

TRURO PLANNING BOARD AGENDA
TUESDAY, May 2, 2017 – 6:00 p.m. Revised
Truro Town Hall, 24 Town Hall Road, Truro

Public Comment Period

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

Temporary Sign Permits

Payomet Performing Arts Center, seeks approval of five Applications for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. The applicant requests permission to place one temporary 9' high (48" above ground) by 39" wide signs during five successive 30-day periods from June 1st through October 31st for various events. The signs would be located at the intersection of South Highland and Old Dewline Roads.

Temporary Sign Permits

Truro Historical Society, seeks approval of four Applications for Temporary Sign Permits pursuant to §11 of the Truro Sign Code. The applicant requests permission to place one 48" high by 36" wide directional sign during four successive 30 day periods from June 1st through September 28th. The signs would be located at the intersection of Route 6 and S. Highland Road.

Review of As-built Site Plan

2013-006 SPR Silva Family Heritage Trust have submitted an As-Built Plan and requested Final Planning Board Review of the approved site plan for the construction of three dwelling units for a Cottage Colony pursuant to Section 70.2 of the Truro Zoning Bylaws for property located at 231-237 Shore Road, Map 17, Parcels 5, 6 and 21.

Request for Continuance - Continued Public Hearing - Commercial Site Plan Review

2016-008SPR Maria Kuliopulos seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-Law for consolidation of units to reduce the number of units on the property by four. Plans include construction of a replacement building containing 17 rentable units and a hospitality room in the same location as a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map 39 Parcels 131, 158. Continued from March 7, 2017. **Applicant has requested a further continuance to June 6, 2017 as a result of ZBA continuance to May 22nd.**

Request for Continuance - Residential Site Plan Review

2017-005 SPR Anne Labouisse Peretz c/o Benjamin Zehnder, La Tanzi, Spaulding & Landreth, P.C., seeks approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal of an existing single family dwelling and construction of a new residential dwelling at a location away from the coastal bank. Property is a 143,776 s.f. pre-existing, non-conforming developed lot in the Seashore zoning district north of Ballston Beach. The property is located at 112 North Pamet Road, Atlas Map 48, Parcel 1. **Applicant has requested a continuance to June 6, 2017 to allow for redesign in response to comments from ZBA.**

Discussion of Planning Board Appointee to Local Comprehensive Plan Committee

Review and Approval of Meeting Minutes

April 11, 2017 Regular Meeting
April 19, 2017 Special Meeting

Reports from Board Members and Staff

Scheduling of site visit for 112 N. Pamet Road in advance of June 6th meeting.

Meeting Dates and Other Important Dates

May 16, 2017 (Tues.) – Regular Meeting

June 6, 2017 (Tues.) – Regular Meeting

June 27, 2017 (Tues.) – Regular Meeting

Adjourn

DRAFT

**Truro Planning Board
Meeting Minutes
April 11, 2017 5:00 pm
Truro Town Hall**

Planning Board Members Present: Bruce Boleyn, Peter Herridge, Paul Kieran, Jack Riemer, Mike Roderick, Steve Sollog

Other participants: Pat Pajaron, Truro Health/Conservation Agent; Jarrod Cabral, Truro DPW Director; Chet Lay, Slade Associates; Don Palladino, Friends of Herring River; Deanna Ruffer, Town Planner; and Carole Ridley, Planning Consultant.

Mr. Sollog opened the meeting at 5:04 pm.

Public Comment Period

There was no public comment.

Mr. Sollog stated that the second item on the agenda would be brought up first, since the first item had been announced as scheduled at 6:00 pm.

Commercial Site Plan Review — Waiver Request

2017-004 SPR Town of Truro, seeks a waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning By-law for upgrade of an on-site sewage disposal system to meet Title 5 requirements and to construct a sustaining wall. No other changes are anticipated on the site. The property is the Town's Beach/Recreation Office Building located at 36 Shore Road, Atlas Map 36 Parcel 130. Town of Truro Waiver of Site Plan Review.

Ms. Pajaron and Mr. Cabral described the project. Mr. Riemer asked if there was a previous site plan. Ms. Pajaron said no. Mr. Riemer asked if there is adequate parking now. Mr. Cabral answered in the affirmative. There are 12 parking places, not including staff parking in the back. Mr. Riemer went over what the requirements are. Mr. Cabral talked about the vehicles and noted that there is handicapped parking. Mr. Sollog asked about a bike rack. Mr. Kiernan asked about the town water situation. He also asked where the cess pool is located. Mr. Cabral pointed it out on the site plan. Ms. Pajaron said this plan is a vast improvement over the existing cess pool.

Mr. Kiernan said there doesn't seem to be a secondary place to put the new system. Ms. Pajaron said the proposed location is really the only viable spot. Mr. Kiernan asked about the tank location and the clearance for trucks. Mr. Sollog asked about the retaining wall. Ms. Pajaron talked about the leech field which requires a retaining wall. This is standard for a raised system. Mr. Cabral said they can do some planting around this wall to make it more attractive.

Mr. Sollog said he would like to include a condition about planting around the wall. Ms. Pajaron said that their next stop is the Zoning Board of Appeals.

Mr. Herridge made a motion to approve the request of the Town of Truro for a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw to allow for the upgrade of the on-site sewage disposal system for the property located at 36 Shore Road, Truro with the understanding the town will plant vegetation around the concrete retaining wall and will install a bike rack on the property. Based on the fact that the proposed on-site septic system upgrade will not have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources abutting properties; or community needs. Mr. Boleyn seconded. So voted, 6-0.

Definitive Plan — Public Hearing Continued—Request for Further Continuance

2016-010PB Stephen Walsh, et al, have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c.40A, §81T and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on Walsh Way, Walsh Way Extension and Valentine Lane, Map 43, Parcels 7, 8, 9, 10, 134 & 135. The plan would widen existing roadways with no new lots created. Continued from September 6, September 20, November 2, December 6, 2016, February 7 and March 7, 2017. Requesting continuance to May 2, 2017.

Mr. Chet Lay said he recently found out that the Zoning Board of Appeals is not meeting until May 22. He has completed an inventory of the roads. He will actually need a continuance until June 6th. Ms. Ridley said they will need him to provide a letter of action. Mr. Lay agreed to do so. Mr. Lay let the Board know that he will be retiring in two months, but he will see this project through.

Mr. Roderick made the motion to continue the hearing to June 6, 2017. Mr. Riemer seconded, so voted, 6-0.

Release of Covenant

2015-001PB Meldahl Realty Trust seeks release of covenant for completion of road construction pursuant to Definitive Plan approval, Barnstable County Registry of Deeds Plan Book 569, Page 44, for property known as 3 & 6 Edgewood Way, Truro, Map 51, Parcels 34, 88, 89 & 90.

Mr. Lay described the completion of the road construction project and the request for the release of covenant. Mr. Riemer asked about a stop sign. Ms. Ridley said the town cannot require the placement of a sign on private property. Mr. Lay said that a stop sign would not be a problem.

Mr. Herridge moved that the Planning Board finds the road construction pursuant to Definitive Plan approval 2015-011PB, Meldahl Realty Trust to have been completed in compliance with approved plans and, in consideration of satisfactory evidence of performance in accordance with sections 2.5.6 and 2.5.7 of the Town of Truro Regulations Governing the Subdivision of Land, hereby agrees to request that the Town Treasurer return funds of \$83,680 to Meldahl Realty Trust previously deposited as performance guarantee for said road construction. Included in the motion was the agreement for the placement of a stop sign. Mr. Boleyn seconded. So voted, 6-0.

Informational Presentation on Town of Truro Complete Streets Initiative

Presentation by Jarrod Cabral, Truro DPW Director, and Emily Beebe, Truro Conservation Agent.

Ms. Beebe was not able to attend. Mr. Cabral explained the need for the policy. He said they do not want to change the rural character of Truro, but they do want to make the streets safer. Mr. Kiernan talked about the safety issues of our narrow roads. Mr. Riemer asked if other towns have had proposals like this. Yes, Eastham has, and Chatham is in the process of adopting a Complete Streets Policy. Mr. Riemer wanted to know what we might learn from other towns on the Cape. Mr. Kiernan asked if we could see what Eastham has done, so we don't have to reinvent the wheel.

Ms. Ruffer stated that she would continue to work with the DPW Director and Conservation Agent as they refine the draft policy and keep the Board abreast of the progress on the initiative with the plan to bring it back to the Board once this work is done, at which time the Board might create a subcommittee to review it when it is completed.

Informational Presentation on Herring River Restoration Project

Presentation by Don Palladino, Friends of the Herring River

Mr. Palladino presented a power point presentation which illustrates the Herring River Restoration Project. There were questions and answers provided. Peter Herridge represents the Town of Truro on the Herring River Restoration Committee.

Review and Approval of Meeting Minutes

March 21, 2017 Regular Meeting

Mr. Boleyn wanted to know what would it take to deny a continuance. Ms. Ruffer suggested adding to a future agenda a discussion to consider the Board's desired procedure for considering requests for continuances. Mr. Boleyn would like to do that.

Mr. Kiernan made a correction to page 2, 3rd paragraph, adding language about whether a site plan exists at the Barnstable County Registry of Deeds. Mr. Boleyn moved to approve the minutes of the March 21 meeting with correction, Mr. Sollog seconded. So voted, 5-0-1. Mr. Herridge abstained.

Reports from Board Members and Staff

Mr. Sollog said that Town Meeting is coming up soon. He suggested that it might be a good idea to request a paper ballot for the Seashore article that they worked so hard on. Ms. Ruffer wasn't sure of the rules for requesting a paper ballot. Discussion ensued about whether or not to schedule a special Planning Board meeting to discuss this further. Mr. Sollog asked if a paper ballot is used, will the tally occur before the next article is considered. There was consensus to meet prior to Town Meeting. The Board agreed that staff should research the process and a special meeting should be scheduled on the 18th or the 19th to continue the discussion.

Mr. Riemer made a motion to adjourn, Mr. Boleyn seconded. So voted, 6-0 . Meeting adjourned at 6:40 pm.

Respectfully submitted,

Katherine Black

**Truro Planning Board
Meeting Minutes
April 19, 2017 6:00 pm
Truro Town Hall**

DRAFT

Planning Board members present: Bruce Boleyn, Peter Herridge, Paul Kiernan, Mike Roderick, Steve Sollog. **Absent (excused):** Jack Riemer

Other participants: Deanna Ruffer, Town Planner

Mr. Sollog opened the meeting at 6:05 pm.

Public Comment

There was no public comment.

