



TOWN OF TRURO
Conservation Commission

PUBLIC MEETING AGENDA
Monday, January 9, 2023
Meeting start time 5:00



Remote Meeting Access Instructions

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the Town's web site on the "Truro TV Channel 18" button under "Helpful Links" on the homepage. Once the meeting has started, click on the green "Watch" button in the upper right of the page. To provide comment during the meeting, please call-in toll free at 1 877 309 2073 and enter the following access code when prompted: 464-567-165 # To join this meeting from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/464567165> Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in; citizens may also provide public comment for this meeting by emailing the Conservation Agent at ebeebe@truro-ma.gov with your comments.

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

1. **Notice of Intent: 6 River View Road, Elizabeth & Robert Morrison (SE# 75-1154):** construction of a single-family residence; Buffer Zone to a Coastal Bank, Riverfront Area. (Map 50, Parcel 267) *(continued from 12/5/2022)*
2. **Notice of Intent: 33 Black Pond Road, Catherine Shainberg:** two additions; Buffer zone of a Bordering Vegetated Wetland. (Map 61, Parcel 12) *(continued from 12/5/2022; the applicant has requested a further continuance to the 2/6/2023 meeting)*
3. **Notice of Intent: 2 Marian Lane, Paul & Nancy Fenichel:** construction of a new deck & screen porch; Coastal Bank. (Map 50, Parcel 47) *(continued from 12/5/2022; the applicant has requested a further continuance to the 2/6/2023 meeting)*
4. **Notice of Intent: 4 Pavomet Lane; 4, 6&23 Corn Hill Landing; 2&3 Corn Hill Path. Rob Berman, (SE#75-1159):** reconstruction & maintenance of sand drift fence; Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 45, Parcel 18, 19, 24, 25, 28 & 32) *(continued from 12/5/2022)*
5. **Notice of Intent: 6 Baker Lane, Richard & Jill Meyer (SE#75-1161):** demo/rebuild single family home, upgrade septic system, mitigation; Buffer Zone to a Coastal Bank and Bordering Vegetated Wetland. (Map 50, Parcel 272) *(continued from 12/5/2022)*
6. **Request for Determination of Applicability: 432 Shore Road Cottages 3 & 4, Vito Moreno:** replace existing walkway between cottages with pavers; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 9, Parcel 8)
7. **Request for Determination of Applicability: 22 Great Hills Road, Jason & Pamela Moriarty:** repair of foundation wall on North side of dwelling; Buffer Zone to a Coastal Bank. (Map 49, Parcel 23)
8. **Request for Determination of Applicability: 492 Shore Road, Laura Keegan:** upgrade septic system; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 8, Parcel 22)
9. **Request for Determination of Applicability: 15 Depot Road, Kelsey Tyler:** upgrade septic system; Riverfront Area & Buffer Zone to a Coastal Bank.
10. **Administrative Reviews:** (1) 2 Obbo Dr: removal of black locust; (2) 4 River View Rd: 30-day extension request; (3) 276 Shore Rd: water line work; (4) 51 Depot Rd: limb removal (5) 334 Shore Rd: sand replacement-ratification for emergency work done;
11. **Discussion on process to update Open Space and Recreation plan**
12. **Minutes**

Site visits: Commissioners will meet at Town Hall on Monday, January 9, 2023, at 10:00 AM and proceed to:

- 1) 22 Great Hills Rd;
- 2.) 15 Depot Rd;
- 3.) 6 Baker Lane;
- 4.) 432 Shore Rd;
- 5.) 492 Shore Rd

Ryder & Wilcox

SURVEYING · ENGINEERING
HOME PLANNING & DESIGN

1

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

January 5, 2023

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

Conservation Commission
TOWN OF TRURO

JAN 05 2023

RE: 6 River View Road SE 75-1154

Dear Commission Members:

Please find revised plans relating to subject NOI submission attached.

The scope of the project has been reduced in size from the original submission and the buildings have been moved approximately 10' in a Southwesterly direction.

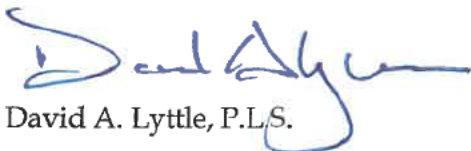
The dwelling & garage continue to be located just landward of the 100' buffer to the top of the bank and they are also located landward of the 200' riverfront boundary.

The portions of the project that remain within jurisdiction (previous patio & second floor cantilevered deck) have also been reduced in size. Please see accompanying coverage calculations for more details.

The applicant has taken care to minimize the impacts within the buffer zone and believes the Planting Plan by BlueFlax Design will sufficiently mitigate for the work proposed in jurisdiction.

Thank you for your attention to this matter.

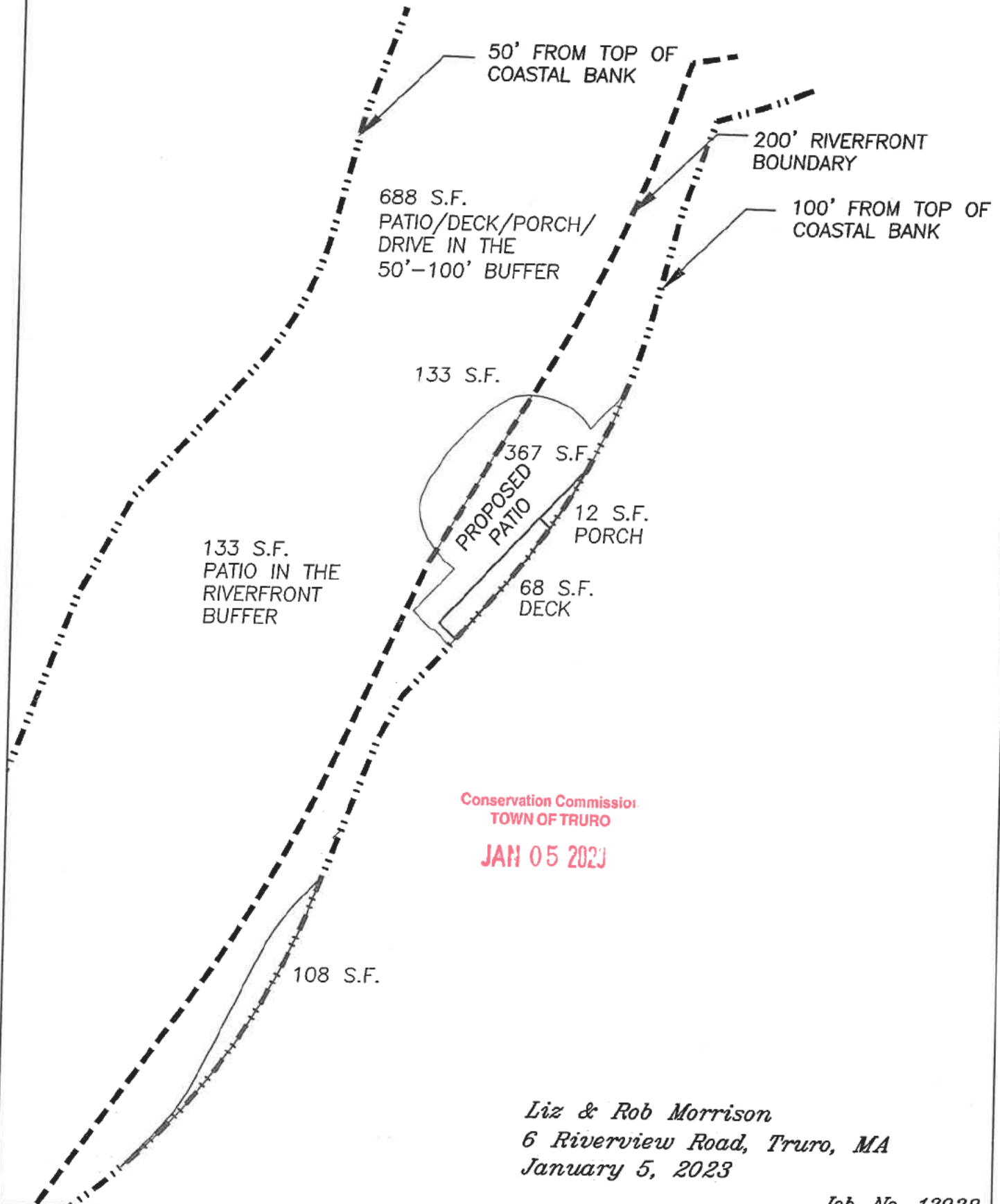
Sincerely,



David A. Lyttle, P.L.S.

PROPOSED COVERAGE CALCULATIONS

BUFFER ZONES TO TOP OF BANK/RIVERFRONT BOUNDARY



Conservation Commission
TOWN OF TRURO

JAN 05 2023

*Liz & Rob Morrison
6 Riverview Road, Truro, MA
January 5, 2023*

Job No. 12938

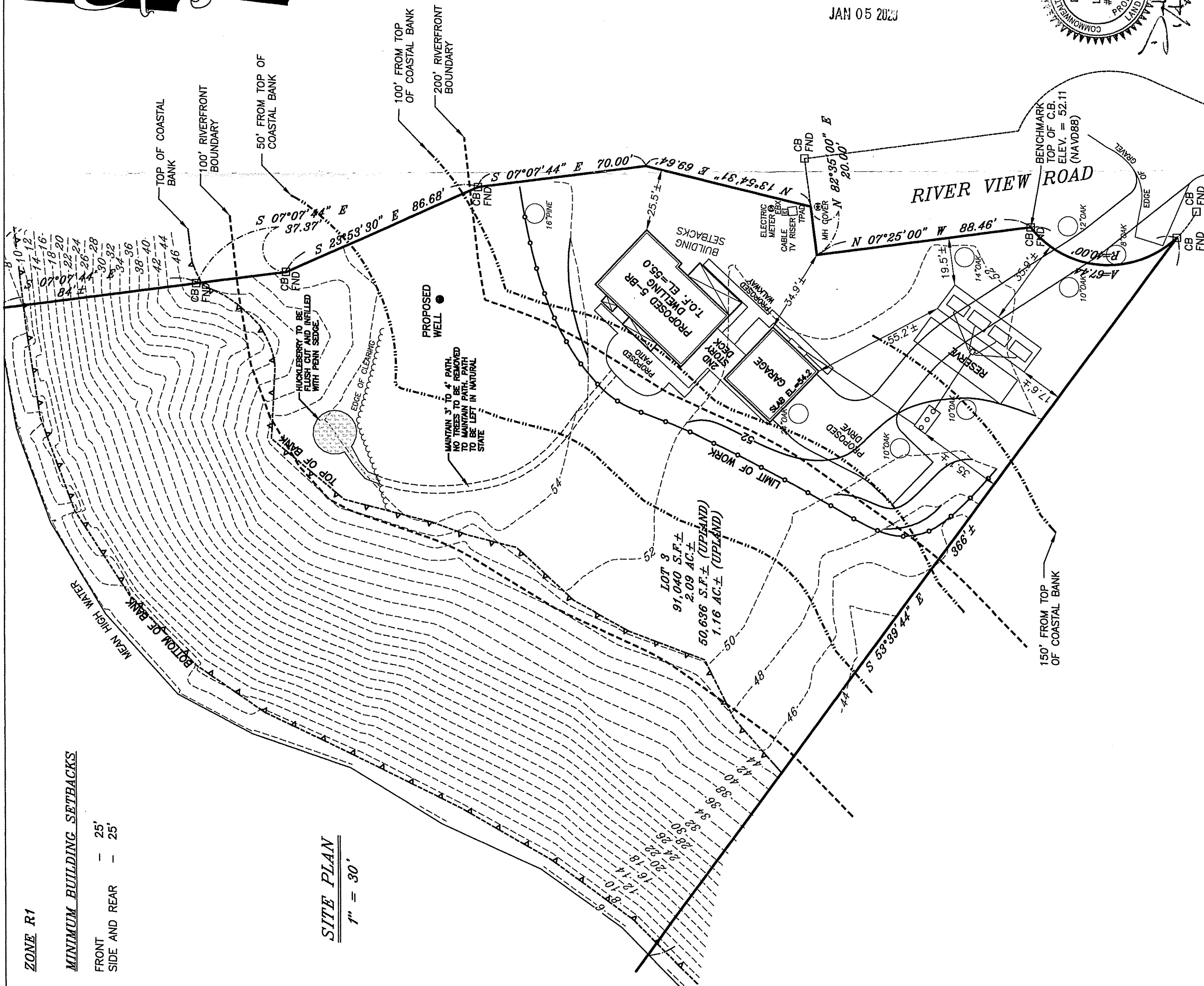
ZONE R1

MINIMUM BUILDING SETBACKS

FRONT - 25'
SIDE AND REAR - 25'

SITE PLAN

1" = 30'



GENERAL NOTES:

1. SYSTEM IS DESIGNED IN ACCORDANCE WITH "COMMONWEALTH OF MASS., DEPT. OF ENVIRONMENTAL PROTECTION, 310 CMR 15.00; THE STATE ENVIRONMENTAL CODE, TITLE 5, STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" AND THE TOWN OF TRURO REGULATIONS.
2. NO WELLS OR WATER SUPPLIES ARE KNOWN TO EXIST WITHIN 100 FEET OF THE PROPOSED SOIL ABSORPTION SYSTEM. ALL WELLS KNOWN TO EXIST WITHIN 150 FT. OF THE SYSTEM ARE SHOWN.
3. PRIOR TO BACKFILLING COMPLETED SYSTEM, NOTIFY THE ENGINEER AND THE HEALTH DEPARTMENT FOR INSPECTION. PROVIDE 24 HOURS (MIN.) NOTICE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH.

CONSTRUCTION NOTES:

1. LIMITS OF CONSTRUCTION AND/OR GRADING TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED, PRIOR TO, AND DURING CONSTRUCTION.
2. FABRIC SILTENCE TO BE SECURELY STAKED IN PLACE PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
3. DISTURBED AREAS SHALL BE STABILIZED AND REVEGETATED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING.
4. ALL EXCESS EXCAVATED MATERIAL SHALL BE STOCKPILED IN THE DRIVEWAY AND REMOVED FROM THE SITE AS SOON AS PRACTICABLE.
5. REGRADE SITE IN ACCORDANCE WITH THE SITE PLAN.
6. ANY ADDITIONAL WORK BEYOND THE SCOPE OF THAT WHICH IS SHOWN HEREON, AND WHICH IS WITHIN 100' OF THE RESOURCE AREAS, WILL REQUIRE CONSERVATION COMMISSION APPROVAL.

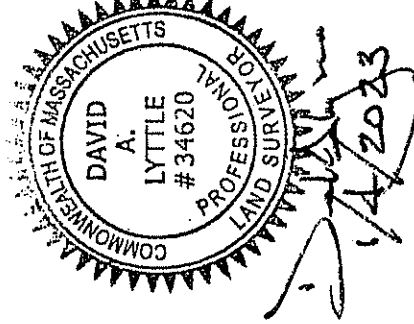
TEST HOLE DATA

DATE OF TEST HOLES: 2/28/2022
 NO WATER ENCOUNTERED
 INSP. BY: D. QUINN (R&W), AROZANA DAVIS (HEALTH DEPT.)

No. 1			No. 2		
DEPTH (IN.)	SOIL HORIZON	ELEVATION (FT.)	DEPTH (IN.)	SOIL HORIZON	ELEVATION (FT.)
0 - 4	O	51.6 - 51.3	0 - 4	O	52.1 - 51.8
4 - 16	A	51.3 - 50.3	4 - 16	A	51.8 - 50.8
16 - 36	B	50.3 - 48.6	16 - 36	B	50.8 - 49.1
36 - 132	C	48.6 - 40.6	36 - 132	C	49.1 - 41.1
TOP OF PERC AT 40" (C-LAYER) <2MIN./IN.			TOP OF PERC AT 54" (C-LAYER) <2MIN./IN.		

No. 3			No. 4		
DEPTH (IN.)	SOIL HORIZON	ELEVATION (FT.)	DEPTH (IN.)	SOIL HORIZON	ELEVATION (FT.)
0 - 5	O	52.3 - 51.9	0 - 3	O	52.3 - 52.0
5 - 16	A	51.9 - 51.0	3 - 15	A	52.0 - 51.0
16 - 36	B	51.0 - 49.3	15 - 36	B	51.0 - 49.3
36 - 144	C	49.3 - 40.3	36 - 128	C	49.3 - 41.6
TOP OF PERC AT 40" (C-LAYER) <2MIN./IN.			TOP OF PERC AT 54" (C-LAYER) <2MIN./IN.		

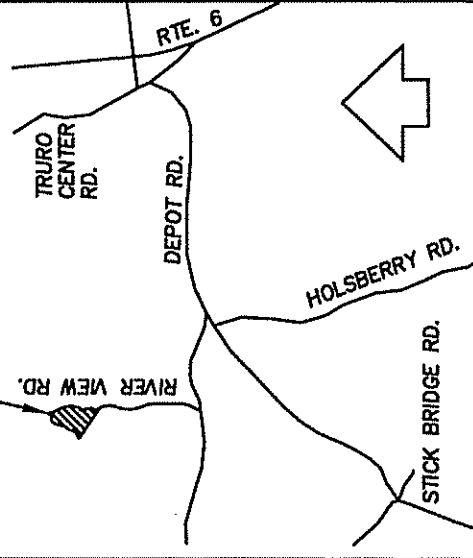
Conservation Commissioner
 TOWN OF TRURO
 JAN 05 2023



LOCATION MAP

Not to Scale

LOCUS



Reference
 Asst's Map 50, Pl. 267
 Pl. Bk. 517, Pg. 92
 Pl. Bk. 531, Pg. 10

LEGEND

- TEST HOLE LOCATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SEPTIC TANK (H-20)
- PROPOSED DISTRIBUTION BOX (H-20)
- 44' x 12' x 2' ABSORPTION CHAMBER SYSTEM (H-20)
- CONCRETE BOUND
- EXISTING/PROPOSED WELL

PROPOSED DWELLING & ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

Prepared for: Liz and Rob Morrison
 Location: 6 Riverview Road - Truro, MA

By: Roger & Wilcox, Inc., P.E. & P.L.S.

33 Giddiah Hill Rd.

P.O. Box 439

So. Orleans, MA, 02662

Tel. (508) 255-8312

Fax: (508) 240-2306

Scale: 1" = 30'

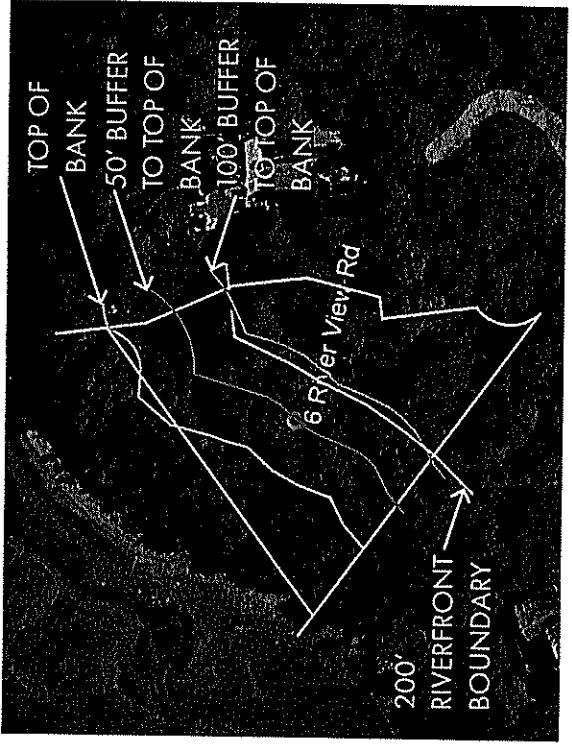
Drawn by - NMA

Date - August 19, 2022

Rev. - September 14, 2022

Rev. - November 11, 2022

Rev. - January 4, 2023



Google Earth aerial image of 6 River View Road, Truro, Ma.

