



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Tel: 508-349-7004 , Extension: 110 or 124 Fax: 508-349-5505

TOWN OF TRURO TRURO HISTORICAL COMMISSION PUBLIC HEARING

The Truro Historical Commission will hold a remote Public Hearing on Monday, October 17, 2022, at 5:00PM to review a request to consider lifting the demolition delay for 40 South Pamet Road, Truro, MA, Map 51, Parcel 40, and to review a demolition request for 66 North Pamet Road, Truro, MA Map 47, Parcel 132. These two Public Hearings are subject to review under the General Bylaws, Chapter VI Preserving Historic Properties. All interested parties are urged to attend the meeting via the GoToMeeting information below. Please join the meeting from your computer, tablet or smartphone via <https://meet.goto.com/600583981>. You can also dial in using your phone: 1-866-899-4679, Access Code: 600-583-981

Matthew Kiefer, Chair
Truro Historical Commission

TOWN OF TRURO
11:54 AM

SEP 21 2022

RECEIVED
TOWN CLERK

NS

Benjamin E. Zehnder LLC
62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

September 26, 2022

Via Certified Mail

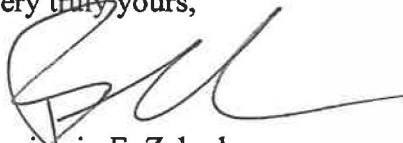
To:
Truro Historical Commission,
Truro Board of Selectmen,
Truro Planning Board, and
Truro Building Commissioner Richard Stevens, all at:
P.O. Box 2030
24 Town Hall Road
Truro, MA 02666; and
Attached Service List

Re: Notice of Public Hearing by Truro Historical Commission
40 South Pamet Road (Assessor's Parcel ID 51-40)

Dear Madam or Sir:

Please find enclosed a copy of the Truro Historic Commission Public Hearing Notice in the above matter.

Very truly yours,



Benjamin E. Zehnder

Enc.
cc.: client

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

51-38-0-R

BLETHEN ROGER & KEATING PAMELA
1225 TUNA COURT
NAPLES, FL 34102-1544

51-39-0-R

KELLEY ANN M
PO BOX 0
TRURO, MA 02666-0000

51-40-0-R

ALLEHAUT BENOIT & ELIZABETH
PO BOX 967
TRURO, MA 02666

51-41-0-R

LARKIN RICHARD S &
PERRY DAVID HENRY
8 HASKELL ST SUITE#3
ALLSTON, MA 02134-1529

51-42-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

51-43-0-R

SHARON ORMSBY REVOCABLE TRUST
TRS: SHARON ORMSBY
PO BOX 41
TRURO, MA 02666

51-44-0-R

KELLEY ANN M
PO BOX 0
TRURO, MA 02666-0000

51-46-0-R

MANUEL FURER QTIP NON EX TRUST
& VIVIAN FURER REVOC TRUST
care of: JESSICA FURER
3476 LAGUNA AVENUE
OAKLAND, CA 94602

51-48-0-R

MANUEL FURER QTIP NON-EX TRUST
& VIVIAN FURER REVOC TRUST
care of: JESSICA FURER
3476 LAGUNA AVENUE
OAKLAND, CA 94602



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Matthew Kiefer, Chair
Truro Historical Commission

TOWN OF TRURO

SEP 21 2022

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Benjamin E. Zehnder LLC

**62 Route 6A, Unit B
Orleans, Massachusetts 02653**

**Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766**

September 15, 2022

Truro Historical Commission
24 Town Hall Road
Truro, MA 02666
Attn: Matthew J. Kiefer, Chair - Via First Class Mail

Re: 40 South Pamet Road (51-40)
Request for Determination and Hearing

Dear Mr. Kiefer and Commission Members:

On May 11, 2021, the Commission held a public hearing regarding the above property and determined that the structures thereon are preferably preserved, and also imposed a demolition delay. Attached for your reference are a copy of the Commission's May 28, 2022 Decision and the project plans as reviewed by the Commission.

The owners have obtained special permit approvals by the Truro Planning Board and the Truro Zoning Board of Appeals for the project in the form presented to the Commission. Attached are copies of these approvals.

At the May 11, 2022 Commission hearing, the owners represented that they would explore lowering the height of the new addition, which is required to be elevated to meet the MA Building Code Flood Zone construction requirements. They have explored this alternative and chosen not to do so. Therefore they intend to proceed with the project as presented previously, with the new structure elevated to meet flood zone height requirements.

They would very much like to retain the existing historical dwelling at its present ground level, but in order to do this they will need an exemption from the flood zone height requirements. This is available only upon a determination from the Commission that the existing dwelling as altered will continue to contribute to the historic significance of a registered historic district or a district preliminarily determined to qualify as an historic district. I have attached a copy of the email from Eric Carlson of the Mass Division of Conservation and Recreation to Building Commissioner Rich Stevens setting forth the requirement.

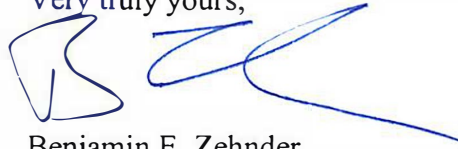
To this end I am requesting that the Commission schedule a public hearing to consider the following two requests:

1. To determine that the alteration as approved by the Planning and Zoning Boards, and as previously presented to the Commission, will not preclude the historic dwelling structure from a future determination that it contributes to the historic significance of a registered historic district or a district preliminarily determined to qualify as an historic district; and
2. To release the remainder of the demolition delay in order that the owners may proceed with their project rather than await the remainder of the delay period.

Would you please let me know the date and time of the hearing, whether you will need additional filing copies, and whether you will require that I notify abutters via certified mail of the hearing.

Thank you as always for your attention and consideration. I remain –

Very truly yours,



Benjamin E. Zehnder

BEZ/Enc.

cc w/enc. via email only:
Matthew J. Kiefer, Chair, Truro Historic Committee
Richard Stevens, Building Commissioner
Barbara Carboni, Town Planner / Land Use Counsel
Kaci Fullerton, Town Clerk
Arozana Davis



Zoning Board of Appeals

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE ZONING BOARD OF APPEALS

Special Permit

Case Reference No.: 2022-005/ZBA and 2022-012/ZBA

Atlas Map 51, Parcel 40

Address: 40 South Pamet Road

Title Reference: Barnstable County Registry of Deeds Book 33897, Page 73

Owners and Applicants: Benoit Allehaut and Elizabeth Allehaut

Hearing Dates: April 25, 2022; May 23, 202; June 27, 2022; July 25, 2022

Decision Date: July 25, 2022

Special Permit Vote: 5-0

Height Special Permit Vote: 4-1

Sitting: Art Hultin, Chair; Chris Lucy, Vice Chair; Virginia Frazier; Darrell Shedd; Heidi Townsend

Special Permit Motion (by M. Shedd, seconded by M. Lucy), and Height Special Permit Motion (by M. Lucy, seconded by M. Frazier). In the matter of 2022-005/ZBA and 2022-012/ZBA, Application of Benoit Allehaut and Elizabeth Allehaut, to grant: (1) a Special Permit under M.G.L. Ch. 40A, §6 and §30.7.A of the Truro Zoning Bylaw for alteration and addition to existing dwelling, and relocation and renovation of shed on non-conforming lot (lot area) in the Seashore District, and (2) a Special Permit under M.G.L. Ch. 40A, §6 and §50.1.A of the Truro Zoning Bylaw for roof deck railing exceeding height limit (24 ft. 6¾ inches where maximum is 23 feet) located in the Seashore District.

The following materials were filed with this Board on March 25, 2022:

- Bowman 6 Wall Sconce, Tech Lighting (2 pages)
- BlueFlax Design LLC, Land Management Plan, Allehaut Residence, February 28, 2022 (16 pages)
- BlueFlax Design LLC, Planting Plan, Allehaut Residence, February 28, 2022, Scale 1 inch = 20 feet, Sheet 00

The following materials were filed with this Board on March 25, 2022 and June 10, 2022:

- Cover Letter to Town Clerk dated March 25, 2022; Cover Letter to Town Clerk dated June 10, 2022

Kaci A Fullerton-Willis, Town Clerk, Town of Truro /

A true copy, attest:

- Application for Hearing dated March 25, 2022; Application for Hearing dated June 10, 2022
- Certified Abutters List
- Town of Truro Fiscal Year 2022 Preliminary Property Card for 40 So Pamet Rd, Parcel ID 51-40-0
- MapsOnline – Truro, MA printed 9/14/2021
- Quitclaim Deed, Bk 33897, Pgs. 73-75, #17854, dated 3-15-2021
- “Plan Showing Existing Site Conditions, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 17, 2022, Scale 1 inch = 30 ft., Sheet C1.2.1
- “Plan Showing Proposed Building and Site Modifications, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 18, 2022, Scale 1 inch = 30 ft., Sheet C2.1.3
- “Cover Sheet, Allehaut Residence, 40 South Pamet Road, Truro MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale N/A, Sheet C
- “Existing Plans, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) First Floor Existing Plan; (2) Second Floor Existing Plan; prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’\0”, Sheet A-00
- “First Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) First Floor Plan; (2) Shed Plan – First Floor; prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’\0”, Sheet A-01
- “Second Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) Second Floor Plan; (2) Shed Second Floor Plan; prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’\0”, Sheet A-02
- “Existing West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) Existing West Elevation; (2) Existing South Elevation; prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’\0”, Sheet A-20
- “Existing East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) Existing East Elevation; (2) Existing North Elevation; prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’\0”, Sheet A-21
- “New West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) New West Elevation; (2) New South Elevation; prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’\0”, Sheet A-22
- “New East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) New East Elevation; (2) New North Elevation; prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’\0”, Sheet A-23
- “Existing Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro MA” (1) Shed South Elevation; (2) Shed East Elevation; (3) Shed North Elevation; (4) Shed West

Elevation; prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'0", Sheet A-24

- "Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro MA" (1) Shed West Elevation; (2) Shed South Elevation; (3) Shed East Elevation; (4) Shed North Elevation; prepared by C&J Katz Studio, dated February 9, 2022, Scale 3/8" = 1'0", Sheet A-25
- "Long Section, Allehaut Residence, 40 South Pamet Road, Truro MA" (1) Long Section; prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8" = 1'0", Sheet A-30

The following materials were filed with this Board on June 10, 2022:

- Decision of the Historical Commission, Attested by the Town Clerk, May 31, 2022

The Board also received:

- Email dated July 7, 2022 from DPW Director

The two Special Permit Decisions (Special Permit and Height Special Permit) are based on the following findings of fact:

1. The lot is nonconforming as to area, 2.5 acres where 3 required, with conforming frontage (356.8 feet where 150 required).
2. The lot is currently improved by a dwelling, part of which dates to 1840; additions are more recent. The current Gross Floor Area is 1754 square feet.
3. The dwelling, which conforms to setbacks, is sited near the Pamet River in the northeast section of the lot. A shed near the house is located within the side setback of the property line with the Cape Cod National Seashore.
4. Various wetland resource areas and NHESP Priority Habitat are present on the property. Neighboring properties include single-family dwellings and National Seashore land.
5. The Applicants propose to remove certain additions from the dwelling, and to build a new addition, increasing the height of the structure from 20.6 feet to 24 feet 6 ¾ inches feet in height, with a deck and patio on the north (Pamet River-facing) side. The new addition will be elevated pursuant to regulations for construction within the Floodplain.
6. The Applicants further propose to remove the existing shed; and to construct a new shed with attached carport, 19.6 feet in height (two stories), near an existing parking area in the southeast section of the property.
7. The new Gross Floor Area will total 3,280 square feet (conforming).

Special Permit under G.L. c. 40A, s. 6 and Zoning Bylaw s. 30.7A

1. The lot is nonconforming as to area. Alteration, extension, or reconstruction of a dwelling on a nonconforming lot increases the existing nonconformity and requires a special permit under G.L. c. 40A, s. 6 Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008). In this case, the proposal is to alter and add to the existing dwelling, and to relocate and rebuild a shed of greater dimensions.
2. The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds that the proposed alternation and reconstruction "shall not be substantially more detrimental than the existing

nonconforming [structure and] use to the neighborhood.”

3. Likewise, the Board may grant a special permit under Section 30.7.A if it finds that:
“the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alternation or extension will exist in harmony with the general purpose and intent of this bylaw.”
4. In this case, the dwelling is located a considerable distance from South Pamet Road, and the proposed addition will not substantially modify the structure’s footprint.
5. The new shed/carport location is closer to the road, and at 2 stories, will be more prominent. However, the structure will be at a conforming setback (26 feet) and at a distance from South Pamet Road due to the configuration of an adjoining lot owned by the National Seashore.
6. Accordingly, the Board finds that the renovated dwelling and relocated/reconstructed shed do not significantly change the streetscape, and accordingly that the relocation is “not substantially more detrimental to the neighborhood” than the existing configuration.
7. The Board further finds that the renovated dwelling and relocated/reconstructed shed will exist in harmony with the general purpose and intent of the Zoning Bylaw.

Special Permit under Zoning Bylaw s. 30.7 and s. 50.1.A.5a

1. The proposed addition has a flat roof and rooftop deck with a railing. The height of the top of the railing above mean ground level is 24 feet 6 ¾ inches.
2. The Zoning Bylaw height limit for a building without a ridge or hipped roof is twenty-three (23) feet as measured to the highest point of the structure. See s. 50.1.A Table, note 5a.
3. The addition’s height of 24 feet 6 ¾ inches, in violation of the Bylaw limit of 23 feet, is a new nonconformity (as opposed to an expansion of a preexisting nonconformity). Under G.L. c. 40A, s. 6, the creation of a new nonconformity requires a variance.
4. However, the Bylaw provides more lenient treatment of alterations to nonconforming dwellings, as permitted under G.L. c. 40A. See Bellalta v. Zoning Board of Appeals of Brookline, 481 Mass. 372 (2019). Bylaw s. 30.7.A provides in part:
“*Lawful, pre-existing, nonconforming uses and structures may, when a variance would otherwise be required, be altered or extended with a special permit if the Board of Appeals finds that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alteration or extension will exist in harmony with the general purpose and intent of this bylaw.*”
5. The existing dwelling is a preexisting nonconforming structure. Accordingly, pursuant to s. 30.7.A, the proposed extension of roof height above the Bylaw limit of 23 feet may be approved by special permit, rather than by a variance.
6. The Board finds that where the roof deck railing will be (as required by condition below) of steel cable, providing maximum transparency, and where the top of the railing will be only 1 foot 6 ¾ inches in excess of the height limit, this extension of the nonconforming

structure will not be substantially more detrimental to the neighborhood than the existing structure.

7. The Board further finds that where the visual impact of the railing is minimal, and where the addition has a lower profile than the existing structure, this extension of the nonconforming structure will exist in harmony with the general purpose and intent of the Zoning Bylaw.

Conditions

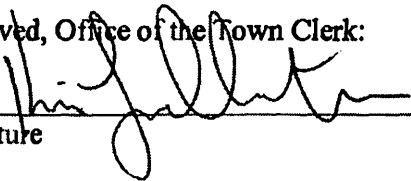
This Special Permit is granted subject to the following conditions:

1. Construction shall conform to the plans referenced in this decision, including referenced building materials. In particular, the railing of the roof deck shall be composed of steel cable of dimensions that achieve maximum transparency and minimum visual impact.
2. Construction and use shall conform to all conditions imposed by the Historical Commission on or about May 11, 2022.
3. Construction and use shall conform to all conditions imposed in the Residential Site Plan Approval granted by the Planning Board on or about June 8, 2022.
4. The applicants must apply for a Curb Cut and must comply with all requirements for the same, including a driveway width of 8 feet with a 3 foot vegetated clearing on each shoulder of the driveway, totaling a 14 foot clearing.
5. The applicants shall obtain any necessary permits or other approvals from the Conservation Commission.
6. The use of the Property shall be in strict conformance with the Town of Truro Zoning Bylaws.
7. The use of the Property shall be in strict conformance with the Town of Truro General Bylaws, including but not limited to Chapter IV, §6 (Outdoor Lighting).

This Special Permit shall lapse after one year if substantial use is not commenced with that time. See Zoning Bylaw §30.8.

Art Hultin, Chair  Date 8/11/2022

Received, Office of the Town Clerk:

Kim Jullott  Date 8/11/2022

I hereby certify that this decision was filed with the Office of the Town Clerk on August 11, 2022 and 20 (twenty) days have elapsed since the date of filing, and:

No Appeal has been filed.

An Appeal has been filed and received in this office on: _____

Kim Jullott  Date August 31, 2022

NOTE: Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, §17)

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.

- “Cover Sheet, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale N/A, Sheet C
- “Existing Plans, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-00
- “First Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-01
- “Second Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-02
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- “Long Section, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-30
- “Land Management Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by BlueFlax Design LLC, dated February 28, 2022 (16 pages)
- “Planting Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by BlueFlax Design LLC, dated February 28, 2022, Scale 1” = 20’, Sheet 00
- “Plan Showing Existing Site Conditions, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated November 4, 2021, Revised January 11, 2022 and March 17, 2022, Scale As Noted, Sheet C1.2.1
- “Plan Showing Proposed Building and Site Modifications, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 18, 2022, Scale 1” = 30’, Sheet C2.1.3

Board Vote:

At the June 8, 2022 meeting, M. Althaus made a motion, seconded by M. Townsend, to approve the application for residential development site plan. Vote was 5-1-1 in favor.

In favor of the Motion: Anne Greenbaum, Chair; Richard Roberts, Vice Chair; Ellery Althaus; Bruce Boleyn

Opposed to the Motion: Jack Riemer, Clerk

Abstained from Vote: Paul Kiernan

The application of Benoit Allehaut and Elizabeth Allehaut for Residential Site Plan approval pursuant to §70.4 of the Truro Zoning Bylaw was granted by the Planning Board.

This decision is pursuant to the following facts and conditions:

Findings:

1. Benoit Allehaut and Elizabeth Allehaut have applied for Residential Site Plan Review pursuant to §70.4 of the Truro Zoning Bylaw. Residential Site Plan Review is required under § 70.4(A) regarding additions to existing structures in the Seashore District.
2. The lot is nonconforming as to area, 2.5 acres where 3 required, with conforming frontage (356.8 feet where 150 required). The lot is currently improved by a dwelling, part of which dates to 1840; additions are more recent. The current Gross Floor Area is 1754 square feet.
3. The dwelling, which conforms to setbacks, is sited near the Pamet River in the northeast section of the lot. A shed near the house is located within the side setback of the property line with the Cape Cod National Seashore.
4. A gravel driveway and brick walkway serve the dwelling. Various wetland resource areas and NHESP Priority Habitat are present on the property. Neighboring properties include single-family dwellings and National Seashore land.
5. The Applicants propose to remove certain additions from the dwelling, and to build a new addition, increasing the height of the structure from 20.6 to 24.6 feet in height, with a deck and patio on the north (Pamet River-facing) side.
6. The Applicants further propose to remove the existing shed; and to construct a new shed with attached carport, 19.6 feet in height (two stories), near an existing parking area in the southeast section of the property. The new Gross Floor Area will total 3,280 square feet (conforming).
7. The Applicants further propose to widen and resurface the existing gravel driveway ends at the parking area. Restoration of native vegetation is proposed.
8. Pursuant to §70.4(D) of the Bylaw, the Board finds:
 - a. Relation of Buildings and Structures to the Environment. The Board finds that the existing dwelling and proposed addition relate well to the terrain, where solar exposure are maximized along the southerly side.
 - b. Building Design and Landscaping. The Board finds that the proposed project is consistent with the prevailing character and scale of the buildings and structures in the neighborhood. The applicants are preserving the original historic structure and propose a complementary addition of modern design and similar scale, utilizing common siding materials to tie into the existing dwelling.

- c. **Preservation of Landscape.** The Board finds that that the existing landscape is not in a natural state due to colonization by invasive plants. The applicants will deploy an extensive mitigation and restoration plan to restore portions of the resource areas and buffer areas, as approved by the Conservation Commission.
- d. **Circulation.** No new curb cuts are proposed; the driveway will be widened. The Board finds that the curb cut and widened driveway will adequately and safely serve the dwelling and garage.
- e. **Lighting.** The Board finds that as herein conditioned, the lighting proposed for the structure will be consistent with General Bylaw Chapter IV, Section 6, and that adjacent properties and the night sky will be protected from intrusive lighting.

Conditions

1. The use of the Property shall be in strict conformance with the Town of Truro Bylaw.
2. The Applicant shall obtain a Special Permit from the Zoning Board of Appeals pursuant to G.L. c. 40A, s. 6 and Zoning Bylaw s. 30.7 for alteration, extension, and reconstruction of structures on a nonconforming lot. The Applicant shall comply with all conditions imposed in any such Special Permit.
3. The applicant must obtain zoning relief from the Zoning Board of Appeals with respect to the height of the structure.
4. The Applicant shall comply with all terms of the Decision of the Historical Commission imposing a demolition delay pursuant to General Bylaw Section 6-5-5, as such Decision may be amended.
5. The Applicant shall comply with all conditions imposed in the Order of Conditions issued by the Conservation Commission on April 25, 2022.
6. Construction, including any materials identified, shall conform to the plans referenced in this Decision.
7. The Applicant shall obtain any necessary NHESP permits and/or approvals.
8. Construction shall conform to all Board of Health permits and orders.
9. All lighting on the property shall conform to Truro General Bylaw Chapter IV Section 6, Outdoor Lighting.

This Site Plan Approval for a Residential Site Plan shall expire two (2) years from the date of approval.

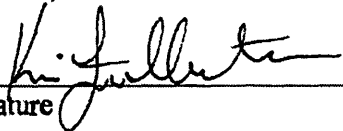
Pursuant to Zoning Bylaw Section 70.6, it is the responsibility of the applicant to obtain a true attested copy of this decision from the Town Clerk and to record this decision in the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Department.



Anne Greenbaum, Chair

8/16/2022
Date

Received, Office of the Town Clerk:

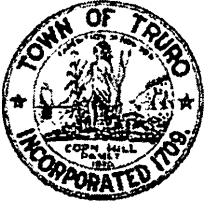


Signature

8/16/2022
Date

NOTE: Any person aggrieved by a decision of the Planning Board may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17)

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.



TOWN OF TRURO

P.O. Box 2012, Truro, MA 02666

Town Clerk

Tel: 508-349-7004

Extension: 130

Fax: 508-349-5505

May 27, 2022

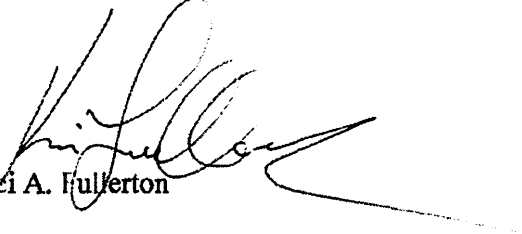
Benoit & Elizabeth Allehaut
39 East 29th Street, Apt. 26A
New York, NY 10016

Location: 40 South Pamet Road (Atlas Map 51 Parcel 40)

CERTIFIED DECISION ENCLOSE FOR RECORDING

I hereby certify that this decision was filed with the Office of the Town Clerk on 5/31/2022,
enclosed for the Decision of the Historical Commission

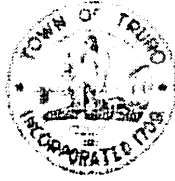
Please see


Kaci A. Fullerton

Town Clerk, Town of Truro
Office Direct: (508) 214-0923

cc: Planning Board
Town Planner and Land Use Counsel
Building Commissioner

May 31, 2022
Kaci A Fullerton-Willis, Town Clerk, Town of Truro



TOWN OF TRURO

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

DECISION OF THE HISTORICAL COMMISSION

Address: 40 South Pamet Road (Atlas Map 51 Parcel 40)
Title Reference: Barnstable County Registry of Deeds, Book 33897 Page 73
Owners and Applicants: Benoit & Elizabeth Allehaut
Hearing Date: May 11, 2022
Decision Date: May 11, 2022
Sitting: Matthew J. Kiefer, Chair; Charles Steinman, Vice Chair; David
 Kirchner, Secretary; Amy Rolnick; Jim Summers
Absent: Bart Mitchell
Recused: Richard Larkin
Vote: 5-0

This matter came before the Historical Commission pursuant to Chapter VI, Section 5 of the Truro General Bylaws, on an Application for Demolition referred by the Building Commissioner on March 15, 2022, with supplemental information forwarded on April 5, 2022, and a determination that the dwelling is significant under Section 6-2-1. The Commission held a public hearing on this matter on May 11, 2022.

The following materials were filed with this Board:

- Notice of Intent: Project Description 40 South Pamet Road, Truro, MA
- CAI Technologies Map, 40 S Pamet FEMA Flood Map, dated March 27, 2022
- "Cover Sheet, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale N/A, Sheet C
- "Existing Plans, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-00
- "First Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-01

A true copy, attest:

- “Second Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-02
- “Existing West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-20
- “Existing East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-21
- “New West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-22
- “New East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-23
- “Existing Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-24
- “Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated February 7, 2022, Scale 3/8” = 1’-0”, Sheet A-25
- “Long Section, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-30
- “General Notes Plan, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-001.
- “Foundation Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-100.
- “Crawl Space Slab Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-101.
- “Plan Showing Proposed Building and Site Modifications, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 18, 2022, Scale 1” = 30’, Sheet C2.1.3
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 Isaac Rich House, file accessed on 4/5/2022.
- Massachusetts Cultural Resource Information System, Inventory No. TRU 159 The Pamets, file accessed on 5/10/2022.
- Application for Residential Site Plan Review dated March 21, 2022.
- 9th Edition Massachusetts Residential Code Requirements in Floodplains.
- Email chains (only most recent in chain identified).
 - May 10, 2022 at 1:51 pm; Sarah Korjeff (CCC) to Eric Carlson (DCR); Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
 - May 11, 2022 at 3:19 pm; Benjamin Zehnder to Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments

- o May 11, 2022 at 2:32 pm, Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 3:57 pm: Sarah Korjeff (CCC) to Eric Dray, Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
- o May 3, 2022 at 9:52 am, Benjamin Zehnder to Rich Stevens, Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- o April 20, 2022 at 1:15 pm; Chuck Steinman to Matthew Kiefer, Jim Summers, David Kirchner, Amy Rolnick, Richard Larkin, Bart Mitchell, Barbara Carboni; Historic Information for 40 S. Pamet Road with attachments
- o May 11, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- o May 11, 2022 at 2:31 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 4:54 pm: Sarah Korjeff (CCC) to Matthew Kiefer, Eric Dray; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

Based on the hearing, and materials and testimony submitted in compliance with Section 6-5-1-1, the Commission makes the following findings:

1. The 2.7 acre property at 40 South Pamet Road is within the National Seashore Zoning District, and within an area pending review by the Massachusetts Historical Commission for eligibility as a National Register Historic District.
2. The subject property on the Pamet River contains the 1-1/2-story "Isaac Rich House," a portion of which was constructed circa 1830 and which has been documented by the Historic American Building Survey and identified in Truro's Comprehensive Survey of Historic Properties. An addition containing a kitchen was likely constructed in the late 19th century and altered in the 1990s, at which time an enclosed porch was also constructed. The property also contains an unusual shed with sloped walls akin to a mansard roof, in poor condition, located near the Pamet River. Both structures are located in an AE Flood Zone.
3. Plan referred to above, submitted to the Commission and presented at the hearing, show removal of the kitchen and porch additions to the house; demolition of the shed; construction of a new flat-roofed two-story addition; alteration of a front façade gable; and construction of a new garage with habitable space above and an attached carport, in a different location.
4. The Commission notes that the size and elevation of the proposed addition would be out of scale with the historic structure. The Commission further notes that the proposed changes to the hipped roof on the second floor of the front (west) façade to the left of the entrance portico to turn it into a gabled roof would alter a distinctive historic feature of the

house. Finally, the Commission notes that the shed could be of historic and architectural interest.

5. In light of the foregoing, the Commission finds that the proposed work would materially diminish the significance of the historic structure and its setting to Truro's heritage.
6. The applicants informed the Commission that they are seeking an exemption (from the Building Commissioner and/or the State Building Code Appeals Board) from the Building Code requirement of elevating the proposed addition, required due to location in A.F. Flood zone. The Commission supports the applicants' pursuit of an exemption from the requirement to elevate the addition, which would allow the applicants to lower the height of the proposed addition.
7. Due to the potential impacts on the historic structure and landscape, which will vary depending upon the availability of an exemption, the Commission finds that the structures (dwelling and shed) are preferably preserved and imposes a demolition delay. The Commission invites the applicant to return at time of their convenience to present amendments to the proposal addressing the following:
 - a) the scale of the proposed addition in relation to the existing historic structure, which includes the potential of constructing the addition at the same floor level as the house;
 - b) alternatives to altering the existing hipped roof to become a gabled roof on the front gable to the left of the entrance portico; and
 - c) possible salvage of the shed or its structural elements or its relocation; investigation of any further information regarding its history.
8. The demolition delay shall remain in effect unless the Commission votes to suspend the delay after the applicants return to the Commission to present a proposal responsive to the above three issues, consistent with Section 6-5-6 of Chapter VI of the General Bylaws.

