



TOWN OF TRURO
Conservation Commission

PUBLIC MEETING AGENDA
Monday, August 1, 2022
Meeting start time 5:00



Remote Meeting Access Instructions

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the Town's web site on the "Truro TV Channel 18" 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, please call-in toll free at 1-877-309-2073 and enter the following access code when prompted: 464-567-165 # To join this meeting from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/464567165> 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 ebecbe@truro-ma.gov with your comments.

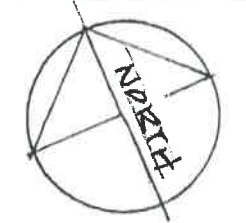
Public Comment:

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

1. **Notice of Intent: 491 Shore Rd, Jennifer E. Cabral, SE# 75-1150:** construction of workshop within existing building footprint; Barrier Beach, Coastal Dune, Isolated Vegetated Wetland, Land Subject to Coastal Storm Flowage (Map 7, Parcel 4) *(continued from 7/11/2022)*
2. **Notice of Intent: 39 Bay View Road, Lawrence Gottesdiener, SE# 75-1140:** demo/rebuild dwelling, add pool; Buffer Zone to a Coastal Bank. (Map 39, Parcel 65) *(continued from 7/11/2022)*
3. **Request for Determination of Applicability: 13 Depot Road, Christine & Ernie Sanders:** 16x8 garden shed & planting of native species; Buffer Zone to a Coastal Bank, Riverfront Area. (Map 50, Parcel 167)
4. **Notice of Intent: 3 Knowles Heights Road, Bonnie Brown-Bonse (SE# 75-1151):** septic upgrades; Buffer Zone to a Coastal Bank. (Map 21, Parcel 7)
5. **Notice of Intent: 3 River View Road, Stephen Powell (SE# 75-1152):** vista Pruning; Riverfront Area & Buffer Zone to a Coastal Bank. (Map 50, Parcel 269)
6. **Field Change:** 20 Toms Hill Path, SE# 75-1049
7. **Administrative Review Permit requests:** 1.) 510 Shore Rd, U:A: two additional split rail fence sections; 6 Castle Hill Ln: remove 2 broken tree limbs
8. **Minutes**

Site visits: The Commission will meet at Town Hall on Monday, August 1, 2022 at 10:00 AM and proceed to: 1.) 13 Depot Rd; 2.) 3 River View Rd; 3.) 3 Knowles Heights Rd

- DRAWING LIST:**
- A.0 - PROPOSED SITE PLAN
 - A.1 - PROPOSED NORTH & SOUTH ELEVATIONS
 - A.2 - PROPOSED EAST ELEVATION
 - A.3 - PROPOSED WEST ELEVATION
 - A.4 - FIRST & LOFT FLOOR PLANS
 - A.5 - FOUNDATION & FRAMING PLANS
 - A.6 - SECTIONS



Proposed Workshop
 No. 491 Shore Road
 No. Truro, Ma. 02652
 Prepared For:
 Ian S. Leahy & Jennifer E. Cabral
 Assessor's Map 7, Parcel 4

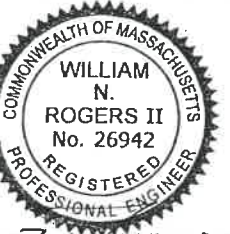
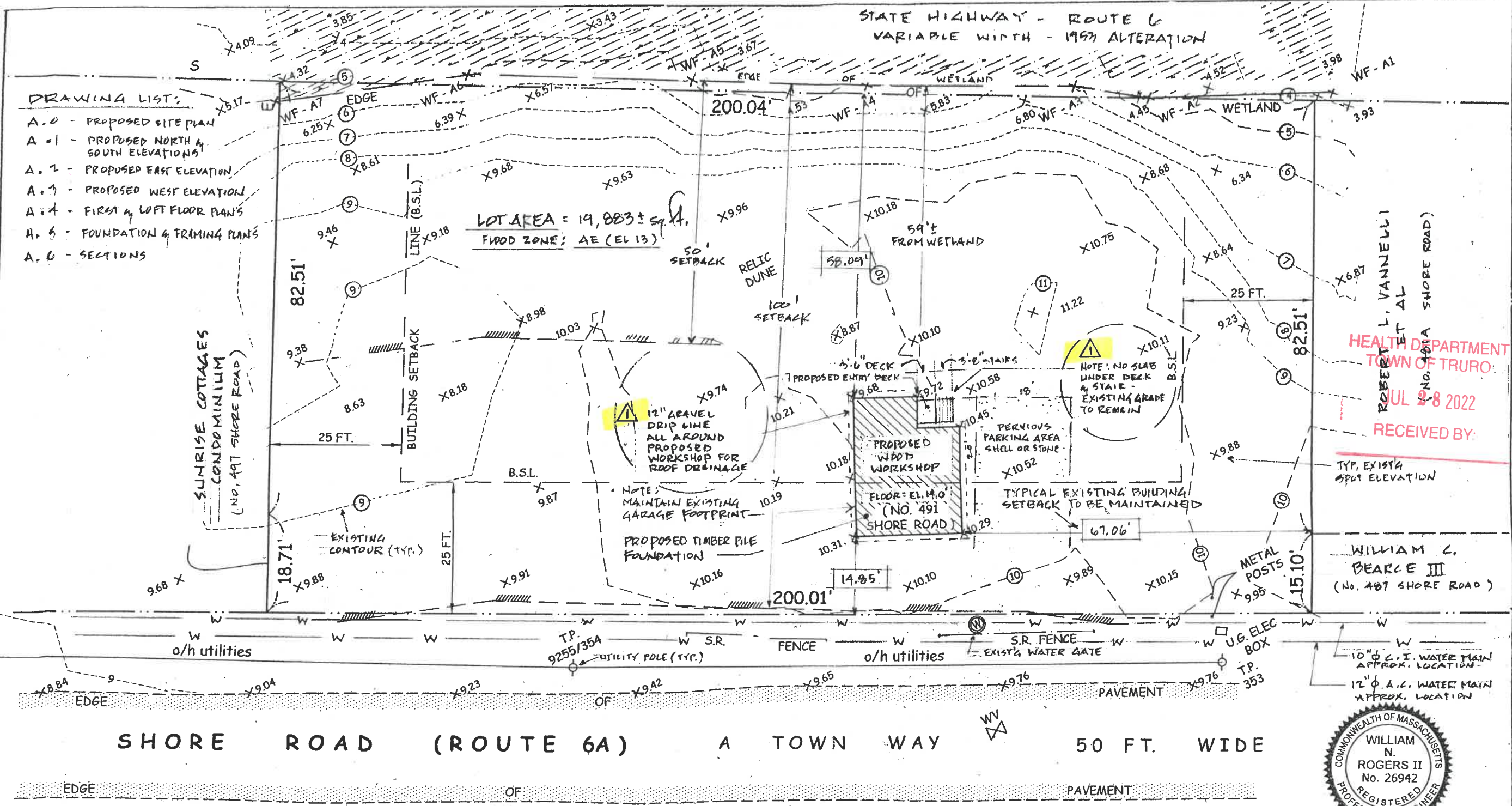
William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr Rogers2@verizon.net

Proposed Site Plan

SCALE OF FEET
 0 5 10 20

SCALE: 1" = 10'-0"
 DATE: MARCH, 2022
 DRAWN: SK/AL
 JOB NO.: T-22-2073A
 REVISION: 07-27-22
 • ADD 12" DRIP LINE
 • ADD NOTE FOR STAIRS
 • REMOVE BATH

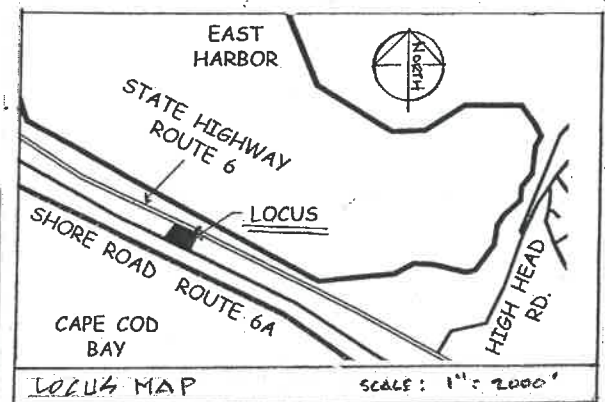
A.0



WILLIAM N. ROGERS II
 MARCH 29, 2022

NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J THE TOWN OF TRURO COMMUNITY NO. 255222 DATED JULY 16, 2014.

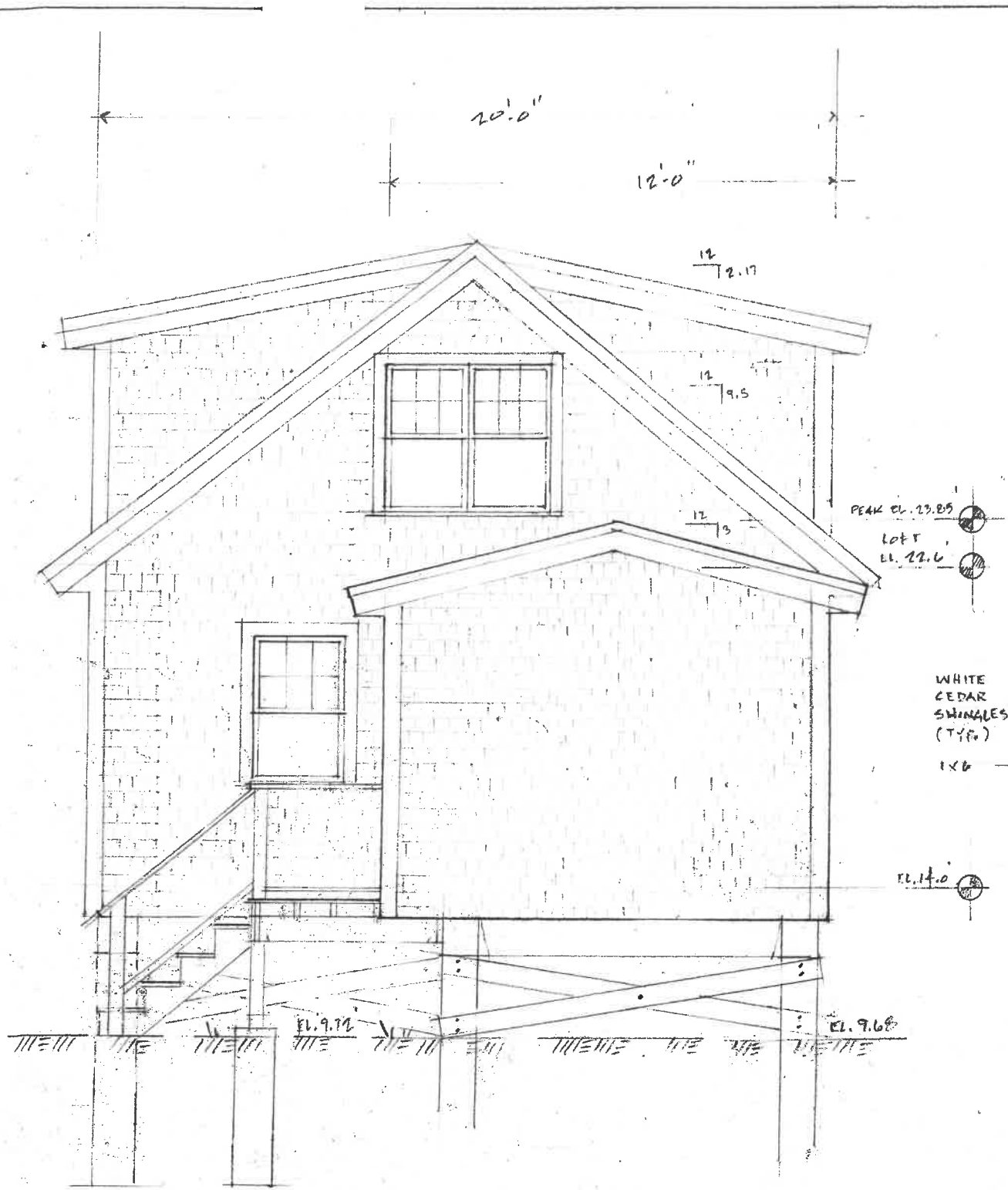
NOTE: BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 4, 2021.



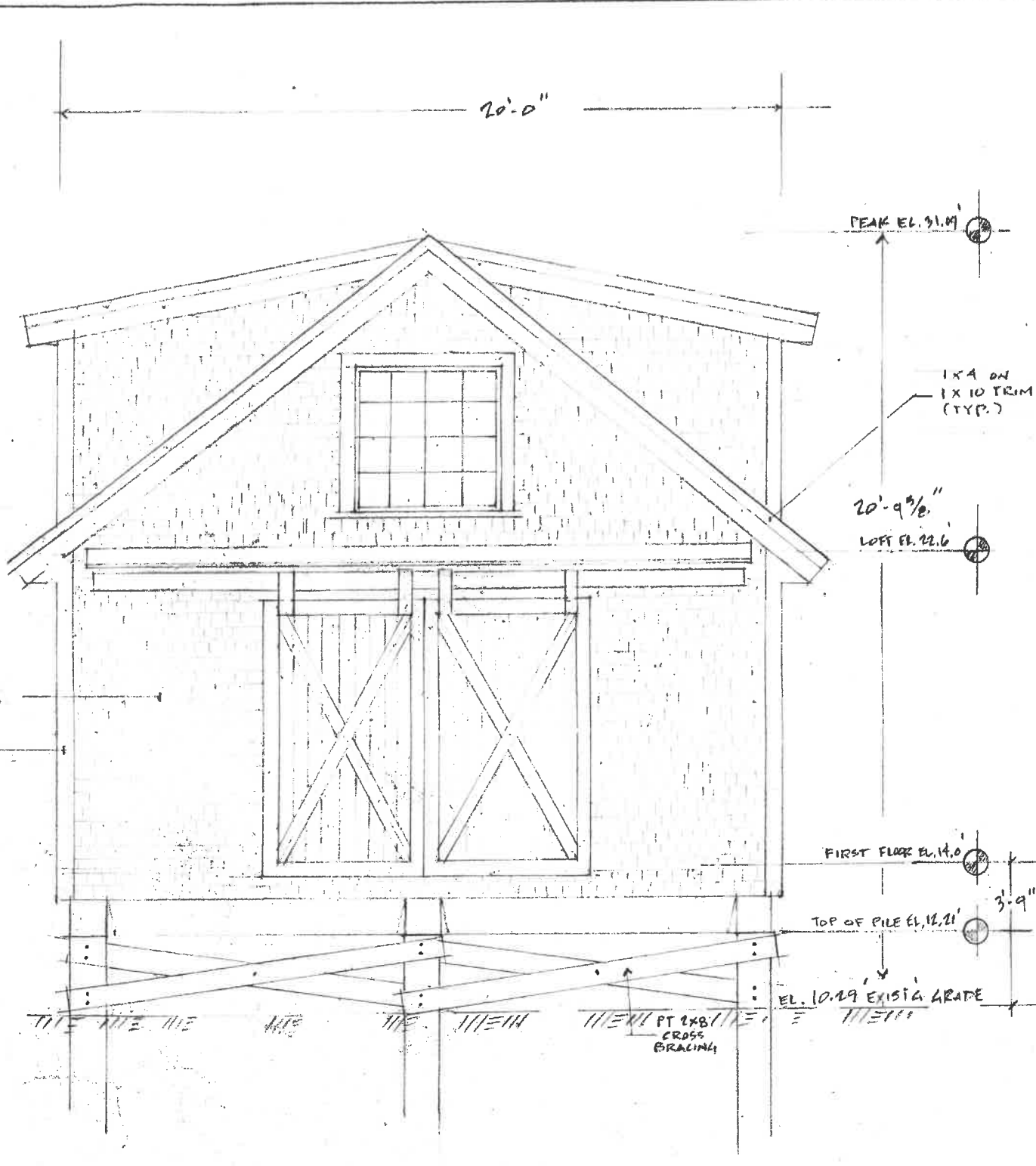
NOTE: DATUM = 1988 NAVD

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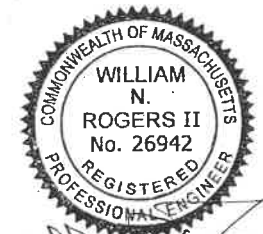
OWNER: NEAREN AND CUBBERLY NOMINEE TRUST
 CHRISTOPHER J. SNOW, TRUSTEE



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



SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"
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Proposed
North &
South
Elevations

SCALE: 1/4" = 1'-0"
DATE: MARCH, 2022
DRAWN: AL
JOB NO.: T-22-2073A
REVISION:

A.1

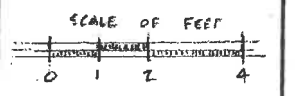


EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 NOTE: DATUM = 1988 NAVD

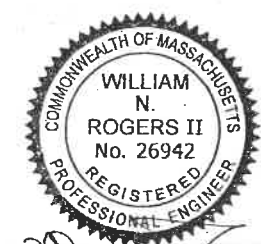
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William N. Rogers II
 MARCH 29, 2022

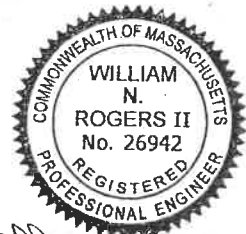
A.2



WINDOW & DOOR SCHEDULE					
MARK	TYPE	QTY.	MODEL #	R.O. (W x H)	COMMENTS
(A)	DOUBLE HUNG	2	TW2432	2'-6 1/8" x 3'-4 1/8"	PROVIDE SCREEN
(B)		5	TW24310	2'-6 1/8" x 4'-0 1/8"	
(C)		1	TW20310-2	2'-2 1/8" x 4'-0 1/8"	
(D)	PICTURE	1	DHP310310	3'-11 7/8" x 4'-0 1/8"	
1	ENTRY DOOR	1	F-37944U	3'-0" x 6'-8"	BROSCO/SIMPSON MANUFACTURED
2	BARN DOOR	2	PER OWNER	4'-6" x 7'-0"	PROVIDE FLASHING & WEATHER STOPPING

• MANUFACTURER: ANDERSEN - 400 SERIES
 • COLOR: WHITE

WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 NOTE: DATUM = 1988 NAVD

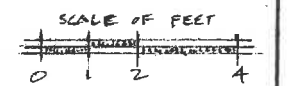


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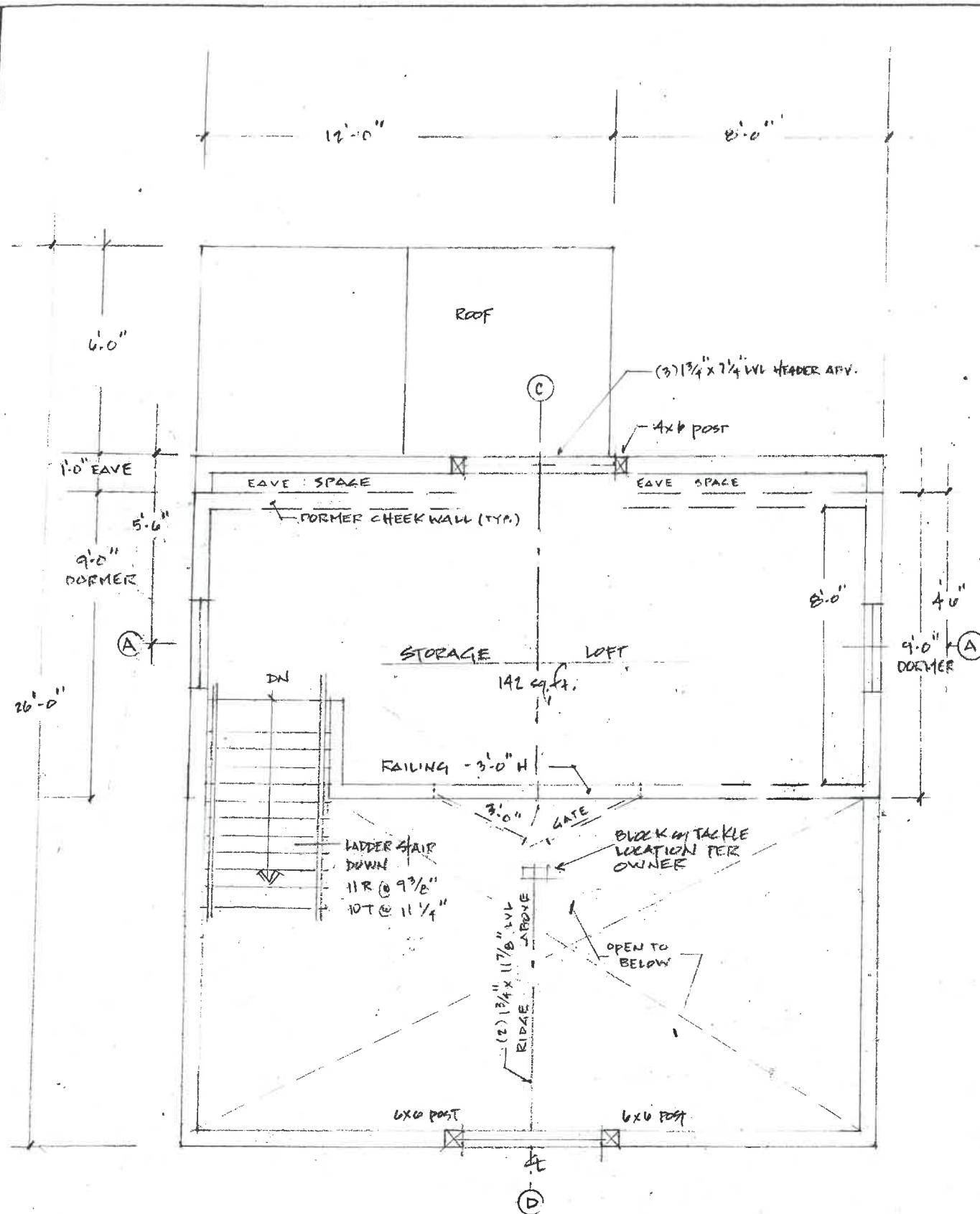
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Proposed West Elevation