PLAN NOTES

- Site plan provided by Ryder Wilcox Inc.
- The property located at 6 River View Road is currently undeveloped. The entire lot is heavily vegetated with a Maritime Forest/Woodland plant community, with oak (*Quercus spp.*) and pitch pine (*Pinus rigida*) being the dominant species on site. Black huckleberry (*Corylus americana*), lowbush blueberry (*Vaccinium angustifolium*), bayberry (*Myrica pensylvanica*), bearberry (*Arctostaphylos uva-ursi*), Pennsylvania sedge (*Carex pensylvanica*), crinkle hairgrass (*Deschampsia flexuosa*), and poison ivy (*Toxicodendron radicans*) comprise most of the understory and ground cover vegetation.
- This plan proposes to restore native vegetation in areas disturbed by the proposed construction of patio and walkway within the 100' buffer zone to the coastal bank and 200' outer riparian.
- Disturbed vegetation within the work limit in jurisdictional areas will be removed with native vegetation found in abutting naturalized areas, include bearberry, lowbush blueberry, bayberry, and oak. This vegetation will be allowed to naturalize to blend in seamlessly with surrounding vegetated areas.
- A 4' wide footpath will allow property owners access to a small seating area (approximately 256 square feet) located at the top of the coastal bank. No trees will be removed for either the footpath or the seating area. Black huckleberry within the proposed seating area will be flush cut and removed, and the seating area will be planted with Pennsylvania sedge to provide soil cover and stability while allowing for safe and comfortable access.

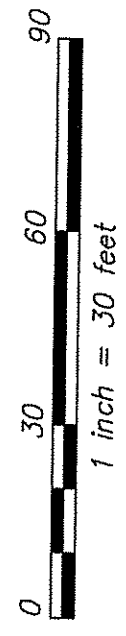
PLANT SCHEDULE	BOTANICAL / COMMON NAME	CONT	QTY
TREES	<i>Quercus bicolor</i> / Swamp White Oak	2/3" cal	1
SHRUBS	<i>Morella pensylvanica</i> / Northern Bayberry	3 gal	16
GROUND COVERS	<i>Arctostaphylos uva-ursi</i> / Bearberry	1 gal	112
	<i>Carex pensylvanica</i> / Pennsylvania Sedge	4" pots	317
	<i>Vaccinium angustifolium</i> / Lowbush Blueberry	1 gal	78

Restoration Planting Area

RESTORATION PLANTING PLAN

08/19/22 RSVD 01/04/23
 MORRISON RESIDENCE
 6 RIVERVIEW ROAD
 TRURO, MA

Conservation Commission
 TOWN OF TRURO
 JAN 05 2023



DATE	REVISION	INITIALS
01/04/23	Revise plantings base on Architectural's	TBH

2

Courtney Warren

From: jason@jcellisdesign.com
Sent: Monday, January 2, 2023 3:57 AM
To: Emily Beebe
Cc: Courtney Warren; Arozana Davis
Subject: 33 Black Pond Road

Conservation Commission
TOWN OF TRURO

JAN 05 2023

Good morning!

Please continue the NOI hearing for 33 Back Pond Road once more to the Feb 6 meeting
I won't be available to attend the Jan 9 meeting

Thank you!
Jason

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

3

Courtney Warren

From: jason@jcellisdesign.com
Sent: Monday, January 2, 2023 3:59 AM
To: Emily Beebe
Cc: Courtney Warren; Arozana Davis
Subject: 2 Marian Lane

Conservation Commission
TOWN OF TRURO

JAN 05 2023

Good Morning

Please continue the NOI hearing for 2 Marian Lane one more time to the Feb 6 meeting
I won't be available to attend the meeting on Jan 9

Thank you!
Jason

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

November 7, 2022
Revised November 15, 2022
Revised December 16, 2022

Ms. Carol Girard-Irwin, Chair
Truro Conservation Commission
24 Town Hall Road
Truro, MA 002536

HEALTH DEPARTMENT
TOWN OF TRURO

DEC 21 2022

RECEIVED BY.

RE: Notice of Intent Filing – 6 Baker Lane SE 075-1161

Dear Ms. Girard-Irwin,

Enclosed please find a Notice of Intent Application for the proposed demolition of an existing single-family home and removal of the existing septic system, and reconstruction of a smaller single-family home and installation of an enhanced IA septic system, removal of lawn and invasive vegetation, and restoration of native vegetation within the 50' buffer to a coastal bank.

The main objectives of the proposed project are to:

- Raze the existing 4 bedroom home and deck and reconstruct a smaller 2- bedroom single family home with reduced driveway, reducing the amount of the structure within the buffer zone to the coastal bank .
- Remove/abandon the existing septic system and install an enhanced IA system to better protect the coastal resource areas.
- Manage/remove invasive vegetation and existing lawn within the 100' buffer to the coastal bank.
- Restore native plant species with high wildlife habitat value (forage, breeding, cover etc.).

Resource areas identified on the site include Bordering Vegetated Wetland, Land Subject to Coastal Storm Flowage (elevation 12), and Coastal Bank (per DEP Wetlands Program Policy 92-1: Coastal Banks - figure 2).

The developed portions of the property contain a 4-bedroom single family dwelling with deck, walkway, patio, steps, stone and timber walls, a dirt/gravel driveway and parking area, a 1500-gallon septic tank with leach pit, and well.

Nearly all of the existing structure on the site is located within the 50' buffer to top of the Coastal Bank, and the entire property is within the 100' buffer to the Coastal Bank. The location of the Coastal Bank as defined by DEP (vertical buffer to floodwater – this Coastal Bank does not act as a sediment source), and the size of the lot precludes any structure from being moved entirely outside of the 100' buffer zone.

The proposed project will decrease the total structure within the buffer zone to the Coastal Bank, and provide additional mitigation with the installation of an enhanced I/A septic system and nearly 5000 sf of native planting to create a vegetated buffer strip to the Coastal Bank where none currently exists.

The applicants respectfully request that the Commission issue a Variance for the reconstruction work, and submit the following Alternatives Analysis for consideration.

Existing and Proposed Coverage and Mitigation Calculations

Within 50' buffer to the resource area	Existing (sq. ft.)	Proposed (sq. ft.)	Net Change (sq. ft.)	Proposed Mitigation
Areas of structures (dwellings, shed, decks, etc).	1942	1885	-57	4692
Areas of hardscape, pools, walkways, driveway etc	3461	2245	-1216	
Within 100 'buffer to the resource area	Existing (sq. ft.)	Proposed (sq. ft.)	Net Change (sq. ft.)	Proposed Mitigation
Areas of structures (dwellings, shed, decks, etc).	0	40	+40	272
Areas of hardscape, pools, walkways, driveway etc	77	69	-8	
Total Areas	5480	4239	-1241	4964

Alternatives Analysis

Several alternatives were considered through the conceptual design process, leading the design team to the proposed design. The first step in the process was to analyze the existing structure and consider making no change to existing building.

According to Assessor Department records, the existing 1.75 story, Cape-style dwelling was constructed in 2001. The existing septic system was approved by the Board of Health in 1998, and was installed in 2001. The septic system passed Title V inspection in April 2020. The Applicants purchased the property in August 2021 after a nearly five-year delay related to title issues. During this time the house remained vacant, and no care and maintenance was undertaken on the structure, leaving both the exterior and interior of the existing building in poor condition.

When the applicants began the process of purchasing this property, their vision was to build a smaller structure with a single-story layout in which they could live comfortably and independently as they age. During the lengthy process of completing the purchase the applicants' vision for the property did not change.

The project architect, Paul Kreuger of Kreuger Associates Architects, was tasked with developing several design concepts based on this vision. Mr. Kreuger then worked with BlueFlax Design LLC to assess the proposed designs in consideration of the site's sensitive environmental resource areas and the State and local regulatory restrictions related to those resource areas. BlueFlax Design LLC worked with the architect and the applicants to identify ways to protect the coastal resource areas to ensure that any redevelopment of the site would ultimately better support the resource areas interests (as defined in the Massachusetts Wetlands Protection Act and Truro Wetlands Regulations) than existing conditions. Additionally, consideration was given to improving overall conditions as they relate to the larger (and less clearly defined, from a regulatory perspective) considerations of embodied energy, climate change, and adaptation.

The first design exploration was to consider making no changes to the structure, or modifying the structure to reduce its size in order to meet the property owners' goals and vision. The existing 1 and $\frac{3}{4}$ story structure with 4 bedrooms and three floors of living space does not provide a layout that meets the owners' goals. The existing building is heated by an oil burning furnace, and would require new windows, doors, and insulation to be made more energy efficient. While this could be accomplished, it still leaves the owners with a structure far larger than they need, and with a floorplan layout that does not meet their goals. Additionally, heating and cooling such a large structure requires significantly more energy and expense than is required to heat and cool a smaller, energy efficient home. The owners also believe that the mass of the existing structure does not fit in with the natural setting, and spoils the view of the woody hillside from Mill Pond.

Once it became clear that retrofitting the existing structure would not meet the owners needs, and would not improve the larger existing conditions of the site, consideration was given to rebuilding a new, single-story home on the existing foundation (Figure 1 – Paul Krueger Sketch).

In order for the existing foundation to be used for a single-story home, the footprint of the foundation would have to be enlarged (see Figure 1, page 4), requiring new excavation, and portions of the existing foundation would have to be demolished and removed, requiring a significant reworking of the existing foundation. Reusing the existing foundation does not reduce the amount of disturbance within the buffer zone, but does add significant work and expense to the project. With no reduction in the amount of disturbance required to demolish portions of the foundation and to add on to the foundation, but with significant cost increases to do so, this alternative was not developed further.

The third design alternatives that were considered were a new larger single-story structure and a slightly smaller single-story structure with larger deck area and a detached outbuilding (see Figures 2A and 2B). While this design located the new structure further from the top of the Coastal Bank than existing conditions, it did not meet the property owners' goal of reconstructing a smaller, more energy efficient home. Therefore, this design alternative was not further developed.

The fourth alternative that was considered is the one currently being presented to the Truro Conservation Commission through the Notice of Intent process. The proposed 2-bedroom dwelling meets the property owners needs while reducing the total amount of structure within the 50 and 100-foot buffer zones.

The proposed 2-bedroom, 2-bath home will allow for single-story living, and at the same time will reduce the amount of energy required to heat and cool the building. The house will be constructed to meet and exceed all current building codes and regulations. The existing oil burning furnace and oil storage tank will be eliminated, and the structure will incorporate electric heating and cooling, powered mainly by solar panels installed on the roof. Great care will be taken to recycle existing materials on the site, including recycling the existing concrete foundation. Additionally, the proposed enhanced IA nitrogen reducing septic system will better protect the sensitive wetland resource areas located in the northern portion of the lot, and off site to the west and east. In keeping with the homeowners' goal of minimizing their footprint, driveway and lawn area will be reduced, and native vegetation will be planted and allowed to naturalize in the former lawn and driveway areas, further reducing the inputs required to support development on the property.

This proposed design will better protect the wetland resource areas by significantly reducing the amount of living space (and therefore intensity of use on this site), moving the structure as far from the resource areas as the property boundaries and other Town regulations will allow, will eliminate the existing oil heating system and install more energy efficient, solar powered electric heating and cooling systems, will improve the management of septic waste through the elimination of the existing leach pit and installing an Enhanced IA septic system, and will reduce the amount of existing lawn and remove invasive vegetation, increasing the vegetated buffer between developed portions of the lot and the wetland resource areas and better protecting the wetland resource areas.

In summary, we believe that the current proposal meets the variance criteria as stated in the Truro Conservation Regulations, and better supports and protects the interests of the State Wetlands Protection Act and the Truro Conservation Regulations as follows:

Variance Criteria i.

Upon clear and convincing proof, provided by the applicant, that the proposed work, or its impacts and effects, will not adversely affect the public interests and values protected by the Bylaw and these Regulations.

- The proposed structure is moving further from the resource area than the existing structure, allowing for establishment of a more robust vegetated buffer strip between developed portions of the lot and the resource area.
- The proposed smaller, 2-bedroom home will reduce the intensity of use on this site
- The existing septic system with leach pit will be upgraded to an enhanced IA septic system which will better protect sensitive wetland resource areas.
- The existing oil burning furnace and oil storage tank will be removed, eliminating a potential hazard from close proximity to sensitive wetland resource areas.

Variance Criteria ii.

A description of the alternatives explored that would allow the project to proceed in compliance with the performance standards in these Regulations and an explanation of why each is not feasible.

- Several alternatives that would allow the project to proceed in compliance with the performance standards were explored and a description of each of the alternatives, and why each is not feasible or practicable, is described in this document.
- Because the entire lot is either within a resource area (Coastal Bank), or within the 100' buffer zone to the resource area (Coastal Bank as defined by DEP Wetlands Program Policy 92-1: Coastal Banks - figure 2) none of the proposed alternatives can meet General Performance Standards 5. ii, or 6. as stated in Section 2.01. None of the proposed alternatives, or any work on this site, would allow this project to proceed in compliance with these Performance Standards.

Variance Criteria iii.

A description of the mitigation measures to be used to contribute to the protection of the wetland values protected by this ordinance.

Mitigation measures proposed for this project include:

- Eliminating the existing septic system and installing an enhanced IA System
- Removing driveway, lawn, and invasive vegetation and planting a more robust vegetated buffer
- Removing the existing oil storage tank and oil burning furnace and installing a cleaner energy source (solar)

Variance Criteria iv.

Evidence that an overriding public interest is associated with the project which justifies modifying one or more performance standards.

- The proposed mitigation measures related to the overall project will provide an overriding public interest by better protecting public water supplies (ground and surface waters) than existing conditions.
- The abandonment of the existing septic leach pit and installation of a nitrogen reducing enhanced IA septic system will better protect surrounding salt marsh and estuary systems.
- Removing the existing 4 bedroom structure and building a much smaller 2-bedroom home will significantly reduce the intensity of use on this site.
- Removing driveway and lawn, and planting native vegetation, will reduce stormwater impacts.
- Removing the existing oil-fired heating system and installing a solar powered system will significantly reduce potential risks to water supplies as the result of an unintended oil spill or other disaster (e.g. fire, significant storm damage etc).

We appreciate the Commission's time to review this revised Alternative's Analysis and the associated plans for redevelopment of this site, and look forward to presenting the revised plans to the Commission and answering any of the commission's questions at the January 9, 2023 public hearing.

Sincerely,

Theresa Sprague

Theresa Sprague
BlueFlax Design LLC

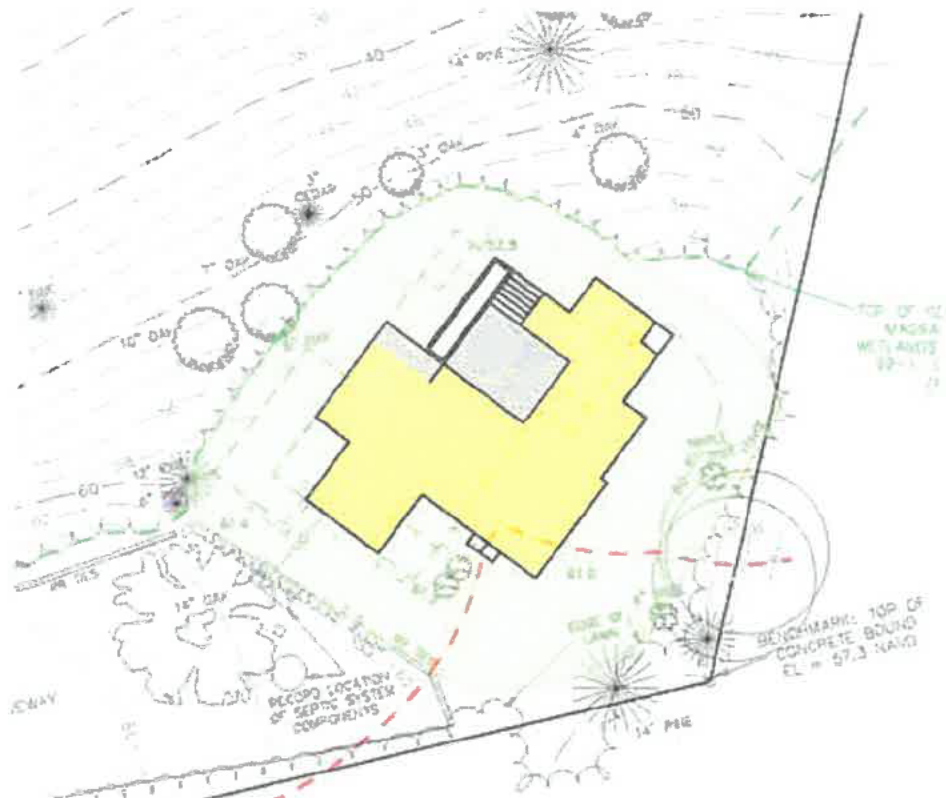


Figure 1 – Alternative 1 - Reconstruct a new single-story home on the existing foundation

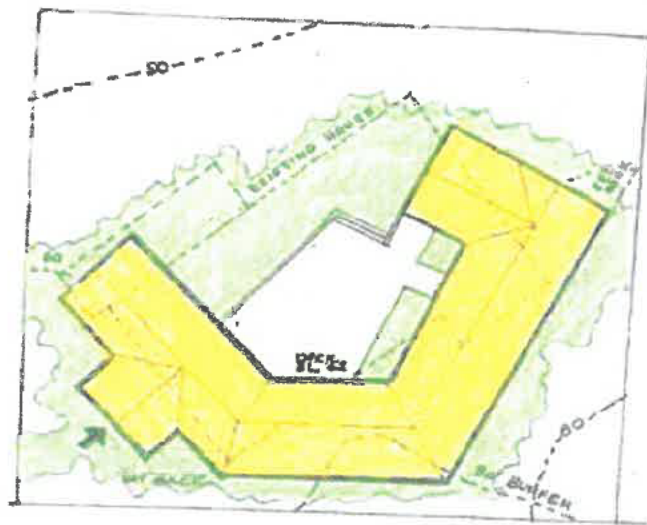


Figure 2A – Alternative 3 - Reconstruct a new, larger, single-story structure.

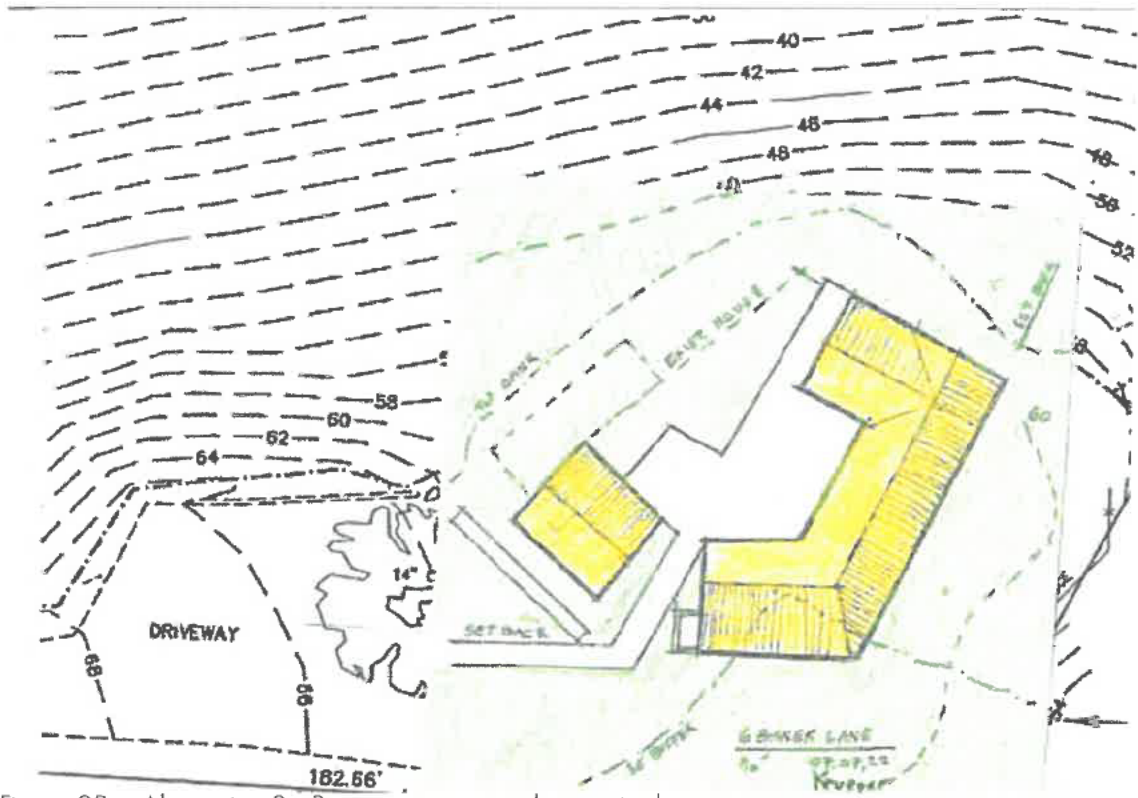


Figure 2B – Alternative 3 - Reconstruct a new, larger single-story structure



LAND MANAGEMENT PLAN

HEALTH DEPARTMENT
TOWN OF TRURO
DEC 21 2022
RECEIVED BY:

.....
 NOVEMBER 7, 2022 RSV D NOVEMBER 28, 2022 RSV D DECEMBER 20, 2022
 MEYER RESIDENCE
 6 BAKER LANE.
 TRURO, MASSACHUSETTS

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INTRODUCTION

This Plan is written to accompany the Proposed Conditions Plan for 6 Baker Lane, Truro, MA, dated November 7, 2022, revised December 19, 2022. This Plan describes the project in detail, clearly defining the main goals and objectives, outcomes and benefits, and outlines the steps and time-line for vegetation management procedures.