Respectfully Submitted


Matthew J. Kiefer, Chair

28 May 2022
Date

Received, Office of the Town Clerk:


Signature

31 May 2022
Date

Benjamin Zehnder

From: Benjamin Zehnder
Sent: Wednesday, May 11, 2022 3:19 PM
To: Chuck Steinman
Cc: Barbara Carboni; Matthew Kiefer; Lynne Budnick; Noelle Scoullar; Nicole Tudor; Lauren McKean (lauren_mckean@nps.gov); Brian Carlstrom (brian_carlstrom@nps.gov); Jeffrey Katz; Shane O'Brien
Subject: FW: Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
Attachments: Re: Truro Historical Commission Public Hearing Notification for 40 South Pamet Road ; 9th ed ma res flood 1.pdf

Hi Chuck (and Commission Members):

This came in from the DCR to Rich Stevens today. I am hoping that the Commission will this evening discuss and hopefully determine that your approval will not preclude further designation as an historic structure. This would permit the construction without having to lift the existing and new portions of the structure to meet current flood zoning requirements.

My best,

Ben

Please note new email and contact information below and update your address book:

Benjamin E. Zehnder
Benjamin E. Zehnder, LLC
62 Route 6A, Unit B
Orleans, MA 02653
508.255.7766 – Office
508.246.4064 – Mobile
bzehnder@zehnderllc.com

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From: Carlson, Eric (DCR) <eric.carlson@state.ma.us>
Sent: Wednesday, May 11, 2022 8:54 AM
To: Rich Stevens <rstevens@truro-ma.gov>

Cc: Benjamin Zehnder <bzehnder@zehnderllc.com>

Subject: RE: Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

Rich,

To follow-up on our conversation this morning I attached an email from Sarah Korjeff from the Cape Code Commission that addresses the historic designation for this structure.

Here is an excerpt from the Residential Code addressing substantial improvement and historic structures (See R105.3.1.1).

The term [substantial improvement] shall not include either of the following:

1. Improvements to a building or structure that are required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to ensure safe living conditions.
2. Any alteration of a historic building or structure, provided that the alteration will not preclude the continued designation as a historic building or structure. For the purposes of this exclusion, a historic building shall be any of the following:
 - 2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
 - 2.2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
 - 2.3. Designated as historic under a state or local historic preservation program that is approved by the U.S. Department of the Interior.

I believe this structure meets the highlighted section. I am not convinced whether the proposed work will preclude further designation as a historic structure. Maybe this will be determined tonight when this is before the Historical Commission. If the Commission determines that the proposal will not preclude further designation then the exemption will apply. If they determine that it will preclude further designation (or if they don't specifically address this) then the exemption will not apply and you should deny the permit.

If you have questions let me know.

Eric Carlson

From: Rich Stevens <rstevens@truro-ma.gov>

Sent: Tuesday, May 10, 2022 8:12 AM

To: Carlson, Eric (DCR) <eric.carlson@mass.gov>

Cc: Lynne Budnick <LBudnick@truro-ma.gov>; Ben Zehnder <bzehnder@zehnderllc.com>

Subject: RE: Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

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Many Thanks Eric!

Rich

From: Carlson, Eric (DCR) <eric.carlson@state.ma.us>

Sent: Tuesday, May 10, 2022 6:08 AM

To: Rich Stevens <rstevens@truro-ma.gov>

Subject: RE: Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

Hi Rich,

I will look at this and get back to you.

Eric Carlson

From: Rich Stevens <rstevens@truro-ma.gov>
Sent: Monday, May 9, 2022 1:52 PM
To: Carlson, Eric (DCR) <eric.carlson@mass.gov>
Cc: Ben Zehnder <bzehnder@zehnderllc.com>; Lynne Budnick <LBudnick@truro-ma.gov>
Subject: FW: Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Eric,
I hope this finds you well.

I was hoping you could take a look at this situation and offer your thoughts and guidance regarding this project. Obviously due to the age of the existing structure the owners are seeking an exemption from flood plain regs.

Your thoughts?

Many Thanks,

Richard Stevens
Building Commissioner

From: Benjamin Zehnder <bzehnder@zehnderllc.com>
Sent: Tuesday, May 3, 2022 9:52 AM
To: Rich Stevens <rstevens@truro-ma.gov>
Cc: Matthew Kiefer <mkiefer@goulstonstorrs.com>; Chuck Steinman <steinmanchuck1@gmail.com>; Barbara Carboni <bcarboni@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>; Noelle Scoullar <nscoullar@truro-ma.gov>
Subject: RE: Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

Hi Rich:

Thanks for talking with me this morning. I have attached architectural and site plans for the project at 40 South Pamet Road as well as a MACRIS historical inventory.

The Allehauts are keeping most of the existing house, which is a 19th century home. They are going to add a modern addition.

The project is in the AE Flood zones, and therefore requires compliance with the building lift requirements.

We are going to be before Historic on May 11, and back to Zoning and Planning after that.

The owners would like to keep the original portion of the home untouched, and not have to lift it to meet flood zone requirements. They would also prefer not to lift the new structure as it will overshadow the historic home, and will kick the roof railing into a height variance situation. I suspect that Historic may make the same requests on the 11th.

I will need a denial letter from you in order to put this matter in front of the Building Code Board of Appeals. Can you review this and let me know if you need anything else in order to issue your determination? Since the new structure is attached to the old gabled structure, can the entire structure meet the 30 ft height requirement rather than the 23 foot requirement? Only the railings exceed 23'.

Thanks for looking at this.

Call anytime .

Ben

Please note new email and contact information below and update your address book:

Benjamin E. Zehnder
Benjamin E. Zehnder, LLC
62 Route 6A, Unit B
Orleans, MA 02653
508.255.7766 – Office
508.246.4064 – Mobile
bzehnder@zehnderllc.com

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C&J KATZ STUDIO

601. Street
Boston, MA 02117
617 464 0336
www.candkatz.com

ALLEHAUT RESIDENCE
40 South Pamet Rd
Truro, MA



GENERAL NOTES

DATE: Jan 7, 2022

SCALE: NA

COVER SHEET

C



DRAWING INDEX

- C1.2.1 EXISTING PLOT PLAN
- C1.2.2 PROPOSED PLOT PLAN
- XX.XX LANDSCAPE PLAN
- A.00 EXISTING FIRST & SECOND FLOOR
- A.01 FIRST FLOOR PLAN
- A.02 SECOND FLOOR PLAN
- A.20 EXISTING WEST & SOUTH ELEVATIONS
- A.21 EXISTING EAST & NORTH ELEVATIONS
- A.22 PROPOSED WEST & SOUTH ELEVATIONS
- A.23 PROPOSED EAST & NORTH ELEVATIONS
- A.24 EXISTING SHED ELEVATIONS
- A.25 PROPOSED SHED ELEVATIONS
- A.30 LONG SECTION

AREA CALCULATION

EXISTING:	
FIRST FLOOR	1324 SQ FT
SECOND FLOOR	871 SQ FT
SHED	330 SQ FT
TOTAL:	2525 SQ FT
PROPOSED:	
FIRST FLOOR	1341 SQ FT
SECOND FLOOR	1298 SQ FT
SHED	642 SQ FT
TOTAL:	3281 SQ FT

ALLEHAUT RESIDENCE
40 South Pamet Road
Truro, MA

STRUCTURAL ENGINEER

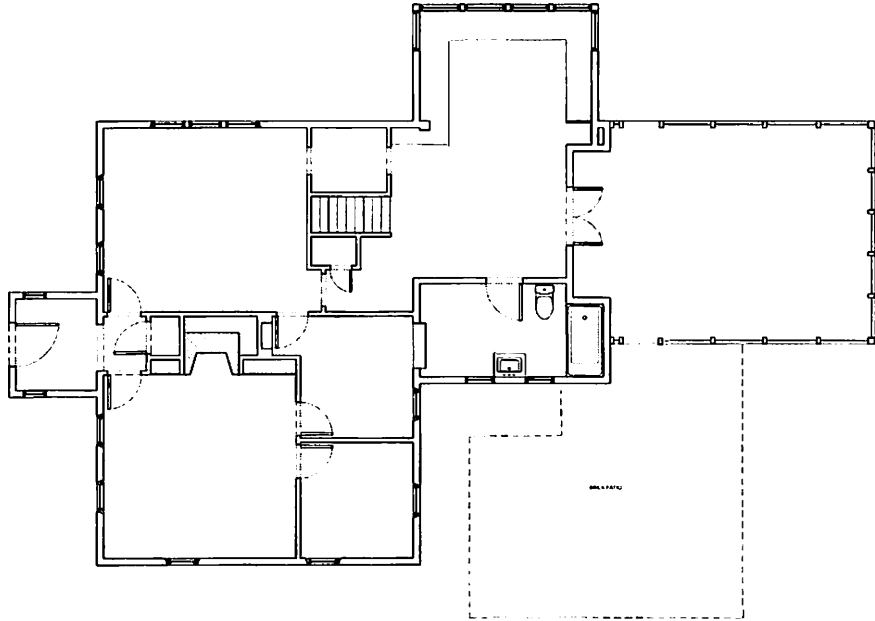
COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

CIVIL ENGINEER

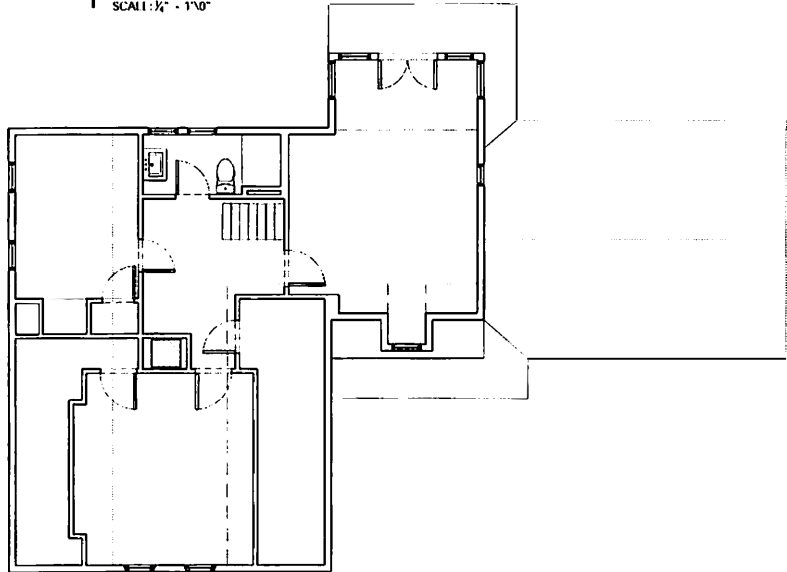
COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

LANDSCAPE DESIGN

BLUE FLAX DESIGN
815 Route MA 28
Harwich Port, MA
774-408-7718



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



2 SECOND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

C&J KATZ STUDIO

60 F. Street
Boston, MA 02127
617-264-0316
www.candjkatz.com

ALLEHAUT RESIDENCE
40 South Patriot Rd
Ipswich, MA



GENERAL NOTES

DATE: Jan 7, 2022

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

EXISTING PLANS

A-00

Name: Peter D'Agostino | C:\Users\peterd\OneDrive\Documents\Projects\Ipswich\Allehaut\PLANS\EXISTING PLANS\EXISTING PLANS\A-00.dwg | 1/7/2022 12:34:34 PM

C&J KATZ STUDIO

60 B. Street
Boston, MA 02127
617-463-0330
www.candkatz.com

ALLI HALL RESIDENCE
40 South Patriot Rd
Tirio, MA



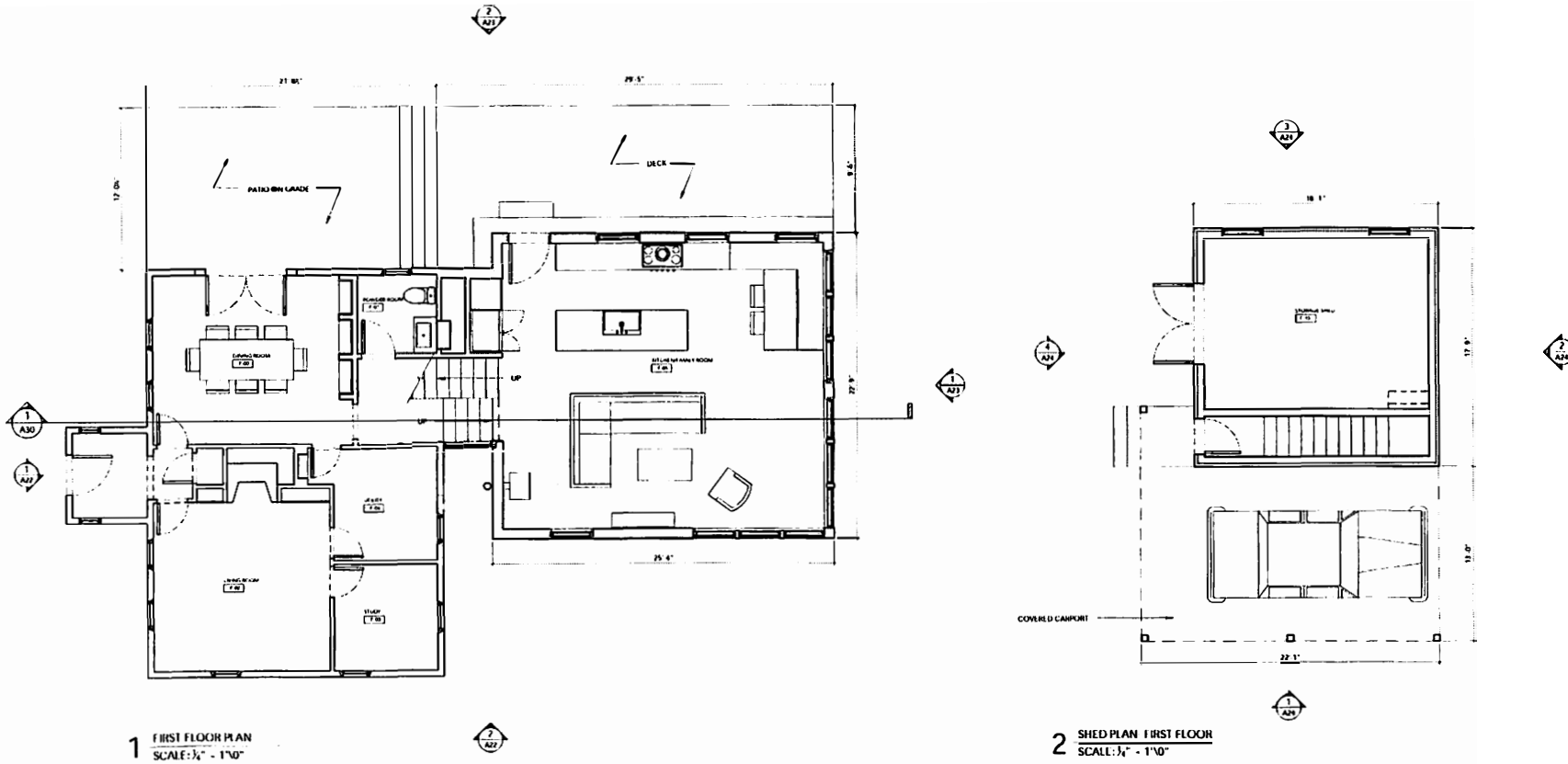
GENERAL NOTES

DATE: Jan 7, 2022

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

FIRST FLOOR PLAN

A-01



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

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

C&J KATZ STUDIO

608. Street
Boston, MA 02117
617.462.0330
www.candkatz.com

ALLEHAUT RESIDENCE
40 South Pierpont Hill
Hiroo, MA



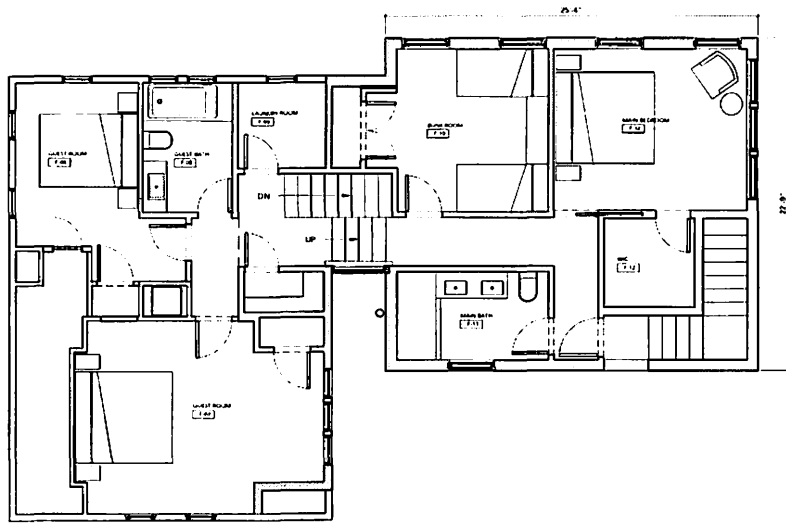
GENERAL NOTES

DATE: Jan 7, 2022

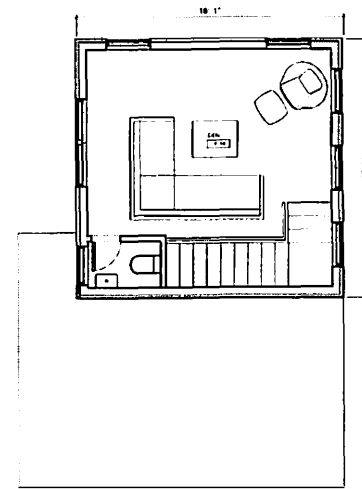
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN

A-02



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



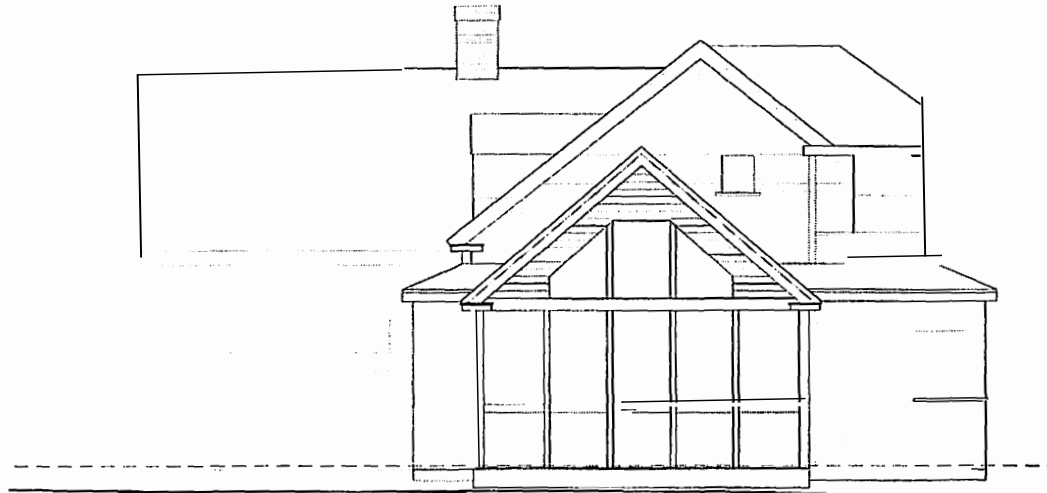
2 SHED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

C&J KATZ STUDIO

68 A Street
Boston, MA 02127
617 463 0330
www.candkatz.com

ALLIHAU RESIDENCE
40 South Patriot Rd
Ipswich, MA

GENERAL NOTES



1 EXISTING EAST ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



2 EXISTING NORTH ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

DATE: Jan 7, 2022

CS A/E: $\frac{3}{8}'' = 1'-0''$

EXISTING EAST &
NORTH ELEVATIONS

A-21

C&J KATZ STUDIO

60 N. Street
Boston, MA 02127
617 464 0330
www.candjkatz.com

ALLEMAUT RESIDENCE
40 South Parish Rd
Truro, MA

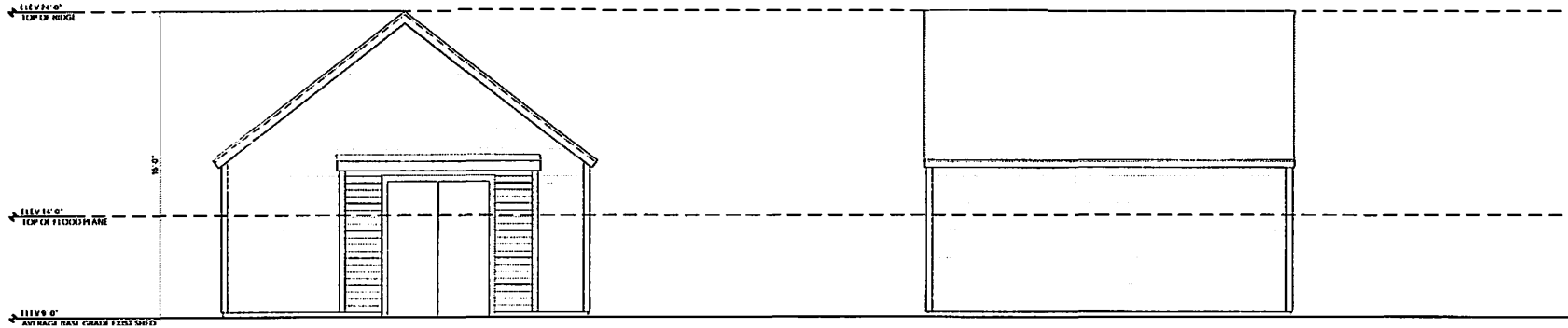
GENERAL NOTES

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'-0"$

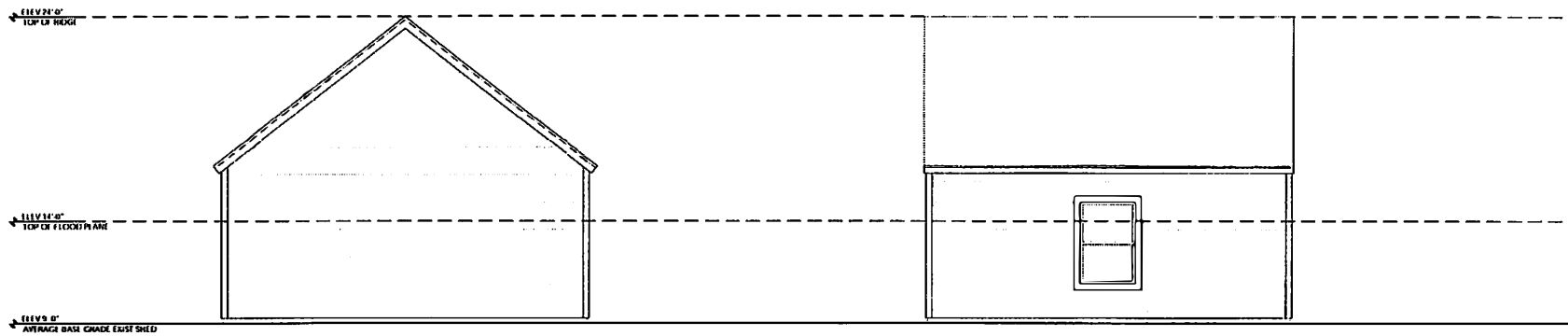
EXISTING SHED
ELEVATIONS

A-24



1 SHED SOUTH ELEVATION
SCALE: $\frac{3}{8}" = 1'-0"$

2 SHED EAST ELEVATION
SCALE: $\frac{3}{8}" = 1'-0"$



3 SHED NORTH ELEVATION
SCALE: $\frac{3}{8}" = 1'-0"$

4 SHED WEST ELEVATION
SCALE: $\frac{3}{8}" = 1'-0"$

Plot: 2022-01-07-14:24:00: 617 464 0330: Project: Residencal/Allemaut/Allemaut CAD/Construction/Construction/Allemaut ELEVATIONS.dwg: 1/7/2022 1:14 PM

C&J KATZ STUDIO

60 S. Street
Boston, MA 02117
617 464 0330
www.candjkatz.com

ALLEHAU RESIDENCE
40 South Pomot Rd
Ipswich, MA

AGENCY
NAME:
Street Address
City, State
Phone Number

CONTRACTOR
NAME:
Street Address
City, State
Phone Number



PROJECT NORTH

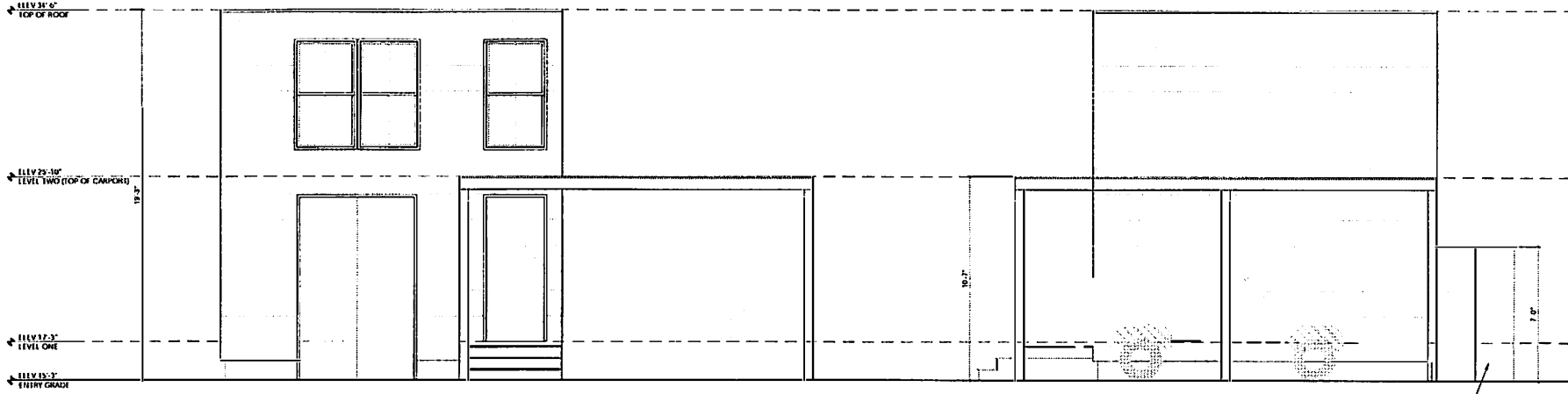
GENERAL NOTES

DATE: FEB 9, 2022

SCALE: 3/8" = 1'-0"