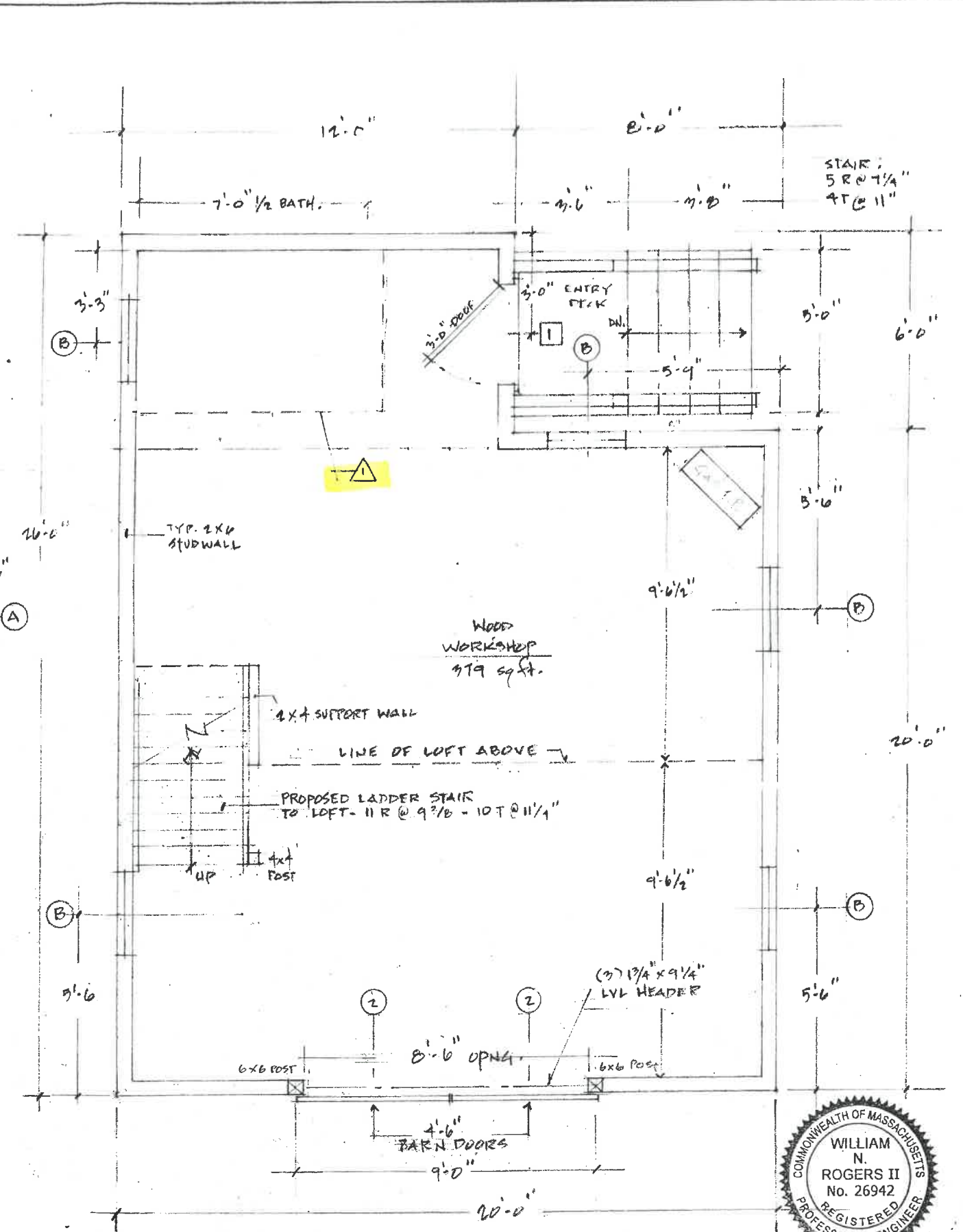


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 DATE: MARCH, 2022
 DRAWN: AL
 JOB NO.: T-22-2075A
 REVISION:

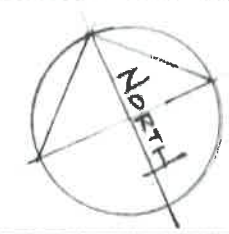
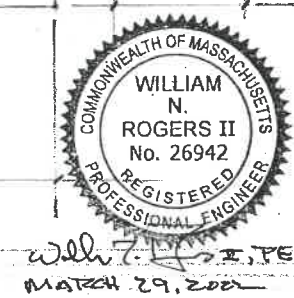
A.3



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



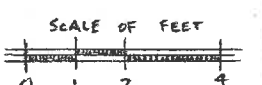
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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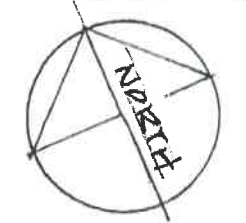
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First & Loft Floor Plans



SCALE: 1/4" = 1'-0"
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REVISION: 07-27-22
REMOVE BATH

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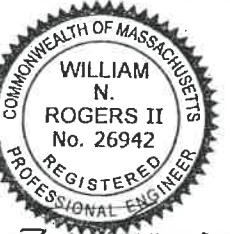
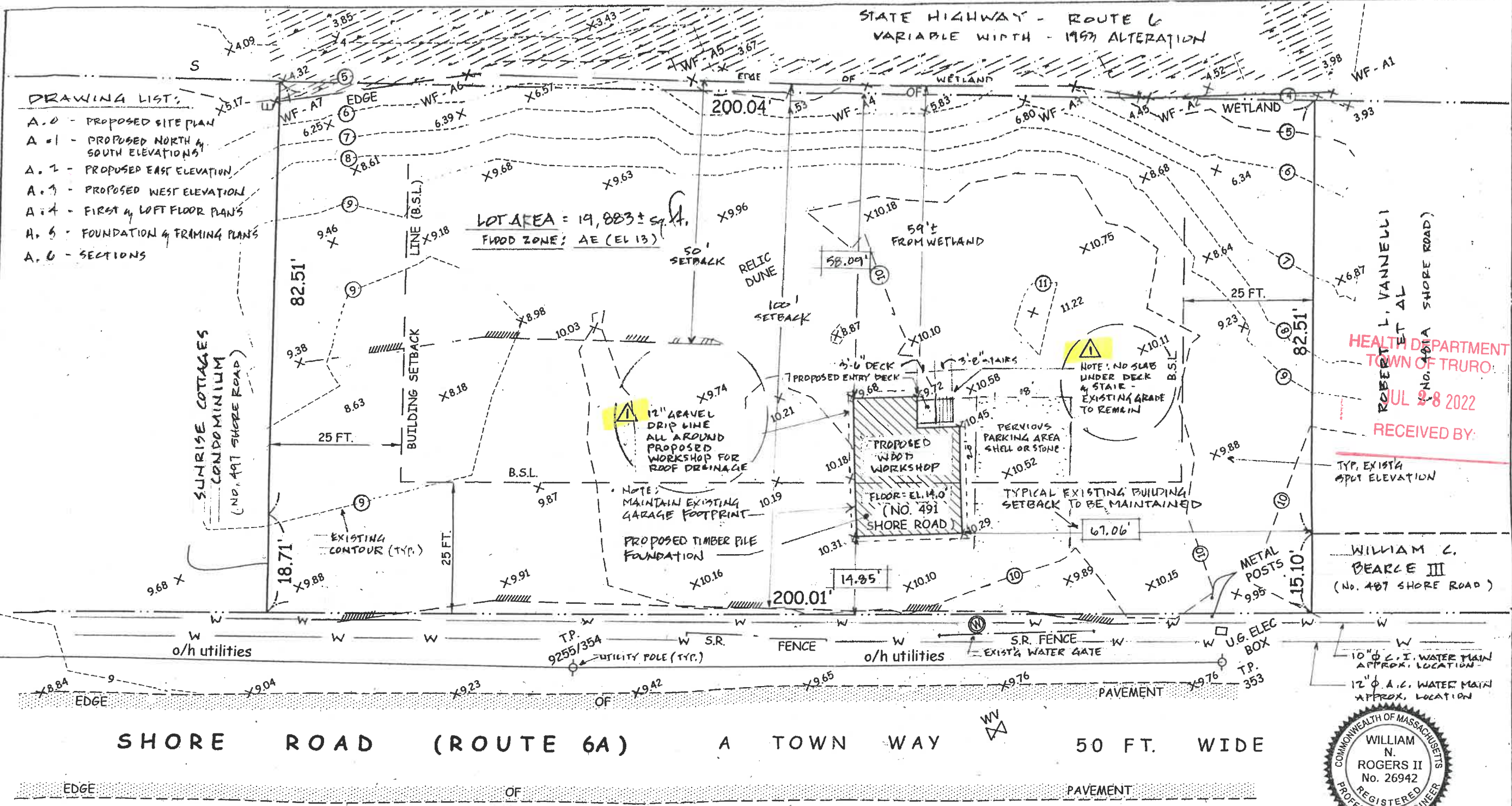
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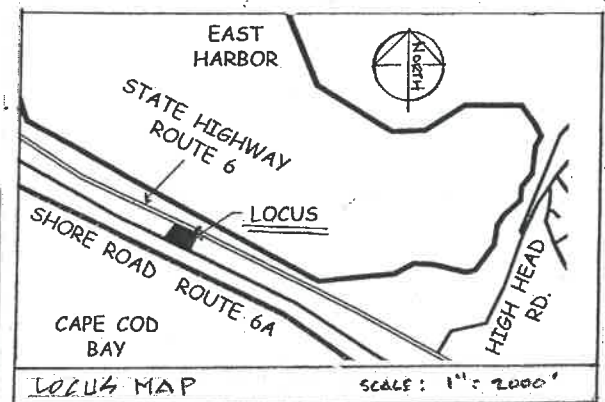
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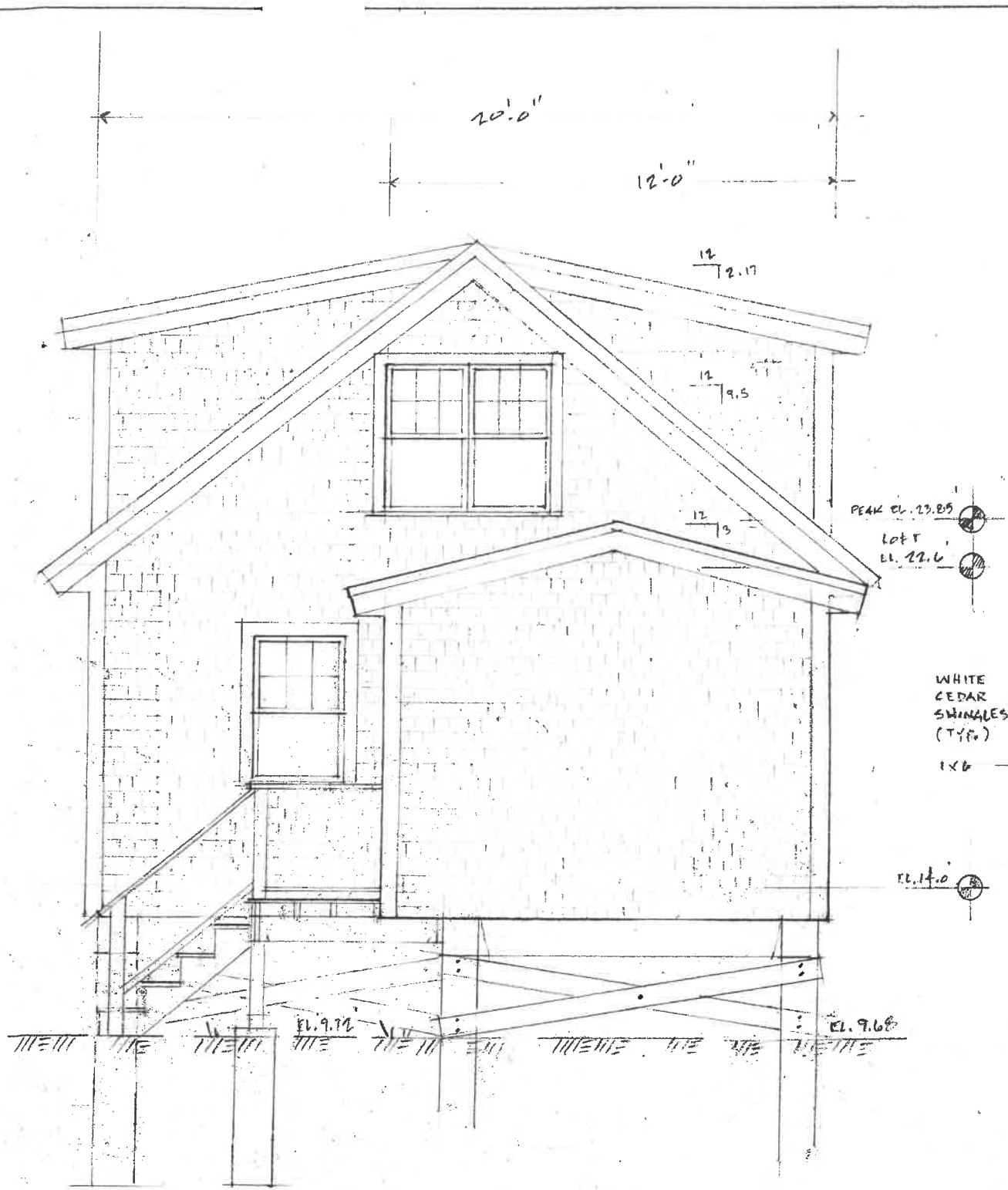
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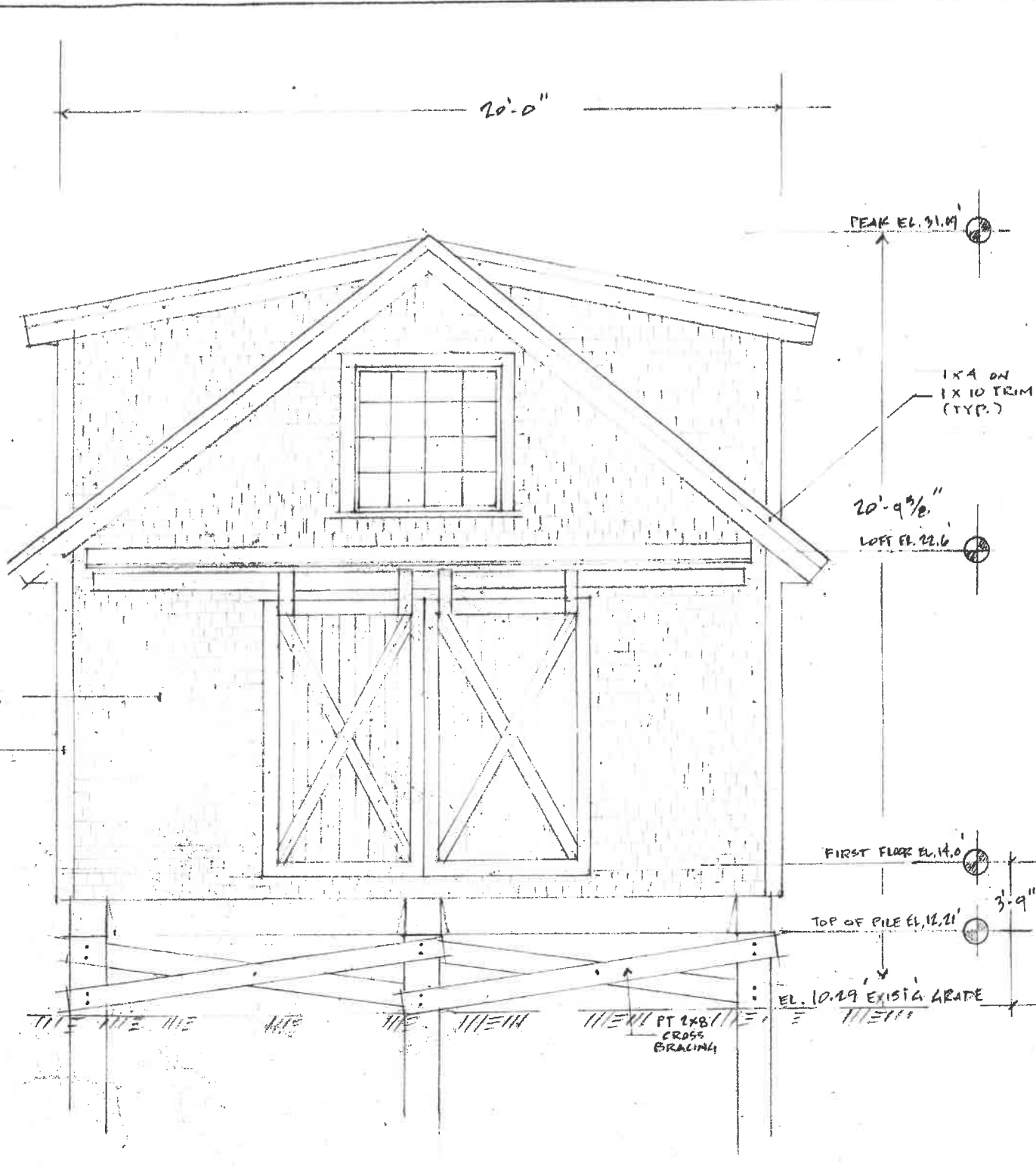
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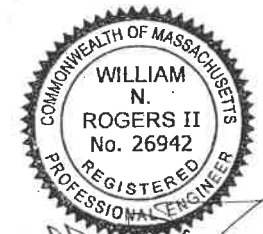
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SOUTH ELEVATION (FRONT)
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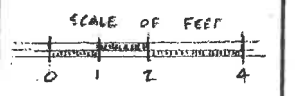


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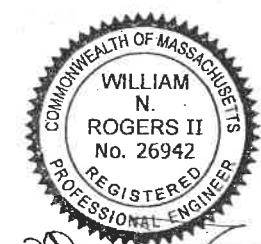
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William N. Rogers II
 MARCH 29, 2022

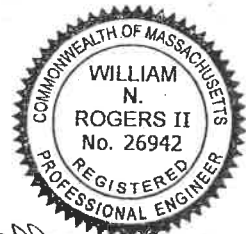
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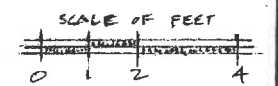


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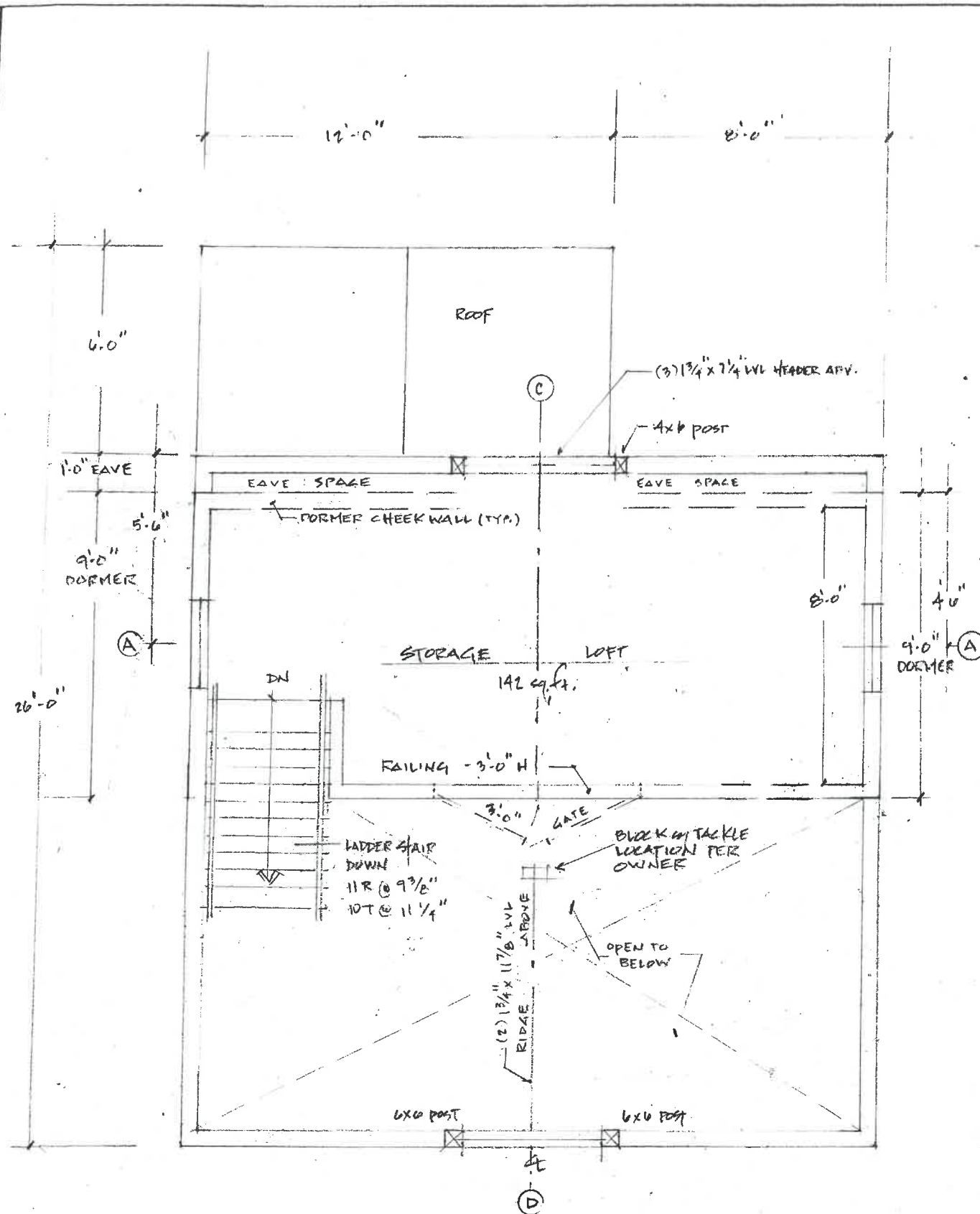
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Proposed
 West
 Elevation

