



# Truro Conservation Commission

Monday March 4, 2024

Hybrid Meeting start at 5:00 PM  
Truro Town Hall, 24 Town Hall Rd

## PUBLIC MEETING AGENDA

This will be a hybrid meeting. Citizens can view the meeting on Channel 8 in Truro and on the Town's website on the "Truro TV Channel 8" button under "Helpful Links" on the homepage. Once the meeting has started, click on the green "Watch" button in the upper right of the page. **To provide comment during the meeting, you can call in or email. To call-in toll free dial 1-646-558-8656 and enter the following Meeting ID when prompted: 881 4221 5586**

You can join this Zoom meeting from your computer, tablet or smartphone at <https://us02web.zoom.us/j/88142215586>  
Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in; citizens may also provide public comment for this meeting by emailing the Conservation Agent at [ebeebe@truro-ma.gov](mailto:ebeebe@truro-ma.gov) with your comments.

**I. PUBLIC HEARINGS:** The Truro Conservation Commission holds these public hearings in accordance with the provisions of MGL Ch. 131, s. 40, MA Wetlands Protection Act and the Truro Conservation Bylaw, Chapter 8:

1. **Discussion:** Boat racks at Corn Hill and Great Hollow
2. **Emergency Cert Extension Request:** Robert Martin for Ellie Collins at 466 Shore Rd.
3. **Notice of Intent: 432 Shore Road Unit 8, Travis & Anne Zukowski (SE#75-1191):** renovate existing building onto flood compliant foundation with two additions to footprint; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 9, Parcel 8.8) *continued from 2/5/2024.*
4. **Notice of Intent: 402 Shore Road, Kevin Shea (SE#75-1193):** install seasonal beach access stairs within a shared easement with Ms. Murtagh; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 10, Parcel 22) *continued from 2/5/2024*
5. **Notice of Intent: 16 Great Pond Rd, Darryl Cutter & Cortney Oliver:** move cottage back from pond; upgrade septic system; Buffer Zone to Great Pond. (Map 55, Parcel 24)
6. **Notice of Intent: 10 Thornley Meadow Rd, Roland & Lucia Letendre:** after-the-fact filing for beach stair replacement and beach grass trimming; Coastal Bank & Coastal Dune. (Map 53, Parcel 87)
7. **Request for Determination of Applicability: 18 Pond Rd, Sheila Coleman:** footing for small addition & concrete pad for landing; Buffer Zone to Pilgrim Pond. (Map 36, Parcel 58)
8. **Request for Determination of Applicability: 6 Great Hills Rd, Carl & Patricia Hagberg:** expansion of an elevated deck; Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 53, Parcel 17)
9. **Request for Determination of Applicability: 23 Bay View Rd, Matthew & Paula McCue:** repair of beach access stairs; Coastal Beach, Coastal Bank; (Map 39, Parcel 311)
10. **Field Change:** 2 Ryder Hollow Rd, SE# 75-1192
11. **Emergency Certifications:** (1) 352 Shore Rd – Oceana: bulkhead repair
12. **Certificates of Compliance:** (1) 367-369 Shore Rd, SE# 75-737

Office of Town Clerk

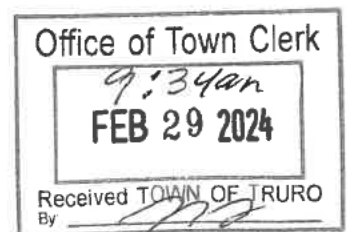
9:34am  
FEB 29 2024

Received TOWN OF TRURO  
By: 

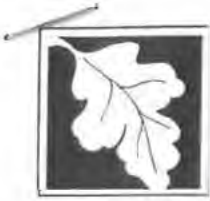
**13. Administrative Review application:** (1) 372 Shore Rd: replace beach stairs; (2) 0 Fishermans Rd: beach fence repair; (3) 482 Shore Rd: septic tank repair; (4) 6 Ryder Beach Way: trim/remove damaged trees; (5) 2 Heron Ln: sand nourishment

**14. Minutes-**

**Site visits: Commissioners will meet at Town Hall on Monday, March 4, 2024, at 10:00 AM and proceed to:** (1) 16 Great Pond Rd, (2) 10 Thornley Meadow Rd, (3) 6 Great Hills Rd, (4) 23 Bay View Rd, (5) 18 Pond Rd.



8-29



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Emergency Certification Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

*Extension request*

**A. Emergency Information**

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Issuance From: Truro Conservation Commission  
Issuing Authority  
466 Shore Rd

1. Site Location:  
2. Reason for Emergency: bulkhead failure

3. Applicant to perform work: Robert Martin

4. Public agency to perform work or public agency ordering the work to be performed:

5. Date of Site Visit: 1/22/2024 Start Date: 1/22/2024 End Date\*: 2/20/2024

\* no later than 30 days from start date or 60 days in the case of an Immediate Response Action approved by DEP to address an oil/hazardous material release.

6. Work to be allowed\*:  
Repair of damaged bulkhead to include the installation of pressure treated boards and sand nourishment.

\* May not include work beyond that necessary to abate the emergency.

*OK here / site is not hazardous*

**B. Signatures**

Certified to be an Emergency by this Issuing Authority.

Signatures: *Carl Howard-Prain*  
Chairman (or designee)

01-24-2024  
Date

**A copy of this form must be provided to the appropriate DEP Regional Office.**



# J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

February 26, 2024

JMO # 9127

Truro Conservation Commission  
24 Town Hall Road  
Truro, MA 02666

RE: **Notice of Intent – REVISED SITE PLAN** **SE 075-1191**  
432 Shore Road, Unit 8, Truro, MA Map: 9 / Parcel: 8-8

Dear Board Members,

On behalf of our clients, Travis & Anne Zukowski, J.M. O'REILLY & ASSOCIATES, INC. is submitting the enclosed revised plans for the above Notice of Intent to reconstruct Unit 8 at the above referenced property. The revisions include the adjustment of the deck layout and the elevation of the unit on a pier foundation. As part of the revisions to the project, the architectural plans have been updated and are enclosed with the submittal.

The revisions were because of the Commission review of the project this past December. The proposal still calls for two small additions to the existing unit to square off the existing unit. The proposed work now results in about a 10 sf expansion of the unit, walkway and deck area over the existing unit, concrete walk and deck conditions.

The project also proposes to install an open pier supported foundation for the unit and eliminate the typical solid foundation with flood vents. The open pier foundation will provide better flood control in large storm events being less restrictive than a vented foundation. The pier foundation will also allow for the dune to migrate under and around the building and will not impede the movement like the previously proposed solid foundation with flood vents.

We look forward to reviewing the Notice of Intent with the Commission at the virtual hearing on March 4, 2024. Please contact me directly should you have any questions or need any additional information prior to the hearing.

Very truly yours,  
J.M. O'REILLY & ASSOCIATES, INC.

John M. O'Reilly, P.E., P.L.S.  
Principal

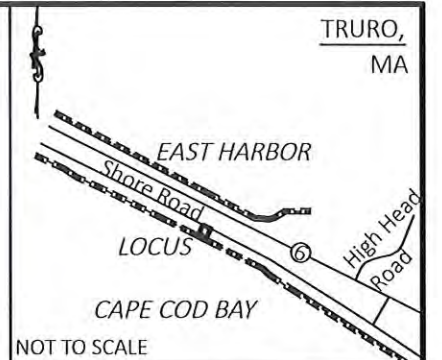
Cc: MA DEP  
Client

Encl: Revised Site Plan & Architectural Plans

**MITIGATION PROVIDED:**

- 1.) REMOVAL OF IMPERVIOUS GROUND COVER (CONCRETE WALKS & STEPS) AND REPLACE WITH PERVIOUS DECKING
- 2.) PROPOSED ELEVATION OF BUILDING ON PIER SUPPORTS TO ALLOW FLOODWATER AND DUNE/BEACH RESOURCE TO MIGRATE UNDER AND AROUND THE BUILDING.
- 3.) ALL DISTURBED AREAS SHALL BE PLANTED WITH AMERICAN BEACH GRASS, PLANTED ON A 12-INCH MATRIX.
- 4.) ROOF RUNOFF SHALL BE DIRECTED IN TO GUTTERS AND THEN DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO A 12 FOOT LONG, 2' X 2' LEACHING TRENCH. TRENCH SHALL BE LOCATED UNDER THE ELEVATED WALKWAY ON THE NORTHWEST SIDE OF THE UNIT.

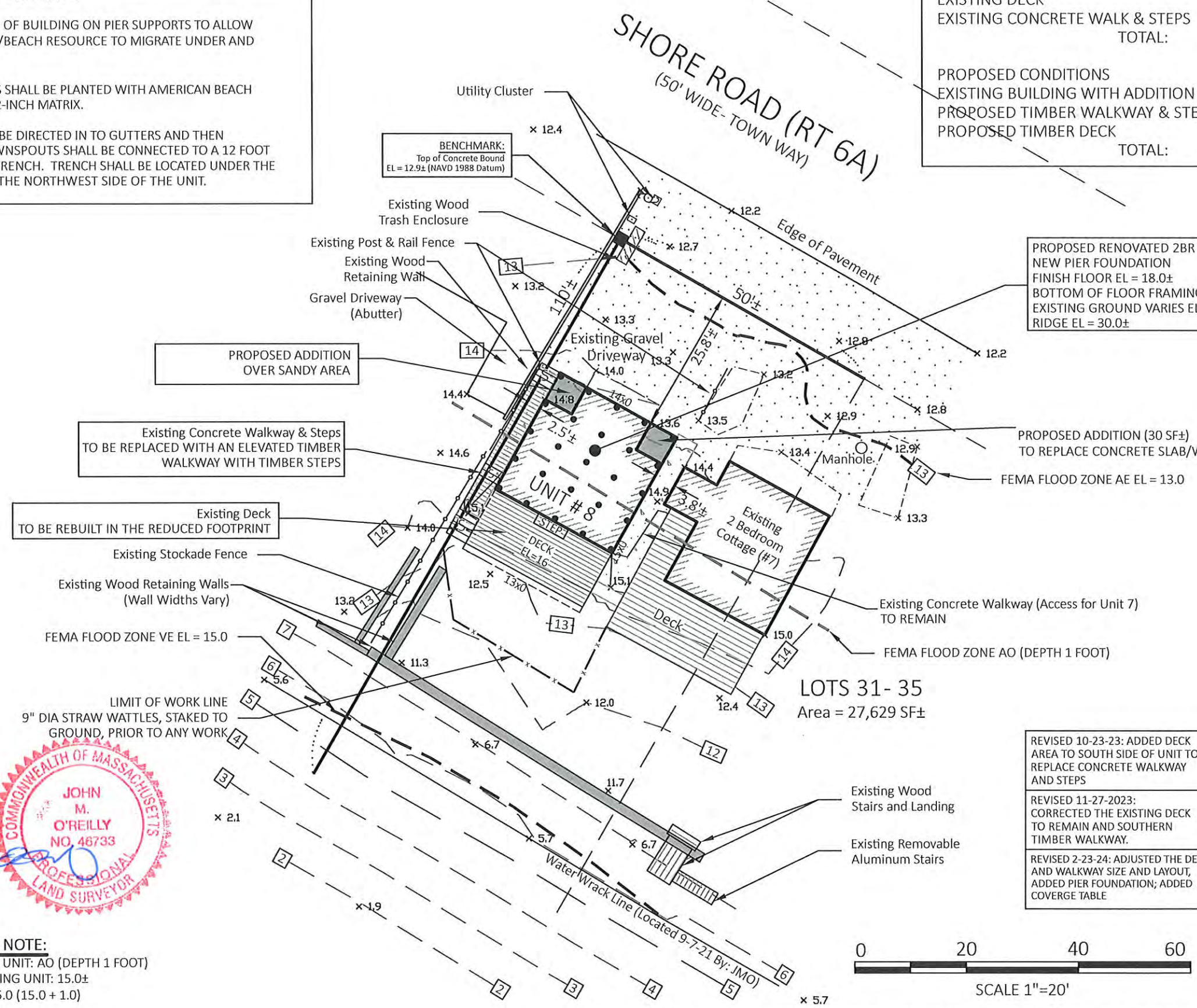
CONSERVATION COVERAGE TABLE- UNIT 8	
EXISTING CONDITIONS	
EXISTING BUILDING	508 SF
EXISTING DECK	288 SF
EXISTING CONCRETE WALK & STEPS	149 SF
TOTAL:	945 SF
PROPOSED CONDITIONS	
EXISTING BUILDING WITH ADDITION	565 SF
PROPOSED TIMBER WALKWAY & STEPS	133 SF
PROPOSED TIMBER DECK	257 SF
TOTAL:	955 SF



TRURO, MA  
 EAST HARBOR  
 Shore Road  
 LOCUS  
 High Road  
 CAPE COD BAY  
 NOT TO SCALE  
 PLAN BOOK 405 PAGE 97  
 DEED BOOK 33733 PAGE 22  
 ASSESSOR'S MAP 9 PARCEL 8-8

**LEGEND**

— 32	EXISTING CONTOUR
- - - 32	PROPOSED CONTOUR
x 12.34	EXISTING SPOT GRADE
— OH —	OVERHEAD UTILITY LINE
— W —	WATER SERVICE LINE
— G —	WATER SERVICE LINE
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
⊕	CESSPOOL
⊖	LEACH PIT
■	CONCRETE BOUND, FOUND
— x —	FENCE
- - -	EDGE OF GARDEN
— x —	LIMIT OF WORK LINE



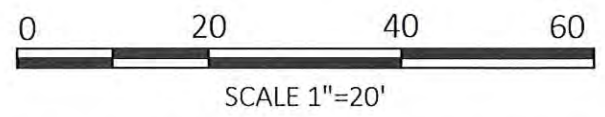
NOTE: ENTIRE PROPERTY IS WITHIN FEMA 100 YEAR FLOOD ZONE JURISDICTION, AS SHOWN ON FEMA FLOOD MAP #25001C0117). THE PROPERTY IS SPLIT INTO 3 FLOOD ZONES WITH DIFFERENT BASE FLOOD ELEVATIONS. DIVIDING LINES SHOWN ON PLAN.

NOTE: ENTIRE PROPERTY IS WITHIN THE BEACH / DUNE WETLAND RESOURCE BOUNDARY AS DEFINED BY MASS GIS D.E.P. THEME MAPS WITHIN THE TOWN OF TRURO GIS BASE MAP.



**FLOOD/FOUNDATION NOTE:**  
 FLOOD ZONE AT EXISTING UNIT: AO (DEPTH 1 FOOT)  
 EXISTING GRADE AT EXISTING UNIT: 15.0±  
 FLOOD WATER HEIGHT: 16.0 (15.0 + 1.0)  
 PROPOSED TOF EL: 17.0  
 PROPOSED FIRST FLOOR EL: 18.0

REVISED 10-23-23: ADDED DECK AREA TO SOUTH SIDE OF UNIT TO REPLACE CONCRETE WALKWAY AND STEPS  
 REVISED 11-27-2023: CORRECTED THE EXISTING DECK TO REMAIN AND SOUTHERN TIMBER WALKWAY.  
 REVISED 2-23-24: ADJUSTED THE DECK AND WALKWAY SIZE AND LAYOUT, ADDED PIER FOUNDATION; ADDED COVERGE TABLE



**TRAVIS D. & ANNE ZUKOWSKI**  
 C/O ANDREW PHILBROOK, PHILBROOK CONSTRUCTION, 125 WIANNO ROAD, YARMOUTHPORT, MA 02675

**PROPOSED SITE PLAN-UNIT 8**  
 432 SHORE ROAD- UNIT #8, TRURO, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Land Surveying Services

1673 Main Street - Route 0A  
 P.O. Box 1773  
 Brewster, MA 02631 (508)898-8801 Office (508)898-8802 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
10-13-2023	As Noted	jmo	JMO	JMO-9127





**R305.1 Minimum Height:** Habitable space and hallways shall have a ceiling height of not less than 7'. Bathrooms, toilet rooms, laundry rooms and habitable space in basements shall have a ceiling height of not less than 6' - 8".

**R311.2 Egress Door:** A primary and secondary egress door shall be provided for each dwelling unit and shall be as remote as possible from each other. The primary egress door shall be side-hinged, and shall provide a clear width of not less than 32" where measured between the face of the door and the stop, with the door open 90°. The secondary egress door shall be side-hinged or sliding, and shall provide a clear width of not less than 28" where measured between the face of the door and the stop, with the door open 90°. The clear height of side hinged door openings shall be not less than 78".

**R311.2.1 Minimum Interior Doors:** All doors providing access to habitable rooms shall have a minimum nominal width of 30" and a minimum nominal height of 6' - 6".

**R311.7.5.1 Maximum riser height:** The riser height shall be not more than 8 1/4". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

**R314.1.1 Listings.** Smoke alarms shall be the photoelectric type listed in accordance with UL 217 or UL 268. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.  
**R314.3 Location:** Hardwired and interconnected smoke alarms shall be required in the following locations as per International Residential Code for 1 and 2 Family Dwellings R314.3 with Massachusetts Amendments:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3' horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by section R314.3.
5. For each 1,000 ft<sup>2</sup>

**R314.8 Heat Detector.** A single heat detector listed for the ambient environment shall be installed in:

1. Any garageAny garage attached to or under the dwelling (detached garages do not require a heat detector).
2. A new garage attached to an existing dwelling. If the existing house contains a fire detection system that is compatible with the garage heat detector, then the detector shall be interconnected to that system. Where the existing system is not compatible with the garage heat detector, the garage heat detector shall be connected to an alarm or compatible heat detector containing an alarm, located in the dwelling and within 20 ft of the nearest door to the garage from the dwelling. An alarm is not required in the garage, either integral or separate from the heat detector.

**R315.3 Location:** Carbon monoxide alarms in dwelling units shall be outside of each separate sleeping area within 10' of the bedrooms. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. At least one alarm shall be installed on each story of a dwelling unit, including basements and cellars but not in crawl spaces and uninhabitable attics.

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## 432 SHORE RD-UNIT 8. RENO

432 SHORE ROAD, TRURO,  
MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:

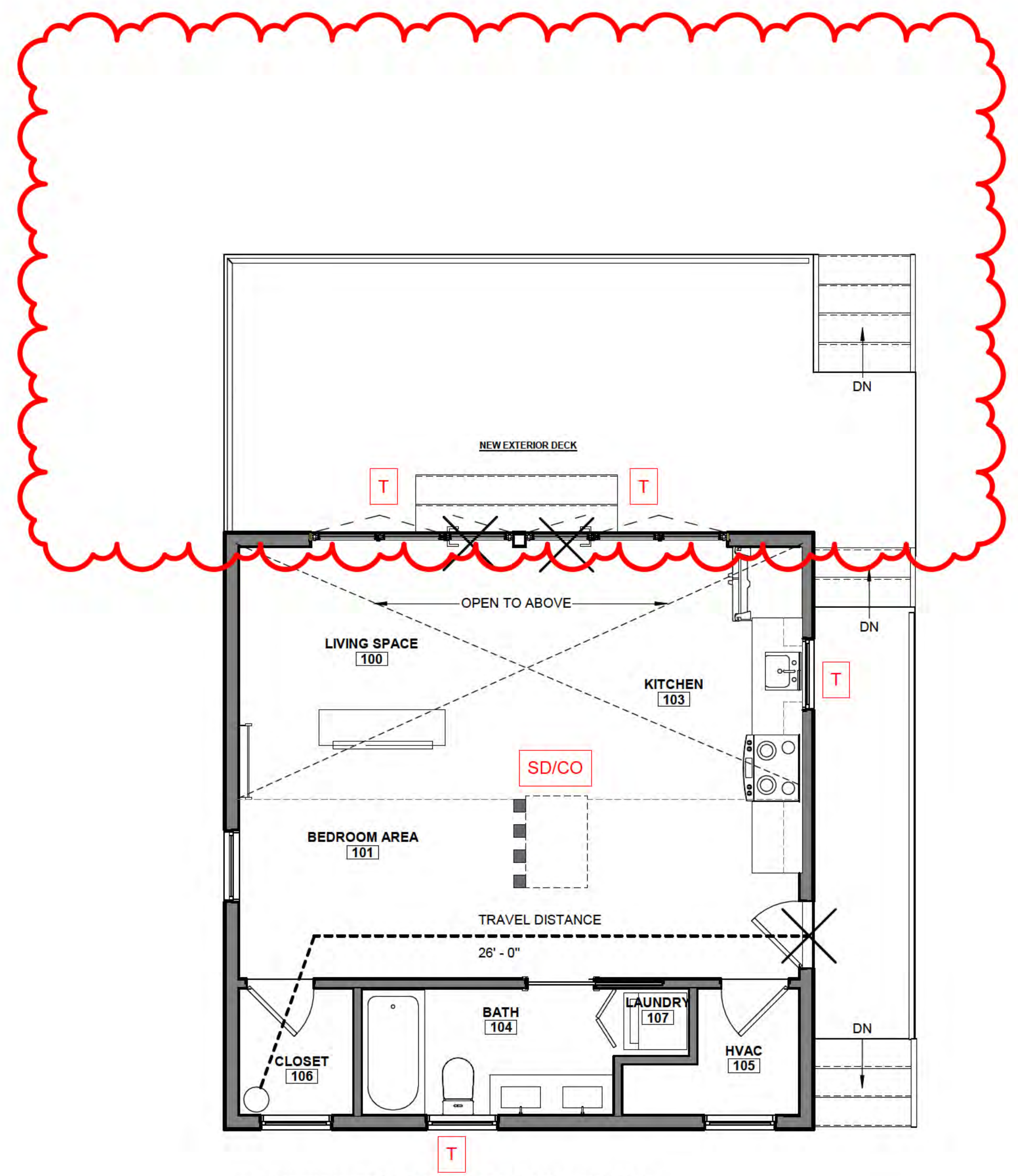


**Flow Design Architects**  
ARCHITECTURE + INTERIORS

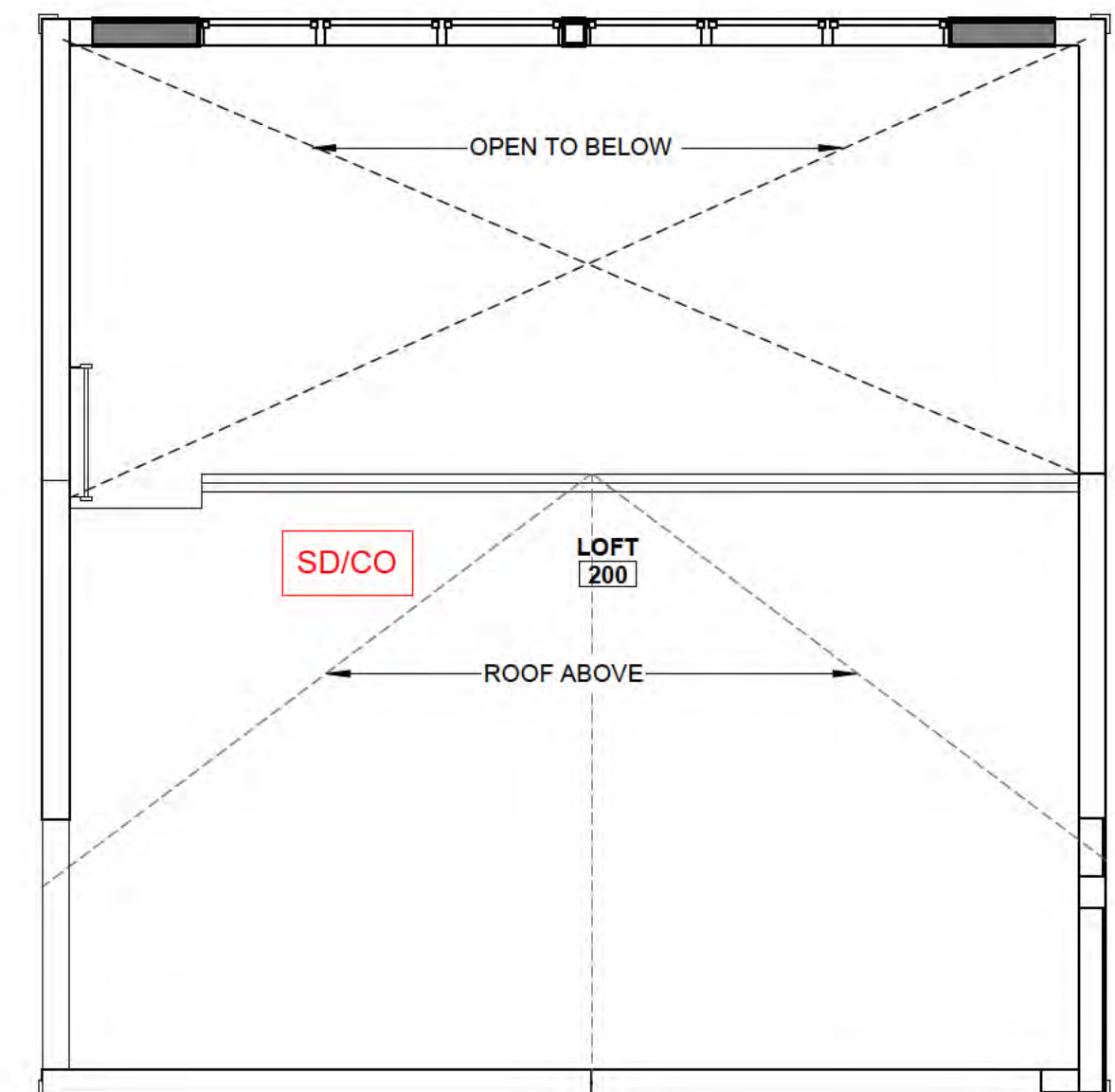
50 GROVE ST. SUITE 226  
SALEM, MA 01970  
TEL: 978.498.4370

**CIVIL ENGINEER:**  
**J.M O REILLY & ASSOCIATES, INC.**  
1573 MAIN STREET ROUTE 6A, P.O. BOX 1773  
BREWSTER, MA 02631 MA  
TEL: 508 896 661

**GENERAL CONTRACTOR:**  
**PHILBROOK CONSTRUCTION SERVICES GROUP, INC.**  
125 WIANNA ROAD, YARMOUTH, MA 02675  
TEL: 774-331-3221



1 PROPOSED FIRST FLOOR LIFE SAFETY PLAN  
1/4" = 1'-0"



2 PROPOSED LOFT FLOOR LIFE SAFETY PLAN  
1/4" = 1'-0"

### LIFE SAFETY LEGEND

	EXIT LOCATION
	EXTERIOR EXIT DOOR
	LENGTH OF TRAVEL - EGRESS
	SMOKE DETECTOR
	SMOKE DETECTOR & CARBON MONOXIDE COMBO
	EGRESS WINDOW AT LEAST ONE SHALL COMPLY @ EACH BEDROOM IF NOT ALL
	TEMPERED GLASS LOCATION AS PE CODE