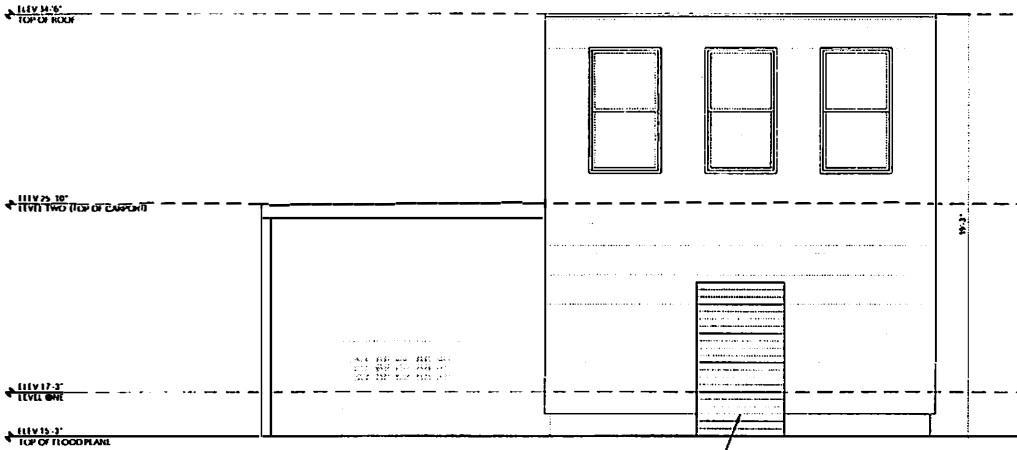
SHED ELEVATIONS

A-25

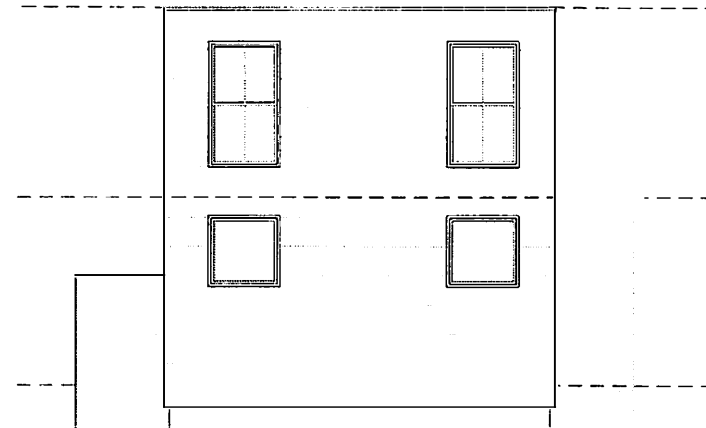


1 SHED WEST ELEVATION
SCALE: 3/8" = 1'-0"

2 SHED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 SHED EAST ELEVATION
SCALE: 3/8" = 1'-0"



4 SHED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

C&J KATZ STUDIO

60 E. Street
Boston, MA 02127
617 464 0330
www.candkatz.com

ALF HAJI RESIDENCE
40 South Palm St
Troy, MA

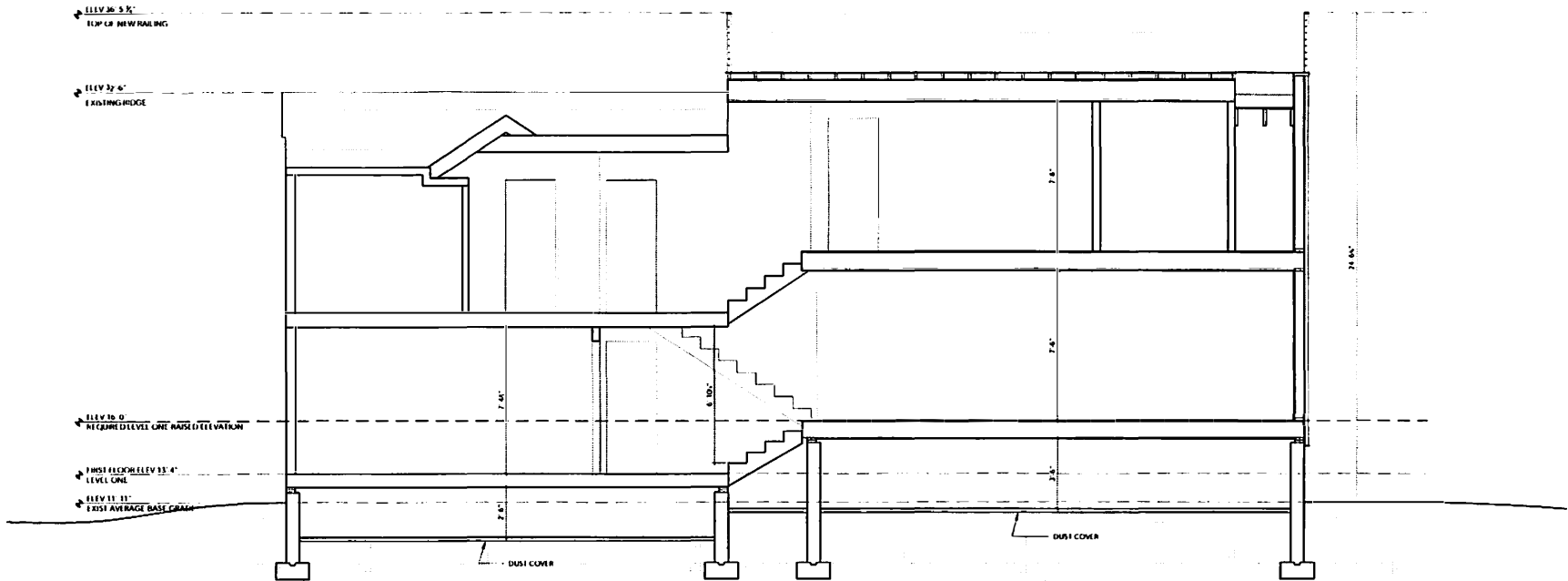
GENERAL NOTES

DATE: Jan 7, 2022

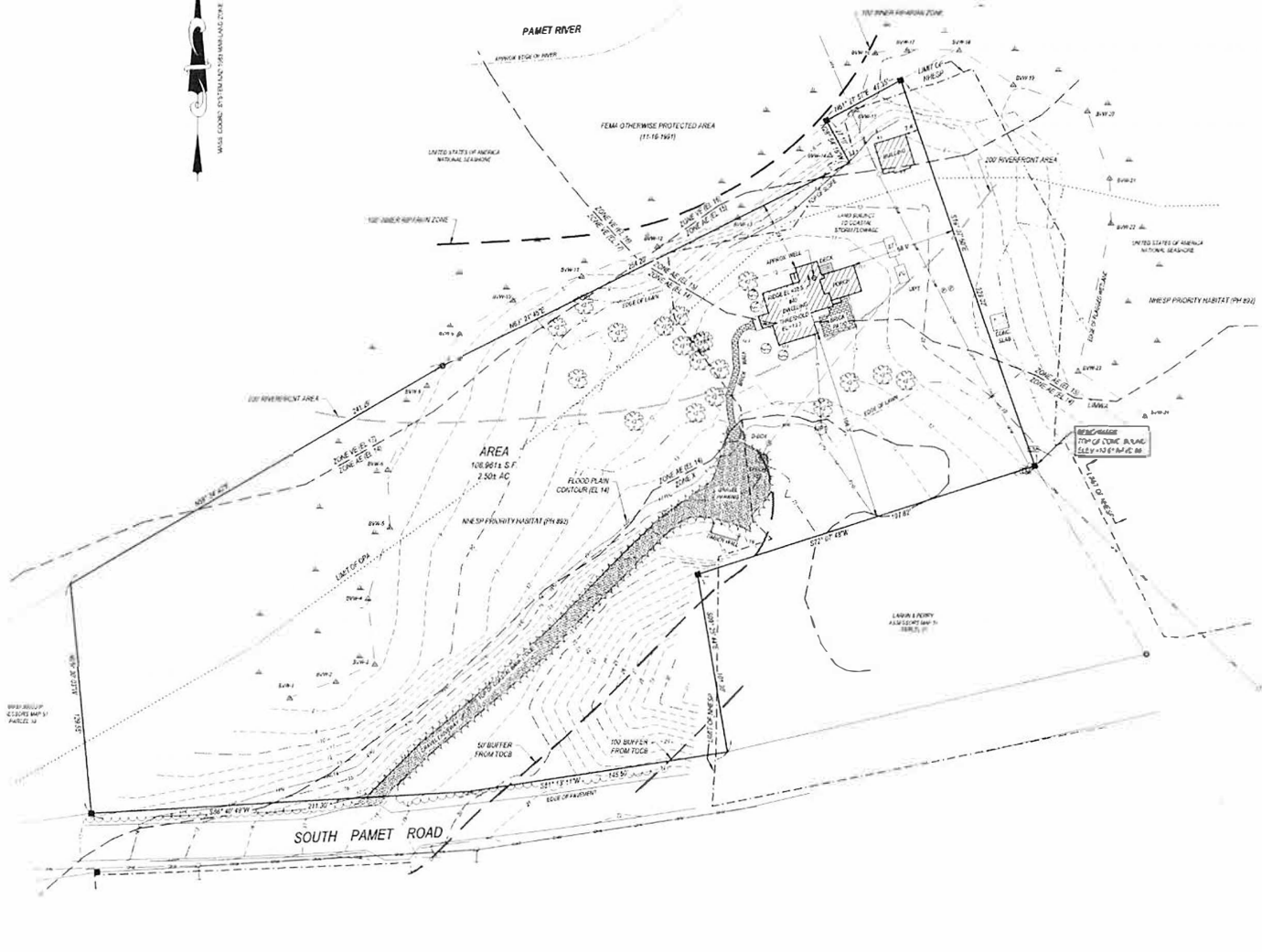
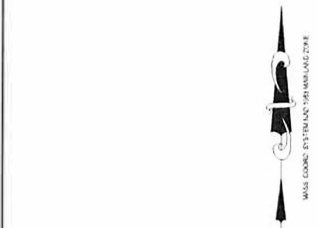
SCALE: $\frac{3}{8}'' = 1'-0''$

LONG SECTION

A-30



1 LONG SECTION
SCALE: $\frac{3}{8}'' = 1'-0''$



REFERENCE:
 ASSESSORS MAP 91, PARCEL 40
 DEED BOOK 33987, PAGE 73

- NOTES:**
1. VERTICAL DATUM IN U.S. SURVEY FEET REFERENCES TO THE NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD83) BASED UPON RTK GPS OBSERVATIONS ON 09/30/2021 TO THE HEXAGON SMARTRITE RTK NETWORK.
 2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON 09/22/2021.
 3. 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 811 PRIOR TO STARTING ANY EXCAVATION.
 4. THE SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE BASED ON AVAILABLE RECORDS AT THE TOWN BOARD OF HEALTH AND ARE SHOWN AS APPROXIMATE LOCATIONS.
 5. THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE VEEL 11, ZONE VEEL 14, ZONE AEEL 15L, ZONE AEEL 14J AND ZONE X. AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25010223J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 15, 2014.
 6. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
 7. SOUTH PAMET ROAD MAY BE SUBJECT TO A ROAD LAYOUT.

- LEGEND**
- BOUND
 - IRON PIPE
 - ⊕ SEPTIC MANHOLE
 - ⊙ SEPTIC POLE
 - GUY WIRE
 - ⊖ ELECTRIC METER
 - OVERHEAD WIRES
 - UNDERGROUND PROPANE SERVICE (APPROX)
 - UNDERGROUND PROPANE TANK (APPROX)
 - MISC. SHRUB
 - DECIDUOUS TREE
 - CONTOUR
 - SPOT ELEV.
 - TOP OF COASTAL BANK
 - LIMIT OF MODERATE WAVE ACTION
 - OTHERWISE PROTECTED AREA (FEMA)
 - NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM
- I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 09/22/2021.
- DATE: MARCH 17, 2022



NO.	DATE	BY	DESCRIPTION
1	11/11/2022	JDM	EXISTING MED. LAND UT
2	03/17/2023	JDM	COASTAL BANK AND 60 FT BUFFERZONE

PROJECT: BENOIT & ELIZABETH ALLEHAUT
 44 SOUTH PARKWAY ROAD
 TRURO, MA
 SHEET 11-C

SCALE:	AS NOTED
DRAWING FILE:	C19717-01-EXCON.dwg
DATE:	11-4-2021
TOWN:	TRURO, MA
DRAWN BY:	JDM
CHECKED BY:	JDM

C1.2.1
 1 OF 1 SHEETS
 PROJECT NO: C19717.01

ZONING TABLE

SUBJECT	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT: SEASHORE DISTRICT USE GROUP: SINGLE FAMILY DWELLING			
MIN LOT SIZE	130,680± S.F. (3 ACRES)	106,961± S.F.	NO CHANGE
FRONTAGE	130 FT.	338.8 FT.	NO CHANGE
STREET SETBACK	50 FT.	N/A	N/A
ADJUTTER SETBACK (SOUTH)	25 FT.	109± FT. (DWELLING) 161± FT. (SHED)	NO CHANGE (DWELLING) 264 FT. (SHED/CARPORT)
ADJUTTER SETBACK (EAST)	25 FT.	58± FT. (DWELLING) 74± FT. (SHED)	614 FT. (DWELLING) 111± FT. (SHED/CARPORT)
ADJUTTER SETBACK (NORTH)	25 FT.	30 1/2± FT. (DWELLING) 16 3/4± FT. (SHED)	334 FT. (DWELLING) 123± FT. (SHED/CARPORT)
ADJUTTER SETBACK (WEST)	25 FT.	419± FT. (DWELLING) 508± FT. (SHED)	NO CHANGE (DWELLING) 604± FT. (SHED/CARPORT)
GROSS FLOOR AREA*	3,500 S.F. (MAX)	1,754 ± S.F.	3,280 ± S.F.
MAX BUILDING HEIGHT	2 STORIES; 30 FT.	2 STORIES; 28.4± FT. (DWELLING)	2 STORIES; 24.4± FT. (DWELLING) 2 STORIES; 19.6± FT. (SHED/CARPORT)
NUMBER OF DWELLINGS/BUILDINGS	N/A	2	2
LOT COVERAGE (IMPERVIOUS)	N/A	2.31% S.F. (2.1%)	1.99% S.F. (1.8%)
BUILDING COVERAGE (IMPERVIOUS)	N/A	1,719± S.F. (1.3%)	1,894± S.F. (1.8%)
PAVEMENT COVERAGE (IMPERVIOUS)	N/A	0 S.F.	NO CHANGE
LANDSCAPE COVERAGE (IMPERVIOUS)	N/A	60± S.F. (0.0%)	28± S.F. (0.02%)

*GROSS FLOOR AREA CONSISTS OF THE SUM OF ALL HORIZONTAL FLOOR AREAS OF THE DWELLING AND TWO STORY SHED BEGINNING FROM THE EXTERIOR FACES. EXCLUDES CELLAR/BASMENT AREAS, GARAGES, PORCHES, DECKS, ATTICS, BARN, SHEDS, GREENHOUSES, AND AGRICULTURAL BUILDINGS (TRURO ZONING BY-LAW DEFINITION, APRIL 2018)

EXISTING GROSS FLOOR AREA

FIRST FLOOR (DWELLING): 1,053 S.F.
SECOND FLOOR (DWELLING): 701 S.F.
TOTAL: 1,754 S.F.

PROPOSED GROSS FLOOR AREA

FIRST FLOOR (DWELLING): 1,341 S.F.
SECOND FLOOR (DWELLING): 1,287 S.F.
FIRST FLOOR (SHED): 321 S.F.
SECOND FLOOR (SHED): 331 S.F.
TOTAL: 3,280 S.F.

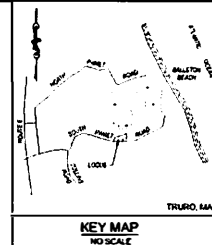
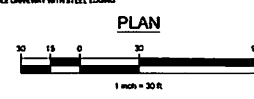
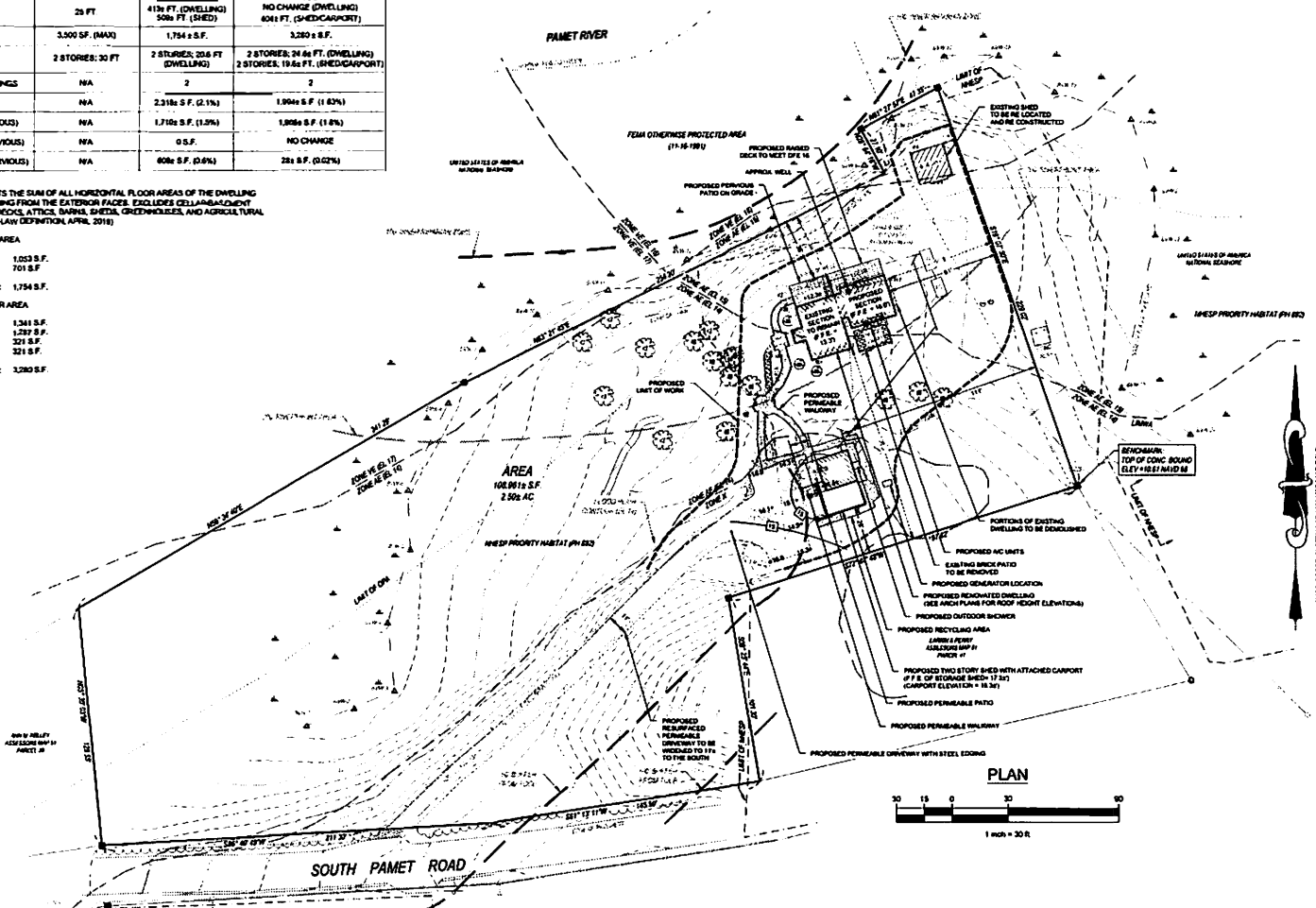
BUILDING HEIGHT CALCULATIONS:

DWELLING:

AVERAGE EXISTING GRADE:
= (12.0 + 12.1 + 11.9 + 11.7 + 11.8 + 11.8) / 6 = 11.8± FT.
EXISTING RIDGE ELEVATION = 32.5 FT.
EXISTING BUILDING HEIGHT:
= 32.5 - 11.8 = 20.6± FT.
PROPOSED RIDGE ELEVATION = 38.5 FT. (SEE ARCH PLANS)
PROPOSED BUILDING HEIGHT:
= 38.5 - 11.8 = 26.6± FT.

SHED/CARPORT:

PROPOSED EXISTING GRADE:
= (13.3 + 13.3 + 13.3 + 14.1 + 14.3) / 5 = 14.8± FT.
PROPOSED TOP OF ROOF = 34.5 FT. (SEE ARCH PLANS)
PROPOSED BUILDING HEIGHT:
= 34.5 - 14.8 = 19.6± FT.



REFERENCE:

ASSESSORS MAP 51, PARCEL 40
DEED BOOK 33897, PAGE 73

LEGEND

- EXISTING**
- BOUND
 - IRON PIPE
 - JETTY HANDLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC METER
 - OVERHEAD WIRES
 - UNDERGROUND PROPANE SERVICE (APPROX)
 - UNDERGROUND PROPANE TANK (APPROX)
 - MISC. SHRUB
 - DECIDUOUS TREE
 - CONTOUR
 - 111 SPOT ELEV.
 - 7028 TOP OF COASTAL BANK
 - LAMM LIMIT OF MODERATE WAVE ACTION
 - OTH OTHERWISE PROTECTED AREA (PEMA)
 - MHP NATURAL HERITAGE & CHANGING SPECIES PROGRAM
- PROPOSED**
- 12.3± SPOT GRADE
 - ✗ EXISTING VEGETATION TO BE REMOVED (SEE BLUE PLAN PLAND DATED 02-23-2023)
 - LIMIT OF WORK

NOTES:

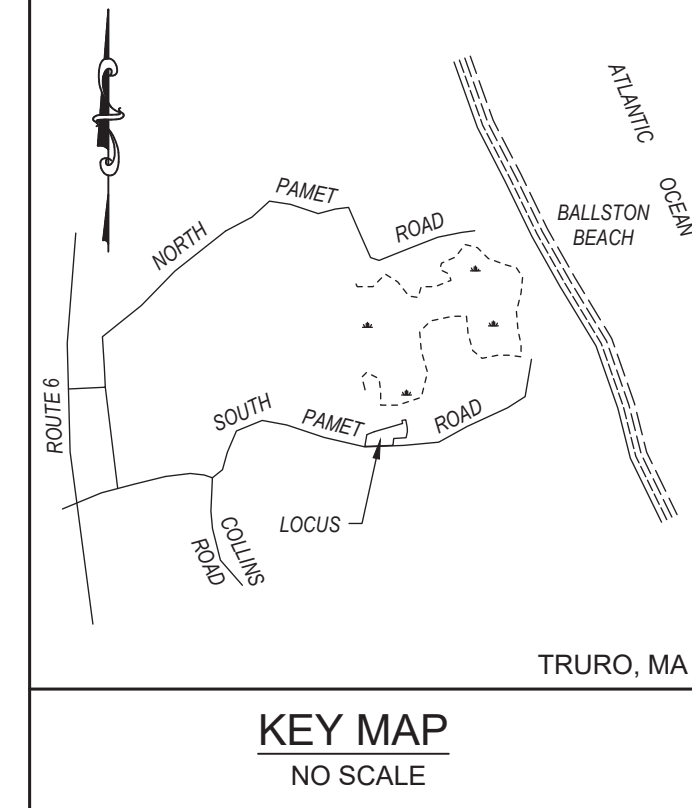
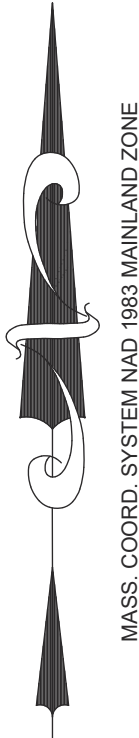
- SEE PLANS BY BLUE PLAN DESIGN, LLC FOR PROPOSED SITE MODIFICATIONS.
- SEE PLANS BY CALI HATZ STUDIO FOR ARCHITECTURAL DRAWINGS & LIGHTING PLAN

PROJECT: BENOIT & ELIZABETH ALLEHAUT
 40 SOUTH PAMET ROAD
 SHEET TITLE: PLAN SHOWING PROPOSED BUILDING AND SITE MODIFICATIONS

SCALE: AS NOTED
 DRAWING FILE: C19717-01-CV.dwg
 DATE: 03-18-2022
 DRAWN BY: DAP
 CHECKED BY: BPM

PROJECT NO: C19717.01

THIS PLAN IS ISSUED FOR ZBA REVIEW



NO.	DATE	REVISION
2	3/17/2022	COASTAL BANK AND SPT. BUFFERZONE
1	1-11-2022	EXISTING SHED LAYOUT

REFERENCE:
 ASSESSORS MAP 51, PARCEL 40
 DEED BOOK 33897, PAGE 73

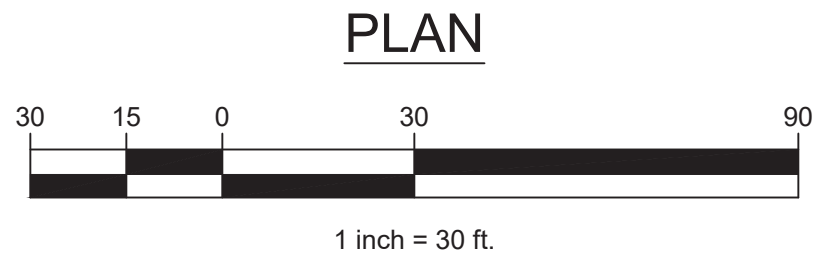
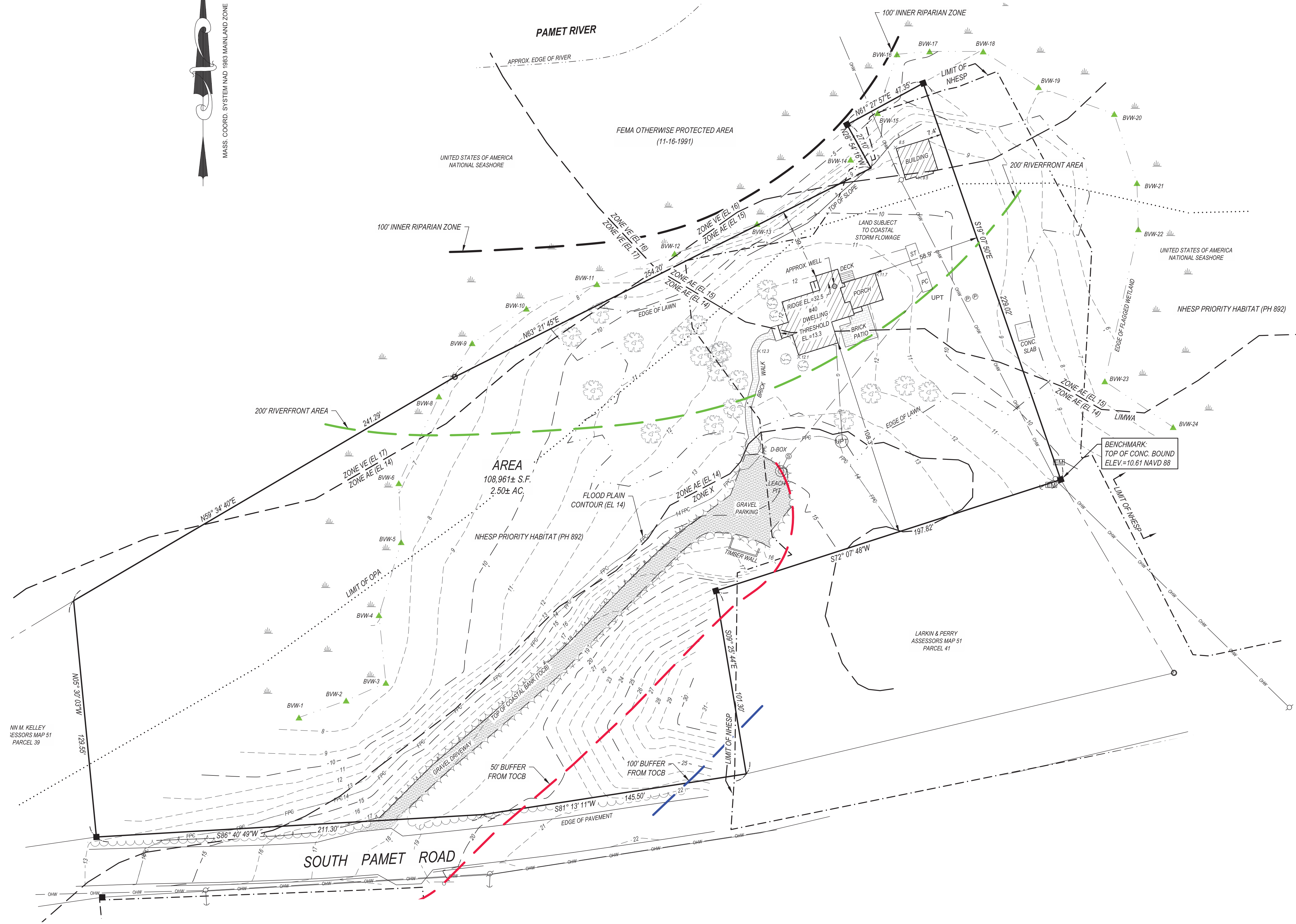
- NOTES:**
- VERTICAL DATUM IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON RTK GPS OBSERVATIONS ON 09-30-2021 TO THE HEXAGON SMARTNET RTK NETWORK.
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 - THE SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE BASED ON AVAILABLE RECORDS AT THE TRURO BOARD OF HEALTH AND ARE SHOWN AS APPROXIMATE LOCATIONS.
 - THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE VE(EL. 17), ZONE VE(EL. 16), ZONE AE(EL. 15), ZONE AE(EL. 14), AND ZONE X, AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0231J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
 - SOUTH PAMET ROAD MAY BE SUBJECT TO A ROAD LAYOUT.

LEGEND

■	BOUND
○	IRON PIPE
⊙	SEPTIC MANHOLE
⊕	UTILITY POLE
→	GUY WIRE
⊞	ELECTRIC METER
—OHV—	OVERHEAD WIRES
—G—	UNDERGROUND PROPANE SERVICE (APPROX)
⊙UPT	UNDERGROUND PROPANE TANK (APPROX)
⊙	MISC. SHRUB
⊙	DECIDUOUS TREE
---	CONTOUR
•	SPOT ELEV.
TOCB	TOP OF COASTAL BANK
LMWA	LIMIT OF MODERATE WAVE ACTION
OPA	OTHERWISE PROTECTED AREA (FEMA)
NHESP	NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 09-22-2021.