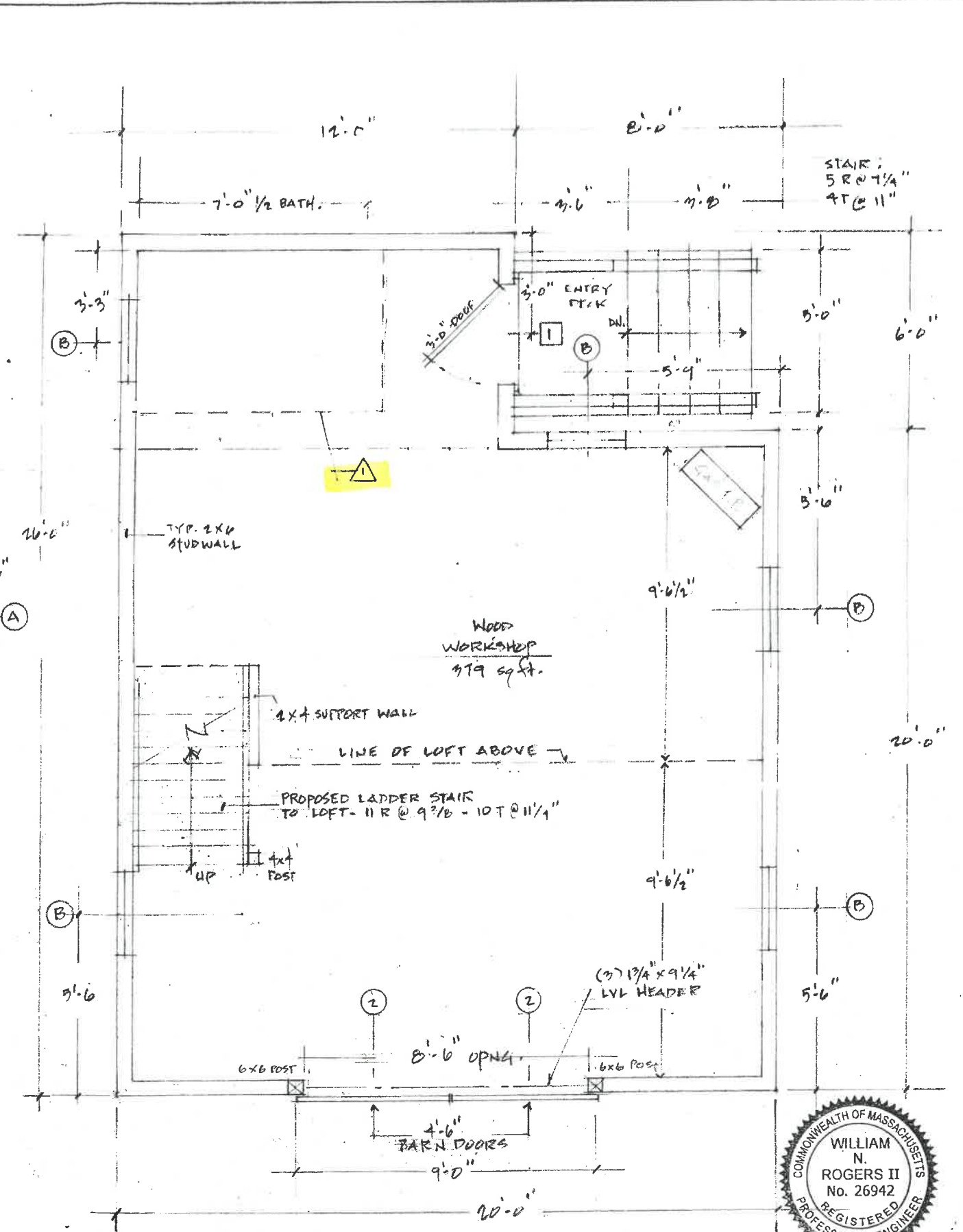


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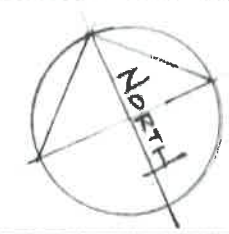
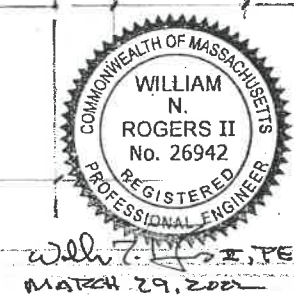
A.3



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



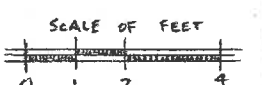
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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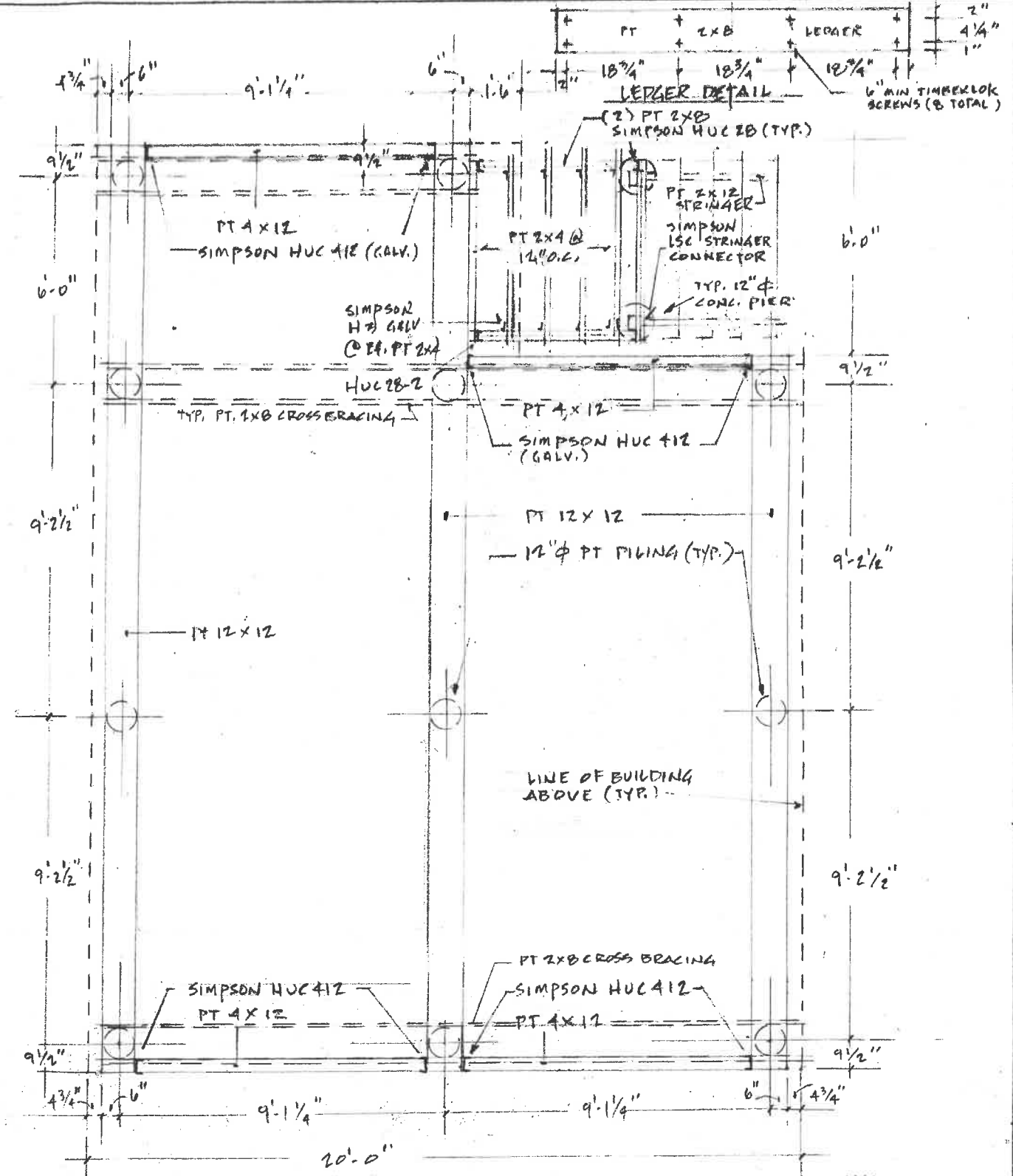
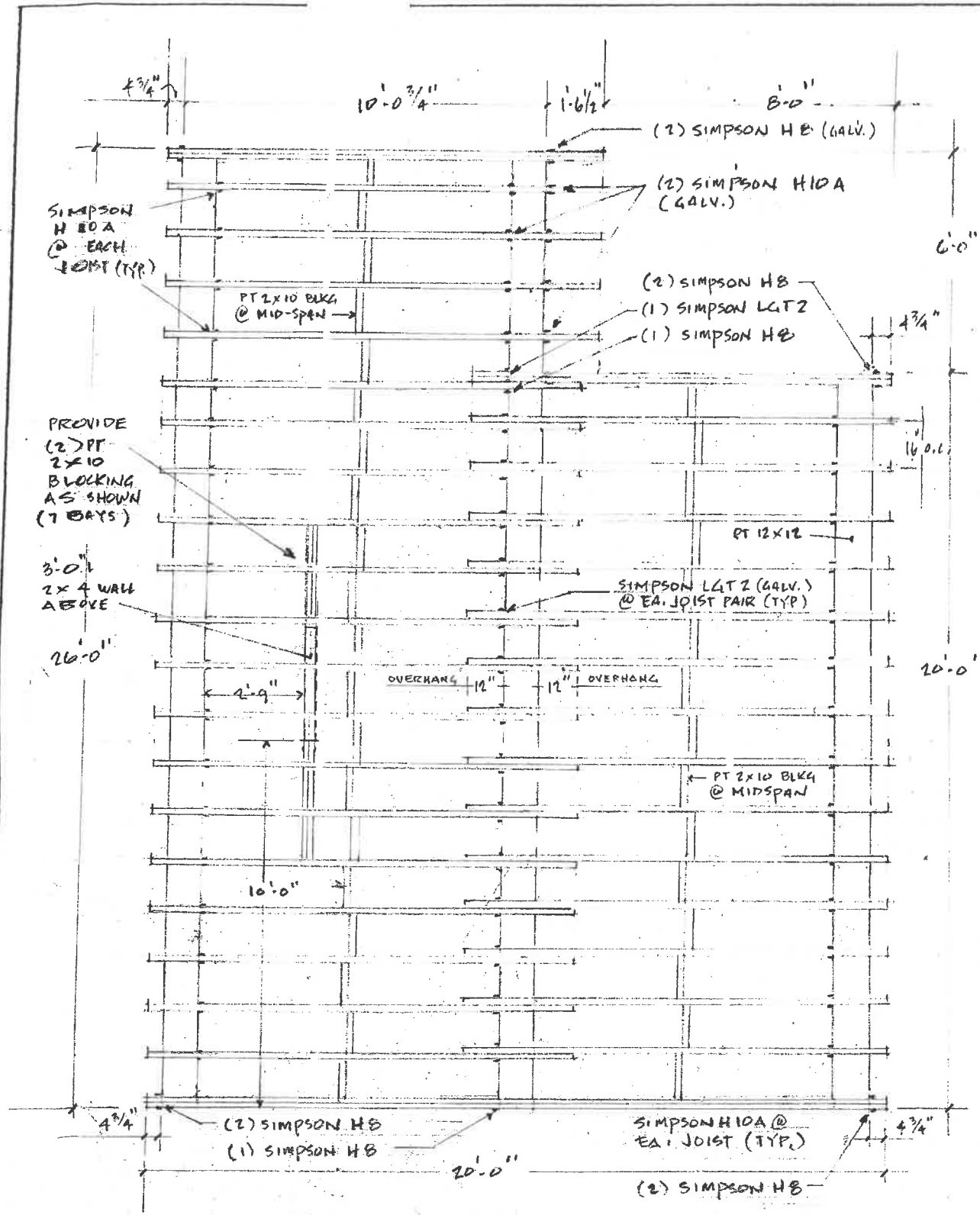
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First & Loft Floor Plans



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REMOVE BATH

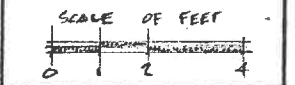


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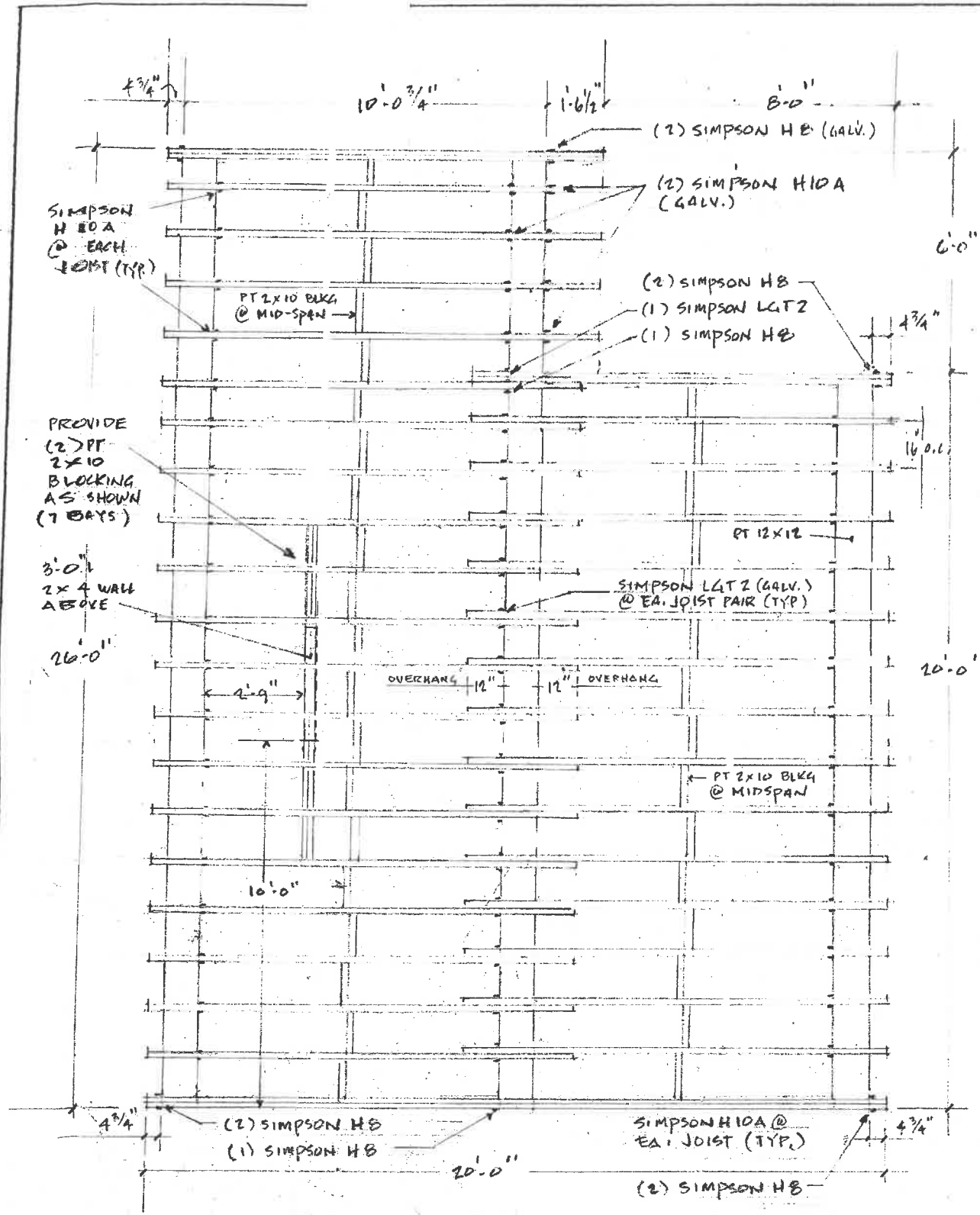
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Foundation & Framing Plans

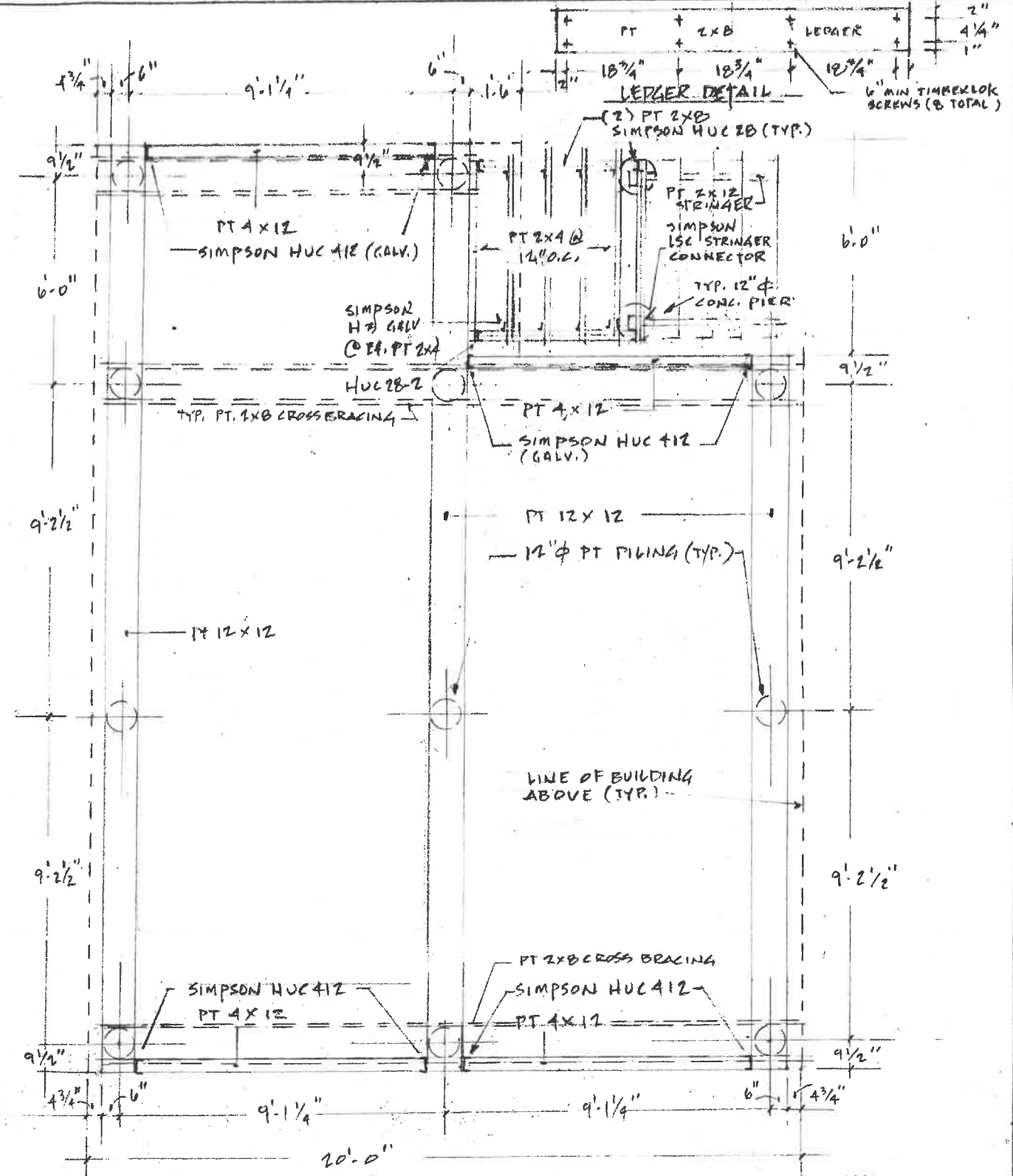


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DATE: MARCH, 2022
DRAWN: AL
JOB NO.: T-22-20798
REVISION:

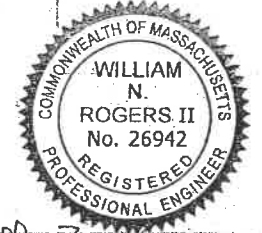
A.5



FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



TIMBER PILE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



W. N. Rogers II, P.E.
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Proposed Workshop No. 491 Shore Road No. Truro, Ma. 02652 Prepared For: Ian S. Leahy & Jennifer E. Cabral Assessor's Map 7, Parcel 4
William N. Rogers II Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Off Cemetery Road Provincetown MA 02657 (508) 487-1565 / (508) 487-5809 fax Email: wnr Rogers2@verizon.net
Foundation & Framing Plans SCALE OF FEET SCALE: 1/4" = 1'-0" DATE: MARCH, 2022 DRAWN: AL JOB NO.: T-22-20738 REVISION:
A.5



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 1- Request for Determination of Applicability

City/Town

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

Conservation Commission
TOWN OF TRURO

JUN 30 2022

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:

Name Christine/Ernie Sanders

E-Mail Address crs.plc@gmail.com

Mailing Address P.O. Box 731

City/Town TRURO

State MA

Zip Code 02666

Phone Number 703-200-3400

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

B. Determinations

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

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

Truro
Name of Municipality

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



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

13 Depot Rd. Truro
 Street Address City/Town
 50 167
 Assessors Map/Plat Number Parcel/Lot Number

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

Outer 150-200 riverfront, outside edge
of buffer zone to a Coastal Bank.

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

GIS Site Plan/Imagery	6/30/2022
Title	Date
mortgage Plan	9/8/2005
Title	Date
Title	Date

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

16x8 shed on blocks. I had already conducted some grading on-site to prepare for the shed - not knowing that I was in a jurisdictional area. The area was mostly poison ivy + bull brier.
I will replant the area around the shed w/native species from the Commission's approved planting list.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 1- Request for Determination of Applicability

City/Town _____

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

C. Project Description (cont.)

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

Shed on blocks

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.)



WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

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

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

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

* Name and address of the property owner:

Christine / Erin Sanders
Name
PO Box 731
Mailing Address
Truro MA
City/Town
MA State 02666 Zip Code

* Signatures:

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

[Signature]
Signature of Applicant 6-30-2022 Date

Signature of Representative (if any) _____ Date

Request for Determination

Project address: 13 Depot Rd Map 50 Parcel 107

- Is the project located in a resource area or buffer zone yes
- Resource Area Type(s): River Front B2 to CB
- If Buffer Zone what is the distance from Resource Area: _____

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) garden shed on blocks delivered constructed

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

Describe the best management practices/mitigation that will be used on the site: plant native species around shed

Special Conditions required by the Conservation Include: _____

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

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

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

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

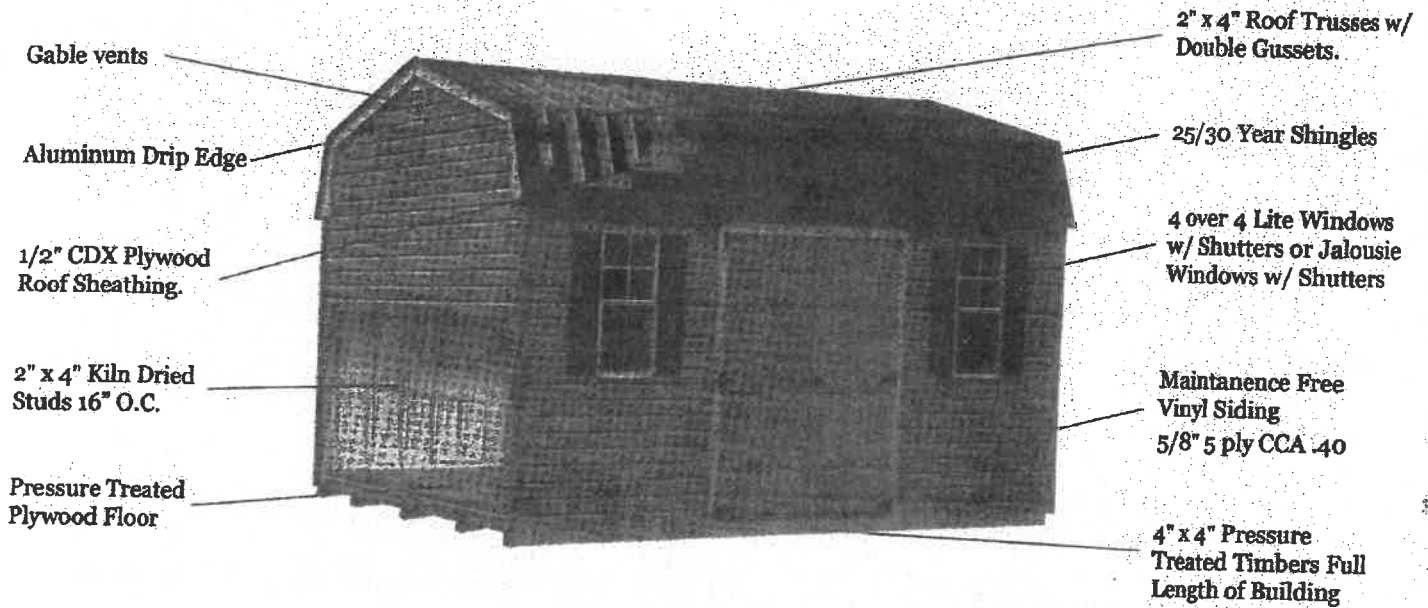
Approval of the project as described herein includes only the scope and specifications reviewed by the Conservation Commission; any changes to this project shall require additional review by the Conservation Commission prior to the work being done. Expansion of the scope of work may result in the applicant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

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

Applicant/Representative printed name and signature: CR Sanders also for Ernie Sanders
Owners printed name and signature: Christine Sanders

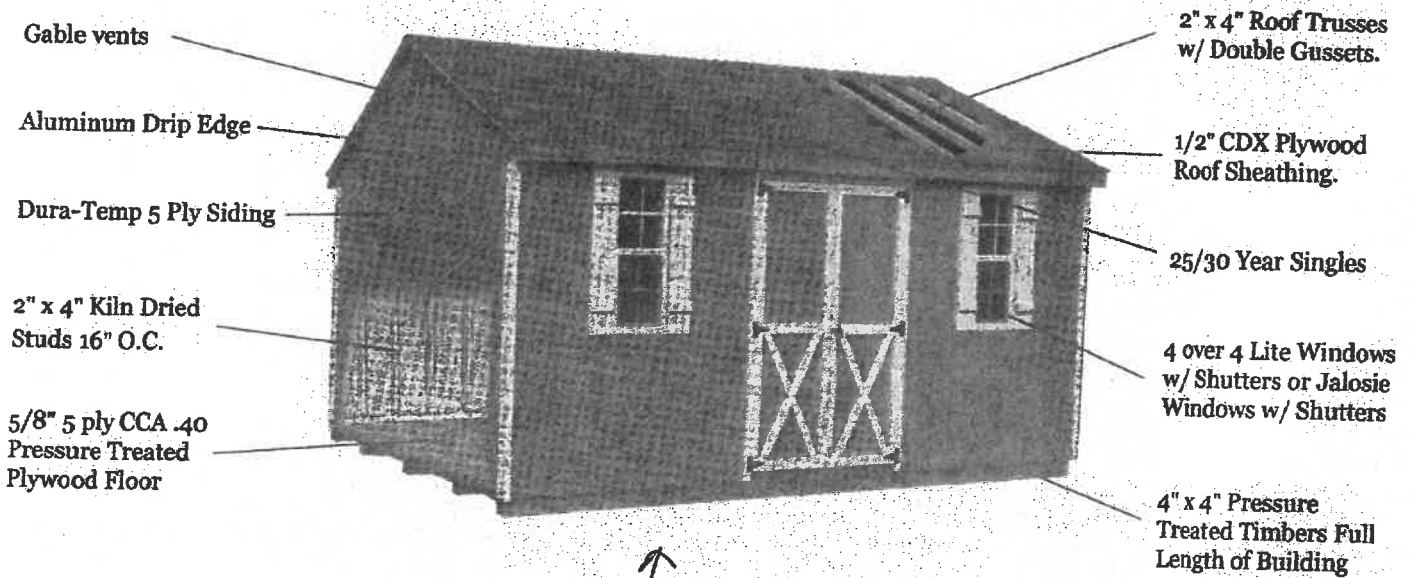
Skip's Superior Quality!

Vinyl Shed Cutaway



What others consider "options" are standard at Skip's!

Dura-Temp Shed Cutaway



↑ This style 8'x10' approx 10' high

Skipsonline.com (13) 1-800-822-7547



13 Depot Rd

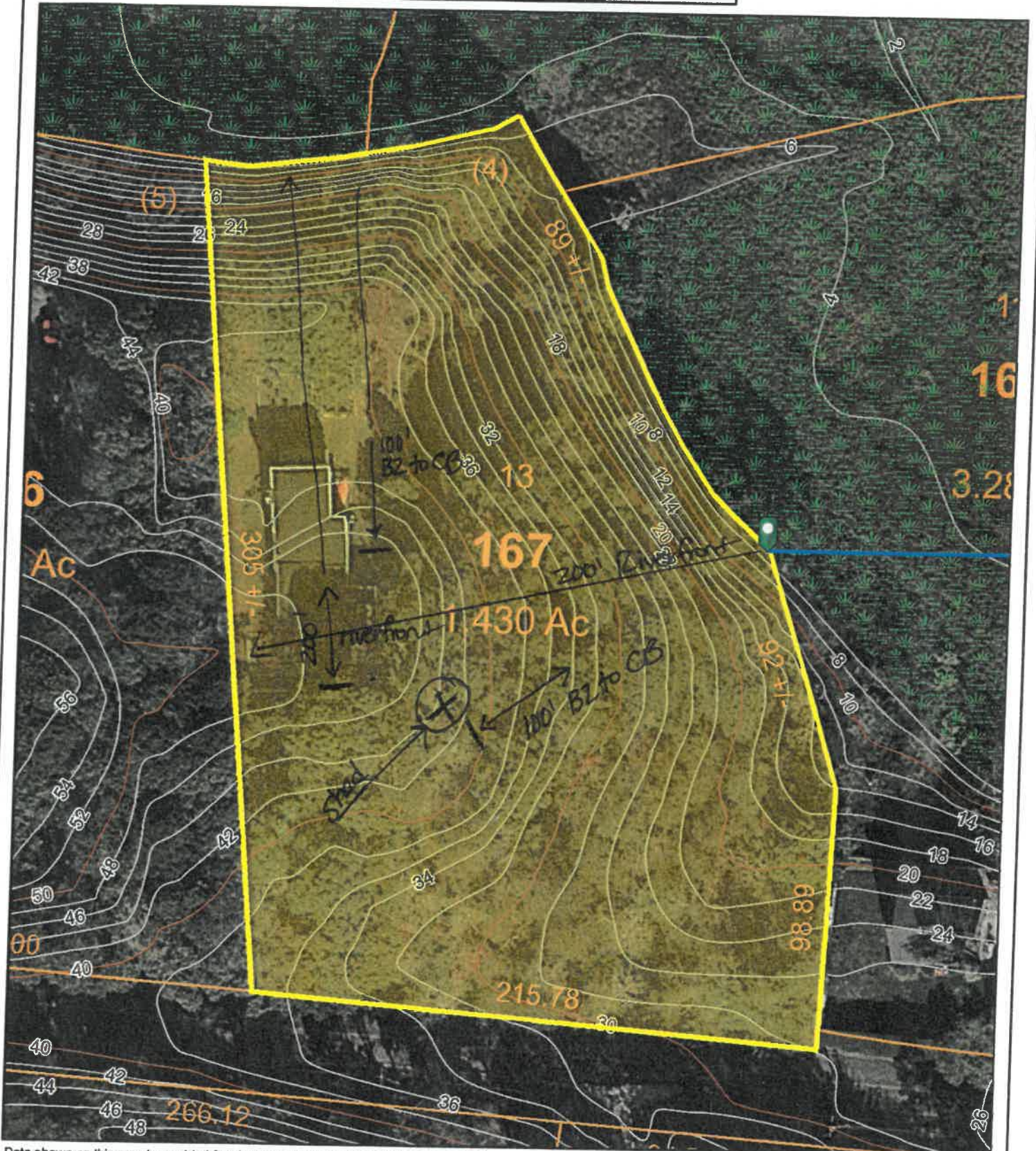
Truro, MA



June 30, 2022

1 inch = 50 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Land In TRURO

Land Court Certificate No. 136325

Belonging to Marilyn Pedalino Ullmark
in Book Page In

Deed in Book Page
Barnstable Registry District

Recorded Plan Land Court Plan Number 25500-A, filed with Certificate of Title Number 20327
in Barnstable Registry District Book No.

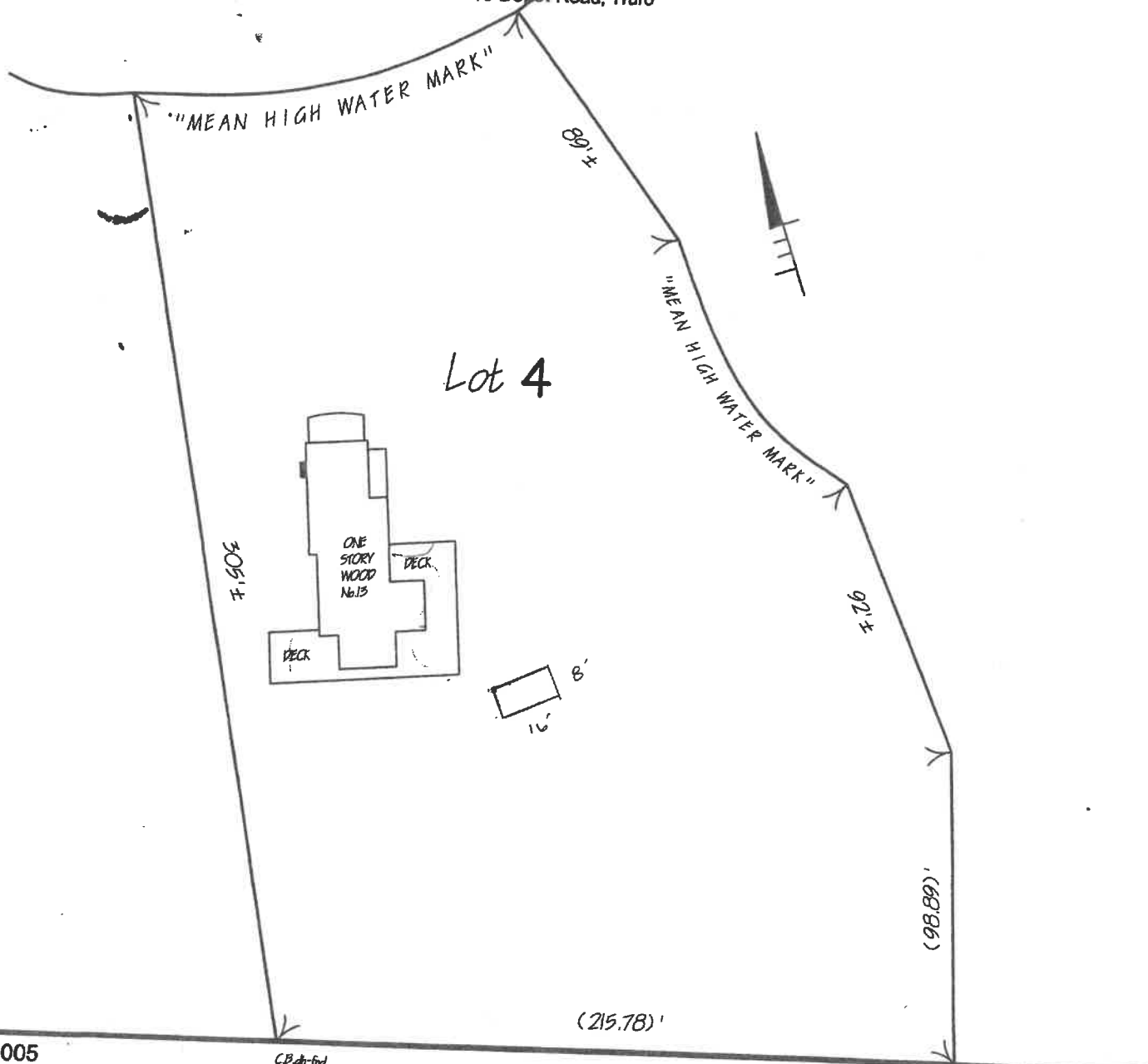
Date of Plan July 1925
Filed Plan No.

MORTGAGE INSPECTION PLAN

Loan No.

Wells Fargo Bank
First American Title Insurance Company
Ernest D. Saunders, II & Christine R. Saunders
13 Depot Road, Truro

Harriet J. Hobbs, Attorney at Law

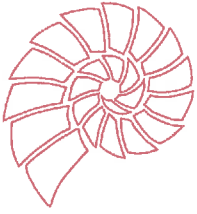


Sep. 8, 2005
JN 77600
Scale: 1." = 50'

DEPOT ROAD

THIS PLAN IS FOR MORTGAGE PURPOSES ONLY

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES OF THE BOARD OF REGISTRY



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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

July 8, 2022

JMO # 8669

Truro Conservation Commission
24 Town Hall Road
Truro, MA 02666

Conservation Commission
TOWN OF TRURO

JUL 07 2022

RE: **Notice of Intent**
3 Knowles Heights Road, Truro, MA
Map: 21 / Parcel: 7

Dear Board Members,

On behalf of our client, Topside Realty Trust, J.M. O'REILLY & ASSOCIATES, INC. is filing a Notice of Intent, design plans and other associated paperwork for the proposed sewage system installation at the above referenced property. The proposed work is to replace all existing substandard sewage systems and cesspools with a new Title 5 Sewage System with enhanced nitrogen treatment. The proposed sewage system has been approved by the Truro Board of Health.

This property consists of a rental cottage colony, of approximately 14 cottages located on a 3.88-acre lot, with frontage on Cape Cod Bay. The family-owned business was constructed in 1940 and has been in operation as a rental community since. The property has been providing vacationers with a Cape Cod Experience like no other, with exceptional views to Cape Cod Bay, Provincetown and a pristine coastal beach. The site is served by mostly cesspool septic systems and several units that have connected to pre 1995 Title 5 system (see Design Plans, Sheet 1).

The proposal calls for all disturbed areas to be returned to the pre-installation condition. The disturbed sandy areas will be planted with American Beach Grass, planted on a 12-inch matrix. The parking area will be restored to the sandy/gravel surface. There is no proposed expansion or remodeling of the existing structures, for this Notice of Intent.

We look forward to reviewing the Notice of Intent with the Commission on August 1, 2022. Please contact me directly should you have any questions or need any additional information prior to the hearing.

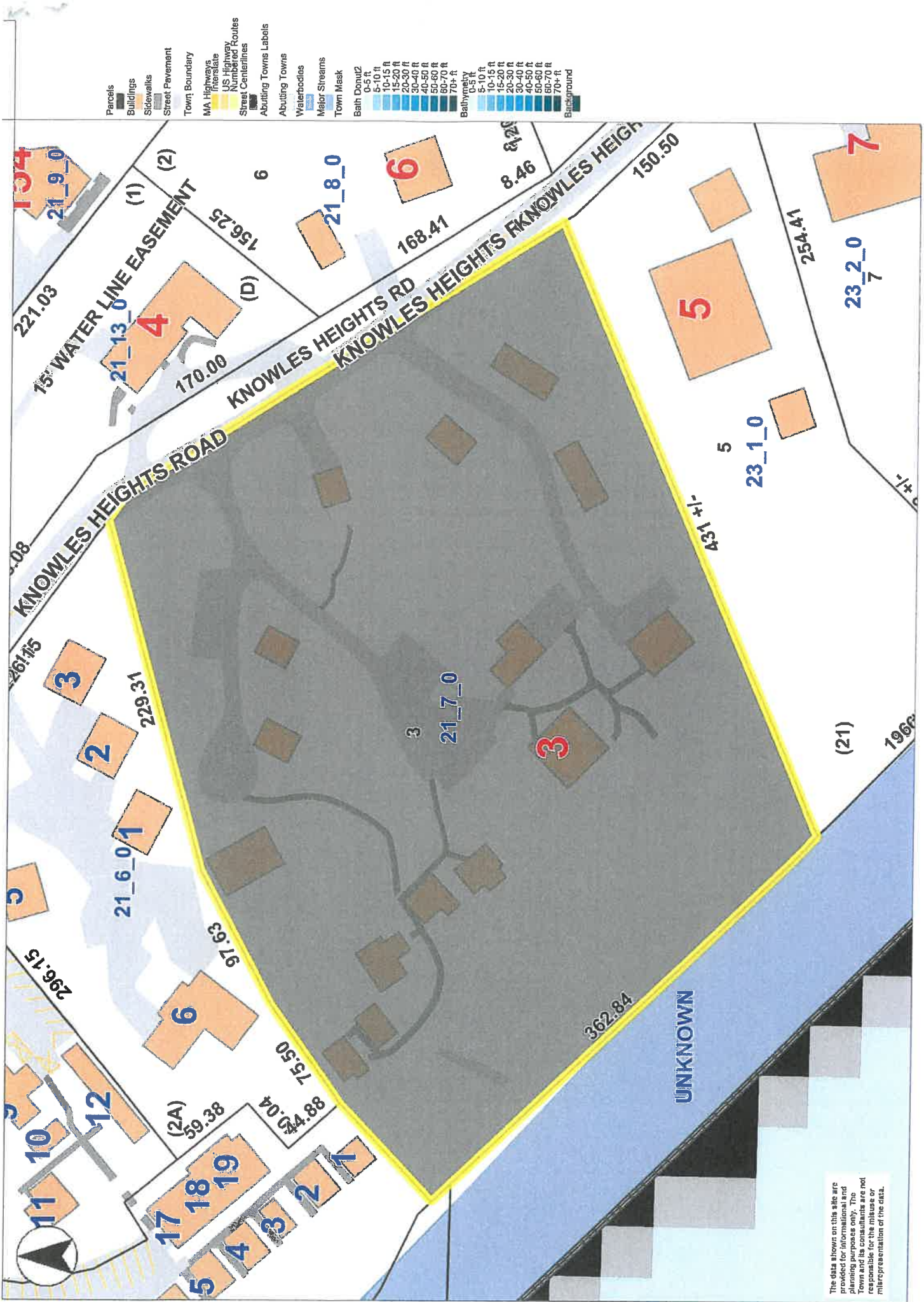
Very truly yours,
J.M. O'REILLY & ASSOCIATES, INC.



