



Truro Planning Board Agenda

Remote Meeting

Wednesday, June 8, 2022 – 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 [714-447-421#](tel:714-447-421#) 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/714447421>

Public Comment Period

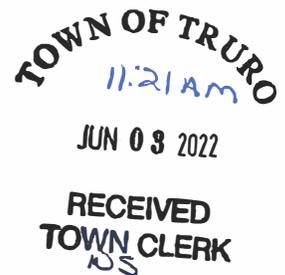
The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

1. Planner Report

2. Chair Report

3. Board Action/Review – Temporary Sign Permit Application

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. The signs and banner will be installed on June 30th and removed August 27th. Requesting 501(c)(3) Charitable Organization exemption.



Public Hearings – Continued

2022-003/SPR – Benoit Allehaut and Elizabeth Allehaut for property located at 40 South Pamet Road (Atlas Map 51, Parcel 40, Registry of Deeds title reference: Book 33897, Page 73). Applicant seeks Residential Site Plan Review under §70 of the Truro Zoning Bylaw for a non-conforming (area) lot in the Seashore District. Applicants propose removal of existing additions, construction of new addition, and to relocate and reconstruct an existing shed into a two-story shed with attached carport. [Original Material in 4/20/2022 packet] {No new material}

2022-004/SPR – Outer Shore Nominee Trust, Rachel Kalin, Trustee for property located at 17 Coast Guard Road (Atlas Map 34, Parcel 3, Registry of Deeds title reference: Book 34387, Page 1). Applicant seeks Residential Site Plan Review under §70 of the Truro Zoning Bylaw for a lot in the Seashore District. Demolition of 5 of 6 pre-existing, non-conforming cottages (multiple dwellings on a lot) and associated structures; construction of a new one-story single-family dwelling with pool and landscaping; renovation of remaining cottage. [Original Material in 4/20/2022 packet; Material in 5/18/2022 packet] {New material included in this packet}

2022-005/SPR – Arthur Bosworth and Stephanie Rein, Out There Grown, LLC (High Dune Craft Cooperative) for property located at 21 and 23 Old Bridge Road (Atlas Map 50, Parcel 232, Registry of Deeds title reference: Book 377, Page 44). Applicant seeks a Residential Site Plan Review under §70 and §100 of the Truro Zoning Bylaw for a Recreational Marijuana Establishment (RME). [Original Material in 5/18/2022 packet] {No new material}

- ◆ Public Comments

2022-006/SPR – Debra Hopkins, Pure Joy Farm, LLC (High Dune Craft Cooperative) for property located at 21 and 23 Old Bridge Road (Atlas Map 50, Parcel 232, Registry of Deeds title reference: Book 377, Page 44). Applicant seeks a Residential Site Plan Review under §70 and §100 of the Truro Zoning Bylaw for a Recreational Marijuana Establishment (RME). [Original Material in 5/18/2022 packet] {No new material}

- ◆ Public Comments

Minutes

- ◆ April 19, 2022
- ◆ May 25, 2022

Next Meeting: Wednesday, June 22, 2022 at 5:00 pm:

Adjourn

TOWN OF TRURO
11:21 AM
JUN 03 2022
RECEIVED
TOWN CLERK
NS

TOWN OF TRURO
1:34pm

MAY 17 2022
NT

RECEIVED
TOWN CLERK

June 8th
(waived)

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: TRURO Concert Committee Date: May 17, 2022
PATRICIA WHEELER

Applicant Contact Information: P.O. Box 289 TRURO MA 02666
508-487-4408 quailbridge 22@comcast.net
Phone Mailing Address Email

Number of Signs Requested: 4 metal signs Temporary Sign Dimensions:

1 banner

- (1) Height 3' Width 2'
- (2) Height 3' Width 2'
- (3) Height 3' Width 2'
- (4) Height 3' Width 2'

Location(s) of Proposed Temporary Sign(s): SNOWS PARK, Rt 6 + Standish Way,
Rt 6 + North Pamet Rd, TOWN REC Building - 6A
BANNER Route 6/6A island

Date(s) of the Event in Which the Sign is Intended: July 7, 14, 21, 28 Aug 4, 11, 18, 25

Date When Sign(s) will be Installed: JUNE 30 Removed: Aug - 27

Applicant Signature Patricia Wheeler
Applicant Printed Name PATRICIA WHEELER

May 17, 2022
Date

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

Owner Signature N/A
(which also authorizes the use of the property)
Owner Printed Name _____

Date

Planning Board Action: **Approved** _____ **Approved w/Conditions** _____ **Denied** _____

Conditions: _____

Board Signature: _____
Chair, Planning Board

Date: _____

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

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"



TOWN OF TRURO

P.O. Box 2012, Truro, MA 02666

Town Clerk

Tel: 508-349-7004

Extension: 130

Fax: 508-349-5505

May 27, 2022

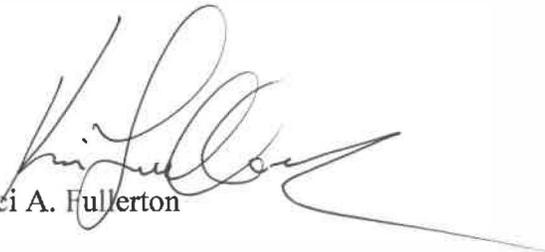
Benoit & Elizabeth Allehaut
39 East 29th Street, Apt. 26A
New York, NY 10016

Location: 40 South Pamet Road (Atlas Map 51 Parcel 40)

CERTIFIED DECISION ENCLOSE FOR RECORDING

I hereby certify that this decision was filed with the Office of the Town Clerk on 5/31/2022,
enclosed for the Decision of the Historical Commission

Please see


Kaci A. Fullerton

Town Clerk, Town of Truro
Office Direct: (508) 214-0923

cc: Planning Board
Town Planner and Land Use Counsel
Building Commissioner

Kaci A Fullerton-Willis, Town Clerk, Town of Truro / May 31, 2022



TOWN OF TRURO

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

DECISION OF THE HISTORICAL COMMISSION

Address: 40 South Pamet Road (Atlas Map 51 Parcel 40)

Title Reference: Barnstable County Registry of Deeds, Book 33897 Page 73

Owners and Applicants: Benoit & Elizabeth Allehaut

Hearing Date: May 11, 2022

Decision Date: May 11, 2022

Sitting: Matthew J. Kiefer, Chair; Charles Steinman, Vice Chair; David Kirchner, Secretary; Amy Rolnick; Jim Summers

Absent: Bart Mitchell

Recused: Richard Larkin

Vote: 5-0

This matter came before the Historical Commission pursuant to Chapter VI, Section 5 of the Truro General Bylaws, on an Application for Demolition referred by the Building Commissioner on March 15, 2022, with supplemental information forwarded on April 5, 2022, and a determination that the dwelling is significant under Section 6-2-1. The Commission held a public hearing on this matter on May 11, 2022.

The following materials were filed with this Board:

- Notice of Intent: Project Description 40 South Pamet Road, Truro, MA
- CAI Technologies Map, 40 S Pamet FEMA Flood Map, dated March 27, 2022
- "Cover Sheet, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale N/A, Sheet C
- "Existing Plans, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-00
- "First Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-01

[Handwritten signature]
TOWN OF TRURO
MAY 11 2022

A true copy, attest:

- “Second Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-02
- “Existing West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-20
- “Existing East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-21
- “New West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-22
- “New East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-23
- “Existing Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-24
- “Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated February 7, 2022, Scale 3/8” = 1’-0”, Sheet A-25
- “Long Section, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-30
- “General Notes Plan, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-001.
- “Foundation Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-100.
- “Crawl Space Slab Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-101.
- “Plan Showing Proposed Building and Site Modifications, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 18, 2022, Scale 1” = 30’, Sheet C2.1.3
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 Isaac Rich House, file accessed on 4/5/2022.
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 The Pamets, file accessed on 5/10/2022.
- Application for Residential Site Plan Review dated March 21, 2022.
- 9th Edition Massachusetts Residential Code Requirements in Floodplains.
- Email chains (only most recent in chain identified).
 - May 10, 2022 at 1:51 pm; Sarah Korjeff (CCC) to Eric Carlson (DCR); Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
 - May 11, 2022 at 3:19 pm; Benjamin Zehnder to Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments

- May 11, 2022 at 2:32 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 3:57 pm; Sarah Korjeff (CCC) to Eric Dray, Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
- May 3, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens, Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- April 20, 2022 at 1:15 pm; Chuck Steinman to Matthew Kiefer, Jim Summers, David Kirchner, Amy Rolnick, Richard Larkin, Bart Mitchell, Barbara Carboni; Historic Information for 40 S. Pamet Road with attachments
- May 11, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- May 11, 2022 at 2:31 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 4:54 pm; Sarah Korjeff (CCC) to Matthew Kiefer, Eric Dray; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

Based on the hearing, and materials and testimony submitted in compliance with Section 6-5-1-1, the Commission makes the following findings:

1. The 2.7 acre property at 40 South Pamet Road is within the National Seashore Zoning District, and within an area pending review by the Massachusetts Historical Commission for eligibility as a National Register Historic District.
2. The subject property on the Pamet River contains the 1-1/2-story "Isaac Rich House," a portion of which was constructed circa 1830 and which has been documented by the Historic American Building Survey and identified in Truro's Comprehensive Survey of Historic Properties. An addition containing a kitchen was likely constructed in the late 19th century and altered in the 1990s, at which time an enclosed porch was also constructed. The property also contains an unusual shed with sloped walls akin to a mansard roof, in poor condition, located near the Pamet River. Both structures are located in an AE Flood Zone.
3. Plan referred to above, submitted to the Commission and presented at the hearing, show removal of the kitchen and porch additions to the house; demolition of the shed; construction of a new flat-roofed two-story addition; alteration of a front façade gable; and construction of a new garage with habitable space above and an attached carport, in a different location.
4. The Commission notes that the size and elevation of the proposed addition would be out of scale with the historic structure. The Commission further notes that the proposed changes to the hipped roof on the second floor of the front (west) façade to the left of the entrance portico to turn it into a gabled roof would alter a distinctive historic feature of the

house. Finally, the Commission notes that the shed could be of historic and architectural interest.

5. In light of the foregoing, the Commission finds that the proposed work would materially diminish the significance of the historic structure and its setting to Truro's heritage.
6. The applicants informed the Commission that they are seeking an exemption (from the Building Commissioner and/or the State Building Code Appeals Board) from the Building Code requirement of elevating the proposed addition, required due to location in AE Flood zone. The Commission supports the applicants' pursuit of an exemption from the requirement to elevate the addition, which would allow the applicants to lower the height of the proposed addition.
7. Due to the potential impacts on the historic structure and landscape, which will vary depending upon the availability of an exemption, the Commission finds that the structures (dwelling and shed) are preferably preserved and imposes a demolition delay. The Commission invites the applicant to return at time of their convenience to present amendments to the proposal addressing the following:
 - a) the scale of the proposed addition in relation to the existing historic structure, which includes the potential of constructing the addition at the same floor level as the house;
 - b) alternatives to altering the existing hipped roof to become a gabled roof on the front gable to the left of the entrance portico; and
 - c) possible salvage of the shed or its structural elements or its relocation; investigation of any further information regarding its history.
8. The demolition delay shall remain in effect unless the Commission votes to suspend the delay after the applicants return to the Commission to present a proposal responsive to the above three issues, consistent with Section 6-5-6 of Chapter VI of the General Bylaws.

