



TOWN OF TRURO

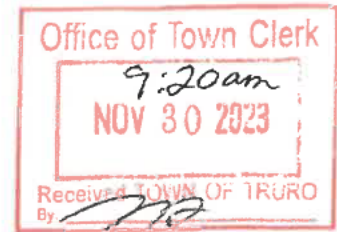
Conservation Commission

PUBLIC MEETING AGENDA

Amended

Monday, December 4, 2023

Meeting start time 5:00



Remote Meeting Access Instructions

This will be a remote 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, please call-in toll free at **1 646-931-3860** and enter the following Meeting ID when prompted: **Meeting ID: 895 3065 4082**. To join this Zoom meeting from your computer, tablet or smartphone **<https://us02web.zoom.us/j/89530654082>**. 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.

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:

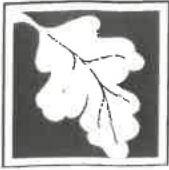
- 1. Request for Determination of Applicability: 43 Ryder Beach Road, Noel O'Connell:** one-to-one replacement of a deck; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 63, Parcel 19)
- 2. Notice of Intent: 522 Shore Road, Sutton Place Condominium (SE#75-1187):** coastal stabilization; Barrier Beach, Coastal Dune, and Land Subject to Coastal Storm Flowage. (Map 7, Parcel 8) *continued from 11/6/2023*
- 3. Notice of Intent: 432 Shore Road Unit 8, Travis & Anne Zukowski (SE#75-1191):** renovate existing building onto flood compliant foundation with two additions to footprint; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 9, Parcel 8.8) *continued from 10/2/2023*
- 4. Notice of Intent: 2 Ryder Hollow Rd, Bradley & Kimberly Bernstein (SE#75-1192):** addition and septic upgrade; Land Subject to Coastal Storm Flowage, Buffer Zone to a Coastal Bank (Map 63, Parcel 14)

II. ADMINISTRATIVE MATTERS

- 5. Field Change:** Herring River/Old County Rd borings; SE#75-1144
- 6. Field Change:** 423 Shore Rd, SE# 75-1162
- 7. Administrative Reviews:** (1) 618 Shore Rd U:6 install pervious patio
- 8. Minutes**

Site visits: Commissioners will meet at Town Hall on Monday, December 4, 2023, at 10:00 AM and proceed to:
(1) 43 Ryder Beach Road, (2) 2 Ryder Hollow Rd

NOV 09 2023



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

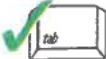
WPA Form 1- Request for Determination of Applicability

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

Truro
Municipality

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:

Noel	O'Connell
First Name	Last Name
43 Ryder Beach Rd.	
Address	
Truro	MA
City/Town	State
	02666
	Zip Code
Phone Number	Email Address
2. Property Owner (if different from Applicant):

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

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

B. Project Description

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

43 Ryder Beach Rd.	Truro
Street Address	City/Town
41.96291	-70.07639
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)
63	3635
Assessors' Map Number	Assessors' Lot/Parcel Number

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

LSCSS, Barrier Beach, Coastal Dune, unvegetated shallow slope

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

satellite location view(from Truro arcgis database)	11/7/2023
Title	Date
Title	Date

[How to find Latitude
and Longitude](#)

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



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

B. Project Description (cont.)

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

Repair of structurally deficient wooden deck. One-to-one replacement with no change in footprint. All labor done manually by homeowner. Framing and railings brought up to code. No concrete overpour mitigation measures necessary; replacement footings are pre-cast concrete (see documents). Minimal to no vegetation disturbance; access and project area have little or no vegetation. Replanting, if necessary, and other mitigation measures per Truro Conservation Commission.

- 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).

One to one replacement, work done manually, no site impact.

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

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

C. Determinations

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

☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.

☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.

☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.

☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Truro

Name of Municipality

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

D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

Signature of Applicant

11/5/23

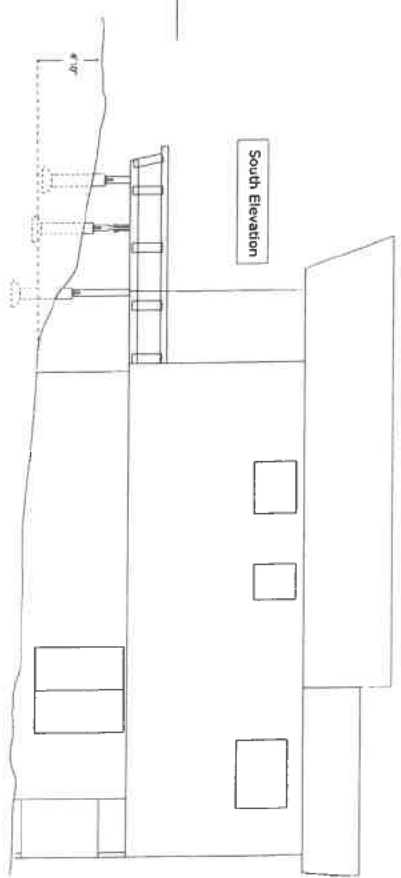
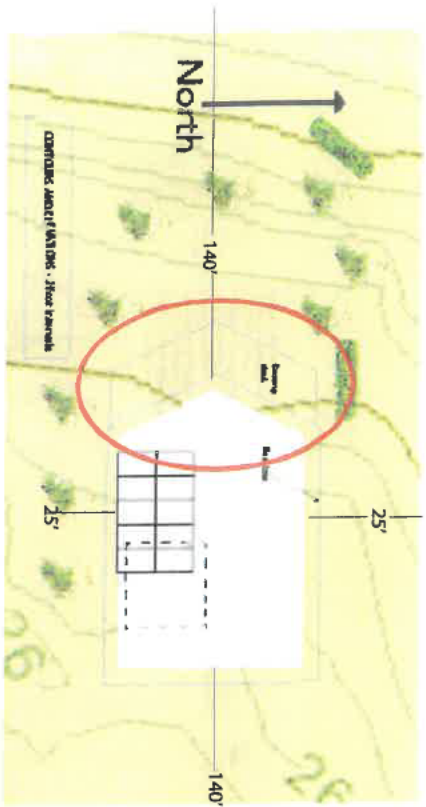
Date

Signature of Representative (if any)

Date



Setbacks



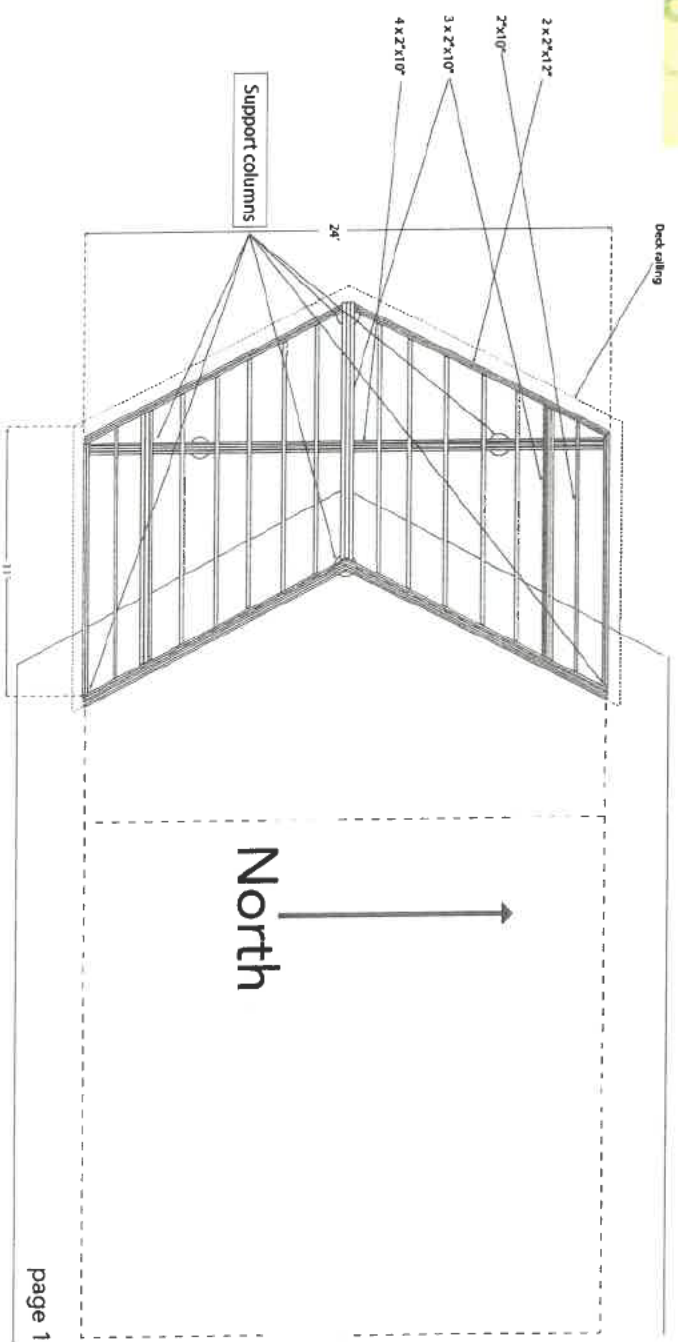
DECK REPAIR PROJECT PLANS

O'Connell/Swanson Residence
43 Ryder Beach Rd.
Truro, MA 02666

Prepared by Vince O'Connell
October 4, 2023
413-522-1262
mitochondria@seup.net

Notes

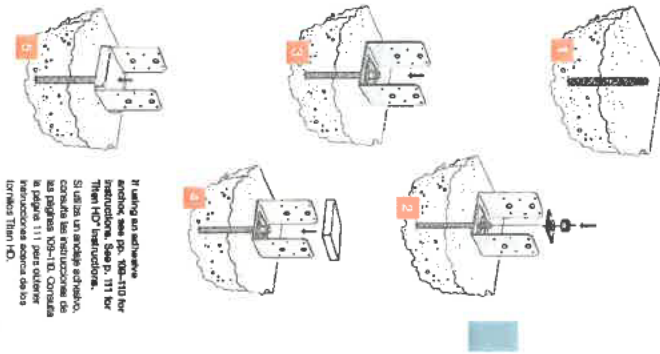
- Replace and repair as necessary support columns, deck structure and decking.
No change in footprint.
- Support column components, see attached reference documents:
1. 54" EZ-Tube concrete pier
 2. Strong Tie ABU post and/or
 3. 6" x 6" severe weather structural pressure treated posts
- Framing, decking and railing:
1. replace and conform to code requirements as necessary
 2. framing will be pressure treated
 3. fasteners to be stainless steel or hot-dipped galvanized
 2. posts will have stainless caps to prevent moisture infiltration
 5. all joist hangers to be hot-dipped galvanized steel
 6. existing railings will be brought up to code, new railings will match
 7. multi-member beams will be glued and screwed with stainless screws
 8. decking will be 5/4x6 white cedar or Alaska yellow cedar on 16" centers



