



# Truro Conservation Commission

Monday April 1, 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**

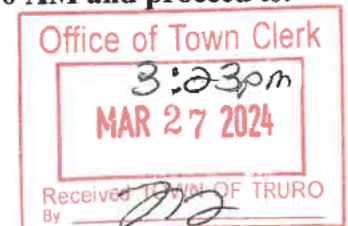
You can join this Zoom meeting from your computer, tablet or smartphone at <https://us02web.zoom.us/j/88142215586>  
Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please 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. **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 3/4/2024*
2. **Request for Determination of Applicability: 21 Fisher Rd, Kathy Jackson:** cesspool upgrade; Buffer Zone to Isolated Wetland. (Map 54, Parcel 13)
3. **Notice of Intent: 5 Depot Lane, Ann Marie Wilkinson:** vista pruning; Riverfront Area, Buffer Zone to a Coastal Bank. (Map 50, Parcel 95)
4. **Notice of Intent: 11 Old County Rd, Eric Bingham:** vista pruning; Buffer Zone to a Bordering Vegetated Wetland. (Map 50, Parcel 237)
5. **Field Change:** 15 Avocet Rd
6. **Certificates of Compliance:** (1) 522 Shore Rd SE# 75-1106
7. **Administrative Review application:** (1) 6 Ryder Beach Way: 30-day extension, (2) 372 Shore Rd: 60-day extension, (3) 21 Crestview Circle: plantings; (4) 566 Shore, U:7: repair stair; (5) 482 Shore Rd: nourishment; (6) 618 Shore Rd: repair wooden steps; (7) 33 Knowles Heights Rd: hand dig helical pile extensions
8. **Minutes-**

**Site visits: Commissioners will meet at Town Hall on Monday, April 1, 2024, at 10:00 AM and proceed to:**

(1) 21 Fisher Rd, (2) 11 Old County Rd, (3) 5 Depot Ln



## Emily Beebe

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**From:** Stephanie Kiefer <SKiefer@smolakvaughan.com>  
**Sent:** Thursday, March 21, 2024 4:02 PM  
**To:** Emily Beebe  
**Subject:** Beach Stairs NOI - 402 Shore Road  
**Attachments:** TruroShore402Easement Plan (00286371xBC4F6).pdf

Emily,

Good afternoon. As a follow-up to my voicemail from earlier this week, I am attaching the revised Easement Plan prepared by Peter Kane, P.L.S., which plan slightly adjusts the entry point of the Murtagh easement from the public way onto 402 Shore Road slightly to the west of the entry point shown on the prior easement plan. This adjustment is responsive to the Commission members' comments made within the January 9 hearing, regarding foot traffic upon the vegetated landform within the northeastern corner of 402 Shore Road.

This revised plan was developed after the Commission's January hearing and is based upon the site walk that Mr. Kane had with you in mid-to-late January during to show the slight proposed relocation of the easement's entry point.

We are pleased that the 402 Shore Road property owner (Kevin Shea) together with the Applicant (Julie Murtaugh) have agreed upon this slight adjustment to the easement area as shown on the attached plan. We anticipate that Mr. Kane will finalize the plan in the coming days. Please share the same with the Commission and please do not hesitate to reach out with any questions.

Best,  
Stephanie

### Stephanie A. Kiefer, Esq.

East Mill, 21 High Street, Suite 301  
North Andover, MA 01845  
Direct: 978.682.5220

[skiefer@smolakvaughan.com](mailto:skiefer@smolakvaughan.com) | [www.SmolakVaughan.com](http://www.SmolakVaughan.com)

**SMOLAK & VAUGHAN**  
ATTORNEYS AT LAW



Join the Conversation:



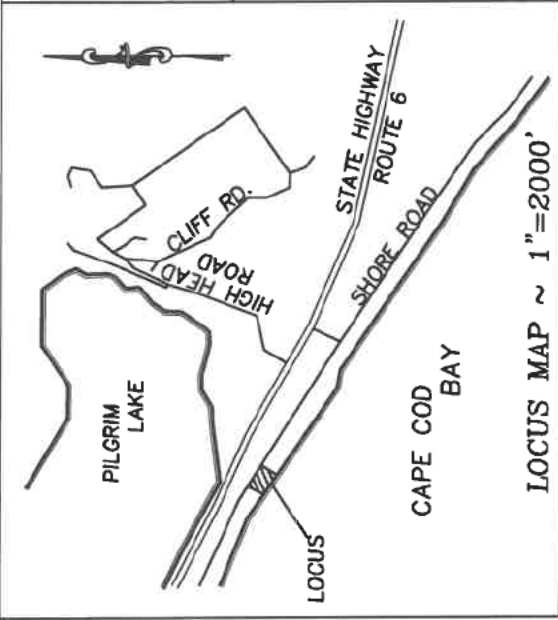
**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



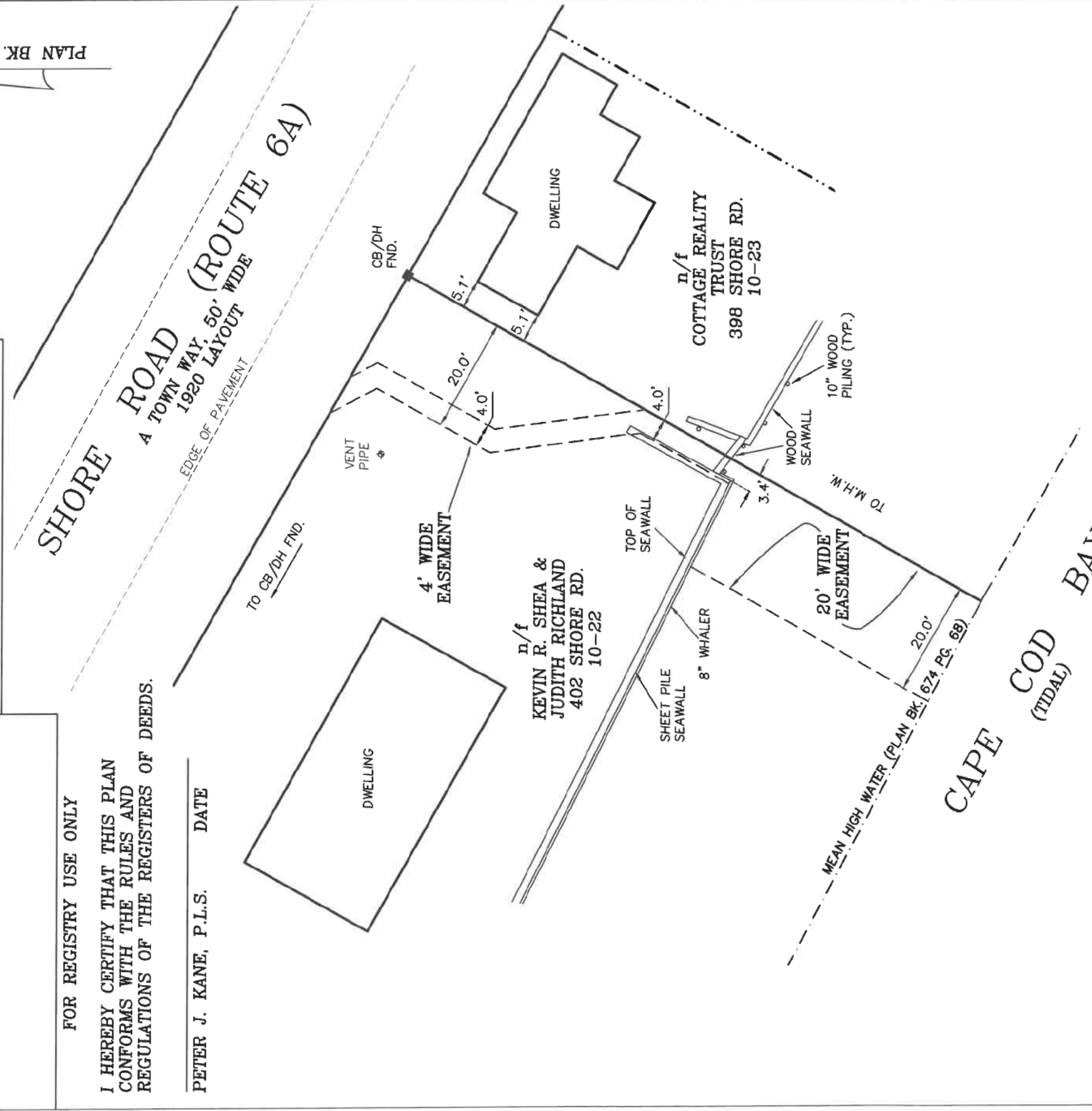
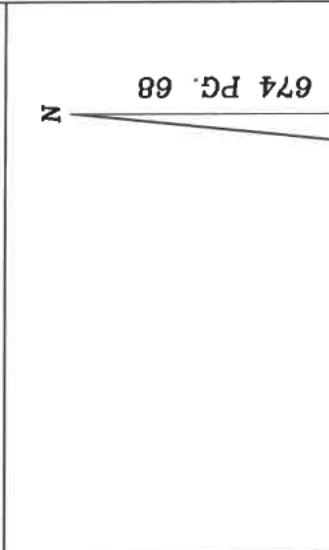
**FOR REGISTRY USE ONLY**

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

PETER J. KANE, P.L.S.      DATE



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



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

**DRAFT**

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

**DRAFT**

KANE LAND SURVEYORS  
 30 HIGGINS LANE  
 WELLFLEET, MA

SCALE: 1"=20'    JANUARY 24, 2024



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

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

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

Municipality

Conservation Commission  
TOWN OF TRURO

FEB 23 2024

**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:

Kathy Jackson  
First Name Last Name

PO Box 62  
Address

Truro MA 02666  
City/Town State Zip Code

[Redacted] [Redacted]  
Phone Number Email Address

2. Property Owner (if different from Applicant):

Robert L. Jackson Family Trust  
First Name Last Name

PO Box 62  
Address

Truro MA 02666  
City/Town State Zip Code

[Redacted] [Redacted]  
Phone Number Email Address (if known)

3. Representative (if any)

Laura Schofield  
First Name Last Name

Schofield Brothers of Cape Cod  
Company Name

PO Box 101  
Address

Orleans MA 02653  
City/Town State Zip Code

508.255.2098  
Phone Number

schobro@capecod.net  
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):

21 Fisher Road Truro  
Street Address City/Town

41.9820N -70.0716W  
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)

54 13  
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):

See Attached Narrative

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

Proposed Sewage Disposal System for: An Existing 4 Bedroom Dwelling 2/21/24  
Title Date

At: 21 Fisher Road, Truro MA" [Redacted]  
Title Date



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

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

Please refer to attached narrative and summary.

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- 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).

Please refer to attached narrative and summary.

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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.)
-



**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

2/21/24  
Date

Laura Schofield  
Signature of Representative (if any)

2/21/24  
Date





## TOWN OF TRURO

### Conservation Commission

24 Town Hall Road

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

#### WAIVER

I, Laura Schofield (print name), hereby waive the twenty-one (21) day time period for a public hearing following receipt of a:  Notice of Intent  Abbreviated Notice of Intent  Request for Determination of Applicability  Amended Order of Conditions  Abbreviated Notice of Resource Area Delineation by the Truro Conservation Commission under Massachusetts General Laws, Ch. 131, sec. 40, and under Truro Conservation Bylaw, Section 8.5.2.

The  Notice of Intent  Abbreviated Notice of Intent  Request for Determination of Applicability  Amended Order of Conditions  Abbreviated Notice of Resource Area Delineation was submitted on \_\_\_\_\_ (date) for work at 21 Fisher Rd (address). I understand that the next meeting of the Conservation Commission is scheduled for April 1, 2024 and that the Commission will open the public hearing on that date.

I am the:  Applicant

Applicant's Representative

Laura Schofield  
(signature)

2/21/24  
(date)

**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

**Narrative to Accompany  
a Request for Determination of Applicability  
at 21 Fisher Road in Truro, Massachusetts**

**Area and Project Description**

The subject property is a 2.930 acre lot located along the easterly side of Fisher Road. A four bedroom dwelling built in 1810 exists on the site. The dwelling is currently served by two cesspools and is being upgraded to a Title 5 septic system to comply with the Truro Board of Health Regulations.

The topography of the lot slopes in a northerly direction to a large, isolated shrub swamp. As *Isolated Land Subject to Flooding* the shrub swamp has no 100 foot buffer zone under the Massachusetts Wetlands Protection Act, but it does have a 100 foot buffer zone pursuant to the Truro Conservation Regulations. The shrub swamp does not contain certified vernal pool habitat. Endangered Species habitat does not overlap any of the property according to the August 1, 2021 Priority and Estimated Habitats – 15<sup>th</sup> Edition of the Natural Heritage Atlas by the Natural Heritage and Endangered Species Program.

**Work Description**

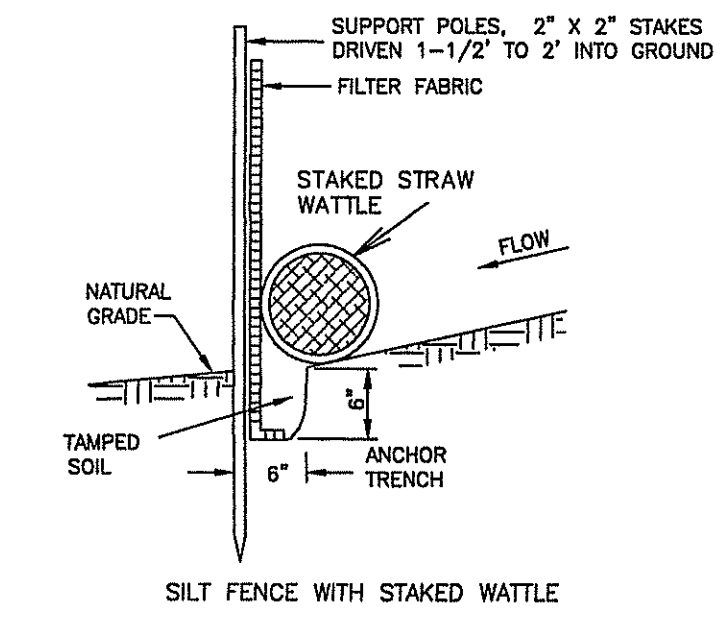
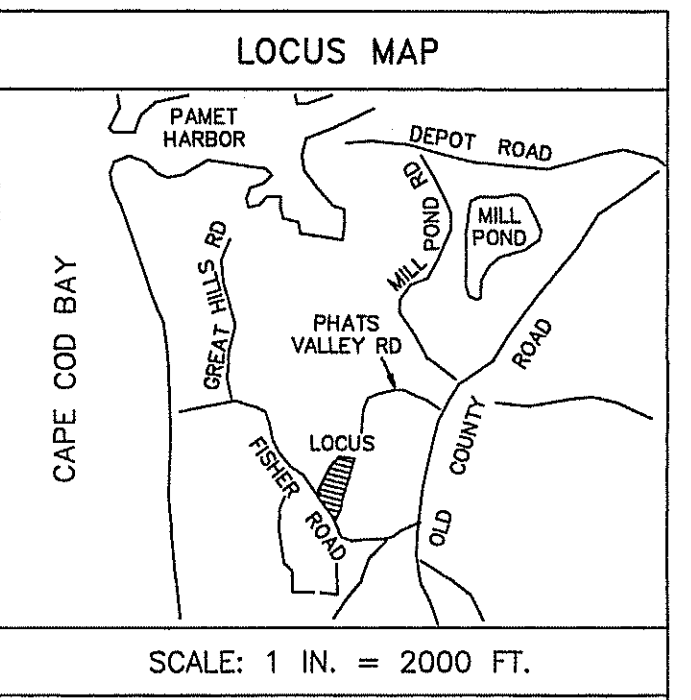
A 1500 gallon septic tank, a distribution box and a soil absorption system comprised of leaching galleys in a trench configuration are proposed to replace the two existing cesspools. The new septic system is located within an existing grassy area around the existing dwelling. There is no major clearing of natural vegetation required for the project. Effort was made to spare existing significant trees on the property in laying out the new septic system. Erosion control shall be installed prior to any disturbance on the site and shall remain in good working order until disturbed areas have been stabilized. Construction access is via an existing vehicle access path to the backyard. Upon backfilling of the septic system, disturbed areas will be loamed and seeded with a rye fescue mix. Details of the septic system are shown on the attached site plan.

**Provisions from the Massachusetts Wetlands Protection Act which may exempt the applicant from having to file a Notice of Intent:**

The proposed project is the upgrade of two existing cesspools to a fully compliant Title 5 septic system. The project itself is a benefit to many of the interest of the MA Wetlands Protection Act as well as the public interests and values identified in the Truro Conservation Regulations. The project is not subject to the provisions of the Massachusetts Wetlands Protection Act because the shrub swamp is an Isolated Wetland and therefore has no protective 100 foot buffer zone.

The installation of the septic system is a project very limited and temporary in nature. Erosion control has been provided on the plan to prevent adverse impact to the adjacent shrub swamp during installation of the new septic system. The installation will occur in existing grassy areas that will be loamed and seeded with a rye/fescue mix upon completion of the project. The soil absorption system is completely outside of the buffer zone to the shrub swamp; however, the limit of excavation and construction access will occur within the buffer zone. There is no work proposed within the wetland. Disturbance in the buffer zone is temporary in nature and no structures or impervious structures are proposed in connection with the project.

**PLOT PLAN**  
 SCALE: 1 in. = 20 ft.  
 ASSESSOR'S MAP 54 PARCEL 13  
 LOT AREA: 2.93 ACRES±



FOR SILT FENCE USE ENVIRONMENT OR APPROVED EQUAL. INSTALL BY RECOMMENDED TOE-IN TRENCH METHOD.

**SILT FENCE WITH STAKED WATTLE SEDIMENT BARRIER DETAILS**  
 (NO SCALE)

- EROSION CONTROL NOTES:**
- THE FOLLOWING ARE GENERAL EROSION CONTROL SPECIFICATIONS TO BE EMPLOYED WHEN CONSTRUCTION WORK IS TO TAKE PLACE ON SITE:
- PRIOR TO ANY DISTURBANCE OR ALTERATIONS OF ANY AREA ON THE SITE A STAKED SILT FENCE OR SILT FENCE WITH STAKED STRAW WATTLE SEDIMENT BARRIER SHALL BE INSTALLED AT THE LOCATION SHOWN.
  - ONCE INSTALLED, THE SEDIMENT BARRIER SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIER HAVE BEEN STABILIZED AS SPECIFIED HEREIN.
  - ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE NOT PROPOSED SHALL BE PROVIDED WITH 4"-6" OF LOAM AND SEEDED WITH A RYE/FESCUE MIX. FOUR INCHES OF TOPSOIL (LOAM) SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
  - ALL AREAS OUTSIDE OF THE LIMIT OF WORK ARE TO BE LEFT UNDISTURBED. DURING THE SITE WORK ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS AND PRESERVE THE EXISTING VEGETATION.