Respectfully Submitted


Matthew J. Kieler, Chair

28 May 2022
Date

Received, Office of the Town Clerk:


Signature

31 May 2022
Date

Elizabeth Sturdy

From: Barbara Carboni
Sent: Wednesday, June 1, 2022 10:25 AM
To: Elizabeth Sturdy
Subject: FW: 17 Coast Guard Road

From: Rich Stevens <rstevens@truro-ma.gov>
Sent: Tuesday, May 31, 2022 2:08 PM
To: Benjamin Zehnder <bzehnder@zehnderllc.com>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: 17 Coast Guard Road

Good Afternoon Ben,
I hope you are well.
The answer to all 3 Questions is " NO ".
None of these situations would qualify as " Habitable Space " in my opinion.
Regards,

Richard Stevens
Building Commissioner

From: Benjamin Zehnder <bzehnder@zehnderllc.com>
Sent: Tuesday, May 31, 2022 12:06 PM
To: Rich Stevens <rstevens@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: 17 Coast Guard Road

Hi Rich:

17 Coast Guard Road is before the Planning Board and they need clarification on some points:

1. Do the "unfinished mechanical" portions of the basement count in National Seashore District Total Gross Floor Area?
2. Does a single story garage with no habitable space count?
3. Does the unheated accessory structure with storage, a changing room and a toilet count?

Here is the definition cut from the Zoning Bylaw for your review:

Seashore District Total Gross Floor Area. The aggregate gross floor area of the dwelling and accessory structures on a lot within the Seashore District, shall consist of the sum of the horizontal areas of the floor(s) of a building measured from the exterior faces of the exterior walls of the building, without deduction for hallways, stairs, closets, and thickness of walls, columns or other features used or intended to be used for living, sleeping, sanitation, cooking or eating purposes, excluding cellar and basement floor area, garage, porches, decks, attics, barns, sheds, greenhouses and agricultural buildings. For the purposes of computing floor area, any portion of the floor area measuring less than five feet from the finished floor to the finished ceiling shall not be included in the computation of floor area. (4/17)

Could you respond to me and to Barbara so that she can inform the Board?

Thanks as always,
Ben

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

June 1, 2022

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

Re: 17 Coast Guard Road (34-3) / Outer Shore Nominee Trust
2022-004/SPR - Planning Board
Supplemental Materials Filing

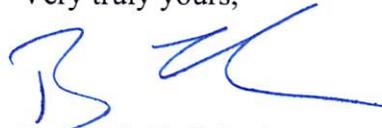
Dear Ms. Fullerton:

Please find enclosed for filing with the above matter 10 copies of the following supplemental materials:

1. Cabin #6 elevations; and
2. Spreadsheet of neighborhood site coverages with field cards.

Thank you for your attention.

Very truly yours,



Benjamin E. Zehnder

Enc.

cc via email only w/ attachments:
client

Barbara Carboni, Truro Land Use Counsel / Town Planner

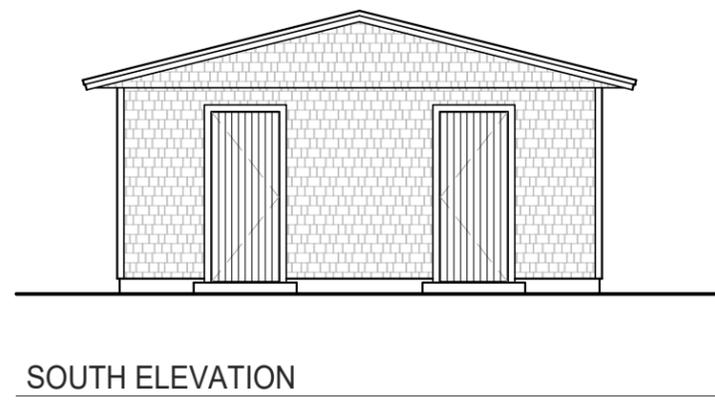
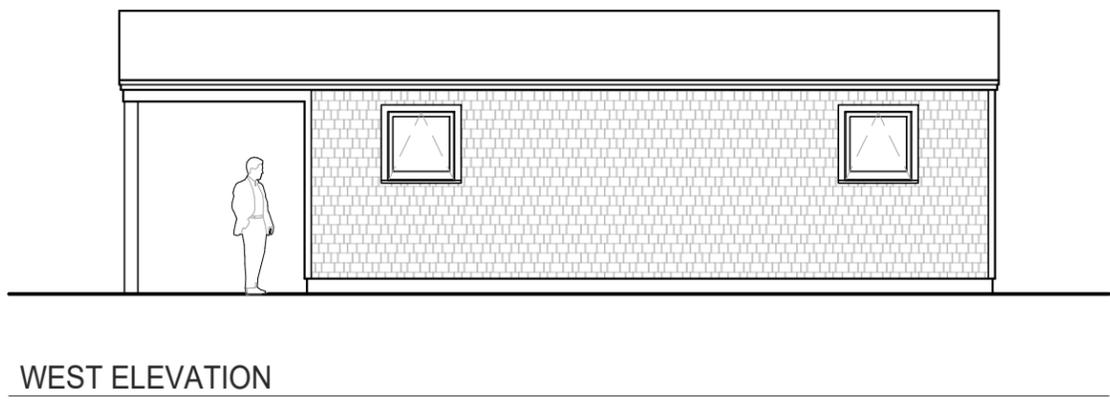
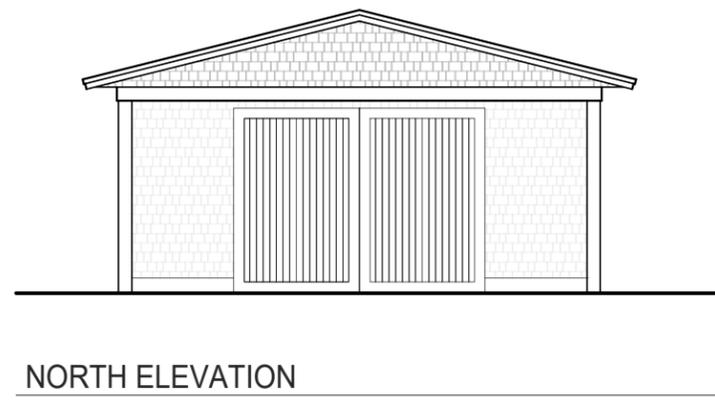
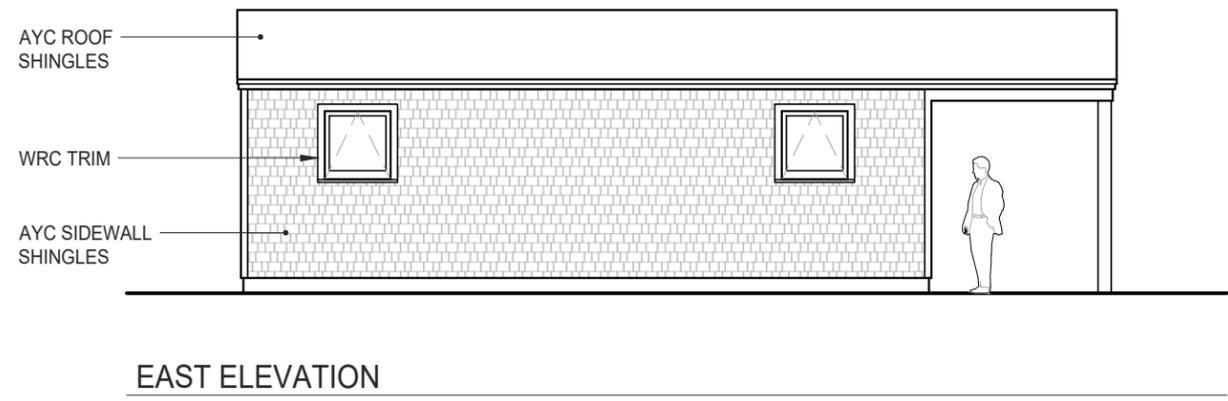
Elizabeth Sturdy, Truro Board Manager

Jim Cappuccino

Bryan Weiner

Brian Carlstrom, CCNS Superintendent

Lauren McKean, CCNS Planner



<u>Address:</u>	<u>Net Area:</u>	<u>Lot Acreage:</u>	<u>Lot S.F.:</u>	<u>Site Coverage:</u>
23 Coast Guard Road	1,176	3.48	151,589	0.78%
11 Kimberley Lane	1,612	1.54	67,082	2.40%
7 Coast Guard Road	3,006	3.00	130,680	2.30%
4 Coast Guard Terrace	528		13,068	4.04%
10 Highland Light Road	11,760	32.00	1,393,920	0.84%
8 Coast Guard Terrace	720		13,068	5.51%
8 Coast Guard Road	3,181	2.95	128,502	2.48%
12 Ocean Bluff Lane	2,300	2.57	111,949	2.05%
7 Coast Guard Terrace	856		12,632	6.78%
63 Head of the Meadow Road	2,286	5.56	242,194	0.94%
15 Coast Guard Path	5,019		27,878	18.00%
4 Coast Guard Lane	1,933	1.32	57,499	3.36%
11 Coast Guard Terrace	1,557		24,394	6.38%
			Average:	4.30%

Key: 739

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 652

LEGALS

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
23 COAST GUARD RD RLTY TRUST & C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135		34-2-0		23 COAST GUARD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OUTER SHORE NOMINEE TRUST		06/04/2021	QS	2,900,000	34182-5
23 COAST GUARD RD RLTY TR		11/02/2012	A		19029-269
23 COAST GUARD RD RLTY TR		09/14/2004	99		19029-269

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
97-167	11/01/1997	3	REPAIR/REMOD	2,500	06/01/1998		100	100

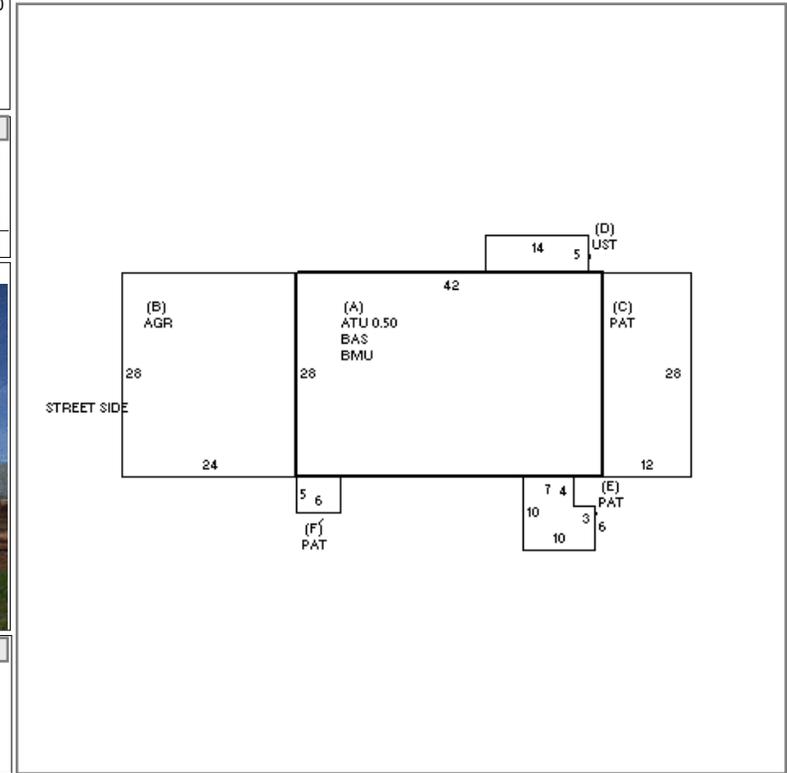
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	16	1.00	E50 0.50	1	1.00	1,012,125	1.00	1	1.00	SW1 7.50	784,400
300	A	2.705	16	1.00	1	1.00	1	154,500	1.00	1	1.00	SW1 7.50	417,920

