



Truro Planning Board Agenda

Remote Meeting

Wednesday, November 16, 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 [149-314-117#](tel:149-314-117#) 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/149314117>

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. Temporary Sign Permit Applications

Jeff Souza – Lower Cape Homeless for the Holidays, for two (2) signs, approximately 4' x 5', to be located at the junction of Route 6 and 6A. The signs will be installed on November 26th and removed December 12th.

Public Forum – Warrant Article – Potential Changes to Duplex Bylaw

TOWN OF TRURO
3:22 PM

NOV 10 2022

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TOWN CLERK

NS

Board Action/Review (Continued)

2022-005/PB – Regan McCarthy seeks approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 35A Higgins Hollow Road, Truro MA, Atlas Map 47, Parcel 2, Registry of Deeds title reference: Book 20807, Page 42. [Material in 8/24/2022, 9/21/2022, and 11/2/2022 packets]

Public Hearing

2022-011/SPR – Robert Christopher Anderson and Loic Rossignon, for property located at 8 Stick Bridge Road (Atlas Map 54, Parcel 89, Registry of Deeds Book 31230 and Page 33). Applicants seek Residential Site Plan approval under Section 70 of the Truro Zoning Bylaw for addition to historic dwelling; demolition of cottage, and construction of new garage/studio; with landscaping and pool with porch pavilion, on a 3.66 acre non-conforming property (frontage), located in the Seashore District.

Minutes

♦ October 12, 2022

Warrant Article Discussion

Work Session: TBD – Warrant Articles

Next Meeting: Wednesday, December 7, 2022 at 5:00 pm
❖ 2022-012/SPR 38 Cliff Road

Adjourn

TOWN OF TRURO
3:22 PM
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STAFF MEMORANDUM

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: November 15, 2022

Re: November 16, 2022 meeting

2022 2022-005/PB - Application (Form A) of Regan McCarthy for Determination that Plan Does Not Require Approval (ANR) under the Subdivision Control Law with respect to property known as 35A Higgins Hollow Road, located partly in the Seashore District and partly in the Residential District.

Update: Discussions between the applicant and the National Park Service have not, as of yet, resulted in a change in the agency's position regarding the applicant's rights in the Dirt Path Extension and Proprietors Road on Seashore property. In correspondence to the Board dated November 15, 2022, the Acting Superintendent states, with respect to rights in the Dirt Path Extension:

"In short, there is no easement or permit-based right in the 'Dirt Path Extension' for access purposes. Any existing access use is permissive without present objection, but which may be withdrawn. As previously noted, the NPS does not have general statutory authority to provide a right-of-way for a private road or driveway on Park property. Accordingly, the Seashore cannot authorize an expansion or improvement of the 'Dirt Path Extension' for access purposes."

Leslie Reynolds, Acting Superintendent, letter dated November 15, 2022 at p. 2. With respect to rights in Proprietors Road, the Acting Superintendent acknowledges that the 2007 Boundary Line Agreement "recognizes a right to access the McCarthy property and run utilities in or on 'Proprietors Road,'" but further notes:

"Proprietors Road is not currently developed. NPS approval via a valid permit, contract or other written document remains a necessary precursor to any construction or attempt to construct a 'road, trail, path, or other way' in any park area (36 C.F.R. s. 5.7). While NPS does not intend to preclude use of a valid pre-existing easement where one exists, it nevertheless is obligated and empowered to reasonably regulate, condition, and limit activities that would alter the park area. The plan contained in the application identifies the existing condition of 'Proprietors Road' to be an 'Overgrown Way 10' Wide Vehicle Tracks.' "

Letter at p. 2. The Acting Superintendent notes that no proposal had been made to the Park Service to construct, alter or expand any portion of Proprietors Road on the Seashore property; therefore, "the Seashore has neither evaluated nor authorized such use."

Timing of Board action: By agreement between the Board and applicant, this matter has been postponed since August to allow time for the applicant to pursue discussion with the Park Service. Such time and effort have not yet borne fruit. Although the Park Service is evidently reviewing certain submittals from the applicant relating to the Dirt Path Extension, the agency's review "does not readily coincide with the timing of the Planning Board's deadlines on the present application." Letter at p. 2. Loosely translated, this means - I believe - "don't wait for us." For her part, the applicant wishes to proceed and obtain a vote of the Board at this meeting on endorsement of the ANR plan.

The discussion below is drawn from two memos prepared for the Board for meetings of August 24, 2022 and September 21, 2022, with some updates referencing the Park Service's correspondence of September 21, 2022.

Submitted Plan and Requested Action

The Applicant has submitted a Plan ("new ANR Plan") and Form A Application seeking an Approval Not Required (ANR) endorsement by the Board with respect to property known as 35A Higgins Hollow Road. In March of 2021, the Board endorsed, as "Approval Not Required," a plan submitted by the applicant dividing her 5.38-acre property into two lots (Lot 1, containing 3 acres, and Lot 2, containing 2.38 acres). Through the new ANR Plan, the Applicant now seeks to eliminate the lot line dividing Lots 1 and 2 on the 2021 ANR plan, to create a single lot of 5.38 acres.

Existing Conditions

The two existing lots do not have frontage on Higgins Hollow Road. The new ANR plan depicts (as did the 2021 ANR plan) a strip of land, owned by the National Seashore, between the lots and Higgins Hollow Road. A "Proprietors Road" depicted leads from Higgins Hollow Road over the Seashore land to the McCarthy property, and continues over her property from its western to its eastern boundary, parallel to Higgins Hollow Road. It appears that the northern boundary of Proprietors Road is the same as the northern boundary of the McCarthy property. A Plan note indicates Proprietors Road as "existing overgrown way, 10' wide vehicle tracks." An "Existing 8'-14' wide Dirt Path Extension" is depicted crossing the strip of Seashore property from Higgins Hollow Road to the McCarthy property near its western boundary. The applicant and the Park Service disagree regarding the applicant's rights in the Dirt Path Extension and in the section of Proprietors Road over Seashore property. See Letter referenced above and discussion in Staff Memo dated September 19, 2022 at pp. 3-5.

The applicant seeks endorsement of the plan as "Approval Not Required" (ANR), meaning that the plan does not depict a subdivision and therefore Planning Board approval is not required. Such endorsement is available under G.L. c. 41, s. 81P if the applicant can demonstrate that each lot has the minimum frontage required under zoning on a "way" meeting one of three types defined in G.L. c. 41, s. 81L. In this case, the applicant asserts that every lot shown on the plan has frontage of at least 150 feet on Proprietors Road:

"a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting there on or served thereby, and for the installation of municipal services to serve such land and the buildings to be erected thereon. . . "

Form A.¹ The new ANR plan depicts "Lot 1" (created from Lots 1 and 2 on the 2021 ANR plan) as having 495+- feet of frontage.

Las year, the Board found with respect to the 2021 ANR plan that Proprietors Road satisfied the above statutory language, and that the applicant was entitled to an ANR endorsement. The Board is not bound to reach the same conclusions regarding the new ANR plan. The Board should undertake the same analysis and address the statutory required findings anew - that is, make fresh determinations. See discussion in Staff Memo dated September 19, 2022 at pp. 1-2.

Required findings

A private way in existence on December 8, 1955

In support of her claim that Proprietors Road was a private way in existence at that time, the Applicant cites language in her deed describing the northerly side of her property as starting at:

"a stone on the north side of the proprietors road; thence westerly thirty rods in said [Benjamin] Kelley's range to the bound first mentioned, reserving the rights of proprietors to the way up and down the hollow. . ."

Quitclaim Deed, James G. Wasenius to Regan McCarthy. Also submitted is a page represented to be from the USGS Coastal Survey (1848). One path indicated on the page is identified as "Proprietor's Road/Cartway." The applicant has also submitted a 1948 deed in to the owner of property abutting to the east, 45 Higgins Hollow. See Deed from John Dyer to Sebastian Davis, in Supplemental Materials Packet. This deed contains language "excepting and reserving all public and private ways, if any, up and down the Hollow."

Whether the Proprietors Road was a private way in existence on December 8, 1955 is a question of fact for the Board. However, this is not the end of the inquiry.

"Sufficient width, suitable grades and adequate construction for vehicular traffic"

¹ The other two types of ways are: "(a) a public way or a way which the clerk of the city or town certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law." G.L. c. 41, s. 81L.

The new ANR plan, as did the 2021 ANR plan, contains a note describing Proprietors Road on her property as "Existing overgrown way/10' wide vehicle tracks." The applicant presumably has the right to improve the area of Proprietors Road on her property, and another Plan note indicates that she will widen the westernmost section of Proprietors Road on her property to 14'. Yet even if that section of Proprietors Road were improved, access to the Applicant's property remains dependent upon access over Seashore property. Necessarily, the Board must determine whether the areas by which the applicant intends to access her property - the Dirt Path Extension or Proprietors Road - likewise satisfy, or *could* satisfy, the statutory requirement of "sufficient width, suitable grades and adequate construction for vehicular traffic."

It appears from the Plan notes that in their current state, neither the section of Proprietors Road over Seashore property, nor the Dirt Path Extension over Seashore property would meet the criteria for sufficient access under G.L. c. 41, s. 81L. The Fire Chief, based on a site visit, has advised that in its current condition, there is no ability for emergency vehicles to access the property over the Dirt Path Extension. The question of whether Proprietors Road or the Dirt Path Extension is might be improved to meet such criteria is necessarily dependent upon the applicant's rights in those areas.

Rights in the Dirt Path Extension Area and Proprietors Road within Seashore Property

Dirt Path Extension

The Dirt Path Extension is described in the 2007 Boundary Line Agreement as that portion of a "dirt path of uneven width" located between the northern boundary of the McCarthy parcel and Higgins Hollow Road. The Agreement states that the Park Service:

"has no objection to the use of the existing Dirt Path Extension by McCarthy. . . for vehicular and pedestrian access to and egress from the McCarthy Parcel, provided that McCarthy and subsequent owners shall not have any right to change, alter, relocate or improve the Dirt Path Extension without written approval from the Superintendent of the Cape Cod National Seashore."

Boundary Line Agreement, p. 3, para. 5. It is the applicant's burden to establish that she has the right to improve the area of the Dirt Path Extension such that it meets the access criteria under G.L. c. 41, s. 81L. Having "no objection to the use" of an area does not carry with it permission to improve the area, and in fact the Agreement expressly requires the approval of the Superintendent for approval of the Dirt Path Extension. As noted above, the Park Service's most recent correspondence states that "there is no easement or permit-based right in the 'Dirt Path Extension' for access purposes" and that the agency "cannot authorize an expansion or improvement of the 'Dirt Path Extension' for access purposes." Letter at p.2. ²

² Further, the Agreement states the possibility that the Park Service might end permissive use of the Dirt Path Extension; this is reiterated in the agency's most recent correspondence. See November 22, 2022 letter ("Any existing access use is permissive without present objection, but which may be withdrawn.").

Proprietors Road

The Boundary Line Agreement also addresses the use of Proprietors Road, including the portion on Seashore property:

"[T]he parties acknowledge that (a) the McCarthy Parcel is bounded on the north by the north side of Proprietors Road, a public way [sic] , and (b) McCarthy has the right to access the McCarthy Parcel by the Proprietors Road, and to run utilities to the McCarthy Parcel under and upon the Proprietors Road. . . ."

Agreement, p. 3 para. 5. If the applicant proposes access to her property via Proprietors Road over Seashore property, she must establish that she has the right to improve that area such that it meets the access criteria of G.L. c. 41, s. 81L (having "sufficient width, suitable grades, and adequate construction," etc.). Given the absence of express language in the Boundary Line Agreement allowing such improvement, it does not appear that the applicant has the right to widen Proprietors Road on Seashore property "to 14' if and as required" as noted on the new ANR plan.

The Park Service's most recent correspondence does not clearly define the scope of improvements the applicant may (or may not) make to the portion of Proprietors Road on Seashore property. Instead, the agency focuses on its authority to "reasonably regulate, condition, and limit activities that would alter the park area." Letter at p. 2. While noting that the 2007 Boundary Line Agreement "recognizes a right to access the McCarthy property and run utilities in or on 'Proprietors Road,'" the letter states:

"Proprietors Road is not currently developed. NPS approval via a valid permit, contract or other written document remains a necessary precursor to any construction or attempt to construct a 'road, trail, path, or other way' in any park area (36 C.F.R. s. 5.7). While NPS does not intend to preclude use of a valid pre-existing easement where one exists, it nevertheless is obligated and empowered to reasonably regulate, condition, and limit activities that would alter the park area. . . . [N]o proposal has been made to NPS (nor permit requested to construct, alter or expand any portion of Proprietors Road on federal land. Therefore, the Seashore has neither evaluated nor authorized such use."

It remains the applicant's burden to establish a right to improve Proprietors Road over Seashore property such that it meets the access criteria of G.L. c. 41, s. 81L. Such right has not yet been established.

Conclusion

On the basis of the current record, the Applicant has not established that she has authority to improve either the Dirt Path Extension or Proprietors Road so as to meet the access criteria of G.L. c. 41, s. 81L. Absent evidence of authority to improve either the Dirt Path Extension or Proprietors Road to meet the statutory requirement, the Applicant is not entitled to an ANR endorsement. See discussion in Staff Memo dated September 19, 2022 at p. 5.

Process for determining entitlement to ANR endorsement

The following is again offered as an outline for making the necessary findings under G.L. c. 41, s. 81L and s. 81P with respect to ANR endorsements:

- 1) The Board must make a factual determination as to whether Proprietors Road was a private way in existence on December 8, 1955. If it was not, then the proposed plan does not satisfy any of the three “way” options described in G.L. c. 41, s. 81L, and cannot be endorsed by the Board as “Approval Not Required” pursuant to G.L. c. 41, s. 81P. If the Board finds that Proprietors Road was such a way; then:
- 2) The Board must make factual determinations as to whether either the Dirt Path Extension or the area of Proprietors Road on Seashore property meets the criteria for sufficient access (having, in the opinion of the Board, “sufficient width, suitable grades, and adequate construction,” etc.). If the Board determines that the current condition of either or both areas meet the access criteria, then the submitted plan must be endorsed as ANR (but only if the Board has found that Proprietors Road was a way in existence in 1955; see above). If the Board determines that the current condition of the Dirt Path Extension and Proprietors Road on Seashore property do not satisfy the G.L. c. 41, s. 81L criteria, then:
- 3) The Board must determine whether the applicant has the right to improve the Dirt Path Extension and/or Proprietors Road on Seashore property so as to meet the s. 81L criteria. If the Board finds that the applicant *does* have the right to improve either or both areas so as to meet the s. 81L criteria, then the plan may be endorsed as Approval Not Required pursuant to G.L. c. 41, s. 81P. If the applicant is unable to establish rights to improve either the Dirt Path Extension or the Proprietors Road on Seashore property to meet the s. 81L criteria, then ANR endorsement cannot be granted.

STAFF MEMORANDUM (SUPPLEMENTAL)

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: November 16, 2022

Re: November 16, 2022 meeting

2022 2022-011/SPR- Robert Christopher Anderson and Loic Rossignon, for property located at 8 Stick Bridge Road, seeking Residential Site Plan approval for addition to historic dwelling; demolition of cottage, and construction of new garage/studio; with landscaping and pool with porch pavilion, on nonconforming lot (frontage) located in the Seashore District.

Procedural History and Existing Conditions

By decision dated September 2, 2020, the Board granted Residential Site Plan Approval for a project on a 3.66 acre parcel in the Seashore District, entailing removal of a cottage; moving a shed; and constructing a barn-type structure, usable for storage (no plumbing), with associated gravel parking.

The parcel is currently improved by an historic dwelling (constructed in 1781 per Assessors property card); a second dwelling (cottage; date of construction not indicated in Assessors records); and the barn-type structure approved in 2020. The submitted site plan indicates that the current Gross Floor Area of the property is 2,359 square feet, comprised of 1,759 square feet in the historic residence and 600 square feet in the cottage.

Proposed Project

The current application for Site Plan Review seeks approval for a project entailing 1) demolition of the existing cottage, to be replaced by a garage/studio with two bedrooms; 2) demolition of a an existing addition¹ to the historic dwelling, and construction of a new addition; and 3) construction of pool and spa with terrace and covered porch pavilion near the dwelling.

The submitted site plan indicates that the proposed Gross Floor Area will be 4,514 square feet, comprised of 3,338 square feet in the historic dwelling with addition, and 1,176 square feet in the garage/studio. This exceeds the parcel's as-of-right Gross Floor Area, necessitating a special permit from the ZBA.

The height calculations on the site plan indicate that the height of the existing dwelling is **21.4 feet** (ridge elevation of 55'9" over average grade of 34.5'), and the height of the proposed

¹ The age of this addition is not indicated in application, but Historic Commission correspondence suggests the 1960s for its construction as well as construction of the cottage.

dwelling is **28.5 feet** (ridge elevation of 63.3' over average grade of 34.8 feet). Sheet A2.2 of the submitted plans depicting the addition indicates a height of **24' 7"**. Sheet A2.0 indicates a height of **27'2"**. All conform to zoning requirements, but this should be clarified.

The height calculations on the site plan indicate that the height of the existing cottage is **17.3 feet** (ridge elevation of 54.2' above average grade of **36.9** feet), and the height of the proposed garage/studio is **23.8 feet** (ridge elevation of 61.5 feet over average grade of **37.7** feet). From the site plan it appears that the proposed garage/studio will be constructed in the same location as existing cottage, so it is not clear why the average grade would differ from one to the other. This might be clarified as well.

The Review Criteria are adequately addressed by the applicants.

Review by other boards

ZBA: An application for a special permit to exceed Gross Floor Area as well as an application for a special permit to alter or expand structures on a nonconforming lot have been submitted to the ZBA; hearing will open on November 21, 2022.

Historic Commission: An application was submitted to the Building Department for demolition of the cottage and of the addition to the historic structure. As is customary, the Building Department forwarded the demo application to the Historic Commission Chair and Vice Chair for review and determination of whether the Commission has jurisdiction to review the proposal for potential demolition delay under the Town's Preserving Historic Properties Bylaw. On behalf of the Commission, the Chair determined that while the main house would be considered a "significant" building subject to jurisdiction, neither the 1960s-era addition to the main house nor the cottage meet the Bylaw's criteria for significance. The Chair advised that the proposed demolition is not subject to the Commission's review, "provided that the demolition is confined to the above structures and the main house is not compromised in the course of undertaking the project." See email of Matthew Kiefer (in packet) dated August 30, 2022.

Conservation Commission: The 2020 project received approval from the Conservation Commission in an Order of Conditions issued July 2, 2021. It appears that the proposed project will require review by the Conservation Commission. The Conservation/Health Agent has submitted comments regarding the proposed project by email dated November 16, 2022.