DATE MARCH 17, 2022



PROJECT: BENOIT & ELIZABETH ALLEHAUT
 40 SOUTH PAMET ROAD
 TRURO, MA

SHEET TITLE: PLAN SHOWING EXISTING SITE CONDITIONS

SCALE: AS NOTED

DRAWING FILE: C19717-01-EXCON.dwg

DATE: 11-4-2021

DRAWN BY: JLH

CHECKED BY: JDM

C1.2.1

1 OF 1 SHEETS

PROJECT NO. C19717.01

F:\SDSKPROJ\C19717\17-01-EXCON.dwg 3/17/2022 3:59 PM



GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: NA

COVER SHEET

C



DRAWING INDEX

C1.2.1	EXISTING PLOT PLAN
C1.2.2	PROPOSED PLOT PLAN
XX.XX	LANDSCAPE PLAN
A-00	EXISTING FIRST & SECOND FLOOR
A-01	FIRST FLOOR PLAN
A-02	SECOND FLOOR PLAN
A-20	EXISTING WEST & SOUTH ELEVATIONS
A-21	EXISTING EAST & NORTH ELEVATIONS
A-22	PROPOSED WEST & SOUTH ELEVATIONS
A-23	PROPOSED EAST & NORTH ELEVATIONS
A-24	EXISTING SHED ELEVATIONS
A-25	PROPOSED SHED ELEVATIONS
A-30	LONG SECTION

AREA CALCULATION

EXISTING:

FIRST FLOOR	1324 SQFT
SECOND FLOOR	871 SQFT
SHED	330 SQFT

TOTAL: 2559 SQFT

PROPOSED:

FIRST FLOOR	1341 SQFT
SECOND FLOOR	1298 SQFT
SHED	642 SQFT

TOTAL: 3281 SQFT

ALLEHAUT RESIDENCE

40 South Pamet Road
Truro, MA

STRUCTURAL ENGINEER

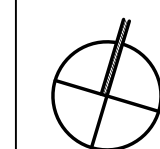
COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

CIVIL ENGINEER

COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

LANDSCAPE DESIGN

BLUE FLAX DESIGN
815 Route MA 28
Harwich Port, MA
774-408-7718



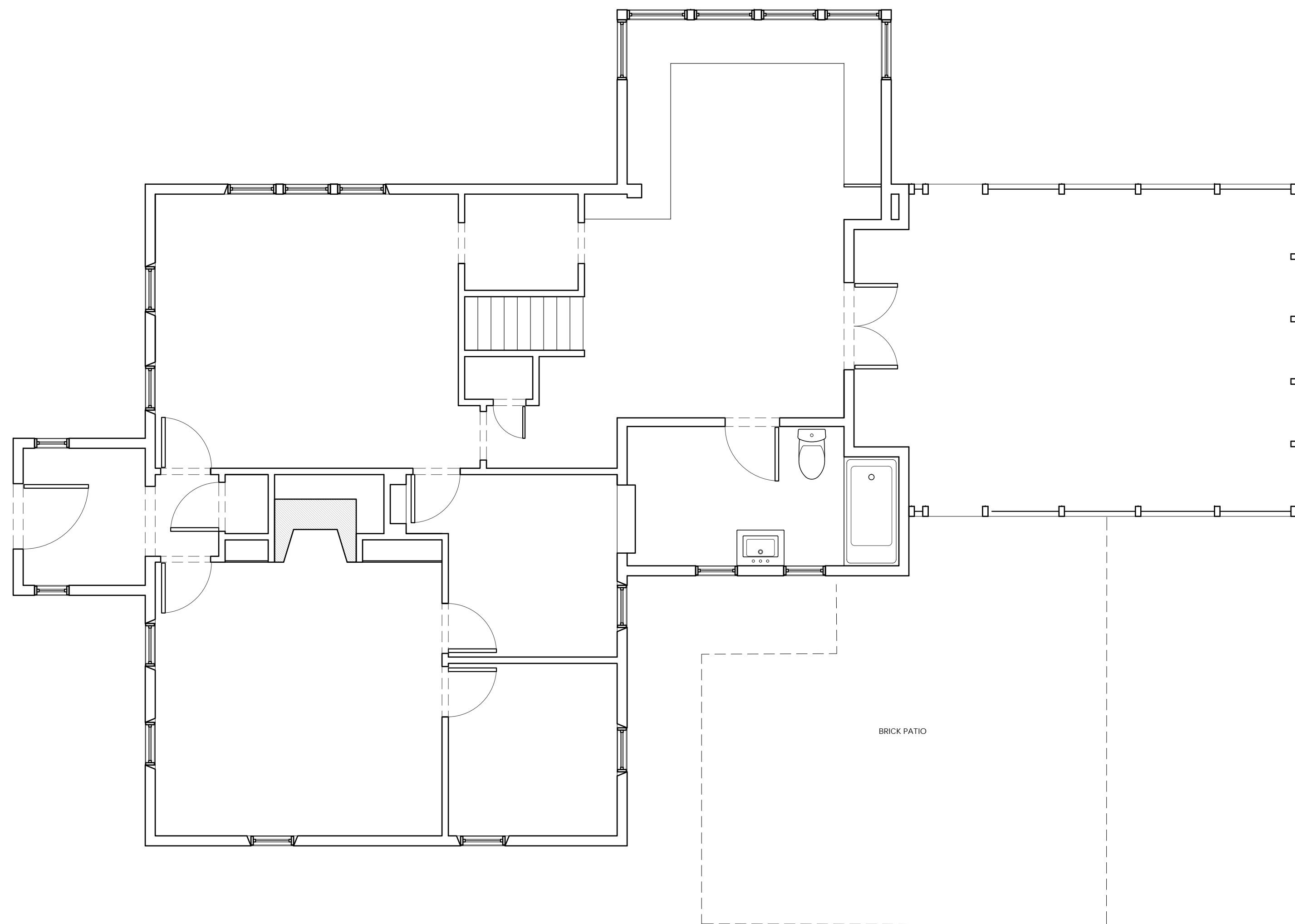
GENERAL NOTES:

DATE: Jan 7, 2022

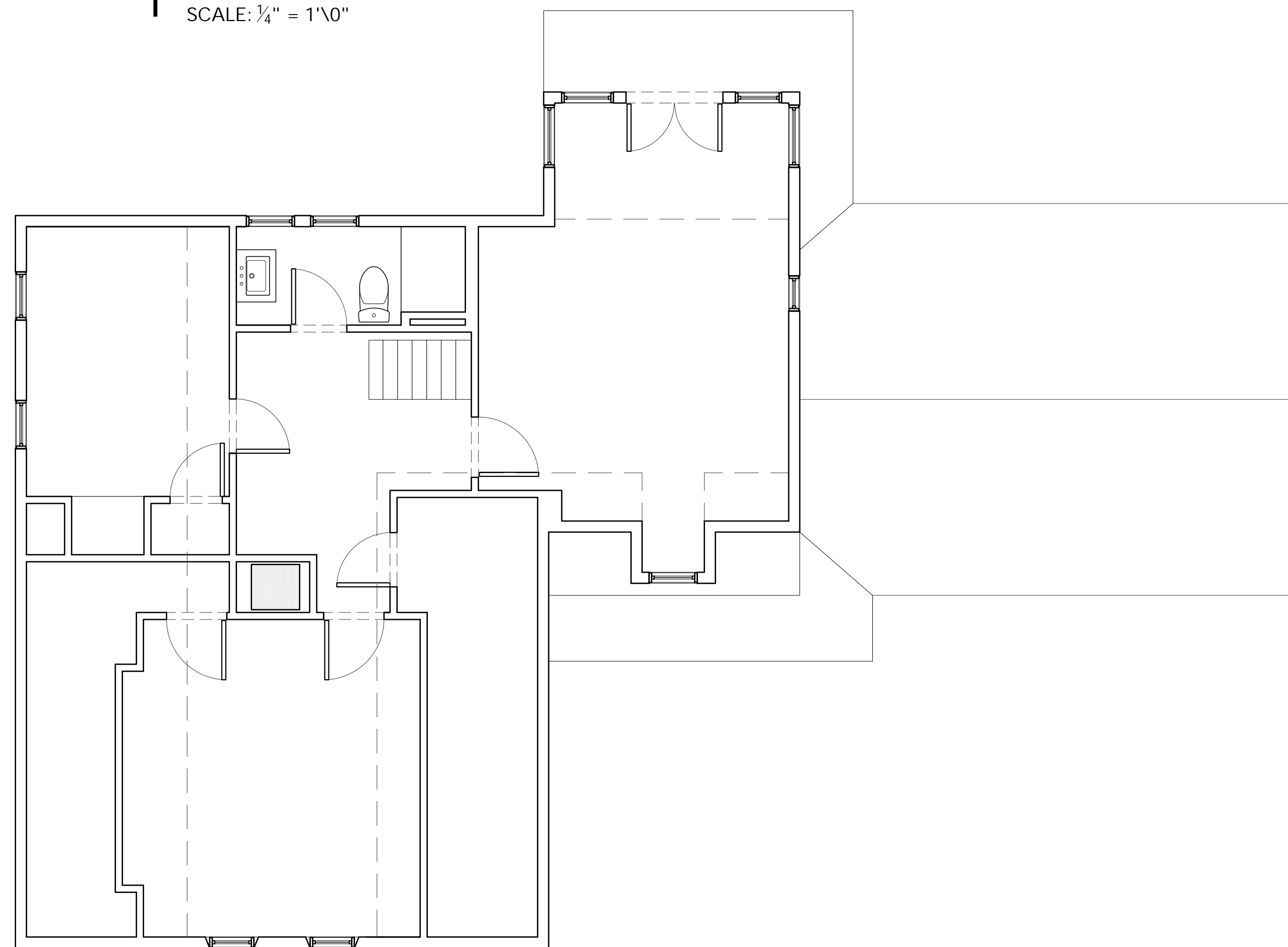
SCALE: 1/4" = 1'-0"

EXISTING PLANS

A-00



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



2 SECOND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"



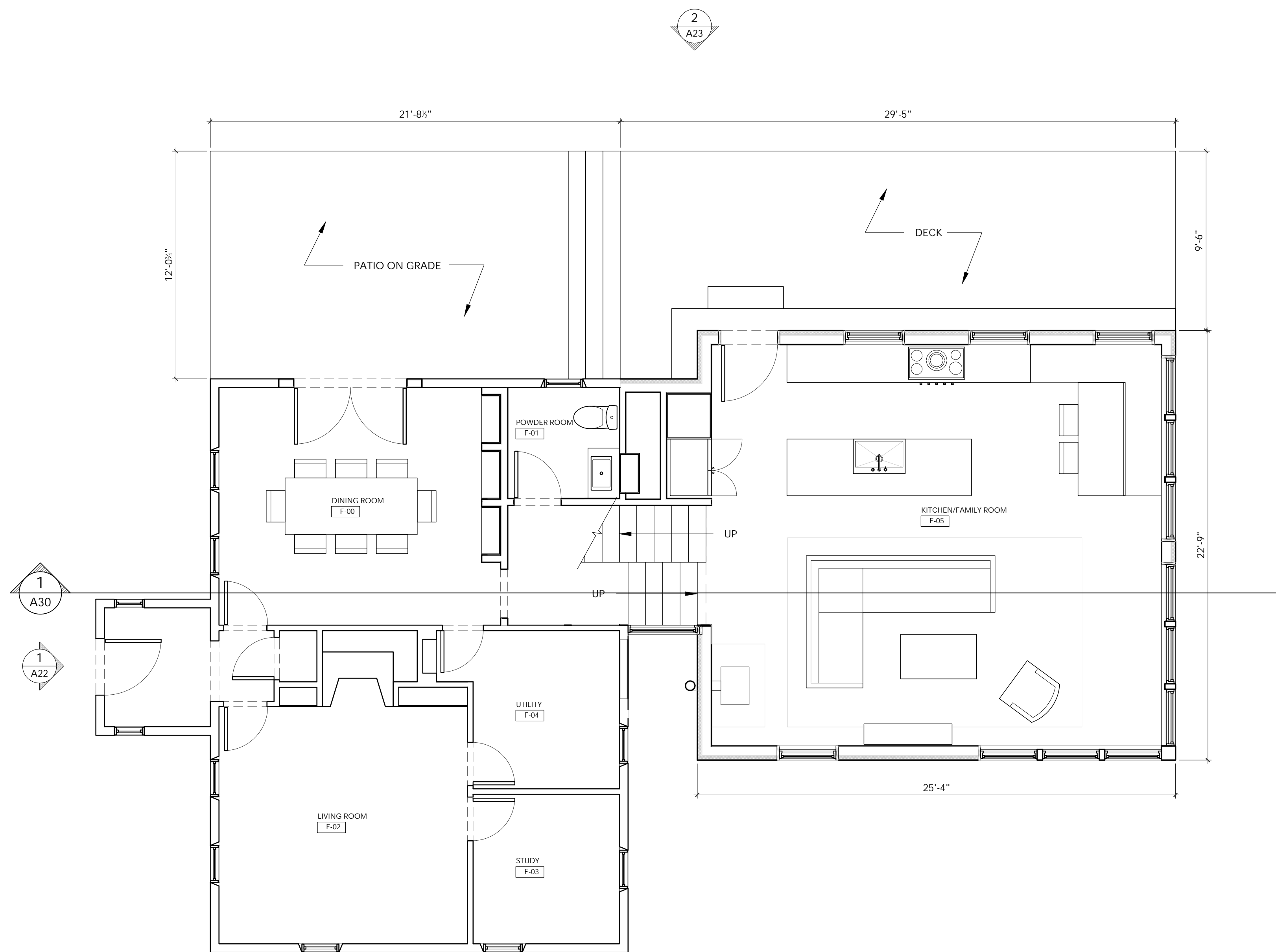
GENERAL NOTES:

DATE: Jan 7, 2022

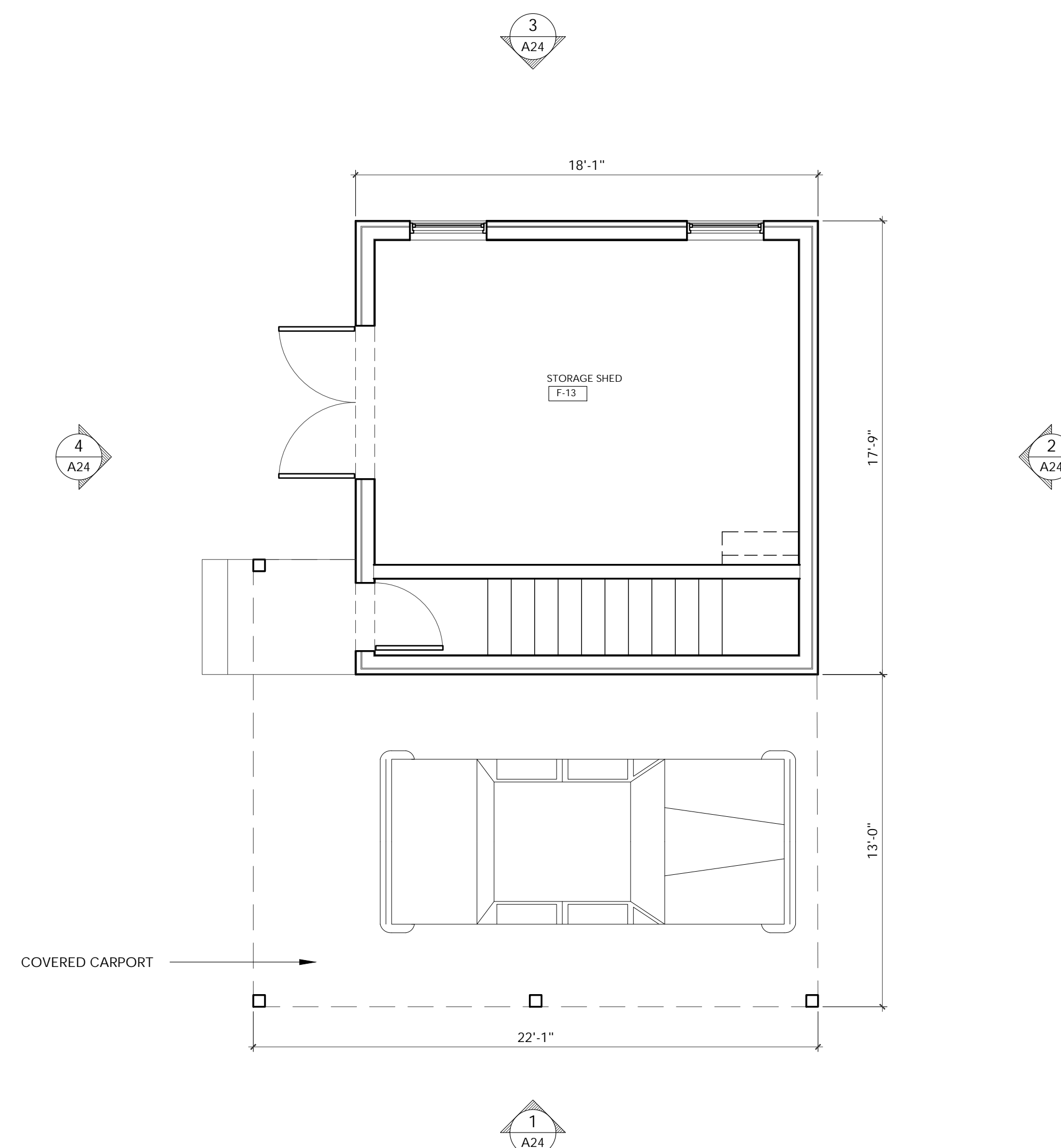
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

A-01



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



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



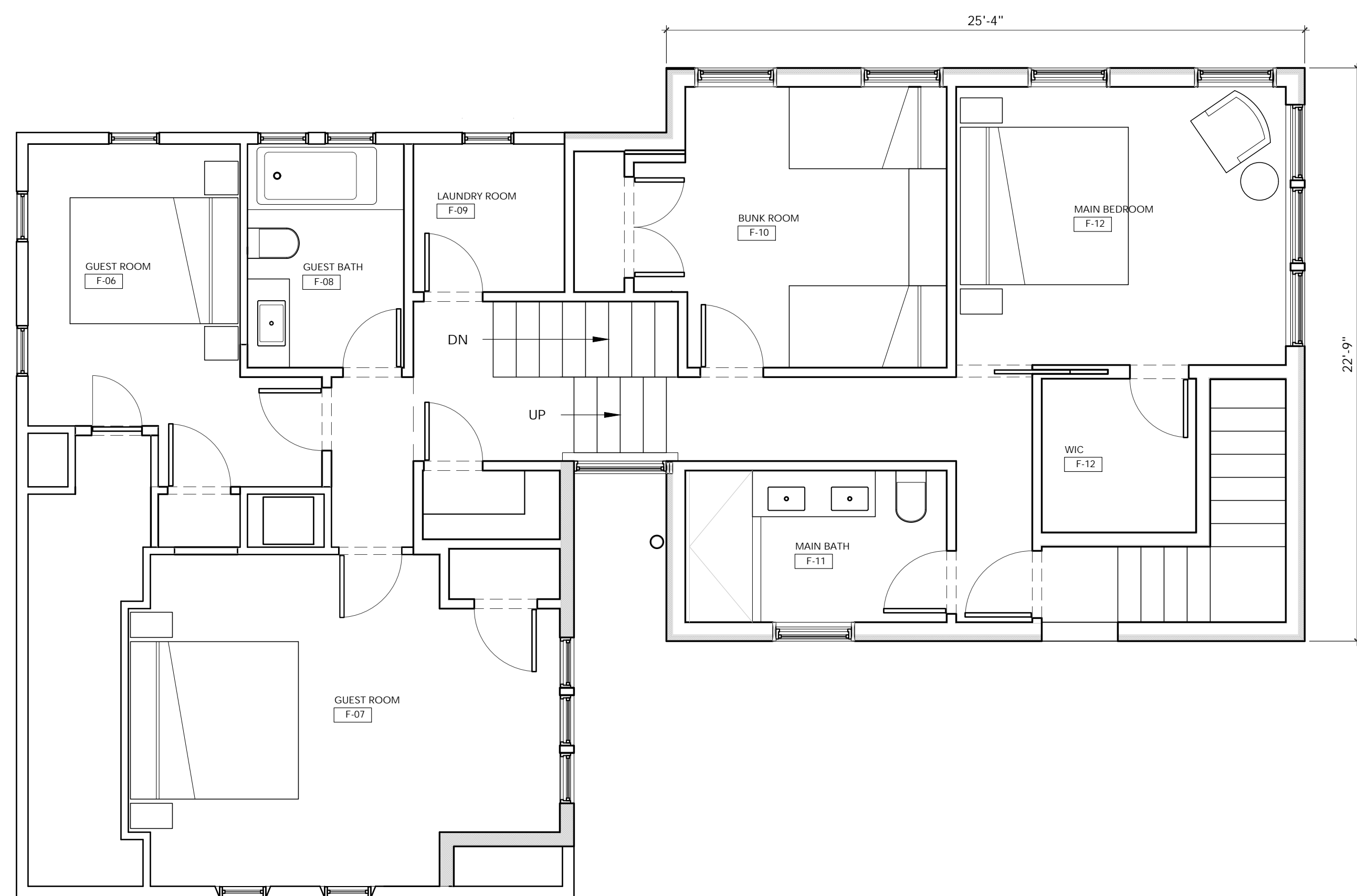
GENERAL NOTES:

DATE: Jan 7, 2022

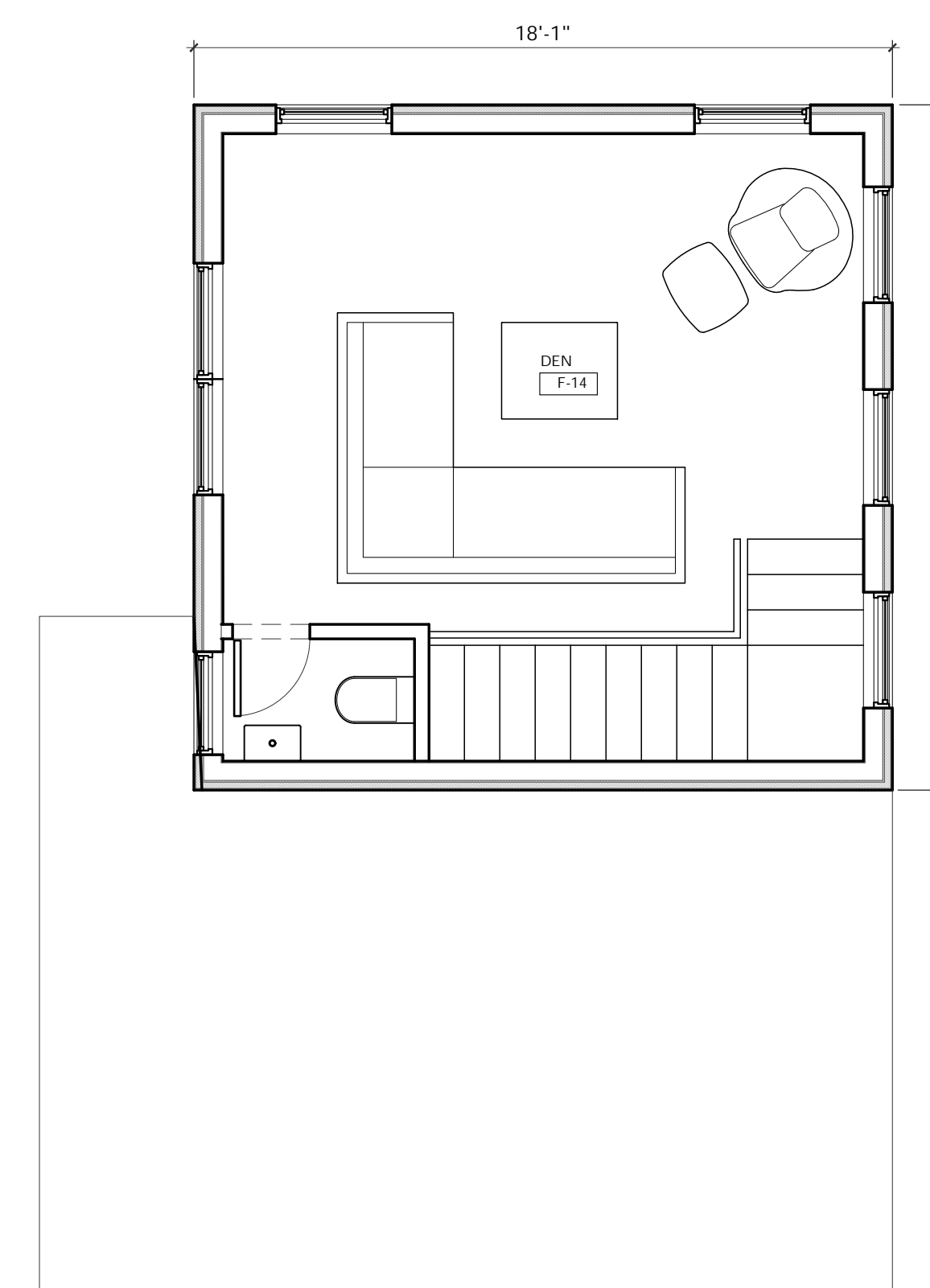
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN

A-02



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



2 SHED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'\text{0}"$

EXISTING WEST &
SOUTH ELEVATIONS

A-20



1 EXISTING WEST ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$



2 EXISTING SOUTH ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$

GENERAL NOTES:



1 EXISTING EAST ELEVATION
SCALE: $\frac{3}{8}'' = 1'-0''$



2 EXISTING NORTH ELEVATION
SCALE: $\frac{3}{8}'' = 1'-0''$

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}'' = 1'-0''$

EXISTING EAST &
NORTH ELEVATIONS

A-21

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: 3/8" = 1'0"

NEW WEST & SOUTH
ELEVATIONS

A-22



1 NEW WEST ELEVATION
SCALE: 3/8" = 1'0"



2 NEW SOUTH ELEVATION
SCALE: 3/8" = 1'0"

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: 3/8" = 1'0"

NEW EAST & NORTH
ELEVATIONS

A-23



1 NEW EAST ELEVATION
SCALE: 3/8" = 1'0"



2 NEW NORTH ELEVATION
SCALE: 3/8" = 1'0"

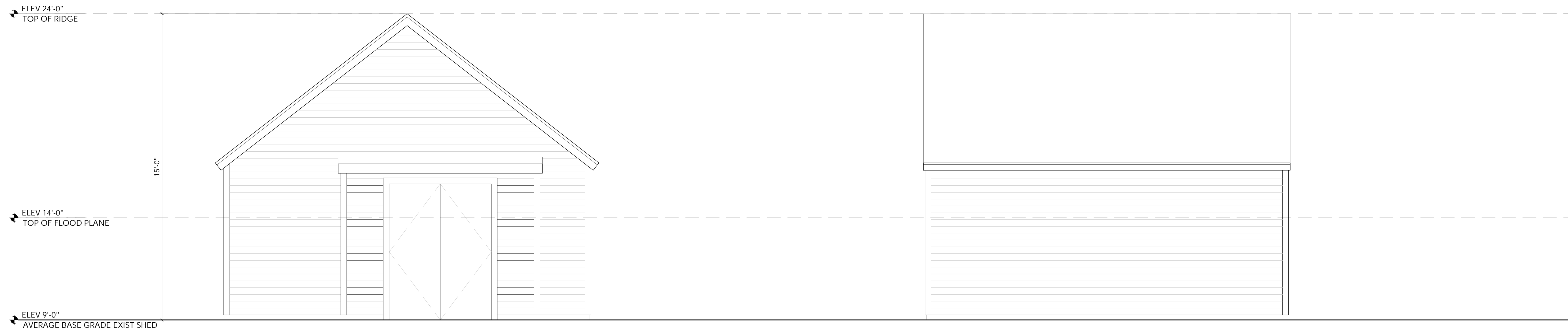
GENERAL NOTES:

DATE: Jan 7, 2022

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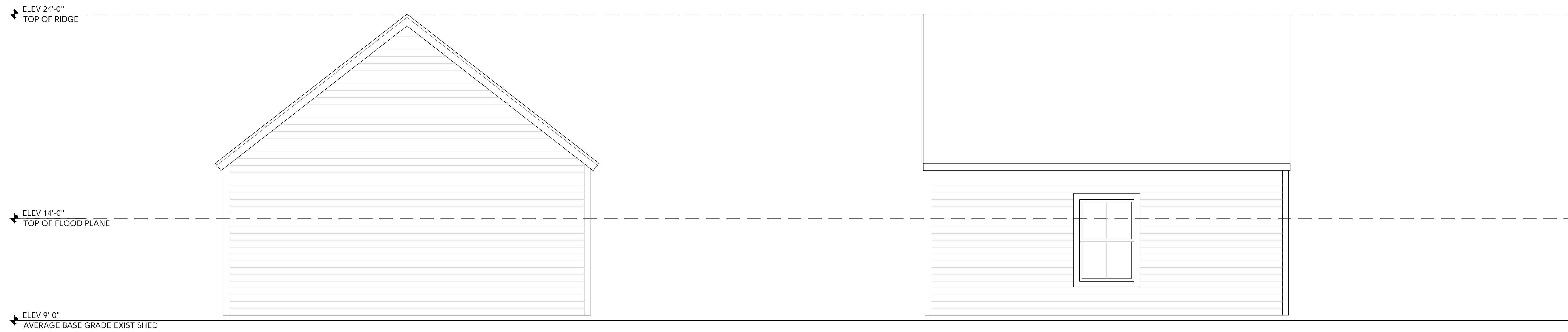
EXISTING SHED
ELEVATIONS