**DEEP TEST HOLE OBSERVATION LOG #1**

DATE: APRIL 27, 2023 JOB: 0-12642  
 PERFORMED BY: LAURA SCHOFIELD, RS, SE WITNESSED BY: ARDANA DAVIS, TRURO BOH

ELEVATION (FT)	DEPTH FROM SURFACE (IN)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
20.8-17.2	0-41	FILL	VARIABLE SAND	10YR5/2	NONE	
17.2-16.7	41-47	A/E	SAND	10YR6/4		
16.7-14.9	47-58	C1	LOAMY SAND	7.5YR6/6		MEDIUM-COURSE
14.9-13.8	58-64	C2	LOAMY SAND	10YR6/6		
13.8-9.6	64-132	C3	LOAMY SAND	10YR6/6		

PARENT GEOLOGICAL MATERIAL: GLACIAL OUTWASH STANDING WATER IN HOLE: NO  
 WEeping FROM FACE: NO DEPTH TO BEDROCK:  
 ESTIMATED SEASONAL HIGH GROUNDWATER AT EL. = 5.0±  
 PERCOLATION TEST:

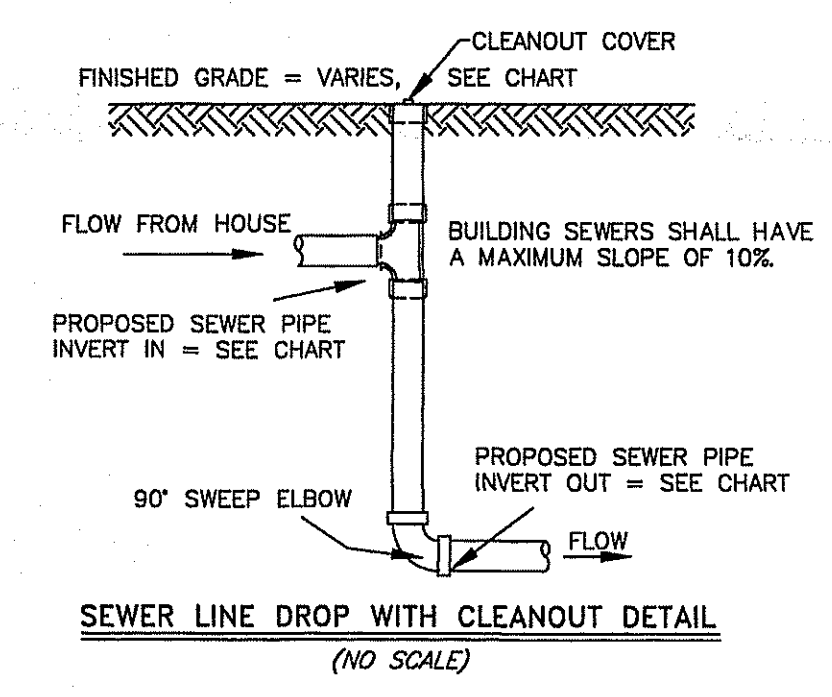
**DEEP TEST HOLE OBSERVATION LOG #2**

DATE: APRIL 27, 2023 JOB: 0-12642  
 PERFORMED BY: LAURA SCHOFIELD, RS, SE WITNESSED BY: ARDANA DAVIS, TRURO BOH

ELEVATION (FT)	DEPTH FROM SURFACE (IN)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
32.8-31.8	0-12	LOAM	SANDY LOAM	10YR6/4		
31.8-30.8	12-24	BW	SANDY LOAM	10YR6/4		
30.8-21.8	24-132	C	SANDY SAND	10YR6/4		

PARENT GEOLOGICAL MATERIAL: GLACIAL OUTWASH STANDING WATER IN HOLE: NO  
 WEeping FROM FACE: NO DEPTH TO BEDROCK:  
 ESTIMATED SEASONAL HIGH GROUNDWATER AT EL. = 5.0±  
 PERCOLATION TEST: TOP OF PERC. AT 34', 24 GAL. ABSORBED IN 8:12 MIN. PERC. RATE < 2 MP

- GENERAL NOTES**
- ELEVATIONS REFER TO NAVD83 DATUM. SEE BENCHMARK ON PLAN.
  - ALL CONSTRUCTION AND MATERIALS TO CONFORM TO TITLE 5 OF THE MASSACHUSETTS STATE ENVIRONMENTAL CODE AND THE BOARD OF HEALTH REQUIREMENTS FOR THE TOWN OF TRURO.
  - ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH AND SCHOFIELD BROTHERS OF CAPE COD.
  - FOR PROPER PERFORMANCE, THE SEPTIC TANK SHOULD BE INSPECTED AT LEAST ONCE PER YEAR. THE TANK SHOULD BE PUMPED WHEN THE TOTAL DEPTH OF SCUM AND SOLIDS EXCEEDS 1/3 OF ITS LIQUID DEPTH.
  - ALL UNSUITABLE OR DELETERIOUS MATERIAL ENCOUNTERED MUST BE EXCAVATED AND REMOVED TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE SOIL ABSORPTION SYSTEM (S.A.S.) AND TO A DEPTH AT WHICH THE C HORIZON IS ENCOUNTERED. BACKFILL WITH CLEAN SAND MATERIAL MEETING TITLE 5 SPECIFICATIONS TO APPROX. ELEVATION 21.0. CONTACT SCHOFIELD BROTHERS IF ANY DOUBT OR QUESTIONS ARISE REGARDING SOIL QUALITY.
  - INSTALLATION CONTRACTOR SHALL CONTACT SCHOFIELD BROTHERS FOR EXCAVATION INSPECTION AND PRIOR TO BACKFILLING FOR SYSTEM CERTIFICATION.
  - EXISTING CESSPOOLS ARE TO BE PUMPED, ABANDONED AND FILLED WITH CLEAN SAND.
  - EXISTING BUILDING SEWER INVERTS SHALL BE VERIFIED IN FIELD PRIOR TO COMPONENT INSTALLATION. CONTACT SCHOFIELD BROTHERS IF SIGNIFICANT DISCREPANCIES EXIST. ALSO SEE SPECIAL NOTE #3.
  - SITE RESTORATION REQUIRES ALL STRIPPED TOPSOIL AND SUBSOIL TO BE STOCKPILED AND REUSED AT OWNERS OPTION. DISTURBED AREAS SHALL BE PROVIDED WITH 4"-6" OF LOAM AND SEEDED WITH A RYE/FESCUE SEED MIX.
  - ALL SEPTIC SYSTEM COMPONENTS ARE DESIGNED FOR A MINIMUM H-10 LOADING. ANY COMPONENT THAT IS SUBJECT TO VEHICLE OR OTHER HEAVY EQUIPMENT TRAFFIC SHALL BE INSTALLED WITH H-20 LOADING CAPACITY.
  - UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
  - NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED LEACHING AREA EXCEPT THOSE THAT ARE SHOWN.



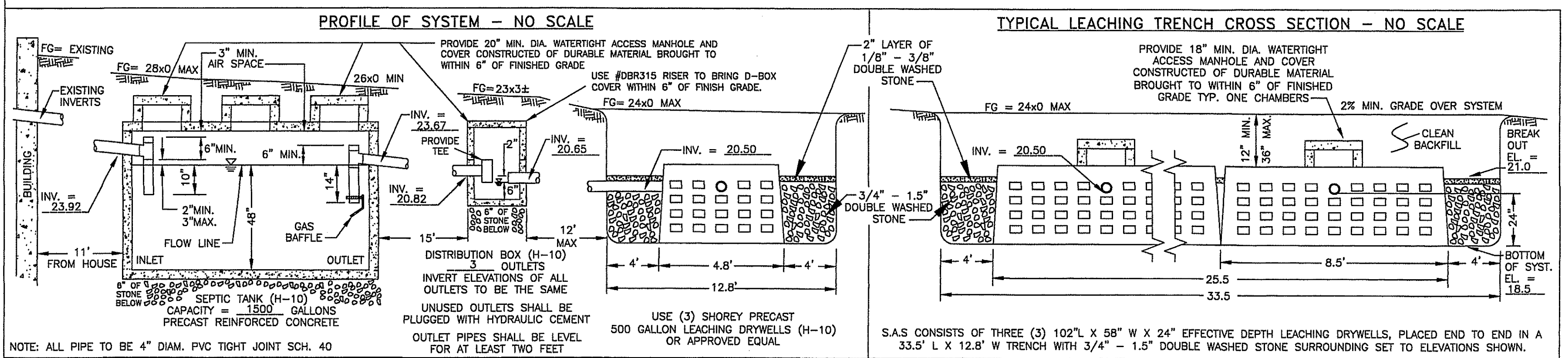
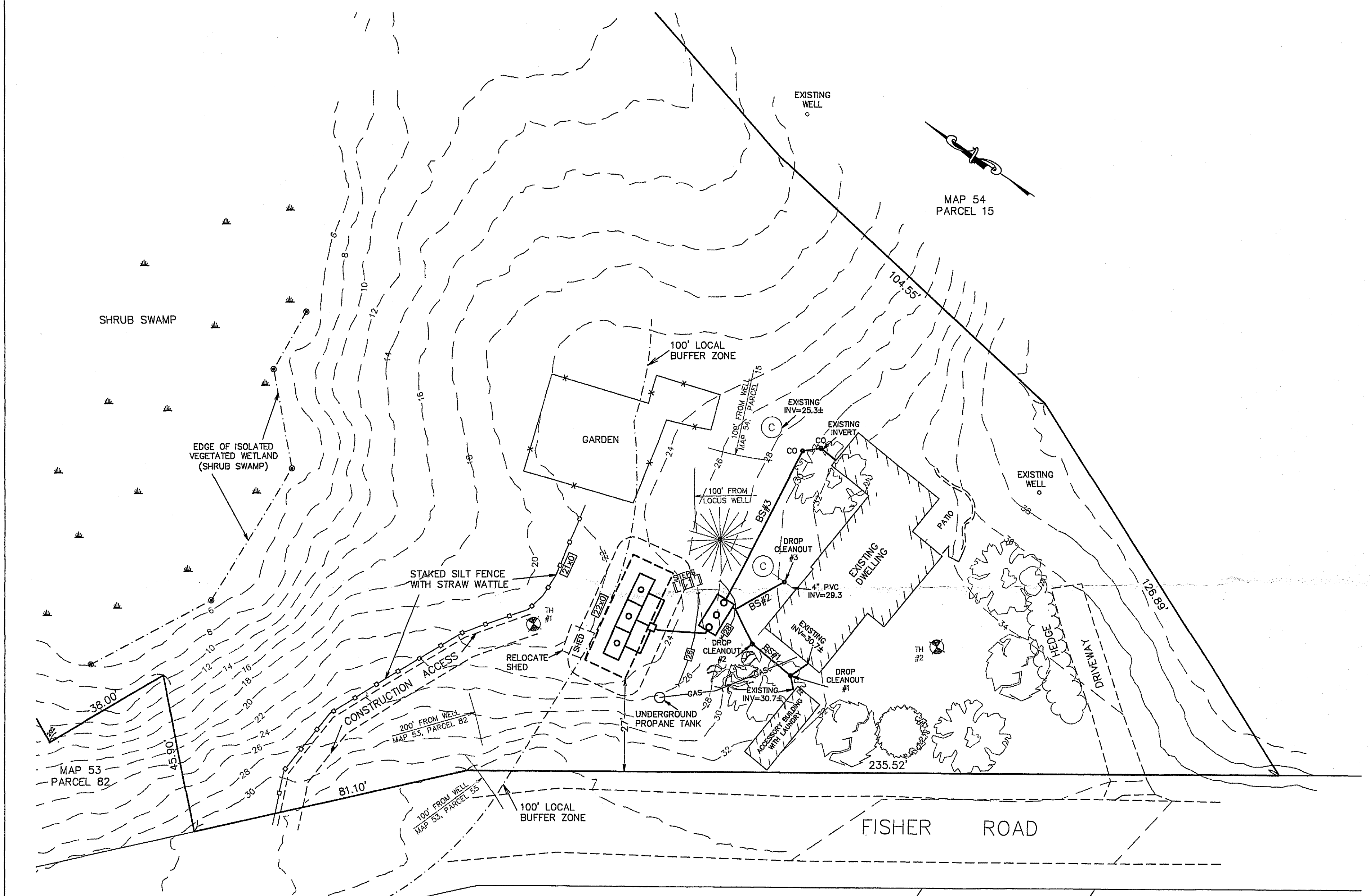
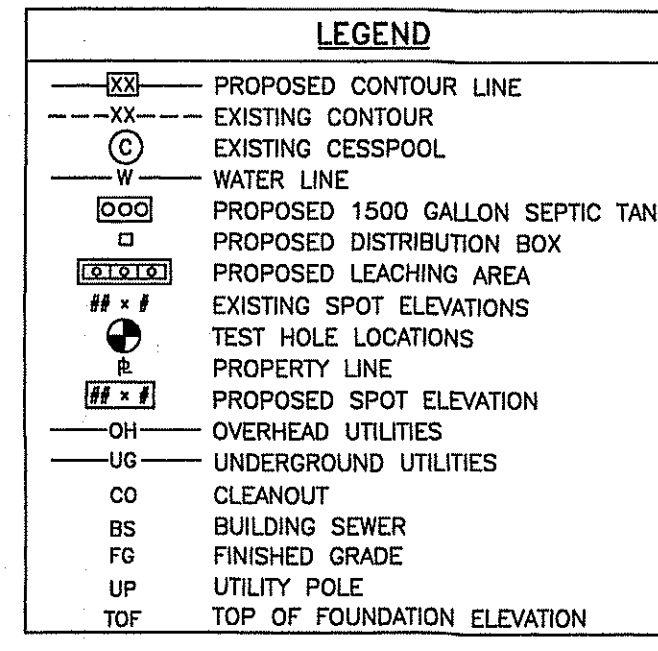
**SEWER LINE DROP WITH CLEANOUT DETAIL**  
 (NO SCALE)

DROP CLEANOUT	#1	#2	#3
FINISH GRADE	EXISTING 30.1	EXISTING 27.50	EXISTING 25.0
INVERT IN	29.0	25.0	25.0
INVERT OUT	29.0	25.0	25.0

- SPECIAL NOTES:**
- CONTRACTOR SHALL USE EXTRA CAUTION EXCAVATING NEAR THE FOUNDATION OF THE EXISTING DWELLING, SHORING AND OTHER PRECAUTIONARY MEASURES SHALL BE UTILIZED AS NEEDED.
  - ALL BUILDING SEWERS SHALL BE CONSTRUCTED OF 4" SCH-40 PVC OR 4" CAST IRON PIPE. BUILDING SEWERS SHALL HAVE A MAXIMUM SLOPE OF 10%.
  - CONTRACTOR TO CONFIRM THAT ALL INSIDE PLUMBING IS CONNECTED TO THE BUILDING SEWERS SHOWN ON THIS PLAN.
  - SOILS IN THE VICINITY OF THE SOIL ABSORPTION SYSTEM SHALL BE VERIFIED IN THE FIELD DURING THE LIMIT OF EXCAVATION INSPECTION.

**DESIGN CALCULATIONS**

- ESTIMATED HYDRAULIC LOADING: BEDROOMS AT 110 GPD PER BEDROOM = 440 GPD. GARBAGE GRINDER IS NOT ALLOWED WITH THIS DESIGN.
- SEPTIC TANK SIZE: AVERAGE DAILY FLOW = 440 GPD X 2 DAYS = 880 GALLONS. SEPTIC TANK PROVIDED = 1500 GALLONS.
- DESIGN PERCOLATION RATE = < 2 MINUTES PER INCH. SOIL TEXTURE SANDS, CLASS 310 CMR 15.242 EFFLUENT LOADING RATE = 0.74 GPD/SF.
- LEACHING AREA: TOTAL SIDEWALL AREA PROVIDED = 185.2 SF X 0.74 GPD/SF = 137 GPD. TOTAL BOTTOM AREA PROVIDED = 428.8 SF X 0.74 GPD/SF = 317 GPD. MAXIMUM ALLOWABLE LOADING UNDER TITLE 5 = 454 GPD. ACTUAL HYDRAULIC LOADING = 440 GPD (SEE #1). DESIGNER'S LEACHING AREA EXCEEDS LEACHING AREA REQUIRED UNDER BOTH TITLE 5 AND THE TOWN OF TRURO BOARD OF HEALTH REGULATIONS.
- NITROGEN SENSITIVE AREA LOADING CALCULATION: LOT SIZE REQUIRED = 440 GPD X 10000 SF/110 GPD = 40000 SF. LOT SIZE PROVIDED = 12763 SF. 53,520 SF OF UPLAND.

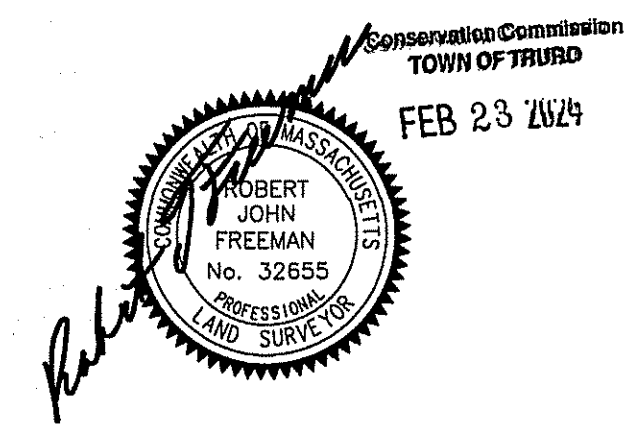


VARIANCE REQUESTED FROM THE TOWN OF TRURO BOARD OF HEALTH REGULATIONS; SECTION VI - LOCAL REGULATIONS TO SUPPLEMENT TITLE 5, STATE ENVIRONMENTAL CODE:

A VARIANCE FROM ARTICLE 9 IS REQUESTED FOR THE MINIMUM SETBACK DISTANCES FOR SOIL ABSORPTION SYSTEM AS FOLLOWS:

MINIMUM SETBACK DISTANCE BETWEEN A SOIL ABSORPTION SYSTEM (SAS) AND A WETLAND: 150' REQUIRED

PROVIDED: 100' BETWEEN PROPOSED SAS AND SHRUB SWAMP (ISOLATED WETLAND).