O'Connell/Swanson Residence
43 Ryder Beach Rd.
Truro, MA 02666

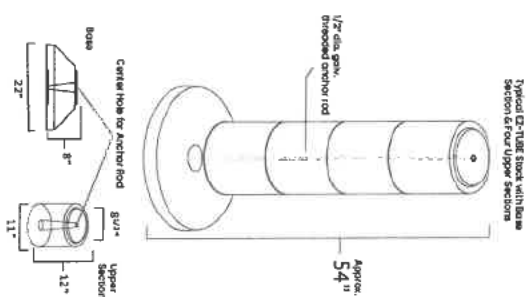
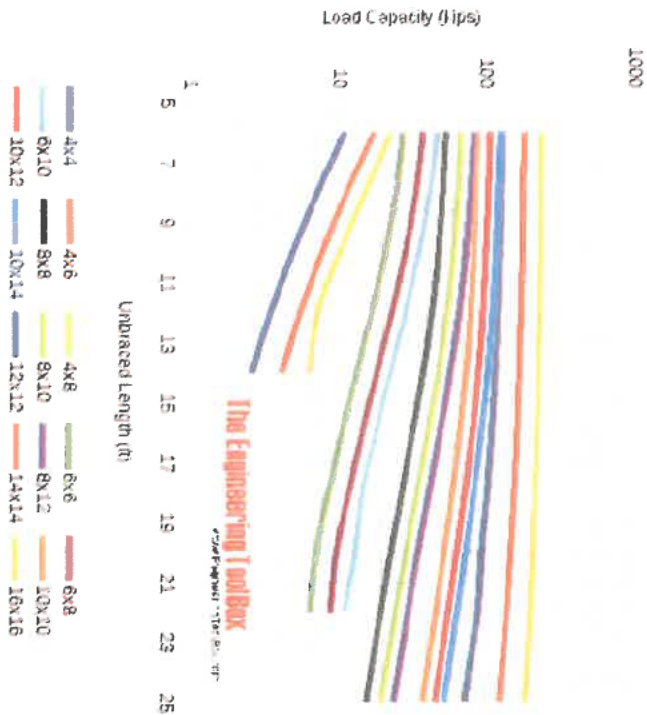
Prepared by Vince O'Connell
October 4, 2023
413-522-1262
mitochondria@riseup.net

ABU – Bolts/Pernos



Wood Columns - Safe Loads

No. 1 grade Douglas fir-larch



SPECS:

- Up pier Section Weight: 70 lbs. typ.
- Ball Section Weight: 120 lbs. typ.
- Stack Weight: Approx. 54" (see drawing)
- Base: 2" Diameter
- Load Rating: 115,000 lbs. or top
- 60" x 72" x 1/2" galv. sleeve rod with base plate, top weather and nut

INSTALLATION:

Use 3100 psi (minimum) mortar between each layer.
Place base and outer tie position.
Add upper sections by sliding over anchor rod.
Press mortar into outside slots as they form.
Thread anchor rod through base section.
Ogle hole or tap into the incised depth (allow 1/2 inch).
Press mortar into outside slots as they form.
Use 3100 psi (minimum) mortar between each layer.
Place base and outer tie position.
Add upper sections by sliding over anchor rod.
Press mortar into outside slots as they form.
Thread anchor rod through base section.
Ogle hole or tap into the incised depth (allow 1/2 inch).
Press mortar into outside slots as they form.

Request for Determination

Project address: 43 Ryder Beach Rd.

Map 3635

Parcel 63-19-0

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

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) One-to-one deck repair of unsafe structure. Pre-cast concrete pier sections eliminate concrete overpour.
All work done manually.

Attached site plan titles/dates, and any other plan or narratives title/dates: Satellite view, Truro deck repair 2023 page 1,
Truro deck repair 2023 page 2

Describe the best management practices/mitigation that will be used on the site: All work to be done manually by the
homeowner. Construction area under existing deck has no vegetation. Any necessary mitigation per Conservation Commission.

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: _____



Owners printed name and signature: _____

NOV 30 2023



ECR

Environmental Consulting & Restoration, LLC

November 21, 2023

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

RE: Notice of Intent, Proposed Coastal Stabilization Project, 522 Shore Road, North Truro, MA

Dear Members of the Conservation Commission:

In response to some questions, some suggestions and clarification of the proposed project that were discussed at the last public hearing, we provide the following information and attached color sketch.

Over the last 5-10 years, ECR has been involved with designing and proposing numerous restoration and protection projects in Primary Frontal Dunes on the Cape, primarily. Such projects have included the use of sand-filled coir envelopes, coir logs, sand drift fences, nourishment and planting vegetation, either in combination or separately. This proposed project at 522 Shore Road, however, is the most comprehensive yet, because of the erosion and flood threat to numerous structures and utilities located so close to open water. After discussing the issues raised by the Commission with the owner Trustees, a more comprehensive project design is now being proposed.

In the attached Figure1, there is a cross-section of multiple measures that, in combination, offer not only protection of the existing structures and utilities, but restoration and management of a substantial dune area. This area of coastal dune has experienced a loss of sediment and vegetation from coastal storms, as well as damage from landowner uses associated with uncontrolled foot traffic, picnicking, recreation, etc. To address the latter causes immediately, an array of year-round snow fences will be placed this winter.

We look forward to discussing these project changes with the Commission at the December 4th hearing. If you have any questions, please contact me at (617) 543-1654.

Sincerely,
Environmental Consulting & Restoration, LLC

Stan Humphries

Stan Humphries
Coastal Geologist

CC: Department of Environmental Protection, Wetland Division, 20 Riverside Drive, Lakeville, MA 02347

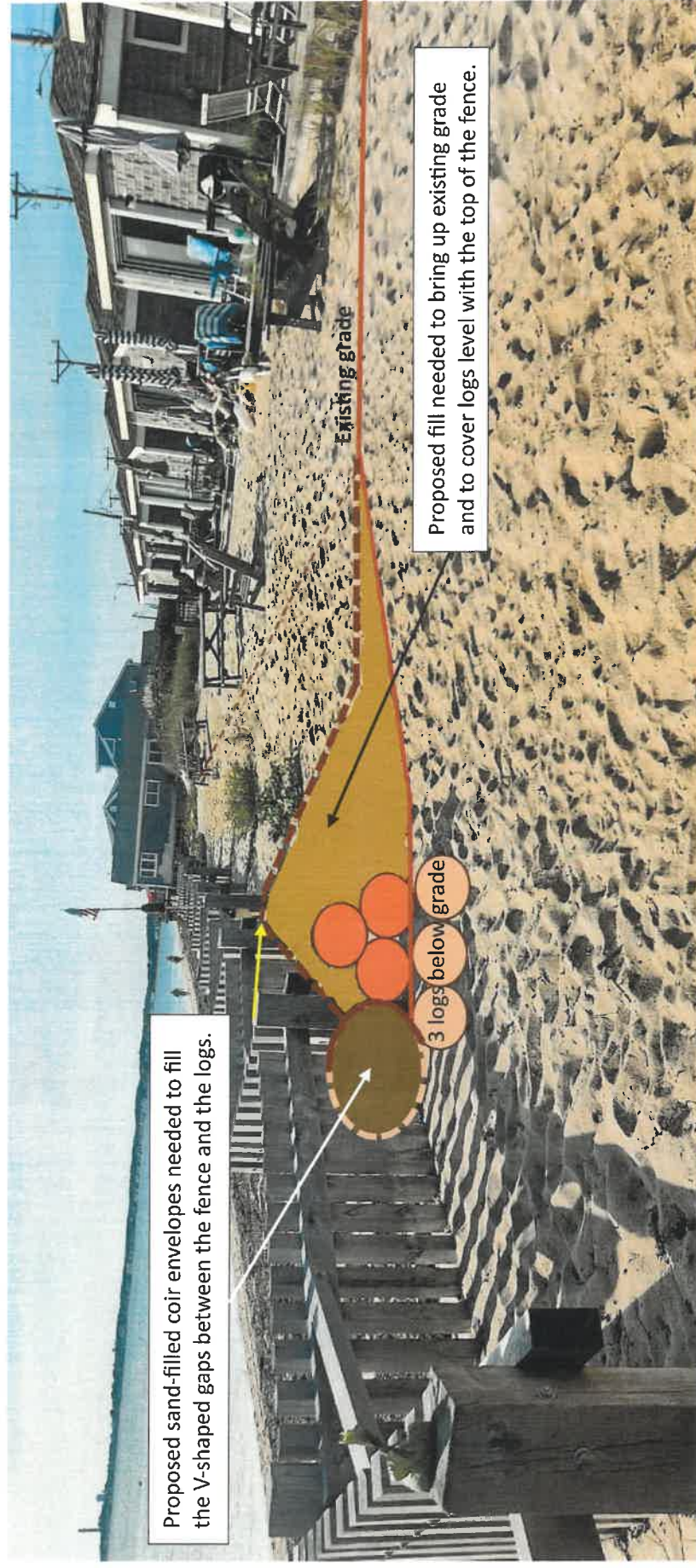


Figure 1. Detailed cross-section of the three proposed components of restoring and protecting the Primary Frontal Dune: 1) coir envelopes; 2) coir logs; and, dune nourishment planted with beach grass.



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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

Conservation Commission
TOWN OF TRURO

NOV 27 2023

JMO # 9127

November 27, 2023

Truro Conservation Commission
24 Town Hall Road
Truro, MA 02666

RE: **Notice of Intent – REVISED SITE PLAN**
432 Shore Road, Unit 8, Truro, MA

SE 075-1191
Map: 9 / Parcel: 8-8

Dear Board Members,

On behalf of our clients, Travis & Anne Zukowski, J.M. O'REILLY & ASSOCIATES, INC. is submitting the enclosed revised plans for the above Notice of Intent to reconstruct the Unit at the above referenced property. The revisions to the site plan were to correct the existing deck layout.

The proposal calls for the reconstruction of the deck to the exact same footprint as existing and not be reduced in size. The plan was further revised to eliminate the removal of the concrete walkway and the installation of a timber walkway along the southern side of the unit.

The mitigation being offered for the proposed reconstruction and the addition of about 30 sf of new hardscape is the removal of the concrete walkway and steps along the north side of the unit. The removal of the concrete walk will improve the drainage patterns around the unit and improve storm damage prevention from the removal of the solid concrete structure.

Please refer to the enclosed building plans for the project, as marked up accordingly. We look forward to reviewing the Notice of Intent with the Commission at the virtual hearing on December 4, 2023. Please contact me directly should you have any questions or need any additional information prior to the hearing.