TOTAL	3.480 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N	LOC 3.50=WF BUT NO VW FROM SFR.	LAND		1,202,300	1,202,300	1,202,300
Inf1	EROSION	O	FY11=DELETED LOC ADJ+ INCR Lpi PER FIELD	BUILDING		175,500	175,500	157,100
Inf2	NO ADJ	T	REV+NBHD CHG 9B TO 9A PER OFFICE REV. FY11 -	DETACHED		0	0	0
		E	ADJ EROSION FACTOR . FY11 - INFL 1 =	OTHER		0	0	0
			SHAPE/LMTD VIEW	TOTAL		1,377,800	1,377,800	1,359,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY11 CHGS PER 9/09 M+L.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/8/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/8/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,176	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,176		50.05	58,860
\$NLA(RCN)	\$355	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,176	1950	220.51	259,321
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	UNFIN ATTIC	588		58.70	34,513
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	672		64.11	43,083
				FLOOR COVER	1	HARDWOOD	1.00	+	PAT	N	PATIO	454		10.16	4,611
				INT. FINISH	2	DRYWALL	1.00	D	UST	N	UTILITY STORAGE	70		78.74	5,512
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	1		7,863.60	7,864
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	417,963
CONDITION ELEM	CD
EFF.YR/AGE	1953 / 67
COND	58 58 %
FUNC	0
ECON	0
DEPR	58 % GD 42
RCNLD	\$175,500

Key: 741

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 659

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REZNIKOFF JOHN M 83 BELDEN HILL RD WILTON, CT 06897				34-4-0				11 KIMBERLEY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
REZNIKOFF JOHN M				10/22/2002	99	1,518,188		15779-321			
REZNIKOFF TRACY E				09/26/1997	J	230,000		10973-194			
REZNIKOFF JOHN M & TRACY				01/19/1996	H			10022-055			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-199	07/09/2019	2	ADDITION	48,000	02/20/2020	LG	100	100
19-133X	05/06/2019	90	BP NVC	3,500	06/18/2019	LG	100	100
18-407	11/15/2018	3	REPAIR/REMOD	30,000	06/18/2019	LG	100	100
18-186X	05/31/2018	4	REHAB	50,000	01/15/2019	LG	100	100
12-106	04/24/2012	90	BP NVC	6,500	12/12/2012	FC	100	100

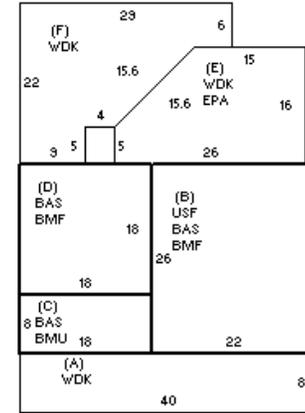
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1,518,188	1.00	1	1.00	SW1	7.50	1,176,600
300	A	0.765	16	1.00	1	154,500	1.00	1	1.00	SW1	7.50	118,190

TOTAL	1.540 Acres		ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		NOTE IS WF DUE TO EROSION. HTB ON SFR WDK.	LAND			1,294,800	1,294,800	
Inf1	NO ADJ			BUILDING			367,400	316,100	
Inf2	EROSION			DETACHED			3,800	3,700	
				OTHER			0	0	
				TOTAL			1,666,000	1,614,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	G 0.90	12*12	2006	144	14.49	1,900
HTB	A	1.00	A 0.75			1	2,476.60	1,900

PHOTO 06/18/2019

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/18/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/18/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,612	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	WDK	N	ATT WOOD DECK	1,099		30.04	33,016
\$NLA(RCN)	\$285	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMF	N	BSMT FINISH	896		84.18	75,426
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,040	1980	202.75	210,863
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	572	1980	159.57	91,276
				FLOOR COVER	3	W/W CARPET	1.00	C	BMU	N	BSMT UNFINISHED	144		54.49	7,846
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	356		78.66	28,001
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O	FPL 1S IOP	1		7,230.30	7,230	
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER			0.00		

TOTAL RCN	459,258	
CONDITION ELEM	CD	
EFF.YR/AGE	2000 / 20	
COND	20 20 %	
FUNC	0	
ECON	0	
DEPR	20 % GD	80
RCNLD	\$367,400	

Key: 742

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 661

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ROCHE DANIEL F JR 287 DEDHAM STREET DOVER, MA 02030		34-5-0		7 COAST GUARD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

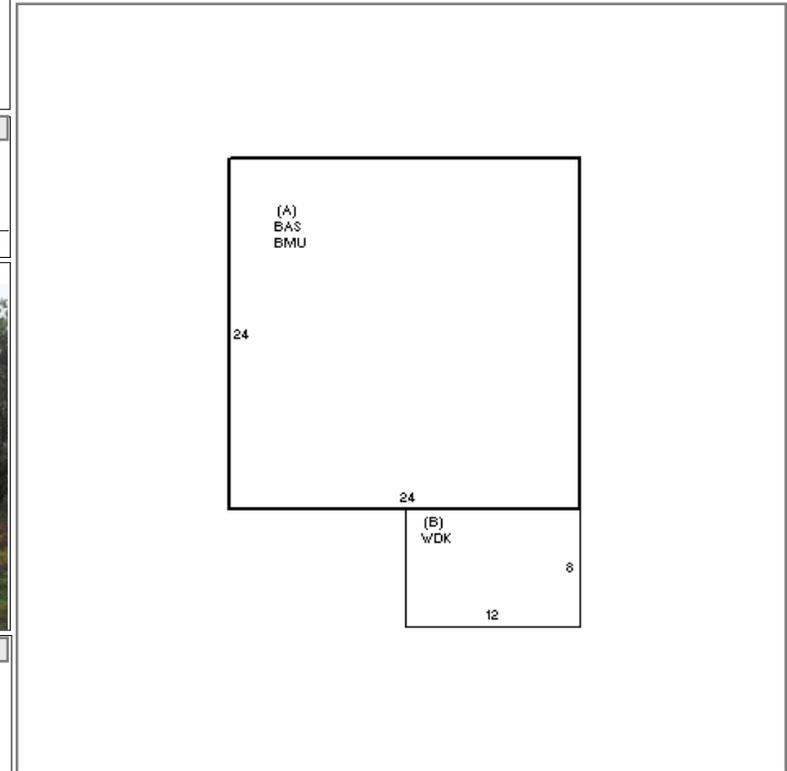
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	97,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	LG
MODEL	1		RESIDENTIAL	LIST	11/20/2020	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1959	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	139,531
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	576		49.07	28,265	CONDITION ELEM	CD
\$NLA(RCN)	\$242	OVERALL	0.910	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	576	1959	182.61	105,184		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	96		41.49	3,983		
STORIES(FAR)	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.01		ODS	O	OUT DOOR SHOWER			0.00			
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1990 / 30
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$97,700

Key: 743

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 662

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667				34-6-0				4 COAST GUARD TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
U S A				04/11/1973	E	15,200	1837-330				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9000	100	U S GOV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

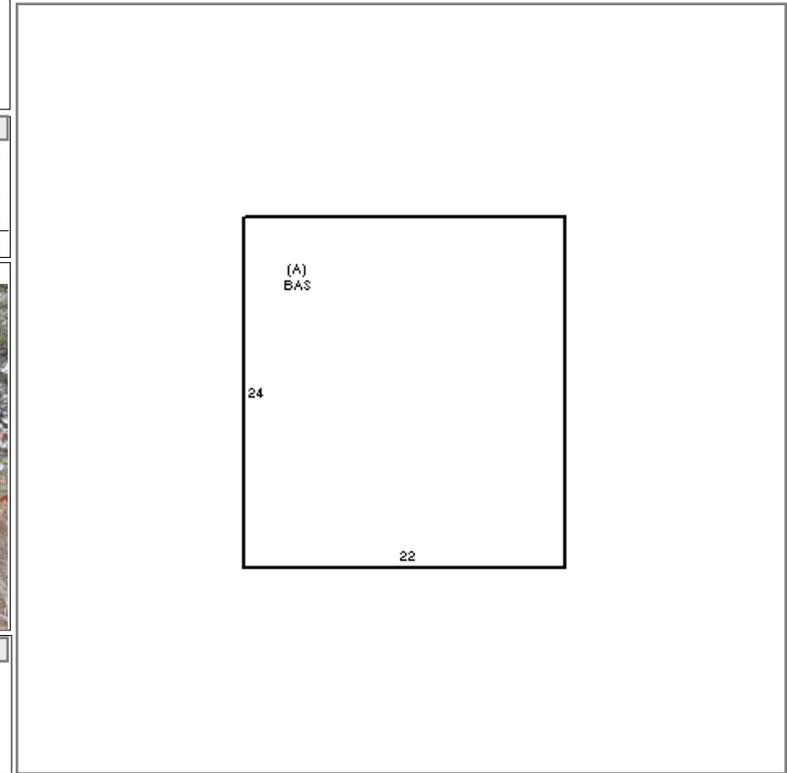
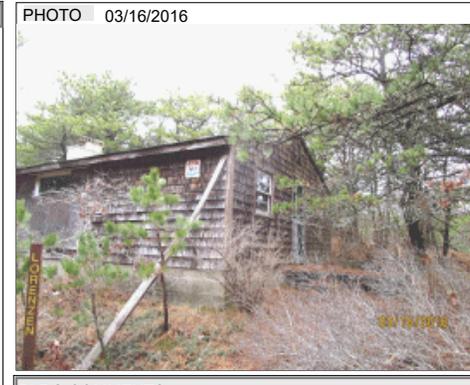
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.300	16	1.00	1	1.00	1	1.00	SR4	2.30		359,740

TOTAL	13,068 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE			LAND	359,700	359,700	
Infl1	NO ADJ		BUILDING	31,000	27,300			
Infl2	NO ADJ		DETACHED	700	700			
			OTHER	0	0			
					TOTAL	391,400	387,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.83 A	0.75 8X10		80	12.38	700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	1		RESIDENTIAL	LIST	3/16/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/17/2016	RJM
QUALITY	L	0.65	LOW COST [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS		

