

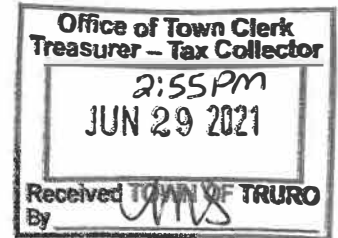


Truro Planning Board Agenda

Remote Meeting

Wednesday, July 7, 2021 – 5:00 pm

www.truro-ma.gov



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 [606-941-709#](tel:606-941-709#) 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.

Meeting link: <https://global.gotomeeting.com/join/606941709>

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

Patricia Wheeler – Truro Concert Committee, requesting four (4) signs, 36" x 24", to be located at: (1) Snow's Park; (2) Route 6 and Standish Way; (3) Route 6 and North Pamet Road; (4) front of Town Rec Building-6A; and one (1) banner, 21" x 96", to be located at the intersection of Route 6 and 6A.

Public Hearing – Continued

2020-006/SPR – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr. for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Applicants seek a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for demolition and removal of existing single-family dwelling in the Seashore Zoning District and construction of new smaller dwelling at a new location, set back from the coastal bank. The existing dwelling is at risk of sudden destruction due to storm-driven coastal bank erosion in its current location. [Material in 1/6/2021, 1/20/2021, 3/10/2021, 4/21/2021, and 6/23/2021 packets] plus {New material in this packet}

- ♦ Extension Agreement
- ♦ June 25, 2021 email from Lauren McKean, Park Planner, Cape Cod National Seashore

Board Action/Review

- ♦ DRAFT – Revised Temporary Sign Permit Procedures and Application

Board Vote

- ♦ Election of Officers
- ♦ Planning Board Representative to the Community Preservation Committee – Term 1 year
- ♦ Planning Board Representative to the Water Resources Oversight Committee – Term 1 year

Discussion of Potential Bylaw Changes

Planner Report

Report from Chair

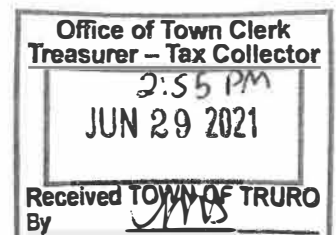
Board Public Workshops: Next Work Session – Wednesday, July 14, 2021 at 5:00 pm – Topic TBD

1. Addressing the CSP and RSP Review Criteria
2. TBD – Potential Bylaw Changes
 - a. Housing
 - b. Def – Apartments and/or other needed changes
 - c. Road Definition?
 - d. Lot Coverage/Open Space/Carbon Sequestration
3. TBD – Building in fragile coastal areas
4. TBD – Housing Choice Legislation

Minutes – None

Next Meeting – Wednesday, July 21, 2021 at 5:00 pm

Adjourn





Application for Temporary Sign Permit

RCVD 2021 JUN 21 PM 4:07

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

ADMINISTRATIVE OFFICE
TOWN OF TRURO

Applicant Name: TRURO Concert Committee Date: June 14, 2021
Patricia A. Wheeler

Applicant Contact Information: P.O. Box 289 TRURO, MA 02666
 Mailing Address

508-487-4408 Phone quailridge22@comcast.net Email

Number of Signs Requested: 4 frames, metal

Temporary Sign Dimensions: Height 3' Width 2' Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): (1) Snows Park (2) Rt 6 & Standish Way
(3) Rt 6 & North Amet Road (4) Front of Town Rec Building - 6A

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Thursdays - August

Date When Sign(s) will be: Installed: July 27 Removed: August 27

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

TOWN of TRURO
 Name Mailing Address

Phone Email

Patricia A. Wheeler June 14, 2021
 Applicant Signature Date

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

Planning Board Action: Approved Approved w/Conditions Denied

Conditions: _____

Board Signature: _____ Date: _____
 Title

CC: Building Commissioner, Board of Selectmen

TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

RCVD 2021 JUN 21 PM 4:07
ADMINISTRATIVE OFFICE
TOWN OF TRURO

Applicant Name: Truro Concert Committee Date: June 14, 2021

Applicant Contact Information: Patricia A. Wheeler
P.O. Box 289 Truro, MA 02666
Mailing Address