### PROJECT SPECIFIC NOTES

- (A) 1 HOUR RATED SEPARATION PER IBC 2015 TABLE 508.2.5

REVISION:

NO.	DATE	DESCRIPTION
1	08.08.2023	PERMIT SET
2	02.06.2024	CONSERVATION DEPARTMENT REVISIONS

### DRAWING TITLE: LIFE SAFETY PLAN

DRAWN BY: JP	SEAL:
CHECKED BY: MS	
SCALE: As indicated	
DATE: 08.09.2023	
PROJECT NO.: 21377	

DRAWING NO.:  
**LS-00**







**WOOD & ENGINEERED WOOD CONSTRUCTION**

- DIMENSIONAL LUMBER TO BE SPRUCE-PINE-FIR (SPF) NO. 2 OR BETTER UNO. ALL ENGINEERED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALTERNATE PRODUCTS SHALL NOT BE SUBSTITUTED UNLESS APPROVED IN WRITING BY ENGINEER OF RECORD.
- LVL'S (LAMINATED VENEER LUMBER) TO BE 1.9E MICROLLAM LVL BY ILEVEL.
- PSL'S (PARALLEL STRAND LUMBER) TO BE 2.0E PARALLAM PSL BY ILEVEL.
- L3L'S (LAMINATED STRAND LUMBER) TO BE 1.55E TIMBERSTRAND LSL BU ILEVEL.
- 110" LSL'S TO BE 1.5E T MBERSTRAND LSL BY ILEVEL.
- WOOD JOISTS TO BE TJI BY ILEVEL.
- PROVIDE SIMPSON CONNECTORS AT POST BEAM, POST BASE, JOIST/BEAM AND BEAM/BEAM CONNECTIONS. USAGE AND INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE SIMPSON HURRICANE TIES AT ROOF RAFTER CONNECTIONS TO STUD WALL CONNECTIONS OR SUPPORTING BEAMS.
- PROVIDE MINIMUM 3/4" PLYWOOD SHEATHING FOR FLOORS AND ROOFS. PLYWOOD TO BE APA-RATED EXPOSURE 1 GRADE C-D (CDX), PROVIDE 1/8" SPACE BETWEEN EDGES OF ADJACENT PLYWOOD PANELS AND STAGGER PANEL JOINTS BETWEEN ROWS OF SHEATHING.
- ALL PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE GLUED AND SCREWED TO SUPPORTING WOOD FRAMING. GLUE SHALL CONSIST OF CONSTRUCTION GRADE ADHESIVE. SCREWS NOT TO BE PLACED WITHIN 3/8" OF PANEL EDGES. MAXIMUM SCREW SPACING BE 8", UNO SCREWS TO BE MIN #8X2 1/2" LONG. SCREW LENGTH SHALL BE SUFFICIENT TO PROVIDE EMBEDMENT OF 10X SCREW DIAM INTO FRAMING.
- PROVIDE MINIMUM 1/2" PLYWOOD SHEATHING FOR EXTERIOR WALLS AND SHEAR WALLS.
- PROVIDE CONTINUOUS BLOCKING ABOVE INTERIOR SHEAR WALLS.
- MAXIMUM MOISTURE CONTENT OF DIMENSIONAL LUMBER AT TIME OF INSTALLATION TO BE 19%.
- SILL PLATE ANCHOR BOLTS- PROVIDE 1/2" ANCHOR BOLTS AT 3' O.C. TWO BOLTS MINIMUM PER SILL PIECE WITH A BOLT WITHIN 10" OF EACH END OF EACH PIECE. BOLT SPACING SHALL HAVE STEEL WASHERS. SEE TYPICAL DETAILS AND SHEAR WALL SCHEDULE FOR ADDITIONAL SILL BOLT REQUIREMENTS.
- PROVIDE PERPENDICULAR BLOCKING AT 32" O.C BETWEEN ALL PERIMETER JOISTS AND EXTERIOR WALLS OR PERIMETER BEAMS.
- STAND-ALONE WOOD POSTS OVER CONCRETE SHALL BEAR UPON SIMPSON POST BASE EMBEDDED IN OR ANCHORED TO CONCRETE FOUNDATION.
- WASHERS SHALL ALWAYS BE INSTALLED BETWEEN BOLT HEADS OR NUTS AND WOOD OR ENGINEERED WOOD.

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**432 SHORE RD-UNIT 8. RENO**

432 SHORE ROAD, TRURO, MA 02652

**MR. TRAVIS ZUKOWSKI**

ARCHITECT:



**Flow Design Architects**  
 ARCHITECTURE + INTERIORS

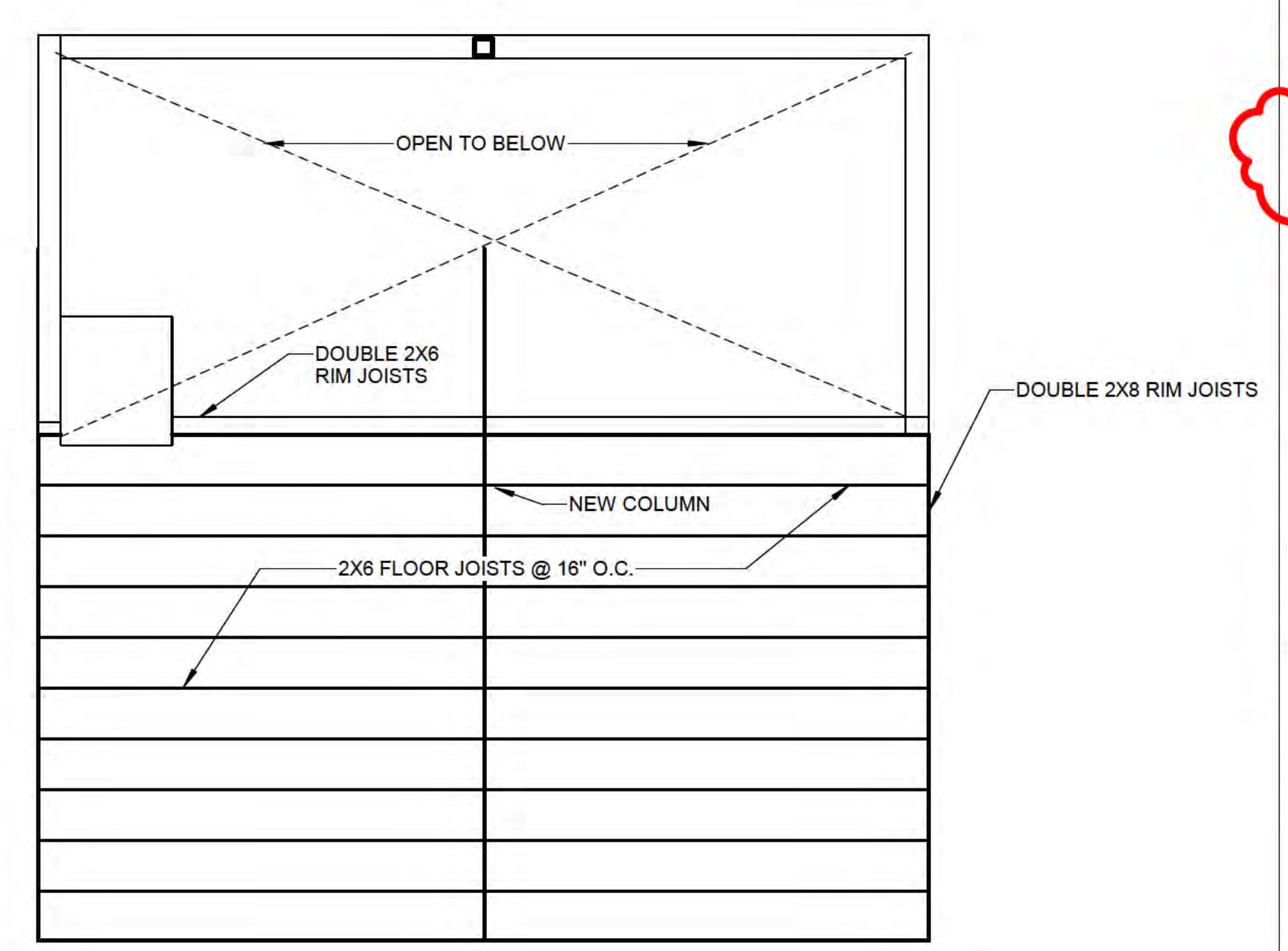
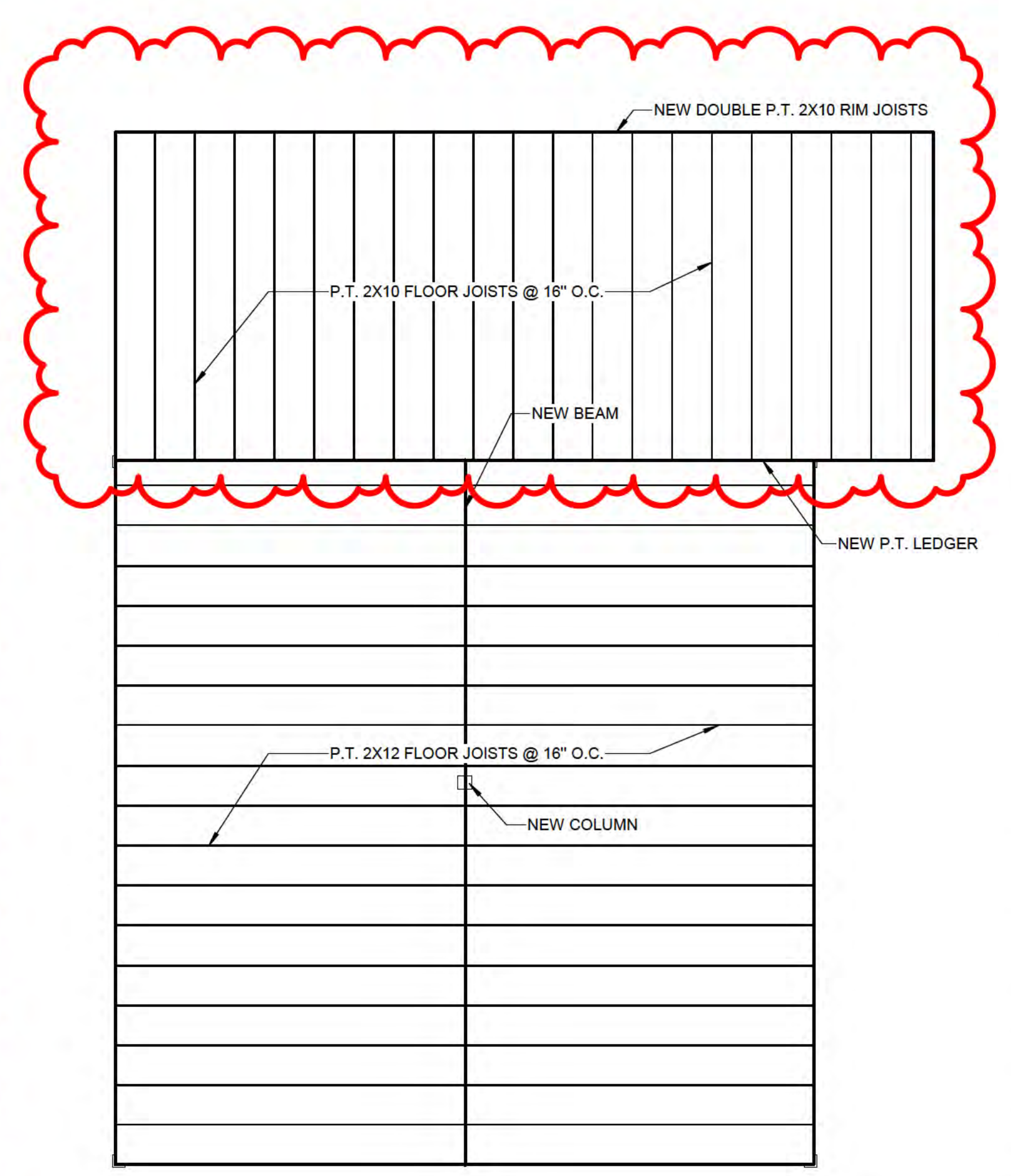
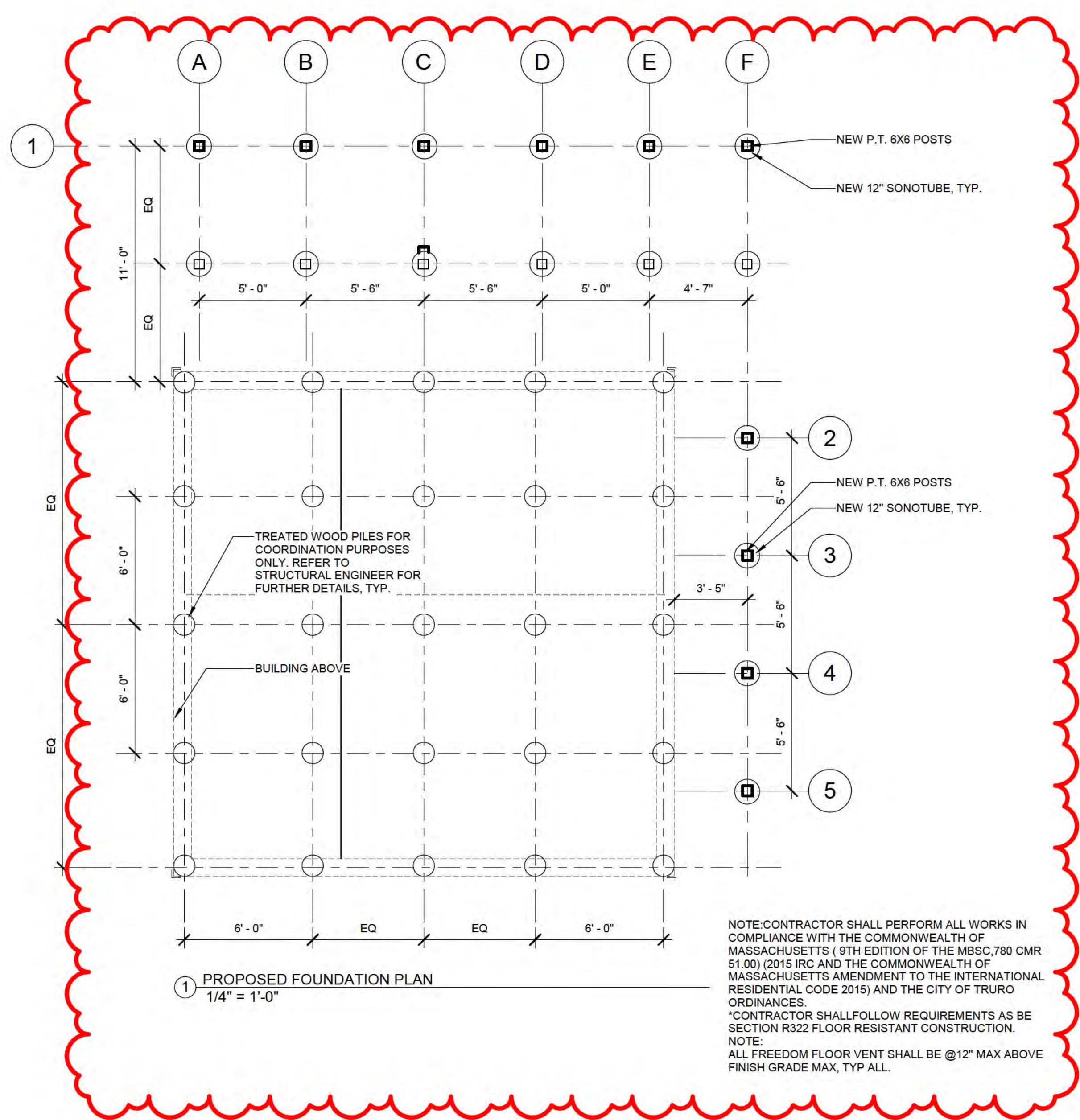
50 GROVE ST. SUITE 226  
 SALEM, MA 01970  
 TEL: 978.498.4370

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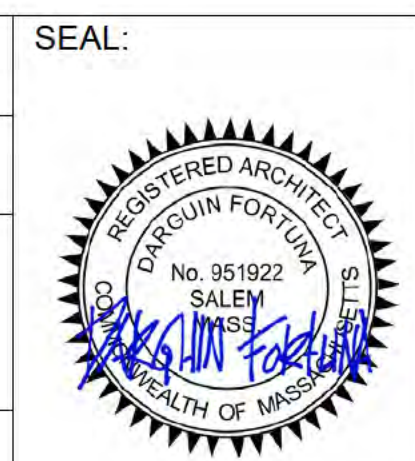
REVISION:

NO.	DATE	DESCRIPTION
1	08.08.2023	PERMIT SET
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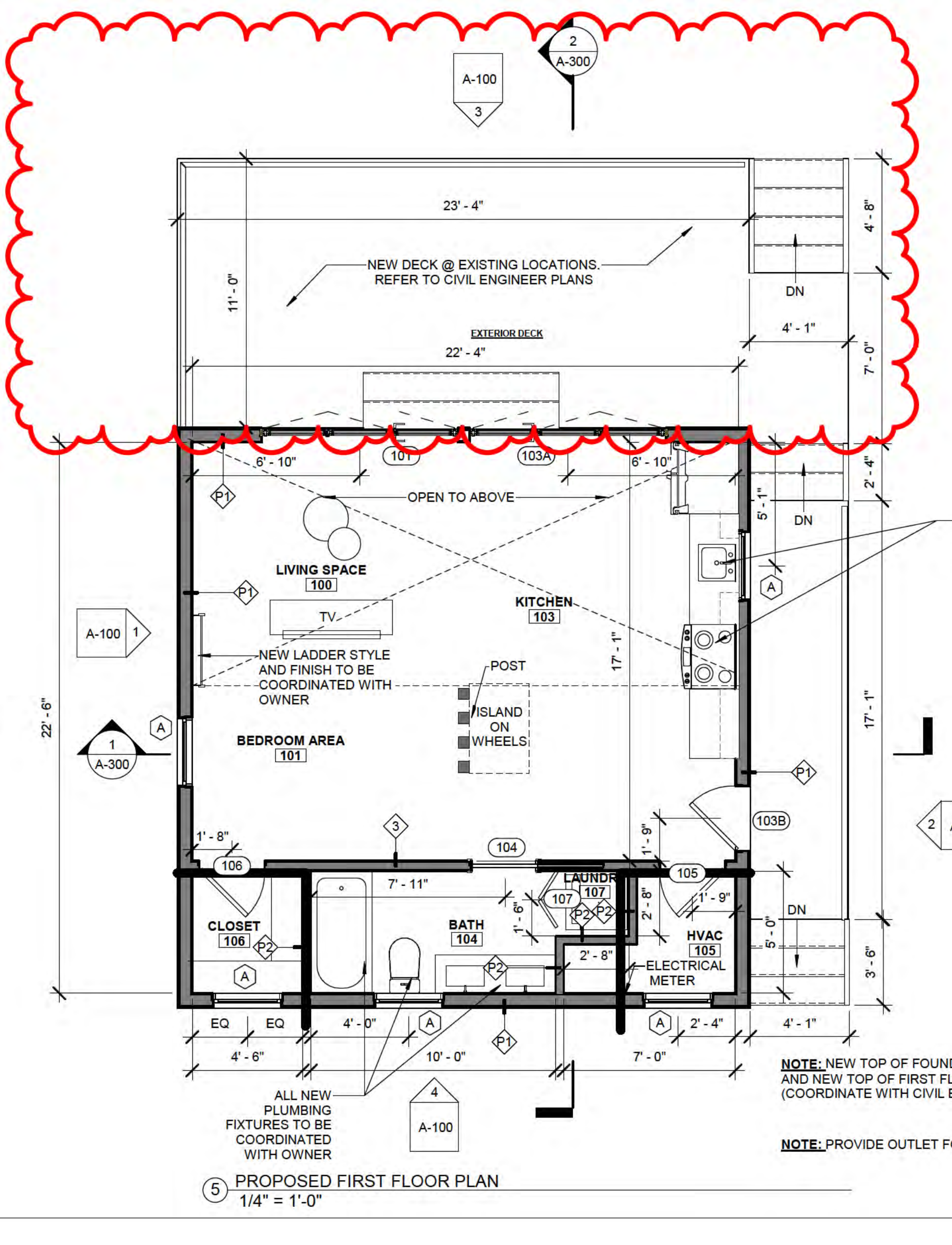
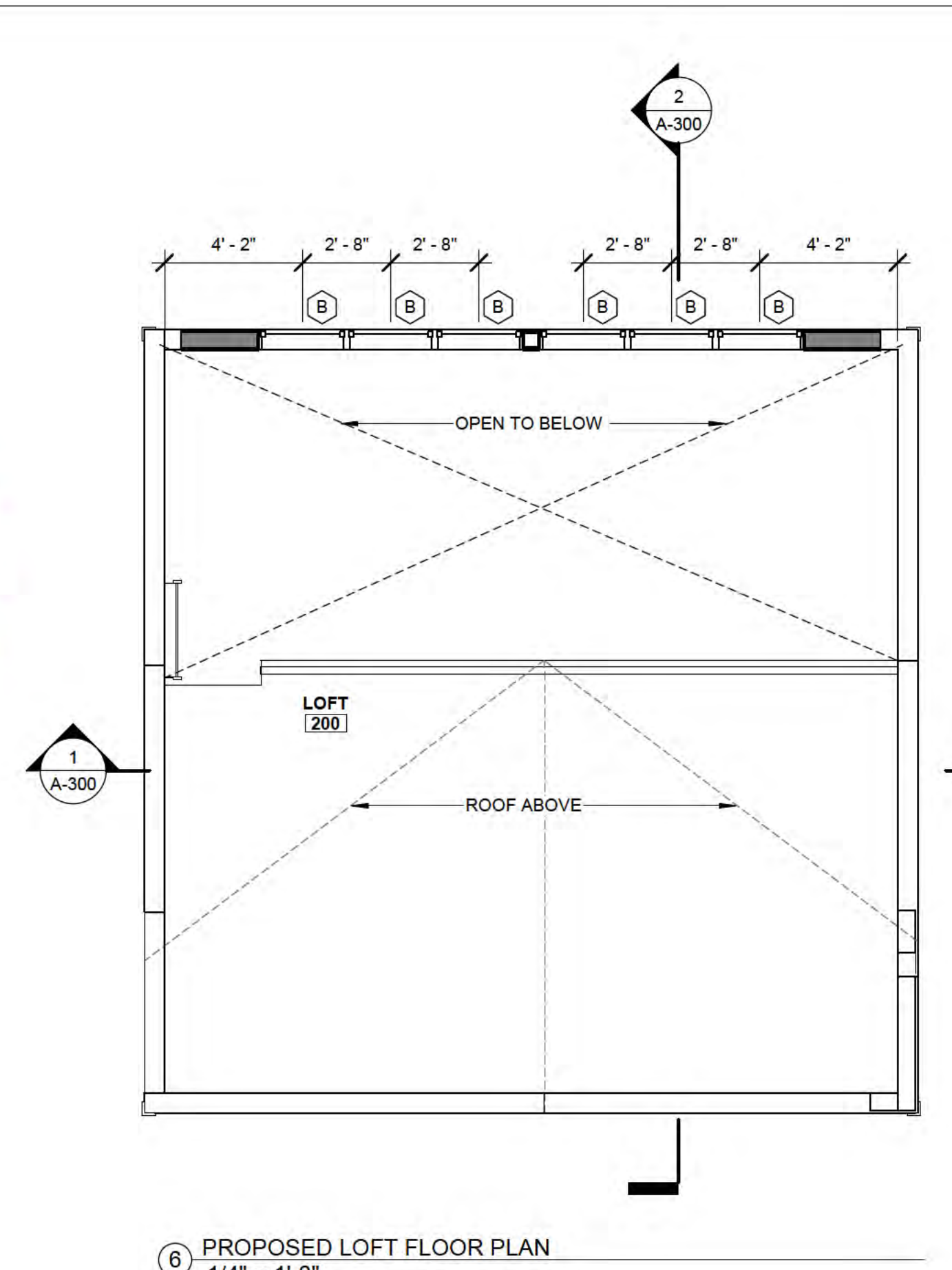
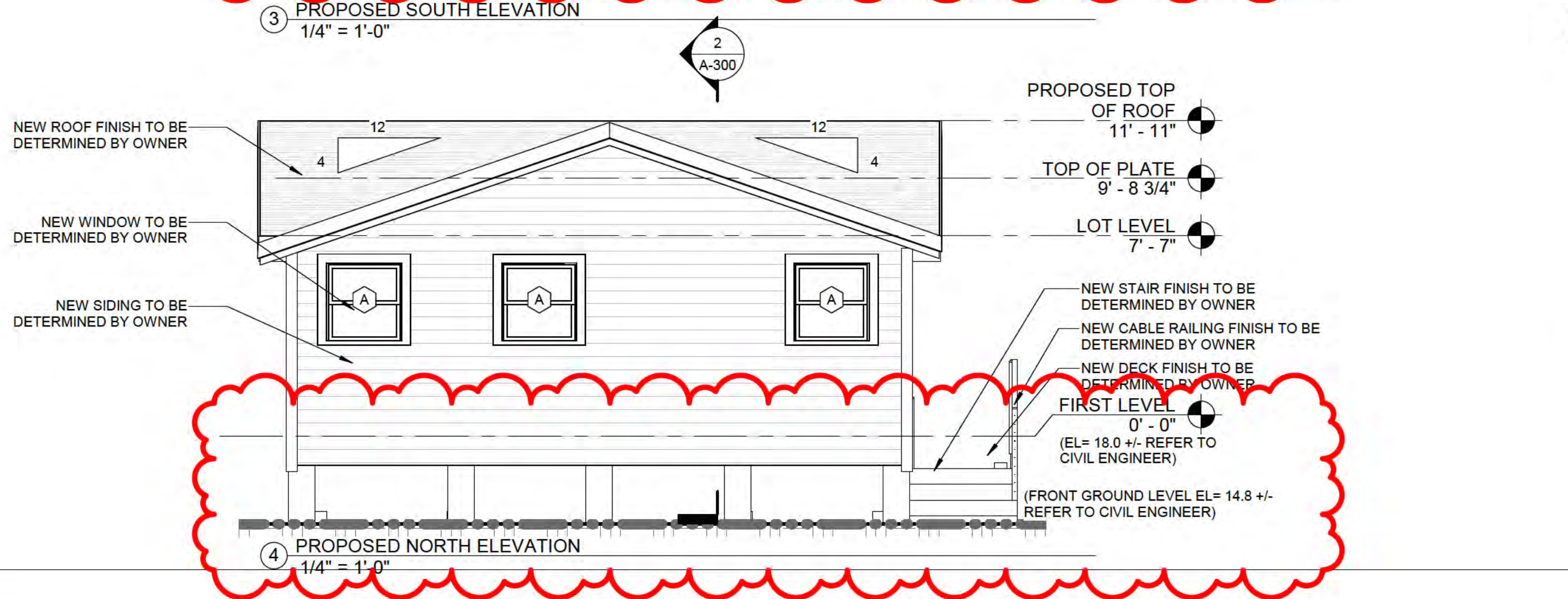
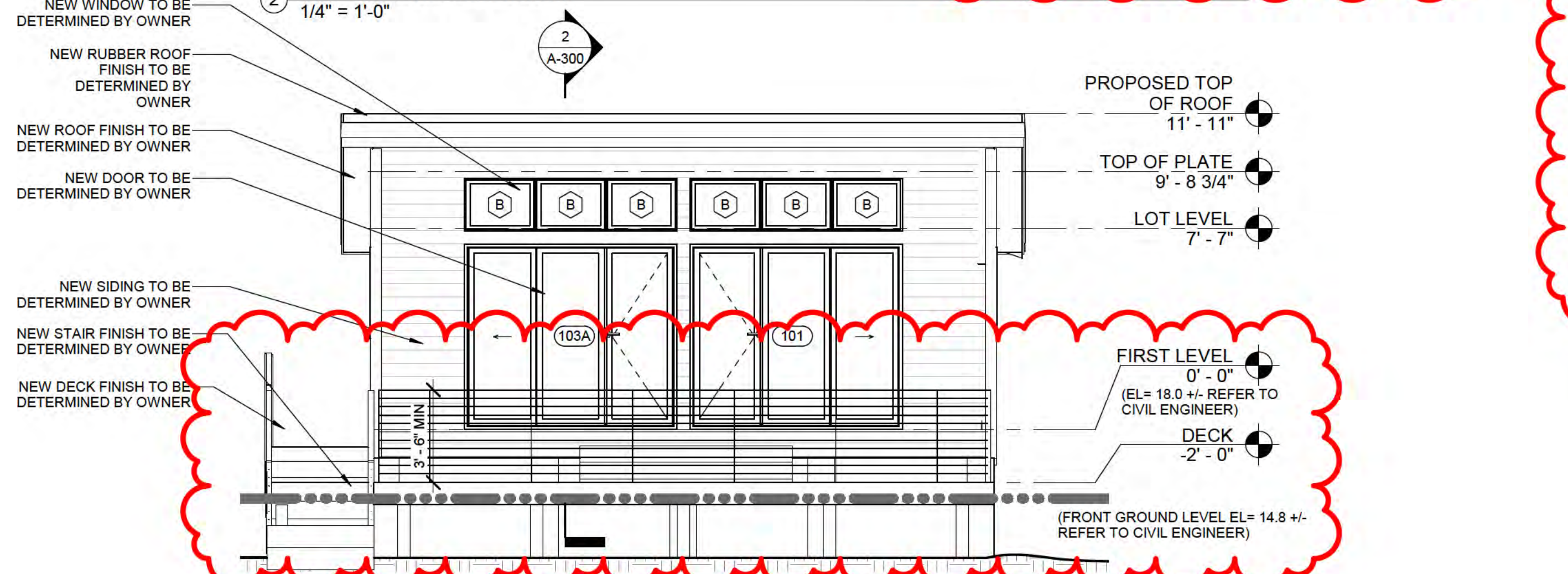
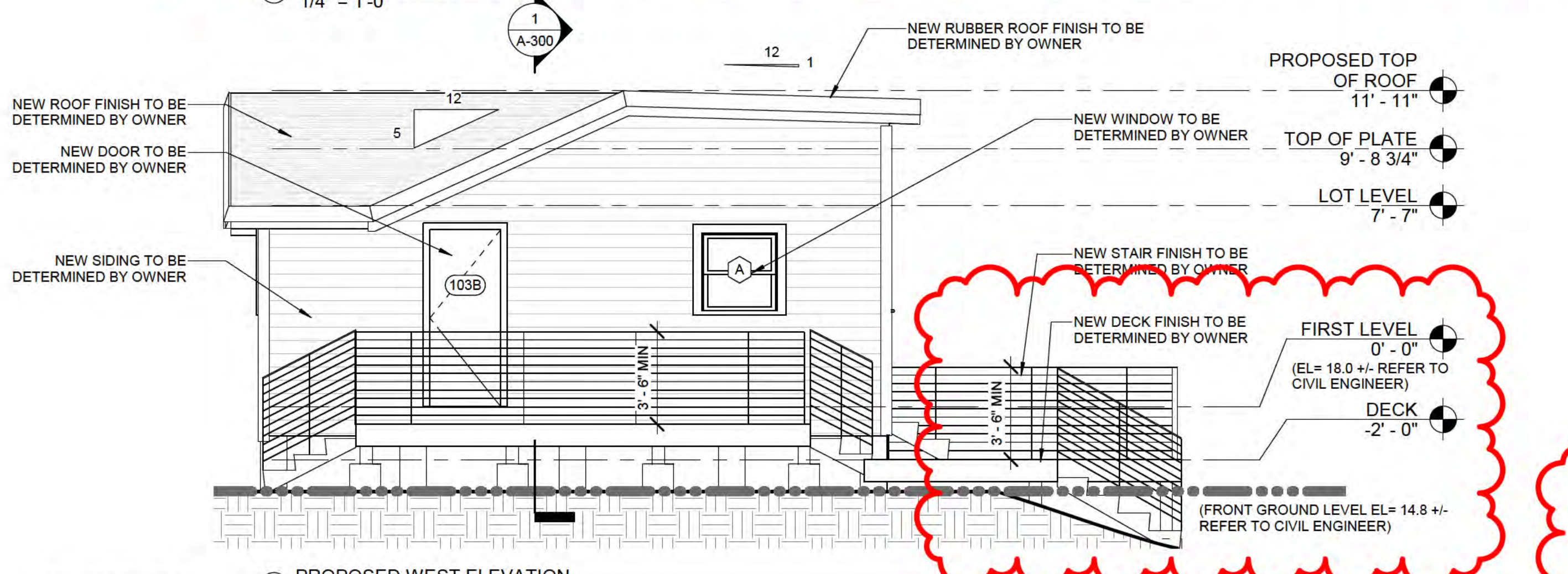
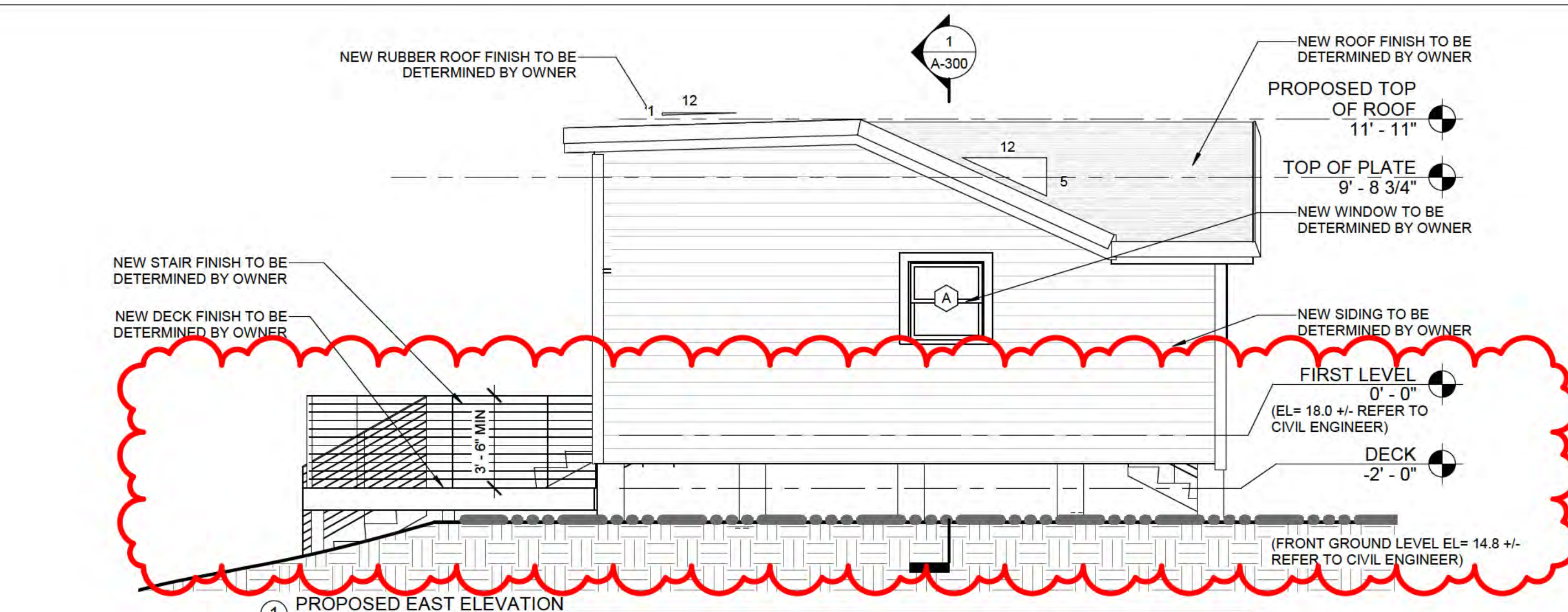
**DRAWING TITLE:**  
**PROPOSED FRAMING PLANS**