LAND

YEAR BLT	1955	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	70,475																											
NET AREA	528	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	528	1955	121.31	64,049																													
\$NLA(RCN)	\$133	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00		F11	O	FPL 1S 10P	1		4,325.80	4,326																													
				ROOF SHAPE	1	GABLE	1.00																																					
				ROOF COVER	1	ASPHALT SHINGLE	1.00																																					
				FLOOR COVER	5	VINYL	1.00																																					
				INT. FINISH	3	WOOD PANEL	1.00																																					
				HEATING/COOLING	13	NO HEAT	0.93																																					
				FUEL SOURCE	8	NONE	1.00																																					
<table border="1" style="width: 100%;"> <tr> <th colspan="2">CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES(FAR)</td> <td></td> <td>1</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td></td> <td>5</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td></td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td></td> <td>1</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td></td> <td>3</td> <td>\$2,100</td> </tr> <tr> <td>UNITS</td> <td></td> <td>0</td> <td>1.00</td> </tr> </table>																	CAPACITY		UNITS	ADJ	STORIES(FAR)		1	1.00	ROOMS		5	1.00	BEDROOMS		3	1.00	BATHROOMS		1	1.00	FIXTURES		3	\$2,100	UNITS		0	1.00
CAPACITY		UNITS	ADJ																																									
STORIES(FAR)		1	1.00																																									
ROOMS		5	1.00																																									
BEDROOMS		3	1.00																																									
BATHROOMS		1	1.00																																									
FIXTURES		3	\$2,100																																									
UNITS		0	1.00																																									
<table border="1" style="width: 100%;"> <tr> <th colspan="2">EFF.YR/AGE</th> <td colspan="2">1955 / 65</td> </tr> <tr> <td>COND</td> <td>56</td> <td colspan="2">56 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td colspan="2"></td> </tr> <tr> <td>ECON</td> <td>0</td> <td colspan="2"></td> </tr> <tr> <td>DEPR</td> <td>56</td> <td>% GD</td> <td>44</td> </tr> <tr> <td>RCNLD</td> <td></td> <td colspan="2">\$31,000</td> </tr> </table>																	EFF.YR/AGE		1955 / 65		COND	56	56 %		FUNC	0			ECON	0			DEPR	56	% GD	44	RCNLD		\$31,000					
EFF.YR/AGE		1955 / 65																																										
COND	56	56 %																																										
FUNC	0																																											
ECON	0																																											
DEPR	56	% GD	44																																									
RCNLD		\$31,000																																										

Key: 744

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 663

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667				34-7-0				8 COAST GUARD TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
U S A				06/01/1973	E	20,625	1871-11				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9000	100	U S GOV					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

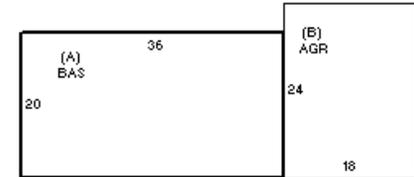
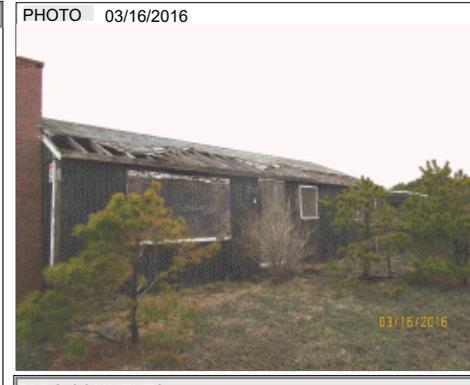
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.300	16	1.00	1	1.00	1	1.00	SV2	3.20		500,510

TOTAL	13,068 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE			LAND	500,500	500,500	
Infl1	NO ADJ		BUILDING	43,700	38,700			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	544,200	539,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	1		RESIDENTIAL	LIST	3/16/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/17/2016	RJM
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS

G

YEAR BLT	1955	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	136,491
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	720	1955	150.50	108,363	CONDITION ELEM	CD
\$NLA(RCN)	\$190	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	AGR	N	ATTACHED GARAGE	432		47.83	20,661		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		5,367.00	5,367		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	99	N/A	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	12	OTHER	1.00										
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		0	1.00														
																EFF.YR/AGE	1971 / 49
																COND	38 38 %
																FUNC	30 DISREPAIR
																ECON	0
																DEPR	68 % GD 32
																RCNLD	\$43,700

Key: 1112

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.078

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
KUCHIN KENNETH S C/O TRURO ATLANTIC VIEW RLTY T PO BOX 954 NO TRURO, MA 02652		37-6-0		12 OCEAN BLUFF LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TRURO ATLANTIC VIEW RLTY		07/09/2021	V	4,300,000	34281-342
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	02/02/2020	LG	100 100
19-246	08/19/2019	2	ADDITION		11/25/2020	LG	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	1,012,125	1.00	1	1.00	SW1 7.50	784,400
300	A	1.795 16	1.00	1	1.00	1	1.00	154,500	1.00	1	1.00	SW1 7.50	277,330

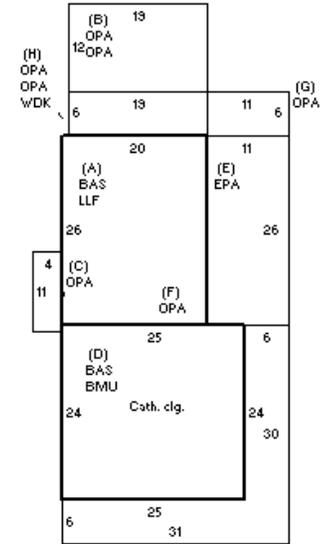
DETACHED

TOTAL	2.570 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	1,061,700	1,061,700
Inf1	EROSION					BUILDING	510,800	450,500
Inf2	NO ADJ					DETACHED	0	0
						OTHER	233,600	202,500
						TOTAL	1,806,100	1,714,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/20/2019



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	G	1.30	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	521,180
NET AREA	1,640	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLF	L	LOWER LEVEL FIN	520	2018	173.71	90,330		
\$NLA(RCN)	\$318	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,120	2018	253.54	283,962		
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	1,124		48.82	54,870		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BMU	N	BSMT UNFINISHED	600		68.13	40,878		
				FLOOR COVER	1	HARDWOOD	1.00	E	EPA	N	ENCL PORCH	286		104.14	29,784		
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	ATT WOOD DECK	114		50.09	5,711		
				HEATING/COOLING	1	FORCED AIR	1.00	FPL	O	FPL, FIREPLACE	1			10,045.80	10,046		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER				0.00			

CONDITION ELEM	CD

EFF.YR/AGE	2018 / 2
COND	02 02 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$510,800

Key: 1112

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.079

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
KUCHIN KENNETH S C/O TRURO ATLANTIC VIEW RLTY T PO BOX 954 NO TRURO, MA 02652		37-6-0	12 OCEAN BLUFF LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

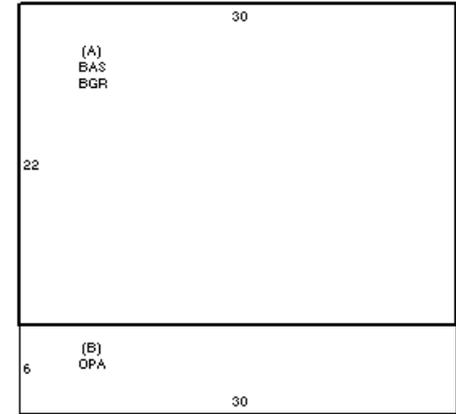
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	233,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/20/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2020	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	2/20/2020	EST	2/20/2020 Left door tag for List. Estimated interior, hoping for response to door tag. (BP for scrn porch - only the footing sonotubes are in.)
STYLE	1	1.00	RANCH [100%]	REVIEW			
QUALITY	G	1.30	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	2018	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	238,394
NET AREA	660	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BGR	N	SF BSMT GARAGE	660		77.01	50,829	CONDITION ELEM	CD
\$NLA(RCN)	\$361	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	660	2018	263.48	173,897		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	180		64.26	11,567		
				ROOF COVER	2	WOOD SHINGLES	1.01										
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

TOTAL RCN		238,394
EFF.YR/AGE		2018 / 2
COND	02	02 %
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD	\$233,600	

Key: 1128

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.104

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667				37-22-0				10 HIGHLAND LIGHT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
U S A				03/08/1996	99			10092-323			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9000	100	U S GOV				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-221	10/29/2002	90	BP NVC		10/14/2003	LVM	100	100
02-008	01/18/2002	9	DECK	7,200	10/14/2003	LVM	100	100
91-137	12/13/1991	3	REPAIR/REMOD	5,845	07/06/1993		100	100
91-113	10/11/1991	9	DECK	4,000	07/06/1993		100	100
91-102	09/25/1991	3	REPAIR/REMOD	13,800	07/06/1993		100	100

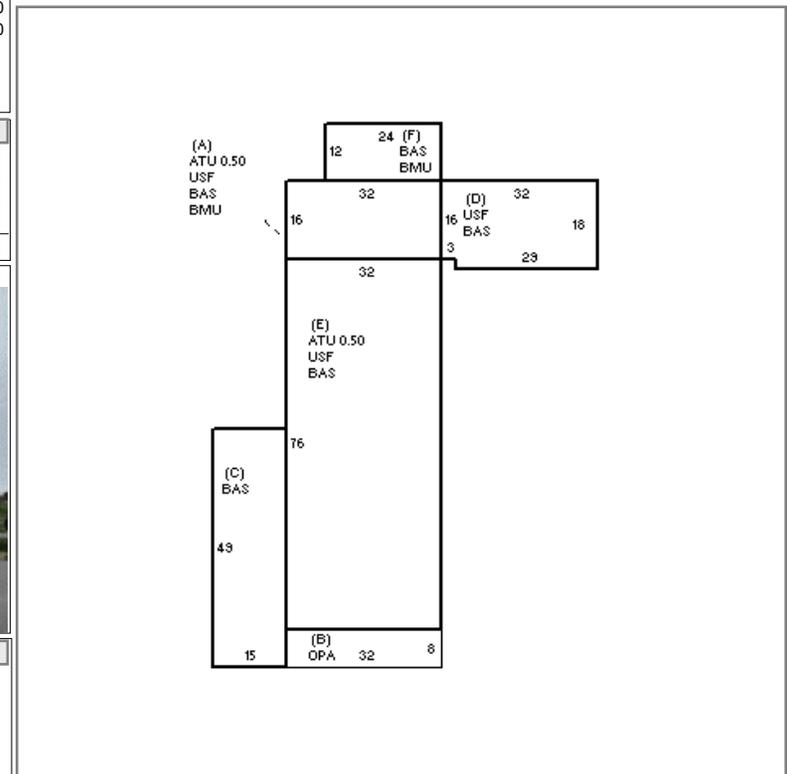
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	33,977	NSP	1.00	1	1.00	1	1.00	340,000	1.00	1	1.00	265,200
203	A	0.770	NSP	1.00	1	1.00	1	1.00	67,800	1.00	1	1.00	52,210
303	A	30.450	NSP	1.00	1	1.00	1	1.00	23,200	1.00	1	1.00	706,440

TOTAL	32.000 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NAT'L SEASHORE	N	ACRG EST. HIGHLAND LINKS & MUSEUM on this parcel. 1996 = RE- LOCATED LIGHTHOUSE FROM				LAND	1,023,900	1,002,400
Infl1	NO ADJ	O	M37-P7. FY05=CHG PCL"X"TO"22".				BUILDING	762,600	769,300
Infl2	NO ADJ	T					DETACHED	5,700	5,700
		E					OTHER	508,700	513,100
							TOTAL	2,300,900	2,290,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75 36X300		10,800	0.70	5,700