A-24



1 SHED SOUTH ELEVATION
SCALE: 3/8" = 1'0"

2 SHED EAST ELEVATION
SCALE: 3/8" = 1'0"



3 SHED NORTH ELEVATION
SCALE: 3/8" = 1'0"

4 SHED WEST ELEVATION
SCALE: 3/8" = 1'0"

ALLEHAUT RESIDENCE
40 South Pamet Rd
Truro, MA

ARCHITECT
NAME
Street Address
City, State
Phone Number

CONTRACTOR
NAME
Street Address
City, State
Phone Number



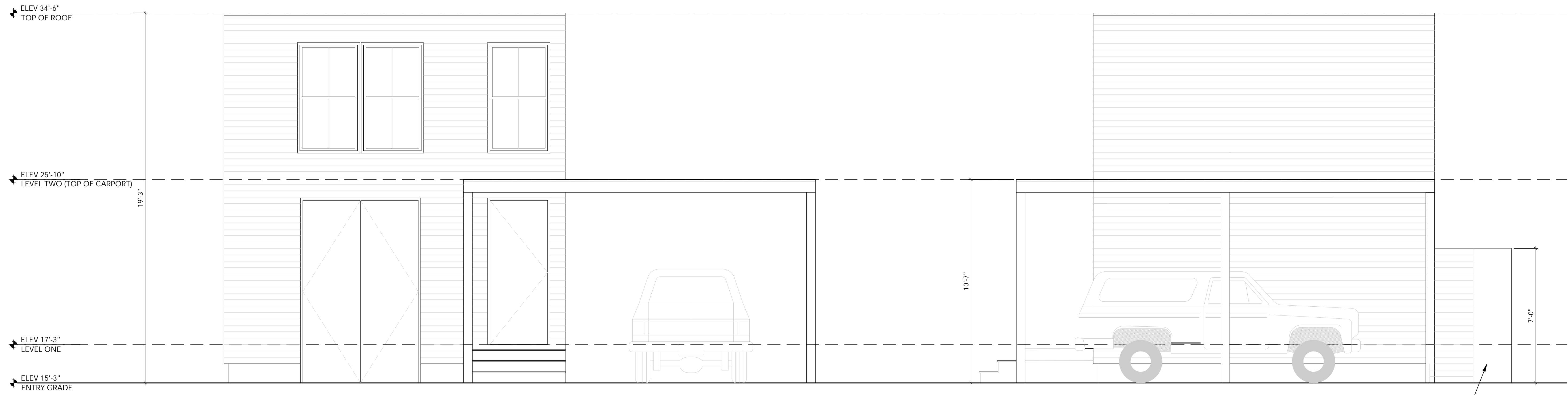
GENERAL NOTES:

DATE: FEB 9, 2022

SCALE: 3/8" = 1'-0"

SHED ELEVATIONS

A-25

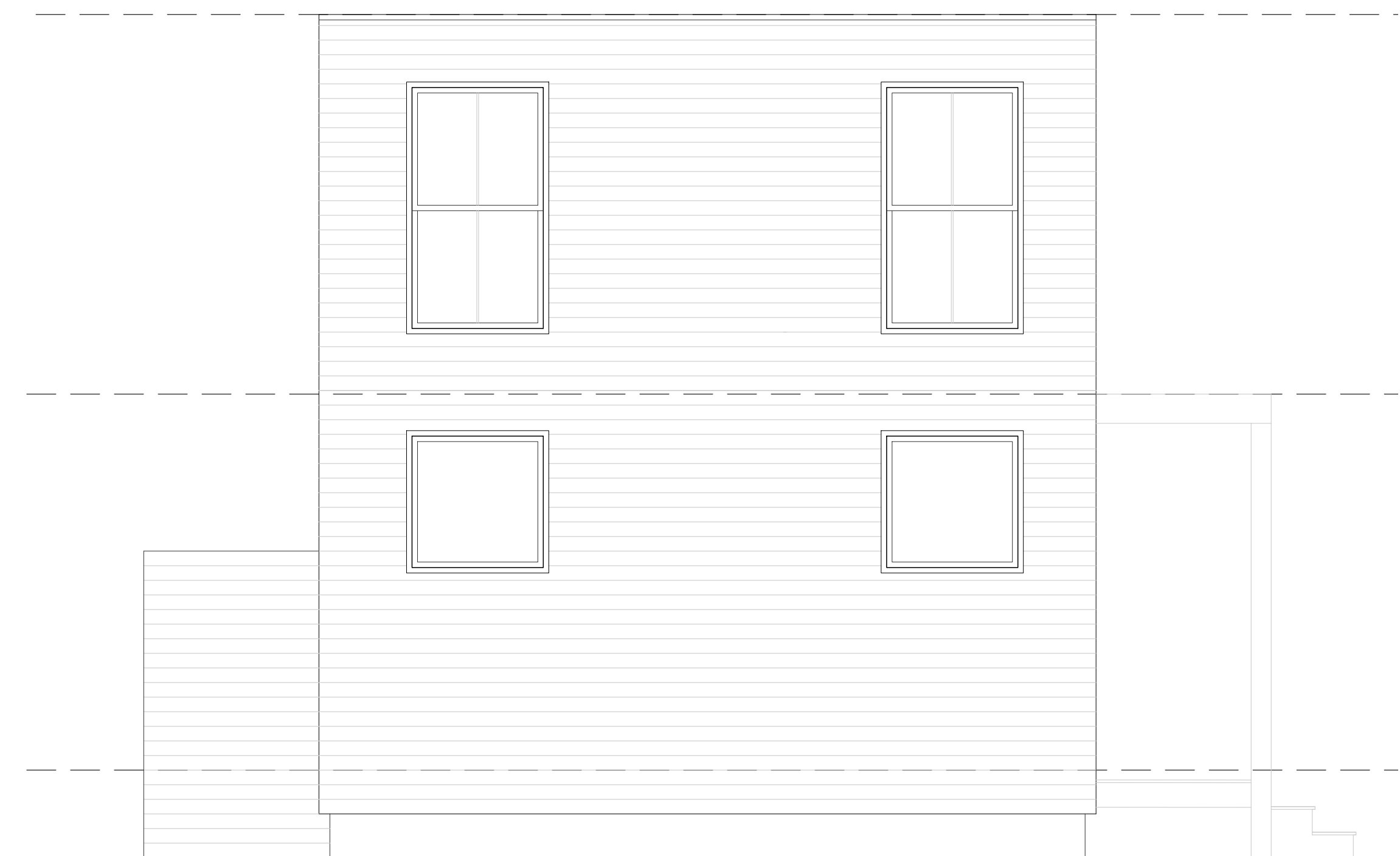


1 SHED WEST ELEVATION
SCALE: 3/8" = 1'-0"

2 SHED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 SHED EAST ELEVATION
SCALE: 3/8" = 1'-0"



4 SHED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

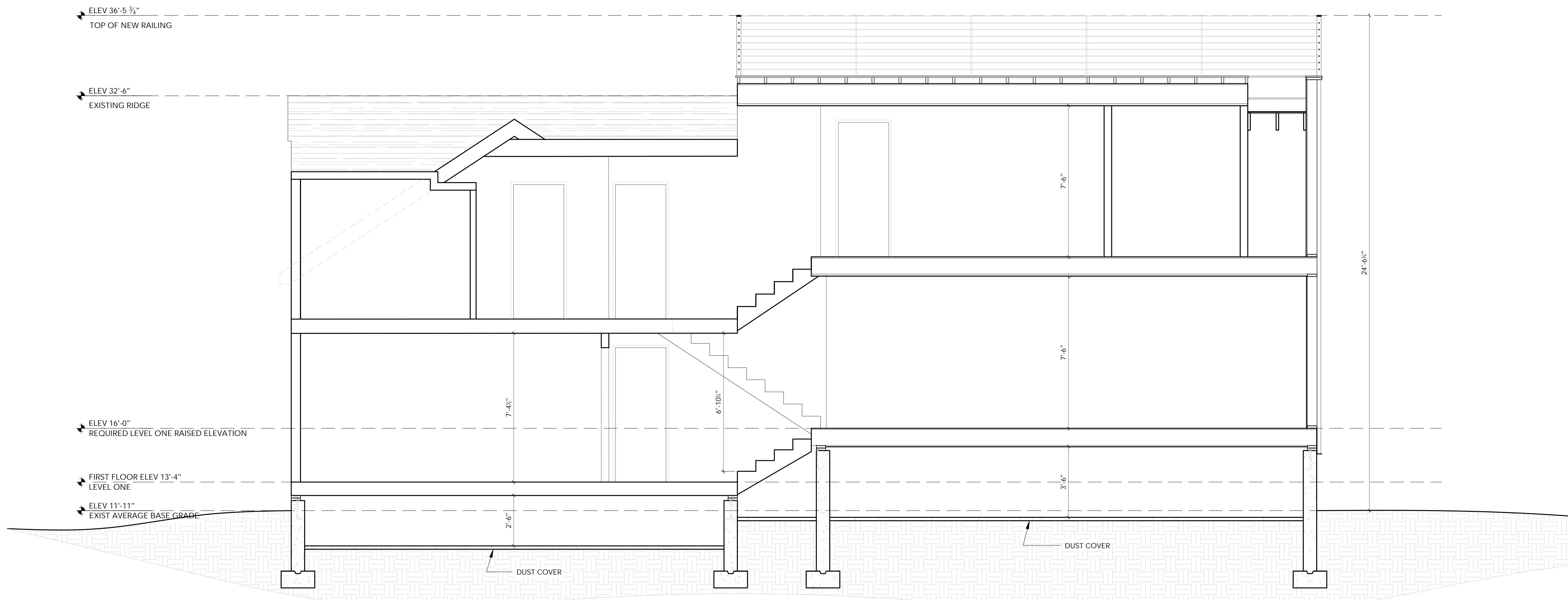
GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'-0"$

LONG SECTION

A-30



1 LONG SECTION
SCALE: $\frac{3}{8}" = 1'-0"$



TOWN OF TRURO

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

DECISION OF THE HISTORICAL COMMISSION

Address: 40 South Pamet Road (Atlas Map 51 Parcel 40)
Title Reference: Barnstable County Registry of Deeds, Book 33897 Page 73
Owners and Applicants: Benoit & Elizabeth Allehaut
Hearing Date: May 11, 2022
Decision Date: May 11, 2022
Sitting: Matthew J. Kiefer, Chair; Charles Steinman, Vice Chair; David Kirchner, Secretary; Amy Rolnick; Jim Summers
Absent: Bart Mitchell
Recused: Richard Larkin
Vote: 5-0

This matter came before the Historical Commission pursuant to Chapter VI, Section 5 of the Truro General Bylaws, on an Application for Demolition referred by the Building Commissioner on March 15, 2022, with supplemental information forwarded on April 5, 2022, and a determination that the dwelling is significant under Section 6-2-1. The Commission held a public hearing on this matter on May 11, 2022.

The following materials were filed with this Board:

- Notice of Intent: Project Description 40 South Pamet Road, Truro, MA
- CAI Technologies Map, 40 S Pamet FEMA Flood Map, dated March 27, 2022
- “Cover Sheet, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale N/A, Sheet C
- “Existing Plans, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-00
- “First Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-01

- “Second Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-02
- “Existing West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-20
- “Existing East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-21
- “New West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-22
- “New East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-23
- “Existing Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-24
- “Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated February 7, 2022, Scale 3/8” = 1’-0”, Sheet A-25
- “Long Section, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-30
- “General Notes Plan, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-001.
- “Foundation Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-100.
- “Crawl Space Slab Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-101.
- “Plan Showing Proposed Building and Site Modifications, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 18, 2022, Scale 1” = 30’, Sheet C2.1.3
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 Isaac Rich House, file accessed on 4/5/2022.
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 The Pamets, file accessed on 5/10/2022.
- Application for Residential Site Plan Review dated March 21, 2022.
- 9th Edition Massachusetts Residential Code Requirements in Floodplains.
- Email chains (only most recent in chain identified):
 - May 10, 2022 at 1:51 pm; Sarah Korjeff (CCC) to Eric Carlson (DCR); Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
 - May 11, 2022 at 3:19 pm; Benjamin Zehnder to Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments

- May 11, 2022 at 2:32 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 3:57 pm; Sarah Korjeff (CCC) to Eric Dray, Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
- May 3, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- April 20, 2022 at 1:15 pm; Chuck Steinman to Matthew Kiefer, Jim Summers, David Kirchner, Amy Rolnick, Richard Larkin, Bart Mitchell, Barbara Carboni; Historic Information for 40 S. Pamet Road with attachments
- May 11, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- May 11, 2022 at 2:31 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 4:54 pm; Sarah Korjeff (CCC) to Matthew Kiefer, Eric Dray; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

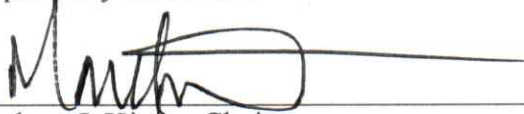
Based on the hearing, and materials and testimony submitted in compliance with Section 6-5-1-1, the Commission makes the following findings:

1. The 2.7 acre property at 40 South Pamet Road is within the National Seashore Zoning District, and within an area pending review by the Massachusetts Historical Commission for eligibility as a National Register Historic District.
2. The subject property on the Pamet River contains the 1-1/2-story "Isaac Rich House," a portion of which was constructed circa 1830 and which has been documented by the Historic American Building Survey and identified in Truro's Comprehensive Survey of Historic Properties. An addition containing a kitchen was likely constructed in the late 19th century and altered in the 1990s, at which time an enclosed porch was also constructed. The property also contains an unusual shed with sloped walls akin to a mansard roof, in poor condition, located near the Pamet River. Both structures are located in an AE Flood Zone.
3. Plan referred to above, submitted to the Commission and presented at the hearing, show removal of the kitchen and porch additions to the house; demolition of the shed; construction of a new flat-roofed two-story addition; alteration of a front façade gable; and construction of a new garage with habitable space above and an attached carport, in a different location.
4. The Commission notes that the size and elevation of the proposed addition would be out of scale with the historic structure. The Commission further notes that the proposed changes to the hipped roof on the second floor of the front (west) façade to the left of the entrance portico to turn it into a gabled roof would alter a distinctive historic feature of the

house. Finally, the Commission notes that the shed could be of historic and architectural interest.

5. In light of the foregoing, the Commission finds that the proposed work would materially diminish the significance of the historic structure and its setting to Truro's heritage.
6. The applicants informed the Commission that they are seeking an exemption (from the Building Commissioner and/or the State Building Code Appeals Board) from the Building Code requirement of elevating the proposed addition, required due to location in AE Flood zone. The Commission supports the applicants' pursuit of an exemption from the requirement to elevate the addition, which would allow the applicants to lower the height of the proposed addition.
7. Due to the potential impacts on the historic structure and landscape, which will vary depending upon the availability of an exemption, the Commission finds that the structures (dwelling and shed) are preferably preserved and imposes a demolition delay. The Commission invites the applicant to return at time of their convenience to present amendments to the proposal addressing the following:
 - a) the scale of the proposed addition in relation to the existing historic structure, which includes the potential of constructing the addition at the same floor level as the house;
 - b) alternatives to altering the existing hipped roof to become a gabled roof on the front gable to the left of the entrance portico; and
 - c) possible salvage of the shed or its structural elements or its relocation; investigation of any further information regarding its history.
8. The demolition delay shall remain in effect unless the Commission votes to suspend the delay after the applicants return to the Commission to present a proposal responsive to the above three issues, consistent with Section 6-5-6 of Chapter VI of the General Bylaws.

Respectfully Submitted



Matthew J. Kiefer, Chair

28 May 2022
Date

Received, Office of the Town Clerk:

Signature

Date

Building Permit Application

Massachusetts State Building Code, 780 CMR, 9th Edition



TOWN OF TRURO

Building Department

24 Town Hall Rd.

PO Box 2030

Truro, MA 02666

Tel (508) 349-7004 x131 Fax (508) 349-5508

Permit #:

Fee:

SITE INFORMATION

Project Site: 66 North Parrot Rd.

Assessors Map & Parcel: 47-132 Zoning District: residential

Outside Flood Zone

Inside Flood Zone - Specify:

Setbacks:

Front:

Left Side:

Right Side:

Rear:

Lot Area (sq. ft.)

Frontage:

Water Supply:

Private

Public

Subject to Policy 28: Curb Cut? Y N

If Yes, please attach a copy of the approval to this application.

SUBJECT TO NHESP/MESA REVIEW? Y N

* IF YES, PLEASE ATTACH A COPY OF THE APPROVAL.

PROPERTY OWNERSHIP

Owner of Record:

Robert Reining

Mailing Address:

8 Maple Lane, Hyde Park, NY 12538

Phone:

(845) 238 9216

E-mail:

reiningr@vncmail.com

Property Owner Authorization

(508) 349-2497

Signature:

[Handwritten Signature]

Date:

8/29/22

PROJECT INFORMATION

1 & 2 Family Home

Commercial / Other than 1 & 2 Family Home*

Change of Use

DEMO - Subject to Chapter VI: Historic Properties Bylaw? Y N

* BUILDINGS IN EXCESS OF 35,000 CU. FT. MUST MEET CONTROL CONSTRUCTION REGULATIONS (780 CMR 116). ADDENDUM TO PERMIT APPLICATION AVAILABLE IN BUILDING DEPARTMENT.

New Dwelling: # of units _____

Commercial Building

Addition

Alteration

Mechanical

Accessory Structure: (type) _____

Other: _____

Detailed Description of Proposed Work:

Rehab existing dwelling demo foundation, wall & roof framing as per plans. No changes in existing footprint

BUILDING DEPARTMENT
TOWN OF TRURO

AUG 30 2022

RECEIVED BY:

Estimated Construction Cost: <u>\$250,000</u>		Debris Disposal: <u>Silya Alden Enterprises</u> (Landfill or Company Name)	
Floor Area: (Proposed Work Only)		Basement: <input checked="" type="checkbox"/> unfinished <u>No basement</u> <input type="checkbox"/> finished	
1st flr: <u>30x42</u>	2nd flr: <u>693 sqft</u>	Porch/Deck:	Other: <u>Crawlspace only</u>
#fireplaces: <input checked="" type="checkbox"/>	#chimneys: <input checked="" type="checkbox"/>	#bathrooms: existing <u>2</u> proposed <u>2</u>	
#bedrooms: existing <u>4</u> proposed <u>4</u>			
Type of Heating System: <u>Electric</u>		Type of Cooling System: <u>None</u>	

CONTRACTOR INFORMATION*
*HOMEOWNER'S AFFIDAVIT REQUIRED IF OWNERS ARE DOING THEIR OWN WORK (RESIDENTIAL PROJECTS ONLY)

Contractor Name: <u>AJ Santos Construction</u>	
Address: <u>PO Box 2023 Truro MA 02666</u>	
Phone: <u>(508) 487 9633</u>	Email: <u>ajsantos@comcast.net</u>
CSL #: <u>C5054213</u>	HIC #: <u>199412</u>

OFFICE USE

HEALTH/CONSERVATION AGENT Review no concern; 4BR system;
no change in house layout / BR count.
no addition of living space.

Signature: AP Date: 9/1/2022

Other Comments:

BUILDING COMMISSIONER Review & Approval:

Signature: _____ Issuance Date: _____



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): AJ Santos Construction, Inc
 Address: PO Box 2023
 City/State/Zip: Truro, MA 02666 Phone #: (508) 487-9633

Are you an employer? Check the appropriate box:

1. I am an employer with 3 employees (full and/or part-time).*
2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. I am a homeowner doing all work myself. [No workers' comp. insurance required.] †
4. I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
5. I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
6. We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

7. New construction
8. Remodeling
9. Demolition
10. Building addition
11. Electrical repairs or additions
12. Plumbing repairs or additions
13. Roof repairs
14. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Liberty Mutual
 Policy # or Self-ins. Lic. #: WC5-315-379141-021 Expiration Date: 7/23/2023
 Job Site Address: 46 N. Pamet Rd City/State/Zip: Truro, MA 02666

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Arthur J Santos Date: 8/29/22
 Phone #: (508) 487-9633

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
 6. Other _____

Contact Person: _____ Phone #: _____



CERTIFICATE OF ANALYSIS

Barnstable County Health Laboratory (M-MA009)

Recipient: AJ Santos
 AJ Santos Construction
 PO Box 2023
 Truro, MA 02666

Order No.: G22232881
 Report Dated: 08/05/2022
 Submitter: AJ Santos
 Description: Routine - 66 N. Pamet Rd

Laboratory ID#: 22232881-01

Sample #:
 Collection Address: 66 N. Pamet Rd., Truro
 Sample Location:

Matrix: Water - Drinking Water
 Sampled: 07/12/2022 8:30 By: RR
 Received: 07/12/2022 11:50 By: Veronic
 Turn Around: Standard

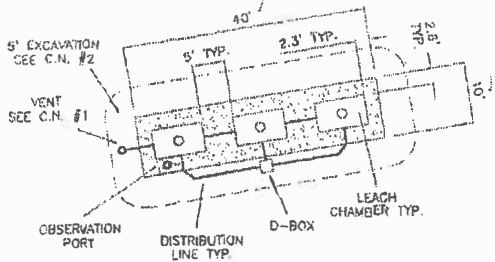
Routine

ITEM	RESULT	UNITS	RL	MCL	METHOD #	TESTED	TIME
Nitrate as Nitrogen	0.24	mg/L	0.10	10	EPA 300.0	07/12/2022	
Copper	ND	mg/L	0.10	1	EPA 200.8	07/14/2022	11:42
Iron	ND	mg/L	0.10	0.3	EPA 200.8	07/14/2022	11:42
Manganese	ND	mg/L	0.025	0.05	EPA 200.8	07/14/2022	11:42
Sodium	19	mg/L	2.5	20	EPA 200.8	07/14/2022	11:42
Total Coliform	Absent	P/A	0	0	SM 9223B	07/12/2022	14:11
Conductance	140	umohs/cm	2.0		EPA 120.1	07/12/2022	14:28
pH	6.6	PH AT 25C	NA		SM 4500-H-B	07/12/2022	14:28

Based on the results of the parameters tested, the water is suitable for drinking.

Attached please find the laboratory certified parameter list.

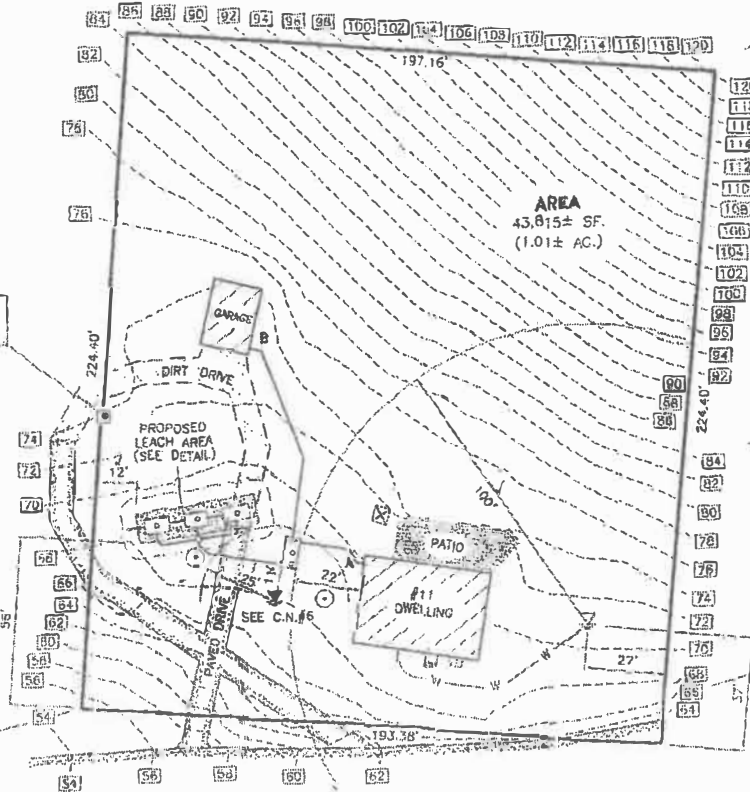
Approved By: 
 (Lab Director)



LEACH AREA DETAIL
NO SCALE

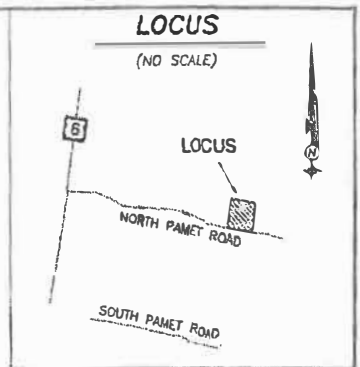
BENCHMARK
TOP OF STAKE SET
EL. = 73.9' MSL±

C.C.N.S.



C.C.N.S.

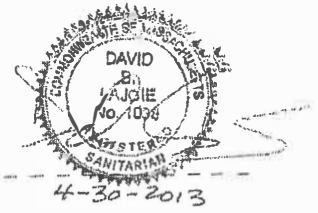
PCL 128



LEGEND

- EXISTING SEPTIC
- ⊥ EXISTING WELL
- ⊥ PROPOSED WELL
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- w- WATER LINE
- ⊙ TEST HOLE
- SEPTIC TANK

OF
1hr. well SB 18' to tank
25' to SAS



NORTH PAMET ROAD

SITE & SEWAGE PLAN

LOCUS: **66 NORTH PAMET ROAD**
TRURO, MA

PREPARED FOR: **ROBERT & MARIE REINING**

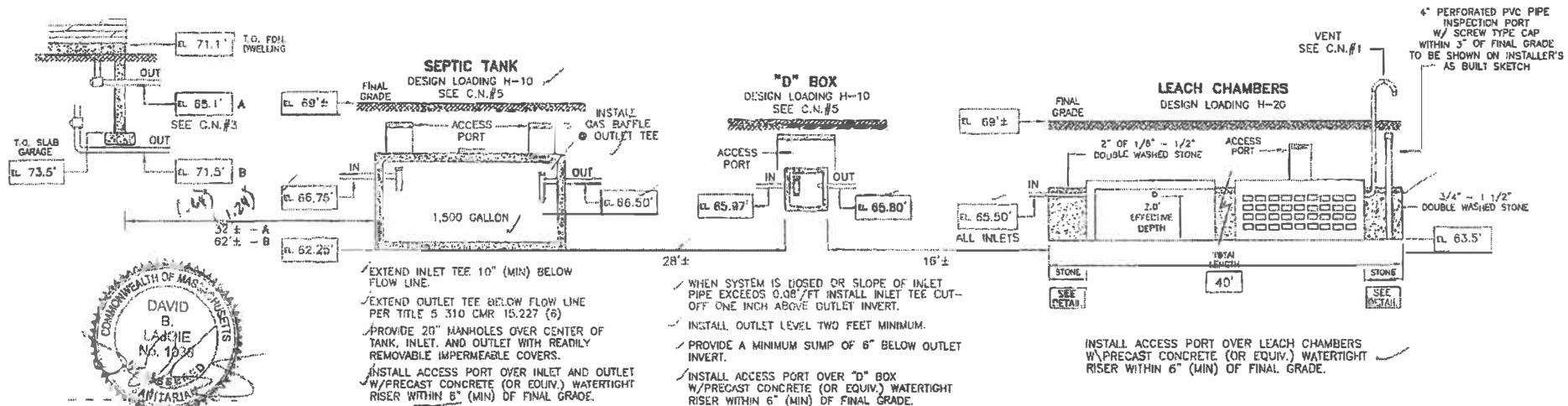
c/o **A.J. SANTOS CONSTRUCTION, INC.**
P.O. BOX 2023 TRURO, MA 02668

FELCO, INC.
ENGINEERING - LAND SURVEYING
P.O. BOX 1366 ORLEANS, MA 02653
(508) 255-8141 WWW.FELCOENGINEERING.COM

4-30-2013	IRRIG. WELL
REVISIONS	

REFERENCE: ASSR'S MAP	47	PARCEL	132
SCALE:	1" = 40'	DATE:	2-14-2013
SHEET No. 1	OF 2	JOB No.	12109

THIS PLAN IS PREPARED FOR COMPLIANCE WITH 310 CMR 15.000
ALL WELLS NOT SHOWN EXCEED 200' FROM LOCUS SEWAGE.
VERIFY ZONING AND UTILITY SETBACK DIMENSIONS PRIOR TO CONSTRUCTION.



SECTION VIEW - SEPTIC SYSTEM COMPONENTS (N.T.S.)