508-487-4408 Phone gualridge22@comcast.net Email

Number of Signs Requested: 1 banner

Temporary Sign Dimensions: Height 21" Width 96" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Town frame. Route 6 and
Route 6A island

Map(s): _____ Parcel(s): _____ Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Thursdays - August

Date When Sign(s) will be: Installed: July 22 Removed: August 27

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

Town of Truro
Name Mailing Address

Phone Email

Patricia A. Wheeler June 14, 2021
Applicant Signature Date

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

Planning Board Action: Approved Approved w/Conditions Denied

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen

Supplement to Town Concert Committee Application for Temporary Signs

Prepared by BHC on June 23, 2021 to assist Applicant and Board

4 signs in metal frames – Dimensions: 3' x 2'

Sign 1 Location: Snow's Park (Truro Center Road)

Map 51, Parcel 12

Property Owner: Town

Sign 2 Location: Route 6 and Standish Way

In highway layout (no map and parcel)

Property Owner: Commonwealth

Sign 3 Location: Route 6 and North Pamet Road

In highway layout (no map and parcel)

Property Owner: Commonwealth

Sign 4 Location: Front of Town Rec Building, Shore Road

Map 36, Parcel 130

Property Owner: Town of Truro

1 Banner

Location: Route 6/6A island

In highway layout (no map and parcel)

Property owner: Commonwealth

TRURO Summer Concerts

Time:

Place:

1" = 20"

STAFF MEMORANDUM

To: Truro Planning Board
From: Barbara Carboni, Town Planner and Land Use Counsel
Date: June 29, 2021
Re: July 7, 2021 meeting

2020-006/SPR – 112 North Pamet Road (Map 48, Parcel 1). Application of Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr. for Residential Site Plan Review for removal of dwelling and reconstruction of dwelling at new location.

CONTINUED HEARING

UPDATE: The Applicant proposed, and the Board agreed to 1) a continuance until July 7, 2021; and 2) the Applicant's submittal of materials most recently submitted to the Board to the Cape Cod National Seashore for supplemental review and comment. Staff reviewed the Applicant's draft inquiry to the Seashore and confirmed that the "Cut/Fill Report" would be included in the submission. As appearing in this meeting packet, the following inquiry was directed to the Superintendent and Park Planner:

"The Truro Planning Board has requested that I contact you to determine whether you have any objections to the revised residential project at 122 North Pamet Road. Attached is your correspondence dated January 6, 2021 for reference. The applicant has redesigned the project to move the house northerly in compliance with the 25' southerly property setback requirement, to slightly reduce the gross floor area to 2,590 square feet, to reduce the height to the 30' zoning requirement and to install an at-grade patio, rather than a deck on the south side of the property. Attached are the revised site and architectural plans, vegetation restoration plans and proposed cut and fill calculations for your reference as well."

Email from Benjamin Zehnder, Esq. to Brian Carlstrom, Superintendent and Lauren McKean, Park Planner dated June 25, 2021. The Park Planner responded:

"Thank you. We have no further comment on the proposal for 112 North Pamet Road.

We are pleased to see the landowner's new proposed setback, grading, and other changes. The sediment barriers that serve as the limit of work will be helpful at avoiding encroachment on the adjacent federal land."

Email from Lauren McKean, AICP to Benjamin Zehnder dated June 25, 2021.

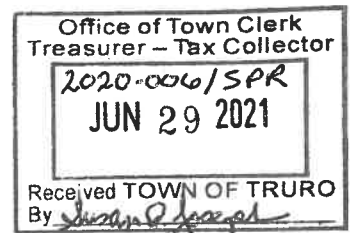
The Applicant has also submitted a brief description of "West/North Sustaining Wall Details."