DRAWN BY: JP  
 CHECKED BY: MS  
 SCALE: As indicated  
 DATE: 08.09.2023  
 PROJECT NO.: 21377



DRAWING NO.:  
**S-100**





**EXISTING & NEW WALLS**

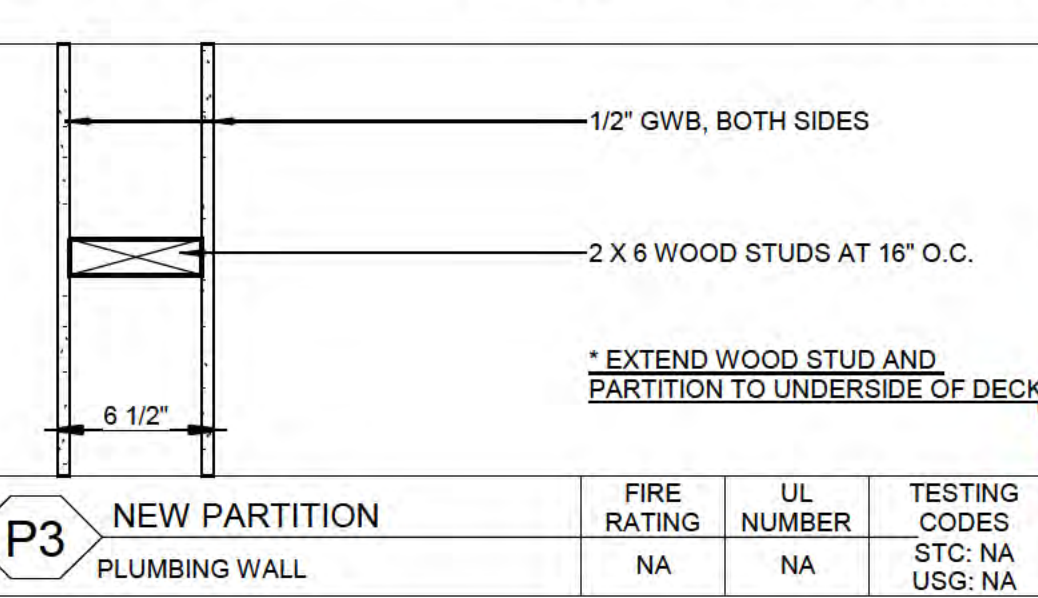
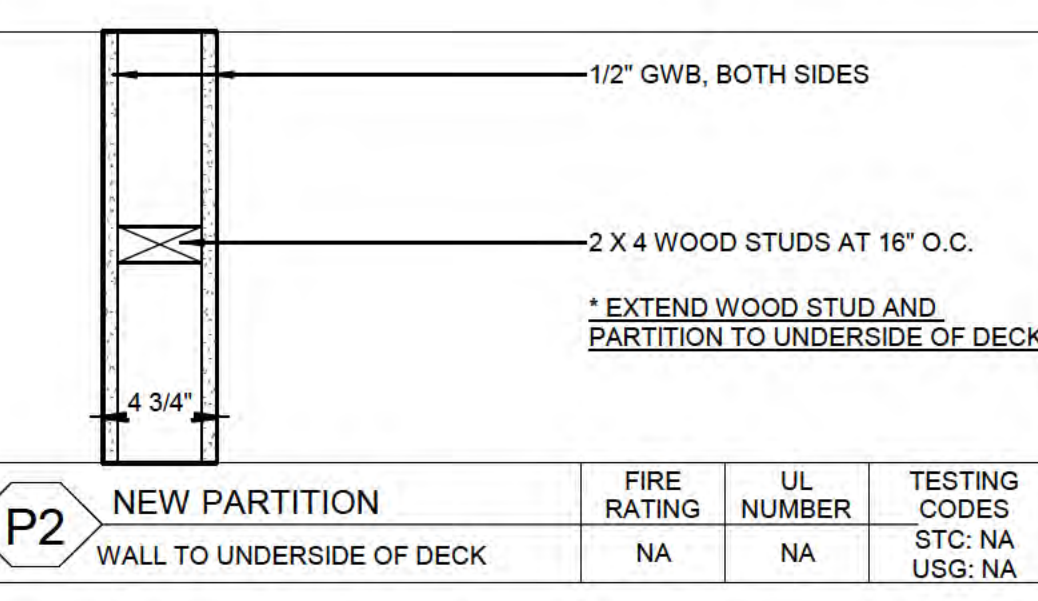
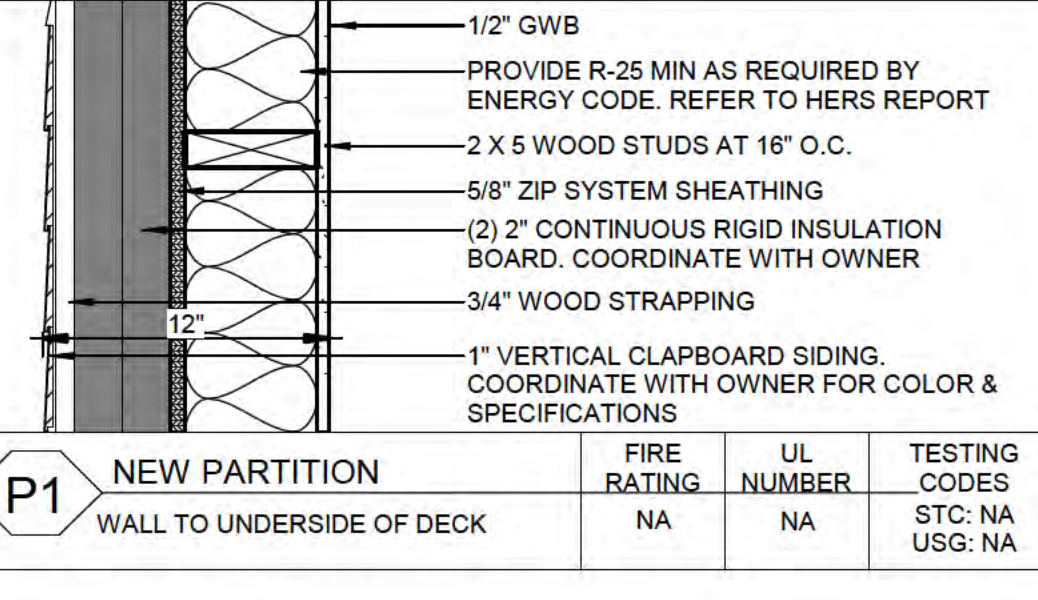
	NEW WALL
	EXISTING TO REMAIN

**GENERAL CONTRACTOR NOTES:**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL ADHERE TO ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL INFORM ARCHITECT OF ANY ERRORS OR DEVIATIONS PRIOR TO CONTINUING WORK.
- CONTRACTOR SHALL COORDINATE WITH EACH SUB-CONTRACTOR AND ENSURE TO MEET ALL CODE AND SAFETY REQUIREMENTS.

**GENERAL NOTES:**

- ALL INTERIOR DIMENSIONS ARE TO INTERIOR FACE OF GWB. U.N.O.
- PROVIDE BLOCK NG AT ALL WALLS W/ WALL MOUNTED FIXTURES AND ACCESSORIES. TYP.
- CONFIRM CEILING HEIGHTS IN FIELD.

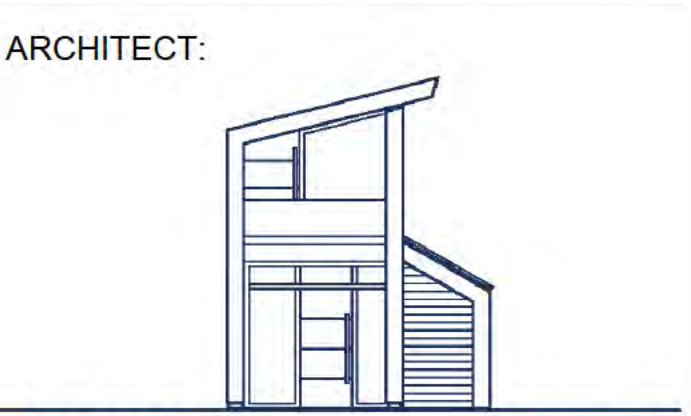


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**432 SHORE RD-UNIT 8. RENO**

432 SHORE ROAD, TRURO, MA 02652

MR. TRAVIS ZUKOWSKI



Flow Design Architects  
ARCHITECTURE + INTERIORS

50 GROVE ST. SUITE 226  
SALEM, MA 01970  
TEL: 978.498.4370

**CIVIL ENGINEER:**  
J.M O REILLY & ASSOCIATES, INC.  
1573 MAIN STREET ROUTE 6A, P.O. BOX 1773  
BREWSTER, MA 02631 MA  
TEL: 508 896 661

**GENERAL CONTRACTOR:**  
PHILBROOK CONSTRUCTION SERVICES GROUP, INC.  
125 WIANNA ROAD, YARMOUTH, MA 02675  
TEL: 774-331-3221

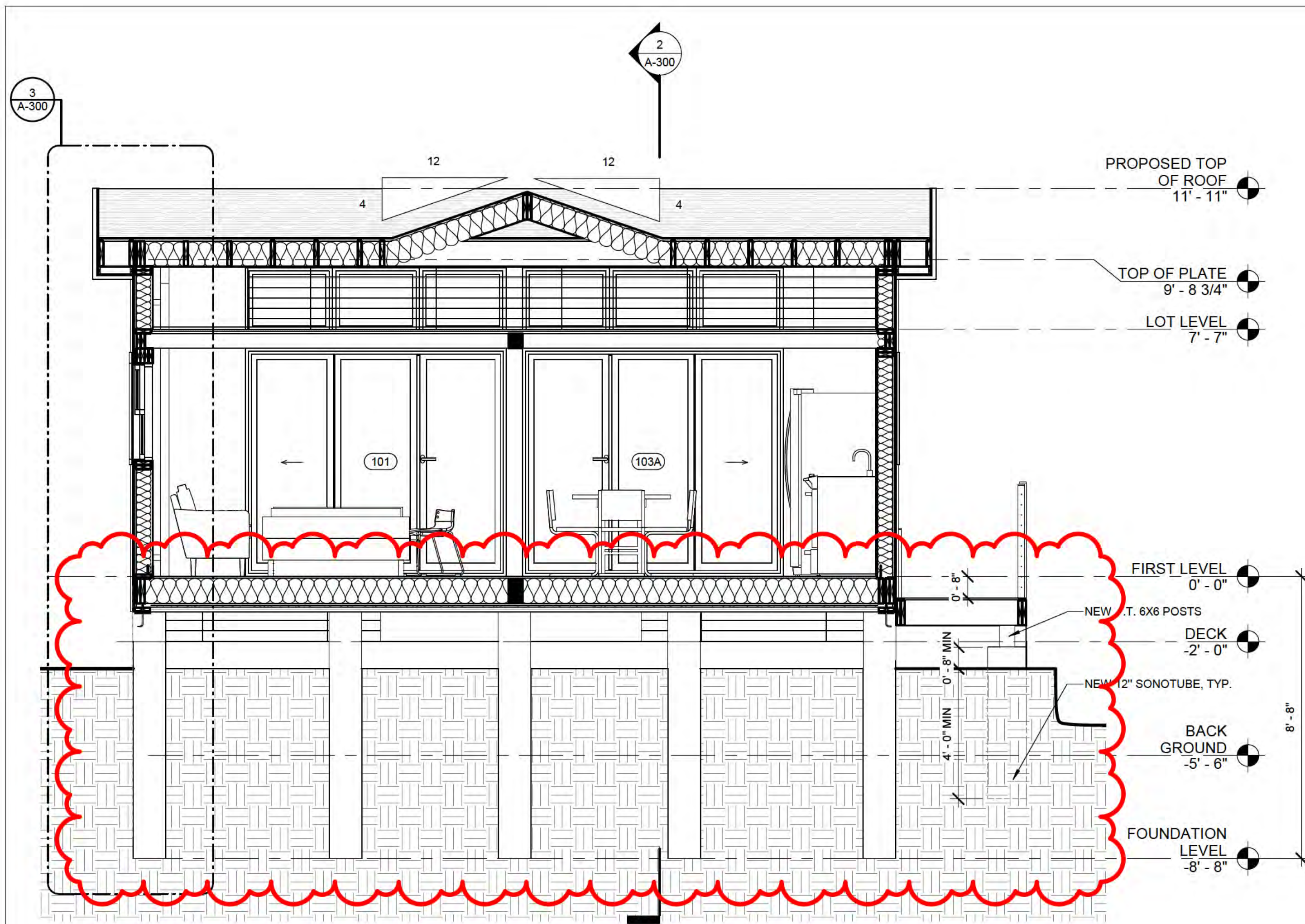
**REVISION:**

NO.	DATE	DESCRIPTION
1	08.08.2023	PERMIT SET
2	02.06.2024	CONSERVATION DEPARTMENT REVISIONS

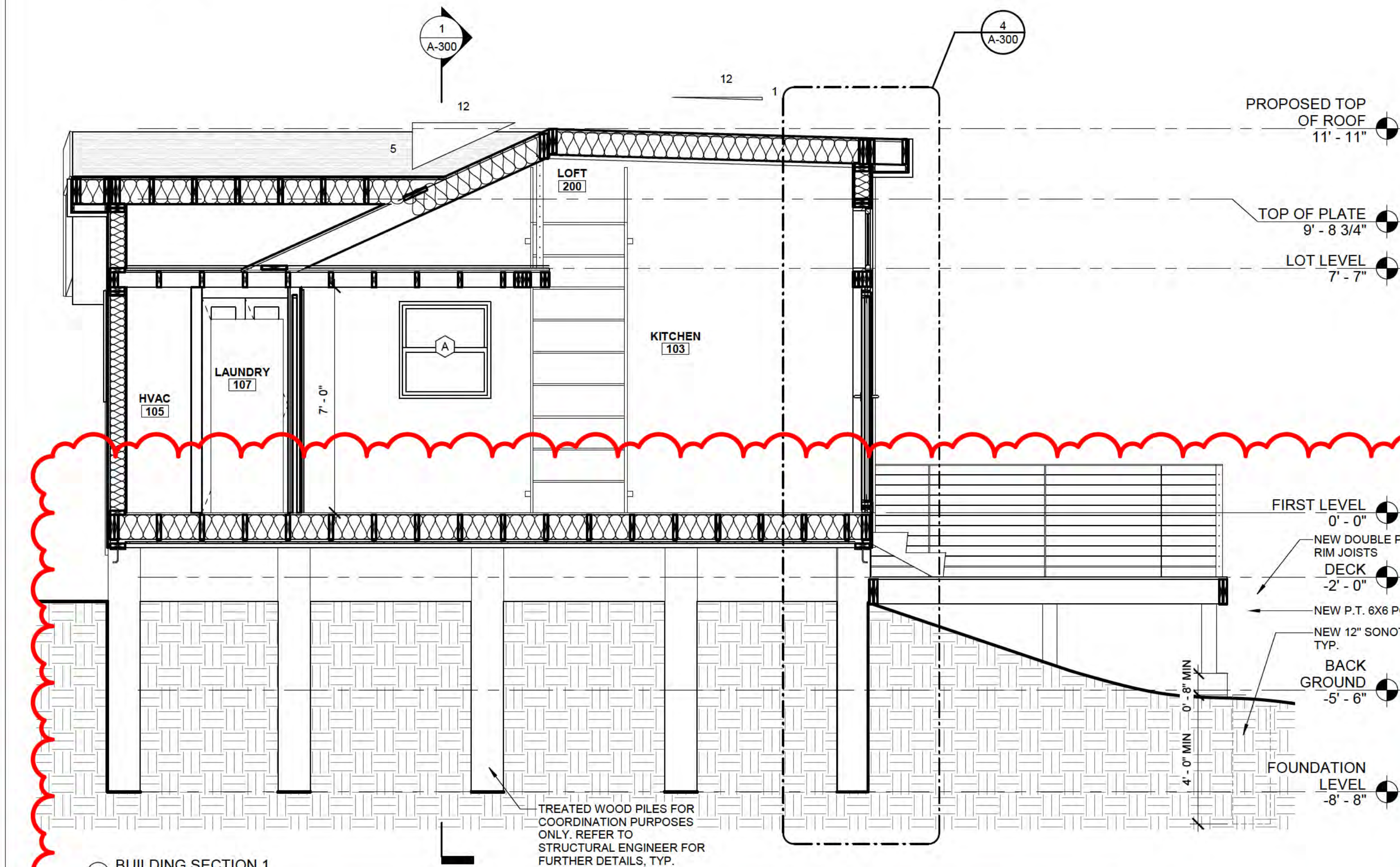
**DRAWING TITLE:**  
PROPOSED FLOOR PLANS

<b>DRAWN BY:</b> JP	<b>SEAL:</b> 
<b>CHECKED BY:</b> MS	
<b>SCALE:</b> As indicated	
<b>DATE:</b> 08.09.2023	
<b>PROJECT NO.:</b> 21377	