TOWN OF TRURO



PAID \$25.00 Visa 11.10.2022 NS

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: Lower Cape Homeless for The holidays Date: 11/10/2022

Applicant Contact Information: Jeff Sanza

774-722-4834

Phone

Mailing Address

crashersford22@yahoo.com

Email

TOWN OF TRURO

Number of Signs Requested: 2

Temporary Sign Dimensions:

NOV 10 2022

- (1) Height 7 ft Width 5 ft
(2) Height Width
(3) Height Width
(4) Height Width

RECEIVED TOWN CLERK

Location(s) of Proposed Temporary Sign(s): 6 / 6A Split

Date(s) of the Event in Which the Sign is Intended: 12/7/22 - 12/11/22

Date When Sign(s) will be: Installed: 11/26/22 Removed: 12/12/22

Applicant Signature [Signature] Date: 11/10/2022

Applicant Printed Name: Jeffrey J. Sanza

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

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

Owner Printed Name

Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Chair, Planning Board Date:

POSSIBLE REVISION TO DUPLEX BYLAW 10.31.22

§ 40.1 Duplex Houses and Apartments

- A. Purpose. For the purpose of promoting the more efficient use of land, in keeping with the protection of the quality of life and ecology, and at the same time giving relief to those with problems of obtaining adequate housing, ~~duplexes may be created by Right through the Board of Appeals (or Planning Board?) may approve a special permit authorizing the~~ new construction of duplex houses or the conversion of single family dwellings to apartments, consistent with the following conditions.
- B. ~~These structure, either new or conversion, are allowed in all districts except: Beach Point and Seashore District~~
- C. New Construction. lots ~~of one acre~~ meeting minimum lot size of 33,750 sq. ft. or more are required for new construction; the duplex shall not exceed 3,600 sq. ft.; the requirements of paragraph D shall be met.
- ~~D.~~ Conversion. Conversion of single family dwellings ~~in any zoning district except the Seashore District and Beach Point and the Water Resource Protection District may be approved by special permit from the Board of Appeals (or Planning Board?)~~ . Lots shall meet current minimum lot area requirements; no more than one apartment in addition to the primary dwelling unit may be created from any one single family dwelling; ~~the floor area of the secondary dwelling unit shall not exceed 50% of that of the primary dwelling unit; the floor area of the secondary dwelling unit shall not exceed 600 sq. ft.~~
- E. Requirements. All new construction or conversions shall comply with the following.
 1. All applicable provisions of the building, health and safety codes, as determined by the Building Commissioner and Board of Health shall be met.
 2. ~~One units shall have a 12 month lease.~~
 3. ~~One unit shall be owner occupied or have a 12 month lease?~~
 4. ~~There shall be no short term rentals (less than 8 months) of either unit.~~
 5. ~~The applicant shall demonstrate that the new construction or conversion is essential to provide needed housing.~~
 6. The new construction or conversion is compatible with and will not derogate from or be detrimental to the neighborhood.
 7. ~~The building conforms to~~ Section 50, Area and Height regulations of this bylaw.
 8. The use is in harmony with the general purpose and intent of the bylaw.



United States Department of the Interior

NATIONAL PARK SERVICE
Cape Cod National Seashore
99 Marconi Site Road
Wellfleet, MA 02667

IN REPLY REFER TO:
1.A.1 (NER/Lands)

November 15, 2022

Anne Greenbaum, Chair
Truro Planning Board
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Dear Ms. Greenbaum:

Ms. McCarthy seeks a determination from the Planning Board that her proposed plan is entitled to an ANR endorsement. In support of that request, her application indicates she has required frontage on a private, undeveloped "Proprietors Road" and vital access to the property from the public way, Higgins Hollow Road, via a "Dirt Path Extension." As the Board is aware, both paths necessarily cross federal land administered by the National Park Service as part of the Cape Cod National Seashore.

Earlier communications from the Seashore, Ms. McCarthy and her Counsel have discussed prior agreements between NPS and Ms. McCarthy which address rights to and uses of our respective properties. The agreements include a recorded 2007 Boundary Line Agreement and a revocable utility permit that was renewed in 2019. Ms. McCarthy has asserted that by virtue of these agreements and at common law she has the right to make any changes to either path deemed necessary by the Planning Board to achieve the vital access and municipal standards necessary for an ANR endorsement. The Seashore has expressed in prior submissions to the Board that it does not agree with that interpretation.

The Board requested at its hearing on September 21, 2022, that the Seashore meet with Ms. McCarthy to consider their differences. The Seashore held a meeting with Ms. McCarthy and her Counsel on October 5, 2022. Counsel Senie has subsequently provided additional information to the Seashore and has proposed a modification of the Boundary Line Agreement for the Seashore's consideration. The Seashore is reviewing the various submittals; however,

internal evaluations by NPS do not readily coincide with the timing of the Planning Board's deadlines on the present application. As a result, the Seashore reiterates the opinion and position offered to the Board in its letter of September 21, 2022.

In short, there is no easement or permit-based right in the "Dirt Path Extension" for access purposes. Any existing access use is permissive without present objection, but which may be withdrawn. As previously noted, the NPS does not have general statutory authority to provide a right-of-way for a private road or driveway on Park property. Accordingly, the Seashore cannot authorize an expansion or improvement of the "Dirt Path Extension" for access purposes. The revocable utility permit authorizes construction of utilities within the "Dirt Path Extension" in a defined area averaging 8 feet in width, and from which deviation may not be made without NPS approval.

The Seashore does not disagree that the 2007 Boundary Line Agreement recognizes a right to access the McCarthy property by and run utilities in or on "Proprietors Road." However, it appears to be undisputed that "Proprietors Road" is not currently developed. Regardless of the breadth or extent of any easement right, and even assuming the Boundary Line Agreement does not alter any such rights at common law, as previously explained, NPS approval via a valid permit, contract or other written document remains a necessary precursor to any construction or attempt to construct a "road, trail, path, or other way" in any park area. (36 C.F.R. § 5.7). While NPS does not intend to preclude use of a valid pre-existing easement where one exists, it nevertheless is obligated and empowered to reasonably regulate, condition, and limit activities that would alter the park area. The plan contained in the application identifies the existing condition of "Proprietors Road" to be an "Overgrown Way 10' Wide Vehicle Tracks." Counsel Senie has proposed the parties modify the Boundary Line Agreement to afford access via the "Dirt Path Extension," but no proposal has been made to NPS (nor permit requested) to construct, alter, or expand any portion of Proprietors Road on federal land. Therefore, the Seashore has neither evaluated nor authorized such use.

Sincerely,

A handwritten signature in blue ink that reads "Leslie Reynolds". The signature is written in a cursive, flowing style.

Leslie Reynolds
Acting Superintendent

cc:

Barbara Carboni
Attorney Senie

Elizabeth Sturdy

From: Emily Beebe
Sent: Wednesday, November 16, 2022 12:17 PM
To: Elizabeth Sturdy; Barbara Carboni
Subject: 8 Stick Bridge Road review

Dear Barbara and Liz,

Please find comments and review of the proposed project at 8 Stick Bridge Road, relative to the jurisdiction of the Board of Health and the Conservation Commission.

1. In June 2021 the Conservation Commission reviewed the proposed project at this location, and issued an Order of Conditions. “Site Plan ~ Showing Proposed Dwelling Addition & Proposed Garage/Studio” by Ryder & Wilcox, Inc., dated 5/19/2021, and “Preliminary Site Plan – Proposed Planting within 200’ River Setback” by A. Gilson, dated 5/19/2021.
2. Most of the project area is outside the jurisdiction of the Conservation Commission, and the proposal included an addition to the existing dwelling, reconfiguring the patio area and driveway and addition of native plantings to mitigate disturbance in the resource areas.
3. The Commission determined that the project could be permitted subject to special conditions, which include:
 - Keeping the driveway pervious; all stormwater shall be managed on-site
 - The re-configuration of the driveway shall ensure that on-site stormwater shall not impact the resource areas;
 - Notes on plans are specifically incorporated into the Order;
 - Control of concrete overpour; all overpour shall be removed from the site;
 - Mitigation as proposed is required and not optional;
 - The site will be inspected daily by the contractor to prevent wind-blown debris from entering the resource areas;
 - Dumpsters shall be covered to prevent debris from blowing into the resource areas.
4. The September 2022 revision of the plans appears to have increased the amount of work done on the west side of the property, and a small portion is within the jurisdictional area. These changes (additional patio area and associated re-grading) have not yet been reviewed by the Conservation Commission. The changes do appear minor in nature as they occur at the outside edge of the Riverfront Area; the planting plan has been adjusted to accommodate for the additional work.
5. The property is developed with a single-family dwelling, studio cottage, shed and a new Barn. The septic system serving the property is designed for 5 Bedrooms. The system was inspected in September 2022 by a DEP licensed septic system inspector and passed the inspection. Our review of the proposed floor plans found that the bedroom count proposed does not exceed the design flow for the system.

Thank you for the opportunity to provide comment.

Sincerely,
Emily

Emily Beebe, RS
Truro Health & Conservation Agent
24 Town Hall Road
Truro, MA 02666

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

October 17, 2022

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

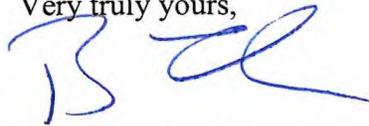
Re: 8 Stick Bridge Road (54-89)
New Planning Board Site Plan Review Application

Dear Ms. Fullerton:

On behalf of owners Robert Christopher Anderson and Loic Rossignon, please find enclosed for filing with the Planning Board an original plus 9 copies of a new application for Site Plan Review, as well as payment in the amount of \$250.00 for the filing fee.

Thank you for your attention.

Very truly yours,



Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Alison Alessi
Barbara Carboni
Brian Carlstrom
Annie Gilson
David Lyttle
Lauren McKean
Elizabeth Sturdy



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date October 17, 2022

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70 of the Truro Zoning Bylaw
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning Bylaw
(Note: **Site Plan Review shall not be waived in the Seashore District**)

1. General Information

Description of Property and Proposed Project 3.66 ac. non-conforming property (frontage) in Seashore District improved with two single family dwellings and barn. Applicants propose addition to historic dwelling, demolition of 2nd dwelling, and construction of new garage / studio with landscaping, pool with porch pavilion, and invasive species removal.

Property Address 8 Stick Bridge Road Map(s) and Parcel(s) 54-89

Registry of Deeds title reference: Book 31230, Page 33, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Robert Christopher Anderson and Loic Rossignon

Applicant's Legal Mailing Address 225 Commercial Street, Provincetown, MA 02657

Applicant's Phone(s), Fax and Email (508) 246-6225; robert.christopher.anderson@gmail.com; loicmarcross@gmail.com

Applicant is one of the following: (please check appropriate box)

*Written Permission of the owner is required for submittal of this application.

- Owner
- Prospective Buyer*
- Other*

Owner's Name and Address _____

Representative's Name and Address Benjamin E. Zehnder 62 Route 6A, Suite B, Orleans, MA 02653

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

2. Waiver(s) Request – The Planning Board may, upon the request of the applicant, pursuant to §70.4.F, waive requirements of §70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.

Signature(s) [Handwritten Signature] 10/17/22

Applicant(s)/Representative Printed Name(s)

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

Applicant(s)/Representative Signature(s)

Owner(s) Signature(s) or written permission

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

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 8 Stick Bridge Road **Applicant Name:** Robert C. Anderson & Loic Rossignon **Date:** October 17, 2022

No.	Requirement	Included	Not Included	Explanation, if needed
<u>C. Procedures and Plan Requirements</u>				
1a.	An original and 9 copies of the Application for Site Plan Review	X		
1b.	10 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	X		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	X		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	X		
	<u>Existing:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan		X	N/A

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>8 Stick Bridge Road</u> Applicant Name: <u>Robert C. Anderson & Loic Rossignon</u> Date: <u>October 17, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan		X	N/A
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	X		
3a. 4	Graphic Scale	X		
3a. 5	Title Block - Including:	X		
	name and description of the project;	X		
	address of the property;	X		
	names of the record owner(s) and the applicant(s); and	X		
	date of the preparation of the plan(s) and subsequent revision dates	X		
3a. 6	Legend of All Symbols		X	Standard symbols used.
3a. 7	Property boundaries, dimensions and lot area	X		
3a. 8	Topography and grading plan	X		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	X		
3a. 10	Septic system location	X		
3a. 11	Location of (as applicable):			
	wetlands	X		
	the National Flood Insurance Program flood hazard elevation, and	X		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	X		
3a. 12	Driveway(s) and driveway opening(s)	X		
3a. 13	Existing and proposed lighting	X		
3a. 14	Existing landscape features both vegetative and structural	X		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)	X		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>8 Stick Bridge Road</u> Applicant Name: <u>Robert C. Anderson & Loic Rossignon</u> Date: <u>October 17, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	Architectural Plans			
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	X		
	elevations	X		
	floor plans	X		
3c.	Lighting specification, including style and wattage(s)	X		
	Neighborhood Context:			
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration	X		
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	X		

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

The applicants property is roughly triangular shaped, with a point to the north and a base along the wetlands bordering an inlet of the Pamet River off of the Mill Pond. The topography rises evenly approximately 55' from the wetland edge to the northerly lot corner, resulting in the property having a broad south-facing slope. The applicants propose additions to the easterly end of the existing historic dwelling house, which is located mid-way up the lot towards the westerly side line. This location will benefit from the southerly solar exposure, which the long east-west axis of the addition and the interior floor plan will maximize. The elevation change in this area results in good air flow during the summer, which will promote energy conservation, as will the new energy-efficient construction.

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

The applicants submit that the proposal is consistent with the character and scale of existing buildings in the surrounding neighborhood. This area of Truro is characterized by a mix of historic Cape style houses, many built when the neighborhood was first developed as farmland, and a more recent, more numerous collection of houses built in the latter half of the 20th century, when Cape Cod was popularized as a vacation and second home destination. The applicants' proposal is in harmony with this mix; it retains the historic Nehemiah Mayo Cape house, while providing additional living space, with modern construction and features, which echoes the same Cape style design language, including the same roof profile and similar proportions, shingle siding, and orientation.

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

The applicants wish to preserve their property's landscape in a natural state to the extent practicable and do not propose any grade changes, with their proposed addition conforming to the existing hill slope. The vegetation changes they propose are to remove invasive tree and plant species and restore the southerly portion of the property to meadow and fruit trees, with pollinator species including black cherry and locust trees chosen for preservation. This will restore the buffer to the river. New landscape plantings of Eastern white pine, inkberry, honey locust, fescue, and Northern bayberry are proposed by the dwelling addition.

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

The applicants do not propose any change to their existing gravel driveway, which provides adequate and safe access to Old County Road via Eagle Neck Road, nor do they propose any new curb cuts. To improve the drive's ongoing maintenance the applicants propose installation of a gravel drainage trench along its east (downhill) side to intercept stormwater runoff.

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

Please see lighting plans and specification sheets filed herewith. The applicants do not expect any impact on adjacent properties or the night sky from their lighting. All exterior fixtures will be night sky compliant and are limited in number. Additionally, the applicants' property is secluded from its neighbors due to the adjacent wetlands, the surrounding hilly topography, and the extensive nearby tree growth.



TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: May 16, 2022

NAME OF APPLICANT: Robert Christopher Anderson and Loic Rossignon

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

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

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

PROPERTY LOCATION: 8 Stick Bridge Road (street address)

PROPERTY IDENTIFICATION NUMBER: MAP 54 PARCEL 89 EXT. (if condominium)

ABUTTERS LIST NEEDED FOR: (please check all applicable)

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Board of Health ⁵ | <input checked="" type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input checked="" type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input checked="" type="checkbox"/> Other _____ | Historical Review | (Fee: Inquire with Assessors) |

(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 5/19/2022

Date completed: 5/19/2022

List completed by: [Signature]

Date paid: 5/19/2022 Cash Check # 1114

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

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

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: May 19, 2022

To: Benjamin WE. Zehnder, Agent for Robert Christopher Anderson
and Loic Rossignon

From: Assessors Department

Certified Abutters List: 8 Stick Bridge Road (Map 54, Parcel 89)

Planning Board/ Site Plan

Attached is a combined list of abutters for the property located at 8 Stick Bridge Road.

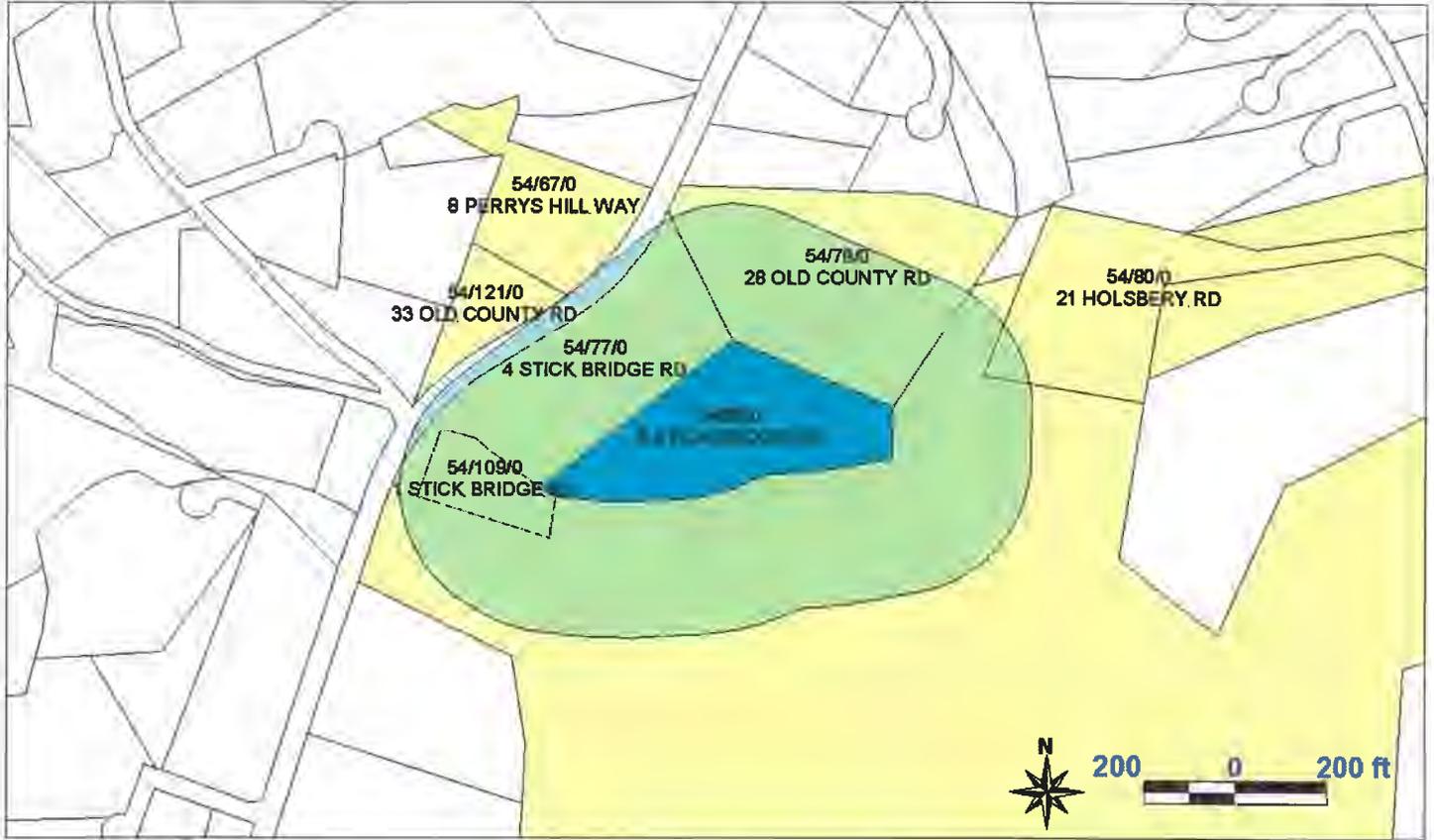
The current owners are Robert Christopher Anderson and Loic Rossignon.