Discussion of Methods for Voting on Zoning Bylaw Amendment Articles at 2017 Annual Town Meeting

Mr. Sollog opened the discussion of how Article 32 for the Seashore District will be presented at Town Meeting. He is willing to present it. Mr. Boleyn said he would support Mr. Sollog. The possible methods for voting are a straight out hand vote, which can be challenged. Seven voting members can “doubt” the vote and ask for voters to stand for a recount. During debate of an article, any voting member can make a motion calling for a paper ballot. They would make a motion and it would need a second. It could be discussed or amended. Then it requires a simple majority vote. Once that vote is taken, the discussion regarding the article itself could continue.

Mr. Roderick mentioned the Banner article which described the petitioned Article 33, where house limits would be town-wide. Mr. Kiernan said he had some questions about procedure. He asked if Town Counsel would be at Town Meeting. Ms. Ruffer said yes and Town Counsel is aware of the issues and will be prepared to answer questions at Town Meeting. Mr. Kiernan asked about the process of the paper ballot. Ms. Ruffer explained that voters get in line to receive the paper ballot. They receive a single sheet of paper, serrated down the center with “Yea” and “Nay” on either side of serration. If they are voting Yea, they put the Yea in the designated box and the Nay in the discard box. Both boxes are counted to be sure they are equal. If not equal, there is a recount. If still not equal, a revote is taken. In response to a question from the Chairman, Ms. Ruffer responded that as of last evening, there had been nothing filed with the Moderator regarding a paper ballot.

Further discussion ensued regarding the pros and cons of calling for a paper ballot.

Mr. Kiernan brought up Article 33 again suggesting that someone should explain what would occur if it passes, or if both articles pass. Ms. Ruffer said that the most restrictive article would take precedence for the Seashore District. If both pass, Article 32 would prevail for the Seashore and Article 33 for the Town. In response to a question, she responded that Town Counsel is also prepared to address this question at town meeting. Mr. Kiernan will have copies of the various relevant regulations available for reference at Town Meeting.

Reports from Board Members and Staff

Ms. Ruffer asked the Board to decide on a date and time for a site visit for 231-237 Shore Road (Top Mast Motel). The Chairman suggested Monday, April 24, 3 pm. 231 Shore Road. This date and time were agreed to by the Board. In 2013, the Planning Board approved Top Mast's site plan. Now they are seeking the Board's final review.

Mr. Herridge made a motion to adjourn, Mr. Boleyn seconded. So voted, 5-0. Meeting adjourned at 6:33 pm.

Respectfully submitted,

Katherine Black



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505
druffer@truro-ma.gov

To: Planning Board
From: Deanna Ruffer
Date: April 26, 2017
Re: Temporary Sign Request

The Board has received the following requests for temporary signs pursuant to Section 11 of the Truro Sign Code. The new Section 11 approved at the April Annual Town Meeting states:

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

Payomet Performing Arts Center

Payomet is requesting approval of temporary sign permit applications for a double sided 39" wide by 9" high sandwich style directional sign with a total height of 48". The sign is to be located at the South Highland Road and Old Dewline Road intersection, in the same location as in prior years. The sign would be in place for thirty day periods from June 1, 2017 to October 31, 2017 (a total of five 30 day periods).

Possible motion: To approve the application submitted by Payomet for a temporary sign permit to install a 39" wide by 9" high directional sign at the intersection of South Highland and Old Dewline Roads. The signs would be in place for five thirty day periods from June 1 through October 31, 2017.

Truro Historical Society

The Truro Historical Society is requesting approval of temporary sign permit applications for a double sided 36" wide by 48" high sandwich style directional sign to be located at the intersection of South Highland Road and Route 6, in the same location as in 2015 and 2016. The sign would be in place for thirty day periods from June 1, 2017 to September 30, 2017 (a total of four 30 day periods).

Possible motion: To approve the application submitted by the Truro Historical Society for a temporary sign permit to install a 36" wide by 48" high sandwich style directional sign at the intersection of South Highland Road and Route 6. The signs would be in place for five thirty day periods from June 1 through September 30, 2017.

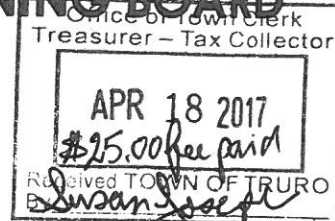


PAXOMET

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00



Applicant Name: PAXOMET PERFORMING ARTS CENTER, TRURO Date: April 11th 2017
 Applicant Contact Information: (KEVIN RICE) P.O. 1202, Truro, MA 02666
 Mailing Address
 Phone: 508-349-2929 Email: kevin@payomet.org

Number of Signs Requested: 1
(48" ABOVE GRADE)
 Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of So. Highland and Old Dewline Rds

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

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

Date When Sign(s) will be Installed: June 1st 2017 Removed: June 30th 2017

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

National Park Service 99 Marconi Station
 Name Mailing Address Wellfleet, MA 02667

Phone

Email

Applicant Signature

Date

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

Date

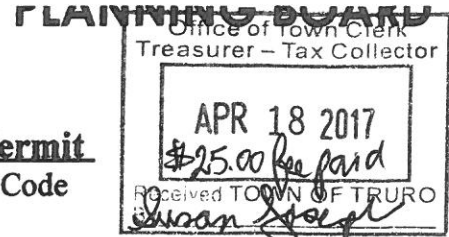
Planning Board Action: Approved ☐ Approved w/Conditions ☐ Denied ☐

Conditions: _____

Board Signature: _____ Date: _____

Title

CC: Building Commissioner, Board of Selectmen



PAYOMET

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

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 Mailing Address
 Phone: 508-349-2929 Email: kevin@payomet.org

Number of Signs Requested: 1
(48" ABOVE GRADE)
 Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of So. Highland and Old Dewline Rds

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

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

Date When Sign(s) will be: Installed: July 1st 2017 Removed: July 31st 2017

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

National Park Service 99 Marconi Station
 Name Mailing Address Wellfleet, MA 02667

Phone

Email

Applicant Signature

Date

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

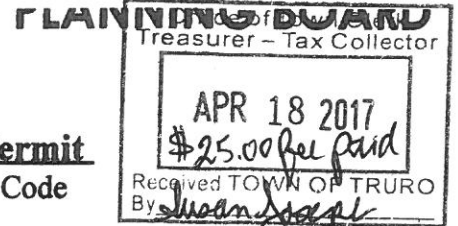
Date

Planning Board Action: Approved ☐ Approved w/Conditions ☐ Denied ☐

Conditions: _____

Board Signature: _____ Date: _____
 Title

CC: Building Commissioner, Board of Selectmen



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Fee: \$25.00

Applicant Name: PAYOMET PERFORMING ARTS CENTER, TRURO Date: April 11th 2017
Applicant Contact Information: (KEVIN RICE) P.O. 1202, Truro, MA 02666
Mailing Address
508-349-2929 Phone Kevin@payomet.org Email

Number of Signs Requested: 1
(48" ABOVE GRADE)
Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of So. Highland and Old Dewline Rds

Map(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locations

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

Date When Sign(s) will be Installed: August 1st 2017 Removed: August 31st 2017

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

National Park Service 99 Marconi Station
Name Mailing Address Wellfleet, MA 02667

Phone

Email

Applicant Signature

Date

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

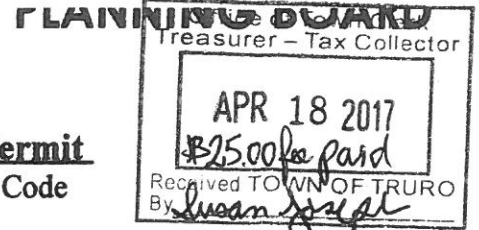
Date

Planning Board Action: Approved ☐ Approved w/Conditions ☐ Denied ☐

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen



PAYOMET

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

Applicant Name: PAYOMET PERFORMING ARTS CENTER, TRURO **Date:** April 11th 2017
Applicant Contact Information: (KEVIN RICE) P.O. 1202, Truro, MA 02666
Phone: 508-349-2929 **Email:** KEVIN@payomet.org

Number of Signs Requested: 1
Temporary Sign Dimensions: Height 9" (48" ABOVE GRADE) Width 39" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Intersection of So. Highland and Old Dewline Rds

Map(s): 37 **Parcel(s):** 18 Please use additional sheet(s) for multiple locations

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

Date When Sign(s) will be: Installed: Sept 1st 2017 Removed: Sept 30th 2017

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

Name: National Park Service **Mailing Address:** 99 Marconi Station Wellfleet, MA 02667
Phone: [Signature] **Email:** _____

Applicant Signature

Date

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

Date

Planning Board Action: Approved Approved w/Conditions Denied

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen

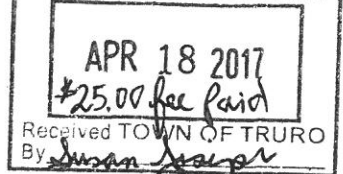


PAYOMET

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: PAYOMET PERFORMING
ARTS CENTER, TRURODate: April 11th 2017Applicant Contact Information: (KEVIN RICE) P.O. 1202, Truro, MA
Mailing Address 02666508 - 349 - 2929
PhoneKEVIN@payomet.org
EmailNumber of Signs Requested: 1Temporary Sign Dimensions: Height 9" Width 39" Please attach a "to scale" copy of the proposed sign(s).
(48" ABOVE GRADE)Location(s) of Proposed Temporary Sign(s): Intersection of
So. Highland and Old Dewline RdsMap(s): 37 Parcel(s): 18 Please use additional sheet(s) for multiple locationsDate(s) of the Event in Which the Sign is Intended: (Season)Date When Sign(s) will be: Installed: Oct 1st 2017 Removed: Oct 31st 2017

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

National Park Service 99 Marconi Station
Name [Signature] Mailing Address Wellfleet, MA 02667

Phone

Email

Applicant Signature

Date

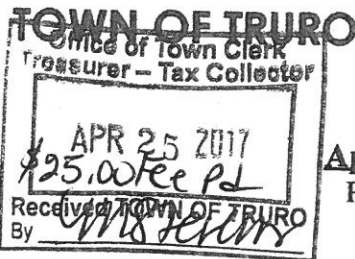
Owner Signature (which also authorizes the use of the property)

Date

Planning Board Action: Approved Approved w/Conditions Denied Conditions: Board Signature: Date:

Title

CC: Building Commissioner, Board of Selectmen



PLANNING BOARD

RECEIVED
SELECTMENS OFFICE

APR 24 2017

TOWN OF TRURO
MASSACHUSETTS

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

Applicant Name: TRURO HISTORICAL SOCIETY Date: April 24 2017
Applicant Contact Information: Jim Summers, PO BOX 486, TRURO 02666
Mailing Address
617-251-4050 DIRECTOR@TRUROHISTORICALSOCIETY.ORG
Phone Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER OF RT 6 & S. HIGHLAND RD.
(SAME LOCATION AS IN 2015 & 2016)