Staff finds that the application satisfies the requirements of Zoning Bylaw Section 70.4 for Residential Site Plan Approval.

Draft decision: A revised draft decision is circulated with this Staff Memo for the Board's review prior to voting on the application. This draft incorporates the Board's edits at the June 23, 2021 hearing.

Suggested motion: "Madam Chair, I move that the Board grant Residential Site Plan Approval for the proposal at 112 North Pamet Road, and that the Board approve the draft decision as modified during this hearing."

EXTENSION AGREEMENT



As applicant or as authorized agent on behalf thereof, I agree to continue the public hearing in the matter of Case No. 2020-06/SPR seeking Residential Site Plan Approval with respect to property at 112 North Pamet Road from June 23, 2021 to July 7, 2021 for hearing and for board action through July 21, 2021.

Date – June 29, 2021

A handwritten signature in black ink, appearing to be "B. Zehnder".

Signature of Applicant/Agent

Printed Name – Benjamin E. Zehnder as agent for
Anne Labouisse Peretz, Trustee.

Filed with the Planning Department:

Elizabeth Sturdy 6/29/2021
Name Date

Filed with the Town Clerk:

Susan D. Joseph June 29th 2021
Name Date



DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581

p: (508) 389-6300 | f: (508) 389-7890

MASS.GOV/MASSWILDLIFE

March 30, 2021

Anne Peretz
39 Fayerweather Street
Cambridge MA 02138

RE: Applicant: Anne Peretz
 Project Location: 112 North Pamet Road
 Project Description: Relocate Dwelling, Revegetation
 NHESP File No.: **08-25763**

Dear Applicant:

The Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division") received the MESA Review Checklist with site plans (dated 12/7/2020, revised 2/24/2021) and supporting documentation for review pursuant to the MA Endangered Species Act Regulations (321 CMR 10.18) and the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.37).

WETLANDS PROTECTION ACT (WPA)

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not adversely affect** the actual Resource Area Habitat of state-protected rare wildlife species. Therefore, it is our opinion that this project meets the state-listed species performance standard for the issuance of an Order of Conditions.

Please note that this determination addresses only the matter of **rare** wildlife habitat and does not pertain to other wildlife habitat issues that may be pertinent to the proposed project.

MASSACHUSETTS ENDANGERED SPECIES ACT (MESA)

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited Take** of state-listed rare species. This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385 or Emily.Holt@mass.gov.

MASSWILDLIFE

Sincerely,

A handwritten signature in black ink, reading "Everose Schlüter". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Everose Schlüter, Ph.D.
Assistant Director

cc: Dune House Nominee Trust
Bradford Malo, Coastal Engineering Co., Inc.
Truro Conservation Commission

From: [Barbara Carboni](#)
To: [Elizabeth Sturdy](#); [annetruro](#); [Anne Greenbaum](#)
Subject: FW: [EXTERNAL] 112 North Pamet Road, Truro - home removal and replacement
Date: Friday, June 25, 2021 3:58:48 PM

From: McKean, Lauren <Lauren_McKean@nps.gov>
Sent: Friday, June 25, 2021 3:05 PM
To: Benjamin E. Zehnder <BZehnder@latanzi.com>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Carlstrom, Brian <Brian_Carlstrom@nps.gov>
Subject: Re: [EXTERNAL] 112 North Pamet Road, Truro - home removal and replacement

Ben,

Thank you. We have no further comment on the proposal for 112 North Pamet Road. We are pleased to see the landowner's new proposed setback, grading, and other changes. The sediment barriers that serve as the limit of work will be helpful at avoiding encroachment on the adjacent federal land.