Matthew T. Farrell, EIT
Project Engineer

Cc: MA DEP
Client
John M. O'Reilly, PE, PLS

Encl: NOI Application Package

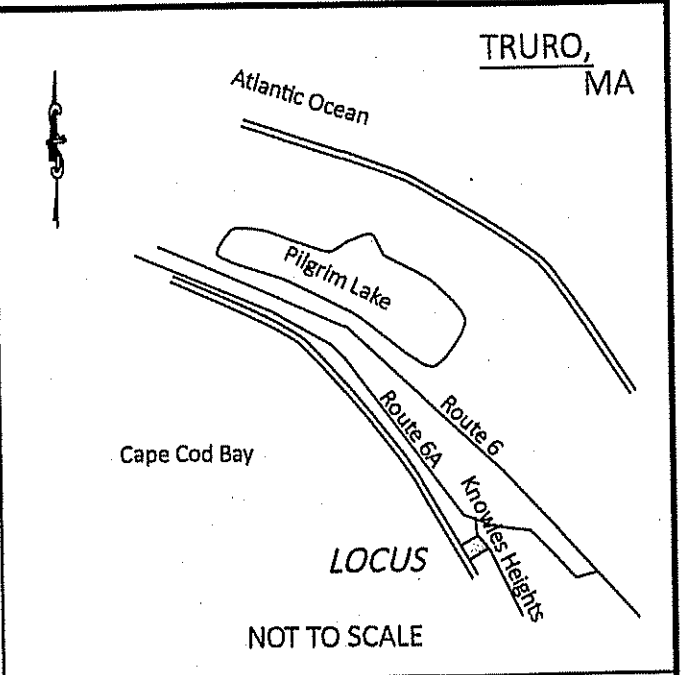


MapsOnline - Truro, MA

Printed on 07/05/2022 at 10:37 AM



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



PLAN BOOK 43 DEED BOOK 6338 ASSESSORS' MAP 21

PAGE 113 PAGE 9 PARCEL 7

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 23.34	EXISTING SPOT GRADE
x 26.65	PROPOSED SPOT GRADE
W	WATER SERVICE LINE
O	OVERHEAD UTILITY SERVICE
U	UNDERGROUND UTILITY SERVICE
G	GAS SERVICE LINE
⊙	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
⊕	UTILITY POLE
⊕	CATCH BASIN
⊕	FIRE HYDRANT
⊕	WELL
⊕	DRAINAGE MANHOLE
⊕	CONCRETE BOUND, FOUND
---	TOP OF BANK
---	LIMIT OF WORK
---	FENCE
---	EDGE OF CLEARING

PLAN REFERENCES

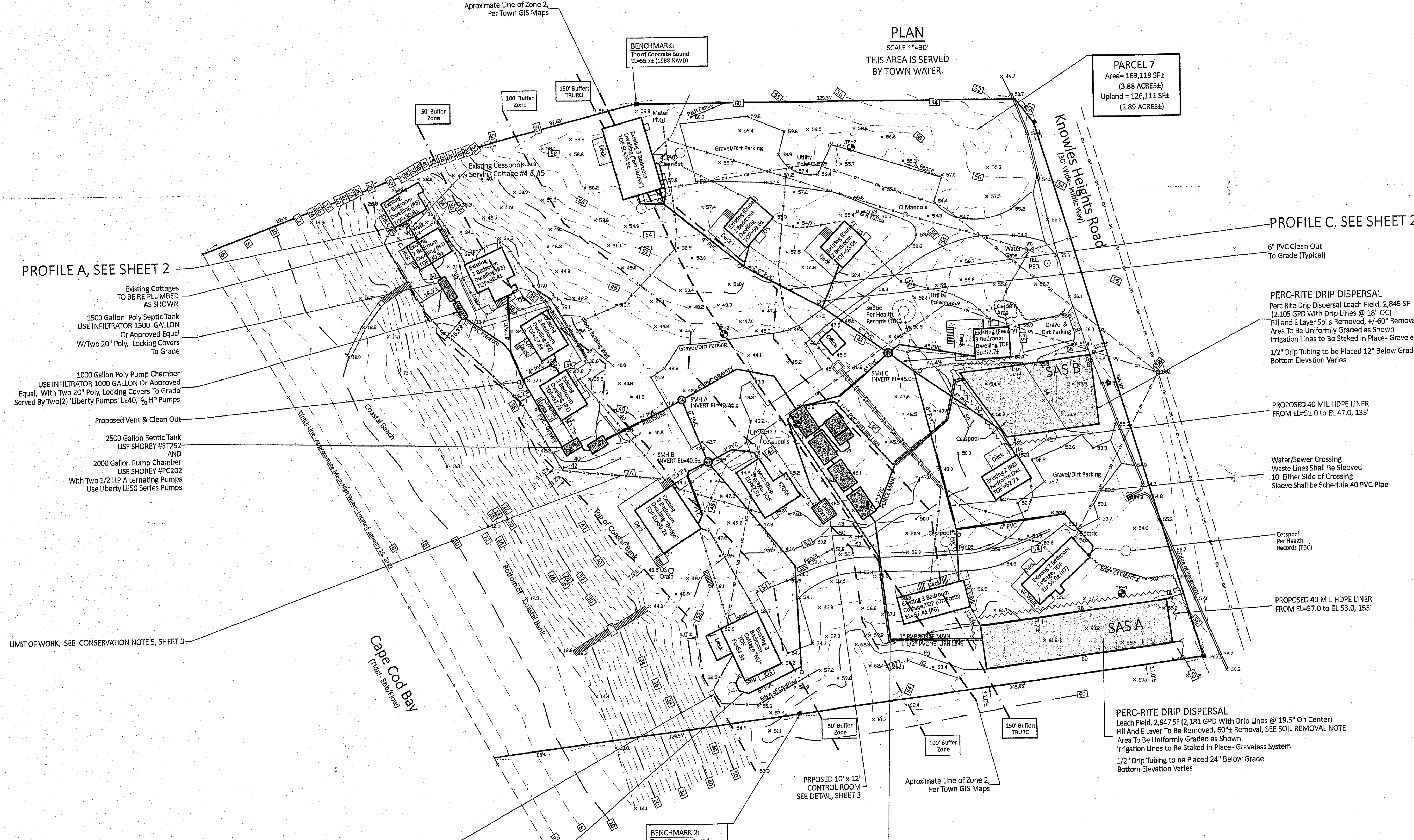
Book 43 Page 113
 Book 241 Page 145
 Book 624 Page 4
 Land Court 11740U

PLAN
 SCALE 1"=30'
 THIS AREA IS SERVED BY TOWN WATER.

PARCEL 7
 Area = 169,118 SF±
 (3.88 ACRES±)
 Upland = 126,111 SF±
 (2.89 ACRES±)

BENCHMARK 1
 Top of Concrete Bound
 EL=55.7± (1988 NAVD)

BENCHMARK 2
 Top of Concrete Bound
 EL=61.8± (1988 NAVD)



PROFILE A, SEE SHEET 2

PROFILE C, SEE SHEET 2

PROFILE B, SEE SHEET 2

Existing Cottages TO BE RE PLUMBED AS SHOWN

1500 Gallon Poly Septic Tank USE INFILTRATOR 1500 GALLON Or Approved Equal W/Two 20" Poly. Locking Covers To Grade

1000 Gallon Poly Pump Chamber USE INFILTRATOR 1000 GALLON Or Approved Equal. With Two 20" Poly. Locking Covers To Grade Served By Two(2) 1/2 HP Liberty Pumps LE40, 1/2 HP Pumps

Proposed Vent & Clean Out

2500 Gallon Septic Tank USE SHOREY #ST252 AND

2000 Gallon Pump Chamber USE SHOREY #PC202 With Two 1/2 HP Alternating Pumps Use Liberty LE50 Series Pumps

PERC-RITE DRIP DISPERSAL
 Perc Rite Drip Dispersal Leach Field, 2,845 SF (2,105 GPD With Drip Lines @ 19" OC) Fill and E Layer Soils Removed, +/- 60" Removal Area To Be Uniformly Graded as Shown Irrigation Lines to Be Staked in Place- Graveless System

1/2" Drip Tubing to be Placed 12" Below Grade Bottom Elevation Varies

PROPOSED 40 MIL HDPE LINER FROM EL=51.0 TO EL 47.0, 135'

Water/Sewer Crossing Waste Lines Shall be Sleeved 10' Either Side of Crossing Sleeve Shall be Schedule 40 PVC Pipe

Cesspool Per Health Records (TBC)

PROPOSED 40 MIL HDPE LINER FROM EL=57.0 TO EL 53.0, 155'

PERC-RITE DRIP DISPERSAL
 Leach Field, 2,947 SF (2,181 GPD With Drip Lines @ 19.5" On Center) Fill And E Layer To Be Removed, 60"± Removal, SEE SOIL REMOVAL NOTE Area To Be Uniformly Graded as Shown Irrigation Lines to Be Staked in Place- Graveless System

1/2" Drip Tubing to be Placed 24" Below Grade Bottom Elevation Varies

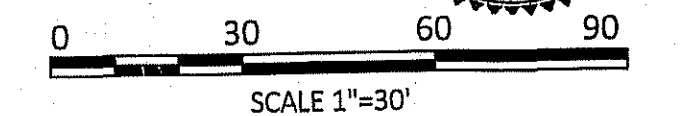
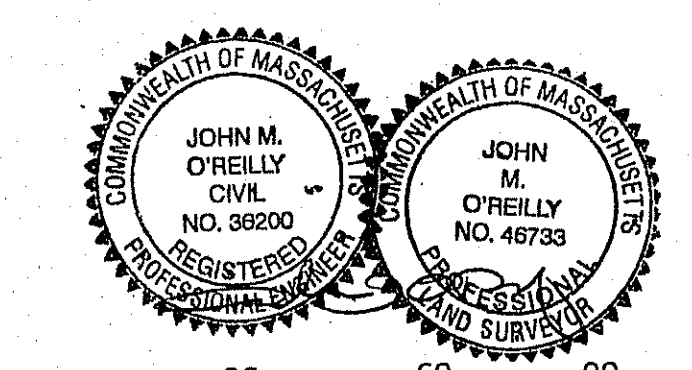
PROPOSED 10' x 12' CONTROL ROOM SEE DETAIL, SHEET 3

1 1/2" PVC Schedule 40 Return Line Line Shall be Run Back to The Inlet Of Septic Tank with 1 1/2" x 10" Inlet Tee

VELOCITY ZONE EL=14 BASED ON CURRENT FEMA MAPS VELOCITY ZONE LANDWARD LIMIT AT THE TOP OF COASTAL BANK AS OUTLINED ON THE FEMA QUAD FOR THIS AREA. FEMA PANEL: 25001C01361, 7/16/14.

PERMIT SET-NOT FOR CONSTRUCTION

SHEET 1 OF 3



G:\AJ\Jobs\Brown8669\Brown8669\sdpcr\tr2.dwg, SHEET 1

Topside Realty Trust
 P.O. Box 386, North Truro 02652

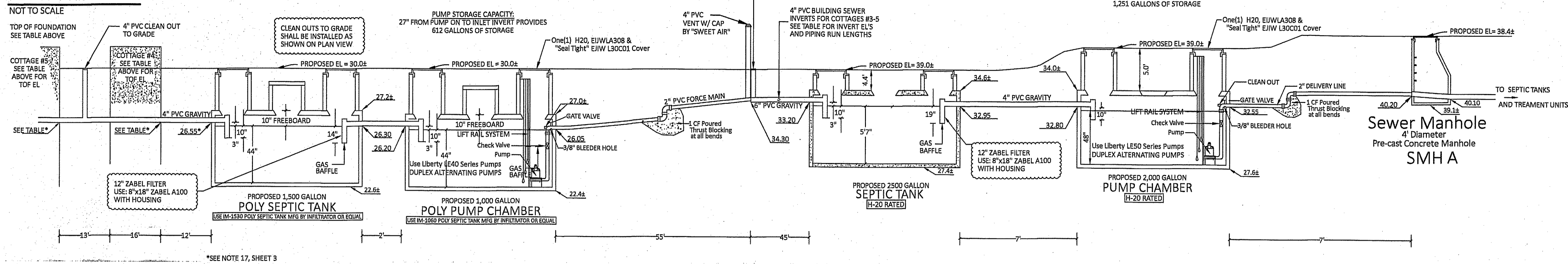
Site & Sewage Disposal System Design
 3 Knowles Heights Road, Truro, MA

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

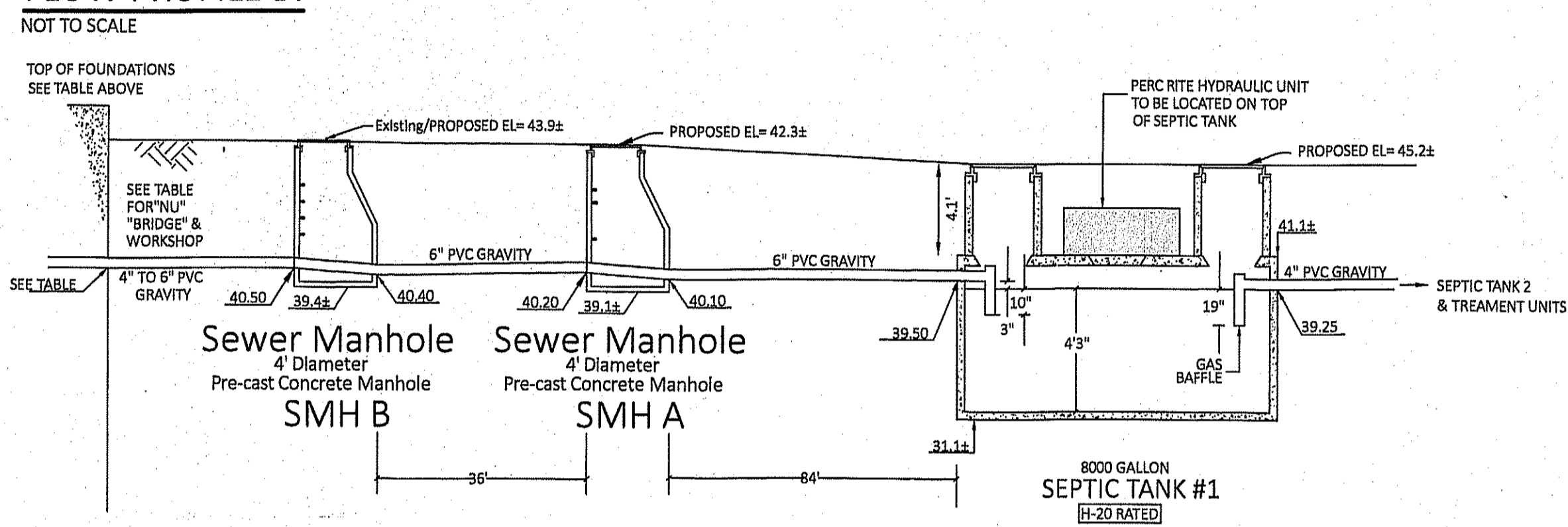
1673 Main Street - Route 6A
 P.O. Box 1773
 Brewster, MA 02601 (508)896-0601 Office (508)896-0602 Fax

DATE: 6/3/22	SCALE: As Noted	BY: MTF	CHECK: JMO	JOB NUMBER: JMO-8669
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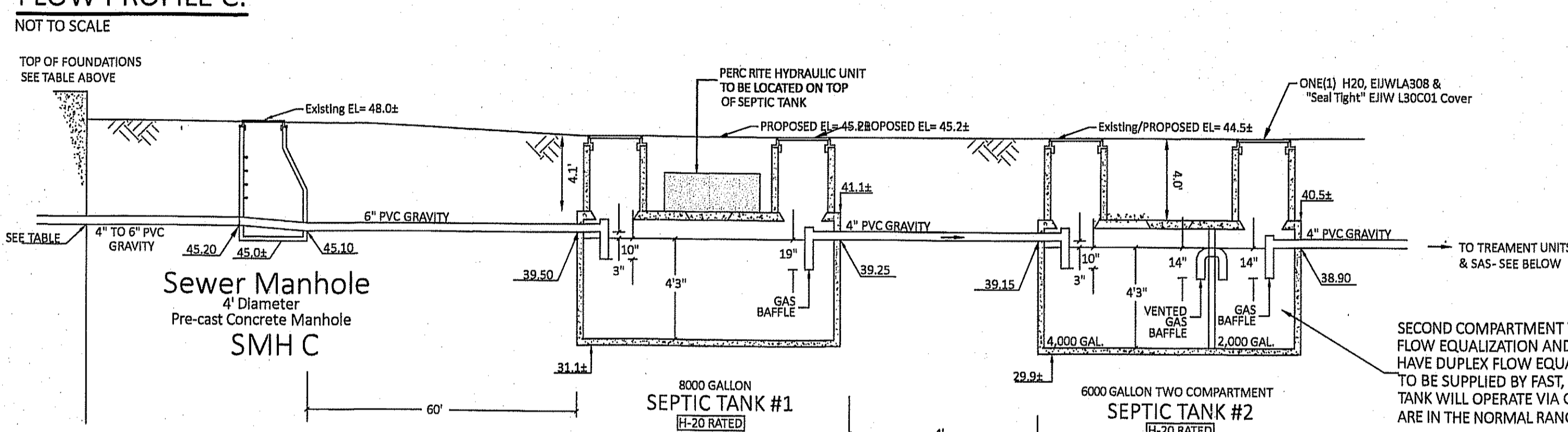
FLOW PROFILE A:



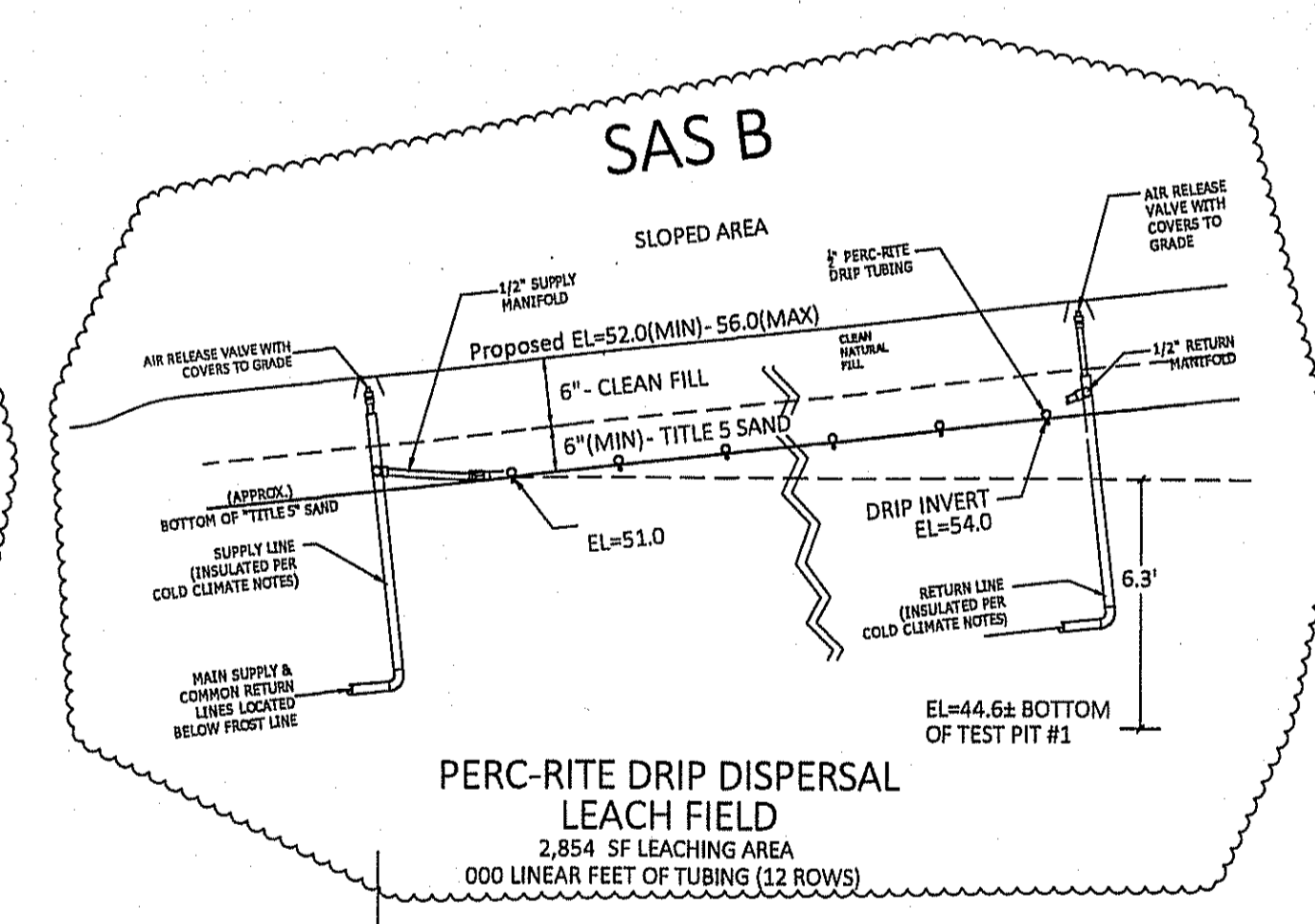
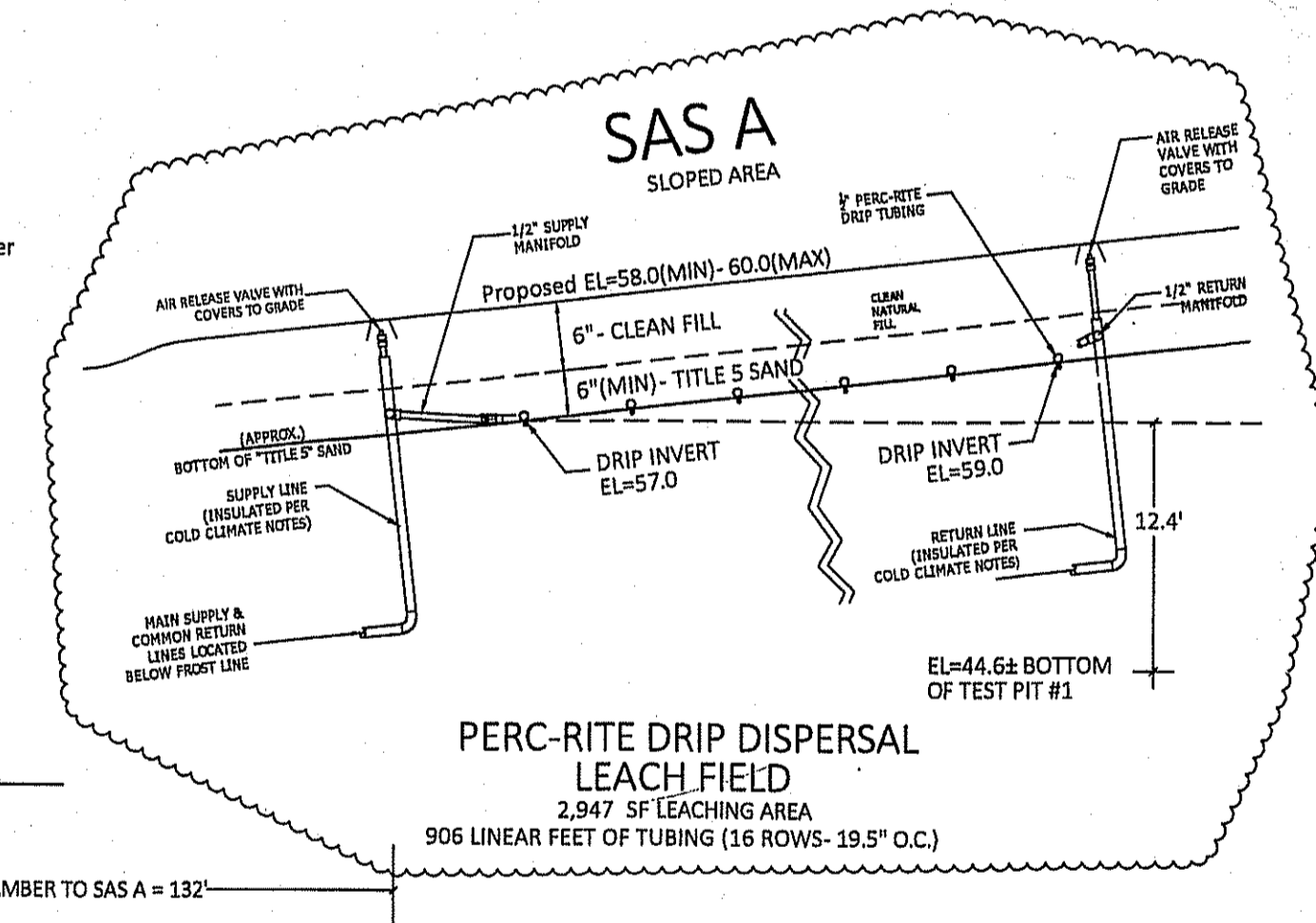
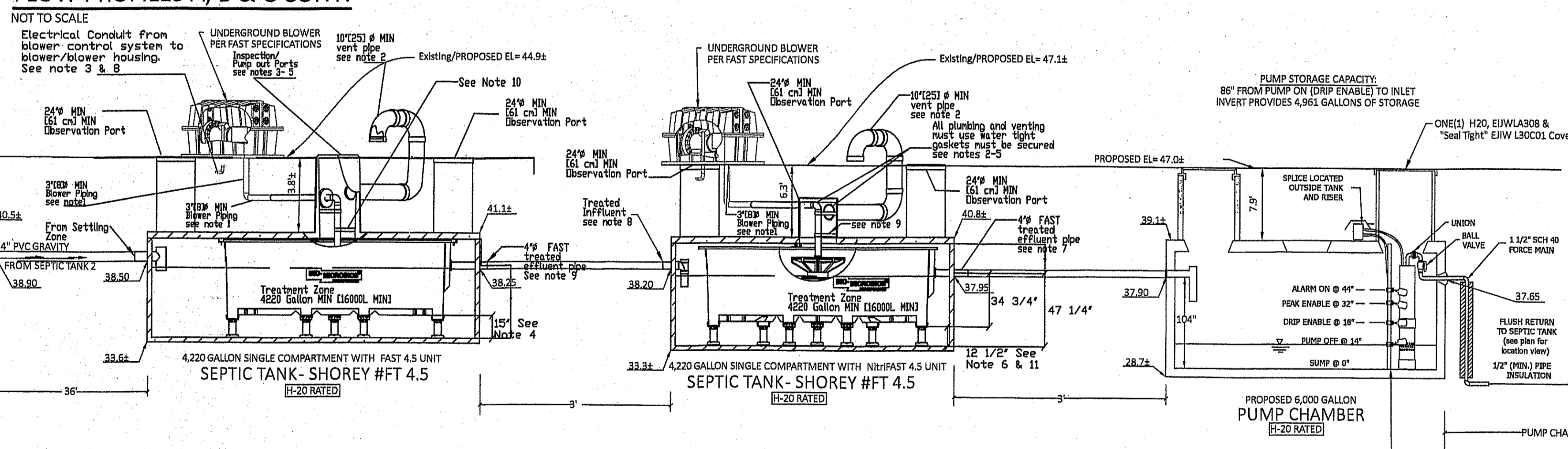
FLOW PROFILE B:



FLOW PROFILE C:

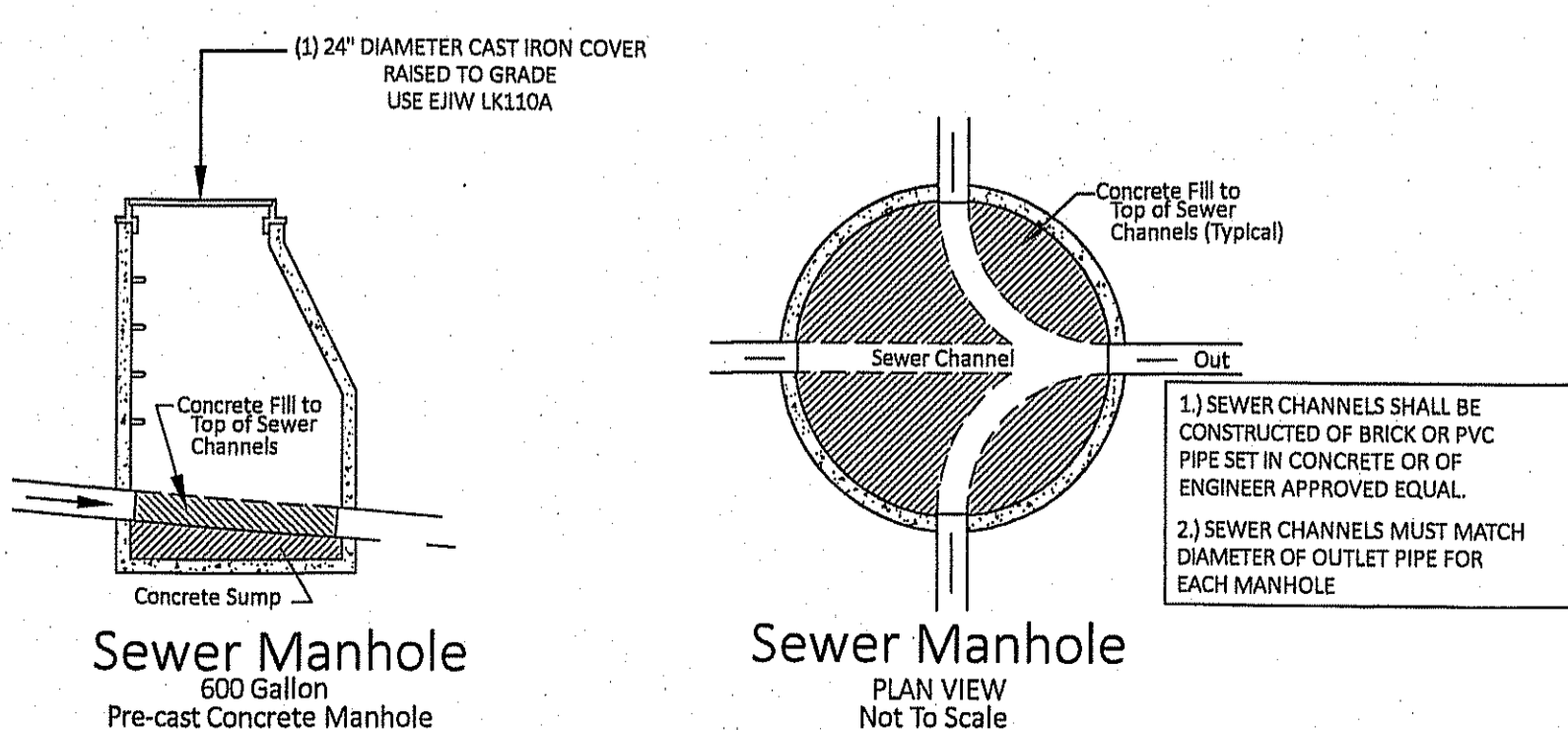


FLOW PROFILES A, B & C CONT:



SEWER ELEVATIONS/RUNS

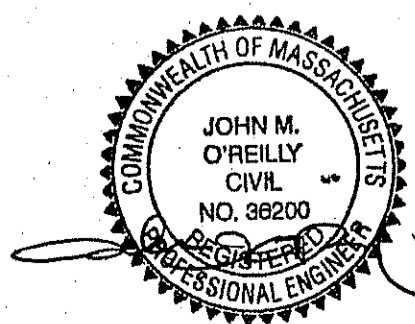
COTTAGE/UNIT	INVERT @ UNIT	RUN UNIT TO ST	INVERT @ ST	INVERT @ SMH
PROFILE A: COTTAGES #5- #1				
UNIT # 5	EL= 27.4"	41 FEET	EL= 26.55±	NA
UNIT # 4	EL= 27.4"	28 FEET	EL= 26.55±	NA
UNIT # 3	EL= 35.4"	99 FEET	EL= 33.2±	NA
UNIT # 2	EL= 34.6"	72 FEET	EL= 33.2±	NA
UNIT # 1	EL= 34.7"	72 FEET	EL= 33.2±	NA
PROFILE B: COTTAGES "NU", "BRIDGE" & "WORKSHOP"				
UNIT "NU"	EL= 51.3"	198 FEET	NA	EL= 40.5±
UNIT "BRIDGE"	EL= 47.2"	44 FEET	NA	EL= 40.5±
UNIT "WorkShop"	EL= 44.5"	32 FEET	NA	EL= 40.5±
PROFILE C				
UNIT "Big House"	EL= 59.3"	188 FEET	NA	EL= 45.2±
UNIT #6	EL= 54.4±	147 FEET	NA	EL= 45.2±
UNIT #7	EL= 53.0±	212 FEET	NA	EL= 45.2±
UNIT #8	EL= 49.7±	98 FEET	NA	EL= 45.2±
DUNE #1	EL= 56.6±	112 FEET	NA	EL= 45.2±
DUNE #2	EL= 55.0±	73 FEET	NA	EL= 45.2±
PEACHY	EL= 54.7±	53 FEET	NA	EL= 45.2±



1) SEWER CHANNELS SHALL BE CONSTRUCTED OF BRICK OR PVC PIPE SET IN CONCRETE OR OF ENGINEER APPROVED EQUAL.
2) SEWER CHANNELS MUST MATCH DIAMETER OF OUTLET PIPE FOR EACH MANHOLE

PERMIT SET-NOT FOR CONSTRUCTION

SHEET 2 OF 3



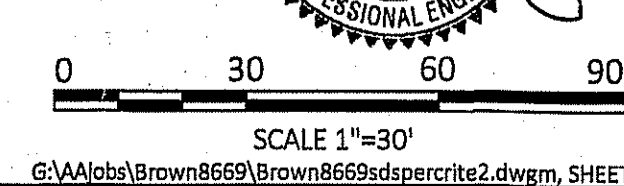
Topside Realty Trust
P.O. Box 386, North Truro 02652

Site & Sewage Disposal System Design
3 Knowles Heights Road, Truro, MA

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

1573 Main Street - Route 6A
P.O. Box 1779
Truro, MA 02668
(508)896-6601 Office (508)896-6602 Fax

DATE: 6/3/22 SCALE: As Noted BY: MTF CHECK: JMO JOB NUMBER: JMO-8669



G:\Aaloba\Brown\8669\Brown\8669\dsprcrite2.dwg, SHEET 2

GENERAL NOTES:

- A.) NEITHER DRIVEWAYS NOR PARKING ARE ALLOWED OVER SEPTIC SYSTEM UNLESS H-20 COMPONENTS ARE USED.
- B.) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- C.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

CONSTRUCTION NOTES:

- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6.) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%. SCHEDULE 40 PVC Laid at 0.005%/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 7.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" SCHEDULE 40 PVC Laid at 0.005%/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ASSURE EVEN DISTRIBUTION.
- 9.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" BELOW THE OUTLET INVERT.
- 10.) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED NATIVE STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A 2" LAYER OF 1/8" TO 1/2" DOUBLE WASHED NATIVE STONE FREE OF IRON, FINES AND DUST.
- 11.) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL, OR WHEN PRESSURE DOSED.
- 12.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14.) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15.) SUBSURFACE COMPONENTS OF A SYSTEM SHALL NOT BE BACKFILLED OR OTHERWISE CONCEALED FROM VIEW UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED BY THE APPROVING AUTHORITY AND PERMISSION HAS BEEN GRANTED BY THE APPROVING AUTHORITY TO BACKFILL THE SYSTEM. THE DESIGNER SHALL INSPECT THE CONSTRUCTION AFTER THE INITIAL EXCAVATION, PRIOR TO BACKFILLING, AND DURING BACKFILLING. IN ADDITION, THE FINAL INSPECTION OF THE SYSTEM SHALL BE CONDUCTED BY THE APPROVING AUTHORITY, THE SYSTEM INSTALLER AND DESIGNER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE PURSUANT TO 310 CMR 15.02(13). ANY COMPONENT OF THE SYSTEM WHICH HAS BEEN COVERED WITHOUT SUCH PERMISSION SHALL BE UNCOVERED UPON REQUEST OF THE APPROVING AUTHORITY OR THE DEPARTMENT.
- 16.) SOIL REMOVAL: ALL UNSUITABLE 'FILL' AND 'E' LAYER SOILS IN THE AREAS OF BOTH PROPOSED SOIL ABSORPTION SYSTEMS, SHALL BE REMOVED DOWN TO THE LOAMY FINE SAND 'B' LAYER. (PERC-RITE DOES NOT REQUIRE SOIL REMOVALS BEYOND THE FOOTPRINTS OF THE PROPOSED SAS AREAS). PERC-RITE TUBING SHALL THEN BE INSTALLED ON TOP OF THE 'B' LAYER. ALL AREAS OF THE PROPOSED SOIL ABSORPTION SYSTEMS SHALL BE GRADED SO THAT WATER DOES NOT PUDDLE ON TOP OF THE SYSTEMS.
- 17.) THE DESIGN ENGINEER AND INSTALLER SHALL PERFORM A WALKTHROUGH OF ALL DWELLING & OFFICE UNITS TO VERIFY AND RECORD EXISTING INVERT ELEVATIONS & LOCATIONS, PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.
- 18.) EXISTING CESSPOOLS TO BE REMOVED OR ABANDONED. FOR ALL CESSPOOLS REQUIRING REMOVAL: ANY CONTAMINATED SOIL WITHIN 5' OF THE PROPOSED PERC-RITE DRIP FIELDS SHALL BE REMOVED AND REPLACED WITH CLEAN SAND. AREA TO BE COMPACTED TO MINIMIZE SETTling. ANY CESSPOOLS TO BE ABANDONED; SHALL BE PUMPED DRY, FILLED WITH CLEAN SAND, AND ABANDONED IN PLACE.
- 19.) EXISTING WASTELINE(S): INSTALLER TO CONFIRM EXISTING WASTELINE(S) BY WATER TESTING WITHIN THE DWELLINGS PRIOR TO SETTING ANY SYSTEM COMPONENTS.
- 20.) INSTALLER TO CONFIRM LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF CONSTRUCTION.
- 21.) WATER/SEWER CROSSING: ALL WASTE LINES SHALL BE EXISTING WITHIN SCH.40 PVC PIPING WHEREVER PROPOSED SEWER PIPING IS WITHIN 10 FEET OF EXISTING WATER SERVICE LINES.

ADDITIONAL PLAN NOTES

- A. BEDROOM COUNT FROM ASSESSORS RECORDS, TO BE CONFIRMED THROUGH FLOOR PLANS AND/OR BUILDING WALK-THROUGH BY ENGINEER, HEALTH AGENT OR BOTH PARTIES.
- B. ALL SEWAGE LOCATIONS BASED ON RECORDS AT THE TRURO HEALTH DEPARTMENT. ALL LOCATIONS TO BE CONFIRMED. SEVERAL UNITS NOT ACCOUNTED FOR, NO RECORDS. INSTALLER SHALL CONFIRM ALL EXISTING SEPTIC LOCATIONS BY ON SITE SEARCH METHODS.
- C. SYSTEM DESIGN FLOW 3,940 GPD, BASED ON 34 BEDROOMS @ 110 GPD/BEDROOM AND 200 GPD FOR THE OFFICE SPACE (WORST CASE). 4. WATER SERVICE(S) BASED ON THE SHEETS ON FILE AT THE HEALTH DEPARTMENT. ALL SERVICE LOCATION TO BE CONFIRMED BY THE TRURO/PROVINCETOWN WATER DEPARTMENT.
- D. ALL ONSITE UTILITIES TO BE CONFIRMED, BY DIGSAFE OR PRIVATE UTILITY MARK OUT. WATER LINES/MAINS BASED ON PUBLIC RECORDS AT THE TRURO/PTOWN WATER DEPARTMENT, AND SHALL BE CONFIRMED PRIOR TO ANY ON SITE CONSTRUCTION.
- E. LIMIT OF WORK LINE: THE LIMIT OF WORK LINE SHALL BE AS SHOWN ON PLAN VIEW. THE LIMIT OF WORK LINE SHALL CONSIST OF A STAKED ROW OF 9" ROUND STRAW WADDLES AND A 24" WIDE SILT (EROSION) CONTROL FABRIC FENCE. THE SILT (EROSION) CONTROL FENCE SHALL BE ON THE WETLAND SIDE OF THE STRAW WADDLES AND SHALL BE DUG IN A MINIMUM OF 6 INCHES BELOW THE GRADE. THE LIMIT OF WORK LINE SHALL BE INSTALLED PRIOR TO ANY WORK BEING STARTED ON THE PROJECT. THE LIMIT OF WORK LINE SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS HAVE BEEN VEGETATED AND STABILIZED.

SANITARY TEES: INLET OF EACH SEPTIC TANK AND PUMP CHAMBER SHALL HAVE A 10" TEE. OUTLET TEES SHALL BE SIZED BASED ON THE TANK DEPTH BELOW:

4 Feet	14 Inches
5 Feet	19 Inches
6 Feet	24 Inches
7 Feet	29 Inches
8 Feet	34 Inches

F. ALL SEWER LINES SHALL BE PLACED ON A BED OF 3/4" - 1 1/2" STONE.

CONSERVATION NOTES:

- 1.) LIMIT OF WORK SHALL BE AS SHOWN. A ROW OF 9" ROUND STRAW WADDLES BACKED WITH 24" WIDE CLOTH SILT FENCE, STAKED IN PLACE. BOTTOM OF CLOTH FENCE TO BE DUG INTO THE GROUND 6". INSTALLED BEFORE ANY WORK AND START OF WORK INSPECTION.
- 2.) ALL DISTURBED AREAS SHALL BE DRESSED WITH 12" CLEAN SAND FILL, NO STONES/ROCKS, AND PLANTED WITH AMERICAN BEACH GRASS. BEACH GRASS SHALL BE LIVE PLUGS AT 12" DIAGONAL MATRIX.
- 3.) CONTRACTOR, BUILDER AND OWNER SHALL REVIEW THE ORDER OF CONDITIONS PRIOR TO AND DURING CONSTRUCTION.

SYSTEM DESIGN CALCULATIONS:

SAS DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW:
 SEPTIC TANK CAPACITY REQUIRED:
 1 STORAGE/OFFICE @ 75 GALLONS/1000 SF
 670 SF/75 GPD/1000 SF = 50.25 GPD
 ASSUME WORST CASE 200 GPD
 TOTAL LEACHING CAPACITY REQUIRED:
 TOTAL = 3,940 GPD REQUIRED
 LEACHING CAPACITY PROVIDED:
 TWO (2) PERC-RITE DRIP IRRIGATION LEACHING FIELDS CAN LEACH:
 VOLUME (SAS A: 2,947 SF x SAS B: 2,844 SF) X 0.74 GPD/SF = 4,285.3 GPD
 4,285 GPD > 3,940 GPD REQUIRED

SEPTIC TANK & PUMP CHAMBERS:

PROFILE A: COTTAGES 4 & 5, 4 BEDROOMS
 SEPTIC TANK CAPACITY REQUIRED:
 DAILY FLOW = 440 GPD @ 200% = 880 GAL. REQUIRED
 SEPTIC TANK CAPACITY PROVIDED:
 1500 GALLON PROVIDED
 PUMP CHAMBER CAPACITY REQUIRED:
 DAILY FLOW = 880 GPD @ 100% = 880 GAL. REQUIRED
 PUMP CHAMBER CAPACITY PROVIDED: 1000 GALLONS PROVIDED

PROFILE A: COTTAGES 1-5, 11 BEDROOMS
 SEPTIC TANK CAPACITY REQUIRED:
 DAILY FLOW = 1,210 GPD @ 200% = 2,420 GAL. REQUIRED
 SEPTIC TANK CAPACITY PROVIDED:
 2500 GALLON PROVIDED
 PUMP CHAMBER CAPACITY REQUIRED:
 DAILY FLOW = 1,210 GPD @ 100% = 1,210 GAL. REQUIRED
 PUMP CHAMBER CAPACITY PROVIDED: 2,000 GALLONS PROVIDED

PROFILE A, B & C: ENTIRE SITE
 FIRST SEPTIC TANK CAPACITY REQUIRED: 34 BEDROOMS + 200 GPD ("WORKSHOP")
 DAILY FLOW = 3,940 GPD @ 200% = 7,880 GAL. REQUIRED
 FIRST SEPTIC TANK CAPACITY PROVIDED: ST#1
 8,000 GALLON PROVIDED

SECOND SEPTIC TANK CAPACITY REQUIRED:
 DAILY FLOW = 3,940 GPD @ 100% = 3,940 GAL. REQUIRED
 SEPTIC TANK CAPACITY PROVIDED:
 6,000 GALLON TWO COMPARTMENT SEPTIC TANK PROVIDED (4,000 & 2,000 GALLONS RESPECTIVE)
 INNOVATIVE ALTERNATIVE TREATMENT TANKS:
 DAILY FLOW = 3,940 GPD @ 100% = 3,940 GAL. REQUIRED
 4,220 GALLON TREATMENT TANK PROVIDED WITH FAST 4.5 UNIT
 4,220 GALLON TREATMENT TANK PROVIDED WITH NITRIFAST 4.5 UNIT
 PUMP CHAMBER CAPACITY PROVIDED:
 DAILY FLOW = 3,940 GPD @ 100% = 3,940 GAL. REQUIRED
 PUMP CHAMBER CAPACITY PROVIDED: 6,000 GALLONS PROVIDED

INSTALL:
 ONE (1) - 1500 GALLON POLY SEPTIC TANK; USE INFILTRATOR IM-1530 OR EQUAL
 ONE (1) - 1000 GALLON POLY PUMP CHAMBER; USE INFILTRATOR IM-1060 OR EQUAL
 TWO (2) - ALTERNATING 1/2 HP LIBERTY PUMPS; USE LE40 OR APPROVED EQUAL
 ONE (1) - 2500 GALLON SEPTIC TANK H-20 RATED; USE SHOREY ST252.P OR EQUAL
 ONE (1) - 2000 GALLON PUMP CHAMBER H-20 RATED; USE SHOREY PC202 OR EQUAL
 TWO (2) - ALTERNATING 1/2 HP LIBERTY PUMPS; USE LE50 OR APPROVED EQUAL
 THREE (3) - 4" DIAMETER SEWER MANHOLES H-20 RATED; USE SHOREY SNAH274 OR EQUAL
 ONE (1) - 8000 GALLON SEPTIC TANK H-20 RATED, ST#1; USE SHOREY ST1008 OR EQUAL
 ONE (1) - 6000 GALLON SEPTIC TANK, 2 COMPARTMENT, H-20 RATED, ST#2; USE SHOREY STPC760 OR EQUAL
 TWO (2) - ALTERNATING EFFLUENT PUMPS FOR FLOW EQUALIZATION; TO BE SIZED & SUPPLIED BY FAST
 ONE (1) - 4220 GALLON TREATMENT TANK WITH FAST 4.5 UNIT WITH INTERNAL MOUNT; USE SHOREY FT4.5 TANK
 ONE (1) - 4220 GALLON TREATMENT TANK WITH NITRIFAST 4.5 UNIT WITH INTERNAL MOUNT; USE SHOREY FT4.5 TANK
 ONE (1) - 6000 GALLON PUMP CHAMBER H-20 RATED; USE SHOREY ST760 OR EQUAL
 TWO (2) - ALTERNATING EFFLUENT PUMPS TO BE SIZED & SUPPLIED BY OAKSON FOR PER-RITE DRIP DISPERSAL
 ONE (1) - LEACH FIELD, 2,947 SF WITH PER-RITE DRIP DISPERSAL, INCLUDING PIPING, FLOATS & HYDRAULIC UNIT, SEE DETAILS SHEET 3
 ONE (1) - LEACH FIELD, 2,844 SF WITH PER-RITE DRIP DISPERSAL, INCLUDING PIPING, FLOATS & HYDRAULIC UNIT, SEE DETAILS SHEET 3
 TWO (2) - 40 MIL. HDPE LINERS, APPROX TOTAL LINER LENGTH 2904', SEE SAS DETAILS, SHEET 3
 ONE (1) - 8'x12' CONTROL ROOM SHED, WITH SINK, WATER AND ELECTRIC SERVICES, SEE CONTROL ROOM DETAIL, SHEET 3