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

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

Cc: MA DEP
Client

Encl: Revised Plan & Marked up Architectural Plan

ZONING TABLE

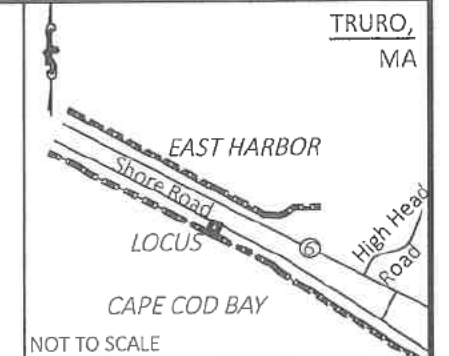
BEACH POINT LIMITED BUSINESS (FLOOD PLAIN OVERLAY DIST.)

LOT INTENSITY & SETBACK REQUIREMENTS:

MINIMUM LOT AREA	33,750 S.F.
MINIMUM LOT FRONTAGE	150 FEET
FRONT YARD SETBACK	25 FEET
SIDEYARD SETBACK	25 FEET*
MAXIMUM BUILDING HEIGHT	30 FEET (2 STORIES)
LOT SHAPE	N/A

*NOTE: THIS LOT IS LOCATED WITHIN THE PORTION OF THE BEACH POINT LIMITED BUSINESS DISTRICT SERVED BY THE PROVINCETOWN WATER DEPARTMENT. PER SECTION 50.1.4 OF THE TRURO ZONING BYLAW "SIDE AND REAR SETBACKS SHALL BE EQUIVALENT TO 5 FEET PER STORY OF BUILDING OR STRUCTURE IN QUESTION." THIS LOT WAS CREATED PRIOR TO APRIL 30TH, 2004 AND IS NOT SUBJECT TO LOT SHAPE REGULATIONS.

Conservation Commission
TOWN OF TRURO
NOV 27 2023



PLAN BOOK 405 PAGE 97
DEED BOOK 33733 PAGE 22
ASSESSOR'S MAP 9 PARCEL 8-8

LEGEND

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

NOTE: ENTIRE PROPERTY IS WITHIN FEMA 100 YEAR FLOOD ZONE JURISDICTION, AS SHOWN ON FEMA FLOOD MAP #25001C0117J. THE PROPERTY IS SPLIT INTO 3 FLOOD ZONES WITH DIFFERENT BASE FLOOD ELEVATIONS. DIVIDING LINES SHOWN ON PLAN.

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

NOTE:
1.) THE DISTURBED AREAS SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITIONS. ALL PLANTING SHALL BE NATIVE AND FROM APPROVED PLANT LIST OF THE TRURO CONSERVATION COMMISSION.

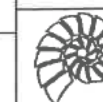
2.) ROOF RUNOFF SHALL BE DIRECTED IN TO GUTTERS, DOWNSPOUTS AND DRYWELLS OR STONE TRENCHES UNDER THE DRIP LINES.

TRAVIS D. & ANNE ZUKOWSKI

C/O ANDREW PHILBROOK, PHILBROOK CONSTRUCTION, 125 WIANNO ROAD, YARMOUTHPORT, MA 02675

PROPOSED SITE PLAN-UNIT 8

432 SHORE ROAD- UNIT #8, TRURO, MA



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

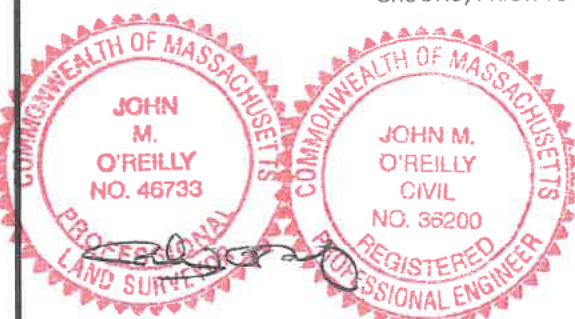
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A

P.O. Box 1773

(508)896-8601 Office Brewster, MA 02631 (508)896-8602 Fax

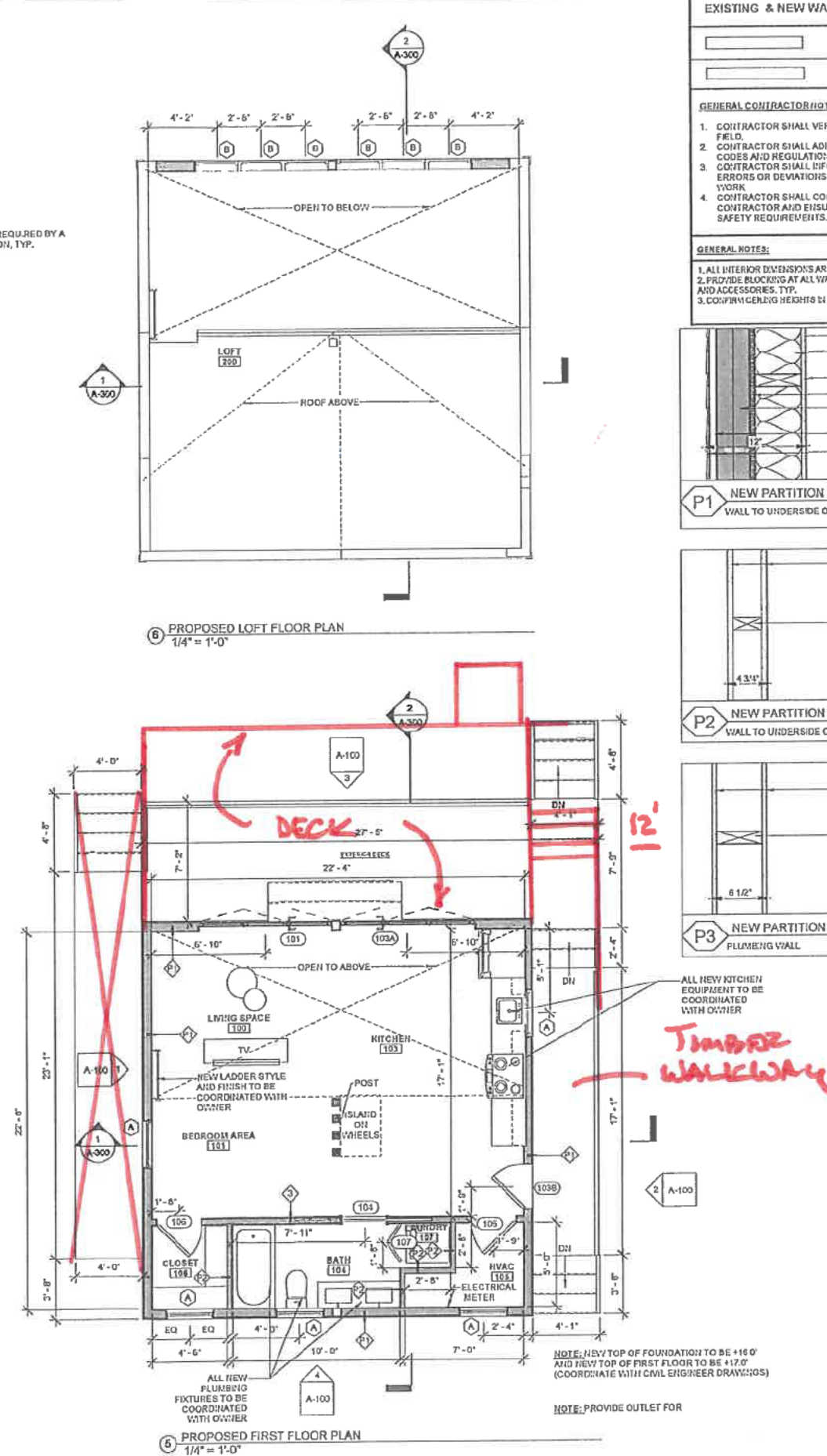
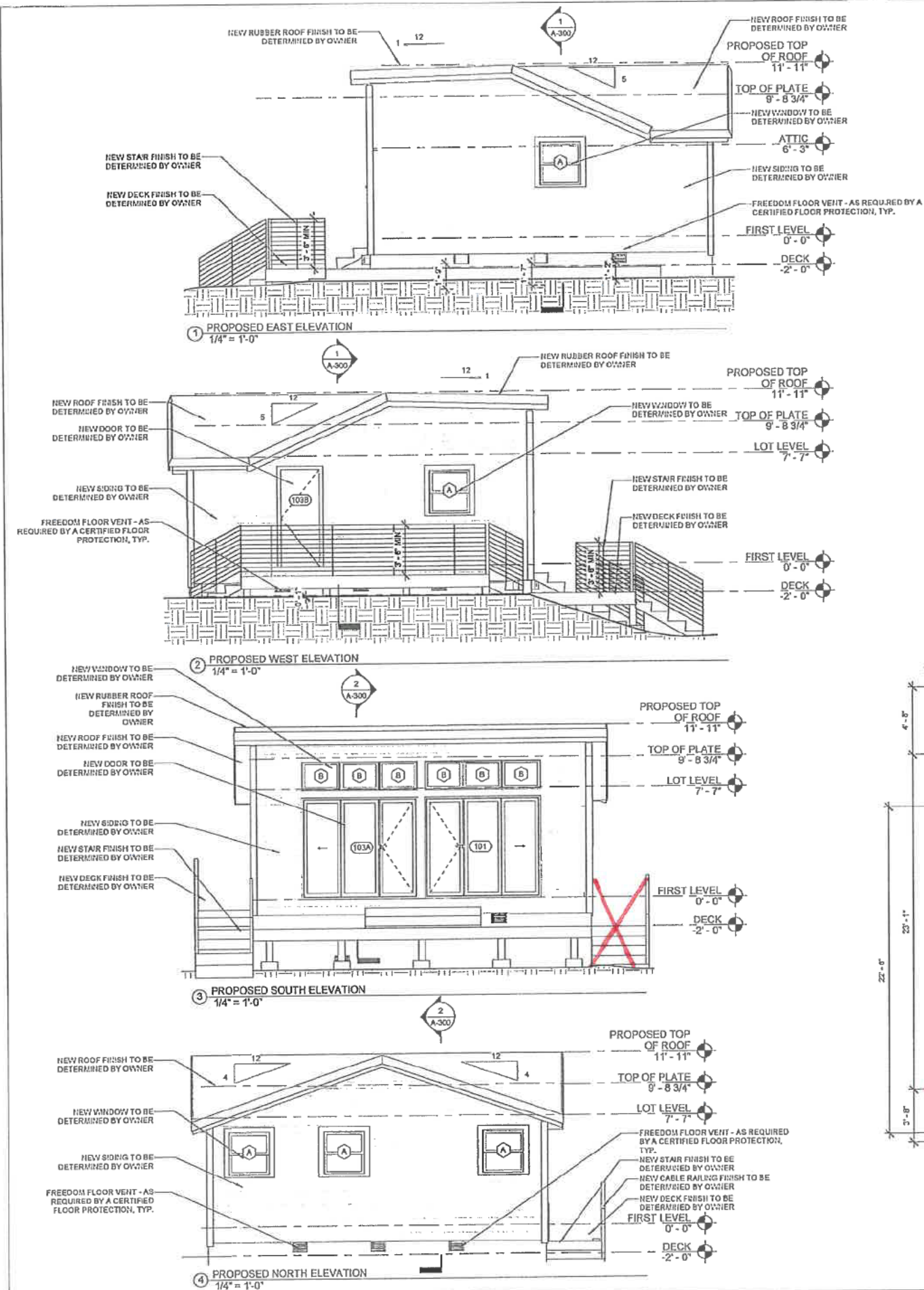
DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
10-13-2023	As Noted	jmo	JMO	JMO-9127