The names and addresses of the abutters are as of May 13, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Olga Farrell
Assessing Clerk

Abutters List Within 300 feet of Parcel 54/89/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zl/Cd/County
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3300	54-67-0-R	FRANK MARGARET G IRREV TR 2012 TRS: FRANK JEREMIAH D	8 PERRYS HILL WAY	23 CLEVELAND ST #2	ARLINGTON	MA	02474
3308	54-77-0-R	BLAKE SARAH I & WEINER JOSHUA	4 STICK BRIDGE RD	2808 CATHEDRAL ST	WASHINGTON	DC	20008
3309	54-78-0-R	SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A.	28 OLD COUNTY RD	PO BOX 530	TRURO	MA	02666
3311	54-80-0-R	IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18	21 HOLSBERY RD	TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD	WYCKOFF	NJ	07481
3320	54-89-0-R	ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC	8 STICK BRIDGE RD	225 COMMERCIAL ST	PROVINCETOWN	MA	02657
5667	54-109-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	1 STICK BRIDGE RD	PO BOX 327	NO TRURO	MA	02652-0327
7368	54-121-0-R	HAIDLE ANDREW & BALSUS EMILY	33 OLD COUNTY RD	23 VILLAGE ST	SOMERVILLE	MA	02143

5/19/2022
 5/19/2022 Page 1

40-999-0-E

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

54-67-0-R

FRANK MARGARET G IRREV TR 2012
TRS: FRANK JEREMIAH D
23 CLEVELAND ST #2
ARLINGTON, MA 02474

54-77-0-R

BLAKE SARAH I & WEINER JOSHUA
2808 CATHEDRAL ST
WASHINGTON, DC 20008

54-78-0-R

SHENK GEOFFREY C, SHENK NOAH E &
SHENK EHREN G.A.
PO BOX 530
TRURO, MA 02666

54-80-0-R

IRWIN R REIN & MARSHA L REIN
2018 LIVING TRST DTD 7/16/18
TRS: MARSHA L & IRWIN R REIN
424 CARLTON RD
WYCKOFF, NJ 07481

54-89-0-R

ANDERSON ROBERT CHRISTOPHER &
ROSSIGNON LOIC
225 COMMERCIAL ST
PROVINCETOWN, MA 02657

54-109-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

54-121-0-R

HADLE ANDREW & BALSUS EMILY
23 VILLAGE ST
SOMERVILLE, MA 02143

Key: 3320

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.420

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657										54-89-0				8 STICK BRIDGE RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
ANDERSON ROBERT CHRISTOPH										04/27/2018	V	850,000	31230-33				
TUDOR LYNNE RAE GROVES-										05/16/2003	J	100,000	16928-209+				
TUDOR LYNNE R GROVES- &										08/04/1978	J		2760-047+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-281	10/05/2020	8	BARN	95,000	01/11/2021	LG	90	90
20-270	09/30/2020	5	DEMO	4,000	01/11/2021	LG	100	100
19-070	03/11/2019	4	REHAB	6,000	11/27/2019	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	431,840	1.00	1	1.00	SR2	1.60	334,680
300	A	2.885	16	1.00	1	32,960	1.00	1	1.00	SR2	1.60	95,090

DETACHED

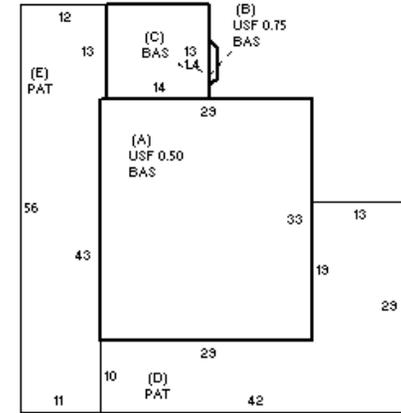
TOTAL	3.660 Acres			ZONING	NSD	FRNT	39			ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE			N	FY11 - SHF'S WERE CBN'S NOW IN DISUSE & USED AS SHF'S; ST1 CHGD TO BLDG#2+CLASS CHG TO			LAND	429,800	429,800		
Infl1	NO ADJ			O	109(BUT CODE 200 NEVER ADDED PER			BUILDING	292,400	266,900		
Infl2	NO ADJ			T	FY11REVAL+DOR SPECS.FY12 ACRG INCR PER 2010 PLAN.			DETACHED	42,500	3,100		
				E				OTHER	103,300	89,900		
								TOTAL	868,000	789,700		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12		96	14.91	1,100
SHF	A	1.00	A 0.75 5*6		30	15.54	300
BB2	E	1.80	E 1.00 24*33*13*27	2020	1,143	36.00	41,100



BLDG COMMENTS



G

YEAR BLT	1781	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,788	
NET AREA	1,759	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,144	1781	235.18	269,049	CONDITION ELEM CD		
\$NLA(RCN)	\$241	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	615	1781	183.23	112,684			
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	1,296		10.16	13,162			
STORIES(FAR)	1.5	1.00	ROOF COVER	2	WOOD SHINGLES	1.01		F11	O	FPL 1S 1OP	1		8,386.80	8,387				
ROOMS	0	1.00	FLOOR COVER	2	SOFTWOOD	1.00		F22	O	FPL 2S 2OP	1		16,306.40	16,306				
BEDROOMS	3	1.00	INT. FINISH	1	PLASTER	1.00												
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02												
FIXTURES	6	\$4,200	FUEL SOURCE	1	OIL	1.00												
UNITS	0	1.00																
																EFF.YR/AGE	1985 / 35	
																COND	31 31 %	
																FUNC	0	
																ECON	0	
																DEPR	31 % GD 69	
																RCNLD	\$292,400	

Key: 3320

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.421

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657				54-89-0				8 STICK BRIDGE 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	%

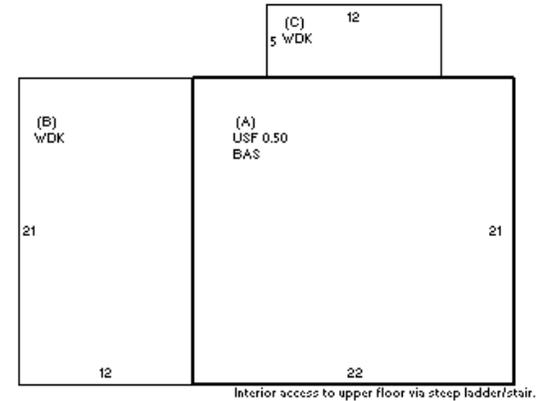
LAND

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

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	103,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/11/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST	11/27/19 Both floors currently used as storage, not furnished. FY11 - CREATED DET BLDG AS EST SEPARATE RENTAL.
STYLE	4	1.10	CAPE [100%]	REVIEW			
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

INDING

YEAR BLT	0	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	149,653		
NET AREA	693	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	462	0	208.70	96,418				
\$NLA(RCN)	\$216	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	231	0	165.08	38,134				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	312		35.04	10,934				
				ROOF COVER	2	WOOD SHINGLES	1.01		MST	O	MASONRY STACK	1		2,067.00	2,067				
				FLOOR COVER	99	N/A	1.00												
				INT. FINISH	99	N/A	1.00												
				HEATING/COOLING	13	NO HEAT	0.93												
				FUEL SOURCE	8	NONE	1.00												
																		TOTAL RCN	149,653
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1985 / 35
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$103,300



Property address: 8 Stick Bridge Road, Truro, Massachusetts 02666

QUITCLAIM DEED

I, Lynne Rae Groves Tudor, unmarried, of Framingham, Massachusetts,

for consideration paid of Eight Hundred Fifty Thousand and 00/100 (\$850,000.00) Dollars,

grant to Robert Christopher Anderson and Loic Rossignon, of 225 Commercial Street, Provincetown, Massachusetts 02657, as Joint Tenants,

with QUITCLAIM COVENANTS,

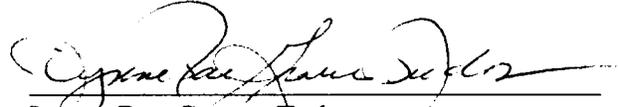
Lot 1 and Lot 2 as shown on a Plan entitled "Plan of Land in Truro as surveyed for Lynne Rae Groves Tudor, scale: 1 inch = 50 feet, May 2010, William N. Rogers, Professional Civil Engineers and Land Surveyors, 41 Off Cemetery Road, Provincetown, Massachusetts", recorded in the Barnstable County Registry of Deeds in Plan Book 635, Page 15.

Meaning and intending to convey the same premises set forth in the deeds recorded with the Barnstable County Registry of Deeds in Book 2760 Page 47 and Book 16928 Page 209 to which reference should be made for Grantor's title.

The Grantor, Lynne Rae Groves Tudor , hereby certifies under the pains and penalties of perjury she is unmarried, hereby waives and release any and all rights of homestead in the above property she may have or be able to claim pursuant to M.G.L. c. 188, and further certifies that no former spouses, partners or former partners in a civil union can claim the benefit of a homestead by court order or otherwise in said property.

8 Stick Bridge Road
Deed – Page 2

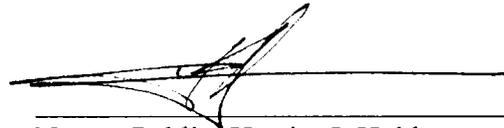
Witness my hand and seal this 18th day of April 2018.



Lynne Rae Groves Tudor

Commonwealth of Massachusetts
Barnstable County

On this 18th day of April 2018, before me, the undersigned notary public, personally appeared Lynne Rae Groves Tudor, as aforesaid, proved to me through satisfactory evidence of identification, which was a Driver's License issued by a state government containing her photograph and her signature, to be the person whose name is signed on the preceding Quitclaim Deed, and acknowledged to me that she signed it as her free act and deed, and swore or affirmed to me under the pains and penalties of perjury the statements in said Deed as to marital status and homestead are true.



Notary Public: Harriet J. Hobbs
My Commission expires: July 17, 2020



Benjamin Zehnder

From: Lynne Budnick <LBudnick@truro-ma.gov>
Sent: Tuesday, September 27, 2022 1:49 PM
To: Benjamin Zehnder
Cc: Rich Stevens
Subject: 8 Stick Bridge Rd

Ben,

Please see the Historical Commission's email below regarding the Building Permit application that was sent to them for the proposed demolition at address: 8 Stick Bridge Rd.

Please call Rich tomorrow morning before 10:30 am or after 2 pm. He does leave at 2:30 pm and will not be back in the office until Monday, October 3, 2022.

Rich's direct line: 508-214-0927.

Best regards,

Lynne G. Budnick

Lynne G. Budnick

Principal Office Assistant/Building/Conservation/Health
Town of Truro
P.O. Box 2030
24 Town Hall Road
Truro, MA 02666
Phone: (508) 349-7004, ext. 131
Direct Line: (508) 214-0920
Fax: (508) 349-5508



From: Kiefer, Matthew J. <MKiefer@GOULSTONSTORRS.com>
Sent: Tuesday, August 30, 2022 2:41 PM
To: Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Rich Stevens <rstevens@truro-ma.gov>; Chuck Steinman <c.e.steinman@comcast.net>; Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Re: 8 Stick Bridge Rd

Lynne

The two structures proposed to be demolished—the former garage and the addition to the main house—appear to have been built in the 1960s and do not meet our age or significance criteria. We note, however, that the consultants for the Historical Commission’s Community-wide Historic Survey found that the main house is individually eligible for National Register listing and that the “east ell and outbuildings do not detract from the integrity of the main house.” Thus the main house would likely be considered a significant building under our by-law. Accordingly, the proposed demolition is not subject to our demolition delay review provided that the demolition is confined to the above structures and the main house is not compromised in the course of undertaking the project.

Please let us know if you have any questions. Thank you.

Matthew Kiefer, Chair
Truro Historical Commission
617-816-6533

From: Lynne Budnick <LBudnick@truro-ma.gov>
Date: Wednesday, August 24, 2022 at 4:08 PM
To: Chuck Steinman <c.e.steinman@comcast.net>, Kiefer, Matthew J. <MKiefer@GOULSTONSTORRS.com>
Cc: Rich Stevens <rstevens@truro-ma.gov>
Subject: 8 Stick Bridge Rd

Good afternoon,

Attached you will find an application for the **Demo/Rebuild** and **Addition** at address: **8 Stick Bridge Rd.** We have instructed the owner/contractor not to proceed until we have your decision on the property.

Thank you.

Best regards,

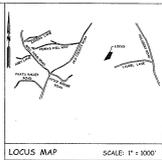
Lynne G. Budnick

Lynne G. Budnick

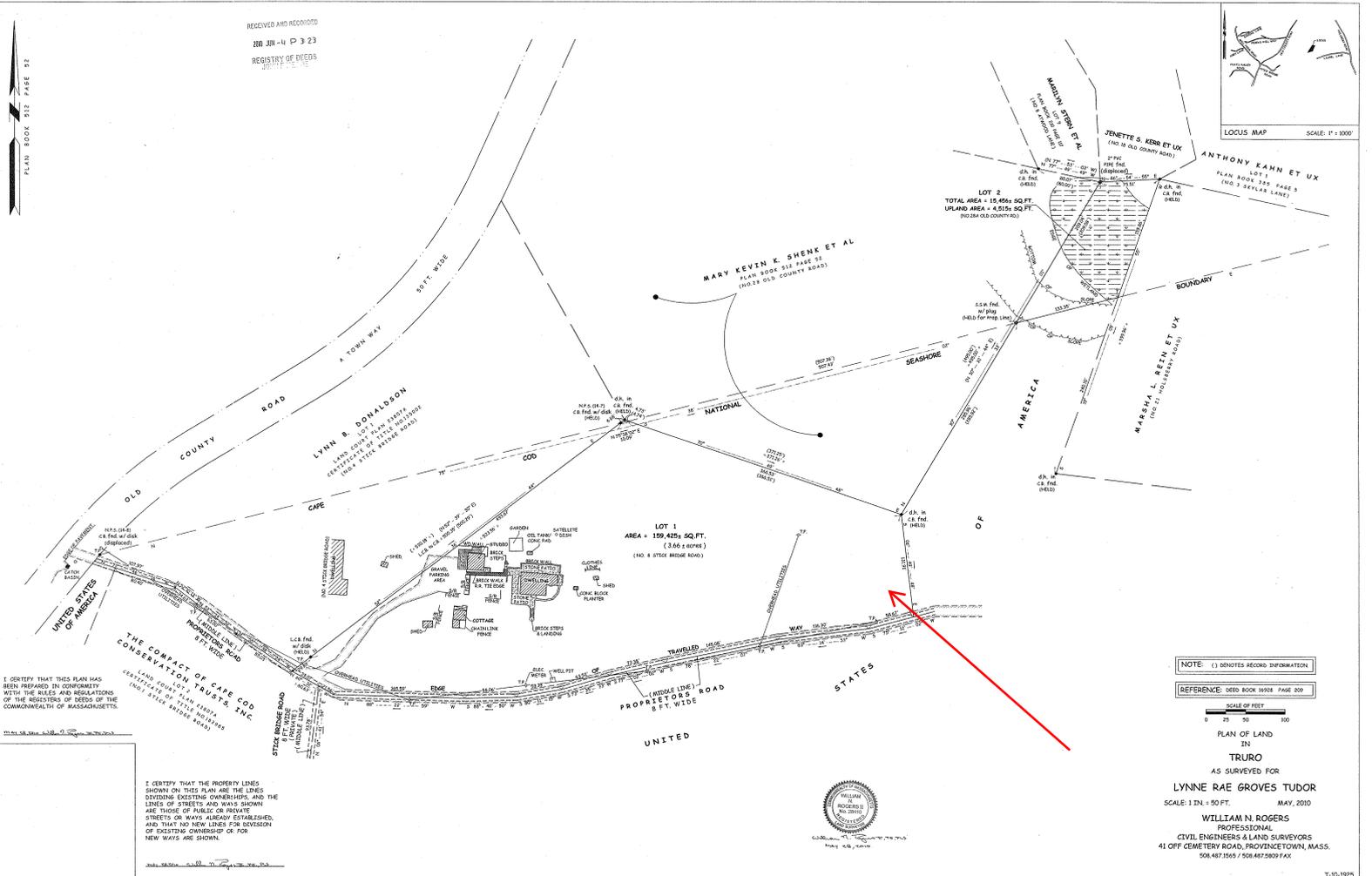
Principal Office Assistant/Building/Conservation/Health
Town of Truro
P.O. Box 2030
24 Town Hall Road
Truro, MA 02666
Phone: (508) 349-7004, ext. 131
Direct Line: (508) 214-0920
Fax: (508) 349-5508

RECEIVED AND RECORDED
NOV 30 - 4 P 3 23
REGISTRY OF DEEDS
STATE OF MASSACHUSETTS

PLAN BOOK 512 PAGE 22



635-15



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

LOT 1
AREA = 109,482 SQ. FT.
(2.66 ACRES)
(NO. 8 STICK BRIDGE ROAD)

LOT 2
TOTAL AREA = 10,006 SQ. FT.
W/SLAND AREA = 6,525 SQ. FT.
(NO. 204 OLD COUNTY RD.)

MARY KEVIN E. SHENK ET AL
PLAN BOOK 512 PAGE 22
(NO. 22 OLD COUNTY ROAD)

ANTHONY KAHN ET UX
PLAN BOOK 284 PAGE 5
(NO. 3 DEVLAR LANE)

MARILYN L. BEHN ET UX
(NO. 111 HODGKINS ROAD)

NOTE: () DENOTES RECORD INFORMATION

REFERENCE: DEED BOOK 5092 PAGE 209



PLAN OF LAND

IN

TRURO

AS SURVEYED FOR

LYNNE RAE GROVES TUDOR
SCALE: 1 IN. = 50 FT. MAY, 2010

WILLIAM N. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1055 / 508.487.5000 FAX



DETAIL

1" = 100'

LOT 1
159,438 S.F. ±
3.66 Ac.

SITE PLAN

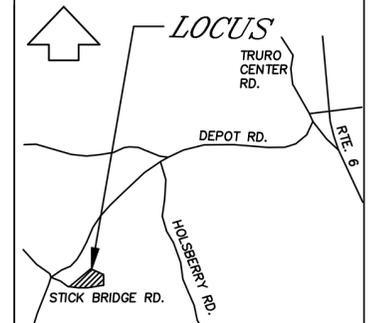
1" = 30'

DATUM

NAVD 88

LOCATION MAP

Not to Scale



Reference

Lot 1, Plan Book 635 Page 15
Deed Book 31230 Page 33
Assessors Map 54, Parcel 89

Gross Floor Area Calcs.

Existing

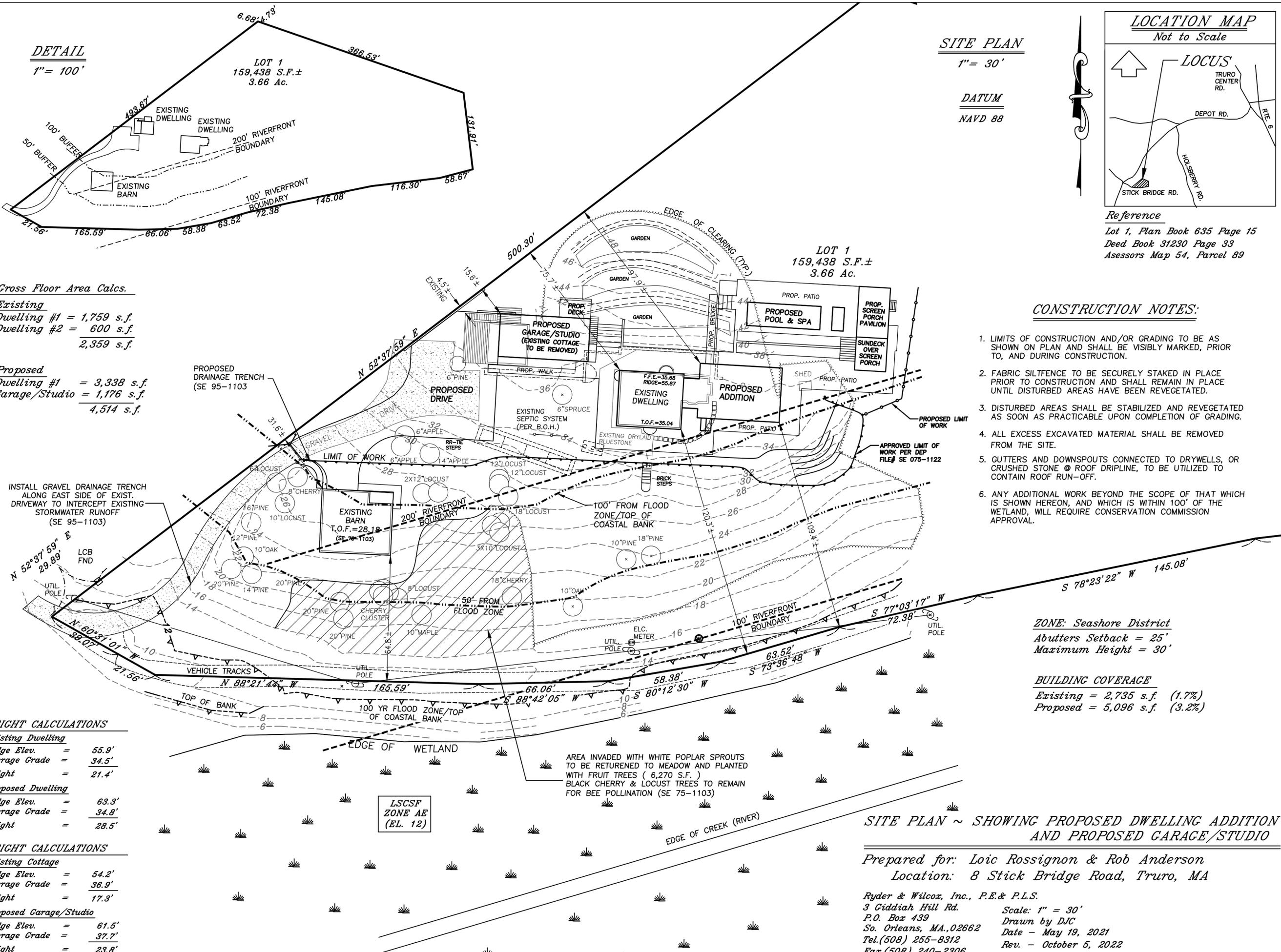
Dwelling #1 = 1,759 s.f.
Dwelling #2 = 600 s.f.
2,359 s.f.