**DRAWING NO.:**  
A-100



1 BUILDING SECTION 2  
3/8" = 1'-0"



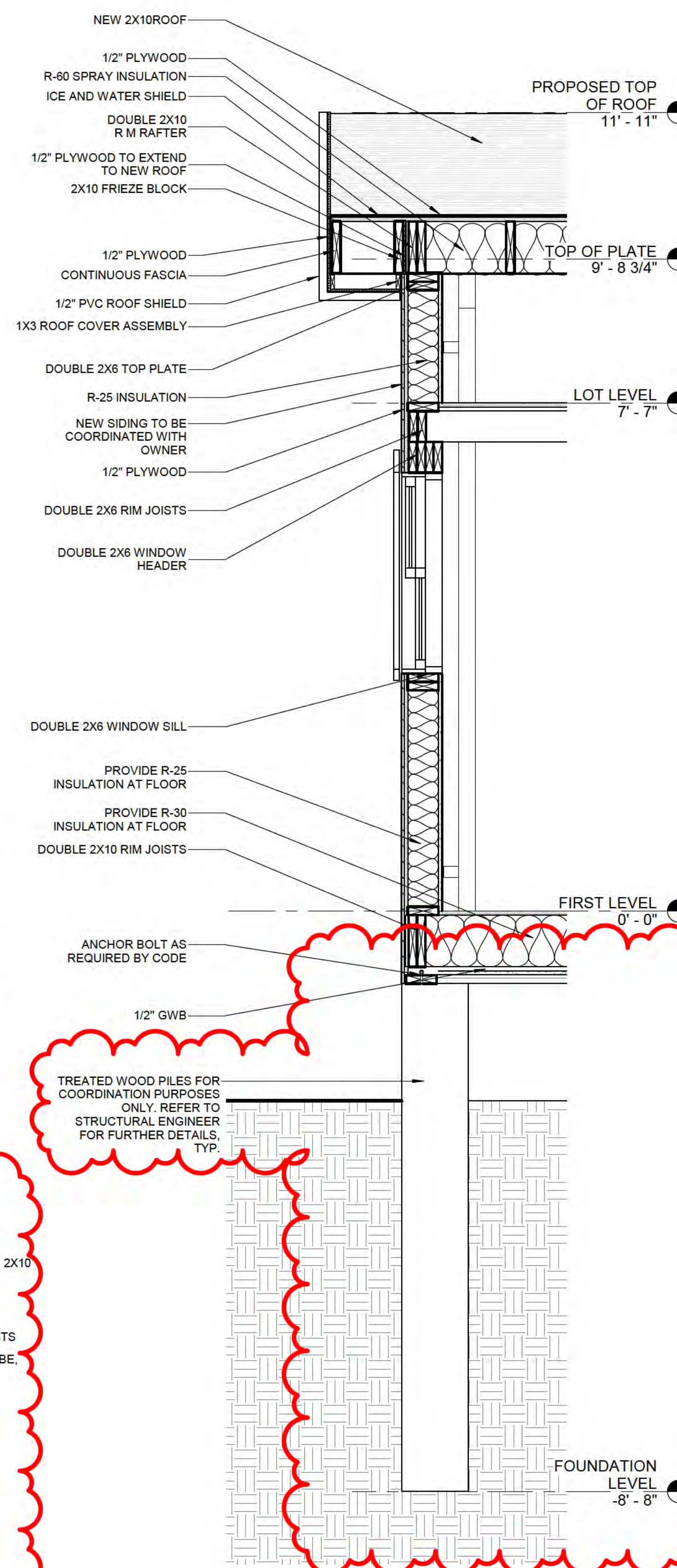
2 BUILDING SECTION 1  
3/8" = 1'-0"

**GENERAL CONTRACTOR NOTES:**

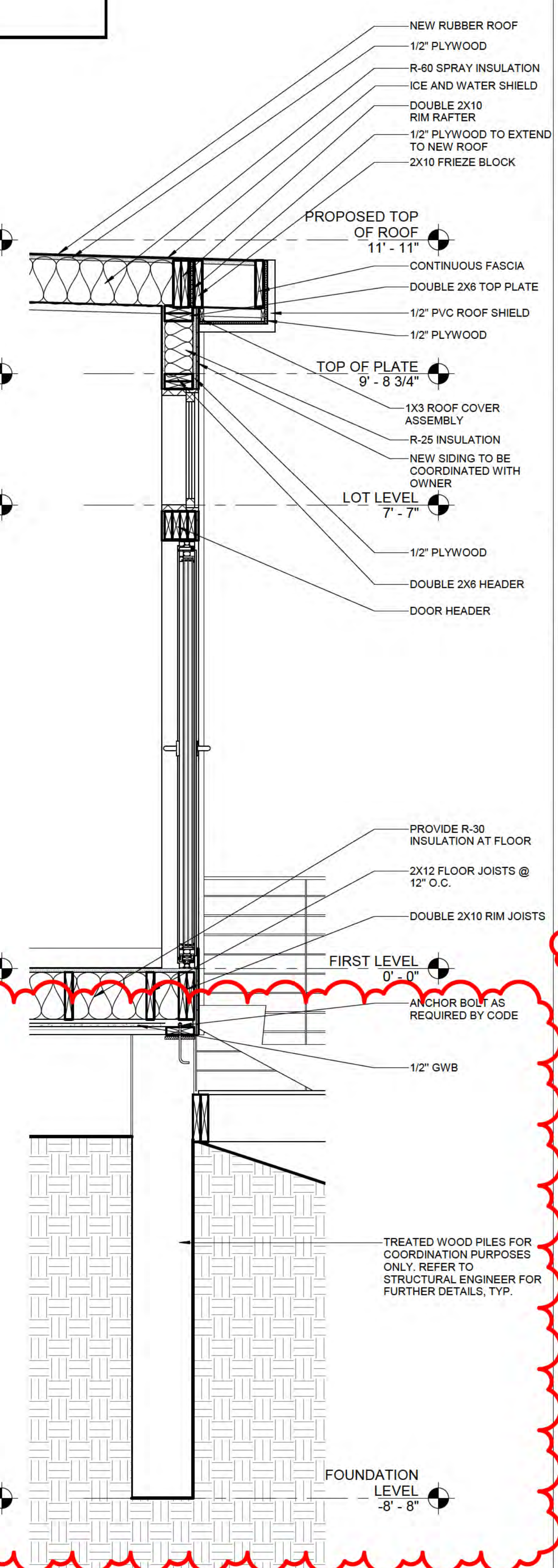
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
2. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE CODES AND REGULATIONS.
3. CONTRACTOR SHALL INFORM ARCHITECT OF ANY ERRORS OR DEVIATIONS PRIOR TO CONTINUING WORK.
4. CONTRACTOR SHALL COORDINATE WITH EACH SUB-CONTRACTOR AND ENSURE TO MEET ALL CODE AND SAFETY REQUIREMENTS.

**GENERAL NOTES:**

1. ALL INTERIOR DIMENSIONS ARE TO INTERIOR FACE OF GWB. U.N.O.
2. PROVIDE BLOCKING AT ALL WALLS W/ WALL MOUNTED FIXTURES AND ACCESSORIES. TYP.
3. CONFIRM CEILING HEIGHTS IN FIELD.



3 WALL SECTION 1  
3/4" = 1'-0"



4 WALL SECTION 2  
3/4" = 1'-0"

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**432 SHORE RD-UNIT 8. RENO**  
432 SHORE ROAD, TRURO, MA 02652  
**MR. TRAVIS ZUKOWSKI**



**Flow Design Architects**  
ARCHITECTURE + INTERIORS  
50 GROVE ST. SUITE 226  
SALEM, MA 01970  
TEL: 978.498.4370

**CIVIL ENGINEER:**  
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1573 MAIN STREET ROUTE 6A, P.O. BOX 1773  
BREWSTER, MA 02631 MA  
TEL: 508 896 661

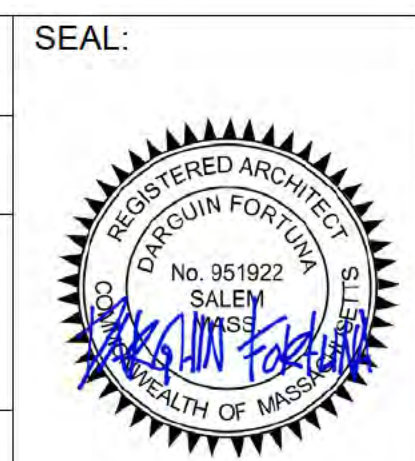
**GENERAL CONTRACTOR:**  
**PHILBROOK CONSTRUCTION SERVICES GROUP, INC.**  
125 WIANNA ROAD, YARMOUTH, MA 02675  
TEL: 774-331-3221

REVISION:

NO.	DATE	DESCRIPTION
1	08.08.2023	PERMIT SET
2	02.06.2024	CONSERVATION DEPARTMENT REVISIONS

DRAWING TITLE:  
**INT. ELEVATIONS**

DRAWN BY: JP  
CHECKED BY: MS  
SCALE: As indicated  
DATE: 08.09.2023  
PROJECT NO.: 21377



DRAWING NO.:  
**A-300**



Kevin R. Shea, Architect  
357 Harvard Street  
Cambridge, MA 02138

February 5, 2024

Truro Conservation Commission  
Carol Girard-Irwin, Chair  
24 Town Hall Road  
Truro, MA 02666

RE:

Notice of Intent Application  
Removable Beach Stair to Benefit 393 Shore Road  
402 Shore Road  
Map 10 Parcel 22

Dear Chair Girard-Irwin:

On November 19, 2023, I submitted the above application on behalf of applicant Julie Murtagh. That application has been continued because of a lack of documentation regarding the project.

In the paragraphs below I will discuss issues associated with the application and provide supplementary information that may have been missing from the original document.

DECISION: LAND COURT CASE 20 MISC 000195 (JSDR)

On January 11, 2023, in Mass. Land Court Case 20 MISC 000195 (JSDR), Judge Jennifer S. D. Roberts ruled "that Plaintiffs (Julie Murtagh & Marie Porzio) have established a prescriptive easement four feet wide to pass over 402 (Shore Road, Truro, Ma) to reach the waters of Cape Cod Bay in the location of the Path, and a prescriptive easement to use, for beach purposes, that area of 402 directly south of the easterly end of the Motel building and extending easterly to the boundary of the McDermott Property." (P.21)

As owners of the property located at 402 Shore Road, Truro, my wife, Judith Richland and I have cooperated fully with this verdict.

As a registered architect and owner of 402 Shore Road, I worked with our attorney Jeffrey B. Loeb on an Easement Plan was allowed by Judge Roberts to comply with the verdict, and to prepare applications to the Conservation Commission.

REQUIREMENTS OF A PRESCRIPTIVE EASEMENT



In the Memorandum of Decision after Trial, Judge Roberts stated: “In order to establish a prescriptive right to a way of travel, it must be proved that the use was “confined substantially to the same route,” *Stone v Perkins etc.* (P.15)

Also, “Plaintiffs must establish twenty years of use of the Path prior to 2016, when the Motel building was demolished and the wooden snow fence and orange plastic netting were installed, thereby blocking the Path.” (P.16)

#### JUDGE ROBERTS DECISION

Based on her findings of fact, Judge Roberts concluded: “However, the credible testimony is to the effect that the Path was a well-worn trail around the easterly end of the Motel building, and that it was used in that location for thirty years, until the Motel building was torn down”. P.19

Judge Roberts conclusion stated: “Judgement will enter on Count III that Plaintiffs have established a prescriptive easement four feet wide to pass over 402 to reach the waters of Cape Cod Bay in the location of the Path.” (P.21)

#### LOCATION AND USE OF THE PATH

Relevant findings by Judge Roberts in the section “History Of Use Of 402 By Owners Of 393-Plaintiffs’ Evidence” (P.4) are as follows:

“30. The Path is located on 402 and, while the Motel building was still standing, went around the east side of that building and then down to the beach.” (P.5)

“73. Ms. Murtagh identified the Path as running along the east side of the Motel building as shown in **TE 18**, **TE 19**, and **TE 58**. Tr. 35:23-38:4.” (P.8)

“81. According to Ms. Murtagh, she used the Path to access the beach until the Defendants installed a seawall on 402, which she marked with an X on **TE 15**. This section of the seawall is also shown on **TE 52**. Tr 83:23-84:6.” (P.8)

“82. According to Ms. Murtagh, she could no longer use the Path to access the beach once the seawall was installed at that location, Tr. 100:16-21” (P.8)

#### AGREEMENT ON THE LOCATION OF THE PATH

On January 25, 2023, all parties agreed to a sketch plan of the Path which at the entry ran along the easterly edge of the former Motel building which was 20’ from the property line, made a diagonal track to the McDermott property line and ended at the seawall section which joins the seawall of 402 to the seawall at 398, the McDermott property.

This section of seawall had been identified by Ms. Murtagh as the end of the Path on **Trial Exhibit 15**, marking that location with an X.

To locate precisely the former Motel building, the survey submitted as **Trial Exhibit 11**, Plan of Land for Norfolk Holding Corp., by William N. Rogers II, PE RLS, dated 1991, was used.

#### EASEMENT PLAN ALLOWED AND STAKED

On May 8, 2023, Peter J. Kane RLS, prepared an **EASEMENT PLAN, 402 SHORE ROAD, TRURO, MA** in recordable form that accurately reflected the Path agreed to by the Parties.

On May 15, 2023, the Parties filed a **JOINT MOTION TO APPROVE PLAN** with the Court.

That **JOINT MOTION TO APPROVE PLAN** was **ALLOWED** by Judge Roberts on May 16, 2023.

After the Court approval, I requested that Peter Kane RLS stake the Easement Corners shown on the Plan and place a survey monument at the boundary line on the seawall to show the area available for a beach stair on the seawall. This work was completed by June 17, 2023.

#### APPLICATION FOR ADMINISTRATIVE REVIEW

On July 17, 2023, I and my wife, Judith Richland, as owners of 402 Shore Road submitted an Application for Administrative Review Permit to The Conservation Commission, Town of Truro. The project was described as “**CONSTRUCTION OF A REMOVABLE BEACH STAIR AND 4’ PATH ON AN EASEMENT TO BENEFIT 393 SHORE ROAD**”.

Since the scope of work seemed limited we were advised that this permit process was appropriate.

However, on August 2, 2023 I received a call to inform us that Emily Beebe, Health & Conservation Agent, had determined that an application using the WPA-3 Notice of Intent requirements was appropriate.

#### NOTICE OF INTENT APPLICATION (TO BE SUBMITTED AUG 21)

On August 11, 2023 we met with Emily Beebe and did a line by line review of the WPA Form 3 – Notice of Intent application.

As a General Project Description we listed: “**Construction of Removable Aluminum Beach Stair and a 4’ Path on an Easement to Benefit 393 Shore Road.**”

Emily reviewed the EASEMENT PLAN by Kane Land Surveyors, the Measured Drawings of the Alumidock Stair, a summary of the MEMORANDUM OF DECISION by Judge Roberts, photos of the seawall, photos of the Motel and Path in 1991 and photos of current conditions at the site.

Emily made a number of determinations regarding the details of the application.

Importantly Emily wanted Julie Murtagh to be listed as the Applicant while Judy and I listed would be listed as Owners. She intended that Orders and Conditions should be recorded for both properties.

Emily reviewed the Buffer Zone & Resource Area Impacts.

On page 4 item d., Emily advised us to include 35SF of Barrier Beach due to the Stair.

On page 4 item e., Emily advised us to include 290SF of Coastal Dunes due to the 4' Path shown on the Easement Plan.

On page 4 item l., Emily advised us to include 290 SF of Land Subject to Coastal Storm Flowage due to the 4' Path shown on the Easement Plan.

Subsequently we prepared all items on the NOI Application checklist for submission by August 21, 2023 so it could be heard at the September meeting.

However on August 18, 2023 we received an email from Stephanie Kiefer, Esq. representing Ms. Murtagh objecting to the reference to the 290 SF of Coastal Dune and Land Subject to Coastal Storm Flowage on the application as well as other objections to details in the application.

With these differences unresolved we were unable to submit the application by the August 21 deadline.

#### NOTICE OF INTENT APPLICATION (SUBMITTED NOV 19, 2023)

On November 19, 2023, I submitted a Notice of Intent Filing Package for Removable Beach Stair to Benefit 393 Shore Road to Emily Beebe by email, requesting that it be scheduled for the January 8, 2024 public hearing. The hard copy was delivered by hand to Town Hall on November 20, 2023.

The application material in this package was prepared by Attorney Stephanie Kiefer on behalf of Ms. Murtagh and Ms. Porzio.

This application was heard on January 8, 2023 and a decision was made to continue the matter to February 5, 2023

#### SUMMARY

The fact that the Motel building was demolished in 2016 creates some difficulty in understanding the logic for the Prescriptive Easement at 402 Shore Road. Judge Roberts determined that the use of a Path running along the easterly side of the Motel building from 1986 until the demolition of the building in 2016 was sufficient to grant a Prescriptive Easement in that **precise** location.

No evidence of that Path now exists at 402 Shore Road. Thus, Peter J. Kane, P.L.S. referred to the Plan of Land for Norfolk Holdings Corp. by William N. Rogers II PE RLS, dated October 1990, recorded in Plan Book 482 Page 43.

Using that document Peter Kane, P.L.S. placed stakes on the corners of the former Motel building to conform to the Easement Plan allowed by Judge Roberts. Those stakes exist so that all Parties understand the actual location of the Prescriptive Easement Allowed by Judge Roberts on the land at 402 Shore Road.

I did not intend to obscure the existence of that Prescriptive Easement and the 4 foot Path granted by Judge Roberts to 393 Shore Road, Truro.

It should be understood that the Prescriptive Easement applies only to the land we own at 402 Shore Road. Applicants also have to travel across land owned by the Town of Truro and rights to that path may also need to be determined. They are not included in the application.

Attached to this letter are documents and photos used as Trial Exhibits that show the Path around the Motel building that was demolished in 2016.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Shea', with a long horizontal flourish extending to the right.

Kevin R. Shea, RA

Ma. Lic. 4350

EXHIBIT  
7

Google Maps 398 Shore Rd

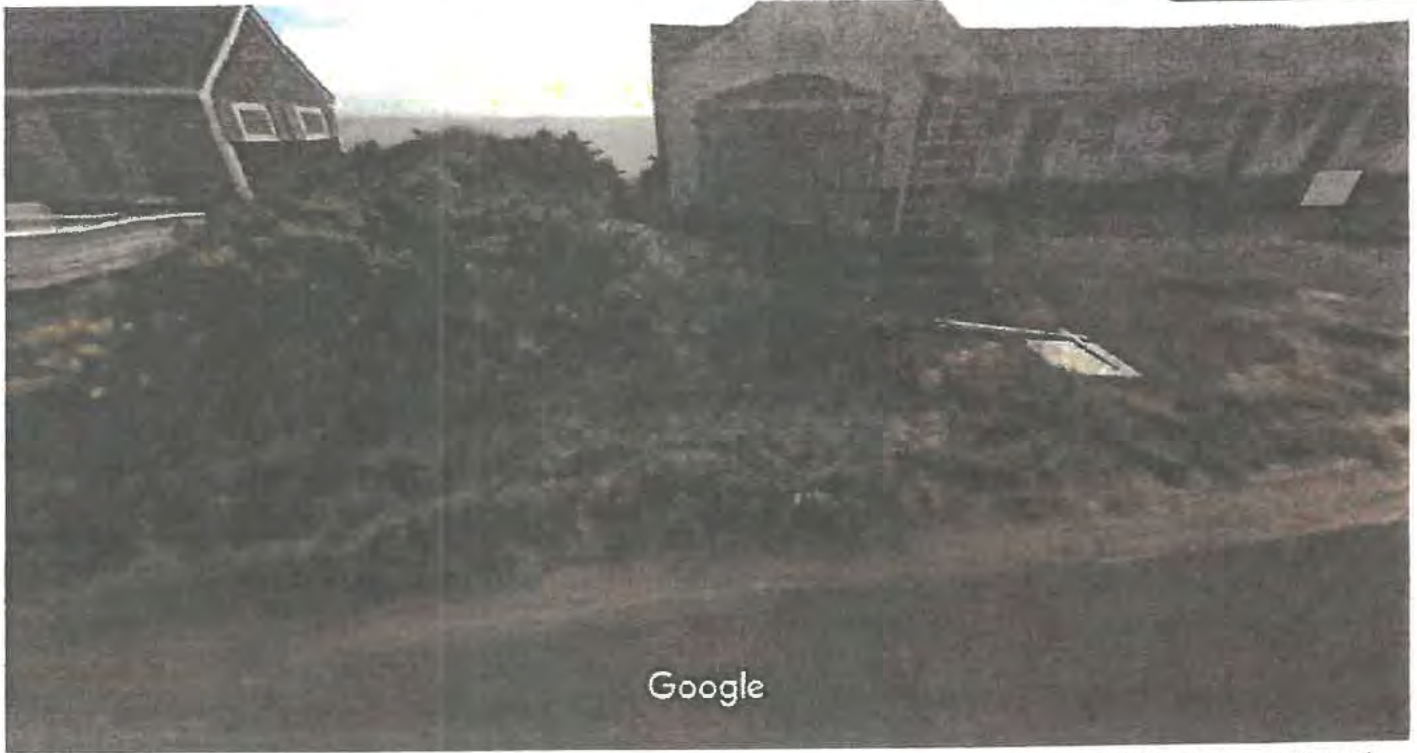
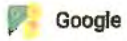