Sincerely,
Lauren

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

From: Benjamin E. Zehnder <BZehnder@latanzi.com>
Sent: Friday, June 25, 2021 11:47 AM
To: Carlstrom, Brian <Brian_Carlstrom@nps.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; McKean, Lauren <Lauren_McKean@nps.gov>
Subject: [EXTERNAL] 112 North Pamet Road, Truro - home removal and replacement

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Dear Brian:

The Truro Planning Board has requested that I contact you to determine whether you have any objections to the revised residential project at 122 North Pamet Road. Attached is your correspondence dated January 6, 2021 for reference. The applicant has redesigned the project to move the house northerly in compliance with the 25' southerly property setback requirement, to

slightly reduce the gross floor area to 2,590 square feet, to reduce the height to the 30' zoning requirement and to install an at-grade patio, rather than a deck on the south side of the property. Attached are the revised site and architectural plans, vegetation restoration plans and proposed cut and fill calculations for your reference as well.

The Zoning Board of Appeals granted a special permit for the project on June 21.

The Board's next meeting is July 7, and your earliest email or letter reply will be most appreciated.

My thanks and summer regards,

Ben

Benjamin E. Zehnder
La Tanzi, Spaulding & Landreth
8 Cardinal Lane; P.O. Box 2300
Orleans, MA 02653
(508) 255-2133
(508) 255-3786 (fax)
(508) 246-4064 (mobile)
bzehnder@latanzi.com
Orleans/Provincetown/Barnstable



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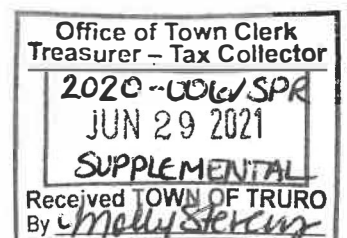
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Truro Planning Board Matter Case No. 2020-06/SPR
112 North Pamet Road

West / North Sustaining Wall Details

The walls will be constructed of concrete blocks reinforced with steel rebar and concrete infill faced with New England fieldstone in tans, greys and browns.

If a railing along the top wall is required by the State Building Code it will be constructed of 1.5" square stainless steel vertical supports with horizontal stainless steel cables at the minimum required height of 36."





Planning Board

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE PLANNING BOARD

Residential Development Site Plan Review

Case Reference No.: 2020-006/SPR

Atlas Map 48, Parcel 1

Address: 112 North Pamet Road

Title Reference: Barnstable County Registry of Deeds Certificate of Title Number 208468,
Land Ct. Lot # 7, Plan # 15097-H

Owners and Applicants: Anne Labouisse Peretz, William T. Burdick & Richard C.
Vanison, Trustees, Dune House Nom Tr.

Hearing Date: January 6, 2021; April 21, 2021; June 23, 2021; *continuances: 1/20/2021 to 2/3/2021; 2/3/2021 to 2/17/2021; 2/17/2021 to 3/10/2021; 3/10/2021 to 3/24/2021; 3/24/2021 to 4/7/2021; 4/7/2021 to 4/21/2021; 5/5/2021 to 6/23/2021; 6/23/2021 to 7/7/2021*

Decision Date: July 7, 2021

Vote: X-X

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

Following a duly posted and noticed Truro Planning Board hearing held on **January 6, 2021; April 21, 2021; June 23, 2021; *continuances: 1/20/2021 to 2/3/2021; 2/3/2021 to 2/17/2021; 2/17/2021 to 3/10/2021; 3/10/2021 to 3/24/2021; 3/24/2021 to 4/7/2021; 4/7/2021 to 4/21/2021; 5/5/2021 to 6/23/2021; 6/23/2021 to 7/7/2021***, on July 7, 2021 the Board voted to approve the application for Residential Development Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw for demolition of an existing residence, and construction in a landward location on property located at 112 North Pamet Road, Map 48, Parcel 1, in the Seashore District.