FLOOD/FOUNDATION NOTE:

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

G:\AAJobs\Philbrook Construction- 9127- 432 Shore Rd Unit 8 Truro\DWG\9127.PROPOSED SITE PLAN.dwg



EXISTING & NEW WALLS			
		NEW WALL	
		EXISTING TO REMAIN	
GENERAL CONTRACTOR NOTES:			
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.			
2. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE CODES AND REGULATIONS.			
3. CONTRACTOR SHALL INFORM ARCHITECT OF ANY ERRORS OR DEVIATIONS PRIOR TO CONTINUING WORK.			
4. CONTRACTOR SHALL COORDINATE WITH EACH SUB-CONTRACTOR AND ENSURE TO MEET ALL CODE AND SAFETY REQUIREMENTS.			
GENERAL NOTES:			
1. ALL INTERIOR DIMENSIONS ARE TO INTERIOR FACE OF GYB, UNLESS NOTED OTHERWISE.			
2. PROVIDE BLOCKING AT ALL WALLS WITH MOUNTED FIGURES AND ACCESSORIES, TYP.			
3. CONFIRM CEILING HEIGHTS IN FIELD.			
1/2" GYB			
PROVIDE N-25 MIN AS REQUIRED BY ENERGY CODE. REFER TO HERS REPORT			
2X5 WOOD STUDS AT 16" O.C.			
5/8" ZIP SYSTEM SHEATHING			
(2) 2" CONTINUOUS RIGID INSULATION BOARD, COORDINATE WITH OWNER			
3/4" WOOD STRAPPING			
1" VERTICAL CLAPBOARD SIDING, COORDINATE WITH OWNER FOR COLOR & SPECIFICATIONS			
P1	NEW PARTITION	FIRE RATING	UL NUMBER
	WALL TO UNDERSIDE OF DECK	NA	NA
		TESTING CODES	STC: NA
			USG: NA
1/2" GYB, BOTH SIDES			
2X4 WOOD STUDS AT 16" O.C.			
* EXTEND WOOD STUD AND PARTITION TO UNDERSIDE OF DECK			
P2	NEW PARTITION	FIRE RATING	UL NUMBER
	WALL TO UNDERSIDE OF DECK	NA	NA
		TESTING CODES	STC: NA
			USG: NA
1/2" GYB, BOTH SIDES			
2X6 WOOD STUDS AT 16" O.C.			
* EXTEND WOOD STUD AND PARTITION TO UNDERSIDE OF DECK			
P3	NEW PARTITION	FIRE RATING	UL NUMBER
	PLUMBING WALL	NA	NA
		TESTING CODES	STC: NA
			USG: NA
ALL NEW KITCHEN EQUIPMENT TO BE COORDINATED WITH OWNER			
TIMBER WALKWAY			
NOTE: NEW TOP OF FOUNDATION TO BE +16'0" AND NEW TOP OF FIRST FLOOR TO BE +17'0" (COORDINATE WITH CEM ENGINEER DRAWING)			
NOTE: PROVIDE OUTLET FOR			

1. 2023 Flow Design Inc.

432 SHORE RD-UNIT 8.
RENO

432 SHORE ROAD, TRURO,
MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:

Flow Design Architects
ARCHITECTURE + INTERIORS

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

CIVIL ENGINEER:
J.M. O'REILLY & ASSOCIATES, INC.
1573 MAIN STREET ROUTE 6A, P.O. BOX 1773
BREWSTER, MA 02631 MA
TEL: 508.896.661

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

REVISION:

NO.	DATE	DESCRIPTION
1	08.09.2023	PERMIT SET

DRAWING TITLE:
PROPOSED FLOOR PLANS

DESIGNER:
JP

CHECKER:
MS

SCALE:
As Indicated

DATE:
08.09.2023

PROJECT NO.:
21377

DRAWING NO.:
A-100

REGISTERED ARCHITECT
No. 951922
SALEM
MASSACHUSETTS

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 Notice of Intent
Two Ryder Hollow Road
In Truro, Massachusetts**

Site and Project Description

The subject property is a 36,155+/- square foot lot located easterly of the Ryder Beach parking lot. A two bedroom dwelling built in 1967 exists on the site. (Please refer to the Locus Map within this filing)

The project is the construction of an addition and the incorporation of an enhanced innovative/alternative technology, a NitROE Wastewater Treatment System, into the existing septic system.

Wetland Resource Areas

Land Subject to Coastal Storm Flowage

The limit of Land Subject to Coastal Storm Flowage in the vicinity of the subject property is the AE Zone delineated by elevation 13. A topographic survey was performed on NAVD 88 datum to identify the limit of the Land Subject to Coastal Storm Flowage which is shown on the site plan.

Vegetated Wetlands (Bordering and Isolated)

There are two vegetated wetlands that impact the subject property. An isolated shrub swamp having a local conservation wetland regulation 100 foot buffer zone lies at the westerly portion of the property. A bordering shrub swamp on the southerly side of Ryder Hollow Road has a 100 foot buffer zone that overlaps a portion of the property to the south.

Coastal Bank

A coastal bank wraps around the property to the south and west. The coastal bank acts as a vertical storm buffer and was delineated based upon the DEP Wetlands Program Policy 92-1: *Coastal Banks*. The location of the coastal bank is shown on the site plan. The coastal bank is the most landward of the wetland resource areas overlapping the subject property and so the 50 foot and 100 foot buffer zones extend from this resource area.

Project Description / Construction Protocol

Installation of Erosion Control

Prior to any disturbance on the site, erosion control, in the form of a haybale or wattle / silt fence barrier will be installed. The silt fence barrier shall remain in place until all disturbed areas have been stabilized upon completion of the project or returned to their original condition. The silt fence barrier is also intended to act as a work limit / limit of disturbance. Details and location of the erosion control barrier are shown on the site plan.

SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting

Proposed Addition

The proposed addition is one-story, 196 square feet and has a small balcony and stairs (35 square feet). The addition is proposed within the footprint of an existing brick patio. Please refer to the enclosed building plans for further detail.

The buffer zone overlaps almost the entire property and so it is not possible to avoid siting the addition in the buffer zone. The addition has been located to comply with the zoning setback, to provide as much distance to the top of the coastal bank as possible and to fall within the existing brick patio. In keeping with the existing house, the addition is one-story so as to retain the low profile of the dwelling in the landscape.

The existing versus proposed amount of alteration within the 0-50 and 50-100 foot buffer zone is tabulated on the attached site plan. A total of 4,662 square feet of alteration is proposed on site including the existing house plus the addition, decks, driveway and brick patio.

Foundation

The addition will be supported on sonotubes.

Roof Runoff/Drywell

Roof runoff from the addition will be collected with gutters and downspouts and directed into a drywell.

Septic System

The existing dwelling has two bedrooms. The current septic system is composed of a 1500 gallon septic tank, distribution box and soil absorption system sized for three bedrooms that was installed in 2021. The addition will add a bedroom to the design flow of the septic system and while the septic system has the capacity for a third bedroom; an enhanced innovative/alternative technology is proposed to provide mitigation for the project and also to comply with the intent of the Truro Board of Health Regulations; to *"to provide a greater degree of protection to environmental and public health...and ...to protect the groundwater"*.

To qualify as a candidate for utilizing the NitROE Wastewater Treatment System, an "enhanced" Innovative/Alternative Technology pursuant to their Provisional Permit, a fully complying Title 5 system for a 3 bedroom system must be capable of being installed. The Truro Board of Health approved a third bedroom at the subject property utilizing the NitROE enhanced I/A in January of 2023.

The NitROE Wastewater Treatment System has a permit requirement of 11 mg/L, however, this woodchip based septic system technology has shown it is capable of and routinely provides greater nitrogen reducing performance between 5-8 mg/L.

The Board of Health filing submitted earlier this year included calculations that evaluated the impact of the addition and the additional wastewater flow generated by a third bedroom to the property with respect to nitrogen loading. Detailed Nitrogen Loading Calculations were prepared for the Board of Health for existing and proposed conditions. The calculations considered building roof area (existing and proposed), the impervious driveway area, natural areas on the property and the wastewater flow on site (existing and proposed). The results of the nitrogen loading calculations showed that, even with additional wastewater flow and the additional roof area, by incorporating the NitROE Wastewater

Treatment System into the existing septic system the existing nitrogen loading at the site is more than halved if you utilize the provisional permit standard of 11 mg/L.

SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting

Revegetation Plan

Upon completion of construction, all disturbed areas will minimally be planted with American beach grass as noted on the site plan. If the homeowners wish, plantings of beach plum, bay berry and bearberry may be added above and beyond the American beach grass plantings.

Alternatives Analysis

The proposed project reflects the consideration of alternatives performed during the planning process of the project:

- A one story addition was favored over adding a second story to the dwelling to minimize the size of the project and to retain the low profile of the structure in the landscape.
- The location of the addition was chosen based on maximizing the distance to the coastal bank, compliance with zoning regulations and occupying a previously disturbed area (over the brick patio)
- The pilings proposed to support the addition were favored over a full foundation or frost wall to minimize disturbance to the site.
- There is no project component to add a yard area or lawn; the property will be restored to naturally vegetated areas upon completion of the project.

Massachusetts Wetlands Protection Act Performance Standards

Land Subject to Coastal Storm Flowage / Vegetated Wetlands

There is no work proposed within Land Subject to Coastal Storm Flowage or any of the vegetated wetlands adjacent to the project site.

Coastal Bank

The coastal bank at the subject property acts as a vertical buffer protecting adjacent upland areas from flooding and storm damage. As a vertical buffer to storm waters, the stability of the coastal bank is critical to its ability to provide for protection from storm damage prevention and/or flooding.

When a coastal bank is determined to be significant to storm damage prevention or flood control because it is a vertical buffer to storm waters 310 CMR 10.30(6) through (8) shall apply:

(6) Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.

The project is located in the buffer zone to the coastal bank. Construction access is provided via the existing driveway and in front of the dwelling. The silt fence barrier is intended to act as a limit of work to protect the coastal bank.

(7) Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such a bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.

No coastal engineering structures are proposed on the coastal bank in conjunction with this project, therefore this standard is met.