The property at 6 Baker Lane, Truro, Massachusetts is owned by the Meyer family. This projects proposes to raze the existing 3 bedroom home, reconstruct a new 2 bedroom single family home, upgrade the septic system to an enhanced IA system, remove invasive vegetation from 2845 SF area within the buffer zone and restore native plant species, and remove 1479 SF of lawn and plant native vegetation.

BlueFlax Design LLC was contracted by the property owners to prepare a plan addressing their goals and supporting the following interests of the Massachusetts Wetlands Protection Act (section 10.30) and the Town of Truro Wetlands

- Storm Damage Prevention
- Flood Control
- Protection of Wildlife Habitat
- Protection of Public and Private Water Supply
- Protection of Groundwater Supply
- Prevention of Pollution
- Erosion and Sedimentation Control

This Plan addresses the following project outcomes, resulting in a net benefit to the ecological health of the resource areas at 6 Bakers Lane:

- Raze the existing 3 bedroom home and reconstruct a new 2-bedroom single family home.
- Remove/abandon the existing septic system and install an enhanced IA system.
- Manage/remove invasive vegetation and existing lawn areas within a 4,324 square foot area within the 100' buffer to the coastal bank.
- Restore native plant species with high wildlife habitat value (forage, breeding, cover etc.).

EXISTING CONDITIONS

The property at 6 Bakers Lane is an approximately 4.635 acre lot developed with a single family dwelling and dirt/gravel driveway. Resource areas on the property include a Coastal Bank and its associated buffer zones, Bordering Vegetated Wetland, and Land Subject to Coastal Storm Flowage (LSCSF) elevation 12.

According to a report dated March 7, 2022 completed by Laura Schoffield,RS, SE, "The Coastal Bank was delineated according to DEP Wetlands Program Policy 92-1: Coastal Banks. In this case, the Coastal Bank has a slope greater than 4:1, so the top of the Coastal Bank is that point above the 100-year flood elevation where the slope becomes less than 4:1; bringing the top of Coastal Bank at [this] property to the edge of the existing footprint of development. The Coastal Bank is the most landward of the Coastal Resource areas affecting the subject parcel pursuant to the Massachusetts Wetlands Protection Act and the Truro Conservation Regulations."

There is no existing structure, and no work is proposed, in either the Bordering Vegetated Wetland or LSCSF.

A gravel driveway and parking area, 3-bedroom single family dwelling, and Title V septic system are located on the southern corner of the lot within the 50' buffer zone to the Coastal Bank. The existing well is located on the Coastal Bank.

The Coastal Bank is stable and well vegetated with a mix of grasses, native maritime shrubs, and native canopy trees. Some minor invasive plant infestation is noted mainly along the top of the Coastal Bank, consistent with the kinds of infestation found at the edge between frequently disturbed areas and previously disturbed, but not regularly managed, areas. The vegetation directly around the existing structure consists mainly of Cape Cod lawn.

The Bordering Vegetated Wetland is healthy and intact.

Canopy trees throughout the property include pitch pine (*Pinus rigida*), black cherry (*Prunus serotina*), oak (*Quercus spp.*), and eastern red cedar (*Juniperus virginiana*). Native shrub layer present includes bayberry (*Morella pensylvanica*), low bush blueberry (*Vaccinium angustifolium*) and huckleberry (*Gaylussacia baccata*).

Invasive species on site include Asiatic bittersweet (*Celastrus orbiculatus*), shrub honeysuckle (*Lonicera spp.*), black locust (*Robinia pseudoacacia*), autumn olive (*Elaeagnus umbellata*).

There are no Areas of Critical Environmental Concern (ACEC) or National Heritage and Endangered Species Program (NHESP) estimated or priority habitats mapped within the project area.



PROPERTY MAP



Google Earth aerial image of 6 Bakers Lane, Truro, Ma.



Existing dwelling



View looking east at the existing structure located at the top of the coastal bank



EXISTING CONDITIONS PHOTOGRAPHS



View North- shrub layer invaded with bittersweet and shrub honeysuckle



View south - shrub honeysuckle in the shrub layer



View east - non native Mimosa tree, and shrub honeysuckle along fence line



View west - understory invaded with bittersweet and shrub honeysuckle

GOALS AND OBJECTIVES

- GOAL 1: Redevelop lot with a smaller dwelling, and enhanced IA septic system.
- Raze the existing 3-bedroom house, and reconstruct a smaller 2-bedroom home further from the top of the coastal bank.
 - Upgrade the existing Title V septic system to an improved enhanced IA (nitrogen reducing) septic system.

GOAL 2: Increase protection of the resource areas by enhancing the integrity of the vegetation makeup in the buffer zone to the coastal bank.

- Enhance the vegetated buffer by removing existing lawn and managing invasive vegetation in an approximately 4,324 square foot area, and replanting native vegetation appropriate to the site's conditions and intended ecological services. Restore native plant species within restoration areas that provide high value cover, forage and breeding habitat.

GOAL 3: Improve wildlife habitat function and value within the buffer zone.

- Manage invasive plant species within the resource areas to reduce their competition with species that provide native habitat.
- Enhance native plant species within restoration areas that provide high value cover, forage, and breeding habitat.

This project will result in an overall improvement to the ecological function of the resource area and buffer zone by reducing the size of the house and moving it further from the resource area, installing an enhanced IA septic system, and removing invasive vegetation and lawn and restoring a healthy native plant community within the 50' and 100' buffer zones to the Coastal Bank. Restoring naturalized, native vegetation will increase biodiversity, improve soil protection and stability, improve storm water infiltration, and improve structural and species diversity for better wildlife habitat. The vegetation proposed in the Planting Plan associated with this document is composed of a variety of species well-adapted to coastal conditions; they are staples of a maritime shrubland community, and all will provide important ecological functions including stabilization and increased stormwater infiltration.

Stormwater runoff is slowed down by the interception of multiple vegetation layers (ground cover, mid-canopy, and over-story canopy layers). As the rainwater reaches the ground, its velocity is reduced, which prevents soil erosion and allows for swift absorption and filtration by the deeper and complex network of native plant roots. This is the preferred stormwater function provided by naturally vegetated areas. The existing invasive vegetation on this site, while providing some storm

water and habitat function, cannot provide these functions as well as native plant communities do. Native plant communities have co-evolved to sustain higher levels of species diversity per square foot, which allows plants to grow densely, and creates an extensive root system that filters rainwater and stabilizes soils on areas such as coastal banks. The high species diversity of native plant communities also increases the ecological resiliency of an area, and offers increased chance of adaptation to the impacts of climate change.

The vegetative buffer to the resource area will benefit from the removal of invasive and aggressive vegetation. The presence of invasive species leads to the loss of native habitat and biodiversity as invasive plants spread quickly and either displace or degrade native plant species and habitats because of intense competition. A reduction of native species means a loss of the particular native vegetation that insects and wildlife are adapted to, and rely on, for food and cover. Wildlife habitat will be improved by reducing invasive species competition which will better support diverse flora and fauna within this ecological community. Wildlife habitat will be further improved by reintroducing native species with various vegetative structure, fruits, and flowers that will provide high quality forage, cover, and breeding habitat. Please see "Invasive Vegetation Descriptions" for details on the benefits of removing the particular invasive species present. Please see Appendix B of this document for information regarding wildlife value of the proposed vegetation.

Overall, the proposed project will be an improvement to the site's current conditions. It will not destroy, permanently alter, or have any adverse effects on any portion of the resource area or associated buffer zone. According to the Natural Heritage and Endangered Species Program there is no Estimated or Priority Habitats of Rare Species on this property. The proposed project will enhance and protect the functions of the resource areas, buffer zone, and the stated interests of the State Wetlands Protection Act and the Town of Truro Wetland Protection Regulations. Please see Appendix A of this document for information regarding Local Performance Standards.

VEGETATION RESTORATION PROCESS

The invasive plant management project will begin with selective removal of invasive vines and shrubs using a selective cut and wipe method, applying an EPA approved systemic herbicide to the cut vines and shrubs allowing the herbicide to translocate to root systems to avoid soil disturbance and damage to non-target native species. It is expected that some root material not destroyed by the initial herbicide application will be left behind and re-sprout, and that there is a substantial invasive species seed bank throughout the area. Therefore, follow-up treatments beginning the first growing season after the initial intensive management, and continuing through summer and fall for the next three to five growing seasons will be necessary.

This will likely reveal native shrubs and trees that have been damaged by the invasive plants. This vegetation will benefit from selective pruning or flush cutting to support vigorous future growth. The Restoration/Planting Plan proposes restoring this area with diverse native vegetation, and allowing existing vegetation not damaged by invasive vegetation to mature in place. The invasive plant management project will enhance and protect the functions of the resource areas and buffer zones, and the stated interests of the State Wetlands Protection Act and the Town of Truro Wetlands Regulations. Please see the Meeting and Exceeding the Truro Wetlands Regulations Performance Standards section on page 9 of this document for more details.

Once invasive vegetation has been removed, bare areas will be seeded with a native grass and wildflower seed mix. Woody vegetation will be planted in the following growing season after the initial intensive invasive plant management phase is complete.

The areas proposed for invasive species management and lawn removal will be replanted with 145 native shrubs, 68 native grasses, 42 native ferns, and 22 native perennials including inkberry holly (*Ilex glabra*), sweetpire (*Itea virginica*), bayberry (*Morella pensylvanica*), bush cinquefoil (*Potentilla fruticosa*), beach plum (*Prunus maritima*), fragrant sumac (*Rhus aromatica*), Carolina rose (*Rosa carolina*), arrowwood viburnum (*Viburnum dentatum*), switch grass (*Panicum virgatum*), prairie dropseed (*Sporobolus heterolepis*), anise hyssop (*Agastache*), butterfly milkweed (*Asclepias tuberosa*), lady fern (*Athyrium filix-femina*) and coneflower (*Echinacea purpurea*). Temporary irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established, irrigation will be removed. All shrubs, trees, perennials and grasses are to have drip irrigation. Follow up invasive species management will be ongoing over the next three growing seasons.



MITIGATION/RESTORATION PLANTING PLAN

PROJECT AREA



Google Earth satellite image of 5 acres long, 1/2 mi. wide

PLAN NOTES

- Site plan provided by: Schedule Director of Cape Cod
- This plan proposes to raise the existing 3 bedrock basins, reconstruct two 2 bedrock single basins and construct one new 1A grade restore invasive vegetation from 20' to 45' and restore native plant vegetation, and remove 4075 SF of lawn and plant waste vegetation.
- Invasive vegetation that will be managed/removed include: Asiatic bittersweet (*Saxifraga oppositifolia*), American yew (*Taxus canadensis*), Japanese knotweed (*Polygonum orientale*), and other species. (Landscape plan will be submitted by contractor with 30% approved)
- 7 treeless, lawnless, or if damaged areas are proposed to be removed.
- After invasive species removal the project area will be seeded with native grasses and wildflower mix (see below).
- The management area will be planted with a total of 145 native shrubs, 48 native grasses, 42 native ferns and 24 native perennials. (See Plant Schedule below for details)
- Native vegetation that was damaged by invasive species or historic planting will be reestablished using best management practices to promote healthy regeneration and vigorous growth.
- All vegetation debris will be removed from the site and brought to an off-site dump and area.
- Temporary vegetation will be installed for the first year to protect erosion while permanent mitigation will be installed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper plant growth and successful restoration.
- REVISIONS: 11/28/22: Invasive Schedule.
- REVISIONS: 12/20/22: Add Cowling Redstart, Least of Weast

PLANTING SCHEDULE

PLANT	QUANTITY	DATE	NOTES
Asiatic Bittersweet	145	11/28/22	Remove
American Yew	145	11/28/22	Remove
Japanese Knotweed	145	11/28/22	Remove
Native Grasses	48	11/28/22	Plant
Native Shrubs	145	11/28/22	Plant
Native Perennials	24	11/28/22	Plant
Native Ferns	42	11/28/22	Plant
Native Wildflowers	145	11/28/22	Plant
Native Cowling Redstart	145	11/28/22	Plant
Native Least of Weast	145	11/28/22	Plant



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PROPOSED CONDITIONS PLAN

11/22/22 NSVD 12/20/22
MEYER RESIDENCE
6 BAKERS LANE
TRURO MA



DATE	BY	REVISIONS
11/20/22	DR/MSJ	Asiatic Bittersweet, American Yew, Japanese Knotweed, Native Grasses, Native Shrubs, Native Perennials, Native Ferns, Native Wildflowers, Native Cowling Redstart, Native Least of Weast

SHEET 00

INVASIVE PLANT MANAGEMENT

Invasive plants, also known as noxious weeds, are any plants whose introduction does or is likely to cause economic or environmental harm or harm to human health. In this case, these invasive plants reproduce rapidly and displace native species. According to the National Invasive Species Council (NISC) "Invasive species may prey upon, displace or otherwise harm native species. Some invasive species also alter ecosystem processes, transport disease, interfere with crop production, or cause illnesses in animals and humans; affecting both aquatic and terrestrial habitats." Invasive plants threaten natural communities by reducing habitat and food for native insects, birds, and other wildlife. These invasive plants have a competitive advantage because they are no longer controlled by their natural predators, and can quickly spread out of control. For these reasons, invasive species are of national and global concern. NISC's recommendations for invasive species management includes 5 Strategic Goals for managing invasive species nationwide:

1. Prevention
2. Early Detection and Rapid Response
3. Control and Management
4. Restoration
5. Organizational Collaboration

While we recognize that prevention is the best and most important management strategy, it is often too late to prevent invasive species colonization of our landscapes, including our most sensitive resource areas. Whenever land disturbance occurs, whether for development or simply for planting, we recommend a monitoring program to ensure that invasive vegetation does not expand into these disturbed areas, preparing a plan for Early Detection and Rapid Response.

On project sites where invasive species have been identified, BlueFlax Design LLC follows NISC's guidelines for **Control and Management**; containing and reducing the spread of invasive populations to minimize their harmful impacts. **Restoration**; restoration of high-value ecosystems to meet resource conservation goals and **Organizational Collaboration** maximizing management effectiveness through collaboration with property owners, experienced land management professionals, and local Conservation Commissions (for project sites within Conservation Jurisdiction).

Using objectives developed by the National Invasive Species Council for **Control and Management, Restoration** and **Organizational Collaboration** as our guide, BlueFlax Design LLC proposes the following methods and techniques for managing the invasive species listed above within the coastal bank and adjacent upland resource area at 6 Baker Lane, Truro, MA:

Control and Management Objectives:

- Identify and evaluate appropriate invasive species control methods; create action plan
- Reduce the spread and harm caused by invasive species using the identified methods of control
- Perform control and management activities according to the outlined action plan. Invasive species management objectives within the project area are as follows:

Celastrus orbiculatus- Reduce these species by 80% in management years one and two, 90% in management year three and reach and maintain 95%+ reduction ongoing.

Elaeagnus umbellata, and *Lonicera morrowii/bella* - Reduce these species by 90% in management year one, 95% in management year two, and reach and maintain 100% reduction in management year three and on going.

Robinia pseudoacacia- Reduce this species by 95% in year one and ongoing.

Appendix A lists and describes all invasive plant species (as documented by the Massachusetts Invasive Plant Advisory Group) identified to be managed in the proposed project area.



MEETING AND EXCEEDING TRURO WETLANDS REGULATIONS PERFORMANCE STANDARDS

TWR 2.01: BUFFER ZONE

- 1) Any proposed work in the Buffer Zone shall not adversely impact or otherwise impair any portion of said area . . . Activities within the Buffer Zone shall avoid, minimize and mitigate adverse impacts . . . 6.5. Expansion of existing structures within the Buffer Zone may be allowed provided that: i. No new structure or addition to an existing structure shall be located closer to a wetland resource area than existing conditions
 - No structure is proposed closer to the resource area than existing conditions. The proposed structure is moving further from the resource area than the existing structure.
4. v. If there is no 50-foot-wide area of undisturbed vegetation within the Buffer Zone, the existing vegetative cover shall be preserved and/or extended beyond 50-feet in some areas by re-vegetating with native plants to the maximum amount feasible in order to approximate a 50-foot-wide corridor of native vegetation.
 - All structure on this site is located within the 50' buffer zone to the Top of Coastal Bank (TOB - Top of Bank as defined by DEP based on flood elevation and percent slope above the flood elevation). Structure cannot be moved outside of the 50' buffer zone to the TOB based on the size and configuration of the lot.
 - All existing native vegetation within the limit of work will be protected and will remain intact.
 - Invasive vegetation will be selectively treated and removed from the entire property. Native vegetation will be restored in areas from which invasive vegetation is removed.
 - Existing lawn within the 50' buffer zone is to be reduced, and these areas planted with a mix of native shrubs, grasses, and wildflowers which will provide important ecological services and benefits.
- vi. On previously developed or disturbed sites, all work proposed within the buffer zone shall result in an improvement of the existing conditions and an enhanced capacity of the resource area(s) and Buffer Zone to protect the public interests and values protected under the Bylaw.
 - The proposed smaller dwelling, located further from the resource areas than existing conditions, upgraded septic system, lawn reduction, invasive vegetation management, and installation of native vegetation to provide a vegetated buffer

where none currently exists will provide a significant improvement over existing conditions on this property. Please see the sections on Goals and Objectives and Restoration Process on page 4 for details.

12. The following activities are prohibited within the 50-foot vegetated buffer strip:
 - i. New and/or expanded lawn and garden areas; underground irrigation; ii. New structures including but not limited to homes, buildings, swimming pools, sheds and decks; and iii. Expansion of existing structures including but not limited to homes, buildings, sheds and decks.

- No expansion of structure or new structure is proposed within the 50-foot vegetated buffer strip. Existing house 1929 SF, proposed house 1869 SF.

TWR 2.04: COASTAL BANK

- Minor invasive species removal is proposed on the coastal bank.
- Invasive vegetation will be selectively treated and removed from the entire property. Native vegetation will be restored in areas from which invasive vegetation is removed

TWR 2.05 LAND SUBJECT TO COASTAL STORM FLOWAGE

- No work is proposed in land subject to coastal storm flowage.

MONITORING PLAN

The site will be visited and assessed for plant health, mortality, resprouting invasive species, and overall project success once to twice per year. Documentation in the form of photos will be taken before and after management activities. Photo points will provide a time lapse of visual success. Vegetation will be analyzed by percent cover in subjectively located plots after initial management is complete. This information will be used to adapt the management plan for the specific site needs and increase the chance for success. One annual report will be written and submitted to the conservation commission unless the order of conditions states more specific requirements for monitoring upon approval.

LAND MANAGEMENT TIME-LINE

Using objectives developed by the National Invasive Species Council for Control and Management, Restoration and Organizational Collaboration as our guide, BlueFlax Design LLC proposes the following methods and techniques for managing the invasive species listed above within the coastal bank and adjacent upland resource area at 6 Baker Lane:

Control and Management Objectives:

- Identify and evaluate appropriate invasive species control methods; create action plan
- Reduce the spread and harm caused by invasive species using the identified methods of control
- Perform control and management activities according to the outlined action plan. Invasive species management objectives within the project area are as follows:
 - Celastrus orbiculatus*, *Lonicera japonica* -- Reduce these species by 80% in management year one and two, 90% in management year three and reach and maintain 95%+ reduction ongoing.
 - Elaeagnus umbellata*, and *Lonicera morrowii/bella* - Reduce these species by 90% in management year one, 95% in management year two, and reach and maintain 100% reduction in management year three and on going.
 - Robinia pseudoacacia*- Reduce this species by 95% in year one and ongoing.

	Year 1			Year 2			Year 3					
	Winter 1	Spring 1	Summer 1	Fall 1	Winter 2	Spring 2	Summer 2	Fall 2	Winter 3	Spring 3	Summer 3	Fall 3 & Ongoing
Pre-treat all invasive species throughout the project area with basal bark treatment (vines) or injection treatment (shrubs)	Yellow											
Second pre-treatment two to three weeks after first pretreatment	Yellow											
Approximately 3-5 weeks after second pre-treatment, uproot invasive vegetation	Yellow											
If any root material is left in the ground, apply an EPA approved systemic herbicide to invasive shrubs by wiping directly onto the cut stump immediately following the cutting treatment	Yellow											
Remove all vegetation debris from the site for proper disposal	Yellow											
Monitor invasive plant response to previous season's management treatments and calibrate upcoming treatments to correspond with the observed plant response			Orange			Orange					Orange	

 Invasive Species/Land Management
  Planting/Irrigation
  Monitoring

LAND MANAGEMENT TIME-LINE (CONT.)