**PROPOSED SEWAGE DISPOSAL SYSTEM**

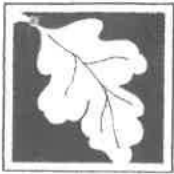
FOR: AN EXISTING 4 BEDROOM DWELLING  
 AT: 21 FISHER ROAD  
 TRURO, MA

ASSESSOR'S MAP: 54 PARCEL: 13  
 APPLICANT: KATHY JACKSON  
 P.O. BOX 62  
 TRURO, MA 02866

DATE: FEBRUARY 21, 2024  
 DESIGNED BY: LAS  
 DRAWN BY: LAS  
 CHECKED BY: LAS

JOB #: 0-12642

SCHOFIELD BROTHERS OF CAPE COD  
 LAND SURVEYING - ENVIRONMENTAL PERMITTING  
 P.O. BOX 101, 161 CRANBURY HIGHWAY ORLEANS, MA  
 (508) 255-2098



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

City/Town

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



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

5 Depot Lane

a. Street Address

Truro

b. City/Town

02666

c. Zip Code

Latitude and Longitude:

50

f. Assessors Map/Plat Number

d. Latitude

95-0

e. Longitude

g. Parcel /Lot Number

2. Applicant:

Ann Marie

a. First Name

Wilkinson

b. Last Name

A M Wilkinson Declaration of Trust, Ann Marie Wilkinson, Trustee

c. Organization

2421 N. Orchard St.

d. Street Address

Chicago

e. City/Town

Ill

f. State

60614

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Charles

a. First Name

Wentz

b. Last Name

Ponderosa Landscaping, Inc.

c. Company

4850 State Highway

d. Street Address

Eastham

e. City/Town

MA

f. State

02642

g. Zip Code

508-237-2901

h. Phone Number

508-255-5541

i. Fax Number

charlesw@ponderosacapecod.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid





# WPA Form 3 – Notice of Intent

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

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## A. General Information (continued)

6. General Project Description:

Remove selected vegetation inside the 100' buffer zone for a view corridor and plant native shrubs and perennials

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes    No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Barnstable

a. County

35780

c. Book

b. Certificate # (if registered land)

271

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

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**WPA Form 3 – Notice of Intent**

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

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	0 1. linear feet	0 2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b> 2. Width of Riverfront Area (check one): <input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 200 ft. - All other projects 3. Total area of Riverfront Area on the site of the proposed project:	~30,000 square feet
	4. Proposed alteration of the Riverfront Area: 0 a. total square feet	0 b. square feet within 100 ft.
		0 c. square feet between 100 ft. and 200 ft.
	5. Has an alternatives analysis been done and is it attached to this NOI?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. <input type="checkbox"/> Coastal Resource Areas: (See 310 CMR 10.25-10.35)		

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



# WPA Form 3 – Notice of Intent

MassDEP File Number

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

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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
----------------------	------------------------------------	--------------------------------------

a.  Designated Port Areas      Indicate size under Land Under the Ocean, below

- b.  Land Under the Ocean
- 1. square feet
  - 2. cubic yards dredged

c.  Barrier Beach      Indicate size under Coastal Beaches and/or Coastal Dunes below

- d.  Coastal Beaches
- 1. square feet
  - 2. cubic yards beach nourishment

- e.  Coastal Dunes
- 1. square feet
  - 2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
--	------------------------------------	--------------------------------------

- f.  Coastal Banks
- 1. linear feet

- g.  Rocky Intertidal Shores
- 1. square feet

- h.  Salt Marshes
- 1. square feet
  - 2. sq ft restoration, rehab., creation

- i.  Land Under Salt Ponds
- 1. square feet
  - 2. cubic yards dredged

- j.  Land Containing Shellfish
- 1. square feet

k.  Fish Runs      Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

- l.  Land Subject to Coastal Storm Flowage
- 1. cubic yards dredged
  - 1. square feet

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

- a. square feet of BVW      b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

- a. number of new stream crossings      b. number of replacement stream crossings



# WPA Form 3 – Notice of Intent

MassDEP File Number

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

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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

2019

b. Date of map

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review<sup>1</sup>

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area percentage/acreage

(b) outside Resource Area percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work<sup>2</sup>

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

<sup>1</sup> Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

<sup>2</sup> Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





# WPA Form 3 – Notice of Intent

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

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## C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3.  Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



# WPA Form 3 – Notice of Intent

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

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## C. Other Applicable Standards and Requirements (cont'd)

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes    No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes    No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes    No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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## D. Additional Information (cont'd)

- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.
  - Landscape Plan: "View Pruning and Native Planting"
  - a. Plan Title landscape plan
  - b. Prepared By c. Signed and Stamped by
  - March 7, 2024 1"=10'
  - d. Final Revision Date e. Scale
  - Project Narrative 3-7-24
  - f. Additional Plan or Document Title g. Date
- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.

## E. Fees

- 1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| 44604                              | 3-11 -2024                        |
| 2. Municipal Check Number          | 3. Check date                     |
| 44605                              | 3-11 -2024                        |
| 4. State Check Number              | 5. Check date                     |
| Lynn                               | Rossetti                          |
| 6. Payor name on check: First Name | 7. Payor name on check: Last Name |



# WPA Form 3 – Notice of Intent

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

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## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

*12 March 2024*

2. Date

3. Signature of Property Owner (if different)

*Charles Wentz*

4. Date

3-12-2024

5. Signature of Representative (if any)

6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

**1. Location of Project:**

5 Depot Lane  
 a. Street Address  
 44605  
 c. Check number

Truro  
 b. City/Town  
 \$42.50  
 d. Fee amount

**2. Applicant Mailing Address:**

Anne Marie  
 a. First Name  
 c. Organization  
 2421 N. Orchard St  
 d. Mailing Address  
 Chicago

Wilkinson  
 b. Last Name



i. Fax Number



Ill 60614  
 Zip Code

**3. Property Owner (if different):**

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
landscaping	1	\$110.00	\$110.00

**Step 5/Total Project Fee:** \$110.00

**Step 6/Fee Payments:**

Total Project Fee:	\$110.00
State share of filing Fee:	\$42.50
City/Town share of filling Fee:	\$67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

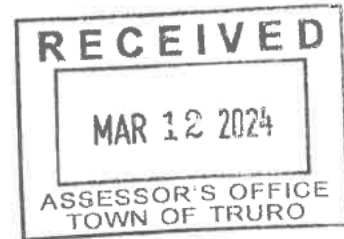
**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



# TOWN OF TRURO

## Assessors Office

### Certified Abutters List Request Form



DATE: 3-12-24

NAME OF APPLICANT: ANNE MARIE WILKINSON

NAME OF AGENT (if any): CHARLES WENTZ

MAILING ADDRESS: 4850 STATE HWY EASTHAM MA 02642

CONTACT: HOME/CELL [REDACTED] EMAIL CHARLESW@Pondera.com

PROPERTY LOCATION: 5 DEPOT LANE  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 45 EXT. \_\_\_\_\_  
(if condominium)

**ABUTTERS LIST NEEDED FOR:** **FEE: \$15.00 per checked item**  
(please check all applicable) (Fee must accompany the application unless other arrangements are made)

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

(Please Specify)

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

#### THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 3/12/2024 Date completed: 3/12/2024  
List completed by: [Signature] Date paid: 3/12/2024 Check # 44603

<sup>1</sup>Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.  
<sup>2</sup>Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.  
<sup>3</sup>Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.  
<sup>4</sup>All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.  
<sup>5</sup>Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



**TRURO ASSESSORS OFFICE**

**PO Box 2012 Truro, MA 02666**

**Telephone: (508) 214-0921**

**Fax: (508) 349-5506**

**Date:** March 12, 2024

**To:** Charles Wentz, Agent for Ann Marie Wilkinson

**From:** Assessors Department

**Certified Abutters List:** 5 Depot Lane (Map 50, Parcel95)

**Conservation Commission**

Attached is a combined list of abutters for 5 Depot Lane.

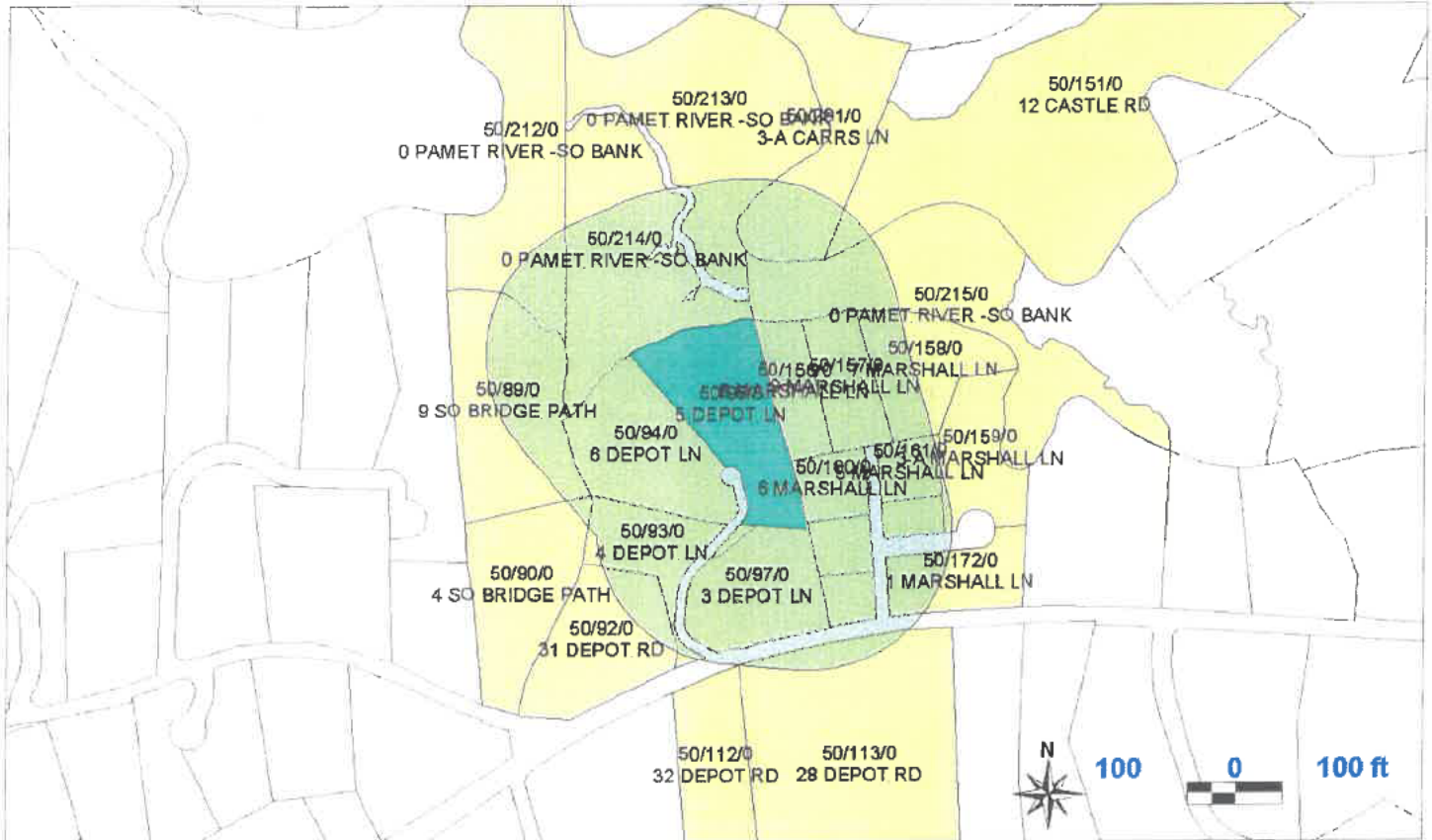
The current owner is A M Wilkinson Declaration of Trust, Ann Marie Wilkinson, Trustee.

The names and addresses of the abutters are as of March 1, 2024 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by

Olga Farrell  
Assessing Clerk

Abutters List Within 300 feet of Parcel 50/95/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2872	50-89-0-R	REDDINGTON DEIRDRI & HANELIN MAYA	9 SO BRIDGE PATH	64 ROCKVIEW ST	JAMAICA PLAIN	MA	02130
2873	50-90-0-R	BARDWELL VIRGINIA A LIFE EST RMNDR: BARDWELL KEVIN C	4 SO BRIDGE PATH	PO BOX 2028	TRURO	MA	02666-2028
2874	50-92-0-R	WILSHIRE VAN H JR & WYNNE RACHEL M	31 DEPOT RD	14 AMICITA AVE	MILL VALLEY	CA	94941
2875	50-93-0-R	MILLER RICHARD C & SHERMAN OREN	4 DEPOT LN	PO BOX 1187	TRURO	MA	02666
2876	50-94-0-R	WYNNE JOHN L REV TR AGRMNT & WYNNE GAIL N REV TR AGRMNT	6 DEPOT LN	634 EDGEWATER DR APT 849	DUNEDIN	FL	34698
2877	50-95-0-R	A M WILKINSON DECLAR OF TRUST TRS: ANNE MARIE WILKINSON	5 DEPOT LN	2421 NORTH ORCHARD ST	CHICAGO	IL	60614
2878	50-97-0-R	DORENKAMP ERICA A & NEELEY GRETCHEN L	3 DEPOT LN	23 OAKLEY RD	WATERTOWN	MA	02472
2892	50-112-0-R	ENDICOTT ANNA M	32 DEPOT RD	409 N PACIFIC COAST HIGHWAY # 562	REDONDO BEACH	CA	90277
2893	50-113-0-R	28 DEPOT ROAD LLC	28 DEPOT RD	PO BOX 718	WELLFLEET	MA	02667
2930	50-151-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	12 CASTLE RD	PO BOX 327	NO TRURO	MA	02652-0327
2935	50-156-0-R	BORAH ANN M LIV TRUST AGREEMNT TRS: BORAH ANN M	8 MARSHALL LN	10 CURT ST	SEEKONK	MA	02771
2936	50-157-0-R	SHELTON LOIS J & ROBIN J	9 MARSHALL LN	34 MAIN STREET PO BOX 124	BRIMFIELD	MA	01010
2937	50-158-0-R	CORRIVEAU ARTHUR J & HORN TIMOTHY D	7 MARSHALL LN	PO BOX 253	TRURO	MA	02666
2938	50-159-0-R	CORRIVEAU ARTHUR J & HORN TIMOTHY D	3-A MARSHALL LN	PO BOX 253	TRURO	MA	02666
2939	50-160-0-R	BRAWLEY RANDI P C/O RANDI P BRAWLEY LIFE ESTAT	6 MARSHALL LN	PO BOX 1107	TRURO	MA	02666

*Handwritten signature:* RWC 3/12/2024

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2940	50-161-0-R	KEAN ELIZABETH B LIFE ESTATE RMNDR: ROBT KEAN, ELIZ JACKSON	5 MARSHALL LN	PO BOX 671	TRURO	MA	02666
2941	50-162-0-R	CAMPBELL SUSAN E LIFE ESTATE RMNDR: CAMPBELL IRREV TRUST	4 MARSHALL LN	11 SUMMIT AVE	SCITUATE	MA	02066
2942	50-163-0-R	BALL JAMES ANDREW & ANNETTE	3 MARSHALL LN	5 AVALON COURT	LOUDENVILLE	NY	12211
2950	50-171-0-R	2 MARSHALL LANE REALTY TRUST TRS: PARKER E PETER & KAREN L	2 MARSHALL LN	174 WALDEN ST	CONCORD	MA	01742
2951	50-172-0-R	COLLINS TIMOTHY	1 MARSHALL LN	PO BOX 905	TRURO	MA	02666
2981	50-212-0-R	MOREA CRAIG H & ERIC L	0 PAMET RIVER -SO BANK	PO BOX 805	TRURO	MA	02666-0605
2982	50-213-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	0 PAMET RIVER -SO BANK	PO BOX 327	NO TRURO	MA	02652-0327
2983	50-214-0-R	JOSEPH FRANK	0 PAMET RIVER -SO BANK	C/O PERRY STEPHEN PO BOX 1016	TRURO	MA	02666-1016
2984	50-215-0-R	MAWHINNEY DEBORAH P	0 PAMET RIVER -SO BANK	11 BIRD LN	RYE	NY	10580
6428	50-291-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	3-A CARRS LN	PO BOX 327	NO TRURO	MA	02652-0327

*Handwritten signature: JWR 3/12/2024*



## Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or  
Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40). In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

A. A Notice of Intent was filed with the Truro Conservation Commission on March 12, 2024 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

B. The name of the applicant is: Anne Marie Wilkinson.

C. The address of the land where the activity is proposed is: 5 Depot Lane, map 50 parcel 95-0.

D. Copies of the Notice of Intent may be examined or obtained at the office of the Truro Conservation Commission, located at 24 Town Hall Rd, Truro. The regular business hours of the Commission are M-F, 8 AM- 4 PM, and the Commission may be reached at 508-349-7004.

E. Copies of the Notice of Intent may be obtained from the applicant or Charles Wentz representative by calling 508-237-2901, Representative. An administrative fee may be applied for providing copies of the NOI and plans.

F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Truro Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Provincetown Independent.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

Wilkinson Residence, 5 Depot Lane, Truro, MA

March 7, 2024

## NARRATIVE FOR THE PROPOSED LANDSCAPE PLAN

Refer to the Landscape Plan of March 7, 2024

“Tree Work and Native Planting”.

**Existing Landscape Conditions:** The residential lot has a house partially within 100’ of the Coastal Bank and within 200’ from the edge of Pamet River. The soil on the lot is probably a loam sand mix, and is stable with no apparent erosion. There is a slope to the rear of the house and the house is slightly over 100 feet from the river. The lot is well vegetated as a wooded area and the area around the house has been kept relatively natural.

**Work Area:** The majority of the proposed work to be done is between 75’ and 120’ from the edge of the river, and near the top of the coastal bank.

**Proposed Landscape Project:** There will be little to no disturbance to the soil. Tree work is proposed and mitigation plantings will be installed using native plants. Part of the tree work is intended to restore the view areas since the trees have grown. Erosion should not be a problem and it does not seem necessary to install a straw waddle or silt fence. Much of the topography is fairly flat in the work area. Bartlett Tree Experts will do the tree work and Ponderosa Landscaping will do the planting.

The proposed tree removals are marked with orange ribbon and trees to be pruned are marked with yellow ribbon.

Tree work, right rear of house: Remove 2 Pitch Pines from the right rear of the house that are close to the house, in danger of hitting the house and should be removed for safety reasons. There are 2 dead Pitch Pines and a fallen branch to the right rear of the house for removal. The resulting logs will be cut up and left to naturally decay. This will give the forest added habitat for animals including insects and lizards, for example. The rotting organic matter will supplement the soil. It is proposed to remove dead wood from selected Pitch Pines at the right rear of the house, removing dead and diseased branches up to about 20’ off the ground to help open the view corridor. Lateral prune 1 Oak tree as marked. There is a clump of 4 Oak seedlings, 1”-2” caliper for removal. This will allow for future growing space for the nearby existing Oak, 5”-8” caliper.

Tree work at the rear of the house: It is proposed to do lateral pruning and crown reduction of three trees off the rear of the house to allow for a view corridor. The trees will be pruned to allow for good future growth and form.