Proposed

Dwelling #1 = 3,338 s.f.
Garage/Studio = 1,176 s.f.
4,514 s.f.

CONSTRUCTION NOTES:

- LIMITS OF CONSTRUCTION AND/OR GRADING TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED, PRIOR TO, AND DURING CONSTRUCTION.
- FABRIC SILTFENCE TO BE SECURELY STAKED IN PLACE PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
- DISTURBED AREAS SHALL BE STABILIZED AND REVEGETATED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING.
- ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- GUTTERS AND DOWNSPOUTS CONNECTED TO DRYWELLS, OR CRUSHED STONE @ ROOF DRIPLINE, TO BE UTILIZED TO CONTAIN ROOF RUN-OFF.
- ANY ADDITIONAL WORK BEYOND THE SCOPE OF THAT WHICH IS SHOWN HEREON, AND WHICH IS WITHIN 100' OF THE WETLAND, WILL REQUIRE CONSERVATION COMMISSION APPROVAL.



ZONE: Seashore District
Abutters Setback = 25'
Maximum Height = 30'

BUILDING COVERAGE

Existing = 2,735 s.f. (1.7%)
Proposed = 5,096 s.f. (3.2%)

HEIGHT CALCULATIONS

Existing Dwelling

Ridge Elev. = 55.9'
Average Grade = 34.5'
Height = 21.4'

Proposed Dwelling

Ridge Elev. = 63.3'
Average Grade = 34.8'
Height = 28.5'

HEIGHT CALCULATIONS

Existing Cottage

Ridge Elev. = 54.2'
Average Grade = 36.9'
Height = 17.3'

Proposed Garage/Studio

Ridge Elev. = 61.5'
Average Grade = 37.7'
Height = 23.8'

AREA INVADDED WITH WHITE POPLAR SPROUTS TO BE RETURNED TO MEADOW AND PLANTED WITH FRUIT TREES (6,270 S.F.) BLACK CHERRY & LOCUST TREES TO REMAIN FOR BEE POLLINATION (SE 75-1103)

SITE PLAN ~ SHOWING PROPOSED DWELLING ADDITION AND PROPOSED GARAGE/STUDIO

Prepared for: Loic Rossignon & Rob Anderson
Location: 8 Stick Bridge Road, Truro, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.

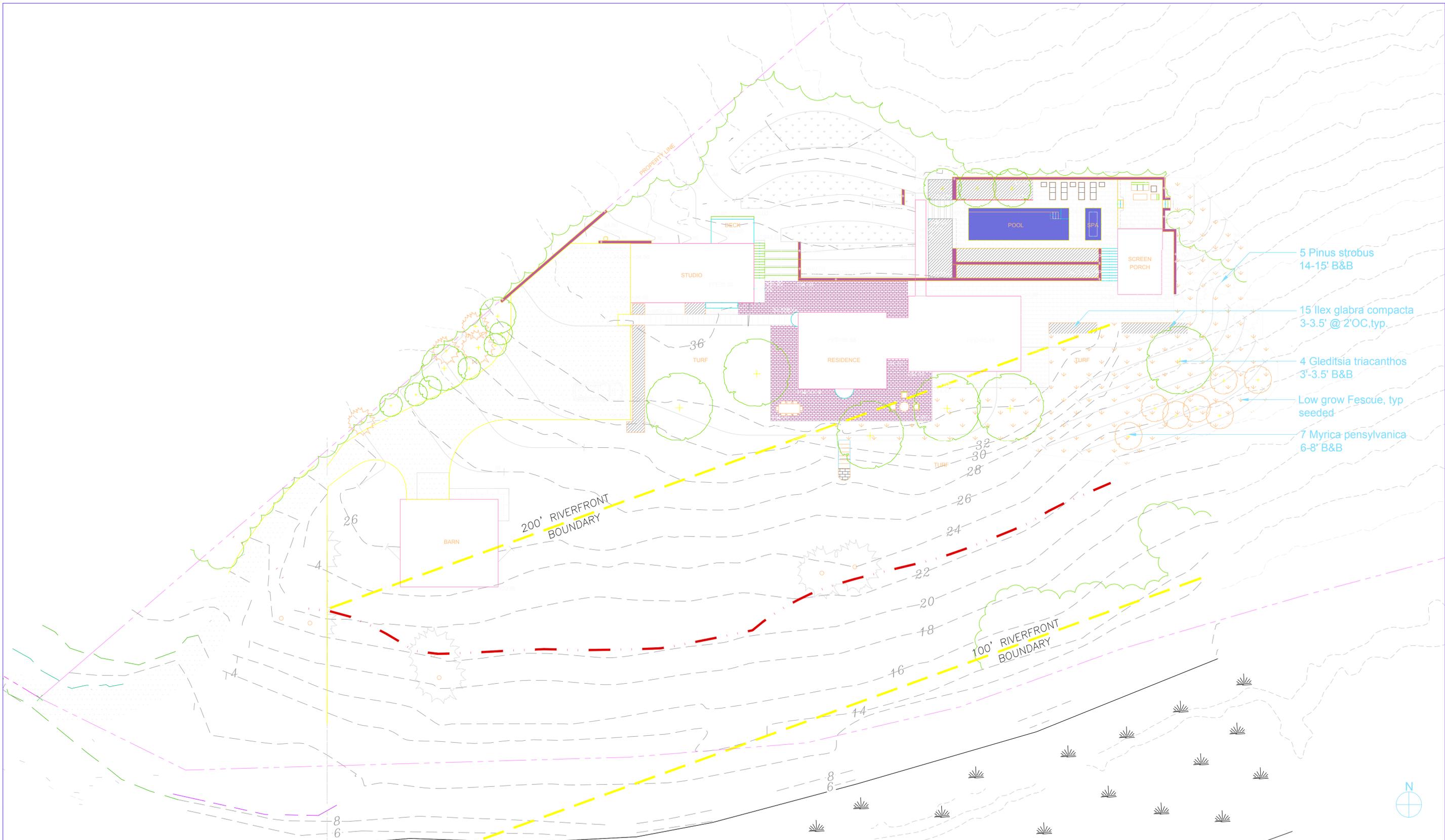
3 Ciddrah Hill Rd.
P.O. Box 439
So. Orleans, MA, 02662
Tel. (508) 255-8312
Fax. (508) 240-2306

Scale: 1" = 30'

Drawn by DJC

Date - May 19, 2021

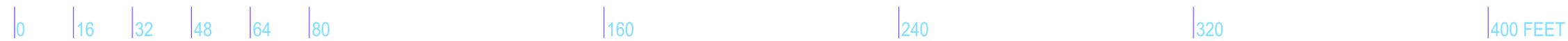
Rev. - October 5, 2022



ROSSIGNON ANDERSON RESIDENCE
8 STICK BRIDGE ROAD, TRURO

PRELIMINARY SITE PLAN

A. GILSON LANDSCAPES, LLC
September 9, 2022





SOUTH PERSPECTIVE - View from River



NORTH PERSPECTIVE - View from Garden

NEW CONSTRUCTION FOR:

ROB ANDERSEN & LOIC ROSSIGNON
8 STICKBRIDGE ROAD
TRURO MA

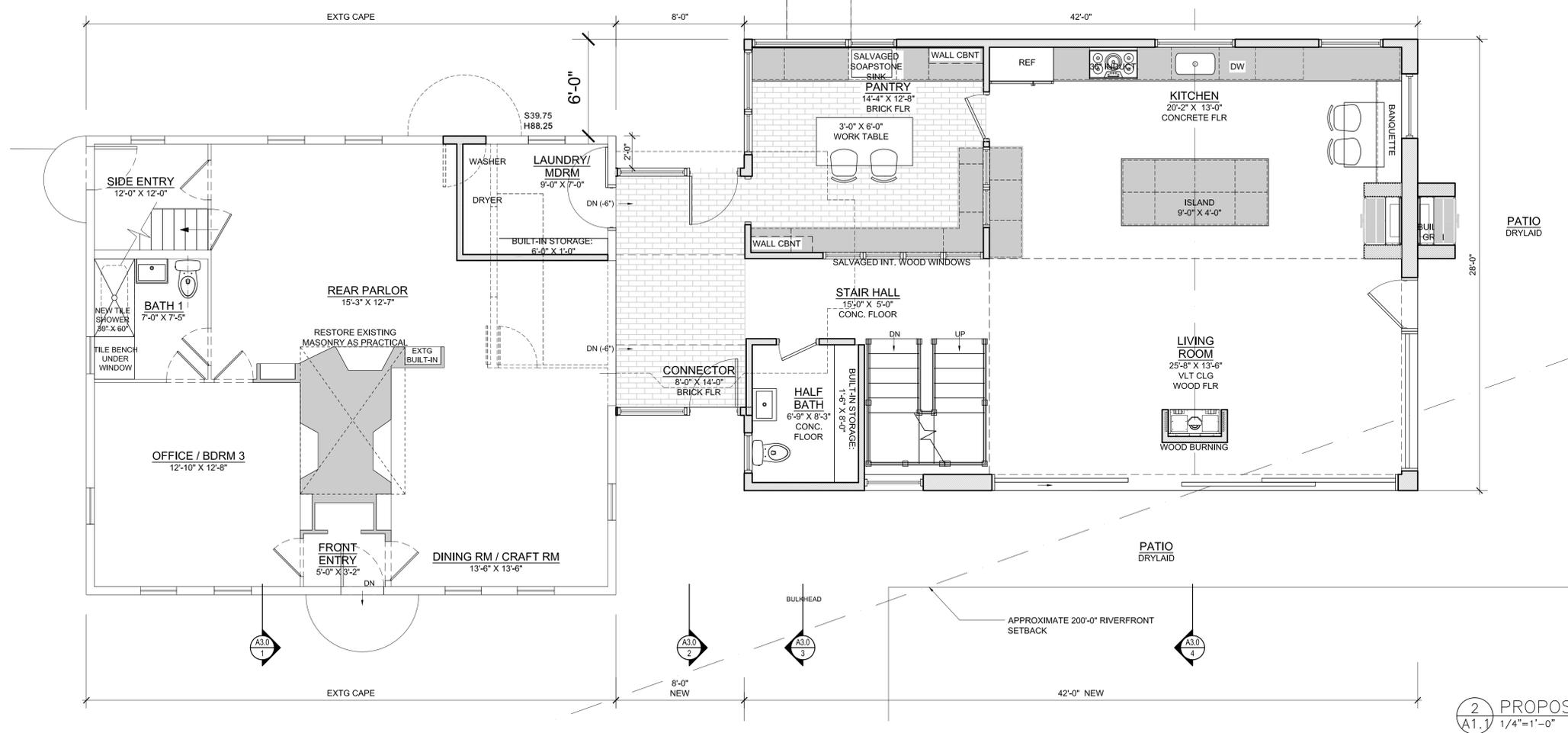
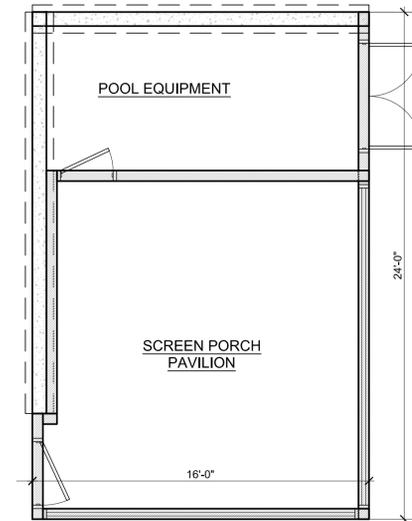
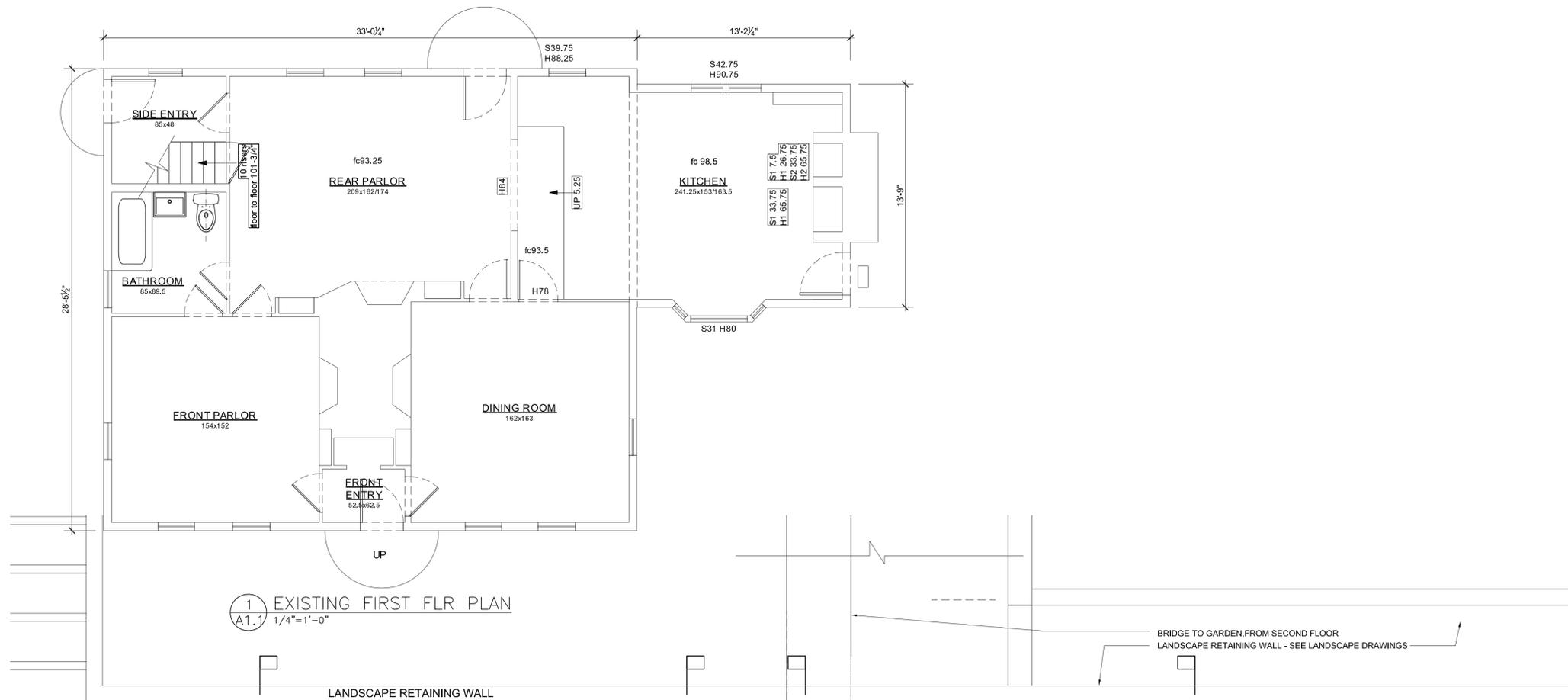
TITLE:
PERSPECTIVES

831 Main Street
Dennis, MA 02638
508.694.7887 phone
www.a3architectsinc.com

A3 architects, inc
Residential Commercial Net Zero

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DATE:
PLANNING/ZBA:
10.07.2022



A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
FIRST FLOOR PLAN

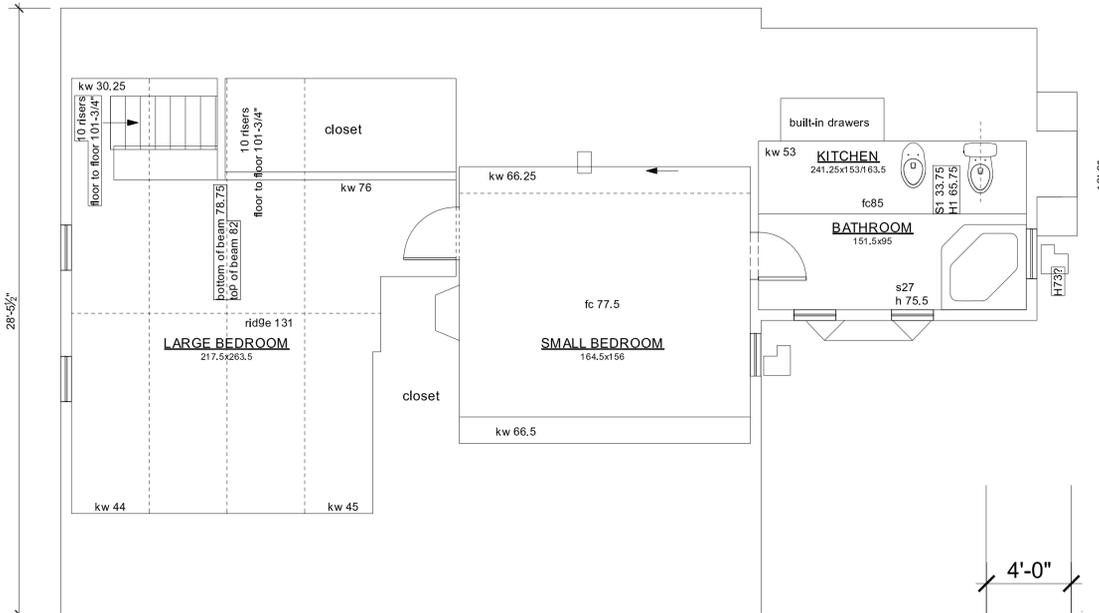
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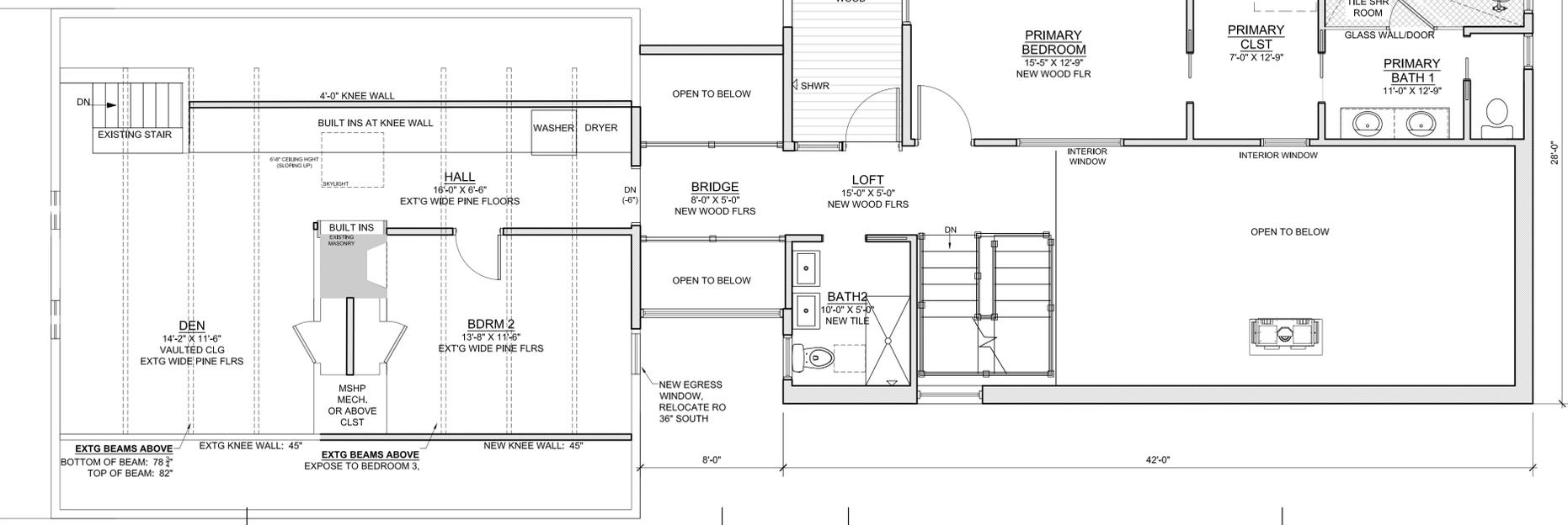
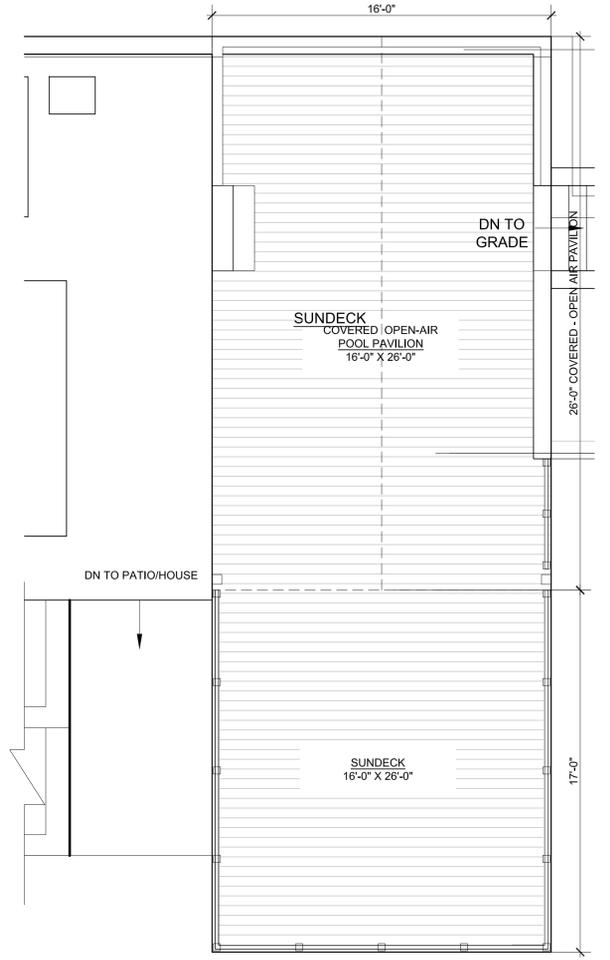
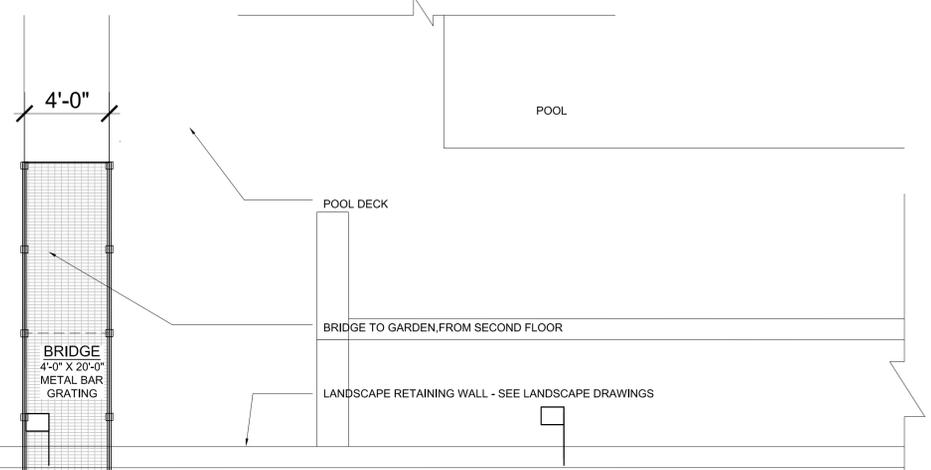
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 PLANNING/ZBA 10.07.2022