Image capture: Sep 2008 © 2021 Google

Provincetown, Massachusetts



Street View



Currently shown: Sep 2008



SUBMITTED AS TRIAL EX 18

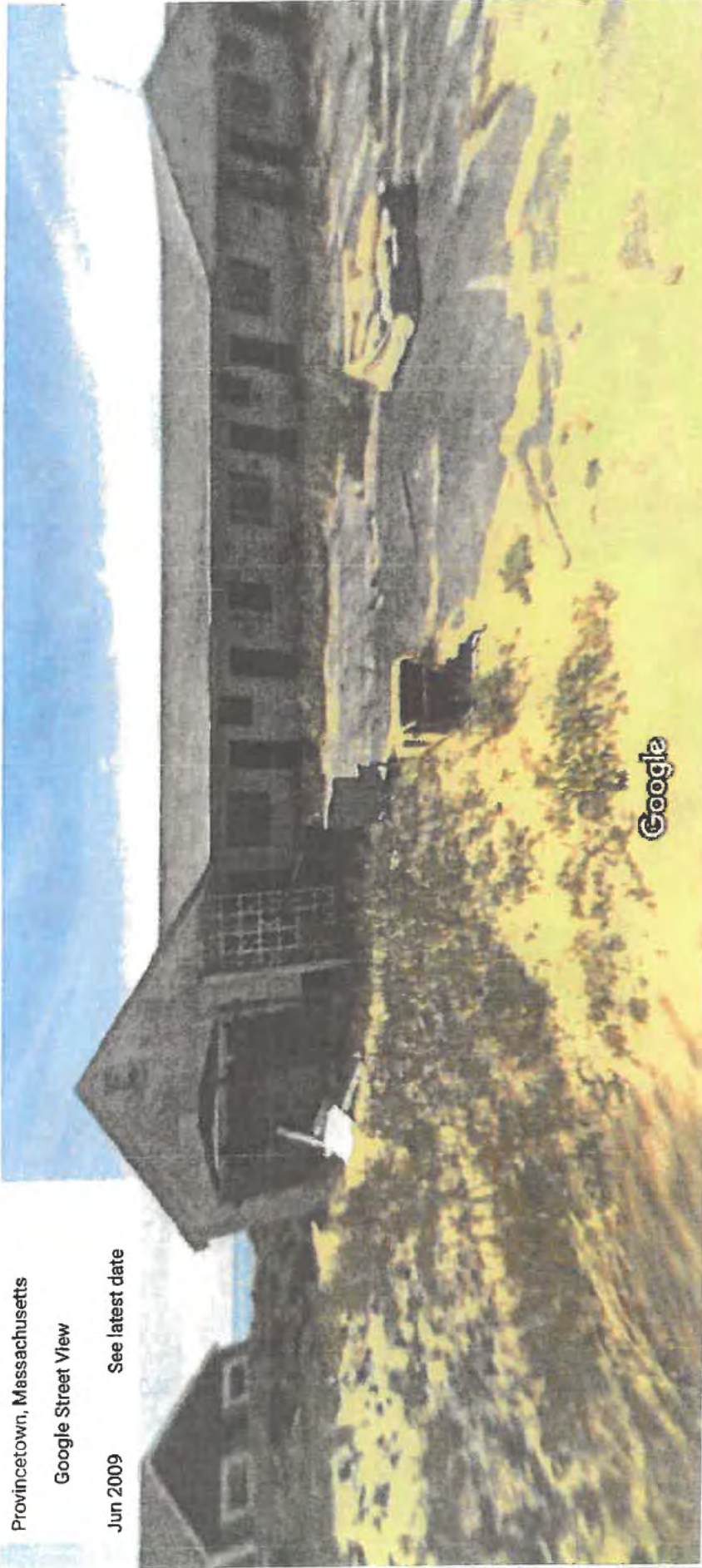
Google Maps 402 Shore Rd

Provincetown, Massachusetts

Google Street View

Jun 2009

See latest date



Google

Image capture: Jun 2009 © 2024 Google



SUBMITTED AS TRIAL EX 19



SUBMITTED AS TRIAL EX 58

408

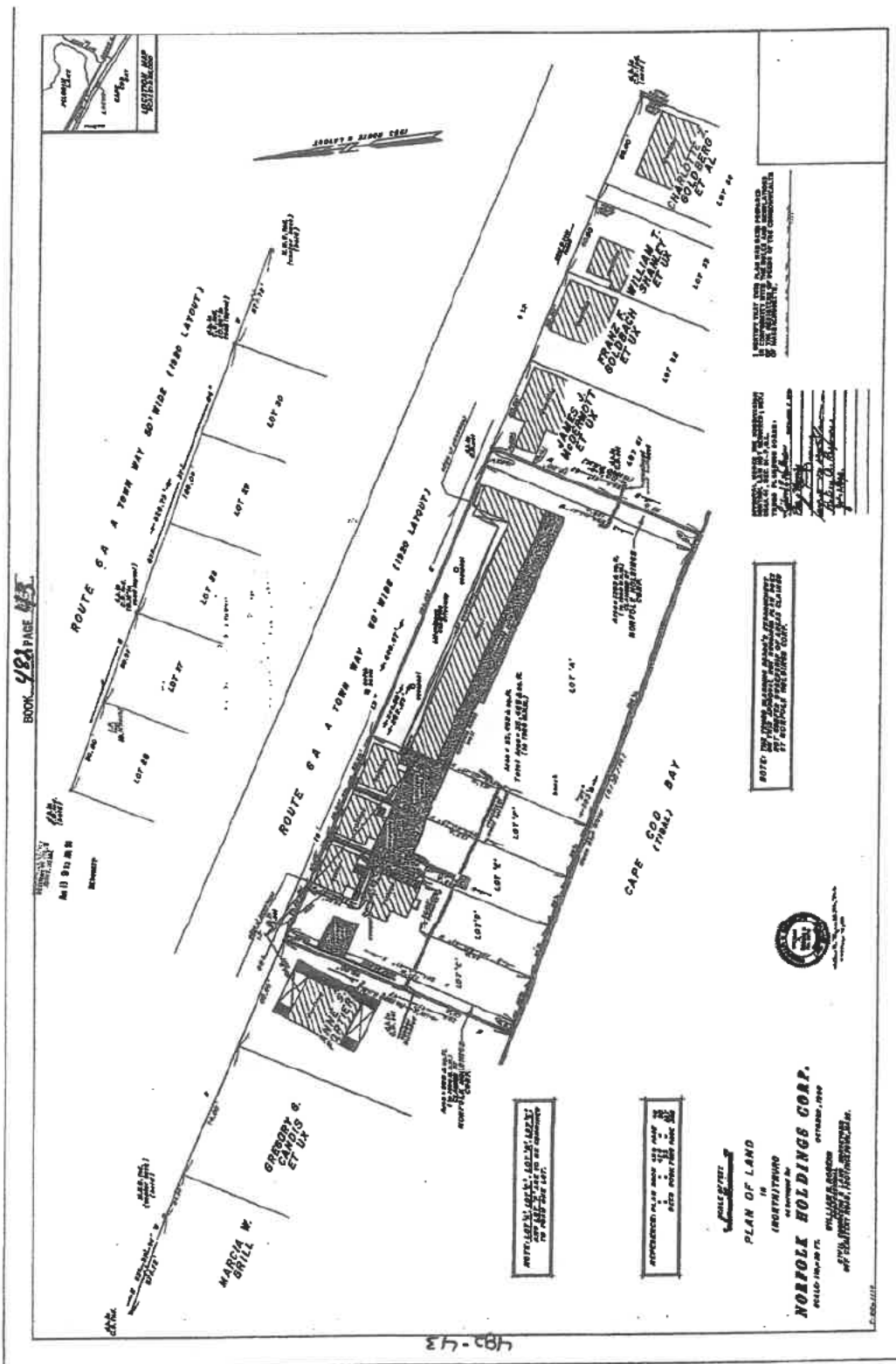
402

SUBMITTED AS TRIAL EX 15





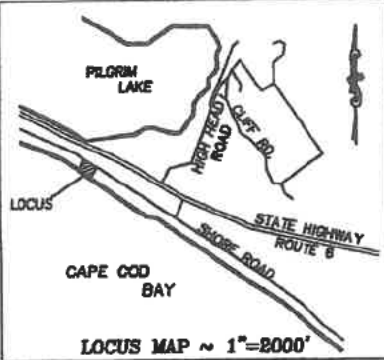
SUBMITTED AS TRAIL EX 52



BOOK 482 PAGE 453

482-43

SUBMITTED AS TRIAL EX 11



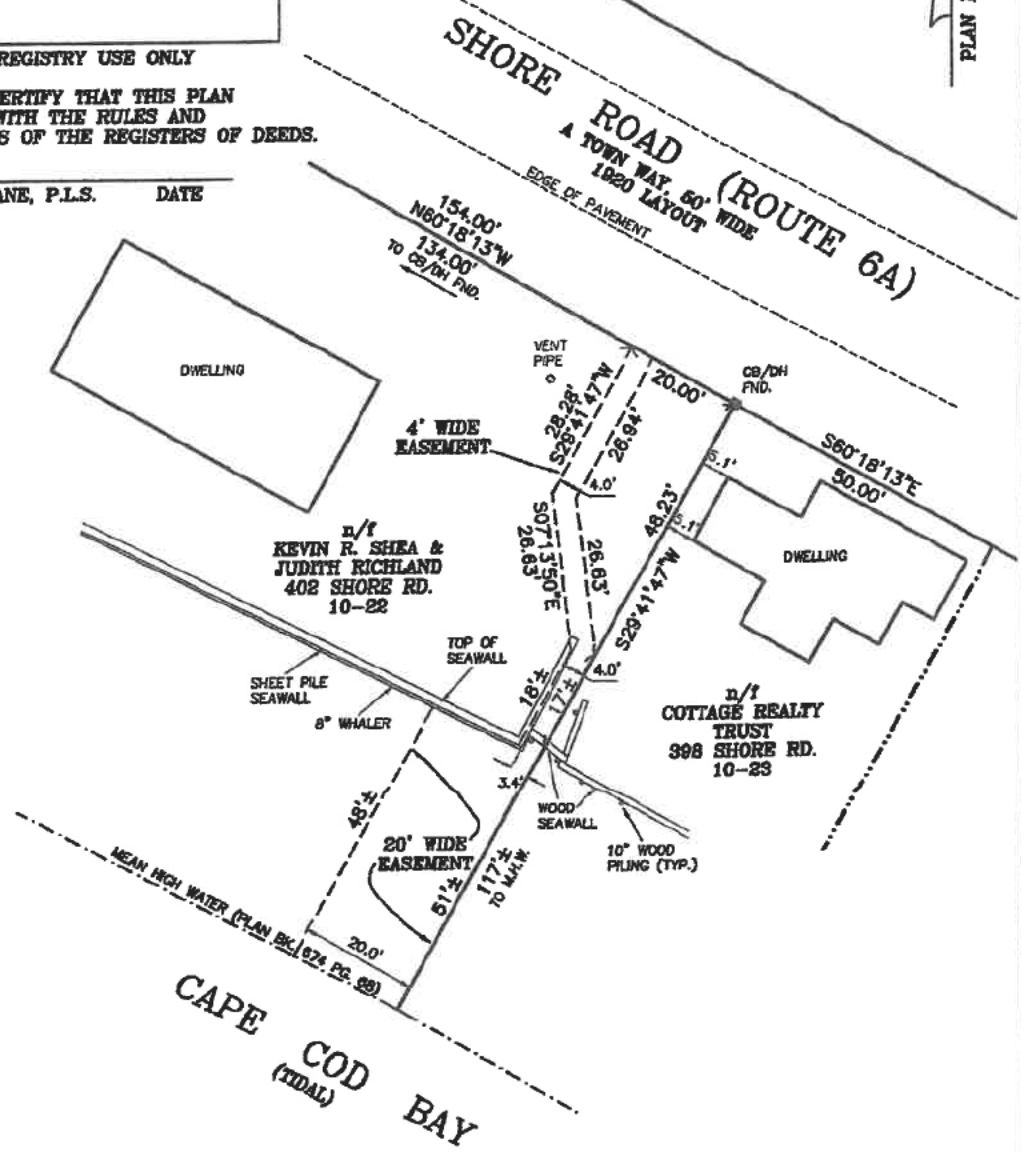
REFERENCES:  
 402 SHORE ROAD  
 LOCUS DEED: BK. 21521 PG. 128  
 PLAN BK. 674 PAGE 68  
 ASSESSORS MAP 10 PARCEL 22



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN  
 CONFORMS WITH THE RULES AND  
 REGULATIONS OF THE REGISTERS OF DEEDS.

PETER J. KANE, P.L.S.      DATE



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

PETER J. KANE, P.L.S.      DATE



**EASEMENT PLAN  
 402 SHORE ROAD  
 TRURO, MA**

**KANE LAND SURVEYORS  
 30 HIGGINS LANE  
 WELLFLEET, MA**

SCALE: 1"=20'    MAY 8, 2023

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss.

LAND COURT DEPARTMENT OF  
THE TRIAL COURT.  
CASE NO. 20MISC000195 JS DR

\_\_\_\_\_  
JULIE MURTAGH and MARIE PORZIO,

Plaintiffs,

v.

KEVIN R. SHEA and JUDITH RICHLAND,

Defendants.  
\_\_\_\_\_

**JOINT MOTION TO APPROVE PLAN**

The Parties in the above captioned Action respectfully request that this Court issue an Order approving the Plan attached hereto for inclusion with the Judgment to be issued in this matter.

In a decision dated January 11, 2023, this Court held the Plaintiffs established a prescriptive easement four feet wide to pass over 402 to reach the waters of Cape Cod Bay in the location of the Path, and a prescriptive easement to use, for beach purposes, that area of 402 directly south of the easterly end of the Motel building and extending easterly to the boundary of the McDermott Property. The Court further cited *Martin v. Simmons Props., LLC*, 467 Mass. 1 (2014) concerning the location of the prescriptive easement.

The Parties have reached an agreement as to the location of the prescriptive easement as is set forth on the attached Plan.

Wherefore, the Parties in the above captioned Action respectfully request that this Court issue an Order approving the Plan attached hereto for inclusion with the Judgment to be issued in this matter.

Respectfully submitted,

**JULIE MURTAGH and MARIE PORZIO**  
By their attorneys,

/s/ Peter L. Freeman

Peter L. Freeman (BBO No. 179140)  
Freeman Law Group LLC  
86 Willow Street – Unit 6  
Yarmouthport, MA 02675  
Tel: 508-362-4700  
Fax: 508-362-4701  
[pfreeman@freemanlawgroup.com](mailto:pfreeman@freemanlawgroup.com)

/s/ Colleen C. Cook

Colleen C. Cook (BBO No. 636359)  
Smolak & Vaughan LLP East Mill  
21 High Street, Suite 301  
North Andover, MA 01845  
Tel: 978-327-5218  
Fax: 978-327-5219  
[ccook@smolakvaughan.com](mailto:ccook@smolakvaughan.com)

**KEVIN R. SHEA AND JUDITH RICHLAND,**  
By their attorney,

/s/ Jeffrey B. Loeb

Jeffrey B. Loeb (BBO No. 546916)  
RICH MAY, P.C.  
176 Federal Street, 6<sup>th</sup> Floor  
Boston, MA 02110  
Tel: (617) 556-3800  
Email: [jloeb@richmaylaw.com](mailto:jloeb@richmaylaw.com)

Dated: May 15, 2023

**NOTICE OF DOCKET ENTRY**DOCKET NUMBER  
20 MISC 000195Commonwealth of Massachusetts  
Land Court  
Department of the Trial Court

## CASE NAME

Julie Murtagh , et al. , Plaintiff(s)

v.

Kevin R. Shea , et al. , Defendant(s)

## NOTICE ISSUED TO

Jeffrey B Loeb, Esq.  
Rich May, PC  
176 Federal St  
Boston, MA 02110

## COURT ADDRESS &amp; PHONE NUMBER

Land Court  
Three Pemberton Square  
Room 507  
Boston, MA 02108  
(617)788-7470

Notice is hereby given that the following docket entry has been made in the above captioned matter:

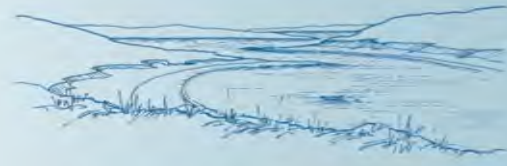
Joint Motion to Approve Plan ALLOWED.

Email notice to: Attorney Peter L. Freeman; Attorney Colleen C. Cook; Attorney Jeffrey B. Loeb; and Attorney Ashley M. Berger.

Judge: Roberts, Hon. Jennifer S.D.

DATE ISSUED: 05/16/2023

RECORDER: Deborah J. Patterson



**NOTICE OF INTENT COVER LETTER**

To: Truro Conservation Commission

Date: January 31, 2024

Attn: Conservation Commission Agent; Cc: Arozana Davis

From: Gordon Peabody, Safe Harbor Environmental

Office: 95 Commercial St. Room 211, Wellfleet, MA, P.O. Box 880, Wellfleet, MA, 02667

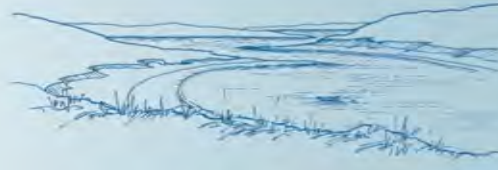
Contact: email [gordonpeabody@gmail.com](mailto:gordonpeabody@gmail.com) Phone: 508-237-3724

**RE: NOI Submission: Darryl Cutter & Cortney L. Oliver**

**16 Great Pond Road, Truro, MA 02666 - Map 55 - Parcel 24**

**Synopsis:** The property owners wish to move their small cottage further away from the pond and rebuild the structure on piles, per building code. The existing cottage footprint is 808 sqft. The proposed cottage footprint is 936 sqft. The overall change is 128 sqft. The abandoned septic tank has already been filled and the roadway has already been relocated, per previous permit activity. The new Title V system leachfield, will be outside of the buffer zone. A careful mitigations will protect performance standards, mitigate site activity, and restore native habitat The site is adjacent to a pond and within NHESP jurisdiction (which has been submitted).





To: Truro Conservation Commission Date: January 31, 2024  
Attn: Conservation Commission Agent; Cc: Arozana Davis  
From: Gordon Peabody, Safe Harbor Environmental  
Office: 95 Commercial St. Room 211, Wellfleet, MA, P.O. Box 880, Wellfleet, MA, 02667  
Contact: email [gordonpeabody@gmail.com](mailto:gordonpeabody@gmail.com) Phone: 508-237-3724  
**RE: NOI Submission: Darryl Cutter & Cortney L. Oliver**  
**16 Great Pond Road, Truro, MA 02666 – Map 55 – Parcel 24**

**1. Narrative:**

- a. Stake site for Commission site visit.
- b. Record OOC at Registry of Deeds.
- c. Provide proof of said recording to Commission office.
- d. Post OOC DEP SE # on site.
- e. Implement erosion control system along L.O.W as depicted on the site plan.
- f. Schedule site meeting as detailed in mitigations.
- g. Provide pre activity notification to Commission office in writing.
- h. Using Safe Harbor Deconstruction Strategies (per **DECONSTRUCTION GUIDELINES**, Safe Harbor, 4 pages, 2024) Remove cottage from current location.
- i. Use covered dumpster in parking area to control demolition debris.
- j. Remove existing cottage pilings.
- k. Hand dig and hand pour concrete sonotube pilings at new location for cottage.
- l. Concrete management will be (per **CONCRETE MANAGEMENT GUIDELINES** Safe Harbor, 5 pages, 2024).
- m. Disposal of excavated material will be outside of BZ.
- n. Reconstruct cottage on new pilings as depicted on site plan.
- o. Provide site inspection compliance assurance.
- p. Provide photo documentation of the activities listed above to Conservation Commission agent.
- q. Implement native plantings (Wavy Hair Grass, Wintergreen, Low Bush Blueberry, Sweet Pepper Bush, High Bush Blueberry, Shadbush, Pitch Pine).
- r. As necessary, utilize ground water infiltration systems to maintain storm water performance standards (Commission Environmental Protection Bylaw)

**2. Preconstruction Mitigations:**

- a. Prior to site activity, the Conservation Commission approved Orders of Conditions (O.O.C.) and DEP-issued SE number shall be weatherproofed and posted onsite.
- b. Prior to site activity, the Limit of Work (L.O.W.) shall be staked out as shown on the approved site plan of record. *See L.O.W. Defined* for details.



- c. The access corridor shall be staked out prior to site activity.
- d. Prior to site activity, the erosion control systems shall be installed as shown on the approved site plan of record. *See Erosion Control Defined* for details.
- e. A pre-construction site conference shall be arranged, prior to any excavation or construction activity onsite.
- f. The Applicant's representative shall schedule the conference, one week prior to the proposed meeting date.
- g. Present at this conference shall be: the Conservation Commission member appointed as liaison; the Conservation Agent; the Applicant's representative of record; the prime contractor; relevant sub contractors (excavation) and interested parties requesting notification.
- h. The purpose of this meeting shall be to review the L.O.W. and erosion control systems, and to discuss the O.O.C.
- i. Onsite trash containers, fitted with a device to secure the lids, shall be used to prevent food waste from entering the ecosystem.
- j. Prior to commencement of any demolition activity, covered dumpsters shall be placed in designated areas, inside the LOW.
- k. Construction material storage areas shall be inside the LOW.

### **3. Site Inspections**

- a. For the duration of site activity, end-of-day-inspections shall be performed by a designated party, in order to control unintentional migration of non-indigenous materials into the resource area.
- b. The L.O.W. shall be inspected weekly and maintained, pending issuance of the Certificate of Compliance.
- c. The erosion control systems shall be regularly inspected and serviced to maintain performance standards of zero discharge, pending issuance of the Certificate of Compliance.
- d. Any mechanized equipment shall be inspected daily to prevent unintentional petrochemical discharge.

### **4. Limit of Work Defined**

- a. The Limit of Work (L.O.W.), shall be installed as shown on the approved site plan of record, or as otherwise directed by the Conservation Commission.
- b. The L.O.W. shall be staked with 4' wooden stakes, placed ten feet apart.
- c. The L.O.W. stakes shall be double flagged with green tape.

### **5. Erosion Control Defined**

- a. Silt Fencing
  - i. 24"-high semi-permeable filter fabric shall be installed as a silt fence, as depicted on the approved site plan of record.
  - ii. The silt fence filter fabric shall be pushed down into the grade 4-6", with a lawn edger tool.
  - iii. The fabric shall be stapled to wooden stakes every 5'.
  - iv. Anytime silt buildup against the fabric exceeds 4", the load shall be removed by hand, to a designated area outside the BZ.
- b. Biolog
  - i. Straw wattles, secured with ground staples every two feet, shall be installed on the activity-area-side of the silt fence.

- ii. Anytime sediment buildup exceeds 4", the load shall be removed by hand, to a designated area outside the BZ.
- c. Straw Bales
  - i. Straw bales shall be used in the lower area next to the pond, to maintain performance standards.
  - ii. Straw and not hay bales shall be used.
  - iii. Bales shall be installed on the activity-side of the silt fence, as shown on the approved site plan of record.
  - iv. Bales shall be double staked with wooden stakes.
  - v. Anytime sediment build up exceeds 4", the load shall be removed by hand, to a designated area outside the BZ.

**6. Controlling Mechanized Equipment**

- a. Any mechanized equipment shall be stored in designated areas, as shown on the approved site plan of record, away from BZ.
- b. Mechanized equipment shall be provided with absorbent response materials to protect against petrochemical leaks.

**7. Controlling Excavation Materials**

- a. Excavated materials will be removed outside the BZ.

**8. Controlling Concrete**

- a. Concrete work, over pour shall be strictly controlled.
- b. Concrete over pour on tarps shall be left to harden and broken up for use in dry wells.

**9. Water Quality Protection**

- a. To protect water quality, use of herbicides, pesticides and rodenticides shall be prohibited.
- b. Water quality will be protected with non-leaching decking.

**10. Protecting Hydrology**

- a. Sheet Flow
  - i. Sheet flow from roofs, driveways or sidewalk areas will be calculated and directed to mitigation.
- b. Point Sources
  - i. When necessary and by design, calculated sheet flow will be collected at point sources for mitigation.
- c. Ground Water Recharge
  - i. Sheet flow will be directed to swales for recharge.
  - ii. Swales shall be composed of stone, gravel or grass and calculated to retain and infiltrate storm water volume.
  - iii. Point sources shall be directed to dry wells for recharge.
  - iv. Dry wells shall be composed of stone and be calculated to infiltrate stormwater volume.

**11. Habitat Restoration Defined**

- a. Conservation of Biomass
  - i. Prior to site activity, existing vegetation shall be carefully removed when possible and appropriate. This material shall be used for revegetation on site when possible.
  - ii. Indigenous transplants conserve microorganism community, preserve

- indigenous pH and may require less amending.
  - iii. Invasive plants shall not be kept on the site.
  - iv. Qualified Safe Harbor workers, following Safe Harbor revegetation protocols, shall carry removal and replanting.
- b. Soil Profiles
- i. Adjacent soil horizon profile shall be used as a reference for restored area, providing linkage to scale.
  - ii. Bare surfaces shall be covered with several inches of indigenous mulch, available at local transfer stations.
- c. Revegetation
- i. Plantings shall be coordinated with growing season windows to ensure survivability.
  - ii. Plantings shall be compatible with adjacent habitat diversity and density.
  - iii. Natural reseeding from neighboring habitats will enhance replanting schedule.
  - iv. Habitat quality may be improved with appropriate selections of indigenous plantings, which are known food sources.
  - v. When indigenous seeds are available, they may be included in time appropriate windows in the planting schedule.
  - vi. All planting activity shall be performed by hand.
  - vii. Non-indigenous plants/bushes shall be replaced within the limit of work.
  - viii. Indigenous vegetation may be directly planted into soil.
  - ix. Plantings made upslope will allow gravity to aid reseeding.
- d. Amending
- i. Hand watering may be necessary during times of drought in the first growing year, to ensure success.

## Existing Cottage



**Cottage Relocation Area**



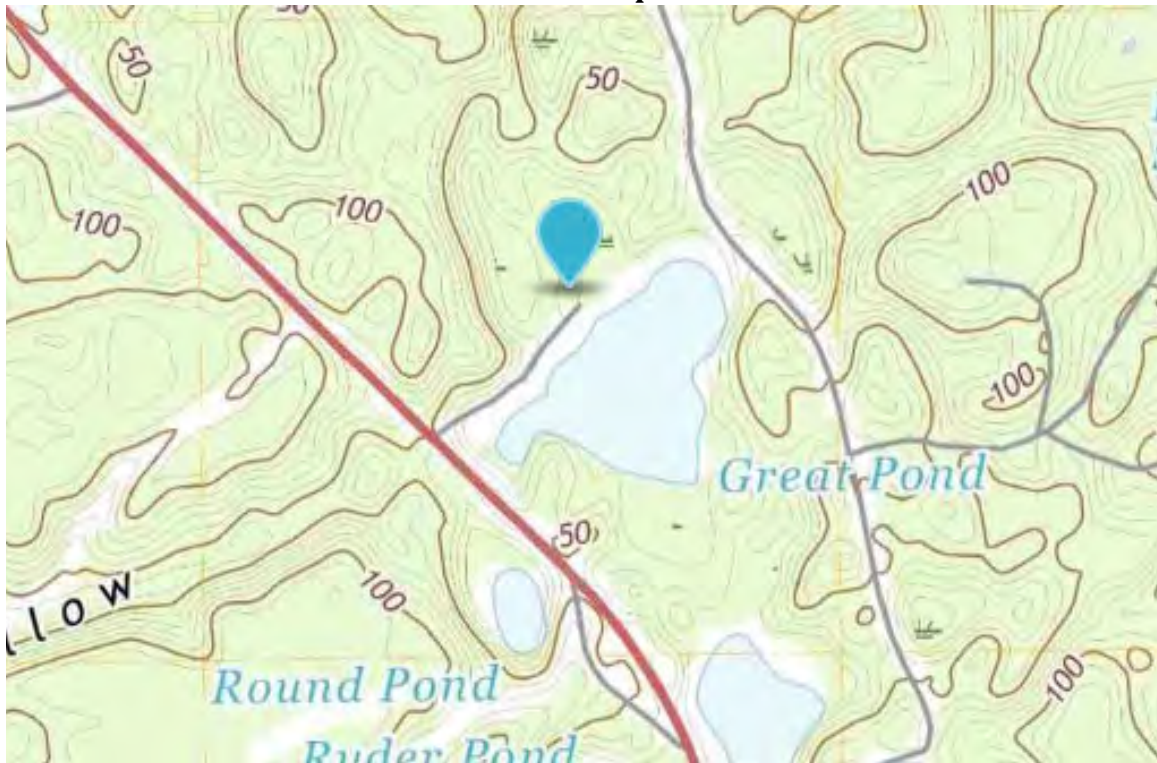




**Locus Map**



**USGS Map**





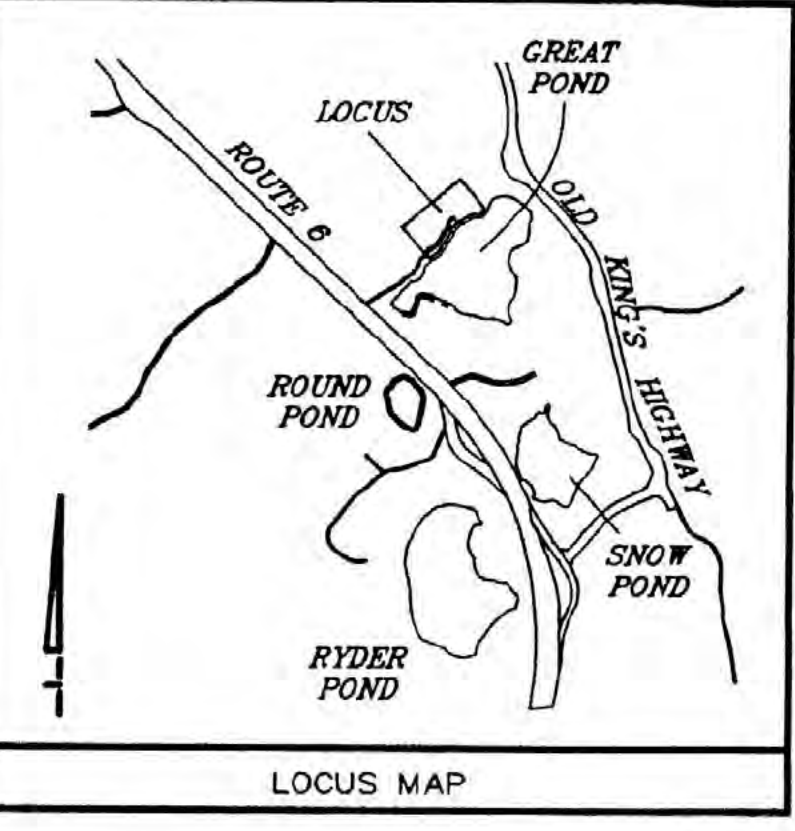
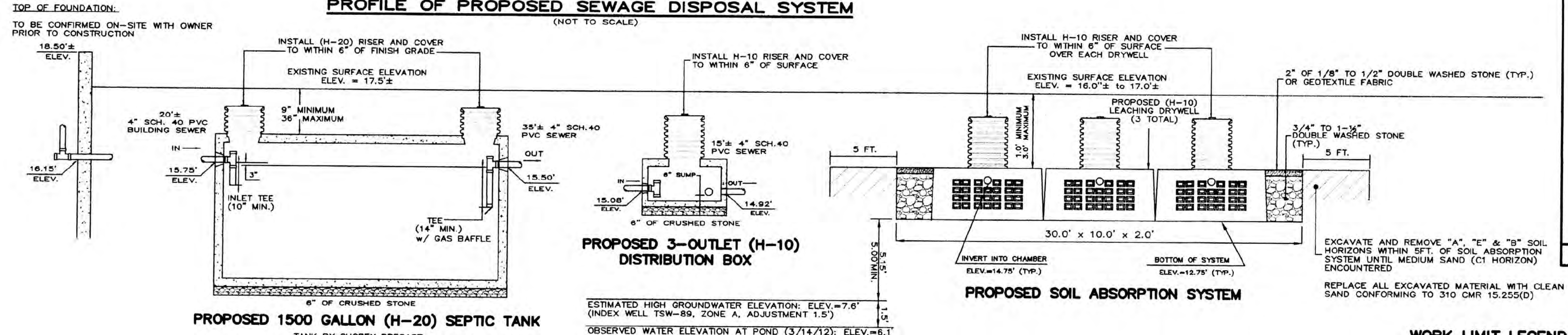
# NHESP Map



☑ - Estimated Habitats of Rare Wildlife

☑ - Priority Habitats of Rare Wildlife

**PROFILE OF PROPOSED SEWAGE DISPOSAL SYSTEM**  
(NOT TO SCALE)



**SEWAGE DISPOSAL SYSTEM DESIGN:**

**FLOW RATE COMPUTATION:**  
3 BEDROOM DESIGN @ 110 GALLONS PER BEDROOM = 330 GALLONS PER DAY  
SEPTIC TANK REQUIREMENT:  
330 GALLONS PER DAY (200%) = 660 GALLONS MINIMUM CAPACITY REQUIRED  
INSTALL: (1) 1,500 GALLON H-10 SEPTIC TANK

**SOIL ABSORPTION SYSTEM REQUIREMENT:**  
PERC RATE < 2 MINUTES PER INCH IN MEDIUM SAND  
BOTTOM: (30.0ft.)(10.0ft.) = 300s.f.(0.74) = 222 GALLONS PER DAY  
SIDEWALL: 2(30.0ft.+10.0ft.)2ft. = 180s.f.(0.74) = 118 GALLONS PER DAY  
TOTAL: 460s.f. 340 GALLONS PER DAY  
INSTALL: (1) 30.0' x 10.0' x 2.0' SOIL ABSORPTION SYSTEM USING (3) H-10 500 GALLON LEACHING DRYWELLS WITH 3/4" TO 1-1/2" DOUBLE WASHED STONE.