Tree work to the left rear of the house: There is a potential view corridor to the left rear of the house. It is proposed to reduce the canopy of selected trees by a staggered height of about 3’-5’, and do some lateral pruning of branches for selected trees as marked. There is a Black Locust tree, ~3” caliper, and 2 Pitch Pines, ~4”-5” caliper, for removal. The two pines are fairly close to the house. This work will allow for a view corridor.

Tree work, in front of house: Remove dead Oak tree, a hazard near the front walkway.

Overall the lot is very well vegetated with trees. The proposed tree work will help with the view areas and will not adversely affect the environment or wildlife habitat. The tree removal and pruning will allow more sunlight to go to the base of the wooded and increase vegetation growth for soil stability and wildlife habitat. The roots of the trees will not be removed to avoid soil disturbance. The goal of the proposed work for the project is to perform the work with little environmental impact, and to restore the site with additional native vegetation.

**Mitigation and vegetation restoration, Performance Standards Analysis:** Install a total of 26 native plants approximately per plan. The plants will be pocket planted with organic material. The quantities, sizes, and approximate locations of the proposed plants is shown on the landscape plan. The plant list includes planting to mitigate the removed and pruned trees, to add to the wildlife habitat, and help sustain the carbon fixation. The native plants proposed to be planted between 70' and 90' from the edge of the river will be equivalent to about 300 square feet of growth after 5 to 7 years. The quantity of native plants installed represents about a 1:4 ratio of removed plants to added shrubs. The work will be done with as little disturbance to the area as is practical and add native plantings to restore the site.

**General Sequence of Work and Management:** It is proposed to start the project in the Spring or Fall of 2024, weather permitting. Tree work will not be done during the bird nesting period. Plants can be installed soon after construction is completed. Temporary drip irrigation will be installed for plant health and survival of the new plants. Some selective hand watering may be done as needed.

**Work Construction Protocol:** The contractor will inform the Conservation Agent prior to work commencing and, if needed, will meet on site to review the project. Care will be taken to do minimal environmental impact to the site.

**Alternative Analysis and Projections:** There seems to be few alternatives to the project. The project has allowed for mitigation and restoration of the lot using native species inside the buffer zone. The environmental benefits of the proposed mitigation planting of native plants will benefit the stability of the soil, improve water filtration through plant root systems, and benefit the wildlife habitat. The wooded area will have increased under story plants as and there will be more light penetrating the forest for the growth of lower plants.

NATIVE PLANT-KEY MITIGATION			
Symbol	Quantity	Name	Size
	11	Myrica pensylvanica Bayberry	#3
	5	Vaccinium corymbosum Highbush Blueberry	#3
	10	Vaccinium angustifolium Lowbush Blueberry	#2
Mitigate with 26 native shrubs, approx. locations			

**GENERAL PLANT MAINTENANCE AND ENVIRONMENTAL BENEFITS:**

Install temporary irrigation for the plants or water them by hand. After three growing seasons we would expect about a 90% survival rate.

The added shrubs would supply about 300 square feet of vegetative coverage after 5-7 years of growth for wildlife habitat and add to the root system of the forest for soil retention and water filtration.

**Existing Trees, approx locations, and approximate calliper sizes**

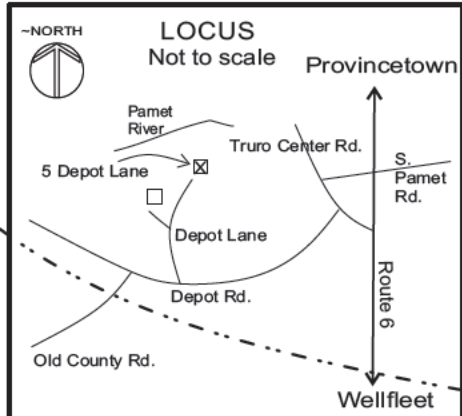
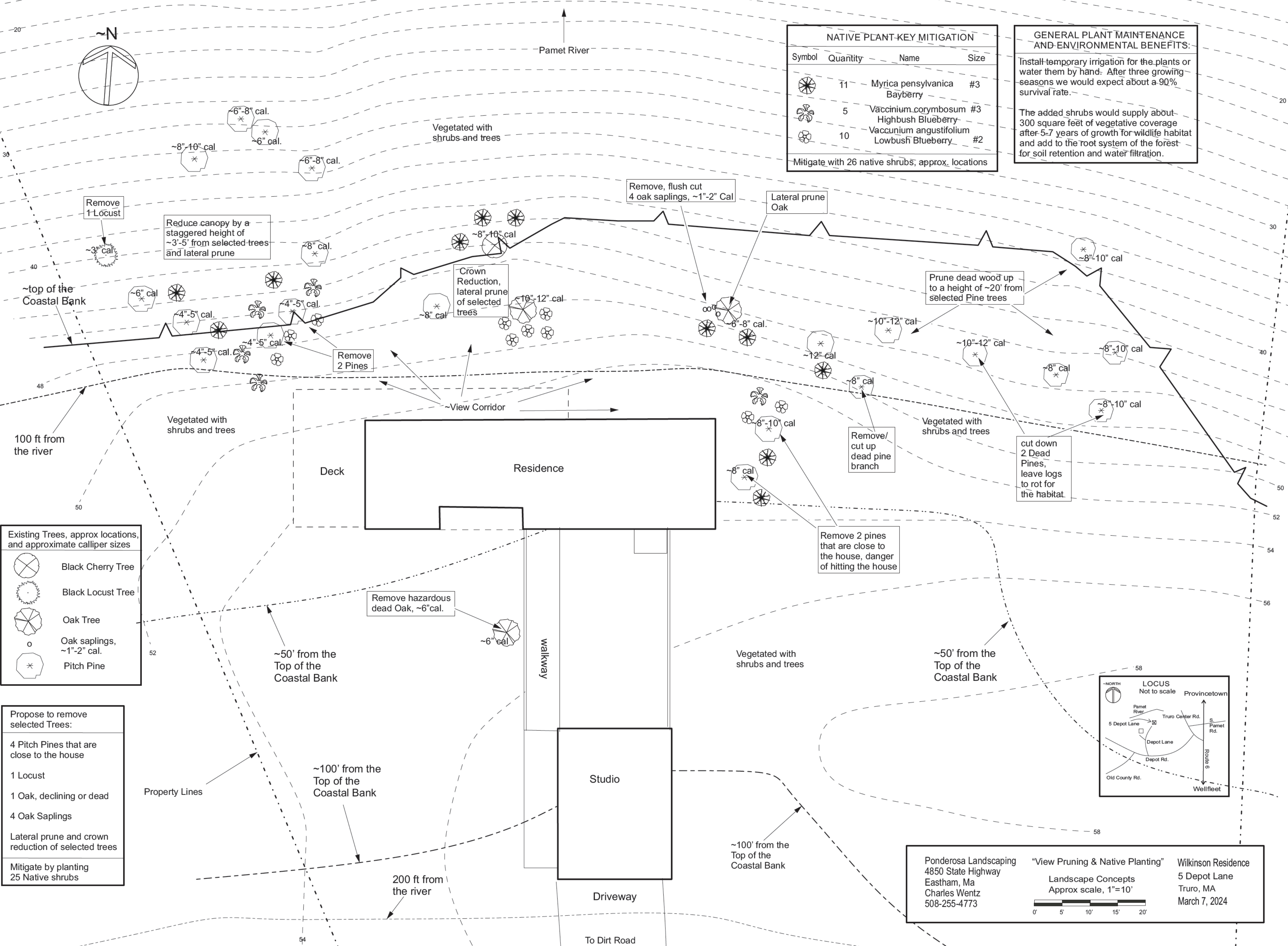
	Black Cherry Tree
	Black Locust Tree
	Oak Tree
	Oak saplings, ~1"-2" cal.
	Pitch Pine

**Propose to remove selected Trees:**

- 4 Pitch Pines that are close to the house
- 1 Locust
- 1 Oak, declining or dead
- 4 Oak Saplings

Lateral prune and crown reduction of selected trees

Mitigate by planting 25 Native shrubs



Ponderosa Landscaping  
4850 State Highway  
Eastham, Ma  
Charles Wentz  
508-255-4773

"View Pruning & Native Planting"

Wilkinson Residence  
5 Depot Lane  
Truro, MA  
March 7, 2024

Landscape Concepts  
Approx scale, 1"=10'

## Christopher R. Lucy

Phone (508) 349-1810  
Email [homely1@comcast.net](mailto:homely1@comcast.net)

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

11 Old County Road, Map 50, Parcel 237

To Conscom members

The proposal before you is to remove and trim the trees and vegetation in the buffer zone to Mill Pond, The area will benefit the applicant Joe Robbat over the property owned by Eric Bingham.

With assistance from the conservation agent, a phased approach is being proposed.

The first phase is what is before you, to remove any trees over 20' tall in the flagged area within the buffer zone. The site visit will have green flags as the edge of the work zone and the pink flags represent examples of the trees to be removed. Looking quickly, the pines to the north and south define the area. The trees between the pines, mostly oaks and cherry, are to be removed. The trees will be cut flush with the ground and all removed by hand, chipped and taken away. No machinery in the area.

The second phase, represented at a later time by an additional new NOI, would review the area and again, with guidance from the conservation agent, additional trimming may be requested but will be determined at that time.

The third phase would be a final planting of the area with in kind plantings to replenish the area with wetlands growth, again, with guidance from the conservation agent.

Conservation Commission  
TOWN OF TRURO  
MAR 13 2021



Conservation Commission  
TOWN OF TRURO  
MAR 13 2023

PLAN BOOK 406 PAGE 4

PHILIP A. & LINDA HERMAN  
LAND COURT PLAN 18016C  
CERTIFICATE OF TITLE NO. 183310  
ASSESSOR'S MAP 50 PARCEL 280

L.C.	PLAN 18422A - MIDDLE LINE
L1	R = 94.51' A = 20.91'
L2	N 87° 31' 43" E 71.65'
L3	R = 124.50' A = 40.98'
L4	N 77° 07' 35" E 90.44'
L5	R = 121.31' A = 32.21'
L6	S 87° 19' 51" E 45.62'

LOT 1  
AREA = 52,794± SQ. FT.  
(1.212± ACRES)  
WETLAND AREA = 20,645± SQ. FT.  
MILL POND  
VARIOUS OWNERS

THE PAMET REALTY TRUST  
LAND COURT PLAN 18082A  
CERTIFICATE OF TITLE NO. 173148  
510 50 DEPOT ROAD  
ASSESSOR'S MAP 50 PARCEL 32

LOT 2  
AREA = 107,825± SQ. FT.  
(2.475± ACRES)  
WETLAND AREA = 1,700± SQ. FT.

NOTE: ALL DIMENSIONS BUILDING SETBACK LINE.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

NOTE: ( ) DIMENSIONS RECORD INFORMATION.

NOTE:  
- 11 OLD COUNTY ROAD  
ASSESSOR'S MAP 50 PARCEL 237  
- 50 DEPOT ROAD  
ASSESSOR'S MAP 50 PARCEL 30  
- 50 DEPOT ROAD  
ASSESSOR'S MAP 50 PARCEL 34

50, 52 DEPOT ROAD  
REFERENCE: LAND COURT PLAN 18422A  
CERTIFICATE OF TITLE NO. 172448  
DEED BOOK 2796 PAGE 8

11 OLD COUNTY ROAD  
REFERENCE: PLAN BOOK 309 PAGE 37  
PLAN BOOK 406 PAGE 4  
DEED BOOK 3027 PAGE 114  
DEED BOOK 1584 PAGE 77



PLAN OF LAND  
IN  
TRURO  
AS SURVEYED FOR  
PAMET ASSET TRUST &  
THE PAMET REALTY TRUST

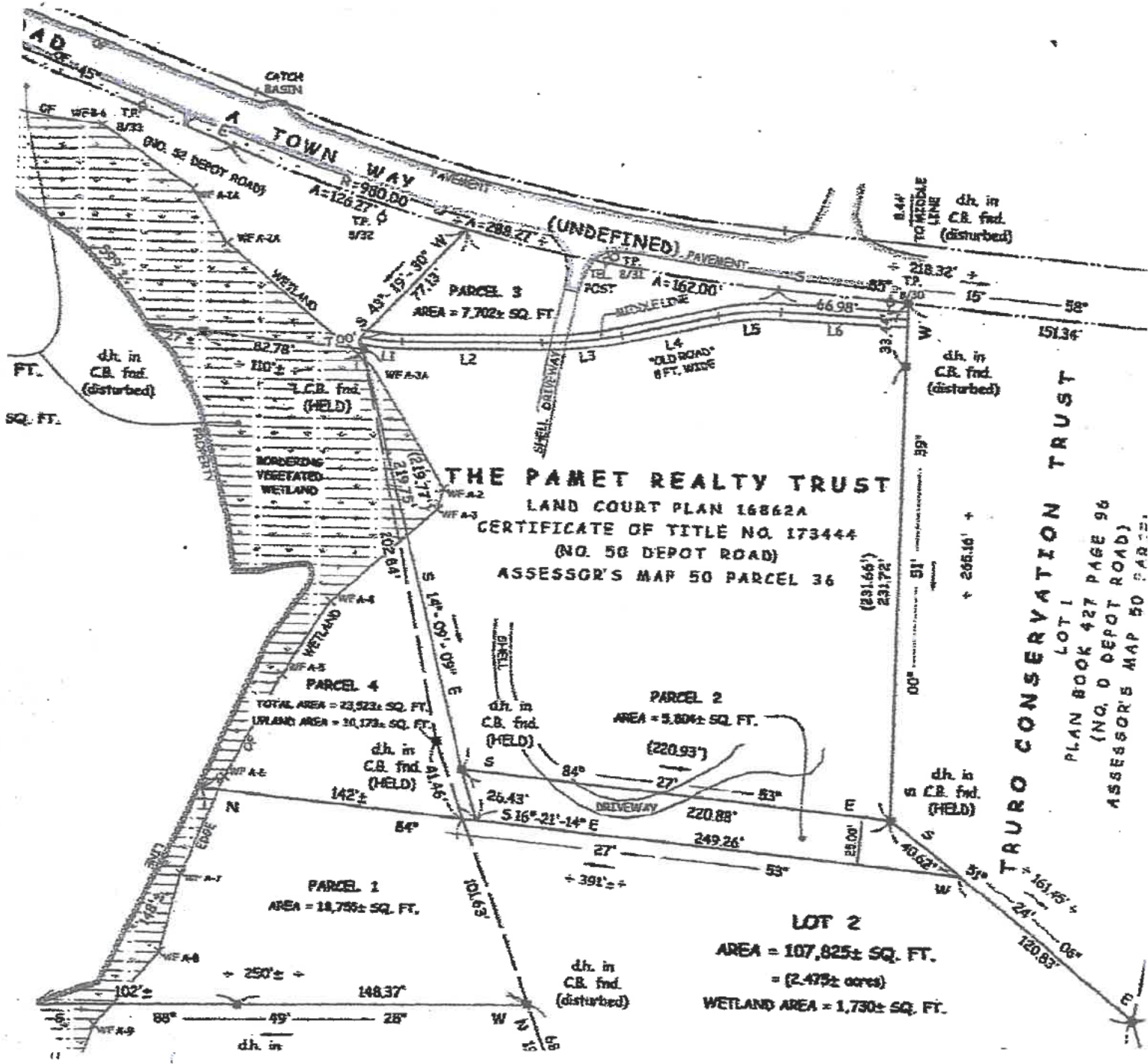
SCALE: 1 IN. = 50 FT.      SEPTEMBER, 2023  
WILLIAM N. ROGERS  
PROFESSIONAL  
CIVIL ENGINEERS & LAND SURVEYORS  
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.  
508.487.3565 / 508.487.2909 FAX

NOTE:  
- PARCEL 4 IS TO BE CONVEYED WITH 52 DEPOT ROAD TO FORM LOT 1.  
- LOT 1 IS TO BE CONVEYED TO THE TRURO CONSERVATION TRUST.  
- PARCEL 1 IS TO BE CONVEYED WITH 11 OLD COUNTY ROAD TO FORM LOT 2.  
- PARCEL 2 & 3 ARE TO BE CONVEYED WITH 50 DEPOT ROAD.

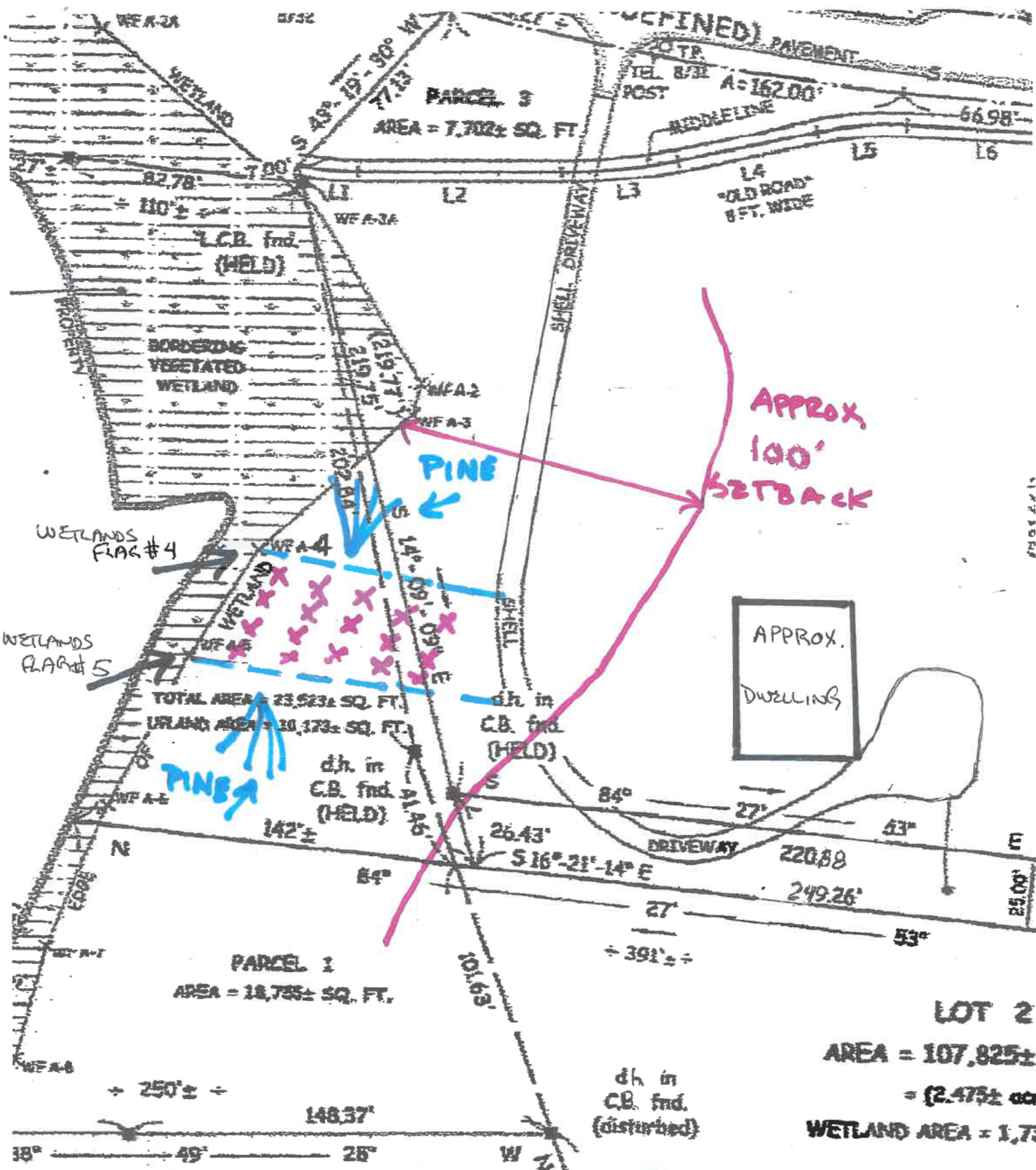
LEGEND:  
D.M. = DEATHWASH MANHOLE  
R.H. = RAINHOLE  
S.M. = SEWER MANHOLE  
W. = WATER GATE  
U. = UTILITY POLE  
U.G. = UNDERGROUND  
L.P. = LIQUID PROPANE







ZOOMED  
IN



PINK - TO BE REMOVED  
GREEN - EDGE OF  
CORRIDOR



# USGS BINGHAM1

NHESP Estimated Habitats of Rare  
Wildlife



NHESP Priority Habitats of Rare Species

Map Features for Imagery



**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

March 8, 2024

Truro Conservation Commission  
24 Town Hall Road  
Truro, MA 02666

Conservation Commission  
TOWN OF TRURO

MAR 13 2024

RE: 15 Avocet Road  
DEP File #SE 075-1194

Dear Commissioners;

Enclosed for your review please find the following plans:

- Summers-Bloom Residence 15 Avocet Road Truro MA, Wood Landing Connection, By Peter McDonald Architect, LLC and dated: 3/4/24
- ~15 Avocet Road~ Proposed Site Plan of Land in Truro, MA Prepared for Richard F Summers and Ronnie L. Bloom, dated December 12, 2023 and revised March 7, 2024 for Deck and Entrance Landing

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

Field Change #1 – Replacement of the existing timber sand filled landings with wood framed landings.