A1.1



1 EXISTING SECOND FLR PLAN
 A1.2 1/4"=1'-0"



2 PROPOSED SECOND FLR PLAN
 A1.2 1/4"=1'-0"

A RENOVATION/ADDITION FOR:
 ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
 SECOND FLOOR PLAN

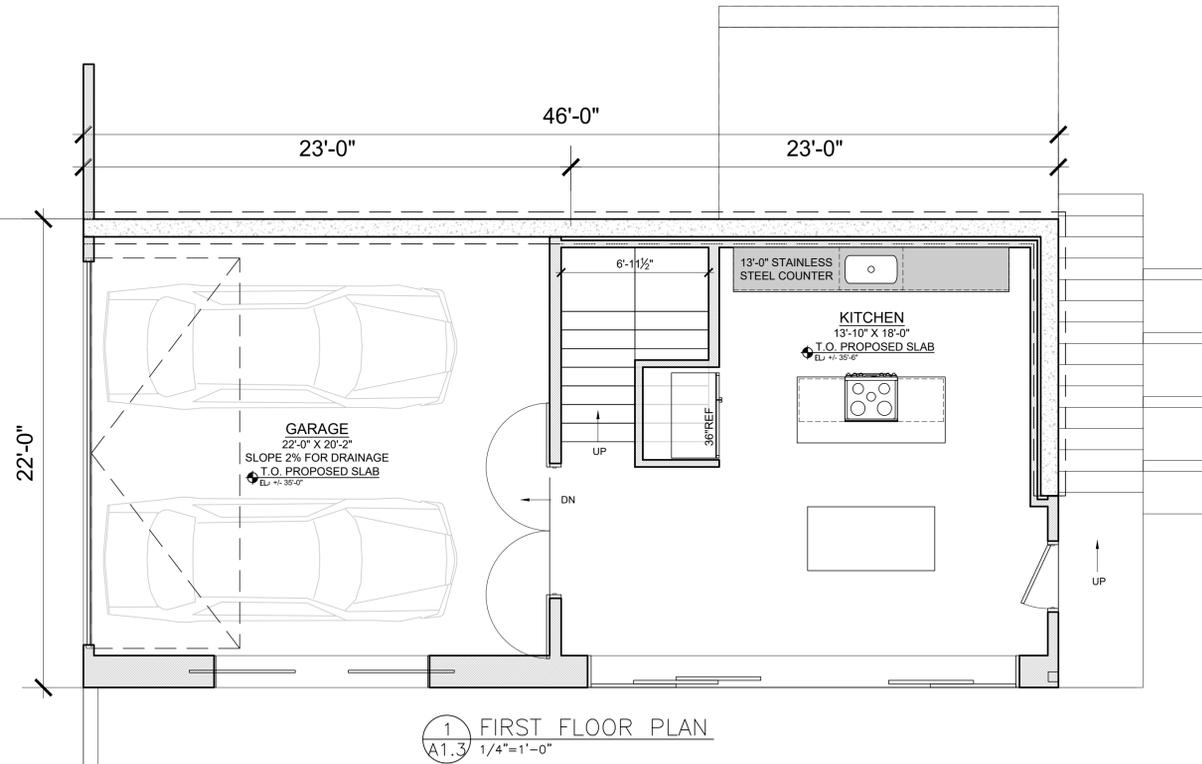
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 Dennis MA 02638
 508.694.7887 phone
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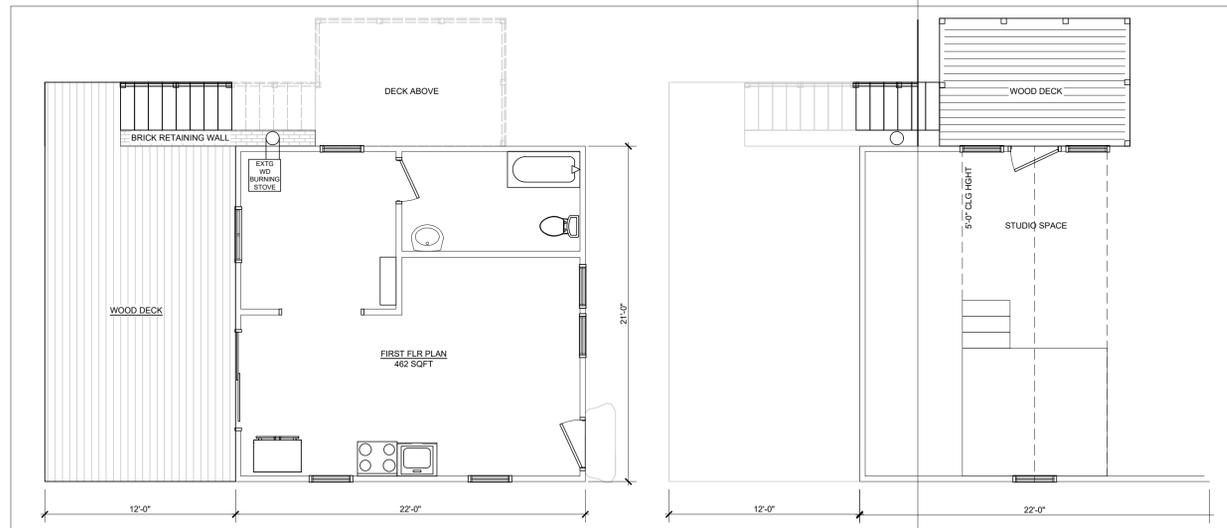
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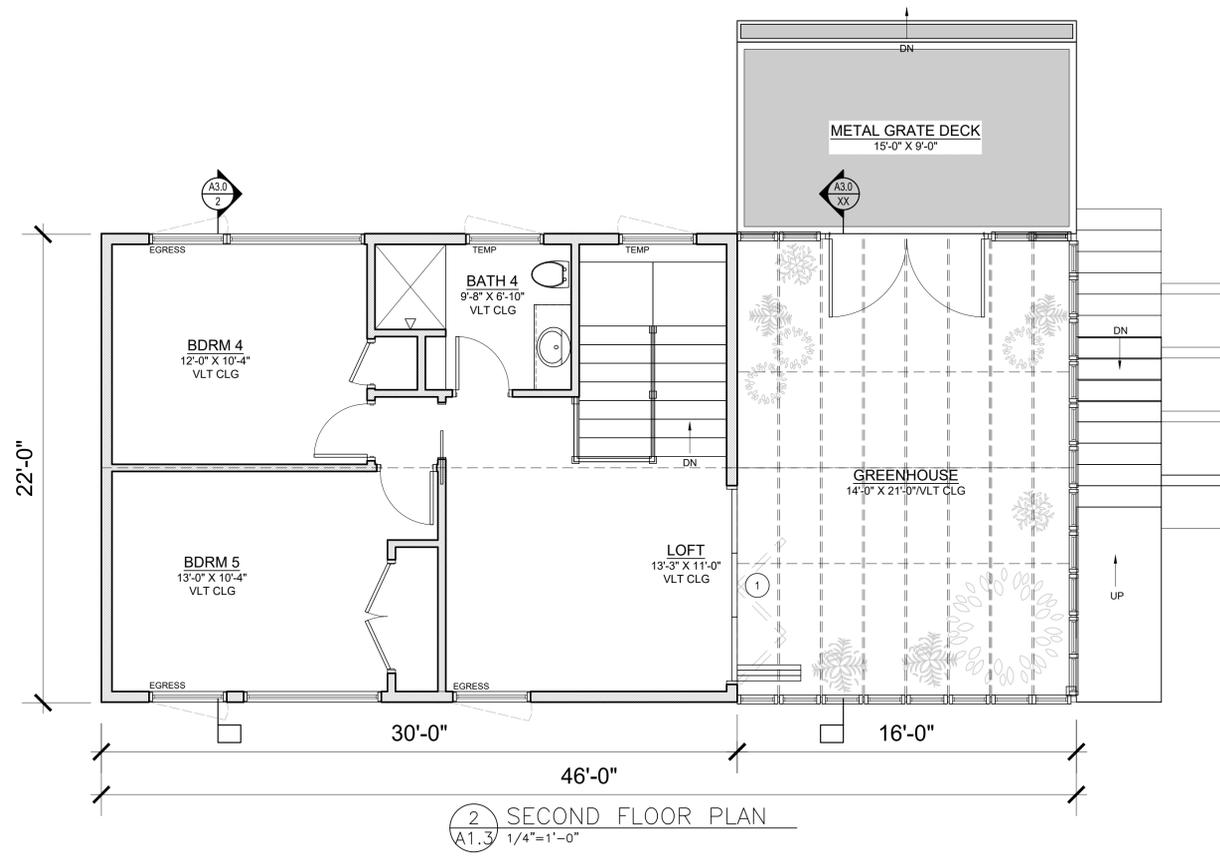
A1.2



1 FIRST FLOOR PLAN
A1.3 1/4"=1'-0"



3 EXTG PLANS
A1.3 3/16"=1'-0"



2 SECOND FLOOR PLAN
A1.3 1/4"=1'-0"



4 EXTG ELEVATIONS
A1.3 3/16"=1'-0"

A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:
PROPOSED
DWELLING 2 PLANS:
GARAGE & STUDIO

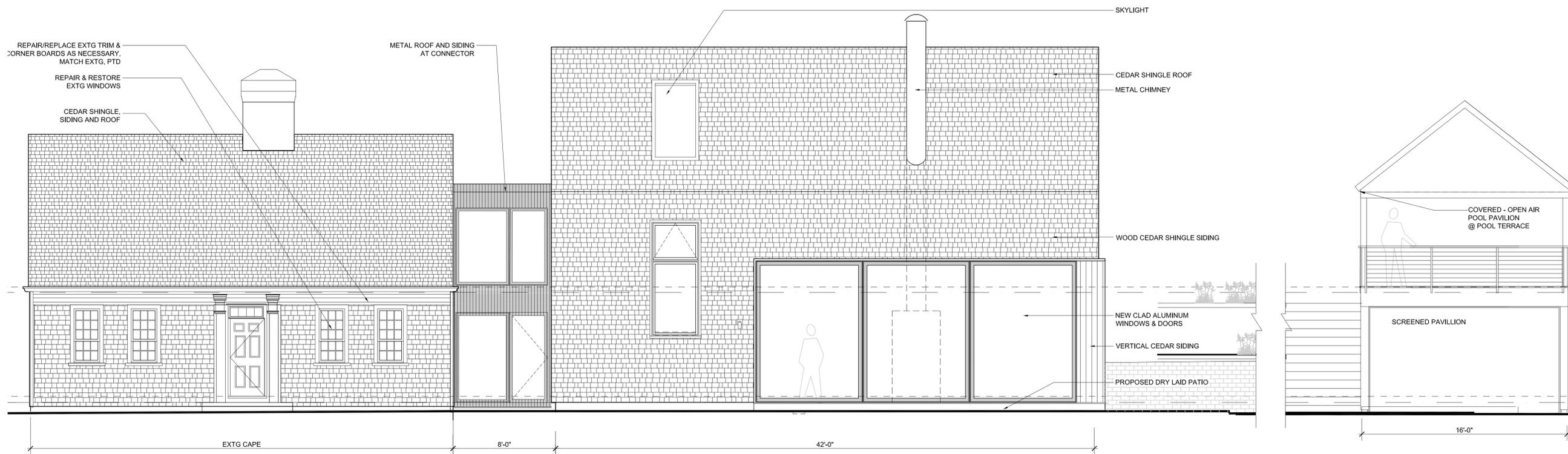
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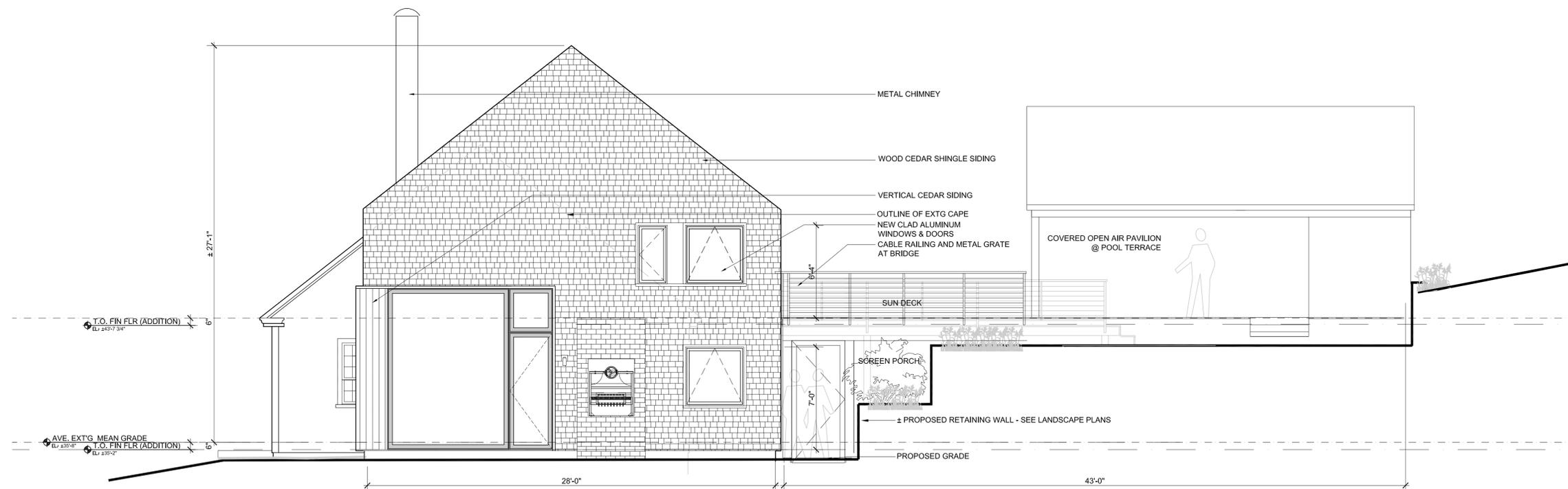
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A1.3