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

Date(s) of the Event in Which the Sign is Intended: Aug 30 - SEPT 28

Date When Sign(s) will be: Installed: Aug 30 Removed: SEPT 28

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

Name _____ Mailing Address _____

Phone _____ Email _____

Jim Summers
Applicant Signature

April 24 2017
Date

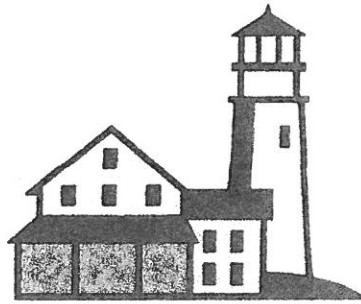
Owner Signature (which also authorizes the use of the property) _____ Date _____

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

Conditions: _____

Board Signature: _____ Title _____ Date: _____

CC: Building Commissioner, Board of Selectmen



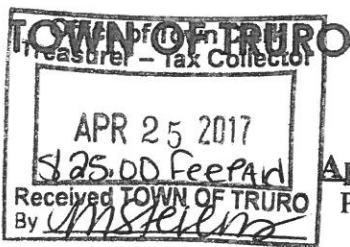
TRURO
HISTORICAL
SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

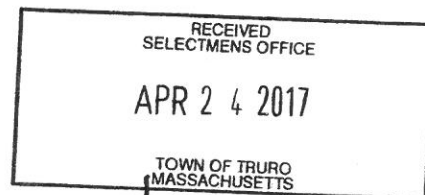
Construction;

- ½" plywood panels, top hinged 'sandwich board'
- Signage on both sides
- Vinyl fabric with grommets and screws for affixing sign to board
- Sandwich Board will have posts that will secure the sign into the ground





PLANNING BOARD



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

Applicant Name: TRURO HISTORICAL SOCIETY Date: April 24 2017
Applicant Contact Information: Jim Summers, PO BOX 486, TRURO 02666
Mailing Address
617-251-4050 DIRECTOR@TRUROHISTORICALSOCIETY.ORG
Phone Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER OF RT 6 & S. HIGHLAND RD.
(SAME LOCATION AS IN 2015 & 2016)

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

Date(s) of the Event in Which the Sign is Intended: July 31 - Aug 29

Date When Sign(s) will be Installed: July 31 Removed: Aug 29

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

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature

Date

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

Date

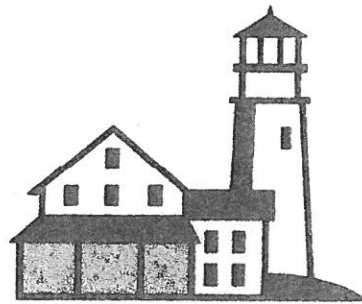
Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____

Title

CC: Building Commissioner, Board of Selectmen

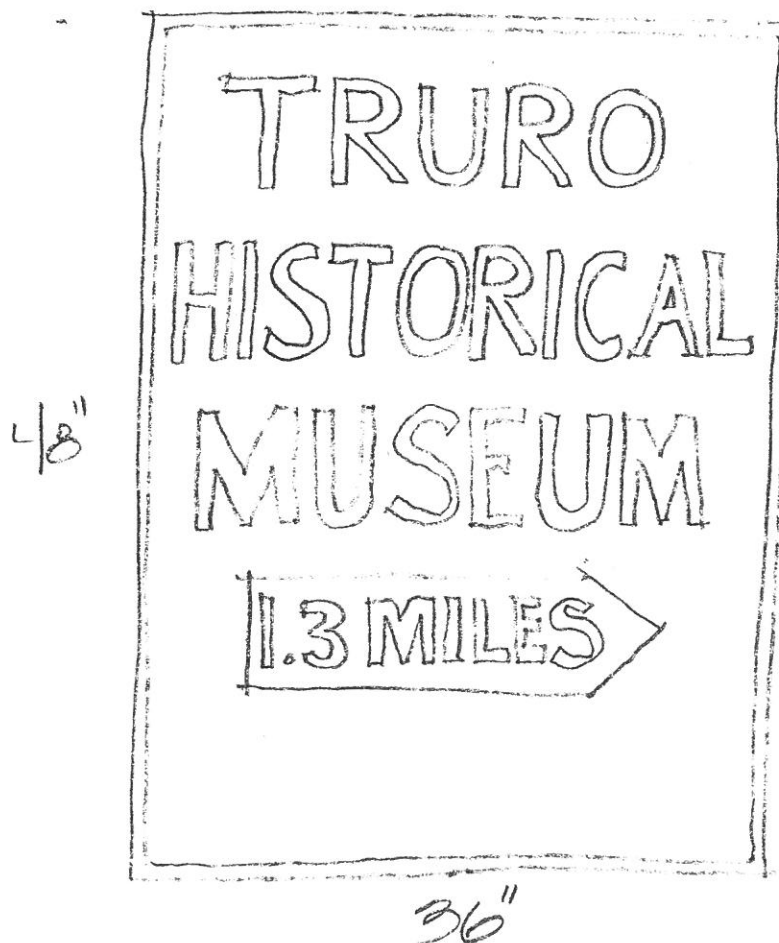


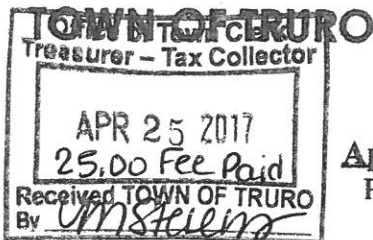
TRURO
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SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

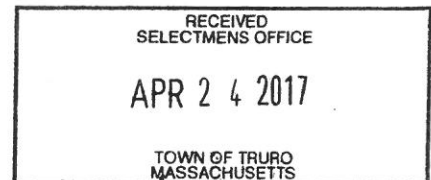
Construction;

- ½" plywood panels, top hinged 'sandwich board'
- Signage on both sides
- Vinyl fabric with grommets and screws for affixing sign to board
- Sandwich Board will have posts that will secure the sign into the ground





PLANNING BOARD



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

Applicant Name: TRURO HISTORICAL SOCIETY Date: April 24 2017
Applicant Contact Information: Jim Summers, PO BOX 486, TRURO 02666
Mailing Address
617-251-4050 DIRECTOR@TRUROHISTORICALSOCIETY.ORG
Phone Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER OF RT 6 & S. HIGHLAND RD.
(SAME LOCATION AS IN 2015 & 2016)

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

Date(s) of the Event in Which the Sign is Intended: July 1 - July 30

Date When Sign(s) will be: Installed: July 1 Removed: July 30

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

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature [Signature] Date April 24, 2017

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

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

Conditions: _____

Board Signature: _____ Date: _____
Title _____

CC: Building Commissioner, Board of Selectmen



TRURO
HISTORICAL
SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

Construction;

- ½" plywood panels, top hinged 'sandwich board'
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4/8"



36"

TOWN OF TRURO

Office of Town Clerk
Treasurer - Tax Collector

APR 25 2017
\$25.00 fee Pd

Received TOWN OF TRURO
By Christine



PLANNING BOARD

RECEIVED
SELECTMENS OFFICE

APR 24 2017

TOWN OF TRURO
MASSACHUSETTS

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: TRURO HISTORICAL SOCIETY

Date: April 24 2017

Applicant Contact Information: Jim Summers, PO BOX 486, TRURO 02666
Mailing Address

617-251-4050
Phone

DIRECTOR@TRUROHISTORICALSOCIETY.ORG
Email

Number of Signs Requested: ONE

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): CORNER of Rt 6 & S. HIGHLAND RD.
(SAME LOCATION AS IN 2015 & 2016)

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

Date(s) of the Event in Which the Sign is Intended: JUNE 1, - JUNE 30 2017

Date When Sign(s) will be Installed: JUNE 1 Removed: JUNE 30

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

Name _____ Mailing Address _____

Phone _____ Email _____

[Signature]
Applicant Signature

April 24 2017
Date

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

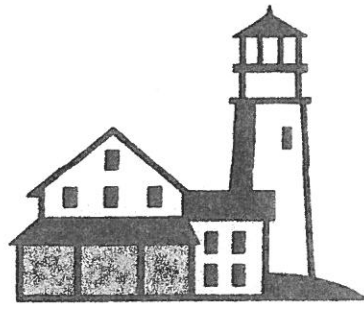
Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____

Title

CC: Building Commissioner, Board of Selectmen

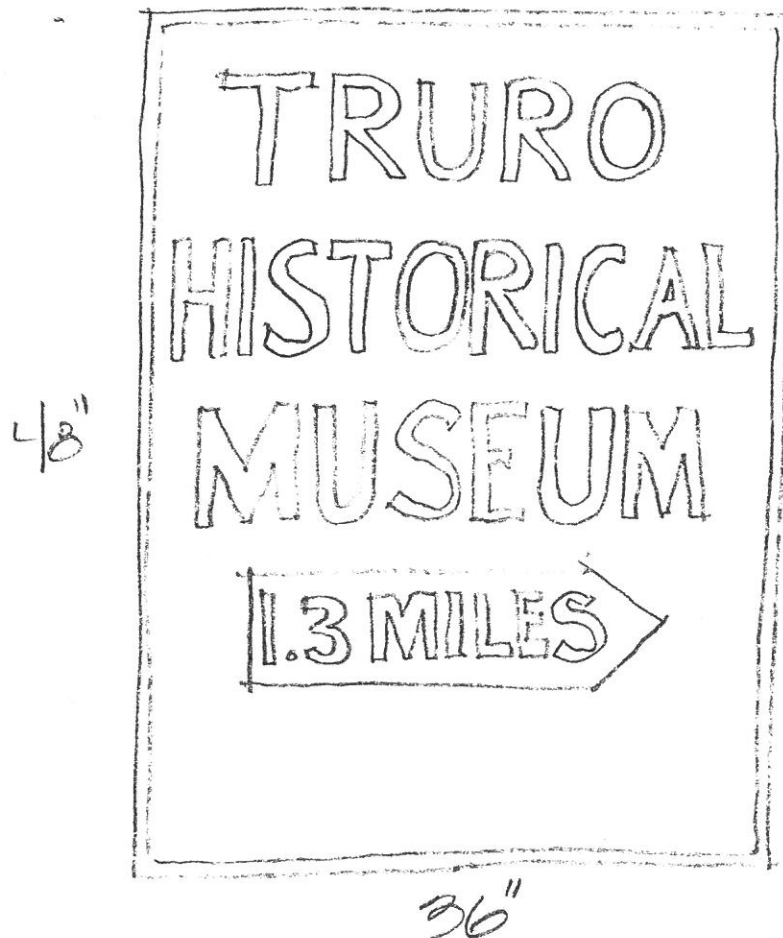


TRURO
HISTORICAL
SOCIETY

Road Sign Application for the Truro Historical Society – located at the corner of South Highland Road & Rt. 6

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TRURO HISTORICAL SOCIETY INC.