The existing timber sand filled landings providing access to the front door are topped with bricks that are sinking and were installed such that they are not properly flashed to the house. As a result, the existing landings are trapping moisture dirt and leaves against the house which in turn is rotting the existing trim and siding. Removing the existing timber sand filled landings is proposed so the current arrangement can be replaced with the typical wood frame landings and steps shown on the attached plans.


Field Change #2 – Reduction in Size of Deck within the existing brick patio

The proposed deck that was approved over an existing brick patio will be reduced in size by 34 square feet. Please refer to the enclosed plans for details.

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.

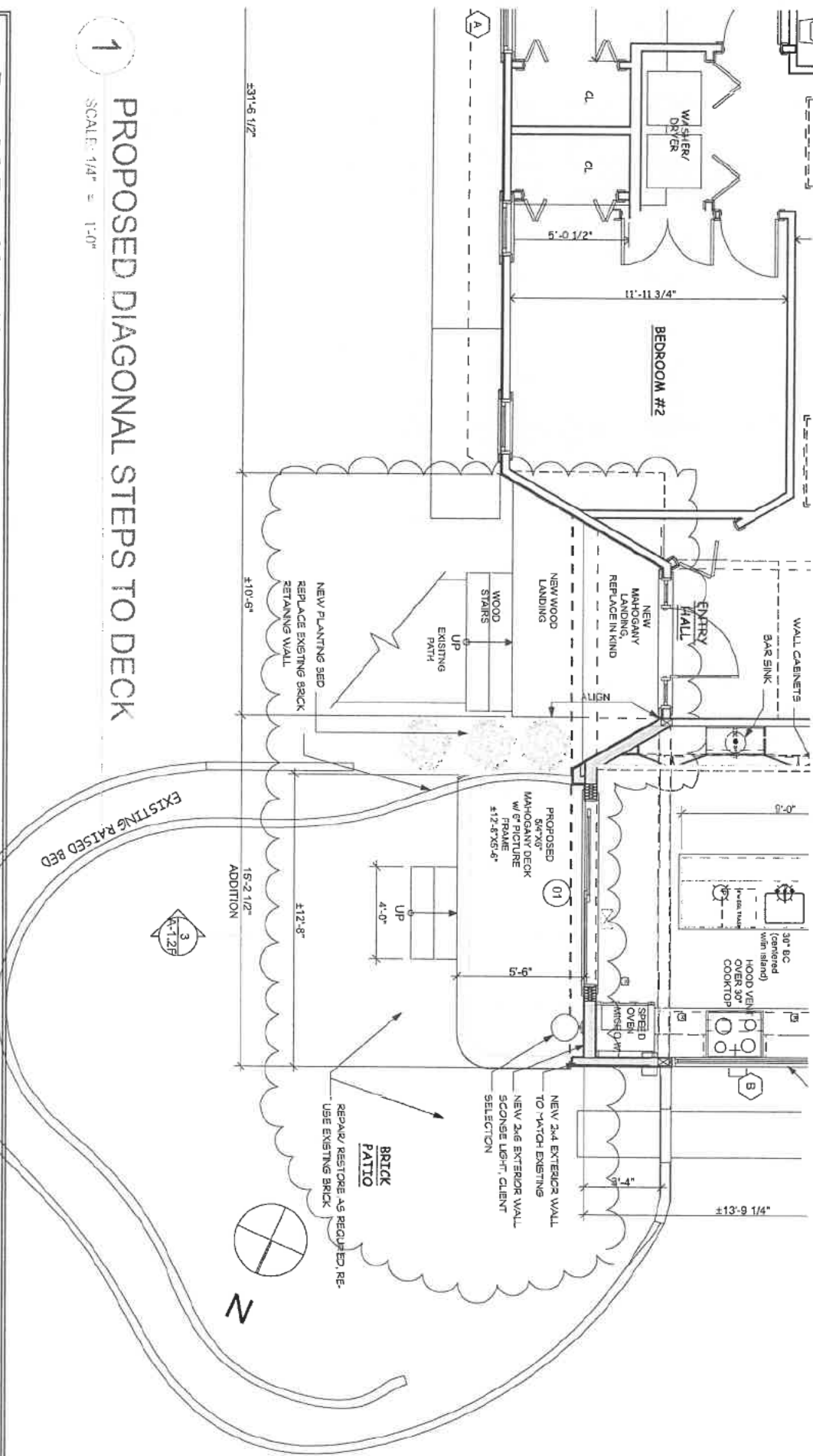
Sincerely,

**Schofield Brothers of Cape Cod**



Laura Schofield, RS, SE  
Project Manager

cc: Richard F Summers and Ronnie L. Bloom  
Chris Dio, Cape Associates



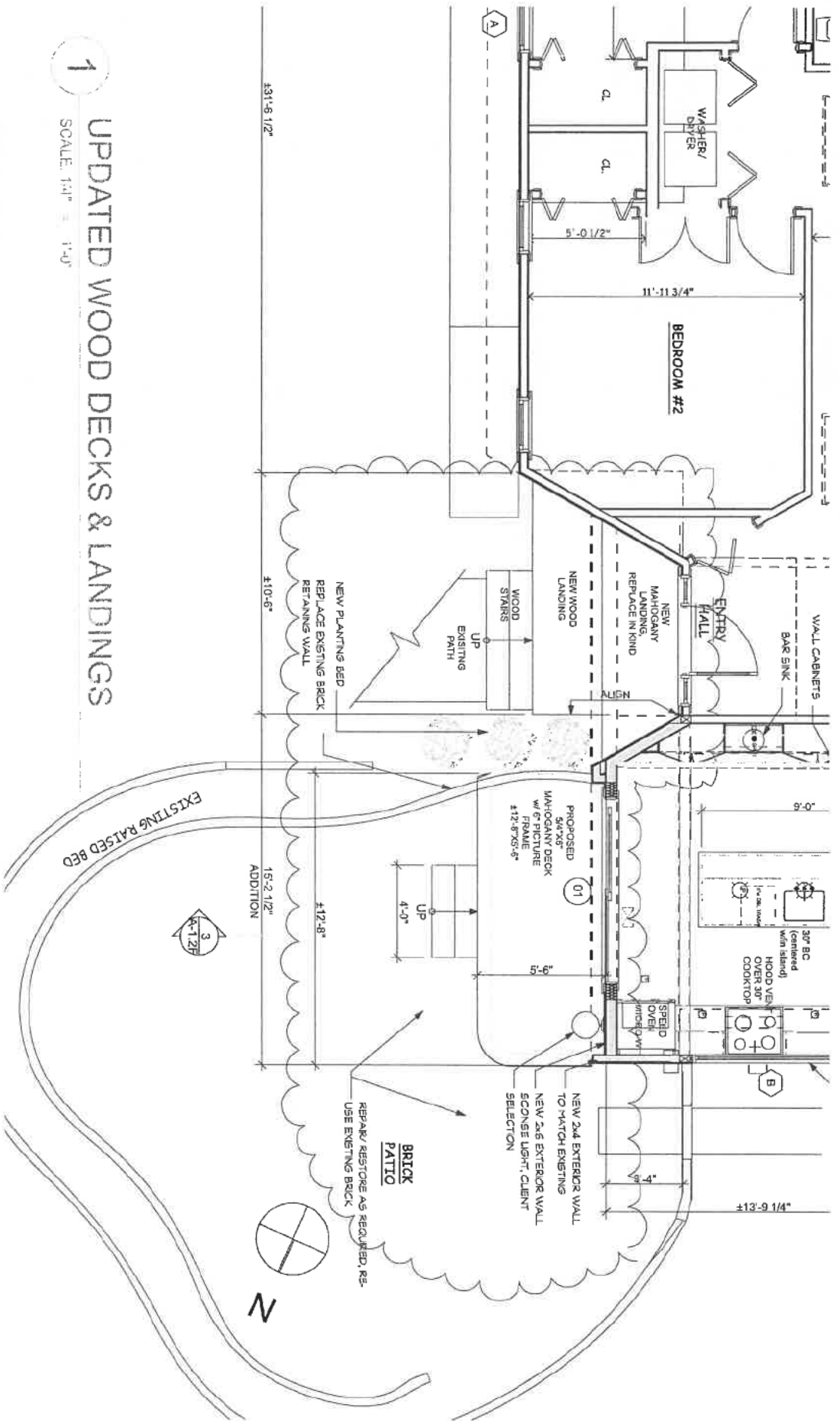
**1** PROPOSED DIAGONAL STEPS TO DECK

SCALE: 1/4" = 1'-0"

Peter McDonald Architect, LLC  
 PO Box 888  
 North Eastham, Massachusetts 02651  
 phone: 508-240-0843

Summers-Bloom Residence  
 15 Avocet Rd.  
 Turo MA

Wood Landing Connection  
 3/4/24  
 DSK -02A



1

UPDATED WOOD DECKS & LANDINGS

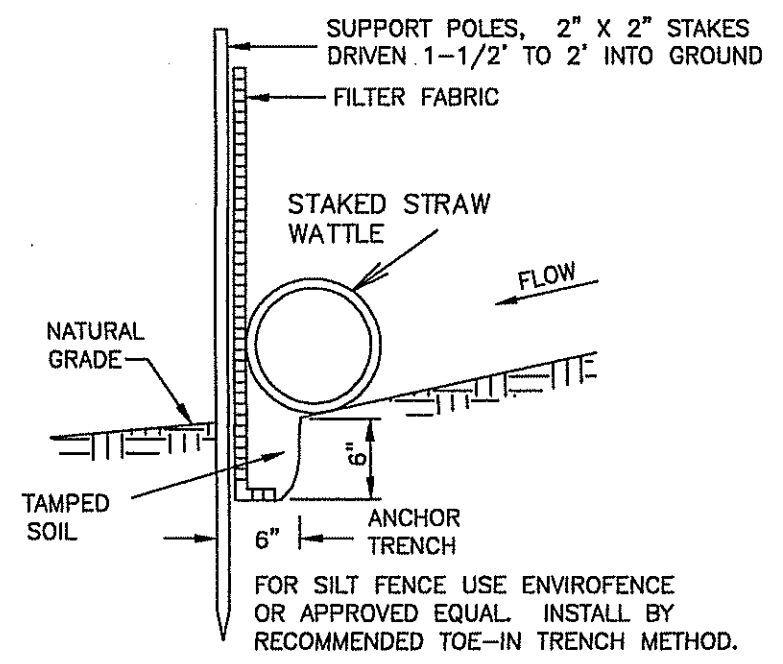
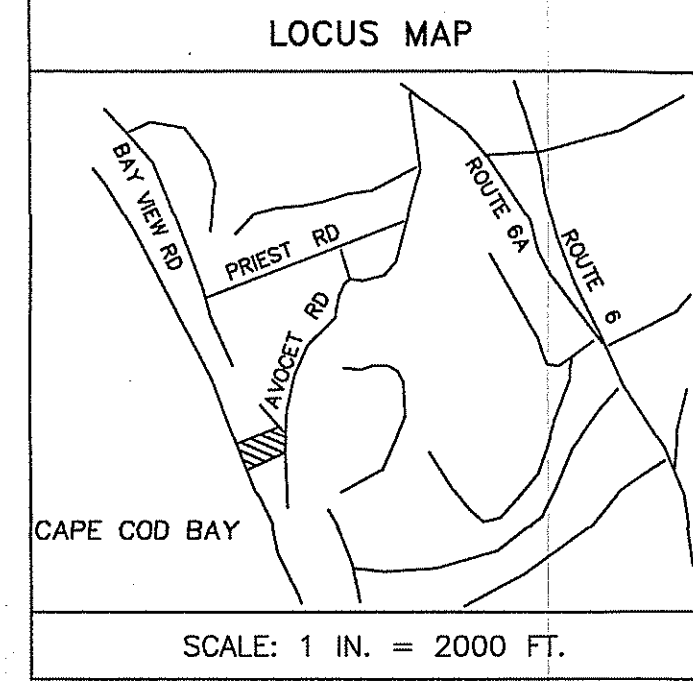
SCALE: 1/4" = 1'-0"

Peter McDonald Architect, LLC  
 PO Box 888  
 North Eastham, Massachusetts 02651  
 phone: 508-240-0843

Summers-Bloom Residence  
 15 Avocet Rd.  
 Truro MA

Revised Entry Steps & Deck  
 3/4/24  
 DSK-3.1





**SILT FENCE SEDIMENT BARRIER DETAIL**  
(NO SCALE)

**NOTES**

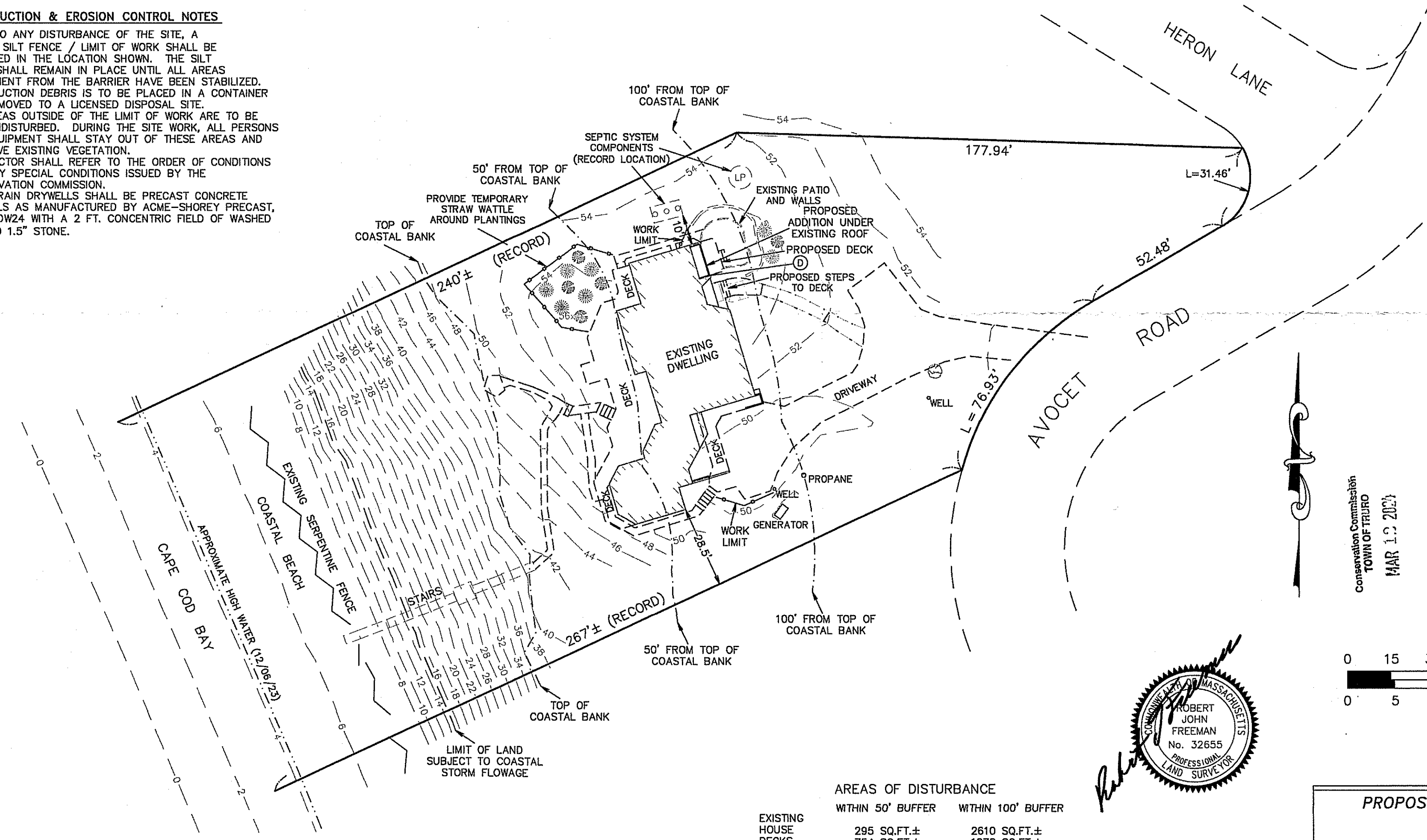
- 1.) THE LOWER PORTION OF THE COASTAL BANK FALLS WITHIN FLOOD ZONE VE (EL 15 FEET) FLOOD INSURANCE RATE MAP 25001C 0139J
- 2.) AS MUCH AS POSSIBLE, CARE SHALL BE TAKEN TO AVOID UNNECESSARY DISRUPTION TO EXISTING VEGETATION.

