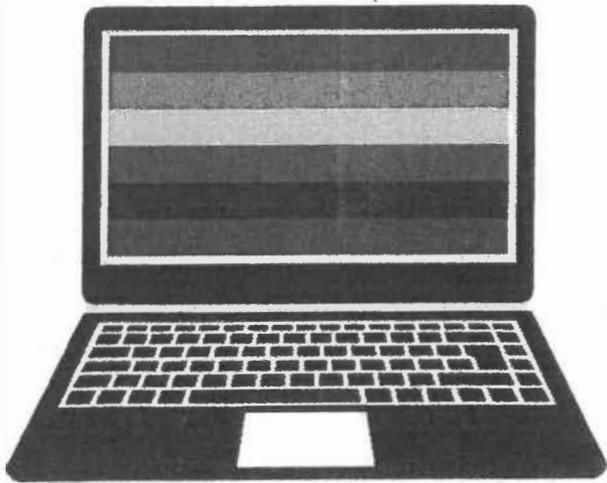
**Owner Signature** \_\_\_\_\_  
(which also authorizes the use of the property) Date

**Owner Printed Name** \_\_\_\_\_

**Planning Board Action:** Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

**Conditions:** \_\_\_\_\_

**Board Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Title



**FIRST  
PARISH  
TRURO  
.COM**

**VIRTUAL  
CHURCH  
SUNDAYS  
10am**

TOWN OF TRURO

Office of Town Clerk  
Treasurer - Tax Collector



PLANNING BOARD

RCVD 2021 MAY 24 PM 12:13  
ADMINISTRATIVE OFFICE  
TOWN OF TRURO

MAY 24 2021  
\$25.00 fee pd  
Received TOWN OF TRURO  
By: *[Signature]*

**Application for Temporary Sign Permit**  
Pursuant to Section 11 of the Truro Sign Code  
Fee: \$25.00

Applicant Name: SUSTAINABLE CAPE - TRURO FARMERS MARKET Date: 5/21/2021

Applicant Contact Information: PO BOX 1004 . TRURO, MA. 02666  
Mailing Address

Phone: (919) 545-0261 Email: HANNAH @ SUSTAINABLECAPE.ORG

Number of Signs Requested: 4 BANNERS

Temporary Sign Dimensions: Height 36" Width 72" *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): 3 ON HIGHWAY + 1 AT VETERAN'S MEMORIAL FIELD

Map(s): 39/51/50 Parcel(s): 152/19/153 *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: MONDAYS: 6/14 - 9/13, 2021

Date When Sign(s) will be: Installed: FRIDAY AFTERNOON Removed: MONDAY AFTERNOON

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name: TRURO / TOWN OF TRURO Mailing Address: STATE OF MA

Phone: (774) 393-3169 - SUSTAINABLE CAPE OFFICE Email: \_\_\_\_\_

Applicant Signature: *[Signature]* Date: 5/21/2021

Applicant Printed Name: HANNAH OAKLAND

Owner Signature (which also authorizes the use of the property): \_\_\_\_\_ Date: \_\_\_\_\_

Owner Printed Name: \_\_\_\_\_

Planning Board Action: Approved Approved w/Conditions Denied

Conditions: \_\_\_\_\_

Board Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector  
MAY 24 2021  
#25.00 fee paid  
Received TOWN OF TRURO  
By Juan Lopez

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

RCVD 2021 MAY 24 04:21:14

ADMINISTRATIVE OFFICE

TOWN OF TRURO

Applicant Name: SUSTAINABLE CAPE - TRURO FARMERS MARKET Date: 5/21/2021

Applicant Contact Information: PO BOX 1004 TRURO, MA 02666  
Mailing Address

Phone: (917) 545-0261 Email: HANNAH @ SUSTAINABLECAPE.ORG

Number of Signs Requested: 4 BANNERS

Temporary Sign Dimensions: Height 36" Width 72"  
*Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): 3 ON HIGHWAY + 1 AT VETERAN'S MEMORIAL FIELD

Map(s): 39/51/50 Parcel(s): 152/19/153 *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: MONDAYS: 6/14 - 9/13, 2021

Date When Sign(s) will be: Installed: FRIDAY AFTERNOON Removed: MONDAY AFTERNOON

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name: TRURO / TOWN OF TRURO Mailing Address: STATE OF MA

Phone: (774) 383-3169 Email: SUSTAINABLE CAPE DESIG

Applicant Signature: Hannah Oakland Date: 5/21/2021

Applicant Printed Name: HANNAH OAKLAND

Owner Signature (which also authorizes the use of the property): \_\_\_\_\_ Date: \_\_\_\_\_

Owner Printed Name: \_\_\_\_\_

Planning Board Action: Approved Approved w/Conditions Denied

Conditions: \_\_\_\_\_

Board Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
MAY 24 2021
\$25.00 fee paid
Received TOWN OF TRURO
By [Signature]

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

RCUD 2021WAY24 PM1214
ADMINISTRATIVE OFFICE
TOWN OF TRURO

Applicant Name: SUSTAINABLE CAPE - TRURO FARMERS MARKET Date: 5/21/2021

Applicant Contact Information: PO BOX 1004 TRURO, MA 02666
Mailing Address

(917) 545-0261
Phone

HANNAH @ SUSTAINABLECAPE.ORG
Email

Number of Signs Requested: 4 BANNERS

Temporary Sign Dimensions: Height 36" Width 72"

Please attach a "to scale" copy
of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): 3 ON HIGHWAY + 1 AT VETERAN'S MEMORIAL FIELD

Map(s): 39/51/50 Parcel(s): 152/19/153 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: MONDAYS: 6/14 - 9/13, 2021

Date When Sign(s) will be: Installed: FRIDAY AFTERNOON Removed: MONDAY AFTERNOON

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

TRURO / TOWN OF TRURO STATE OF MA
Name Mailing Address

(774) 383-3169 = SUSTAINABLE CAPE OFFICE
Phone Email

Applicant Signature [Signature] Date: 5/21/2021

Applicant Printed Name: HANNAH OAKLAND

Owner Signature (which also authorizes the use of the property) Date

Owner Printed Name

Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Title Date:

Sustainable CAPE's

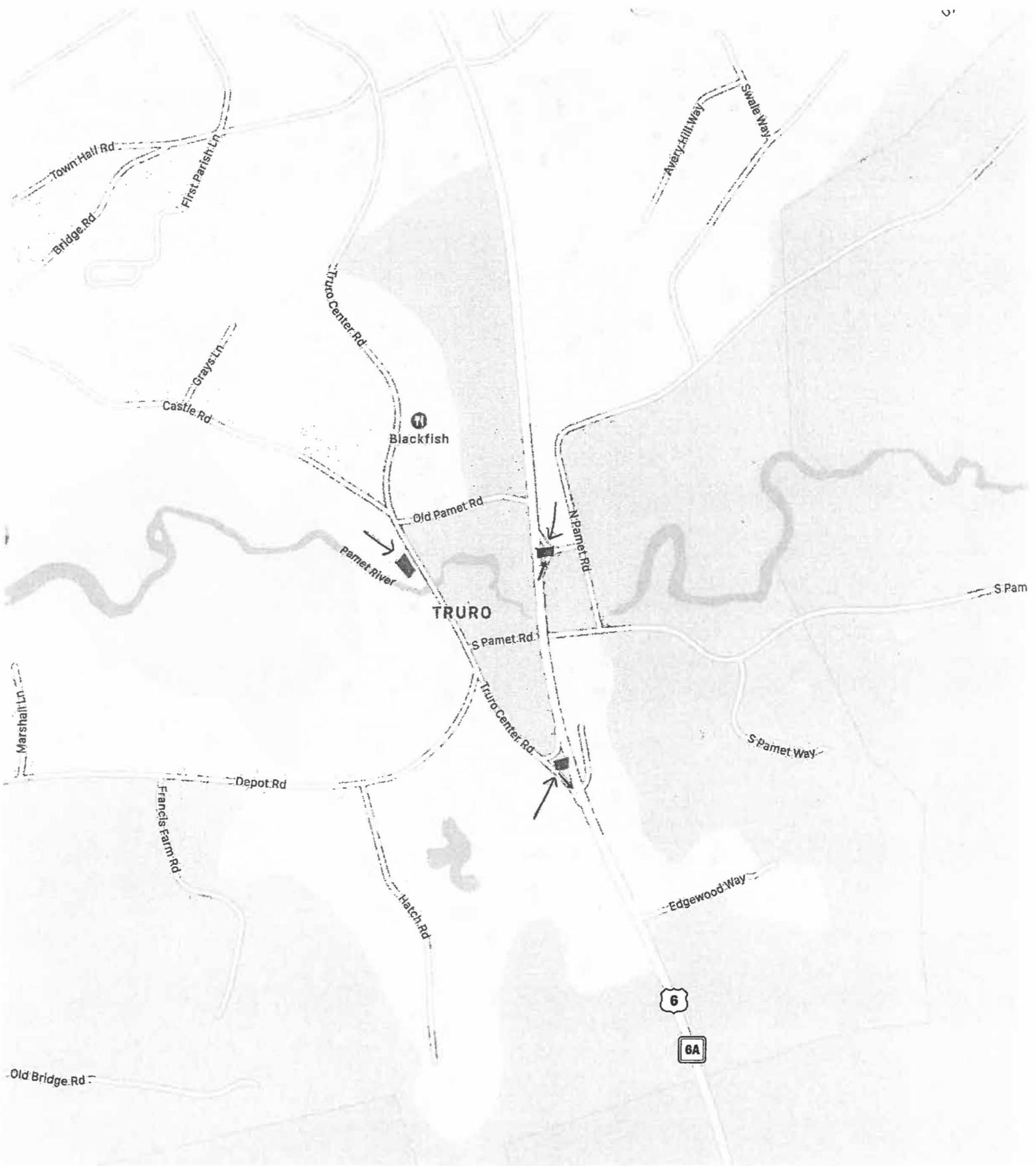
# TRURO FARMERS' MARKET

pre-order online Fri. 5am - Sat. 5pm:  
[ShopLocalFood.org](http://ShopLocalFood.org)

mondays  
8-12



36" x 72"