**DEEP OBSERVATION HOLE LOGS**

TEST DATE: MAY 9, 2012  
TEST BY: CHRIS WICKSON - CERTIFIED SOIL EVALUATOR  
EMILY BEEBE - AGENT FOR BOARD OF HEALTH  
PERC RATE: < 2 MINUTES PER INCH IN MEDIUM SAND

DEPTH	ELEVATION	HORIZON	TEXTURE
0'-6"	17.0'-16.5'	A	LOAMY SAND
6'-20"	16.5'-15.3'	E	MEDIUM SAND
20'-32"	15.3'-14.3'	B	LOAMY SAND
32'-120"	14.3'-7.0'	C1	MEDIUM SAND

NO WATER ENCOUNTERED

**ENVIRONMENTAL NOTES:**

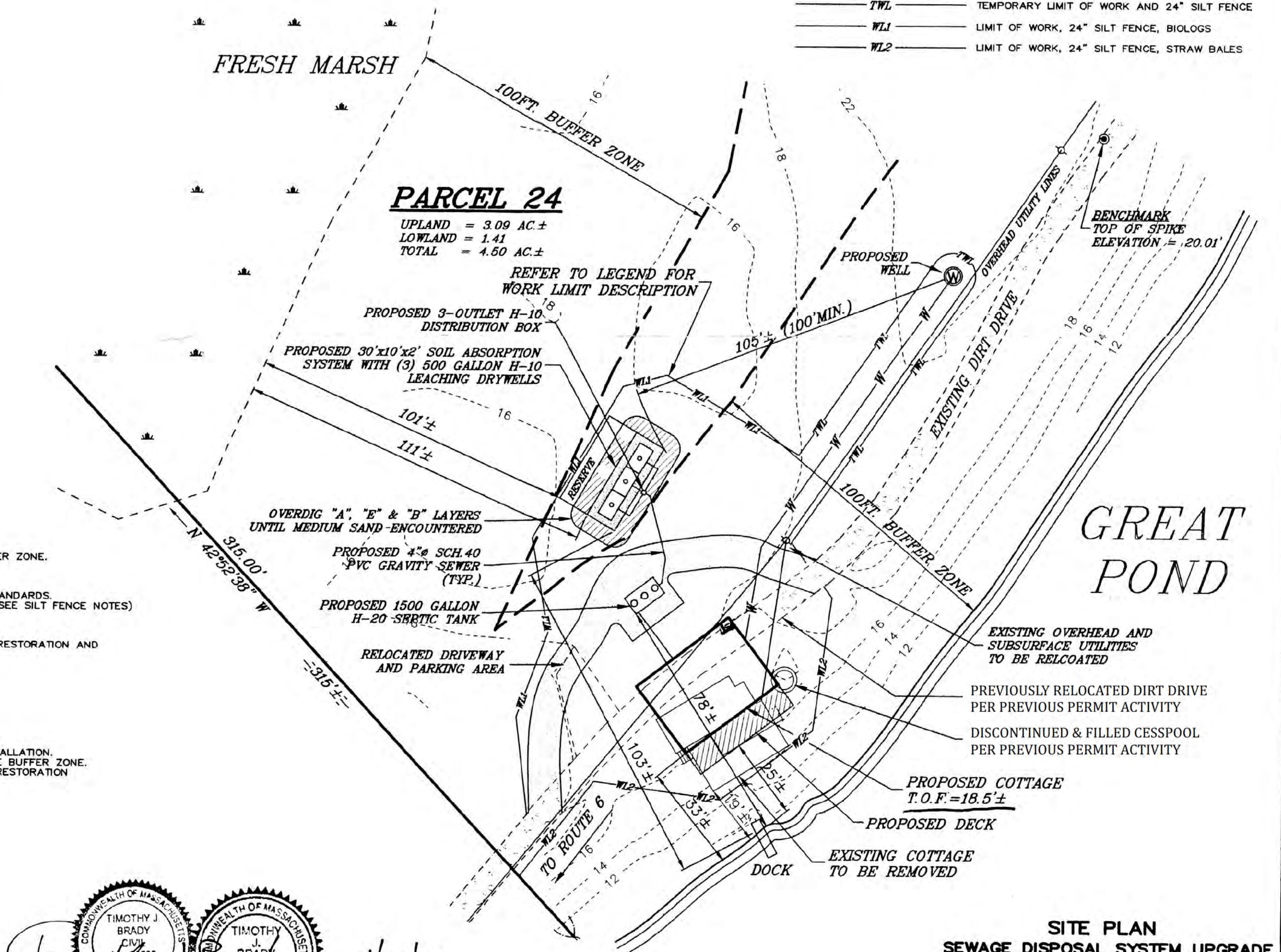
- LIMIT OF WORK**  
1. THE LIMIT OF WORK SHOWN ON THE SITE PLAN OF RECORD, SHALL BE MARKED WITH 4' WOODEN STAKES, PLACED TEN FEET APART.  
2. THE L.O.W. STAKES SHALL BE DOUBLE-FLAGGED WITH GREEN FLAGGING TAPE.
- SILT FENCING**  
1. 24"-HIGH SEMIPERMEABLE FILTER FABRIC SHALL BE INSTALLED AS SILT FENCE, AS DEPICTED ON THE APPROVED SITE PLAN OF RECORD.  
2. THE SILT FENCE FILTER FABRIC SHALL BE PUSHED DOWN INTO THE GRADE 4"-6", WITH A LAWN EDGER TOOL.  
3. THE FABRIC SHALL BE STAPLED TO WOODEN STAKES EVERY 6".  
4. ANYTIME SILT BUILDUP AGAINST THE FABRIC EXCEEDS 4", THE LOAD SHALL BE REMOVED BY HAND, TO A DESIGNATED AREA OUTSIDE THE BUFFER ZONE.
- BIOLOGS**  
1. ON SIDE SLOPES ALONG THE L.O.W., LOW IMPACT JUTE NETTING/STRAW BIOLOGS WILL BE USED TO MAINTAIN ZERO DISCHARGE PERFORMANCE STANDARDS.  
2. THESE BIOLOGS SHALL BE INSTALLED ON THE ACTIVITY-AREA-SIDE OF THE SILT FENCE, AS SHOWN ON THE APPROVED SITE PLAN OF RECORD (SEE SILT FENCE NOTES)  
3. BIOLOGS SHALL BE 16" IN DIAMETER.  
4. THE BIOLOGS SHALL BE SECURED WITH 6" STAPLES, EVERY 1'.  
5. ANYTIME SEDIMENT BUILDUP EXCEEDS 4", THE LOAD SHALL BE REMOVED BY HAND, TO A DESIGNATED AREA OUTSIDE THE BUFFER ZONE.  
6. ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED WEEKLY AND MAINTAINED AT ZERO DISCHARGE PERFORMANCE STANDARDS PENDING SITE RESTORATION AND CERTIFICATE OF COMPLIANCE.  
7. ALL EROSION CONTROL SYSTEMS SHOULD BE REMOVED FOLLOWING SITE STABILIZATION AND SUCCESSFUL REVEGETATION.  
8. ALL EROSION CONTROL SYSTEMS SHOULD BE REMOVED FOLLOWING CERTIFICATE OF COMPLIANCE.
- STRAW BALES**  
1. AT THE BASE OF THE SLOPE BELOW THE EXISTING COTTAGE, STRAW BALES SHALL BE USED TO MAINTAIN ZERO PERFORMANCE STANDARDS.  
2. THIS STRAW BALE, SEDIMENT BARRIER SHALL BE INSTALLED AS DEPICTED ON THE SITE PLAN OF RECORD.  
3. STRAW AND NOT HAY BALES SHALL BE USED.  
4. BALES SHALL BE STAKED WITH WOODEN STAKES.  
5. BETWEEN THE STRAW BALES AND THE RESOURCE AREA, 24" SILT FENCING SHALL BE INSTALLED. PLEASE REFER TO NOTES ON SILT FENCE INSTALLATION.  
6. ANYTIME SEDIMENT BUILDUP EXCEEDS 4" AGAINST STRAW BALES, THE LOAD SHALL BE REMOVED BY HAND, TO A DESIGNATED AREA OUTSIDE THE BUFFER ZONE.  
7. ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED WEEKLY AND MAINTAINED AT ZERO DISCHARGE PERFORMANCE STANDARDS PENDING SITE RESTORATION AND CERTIFICATE OF COMPLIANCE.  
8. ALL EROSION CONTROL SYSTEMS SHOULD BE REMOVED FOLLOWING CERTIFICATE OF COMPLIANCE.

**REDUCTIONS REQUESTED TO TRURO BOARD OF HEALTH REGULATIONS:**

- 39'± TO THE REQUIRED 150' SETBACK FOR PROPOSED PRIMARY SOIL ABSORPTION SYSTEM TO EDGE OF MARSH (111'± PROVIDED)
- 49'± TO THE REQUIRED 150' SETBACK FOR PROPOSED RESERVE SOIL ABSORPTION SYSTEM TO EDGE OF MARSH (101'± PROVIDED)
- 47'± TO THE REQUIRED 150' SETBACK FOR PROPOSED PRIMARY SOIL ABSORPTION SYSTEM TO EDGE OF POND (103'± PROVIDED)
- 38'± TO THE REQUIRED 150' SETBACK FOR PROPOSED RESERVE SOIL ABSORPTION SYSTEM TO EDGE OF POND (112'± PROVIDED)
- 22'± TO THE REQUIRED 100' SETBACK FOR PROPOSED SEPTIC TANK TO EDGE OF POND (78'± PROVIDED)

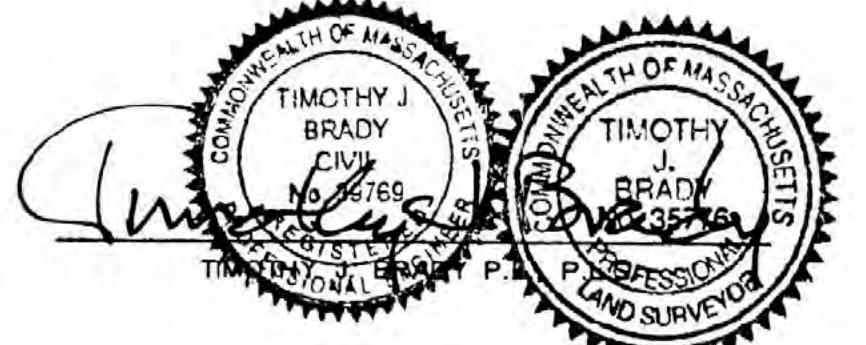
**GENERAL NOTES:**

- DATUM M.S.L.±, TOPOGRAPHY AND EXISTING SITE FEATURES TAKEN FROM SITE PLAN BY SLADE ASSOCIATES INC. DATED MARCH 22, 2012.
- MUNICIPAL WATER IS NOT AVAILABLE
- PIPE PITCH: 1/8" PER FOOT MINIMUM
- MINIMUM GROUND COVER OVER ALL SEWAGE LEACHING FACILITIES: (0.75) FT.
- THIS DESIGN DOES NOT PROVIDE FOR THE INSTALLATION OF GARBAGE GRINDERS.
- CONTRACTOR TO NOTIFY DIG-SAFE PRIOR TO CONSTRUCTION (1-888-DIG-SAFE)
- ALL UNSUITABLE MATERIAL WITHIN 5 FT. IN ALL DIRECTIONS FROM THE LEACHING FACILITY SHALL BE REMOVED & REPLACED WITH CLEAN, MEDIUM SAND.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH COMM. OF MASS. STATE ENVIRONMENTAL CODE TITLE 5.
- NO KNOWN WELLS PROVIDING WATER FOR HUMAN CONSUMPTION ARE KNOWN TO EXIST WITHIN 100' OF PROPOSED SOIL ABSORPTION SYSTEM.
- NO KNOWN SEWAGE DISPOSAL SYSTEMS ARE KNOWN TO EXIST WITHIN 100' OF PROPOSED WELL.
- THIS SITE PLAN IS INTENDED FOR SEWAGE SYSTEM DESIGN PURPOSES ONLY, UNDER NO CIRCUMSTANCES ARE BEARINGS, DISTANCES, OR FEATURES SHOWN TO BE USED TO ESTABLISH PROPERTY LINES.
- DESIGN LOADING FOR ALL PRECAST UNITS: AASHTO H-20-44 WHERE VEHICLE LOADS ARE ANTICIPATED OR WHEN SUBJECT TO 4FT. OR MORE OF SOIL COVER.
- THE EXISTING WELL IS TO BE LOCATED AND REMOVED, OR ABANDONED BY FILLING WITH BENTONITE TO PREVENT IT FROM ACTING AS A CONDUIT FOR POLLUTION TO THE GROUNDWATER. (WELL MAY BE RETAINED FOR IRRIGATION IF >25' TO S.A.S.)



**WORK LIMIT LEGEND:**  
(REFER TO ENVIRONMENTAL NOTES FOR WORK LIMIT REQUIREMENTS)

- TWL ——— TEMPORARY LIMIT OF WORK AND 24" SILT FENCE
- WL1 ——— LIMIT OF WORK, 24" SILT FENCE, BIOLOGS
- WL2 ——— LIMIT OF WORK, 24" SILT FENCE, STRAW BALES



8/29/12  
DATE

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ TRURO, MA

**East Cape Engineering, Inc.**  
CIVIL ENGINEERS  
LAND SURVEYORS  
# 44 Route 28, Orleans, Mass.  
(508) 255-7120

**SITE PLAN**  
**SEWAGE DISPOSAL SYSTEM UPGRADE**  
LOCUS: 16 GREAT POND ROAD  
TRURO, MA  
REF: ASSESSOR'S MAP 55, PARCEL 24  
PREPARED FOR: DARRYL S. CUTTER  
& CORTNEY L. OLIVER  
SCALE: 1"=30' DATE: 07/05/12  
REVISED: 8/29/12-PROPOSED SEPTIC TANK & NEW DRIVE LOCATION  
DWG: 12037SPL  
12-037



SURVEYING · ENGINEERING  
HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD · P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662-0439  
TEL: 508.255.8312 FAX: 508.240.2306  
EMAIL: info@ryder-wilcox.com

**PROJECT NARRATIVE**  
ROLAND AND LUCIA LETENDRE, APPLICANTS  
TIMSNECK LLC PROPERTY  
10 THORNLEY MEADOW ROAD

February 13, 2024

**Property Description**

The Site is a 3.7+/- acre property located at 10 Thornley Meadow Road. A large portion of the property is subject to a Conservation Restriction. The property contains beach and dune adjacent to Cape Cod Bay to the west. The westerly portion of the property is also designated as Land Subject to Coastal Storm Flowage (Zone VE, El. 16). The topography at the flood zone is steeper than 4:1. Therefore, a coastal bank exists. The location of the top of the bank was determined by the points above the flood zone where the slope becomes less than 4:1.

The 50' and 100' buffers are measured from the top of the coastal bank.

Presently there is an existing dwelling located outside of the 100' buffer. The Site is developed with hardscaping consisting of a pervious driveway, stone patio, and steps. The remaining lot area is densely vegetated with native trees, shrubs and groundcover.

A footpath leads from the seaward end of the building to the beach. Portions of the footpath are rather steep. In these areas, dug-in timber steps were constructed to provide stability and prevent erosion. (See attached photos of pre-existing steps.)

**Project Description**

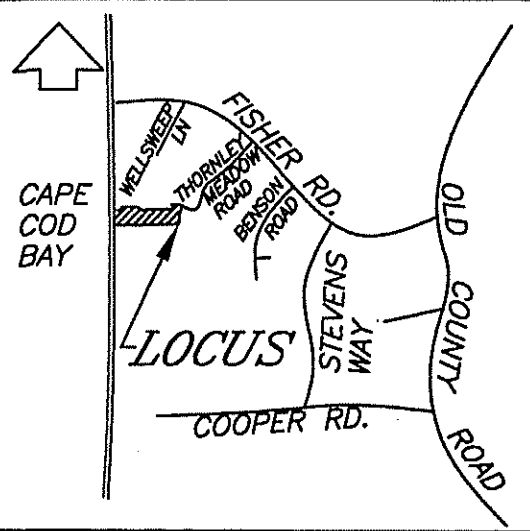
In the fall of 2023 the timbers for the at-grade steps had deteriorated and were becoming unstable. The Applicant removed the old timbers and replaced them with new pressure-treated pine timbers. The timbers are held in place with rebar. The timber steps are located entirely within the footprint of the footpath; no vegetation beyond the footpath was disturbed. The Applicant requests approval, after-the-fact, to replace the at-grade steps.

The Applicant also requests permission to trim the tall grasses, as necessary, to maintain a 4' wide clearance along the footpath. Trimming shall be completed using hand-held equipment. No trimming shall occur during nesting season.



**LOCATION MAP**

Not to Scale



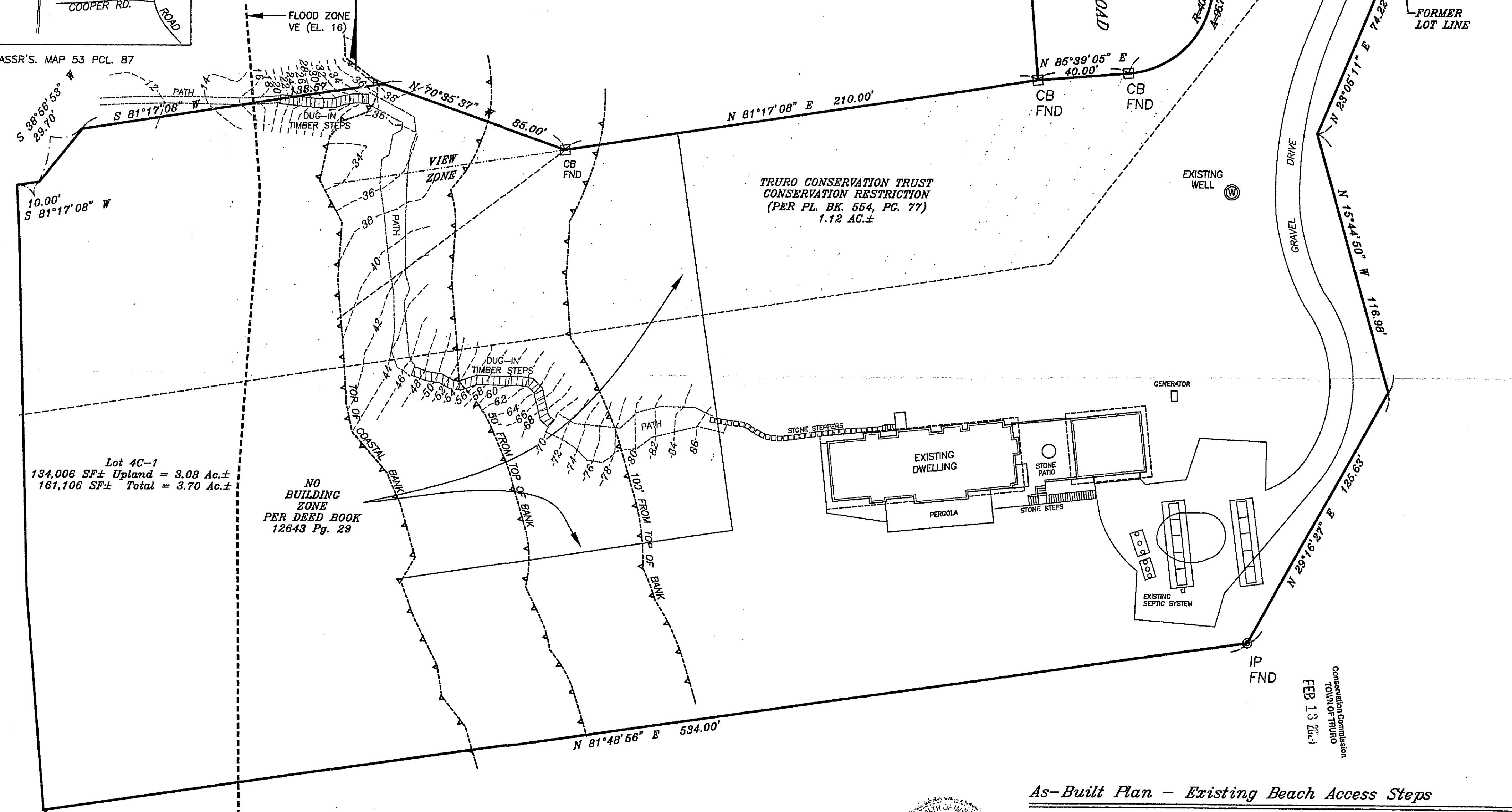
ASSR'S. MAP 53 PCL. 87

**SITE PLAN**

1" = 30'

**DATUM**

NAVD 88



Lot 4C-1  
134,006 SF± Upland = 3.08 Ac.±  
161,106 SF± Total = 3.70 Ac.±

NO BUILDING ZONE  
PER DEED BOOK 12643 Pg. 29

TRURO CONSERVATION TRUST  
CONSERVATION RESTRICTION  
(PER PL. BK. 554, PG. 77)  
1.12 AC.±

Conservation Commission  
TOWN OF TRURO  
FEB 13 2024

**As-Built Plan - Existing Beach Access Steps**

Prepared for: Roland & Lucia Letendre  
Location: 10 Thornley Meadow Road - Truro, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.  
3 Ciddiah 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 - January 24, 2024



Stephanie Secuin  
1/24/24

FEB 05 2011

**Request for Determination**

Project address: 18 Pond Rd

Map 36 Parcel 58

- Is the project located in a resource area or buffer zone \_\_\_\_\_
- Resource Area Type(s): \_\_\_\_\_
- If Buffer Zone what is the distance from Resource Area: \_\_\_\_\_

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) Roofing, Star build, new Attached shed

Attached site plan titles/dates, and any other plan or narratives title/dates: \_\_\_\_\_

Describe the best management practices/mitigation that will be used on the site: We will install Silt Seal to protect water 15' from house

Special Conditions required by the Conservation Include: \_\_\_\_\_

The proposed project is approved subject to the conditions included herein.

The use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen. The owner and applicant/representative are responsible for obtaining this permit prior to work start.

The owner and applicant/representative shall, avoid and otherwise minimize any activities in the buffer zone or in resource areas by use of **best management practices** on the site, such as:

- Placement of an agreed upon work limit;
- Proper placement of construction materials in developed or already disturbed areas;
- Proper installation/maintenance of erosion control,
- Good housekeeping that includes at a minimum daily trash pickup; no dumping of paint, plaster or concrete on the site but rather, disposing of it properly.

Approval of the project as described herein includes only the scope and specifications reviewed by the Conservation Commission: any changes to this project shall require additional review by the Conservation Commission prior to the work being done. Expansion of the scope of work may result in the applicant being required to file a full notice of intent. Any work done that exceeds the scope defined in the approved application shall be subject to issuance enforcement action; Violation of these conditions may result in issuance of an enforcement Order; non-criminal violation citations to the owner and/or applicant/representative accompanied by fines that accrue per offense and may accrue daily.

By reading and signing this letter of agreement the applicant acknowledges that they have read and understand the terms as stated herein; the scope of this approval is limited to the work described herein; and your signature on this conditional approval is acknowledgement that no work shall go forward until the RDA conditions have been issued by the Conservation Commission.

Applicant/Representative printed name and signature: John M. Rogalski

Owners printed name and signature: \_\_\_\_\_



**Massachusetts Department of Environmental Protection**  
**Bureau of Water Resources - Wetlands**

**WPA Form 1- Request for Determination of Applicability**

TRURO  
Municipality

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**A. General Information**

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

2. Property Owner (if different from Applicant):

Sheila \_\_\_\_\_ Coleman \_\_\_\_\_  
 First Name Last Name  
 18 Pond Rd \_\_\_\_\_  
 Address  
 Truro MA \_\_\_\_\_ MA \_\_\_\_\_ 02652 \_\_\_\_\_  
 City/Town State Zip Code  
 Phone Number \_\_\_\_\_ Email Address (if known) \_\_\_\_\_

3. Representative (if any)

John m Rogalski III \_\_\_\_\_  
 First Name Last Name  
 SR Construction Management Corp. \_\_\_\_\_  
 Company Name  
 957 Old falmouth Rd \_\_\_\_\_  
 Address  
 Marstons mills \_\_\_\_\_ MA \_\_\_\_\_ 02648 \_\_\_\_\_  
 City/Town State Zip Code  
 413 - 544 - 3515 \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 Email Address (if known) \_\_\_\_\_  
 JohnSrCon@gmail.com

**B. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

18 Pond Rd \_\_\_\_\_ Truro MA, 02652 \_\_\_\_\_  
 Street Address City/Town

[How to find Latitude and Longitude](#)

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

[and how to convert to decimal degrees](#)

36  
Assessors' Map Number

036 - 053 - 000 / 58  
Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Mortgage Insp. Plan by Felco date stamped 2/5/2024  
 Title Date

Title Date



**B. Project Description (cont.)**

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

- New footing for Attached shed
- New 5' x 3' pad for Stair/Rear of house

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)





**C. Determinations**

1. I request the Truro Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Truro  
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

**D. Signatures and Submittal Requirements**

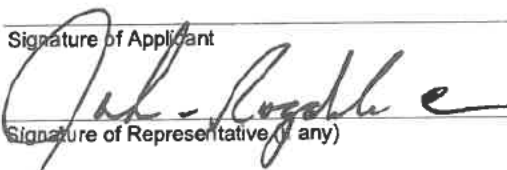
I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant  
  
 Signature of Representative (if any)

Date  
 Date 01/30/2024

FEB 05 2024



POND ROAD

7.07'

59.17'



Small 5'x3' Attached  
porch shed to corner  
footing

new  
6'x3'  
concrete pad  
for new stairs

TOTAL  
AREA  
8,000± SF.  
(0.18± AC.)