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

- Application for Site Plan Review (Residential)
- Review Criteria Form, completed
- Residential Site Plan Review Checklist
- Certified Abutters List
- Town of Truro Assessor's Records
- Transfer Certificate of Title and Land Court Plan

- Elevation calculations, Coastal Engineering Co. (February 23, 2017, November 12, 2020)
- “Plan Showing Existing Site Conditions, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated August 20, 2009, Scale 1” = 30 ft., Sheet C1.2.1
- “Site Plan Showing Proposed Dwelling Reconstruction, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Rev. February 24, 2021, April 12, 2021, and April 30, 2021, Scale 1” = 30 ft., Sheet C2.1.1
- “Proposed Grading Plan for Proposed Dwelling Reconstruction, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Rev. February 24, 2021, April 12, 2021, and April 30, 2021, Scale 1” = 10 ft., Sheet C2.2.1
- “Landscape Plan, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Scale 1” = 10 ft., Sheet L1.1.1
- Zoning Table detail from Site Plan February 24, 2021
- “Materials and Exterior Lighting Schedules, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated February 23, 2021, Sheet A9
- “Proposed Grade Plane, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated February 23, 2021, Scale 1” = 20 ft., Sheet SKC-1
- “Exterior Lighting Plan and Fixtures, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 17, 2017, Scale 1/8” = 1’-0”, Sheet E1
- “Restoration Plan, Peretz Residence, 112 N. Pamet Road, Truro, MA” prepared by BlueFlax Design dated February 24, 2021, Rev. April 13, 2021, Scale 1” = 30 ft., and June 1, 2021 Scale 1/8” = 1’
- “Site Plan with Retaining Walls, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated March 29, 2021, Sheet S-1
- “House Move ‘A’ to Flat Area of Site, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated April 4, 2021, Sheet S-2
- “House Move ‘B’ to the West, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated April 4, 2021, Sheet S-3
- Floor Plans, “Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated December 7, 2020, Rev. February 23, 2021, March 29, 2021, and May 24, 2021, Sheets A1-A3
- Elevations, “Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated December 7, 2020, Rev. March 29, 2021, and May 24, 2021, Sheets A4-A7; A4-B February 23, 2021
- “Exterior Lighting, Peretz 112, 112 North Pamet, Truro, MA” prepared by Dan Costa dated December 7, 2020, February 23, 2021, Sheet A8
- “Materials and Exterior Lighting Schedule, Peretz 112, 112 North Pamet, Truro, MA” prepared by Dan Costa dated February 23, 2021, Sheet A9
- Product specifications for lighting fixture

- “Old House vs. New House, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 19, 2021, Scale 1/8” = 1’-0” or as noted, Sheet A8
- “Building Profiles in Relation to Top of Coastal Bank, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 29, 2021, Sheet A-9
- Photographs of prior construction at site (3 pages)
- “Cut/Fill Report” by Coastal Engineering dated May 11, 2021
- West/North Sustaining Wall Details

The Board also received:

- Email from Emily Beebe 12/11/2020
- Email from Rich Stevens 12/14/2020
- Brian T. Carlstrom, Superintendent, US Department Interior, National Park Service January 6, 2021 letter to Truro Planning Board Chair regarding 112 North Pamet Road
- Ellen Anthony Letter to Town Planner and Planning Board Chair 1-7-2021
- Amy Wolff Letter 4-21-2021
- Amy Wolff Follow-up Letter 4-22-2021
- Lauren McKean, AICP, Park Planner, US Department Interior, National Park Service June 25, 2021 email regarding 112 North Pamet Road, Truro – home removal and replacement

Board Vote:

At the July 7, 2021 meeting, **M.** made a motion, seconded by **M.** , to approve the application for residential development site plan. Vote was **0-0** in favor.

The application of Anne Labouisse Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Trust for Residential Site Plan approval pursuant to Section 70.4 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 Anne Labouisse Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Trust for Residential Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw (“Bylaw”). Residential Site Plan Review is required under Section 70.4 of the Zoning Bylaw, as the project is new construction (replacement) of an existing single-family dwelling in the Seashore District.
2. The Property is located at 112 North Pamet Road and is shown on Truro Assessor’s Map 48, Parcel 1. The Property contains 3.3 and is located in the Seashore District. The lot is

nonconforming as to frontage, having no frontage on a street. It is accessed by a dirt road. The lot is surrounded by National Seashore property and has no residential abutters.