Old Bridge Rd

Marshall Ln

Depot Rd

Francis s Pam Rd

Blackfish

TRURO

Pamet River

Truro Center Rd

Old Pamet Rd

S Pamet Rd

Truro Center Rd

N Pamet Rd

S Pamet Way

6

6A

Edgewood Way

Town Hall Rd

Bridge Rd

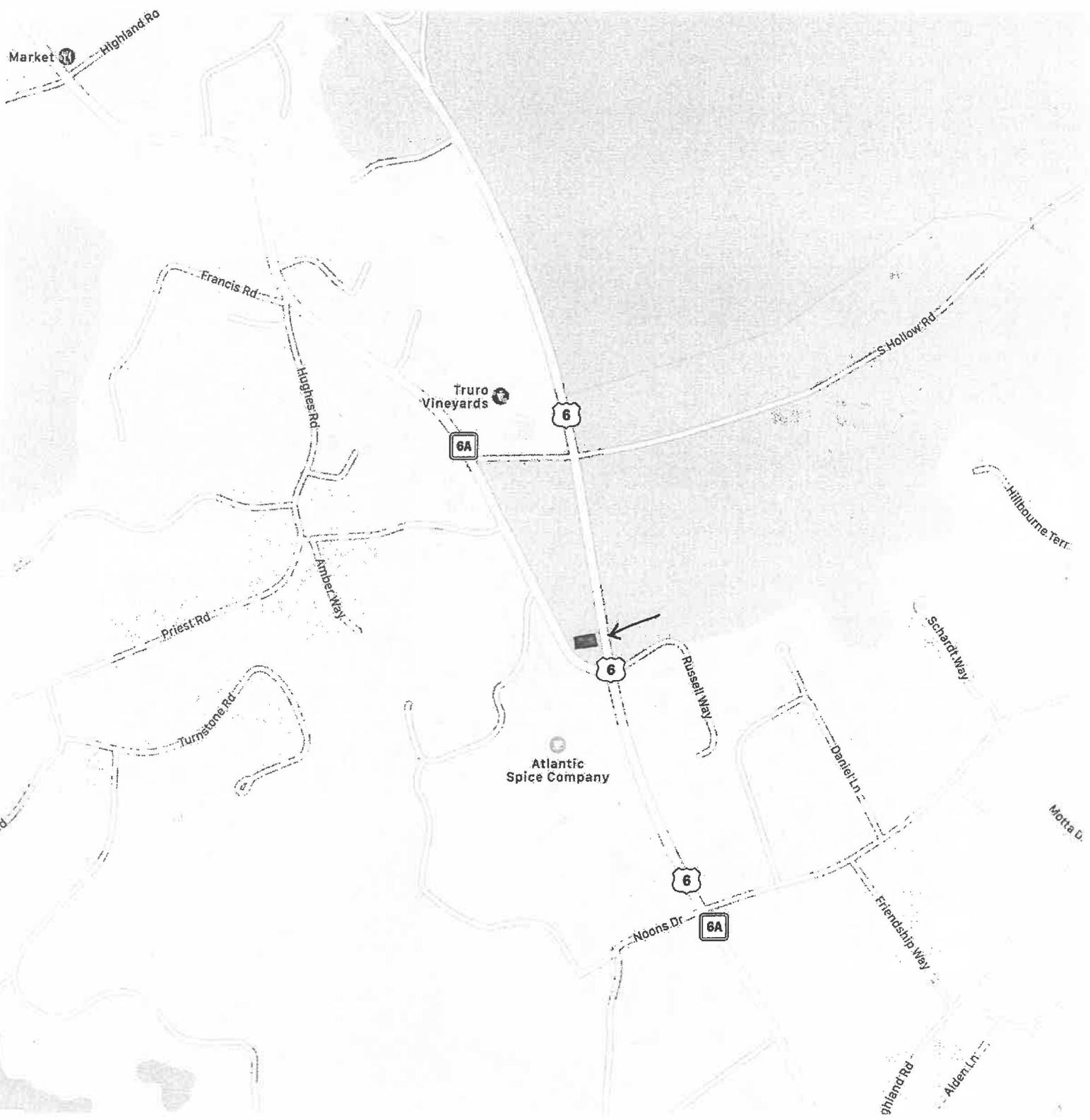
First Parish Ln

Castle Rd

Grays Ln

Avery Hill Way

Swale Way



Market

Highland Rd

Francis Rd

Hughes Rd

Truro Vineyards

6A

6

S Hollow Rd

Hillbourne Terr

Priest Rd

Amber Way

Turnstone Rd

Atlantic Spice Company

6

Russell Way

Schardt Way

Motta Dr

Daniel Ln

6

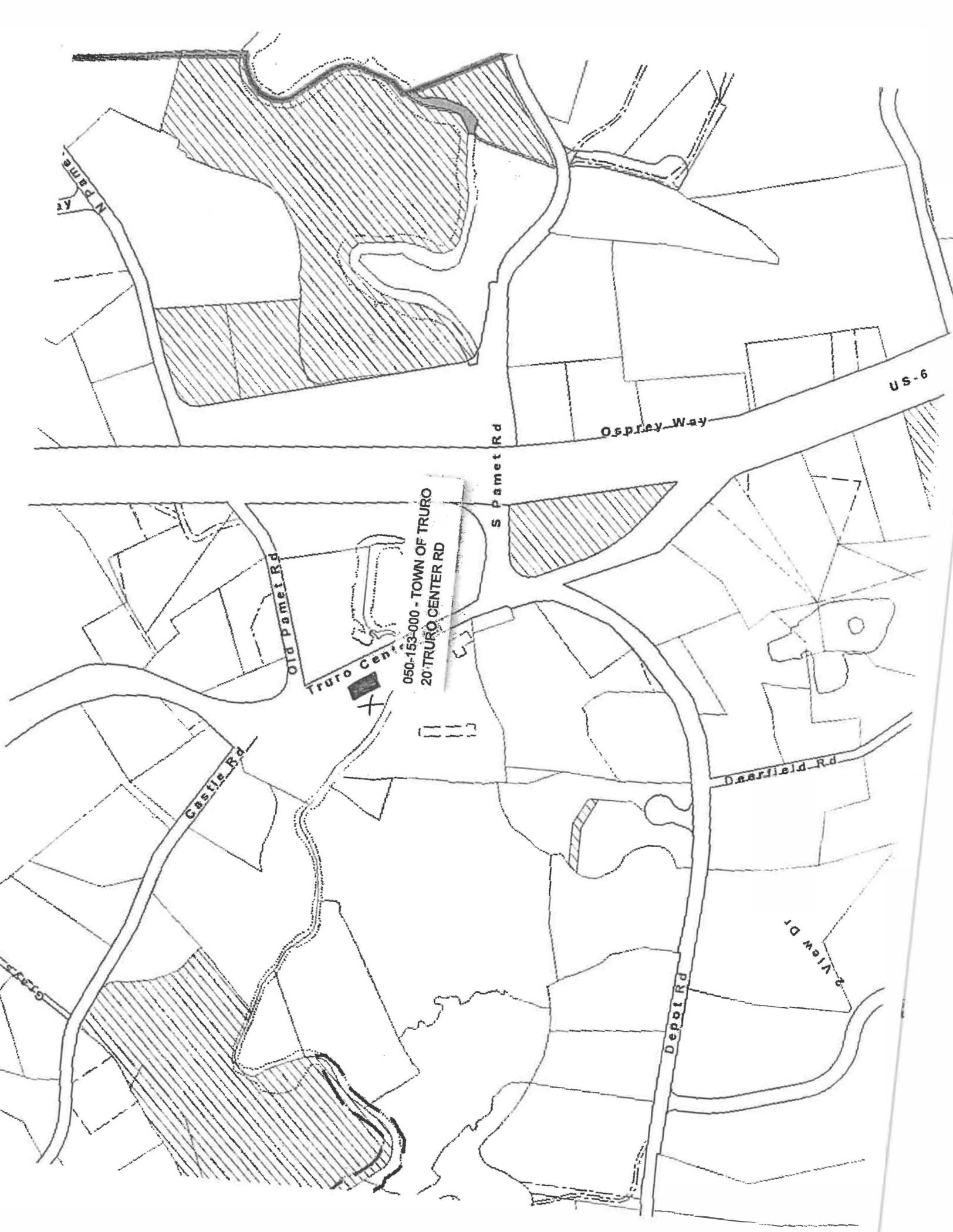
Noons Dr

6A

Friendship Way

Highland Rd

Alden Ln



N Pamel Rd

US-6

Osprey Way

S Pamel Rd

050-153-000 - TOWN OF TRURO  
20 TRURO CENTER RD

Truro Center

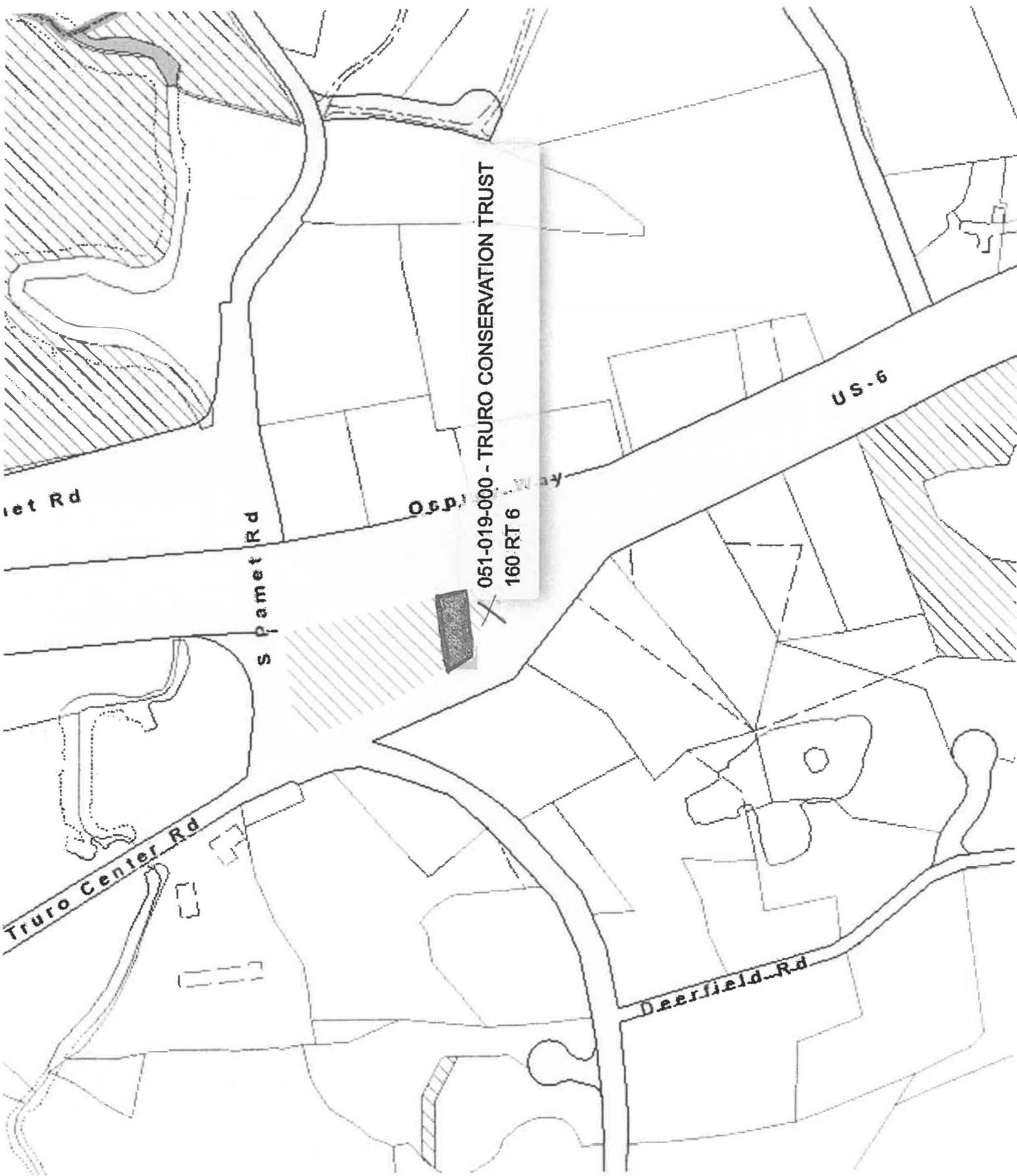
Old Pamel Rd

Castle Rd

Deerfield Rd

Depot Rd

2 View Dr



let Rd

Spamet Rd

Osp

051-019-000 - TRURO CONSERVATION TRUST  
160 RT 6

US-6

Truro Center Rd

Deerfield Rd



S Hollow Rd

Daniel Ln

Kyle Way

Russell Way

US-6