	Year 1			Year 2			Year 3					
	Winter 1	Spring 1	Summer 1	Fall 1	Winter 2	Spring 2	Summer 2	Fall 2	Winter 3	Spring 3	Summer 3	Fall 3 & Ongoing
If 80% control of invasive species has been achieved, commence planting of woody vegetation as specified in the Restoration/Planting Plan				Planting/Irrigation								
Plan irrigation needs for upcoming growing season												
Prepare and submit monitoring report to Conservation Commission						Monitoring				Monitoring		
Selectively treat invasive resprouts using a low volume/drip foliar application of an approved systemic herbicide to all invasive vegetation			Invasive Species/Land Management			Monitoring				Monitoring		
Adjust temporary drip irrigation as necessary to ensure proper care of newly installed vegetation while using the least amount of water necessary to support plant establishment							Invasive Species/Land Management				Invasive Species/Land Management	
Continue invasive plant management using a selective, foliar spot application												
Assess health of restored vegetation, replace any vegetation that may have succumbed to winter kill												

ONGOING INVASIVE SPECIES MAINTENANCE:

After the third management season, invasive species should be under control. At this juncture invasive plants should be reduced to low enough numbers that an annual hand removal and selective herbicide treatment strategy will suffice to keep them out of the naturalized areas. (This will vary depending on actual carbohydrate stores in the roots and environmental conditions throughout the treatment period.) Invasive plants generally take a minimum of three to five years of active management to reach a level of successful control. Annual monitoring and minimal maintenance for invasive species should be ongoing throughout the restoration area.



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APPENDIX A. INVASIVE SPECIES DESCRIPTIONS

Shrub Honeysuckle (*Lonicera morrowii*, bell0) will invade a wide variety of habitats, from woodlands to disturbed sites, and can tolerate a variety of moisture and light conditions. It can spread quickly and form a dense thicket which limits native plant growth. This species is believed to produce allelopathic chemicals that inhibit the growth of other plants, thereby out-competing native vegetation.



Shrub honeysuckle blooming

Shrub honeysuckle leaves and flowers

Asiatic Bittersweet (*Celastrus orbiculatus*): Asiatic bittersweet is a woody vine capable of climbing up to 60 feet in trees and can cover all plant layers, eliminating native species. Vines constrict trees and shrubs, killing them by shading and girdling. Bittersweet poses a serious threat because it spreads rapidly through underground root systems that form new stems, reproduces prolifically by seed, and is shade tolerant.



Asiatic bittersweet fruit

Asiatic bittersweet vines

Black Locust (*Robinia pseudacacia*) spreads rapidly by seed and also re-sprouts vigorously after cutting. Substantial root sucker growth should be expected from the remaining root material within 60 days of the initial removal. Re-sprouting can be minimized with the application of an herbicide applied directly to the cut stem.



Black locust leaf

Black locust bark

Autumn olive (*Elaeagnus umbellata*) This small tree with distinctive silvery leaves has the ability to fix atmospheric nitrogen, amending surrounding soils, and is prone to out-compete native species. The cut-stump herbicide application is most effective for this species.































































Autumn olive leaves

Autumn olive tree fruiting



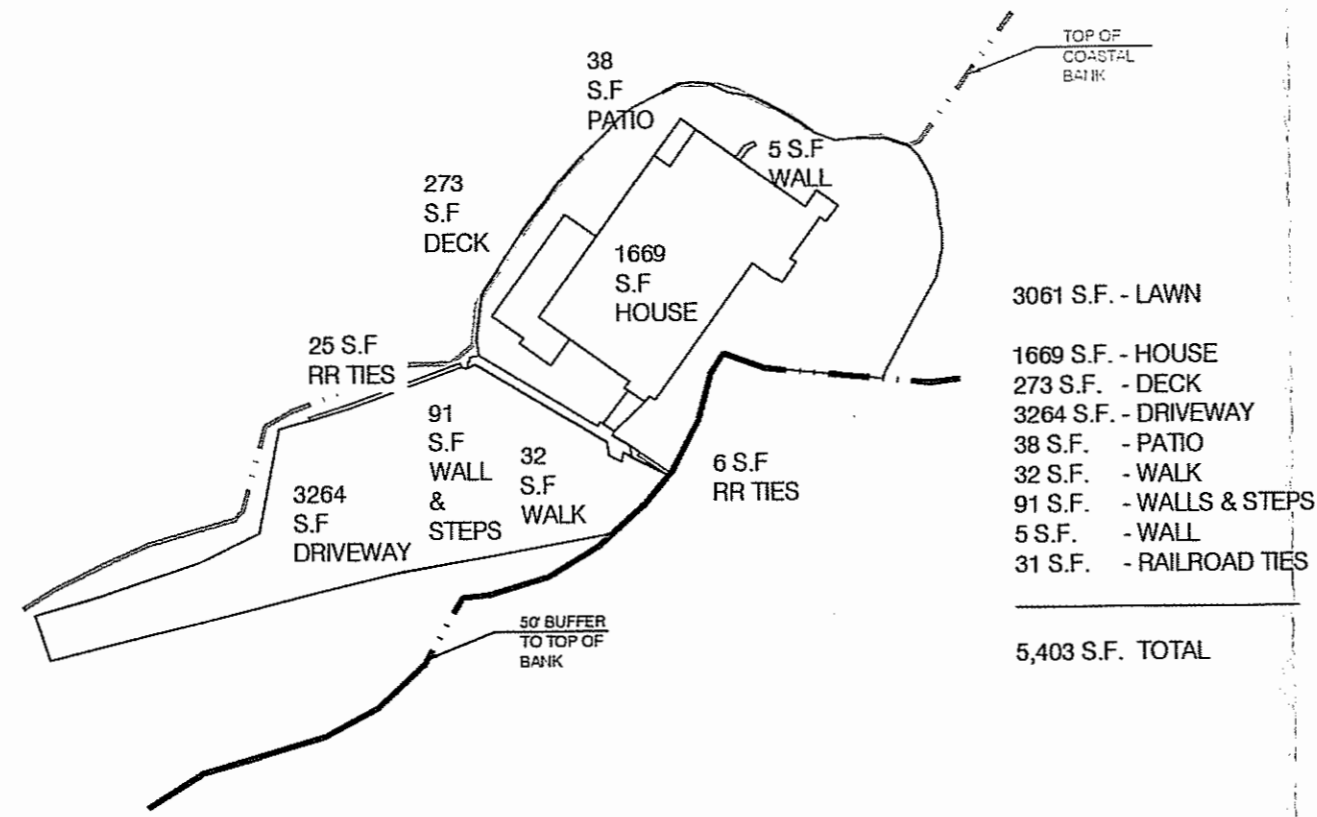
APPENDIX B. PLANT GUIDE

Botanical Name	Common Name	Height	Bloom Period	Characteristics				Plant Notes
SHRUBS								
<i>Cornus sericea</i>	Red osier dogwood	5-10'	May-Jun					
<i>Ilex glabra</i>	Inkberry holly	5-8'	N/A					Evergreen
<i>Ilex verticillata</i>	Winterberry holly	3-12'	June-July					Red berries persist in winter
<i>Itea virginica</i>	Virginia sweetpire	3-4'	May-Jun					Good fall foliage color
<i>Morella pensylvanica</i>	Northern bayberry	5-8'	N/A					Fixes nitrogen in soil
<i>Potentilla fruticosa</i>	Shrubby cinquefoil	3'	July-Aug					
<i>Rhus aromatica</i>	Fragrant sumac	2-6'	March					
<i>Rosa carolina</i>	Carolina rose	3-5'	June-July					Good fall foliage color, fragrant
<i>Viburnum dentatum</i>	Arrowwood viburnum	6-12'	May					
GRASSES/PERENNIALS/FERNS								
<i>Panicum virgatum</i>	Switchgrass	3-5'	Aug-Nov					
<i>Sporobolus heterolepis</i>	Prairie dropseed	2-3'	Jun-Aug					Lavender blue flowers; attracts butterflies
<i>Agastache</i>	Hyssop	24-36"	July-Sep					Orange flowers; host for monarch butterfly
<i>Asclepias tuberosa</i>	Butterfly weed	18-24"	Jun-Sep					Deciduous groundcover
<i>Athyrium filix-femina</i>	Lady fern							Purple flowers
<i>Echinacea purpurea</i>	Purple coneflower	2-3'	Jun-Aug					

PLANT GUIDE REFERENCES

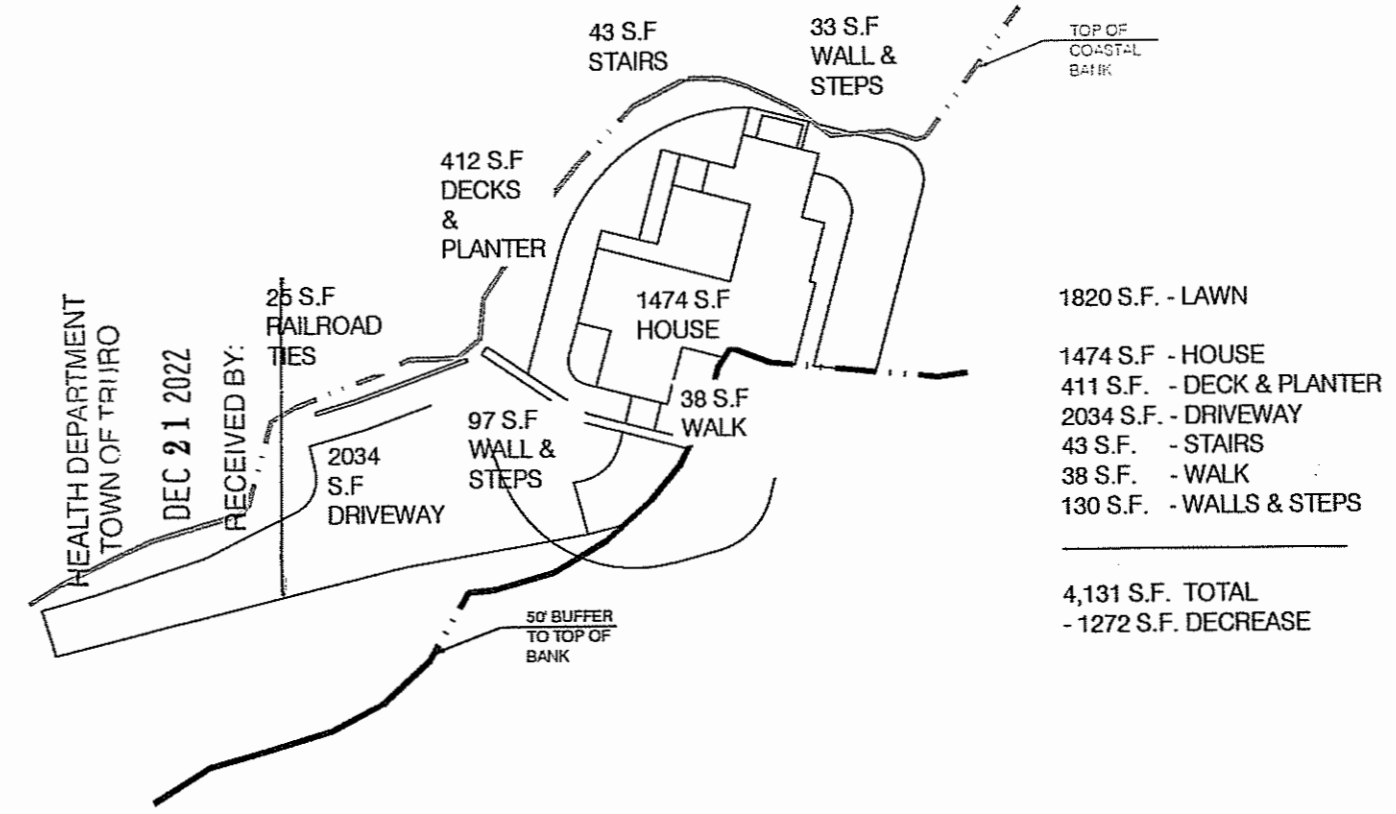
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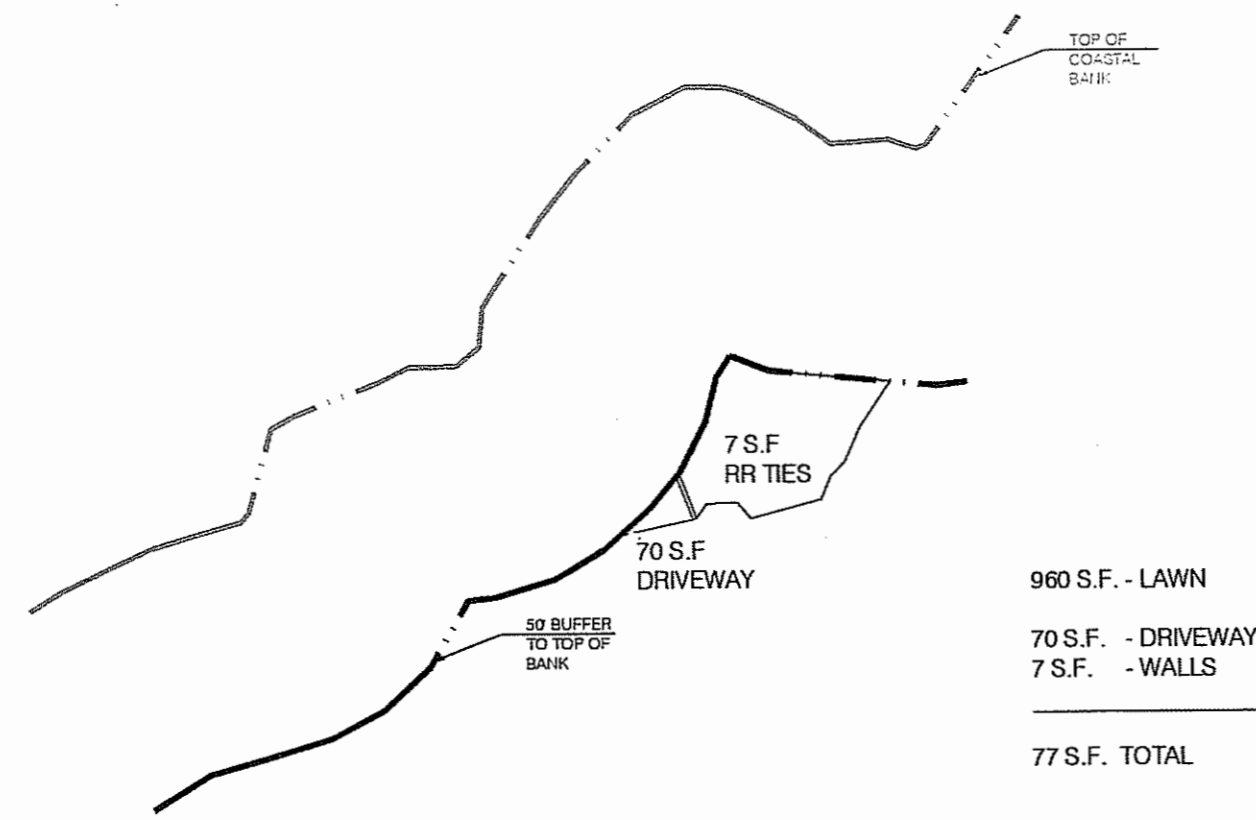
- 3061 S.F. - LAWN
 - 1669 S.F. - HOUSE
 - 273 S.F. - DECK
 - 3264 S.F. - DRIVEWAY
 - 38 S.F. - PATIO
 - 32 S.F. - WALK
 - 91 S.F. - WALLS & STEPS
 - 5 S.F. - WALL
 - 31 S.F. - RAILROAD TIES
- 5,403 S.F. TOTAL

EXISTING COVERAGE 0' - 50' BUFFER



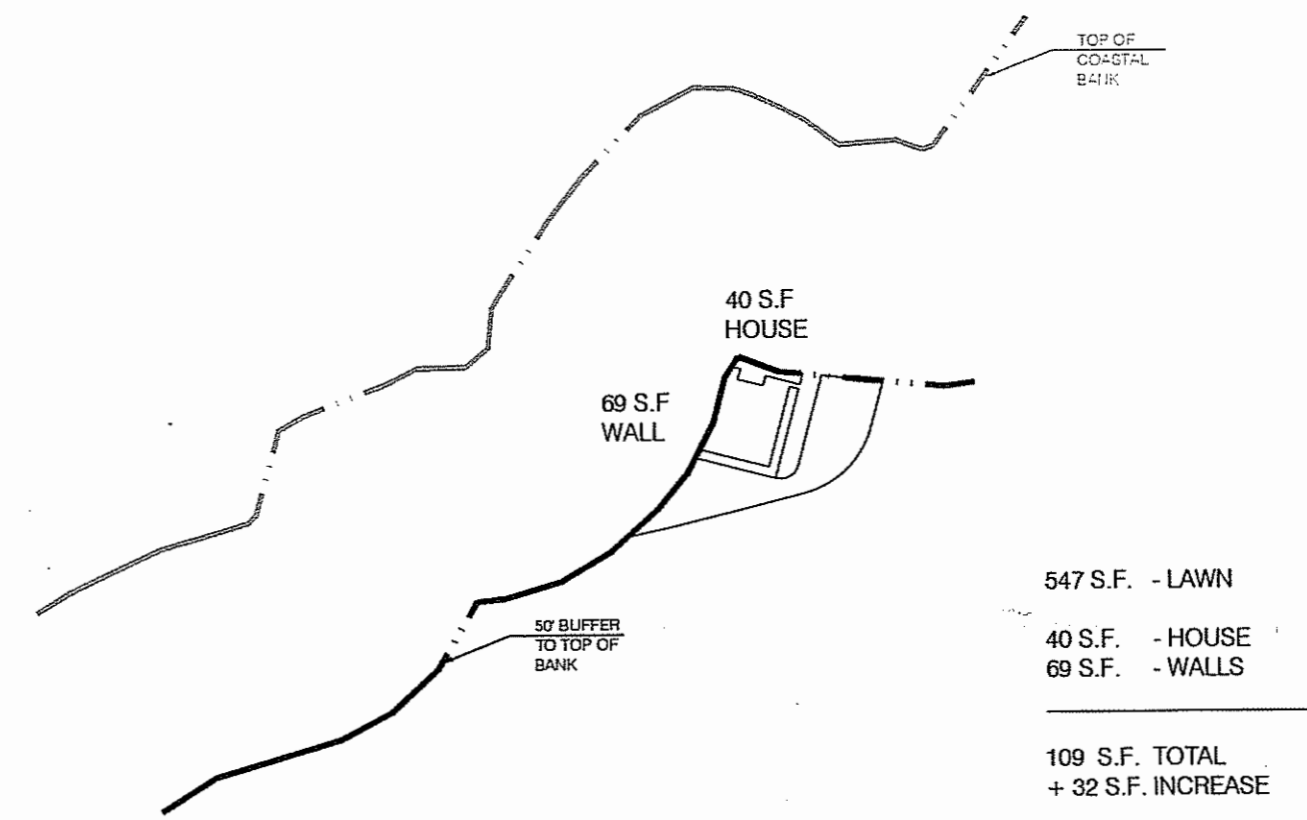
- 1820 S.F. - LAWN
 - 1474 S.F. - HOUSE
 - 411 S.F. - DECK & PLANTER
 - 2034 S.F. - DRIVEWAY
 - 43 S.F. - STAIRS
 - 38 S.F. - WALK
 - 130 S.F. - WALLS & STEPS
- 4,131 S.F. TOTAL
- 1272 S.F. DECREASE