3. According to Assessor's records, the existing house was constructed in 1991. It is located close to the top of coastal bank and is proposed to be demolished due to threat from ongoing coastal erosion. A new residence will be constructed away from the bank and close to the property's southern boundary. This site was selected to avoid hollows to the north and west on the property, and to provide protection from coastal bank erosion and storm damage.
4. A new paved driveway and gravel parking area are proposed. Regrading in the area of the new house site, and re-landscaping of the abandoned house site will occur. The existing septic system will be removed, and a new system installed to the north of the new house.
5. The new dwelling has roughly the same dimensions as the existing dwelling. The Total Gross Floor area of the existing dwelling is 3,167 sq ft; it will decrease to 2,590 sq ft. The height of the existing dwelling is nonconforming at 30.4 feet (peak ridge height of 105.4 feet – average grade of 75.03). The height of the proposed dwelling is conforming at 30 feet (peak ridge height of 86' 10 ¾ inches; average grade of 56' 10.8 inches). Paved drive areas will remain at 1,500 square feet; patio and terrace areas will increase from 0 to 1,100 square feet. Lot coverage will decrease from 4,441 to 4,383 square feet, remaining constant at 3.2%.
6. Floor plans indicate that there will be a "main level", "lower level" and "basement" (partially finished) and that the house will have two bedrooms. From the south elevation, the dwelling reads as a one and a half story structure; from the north elevation, it reads as a two and half story structure. Exterior material is indicated to be red cedar shingles. A terrace, screened porch, deck and covered porch expand the dwelling's footprint.
7. The existing dwelling conforms to Bylaw setbacks. The proposed new dwelling was originally proposed at five feet from the southern lot line, requiring a variance. Pursuant to revised plans, the dwelling will now be located at a conforming twenty-five (25) feet from the lot line.
8. Reconstruction of a dwelling on a nonconforming lot – in this case, nonconforming as to frontage – increases the existing nonconformity, and requires a special permit under G.L. c. 40A, Section 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008)(nonconforming area). On or about June 21, 2021, the Zoning Board of Appeals granted the Applicant a Special Permit under G.L. c. 40A, Section 6 and Section 30.7 and Section 30.8 of the Zoning Bylaw.
9. The height of the existing dwelling is nonconforming at 30.4 feet. The new dwelling as originally proposed was 31 feet in height, an increase in nonconformity. Pursuant to revised plans, the dwelling will be at a conforming 30 feet in height.
10. The Board has reviewed all plans with respect to this Application and has found that they comply with all requirements set forth in Section 70.4(C) of the Bylaw.

11. The Board found that the house will be reconstructed in a manner that is in keeping with the scale of the existing building and other buildings in the neighborhood. This contributes to preserving the characteristics of the Seashore District.
12. Pursuant to Section 70.4(D) of the Bylaw, the Board found:
 - a. Relation of Buildings and Structures to the Environment. The Board finds that the reconstructed dwelling relates to the existing terrain and lot, as it preserves the scale of the existing building; maximizes southern-facing exposure for solar gain; and follows the sloping topography of this area of the property. Ventilation is aided by a screened porch on the ocean-facing side of the house.
 - b. Building Design and Landscaping. The Board finds that the reconstructed house is in a vernacular style and scale consistent with other dwellings in the Seashore District and complementary to the landscape. The materials are likewise complementary and appropriate to the location.
 - c. Preservation of Landscape. The Board finds that the landscape will be preserved, where the location of the existing house and driveway will be revegetated with appropriate native plantings. Regrading in the area of the new dwelling site will be minimal, and the new driveway and gravel parking area are modest.
 - d. Circulation. The Board finds that the relocated driveway and new gravel parking area will adequately and safely serve the relocated and reconstructed house.
 - e. Lighting. The Board finds that as herein conditioned, the lighting proposed for the structure will be consistent with General Bylaw Chapter IV, Section 6, and that adjacent properties and the night sky will be protected from intrusive lighting.