DEEP OBSERVATION HOLE LOG

1. EL. 68.0' DATE: 2-13-2013 SOIL EVALUATOR: A. CABRAL HEALTH DEPT. WITNESS: E. REEBE

DEPTH	LOWEST ELEVATION	HORIZON	TEXTURE	STRUCTURE	MOISTURE	COHESIVENESS
0.0'		A	LOAMY SAND	NO	NO	LOOSE
1.5'	66.5'	B	LOAMY SAND	NO	NO	LOOSE
3.5'	64.5'					
	PERC RATE <2 MIN/IN	C	MEDIUM-COARSE SAND	NO	NO	LOOSE
11.5'	56.5'					

2. EL. 69.0' DATE: 2-13-2013 SOIL EVALUATOR: A. CABRAL HEALTH DEPT. WITNESS: E. REEBE

DEPTH	LOWEST ELEVATION	HORIZON	TEXTURE	STRUCTURE	MOISTURE	COHESIVENESS
0.0'		A	LOAMY SAND	NO	NO	LOOSE
1.0'	68.0'	B	LOAMY SAND	NO	NO	LOOSE
2.5'	66.5'					
	PERC @ 5' <2 MIN/IN	C	MEDIUM-COARSE SAND	NO	NO	LOOSE
11.0'	58.0'					

GENERAL NOTES

- ALL CONTRACTORS AND/OR INSTALLERS ARE RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK AREA.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL WASTE LINE LOCATIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH STATE SANITARY CODE 310 CMR 15.000 AND TOWN BOARD OF HEALTH REQUIREMENTS.
- ELEVATION DATUM IS FROM U.S.G.S. QUAD. MAP. N.G.V.D.
- MUNICIPAL WATER IS AVAILABLE YES NO
- ANY ALTERATIONS TO DESIGN MUST BE APPROVED BY FELCO, INC. AND TOWN BOARD OF HEALTH.
- ALL EXISTING SEWAGE TO BE PUMPED AND FILLED WITH CLEAN MEDIUM SAND.
- SEPTIC TANKS, DOSING CHAMBERS, GREASE TRAPS, AND DISTRIBUTION BOXES SHALL BE INSTALLED WATERTIGHT.
- WHEN SEPTIC TANK, DOSING CHAMBERS, GREASE TRAPS, AND DISTRIBUTION BOXES ARE PLACED IN FILL, PROVIDE A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED. VIRGIN GROUND WITH A 6" CRUSHED STONE BASE IS OTHERWISE ADEQUATE.
- GROUND COVER OVER SEPTIC SYSTEM COMPONENTS SHALL NOT EXCEED 36".
- WHEREVER SEWER LINES MUST CROSS WATER SUPPLY LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE PIPE OR EQUIV. AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM (ONCE BURIED).
- PROVIDE (1) MIN. 4" PERFORATED PVC PIPE INSPECTION PORT PLACED VERTICALLY DOWN TO STONE/SAND INTERFACE W/ SCREW TYPE CAP WITHIN 3" OF FINAL GRADE PER 310 15.240 (13).

DESIGN

FLOW DETERMINATION EXISTING BEDROOM DWELLING

GARBAGE GRINDER NO YES

FLOW RATE = 440 GAL/DAY

SEPTIC TANK SIZING:
440 x 2.0 = 880 GAL/DAY

USE: 1,500 GAL. ✓

LEACHING FACILITY CALCULATIONS:
PERCOLATION RATE IS < 5 MIN/INCH 1 CLASS

SIDEWALL = 200 (S.F.)
BOTTOM = 400 (S.F.)
USE: (3) 4.8' x 8.5' LEACH CHAMBERS
W/ STONE AS SHOWN IN DETAIL
= 40' LONG x 10' WIDE x 2' DEEP

NOTE: RESERVE AREA NOT SHOWN. VARIANCE REQUEST NOT REQUIRED PER DEP POLICY LETTER DATED JANUARY 3, 1986 FOR REPAIR DESIGNS ONLY.

CONSTRUCTION NOTES

- PROVIDE VENT PER 310 CMR 15.241. PROVIDE CHARCOAL FILTER ON VENT.
 - EXCAVATE ALL UNSUITABLE SOIL 5' AROUND LEACH AREA DOWN TO MEDIUM SAND AND REPLACE WITH CLEAN MEDIUM SAND.
 - ALL WASTE LINES TO BE CHANGED AS NECESSARY TO EXIT AT LOCATION AND ELEVATION SHOWN. VERIFY WITH PLUMBER PRIOR TO CONSTRUCTION.
 - EXCAVATE EXISTING SEWAGE AND UNSUITABLE SOIL WITHIN LEACH AREA AND REPLACE WITH CLEAN MEDIUM SAND.
 - PROHIBIT VEHICLE TRAFFIC OVER SEPTIC TANK AND D-BOX OR USE H-20 LOAD RATED COMPONENTS.
 - EXISTING WELL TO BE USED FOR IRRIGATION. PROVIDE REQUIRED SETBACK TO NEW SEPTIC SYSTEM COMPONENTS AS SHOWN.
- 16 x 40 AS
40 x 40 5160
200 x 400

FELCO, INC.

ENGINEERING - LAND SURVEYING

JOB No : 12109	NAME : REINING
DATE : 2-14-2013	SHEET 2 OF 2
REVISIONS :	4-30-2013 IRRIG. WELL

THE COMMONWEALTH OF MASSACHUSETTS
Office of Consumer Affairs and Business Regulation
1000 Washington Street - Suite 710
Boston, Massachusetts 02118
Home Improvement Contractor Registration

AJ SANTOS CONSTRUCTION, INC.
P.O. BOX 2023
TRURO, MA 02666

Type: Corporation
Registration: 199412
Expiration: 08/23/2024

Update Address and Return Card.

THE COMMONWEALTH OF MASSACHUSETTS
Office of Consumer Affairs & Business Regulation
HOME IMPROVEMENT CONTRACTOR

TYPE: Corporation
Registration Expiration
199412 08/23/2024

Registration valid for individual use only before the
expiration date. If found return to:
Office of Consumer Affairs and Business Regulation
1000 Washington Street - Suite 710
Boston, MA 02118

AJ SANTOS CONSTRUCTION, INC.

ARTHUR SANTOS
5 BAYSIDE HILLS RD
TRURO, MA 02666

Edward A. Palascio
Undersecretary

Not valid without signature



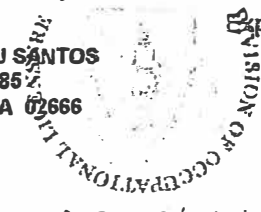
Commonwealth of Massachusetts
Division of Occupational Licensure
Board of Building Regulations and Standards

Construction Supervisor

CS-054213

Expires: 05/27/2024

ARTHUR J SANTOS
PO BOX 585
TRURO MA 02666



Commissioner *Rayla R. Familia*



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/29/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), A AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Benson Young & Downs Ins 56 Howland Street PO Box 559 Provincetown MA 02657-0559	CONTACT NAME: Carl Goveia PHONE (A/C No., Ext): (508) 487-0500 FAX (A/C No.): (508) 487-4135 E-MAIL ADDRESS: carlgoveia@BYandD.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Liberty Mutual Insurance Company NAIC # INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED AJ Santos Construction Inc PO Box 2023 Truro MA 02666-0585	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: _____						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea. occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ _____ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea. accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ _____ \$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ _____ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below <div style="float: right; text-align: right;"> Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N/A </div>			WC531S379141022	07/23/2022	07/23/2023	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Carpentry & Remodeling Operations; Arthur Santos Excluded Under Workers Compensation Policy;						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Carpentry & Remodeling Operations;
 Arthur Santos Excluded Under Workers Compensation Policy;

CERTIFICATE HOLDER TOWN OF TRURO BUILDING DEPT PO BOX 2030 24 TOWN HALL ROAD TRURO MA 02666-	CANCELLATION AI 065287 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/29/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

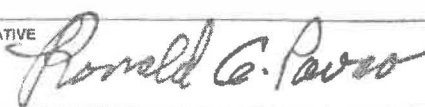
PRODUCER FIRESIDE INSURANCE AGENCY INC #10 Shank Painter Cmn POB 760 Provincetown, MA 02657-0760	CONTACT NAME: KATRINA SCOLLAR PHONE: (508)487-9044 FAX (A/C No): (508)487-0649 E-MAIL ADDRESS: KATRINA@FIRESIDEINSURANCEAGENCY.COM
INSURED ARTHUR SANTOS AJ SANTOS CONSTRUCTION P.O. BOX 2023 TRURO, MA 02666	INSURER(S) AFFORDING COVERAGE INSURER A: SAFETY INSURANCE INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
		INSR WYD		(MM/DD/YYYY)	(MM/DD/YYYY)	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		BMA0018451	10/15/2021	10/15/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER TOWN OF TRURO BUILDING DEPARTMENT 24 TOWN HALL RD TRURO, MA 02666	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Key: 2706

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 2,771

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REINING III ROBERT R 8 MAPLE LANE HYDE PARK, NY 12538				47-132-0				66 NO PAMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REINING III ROBERT R				09/12/2019	A		1 32292-207				
REINING MARIE & ROBERT R				12/31/1994	99		1153-397+				
REINING MARIE & ROBERT R J				10/02/1991	99		1153-397+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-254	12/13/2010	90	BP NVC	7,000	03/02/2012	FC	100	100
07-191	09/10/2007	90	BP NVC	9,000	05/29/2008	JH	100	100
07-151	07/18/2007	90	BP NVC	5,000	05/29/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 16	1.00 1	1.00 1	1.00 1	620,770	1.00 1	1.00 SR4	2.30			481,100
300	A	0.225 16	1.00 1	1.00 1	1.00 1	47,380	1.00 1	1.00 SR4	2.30			10,660

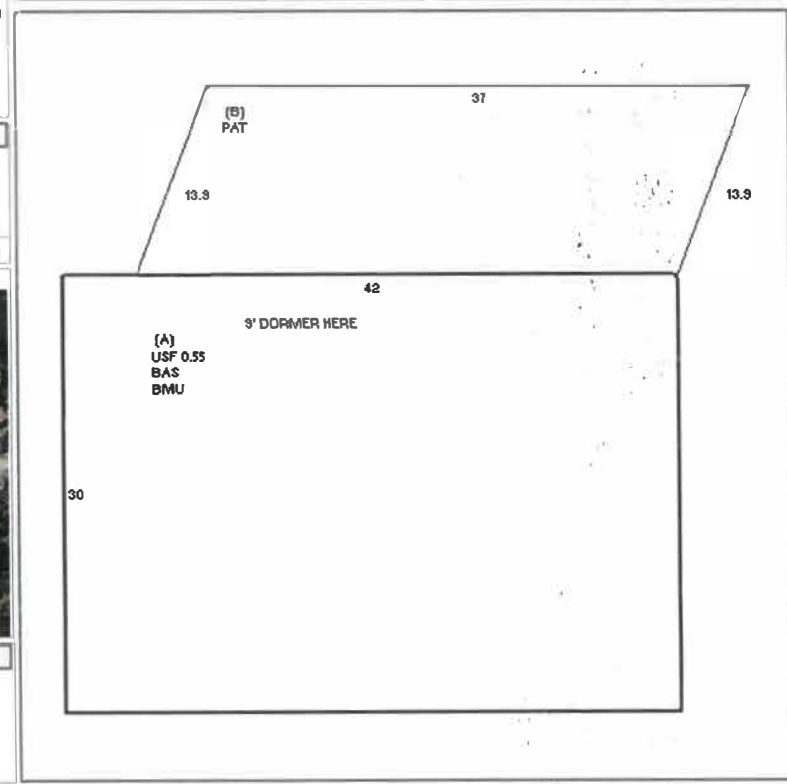
TOTAL	43,560 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NATL SEASHORE	NOTE				LAND	491,800	491,800
Infl1	NO ADJ		BUILDING	298,500	272,400			
Infl2	NO ADJ		DETACHED	6,100	6,100			
			OTHER	0	0			
			TOTAL	796,400	770,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 D+	0.30 5*5		25	15.54	100
DGF	A	1.00 A	0.75 16X22		352	22.90	6,000



BUILDING	CD	ADJ	DESC	MEASURE	11/13/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/13/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ODS ON DET GARAGE.



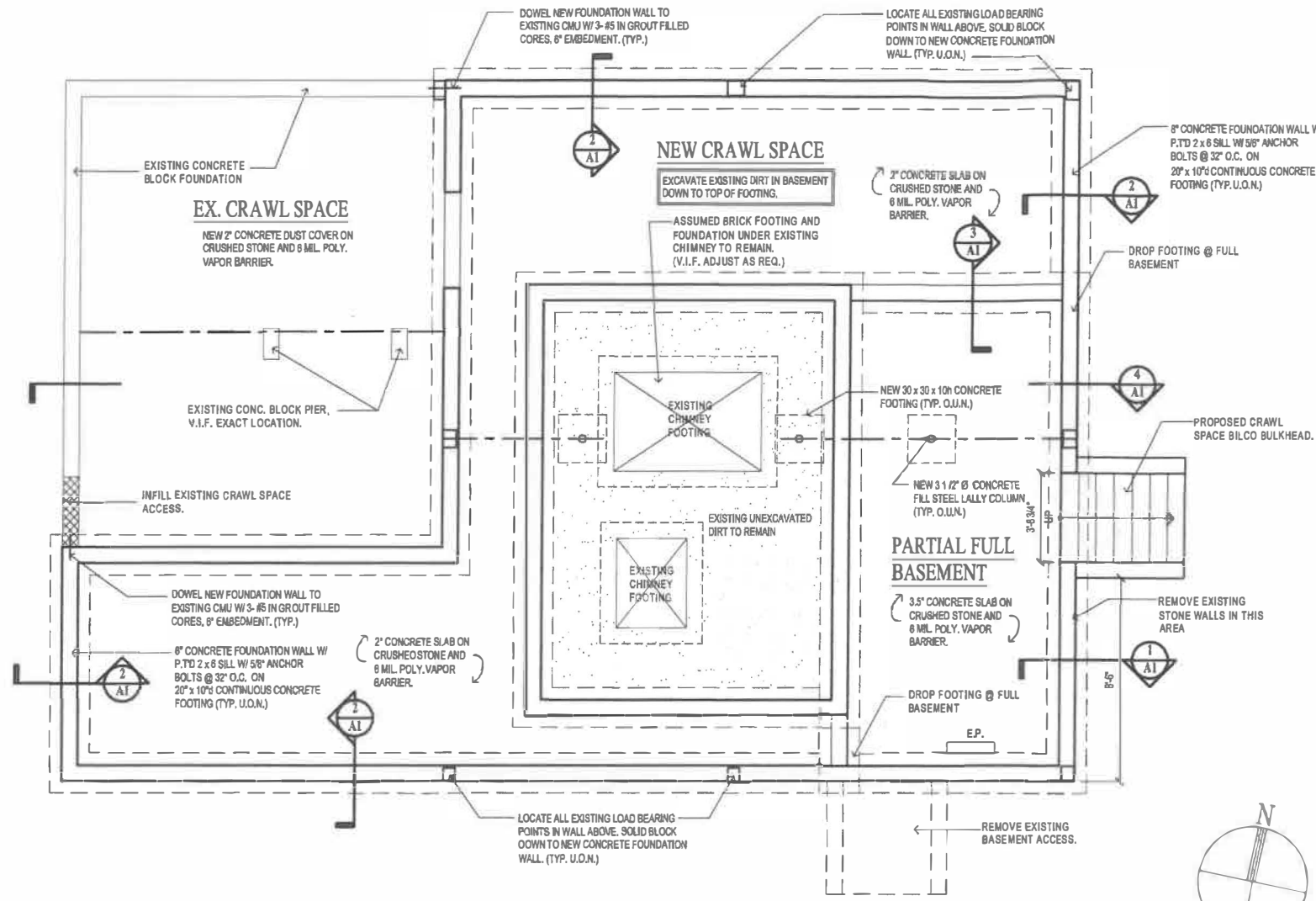
YEAR BLT	1860	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,953	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,260		43.44	54,731
\$NLA(RCN)	\$222	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,260	1860	196.90	248,099
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	693	1880	154.92	107,362
				ROOF COVER	2	WOOD SHINGLES	1.01	B	PAT	N	PATIO	481		9.16	4,405
				FLOOR COVER	1	HARDWOOD	1.00	F22	O	FPL 2S 2OP	1		13,787.60	13,788	
				INT. FINISH	1	PLASTER	1.00	ODS	O	OUT DOOR SHOWER			0.00		
				HEATING/COOLING	13	NO HEAT	0.93								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	432,586	CONDITION ELEM	CD
EFF.YR/AGE	1985 / 35	COND	31 31 %
		FUNC	0
		ECON	0
		DEPR	31 % GD 69
RCNLD	\$298,500		

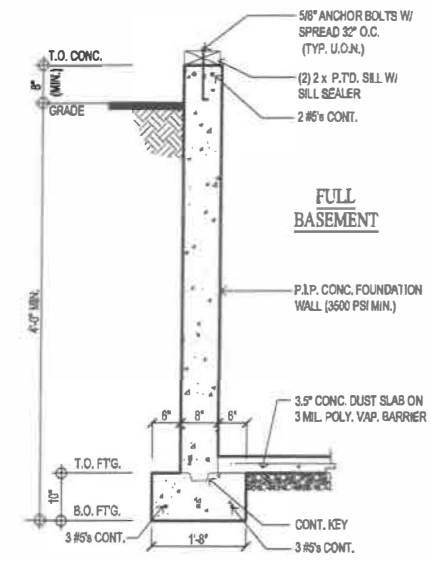
RESTORATION:
66 N. PAMET
N. TRURO, MA

TMS DESIGN

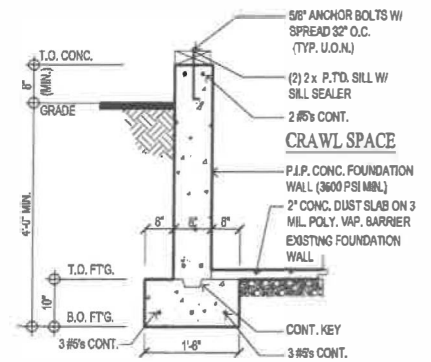
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(774)209-0911
tmsdesign@outlook.com



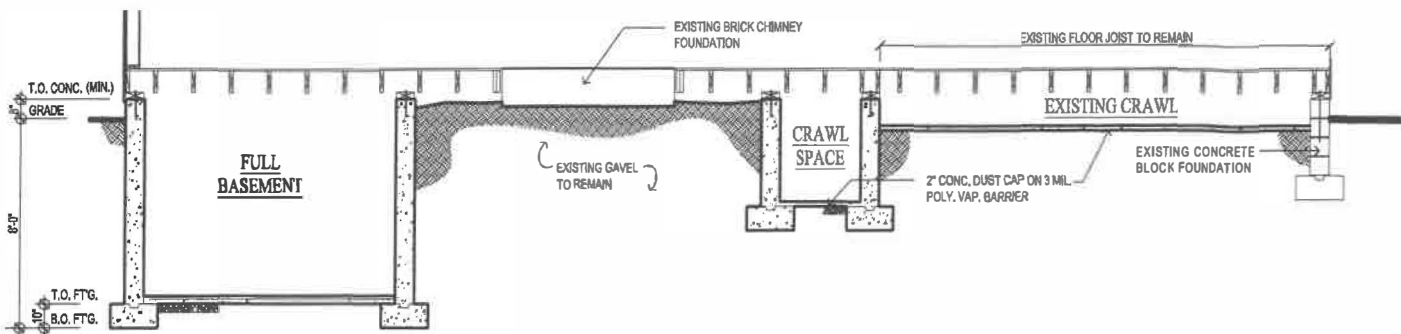
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



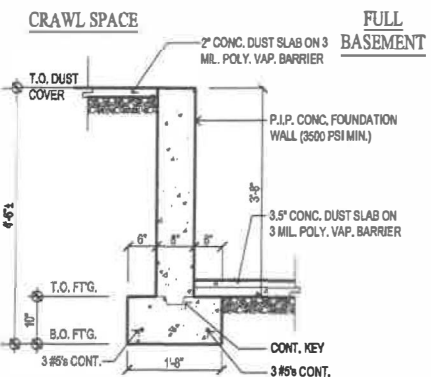
1 FOUNDATION WALL DETAIL
SCALE: 1/2" = 1'-0"



2 FOUNDATION WALL DETAIL
SCALE: 1/2" = 1'-0"



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

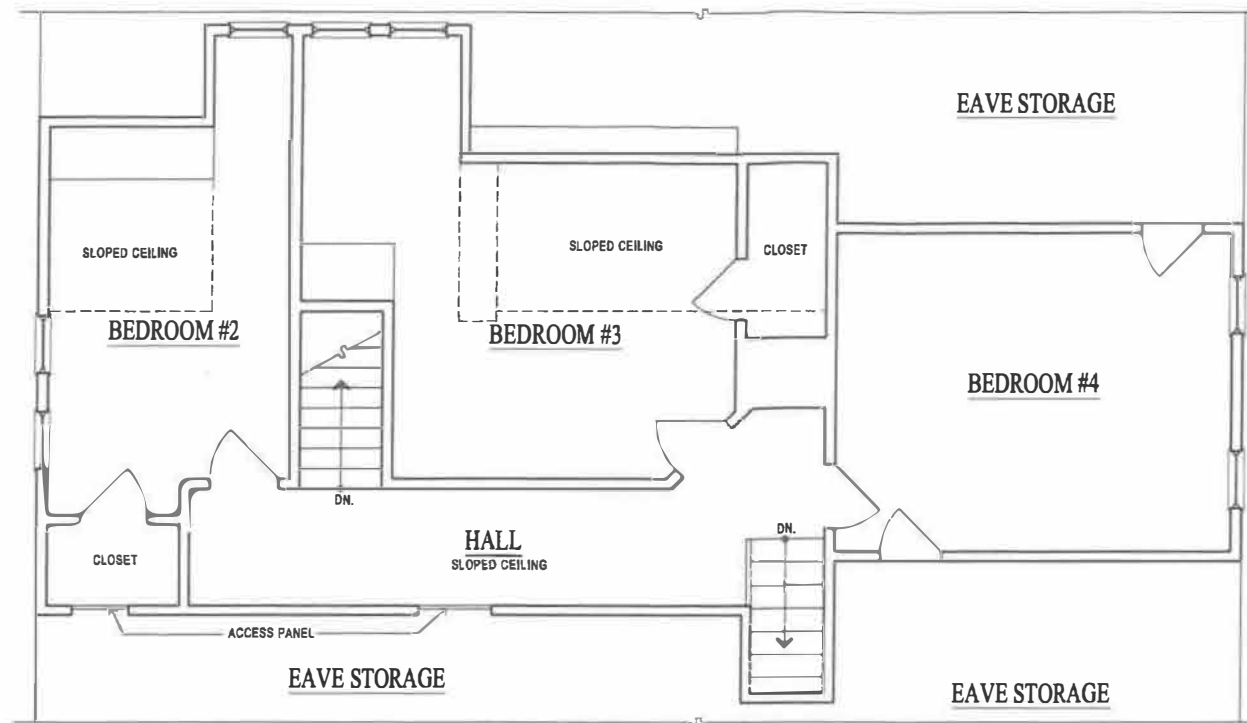


3 FOUNDATION WALL DETAIL
SCALE: 1/2" = 1'-0"

SHEET NO.

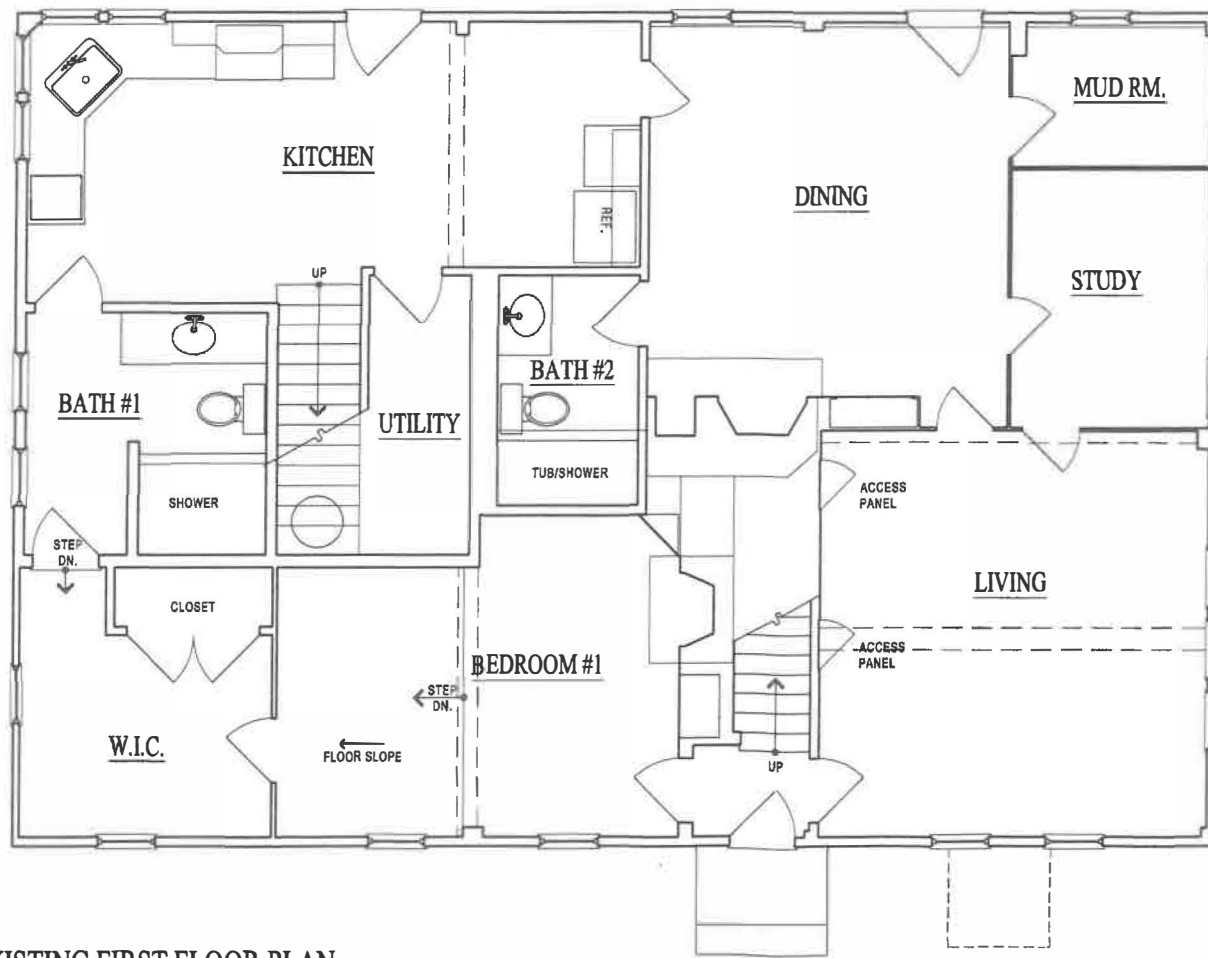
A1

ISSUED 9/10/2021



EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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

RESTORATION:
66 N. PAMET
N. TRURO, MA

**TMS
DESIGN**

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DEMO / CONSTRUCTION NOTES

- REMOVE PARTIAL REAR FOUNDATION WALL OF MAINHOUSE.
- EXCAVATE AND TEMPORARILY SUPPORT EXISTING LOAD POINTS. T.B.D. BY ENGINEER.
- FOUR CONCRETE FOOTING UNDER EXISTING PORTION OF EXTERIOR WALL WHERE INDICATED.
- ADD NEW CONCRETE FOUNDATION WALLS UNDER EXISTING EXTERIOR WALLS (WHERE INDICATED)
- EXCAVATE EXISTING PORTION OF THE EXISTING DIRT FLOOR WHERE INDICATED.
- REMOVE EXISTING FIRST FLOOR FRAMING SYSTEM WHERE INDICATED.
- CONSTRUCT NEW FLOOR SYSTEM OVER NEW EXCAVATED BASEMENT.
- G.C. TO INSPECT EXISTING FOOTINGS UNDER EXISTING CHIMNEYS. NOTIFY ENGINEER OF ANY EXISTING STRUCTURAL CONDITIONS BEFORE ANY EXCAVATION WORK. (ADJUST AS REQUIRED)

EXTERIOR WALL NOTE

EXISTING EXTERIOR WALLS TO REMAIN AS SHOWN. G.C. TO INFILL WINDOW AND DOOR OPENINGS AS PER NEW LAYOUT, AND PREPARE WALLS FOR NEW CONSTRUCTION. U.O.N. (V.L.F. ADJUST AS REQ.)

SHEET NO.