PROPOSED COVERAGE 0' - 50' BUFFER



- 960 S.F. - LAWN
 - 70 S.F. - DRIVEWAY
 - 7 S.F. - WALLS
- 77 S.F. TOTAL

EXISTING COVERAGE 50' - 100' BUFFER



- 547 S.F. - LAWN
 - 40 S.F. - HOUSE
 - 69 S.F. - WALLS
- 109 S.F. TOTAL
+ 32 S.F. INCREASE

PROPOSED COVERAGE 50' - 100' BUFFER

COVERAGE CALCULATIONS

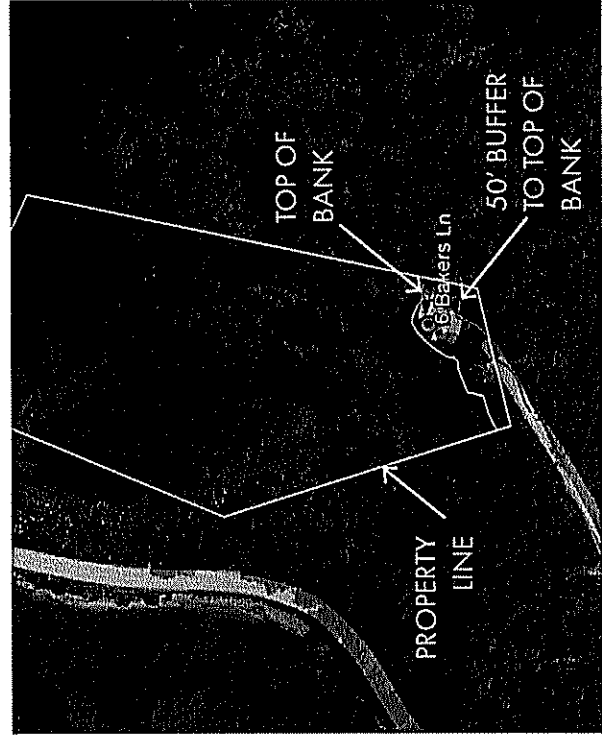
11/28/22 RSVD 12/20/22

MEYER RESIDENCE
6 BAKERS LANE
TRURO, MA



DATE	REVISION	INITIALS

PROJECT AREA



Google Earth aerial image of 6 Bakers Lane, Truro, MA

PLAN NOTES

- Site plan provided by Schofield Brothers of Cape Cod.
- This plan proposes to raze the existing 3 bedroom home, reconstruct a new 2 bedroom single family home, upgrade the septic to an enhanced IA system, remove invasive vegetation from 2845 SF and restore native plant vegetation, and remove 1479 SF of lawn and plant native vegetation.
- Invasive species on site that will be managed/removed include Asiatic bittersweet (*Celastrus orbiculatus*), autumn olive (*Elaeagnus umbellata*), black locust (*Robinia pseudoacacia*) and shrub honeysuckle (*Lonicera spp.*). Invasive plants will be selectively treated with an EPA-approved systemic herbicide and removed mechanically or by hand.
- 7 invasive, hazard, and damaged trees are proposed to be removed.
- After invasive species removal the project area will be seeded with a native grass and wildflower mix (see below).
- The management areas will be planted with a total of 145 native shrubs, 68 native grasses, 42 native ferns and 22 native perennials. (see Plant Schedule below for details)
- Native vegetation that was damaged by invasive species or historic pruning may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary irrigation will be required for the first two to three growing seasons while plants establish. Drip irrigation to be installed on all shrubs, perennials, and grasses. Once plants are established irrigation will be removed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.
- REVISED 11/28/22: Driveway redesign.
- REVISED 12/20/22: Add Grading information, Limit of Work

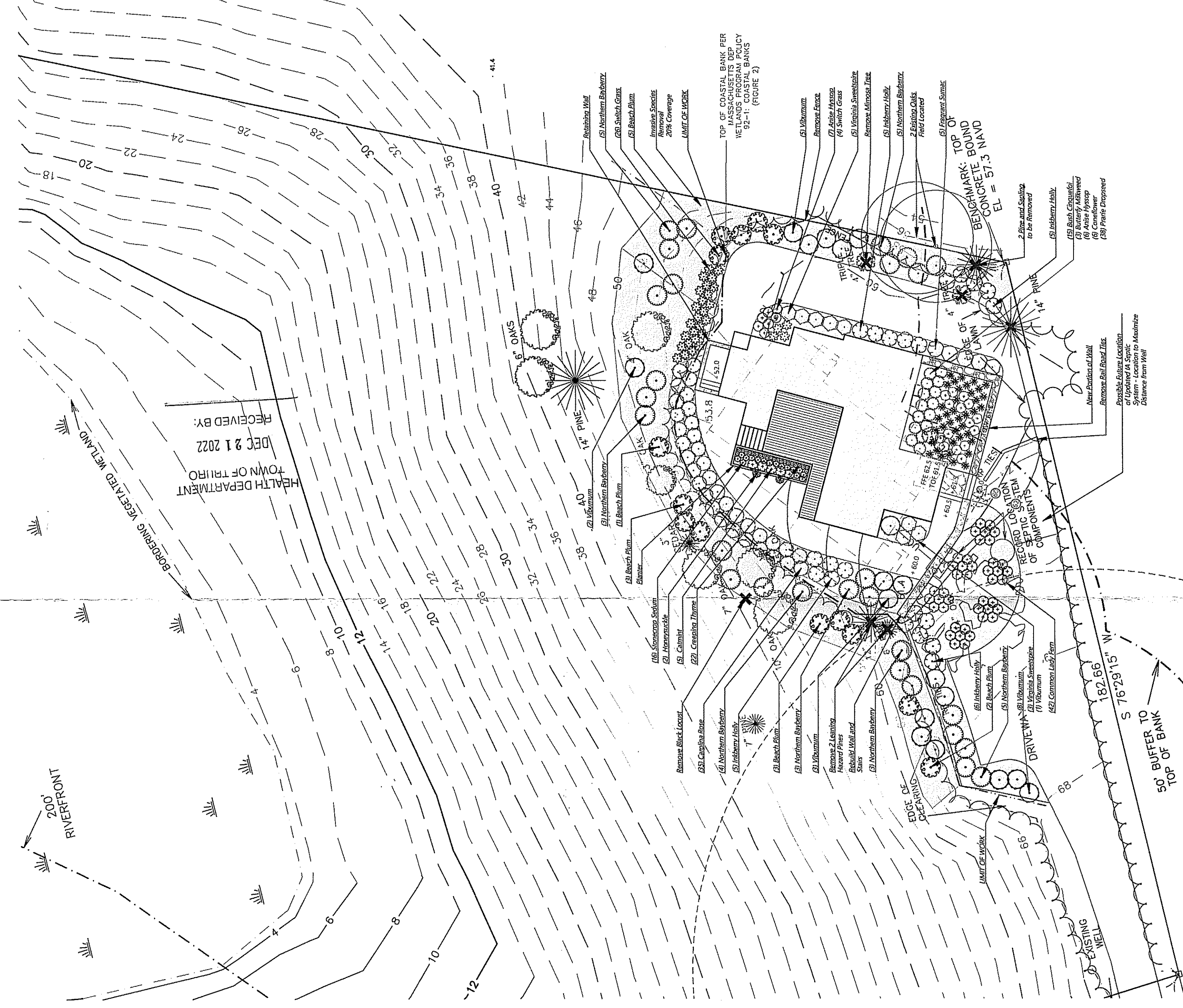
PLANTING SCHEDULE

PLANT SCHEDULE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
☉	Ilex glabra / Hickory Holly	3 gal	21
☉	Ilex virginica / Virginia Sweetgale	3 gal	8
☉	Morella pennsylvanica / Northern Bayberry	3 gal	28
☉	Potentilla fruticosa / Bush Craynwill	3 gal	15
☉	Prunus maritima / Beach Plum	3 gal	14
☉	Rhus aromatica / Fragrant Sumac	3 gal	5
☉	Rosa arvensis / Carolina Rose	3 gal	35
☉	Nyctaginia dimidiata / Nyctaginia	3 gal	19
FERNS			
☉	Asplenium filix-foemina / Common Lady Fern	5" plug	42
GRASSES			
☉	Panicum virginicum / Switch Grass	1 gal	30
☉	Sporobolus heterostachyus / Prairie Dropseed	1 gal	38
PERENNIALS			
☉	Agastache / Anise Hyssop	1 gal	13
☉	Aschlypiat tuberosa / Butterfly Milkweed	1 gal	3
☉	Echinacea purpurea / Coneflower	1 gal	6
☉	Lunaria perennans 'New 66' / Peaches and Cream Honeysuckle	1 gal	2
☉	Nepeta x lausana 'Nonesuch' / Minor Walker™ Catmint	1 gal	5
☉	Sedum spumnum 'Noddy' / Noddy Low Flow Stonecrop	1 gal	16
☉	Thymus serpyllum 'Pink Chintz' / Pink Chintz Creeping Thyme	4" pot	22

Invasive Species Management Area

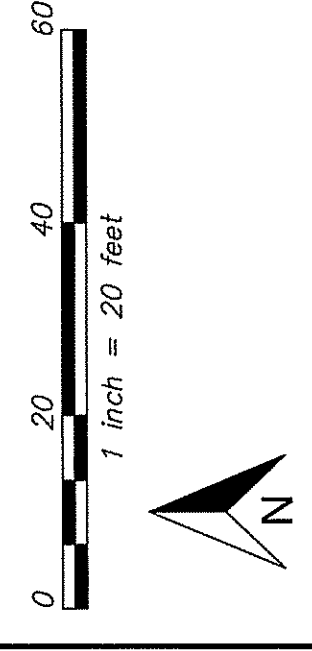
- GRASS & WILDFLOWER SEED MIX
- Agrostis perennans / Autumn Bentgrass
 - Asclepias tuberosa / Butterfly Milkweed
 - Echinacea purpurea / Purple Coneflower
 - Festuca ovina / Sheep Fescue
 - Festuca rubra / Red Fescue
 - Juncus tenuis / Path Rush
 - Rudbeckia hirta / Black-eyed Susan
 - Schizanthus scoparium / Little Bluestem Grass

Restoration Planting Area



BlueFlax Design llc
 Being a flax design we are flaxing the flax design
 PO BOX 391 HARWICH PORT, MA
 774-408-7718 | www.blueflaxdesign.com

PROPOSED CONDITIONS PLAN
 11/22/22 RSVD 12/20/22
 MEYER RESIDENCE
 6 BAKERS LANE
 TRURO, MA



DATE	REVISION	INITIALS
11/28/22	Driveway redesign	TBH
12/19/22	Add grading information, limit of work	TBH

Request for Determination

Project address: 432 Shore Rd No Truro Map 9 Parcel 8

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

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) Replace existing concrete walkway between cottages 3 and 4 with pavers or equivalent.

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

Describe the best management practices/mitigation that will be used on the site: concrete walkway damaged during wooden bulkhead construction has been removed.

Special Conditions required by the Conservation Include:

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

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

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

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

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

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

Applicant/Representative printed name and signature: Vito Moreno (trustee) VDM
Owners printed name and signature: Vito Moreno VDM



WPA Form 1 - Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

VITO MORENO (Trustee Wind + Wave)

Name E-Mail Address

[REDACTED] [REDACTED]

Mailing Address

[REDACTED]

City/Town State Zip Code

[REDACTED] [REDACTED]

Phone Number Fax Number (if applicable)

[REDACTED] [REDACTED]

2. Representative (if any):

Firm _____

Contact Name E-Mail Address

_____ _____

Mailing Address _____

City/Town State Zip Code

_____ _____

Phone Number Fax Number (if applicable)

_____ _____

B. Determinations

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

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

Name of Municipality _____

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



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

432 SHORE ROAD

Street Address

NORTH TRURO

City/Town

MAP 9

Assessors Map/Plat Number

PARCEL 8

Parcel/Lot Number

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

SANDY LANDWARD "YARD" BEHIND A WOODEN BULKHEAD
AND BETWEEN COTTAGES #3 AND #4

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

SEE ATTACHED SKETCH

Title

Date

Title

Date

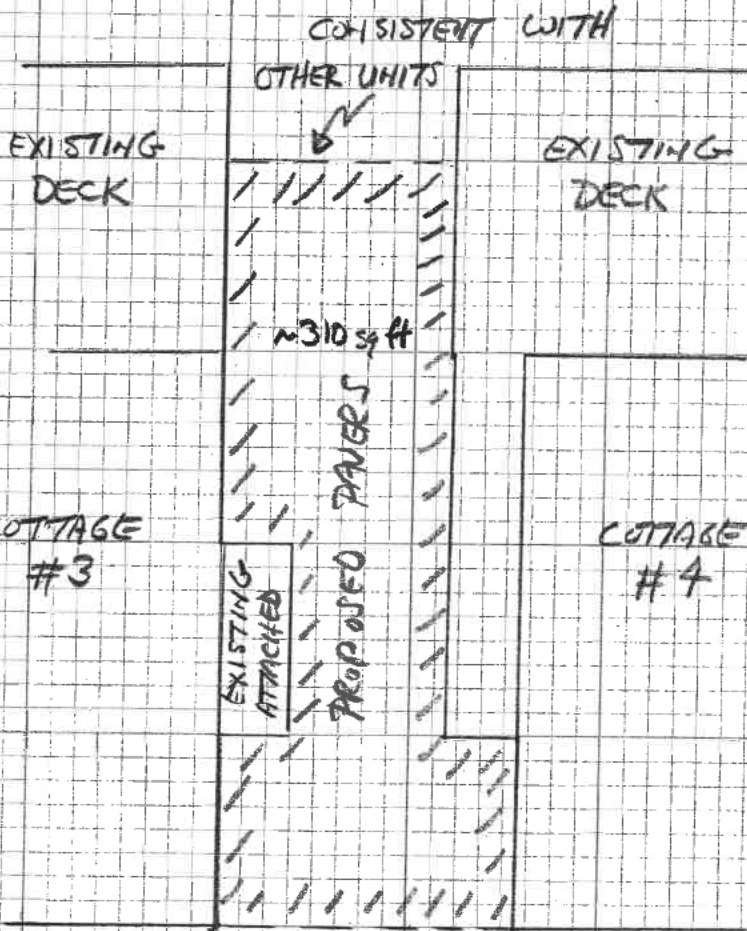
Title

Date

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

REPLACING EXISTING Poured CONCRETE WALKWAY WITH
DRY (NO CONCRETE) PAVERS

WOODEN BULKHEAD



SHORE RD

WIND + WAVE CONDOMINIUM
432 Shore Rd

ALL DIMENSIONS APPROXIMATE
MAX RAVER AREA SHOWN

1" = 8'

V. J. M. G. M. 11/20/22



WPA Form 1- Request for Determination of Applicability

City/Town _____

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

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Name VITO MORENO (Trustee Wind + Wave Condominium Association)

Mailing Address _____

City/Town _____

State _____ Zip Code _____

Signatures:

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

Vito Moreno _____ Date 11/20/2022

Signature of Applicant _____ Date _____

Signature of Representative (if any) _____ Date _____



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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

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

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

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



TOWN OF TRURO
Conservation Commission

24 Town Hall Road
P.O. Box 2030, Truro MA 02666
Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

WAIVER

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

The Notice of Intent Abbreviated Notice of Intent Request for Determination of Applicability Amended Order of Conditions Abbreviated Notice of Resource Area Delineation was submitted on _____ (date) for work at 432 Shore Rd N. Truro (address). I understand that the next meeting of the Conservation Commission is scheduled for DEC 19, 2022 and that the Commission will open the public hearing on that date.

I am the: Applicant
 Applicant's Representative

Vito Moreno

(signature)

11/20/2022

(date)

7

22 Great Hills Rd



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

TRURO
City/Town

WPA Form 1- Request for Determination of Applicability

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

Conservation Commissio.
TOWN OF TRURO

DEC 20 2022

PAID
363

A. General Information

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



1. Applicant:

Jason and Pamela Moriarty
Name

[Redacted]
E-mail Address

[Redacted]
Mailing Address

[Redacted] State [Redacted] Zip Code

[Redacted] City/Town

[Redacted] Phone Number

[Redacted] Fax Number (if applicable)

2. Representative (if any):

Todd Schwebel DBA Sol Carpentry
Firm

G. Fred Vanderschmidt
Contact Name

Fred@capecod.net
E-Mail Address

P.O. Box 618
Mailing Address

Truro
City/Town

MA State 02666 Zip Code

508-349-0904
Phone Number

[Redacted] Fax Number (if applicable)

B. Determinations

1. I request the Truro Conservation Commission make the following determination(s). Check any that apply:
- a. whether the area depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
 - b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
 - c. whether the work depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any municipal wetlands ordinance or bylaw of:

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Truro
 City/Town

WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

22 Great Hills Road Street Address	Truro, MA City/Town
49-2206 49 Assessors Map/Plat Number	23 Parcel/Lot Number

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

See Attachment 1 for area description

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

Attachment 1 that includes USGS Quad Section, FEMA FIRMette, FEMA Contour Map and Building Plans	12/16/22 Date
Title	Date
Title	Date

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

The work, as the identified by the Truro Conservation Department, that would create disturbance of the environment, is the installation of a 17' 6" block/CMU foundation wall and the shoring up the existing dry laid block retaining wall under the on the North Wall of the home. The proposed work to that North Wall is described as follows: 1) Hand dig a trench under the building and install a 17' 6" block/CMU foundation wall and concrete footing 2) Shore up the existing dry laid block wall under the on the North Wall of the home with a concreted footing and mortared block/CMU wall



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

C. Project Description (cont.)

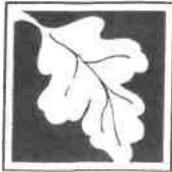
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

There are no exemptions per 310 CMR 10.02(2)(b) that apply to this project.

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

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
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- Public project where funds were appropriated prior to 8/7/96
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- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

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



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

[Redacted]

Name _____

[Redacted]

MAILING ADDRESS _____

[Redacted]

City/Town _____

[Redacted] _____

State _____ Zip Code _____

Signatures:

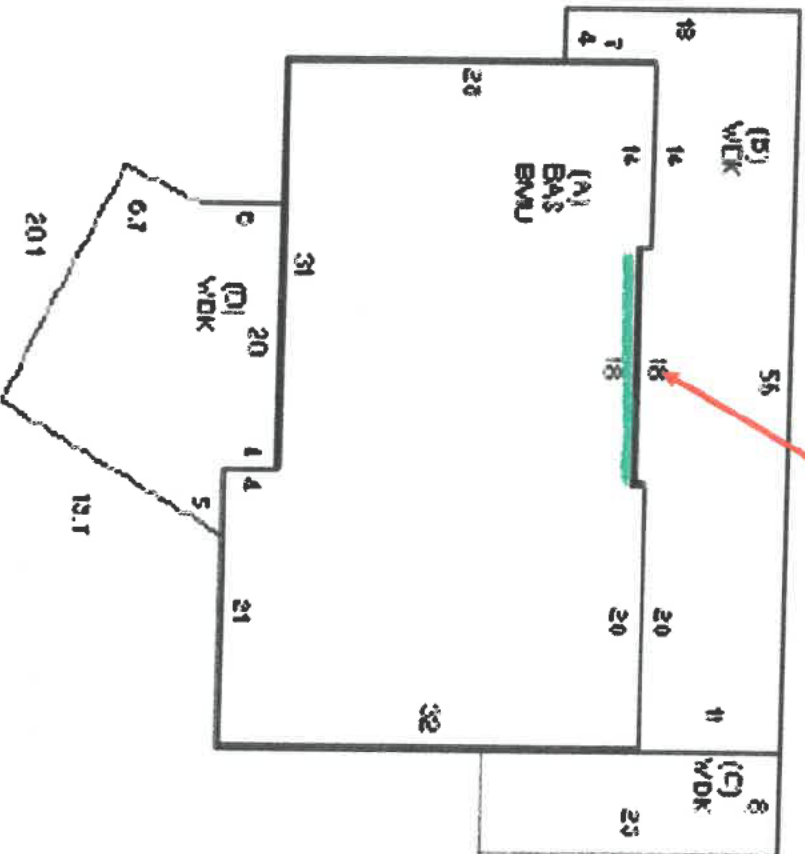
I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant _____ Date _____

Signature of Representative (if any) _____ Date _____

DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan

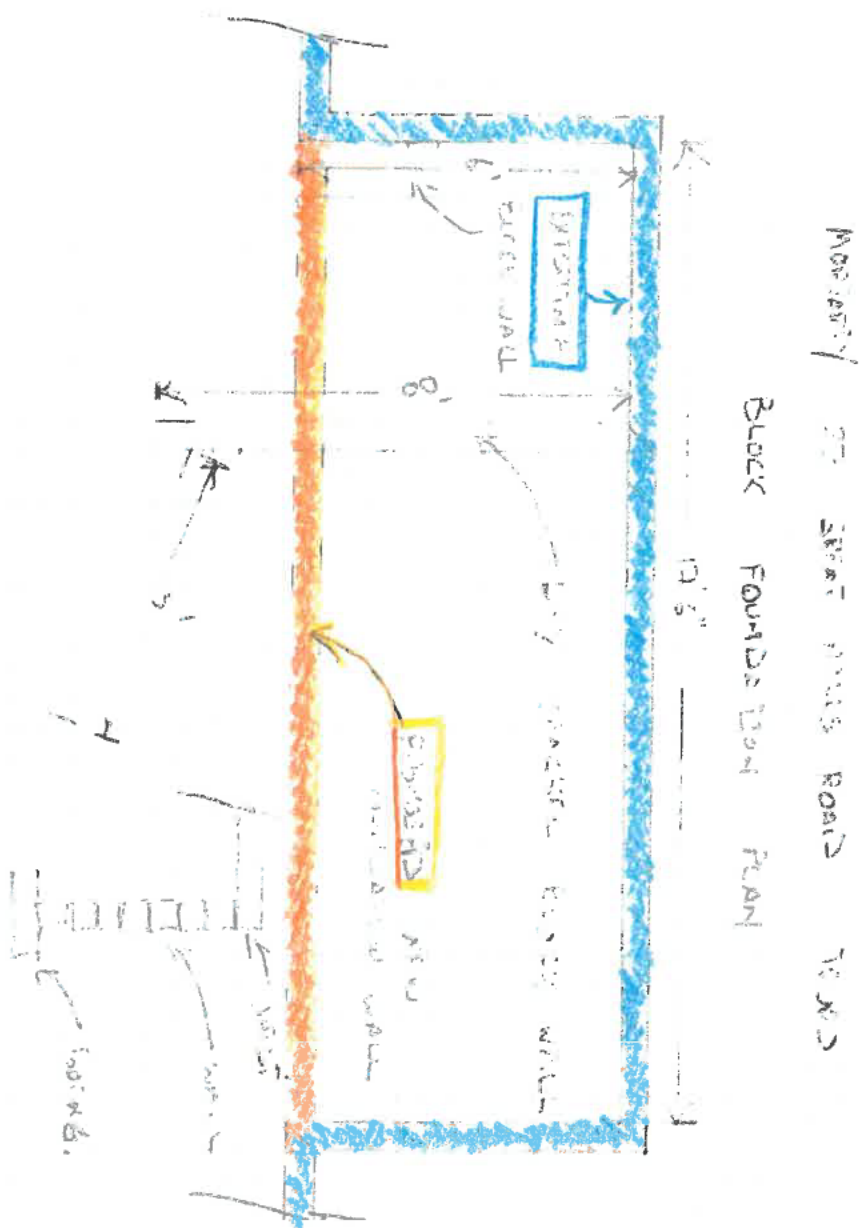
Existing foundation on North Wall



DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan

Proposed foundation upgrade:

Installation of a 17' 6" block/CMU foundation wall and the shoring up the existing dry laid block retaining wall under the on the North Wall of the home. The proposed work to that North Wall is described as follows: 1) Hand dig a trench under the building and install a 17' 6" block/CMU foundation wall and concrete footing 2) Shore up the existing dry laid block wall under the on the North Wall of the home with a concreted footing and mortared block/CMU wall.



DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan

Detail of Foundation upgrade:
Currently there is a 17" 6" x 6' section of the home that includes the kitchen area that is cantilevered over the foundation and is supported by a single post centered on the exposed sill

- Cantilevered area
- Dry stacked block retaining wall
- Existing foundation
- Single support post



DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan

Site



22 Great Hills Road Truro

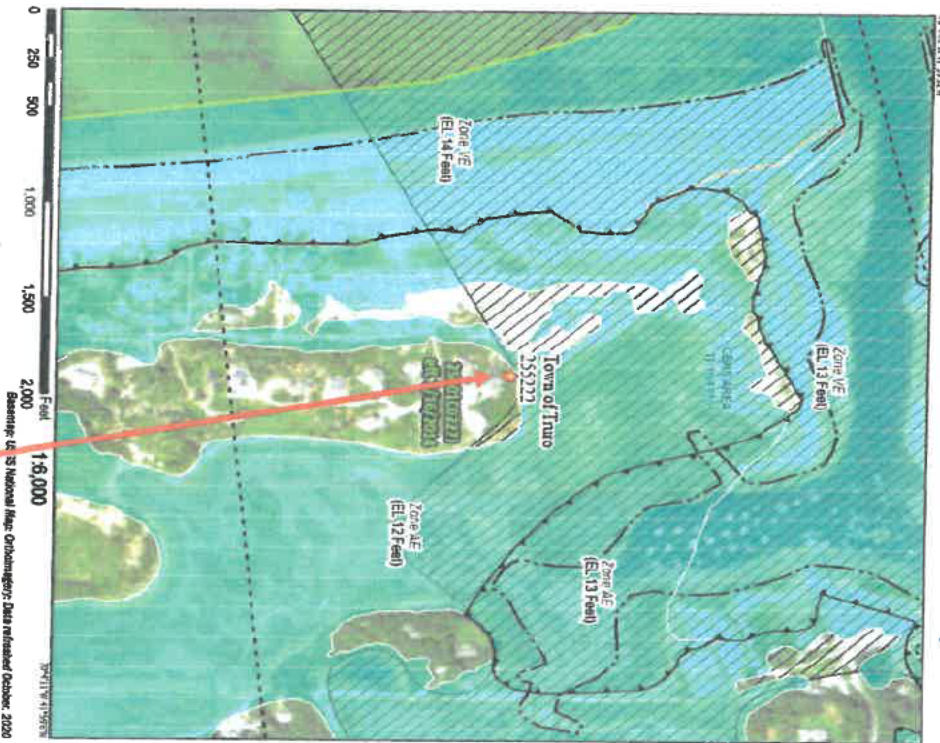
DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan



22 Great Hills Road Truro

DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan

National Flood Hazard Layer FIRMette



22 Great Hills Road Truro

Legend

SEE THE REPORT FOR EXTENDED LEGEND AND NOTES FOR THIS MAP. UNDER THE NATIONAL FLOOD HAZARD LAYER (NFHL) WITH FIRM AND FIRM-ALIGNED REGULATORY FLOODING

SPECIAL FLOOD HAZARD AREAS

- 24-hour Flood Hazard (FIRM)
- Regulatory Flooding

OTHER AREAS OF FLOOD HAZARD

- Area of Potential Flood Hazard (APFH)
- Area of Undetermined Flood Hazard (AUHF)
- Channel, Culvert, or Storm Sewer
- Levee, Dam, or Floodwall
- Area with Flood Risk due to Landslide

OTHER AREAS

- Area of Undetermined Flood Hazard (AUHF)
- Channel, Culvert, or Storm Sewer
- Levee, Dam, or Floodwall

GENERAL FEATURES

- Contour Interval with 2-foot Contour
- Water Surface Elevation
- Channel Throat
- Bank Flood Elevation Line (BFE)
- Levee or Floodwall
- Subsidence Boundary
- Coastal Throat Boundary
- Profile Boundary
- Hydrographic Features

MAP PHASES

- Digital Data Available
- In Digital Data Available
- Unmapped

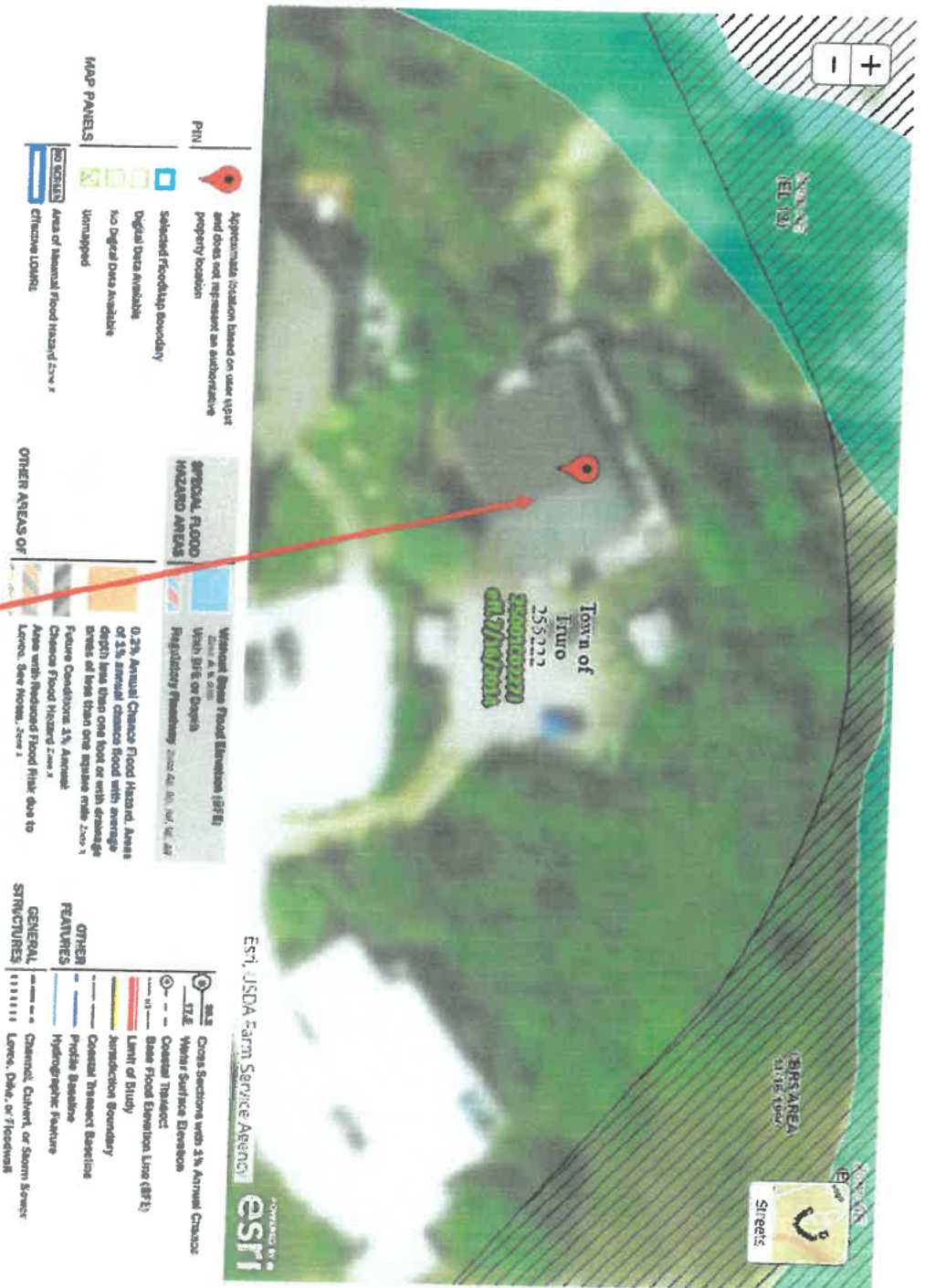
The pin displayed on this map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not used as described below. The information complies with FEMA's liability disclaimer.

The flood hazard information is derived directly from the authoritative FIRM, which is provided by FEMA. This map does not constitute an endorsement or approval of the data and does not constitute a warranty of accuracy or completeness. The FIRM, and associated information may change or become superseded by new data over time.

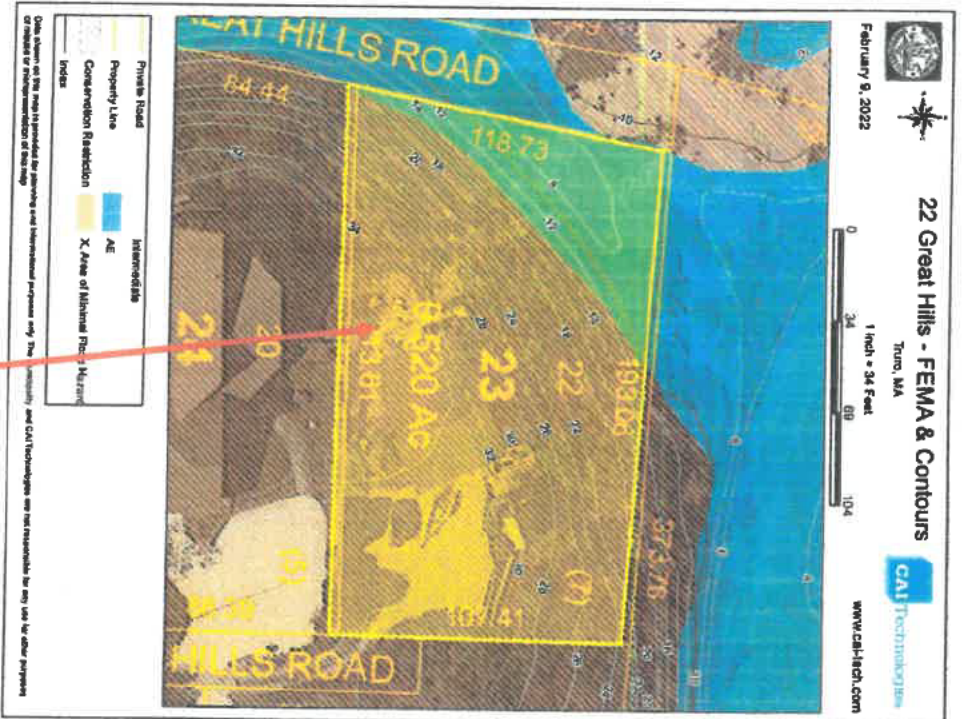
This map is being used to provide information to the user and does not constitute an endorsement or approval of the data and does not constitute a warranty of accuracy or completeness. The FIRM, and associated information may change or become superseded by new data over time.

DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan



22 Great Hills Road Truro

DRAFT Moriarty – 22 Great Hills Road, Truro – Foundation upgrade plan



22 Great Hills Road Truro

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Conservation Commission
TOWN OF TRURO

DEC 13 2022



Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

December 13, 2022

Conservation Commission
PO Box 2030
Truro, MA 02666

RE: 492 Shore Road – Proposed repair of a septic system.
Applicant: Laura Keegan

Dear Commission Members:


On behalf of the applicant we hereby submit this Request for Determination of Applicability (RDA) for the above referenced property. The applicant proposes to install 1-singulair wastewater treatment unit, 1-D-Box and 2-40' x 24" wide x 24" deep leaching trenches. Please find the following:

1. 9 copies of the RDA application.
2. 9 copies of the Septic Repair Plan, dated December 13, 2022.
3. Check for \$30 payable to the Town of Truro.

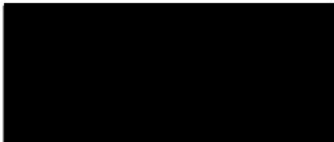
Proof of certified mailing to DEP SERO will be provided electronically.

If you have any questions please do not hesitate to call.

Sincerely,
GRADY CONSULTING, L.L.C.


Dillon Brady
Project Designer

cc.





WPA Form 1- Request for Determination of Applicability

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

Conservation Commission
TOWN OF TRURO

DEC 13 2022

A. General Information

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



1. Applicant:

Name _____ E-Mail Address _____
 Mailing Address _____
 City/Town _____ State _____ Zip Code _____
 Phone Number _____ Fax Number (if applicable) _____

2. Representative (if any):

Grady Consulting, LLC
 Firm
 Dillon Brady _____ dillonb@gradyconsulting.com
 Contact Name _____ E-Mail Address _____
 71 Evergreen Street
 Mailing Address
 Kingston _____ MA _____ 02364
 City/Town _____ State _____ Zip Code _____
 781-585-2300
 Phone Number _____ Fax Number (if applicable) _____

B. Determinations

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

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

Name of Municipality

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



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

C. Project Description

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

492 Shore Drive Street Address	Truro City/Town
8-22 Assessors Map/Plat Number	Parcel/Lot Number

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

Residential - Single family dwelling

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

_____	_____
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

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

Repair of a septic system.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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

310 CMR 10.02(2)(b)3. Proposed work subject to a Determination of Applicability.

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

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

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



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Name _____
Mailing Address _____
City/Town _____
State _____ Zip Code _____

Signatures:

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


Signature of Applicant _____ Date 11/28/2022


Signature of Representative (if any) _____ Date 11/28/2022



TOWN OF TRURO
Conservation Commission

24 Town Hall Road
P.O. Box 2030, Truro MA 02666
Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

WAIVER

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

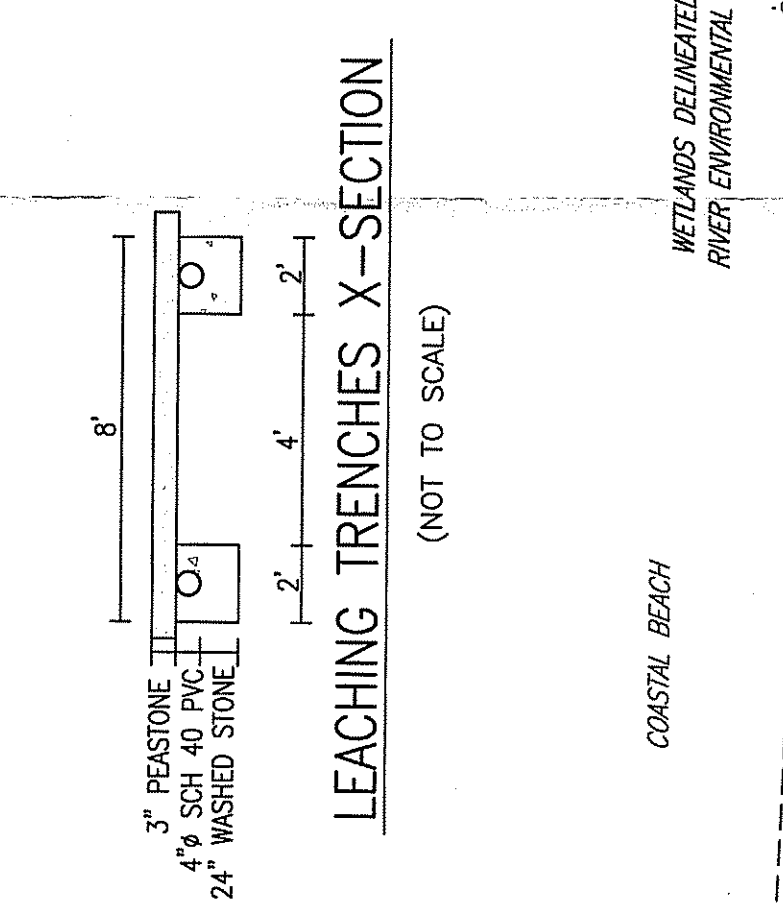
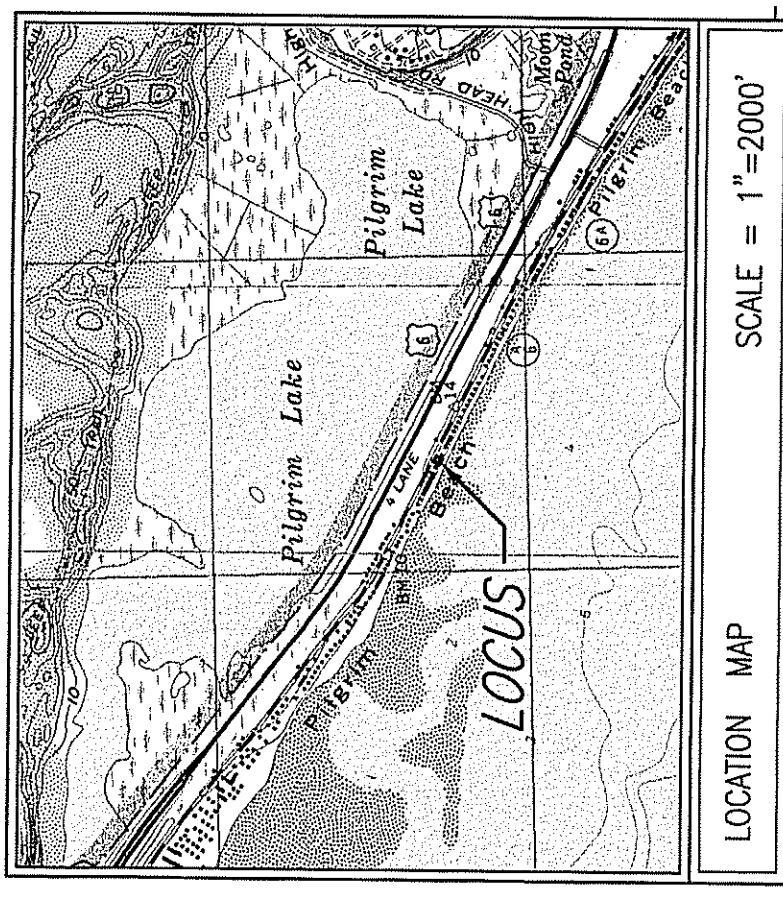
The Notice of Intent Abbreviated Notice of Intent Request for Determination of Applicability Amended Order of Conditions Abbreviated Notice of Resource Area Delineation was submitted on December 13, 2022 (date) for work at 492 Shore Road (address). I understand that the next meeting of the Conservation Commission is scheduled for _____ and that the Commission will open the public hearing on that date.