BLDG COMMENTS	MUSEUM
---------------	--------



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	5		CIM	LIST	2/27/2014	BE
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	3/17/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	0.805	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,105,220
NET AREA	8,051	DETAIL ADJ	1.824	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNF	800		45.08	36,062	CONDITION ELEM	CD
\$NLA(RCN)	\$137	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	3,514	1905	127.60	448,376		
				ROOF STRUCTURE	1	GABLE	1.00	+	ATU	N	ATTIC UNFIN	1,472		22.32	32,853		
				ROOF COVER	2	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	256		35.24	9,021		
				FLOORING	2	SOFTWOOD	0.95	+	BAS	L	BASE AREA	4,249	1905	127.60	542,160		
				INT FINISH	1	PLASTER	1.04	F	BAS	L	BASE AREA	288	2019	127.60	36,748		
				H.V.A.C.	5	ELECTRIC	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				COMPLEX	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	2		1.00										
				% HEATED	5		1.00										
				% A/C	0		1.00										
				% SPRINKLERS	0		1.00										
				EFF.YR/AGE	2000 / 20												
				COND	31	31 %											
				FUNC	0												
				ECON	0												
				DEPR	31	% GD 69											
				RCNLD			\$762,600										

Key: 1128

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.105

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667				37-22-0				10 HIGHLAND LIGHT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9000	100	U S GOV				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

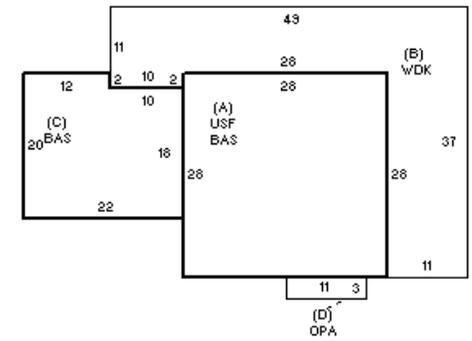
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	262,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/16/2016

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	5		CIM	LIST	3/16/2016	EST
STYLE	71	1.76	CLUB/LODGE/HALL [100%]	REVIEW	3/17/2016	RJM
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
GOLF CLUB HOUSE

SIZING

YEAR BLT	0	SIZE ADJ	1.000
NET AREA	1,988	DETAIL ADJ	1.655
\$NLA(RCN)	\$191	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	100	1.00
% HEATED	100	100	1.00
% A/C	100	0	1.00
% SPRINKLERS	0		

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXTERIOR WALL	1	WOOD SHINGLES	1.00
ROOF STRUCTURE	2	HIP	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	2	SOFTWOOD	0.95
INT FINISH	2	DRYWALL	1.02
H.V.A.C.	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,204	0	172.58	207,790
A	USF	L	UP-STRY FIN	784	0	172.58	135,305
B	WDK	N	WOOD DECK	769		45.48	34,974
D	OPA	N	OPEN PORCH	33		47.67	1,573

TOTAL RCN	379,642
CONDITION ELEM	CD
EFF.YR/AGE	2000 / 20
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$262,000

Key: 1128

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.106

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667		37-22-0	10 HIGHLAND LIGHT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9000	100	U S GOV				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

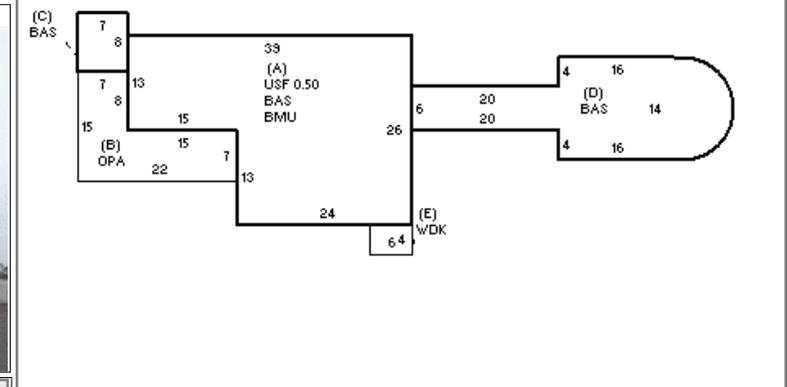
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	246,700	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	5		CIM	LIST	3/16/2016	EST
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	3/17/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LIGHTHOUSE (CAPE COD LIGHT) WITH GIFT SHOP

BUILDING

YEAR BLT	0	SIZE ADJ	1.035
NET AREA	1,721	DETAIL ADJ	1.916
\$NLA(RCN)	\$208	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
% HEATED		100	1.00
% A/C		100	1.00
% SPRINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXTERIOR WALL	1	WOOD SHINGLES	1.00
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	2	SOFTWOOD	0.95
INT FINISH	1	PLASTER	1.04
H.V.A.C.	11	HOT WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	819		60.88	49,861
A	USF	L	UP-STRY FIN	410	0	172.33	70,654
B	OPA	N	OPEN PORCH	210		47.60	9,995
+	BAS	L	BASE AREA	1,311	0	172.33	225,922
E	WDK	N	WOOD DECK	24		45.42	1,090

TOTAL RCN	357,522
CONDITION ELEM	CD
EFF.YR/AGE	2000 / 20
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$246,700

Key: 5798

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.962

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667		34-10-0	7 COAST GUARD TERR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
U S A		10/31/1973	99	44,000	1958-113	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9000	100	U S GOV				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
	01/01/2004	50	SPLIT SUB				100 100

LAND

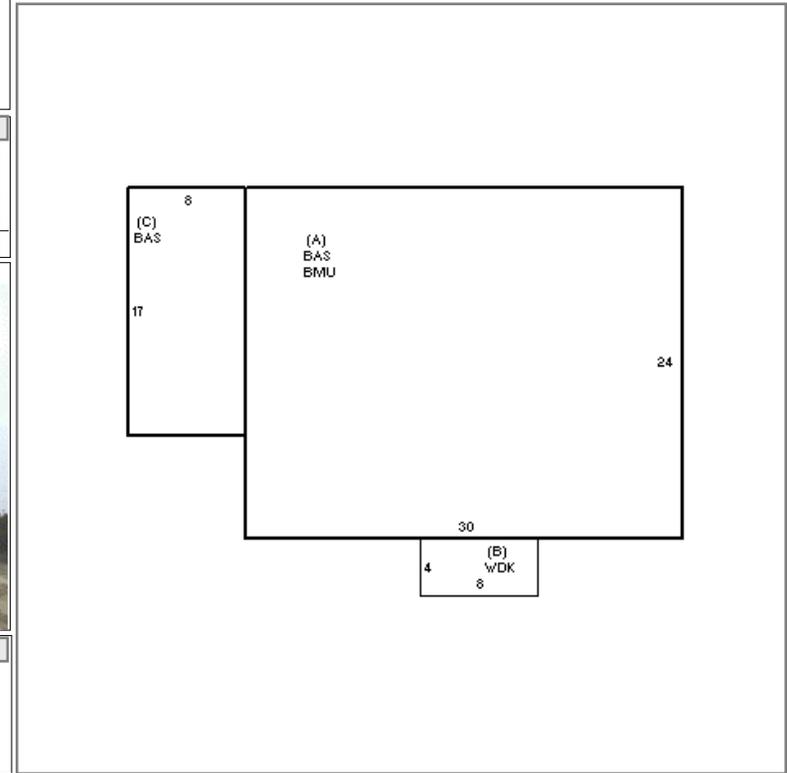
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.290 16 1.00		1 1.00	1 1.00	863,680	1.98 1	1.00	SV2 3.20			495,370

TOTAL	12,632 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE PER LIST OF IMPRVD PROPS IN NSS	LAND	495,400	495,400			
Inf1	NO ADJ		BUILDING	100,500	79,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	595,900	574,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/16/2016

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	1		RESIDENTIAL	LIST	3/16/2016	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	3/17/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1961	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	193,295
NET AREA	856	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	720		45.80	32,977	CONDITION ELEM	CD
\$NLA(RCN)	\$226	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	32		52.38	1,676		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	856	1961	182.88	156,541		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	5	VINYL	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		0	1.00														
																EFF.YR/AGE	1963 / 57
																COND	48 48 %
																FUNC	0
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$100,500

Key: 703

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 628

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HEAD OF MEADOW NOM TRUST TRS: PATTEN EDWARD T 29 MERRILL RD NEWTON, MA 02459-1320				33-3-0				63 HD OF MEADOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEAD OF MEADOW NOM TRUST				01/03/2003	QS	3,150,000	(167830)				
HOSKINS KIMBERLY &				01/03/2003	99		(167829)				
HOSKINS KIMBERLY & HARTLE				11/25/1994	99		(135648)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

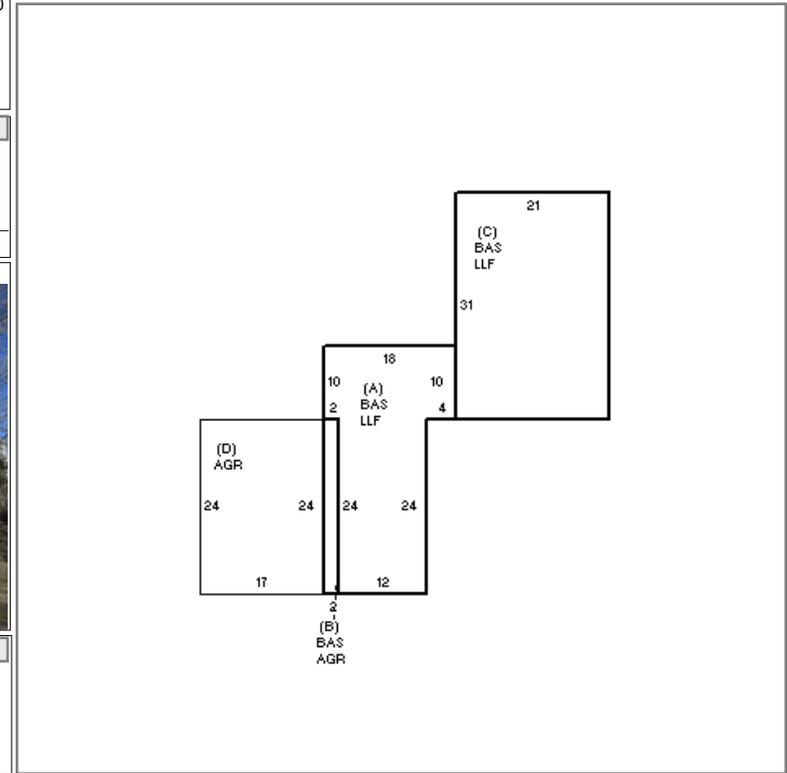
LAND

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	1	2,024,250	1.00	1	1.00	SW1	7.50	1,568,790
300	A	4.785	16	1.00	1	154,500	1.00	1	1.00	SW1	7.50	739,280

TOTAL	5.560 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE IS WF DUE TO EROSION.	LAND	2,308,100	2,308,100			
Inf1	NO ADJ		BUILDING	252,400	230,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		2,560,500	2,538,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/31/2020
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/31/2020	LG
MODEL	1		RESIDENTIAL	LIST	2/27/2020	LG
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,286	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,119	1958	115.80	129,575
\$NLA(RCN)	\$162	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,167	1958	178.95	208,831
				ROOF SHAPE	1	GABLE	1.00	+	AGR	N	ATTACHED GARAGE	456		55.66	25,379
				ROOF COVER	1	ASPHALT SHINGLE	1.00		MST	O	MASONRY STACK	1		1,772.30	1,772
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT. FINISH	3	WOOD PANEL	1.00								
				HEATING/COOLING	5	ELECTRIC	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	371,157
CONDITION ELEM	CD
EFF.YR/AGE	1977 / 43
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$252,400