PCL. 59

PCL. 57

125'±

VILLAGE  
POND

66'±

# MORTGAGE INSPECTION PLAN

LOCUS : 18 POND ROAD  
TRURO, MASS.

REF : DB. 6661 PG. 319

PLAN PREPARED FOR :  
SEAMEN'S BANK

SCALE : 1"=30' DATE : 8/16/96

OWNER OF RECORD: LILLIAN BALCH

THE DWELLING AS SHOWN COMPLIED WITH THE TRURO ZONING BYLAW BUILDING SETBACK REQUIREMENTS WHEN CONSTRUCTED.

THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN UNDERGROUND SITE UTILITIES OR AS NOTED ON THE PLAN.

THE DWELLING IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA AS DEFINED ON F.E.M.A COMMUNITY PANEL # 255222 0002 C

JOB No. 96333

FILE=96333MIP.DWG

THIS PLAN IS INTENDED FOR BANK MORTGAGE PURPOSES ONLY. THIS IS NOT AN INSTRUMENT SURVEY AND IS NOT TO BE USED FOR FENCING, CONSTRUCTION, DEED DESCRIPTIONS, RECORDING, BUILDING OFFSETS OR PROPERTY LINE DEFINITION.

Aug 22, 1996  
DATE



FELCO, INC.

ENGINEERING / LAND SURVEYING  
P.O. BOX 1366  
ORLEANS, MA 02653  
(508) 255-8141  
(FAX) 255-2954

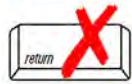


# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## A. General Information

**Important:**  
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1. Applicant:

Carl & Patricia Hagberg  
Name

1842 Fessler Street  
Mailing Address

Englewood  
City/Town

FL  
State

34223  
Zip Code

Phone Number

E-Mail Address

Fax Number (if applicable)

2. Representative (if any):

Safe Harbor Environmental  
Firm

Gordon Peabody  
Contact Name

P.O. Box 880  
Mailing Address

Wellfleet  
City/Town

(508) 237-3724  
Phone Number

gordonpeabody@gmail.com  
E-Mail Address

MA  
State

02667  
Zip Code

Fax Number (if applicable)

## B. Determinations

1. I request the Truro Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

\_\_\_\_\_  
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

6 Great Hills Road	Truro
Street Address	City/Town
53	17
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

In a Coastal Dune resource area and Flood Zone AE

c. Plan and/or Map Reference(s):

Site Plan 6 Great Hills Road	1/24/24
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Extend elevated deck by 459 sqft on diamond pin piles. No concrete or excavation. A split rail fence along the road would control turning vehicles. A 45' x 60' location will be interplanted with native vegetation.



## WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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### C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Elevated deck structure.

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3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

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# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

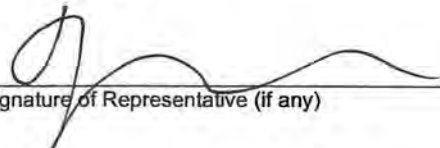
Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Carl & Patricia Hagberg  
 Name  
 1842 Fessler Street  
 Mailing Address  
 Englewood  
 City/Town  
 FL  
 State  
 34223  
 Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

see auth. form  
 Signature of Applicant  
 Date  
  
 Signature of Representative (if any)  
 Date  
 2/13/24

**Request for Determination**

Project address: 6 Great Hills Road

Map 53

Parcel 17

- Is the project located in a resource area or buffer zone Yes
- Resource Area Type(s): Coastal Dune
- If Buffer Zone what is the distance from Resource Area: n/a

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) Expand elevated deck by 459 sqft. The deck would be elevated by approx. 10ft above flood zone and resource area. No excavation or concrete. Deck will be on diamond pin piles. Split rail fence along road way.

Attached site plan titles/dates, and any other plan or narratives title/dates: Site Plan 6 Great Hills - 1/24/24

Describe the best management practices/mitigation that will be used on the site: A 45' x 60' loaction will be interplanted with native vegetation

Special Conditions required by the Conservation Include: \_\_\_\_\_

The proposed project is approved subject to the conditions included herein.

The use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen. The owner and applicant/representative are responsible for obtaining this permit prior to work start.

The owner and applicant/representative shall, avoid and otherwise minimize any activities in the buffer zone or in resource areas by use of best management practices on the site, such as:

- Placement of an agreed upon work limit;
- Proper placement of construction materials in developed or already disturbed areas;
- Proper installation/maintenance of erosion control;
- Good housekeeping that includes at a minimum daily trash pickup; no dumping of paint, plaster or concrete on the site but rather, disposing of it properly.

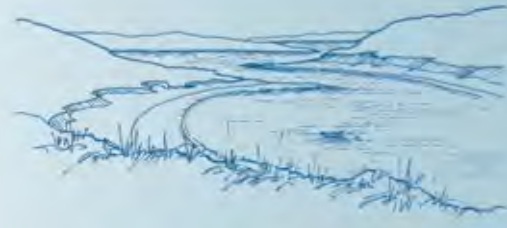
Approval of the project as described herein includes only the scope and specifications reviewed by the Conservation Commission; any changes to this project shall require additional review by the Conservation Commission prior to the work being done. Expansion of the scope of work may result in the applicant being required to file a full notice of intent. Any work done that exceeds the scope defined in the approved application shall be subject to issuance enforcement action; Violation of these conditions may result in issuance of an enforcement Order; non-criminal violation citations to the owner and/or applicant/representative accompanied by fines that accrue per offense and may accrue daily.

By reading and signing this letter of agreement the applicant acknowledges that they have read and understand the terms as stated herein; the scope of this approval is limited to the work described herein; and your signature on this conditional approval is acknowledgement that no work shall go forward until the RDA conditions have been issued by the Conservation Commission.

Applicant/Representative printed name and signature: Gordon Fosbody

Owners printed name and signature: see auth. form

**SAFE HARBOR**  
ENVIRONMENTAL MANAGEMENT  
HABITAT RESTORATION



Date: February 13, 2024

To: Truro Conservation Commission

From: Gordon Peabody, Safe Harbor Environmental

Office: 95 Commercial St. Room 211, Wellfleet, MA, P.O. Box 880, Wellfleet, MA, 02667

Contact: email [gordonpeabody@gmail.com](mailto:gordonpeabody@gmail.com) Phone: 508-237-3724

**RE: RDA Submission: Carl & Patricia Hagberg**

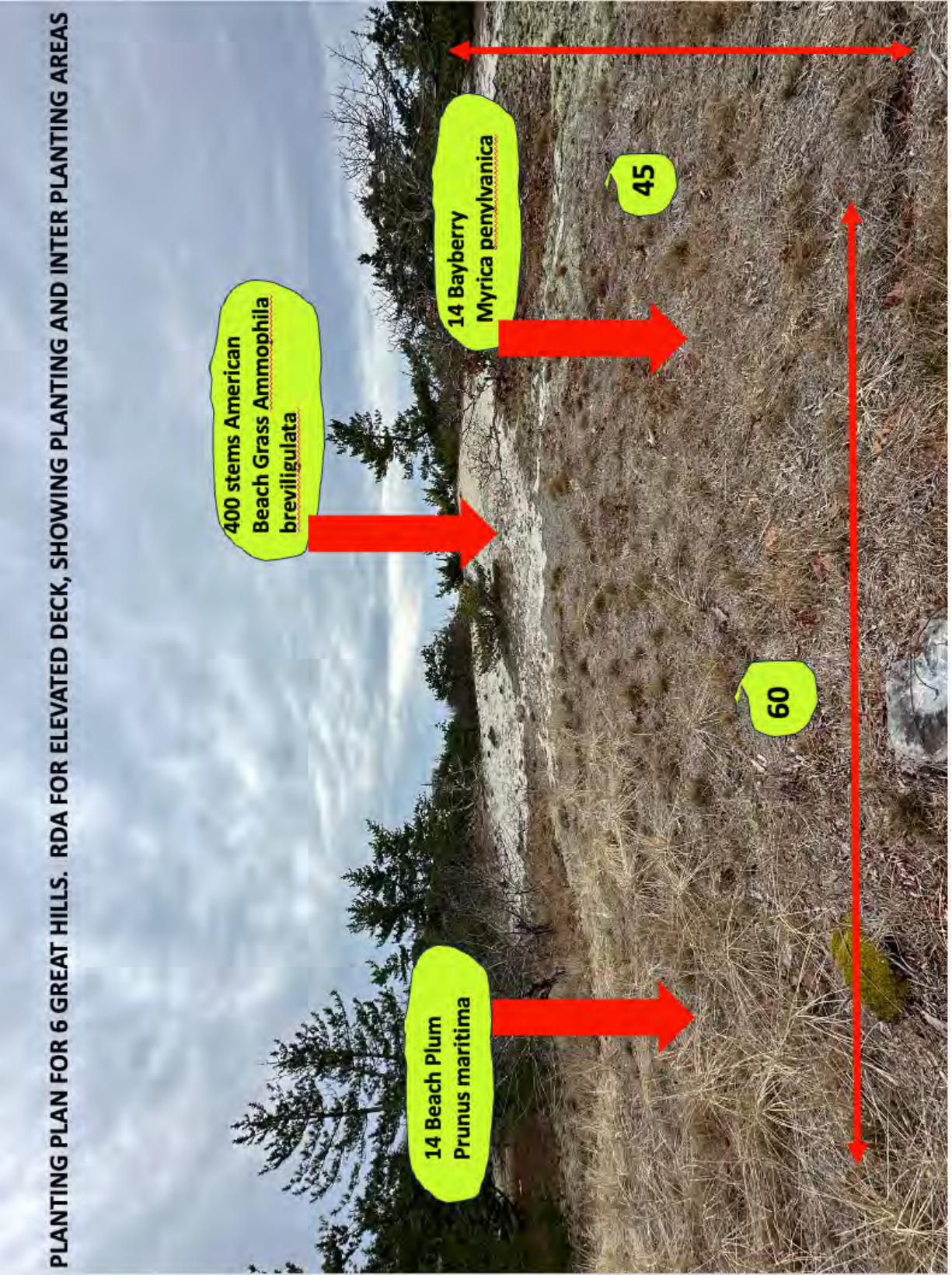
**6 Great Hills Road, Truro, MA 02666 – Map 53 – Parcel 17**

**Synopsis:** The property owners want to make their outdoor, elevated deck more family friendly, by adding 12 feet of width, on diamond pin piles (no excavation; no concrete). The total addition would be 459 sq ft. The deck would be elevated approximately ten feet above a flood zone and coastal dune resource area. A split rail fence along the road would control turning vehicles. A 5-1 square foot planting plan identifies a 45' X 60' location where compatible native vegetation would be interplanted.





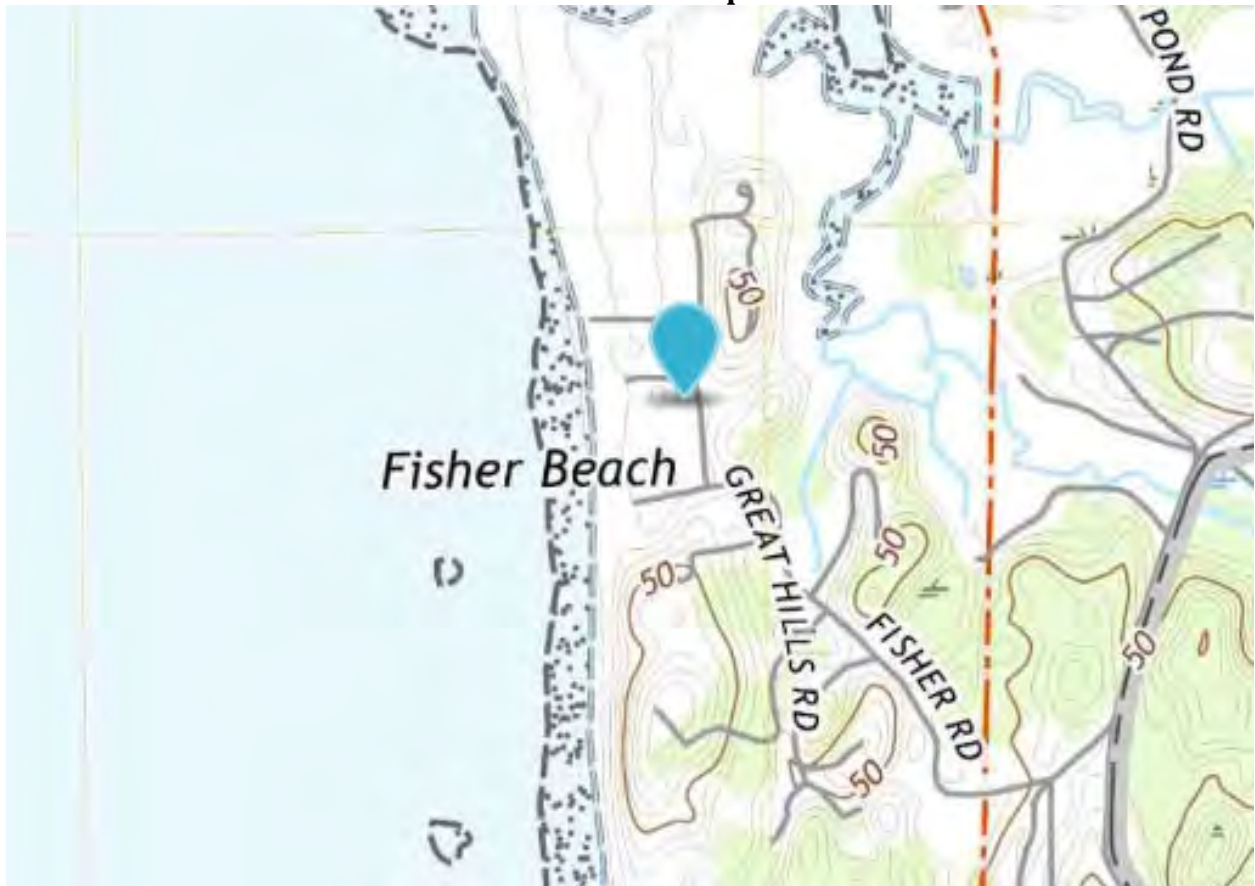
**PLANTING PLAN FOR 6 GREAT HILLS. RDA FOR ELEVATED DECK, SHOWING PLANTING AND INTER PLANTING AREAS**



**Title: Locus Map**



**Title: USGS Map**



**Title: Letter of Authorization**

Date:

To: Town of Truro Conservation Commission  
24 Town Hall Road  
Truro, MA 02666

**Re: 6 Great Hills Road - Map 53, Parcel 17**


To Whom It May Concern:

I, CARL T. HAGBERG, owner(s) of the abovementioned property, hereby authorize Safe Harbor Environmental Services to act as the Representative of Record before the Truro Conservation Commission.

If you have any questions, please contact



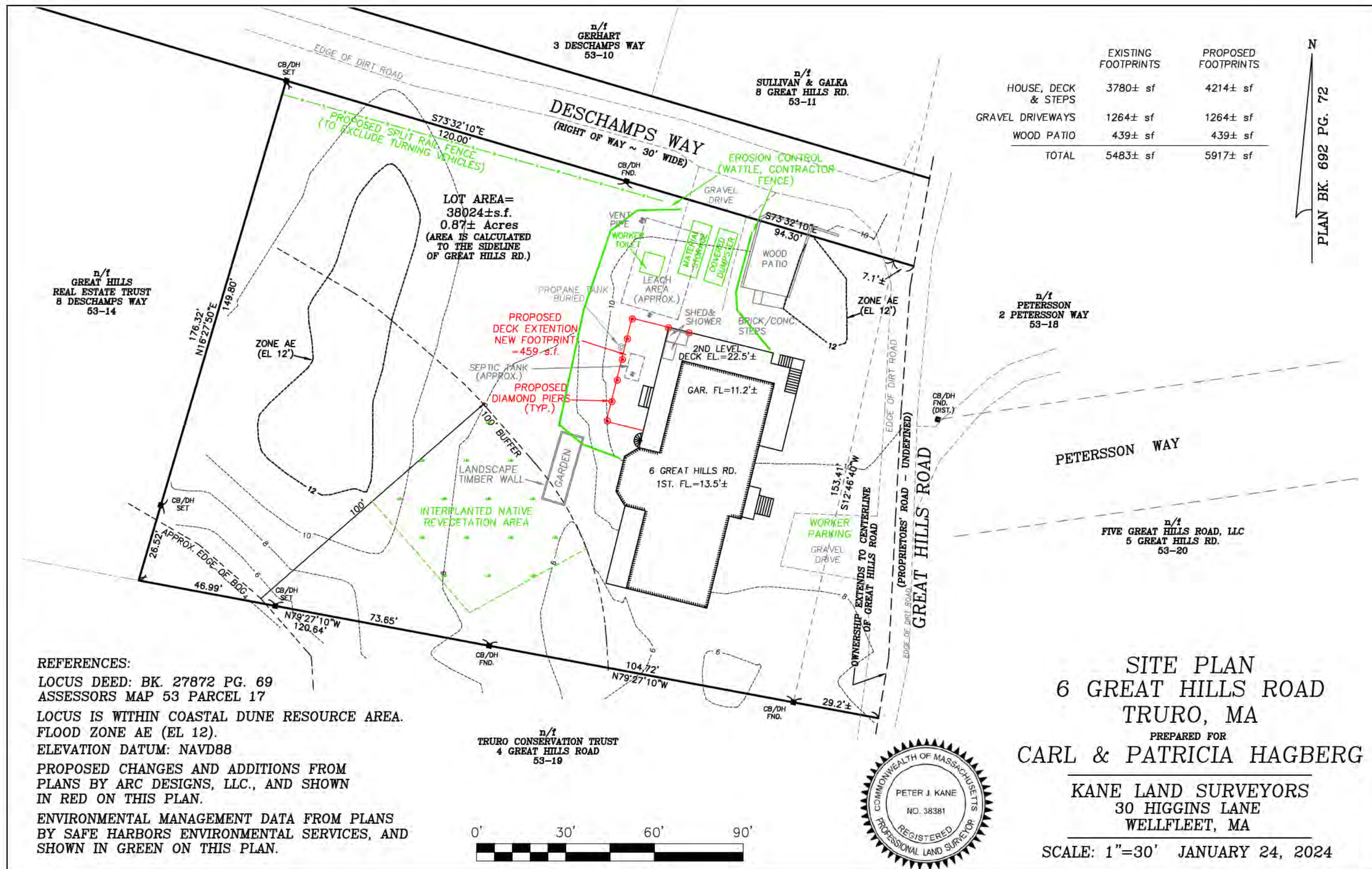
Sincerely,

  
cc: Safe Harbor Environmental

Homeowner Mailing Address (please print):

1842 Jessel St  
Englewood FL 34223

	EXISTING FOOTPRINTS	PROPOSED FOOTPRINTS
HOUSE, DECK & STEPS	3780± sf	4214± sf
GRAVEL DRIVEWAYS	1264± sf	1264± sf
WOOD PATIO	439± sf	439± sf
<b>TOTAL</b>	<b>5483± sf</b>	<b>5917± sf</b>



LOT AREA=  
38024±s.f.  
0.87± Acres  
(AREA IS CALCULATED  
TO THE SIDELINE  
OF GREAT HILLS RD.)

n/t  
TRURO CONSERVATION TRUST  
4 GREAT HILLS ROAD  
53-19



REFERENCES:  
LOCUS DEED: BK. 27872 PG. 69  
ASSESSORS MAP 53 PARCEL 17  
LOCUS IS WITHIN COASTAL DUNE RESOURCE AREA.  
FLOOD ZONE AE (EL 12).  
ELEVATION DATUM: NAVD88  
PROPOSED CHANGES AND ADDITIONS FROM  
PLANS BY ARC DESIGNS, LLC., AND SHOWN  
IN RED ON THIS PLAN.  
ENVIRONMENTAL MANAGEMENT DATA FROM PLANS  
BY SAFE HARBORS ENVIRONMENTAL SERVICES, AND  
SHOWN IN GREEN ON THIS PLAN.

SITE PLAN  
6 GREAT HILLS ROAD  
TRURO, MA  
PREPARED FOR  
**CARL & PATRICIA HAGBERG**  
KANE LAND SURVEYORS  
30 HIGGINS LANE  
WELLFLEET, MA  
SCALE: 1"=30' JANUARY 24, 2024

FEB 14 2024



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Truro  
Municipality

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Matthew & Paula	McCue	
First Name	Last Name	
23 Bay View Rd		
Address		
Truro	MA	02666
	State	Zip Code
	Email Address	

2. Property Owner (if different from Applicant):

First Name	Last Name	
Address		
City/Town	State	Zip Code
Phone Number	Email Address (if known)	

3. Representative (if any)

Dave	Hedin	
First Name	Last Name	
Cape Associates, Inc.		
Company Name		
PO Box 1858		
Address		
M Eastham	MA	02651
City/Town	State	Zip Code
508-255-1770	dhedin@capeassociates.com	
Phone Number	Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

23 Bay View Rd	Truro
Street Address	City/Town
42.02753	-70.09075
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
39	39-311-0
Assessors' Map Number	Assessors' Lot/Parcel Number

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)

b. Area Description (use additional paper, if necessary):

Beach stairs on the back side of the property, leading from the house to the beach

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title	Date
Title	Date



**B. Project Description (cont.)**

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Secure 2 existing posts on the bottom landing area with new 4x6 pressure treated posts secured to the original and secured/buried in the sand.

Secure 1 post by the stairs by securing onto the existing post with a new framing member and burying into the sand.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability**

Truro  
Municipality

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**C. Determinations**

1. I request the Truro Conservation Commission make the following determination(s). Check any that apply:

- a. whether the area depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the Activities depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any municipal wetlands' ordinance or bylaw of:

Truro  
Name of Municipality

- e. whether the following scope of alternatives is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

[Signature]  
Signature of Applicant

2/12/24  
Date

\_\_\_\_\_  
Signature of Representative (if any)

\_\_\_\_\_  
Date

23 Bay View Rd



By email 1/30/2024







FEB 14 2024

TOWN OF TRURO  
CONSERVATION COMMISSION  
P.O. Box 2030  
Truro MA 02666-0630

**Request for Determination**

Project address: 23 Bay View Rd, Truro MA Map 39 Parcel 311

- Is the project located in a resource area or buffer zone NO
- Resource Area Type(s): \_\_\_\_\_
- If Buffer Zone what is the distance from Resource Area: \_\_\_\_\_

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) Secure 3 existing posts (2 at landing area, 1 by stairs) with new, pressure treated 4x6 posts by securing and/or scabbing new posts to the existing and burying into the sand.

Attached site plan titles/dates, and any other plan or narratives title/dates: \_\_\_\_\_

Describe the best management practices/mitigation that will be used on the site: No machinery need - all work done by hand

Special Conditions required by the Conservation Include: \_\_\_\_\_

The proposed project is approved subject to the conditions included herein.

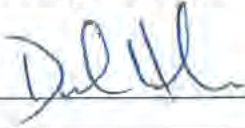
The use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen. The owner and applicant/representative are responsible for obtaining this permit prior to work start.

The owner and applicant/representative shall, avoid and otherwise minimize any activities in the buffer zone or in resource areas by use of best management practices on the site, such as:

- Placement of an agreed upon work limit;
- Proper placement of construction materials in developed or already disturbed areas;
- Proper installation/maintenance of erosion control;
- Good housekeeping that includes at a minimum daily trash pickup; no dumping of paint, plaster or concrete on the site but rather, disposing of it properly.

Approval of the project as described herein includes only the scope and specifications reviewed by the Conservation Commission; any changes to this project shall require additional review by the Conservation Commission prior to the work being done. Expansion of the scope of work may result in the applicant being required to file a full notice of intent. Any work done that exceeds the scope defined in the approved application shall be subject to issuance enforcement action; Violation of these conditions may result in issuance of an enforcement Order; non-criminal violation citations to the owner and/or applicant/representative accompanied by fines that accrue per offense and may accrue daily.

By reading and signing this letter of agreement the applicant acknowledges that they have read and understand the terms as stated herein; the scope of this approval is limited to the work described herein; and your signature on this conditional approval is acknowledgement that no work shall go forward until the RDA conditions have been issued by the Conservation Commission.

Applicant/Representative printed name and signature: DAVID HEIN   
Owners printed name and signature: \_\_\_\_\_

FEB 16 2024  
TOWN OF TRURO  
Conservation Commission

**SCHOFIELD BROTHERS OF CAPE COD**  
Land Surveying and Environmental Permitting  
161 Cranberry Highway  
P.O. Box 101  
Orleans, MA 02653-0101  
508-255-2098 - 508-240-1215 (fax)  
E-mail: schobro@capecod.net

February 16, 2024

Truro Conservation Commission  
24 Town Hall Road  
Truro, MA 02666

RE: Two Ryder Hollow Road  
DEP File #SE 075-1192

Dear Commissioners;

Enclosed please find a plan entitled "Bernstein Residence Location: 2 Ryder Hollow Road, Truro, MA" by Aline Architecture and dated 01/22/24.

On behalf of our clients, Bradley and Kimberly Bernstein, we are submitting the plan for your review and requesting your approval of two small field changes to the project; both of which are within the existing approved limit of work.

As discussed during the site visit and the initial public hearing for the project; the existing outdoor shower is next to the bottom of a proposed stairway necessitating its relocation. The homeowners have chosen the new location which is shown on the attached plan. The new shower location is 12 feet± westerly of its original location.

The second field change requested is the addition of a stairway to provide access to an existing deck.

Thank you for your consideration of these field changes. Please do not hesitate to contact our office if you have questions or concerns. Thank you.