A2

ISSUED 9/10/2021

RESTORATION:
66 N. PAMET
N. TRURO, MA

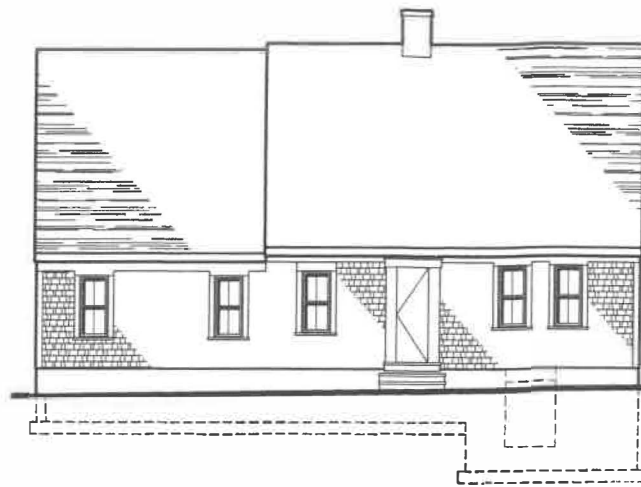
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EXISTING LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/8"=1'-0"



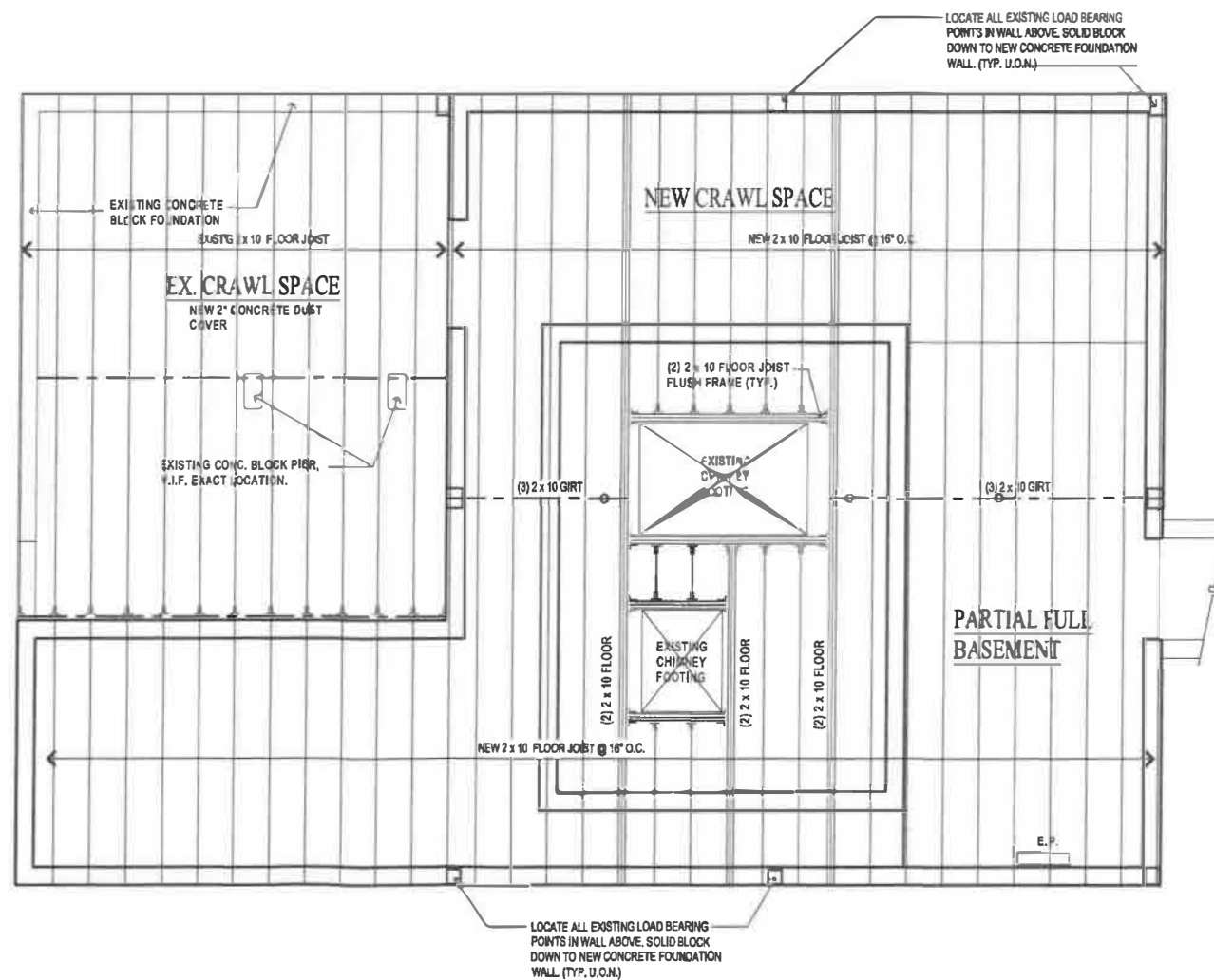
EXISTING RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



EXISTING REAR ELEVATION

SCALE: 1/8"=1'-0"



NEW FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"

SHEET NO.

A3

ISSUED 9/10/2021

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	TRU.80
Historic Name:	Snow, Ambrose House
Common Name:	Enos, Antoine House
Address:	66 North Pamet Rd
City/Town:	Truro
Village/Neighborhood:	Truro;
Local No:	47-132;
Year Constructed:	R 1800
Architectural Style(s):	No style;
Use(s):	Agricultural; Cobbler; Single Family Dwelling House;
Significance:	Agriculture; Architecture; Industry;
Area(s):	TRU.I
Designation(s):	
Building Materials:	Roof: Wood Shingle; Wall: Wood; Wood Shingle; Foundation: Brick;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, September 19, 2022 at 10:44 AM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

47-132

North
Truro

TRU.1

TRU.80

Town Truro

Place The Pamets

Address 66 North Pamet Road

Historic Name Ambrose Snow House

Uses Present: Residence

Original: Residence/Cobbler Shop

Date of Construction ca. 1790-1810

Source Style, HABS file

Style/Form Federal/Cape Cod

Architect/Builder Unknown

Exterior Material

Foundation: Brick

Wall/Trim: Wood shingle

Roof: Wood shingle

Outbuildings/Secondary Structures

Garage

Outhouse

Major Alterations

EI1 on west elevation, 19th century

Dormer on north roof slope, post-1989

Condition Good

Moved no yes **Date**

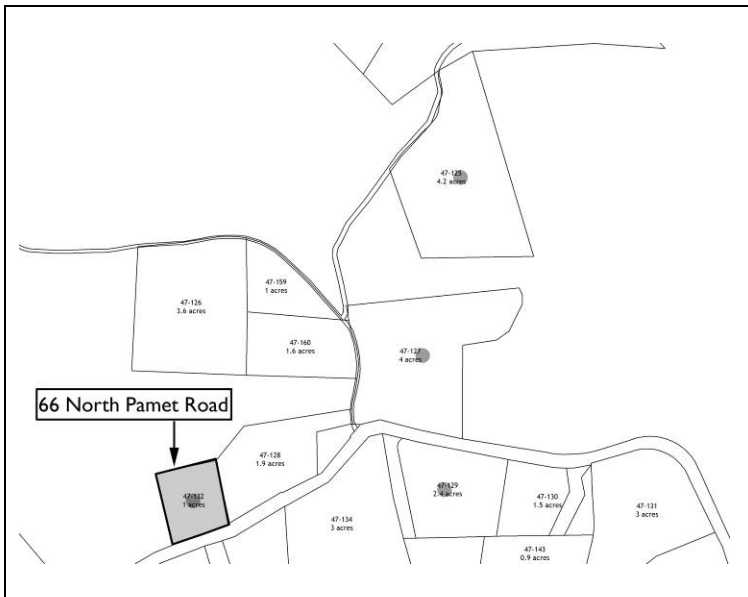
Acreage 1.02 acres

Setting The house occupies a grassy knoll above the street and faces south. The informal landscape consists of tall shrubs, evergreens, and deciduous trees.

Photograph



Topographic or Assessor's Map



Recorded by Laura Kline, Quinn R. Stuart, Blake McDonald

Organization: PAL

Date November 2010

RECEIVED
N V
MASS. HIST. COMM.

INVENTORY FORM CONTINUATION SHEET

TRURO

66 North Pamet Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

TRU.I	TRU.80
-------	--------

This updated inventory form is a supplement to the existing 1989 inventory form. PAL updated the cover sheet and architectural description in March 2011 based on a November 2010 survey.

ARCHITECTURAL DESCRIPTION

The Ambrose Snow House at 66 North Pamet Road is a one-and-one-half-story Federal-style Cape Cod house with a side ell, constructed ca. 1790-1810. No visible alterations have been made to the house since it was last surveyed in 1989.

PHOTOGRAPHS



Photograph 1.
View looking northwest toward house from North Pamet Road.

FORM B - BUILDING

**MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116**

AREA

FORM NO.

I

80

*USGS - well
St. Truro*

Truro

66 North Pamet Rd

Name Ambrose Snow House

Present residence

Original same plus cobbler's shop

PERIOD

c.1790-1810

HABS

Federal 3/4 cape

Architect _____

Exterior Wall Fabric shingles

Outbuildings privy (HABS dwg MA-697),
modern garage

Major Alterations (with dates) replace-
ment sash, recent

Condition fair

Moved _____ **Date** _____

Acreage .9 ac

Setting Close to, and slightly above
the road; faces south; thick hedges
along road; driveway to west

Recorded by M. Landry

Organization for Truro Hist. Comm.

Date August 1989

**Sketch Map: Draw map showing property's location
in relation to nearest cross streets and/or
geographical features. Indicate all buildings
between inventoried property and nearest
intersection(s).
Indicate north**

UTM REFERENCE _____

USGS QUADRANGLE North Truro

SCALE 1:25000



NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

This property meets criterion A for eligibility to the National Register as a physical link to the prosperous period of Truro's development as an important New England maritime center during the 19th century, and criterion C, as a relatively intact example of early 19th century housing embodying the distinctive characteristics of housing as built in Truro during this period.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

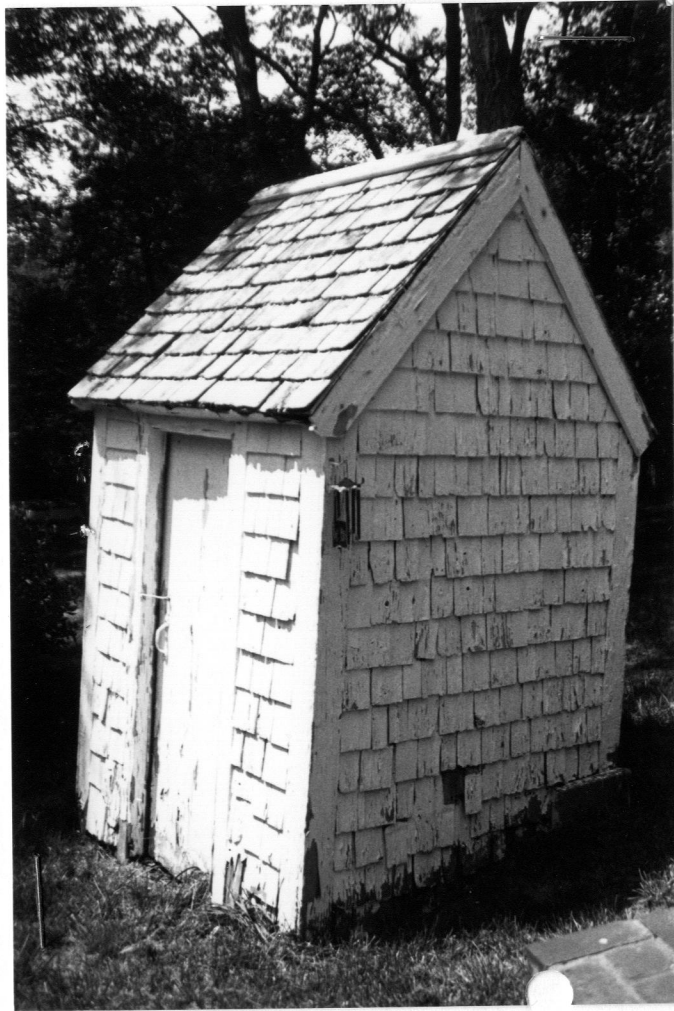
The mass and form of this house have not changed since the early 19th C when the west ell was added, thought to be for a cobbler's shop. Not very many exterior original details remain, though, aside from the simple box cornice. The windows are from several periods, none original; the siding and some of the trim has been replaced in this century. The house has a wood shingl roof and, despite the changes, maintains much of its early character.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

This house was owned in the early and mid 19th C by Ambrose Snow, a mariner, who was crippled while at sea at the age of nineteen, in 1806. Listed in the 1850 census as a 'labourer' , he raised a large family of successful mariners, including six sons who were masters of first class fishing vessels. Antoine Silver (Silva) bought it in 1864 and rented to Antoine Enos, who ran a farm here. His daughter, F. Sinclair owned it in the early part of this century.

BIBLIOGRAPHY and/or REFERENCES

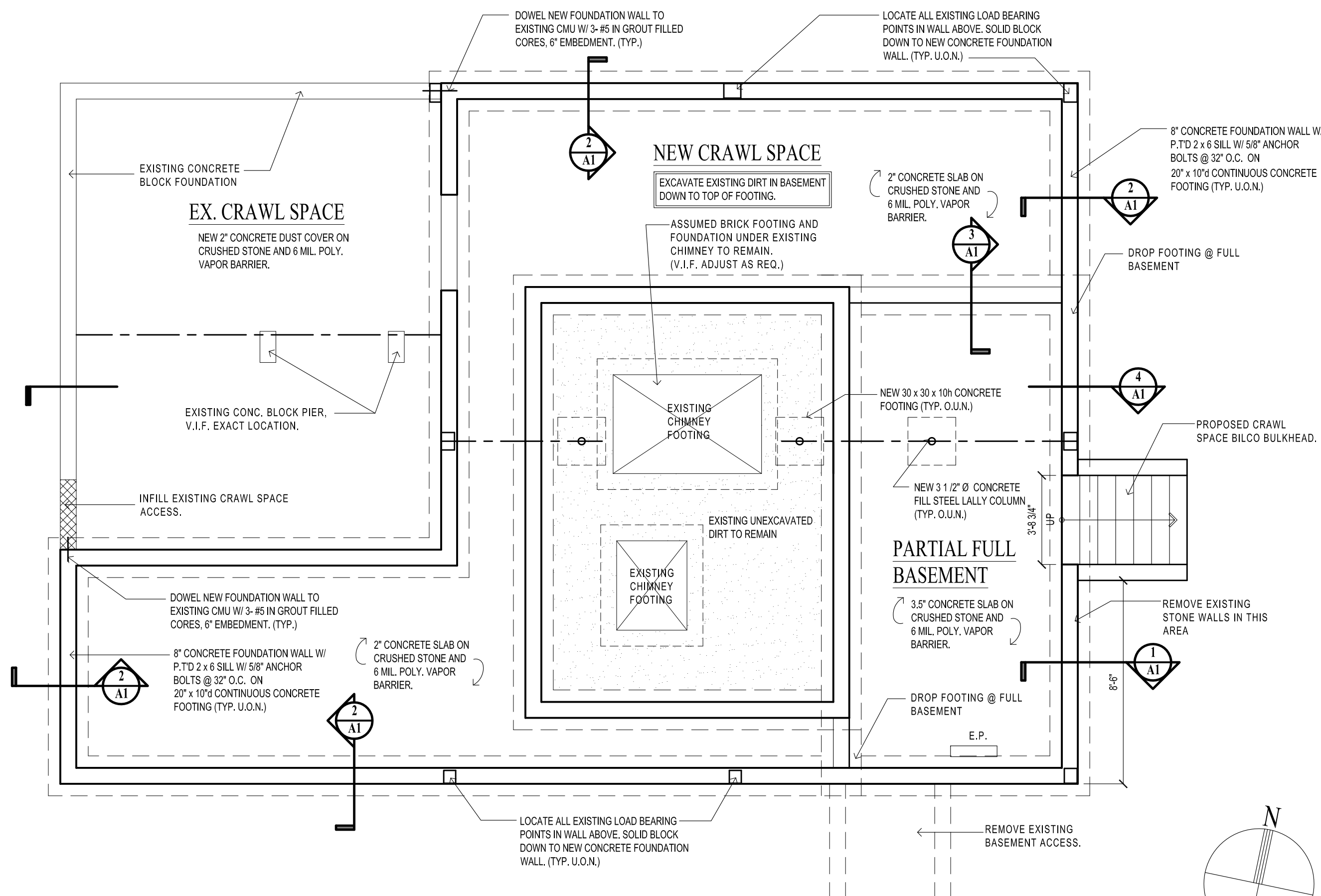
Shebnah Rich, p.433-4
HABS MA-697 and MA-768



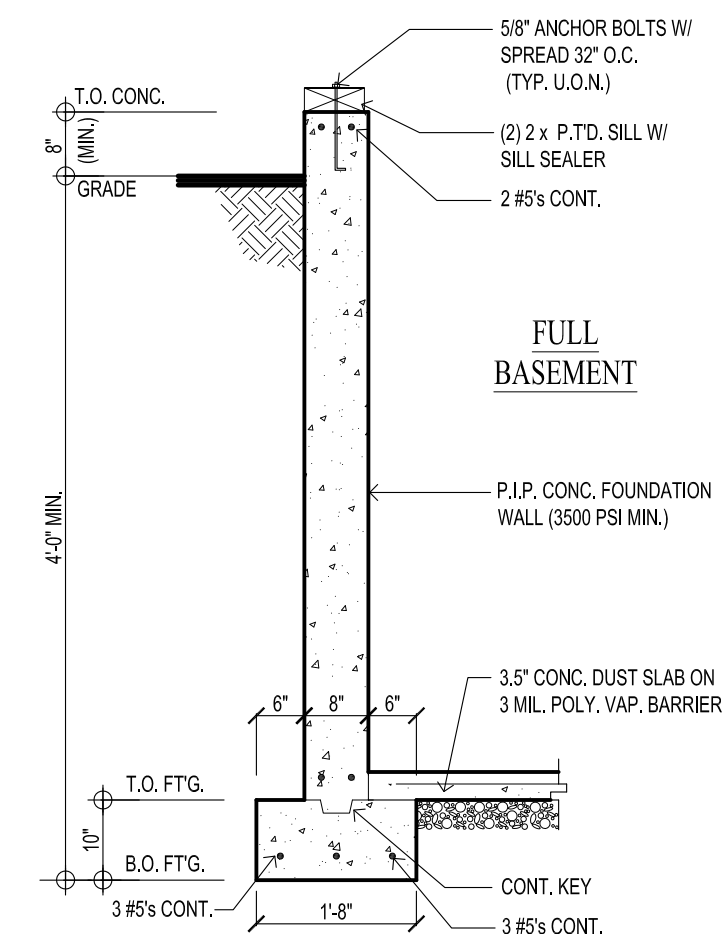
RESTORATION:
66 N. PAMET
N. TRURO, MA

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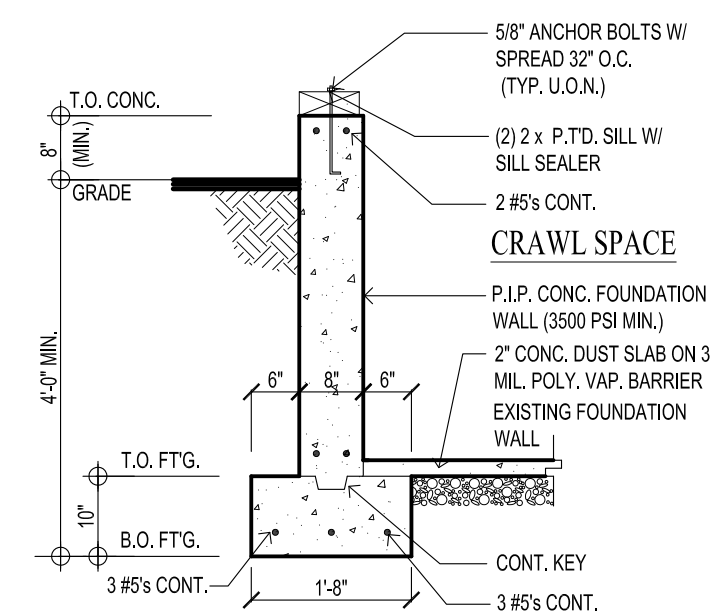
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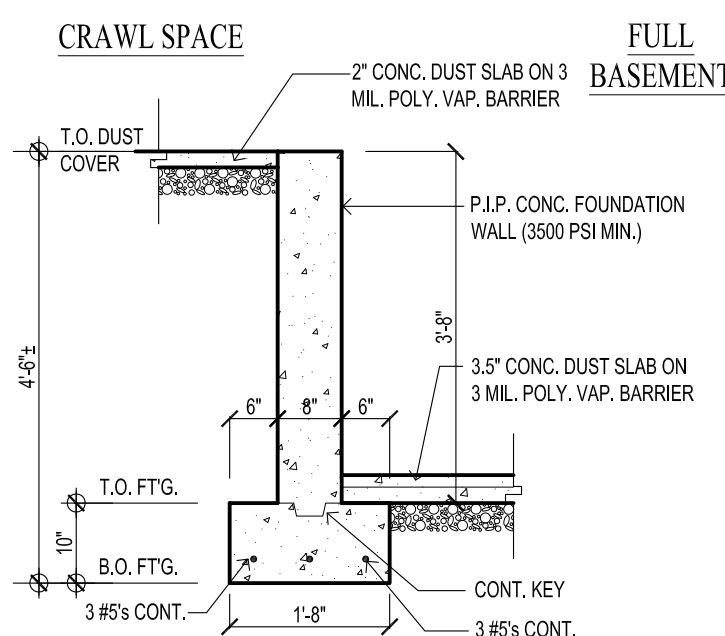
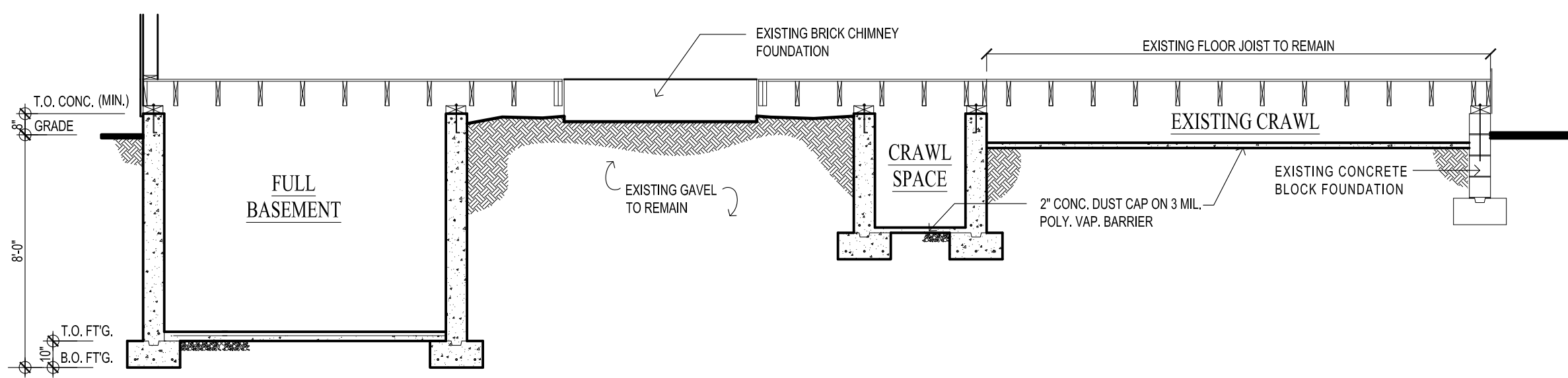
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



1 FOUNDATION WALL DETAIL
SCALE: 1/2" = 1'-0"



2 FOUNDATION WALL DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION WALL DETAIL
SCALE: 1/2" = 1'-0"

SHEET NO.

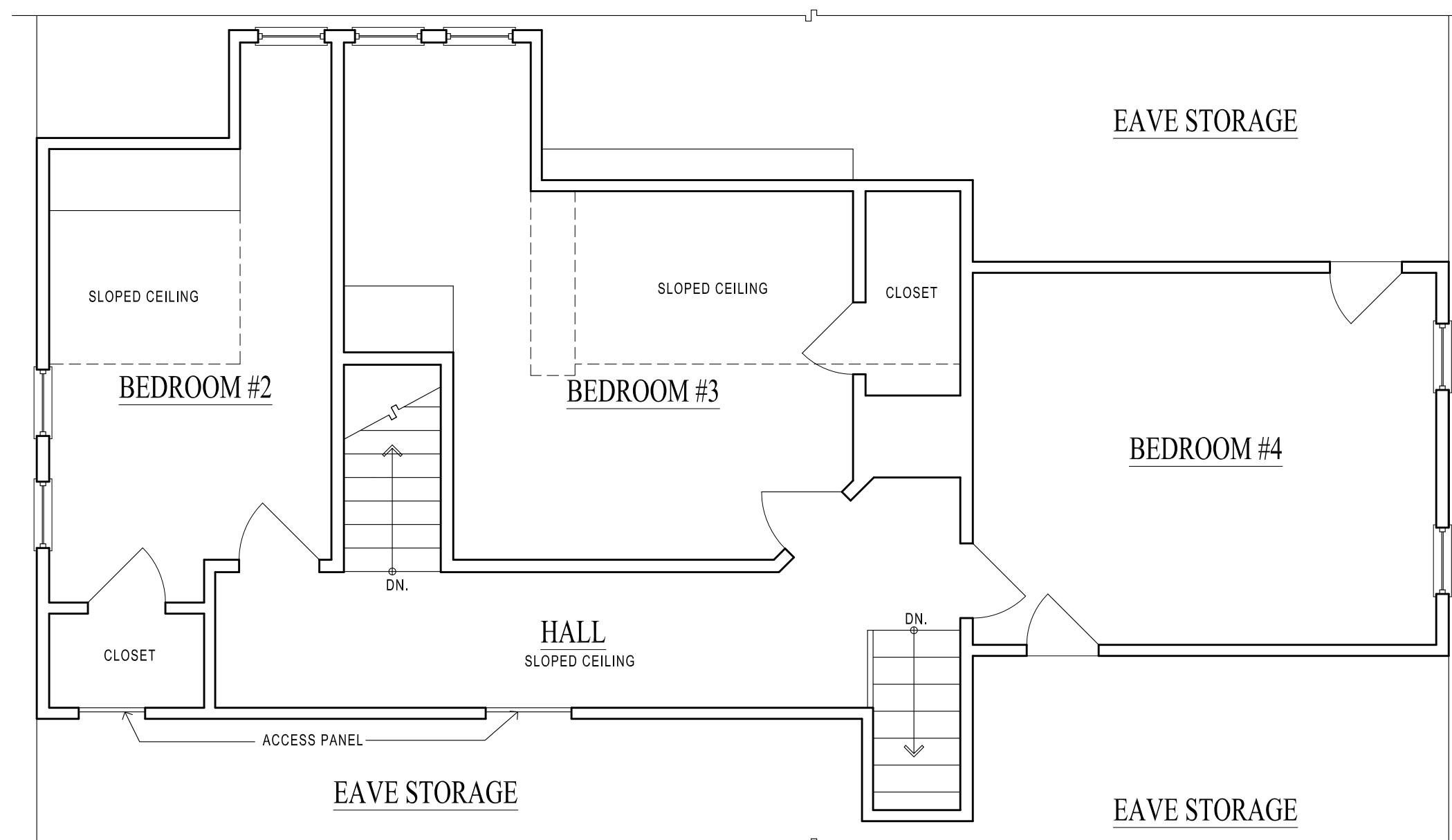
A1

ISSUED 9/10/2021

RESTORATION:
66 N. PAMET
N. TRURO, MA

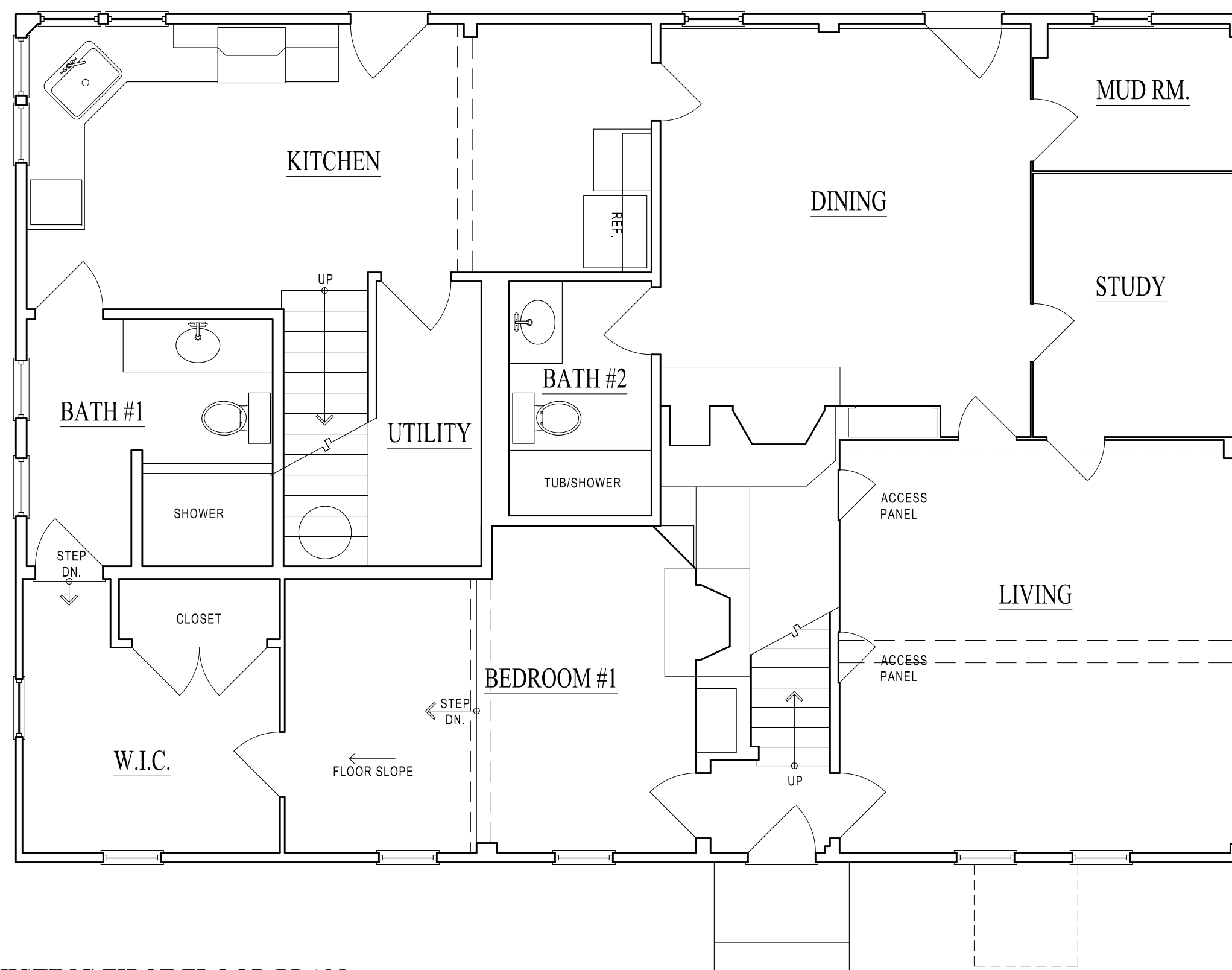
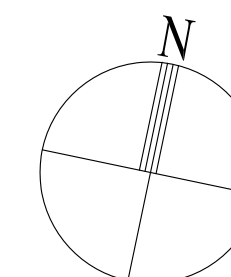
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(774)209-0911
tmsdesign@outlook.com



EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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

DEMO / CONSTRUCTION NOTES

- REMOVE PARTIAL REAR FOUNDATION WALL OF MAIN HOUSE.
- EXCAVATE AND TEMPORARILY SUPPORT EXISTING LOAD POINTS. T.B.D. BY ENGINEER.
- POUR CONCRETE FOOTING UNDER EXISTING PORTION OF EXTERIOR WALL WHERE INDICATED.
- ADD NEW CONCRETE FOUNDATION WALLS UNDER EXISTING EXTERIOR WALLS (WHERE INDICATED)
- EXCAVATE EXISTING PORTION OF THE EXISTING DIRT FLOOR WHERE INDICATED.
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SHEET NO.