**CONSTRUCTION & EROSION CONTROL NOTES**

1. PRIOR TO ANY DISTURBANCE OF THE SITE, A STAKED SILT FENCE / LIMIT OF WORK SHALL BE INSTALLED IN THE LOCATION SHOWN. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIER HAVE BEEN STABILIZED.
2. CONSTRUCTION DEBRIS IS TO BE PLACED IN A CONTAINER AND REMOVED TO A LICENSED DISPOSAL SITE.
3. ALL AREAS OUTSIDE OF THE LIMIT OF WORK ARE TO BE LEFT UNDISTURBED. DURING THE SITE WORK, ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS AND PRESERVE EXISTING VEGETATION.
4. CONTRACTOR SHALL REFER TO THE ORDER OF CONDITIONS AND ANY SPECIAL CONDITIONS ISSUED BY THE CONSERVATION COMMISSION.
5. ROOF DRAIN DRYWELLS SHALL BE PRECAST CONCRETE DRYWELLS AS MANUFACTURED BY ACME-SHOREY PRECAST, MODEL DW24 WITH A 2 FT. CONCENTRIC FIELD OF WASHED 3/4" TO 1.5" STONE.

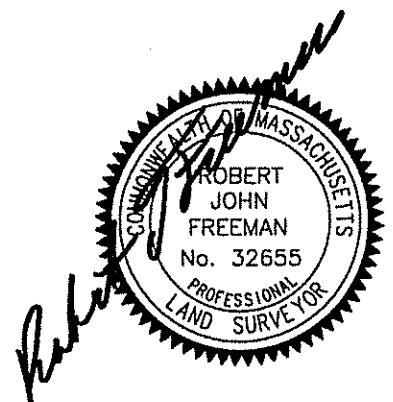
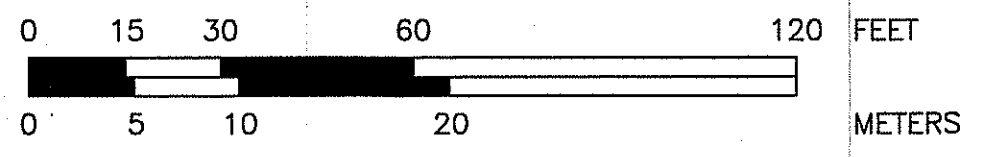
**PROJECT DATA**

- 1: ASSESSOR'S MAP 39 - PARCEL 222
- 2: OWNERS OF RECORD: RICHARD F. SUMMERS AND RONNIE L. BLOOM
- 3: REFERENCE: LAND COURT CERT. 206624, LAND COURT PLAN 34915-C
- 4: ZONING CLASSIFICATION: RESIDENTIAL DISTRICT
- 5: LOT AREA: 44,390± SQ.FT. TO APPROXIMATE MHW, 29,390± SQ.FT. TO TOP OF COASTAL BANK



**LEGEND**

(D)	PROPOSED DRYWELL
(LP)	EXISTING LEACH PIT



**NATIVE PLANTINGS**

NUMBER (MINIMUM)	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
7		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4' - 6' TALL	8'-10' O.C.
5		JUNIPERUS COMMUNIS	PASTURE JUNIPER	1 GALLON	4'-5- O.C.

**AREAS OF DISTURBANCE**

	WITHIN 50' BUFFER	WITHIN 100' BUFFER
EXISTING HOUSE	295 SQ.FT.±	2610 SQ.FT.±
EXISTING DECKS	754 SQ.FT.±	1278 SQ.FT.±
EXISTING WALKS	375 SQ.FT.±	712 SQ.FT.±
EXISTING DRIVEWAY	0 SQ.FT.±	650 SQ.FT.±
EXISTING PATIO	0 SQ.FT.±	214 SQ.FT.±
TOTAL	1424 SQ.FT.±	5464 SQ.FT.±
PROPOSED HOUSE	295 SQ.FT.±	2652 SQ.FT.±
PROPOSED DECKS	754 SQ.FT.±	1345 SQ.FT.±
PROPOSED WALKS	375 SQ.FT.±	649 SQ.FT.±
PROPOSED DRIVEWAY	0 SQ.FT.±	650 SQ.FT.±
PROPOSED PATIO	0 SQ.FT.±	177 SQ.FT.±
TOTAL	1424 SQ.FT.±	5473 SQ.FT.±

~ 15 AVOCET ROAD ~

**PROPOSED SITE PLAN OF LAND IN TRURO, MA**

PREPARED FOR:  
RICHARD F. SUMMERS AND RONNIE L. BLOOM

SCALE: 1" = 30' DATE: DECEMBER 12, 2023

SCHOFIELD BROTHERS OF CAPE COD  
PROFESSIONAL LAND SURVEYING AND ENVIRONMENTAL PERMITTING  
P.O. BOX 101, 161 CRANBERRY HIGHWAY, ORLEANS, MA 02653  
TEL. NO. 508-255-2098 FAX NO. 508-240-1215

REVISED: MARCH 7, 2024  
DECK AND ENTRANCE LANDING

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 attached to 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

30 day extension

#### ADMINISTRATIVE REVIEW (AR) PERMITS

...within any inland or coastal wetland resource.  
...n.  
...or clear cutting.  
...al is demonstrated to be necessary, e.g., to protect  
...safety, traffic visibility, etc.  
...ed, i.e., an area to be planted with native species of trees  
...be tagged for inspection.  
...nery is required or proposed.  
**Projects:**  
...any wetland resource except for minimal projects with the  
...tion Agent.  
...struction 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.

*Chly*                      2/18/24  
(Signature of Applicant)      (Date)

FOR OFFICE USE ONLY:  
Agent's Comments #1 & #8 should be discussed  
Rest are OK for AR

Site Inspection Date: 2/28/24 Application Approved:  Yes  No

Conservation Commission Review: Meeting Date: 3/4/2024 Permit Approved:  Yes  No  
Conditions: All approved

Signature of Commission Chair or Agent: C Warren                      Date: 3/5/2024



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 be 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:

on within any inland or coastal wetland resource.  
ion.  
nd or clear cutting.  
oval is demonstrated to be necessary, e.g., to protect  
lic safety, traffic visibility, etc.  
ired, i.e., an area to be planted with native species of trees

be tagged for inspection.  
achinery is required or proposed.

#### on Projects:

any wetland resource except for minimal projects with the  
ation Agent.  
struction is more than 50' from the edge of resource area.  
achinery is required or proposed.

re 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.

60-day extension request

- 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.**
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- 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 Goulet      2/16/24  
 (Signature of Applicant)      (Date)

**FOR 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: 3/4/2024 Permit Approved:  Yes  No  
 Conditions: \_\_\_\_\_

Signature of Commission Chair or Agent: C. Warren Date: 3/5/2024

MAR 08 2024

PERMIT # 2024-08



# TOWN OF TRURO

## Conservation Commission

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

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Gordon Peabody, Safe Harbor Telephone: (508) 237-3724

Email address: gordonpeabody@gmail.com

Owner Name: Cape View Holding LLC, MGR Shannon Wu Telephone: [REDACTED]

(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: 21 Crestview Circle Map: 42 Parcel: 39

Description of proposed work: Limited Coastal Bank Native planting. 500 stems Beach Grass, 6 Bayberry, and 6 Rosa Virginiana. Native seeding: 1lbs Coastal Wavy Grass; 1/2 lbs Seaside Golden Rod.

Proximity to Resource Areas: Surface of Coastal Bank

### 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

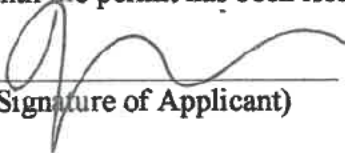
#### Procedure:

- The fee shall be submitted with the Administrative Review Application.
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- 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.

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3/8/24  
 (Signature of Applicant)                      (Date)

FOR OFFICE USE ONLY:  
 Agent's Comments \_\_\_\_\_

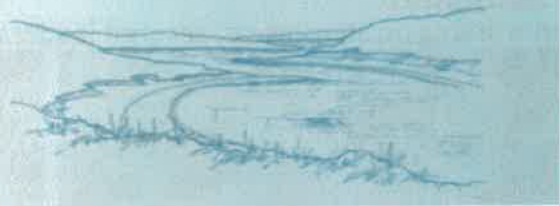
Site Inspection Date: 3/27/24 Application Approved:  Yes  No

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

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

# SAFE HARBOR

ENVIRONMENTAL MANAGEMENT  
HABITAT RESTORATION



## Administrative Review - Limited Coastal Bank Planting

Date: March 8, 2024

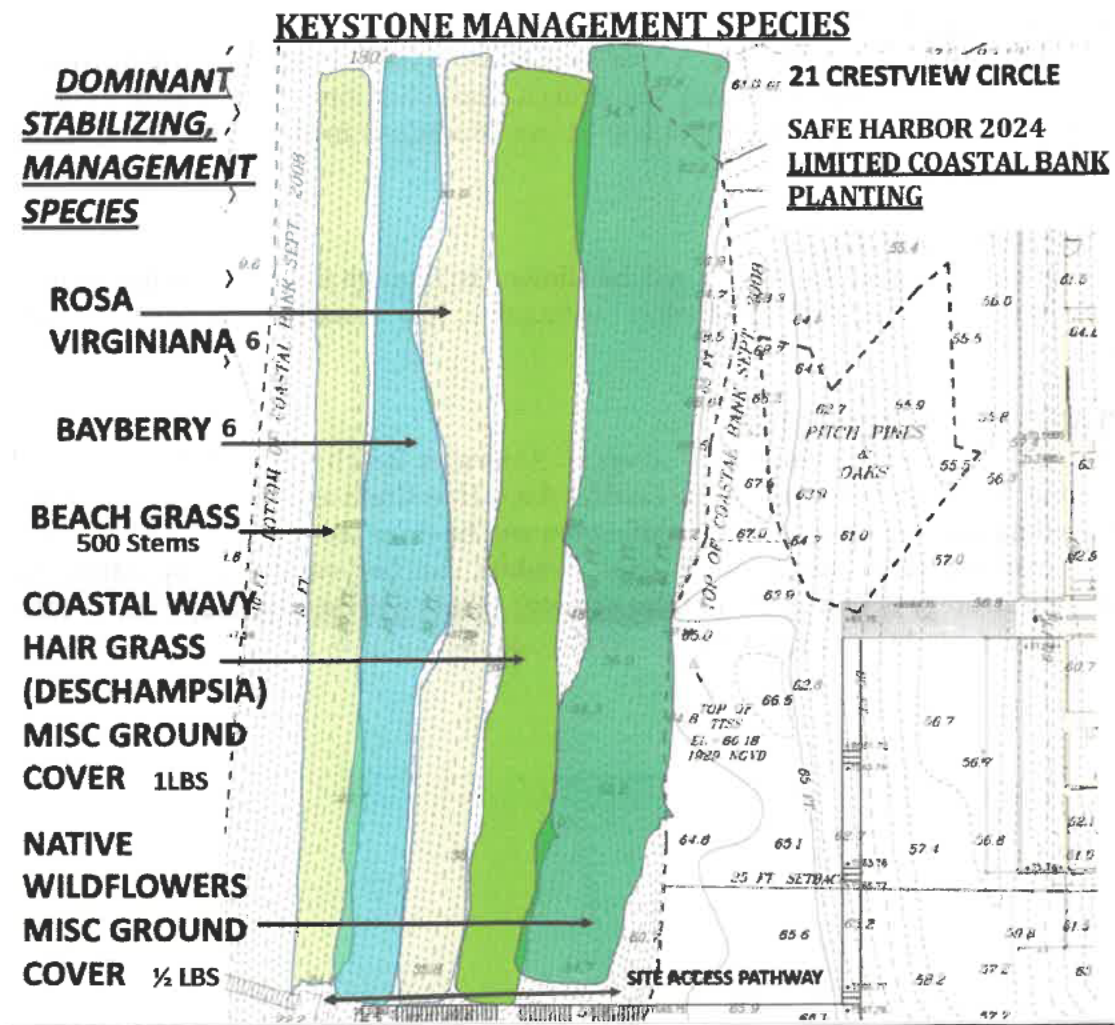
To: Truro Conservation Commission

From: Gordon Peabody, Safe Harbor Environmental, [gordonpeabody@gmail.com](mailto:gordonpeabody@gmail.com)

Office: 95 Commercial St. Room 211, Wellfleet, MA, 02667

Mail: P.O. Box 880, Wellfleet, MA, 02667 Phone: 508-237-3724

RE: 21 Crestview Circle - Map 42 - Parcel 39



## **METHODOLOGY**

When working on steep areas, secured ladders protect sites prone to erosion.



Images by G. Peabody. Using properly secured ladders protects the project.

## **STABILIZATION SYSTEM**

Safe Harbor studies and models native vegetation systems, which provide maximum performance under characteristically stressful coastal conditions. Diverse native vegetation systems are used throughout, from lower stress conditions in the upper areas, to higher stress conditions in the lower areas.

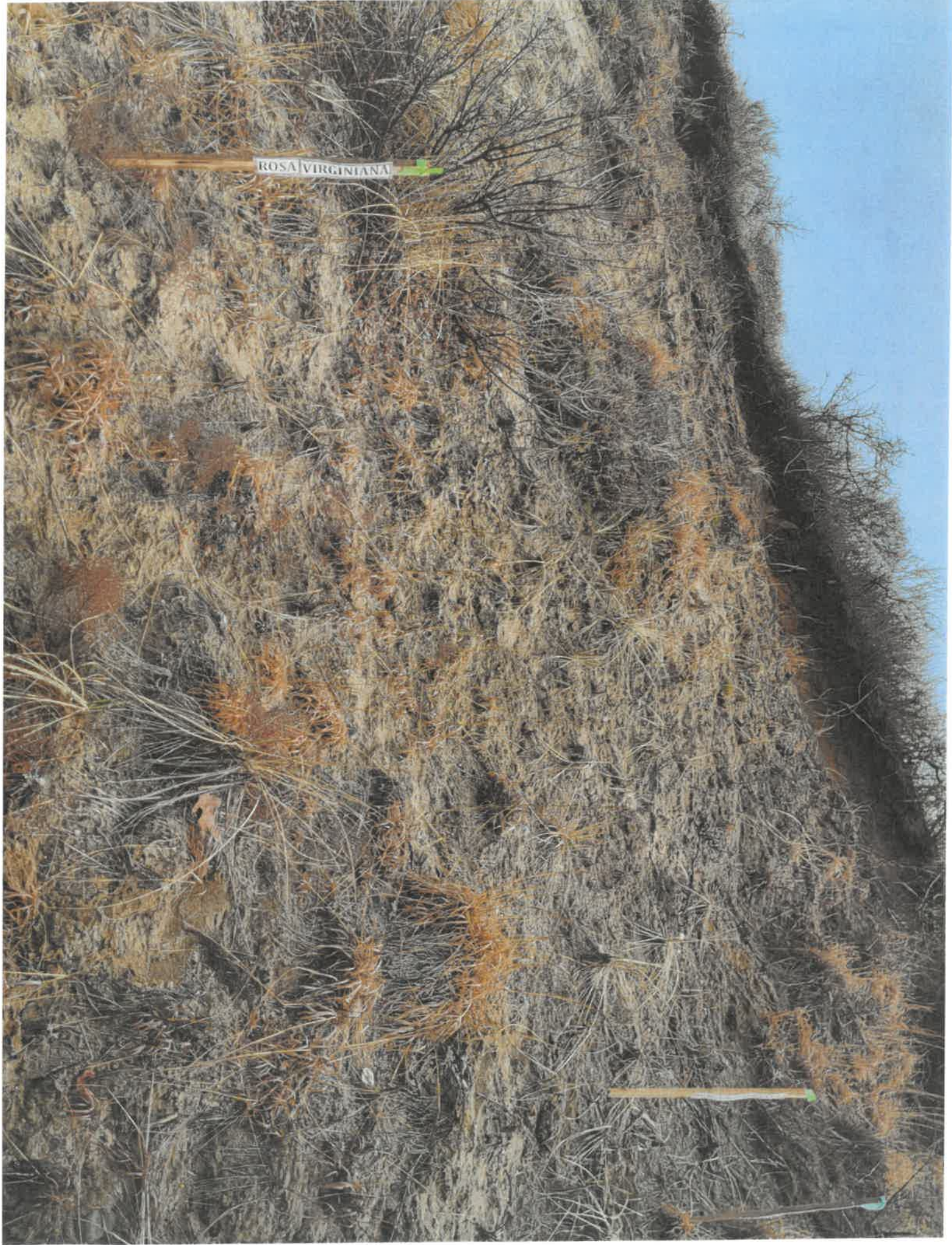
## **MANAGEMENT PRACTICE**

Dominant native vegetation species will be allowed to flourish in vertical delineations most suitable for them. This will establish a sustainable, low management need stabilization system.

## **REPLANTING AND RESEEDING**

Limited plantings will include: 500 stems of American Beach Grass; 6 Bayberry; 6 Rosa Virginiana. Seeding will include 1 LBS Coastal Wavy Hair Grass and ½ LBS of Seaside Golden Rod. Seeding of native grasses and wildflowers will be from seeds collected by trained Safe Harbor workers, from our growing sites. Seeding can be year-round by hand, but the overriding strategy is that seed fall from growing plants will be downslope and create new growth where conditions support it. Remembering that some bank spots are raw clay.





ROSA VIRGINIANA









NATIVE WILD FLOWERS

JUST GROUND COVER



COASTAL WAVY HAIRGRASS

MISC. GROUND COVER





MAR 19 2024

PERMIT # 2024-09



# TOWN OF TRURO

PAID  
10834

## Conservation Commission

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

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

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

Email address: laurie@peterspropertymgt.com

Owner Name: Ocean Breeze Condominium-Unit 7 Telephone: 508-487-0399

(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: 566 Shore Road Map: Parcel: 5-29-7

Description of proposed work: Repair front deck, sister 3 joists, replace balusters and top railing and replace decking boards. Replace stairs similar in kind using the existing footings. There will be no digging

Proximity to Resource Areas:

### 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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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.

Lauree Penari                      3.18.24  
 (Signature of Applicant)              (Date)

---

FOR OFFICE USE ONLY:  
 Agent's Comments no alteration of ground/environment; raised stairs.