PO BOX 486
TRURO, MA 02666

53-7346/2113

1716

DATE April 24 2017

PAY TO THE
ORDER OF

1000 of Truro

\$100

Re: Henderson

DOLLARS



Security Features
Included
Details on Back



SEAMEN'S BANK

MEMBER FDIC

NORTH TRURO, MASSACHUSETTS 02652

MEMO

Signature permits 2017

[Signature]

MP

⑆211373461⑆

79 0001050 1716



TOWN OF TRURO

PLANNING DEPARTMENT

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

druffer@truro-ma.gov

Memorandum

To: Planning Board
Fr: Deanna Ruffer, Town Planner
Date: April 26, 2017
Re: 2013-006SPR Silva Family Heritage Trust

At its duly posted public meeting on September 3, 2013, the Planning Board voted 5-0-2 to endorse the Site Plan for the Silva Family Heritage Trust for construction of three dwellings for a Cottage Colony at property located at 231-237 Shore Road, Map 17, Parcels 5, 6, and 21. The recorded decision is attached.

On March 22, 2017 T. Varnum Philbrook, P.E., on behalf of the Silva Family Heritage Trust, submitted a letter and an As-Built plan as required in §70.3.J of the Truro Zoning Bylaw. On April 18, 2017 Jason Silva submitted additional information, including a sketch and photographs, explaining the field changes made which deviate from the approved Site Plan. This information is attached.

The Planning Board is now being asked to review the site to determine completion. As defined in §70.3.J.d of the bylaw completion means "complete compliance with all written requirements set forth in the approved plan and the Planning Board decision and all conditions stated therein."

Staff has reviewed the field changes and accompanying explanations, including reviewing these with the Building Commissioner, who verified some of the changes were made at his request as stated in the documentation. Copies of key portions of the approved and as-built plans are attached.

Based on the observations made at the April 24th site visit, staff has identified the following items for the Planning Board to consider at the May 2nd meeting:

- Relocation of the front infiltration basin to the west side of the property. The site visit verified the original location could have created pedestrian or vehicular circulation concerns as noted by the property owner. The relocated infiltration basin is of comparable size to the approved basin and the drive/parking area in the vicinity of the basin has been graded to direct drainage to this basin.
- Vegetated areas at the west and east ends of the drive/parking area. These areas have not been carved out of the graveled drive nor have they been planted. The inclusion of these planted areas helps to soften the front of the cottages and create natural constraints to the

parking area in front of the cottages. Staff recommends the Board require these areas to be installed as shown on the approved Site Plan.

- Modifications to decks, walks and areas between cottages. The changes to the decks and stairs as well as the placement of the planting beds adjacent to the structures rather than in the middle of the areas between the cottages appear appropriate. However, barriers – such as boulders - are needed at the rear ends of the area between the structures to ensure vehicles are not driven up between the structures. In addition, the plantings along the sides of the structures still need to be installed.
- Number of parking spaces. The approved site plan included 8 parking spaces, while 12 have been provided. The Board may wish to discuss this change with the property owner.
- Designation of no parking areas at the rear of the cottages. The Fire Chief...
- As-built Drainage Plan. This required plan has not been submitted.

If the Planning Board is inclined to accept the field changes as presented, the Board could:

- Accept the As-Built Site Plan, dated 3-21-2017 and stamped by John Z. Demarest, Jr, Professional Land Surveyor; and
- Conditionally approve this Plan and supporting materials submitted by Jason Silva on April 18, 2017 noting field changes as demonstrating completion of the site plan improvements as approved subject to the property owner completing the infiltration basins and plantings as well as the other items noted above within thirty (30) days with photographic documentation of the completed work to be submitted for the Planning Board's files.

FELCO, INC.
ENGINEERING
LAND SURVEYING

1 Namskaket Road ☐ P.O. Box 1366 ☐ Orleans, MA 02653 ☐ Tel: 508-255-8141 ☐ Fax: 508-255-2954 ☐ info@felcoengineering.com

March 22, 2017

Truro Planning Board
Truro Town Hall
P. O. Box 2030
Truro, MA 02666

Re: Silva Family Heritage Trust
231 - 237 Shore Road, Truro
Map #17, Parcel #5, 6 & 21

Dear Board Members:

Please accept this letter stating that the buildings, signs, landscaping, lighting and site layout substantially comply as approved by the Planning Board on 9/3/13.

All roof runoff properly discharges into drywells as shown on the As-built Site Plan (dated 3/21/17). The existing site drainage for the driveway and parking areas is not creating any problems at this time due to the permeable soil conditions and porous driving surface.

Due to modification of the existing driveway and parking areas, site drainage is being addressed with a revised design. This will be forwarded to the Board for review as soon as it is available.

Sincerely,



T. Varnum Philbrook, P.E.
FELCO, INC.



COMMONWEALTH OF MASSACHUSETTS
TOWN OF TRURO
PLANNING BOARD – NOTICE OF ACTION

SITE PLAN REVIEW

Atlas Sheet 17 Parcels 5, 6, and 21

231 - 237 Shore Road, Truro

Applicant Silva Family Heritage Trust

Hearing Dates 8/6/13, 8/20/13 and 9/3/13

Decision Date September 3, 2013

At a public hearing opened August 6, 2013, continued to August 20, 2013 and continued to and closed September 3, 2013 the Town of Truro Planning Board, acting in the matter of a Site Plan Review for 231 - 237 Shore Road, voted to endorse, with requested waiver, an application for the Silva Family Heritage Trust for the construction of three dwelling units for a Cottage Colony pursuant to Section 70.2 of the Truro Zoning Bylaws. The Board Members also held an on-site visit to the property on August 9, 2013 at which no testimony was taken.

Determination of Completeness of Application

On a motion from Mr. Worthington, seconded by Mr. Lucy, the Board found that the application for Site Plan Review was complete. The Board's vote was five in favor (Worthington, Childs, Lucy, Boleyn and Snow) and two abstentions (Pendleton and Brown.)

Decision

On a motion from Mr. Childs, seconded by Mr. Worthington, the Board voted to endorse the Site Plan for the Silva Family Heritage Trust, pursuant to §70.2.A of the Truro Zoning By-Law for construction of three dwellings for a Cottage Colony at property located at 231 - 237 Shore Road, Atlas Sheet 17, Parcel 5, 6 and 21. This is based on the fact that this plan has been submitted in accordance with the regulations and procedures as outline in this section, and substantially complies with §70.6, Review Criteria and Design Guidelines, and furthermore the site plan complies with all current bylaw requirements of the Town.. The Boards vote referenced the following plans and other information:

1. Application for Site Plan Review, dated 7/2/13 (stamped by Town Clerk Jul 3 2013)
2. Memo dated July 2, 2013 from Felco, Inc. (Includes a list of waivers)
3. Copy of WPA Form 5 – Order of Conditions, SE#075-0916 for 231, 235-A, & 237 Shore Road
4. Site Plan, 231-237 Shore Road, North Truro, MA, prepared for Silva Family Heritage Trust, Dated 6/22/2013, Revisions 7/16/2013 and 8/20/13, at 1" = 20' by Felco, Inc..
5. Landscape Plan, 231-237 Shore Road, North Truro, MA, prepared for Silva Family Heritage Trust, Dated 8/14/2013
6. Building Plans for Silva Family Heritage Trust, 231-237 Shore Road Truro:
 - a. Framing Section at 1/4" = 1'
 - b. Front Elevation at 1/4" = 1', sheet 1 of 4
 - c. Right Side Elevation at 1/4" = 1', sheet 2 of 4
 - d. Rear Elevation at 1/4" = 1', sheet 3 of 4
 - e. Left Side Elevation at 1/4" = 1', sheet 4 of 4

A true copy, attest: Cynthia A. Slade, Town Clerk, Town of Truro/ September 7, 2013

7. Drainage Calculations, 231-237 Shore Road, Truro, MA, prepared for Silva Family Heritage Trust, Dated 16 July 2013, T. Varnum Philbrook, Mechanical P.E.
8. HDSupply specification sheet for Black Polypropylene Porch Lantern and Integrated Compact Fluorescent Bulb Value Light 13W Yellow Bug Twist.
9. Silva Family Heritage Trust – Supporting Information for Site Plan Review, Prepared by Jason Silva:
 - a. Construction Timeline for Cottages A, B, & C
 - b. Photograph of sign indicating “Top Mast’s Private Beach Ends Here”
 - c. Parking Information
 - d. Trash Receptacles
 - e. WPA Form 5 – Order of Conditions, SE#075-0916, D. Findings Under Municipal Wetlands Bylaw or Ordinance
 - f. Proposed Vegetated Areas

Waivers

The following waivers were requested from §70.5.D of the Truro Zoning Bylaws and approved by the Board:

19. Drainage Basin Study
20. Traffic Impact Study
21. Commonwealth Review
23. Fiscal Impact
24. Community Impact
25. Project Impact

The Board vote: Five in favor (Worthington, Childs, Lucy, Boleyn and Snow)
Two abstentions (Pendleton and Brown.)

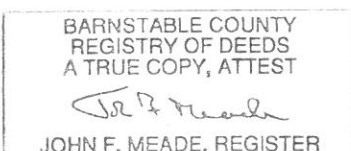
In accordance with Section 70.7(B) of the Truro Zoning Bylaw this decision has been filed with the Truro Town Clerk on September 5, 2013 and let it be known that there is no appeal period from the date of the filing of said decision with the Town Clerk; however this decision may be appealed as provided in M.G.L. c.40A.

Karen Sumner Sept. 5, 2013
Planning Board Chair Date

Received, Office of the Town Clerk:

[Signature]
Signature

SEPTEMBER 5, 2013
Date



BARNSTABLE REGISTRY OF DEEDS

Top Mast Resort

Changes to 231-237 Shore Rd Project.