(8) Notwithstanding the provisions of 310 CMR 10.30 (3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.

The project site is not within any specified habitat of rare vertebrate or invertebrate species; therefore, this performance standard is met.

SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting

Town of Truro Conservation Regulations Performance Standards

Pursuant to the Town of Truro Conservation Regulations the project as proposed will contribute to the protection of the public interests and values identified in the Regulations; specifically, the protection of groundwater by installing a NitROE Wastewater Treatment System. The construction of the addition should not have an adverse impact, immediate or cumulative, upon the public interest and values identified in the Truro Conservation Regulations; erosion and sedimentation controls are proposed during construction and upon completion of the project in terms of a drywell to handle the roof runoff and the native plantings to stabilize disturbed area upon completion of the project.

There is no work proposed within any of the wetland resource areas. The performance standards pertaining to the coastal bank were discussed in the prior section of this narrative.

With respect to the Truro Wetland Conservation Regulations *2.00 Additional Regulations for Wetland Resource Areas, 2.01: Buffer Zone, d. General Performance Standards:*

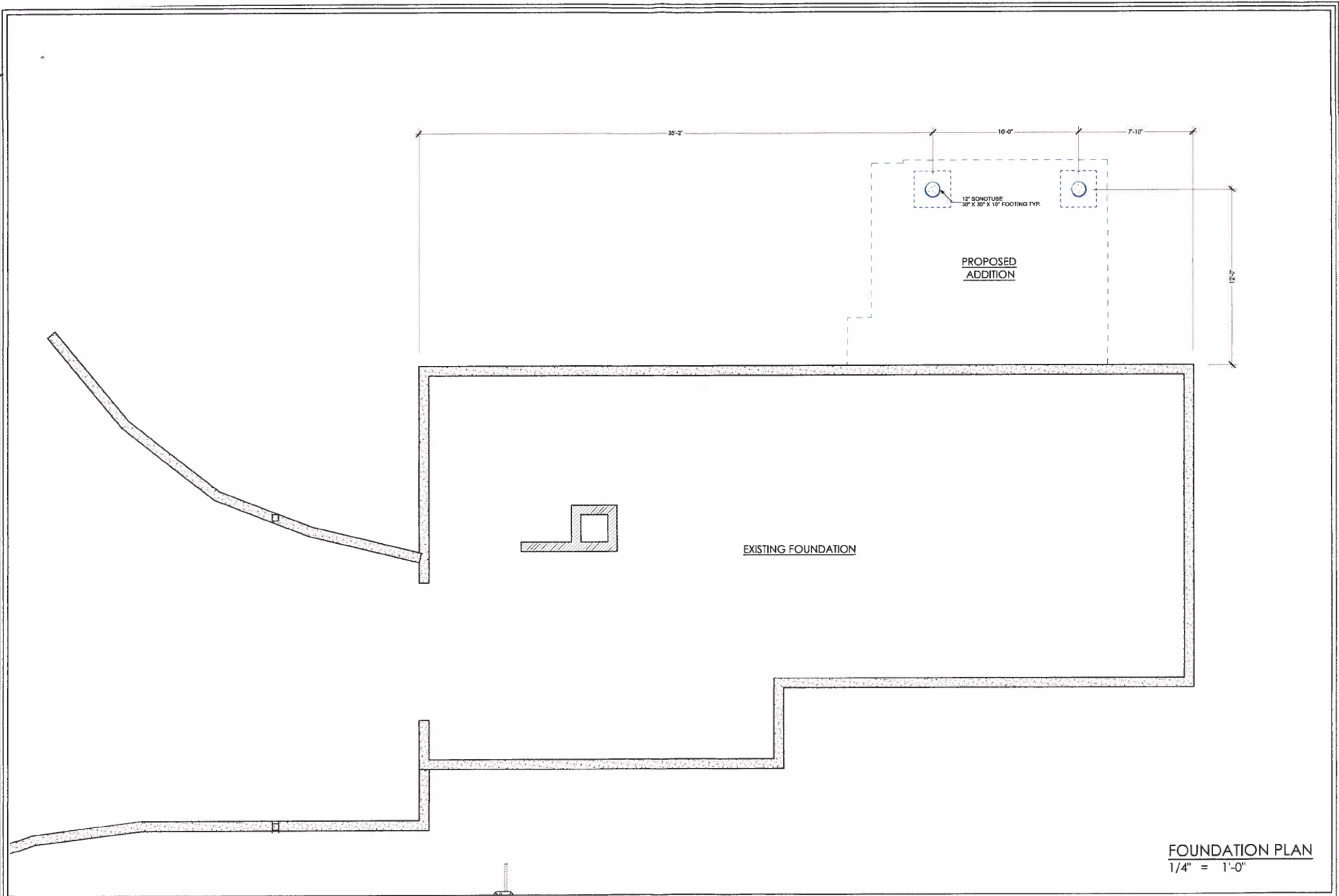
This is a previously developed property; however, the project has been designed to locate the addition and the septic system components as far as possible from the resource areas and the buffer zone. The addition will not be closer to the resource areas than existing conditions. The total alteration of the site is below the 5,000 square foot threshold of alteration called for in the local regulations. The incorporation of the NitROE Wastewater Treatment System will result in an improvement in existing conditions with respect to the strength of the wastewater but most notably the nitrogen reduction the system will provide. The roof runoff from the addition will be directed into a drywell in compliance with the local conservation regulations. There is no existing yard or proposed yard at this project site. Upon completion of the project any disturbed areas will be returned to a naturally vegetated area, maintaining large areas of the buffer zone on site with native vegetation.

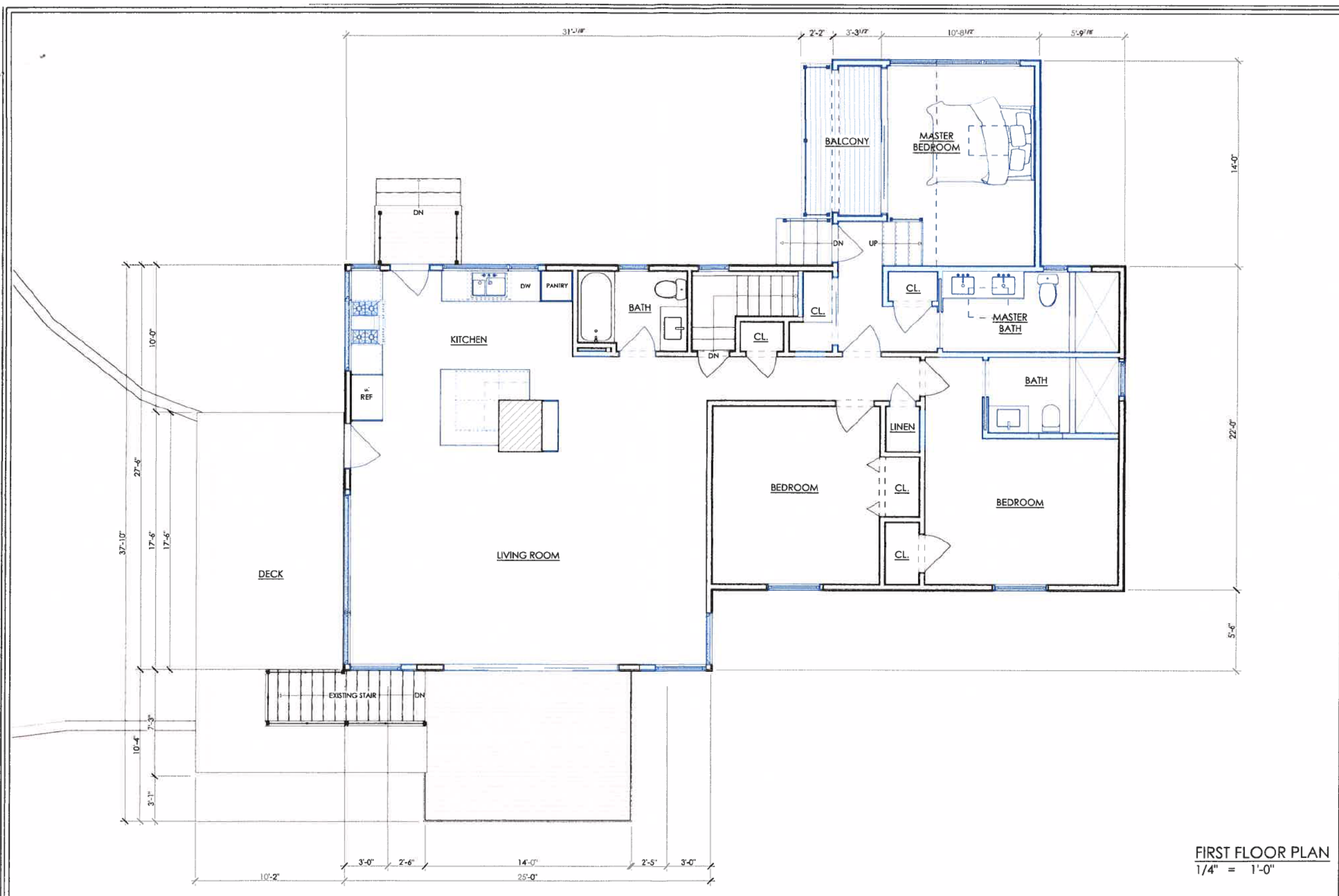


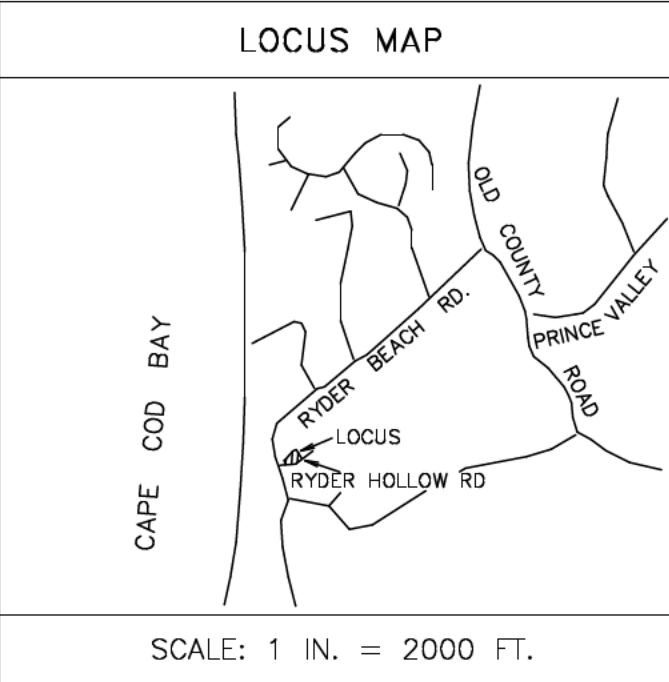
Rendering of Proposed Addition
at 2 Ryder Hollow Road
Truro, MA