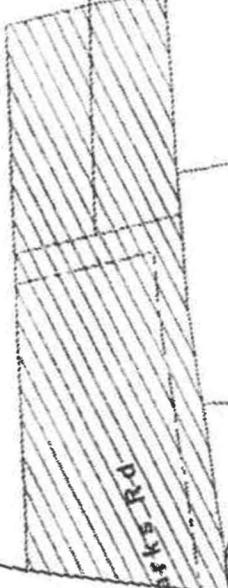
Shore Rd

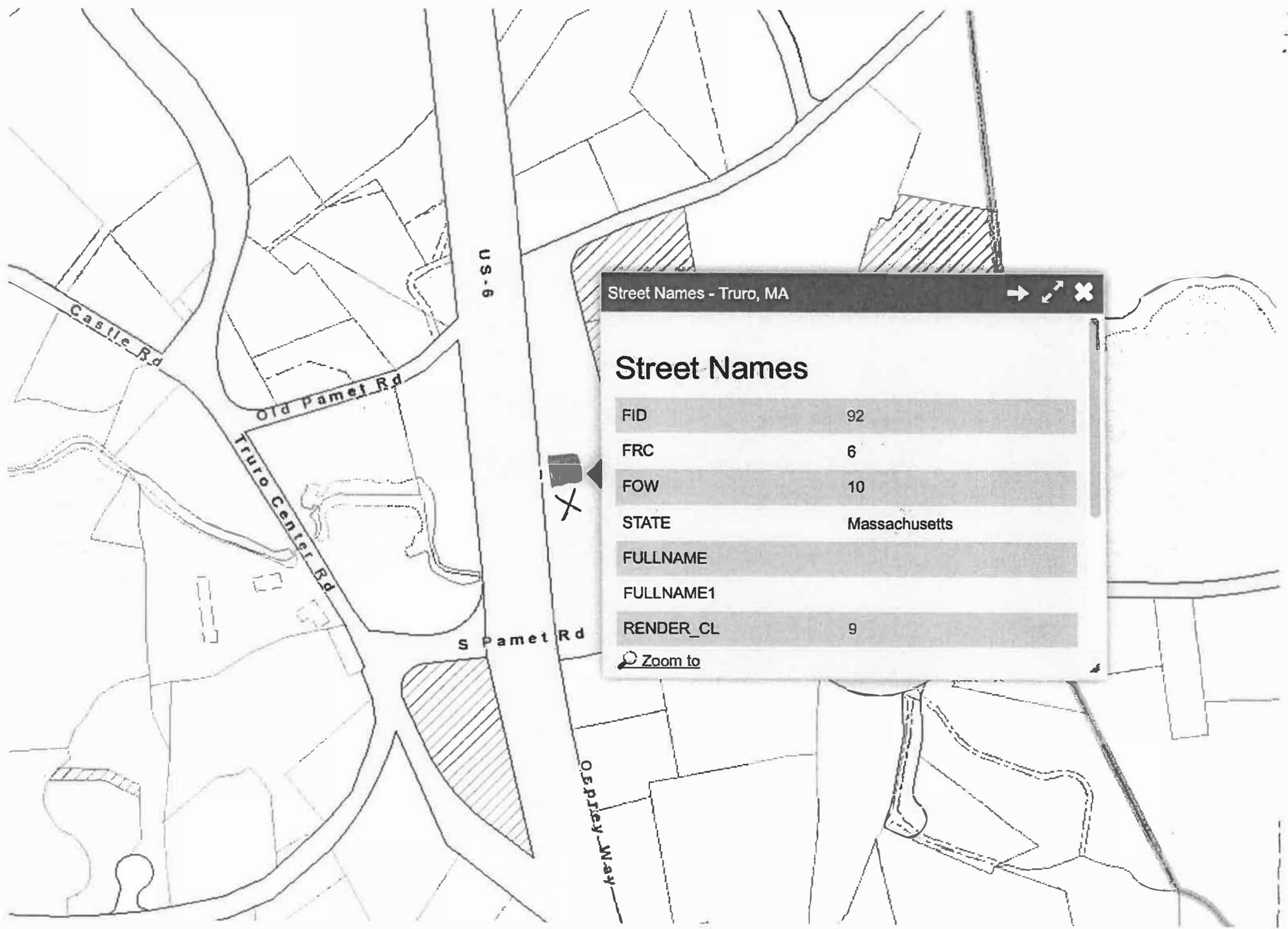
Amber Way

Turnstone Rd

Sand Pit Rd

PRELIMINARY  
MAP 39  
PARCEL 152  
374 BT. 6





Street Names - Truro, MA

### Street Names

FID	92
FRC	6
FOW	10
STATE	Massachusetts
FULLNAME	
FULLNAME1	
RENDER_CL	9

[Zoom to](#)

Mcintyre Residence

16 Sawyer Grove Road  
Truro, MA

Master Plan

**General Notes:**  
The drawing and all of the ideas, arrangements, designs and plans indicated thereon or represented thereby are owned by and remain the property of Kimberly Mercurio Landscape Architecture Inc. No part thereof shall be utilized by any person, firm or corporation for any purpose except with specific written permission of Kimberly Mercurio Landscape Architecture Inc. Any errors or discrepancies on the drawings, shop drawings and details are to be brought to the attention of the Landscape Architect before the work has commenced.

© Kimberly Mercurio 2020

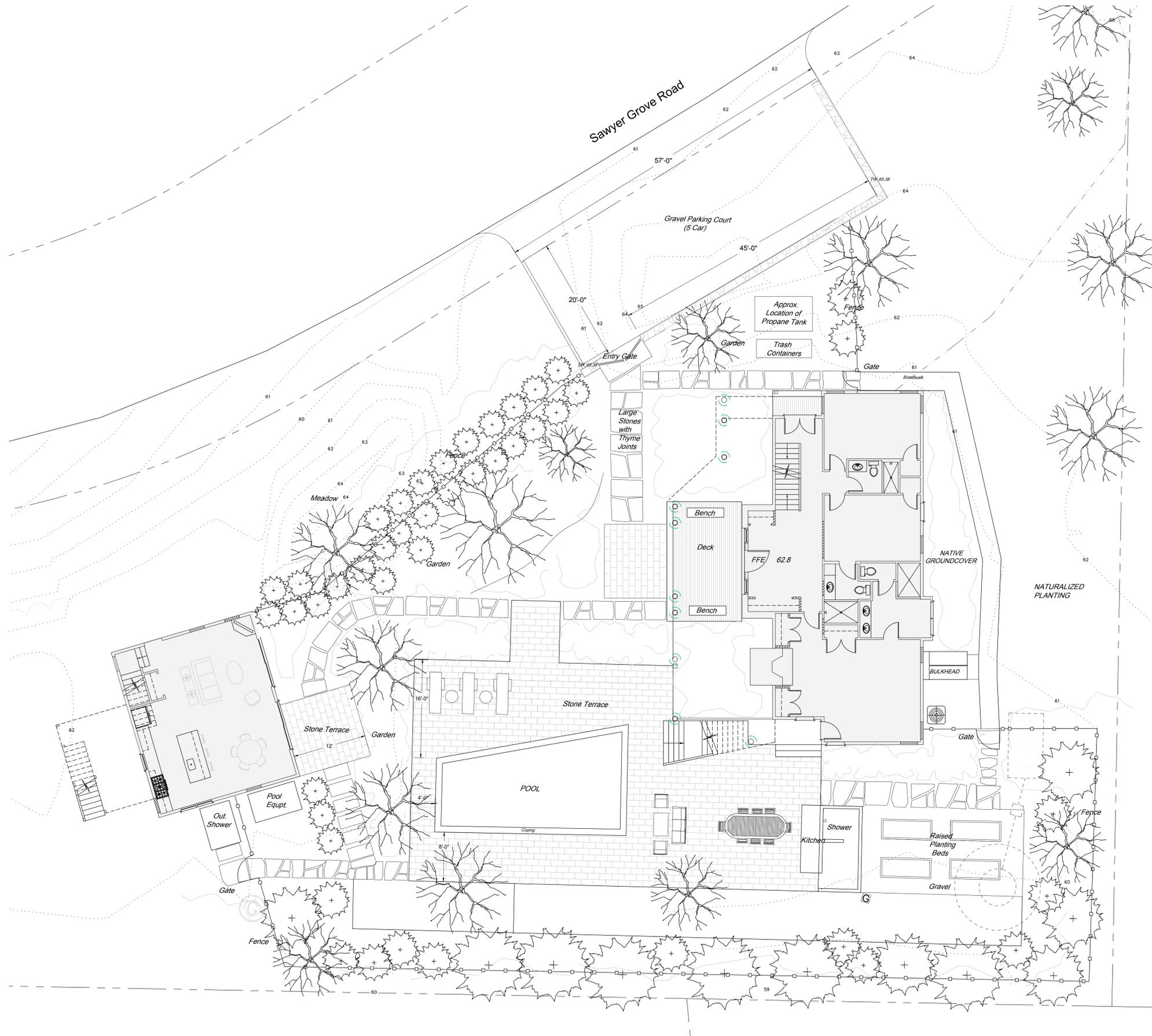
Issued:

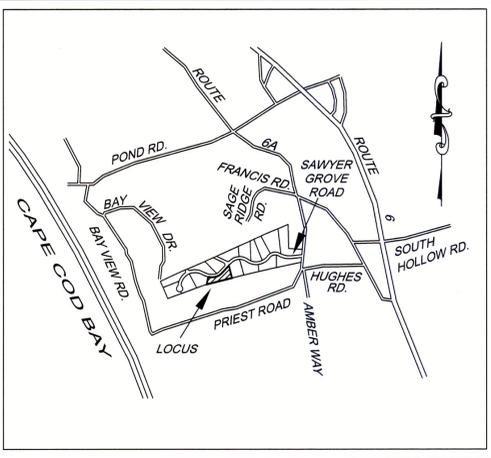
Revisions: 5-27-21

Date: 4-21-21

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

Master Plan





LOCUS IS SHOWN AS PARCEL 294, SHEET 39 OF THE TRURO ATLAS.

#15 Sawyer Grove Road  
Shelley D. Fischel, Trustee  
Deed Book 29478, Page 218  
Lot 7, Plan Book 512, Page 13

#17 Sawyer Grove Road  
Robert W. & Judith S. Carlson  
Deed Book 11766, Page 222  
Lot 8, Plan Book 512, Page 13

14

#14 Sawyer Grove Road  
Donna M. Gagnon  
Deed Book 22826, Page 71  
Lot 14, Plan Book 512, Page 13

#20 Sawyer Grove Road  
Donna Leombruno  
Deed Book 11338, Page 79  
Lot 12, Plan Book 512, Page 13

#13 Priest Road  
Eric K. & Jill H. Mays  
Deed Book 11280, Page 38

#15 Priest Road  
Bryan R. & Janine B. Cote  
Deed Book 31504, Page 183

#17 Priest Road  
John L. Galbraith  
Deed Book 24756, Page 192

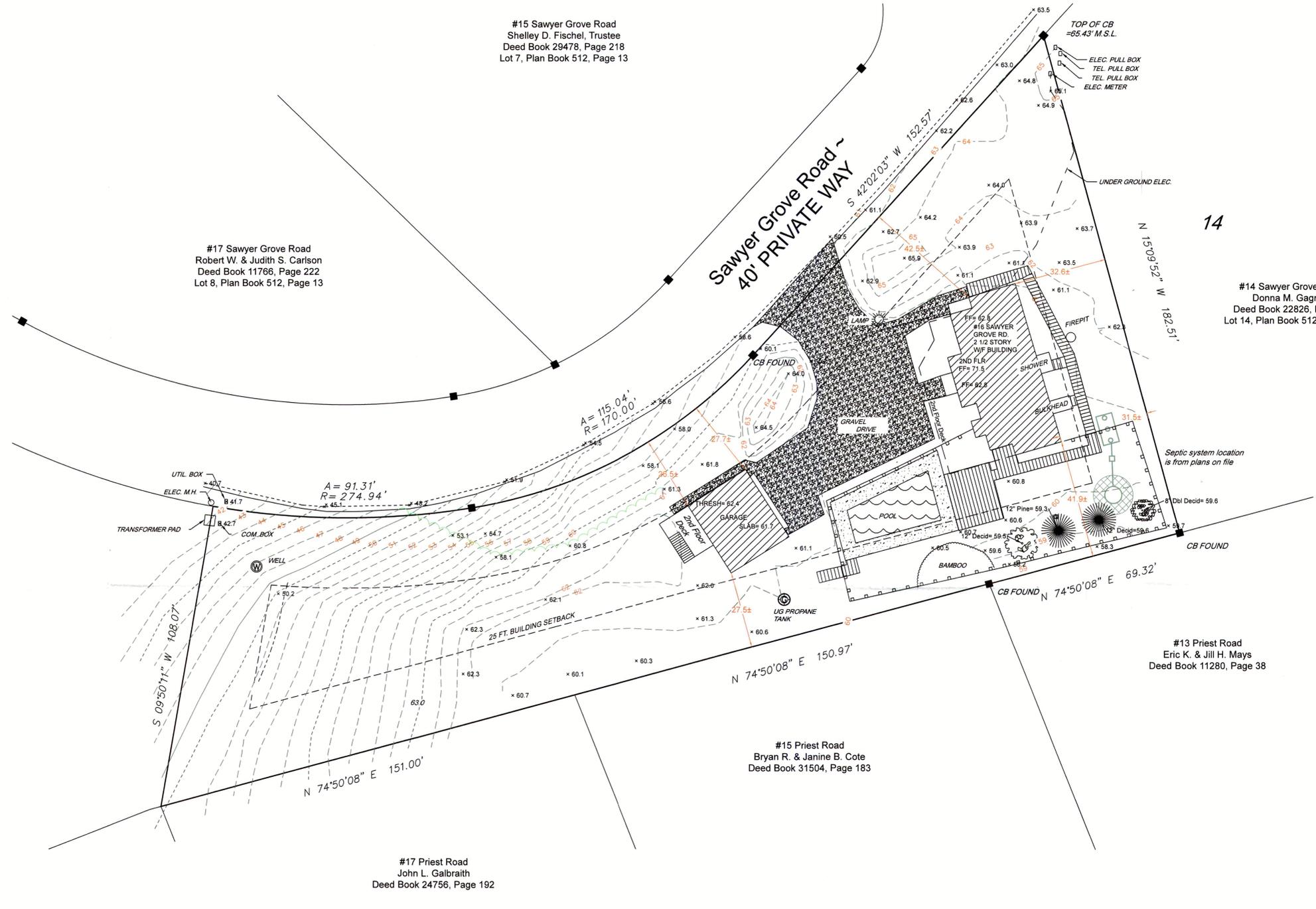
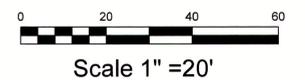
#19 Priest Road  
Stefanie O'Neill  
Deed Book 31061, Page 303