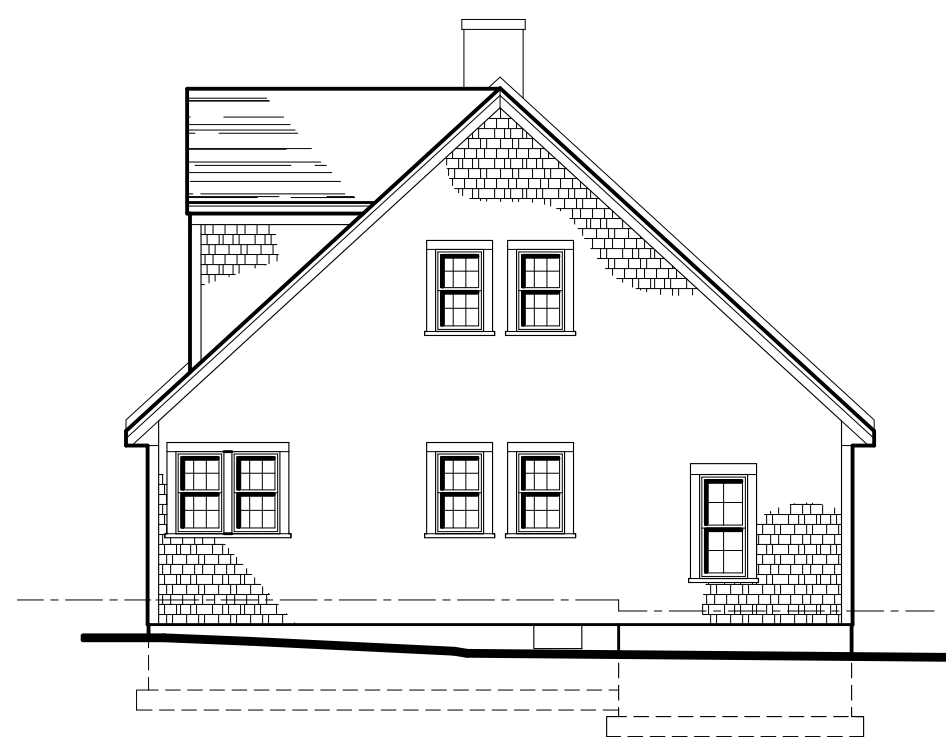
A2

ISSUED 9/10/2021

RESTORATION:
66 N. PAMET
N. TRURO, MA

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EXISTING LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/8"=1'-0"



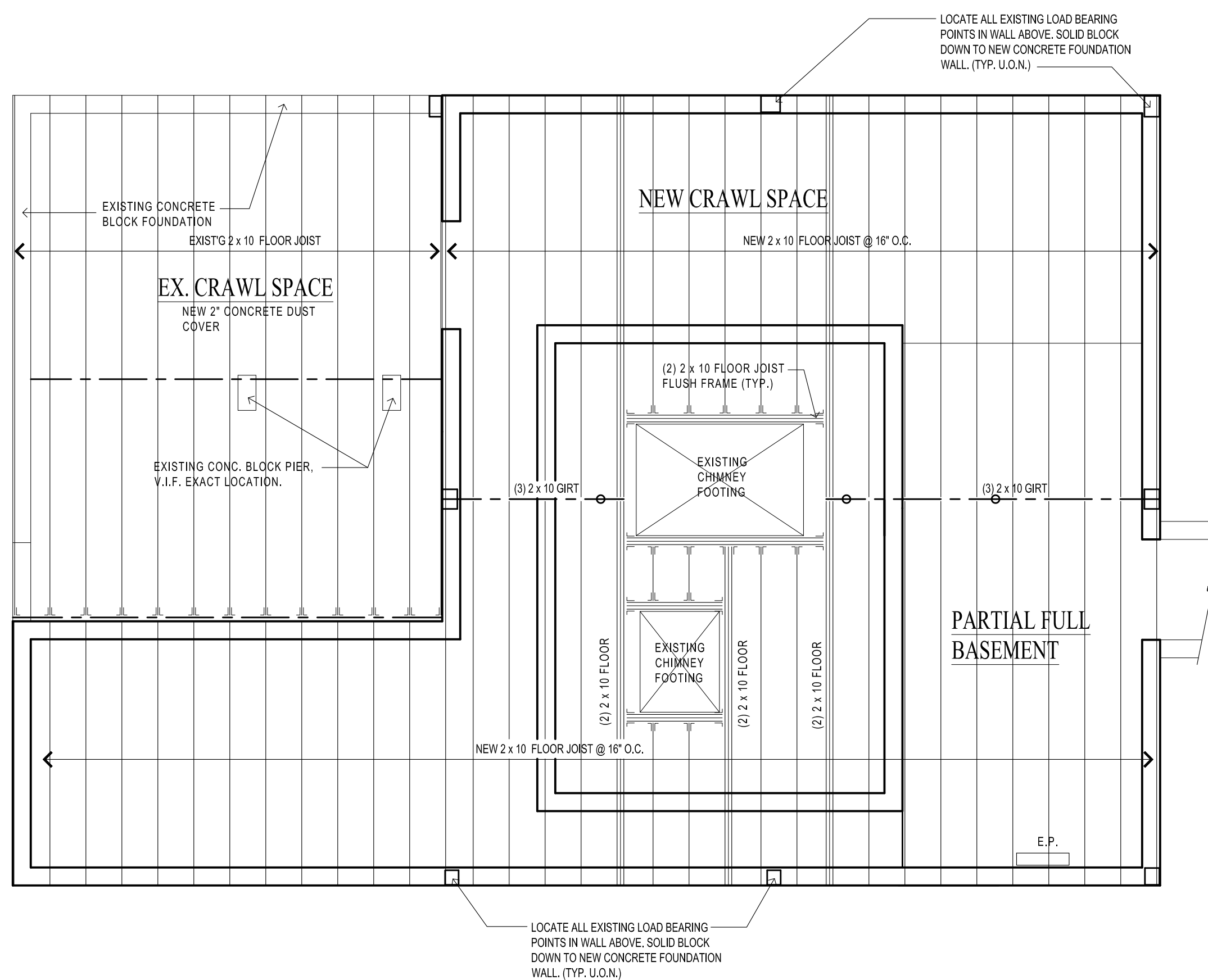
EXISTING RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



EXISTING REAR ELEVATION

SCALE: 1/8"=1'-0"



NEW FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"

SHEET NO.

A3

ISSUED 9/10/2021

TOWN of TRURO
Truro Historical Commission
Truro Historical Commission (THC) Meeting Minutes

Meeting Location: Via GoToMeeting

Date and Time: Wednesday, May 11, 2022, 5:00 pm

Members Present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Jim Summers, Secretary
David Kirchner, Member
Richard Larkin, Member - Recused for public hearing
Amy Rolnick, Member

Members Not Present: Bart Mitchell, Member

Attending: Barbara Carboni, Town Planner/Land Use Counsel
Benjamin Zehnder, Attorney for 40 S. Pamet Road Owner
Elizabeth Allehaut, Owner of 40 S. Pamet Road
Shane O'Brien, Owner's Architect
Jeffery Katz, Owner's Architect

Welcome: Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer briefly reviewed the agenda.

Public Hearing and Vote: Proposed Partial Demolition of 40 South Pamet Road:
Chairman Kiefer opened the public hearing, explained the purpose of the hearing and recited the applicable sections of the *Preserving Historic Properties* Bylaw in reference to the Commission's review of demolition requests for buildings determined to be significant in order to determine if such buildings are preferably preserved. He stated that the Chair, after consulting with the Vice Chair, had determined that the existing structure at 40 South Pamet Road is significant as defined in Truro's *Preserving Historic Properties* bylaw (constructed 75 years or more prior).

Ben Zehnder reported that initial presentations have been made to the Planning Board and the Zoning Board of Appeals with the understanding that the presentation to the THC was required before asking for final approvals. The Conservation Commission has previously granted approval.

Mr. Zehnder explained that he is working with the Building Department and intends to apply for a building code variance to avoid having the proposed addition raised above grade per flood zone requirements. As per the attached email exchange, Eric Carlson of the Department of Conservation & Recreation (DCR) and Sarah Korjeff of the Cape Cod Commission have also been consulted about this possible variance. Shane O'Brien and Jeffery Katz, the architects for the owner, explained that if the flood zone variance is granted, they intend to reduce the height of the addition by approximately three feet, the overall building height being approximately one

foot higher than the original house, and not exceeding the maximum zoning height of 23 feet. This will eliminate the need to request a variance for building height. Plan revisions will be required to be submitted to the THC, Planning & Zoning Boards to reflect the reduced height along with other recommendations made by THC and Ms. Korjeff.

The applicant team then reviewed the set of plans submitted with the demolition permit request, proposing to remove a later Victorian addition and a screened porch and replace them with a two-story addition with a roof deck. The original house would be retained, although the hipped roof dormer on the front facade would be replaced with a gable roof in order to improve the interior space. David Kirchner asked if the hipped roof could be retained.

Vice Chair Steinman suggested that if all or a portion of the Victorian addition could be retained, this could help in obtaining flood zone relief, in that the footprint (first floor level) of the addition would align with the existing historic structure.

The architects are currently proposing shiplap siding for the new addition's exterior.

Vice Chair Steinman asked if the existing shed structure, which may have been a windmill for a salt works located in the area was salvageable and could be evaluated if feasible, for moving to another location.

Chairman Kiefer stated that the Commission would prefer that the addition be constructed at the same grade elevation of the existing structure so that it does not preclude the building from being a contributing resource for the pending National Register Historic District application.

Chairman Kiefer asked if there were any further questions. There being none, Chairman Mr. Kiefer made a motion to vote to impose a demolition delay regarding the kitchen addition and shed, based on a finding of preferably preserved, and invited the applicant to come back to the THC to present the revisions to the architectural plans addressing the scale and height of the addition in relation to the existing house, the gable revision, and an investigation of the existing shed with the intent to relocate.

The motion was seconded by Vice Chair Steinman and all members, through a roll call vote, voted in favor.

The Public Hearings being concluded, the Commission continued with other items on the agenda.

Minutes:

David Kirchner moved, and Amy Rolnick seconded, and all members, through a roll call vote, voted in favor to approve the minutes of the February 2, 2021, meeting. The minutes were approved unanimously and will be filed with the Town Clerk.

Secretary Appointment:

David Kirchner moved, Vice Chair Steinman seconded and all members, through a roll call vote, approved the appointment of Jim Summers as Secretary for the remainder of his term on the Commission. David Kirchner was thanked for his service as Secretary.

Approve revisions to By-Law guide to clarify design review:

Vice Chair Steinman moved, David Kirchner seconded, and all members, through a roll call vote, approve proposed revisions to the By-Law guide previously circulated to the Commission

and attached to these minutes. Following the vote, Chairman Kiefer asked Barbara Carboni to facilitate posting this revised guide on the Commission's page on the Town website.

Town Planner report: Barbara Carboni, Truro Town Planner/Land Use Counsel, provided an update on the Local Comprehensive Plan. The committee is still working on visioning with a plan to have a stakeholder meeting in June. The question for the THC is how should the Commission be involved and what contribution would THC want to make? Vice Chair Steinman is currently the liaison to the Local Comprehensive Plan Committee and a sub-committee was established to include Amy Rolnick and Jim Summers with Chuck as Chair. Barbara will distribute to the THC the section from the 2005 Local Comprehensive Plan on historic resources. June 23rd is a Comprehensive Plan Committee tentative meeting date, and someone from the THC sub-committee should attend.

FY 2023 CPC application – Native Peoples Study:

Vice Chair Steinman reported that the FY 2023 CPC grant application for the Study for Memorials and Monuments to Commemorate the Payomet People has been approved by Town Meeting held on April 30th. Helen McNeil Ashton will be asked to connect with the Wampanoag Tribe. A contract will need to be signed with the Town and the CPC and will be effective on July 1, 2022.

Update of the Truro Community-wide Historic Survey: Vice Chair Steinman provided an update on the survey work by consultant Eric Dray. The drafts for the proposed historic areas have been completed and will next be reviewed by Chairman Kiefer and Vice Chair Steinman.

Historic Truro Self-Guided Tour Book: Vice Chair Steinman provided an update on the reprinting of the tour book. The Commission has been awarded a grant from the Truro Cultural Council, and additional funding has been pledged from local businesses to print another 3,000 copies. The contributors will send their donations to Trudi Brazil, the Town Accountant, to manage, and the reprinting will commence upon receipt of the donations.

Chairman Kiefer took a moment to remember Fred Todd who recently passed away. Fred was an important contributor to the THC and other Town Committees over his many years in Truro.

There being no further business, a motion was made to adjourn and was approved by all members.

Respectfully submitted by Jim Summers, Secretary

TOWN of TRURO
Truro Historical Commission
Truro Historical Commission (THC) Meeting Minutes

Meeting Location: Via GoToMeeting
Date and Time: Wednesday, July 7, 2022, 5:00 pm

Members present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Jim Summers, Secretary
David Kirchner, Member
Richard Larkin, Member
Amy Rolnick, Member
Bart Mitchell, Member

Members Not present: None

Attending: Barbara Carboni, Town Planner/Land Use Counsel
Paul & Amy Holt, Owners of 113 Castle Road
Victoria Dalmas, Attorney for Owners
John Ferro, Pine Knoll, General Contractors for owners
Peter Madsen, Neighbor at 105 Castle Road

Welcome: Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer briefly reviewed the agenda.

Public Hearing and Vote: Proposed Demolition of the Charlie Wheeler designed art studio: Chairman Kiefer opened the public hearing, explained the purpose of the hearing and recited the applicable sections of the *Preserving Historic Properties* Bylaw in reference to the Commission's review of demolition requests for buildings determined to be significant in order to determine if such buildings are preferably preserved. He stated that the Chair, after consulting with the Vice Chair, had determined that the existing structure, a modernist studio designed by noted designer Charlie Wheeler at 113 Castle Road, is significant as defined in Truro's *Preserving Historic Properties* bylaw. A site visit to 113 Castle Road was previously completed.

A vote for a demolition delay will be postponed because not all relevant materials were posted on the town website. This will give any interested parties the opportunity to review these materials prior to the next scheduled public hearing.

Amy Holt presented the drawings and the reason they choose the property on Castle Road. The Holts have researched the background of Charles Wheeler and appreciate his importance to outer Cape Cod architecture.

Peter Madsen shared the history of his home at 105 Castle Road which is adjacent to 113 Castle Road and was once the Life Saving Station at Ballston Beach. The Station was relocated in 1934 by Lily Rothschild.

The Holts reviewed the set of plans submitted with the demolition permit request, proposing to demolish the Zehnder studio and build a new house. Privacy for them and their neighbors was considered in the siting of the house. The studio is approximately eleven feet from the planned house. John Ferro explained that digging for the new house foundation would be problematic with the proximity of the studio. Amy Holt showed photos of the current state of the studio. John Ferro expressed concern that moving the studio may not be feasible because of the loss of the ceiling and of its overall condition. A sign and birdhouse located at the entrance of the property recognizing Zehnder's studio was offered.

Chuck Steinman requested to view the site plan and pointed out that the property at 5 Lily Lane was very close to the proposed site for the new house and suggested locating the house at the current tennis court in order to preserve the Zehnder-designed studio building. Amy Holt responded that the loss of views was a significant concern.

Matt Kiefer asked if an assessment of the condition of the studio has been made and whether the extent of excavation for safe construction of the foundation has been determined. John Ferro stated he would need to consult with the excavator to provide an accurate answer.

As a follow up to the comments made by Victoria Dalmas regarding costs in siting the house and renovating the studio, Barbara Carboni explained that hardship is not a criteria for the Commission's decision process per the by-law of the Commission.

Chairman Kiefer stated that the hearing would be continued and scheduled the continuation of the hearing for July 19th at 4:30pm.

A motion was made for the July 19th continuation by David Kirchner and seconded by Jim Summers and all members, through a roll call vote, voted in favor.

There being no further business, a motion was made to adjourn and was approved by all members.

Respectfully submitted by Jim Summers, Secretary

T N of T U
Truro Historical Commission
Truro Historical Commission (THC) Meeting Minutes

Meeting Location: Via GoToMeeting

Date and Time: Wednesday, July 19, 2022, 4:30 pm

Members resent: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Jim Summers, Secretary
David Kirchner, Member
Richard Larkin, Member
Amy Rolnick, Member

Members Not resent: Bart Mitchell, Member

Attending: Barbara Carboni, Town Planner/Land Use Counsel
Paul Amy Holt, Owners of 113 Castle Road
Matthew Starr, Holt's son-in-law
Ann Bratskeir, Neighbor at 3 Lily Lane
Christine Legere, Reporter for Provincetown Independent
Victoria Dalmas, Attorney for Owners, Senia Assoc.
John Ferro, Pine Knoll, General Contractors for owners
Peter Madsen, Neighbor at 105 Castle Road

welcome: Chairman Kiefer opened the meeting, welcomed the attendees and asked them to introduce themselves. Mr. Kiefer briefly reviewed the agenda and summarized the hearing held on July 7, 2022. The intent of this continuation of the July 7th hearing is to hear further testimony from the attendees and to take a vote for a possible demolition delay. He explained that a finding for a one-year demolition delay requires 4 votes of the attending Historical Commission members.

Richard Larkin asked if there are any other concrete structures in Truro and Vice Chair Steinman responded that he believed there were but could not be more specific.

Amy Holt presented additional materials looking at options of moving the house to the tennis court location closer to Castle Road. The Holts hired a drone operator to illustrate the differences of the Bay view, depending on the house siting. The views were based on the height of the proposed widow's walk. The water views are more extensive with the house being sited at the current proposed location. The Holts also see value in a longer driveway to be further from Castle Road and the entry experience through their property. These considerations are the reasons that they believe the current siting is the best location for the house.

Matthew Starr shared his early experiences growing up in Truro off Castle Road and wanted to support the Holts housing plans.

Ann Bratskeir shared her concern regarding the poor state of repair of the ehnder studio and the potential danger of unauthorized visitors to the studio.

John Ferro reiterated the benefit of having a model of the studio for public viewing.

Victoria Dalmas stated that the Holts have made efforts to look at different options for siting of the house and that the studio is so dilapidated that it would be very expensive to relocate and/or renovate the studio.

Chairman Kiefer opened the meeting for questions from the Committee. Richard Larkin asked if the studio was stable enough to remain standing if the debris was removed. John Ferro responded that he thought it would. Amy Rolnick asked John Ferro if there was a specific OSHA requirement regarding the excavation of the foundation. John Ferro responded that if the foundation walls are 10 feet deep that it would require a clearance of at least 10 feet for the excavation.

Vice Chair Steinman stated that the Holts could have gone directly to the Truro Building Commissioner to request the immediate "emergency" demolition based on the condition of the studio and could have by-passed involving the Historic Commission and this hearing. Vice Chair Steinman would prefer to see a sign identifying the ehnder studio versus a bird house model. David Kirchner agreed that the Holts have made a good faith effort to address the Commission's concerns, but the studio is not salvageable.

Vice Chair Steinman made the motion not to impose a demolition delay and that a sign be placed near Castle Road for recognition of the studio. David Kirchner seconded the motion. Richard Larkin and Amy Rolnick voted "no", and David Kirchner, Jim Summers, Vice Chair Steinman and Chairman Kiefer voted "yes", so there will be no demolition delay. A The Commission's Decision is attached.

This ended the public hearing for 113 Castle Road.

Minutes:

Richard Larkin moved, and Vice-Chair Steinman seconded, and all members, through a roll call vote, unanimously approved the minutes of the May 11, 2022, meeting. The minutes will be filed with the Town Clerk.

Review status of the Community Wide Historic Survey Update:

Eric Dray submitted 6 additional area forms that have been reviewed by Vice-Chair Steinman and Chair Kiefer. The current invoice will be submitted to Town Hall for CPC reimbursement. The project is on schedule and on budget. The area forms will be circulated to the Commission when the area maps are updated. Amy Rolnick asked if the Mid-Century Modern Houses on Great Pond are included in the survey. Eric Dray should be consulted about whether these houses will be included in the survey.

Wampanoag Monument and Memorial Study – next steps:

Vice-Chair Steinman stated that this project will be a joint effort by the Historical Commission and the Historical Society. The Commission will be responsible for Project Management and the Historical Society will take the role as Project Director per the CPC application. Helen McNeil-Ashton has reached out to get the Wampanoag Tribe engaged. Chair Kiefer suggested presenting a draft of the project description to the Tribe for them to better understand what will

be expected and how they will be compensated. A policy and working group will be formed to move forward with members of the Society, Commission and the Wampanoag Tribe.

Historic Truro self guided tour booklets:

Vice-Chair Steinman stated that the reprinted booklets have been distributed to the Library, Town Hall, Chamber of Commerce, and the Historical Society. Barbara Carboni suggested distributing the booklets to a location in Wellfleet since visitors would be interested in the tour.

New Business:

- 40 North Pamet update: owners have applied to the BA for a variance for the height of the deck addition since they are not planning to lower the addition as proposed by the Commission.
- Local Comprehensive Planning Committee: Vice-Chair Steinman will reach out to the new Chair (Mara Glatzel) of the Committee to ask that the Historic Commission be included in their planning and that Truro's built heritage be addressed in the plan. There is a printed survey available throughout town for the public to provide feedback.
- Walsh Property planning: Tighe Bond has been hired as the consultant, and Carol Ridley Associates will be a subcontractor. They will be starting soon with the Walsh Committee. Weston Sampson has completed a survey of the viability of renovating the existing buildings to be included in the future housing plans. The Historic Commission will likely review plans depending on the decision whether to keep or demolishing the existing cottages.

Adjourn:

Richard Larkin moved, and Jim Summers seconded, and all members, through a roll call vote, voted to adjourn the meeting.

Respectfully submitted by Jim Summers, Secretary



Truro Historical Commission

Truro Town Hall

Post Office Box 2020

Truro, Massachusetts 02666

Phone: (508) 349-7004

Fax: (508) 349-5505

October 17, 2022, DRAFT

Community Preservation Committee
Truro Town Hall
PO Box 2020
Truro, MA 02666

Dear Committee Members,

The Truro Historical Commission supports the Friends of the Truro Meeting house for their application seeking Truro's Community Preservation Act (CPA) funding for the restoration of portions of the historic Congregational Cemetery and for safety improvements to the access road serving the Congregational and Snow Cemeteries, and providing emergency access to the Truro Meeting House.

The Congregational Cemetery, along with the Snow Cemetery, and the First Congregational Church comprise the ***First Congregational Parish Historic District*** listed in the National Register of Historic Places by the US Department of Interior in 2014. These resources, together with the adjacent Union Hall (NR 1997), represent the most intact concentration of 19th century civic and religious institutions in Truro. The First Congregational Church, built in 1827, was the town's third meetinghouse and is the oldest surviving church in the town. It is an excellent example of an early 19th century Federal/Greek Revival institutional building in Truro, and the church's organization has been closely identified with the town's development since 1709. The Congregational Cemetery that surrounds the church is an integral part of its setting, and contains grave markers and monuments associated with significant 19th century individuals and events. Snow Cemetery, located immediately south of the Congregational Cemetery, is significant in the town as the only cemetery that was not started in association with a church, having started as a family burying ground in the early 1800s, and opened to the public in the 1930s. Snow Cemetery is associated with prominent 19th century Truro families, as well as the 20th century development of the Outer Cape artist community. The district meets National Register Criterion A for its association with the historic development of Truro, and Criterion C for its well-preserved example of early 19th century institutional architecture in the Federal/Greek Revival style. The period of significance extends from 1812, the earliest death date at the Congregational Cemetery, to the 50-year cut-off period for properties in continuing use.

Because of the property's historic significance, the proposed restoration work is strongly recommended for the Town's CPA support.

Regards,

Mathew Kiefer, Chair Truro Historical Commission

cc. Chuck Steinman, Chair, Friends of the Truro Meeting House



TOWN OF TRURO

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

DECISION OF THE HISTORICAL COMMISSION


Address: 113 Castle Road (Atlas Map 46, Parcel 398)
Title Reference: Barnstable County Registry of Deeds, Book 33326 Page 327
Owners and Applicants: Paul and Amy Holt
Hearing Dates July 7, 2022 and July 19, 2022
Decision Date: July 19, 2022
Sitting: Matthew J. Kiefer, Chair; Charles Steinman, Vice Chair;
Jim Summers, Secretary; David Kirchner; Amy Rolnick;
Richard Larkin (Bart Mitchell, absent)
Vote: 4-2

This matter came before the Historical Commission pursuant to Chapter VI, Section 5 of the Truro General Bylaws, on an Application for Demolition referred by the Building Commissioner on May 26, 2022 and a determination that the building (studio designed by Charles Zehnder) is significant. The Commission conducted a site visit on June 25, 2022 and held a public hearing on this matter on July 7, 2022 and July 19, 2022. Based on the site visit, hearing, and materials submitted in compliance with Section 6-5-1-1, the Commission makes the following findings:

1. The subject property is located at 113 Castle Road, in the Residential Zoning District. This property is one of four lots created by a division of land owned, at the time of the studio's construction (1979), by Henry Rothschild. The applicant's lot contains the studio and a tennis court associated with a dwelling that is now located on a separate lot.
2. The applicants intend to construct a five-bedroom residence on the lot, at a location selected for its distance from Castle Road and a view of the Bay afforded by the location's elevation.

The studio is approximately 480 feet from Castle Road, and the proposed house site is approximately eleven feet from the studio.

3. The studio was designed by Charles Zehnder (1929-1985.) Zehnder is known to have designed approximately 40 modern-style residences and other structures on Outer Cape Cod, including over 20 in Truro. These houses display Zehnder's experimentation with architectural geometries and incorporation of elements intended to highlight or complement the surrounding landscape. Most Zehnder-designed structures are of traditional building materials; the studio is one of four constructed mainly of concrete. The studio featured a wooden deck atop a single story constructed of concrete, with distinctive geometric cutouts. It was used as an art studio and photographs show a warm and glowing interior complementing the concrete walls.
4. At some point prior to the applicant's purchase of the property, the roof of the studio collapsed into the building interior. Other deterioration of the structure has occurred. Although the concrete walls of the structure appear to be intact, it is unlikely they could be moved successfully to another location.
5. At the Commission's request, the applicants considered alternate locations on the property for construction of their residence, so as to allow retention of the studio, but the applicants found no other location consistent with desired privacy and views.
6. Based on its deteriorated condition, the fact that its original setting as an isolated studio will be significantly altered by the construction of the house, and the difficulty of moving or re-orienting it to accommodate the owner's plans, the Historical Commission finds that the studio is not preferably preserved and imposes no demolition delay.

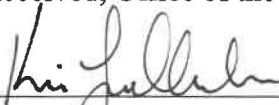


Matthew J. Kiefer, Chair

11 August 2022

Date

Received, Office of the Town Clerk:



Signature

August 16, 2022

Date