Key: 704

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 629

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
15 COAST GUARD PATH NOM TRUST				33-4-0				15 COAST GUARD PATH				
TRS: PATTEN EDWARD T				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
29 MERRILL RD				15 COAST GUARD PATH NOM T				05/11/2009 99				
NEWTON, MA 02459-1320				15 COAST GUARD PATH NOM T				05/11/2009 99				
				15 COAST GUARD PATH NOM T				11/30/2000 QS 1,945,000 13397-001				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.640 16	1.00	1	1.00	1,889,300	1.14	1	1.00	SV6	7.00	1,380,130

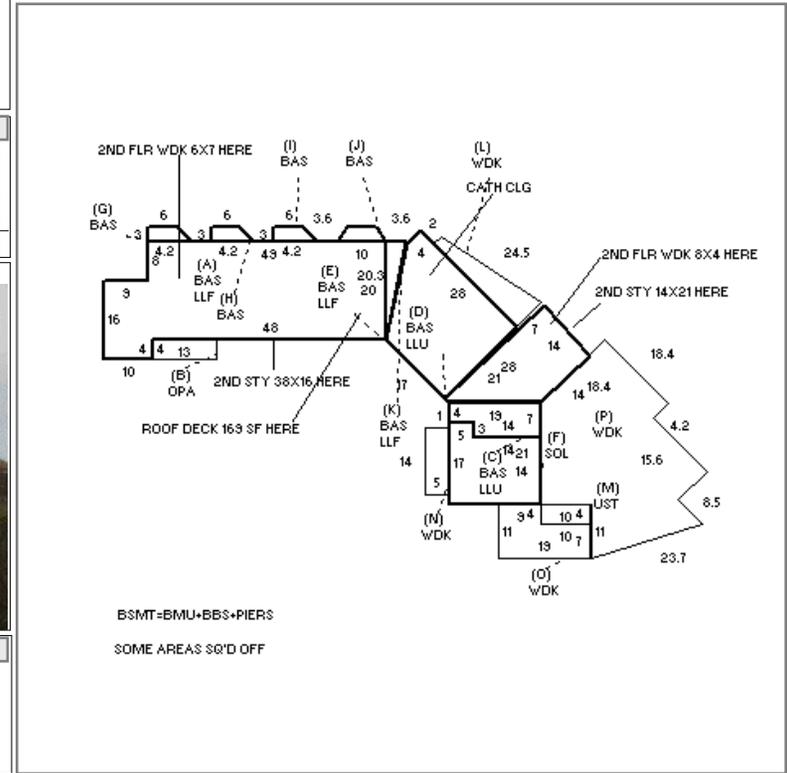
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-273X	09/28/2020	4	REHAB	75,000	01/04/2021	LG	100 100
02-189	09/24/2002	1	SINGLE FAM R	720,000	03/29/2004	BT	100 100
02-161	08/01/2002	10	ALL OTHERS	20,000	03/15/2003	BT	100 100
01-076	05/02/2001	90	BP NVC	8,600	01/01/2002		100 100
89-018		2	ADDITION	20,000	12/31/1989	SW	100 100

LAND

TOTAL	27,878 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE PANORAMIC VIEW+PROXIMATE TO OCEAN BUT NOT WF.				LAND	1,380,100	1,380,100
Inf1	NO ADJ		BUILDING	1,902,000	1,902,500			
Inf2	NO ADJ		DETACHED	1,200	1,200			
			OTHER	0	0			
TOTAL			TOTAL	3,283,300	3,283,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/04/2021
SHF	A	1.00 G	0.90 13*7		91	14.91	1,200		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2013	FC
MODEL	1		RESIDENTIAL	LIST	5/17/2013	FC
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	4/5/2021	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,019	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,168	2003	301.19	351,789
\$NLA(RCN)	\$436	OVERALL	1.340	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	52		160.84	8,364
				ROOF SHAPE	7	OTHER	1.00	+	LLU	N	LOWER LEVEL UNF	419		246.92	103,459
				ROOF COVER	2	WOOD SHINGLES	1.01	E	LLF	L	LOWER LEVEL FIN	494	2003	301.19	148,786
				FLOOR COVER	1	HARDWOOD	1.00	F	SOL	L	SOLARIUM	281	2003	281.34	79,056
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BAS AREA	2,174	2003	453.64	986,206
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	1,278		71.42	91,269
				FUEL SOURCE	2	GAS	1.00	M	UST	N	UTILITY STORAGE	40		172.11	6,884
									USF	L	UP-STRY FIN	902	2003	371.68	335,252
									WDK	N	ATT WOOD DECK	243		85.69	20,824
									F11	O	FPL 1S 1OP	1		17,188.00	17,188
									F21	O	FPL 2S 1OP	1		23,868.80	23,869

TOTAL RCN	2,186,245
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,902,000

Key: 730

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 638

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
GARVEY JOHN PETER & SEAN J T C/O GARVEY SEAN 112 HUNTER LN QUEENSBURY, NY 12804		33-30-0		4 COAST GUARD LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GARVEY JOHN PETER & SEAN		01/31/2012	A	1,000,000	26043-253
GARVEY PAUL R & LUTY TREZ		04/10/2002	J		15032-302+
GARVEY J PETER & CHILTON C		04/10/2002	99		15032-292

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
90-126	10/15/1990	4	REHAB	250,000	08/10/1992		100 100

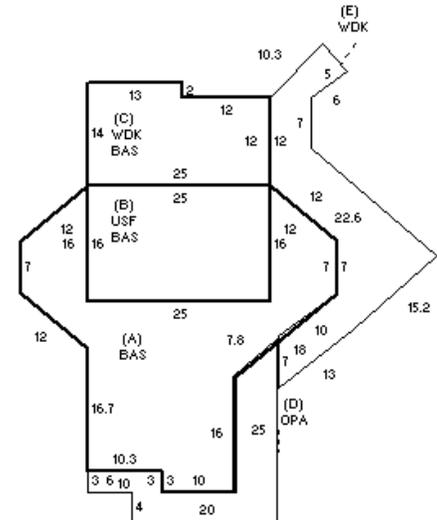
LAND

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	1	1,268,530	1.00	1	1.00	SV3	4.70	983,110
300	A	0.545	16	1.00	1	96,820	1.00	1	1.00	SV3	4.70	52,770

TOTAL	1.320 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE HALF BATH IN 9X3 SEC OF DGF.	LAND	1,035,900	771,400			
Inf1	NO ADJ		BUILDING	386,400	352,500			
Inf2	NO ADJ		DETACHED	12,600	12,500			
			OTHER	0	0			
			TOTAL	1,434,900	1,136,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	G 0.90 24*24*9*3	1990	673	19.92	12,100
PTD	A	1.00	A 0.75 16*10		160	2.10	300
PTD	A	1.00	A 0.75 14*8		112	2.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/17/2012	FC
MODEL	1		RESIDENTIAL	LIST	11/9/2012	BE
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY14 CORR QUALITY

YEAR BLT	1990	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	551,949		
NET AREA	1,933	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,533	1990	230.95	354,040	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	USF	L	UP-STRY FIN	400	1990	186.33	74,534				
				ROOF SHAPE	7	OTHER	1.00	D	OPA	N	OPEN PORCH	221		54.43	12,029				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	692		34.90	24,154				
				FLOOR COVER	1	HARDWOOD	1.00		BMF	N	BSMT FINISH	112		110.81	12,411				
				INT. FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	1,115		53.47	59,617				
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		11,665.50	11,666				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1990 / 30
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$386,400

Key: 738

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 651

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ROBINSON INVESTMENT LLC 85 BARNES ROAD, #201 WALLINGFORD, CT 06492				34-1-0				11 COAST GUARD TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBINSON INVESTMENT LLC				12/17/2015	QS	1,100,000	29343-107				
DERENZO JAY J				12/20/2013	I	510,000	27897-23				
EMBASSY REALTY LLC				01/04/2002	QS	483,000	14663-309				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		4	REHAB		03/14/2019	JN	100	100
17-179	06/20/2017	9	DECK	10,000	12/21/2017	LG	100	100
16-166	08/04/2016	3	REPAIR/REMOD	15,000	01/30/2017	LG	100	100
14-039	03/25/2014	3	REPAIR/REMOD	75,000	11/25/2014	FC	100	100
02-061	03/27/2002	4	REHAB	100,000	03/22/2003	BT	100	100

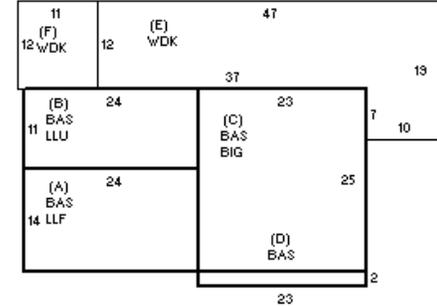
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.560	16	1.00	E50 0.50 1 1.00	1,012,125	1.25	1	1.00	SW1 7.50		709,620

TOTAL	24,394 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	709,600	709,600
Inf1	EROSION		BUILDING	500,800	451,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,210,400	1,161,200				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
BCH	SV	1.00	SV 1.00		1	0.00		01/31/2017



BUILDING	CD	ADJ	DESC	MEASURE	11/25/2014	FC
MODEL	1		RESIDENTIAL	LIST	11/25/2014	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
WDK (1,581 SF) is 31 x 51 roof decking.

BUILDING

YEAR BLT	1965	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,445
NET AREA	1,557	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	336	1965	178.87	60,101	CONDITION ELEM	CD
\$NLA(RCN)	\$357	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	B	LLU	N	LOWER LEVEL UNF	264		133.75	35,309		
				ROOF SHAPE	4	FLAT/SHED	1.00	C	BIG	N	BUILT-IN GARAGE	575		63.59	36,564		
				ROOF COVER	7	ROLL	1.00	+	BAS	L	BAS AREA	1,221	1965	258.51	315,640		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	766		38.68	29,630		
				INT. FINISH	2	DRYWALL	1.00	WDK	N	N	ATT WOOD DECK	1,581		38.68	61,156		
				HEATING/COOLING	8	HEAT PUMP	1.04	HTB	O	O	HOT TUB	1		10,344.20	10,344		
				FUEL SOURCE	2	GAS	1.00										
				EFF.YR/AGE 2010 / 10													
				COND 10 10 %													
				FUNC 0													
				ECON 0													
				DEPR 10 % GD 90													
				RCNLD \$500,800													

Elizabeth Sturdy

From: Arien Mack <MackArie@newschool.edu>
Sent: Wednesday, June 8, 2022 12:34 PM
To: Barbara Carboni
Cc: Elizabeth Sturdy
Subject: Re: marijuana farm and processing facility on Old Bridge Road, Truro

many thanks

arien

Arien Mack
Alfred and Monette Marrow Professor of Psychology Emeritus
Editor, *Social Research: An International Quarterly*
Director, Center for Public Scholarship
Director, New University in Exile Consortium

The New School for Social Research
80 Fifth Avenue, 7th Floor
New York, NY 10011
Tel. (917) 414-5242

From: Arien Mack <MackArie@newschool.edu>
Sent: Wednesday, June 8, 2022 11:04 AM
To: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: marijuana farm and processing facility on Old Bridge Road, Truro

Dear Barbara Carboni and the Truro Planning Board,

In advance of the Planning Board meeting later today, I write to reaffirm my opposition to the proposed marijuana farm and processing facility at the end of Old Bridge Road. My opposition to the proposal is based on the many reasons I stated in my earlier letter to you and on all the reasons that my neighbors have described in their emails to the Planning Board.