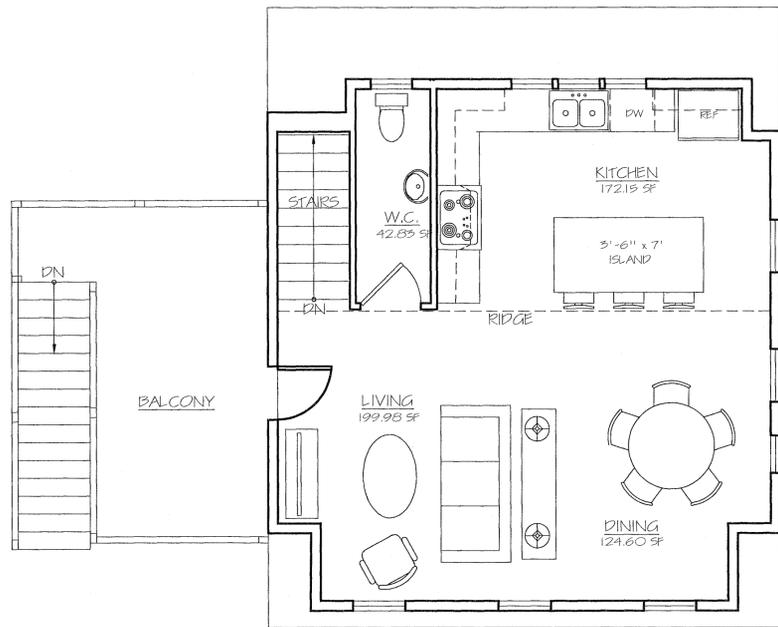


I hereby certify that the structures shown hereon are located as they exist on the ground.  
 Donald T. Poole PLS #32662 Date 8/9/20

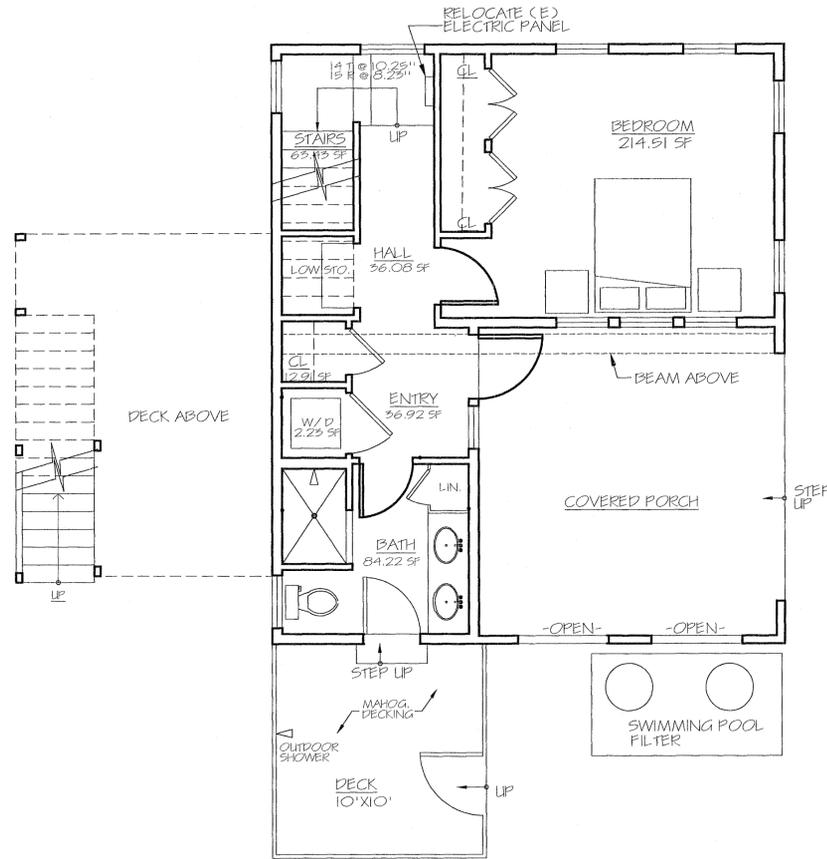
Plan Note:  
 1) Property is in the Residential Zoning District  
 2) Elevations are based on NAVD88

Site Plan Showing Existing Conditions  
 # 16 Sawyer Grove Road  
 Truro, MA  
 prepared for  
 Michael Macintyre, Trustee  
 Deed Book 33013, Page 77  
 Lot 13 Plan Book 512, Page 13  
 August 9, 2020 Scale 1" = 20'  
 ols#904001





2  
A2 PROPOSED GARAGE SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1  
A2 PROPOSED GARAGE FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ROOM NAME	SQUARE FOOTAGE
ENTRY	36.92 SF
BATHROOM	84.22 SF
BEDROOM	214.51 SF
HALL	36.08 SF
CLOSET	12.91 SF
LAUNDRY	12.23 SF
STAIR	63.43 SF
KITCHEN	172.15 SF
LIVING	199.98 SF
DINING	124.60 SF
W.C.	42.83 SF
TOTAL	999.86 SF





# Planning Board

Town of Truro

24 Town Hall Road

Truro, MA 02666

(508) 349-7004

## DECISION OF THE PLANNING BOARD

### Accessory Dwelling Unit Permit

Case Reference No.: 2021-002/PB

Atlas Map 39, Parcel 294

Address: 16 Sawyer Grove Road

Title Reference: Barnstable County Registry of Deeds Book 33013 Page 77

Owner and Applicant: Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust

Hearing Dates: May 19, 2021; June 9, 2021

Decision Date:

Sitting: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Bruce Boleyn; Peter Herridge; Paul Kiernan; Richard Roberts

Following duly posted and noticed Truro Planning Board hearing held on June 9, 2021, the Board voted to approve the application of Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust, for an Accessory Dwelling Unit located in a detached garage pursuant to Section 40.2 of the Truro Zoning Bylaw. The property is located at 16 Sawyer Grove Road, Map 39, Parcel 294, in the Residential District.

The following materials were submitted as part of the application for review:

- Application for ADU Permit
- Letter dated April 14, 2021 from Lester J. Murphy, Esq.
- Quitclaim Deed
- "Site Plan Showing Existing Conditions, #16 Sawyer Grove Road, Truro, MA, prepared for Michael MacIntyre, Trustee, Deed Book 33013, Page 77, Lot 13 Plan Book 512, Page 13" prepared by Outermost Land Survey, dated August 9, 2020, Scale 1"=20'
- "Septic System Plan, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA" prepared by GFM Enterprises, dated October 29, 2020, Scale 1"= 30'
- "Existing Basement Plan – House" (EX1), "Existing First & Second Floor Plan" (EX2), "Existing Elevations" (EX3), MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA, prepared by Peter McDonald, Architect, dated July 31, 2020 (EX1) and July 13, 2020 (EX2 and EX3), Scale 1/4"= 1'

- “Existing Garage Plan, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA” prepared by Peter McDonald, Architect, dated February 1, 2021, Scale 1/4” = 1’, Sheet 1
- “Proposed Floor Plans – Garage, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA” prepared by Peter McDonald, Architect, dated August 11, 2020, Scale 1/4” = 1’, Sheet A2
- “Proposed Elevations – Garage, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA” prepared by Peter McDonald, Architect, dated August 11, 2020, Scale 1/4” = 1’, Sheet A3
- “Site Plan Showing Existing Conditions, #16 Sawyer Grove Road, Truro, MA, prepared for Michael Macintyre, Trustee, Deed Book 33013, Page 77, Lot 13 Plan Book 512, Page 13” prepared by Outermost Land Survey, dated August 9, 2020, Scale 1”=20’ (Supplemental)
- “Proposed Floor Plans, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA” prepared by Peter McDonald, Architect, dated May 21, 2021, Scale 1/4” = 1’, Sheet A2 (Supplemental)
- “Master Plan, McIntyre Residence, 16 Sawyer Grove Road, Truro, MA” prepared by Kimberly Mercurio Landscape Architecture, Architect, dated April 21, 2021, revised May 27, 2021, Scale 1/8” = 1’-0” (Supplemental)
- Accessory Dwelling Unit Application: Dimensional Information
- Letter dated January 4, 2021 from GFM Enterprises, Inc. to Health Director; Application for Disposal System Construction Permit with Certificate of Compliance
- Affidavit of Michael MacIntyre
- Filing Fee
- Certified Abutters List
- Assessor’s records

The following additional materials were submitted into the record:

- Emails from Rich Stevens, Building Inspector, dated April 26, 2021 and May 10, 2021
- Email from Emily Beebe, Health Agent, dated May 10, 2021

**Board Vote:**

At the June 9, 2021 meeting, [ ] made a motion, seconded by [ ], to approve the application for an Accessory Dwelling Unit. Vote was X-X in favor.