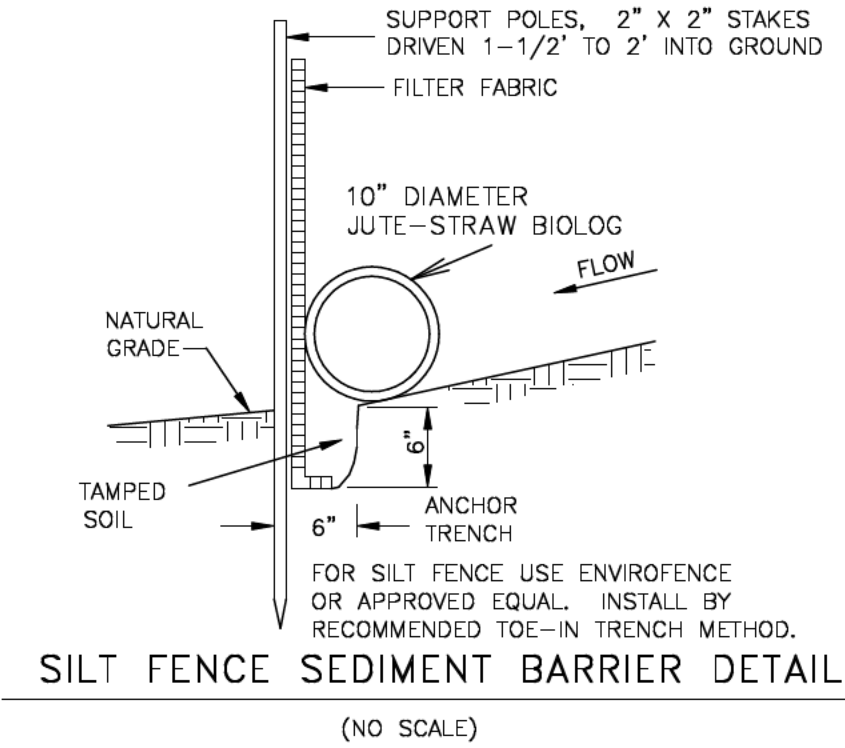
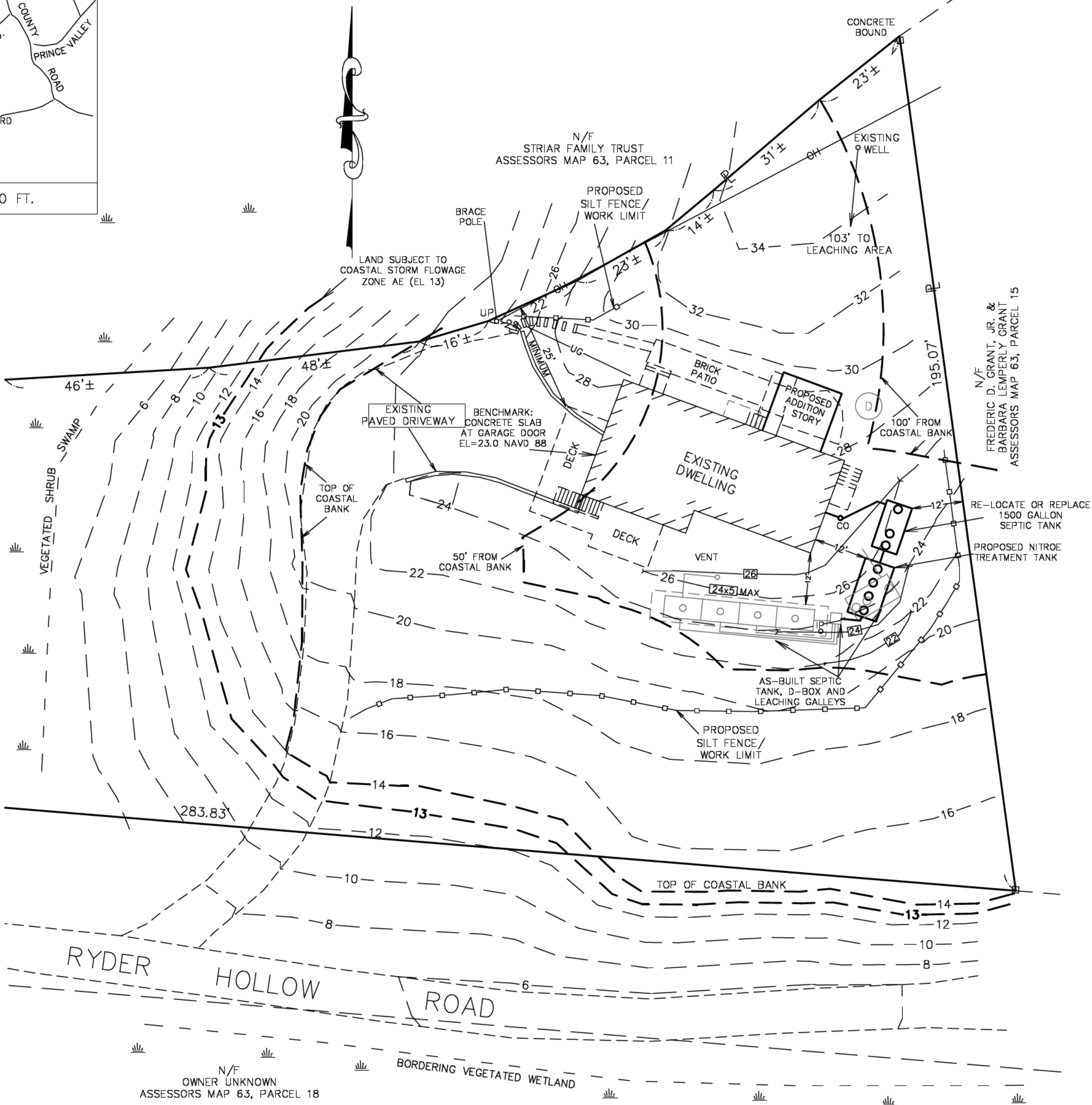
Rendering of Proposed Addition
at 2 Ryder Hollow Road
Truro, MA







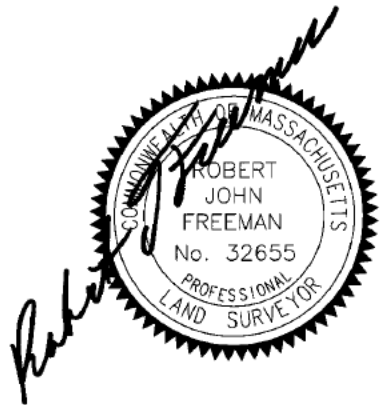
PLOT PLAN
SCALE: 1 in. = 20 ft.
ASSESSOR'S MAP 63 PARCEL 14
LOT AREA: 36,155 SQ.FT.±



- 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. DRYWELL EXCAVATIONS SHALL BE EXCAVATED TO CLEAN SAND SOIL LAYER AND BE BACKFILLED WITH CLEAN SAND.

REVEGETATION PLAN
REPLANT ALL DISTURBED AREAS WITH AMERICAN BEACH GRASS, AMMOPHILA BREVILIGULATA AS FOLLOWS:
1-3 CULMS PER HOLE TO BE PLANTED 12 INCHES ON CENTER. ROWS TO BE STAGGERED

- PROJECT DATA**
- 1: OWNERS OF RECORD:
KIMBERLEY S. BERNSTEIN AND
BRADLEY E. BERNSTEIN
148 LARCH ROAD
CAMBRIDGE, MA 02138
 - 2: REFERENCE:
DEED BOOK 35350, PAGE 276
PLAN BOOK 184, PAGE 123
 - 3: ZONING CLASSIFICATION:
RESIDENTIAL
 - 4: ELEVATIONS REFER TO NAVD 88 DATUM.
SEE BENCHMARK ON PLAN

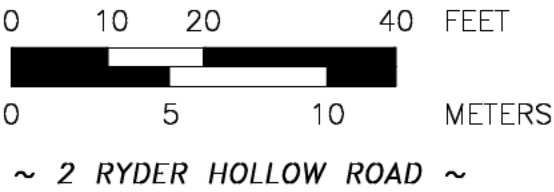


LEGEND

—XX—	PROPOSED CONTOUR LINE
---XX---	EXISTING CONTOUR
—W—	WATER LINE
□	PROPOSED DISTRIBUTION BOX
□□□□□	EXISTING LEACHING AREA
## x ##	EXISTING SPOT ELEVATIONS
▬	PROPERTY LINE
## x ##	PROPOSED SPOT ELEVATION
—OH—	OVERHEAD UTILITIES
—UG—	UNDERGROUND UTILITIES
FG	FINISHED GRADE
IP	INSPECTION PORT

AREAS OF DISTURBANCE

		WITHIN 50' BUFFER	WITHIN 100' BUFFER
EXISTING			
HOUSE	1324 SQ.FT.±	115 SQ.FT.±	1324 SQ.FT.±
DECKS	527 SQ.FT.±	210 SQ.FT.±	527 SQ.FT.±
DRIVEWAY	2465 SQ.FT.±	2465 SQ.FT.±	2465 SQ.FT.±
PATIO	325 SQ.FT.±	20 SQ.FT.±	325 SQ.FT.±
TOTAL	4641 SQ.FT.±	2810 SQ.FT.±	4641 SQ.FT.±
PROPOSED			
HOUSE	1520 SQ.FT.±	115 SQ.FT.±	1520 SQ.FT.±
DECKS	497 SQ.FT.±	210 SQ.FT.±	497 SQ.FT.±
DRIVEWAY	2465 SQ.FT.±	2465 SQ.FT.±	2465 SQ.FT.±
PATIO	180 SQ.FT.±	20 SQ.FT.±	180 SQ.FT.±
TOTAL	4662 SQ.FT.±	2810 SQ.FT.±	4662 SQ.FT.±



PROPOSED SITE PLAN OF LAND IN TRURO, MA
PREPARED FOR:
BRADLEY BERNSTEIN
148 LARCH ROAD
CAMBRIDGE, MA 02138
SCALE: 1" = 20' DATE: NOVEMBER 10, 2023
SCHOFIELD BROTHERS OF CAPE COD
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

Arozana Davis

Field Change

From: Bradford Malo <bmalo@coastalengineeringcompany.com>
Sent: Tuesday, November 28, 2023 2:46 PM
To: Emily Beebe; Arozana Davis
Cc: Jarrod Cabral
Subject: 423 Shore Rd/ Jennifer Chisholm/ Driveway Curb Cut
Attachments: Sketch Driveway Grades 2023-11-28-C2.1.2_Stamped.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Emily and Arozana-

I have left you both voice messages as well (just today).

This project is in the building permit stage, and the DPW wants some driveway adjustments to meet curb cut requirements.

I would like to make subtle changes to the grade where the driveway and road intersect, but don't want to jeopardize the OOC/Conservation permit.