I very much hope, with all due respect, that the Planning Board will listen carefully and sympathetically to our very serious concerns that have not yet been addressed by those putting forth the proposal and reject it.

Thank you for your attention.

arien

Arien Mack
13 Old Bridge Road
Truro, MA 02666
Tel. (917) 414-5242

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Elizabeth Sturdy

From: Diane Hirshberg <diane.hirshberg@gmail.com>
Sent: Wednesday, June 8, 2022 4:53 AM
To: Barbara Carboni; Elizabeth Sturdy
Cc: Diane Hirshberg
Subject: 21/23 OBR

Dear Ms Carboni, Ms Sturdy, and the Truro Planning Board,

Please enter the following into the public record and make available in the packet regarding establishing a MRE at 21/23 Old Bridge Road:

I am writing to you regarding my opposition to the cannabis cultivation and manufacturing facility proposed for 21 and 23 Old Bridge Rd. We have owned the property at 12 Old Bridge Rd. for 35 years, and the property at 14 Old Bridge Rd. for around 30 years. Several others on the road have owned their properties for over 50 years. Although we are not year round residents of Truro, like the year round residents we all have a long standing commitment to the preservation of the historic nature of this beautiful town, and have contributed to its well-being through our taxes. Over the years our taxes have funded the building of a new school, a new police and fire station, the refurbishment of the Transfer Station, and the purchase of a number of vehicles for the public works department. One of our neighbors on the road has also donated land to the Truro Conservation Trust along Old Bridge Rd.

A cannabis cultivation and manufacturing facility sited in a residentially zoned area is inappropriate in our or any neighborhood in Truro, and will irrevocably and negatively change the character of our rural neighborhood surrounded by National Seashore and Truro Conservation Trust land, as well as our use and enjoyment of it. In the Truro bylaws, Section 20, 20.2 Residential District, it states "Residential Districts are intended to provide appropriate space for housing and associated uses for the people of the town. They should provide safety, good access and the opportunity to enjoy the peace and beauty of the Town." This facility will compromise our safety and our access, as well as substantially decrease our opportunity to enjoy the peace and beauty of the Town. In addition, the applicant is planning on constructing on a one and one half acre property two 60 by 60 foot greenhouses, which are the size of two, 3,600 square foot homes, as well as add two trailers to the site. All of this is in addition to the existing home and other structures on the site. This massing of buildings on a lot this size in a residential neighborhood is not in keeping with the preservation of the special character of Truro.

The applicant has been very vague on a number of issues.

Some of my concerns include:

Odor

Cannabis is nicknamed "skunk weed" because it stinks, particularly at certain stages of its growth cycle. Massachusetts law stipulates that cultivators are required to meet an environmental Air Pollution Control regulation which includes the **prevention** of odor. It has been reported that the odor of cultivated cannabis can travel up to 1,500 yards, which is more than 4/5 of a mile. Attorney Fee, the applicant's lawyer, suggests that they may consider spreading "cedar chips" around the outdoor plants if there were complaints about the smell. There is no data that suggests that the use of cedar chips would help to mitigate the odor of cannabis. In addition, they suggest that the exhaust fans for the greenhouses would point their exhaust to the Northeast to take advantage of the predominant Southwest winds, so that the odor would leave quickly and disperse over National Seashore land. In fact, our winds are changeable, and come from primarily the NE, SW, NW, SE as well as all other directions less frequently. The applicant has no plan for odor prevention or mitigation other than suggesting the Truro Board of Health considers alternatives after the complaints begin. This is not an acceptable plan to mitigate the noxious odor that will emanate from these plants.

Noise

The applicant has stated that two, 60 by 60 foot greenhouses will be constructed to cultivate cannabis on the property. Within those greenhouses will be large industrial fans, blowing constantly. What decibel level of noise will emanate from those fans, in an area that is currently exceptionally quiet? How does the applicant propose to ensure that the noise will not impede on the neighbors use and enjoyment of their property?

Outdoor lighting

This night sky is currently unsullied by outdoor lights of any kind. The applicant is proposing a lit security fence around the perimeter of the property. How are they intending to conform to the Truro regulations regarding outdoor lighting, and ensure that said lighting does not impede upon the neighbors?

Old Bridge Rd.

Safety and Traffic

Old Bridge Rd. is a 10 foot wide pot holed dirt track private way. It was never intended to be utilized for commercial purposes, nor is it designed to do so. The road has a number of blind spots, including one on a hill. There are only two places along the road where one vehicle can pull aside so another vehicle can pass- otherwise one vehicle needs to back up into one of those two places, or more frequently into one of the private driveways. This occurs on a daily basis. The road cannot accommodate pedestrians or bicyclists and a vehicle along many parts of it, necessitating that pedestrian or bicyclist step up onto the shrubbery alongside of the road. The inevitable increase in traffic directly related to the cannabis facility of both cars and commercial vehicles is a safety and nuisance issue which the applicant has not addressed. How many employees are expected? Deliveries? Products needing to be transported in or out? What is the applicants plan for mitigating the hastened deterioration of the road due to the increased traffic generated by their facility? How is the applicant proposing to ensure that the traffic, including commercial vehicles, coming to and from their facility, does not trespass onto the private driveways along the road?

Private Rd

Old Bridge Rd is a private road which is maintained by the owners of property along it. We are also responsible for the maintenance of the telephone poles and wires. As a group, the owners of properties along Old Bridge Rd are currently investigating our titles, Massachusetts law in terms of overburdening of an easement, the use of a private way for commercial purposes and our rights as part owners of a private road. We do not believe that Old Bridge Rd is appropriate access for a cannabis cultivation and manufacturing enterprise.

The siting of such an enterprise in a residentially zoned area sets a terrible precedent that affects everyone living in a zoned residential area in the town of Truro. I have no issue with the cultivation of cannabis or the manufacture of products related to it, but as commercial enterprise it must be located in an area that is commercially zoned, not allowed to operate in a quiet residential area, permanently and negatively altering its nature. I urge you to deny the request for a special permit at 21/23 Old Bridge Rd.

Thank you for your consideration.

Sincerely,

Diane Hirshberg

June 7, 2022

Dear Ms. Carboni and the Truro Planning Board:

We write to express, once again, our dismay about the planned marijuana growing and manufacturing facility at the end of Old Bridge Road in Truro.

All the concerns that we enumerated in our letter of 26 May still pertain. We continue to feel strongly about compromised water use; negative environmental impact; chemical runoff; odor; and noise and increased traffic. These reservations have all been confirmed by what we have learned by reading more about cannabis grow and manufacturing plants in residential areas throughout the country, from California to Colorado and in our own state of Massachusetts.

Residential communities have learned too late and to their dismay that such facilities are water-intensive, thus compromising water supplies and draining water tables; that they generate deleterious environmental effects on native plants and wildlife; they emit noxious and toxic chemicals from their use of fertilizers, pesticides, and, in particular, from the strong chemicals used in the process of THC extraction. These facilities generate noxious odors during growing, cultivation, and production, which must be reduced by carbon filters; they generate constant noise from the activity of ventilating fans; and there is noise and risk to pedestrians and pets from increased traffic on proximate roads.

A description of the potential problems created by marijuana facilities in residential areas can be found in this report prepared by this team of experts who evaluate the nuisance and risk of marijuana facilities:

<https://www.robsonforensic.com/articles/codes-standards-hazards-marijuana-grow-facility-expert-witness>

We urge you to read this report carefully.

As we studied further, we became cognizant of perhaps the most dangerous feature of all: the risk of explosion and/ or fire, which could spread quickly in Truro's brisk winds within our fragile and flammable surroundings of pitch pines and low brush.

Such fires are now known risks of marijuana factories; there are too many instances to enumerate. Any planned facility would need to be constructed according to the highest fire safety standards and inspected by industry experts before opening and several times per year going forward. But, even under the best of conditions, accidents can and do happen. An "accidental" fire at 23 Old Bridge Road would spread quickly throughout the neighborhood, endangering dozens of valuable residential homes and their residents and acres of woodland properties.

The prospect of such certain nuisances and potential risks within a residential neighborhood in Truro makes the planned facility highly inadvisable. We urge you to deny approval to the construction of a marijuana grow facility at 23 Old Bridge Road. There are other far more appropriate locations within commercial zones in Truro.

Sincerely,

Roberta Krueger and Thomas Bass

Dear Ms. Carboni and Truro Planning Board,

We are writing in advance of the continuation meeting regarding the Marijuana facility on Old Bridge Road. We continue to have serious concerns, including new concerns. The Bylaws specifically require the Planning Board to consider negative impacts on abutters, neighbors, and the community. See Bylaw 70.1.A. The application currently submitted has no specifics on the size/amounts, visual screening (other than claiming use of neighbor's trees), odor mitigation, lighting mitigation, security for surrounding area, and road adequacy/maintenance, all of which directly affect neighbors in various ways.

The applicants still have not directly responded to any of our concerns. The only indirect response, included *in the revised* application, was a complete dismissal of our standing as abutters. We are very surprised that nobody on the Board responded to our request that the applicants produce information and documents on what investigation they undertook regarding odor mitigation. The HCA includes a specific commitment by the applicants to create no odor nuisance to their neighbors. See HCA 12 and Bylaw 100.6.E. We still request that the applicants produce those files, so we know what efforts they have taken to protect their neighbors from nuisance from offensive odors.

Several neighbors have presented concerns to the Planning Board, none of which have been meaningfully addressed by the applicant. We ask, as a minimum, that the Board investigate our concerns before approving the application. The Bylaws provide the Board with the authority to hire experts to analyze the plan to determine the appropriateness of the Old Bridge Road site. See Bylaw 70.4.B.

The applicants have not provided consistent information on what activities will take place. The applicants state that they are entitled to of cultivate, obtain, manufacture, process, package and brand cannabis, but that they do not intend to do all of that. In March, the applicants stated that they would not import any product. They would process, manufacture, etc. only from what they grew. In May, the applicant stated that they would be importing product from other sources to manufacture products like edibles and lotions, but they would not be doing extraction. See Recordings. Do the applicants know what they are doing and not doing?

The applicants have not confirmed that the property is eligible for an RME. We do not have evidence that the two lots 21 and 23 Old Bridge Road have common ownership, a requirement of using two lots to make a parcel. See Bylaw 100.2.K.

We ask that the Planning Board deny approval for this application. It is incomplete, vague, and disregards the negative impacts on abutters, neighbors, and the community.

Thank you,
John and Patricia Wilson

Bylaws Section 70.1.A

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.

HCA Section 12

The Co-op and its Members shall ensure that odor from the operations do not constitute a nuisance to surrounding properties.

Bylaws Section 100.6.E

No odor from marijuana cultivation, processing, manufacturing or retail may be noxious or cause a nuisance or danger to public health or impair public comfort and convenience.

Bylaws Section 70.4.B

The Planning Board shall have the authority to hire at the applicant’s expense necessary professional services reasonably required to review and adequately analyze the contents of any site plan or related impact study requested by the Board.

Bylaws Section 100.2.K

Parcel shall mean the location on which an RME or MMTC proposes to locate and may consist of multiple lots, as long as such lots are contiguous or adjacent, and are under common ownership. Each parcel shall be subject to Site Plan Review.