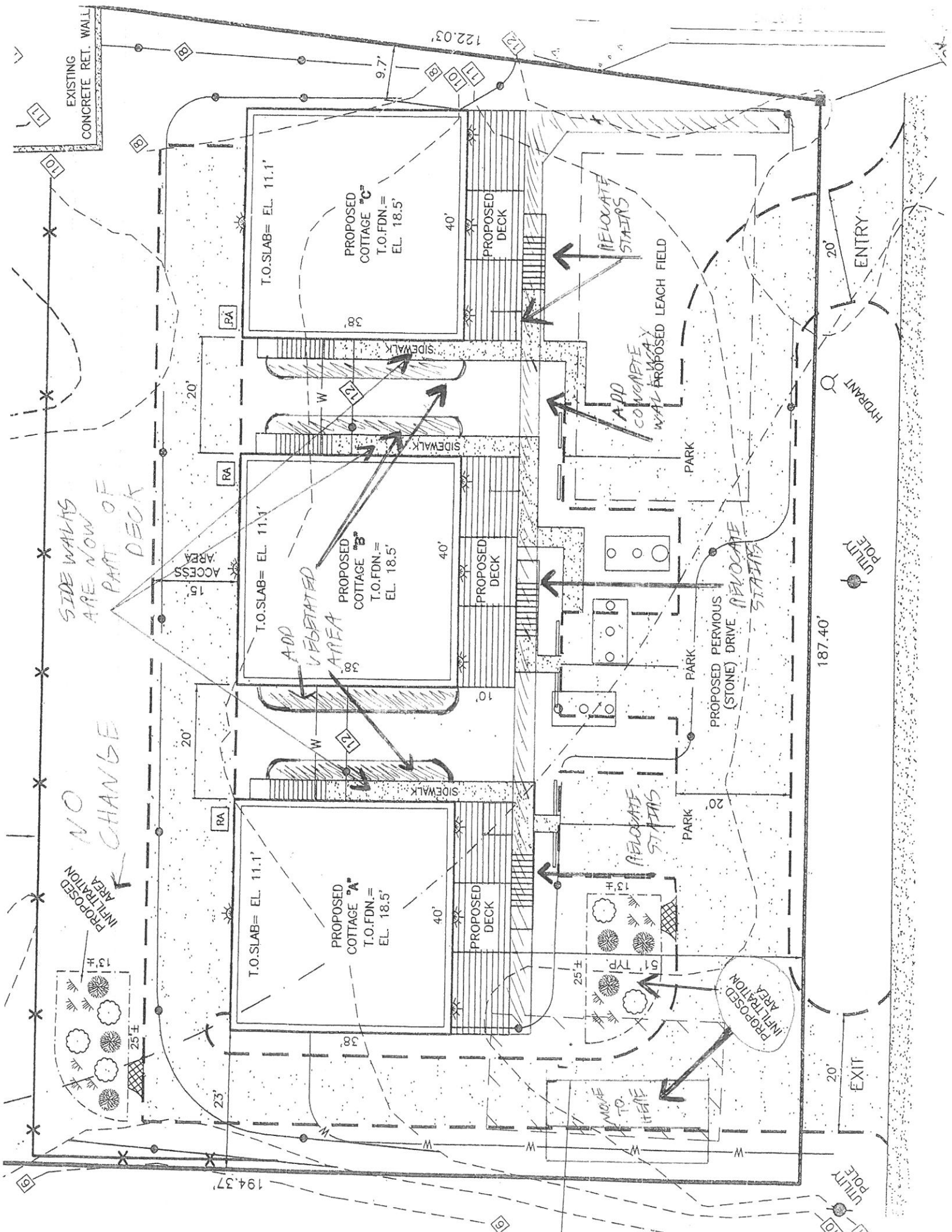


Move Infiltration Area in the front parking lot to the north, and rotate it 90 degrees. This will remove it from the leach reserve area should it be needed in the future, and it will be less intrusive to the flow of both pedestrian and vehicular traffic.

Relocate the stairways on the front of the decks, and continue the decking around the building to meet with the side exits. This was requested by the Town of Truro building inspector in order to provide 2 means of egress from either exit down to ground level. Plans from Felco dated October 28th, 2014.

Re-configure concrete sidewalks to show one continuous sidewalk running from north to south in front of all 3 buildings and also leading towards Shore Rd. The amount of area covered by sidewalks will remain the same.

Re-configure the plantings from being one row of plantings in the middle of the walkways between the buildings to now being 2 separate rows of plantings. This is to allow the flow of pedestrian traffic from the front of the buildings to the rear of the buildings at ground level. The total amount of plantings will remain the same.





TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

Memorandum

To: Planning Board

Fr: Deanna Ruffer, Town Planner

Date: April 26, 2017

Re: **2017-005 SPR Anne Labouisse Peretz** (applicant), by atty/rep Benjamin Zehnder (owners William Burdick, Richard Vanison, Trs., Dune house Nominee Trust) for property at 112 N. Pamet Rd.

Applicant has requested a continuance to the June 6, 2017 meeting to allow time for redesign in response to comments from the Zoning Board of Appeals.

Applicant is seeking a Residential Site Plan approval to relocate and reconstruct an existing residential dwelling located in the Seashore District. As set forth in the §70.4 of the Zoning Bylaw, Residential Site Plan Approval is required for "Construction, alteration, or modification of any Seashore District property ... (iii) which constitutes the construction or reconstruction of a single-family dwelling or a two-family dwelling".

Background

According to Assessor's records, Map 48, Parcel 1 is 143,776 square feet and is located within the Seashore Zoning District. The property is a pre-existing non-conforming, developed lot, as it is nonconforming with regard to frontage. The applicant has stated the existing dwelling is at risk due to coastal bank erosion.

The applicant proposes to remove the existing single family dwelling and construct a new dwelling at a new location away from the coastal bank. To accomplish this, the applicant needs the following relief from the Zoning Board of Appeals:

- A Variance from §50.1 (A) sideyard setback of the zoning bylaw;
- A Special Permit under §30.3(8) to remove the existing dwelling structure and construction a new dwelling at a different location; and
- A Special Permit to extend a height nonconformity under §30.7 and §50.1(B).

On April 24, 2017, the ZBA opened its public hearing on this application. Several ZBA members voiced concern about the request for a special permit to extend the height by 3.4' above the maximum allowed height of 30'. As a result, the public hearing was continued to May 22, 2017 to allow the applicant time to reconsider the design of the new dwelling.

Completeness

In addition to the application form and fee, the following materials were submitted to Town Clerk on March 24, 2017:

- Owner authorization
- Residential Site Plan Review Waiver Requests, prepared by B. Zehnder, La Tanzi, Spaulding & Landreth, P.C., dated March 24, 2017 (one page)
- Assessors' Card and locus map for 112 N. Pamut Rd
- Assessors' Cards for 111 and 116 N. Pamut Rd (abutting properties)
- Land Court Certificate of Title
- Subdivision Plans of Land in Truro, dated August 1971 and May 1944
- Site Plan Showing Proposed Dwelling Reconstruction prepared for Anne Peretz, dated 03-22-2017, prepared by Coastal Engineering Co.
- Elevations (Sheet A2) and Floor Plans (Sheet A1) prepared by Dan Costa, Mystic, CT.
- Exterior Building Lighting Fixtures, key, design specification sheet, and lower and main level Floor Plans

The scheduled public hearing was advertised on April 20, 2017. Thirty-three abutters were notified of the scheduled hearing.

The application was circulated for comment to the Fire and Police Chiefs, Health and Conservation Agent and Building Commissioner. Since this property is located in the National Seashore, a copy was also provided to Lauren McKean, Cape Cod National Seashore. The Fire and Police Chief had no issues or concerns. As stated in an attached March 30th memo (revised April 24, 2017) from the Health/Conservation Agent, the proposed work will require Conservation Commission review. The Building Commissioner, via email (also attached), noted the proposed reconstruction does not meet the definition of alteration under the zoning bylaw, as well as noting the proposed side yard and building height nonconformities.

Requested Waivers

The applicant is requesting partial waivers from the following bylaw requirements and has provided a narrative in support of each request:

- §70.4(C) (3)(e) – Revegetation/landscaping plan
- §70.4(C) (3)(d) – Photographs and Data concerning buildings on nearby lots

Staff has no concerns about the requested waivers, although the Board may wish to discuss with the applicant the type of landscaping that will be done around the new dwelling and the use of native species.

Review Criteria

The intent of Residential Site Plan Review is "...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." The review criteria for residential site plan approval is set forth in §70.4 of Truro's Zoning Bylaw. Staff comments regarding each criterion are provide below:

1. Relation of Buildings and Structures to the Environment. Proposed development shall relate to the existing terrain and lot, and shall provide a solar and wind orientation which encourages energy conservation.
The applicant proposes to construct a new dwelling at a greater distance from the coastal bank and demolishing the existing dwelling; thus, removing the risk of destruction of the existing dwelling by storm driven coastal bank erosion.

2. Building Design and Landscaping. Proposed development shall be 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.

As proposed, there will be a 502 s.f. reduction in the total gross floor area of the dwelling and a 503 s.f. reduction in lot coverage. During the hearing of the application, the Board may wish to discuss with the applicant the proposed height of the new dwelling.

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

Grade changes are proposed in the area where the new dwelling is proposed to be located. The Board may wish to discuss with the applicant ways to minimize the proposed grade changes and removal of existing vegetation and soil. The work limits are shown on the provided site plan for the area of the existing dwelling and the area where the new dwelling is proposed to be located. The area of the existing dwelling will be restored and re-vegetated with native grasses and woody shrubs. The applicant is seeking a partial waiver from the requirement of providing a re-vegetation/landscaping plan. The Board may wish to discuss this request and the proposed landscaping as well as the steps that will be taken to preserve the landscape in its natural state. This discussion may result in the Board determining that a condition, for example requiring native species, may be appropriate

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

There is no proposed change to the drive entrance to the property. A section of the existing paved drive will be removed. The Board may wish to talk to the applicant as to why a portion of the paved drive will remain.

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

The applicant has submitted exterior lighting plans and specifications. The Board may wish to re-iterate the requirement to be consistent with the General Bylaws as a condition of approval.

Board Action

If the Board is so inclined as to approve the Residential Site Plan, the Board should take the following series of actions:

1. Vote on waiver requests (2) – Under §70.4.F of the bylaw, the Planning Board may, upon the request of the applicant on the appropriate Site Plan Approval Application, waive any 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.
2. Make findings on review criteria - The Board should make findings with respect to each criteria set forth in §70.4, finding the application compliant, non-compliant, suggesting conditions to ensure compliance, or determining such is not relevant to the case. The criteria are paraphrased below:
 - The relation of proposed buildings and structures to the existing environment;

- The proposed building design and landscaping is consistent (or inconsistent) with the prevailing character and scale of the buildings and structures in the neighborhood;
 - The landscape will (or will not) be preserved in its natural state insofar as practicable;
 - i. The Board may wish to establish a condition to ensure the use of native species and/or to establish limits to the area to be landscaped.
 - Vehicular circulation will be safe and convenient and consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro; and
 - Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro and there will be protection of adjacent properties and the night sky from intrusive lighting.
 - i. The Board may wish to establish a condition requiring the use of downward casting exterior lights.
3. Vote to approve, conditionally approve or deny the application based on specific reasons.

Alternative, the Board may wish to continue the hearing to obtain additional information. A continuance should be made to a date certain and confirmed in writing by the applicant.

The concurring vote of four members of the Planning Board shall approve a Residential Site Plan in the form submitted or with reasonable conditions, unless it finds that (a) the application for site plan approval is incomplete, or (b) the imposition of reasonable conditions will not ensure that the project will conform to the standards and criteria described herein, or (c) the project does not comply with the requirements of the Zoning By-law.