SOIL TEST LOGS:

TEST HOLE 1: EL=57.2±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-11	A	loamy fine sand	10YR2/2	NONE	FILL
11-46	Cf	loamy fine sand	10YR5/4	NONE	FILL
46-80	B	loamy fine sand	10YR5/2	NONE	PERC @ 52" (IN B LAYER)
80-92	B	loamy fine sand	10YR5/6	NONE	PERC @ 52" (IN B LAYER)
82-151	C1	medium/coarse sand	10YR7/6	NONE	Loose

TEST HOLE 2: EL=56.0±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-26	Cf	fill	10YR5/4	NONE	FILL
26-36	Ab	loamy fine sand	10YR3/2	NONE	FILL
36-62	B	loamy fine sand	10YR5/6	NONE	PERC @ 58" (IN B LAYER)
62-156	C1	medium/coarse sand	10YR7/6	NONE	RATE: <2 MIN/IN

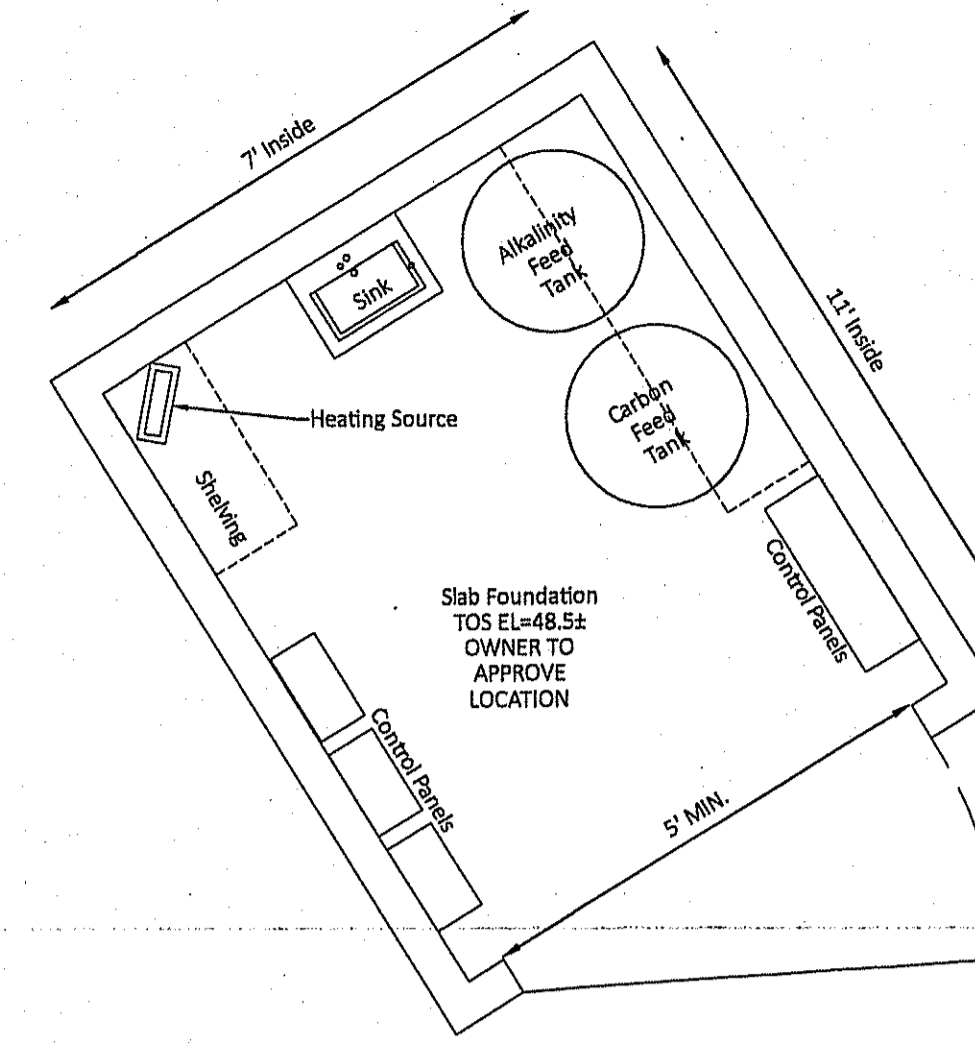
TEST HOLE 3: EL=47.0±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-9	A	fill	10YR3/2	NONE	
9-36	B	loamy fine sand	10YR5/6	NONE	
36-122	C1	loamy fine sand	10YR7/6	NONE	

TEST HOLE 4: EL=44.6±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-48	Cf	fill		NONE	
48-66	A	loamy fine sand	10YR3/2	NONE	FRIABLE
66-108	B	loamy fine sand	10YR5/6	NONE	FRIABLE
108-156	C1	medium/coarse sand	10YR7/6	NONE	LOOSE

DATE OF TESTING: 10/9/2019
 PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "B & C1" LAYERS.
 WITNESSED BY: MATTHEW T. FARRELL, EIT, J.M. O'REILLY & ASSOCIATES, INC.
 AROZANA DAVIS, AGENT, TRURO HEALTH DEPARTMENT
 NO WATER ENCOUNTERED
 USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.



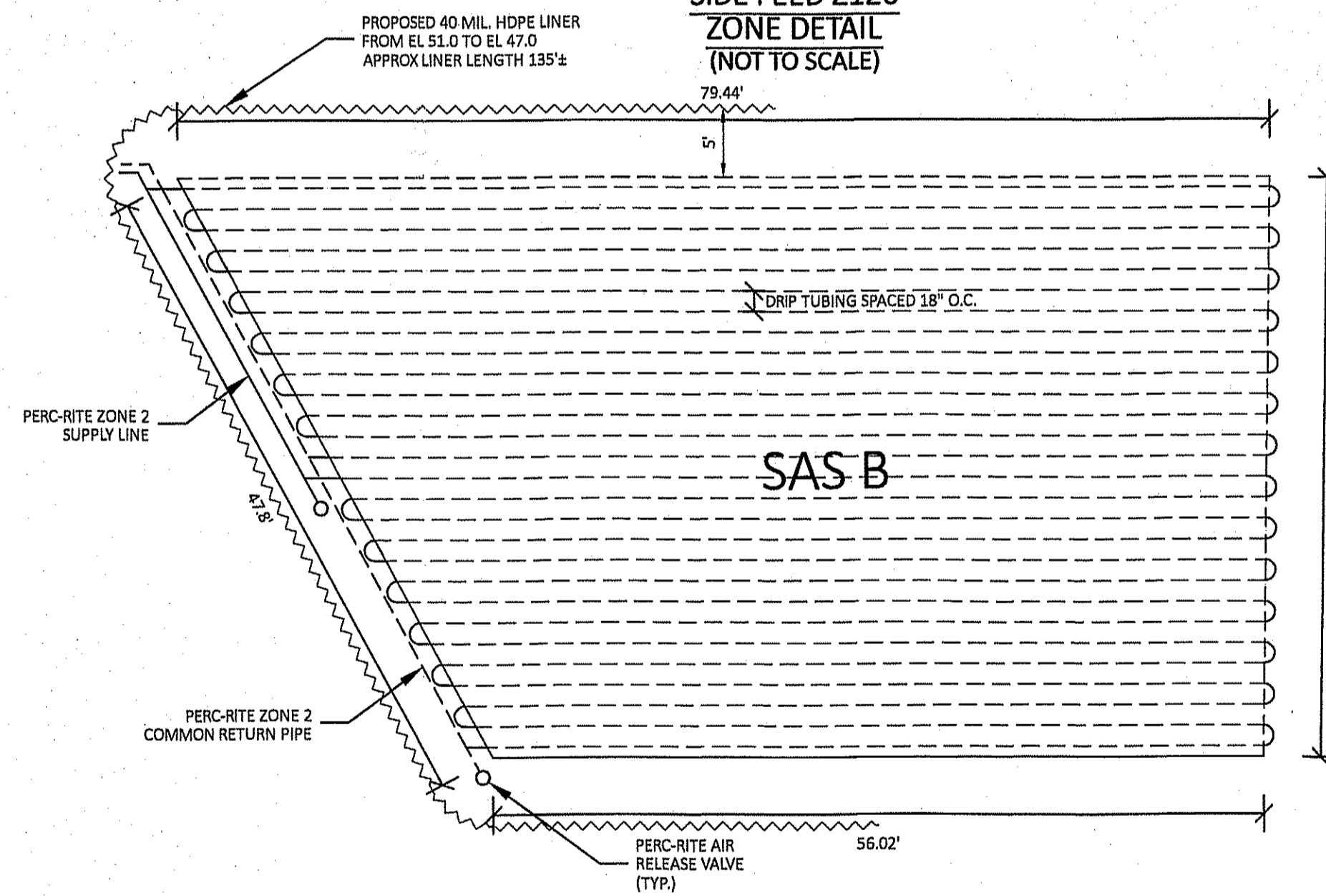
CONTROL ROOM LAYOUT

SCALE: 1" = 12.5'

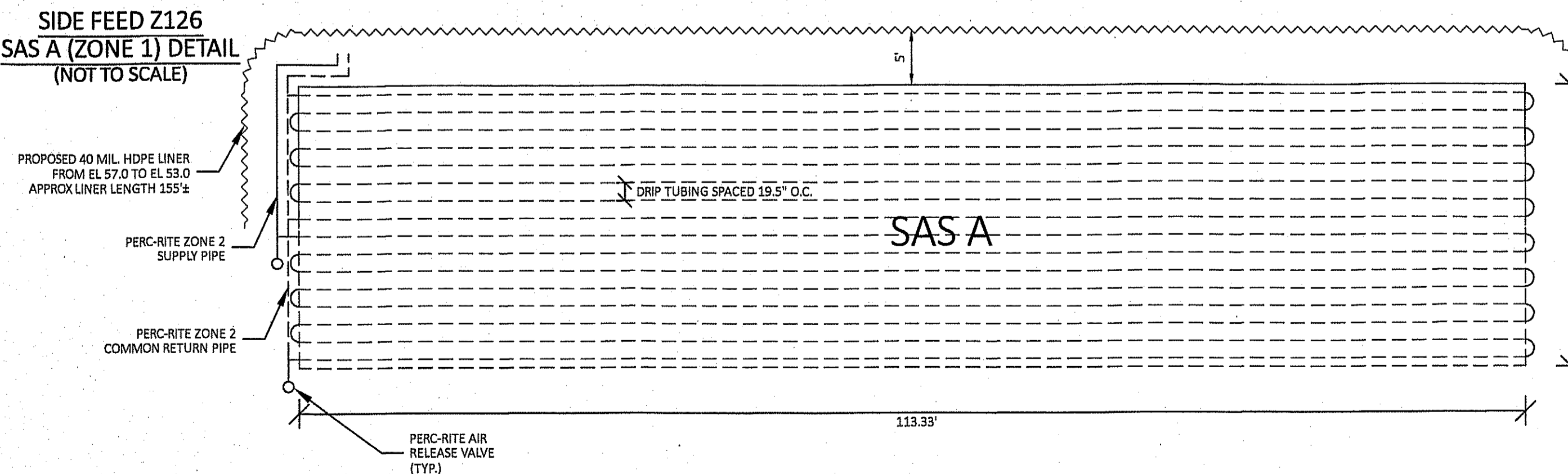
VARIANCES REQUESTED

- PROFILE A: 310 CMR 15.211 & TRURO, SECTION 6, ARTICLE 9, SETBACKS
- 1. SEPTIC TANK (1500 POLY) NOT 100' FROM COASTAL BANK 84' VARIANCE
 - 16' HELD
 - 2. PUMP CHAMBER (1000 POLY) NOT 100' FROM COASTAL BANK 90' VARIANCE
 - 16' HELD
 - 3. SEPTIC TANK (2500 GAL.) NOT 100' FROM COASTAL BANK 84' VARIANCE
 - 10' HELD
 - 4. PUMP CHAMBER (2000 GAL.) NOT 100' FROM COASTAL BANK 77' VARIANCE
 - 23' HELD
 - PROFILE A: 310 CMR 15.211 & TRURO, SECTION 6, ARTICLE 9 SETBACKS
 - 5. SEPTIC TANK (2500 GAL.) NOT WITHIN 3' OF FINISH GRADE 1.4' VARIANCE
 - 4.4' HELD
 - 6. PUMP CHAMBER (2000 GAL.) NOT WITHIN 3' OF FINISH GRADE 2.0' VARIANCE
 - 5.0' HELD
 - PROFILE A, B & C: 310 CMR 15.211 & TRURO, SECTION 6, ARTICLE 9 SETBACKS
 - 7. SEPTIC TANK #1 (8000 GAL.) NOT WITHIN 3' OF FINISH GRADE 1.1' VARIANCE
 - 4.1' HELD
 - 8. SEPTIC TANK #2 (6000 GAL.) NOT WITHIN 3' OF FINISH GRADE 1.0' VARIANCE
 - 4.0' HELD
 - 10. TREATMENT TANK #1 (4224 GAL.) NOT WITHIN 3' OF FINISH GRADE 0.8' VARIANCE
 - 3.8' HELD
 - 11. TREATMENT TANK #2 (4224 GAL.) NOT WITHIN 3' OF FINISH GRADE 3.3' VARIANCE
 - 6.3' HELD
 - 12. PUMP CHAMBER (6000 GAL.) NOT WITHIN 3' OF FINISH GRADE 4.9' VARIANCE
 - 7.9' HELD

SIDE FEED Z126 ZONE DETAIL (NOT TO SCALE)

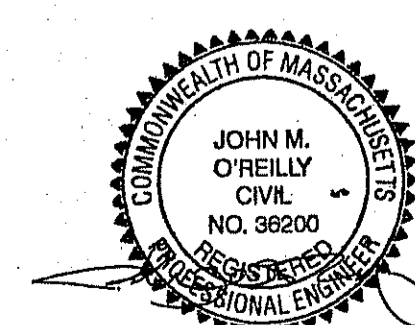


SIDE FEED Z126 SAS A (ZONE 1) DETAIL (NOT TO SCALE)



PERMIT SET-NOT FOR CONSTRUCTION

SHEET 3 OF 3



SCALE: 1"=30'
 DATE: 6/3/22
 OFFICE: As Noted
 CHECK: MTF
 JOB NUMBER: JMO-8669

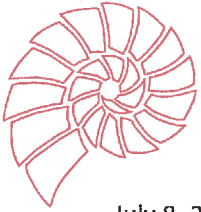
Topside Realty Trust
 P.O. Box 386, North Truro 02652

Site & Sewage Disposal System Design
 3 Knowles Heights Road, Truro, MA

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

1573 Main Street - Route 8A
 P.O. Box 1773
 (608)896-8601 Office Brewster, MA 02831 (608)896-8602 Fax

DATE: 6/3/22
 SCALE: As Noted
 CHECK: MTF
 JOB NUMBER: JMO-8669



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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

July 8, 2022

JMO # 9202

Truro Conservation Commission
24 Town Hall Road
Truro, MA 02666

RE: **Notice of Intent**

3 River View Road, Truro, MA

Map: 50 / Parcel: 269

Dear Board Members,

On behalf of our client, Stephen Powell, J.M. O'REILLY & ASSOCIATES, INC. is filing a Notice of Intent relative to a management of the existing vista for the dwelling at the above referenced property.

The dwelling, constructed in 2000, currently enjoys a vista of the Pamet River. The dwelling is situated over 200 feet from the River's edge. The 100-foot Buffer Zone is totally naturalized with only a walking path the owner along with the abutters enjoy getting to the river's edge and to walk along the river. Please refer to the Site Plan for additional information.

Over the last 22 years, the vista has begun to shrink with the growth of the vegetation. The Notice proposes to re-establish the vista to the River by removing some trees, flush cutting others and the management of the existing oaks within the corridor. Please refer to the Site Plan for additional details and notes regarding the proposal. The major points of the proposal are as follows:

- Removal of four pine trees and the placement of four Eastern Red Cedar trees.
 - Two of the trees are within the 50-foot Buffer to the River.
 - One Pine is about 90 feet from the river
 - The last pine is adjacent to the dwelling and is just within the Riverfront Area.
- Flush cut several oak clusters. The existing clusters have grown up within the vista and the Applicant is proposing to flush cut the oaks and mange the oaks as shrubs. The shrub height will be determined in the field and will be left to not block the vista.
- Pruning of the several trees which will re-establish the vista.
- The Applicant is proposing to offset the removal of the trees and the pruning by planting a mixture of native shrubs to provide diversity to the existing oak community.

We look forward to reviewing the Notice of Intent with the Commission on August 1, 2022. Please contact me directly should you have any questions or need any additional information prior to the hearing.

Very truly yours,

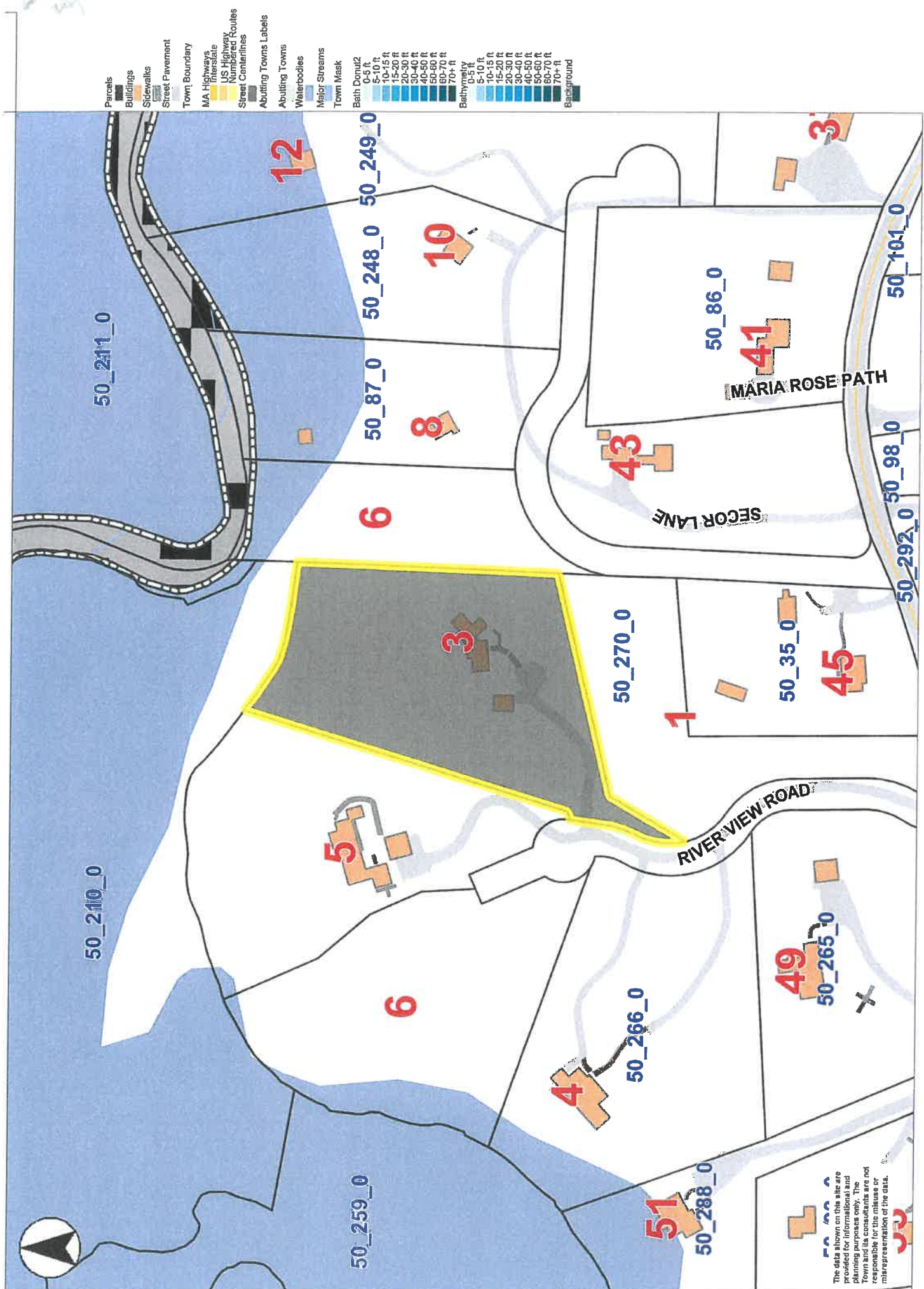
J.M. O'REILLY & ASSOCIATES, INC.