I am the: Applicant

Applicant's Representative

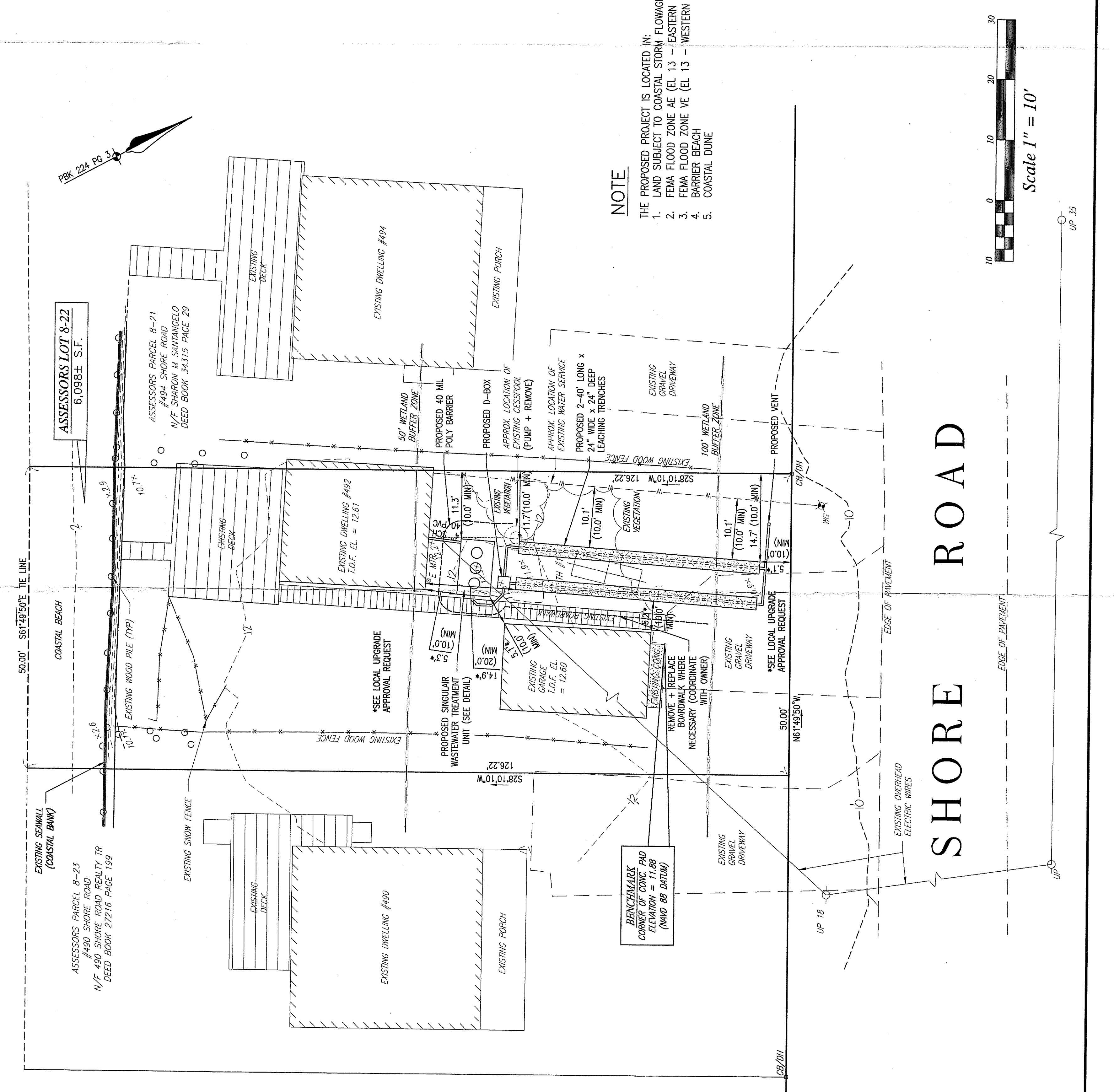
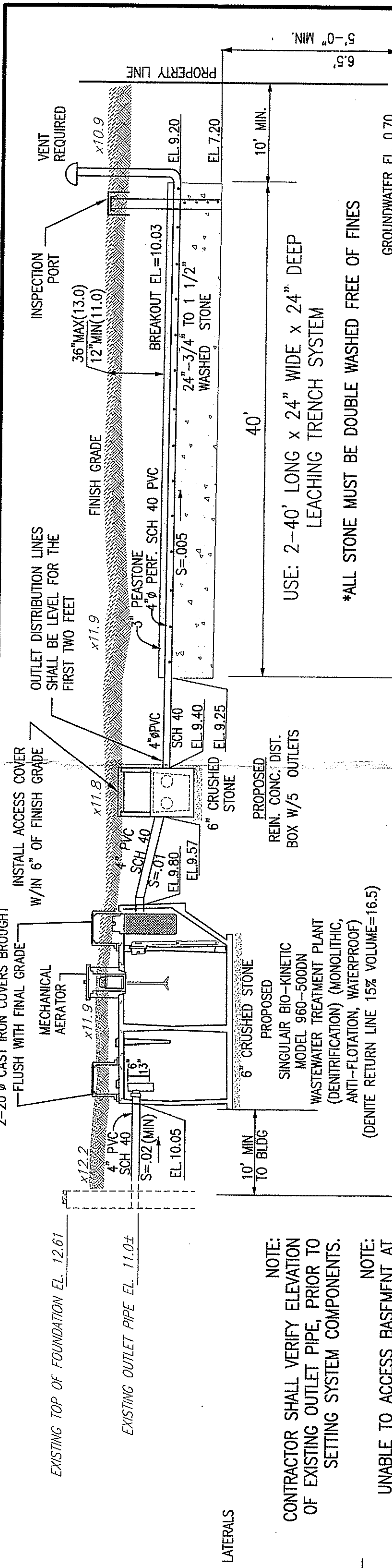
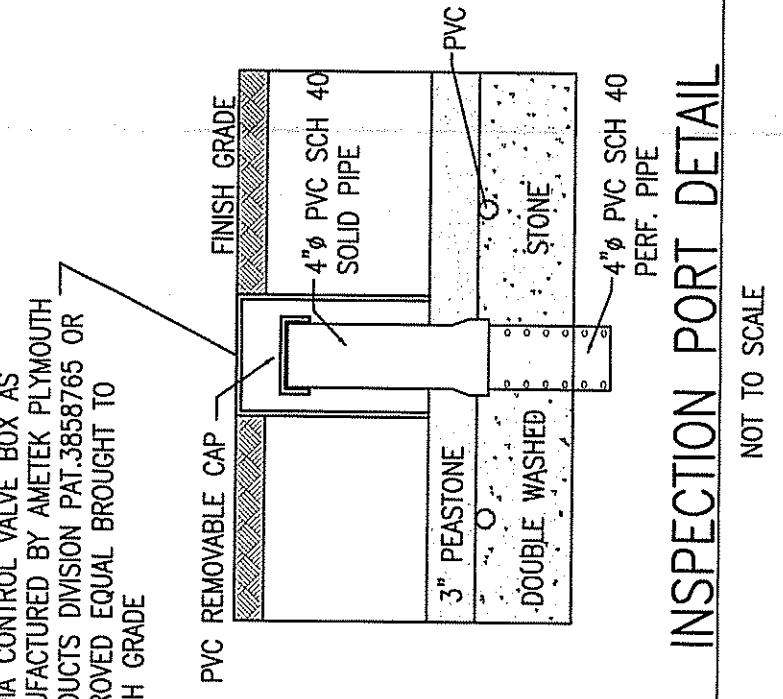

(signature)

December 13, 2022
(date)



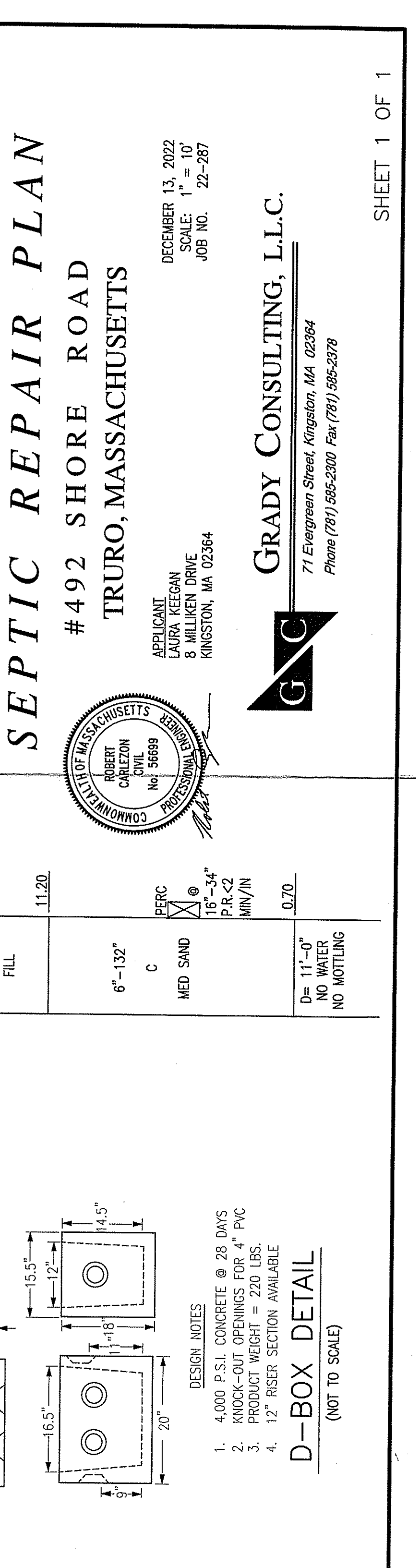
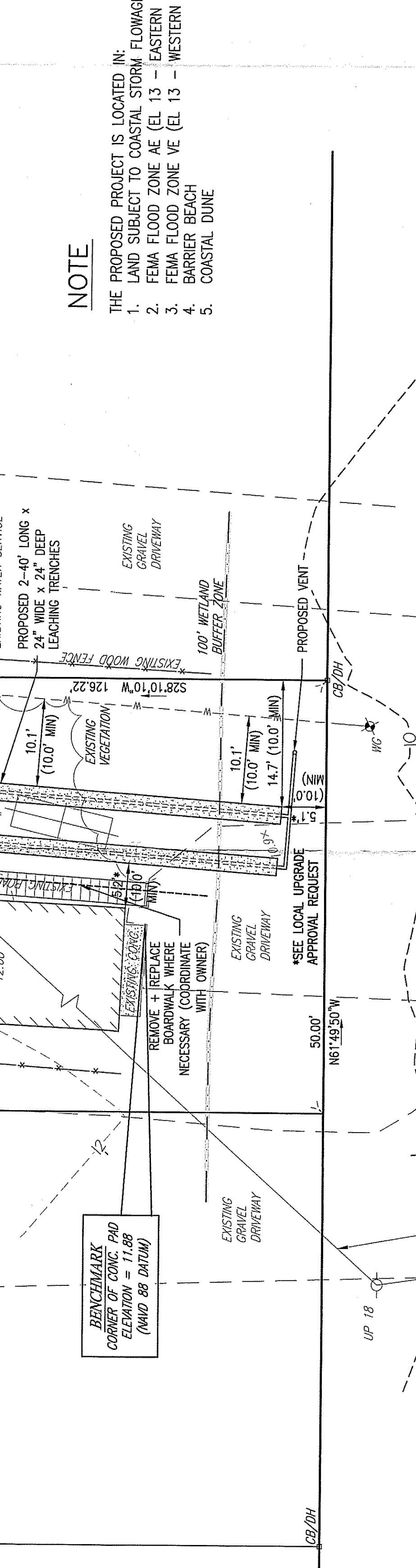
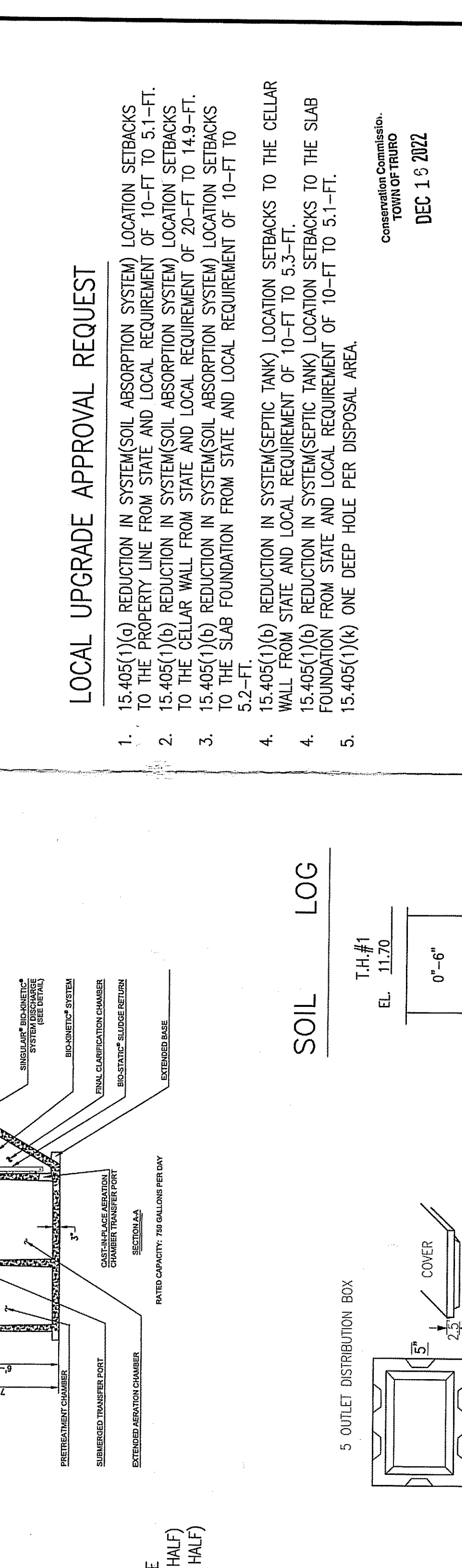
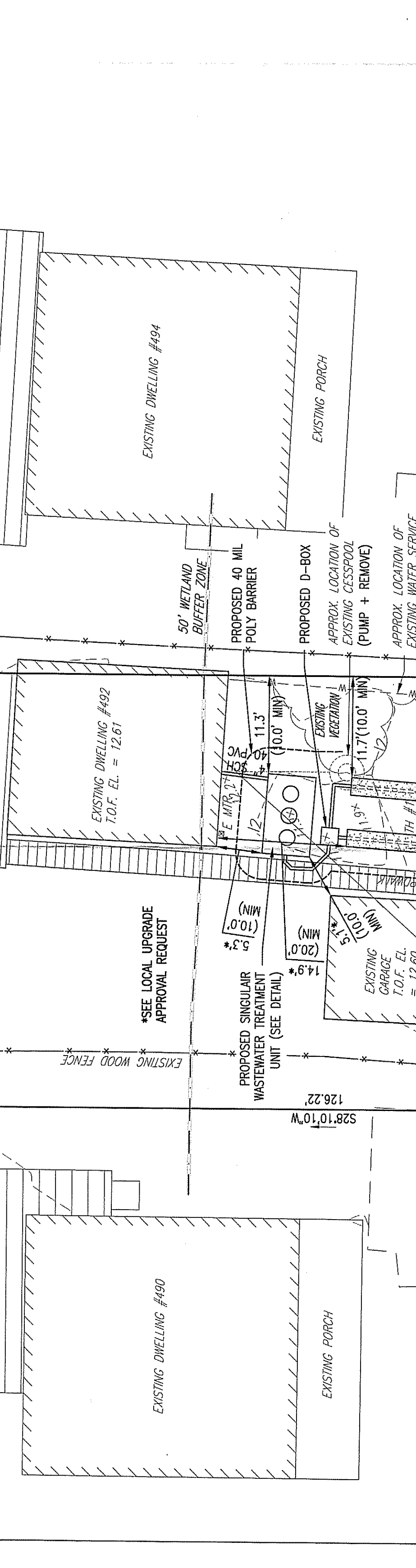
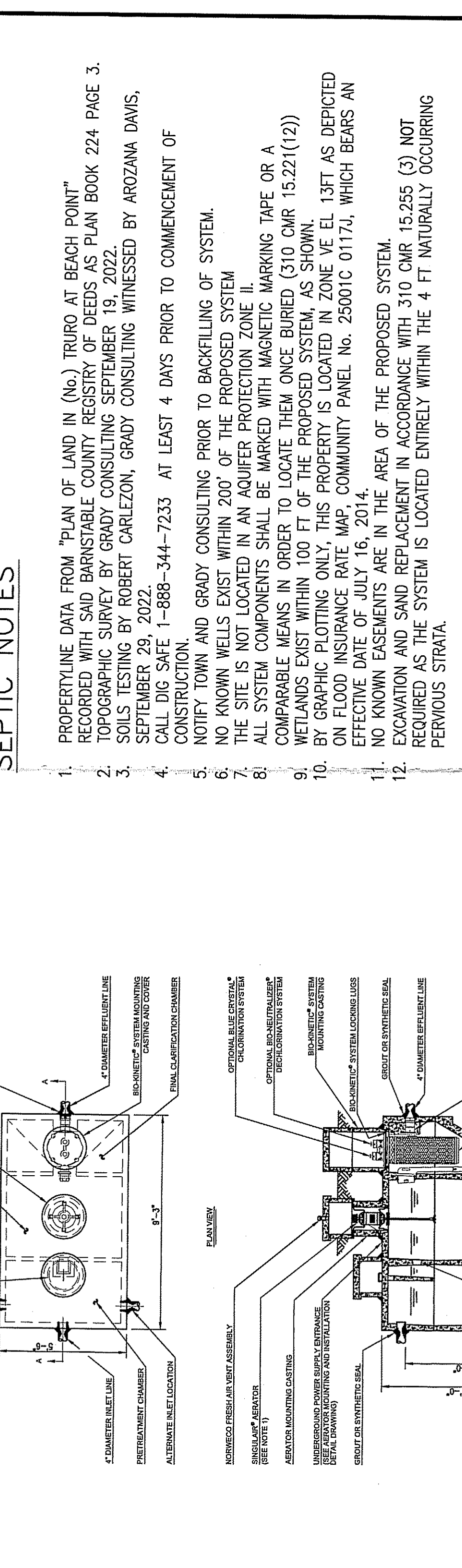
REQUIRED INSPECTIONS

- AFTER EXAMINATION OF LEACHING AREA PRIOR TO INSTALLING SAND.
- AFTER SYSTEM CONSTRUCTION PRIOR TO BACKFILLING.



SINGULAR MODEL 960/500 DN REQUIREMENTS

- CONDITIONS APPLICABLE TO SYSTEM OWNER/OPERATOR
 - MAINTENANCE - THROUGHOUT ITS LIFE, THE SYSTEM SHALL BE UNDER A MAINTENANCE AGREEMENT. NO MAINTENANCE SHALL BE PERFORMED ON THE SYSTEM UNLESS THE MAINTENANCE MONITORING - EFFLUENT FROM THE SYSTEM SHALL BE MONITORED AT A MINIMUM, ALL MONITORING DATA SHALL BE SUBMITTED TO THE TOWN QUARTERS.



SEPTIC REPAIR PLAN
 #492 SHORE ROAD
 TRURO, MASSACHUSETTS

APPLICANT: ROBERT CARLEZON, 8 MILLIKEN DRIVE, KINGSTON, MA 02384

COMMISSIONER: ROBERT CARLEZON, No. 5688

DEC 13 2022

DECEMBER 13, 2022
 SCALE: 1" = 10'
 JOB NO. 22-287

GRADY CONSULTING, L.L.C.
 71 Evergreen Street, Kingston, MA 02384
 Phone (781) 565-2300 Fax (781) 565-2378



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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

9

December 19, 2022

Truro Conservation Commission
P.O. Box 2030
Truro, MA 02666

Conservation Commission
TOWN OF TRURO
DEC 19 2022

JMO-9318

RE: Request for Determination of Applicability
Sewage System Installation & Cesspool Removal
15 Depot Road, Truro, MA
Tyler-Marshall

Dear Commission members,

On behalf of our client, Ms. Kelsey Tyler-Marshall, J.M. O'REILLY & ASSOCIATES, INC. is submitting the attached WPA Form 1 Request for Determination of Applicability to seek the approval to install a sewage disposal system to replace and existing cesspool and leach pit which currently serve the existing 3 bedroom dwelling, at the above referenced property.