Elizabeth Sturdy

From: James Hirshberg <james.hirshberg@gmail.com>
Sent: Tuesday, June 7, 2022 9:57 AM
To: Elizabeth Sturdy
Subject: Re: 21/23 Old Bridge Road Packet

Dear Ms Sturdy, Ms Carboni, and the Truro Planning Board.

You probably already know this, but I want to reiterate for the public record:

Under the Massachusetts “recreational marijuana law,” General Laws, Chapter 94G, Sections 1, et. seq., those seeking to operate a Marijuana Retail Establishment (“MRE”) must follow a number of steps in the application process. The first step requires “local” approval by the municipality in which the business will operate, including entering into a Host Community Agreement (“HCA”) with the municipality, setting forth the conditions under which the MRE can operate. Under the state’s law, the provisions of an HCA may—and invariably do—include an annual fee to cover anticipated or actual costs to the municipality, which are reasonably related to the MRE’s operations (a “community impact fee”), and capped at 3% of the MRE’s gross sales for a period of 5 years.¹ The law requires that a municipality document the actual costs incurred as a result of the MRE operating there; that documentation is a public record.

In short, the Town of Truro, at best, may be reimbursed for some of its expenses due to the MRE for ONLY five years. In your consideration to approve or reject this project, I think it important to note the likely large costs to the voters and taxpayers fo Truro.

Respectfully,

James Hirshberg

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Elizabeth Sturdy

From: James Hirshberg <james.hirshberg@gmail.com>
Sent: Tuesday, June 7, 2022 4:07 AM
To: Barbara Carboni; Elizabeth Sturdy
Subject: 21/23 Old Bridge Road Packet

June 7, 2022

Dear Ms. Sturdy, Ms. Carboni, and members of the Truro Planning Board,

I have reviewed the most recent information provided by Mr. Fee regarding the RME application for 21/23 Old Bridge Road (OBR).

The most glaring omission is that the application does not address the vastly increased traffic that will unquestionably occur as a result of the commercial growing and manufacturing facility at the end of the road (1/3 mile from Holsbery).

OBR is a private way. The Town of Truro does not provide maintenance of the road. In its current form, the dirt track is as narrow as 8 feet from overhanging limb to limb. UPS trucks routinely break off overhanging limbs. When an exiting vehicle meets up with an entering vehicle, one vehicle must back up as far as necessary to reach a widened area in the road (there are 2) or back into a neighbors driveway. It is hilly with a blind spot descending past 8 OBR. There are many reports of aggressive driving, including the use of verbal and digital profanity, when residents have encountered non-resident drivers on OBR.

There is not enough clearance for a walker or bicyclist to even stand aside for a vehicle to pass. This is always resolved by the pedestrian climbing up the berm which is steep due to erosion.

OBR is without question an UNSAFE and INAPPROPRIATE sole access for a commercial enterprise of any nature.

I implore the town to direct the applicant to resolve this issue. Reasonable possibilities include creating a 1/3 mile asphalt 40' roadway, perhaps the Town would pay for this. Unfortunately all of the privately owned telephone poles which have electrical, cable and telephone lines would have to be moved underground. The utilities have indicated they will not pay for this, but perhaps if it was a town road?

Another possibility is the applicant could negotiate and pay for easements through abutting properties to Route 6. Obviously a much safer and efficient choice than increasing traffic not only on OBR, but on non-conforming Holsbery and Depot Roads as well.

We have begun examining deeds regarding the establishment of the private way recently named OBR. Unfortunately it is a costly process. Each and every deed from the time the land was subdivided and easements were granted in our deeds must be examined. However, it is clear that OBR and the easements provided to residents were intended for RESIDENTIAL use.

Our attorneys feel that it is settled law in the Comm of MA that this increased traffic would constitute an "OVERBURDEN OF EASEMENT" as the intention of the easement was solely for residential use.

The consortium of abutters and neighbors with whom we have spoken all agree to pursue this avenue to stop the creation of a RME manufacturing facility.

The Planning Board certainly always acts in my knowledge to preserve the historic nature of Truro. The creation of this facility in a quiet, pristine, residential neighborhood on an ancient farming trail would be inconsistent with that. Thanks for your consideration.

Sincerely,

Diane and James Hirshberg
14 Old Bridge Road

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.

Dear Town of Truro Planning Board,

Thank you for providing the opportunity for residents of the Old Bridge Road community to express concerns around the proposal for 21 and 23 Old Bridge Road.

I appreciate the entrepreneurial spirit of the applicant; the cannabis market is a booming industry that presents an exciting and lucrative business opportunity. However, as this is the first proposal of its kind, I ask the Board to heavily consider the business model that is being presented as part of the approval process. I choose these words intentionally because this agricultural venture is far more than a farm-to-table enterprise. Your decision with regards to the use of 21 and 23 Old Bridge Road will establish precedent that govern future industrial enterprises seeking approval to expand into the pristine residential zones of Truro. The approval of this proposal and creation of that precedent will most certainly result in fracturing the lines that delineate residential from commercial.

Careful consideration must be paid to a detailed business plan that should be provided by the applicant. Such a model should include and not be limited to: Financials that include forecasted total revenue, cost of revenue (modeled out by material and labor), gross income, total operating expenses, and an understanding of their fixed and variable cost structure. Further, the business proposal should include a 1-, 3- and 5-year time plan (this is the norm when seeking seed funding or venture capital). When you consider the proposal, you should consider the future of this business, not only the immediate costs and plans. The purpose of a business is to make money and expand. The applicant must be able to demonstrate their understanding of anticipated circumstances that would require more capital and, potentially, further growth. Such a detailed model would allow the board to review the applicants ability to stay within the bounds (and adhere to the regulations) of the original proposal. Having reviewed the proposal, I have serious concerns about the applicants ability to mitigate the damaging effects of traffic, pollutants (light and smell), and noise (fans running round the clock) on the surrounding neighborhood. Agreeing to the formation of this co-op requires an agreement to whatever this co-op may become. When you review the proposal, consider areas that reveal the intention of the applicant for this proposed co-op to expand beyond the bounds that are agreed upon in its formation. As the board considers this request, I ask that the board review whether or not they have a clear understanding of the business being proposed. When considering this request please ask yourself if the applicant made their long-term business plan clear? What happens when the applicant needs more room to grow? Are there clear and concrete governances that are in place to hold this business to the original bounds of the agreement? The applicants attorney has already highlighted the clear intent to dismiss anyone whose concerns of those not deemed "local" or "year-round".

Examining the opportunity space of cannabis (growth to distribution), we know there is a wealth of opportunity for rapid growth, particularly for companies that can control each level of the supply chain. An article published in *The Provincetown Independent* states, "Local tax receipts show the harvest: \$10 million in total sales has produced \$610,000 in new revenue for the town."¹ Total market valuation in Massachusetts alone has exceeded \$1 billion this year. "According to the Marijuana Policy Project...This is notable since total sales in 2020 were \$696 million."² This is a rapid growth industry. The seeds planted today forecast a scaled operation in the future; "The sales prove that the demand is here in Massachusetts for legal marijuana, but meeting that demand has been a long road. There also is a limit on how much product consumers can purchase at legal establishments, due to the lack of supply."³

¹*Provincetown Independent*. September 1, 2021. <https://provincetownindependent.org/news/2021/09/01/pot-sales-of-10m-net-610k-for-ptown/>

² *Cape Cod Times*. November 2, 2021. <https://www.capecodtimes.com/story/business/2021/11/02/pot-shops-billion-dollar-massachusetts-market-cannabis-industry-face-hurdles-cape-cod-retail-medical/6233346001/>

³ *Cape Cod Times*. November 2, 2021. <https://www.capecodtimes.com/story/business/2021/11/02/pot-shops-billion-dollar-massachusetts-market-cannabis-industry-face-hurdles-cape-cod-retail-medical/6233346001/>

Given these rough numbers, it is easy to see incentives that are in place to growth of the business beyond the bounds of the proposal presented to the Board. In it's current formation it is equally important to highlight that the applicants business model assumes the approval of conjoined lots as well as numerous other vague proposals that infer how they will adhere to the guidelines set forth in the town bylaws listed below:

Criteria of 70.4 D (Residential Site Plan review)

2. Building design shall be consistent with the prevailing character and scale of the building and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques.

3. Lighting. Lighting shall be 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.

The requests previously outlined are part of a basic review of any seed funding venture and inability to produce and articulate such modeling raises serious concerns about the applicant's ability to adhere to early proposed regulations or mitigate the impact that their LLC will have on the surrounding residential neighborhoods. I thank you for your careful consideration of this letter and the concerns set forth.

Sincerely,
Scott Duddy
12 Old Bridge Road

TRURO PLANNING BOARD
Site Visit Minutes April 19, 2022

40 South Pamet Road

Attending: Planning Board Members – Anne Greenbaum, Bruce Boleyn, Jack Riemer, Paul Kiernan, Rich Roberts, Steve Sollog; Attorney Ben Zehnder

Walk around included existing residence and shed identified as to be torn down.

Much of property is in flood plain.

Question of whether building will be required to be raised.

New shed will be 2 stories, bottom floor for storage and 2nd floor to include “habitable space” – 1 room + sink and toilet.

Also before Conservation Commission, Historical Commission.

17 Coast Guard Road

Attending: Planning Board Members – Anne Greenbaum, Bruce Boleyn, Jack Riemer, Paul Kiernan, Rich Roberts, Steve Sollog; Town Planner & Land Use Counsel Barbara Carboni; Attorney Ben Zehnder

Walk around property – Attorney Zehnder identified the 1 structure that will not be torn down. The intent is for it to become structure for storage, changing room, shower/bathroom.

Neighbor to North had talked with Attorney Zehnder with concern about location/height. The proposed residence is directly in sightline from his home to Highland Light.

Additional information/concerns identified: Limit of Work, total square footage.

Respectfully submitted,

Anne Greenbaum, Chair

TRURO PLANNING BOARD

Meeting/Work session

May 25, 2022

Attending: Anne Greenbaum – Chair; Rich Roberts – Vice Chair; Jack Riemer – Clerk; Paul Kiernan, Caitlin Townsend – members
Barbara Carboni – Town Planner/Land Use Counsel

Bruce Boleyn arrived 4:40

Ellery Althaus – member arrived 5 pm.

Board Action/Review – Temporary Sign Permit Application

Susan Howe – Historical Society, Highland House Museum, requesting one (1) sign, 36" x 48", to be located at the intersection of Route 6 and South Highland Road. The sign will be installed on June 1st and removed October 1st. Requesting 501(c)(3) Charitable Organization exemption.

Motion to approve the sign as requested and to approve the exemption from the fee. Approved 5-0

Planner Report

Several upcoming events

- June 16 5:30 pm Economic Development Committee Summit - Summary of Findings in person at the Library – outside
- June 21 6 pm Housing Authority – Input for Housing Production Plan – Virtual Meeting
- Walsh Committee – RFP for master planner approved by Select Board, will go out very soon

Discussion of Ways to Improve Planning Board Procedures/Processes

Regulatory

1. Temporary Sign Permit

Add to form –

- Maximum sign size
- Maximum duration

2. Discussion of policy of hearings going across 2 meetings. Decided to continue as we have been and not implement formal policy that all hearings will be continued to a second meeting.

3. Sites visits – Discussion of whether to continue group visits or do individually

- Pros to group visit – ask applicant or their representative questions, clarify information
- Issues – Board members getting information before general public

Respectfully Submitted,

Anne Greenbaum

Next Meeting