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

RESIDENTIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW

Date March 29, 2017

To the Town Clerk and the Planning Board of the Town of Truro, MA

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

- ☒ **Site Plan Review** pursuant to §70.4 of the Truro Zoning By-law
☐ **Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning By-law

I. General Information

Description of Property and Proposed Project Removal of existing single family dwelling and construction of new residential dwelling at a location away from coastal bank. Property is a 143,776 s.f. pre-existing, non-conforming developed lot in Seashore zoning district north of Ballston Beach. Existing dwelling is at risk due to coastal bank erosion.

Property Address 112 North Pamet Road Map(s) and Parcel(s) Map 48, Parcel 1

Applicant's Name Anne Labouisse Peretz

Applicant's Legal Mailing Address 39 Fayerweather Street, Cambridge, MA 02138

Applicant's Phone(s), Fax and Email (617) 460-2818; alperetz@aol.com

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

- ☐ Owner ☐ Prospective Buyer* ☒ Other* *Written Permission of the owner is required for submittal of this application.

Registry of Deeds title reference: Book n/a, Page n/a, or
Certificate of Title Number 208468 and Land Ct. Lot # 7 and Plan
15097-H

Owner's Name and Address William T. Burdick & Richard C. Vanison, Tr., Dune House Nominee Trust
The Clark Estates, Inc. 1 Rockefeller Plaza, 31st Floor, New York, NY 10020

Representative's Name and Address Benjamin E. Zehnder; La Tanzi, Spaulding & Landreth 8 Cardinal Lane

Representative's Phone(s), Fax and Email Box 2300 Orleans, MA 02653; (508) 255-2133; bzehnder@latanzi.com

II. **Waiver(s) Request** – Request of any waivers of the information required in §70.4.C shall be presented on separate sheet and shall provide a detailed reason for said waiver(s) pursuant to §70.4.F.

II. **Signature(s)**

[Signature]
Applicant(s)/Representative Signature

Owner(s) Signature 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.

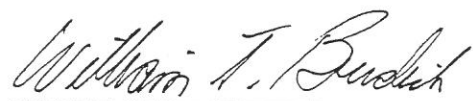
*One Rockefeller Plaza
New York, N.Y. 10020-2102*

Tel: 212-977-6900

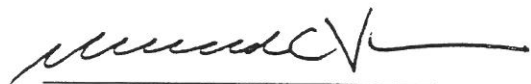
March 6, 2017

Re: Dune House Nominee Trust
112 North Pamet Road, Assessor's Map 48, Parcel 1

We, William T. Burdick and Richard C. Vanison, as Trustees of the Dune House Nominee Trust u/d/t dated February 27, 2015, hereby authorize and give permission to Anne Labouisse Peretz and her representative, Benjamin E. Zehnder, Esq. of La Tanzi, Spaulding & Landreth, P.C., to apply to the Zoning Board of Appeals and/or the Planning Board for the Town of Truro relative to property owned by us, as Trustees of the above-named Trust, at 112 North Pamet Road, Assessor's Map 48, Parcel 1.



William T. Burdick



Richard C. Vanison

Residential Site Plan Review Waiver Requests

112 North Pamet Road
Assessor's Map 48, Parcel 1
Anne Peretz

March 24, 2017

Prepared by B. Zehnder / La Tanzi, Spaulding & Landreth, P.C.

Applicant Anne Labouisse Peretz has applied for Residential Site Plan Review for the property at 112 North Pamet Road, Assessor's Parcel ID 48-A, which is held in trust with the Dune House Nominee Trust u/d/t dated February 27, 2015, William T. Burdick and Richard C. Vanison, Trustees. Pursuant to the Truro Zoning Bylaws, §70.4(F), the applicant requests partial waivers from the requirements of §70.4(C)(3)(e) [re-vegetation / landscaping plan] and §70.4(C)(3)(d) [photographs and data concerning buildings on nearby lots. The applicant's requests and supporting reasons are as follows:

Re-vegetation / landscaping plan:
(partial waiver requested)

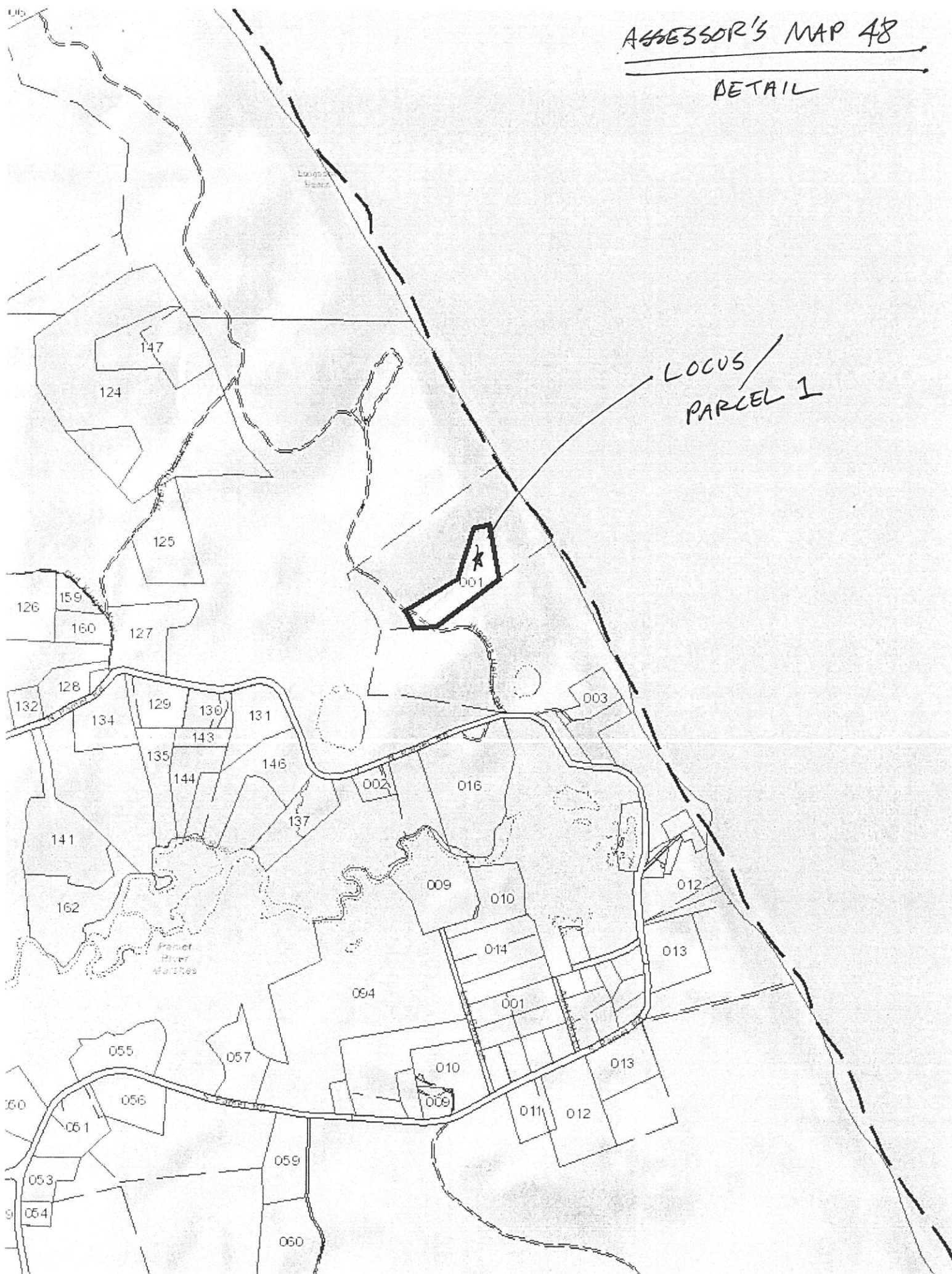
The applicant requests a partial waiver from the Bylaw requirement to prepare a re-vegetation / landscaping plan, including vegetative structural features. The site plan filed herewith depicts the locations and work limits of the areas of the existing dwelling structure to be removed and the proposed structure to be constructed. The location of the existing dwelling will be restored and re-vegetated with native grasses and woody shrubs. The area surrounding the proposed dwelling will be in part restored and re-vegetated with native grasses and woody shrubs, and will in part be landscaped and gardened by the applicant personally, as she has previously done at the location surrounding the existing dwelling. The applicant performs this landscaping and gardening recreationally on an ongoing basis and does not work from a plan for the completed yard. The applicant therefore respectfully requests a partial waiver from the §70.4(C)(3)(e) requirement for a full landscaping plan, and that the Board accept the re-vegetation and landscaping notes provided and topography depicted on the site plan as meeting the intent of this requirement.

Buildings on nearby lots:
(partial waiver requested)

Bylaw Section 70.4(C)(3)(d) requires photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from locus, in order to provide a neighborhood context. There are no developed lots adjacent to locus. The applicant is submitting field cards for the properties at 111 and 116 North Pamet Road, which may have a partial view of locus. The applicant does not have separate photographs of these properties and therefore requests a partial waiver from the requirements of this section.

ASSESSOR'S MAP 48

DETAIL



8/3/2016 11:04 am SEO #: 2789

[illegible]

BARNSTABLE LAND COURT REGISTRY DISTRICT JOHN F. MEADE, REGISTER
Land Court by Certificate #

Search Certificate #: 208468

Certificate Listing

Doc. No. 1,285,948

Ctf. No. 208468

TRANSFER CERTIFICATE OF TITLE

From Certificate No. 190783, Originally Registered February 24, 2010
in the Registry District of Barnstable County.

THIS IS TO CERTIFY that WILLIAM T BURDICK, RICHARD C VANISON, as trustees of the
Dune House Nominee Trust under a Declaration of Trust dated February 27, 2015 being
Document No. 1,285,947, of The Clark Estates Inc., 1 Rockefeller Plaza, 31st Floor,
New York, New York 10020,

the owner(s) in fee simple,

of that land situated in TRURO

in the county of Barnstable and the Commonwealth of Massachusetts, described as
follows:

LOT 7

PLAN 15097-H

Said land is subject to and has the benefit of the easements,
rights and conditions set forth or referred to in Certificate of Title No. 13090,
so far as the same are in force and applicable.

And it is further certified that said land is under the operation and provisions
of Chapter 185 of the General Laws, and that the title of said owner(s) to said
land is registered under said Chapter, subject, however, to any of the encumbrances
mentioned in Section forty-six of said Chapter, which may be subsisting

WITNESS JUDITH C. CUTLER, Chief Justice of the Land Court at Barnstable, in said
County of Barnstable,

the seventh day of January in the year two thousand and sixteen

at 1 o'clock and 42 minutes

Attest, with the Seal of said Court,

JOHN F. MEADE, Assistant Recorder.