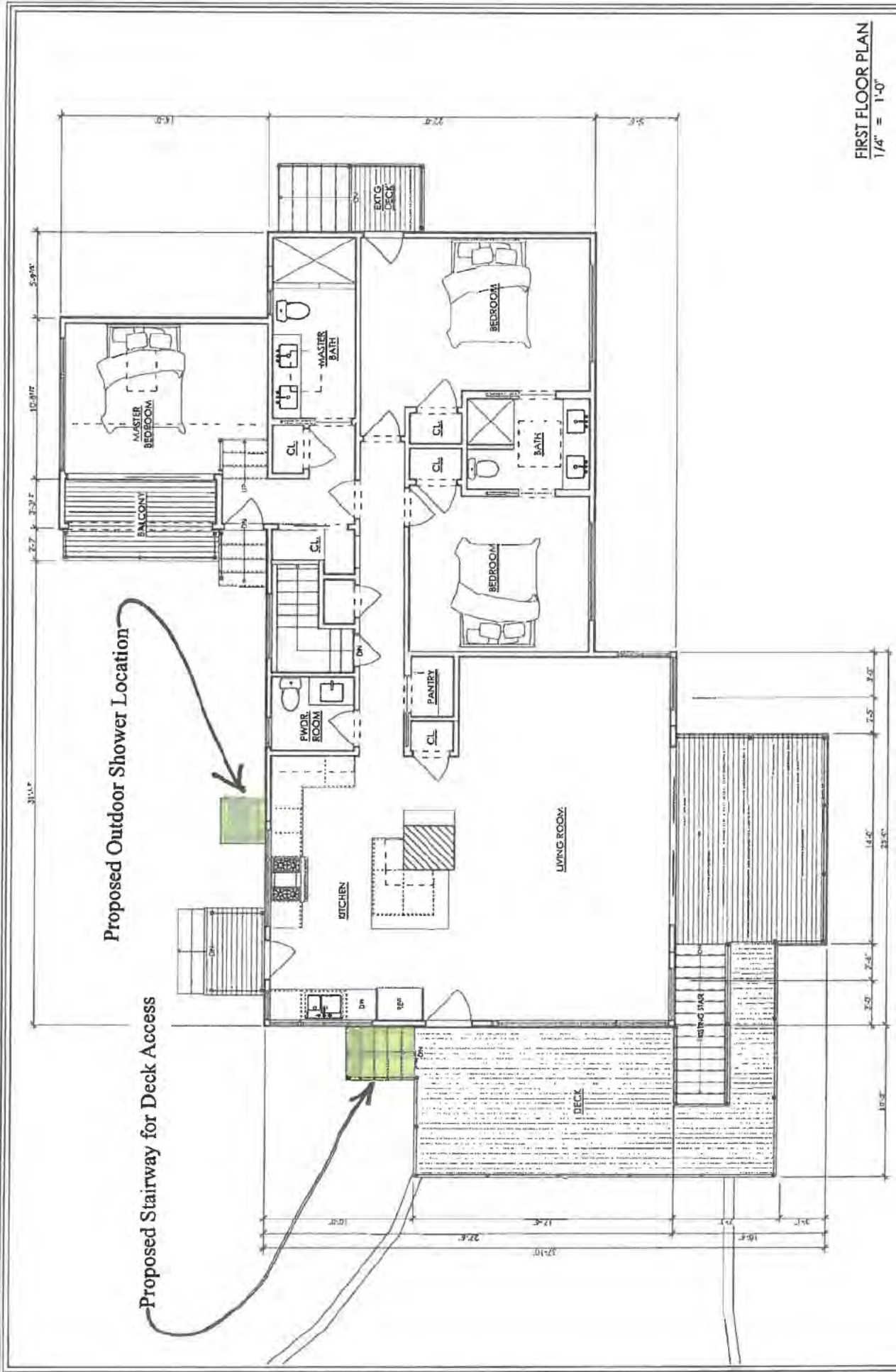
Sincerely,  
**Schofield Brothers of Cape Cod**

*Laura A. Schofield*

Laura Schofield, RS, SE  
Project Manager

cc: Bradley Bernstein

enc



FIRST FLOOR PLAN  
1/4" = 1'-0"

scale: AS NOTED	design: MC	date: 01/22/24
project no.		

A1.2

Project: BERNSTEIN RESIDENCE  
Location: 2 BYDER HOLLOW ROAD,  
TRURO, MA

100 Route 6a Orleans MA 02653  
Direct: 508-240-8500  
Fax: 508-240-8502  
www.alinearchitecture.com

**aline** architecture

rev.  
rev.



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**WPA Emergency Certification Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

11

Est. 5

**A. Emergency Information**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Issuance From: Truro Conservation Commission  
 Issuing Authority  
352 Shore Rd

1. Site Location: \_\_\_\_\_

2. Reason for Emergency:  
storm damage

3. Applicant to perform work: JF Noons

4. Public agency to perform work or public agency ordering the work to be performed:  
 \_\_\_\_\_

5. Date of Site Visit:                      Start Date:                      End Date\*:  
1/25/2024                                      1/25/2024                                      2/23/2024

\* no later than 30 days from start date or 60 days in the case of an Immediate Response Action approved by DEP to address an oil/hazardous material release.

6. Work to be allowed\*:  
Repair of damaged bulkhead along with sand nourishment behind the wall.

\* May not include work beyond that necessary to abate the emergency.

**B. Signatures**

Certified to be an Emergency by this Issuing Authority.

Signatures:  
Carl Sumner  
 Chairman (or designee)

2-28-2024  
 Date

**A copy of this form must be provided to the appropriate DEP Regional Office.**



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**WPA Emergency Certification Form**  
**Massachusetts Wetlands Protection Act M.G.L. c. 131, §40**

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**C. General Conditions**

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Emergency Certification or subject to enforcement action.
2. This Emergency Certification does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of property rights.
3. This Emergency Certification does not relieve the applicant or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. Any work conducted beyond that described above, and any work conducted beyond that necessary to abate the emergency, shall require the filing of a Notice of Intent.
5. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Emergency Certification at reasonable hours to evaluate compliance with this Certification, and may require the submittal of any data deemed necessary by the Conservation Commission or the Department for that evaluation.
6. This Emergency Certification shall apply to any contractor or any other person performing work authorized under this Certification.
7. No work may be authorized beyond 30 days from the date of this certification without written approval of the Department.

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**D. Special Conditions**

(1) The contractor shall complete the sand nourishment form found on the Conservation Department's webpage. (2) A NOI shall be filed to address the work after it has been completed.

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**E. Appeals**

The Department may, on its own motion or at the request of any person, review: an emergency certification issued by a conservation commission and any work permitted thereunder; a denial by a conservation commission of a request for emergency certification; or the failure by a conservation commission to act within 24 hours of a request for emergency certification. Such review shall not operate to stay the work permitted by the emergency certification unless the Department specifically so orders. The Department's review shall be conducted within seven days of: issuance by a conservation commission of the emergency certification; denial by a conservation commission of the emergency certification; or failure by a conservation commission to act within 24 hours of a request for emergency certification. If certification was improperly granted, or the work allowed thereunder is excessive or not required to protect the health and safety of citizens of the Commonwealth, the Department may revoke the emergency certification, condition the work permitted thereunder, or take such other action as it deems appropriate.

PAID

PERMIT # 2024-03



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

Conservation Commission  
TOWN OF TRURO

FEB 16 2024

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Richard Buckley Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: Steve Willis Telephone: [REDACTED]

(If the applicant is not the owner of the property, written consent to the work MUST Application.)

Address of subject property: 372 Shore Rd Map: 10 Parcel: 32

Description of proposed work: Install aluminum removable stairs to deck. Stairs connect deck to beach

Proximity to Resource Areas: Coastal beach, Barrier beach, LSCSF

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

- No construction within any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

#### Procedure:

- The fee shall be submitted with the Administrative Review Application.
- The Agent shall conduct a site visit, at which time the proposed project must be clearly defined in the field with stakes. Trees shall be flagged.



- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- **If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.**
- Any Property Owner, contractor or other agent of the owner performing any work pursuant to an Administrative Review permit shall have a copy of the permit available at the site at all times during the period that the work is being performed.
- Upon approval and ratification by the Commission, an Administrative Permit shall issue.
- The applicant shall notify the Commission prior to the start of the work, and must complete the work within thirty (30) days of issuance of the permit, unless otherwise permitted by the Commission.
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

By signing this permit application, you are acknowledging that you have read and understand the terms as stated herein. You are also aware that no work shall go forward until the permit has been issued by the Conservation Commission.

Nikolai Leahy      2/16/24  
 (Signature of Applicant)      (Date)

**FIELD OFFICE USE ONLY**  
 Agent's Comments: Removable stairs to replace wooden stairs lost in the January storms.

Site Inspection Date: 1/16/2024 Application Approved:  Yes    No  
 ↳ As part of post storm damage survey  
 Conservation Commission Review: Meeting Date: \_\_\_\_\_ Permit Approved: Yes    No  
 Conditions: \_\_\_\_\_

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Pre-existing stairs  
that washed away

372 Shore Rd.  
North Truro

Rise: From beach to deck = 11'6"





Where old stairs were + new  
aluminum stairs will attach

PERMIT # 2024-06



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

Conservation Commission  
TOWN OF TRURO

FEB 23 2024

PAID  
1297

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Cranberry Hill Inc Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: Cranberry Hill Inc Telephone: \_\_\_\_\_

(If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)

Address of subject property: 0 Fishermans Rd Map: 42 Parcel: 131

Description of proposed work: Repair storm damage to serpentine fence at the bottom of the beach access stairs;  
Just a cross piece and a few slats; no work on support posts

Proximity to Resource Areas: Coastal beach

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

- No construction *within* any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

#### Procedure:

- The fee shall be submitted with the Administrative Review Application.
- The Agent shall conduct a site visit, at which time the proposed project must be clearly defined in the field with stakes. Trees shall be flagged.

- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- **If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.**
- Any Property Owner, contractor or other agent of the owner performing any work pursuant to an Administrative Review permit shall have a copy of the permit available at the site at all times during the period that the work is being performed.
- Upon approval and ratification by the Commission, an Administrative Permit shall issue.
- The applicant shall notify the Commission prior to the start of the work, and must complete the work within thirty (30) days of issuance of the permit, unless otherwise permitted by the Commission.
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

By signing this permit application, you are acknowledging that you have read and understand the terms as stated herein. You are also aware that no work shall go forward until the permit has been issued by the Conservation Commission.

*Christine M. Warren* 2/23/2024  
 (Signature of Applicant) (Date)

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Agent's Comments

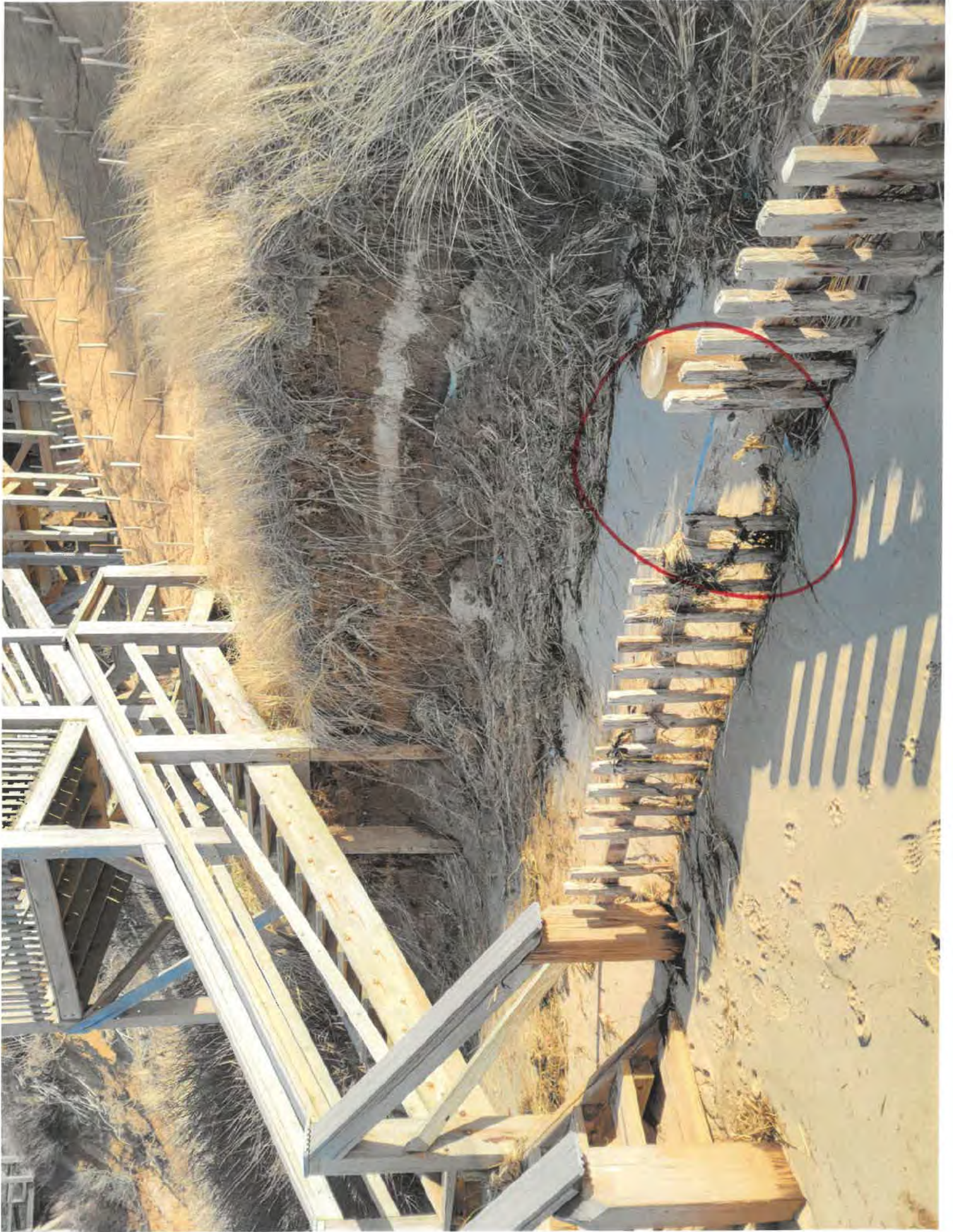
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Site Inspection Date: *2/28/2024* Application Approved:  Yes  No

Meeting Date: *3/4/2024* Permit Approved:  Yes  No

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_





PAID  
10/6/81

PERMIT # 2024-05



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

Conservation Commission  
TOWN OF TRURO

FEB 23 2024

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Peters Property Management Telephone: 508-487-0399

Email address: laurie@peterspropertymgt.com

Owner Name: Seaside Inn Condominium Telephone: \_\_\_\_\_

(If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)

Address of subject property: 482 Shore Rd Map: 8 Parcel: 008-028-000

Description of proposed work: Reseal septic tank seam leak, located at system D. Per inspector -

Reseal of the tank from the inside and any residual work associated and place the D box at the same time.

Proximity to Resource Areas: West side of main building behind Units 18 & 19 (in sand near beach grass).

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

- No construction within any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

#### Procedure:

- The fee shall be submitted with the Administrative Review Application.
- The Agent shall conduct a site visit, at which time the proposed project must be clearly defined in the field with stakes. Trees shall be flagged.



- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
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- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

By signing this permit application, you are acknowledging that you have read and understand the terms as stated herein. You are also aware that no work shall go forward until the permit has been issued by the Conservation Commission.

Ronnie Swan                      2/23/24  
 (Signature of Applicant)                      (Date)

Agent's Comments \_\_\_\_\_

Site Inspection Date: 2/29/24 Application Approved:  Yes  No

Meeting Date: \_\_\_\_\_ Permit Approved:  Yes  No

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_



# TOWN OF TRURO

HEALTH DEPARTMENT

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004 x119 or 132 or 122 Fax: 508-349-5508

February 14, 2024

Seaside Marketing, LLC  
PO Box 2833,  
Orleans MA 02653

**RE: Septic System Inspection Report, System D for Seaside Inn On Cape Cod Bay  
Condominium, 482 Shore Rd**

Dear Seaside Inn Condos:

This office received a Subsurface Sewage Disposal System Inspection Report on January 6, 2024, from Christopher Lucy, a Massachusetts Licensed Septic System Inspector. Mr. Lucy determined that System D conditionally passed because the septic tank is leaking at the mid seam.

In order for the system to pass inspection, the tank will need to be repaired. Please contact a licensed septic system installer to perform the necessary repairs. If excavation around the tank is required, Conservation Commission review and approval is needed. I have enclosed an Application for Administrative Review Permit. Please complete and forward it to this department along with the Disposal System Construction Permit application to do this work.

Additionally, the last record of pumping for all seven systems that we have is from June 2020. Please either provide documentation of pumping or have the systems pumped.

Should you have any questions, please feel free to contact me at 774-383-3393.

Sincerely,

Courtney Warren  
Asst. Health/Conservation Agent

cc: Board of Health, Peters Property Management by email

PAID

PERMIT # 2024-04



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

Conservation Commission  
TOWN OF TRURO

FEB 20 2024

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: CHRIS LUCY Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: ELIANA REFFUE Telephone: [REDACTED]

(If the applicant is not the owner of the property, written consent to the work MUST be included with this Application.)

Address of subject property: 6 RYDER BEACH WAY Map: 63 Parcel: 12

Description of proposed work: TRIM AND REMOVE VARIOUS TREES WITHIN THE WETLANDS AREA

Proximity to Resource Areas: WITHIN 100' TO WETLANDS

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

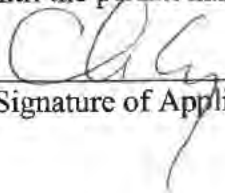
- No construction *within* any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

#### Procedure:

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 \_\_\_\_\_  
 (Signature of Applicant)      2/19/24  
 \_\_\_\_\_  
 (Date)

**FOR OFFICE USE ONLY:**

Agent's Comments \_\_\_\_\_  
 \_\_\_\_\_

Site Inspection Date: \_\_\_\_\_ Application Approved:  Yes  No

Conservation Commission Review: Meeting Date: \_\_\_\_\_ Permit Approved:  Yes  No  
 Conditions: \_\_\_\_\_

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

## Christopher R. Lucy

Phone (508) 349-1810  
Email homely1@comcast.net

16 Glacier Drive  
P.O. Box 944  
Truro, MA. 02666

To Conscom members

The following is what we're asking to have removed or trimmed on the property at 6 Ryder Beach Way. Pink flags are for removal to the ground and green flags are for trimming.

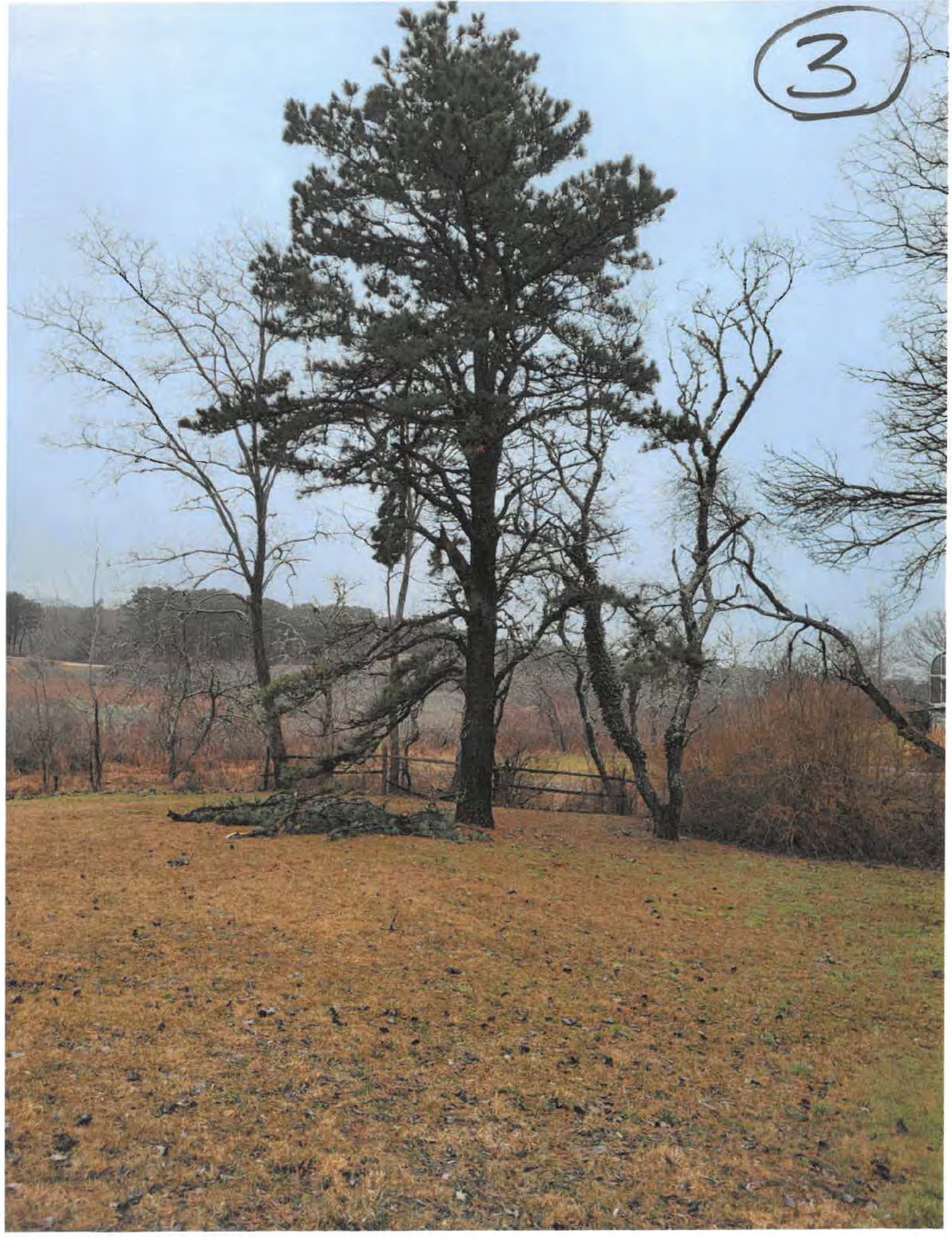
- ① Coming up the driveway, looking at the house, pink flag on the maple which is damaged and split is to be removed.
  - ② Walking around to the right side of the house, an old arborvitae with a pink flag has a broken top and needs to be removed.
  - ③ Continue around and straight ahead, green flags on the only large pine on the property, we'd like to trim up the deadwood and the hanging damaged branches.
  - ④ Continuing around, there's an apple tree in the middle with a green flag and we'd like trim the right lower branch off of it to balance it.
  - ⑤ Continuing around, there are two green flags in a poplar which has leaned over and we want to trim it to get it off of the apple tree while leaving the verticals.
  - ⑥ Behind that with pink flags we have a broken apple tree which is on the ground and to be removed.
- Continuing to the far side of the house and next to the outside shower in the woods you see a pink flag around a large popular. Preferred would be to remove the entire tree or at the very least we'd like to remove the branch or branches that jut out over the house considering its leaning is somewhat of a weak tree.
- ⑧ We'd also like to take out as much dead material near the marsh as possible. If not dead yet, it soon may due to the rise in the water table due to the Herring River restoration.



1.



3









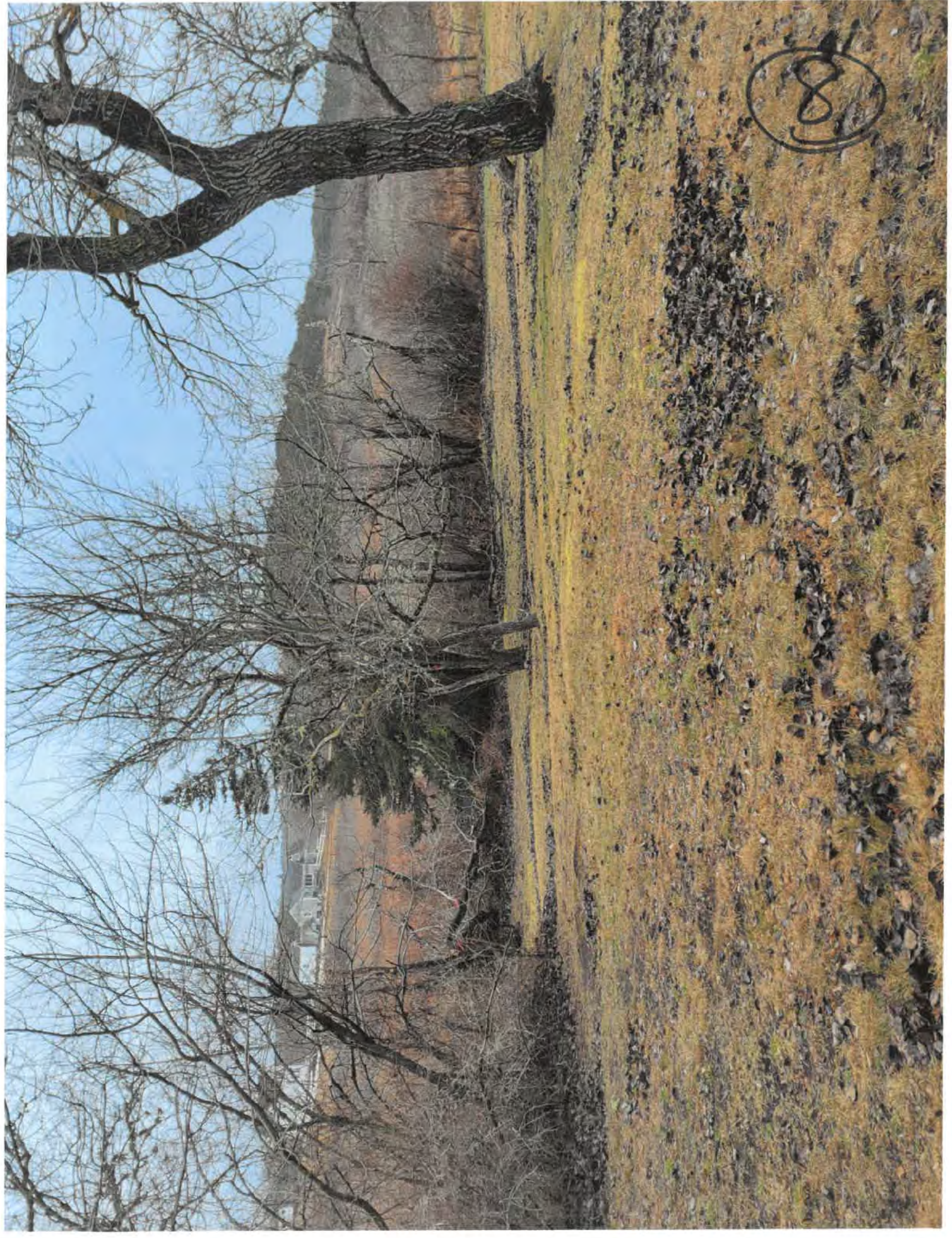
6





7 ft above ground

8



PERMIT # 2024-07



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

Conservation Commission  
TOWN OF TRURO

FEB 29 2024

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Michael Bonner SumCo Eco Contracting Telephone: 978-518-6098

Email address: mbonner@sumcoeco.com

Owner Name: Hugh Simons Telephone: [REDACTED]

(If the applicant is not the owner of the property, written consent to the work MUST be provided with this Application.)

Address of subject property: 2 Heron Lane, Truro MA Map: 39 Parcel: 221

Description of proposed work: Provide a sand nourishment layer to the toe of the clients coastal bank

Proximity to Resource Areas: Along Toe of the coastal bank

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

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Michael Bonner      2-29-24  
 (Signature of Applicant)      (Date)

I consent to Michael Bonner of SunCo Eco Contracting & submitting

Agent's Comments: no coir envelopes @ this time - so needed to use tie for nourishment.      this application on my behalf.

Site Inspection Date: 2/29/24 Application Approved:  Yes     No

Meeting Date: \_\_\_\_\_ Permit Approved:    Yes    No

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Hugh Simons 2/29/24  
 HUGH SIMONS, owner