Conditions

1. The use of the Property shall be in strict conformance with the Town of Truro Bylaw;
2. Construction shall conform to the plans referenced in this Decision;
3. The Applicant shall obtain any necessary NHESP permits and/or approvals.
4. Construction shall conform to all conditions imposed in the Special Permit granted by the Zoning Board of Appeals on or about June 21, 2021.
5. Construction shall conform to all Board of Health permits and orders.
6. The Applicant must obtain approval from the Conservation Commission for demolition of the existing house; removal of the existing septic system; planting and other landscaping; and any other activity taking place within jurisdictional resources under the Wetlands Protection Act and/or Truro Wetlands Protection Bylaw.
7. The patio depicted on the plan shall be constructed at grade and shall not be constructed or altered so as to be a deck, nor shall it be enclosed.

8. Applicant shall restore roadway from North Pamet Road to its preexisting condition following project construction.
9. All lighting on the property shall conform to Truro General Bylaw Chapter IV Section 6, Outdoor Lighting.

This Site Plan Approval for a Residential Site Plan shall expire two (2) years from the date of approval.

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.

Anne Greenbaum, Chair

Date

Received, Office of the Town Clerk:

Signature

Date

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: _____

Signature

Date

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.



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

PROCEDURE FOR SUBMITTING APPLICATION FOR TEMPORARY SIGN PERMIT

Truro Zoning Bylaw Sign Code Section 11: Temporary Signs, etc.

The Planning Board may issue permits for temporary signs. Any such permit shall be limited to holiday or special events and shall be limited to a period of fifteen (15) days, for events lasting one day or two days. For said events having multiple dates, such permits shall be limited to a period of thirty (30) days. Not more than four (4) signs shall be erected with respect to any such event. Any such sign shall be firmly attached to a supporting device and shall not present a hazard to the public. Posters intended for window display are exempt from this provision. (4/14)

For multiple 1-2 day events located at the same venue or organization during three consecutive months, the Planning Board will accept a bundled application that includes multiple temporary sign permit applications. (4/18)

To obtain approval of a Temporary Sign Permit you must submit the following:

All material for a meeting shall be received no later than **Tuesday 4:00 pm** of the week prior to the Planning Board meeting.

☐ 1 – Official Application Form

Every Application for action by the Board shall be completed on an official Application form. Additional Applications will be needed for each 30-day period.

☐ 2 – Filing Fee

All Applications shall be filed with the Town Clerk and shall be accompanied by payment to the Town of Truro in the amount of **\$25.00** for each Temporary Sign Permit Application. The filing fee is non-refundable.

ONCE A COMPLETED APPLICATION HAS BEEN RECEIVED

- Upon determination an Application is complete by the Town Planner, Applicant will be notified of the upcoming Planning Board meeting.
- Either you or your agent/representative shall appear before the Board at the scheduled meeting.

Please do not include a copy of these instructions with the Application

TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00 (for each 30-day period)

Applicant Name: _____ **Date:** _____

Applicant Contact Information: _____

Mailing Address

Phone

Email

Number of Signs Requested: _____

Temporary Sign Dimensions:

(1) Height _____ Width _____

(2) Height _____ Width _____

(3) Height _____ Width _____

(4) Height _____ Width _____

Location(s) of Proposed Temporary Sign(s): _____

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

Date When Sign(s) will be: Installed: _____ Removed: _____

Applicant Signature _____

_____ Date

Applicant Printed Name _____

If sign(s) to be placed on private property, please have Owner print and sign name below:

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: _____

Chair, Planning Board