The change will be to adjust the driveway slope to direct water onto the lot, not onto the road. Maybe a 4" to 6" grading adjustment, in the DRIVEWAY area only.

Do see any issues with this? Please respond or call if better.

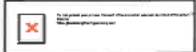
See attached concept sketch.

Thank you

Sincerely,

Brad

Bradford P. Malo.
Senior Civil Project Manager



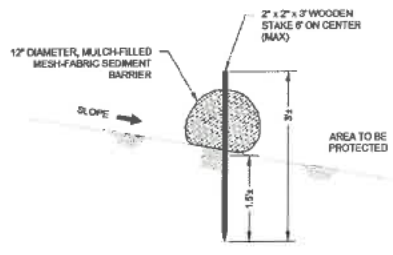
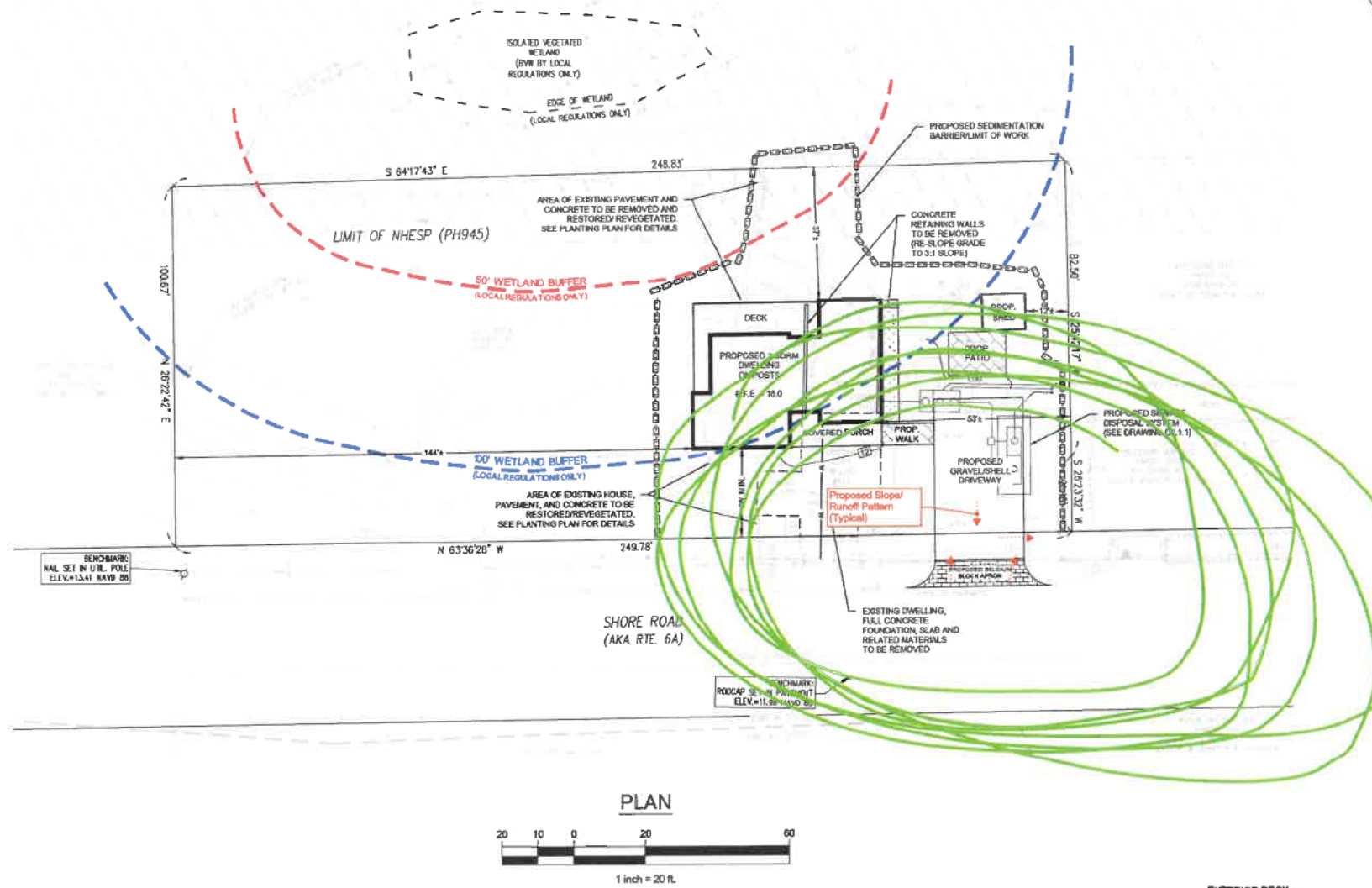
Mailing Address: 260 Cranberry Highway, Orleans, MA 02653
Orleans | Sandwich | Nantucket | Waltham | Smithfield, RI
O: 508-255-6511 x350 M: 508-237-4988



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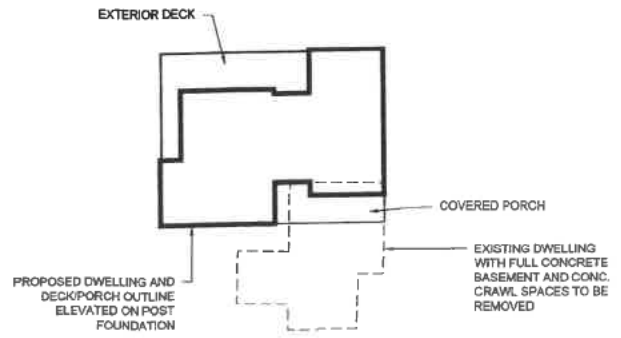
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SEDIMENTATION BARRIER DETAIL
NOT TO SCALE

- NOTES:
1. SLEEVE ENDS OF MESH-FABRIC SECTIONS TOGETHER TO FORM A CONTINUOUS SEDIMENT BARRIER.
 2. SILTATION BARRIER SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL RE-VEGETATION OF AREA DISTURBED BY CONSTRUCTION.
 3. AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED PRIOR TO COMPLETION OF PROJECT.
 4. SEDIMENT SHALL BE REMOVED FROM BARRIER WHEN DEPTH EXCEEDS 1/2 THE HEIGHT OF THE BARRIER.



FOUNDATION PLAN
NOT TO SCALE

CONSERVATION COMMISSION NOTES:

1. SEE "PLANTING PLAN" PREPARED BY BLUEFLAX DESIGN FOR GROUND RESTORATION AND REPLANTED AREAS.
2. THIS PROJECT LIES WITHIN A FEMA 100 YEAR FLOOD HAZARD AREA (LSCSF), A BARRIER BEACH, DUNE, AND BUFFER ZONE TO A VEGETATED WETLAND.
3. WORK WITHIN THE NHESP PRIORITY HABITAT INCLUDES PAVEMENT/CONCRETE REMOVAL AND NATIVE PLANTING ACTIVITY ONLY.
4. AREA FROM EXISTING FOUNDATION AND RETAINING WALL REMOVAL TO BE RESHAPED TO BLEND WITH ADJACENT GRADES. RESULTING SLOPES TO BE GRADED AT 3:1 MAXIMUM. PROPOSED GRADE CHANGES BEYOND EXISTING DWELLING AND RETAINING WALLS ARE LESS THAN 2" IN AREA OF CONSTRUCTION.
5. ALL CONSTRUCTION TO BE DESIGNED IN COMPLIANCE WITH APPLICABLE MASS STATE BUILDING CODES FOR FLOOD ZONE CONSTRUCTION.
6. THE PROPOSED SEWAGE DISPOSAL SYSTEM WITH I/A TECHNOLOGY FOR THIS PROJECT WAS APPROVED BY THE TRURO BOH ON AUGUST 16, 2022.
7. ALL ROOF RUNOFF TO BE CONTROLLED VIA GUTTERS TO DOWNSPOUTS + DRYWELL OR STONE DRIP EDGES.

LOCAL BVW COVERAGE TABLE 0'-50' BUFFER

SUBJECT	EXISTING	PROPOSED	CHANGE
BUILDING & PORCHES (ROOFED)	0 S.F.±	0 S.F.±	NO CHANGE
DECKS	0 S.F.±	0 S.F.±	NO CHANGE
HARDSCAPES (WALLS, PATIO, PAVED DRIVEWAY)	408 S.F.±	0 S.F.±	408 S.F. DECREASE
0'-50' TOTAL BUFFER ZONE COVERAGE	408 S.F.±	0 S.F.±	408 S.F. DECREASE

LOCAL BVW COVERAGE TABLE 50'-100' BUFFER

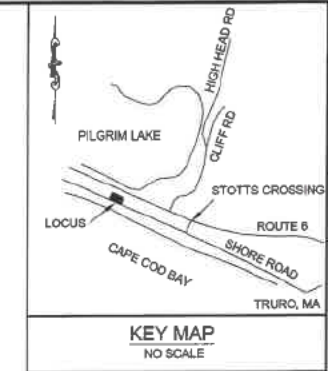
SUBJECT	EXISTING	PROPOSED	CHANGE
BUILDING & PORCHES (ROOFED)	3 S.F.±	1,366 S.F.±	1,366 S.F. INCREASE
DECKS	0 S.F.±	361 S.F.±	361 S.F. INCREASE
HARDSCAPES (WALLS, PATIO, PAVED DRIVEWAY)	1,786 S.F.±	6 S.F.±	1,786 S.F. DECREASE
50'-100' TOTAL BUFFER ZONE COVERAGE	1,789 S.F.±	1,747 S.F.±	42 S.F. DECREASE

TOTAL AREA OF RESTORATION PLANTING + MITIGATION AND ADDITIONAL INVASIVE SPECIES MANAGEMENT: 19,881± S.F.

RESOURCE AREA COVERAGE TABLE*

SUBJECT	EXISTING	PROPOSED	CHANGE
BUILDING & PORCHES, INCL. SHED	837 S.F.±	1,046 S.F.±	1,000 S.F. INCREASE
CONCRETE FOUNDATION	[837 S.F.±]	[0 S.F.±]	[837 S.F. DECREASE]
POST/PILE FOUNDATION	[0 S.F.±]	[1,533 S.F.±]	[1,533 S.F. INCREASE]
DECK - POST FOUNDATION	[0 S.F.±]	[361 S.F.±]	[361 S.F. INCREASE]
HARDSCAPES (IMPERVIOUS) - PAVEMENT & CONCRETE, INCLUDING WALLS	2,912 S.F.±	0 S.F.±	2,912 S.F. DECREASE
HARDSCAPES (PERVIOUS) - PERVIOUS PAVERS & GRAVEL	[0 S.F.±]	[1,220 S.F.±]	[1,220 S.F. INCREASE]
TOTAL IMPERVIOUS COVERAGE	3,749 S.F.±	1,346 S.F.±	1,865 S.F. DECREASE

*NOTE: ENTIRE SITE LIES WITHIN A RESOURCE AREA - LSCSF, BARRIER BEACH [BRACKETED NUMBERS EXCLUDED FROM TOTAL IMPERVIOUS COVERAGE]



REFERENCE:

ASSESSORS MAP 9, PARCEL 1
DEED BOOK 13843, PAGE 346
PLAN BOOK 268, PAGE 69

SEE C.1.2.1 "PLAN SHOWING EXISTING SITE CONDITIONS" BY COASTAL ENGINEERING COMPANY, INC. DATED 6/23/2021

SEE C2.1.1 "PLAN SHOWING PROPOSED SEWAGE DISPOSAL SYSTEM" BY CEC DATED 8/4/2022, APPROVED BY BOH 8/16/2022

NOTES:

1. VERTICAL DATUM IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88) BASED UPON THE HEXAGON SMARTNET RTK NETWORK.
2. EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
3. THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE AE (EL. 13), AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER #25001C0117J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.