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

Principal

Cc: MA DEP
Client

Encl: NOI Application Package



MapsOnline - Truro, MA

Printed on 07/01/2022 at 10:18 AM



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

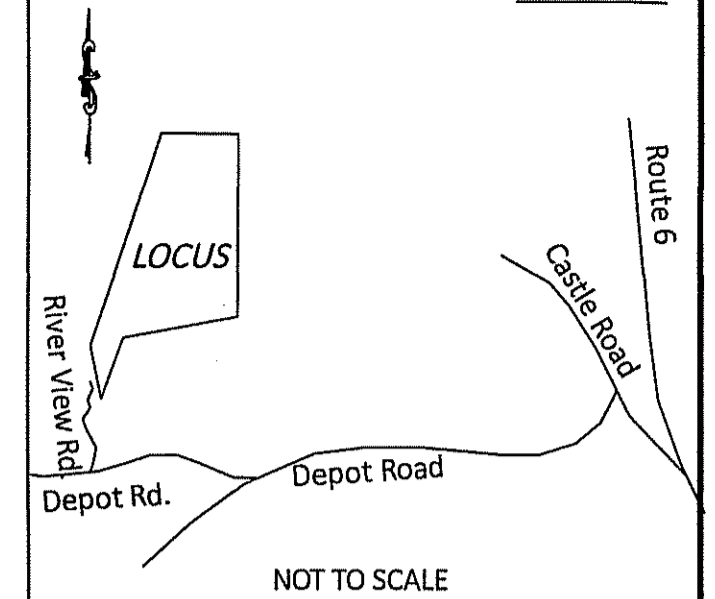
VEGETATION MANAGEMENT NOTES:

- 1.) PRIOR TO ANY WORK BEING STARTED ON THE VEGETATION, A SITE MEETING WITH THE COMMISSION'S AGENT AND THE CONTRACTOR SHALL BE COMPLETED SO AS TO REVIEW AND CONFIRM THE PROPOSED TRIMMING AND REMOVAL.
- 2.) THE SPECIFIED OAK CLUSTERS WHICH ARE PROPOSED TO BE FLUSHED CUT, SHALL BE MANAGED BACK TO A SHRUB.
- 3.) THE AREA OF THE PROPOSED FLUSH CUT OAK CLUSTERS, SHALL BE REVIEWED BY THE OWNER AND COMMISSION'S AGENT SO AS TO DETERMINE IF THE AREA NEEDS TO BE ENHANCED WITH ADDITIONAL NATIVE SHRUBS.
- 4.) THE SCRUB OAK CLUSTERS WITHIN THE NOTED AREA SHALL BE MANAGED BY PRUNING THE OAKS TO A HEIGHT SO AS TO NOT OBSTRUCT THE VISTAS FROM THE DECK AND SCREEN PORCH. THE HEIGHT OF THE OAKS SHALL BE DETERMINED IN THE FIELD FROM THE EXISTING DECK AND PORCH.
- 5.) THE NATIVE SHRUBS SHALL INCLUDE HIGH BUSH BLUEBERRY; ARROW WOOD; BAYBERRY AND BEACH PLUM
- 6.) EACH EXISTING PINE TREE TO BE REMOVED SHALL BE REPLACED BY EITHER AN EASTERN RED CEDAR, AN AMERICAN BEECH OR A BLACK CHERRY TREE, DEPENDING UPON THE GROWING CONDITIONS IN THE CHOSEN PLANTING SITE. THE NEW TREES SHALL BE POSITIONED WITHIN THE RESOURCE AREA SO AS NOT TO OBSTRUCT THE VISTA CORRIDOR AS THEY GROW.

WETLAND RESOURCES:

- 1.) SALT MARSH, 310 CMR 10.32
NO WORK IS PROPOSED WITHIN THE SALT MARSH
- 2.) RIVERFRONT AREA, 310 CMR 10.58
TREE REMOVAL AND PRUNING IS PROPOSED WITHIN AREA

Truro, MA

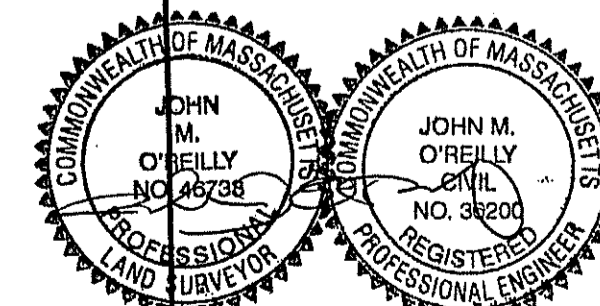
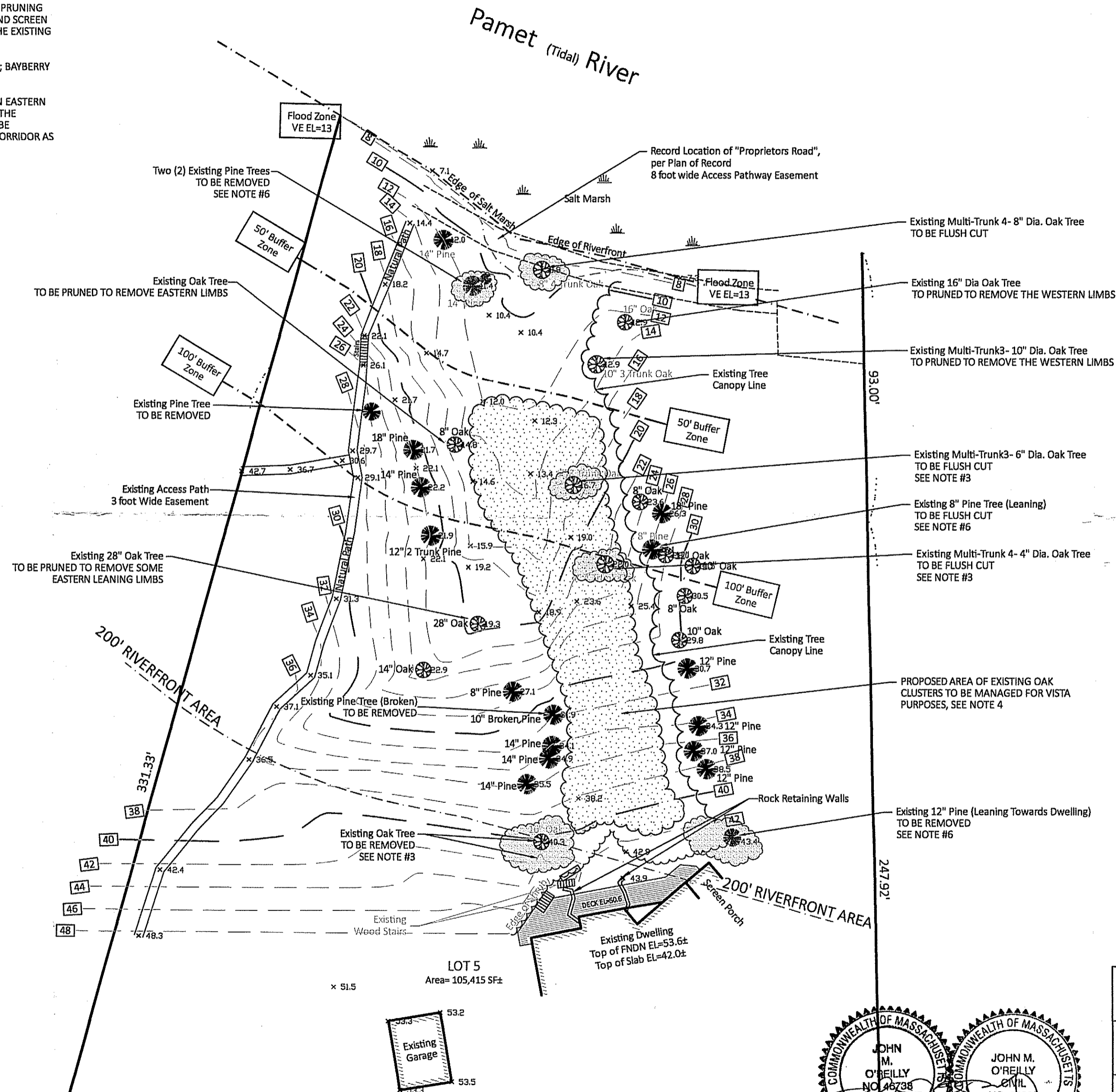


PLAN BOOK 531
DEED BOOK 11185
ASSESSORS' MAP 50

PAGE 100
PAGE 4784
PARCEL 269

LEGEND

- 32 — EXISTING CONTOUR
- - - 32 - - - PROPOSED CONTOUR
- x 12.34 EXISTING SPOT GRADE
- 24x5 PROPOSED SPOT GRADE
- W — WATER SERVICE LINE
- OH — OVERHEAD UTILITY SERVICE
- E — ELECTRIC / COMM. SERVICE LINE
- G — GAS SERVICE LINE
- TP TEST HOLE / BORING LOCATION
- ST SEPTIC TANK
- DB DISTRIBUTION BOX
- SAS SOIL ABSORPTION SYSTEM
- Reserve RESERVED FOR FUTURE
- U UTILITY POLE
- C CATCH BASIN
- F FIRE HYDRANT
- W WELL
- D DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- LIMIT OF WORK
- - - FENCE
- EDGE OF CLEARING



0 30 60 90

SCALE 1"=30'

G:\Jobs\9202.Powell\DWG\9202.PROPOSED SITE PLAN- VISTA.dwg

Stephen R. Powell
3 Parley Vale, Jamaica Plain, MA 02130

PROPOSED SITE PLAN- VISTA PLAN
3 River View Road, Truro, MA 02666

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

1573 Main Street - Route 6
P.O. Box 1773
(508)898-6601 Office Brewster, MA 02631

DATE:	SCALE:	BY:	CHE
7-5-2022	As Noted	jmo	JV

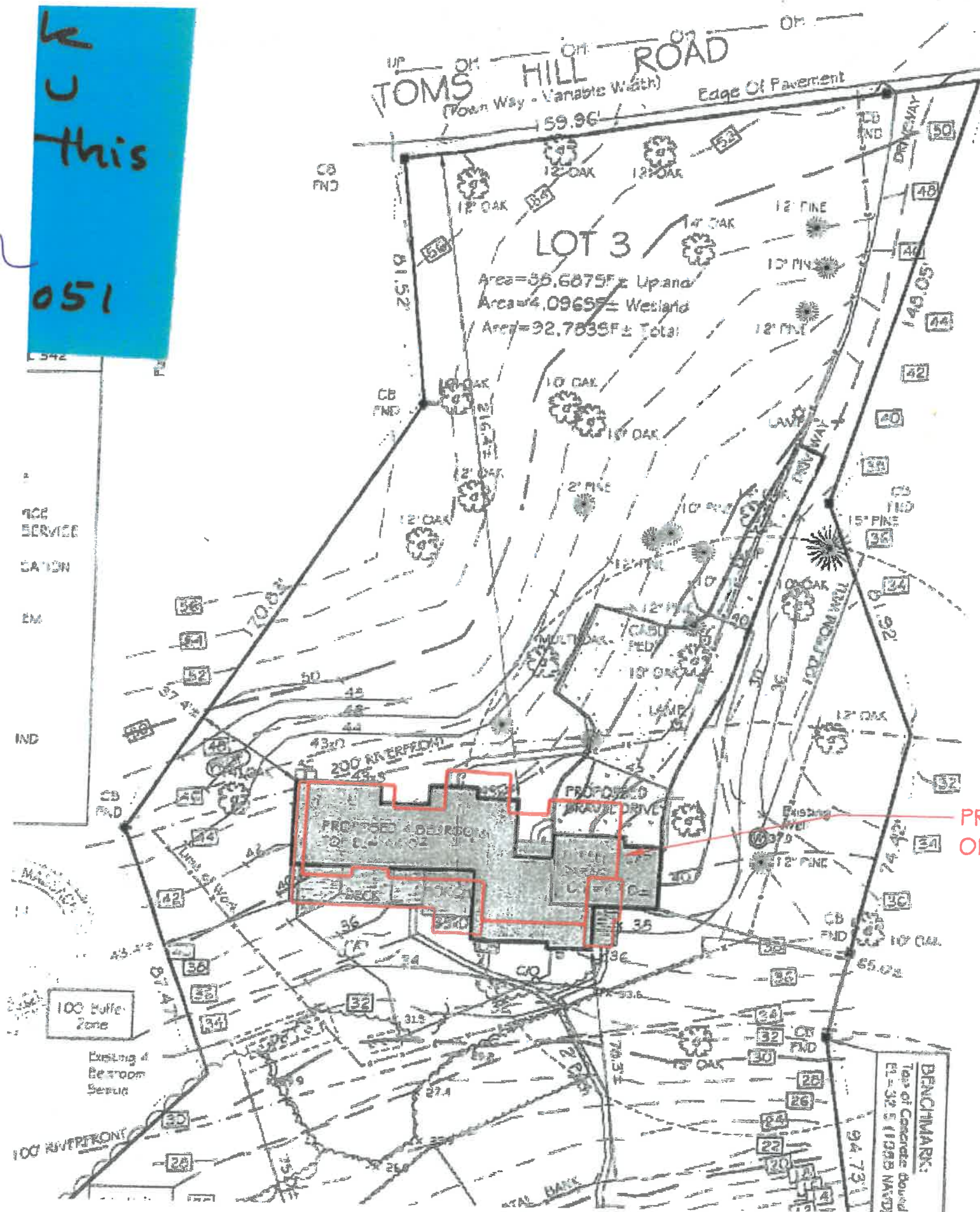
Original

PROPOSED

FIELD CHANGE

20 Toms Hill Path

051
this

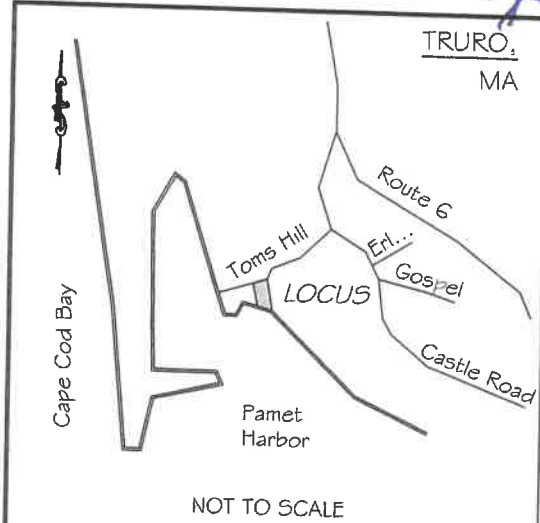


ORIGINAL SITE PLAN PREPARED BY
J.M. O'REILLY & ASSOCIATES, INC.
DATED 09-24-2018

LOT 4 ~ PL. BK. 446 PG. 51
ASSESSORS MAP 46 PARCEL 342

BENCHMARK:
Top of Concrete dowel
Elev. = 32.5 (1998 MVD)

A ORIGINAL



PLAN BOOK 446
DEED BOOK 17363
ASSESSORS' MAP 46

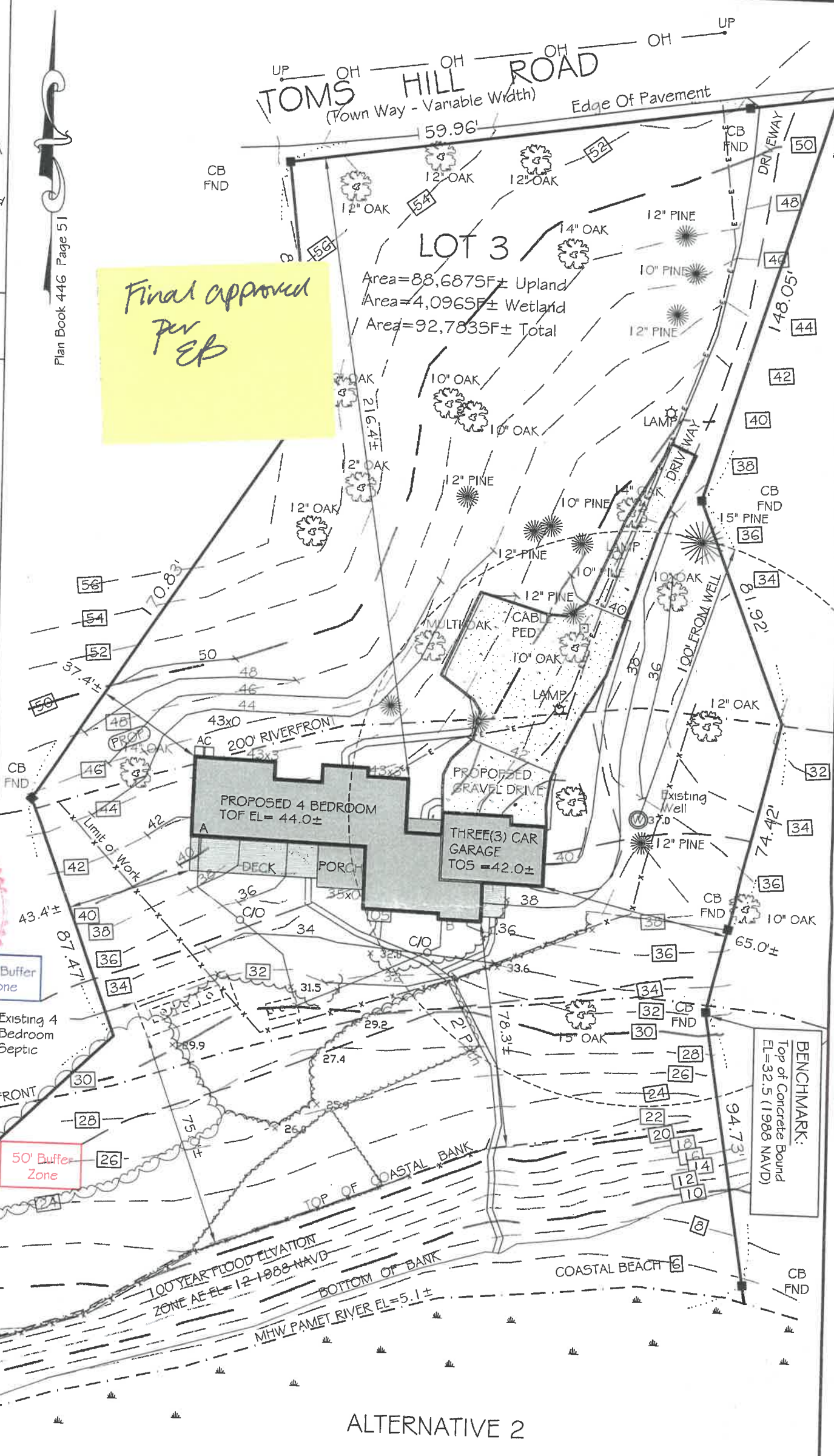
PAGE 51
PAGE 263
PARCEL 342

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- UNDERGROUND UTILITY SERVICE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- TOP OF BANK
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

*Final approved
per
EP*

Area=88,6875F± Upland
Area=4,0965F± Wetland
Area=92,7835F± Total



COMMONWEALTH OF MASSACHUSETTS
JOHN M. O'REILLY
CIVIL
NO. 36200
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOHN M. O'REILLY
NO. 46733
PROFESSIONAL LAND SURVEYOR

ALTERNATIVE 2

Fiorello Residence
do Jim Hagerty, Reef, Cape Cods Home Builder, PO Box 186, West Dennis, MA 02670

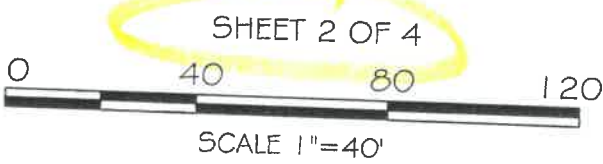
PROPOSED SITE PLAN
20 Toms Hill Road, Truro, MA

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

1573 Main Street - Route 6A
P.O. Box 1773
Brewster, MA 02631 (508)896-6601 Fax

DATE: 9/24/18 SCALE: As Noted BY: MTF CHECK: JMO JOB NUMBER: JMO-8409

Conservation Commission
TOWN OF TRURO
SEP 25 2018



J.M. O'REILLY & ASSOCIATES, INC.
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1573 Main Street, P.O. Box 1773
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PERMIT # 2022-24



TOWN OF TRURO

Conservation Commission

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

Conservation Commission
TOWN OF TRURO

JUL 19 2022

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

PALL
209

Applicant Name: Suzanne Smith Telephone: 9145884062

Email address: gnprod@icloud.com

Owner Name: Suzanne Smith & Cristina Bottegaro Telephone: 9145884062

(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: 510 Shore Rd, Unit A, North Truro Map: 7 Parcel: 9 - A

Description of proposed work: Extend current Split Rail fence by 2 rails. Fence runs alongside Northwest side of our house.

Proximity to Resource Areas: Face would extend towards water, ending at base of our steps.

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.

60 Day extension request to a pre-existing approval for deck replacement in addition to this 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.
- 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.

Suzanne Smith 7-14-2022
 (Signature of Applicant) (Date)

FOR OFFICE USE ONLY:

Agent's Comments (split rail) 60 Day
two post extension to delineate property line.
Extension request for previously approved AR
by select board replacement

Site Inspection Date: _____ Application Approved: Yes No

Conservation Commission Review: Meeting Date: 8/1/2022 Permit Approved: Yes No

Signature of Commission Chair or Agent: _____ Date: _____





TOWN OF TRURO

Conservation Commission

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

Conservation Commission
TOWN OF TRURO

JUL 19 2022

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PAID
Cash

PERMIT FEE \$20

Emily O'Brien

Applicant Name: Wahgal Realty Trust Telephone: 617-417-5475

Email address: _____

Owner Name: Wahgal Realty Trust 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: 6 Eastiehill Ln Map: 50 Parcel: 74

Description of proposed work: Remove 2 Broken Loant Branches leaning on Cherry tree

Proximity to Resource Areas: River front - 100 ft buffer

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

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- 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.

22-007A



- 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.
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- 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.

James Thomas 7/19/22 1602 Tree 2 508-255-8733
 (Signature of Applicant) (Date)

FOR OFFICE USE ONLY:
 Agent's Comments two broken locust limbs falling on cherry tree.

Site Inspection Date: 7/25/2022 Application Approved: Yes No

Conservation Commission Review: Meeting Date: _____ Permit Approved: Yes No
 Conditions: _____

Signature of Commission Chair or Agent: _____ Date: _____

Emily Beebe

From: Emily OBrien <emily.obrien1797@gmail.com>
Sent: Tuesday, July 19, 2022 11:41 AM
To: Emily Beebe
Subject: Permission authorizing Joe Thomas

Hi,

Contacting you to inform that yes I gave permission and authorized Joe Thomas to file a permit with conservation commission to remove 2 broken locust limbs overhanging our cherry tree at 6 Castle Hill Lane.

Thanks, Emily O'Brien

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.