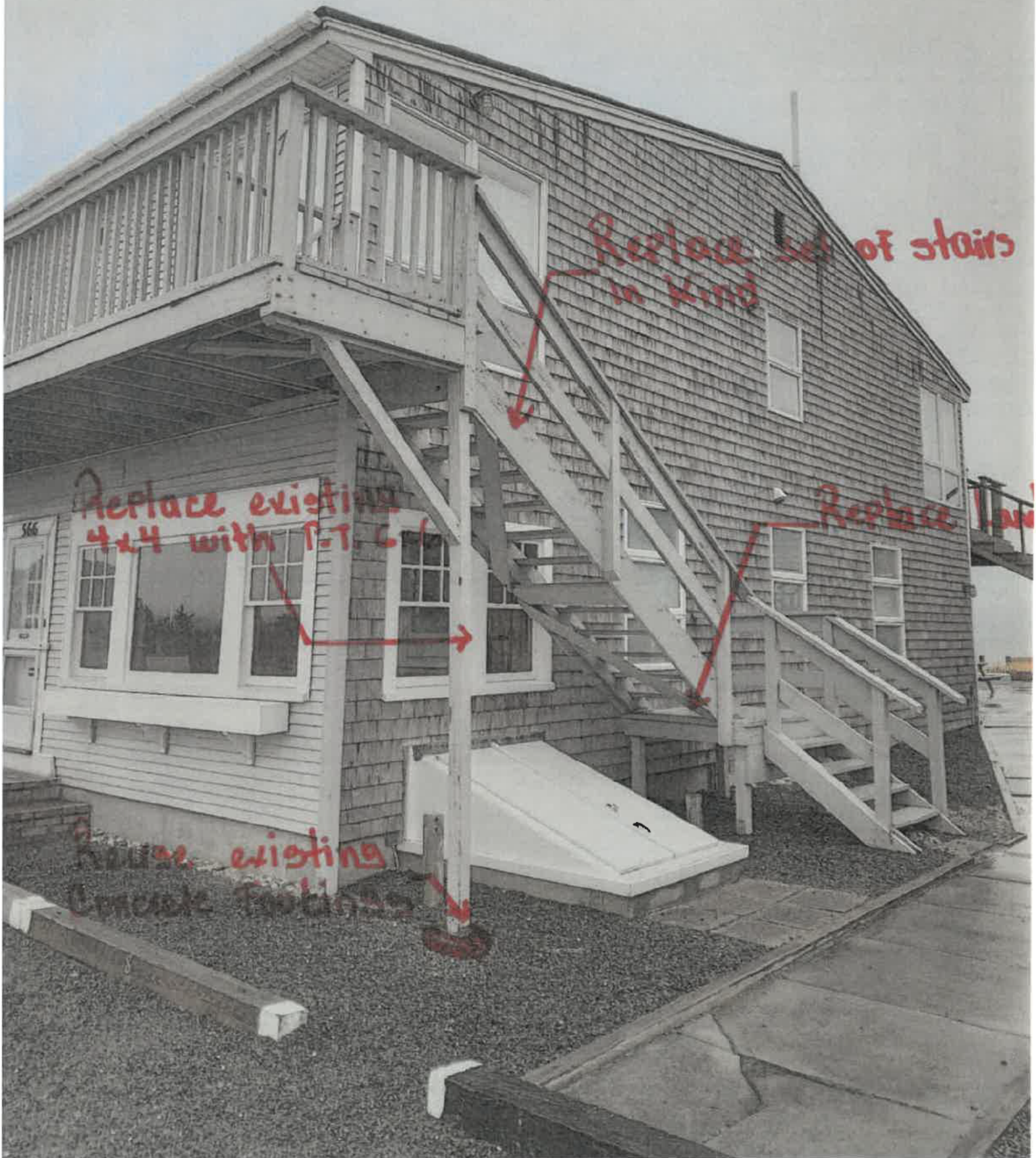
Site Inspection Date: 3/26/24 Application Approved:  Yes  No

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

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



# Ocean Breeze - Stairs



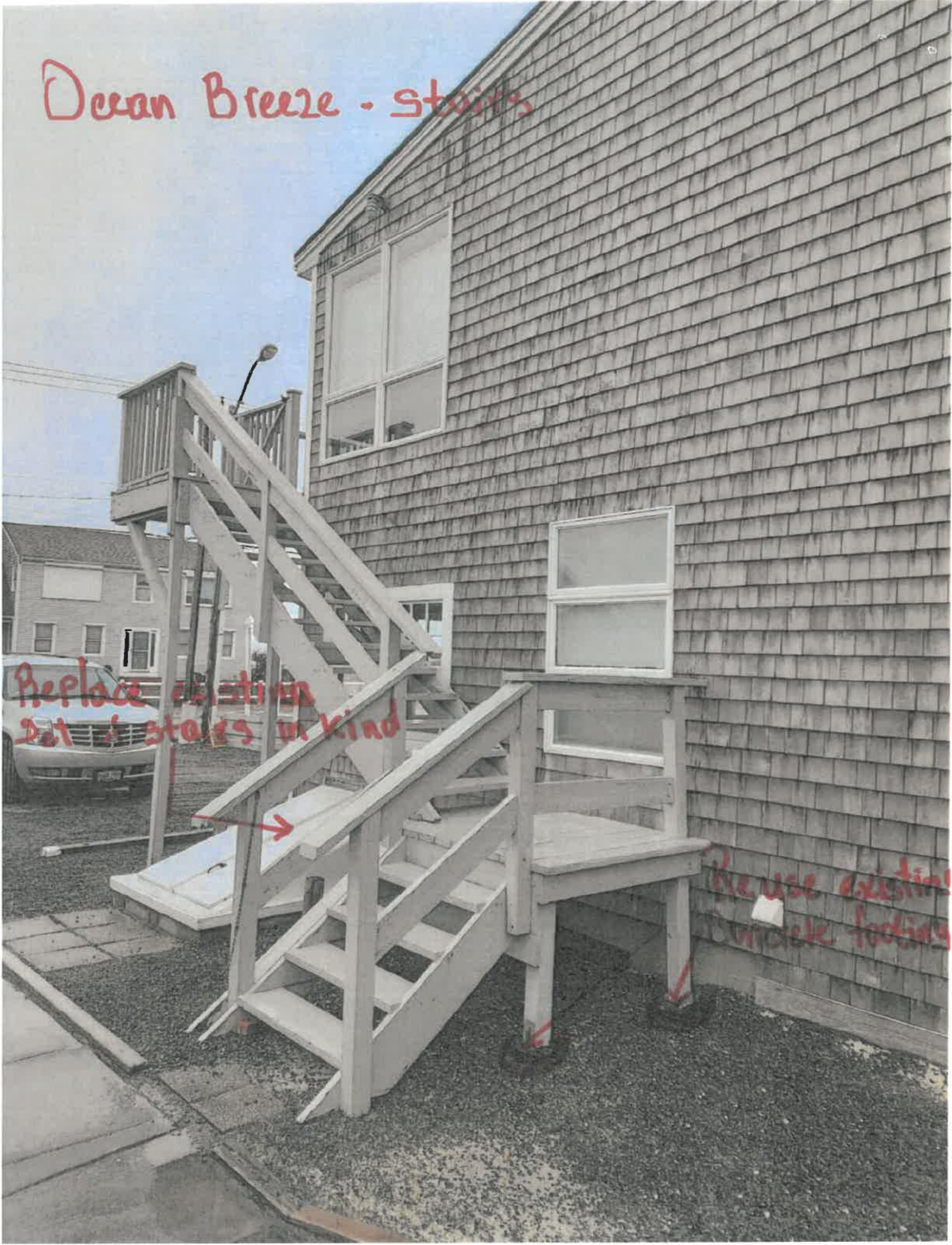


Ocean Breeze - stairs

Replace existing  
set of stairs in kind



Please use existing  
surrounding





PAID

PERMIT # 2024-10



# TOWN OF TRURO

## Conservation Commission

Conservation Commission  
TOWN OF TRURO

MAR 19 2024

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

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Seaside Inn Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: Seaside Inn Telephone: [REDACTED]

(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: 25

Description of proposed work: Replenish sand above sea wall

Proximity to Resource Areas: IN Resource Area

### 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:

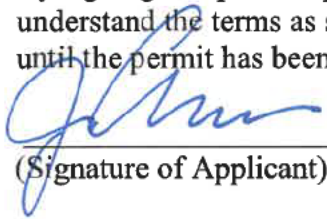
- No construction within any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
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#### Procedure:

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(Signature of Applicant)

3-19-24

(Date)

90 day request

FOR OFFICE USE ONLY:

Agent's Comments

Nourishing on the building side (landward side) of  
Sea wall

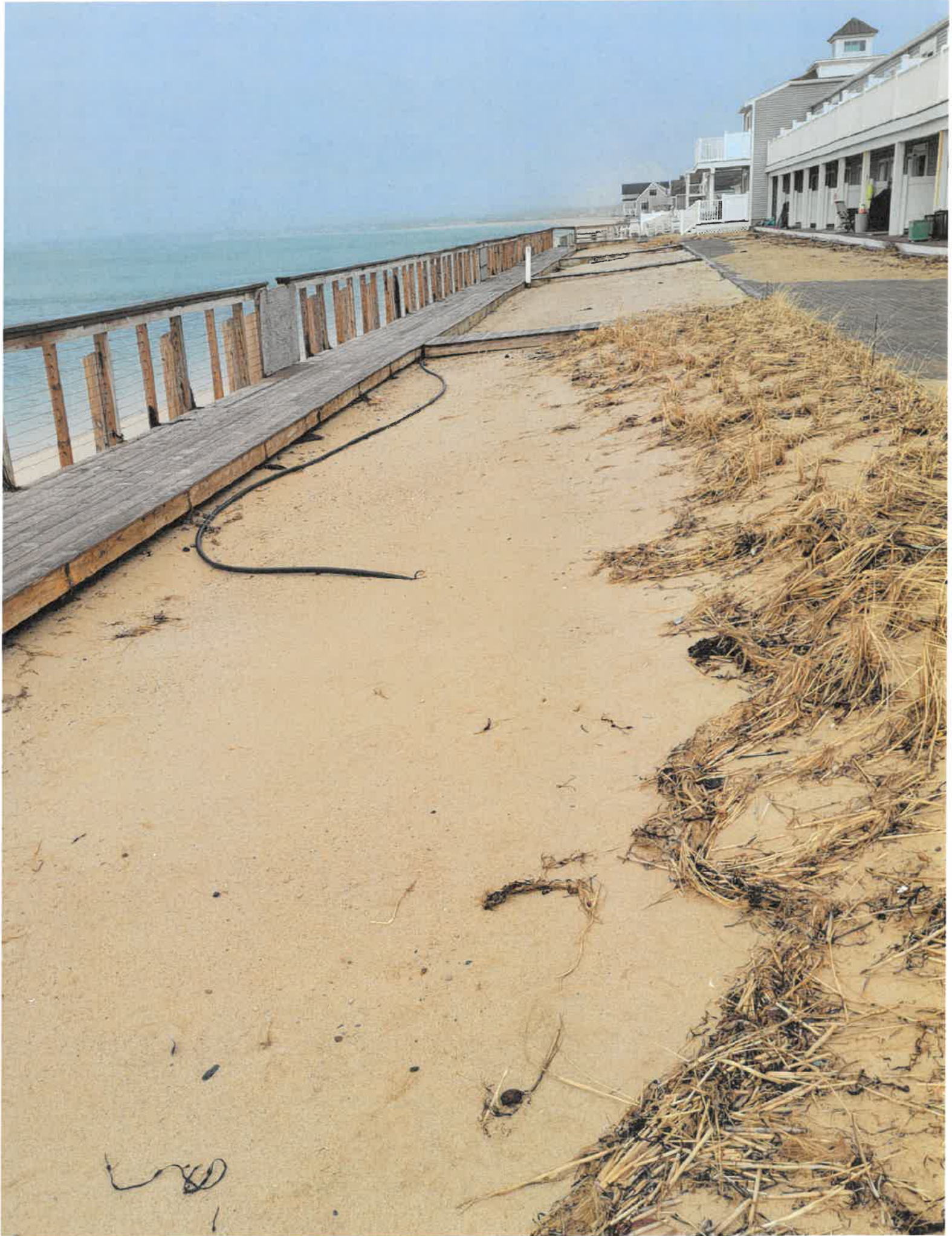
Site Inspection Date: 3/27/24 Application Approved:  Yes  No

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

Conditions: \_\_\_\_\_

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







PERMIT # 2024-11



# TOWN OF TRURO Conservation Commission

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

**PAID**  
116  
Conservation Commission  
TOWN OF TRURO  
MAR 22 2024

## APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

*RKM Property Manager*

Applicant Name: Christina Rios Telephone: 5084871621

Email address: Col8 shore Rd Truro MA 02652

Owner Name: East harbor 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: Col8 Shore Rd Truro MA 02652 Map: 5 Parcel: 13

Description of proposed work: Replacing steps (2) replacing any top wooden boards that are warped or rotted with pressure treated

Proximity to Resource Areas on beach

*rotted with pressure treated*

### 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:

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 3-21-24  
 (Signature of Applicant) (Date)

**FOR OFFICE USE ONLY:**

Agent's Comments Replace stairs + any rotted deck boards.  
Repairs to the entire structure will require an NOI

Site Inspection Date: 3/15/24 Application Approved:  Yes  No  
PICS 3/27/24

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

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



















PERMIT # 2024-12



# TOWN OF TRURO

## Conservation Commission

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

PAID  
5401

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

Conservation Commission  
TOWN OF TRURO

PERMIT FEE \$20

MAR 25 2024

Applicant Name: Jonah Swain Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: Janet London Telephone: [REDACTED]

(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: 33 Knowles Heights Map: 035 Parcel: 009

Description of proposed work: Hand dig 6 existing helical piers down into beach

sand in existing footprint 6' by adding 6' extensions. These would be the last 6 posts on stairway on beach.

Proximity to Resource Areas: Materials to be brought down 33 Knowles Heights beach stairs

### 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:

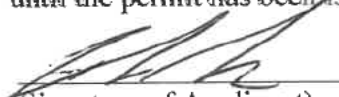
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- Any proposed new construction is more than 50' from the edge of resource area.
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 (Signature of Applicant)      3/26/24 (Date)

FOR OFFICIAL USE ONLY:

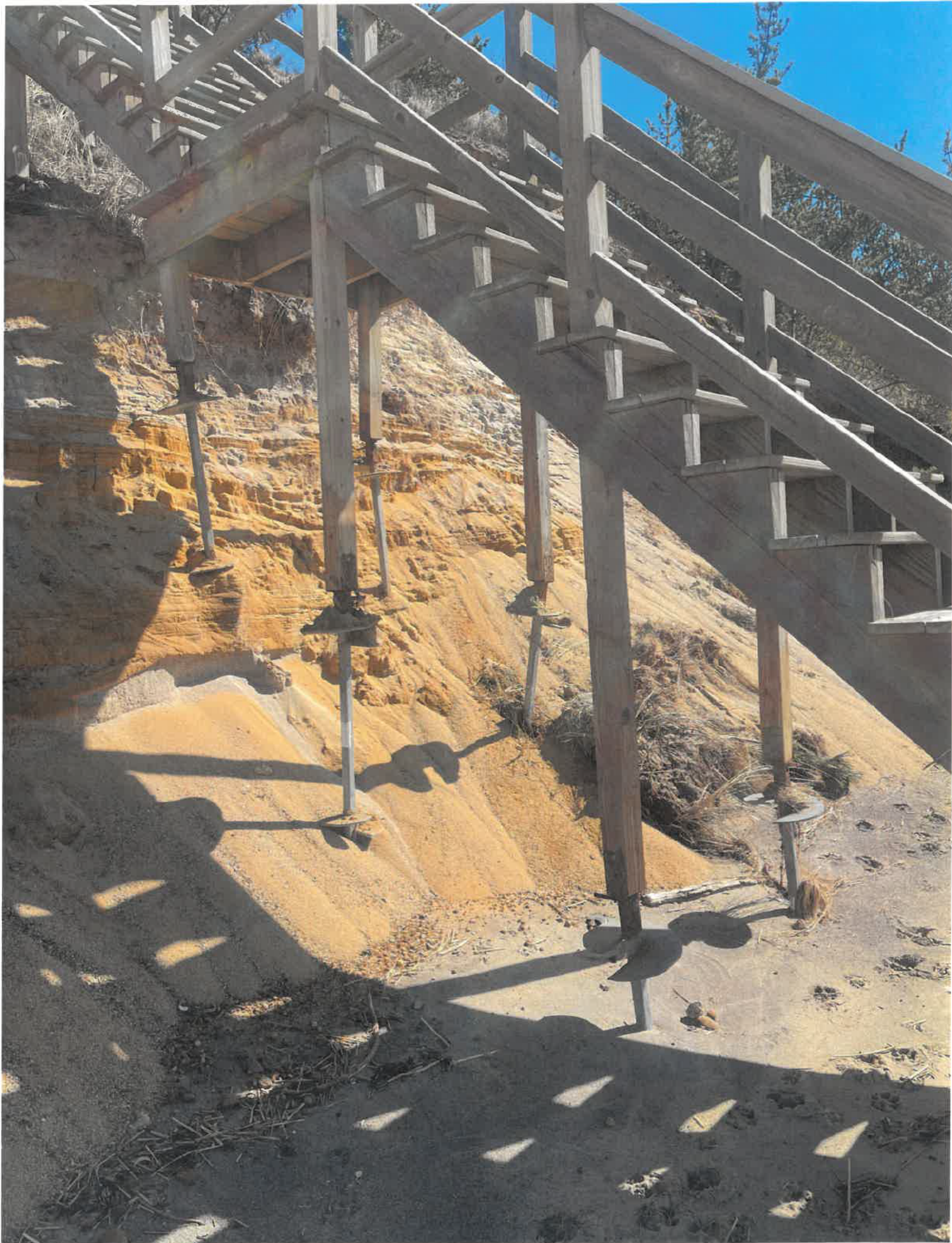
Agent's Comments: existing staves supports suspended in the air due to erosion.

Site Inspection Date: 3/26/24 Application Approved:  Yes  No

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

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









## TOWN OF TRURO CONSERVATION COMMISSION

P.O. Box 2030  
Truro MA 02666-0630

### **Conservation Commission Meeting Minutes: February 5, 2024**

**Commissioners Present:** Vice Chair Linda Noons-Rose; Commissioners Clint Kershaw & Diane Messinger were present in person. Commissioner Bob White was present virtually. Absent: Chair Carol Girard-Irwin; **Others Present:** Emily Beebe, Conservation Agent; Courtney Warren, Assistant Conservation Agent.

This was a hybrid meeting with both in-person and remote participants. Vice Chair Linda Noons-Rose called the meeting and public hearings to order at 5:00 pm and provided the virtual meeting instructions.