The application for an Accessory Dwelling Unit within a detached garage pursuant to Section 40.2 of the Truro Zoning Bylaw was granted by the Planning Board.

This decision is pursuant to the following facts and conditions:

### Findings:

1. This is an application by Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust, for an Accessory Dwelling Unit located in a detached garage pursuant to Section 40.2 of the Truro Zoning Bylaw.
2. The project parcel contains conforming lot area (836 acres or 36,416 square feet) and conforming frontage (152.57 feet). An existing dwelling is located toward the eastern side of the lot; an existing two car garage is to the west, separated by a sizeable gravel drive area. The structures conform to applicable setback requirements in the Residential District.
3. The Applicant proposes an Accessory Dwelling Unit in the garage, 400 square feet on the first floor and 600 square feet on the second floor, for a total of 1,000 square feet. The submitted plans show a covered porch containing 200 square feet and a deck containing 95 square feet, not included in the first-floor area of 400 square feet. The second floor has an additional deck or balcony.
4. The Accessory Dwelling Unit is proposed to contain a kitchen, dining area, living room, one bedroom, and one and a half baths.
- 5. Parking for the Accessory Dwelling Unit is proposed to be located XXXXXX. Parking for the existing residence will be located XXXXX.**
6. The septic system has been adequately upgraded to accommodate the additional dwelling unit.
7. The Board finds that as properly approved and conditioned, the Accessory Dwelling unit in the existing structure serves the purpose of the Bylaw by providing a year-round rental dwelling unit in the Town. Section 40.2 A.
8. The Board finds that the Accessory Dwelling Unit complies with the ADU Permit Criteria and other requirements of Section 40.2.
9. The Board finds that the Accessory Dwelling Unit does not create any Zoning nonconformity on the property. The Board finds that the Accessory Dwelling Unit otherwise complies with all applicable requirements of the Zoning Bylaw.

### Conditions

1. Two means of egress from the ADU shall be demonstrated, satisfactory to the Building Inspector, prior to issuance of a Certificate of Occupancy.
2. Construction shall conform to the plans referenced in this Decision.
3. Lighting shall be installed and maintained so as to comply with the Town of Truro Outdoor Lighting Bylaw, Chapter IV, Section 6 of the General Bylaws.
4. Prior to issuance of a Certificate of Occupancy, the Applicant shall submit either stamped As-Built plans, or certification by an architect or engineer that the constructed premises conform to the dimensions here approved.

5. The ADU here approved shall not be enlarged beyond 1,000 square feet, which is the maximum area allowed under Section 40.2.C.2. Neither the covered deck nor the porch shown on the Plans shall be enclosed, nor shall the deck on the second floor be enclosed.
6. The main residence and the ADU, and lot on which they are located, shall remain in common ownership and shall not be severed in ownership, including that the lot, buildings or unit thereon shall not be placed in a condominium form of ownership.
7. Either the ADU or the principle dwelling on a lot with an ADU must be leased for a term of at least twelve months. Rental of said unit for a period of less than twelve months, including but not limited to, seasonal rental, rental through vacation rental services, and websites is prohibited. Proof of year-round rental shall be provided annually to the Building Commissioner in the form of a lease and a signed affidavit from both the owner and the renter stating that the unit is being rented accordingly and is used as a primary residence.
8. The ADU shall be inspected annually, or as frequently as deemed necessary, by the Health and Building Department for compliance with public safety and public health codes. The owner of the property shall be responsible for scheduling such inspection and shall pay any applicable inspection fees.
9. The requirements of this ADU permit run with the land and shall be binding upon all agents, heirs, devisees, and any other successors in interest.
- 10. Prior to issuance of occupancy permit, Applicant shall file documentation satisfactory to the Building Commissioner regarding tenancy of the ADU. At any time that the tenant of the ADU shall change, the Applicant shall file the documents required by Section 40.2.C.6 as proof of compliance with that section (lease and affidavits).**

Pursuant to Zoning Bylaw Section 70.6, it is the responsibility of the applicant to obtain a true attested copy of this decision from the Town Clerk and to record this decision in the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

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Anne Greenbaum, Chair

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Date

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Received, Office of the Town Clerk:

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Signature

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Date

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I hereby certify that this decision was filed with the Office of the Town Clerk on \_\_\_\_\_ 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: \_\_\_\_\_

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Signature

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Date

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NOTE: Any person aggrieved by a decision of the Planning Board 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)

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

May 2021									
BP#	ID	Street Location	Owner	Type of Work Code	Type of Work Description	Builder	Date of Issue	Fee	Estimated Cost
21-138	46-247	10 Snows Field Rd	Kathleen Henry	R	installation of 16 x 22 inground gunite swimming pool and spa with automatic safety cover	Shoreline Pools	5/3/2021	\$650.00	\$65,000.00
21-139	47-6	67 Old Kings Highway	Adam & Kelli Thomas	S	construction of manufactured kit shed/barn measuring 14' x 20' on a slab foundation-slab to be 5+ inches thick, no water, electrical or mechanical involved	Homeowner	5/3/2021	\$182.00	\$10,000.00
21-140	36-229	4 Yellow Brick Rd	Mary Ashley/David Bannard	Add	addition of screened-in porch as per plans dated 3/23/2021	AJ Santos	5/3/2021	\$78.00	\$14,000.00
21-141	32-15.8	121 Shore Rd U:8	Jeffrey Clonts/Robert Ryan	Alt	install pocket doors	James Milano	5/3/2021	\$50.00	\$2,000.00
21-142x	42-276	4 Marsh Hawk Trace	Kevin McCarthy	RR	strip & replace 24 sq Landmark Pro Colonial Slate Shingles- no structural	Fraser Construction	5/3/2021	\$50.00	\$14,325.00
21-143x	50-141	18 Castle Rd	Megan Todd	Stove	Install wood burning fireplace insert in existing fireplace with masonry lined flue chimney. Includes stainless steel liner and cap	Homeowner	5/3/2021	\$50.00	\$3,000.00
21-144x	40-58	5 North Union Field Rd	Raymond and Donna Vogt	S	build 10' x 16' shed-wood on concrete block	Homeowner	5/3/2021	\$50.00	\$8,000.00
21-145x	40-42	12 Moses Way	Stewart/Savitri	RS	remove and replace white cedar shingles, front, chimney gable, kitchen one side, back of house, below 2nd floor deck, dormer cheek 5.5	Alan Gonsalves	5/3/2021	\$50.00	\$4,300.00
21-146X	63-8	35 Ryder Beach Rd	35 Ryder Beach Road LLC, Linda Spiewak,	RS	replace cedar siding	ASA construction	5/3/2021	\$50.00	\$13,382.00
21-147x	42-148.16	7 Great Hollow Rd U:16	Sarah Sahl	Alt	weatherization & insulation	Dipietro Home Energy Solns	5/3/2021	\$50.00	\$500.00
21-148x	2-5	674 Shore Rd	Kalmar, c/o David Prelack	Tent	1-44'x83' and 1-20'x20' tents with sidewall -- installing 5/21/2021 & removing 5/23/2021 for Piro wedding	American Tent & Table	5/3/2021	\$50.00	\$2,800.00
21-149x	42-148.40	7 Great Hollow Rd U:40	Sue Ellen Griffin	Alt	weatherization & insulation	Dipietro Home Energy Solns	5/3/2021	\$50.00	\$5,676.00
21-150x	42-102	27 Bayberry Rd	Ronnie Sanders	Alt	weatherization & insulation and air sealing	Dipietro Home Energy Solns	5/3/2021	\$50.00	\$2,000.00
21-151x	42-148.41	7 Great Hollow Rd U:41	Debbie Boggs	Alt	weatherization & insulation and air sealing	Dipietro Home Energy Solns	5/3/2021	\$50.00	\$5,000.00
21-152x	5-28	570 Shore Rd	RKM Property Management	RS	remove existing white cedar - one wall south side and instll new cedar shingles	Ocazo Construction	5/5/2021	\$50.00	\$6,500.00