1 SOUTH ELEVATION (RIVER VIEW)
2.0 1/4"=1'-0"



2 EAST ELEVATION
2.0 1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

ELEVATIONS

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Dennis MA 02638
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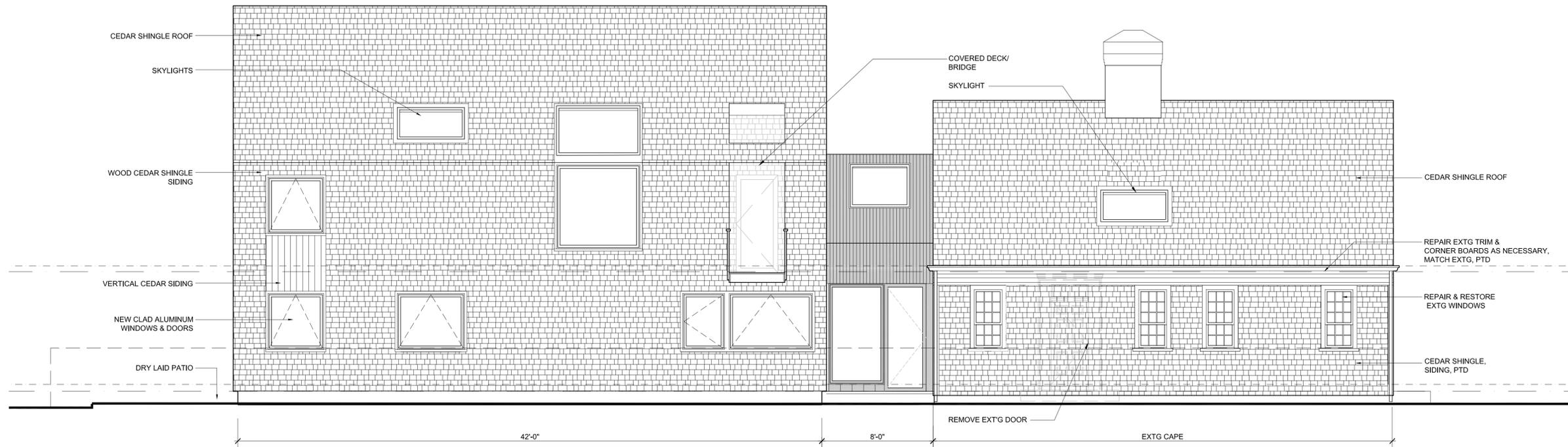
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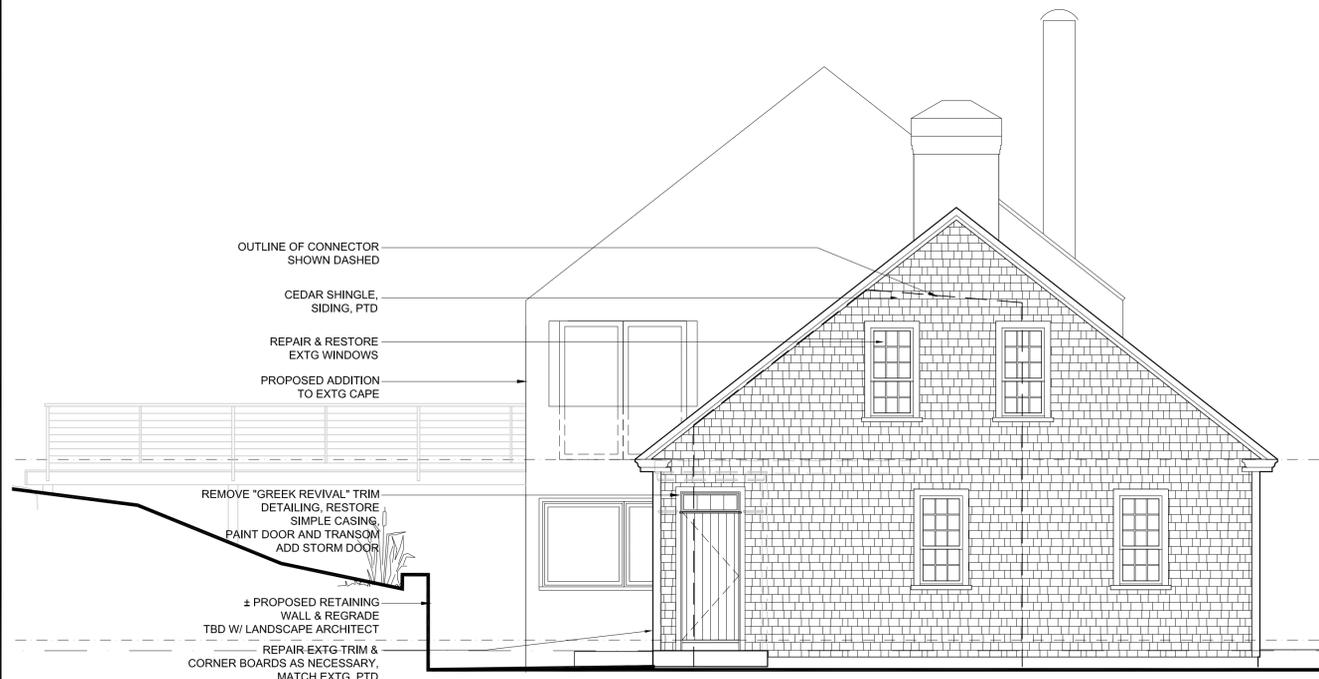
PLANNING/ZBA

10.07.2022

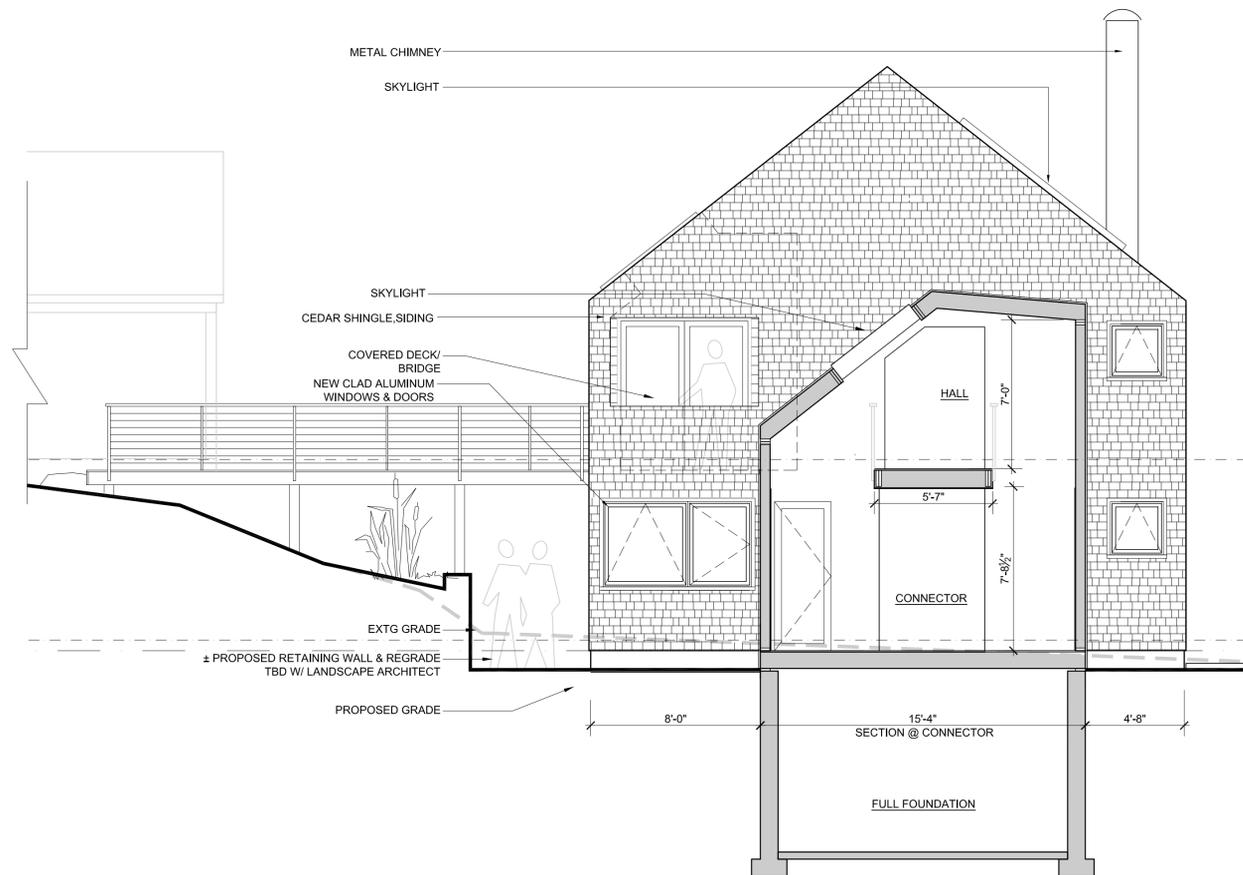
A2.0



1 NORTH ELEVATION (GARDEN VIEW)
2.1 1/4"=1'-0"



2 WEST ELEVATION
2.1 1/4"=1'-0"



3 WEST ELEVATION/SECTION
2.1 1/4"=1'-0"

A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:
ELEVATIONS

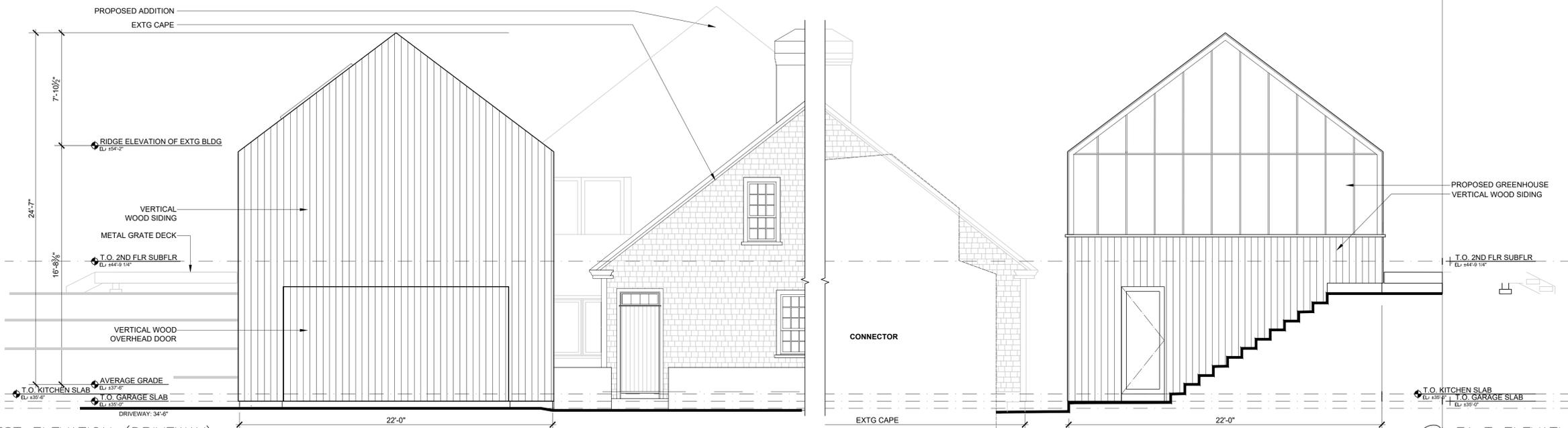
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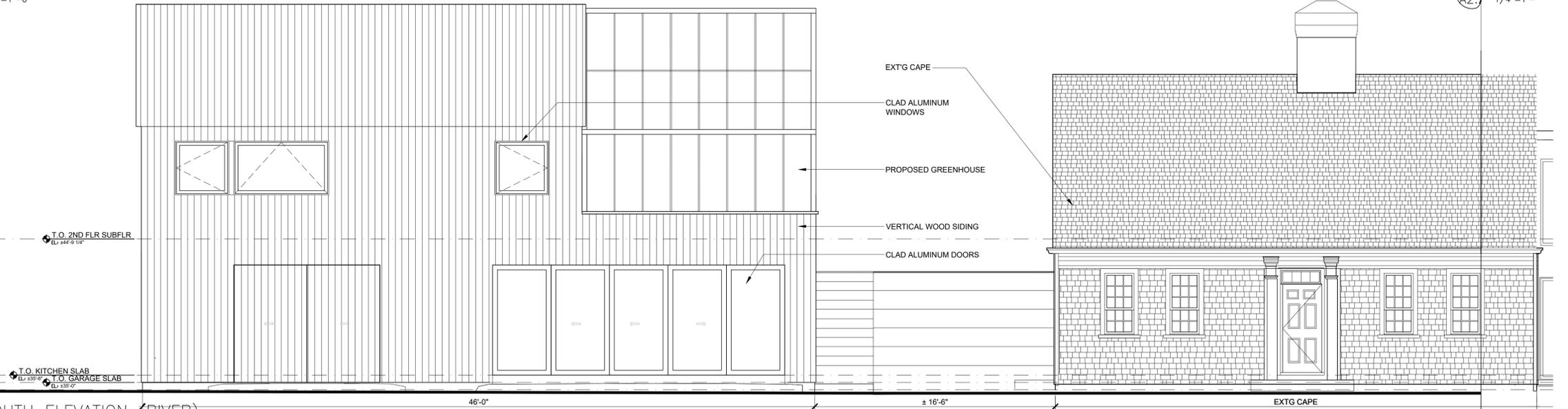
DATE:
PLANNING/ZBA
10.07.2022

A2.1



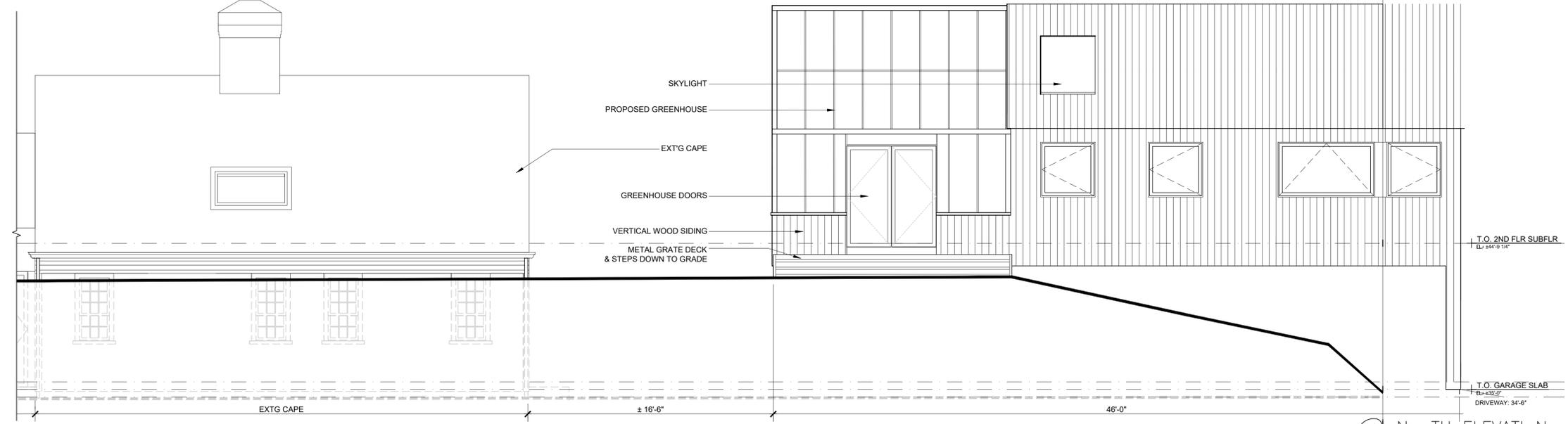
1 WEST ELEVATION (DRIVEWAY)
A2.2 1/4"=1'-0"

2 EAST ELEVATION
A2.2 1/4"=1'-0"



3 SOUTH ELEVATION (RIVER)
A2.2 1/4"=1'-0"

4 NORTH ELEVATION
A2.2 1/4"=1'-0"



A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
 PROPOSED
 DWELLING 2
 ELEVATION:
 GARAGE & STUDIO

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 508.694.7887 phone
 www.a3architectsinc.com

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DATE:
 PLANNING/ZBA
 10.07.2022

A2.2

SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant	Yes www.kichler.com/warranty
--------------------	---

Dimensions

Base Backplate	5.00 X 4.75
Extension	8.50"
Weight	1.25 LBS
Height from center of Wall opening (Spec Sheet)	4.00"
Height	7.75"
Width	5.75"

Light Source

Lamp Included	Not Included
Lamp Type	BR40
Light Source	Incandescent
Max or Nominal Watt	120.00
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount

FIXTURE ATTRIBUTES

Housing

Primary Material	ALUMINUM
------------------	----------

Product/Ordering Information

SKU	9236AZ
Finish	Architectural Bronze
Style	Contemporary
UPC	783927923644

Finish Options



LIGHT FIXTURE: A



ALSO IN THIS FAMILY



9234AZ



9234BK



9234BA



9234WH



9244BK



9244BA

LIGHT FIXTURE: B

LSW16 POLARIS

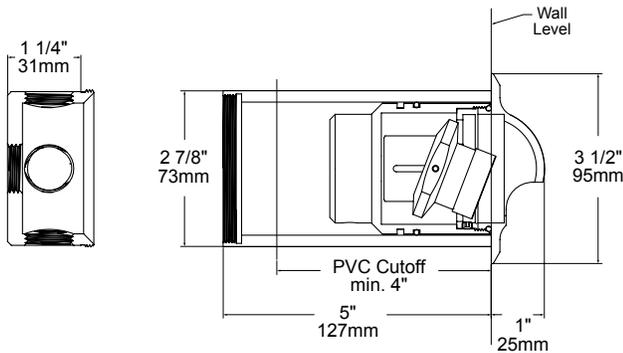


Shown w/ optional Conduit Hub (CHA)

The **LSW16** wall light is a state-of-the-art high performance LED luminaire. Machined entirely from solid brass bar and gasketed with durable silicone O-rings to ensure the fixture remains hermetically sealed under the most extreme conditions.

Features include:

- 3 Watts
- Cree XLAMP® (XP-L) LED
- 2700, 3000 or 4000K (CRI 80 typ.)
- Thermally Integrated® and Field Serviceable LED Module
- IC Rated for Interior and Exterior Use
- Dimmable to <10% typ.
- 12 VAC Electronic or Magnetic
- Solid Brass Construction



Optional Conduit Hub

With 2 1/2" Sched. 40 PVC Sleeve (included)

ORDERING GUIDE: ^{Prefix} **LSW16** L (LED) SW (STEP/WALL LIGHT) 16 (16 X 1/8 = 2")

□ INDICATES REQUIRED FIELD ▭▭▭▭ INDICATES OPTIONAL FIELD

LIGHT SOURCE	OPTIC	LED COLOR	LENS	ACCESSORIES	MOUNT	FINISH
[A] Adjustable [F] Fixed	[N] 15° Narrow [M] 25° Medium [W] 40° Wide [WF] 60° Wide Flood [A] All Optics Kit	[27D] 2700K [30D] 3000K [40D] 4000K [D] = Dimmable	[F] Frosted [C] Clear	(Select 4 unless LB is selected, limit 2 with LB): [H] Hex Baffle [L] Linear Spread [P] Prismatic Lens [MP] Micro Prismatic [F] Frost (Diffusion) [R1, 2, 3 or 4] Red [G1, 2, 3, or 4] Green [B1, 2, 3, or 4] Blue [Y1, 2, 3 or 4] Yellow [LB] Linear Baffle (AR required if paired with second accessory) [AR] Accessory Retainer	[PVC] PVC Sleeve (default) [CHA] Conduit Hub, Aluminum w/PVC [CHB] Conduit Hub, Brass w/PVC	[NAT] Natural [BLP] Bronze Living Patina [BLP-XD] BLP Extra Dark [NI] Nickel PVD [PC] Powder Coat- Specify Color



Lineal Bollard Illuminated Aluminum Bollard

FIXTURE TYPE: _____

PROJECT NAME: _____



High performance slender aluminum bollard with accent panel and configuration options.

FEATURES:

- Small 4" x 3" footprint
- Available with wood or aluminum front accent panel
- Multiple distribution options
- Concealed mounting hardware

SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Secures to an A36 steel base weldment. Gasketed handhole access behind accent panel.

ELECTRICAL: Powered by a Class P 120-277VAC primary integral power supply behind gasketed handhole cover behind accent panel. System is 0-10V dimmable. Minimum -40°C operating temperature.

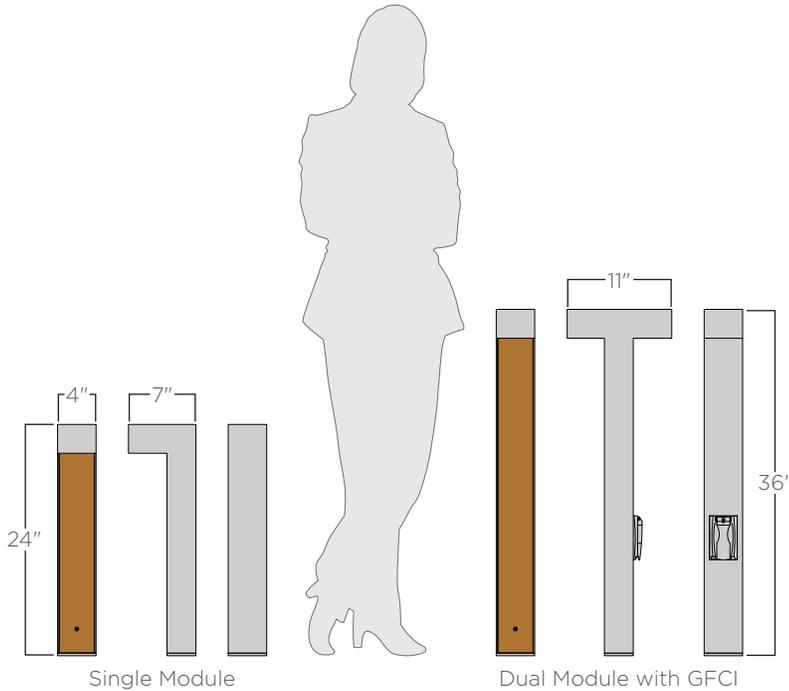
OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in 2700K, 3000K, 3500K and 4000K color temperatures with >90 CRI. Optics are UV resistant molded PMMA in Type II and V distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

FINISHES AND MATERIALS: All exterior aluminum parts are polyester powder coat painted to AAMA-2604 standards. Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. [Care and Maintenance](#)

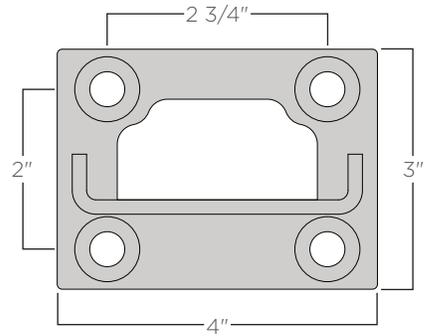
HARDWARE: All luminaire hardware is stainless steel. Anchor bolt kit is hot dipped galvanized.



LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598. Suitable for wet locations. LM-80 test reported L70 > 60,500 hours and calculated L70 > 154,000 hours.



		Standard Output	
Module	Type	Lumens ⁽¹⁾	Watts
Single	II	721	11
Single	IV	725	11
Dual	II	1442	22
Dual	IV	1450	22
Dual	II/IV	1446	22
Dual	IV/II	1446	22



ORDERING GUIDE: EXAMPLE: LBL-5-36-L3050-2-C5-P1/S3-UNV-STD



LBL				SO				UNV		
1	2	3	4	5	6	7	8	9	10	11

1	Series
LBL	Lineal Bollard
2	Module
S	Single
D	Dual
3	Overall Height
24	24"
36	36"
4	Light Color
L27	2700K ⁽²⁾
L30	3000K ⁽²⁾
L35	3500K
L40	4000K
AMB	Amber

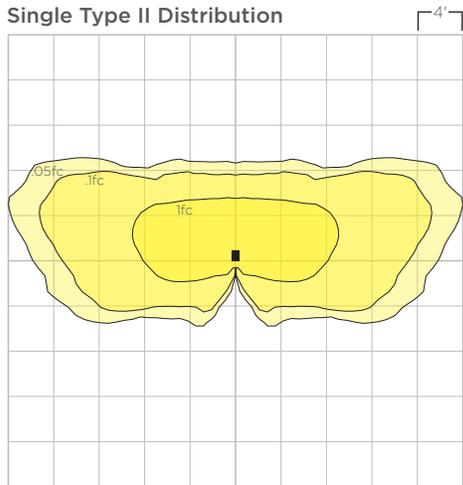
5	Light Source⁽³⁾
SO	Standard Output
6	Distribution⁽⁴⁾
2	Type II
4	Type IV
2/4	Front Type II/Back IV
4/2	Front Type IV/Back II
7	Metal Finish
C*	See color options on finishes technical sheet
CSM	Custom Color

8	Panel Material⁽⁵⁾
P1/S*	Wood (specify color) ⁽⁶⁾
P2/C*	Aluminum (specify color) ⁽⁶⁾
9	Voltage
UNV	120-277V
10	Options
GFCI	GFCI Box ⁽⁷⁾
11	Special
STD	Standard
MOD	Modified

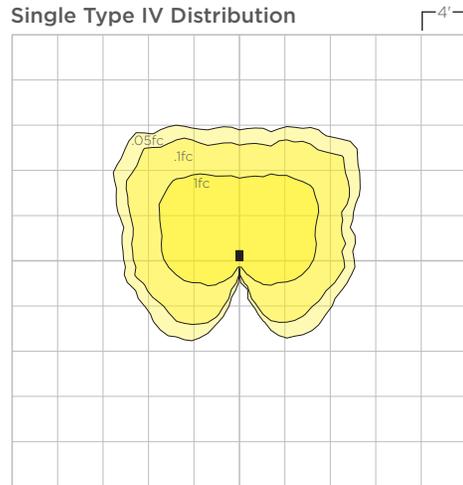
1. Lumen output based upon 2700K color temperature.
 2. 2700K or 3000K color temperature required for IDA certification.
 3. Consult factory for other output options.
 4. BUG rating of B0-U1-G1
 5. Accent panel only on front side of bollard.
 6. See color options on finishes technical sheet.
 7. GFCI box requires 36" bollard height.

FIXTURE TYPE: _____

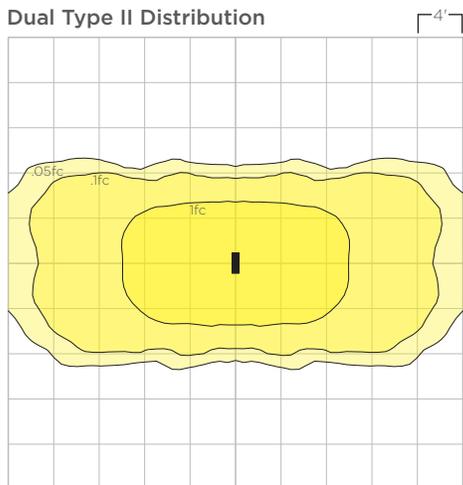
PROJECT NAME: _____



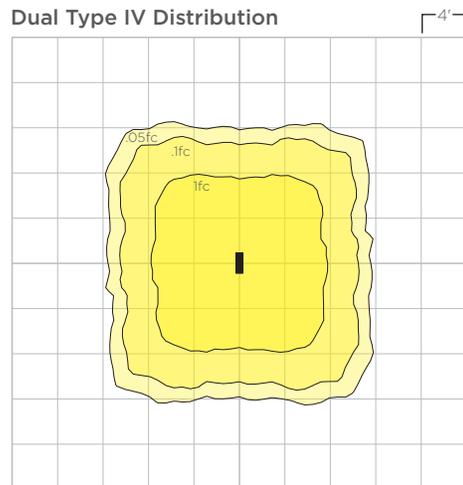
LBL-S-36-L27SO-2-C(X)-P(X)/(XX)-UNV-STD



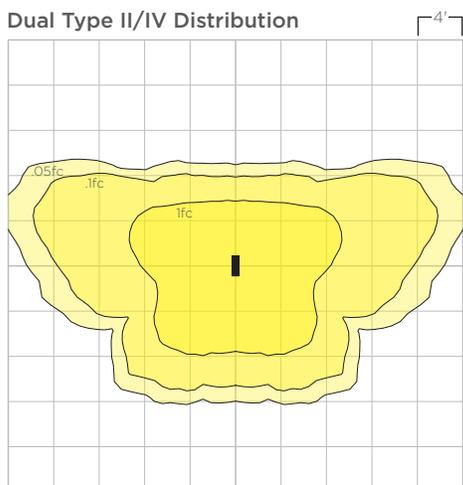
LBL-S-36-L27SO-4-C(X)-P(X)/(XX)-UNV-STD



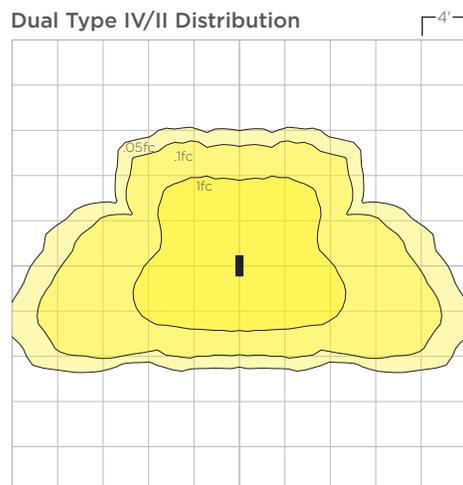
LBL-D-36-L27SO-2-C(X)-P(X)/(XX)-UNV-STD



LBL-D-36-L27SO-4-C(X)-P(X)/(XX)-UNV-STD

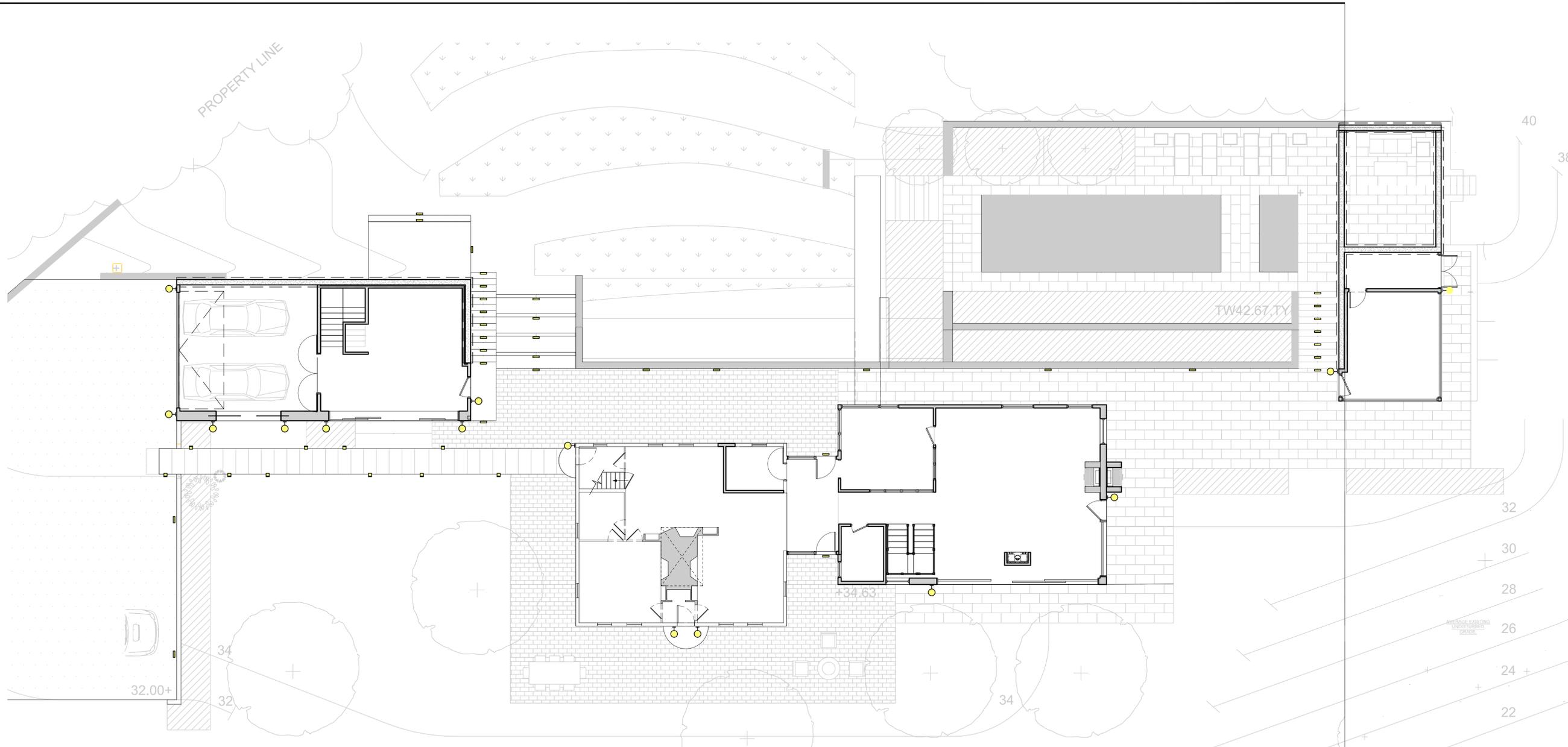


LBL-D-36-L27SO-2/4-C(X)-P(X)/(XX)-UNV-STD



LBL-D-36-L27SO-4/2-C(X)-P(X)/(XX)-UNV-STD

[IES file download](#)



1 FIRST FLOOR PLAN - LANDSCAPE PLAN
 E1.1 1/8"=1'-0"

LANDSCAPE LIGHTING SCHEDULE

EXTERIOR LIGHTS

- ⊕ A - EXTERIOR WALL SCONCE
- B - EXTERIOR STEP LIGHTS
- C - EXTERIOR PATH LIGHTS



A RENOVATION/ADDITION FOR:
 ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

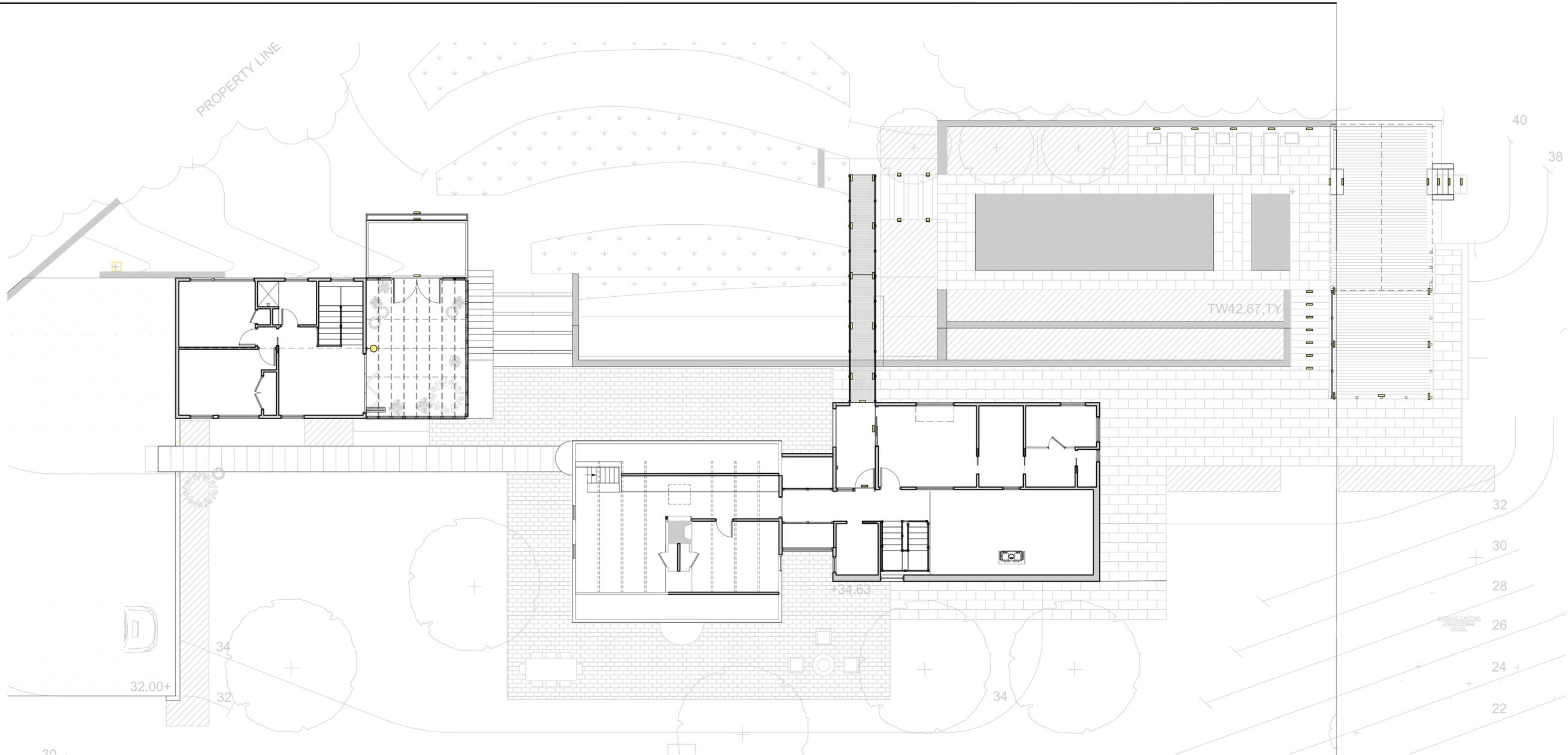
TITLE:
 PROPOSED
 LANDSCAPE LIGHTING

831 Main Street
 Dennis MA 02638
 508.694.7887 phone
 www.a3architectsinc.com

A3 architects, inc
 Residencia Commercial Net ero

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DATE:
 PLANNING/ZBA
 10.07.2022



1 SECOND FLOOR PLAN - LANDSCAPE PLAN
 E1.2 1/8"=1'-0"

LANDSCAPE LIGHTING SCHEDULE

EXTERIOR LIGHTS

- ⊕ A - EXTERIOR WALL SCNCE
- B - EXTERIOR STEP LIGHTS
- C - EXTERIOR PATH LIGHTS



A RENOVATION/ADDITION FOR:
 ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
 PROPOSED
 LANDSCAPE LIGHTING

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DATE:
 PLANNING/ZBA
 10.07.2022

E1.2



Truro, MA



June 27, 2022

1 inch = 279 Feet

www.cai-tech.com



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Key: 3308

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.407

LEGALS AND

CURRENT OWNER						PARCEL ID				LOCATION			
BLAKE SARAH I & WEINER JOSHUA 2808 CATHEDRAL ST WASHINGTON, DC 20008						54-77-0				4 STICK BRIDGE RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
BLAKE SARAH I & WEINER JO						06/19/2014	W	725,000	(203699)				
DONALDSON LYNN BURROWS RE						07/28/2011	99		(194830)				
DONALDSON LYNN B						09/16/1994	J	220,000	(135002)				

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	%
20-263	09/23/2020	80	SOLAR TAXABL	26,577	01/25/2021	LG	100	100
20-153	06/22/2020	2	ADDITION	15,000	08/31/2020	LG	100	100
04-090	06/04/2004	90	BP NVC	10,000	05/25/2007	JH	100	100
92-090	08/05/1992	3	REPAIR/REMOD	50,000	06/09/1993		100	100
90-118	10/03/1990	2	ADDITION	30,000	05/17/1991		100	100

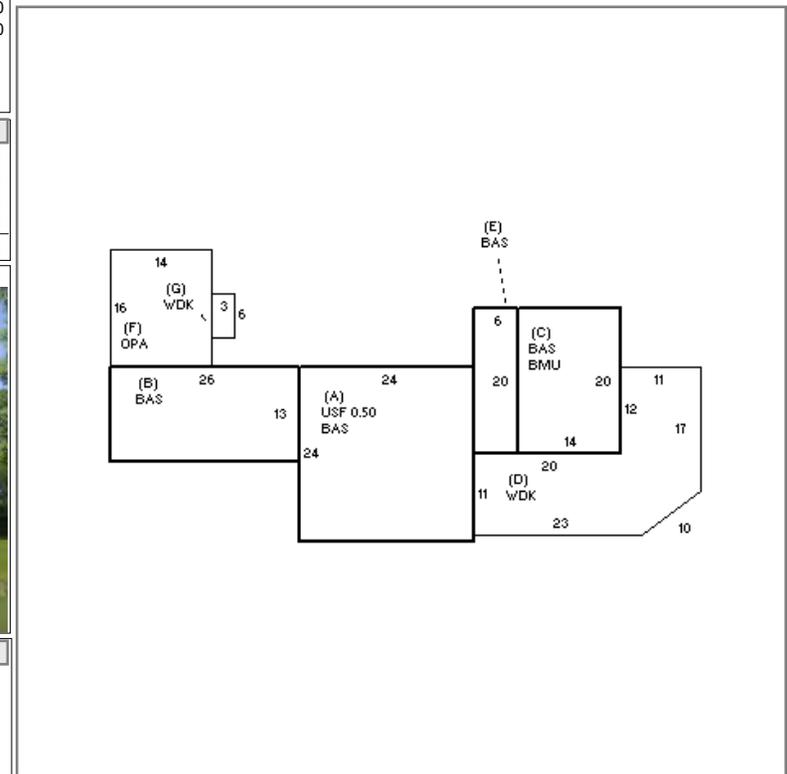
LEGALS AND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	RV1	1.45		303,300
300	A	1.135	15	1.00	1	1.00	1	1.00	RV1	1.45		33,900
300	A	1.820	15	1.00	CR	0.25	1	1.00	RV1	1.45		13,590

TOTAL	3.730 Acres	ZONING	RES	FRNT	291	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	FY15 ADDED CONSERVATION RESTRICTION. P/O PCL W/ SFR IN CCNS+REST OUTSIDE.			LAND	350,800	350,800
Inf1	NO ADJ		BUILDING	319,900	264,500			
Inf2	NO ADJ		DETACHED	300	300			
			OTHER	0	0			
			TOTAL	671,000	615,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	P 0.45 6X8		48	15.54	300