LEGEND

- EXISTING**
- BOUND
 - CATCH BASIN
 - WATER GATE
 - MISC. SIGN
 - POST
 - UTILITY POLE
 - OVERHEAD WIRES
 - CONTOUR
 - SPOT ELEV.
- PROPOSED**
- PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - SEDIMENTATION BARRIER/WORK LIMIT
 - EXISTING PAVEMENT TO BE REMOVED
 - PERVIOUS PAVERS
 - PLANTING BED



PROJECT	BEACH POINT TRUST
CLIENT	JENNIFER CHISHOLM, TRUSTEE
LOCATION	423 SHORE ROAD
SHEET TITLE	PLAN SHOWING PROPOSED SITE IMPROVEMENTS
SCALE	AS NOTED
DRAWING FILE	C13065-06-CIV.dwg
DATE	REV 1 - 03-02-2023
DRAWN BY	JJB
CHECKED BY	BPM

C2.1.2

1 OF 1 SHEETS
PROJECT NO. C13065.06

ISSUED FOR CONSERVATION COMMISSION REVIEW. NOT FOR CONSTRUCTION.

NOV 13 2023

60-day request

PERMIT # 2023-22



TOWN OF TRURO

Conservation Commission

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

PAID

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: Jeff Perilli Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: Jeff Perilli 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: 618 Shore Rd. Unit 6 Map: 5 Parcel: 13-6

Description of proposed work: Install patio in future development area as approved under SEO75-1002.

Drylaid pervious pavers covering approximately 10x18 area with walkway to front door. Similar to unit 5 next door.

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

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

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

Sheds and Other Construction Projects:


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

Procedure:

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

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

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

 11/12/23
(Signature of Applicant) (Date)

FOR OFFICE USE ONLY

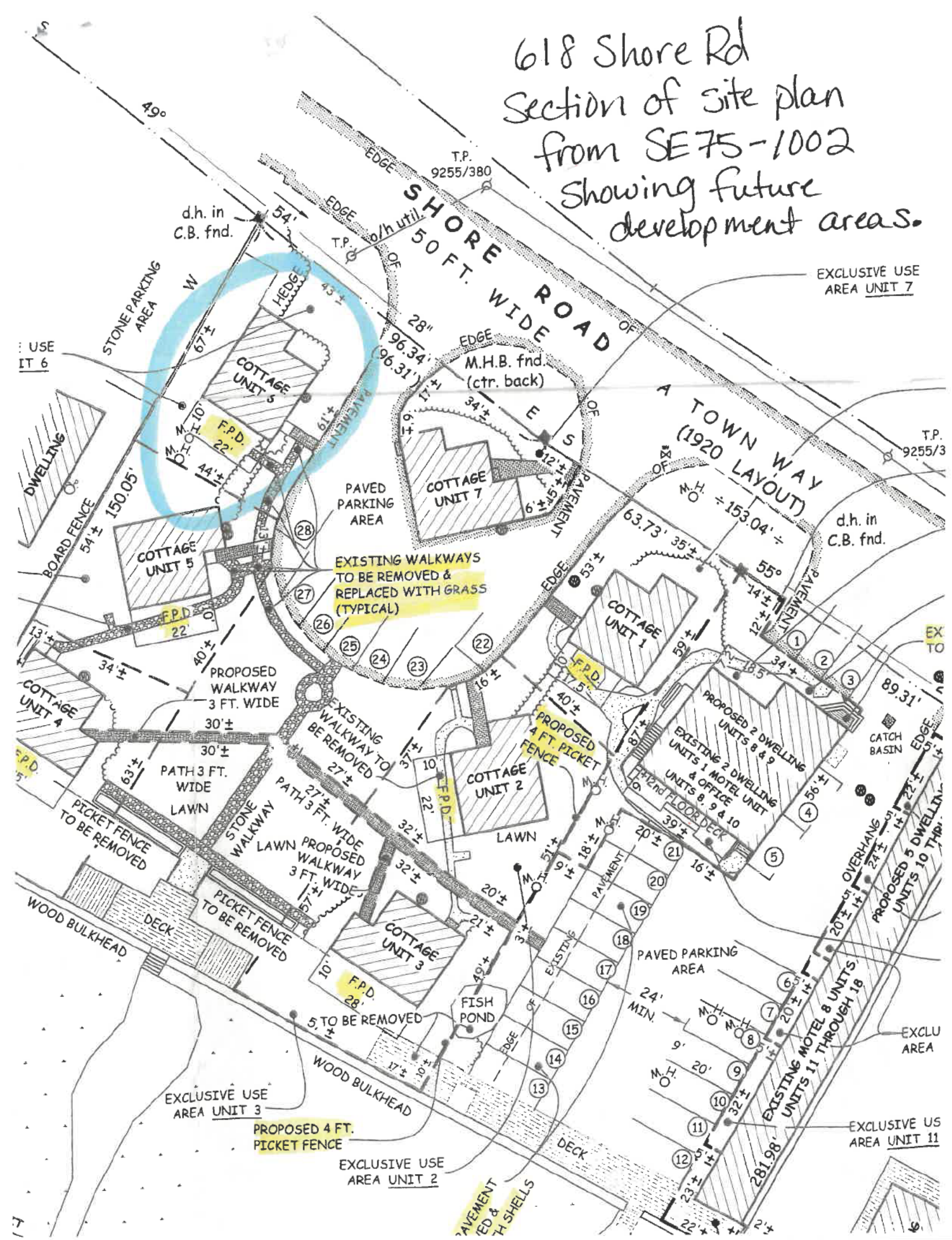
Agent's Comments patio only in previously approved area

Site Inspection Date: 11/15/23 Application Approved: ☒ Yes ☐ No

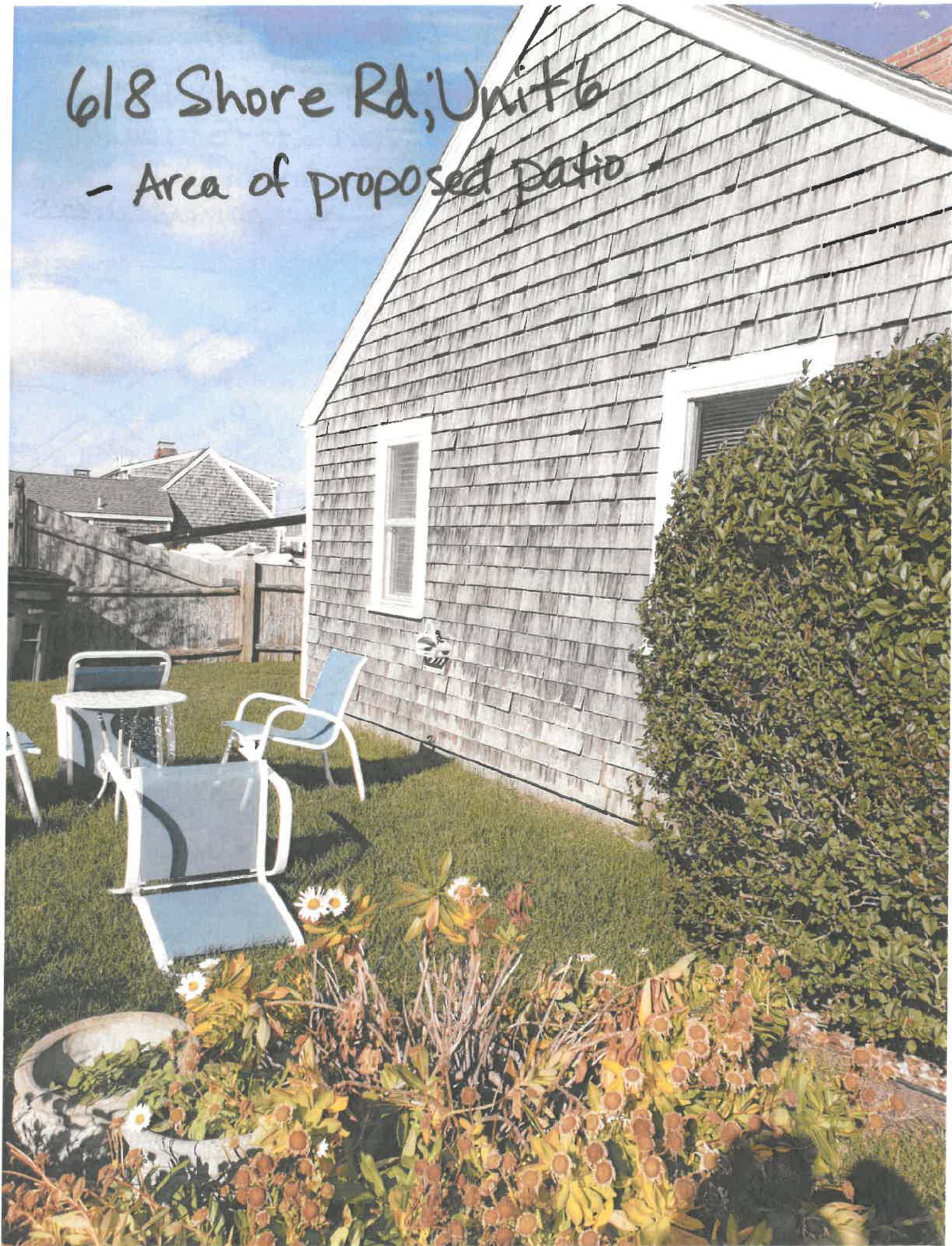
COMMISSION USE ONLY: Meeting Date: _____ Permit Approved: Yes ☐ No ☐
Conditions: _____

Signature of Commission Chair or Agent: _____ Date: _____

618 Shore Rd
Section of site plan
from SE 75-1002
Showing future
development areas.



618 Shore Rd, Unit 6
- Area of proposed patio



618 Shore Rd Units
Patio for unit 6
will be similar
to this.