May 2021									
BP#	ID	Street Location	Owner	Type of Work Code	Type of Work Description	Builder	Date of Issue	Fee	Estimated Cost
21-153	42-102	27 Bayberry Rd	Ronnie Sanders	Solar	Insatllation of (20) roof-mounted solar panals, 6.80 kW DC, 5.80 AC	My Generation Energy	5/3/2021	\$112.66	\$0.00
21-154	45-14	1 Payomet Ln	Stuart and Catherine Fross	D	construct decking on 2 sides of pool approx. 17-10 and 3.5 x 10	GFM	5/5/2021	\$339.00	\$7,000.00
21-155	36-15	81 Shore Rd	Jose Margrass	Alt	Interior remodel of kitchen/bathroom-1st fl; constuct new bedroom, bath, & closet-3rd fl-add to new dormers, new stairway, exterior redo-roof/siding/trim/doors/deck	Marc Schafer	5/5/2021	\$1,346.00	\$171,000.00
21-156x	21-10	169 Shore Rd	Beach Point Co-Op	Alt	removal of wet ceilings in bathrooms only-5x5 area each. Remove & replace wet insulation, R30, install new drywall coats & paintin Units:1,2,5,6,7,14,18. Unit 25-under sink repair 2 x2 area	Whalen Restorations	5/5/2021	\$50.00	\$8,000.00
21-157	39-210	8 Avocet Rd	Ted and Julie Brooks	Alt	replace pressure treated decking and rails with Azek decking. Replace framing members as needed in-kind	Jonah Swain	5/5/2021	\$225.00	\$25,000.00
21-158	46-189	16 Snows Rd	Wilcox	D	remove existing deck and replace with new new deck with stairway, 12 x 13. install door for means of egress	Preston Lemanski	5/5/2021	\$173.00	\$52,000.00
21-159	47-37	7 Cranberry Ln	Scott Landry	D	replacing existiing 36 x 8 2nd fl deck & railing due to conditions. Will reuse exisiting sonotubes and 4 x 6 supports-no excavations-replacing decking only on the 1st floor rear deck	Lexvest Group	5/10/2021	\$200.00	\$20,000.00
21-161x	58-56	4 Rolling Hills Rd	Mark and Laura Schlomcik	RW	#1 replace exisitng casement window in bedroom with smaller window. #2 Replace existing casement window with same size egress in bedroom- no framing.	HSO Contracting	5/10/2021	\$50.00	\$4,800.00
21-162x	46-60	6 Corn Hill Rd	Anderson Realty Trust	D	repair-replace rotted steps-stairs to deck; reinforce deck place- 1 sonotube- concrete	Thomas Nadeau	5/10/2021	\$50.00	\$8,000.00
21-163x	39-89	17 Priest Rd	John Gilbraith	Alt	6 hrs air sealing;damming 12 1x8 untraced FB batts to 32 sq ft;attic flat, 9"R33 cellulose -720 sq ft;kneewall slope R10 rigid brd-218 sq ft;crawlspace, 10 ml poly-216 sq ft with 189 sq ft 2" rigid brd	Cape Cod Insulation	5/11/2021	\$50.00	\$4,000.00
21-164x	36-199.2	2A Bay Village Rd	David and Anita Butler	RW	replace 8 windows- no structural	So NE Windows	5/11/2021	\$50.00	\$12,997.00
21-165	10-5	405 Shore Rd	Kenneth Shapiro	SFR	New one bedroom home on piers, two decks and wood front steps as to plans dated October	Bill Croston	5/11/2021	\$904.00	\$190,000.00

May 2021									
BP#	ID	Street Location	Owner	Type of Work Code	Type of Work Description	Builder	Date of Issue	Fee	Estimated Cost
21-166	40-48	1 Aldens End	William and Virginia Susman	D	re-do deck with the addition of screened porch- 288 sq ft deck; 176 sq ft screened porch-unheated-open decking	Michael Harrop, Absolute Home Improvement	5/11/2021	\$50.00	\$66,223.00
21-167	53-1	5 Great Hills Rd	Wise Family Trust	D	replace existing deck- with dimensions in -kind and no new footings	Ryan Weber	5/11/2021	\$809.00	\$75,000.00
21-168	39-261	1 Daniel Ln	Belljacaud, LLC	Add	adding 672 sq ft to the back of existing garage, increasing roof pitch from 7 3/4 pitch to 10 pitch. Remove existing garage doors and install new larger door	Daniel J Silva	5/11/2021	\$437.00	\$20,000.00
21-169x	21-10	169 Shore Rd U:25	Richard Small	RW	replace window with new window	Homeowner	5/19/2021	\$50.00	\$500.00
21-170x	48-14	13 Long Dune Ln	Peter Lamb and Lisa Machniak	S	placement of one assembled shed 10 x 16	Skips Outdoor Accents	5/19/2021	\$50.00	\$6,500.00
21-171x	39-245	8 Falcon Ln	Donna Ward	Tent	set up a 32 ft round tent on 6/18/2021 & take down on 6/21/2021	Sperry Tents	5/19/2021	\$50.00	\$2,000.00
21-172x	40-151	14 So Highland Rd	Ewa Nogiec	S	12 x 16 garden art shed on concrete piers, shingled, one door and 2 or 3 windows	Homeowner	5/19/2021	\$50.00	\$6,000.00
21-173x	39-282	23 Sawyer Grove Rd	John Gordon	RR	re-shingle roof, Certainteed Landmark shingles, 23 sq ft	Cape Cod Home Improvement	5/19/2021	\$50.00	\$9,500.00
21-174x	47-29	5 Grouse Run	Michael Meads	S	adding 4 x 6 utility shed in corner of garage deck area. 8" poured slab with rebar and honch on outside wall. 2 x 6 framing, 4 x 6 fir beams for rafters, 20" on center, 22 x 22 tempered skylight on roof of asphalt	Micahel Meads	5/19/2021	\$50.00	\$1,200.00
21-175x	46-287	31 Truro Center Rd	David Lazarus	RW, RS	double hung, 4 Andersen casement, 1 bay window. Re-shingle sidewall with white cedar shingles	Richard Buckley	5/18/2021	\$100.00	\$30,000.00
21-176x	43-178	11 Shore Rd	Truro Vineyards	Tent	1 40 x 60 tent with sides installing 6/1/21 and removing 6/2/21 for prom	American Tent & Table	5/19/2021	\$50.00	\$1,425.00
21-177	42-79	34 Fishermans Rd	Peter Kochansky and Laura Dias	SFR	construction of a wood frame single family residence with decks & screened porches	Art Hultin	5/12/2021	\$2,038.00	\$1,300,000.00
21-178x	47-85	3 Blueberry Ln	William Golden	RD	install (1) 6x 6x 8 sliding doot/gliding series 400 Andersen	Roofing and Siding of Cape Cod	5/19/2021	\$50.00	\$3,790.00
21-179	32-41	12 Arrowhead Farm Rd	Chris Silva	Solar	install (18) roof mounted solar panels, 7.11 kW DC, 5.22 kW AC	My Generation Energy	5/19/2021	\$128.00	\$12,800.00
21-180	53-59	3 Benson Ln	Nancy Garrity	Solar	roof mounted solar PV system.(40) 320 watt modules connected with microinverters.System size: 12.8 kW DC	Cotuit Solar	5/19/2021	\$380.00	\$37,152.00