**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) This matter was continued from 12/4/2023 and 1/8/2024 and the applicant has requested a continuation to the March 4, 2024 meeting. **Motion: Commissioner Diane Messinger moved to continue the hearing until March 4, 2024. Second: Commissioner Clint Kershaw; Vote: 4-0; the motion carried.**

**Notice of Intent: 17 Coast Guard Road, Outer Shore Nominee Trust (SE#75-1195):** Due to a scheduling issue, no representative was available, so the Commission moved on to the next hearing.

**Notice of Intent: 4 River View Road, Stephen & Sharon Patrice (SE#75-1196):** landscaping; Riverfront Area & Buffer Zone to a Coastal Bank. (Map 50, Parcel 266) *continued from 1/8/2024* Landscaper Ethan Poulin described the proposed work in a systematic fashion including the removal and replacement of all rotting steps and retaining walls. Native species will be added in bare areas. Both proposed patios will be permeable (gravel). The second driveway access that was originally proposed is no longer being requested. The proposal shows the existing parking area expanded slightly, regraded, and the catch basin either cleaned or replaced. The driveway will be gravel with cobblestone edging. Vice chair Linda Noons-Rose asked if the work limit in the back of the house could be brought in to protect the bearberry. Ethan Poulin confirmed this. The Agent asked for a revised plan to show the proposed changes, particularly the elimination of the driveway. Mr. Poulin submitted a sketch to the Commission which will be added to the file. The Agent suggested a condition that an actual plan be submitted as a field change. Commissioner Clint Kershaw asked about the other open order of conditions (SE75-1163) for this property and if it would be closed. After discussion, it was decided that since the work under that order is not yet complete, it should remain open along with this new order of conditions so that both projects are covered. Both orders will be closed when the work on both projects is completed. Conditions: Tighten the limit of work to protect the bearberry in the rear of the house.; Submission of revised plan as a field change. **Motion: Commissioner Clint Kershaw moved to approve the Notice of Intent with conditions;**

**Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion carried.**

**Notice of Intent: 17 Coast Guard Road, Outer Shore Nominee Trust (SE#75-1195):** Restoration of beach stairs; Coastal Bank, Coastal Beach, Land Subject to Coastal Storm Flowage. (Map 34, Parcel 3) *continued from 1/8/2024* Attorney Ben Zehnder and Marshall Puffer from Tighe & Bond were on the call. Marshall Puffer noted that the limit of work had been delineated. The number of treads to be replaced and information on the railings was provided. **Motion: Commissioner Clint Kershaw moved to approve the filing; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion carried.** It was noted that Alternative 2 is being approved and that the NHESP conditions will be included in the Order of Conditions.

**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 1/8/2024.* A continuation was requested until the March 4, 2024 meeting. **Motion: Commissioner Diane Messinger moved to continue the hearing until March 4, 2024. Second: Commissioner Clint Kershaw; Vote: 4-0; the motion carried.**

**Request for Determination of Applicability: 258 Route 6, Christine Avila:** septic upgrade; Buffer Zone to a Coastal Bank. (Map 46, Parcel 14) Jason Ellis was representing the project, a cesspool upgrade to a Title 5 system. The cesspools are located on the south side of the property toward the wetland. The well is currently located in the highway layout so will need to be relocated. The new septic system will be on the northeast side of the house. Vice Chair Linda Noons-Rose stated that during the site visit the commissioners noted there was a lot of cutting of trees in jurisdiction. The Agent suggested an after-the-fact filing to address the tree cutting as opposed to tying that issue to this request. She noted that it is important for the property owners to understand where the jurisdictional limits are and that no new lawn area is created w/in jurisdiction. This should be added as a condition. The Agent asked about the Ford Explorer that is on the property. Jason Ellis has spoken with the property owner and agrees that a mitigation filing to remove the abandoned vehicle and other debris and possibly adding a no-mow zone would be the best course of action. Vice Chair Linda Noons-Rose also pointed out that several trees have been damaged and are likely to die and endanger the house. Her concern was being able to remove the trees before the septic system that can't be driven over is installed. Commissioner Clint Kershaw asked if the cesspools should be removed. The Agent replied that was only necessary on an eroding coastal bank. **Motion: Commissioner Diane Messinger moved for a negative 3 determination with conditions; Second: Commissioner Clint Kershaw; Vote: 4-0-0; the motion carried.**

**Emergency Certifications:** (1) **566 Shore Road,** storm damage repair; This property suffered erosion in a location where prior approval was given for a fence/coir logs. They have asked to change the project and move the fence location further landward. They will file for an Amended Order of Conditions. **Commissioner Clint Kershaw moved to ratify the emergency certification; Second: Commissioner Linda Noons-Rose; Vote: 4-0-0; the motion carried.** (2) **466 Shore Road:** repairs to seawall; This is for emergency repairs to a badly damaged sea wall. They will follow up with a Notice of Intent. **Motion:**



**Commissioner Diane Messinger moved to ratify the emergency certification. Second: Commissioner Clint Kershaw; Vote: 4-0; the motion carried. (3) 416 Shore Road: sand replenishment; (4) 416 Shore Road: repair bulkhead & additional sand replenishment – The first emergency certification for sand nourishment and the second was for bulkhead repair. This will also require follow-up with a longer-term plan. Motion: Commissioner Diane Messinger moved to ratify both emergency certifications for this address. Second: Commissioner Clint Kershaw; Vote: 4-0; the motion carried.**

**Administrative Review applications: (1) 542 Shore Road, storm damage repair; The sand nourishment is covered under an existing order of conditions, and this is for 1:1 replacement/repair of what was damaged in the recent storms. Motion: Commissioner Clint Kershaw moved to approve the administrative review permit; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion carried. (2) 544 Shore Road: sandbags & nourishment – This is a ratification of an emergency permit signed by the Chair. Motion: Commissioner Clint Kershaw moved to ratify the administrative review permit; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion carried. (3) 522 Shore Road, septic repair and adding sand cover. This item was removed from the agenda. (4) 618 Shore Rd U:6 60-day extension request.; Motion: Commissioner Diane Messinger moved to approve the extension. Second: Commissioner Clint Kershaw; Vote: 4-0; the motion carried.**

#### **Discussion on Triggers for Beach Nourishment**

The Agent wants the Commission to start thinking about this topic. Other communities in southeast MA have requirements in place of for at least annual beach nourishments of approved sea walls/revetments/etc. Beach Point needs a lot of sediment because of the acceleration of the wave action due to all the sea walls and bulkheads. She recommends looking for triggers for nourishment or creating an annual nourishment program for all bulkheads on Beach Point.

Adding nourishment as an annual requirement may ensure enough sediment enters the system to help manage the short-term starvation. A longer-term plan including a sediment source needs to be developed and conversation has begun with the Center for Coastal Studies.

Vice Chair Linda Noons-Rose asked about the conditions that the Commission puts on coastal projects as nourishment is in the property owner's interest. Commissioner Diane Messinger asked if this is a losing battle. The Agent replied that it was, without a good long-term plan. The purpose of nourishment is to grow the beach and bring wave action back away from structures. Commissioner Clint Kershaw asked how the Commission could require certain properties to nourish and noted that a strong front would be necessary to protect that area. The Agent replied that a parcel-by-parcel approach would be the best option at this time; she suggested that we continue to monitor what other towns are doing.

Vice Chair Linda Noons-Rose also pointed out that all properties on Beach Point have different access issues. Clint Kershaw asked if we could just decide to make nourishment a condition on repair projects. The Agent said yes, but the Commission could also look at making a change in regulations. This option would not allow nourishment for this calendar year, due to the April 1<sup>st</sup> deadline to complete nourishment ahead of the shorebird nesting season. Vice Chair Linda Noons-Rose pointed out the logistical issues of getting contractors and beach access permission issues.

Citizen Karen Ruymann noted that at the last Board of Health meeting, Vice Chair Jason Silva pointed out the damage done during the last storm and that the beach had eroded to within 3ft of Shore Road. He made a critical point that infrastructure- including the water supply for Provincetown runs under that road. She said that something needs to be done to prevent the loss of infrastructure and that public welfare should be considered in addition to personal property.

Minutes: **Motion: Commissioner Clint Kershaw moved to approve the minutes from January 8, 2024; Second: Commissioner Bob White; Vote: 3-0-1 with Commissioner Diane Messinger abstaining; the motion carried.**

**Commissioner Diane Messinger moved to adjourn the meeting; Second: Commissioner Clint Kershaw; Vote: 4-0-0; the motion passed.**

**The meeting was adjourned at 6:08 PM.**

*Respectfully Submitted by Courtney Warren*





## TOWN OF TRURO CONSERVATION COMMISSION

P.O. Box 2030  
Truro MA 02666-0630

### **Conservation Commission Meeting Minutes: March 4, 2024**

**Commissioners Present:** Chair Carol Girard-Irwin and Commissioners Bob White & Diane Messinger were present in person. Vice Chair Linda Noons-Rose was present virtually.

**Absent:** Clint Kershaw; **Others Present:** Emily Beebe, Conservation Agent; Courtney Warren, Assistant Conservation Agent.

This was a hybrid meeting with both in-person and remote participants. Chair Carol Girard-Irwin called the meeting and public hearings to Order at 5:00 pm and provided the virtual meeting instructions.

**Discussion:** Boat racks at Corn Hill and Great Hollow

Damion Clements, Director of Community Services, updated the Commission on a paddle craft and non-motorized watercraft storage program to be implemented at both Corn Hill and Great Hollow Beaches. Regulations are in place to protect the coastal environment. Upon consultation with the Conservation Agent, Emily Beebe, and the DPW Director, Jarrod Cabral, the racks will be located in the northwest corner of the Corn Hill Beach parking lot and in the upper parking lot at Great Hollow Beach. Chair Carol Girard-Irwin commented that this would be a much-needed program. Commissioner Bob White asked how they planned to keep track of the various crafts and maintain Order. Damion Clements reported that the beach supervisor will be monitoring the racks. Stickers will be sold through the regular sticker software that is already used in town for other stickers. The rules and regulations for this program describe what will happen to unpermitted craft.

**Emergency Certification Extension Request:** Robert Martin for Ellie Collins at 466 Shore Road. Bobby Martin represented the owner for this request for a 30-day extension to the emergency certification granted in January 2024 and ratified at the February 5, 2024 Conservation Commission meeting. Due to weather and tides a 30-day extension is needed to finish the work. **Motion: Commissioner Bob White moved to approve the emergency certification extension request; Second: Commissioner Diane Messinger; Vote: 3-0-1 with Commissioner Linda Noons-Rose abstaining; the motion carried.**

**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) This matter was continued from 12/4/2023, 1/8/2024, and 2/5/2024. John O'Reilly and builder Andrew Philbrook were on the call to describe the project. They will remove the existing structure and rebuild with two small additions. An existing deck will be re-built with less area. The total increase in coverage will be 10-sf. A pile foundation is proposed. All concrete will be removed. Chair Carol Girard-Irwin stated that the new plans showing the pile foundation were an improvement. Commissioner Bob White agreed, stating that the proposal was now approvable. Commissioner Diane Messinger asked if there was room for any beach grass planting. There is not much space for any planting and the mitigation is that the structure is being raised. **Motion: Commissioner Diane Messinger moved to approve the Notice of Intent; Second: Commissioner Bob White; Vote: 4-0; the motion carried.**

**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*  
The applicant has requested a continuance until April 1, 2024. **Motion: Commissioner Diane Messinger moved to continue the hearing until April 1, 2024. Second: Commissioner Bob White; Vote: 4-0; the motion carried.**

**Notice of Intent: 16 Great Pond Road, Darryl Cutter & Cortney Oliver:** remove cottage and rebuild further from pond; upgrade septic system; Buffer Zone to Great Pond. (Map 55, Parcel 24) Gordon Peabody from Safe Harbor and the homeowners, Darryl Cutter and Cortney Oliver were present in-person to represent the project. This project was previously permitted but not constructed. The new proposal is nearly identical to what was previously approved. The CCNS supported the project and NHESP approval has been submitted to the Conservation Department. Any disturbed areas will be revegetated to match existing site vegetation. Gordon Peabody described the resource protection protocols. The Commissioners all complimented the project including the well-staked site. Commissioner Linda Noons-Rose asked about the septic system. Gordon Peabody stated that the cesspool on site had been filled and abandoned. Moving the road was the only part of the original project that was completed and that the Order of Conditions has been closed. **Motion: Commissioner Linda Noons-Rose moved to approve the Notice of Intent; Second: Chair Carol Gerard-Irwin; Vote: 4-0; the motion carried.**

**Request for Determination of Applicability: 6 Great Hills Road, Carl & Patricia Hagberg:** expansion of an elevated deck; Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 53, Parcel 17) Gordon Peabody of Safe Harbor represented the project for a small expansion to an elevated deck using diamond pier footings. A large area will be interplanted with native species as mitigation. The Agent noted that this was planting in an area with three different habitats. The Agent commented that the dumpster currently on-site is not covered and should be as a condition of any approval. Commissioner Bob White asked if the beach grass would need irrigation. Gordon Peabody explained no, not at this time of year and that irrigation might encourage the growth of undesirable species. **Motion: Chair Carol Girard-Irwin moved to approve a negative 3 determination with the condition; Second: Commissioner Diane Messinger; Vote: 4-0; the motion carried.**

**Notice of Intent: 10 Thornley Meadow Road, Roland & Lucia Letendre:** after-the-fact filing for beach stair replacement and beach grass trimming; Coastal Bank & Coastal Dune. (Map 53, Parcel 87) Stephanie Sequin, PE from Ryder & Wilcox and homeowner Roland Letendre were virtually present at the meeting. Stephanie Sequin described the property and stated that there were existing steps in the location and the work merely replaced them. Stephanie Sequin had technical issues with her connection that prevented her from presenting. While those issues were being addressed, the Agent stated that she had received an email from the former property owner indicating that there were steps in the ground, prior to Mr. Letendre's purchase of the property. That person was Blair Thornley; she was on the call in support of the current homeowner. The Agent asked Blair Thornley to send any photos via email. Representative Stephanie Sequin returned to the call. The Chair stated that sufficient proof had not been submitted demonstrating what was pre-existing

and opined that the Commission would not likely approve the stairs they viewed on the site visit, if they had been proposed as new construction. The Agent stated that it was important to clarify which areas were being discussed. The photos with the application seem to show pre-existing stairs higher up on the coastal bank while the Chair was talking about the lowest portion of steps coming up the toe of the bank. Stephanie Sequin clarified what documentation the Commission required. The Chair confirmed they need photos to show what existed and the width of the path.

Homeowner Roland Letendre explained that the existing pressure treated steps with rebar had deteriorated so he simply replaced them with wider pressure treated steps believing that the steps helped to prevent the bank from eroding; he also sought permission to trim the grass near the path because of the danger of ticks. The Chair noted that the path already seemed very wide and appears to have been made much wider than is shown in the photographs. Commissioner Bob White explained that with after-the-fact filings, the Commission considers whether the already built project was something they would have approved if the proper filing process had been followed. He stated that more delineation of the coastal dune and the southernmost part of the coastal bank should be added to the current as-built plan. Commissioner Diane Messinger noted that compared to the earlier photos, quite a bit of disturbance along the entire path was evident and may need to be restored. The Agent empathized with the applicant about ticks and suggested that low growing plants like bearberry would not transmit ticks and could be utilized to stabilize the slope. The Chair stated that the current stairs in the lower section were not helping and that elevated stairs would allow sand movement. Commissioner Bob White asked about the standards for “at grade” stairs. The Agent replied that the DEP prefers 12-18” raised stairs.

Homeowner Roland Letendre described the maintenance work that he had done and thought he was helping the area by using something more natural. He offered to meet on the site with the Commission.. Representative Stephanie Sequin clarified what was needed in terms of the necessary documentation. She understands that they will need to document the before conditions along with the as-built condition but asked questions about the typical allowable width for footpaths, the amount of restoration, and what would be allowed. The Agent responded that the work does not appear to be a 1:1 replacement. She explained the WPA requirement for review prior to an activity taking place and noted that although this appears to be the same design concept, it is larger and not something that would normally be approved. A plan showing an elevated stair (lower) and restoration of the damage that has been done, with mitigation and the fully delineated resource areas was needed. The applicant requested a continuance until the May 6, 2024 meeting. **Motion: Chair Carol Girard-Irwin moved to continue the hearing until May 6, 2024.; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion carried.**

**Request for Determination of Applicability: 18 Pond Road, Sheila Coleman:** footing for small addition & concrete pad for landing; Buffer Zone to Pilgrim Pond. (Map 36, Parcel 58) No representative was available, and the Commission moved on to the next agenda item.



**Request for Determination of Applicability: 23 Bay View Road, Matthew & Paula McCue:** repair of beach access stairs; Coastal Beach, Coastal Bank; (Map 39, Parcel 311)  
**Motion:** Chair Carol Girard-Irwin moved for a negative 3 determination; **Second:** Commissioner Bob White; **Vote:** 4-0; the motion carried.

**Field Change:** 2 Ryder Hollow Road, SE# 75-1192

This is a minor change at the very outside of the buffer zone including a shift in shower location to accommodate a stairway. **Commissioner Bob White moved to approve the field change; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion carried.**

**Emergency Certifications:** (1) 352 Shore Road, Oceana: bulkhead repair

**Motion:** Commissioner Bob White moved to ratify the emergency certification; **Second:** Commissioner Diane Messinger; **Vote:** 3-0-1 with Commissioner Linda Noons-Rose abstaining; the motion carried.

**Certificates of Compliance:** (1) 367-369 Shore Road, SE# 75-737

**Motion:** Chair Carol Girard-Irwin moved to approve the certificate of compliance; **Second:** Commissioner Diane Messinger; **Vote:** 4-0; the motion carried.

**Administrative Review applications:** (1) 372 Shore Road: replace beach stairs; (2) 0 Fisherman's Road: beach fence repair; (3) 482 Shore Road: septic tank repair; (4) 6 Ryder Beach Way: trim/remove damaged trees; (5) 2 Heron Lane: sand nourishment.

The Commission had a brief discussion to clarify the proposed work at 6 Ryder Beach Way. **Motion:** Commissioner Linda Noons-Rose moved to approve all of the administrative review applications; **Second:** Commissioner Bob White; **Vote:** 4-0; the motion carried.

**Minutes:** There were no minutes ready for this meeting.

**Request for Determination of Applicability: 18 Pond Road, Sheila Coleman:** footing for small addition & concrete pad for landing; Buffer Zone to Pilgrim Pond. (Map 36, Parcel 58) There was still no representative but since the project was simple, the Commission decided that they could approve it with a condition that the pad for the stairs not be a poured concrete slab. **Motion:** Commissioner Bob White moved for a negative 3 determination with a condition; **Second:** Commissioner Diane Messinger; **Vote:** 4-0; the motion carried.

**Commissioner Bob White moved to adjourn the meeting; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion carried.**

The meeting was adjourned at 6:27 PM.

*Respectfully Submitted by Courtney Warren*