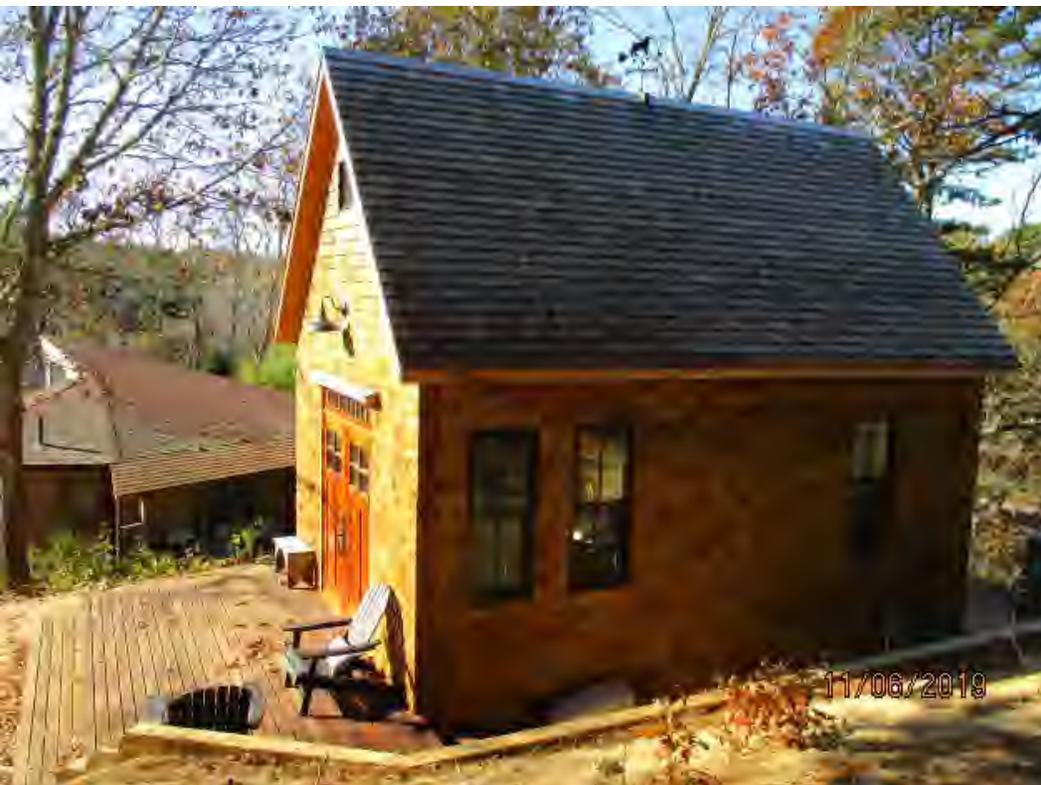
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/24/2015	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1850	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,013
NET AREA	1,602	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	914	1850	252.39	230,685	CONDITION ELEM	CD
\$NLA(RCN)	\$285	OVERALL	1.200	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	288	1850	201.62	58,066		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	280		68.49	19,178		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	467		40.29	18,813		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	400	1990	252.39	100,956		
				INT. FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	224		58.89	13,192		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		12,622.50	12,623			
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER			0.00				
																EFF.YR/AGE	1990 / 30
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$319,900



Key: 3311

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.410

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18 TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD WYCKOFF, NJ 07481		54-80-0		21 HOLSBERY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		08/23/2018	F	31483-214	
		05/02/2002	99	15119-233	
		02/09/2001	QS	290,000	13548-179

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 %
11-227	10/26/2011	2	ADDITION	250,000	10/26/2012	FC	100 100

LEGAL 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	431,840	1.00	1	1.00	SR2	1.60	334,680
300	A	2.895	16	1.00	1	32,960	1.00	1	1.00	SR2	1.60	95,420

TOTAL	3.670 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E FY14=DELETED GHP (NO FTG OR FDN SO=PP) +SHF@42 SF (=GARBAGE SHED).				LAND	430,100	430,100
Inf1	NO ADJ		BUILDING	532,500	527,000			
Inf2	NO ADJ		DETACHED	1,600	1,600			
			OTHER	0	0			
			TOTAL	964,200	958,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12		96	14.91	1,100
OSH	-	0.90	F 0.60 ATT TO SHF 5		35	5.67	100
PH1	A	1.00	A 0.75 8*8		64	5.90	300
PTD	A	1.00	D 0.20 IRREG 12*22		264	2.10	100



SEC A+B=ORIG SFR; REST=2012 ADDN (1ST FL=KITCH+GREAT RM+2 BR+2 FULL BA; 2ND FL=BR+FULL BA+LOFT)
1 BR CONVERTED TO OFFICE IN ORIG SFR (ALSO HAS LR+KITCH+3 BR+FULL BA)

Dw/LG IS STILL A SFR PER 10/23/12 E-MAIL FROM BLDG COMMISH

SEC E+F HAS 10' RT FRONT DORMER+FULL REAR DORMER; SEC E HAS CATH CLG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/21/2019	REF
MODEL	1		RESIDENTIAL	LIST	11/21/2019	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1858	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	739,553
NET AREA	3,160	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,092	1858	210.64	230,020	CONDITION ELEM	CD
\$NLA(RCN)	\$234	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	392	1858	178.07	69,805		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,046	2012	210.64	220,330		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,008		51.88	52,294		
				FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BAS AREA	378	2012	210.64	79,622		
				INT. FINISH	1	PLASTER	1.00	F	USF	L	UP-STRY FIN	252	2012	178.07	44,874		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	ATT WOOD DECK	462		36.12	16,689		
				FUEL SOURCE	2	GAS	1.00	H	OPA	N	OPEN PORCH	64		76.29	4,883		
									KIT	O	XTRA KITCHEN	1		12,472.00	12,472		
									MST	O	MASONRY STACK	1		2,263.80	2,264		

EFF.YR/AGE	1992 / 28	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$532,500	



Key: 3321

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.422

LEG
AL
LAND

CURRENT OWNER										PARCEL ID				LOCATION			
POWERS KSENIJA O REV LIV TR TRS: POWERS KSENIJA O C/O ODETTE NEWTON 1108 HEMPFIELD DR LANCASTER, PA 17601										54-90-0				25 HOLSBERY RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
POWERS KSENIJA O REV LIV										10/13/2000		F		13295-031			
POWERS KSENIJA O										12/23/1998		99		11938-094			
POWERS KSENIJA O										07/06/1965		99		1304-643			
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	16	1.00	1	809,700	1.00	1	1.00	SV1	3.00	627,520					
300	A	5.515	16	1.00	1	61,800	0.96	1	1.00	SV1	3.00	325,560					
350	A	0.370	16	1.00	1	5,200	1.00	1	1.00	TWP	1.00	1,920					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
FY2018		35	RES EXEMPT		10/01/2017		0 0
13-204	08/23/2013	90	BP NVC	2,800	12/02/2013	FC	100 100
13-035	02/26/2013	6	SHED	5,000	11/29/2012	FC	100 100
12-233	10/05/2012	90	BP NVC	9,300	01/07/2013	FC	100 100
12-198	08/24/2012	9	DECK	4,375	11/29/2012	FC	100 100

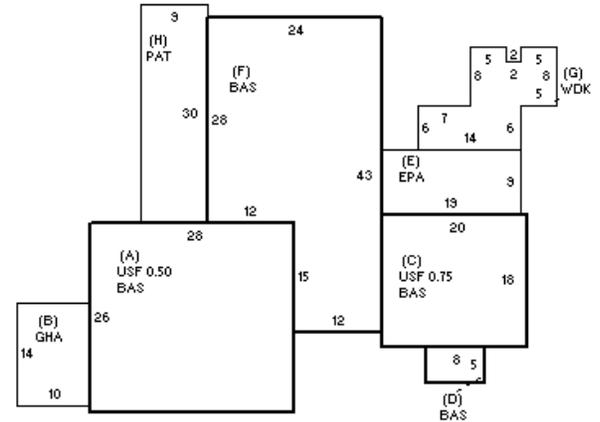
DE
TA
CH
ED

TOTAL	6.660 Acres				ZONING	NSD	FRNT	253		ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE				N IS SUBDIVIDABLE INTO 2 LOTS? MIN LOT SIZE IN O NSS=3.00 AC BUT PCL HAS ONLY 253.08' FRONTAGE T PER SEWALL MAP. E	LAND		955,000		907,300		
Infl1	NO ADJ					BUILDING		391,200		364,500		
Infl2	NO ADJ					DETACHED		44,500		44,000		
OTHER		91,700		73,000		TOTAL		1,482,400		1,388,800		

ST1 HAS CAB W/ SINK+FRIDGE+BATH (FULL?) PER 11/29/12 MEAS

PH
OTO

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	A 0.75 7200 SF		1	19,069.60	14,300
ST1	A	1.00	A 0.75 15*25		372	86.60	24,200
PTD	A	1.00	P 0.45 20*10		200	2.10	200
GHD	A	1.00	A 0.75 8*20	1991	160	34.86	4,200
SHF	A	1.00	G 0.90 10*12	2010	120	14.49	1,600



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2012	FC
MODEL	1		RESIDENTIAL	LIST	7/8/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1800	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	575,364
NET AREA	2,614	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,980	1800	203.48	402,886	CONDITION ELEM	CD
\$NLA(RCN)	\$220	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	634	1800	165.00	104,609		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	GHA	N	GREENHOUSE	140		96.66	13,532		
STORIES(FAR)	1.5	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	E	EPA	N	ENCL PORCH	171		91.83	15,702			
ROOMS	11	1.00	FLOOR COVER	1	HARDWOOD	1.00	G	WDK	N	ATT WOOD DECK	176		39.75	6,995			
BEDROOMS	6	1.00	INT. FINISH	1	PLASTER	1.00	H	PAT	N	PATIO	270		10.98	2,963			
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP		2		10,488.35	20,977			
FIXTURES	11	\$7,700	FUEL SOURCE	1	OIL	1.00											
UNITS	0	1.00	EFF.YR/AGE 1980 / 40														
COND 32 32 %																	
FUNC 0																	
ECON 0																	
DEPR 32 % GD 68																	
RCNLD \$391,200																	

Key: 3321

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.423

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
POWERS KSENIJA O REV LIV TR		54-90-0		25 HOLSBERY RD	
TRS: POWERS KSENIJA O		TRANSFER HISTORY		DOS	T
C/O ODETTE NEWTON				SALE PRICE	BK-PG (Cert)
1108 HEMPFIELD DR					
LANCASTER, PA 17601					

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	91,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/02/2013
								

(B) WDK PAT	22
10	
(A) BAS LLF 0.75 LLU 0.25	22
18	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2012	FC	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/8/2010	REF	LIST REFUSAL BY TENANT 7/10 BUT GAVE BR COUNT+ INFO ON FIN BSMT+SAID BLDG HAS NO STOVE. FLR COVER=ESTIMATE.
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	4/5/2021	MR	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	1976	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	132,865
NET AREA	693	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	99		94.57	9,363	CONDITION ELEM	CD
\$NLA(RCN)	\$192	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	297	1976	126.49	37,568		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	A	BAS	L	BAS AREA	396	1976	184.62	73,109		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	PAT	N	PATIO	220		9.57	2,105		
ROOMS	2	1.00		FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	ATT WOOD DECK	220		32.82	7,221		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1.5	1.00		HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	5	\$3,500		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1981 / 39
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$91,700



Key: 3309

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.408

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SHENK MARY KEVIN K & EHREN G A C/O SHENK GEOFFREY C, SHENK NOA PO BOX 530 TRURO, MA 02666		54-78-0		28 OLD COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHENK GEOFFREY C, SHENK NO		01/22/2021	A		1 33714-237
SHENK MARY KEVIN K & EHRE		05/16/1995	A		9669-106

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	%
	07/07/2010	20	NO PERMIT		03/04/2013	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	15	1.00	1	310,385	1.00	1.00	R05	1.15		240,550
300	A	4.335	15	1.00	1	23,690	1.00	1.00	R05	1.15		102,700
350	A	0.190	15	1.00	1	5,200	1.00	1.00	TWP	1.00		990

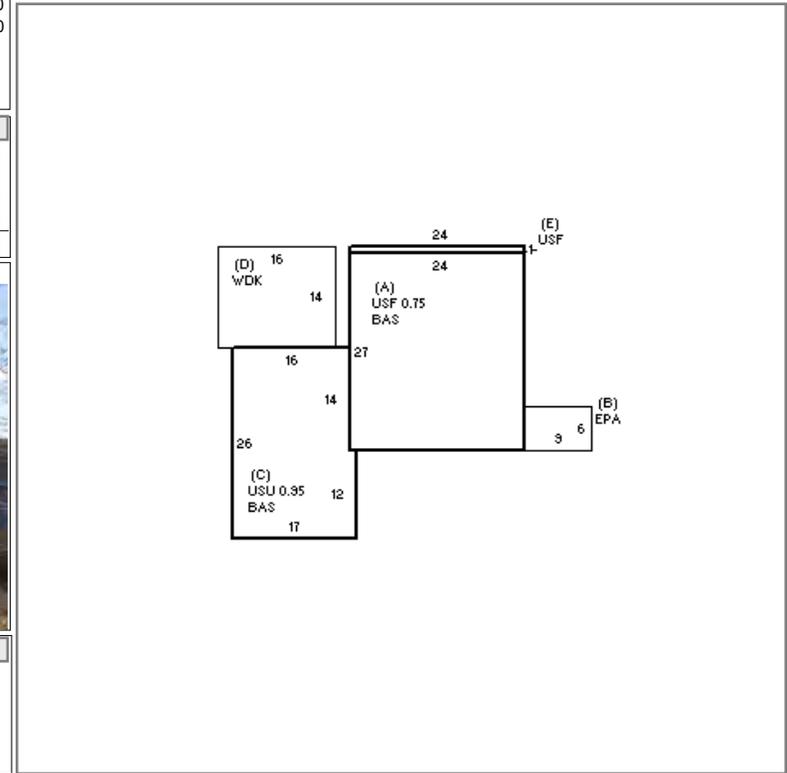
TOTAL	5.300 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	1.179 AC W/ SFR+SHF WITHIN CCNS+4.123 AC W/			LAND	344,200	344,200
Inf1	NO ADJ	O	BARN OUTSIDE CCNS PER PLAN 512-52. GUL=GAR			BUILDING	230,100	209,100
Inf2	NO ADJ	T	(12X28) ON LEFT+UNFIN WORKSHOP (16X28) ON			DETACHED	18,000	17,800
		E	RIGHT PER 2/29/12 BP INSPEC.			OTHER	0	0
						TOTAL	592,300	571,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	P 0.45 28*28		784	42.80	15,100
SHF	A	1.00	P 0.45 9*5		45	15.54	300
UTB	A	1.00	A 0.75 10*12		120	17.80	1,600
CAN	A	1.00	A 0.75 12*16 ON UTB		192	6.60	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2013	FC
MODEL	1		RESIDENTIAL	LIST	7/7/2010	EST
STYLE	15	1.30	ANTIQUE [100%]	REVIEW	5/27/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,076	1790	254.89	274,262
EXT. COVER	1	WOOD SHINGLES	1.00	B	EPA	N	ENCL PORCH	54		151.22	8,166
ROOF SHAPE	1	GABLE	1.00	C	USU	N	UPPER STORY UNF	407		111.62	45,428
ROOF COVER	1	ASPHALT SHINGLE	1.00	D	WDK	N	ATT WOOD DECK	224		45.32	10,152
FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	510	1790	200.61	102,309
INT. FINISH	1	PLASTER	1.00	F23	O		FPL 2S 3OP	1		27,267.30	27,267
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								



YEAR BLT	1790	SIZE ADJ	1.020
NET AREA	1,586	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.320
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		0	1.00
BEDROOMS		6	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

TOTAL RCN	469,683	
CONDITION ELEM	CD	
EFF.YR/AGE	1960 / 60	
COND	51	51 %
FUNC	0	
ECON	0	
DEPR	51	% GD 49
RCNLD	\$230,100	





TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

October 12, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend

Members Absent: Rich Roberts (Vice Chair)

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; John Marksbury (Representative for Erik Spenser of First Parish Truro – Applicant); Timothy Greene (TerraSearch, LLC and Representative for Crown Castle – Applicant); Billy Rogers (Civil Engineer and Land Surveyor).

Remote meeting convened at 5:08 pm, Wednesday, October 12, 2022, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Chair Greenbaum announced that there are technical issues associated with tonight's meeting and to please be patient. Chair Greenbaum then offered a moment of silence in honor of Truro resident the late Ms. Susan Howe.

Public Comment Period

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

Temporary Sign Permit Application

Erik Spenser – First Parish Truro, for one (1) sign, 36" x 24", to be located on the southeast corner of Route 6 and Union Field Road. The sign will be installed on October 30th, 2022 (Thanksgiving event) and removed December 26th, 2022 (Christmas Eve event).

Chair Greenbaum invited Mr. Marksbury to provide information but due to technical issues Mr. Marksbury was unable to do so.

Member Kiernan made a motion to approve both applications for a temporary sign in this matter.

Member Riemer seconded the motion.

So voted, 5-0, motion carries.

Planner Report

None

Chair Report

None

Board Action/Review (Continued)

2022-005/PB - Regan McCarthy seeks approval of Form A- Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 35A Higgins Hollow Road, Truro MA, Atlas Map 47, Parcel 2, Registry of Deeds title reference: Book 20807, Page 42.

Chair Greenbaum announced that the Applicant had requested a continuance in this matter until November 2nd, 2022, so further discussions with the National Seashore may continue. Town Planner/Land Use Counsel Carboni added that she had received written correspondence from the Applicant's counsel, Attorney Christopher Senie, confirming that continuance date. Members had no objections, and no vote was taken.

2022-009/SPR - Crown Castle, on property located at 344 Route 6 (Atlas Map 39, Parcel 172). Applicant seeks a Special Permit under Section 40.5 of the Truro Zoning Bylaw, and as an Eligible Facilities Request for a minor modification under Section 64091 and the rules of the Federal Communications Commission ("FCC"), to modify an existing tower: remove or replace antennas, ancillary equipment, and ground equipment as per plans for an existing carrier on an existing wireless communication facility; and replace equipment on existing concrete pad. Such modification will not substantially change the physical dimensions of such tower or base station. The modification does not constitute a substantial change to the existing tower under 47 C.F.R. §1.6100.

Chair Greenbaum recognized Town Planner/Land Use Counsel Carboni provided an update. Town Planner/Land Use Counsel Carboni said that at the last hearing the Applicant was requested by Vice Chair Roberts to provide a new Structural Analysis Report under Risk Category 3. Town Planner/Land Use Counsel Carboni stated that a new Structural Analysis Report, dated September 21st, 2022, stated that had been accomplished. The tower and proposed configuration have the sufficient capacity to withstand the conditions under Risk Category 3 and Town Planner/Land Use Counsel Carboni opined that there would be no reason to deny the application as it satisfies the conditions set by the Members. Chair Greenbaum announced that she had received communications from Vice Chair Roberts, who is an engineer, and that the new Structural Analysis Report had satisfied his concerns.

Chair Greenbaum recognized Mr. Greene stated that the Structural Analysis Report at Risk Category 3 and satisfied those conditions. Town Planner/Land Use Counsel Carboni instructed the Applicant to coordinate with Chief of Police Jamie Calise prior to the commencement of the project to identify workers assigned to the site and several other public safety conditions. These were not intended to impede the project but to ensure the public's safety.

Member Kiernan made a motion to approve the Special Permit in the matter of 2022-009/SPR with conditions.

**Member Riemer seconded the motion.
So voted, 5-0, motion carries.**

Board Action/Review

2022-010/SPR – Crown Castle/DISH Wireless, on property located at 344 Route 6 (Atlas Map 39, Parcel 172). Applicant seeks a Special Permit under Section 40.5 of the Truro Zoning Bylaw, and as an Eligible Facilities Request for a minor modification under Section 6409 and the rules of the Federal Communications Commission (“FCC”), to modify an existing tower: adding three (3) antennas, six (6) remote radio units, and one (1) over voltage protection device at the 122’ centerline height on the tower, three (3) DC power cables, three (3) fiber trunks and one (1) radio cabinet in the existing fenced compound.

After reading the above description, Chair Greenbaum had technical issues and could not continue. With the exceptions of Member Althaus, Member Townsend, and one member of the public, no other Members remained on the call and the meeting ended abruptly at 5:37 pm due to technical issues.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is written in a cursive style with a large, sweeping initial "A".

Alexander O. Powers
Board/Committee/Commission Support Staff