Land Court Case No. 15097

SUBDIVISION PLAN OF LAND IN TRURO

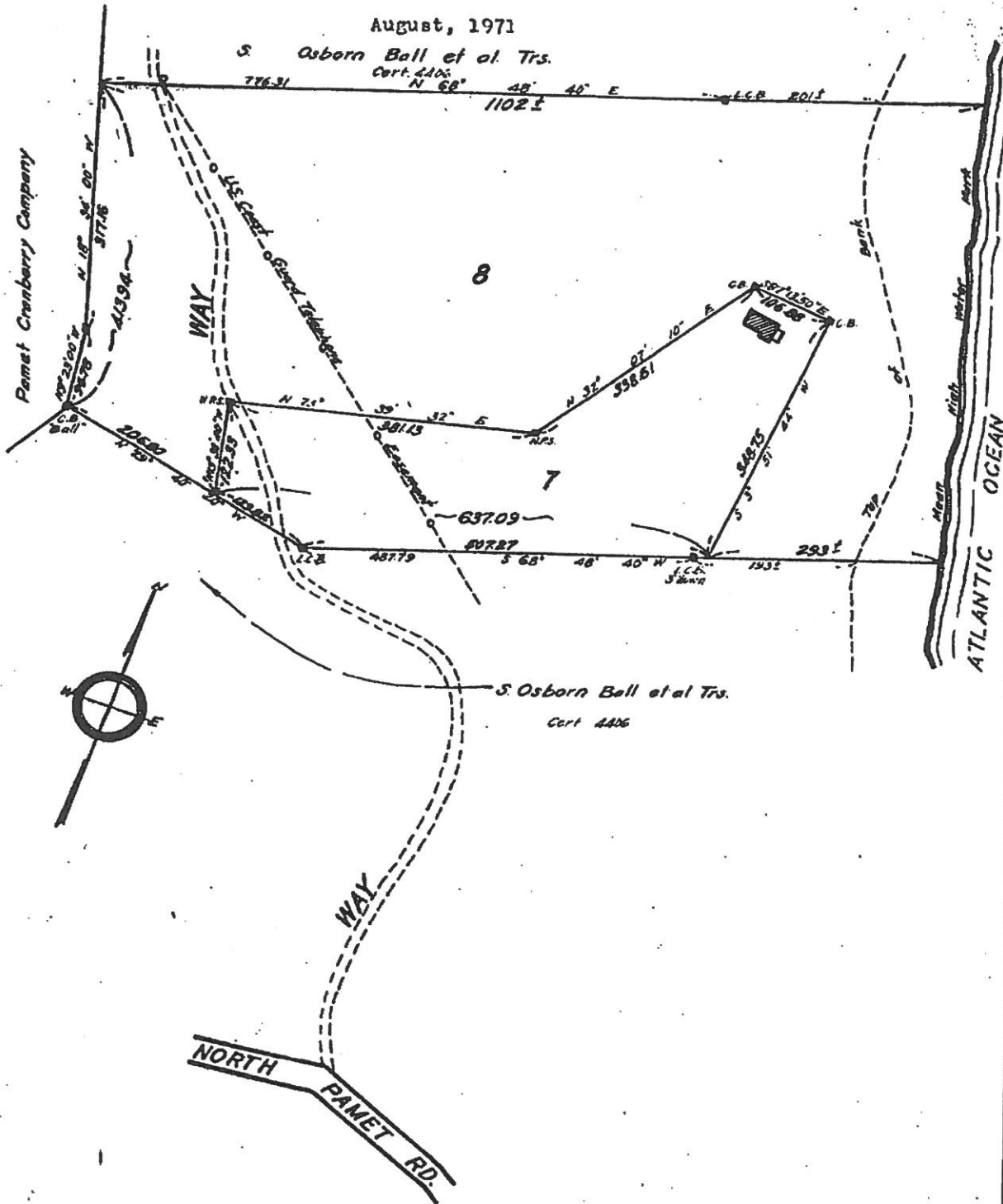
15097H

W. G. Slade, Surveyor

August, 1971

S Osborn Ball et al Trs.

Cert. 4406



Subdivision of Lot 1^R
Shown on Plan 15097^D
Filed with Cert. of Title No. 6979
Registry District of Barnstable County

Separate certificates of title may be issued for land
shown hereon as Lots 7 & 8
By the Court.

OCT. 22, 1971. *Jeanne M. Maloney*
Deputy Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
OCT. 22, 1971
Scale of this plan 150 feet to an inch
R.L. Woodbury, Engineer for Court

NEARBY DEVELOPED PROPERTY

Key: 2740

Town of TRURO - Fiscal Year 2017

8/3/2016 11:04 am SEQ # 2,792

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD											
FAY SHARON & SCHAFFER MAXINE 46 MONROE PLACE BROOKLYN, NY 11201		48-3-0		116 NO PAMET RD		1010		100		SINGLE FAMILY		1		1		1 of 1											
TRANSFER HISTORY		DOS		T		SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY		DESC		AMOUNT		INSP		BY		1st		%	
FAY SHARON & SCHAFFER MAX		12/20/2006		QS		2,150,000		21631-328		11-107		06/13/2011		10		ALL OTHERS		28,887		03/02/2012		FC		100		100	
KISLAK BARBARA M		08/30/1990		A				7278-190		09-196		11/10/2009		10		ALL OTHERS		1,000		05/25/2010		JH		100		100	
										08-241		12/03/2008		90		BP NVC		20,000		05/14/2009		JH		100		100	
										08-243		12/03/2008		4		REHAB		50,000		05/25/2010		JH		100		100	
										08-069		04/08/2008		90		BP NVC		15,000									

CD		T		AC/SE/FUN		Nbrhd		Inf1		Inf2		Inf3		SAF		ADJ BASE		Lpi		VC		CREDIT AMT		ADJ VALUE	
100 A		A		0.775 16		1.00 E40		0.60 1		1.00		1.00 SW1		1.00 1		1,362,720		8.50				1,056,110			
300 A		A		0.945 16		1.00 1		1.00 1		1.00		1.00 SW1		1.00 1		173,400		8.50				163,860			

TOTAL		1.720 Acres		ZONING		FRNT		0		ASSESSED		CURRENT		PREVIOUS	
Nbrhd		NAT'L SEASHORE		N IS WF DUE TO EROSION. FY07=DELETED A2		LAND		1,220,000		1,208,100					
Inf1		EROSION		O FACTOR SAME AS 48-012 (EXTREME PRIVACY: ONLY		BUILDING		586,900		581,800					
Inf2		NO ADJ		T ABUTTERS=48-004+CCNS). FY09=DELETED BCH		DETACHED		2,000		2,000					
				E STAIRS (WASHED AWAY IN 3/15/08 STORM).		OTHER		0		0					
				FY11=CHGD EROSION FACTOR 0.80 TO 0.75 (SAME		TOTAL		1,808,900		1,791,900					

TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD	
WDK G		1.18 E		1.00 5'18		2009		90		11.21		1,000			
WDK G		1.18 G		0.90 10'10		2011		100		11.21		1,000			

BUILDING		CD		ADJ		DESC		MEASURE		JH	
MODEL		1		RESIDENTIAL				LIST		JH	
STYLE		8		1.10 CONTEMPORARY (100%)				REVIEW		LVM	
QUALITY		V		1.50 VERY GOOD (100%)							
FRAME		1		1.00 WOOD FRAME (100%)							

YEAR BLT		1899		SIZE ADJ		1,000		CAPACITY		UNITS		ADJ	
NET AREA		2,838		DETAIL ADJ		1,120		STORIES(FAR)		2		1,000	
\$/S(LR/CN)		\$220		OVERALL				ROOMS		0		1,000	
								BEDROOMS		4		1,000	
								BATHROOMS		2		1,000	
								FIXTURES		6		\$4,200	
								UNITS		0		1,000	

TOTAL		1.720 Acres		ZONING		FRNT		0		ASSESSED		CURRENT		PREVIOUS	
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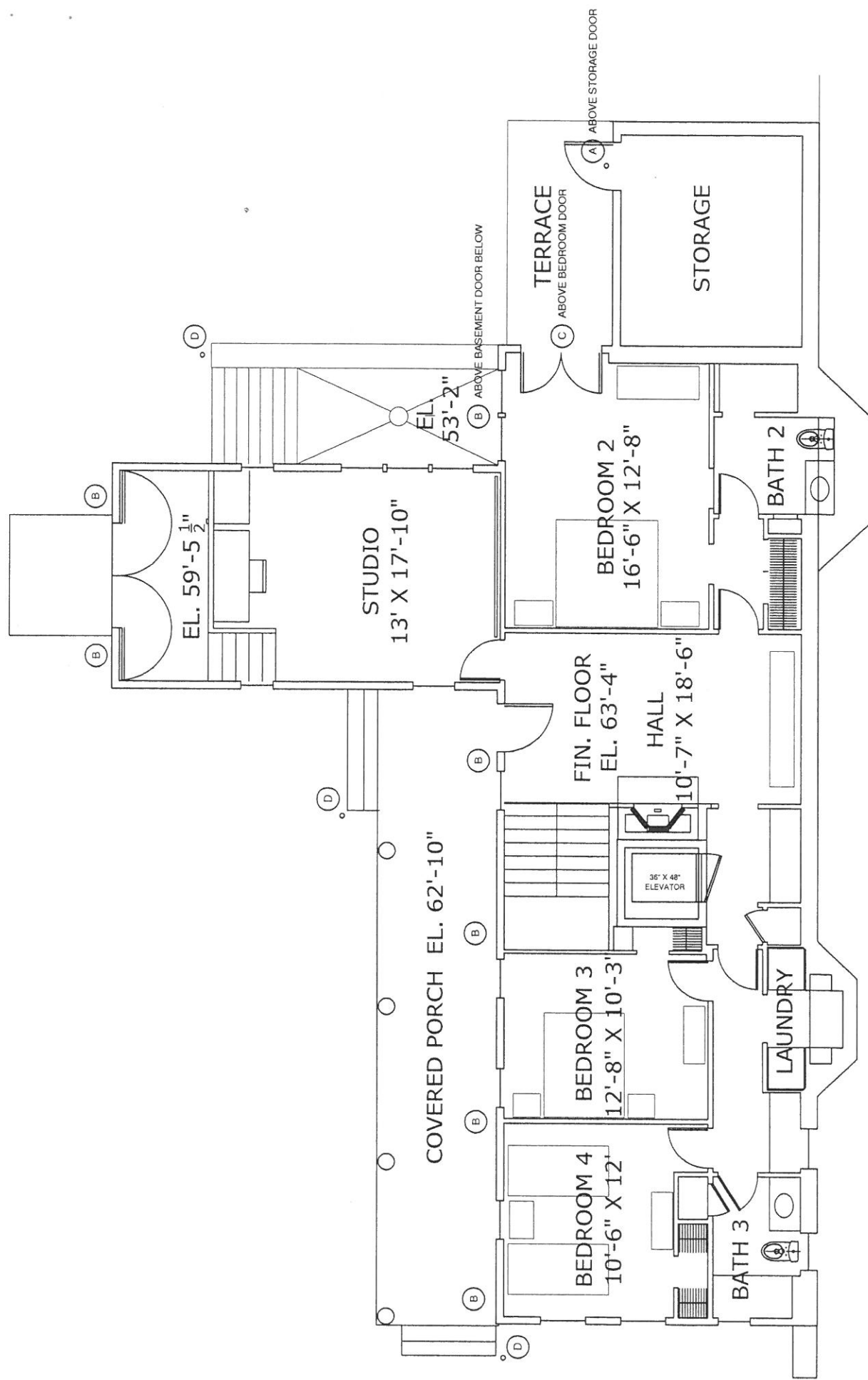
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SEQ #: 4,193

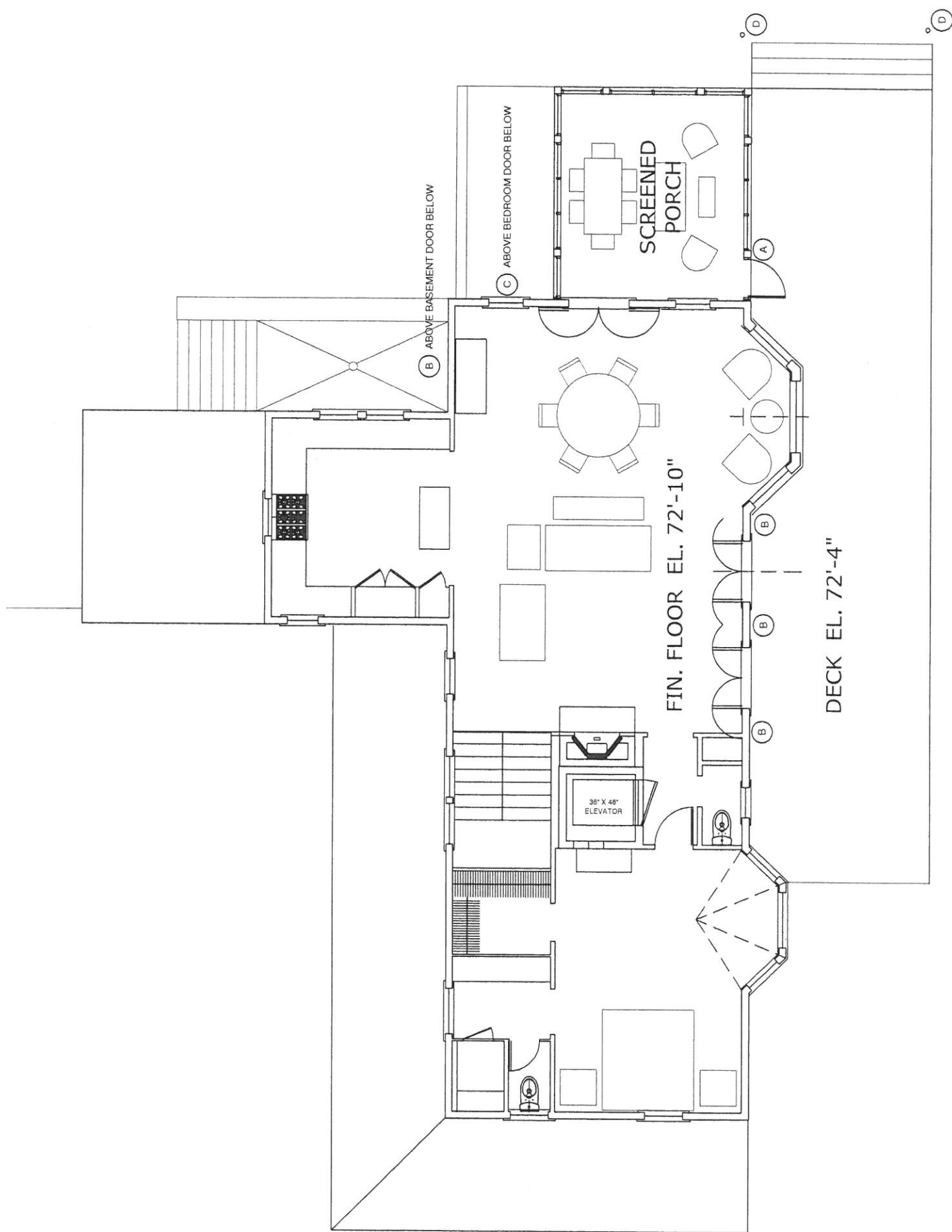
DETACHED

EXTEROR BUILDING LIGHTING FIXTURES

(A) DAVEY LIGHTING	MAST LIGHT	22655	WTHRD.BRNZE.	Non-dichroic halogen reflector 35W max
(B) KIM LIGHTING	EXTERIOR DOWNLIGHT SCENCE	KLV57NB	NAT. BRASS	120 V LED with PL72 Prismatic Spread Lens
(C) BARN LIGHTING ELECTRIC CO	EXT. MOUNTED BARN LIGHT	ORIGINAL GOOSENECK LIGHT, 16" SHADE	G-15 ARM, GALVANIZED FINISH	
(D) ASPECT LED	IN GROUND PATHWAY LIGHT	AL-IG-PW-A21-WW-24VDC-25FT	G-15 ARM, GALVANIZED FINISH	



LOWER, LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



Description

Originally known as Davey & Co., the company was established in 1885 and has roots dating back to the shipyards of 19th-century London. Its clients back then were the marine merchants operating out of London's West India Docks, and Davey Lights graced the decks of many of history's best-known vessels, including, it is said, the Titanic. Architects and designers have been longtime fans of Davey's industrial aesthetic, like their Mast Light (1950s), and satisfying the needs of this market helped the company continue to thrive. When manufacturing challenges brought the threat of closure, Peter Bowles stepped in and purchased the company. As part of Original BTC, which Bowles founded, Davey Lighting now supplies marine, industrial and decorative lighting to residential and contract customers – making Davey available to the public (instead of only to the trade) for the first time. All components are handcrafted by small specialist suppliers according to centuries-old traditions. Bulb (not included): non-dichroic halogen reflector, 35W max. Requires a low-voltage transformer (not included). Made in England.

Dimensions

H 5.25" W 3.25" D 3.5"

Materials

Polished aluminum, polished bronze or weathered sandblasted bronze.

Mast Light

\$329.00 - \$389.00

Free Standard Shipping

Select your Color



Price: \$329.00 - \$389.00

Item Number: 1011

Availability: Please make selections

Type:
 Job:
 Fixture Catalog number:

Fixture Options:

Approvals:

Fixture and Finish

Ordered Separately from Fixture
 See page 2

Date:
 Page: 1 of 3

Specifications

Housing and Lens Frame: Die-cast brass. Frame with silicone gasket, attaches to housing with four captive 1/4-20 stainless steel, slotted cap screws.

Arm: Cast brass. Head is independently rotatable 360° vertically from top dead center. Head may be positioned straight up. Set screw provided for locking position.

Wall Plate: Die-cast brass. Attaches to stainless steel plate for mounting to any standard electrical outlet box. Internal set screw provided for locking position.

Lens: Tempered clear soda lime glass with silicone gasket. Flush with lens frame to promote water runoff when positioned upward.

Wiring: No. 18-2 12 Volt cord.

Optical System: A total of 3 LED emitters configured in a rectangular array comprised together as a module. Available in 3000K, 4200K, and 5100K.

Driver: Constant current electronic driver. Available in 12V input. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

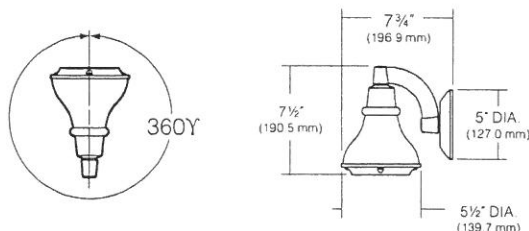
Finish: Natural Brass (NB) or Verde Green Patina (VG).

Certification: UL Listed to U.S. and Canadian safety standards for wet locations.

ORDERING INFORMATION

Fixture	Source	Finish
<input type="checkbox"/> KLV57/3L3K/NB	5.3W, 3 LED's, 3000K ¹	Natural Brass
<input type="checkbox"/> KLV57/3L4K/NB	5.3W, 3 LED's, 4200K ¹	Natural Brass
<input type="checkbox"/> KLV57/3L5K/NB	5.3W, 3 LED's, 5100K ¹	Natural Brass
<input type="checkbox"/> KLV57/3L3K/VG	5.3W, 3 LED's, 3000K ¹	Verde Green Patina
<input type="checkbox"/> KLV57/3L4K/VG	5.3W, 3 LED's, 4200K ¹	Verde Green Patina
<input type="checkbox"/> KLV57/3L5K/VG	5.3W, 3 LED's, 5100K ¹	Verde Green Patina

¹.44 Max Amps.



KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Type:

Job:

Page: 2 of 3



Fixture Options

Ordered Separately from Fixture

Lens Accessories

Cat. No. (See right)

☐ No Option

HL72 - Hex Cell Louver: Constructed of hex cell aluminum louvers providing 45° cutoff, mounted in a circular frame, finished in baked high-heat flat black. Can be used in combination with colored lenses. Inserts behind lens into lens gasket. Cannot be used in combination with **SL** spread or **PL** prismatic lenses.

Cat. No.

☐ **HL72** Hex Cell Louver



PL72 - Prismatic Lens: Softens lamp distribution and flattens beam spread. Best with flood lamps. Inserts behind lens into lens gasket. Cannot be used in combination with **HL72** louver.

Cat. No.

☐ **PL72** Prismatic Lens



SL72 - Spread Lens: Creates an oval beam pattern, more narrow in one beam axis. Best with spot lamps. Inserts behind lens into lens gasket. Cannot be used in combination with **HL72** louver.

Cat. No.

☐ **SL72** Spread Lens



Type:

Job:

Page: 3 of 3



Lume Data

Spectroradiometric			
	3000K	4200K	5100K
Correlated Color Temp. CCT (K)	2800 to 3175K	3800 to 4600K	4600 to 5600K
Color Rendering Index (CRI)	≥75	≥70	≥65

ELECTRICAL - Drive Current @350mA (3 LEDs)		
Volts	Amps	System Watts
12	0.44	5.3

Absolute Lumens (3 LEDs)	
Temperature	KLV57/3L*K
3000K	199.7
4200K	205.1
5100K	206

Lumens Per Watt (3 LEDs)	
Temperature	KLV57/3L*K
3000K	37.7
4200K	38.7
5100K	38.9