The proposed sewage disposal system is located beyond the riverfront area and well outside the 150 foot setback from the Coastal Bank. The proposal system is fully compliant with the state and local regulations. The existing plumbing is being re-routed to the south side of the dwelling to maximize the setback from the disturbance for the system from the coastal bank.

The existing dwelling is served by the single cesspool and a leach pit. There is no excavation needed for the existing cesspools since the cover is at the existing grade and can easily be accessed for pumping and filling. The existing leach pit is for the laundry from dwelling. The leach pit will be uncovered by hand and then pumped and filled with clean fill.

The parcel is being required to replace the cesspool and the leach pit as part of the Board of Health's recent regulations regarding cesspools systems in the town of Truro. All work can be completed by hand and will not impact the stability of the Coastal Bank.

J.M.O'REILLY & ASSOCIATES, INC., looks forward to the public hearing dated January 9, 2023 to review the project with the commission and answer any questions. Please contact our office if you need any additional information prior to the public hearing.

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

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

CC: Owner
MA DEP (SERO)



WPA Form 1- Request for Determination of Applicability

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

Conservation Commission
TOWN OF TRURO

DEC 19 2022

A. General Information

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



1. Applicant:

Name E-Mail Address

Mailing Address

City/Town State Zip Code

Phone Number Fax Number (if applicable)

2. Representative (if any):

J.M. O'Reilly & Associates, Inc.
Firm

John M. O'Reilly, P.E., P.L.S.
Contact Name joreilly@jmoreillyassoc.com
E-Mail Address

P.O. Box 1773
Mailing Address

Brewster MA 02631
City/Town State Zip Code

508-896-6601 508-896-6602
Phone Number Fax Number (if applicable)

B. Determinations

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

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

Truro
Name of Municipality

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



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

15 Depot Road

Street Address

50

Assessors Map/Plat Number

Truro

City/Town

166

Parcel/Lot Number

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

Residential Area

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

Site and Sewage System Disposal System Plan

Title

9-30-2022

Date

Title

Date

Title

Date

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

To replace an existing cesspool system with a new title 5 system



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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

n/a

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

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

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



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

[Redacted] _____
 Name
 [Redacted] _____
 Mailing Address
 [Redacted] _____
 City/Town
 [Redacted] _____
 State _____ Zip Code [Redacted] _____

Signatures:

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

[Signature: Kelsy M. Tyler] _____
 Signature of Applicant
 [Date: 12/08/2022] _____
 Date
 [Signature: [Redacted]] _____
 Signature of Representative (if any)
 [Date: 12/19/22] _____
 Date



TOWN OF TRURO

Conservation Commission

24 Town Hall Road

P.O. Box 2030, Truro MA 02666

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

WAIVER

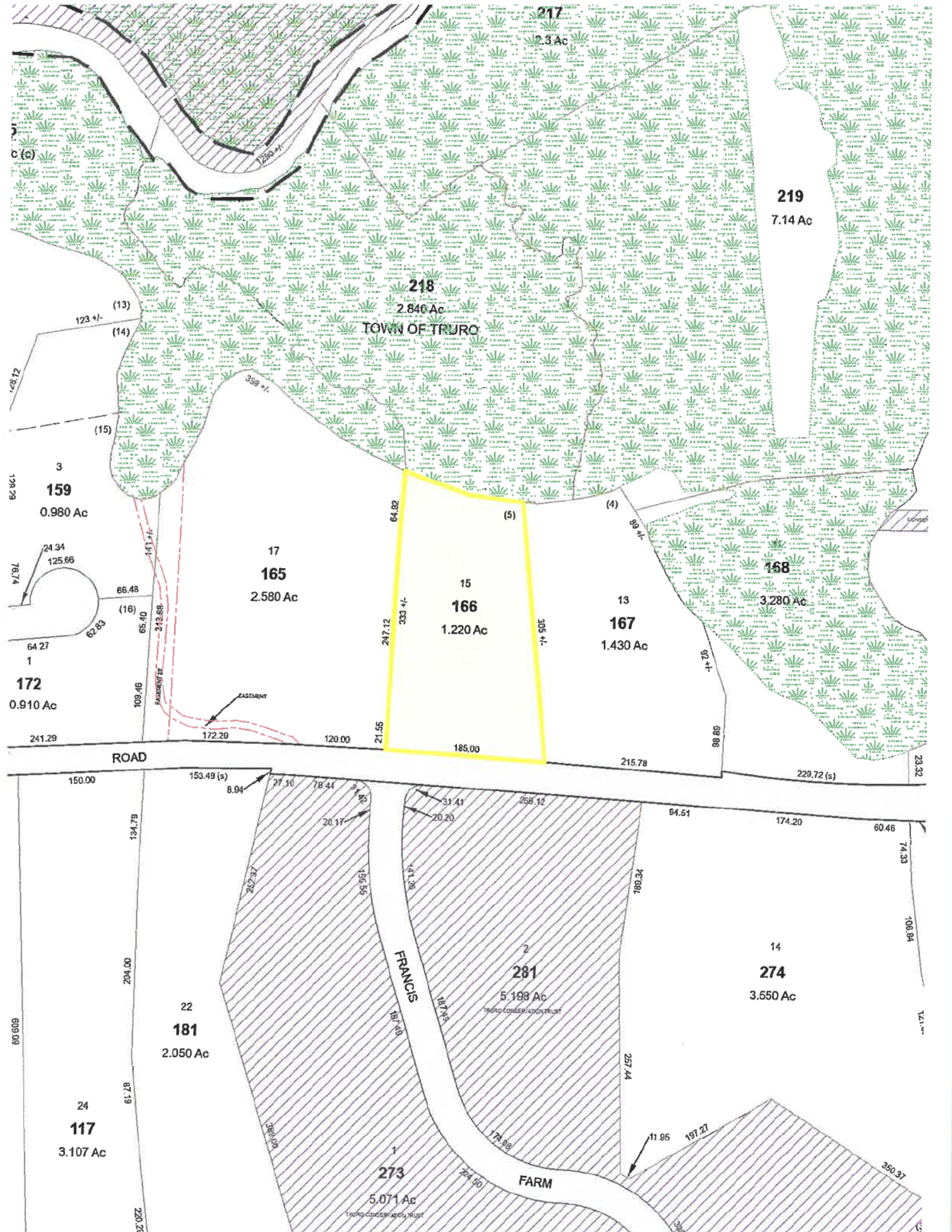
I, John M. O'Reilly, P.E., P.L.S. (print name), hereby waive the twenty-one (21) day time period for a public hearing following receipt of a: Notice of Intent Abbreviated Notice of Intent Request for Determination of Applicability Amended Order of Conditions Abbreviated Notice of Resource Area Delineation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

The Notice of Intent Abbreviated Notice of Intent Request for Determination of Applicability Amended Order of Conditions Abbreviated Notice of Resource Area Delineation was submitted on 12/19/2022 (date) for work at 15 Depot Road (address). I understand that the next meeting of the Conservation Commission is scheduled for _____ and that the Commission will open the public hearing on that date.

I am the: Applicant
 Applicant's Representative


(signature)

12-19-22
(date)



217
2.3 Ac

219
7.14 Ac

218
2.846 Ac
TOWN OF TRURO

168
3.280 Ac

159
0.980 Ac

17
165
2.580 Ac

15
166
1.220 Ac

13
167
1.430 Ac

172
0.910 Ac

ROAD

2
281
5.198 Ac
TRURO COOPERATIVE TRUST

14
274
3.550 Ac

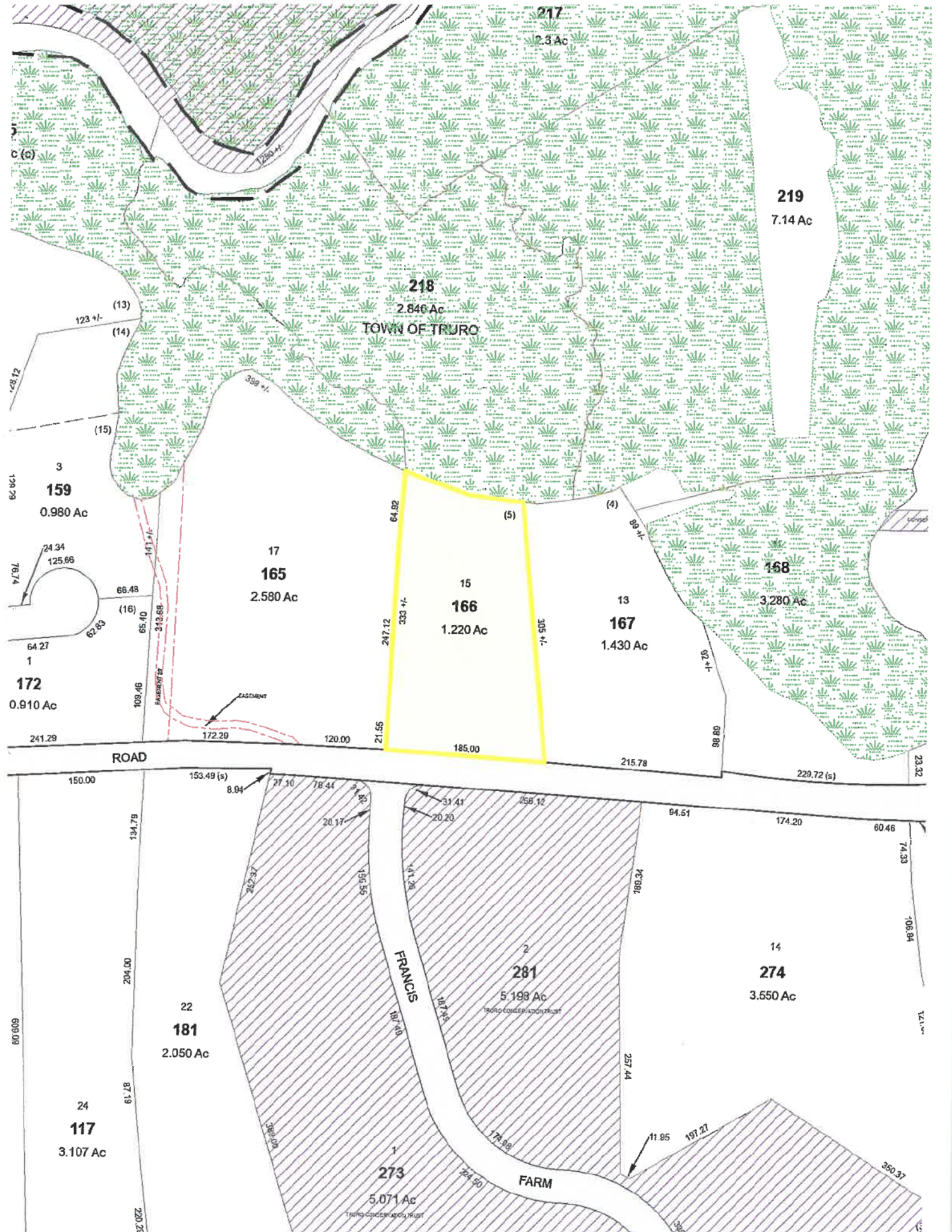
22
181
2.050 Ac

24
117
3.107 Ac

1
273
5.071 Ac
TRURO COOPERATIVE TRUST

FARM

FRANCIS

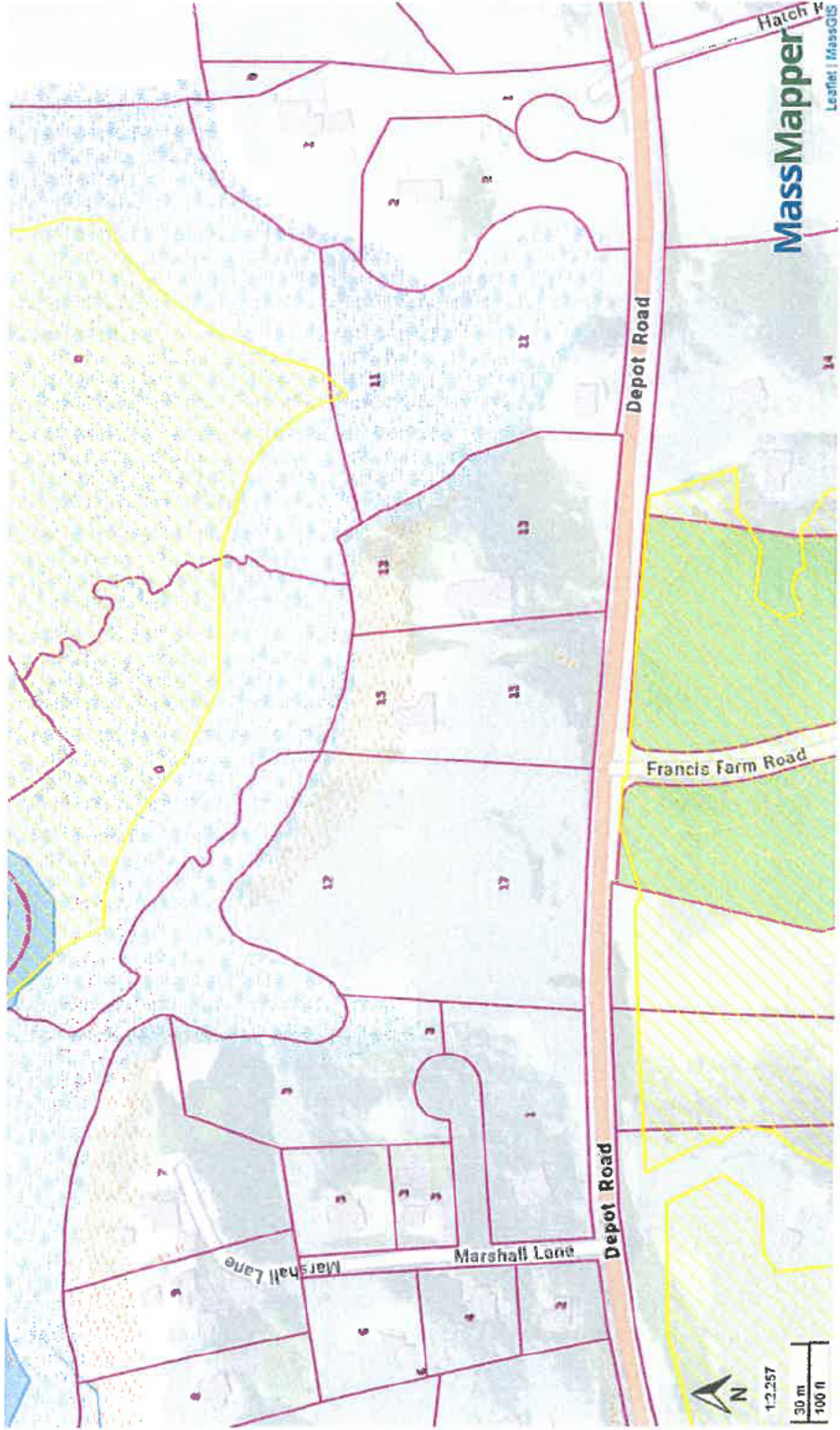


15 Depot NHESP

NHESP Priority Habitats of Rare Species:



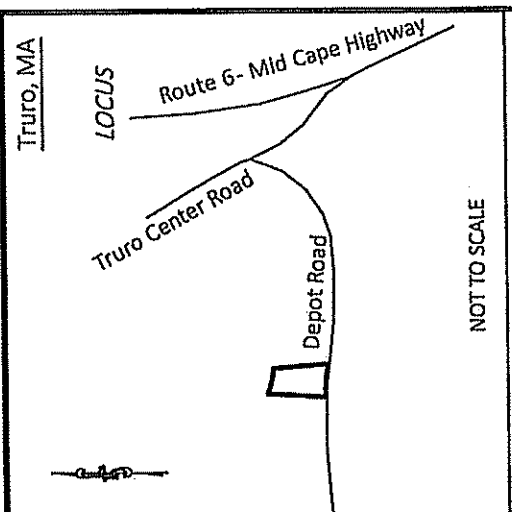
Property Tax Parcels



15 Depot USGS

USGS Topographic Maps
Property Tax Parcels





NOT TO SCALE
L.C.P. #25500A
Certificate 190072
ASSESSORS' MAP 50
PARCEL 166

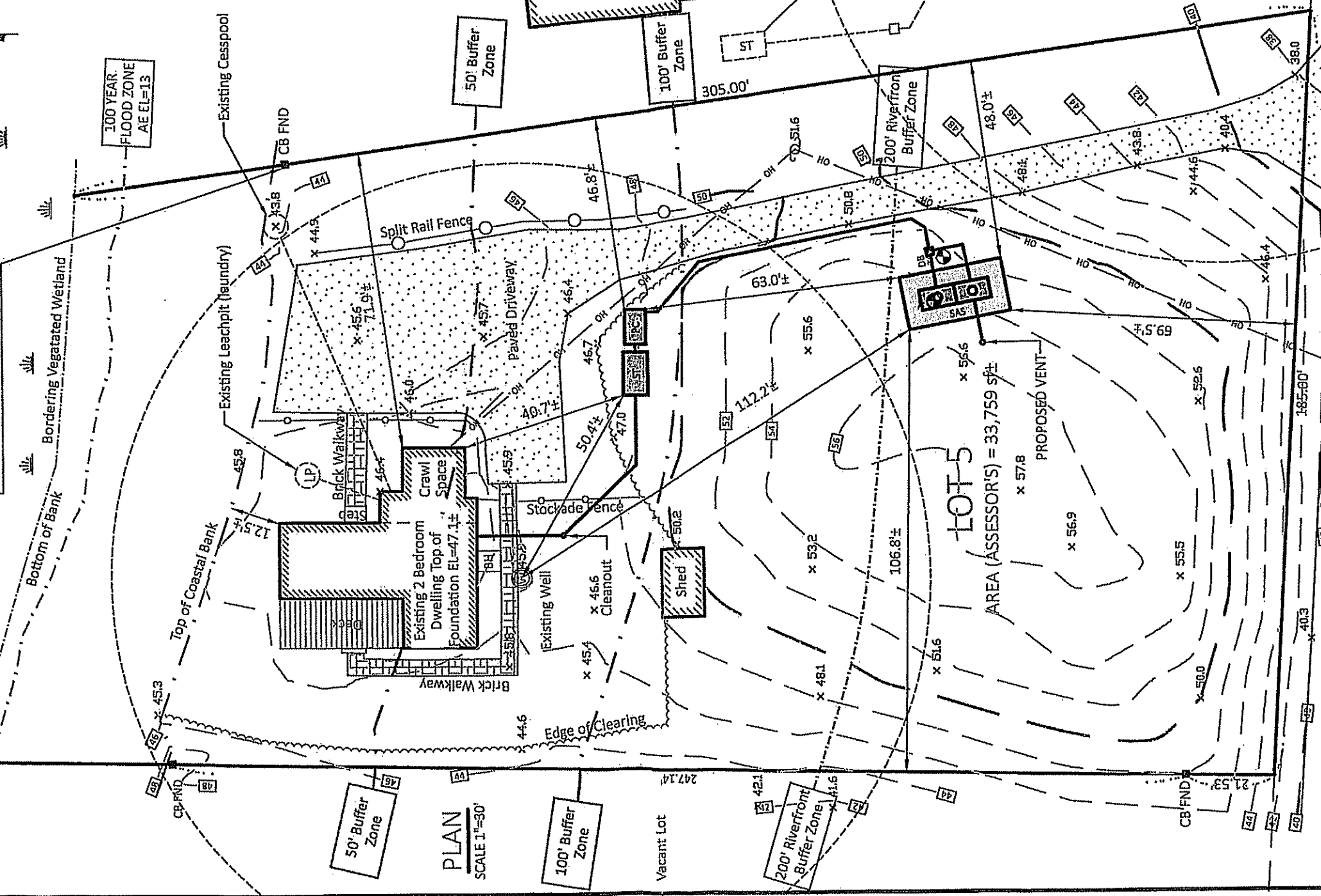
LEGEND

— 22	EXISTING CONTOUR
— 32	PROPOSED CONTOUR
X 12.24	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
— W	WATER SERVICE LINE
— OH	OVERHEAD UTILITY SERVICE
— E	ELECTRIC / COMM. SERVICE LINE
— G	GAS SERVICE LINE
— TP	TEST HOLE / BORING LOCATION
— ST	SEPTIC TANK
— DB	DISTRIBUTION BOX
— SAS	SOIL ABSORPTION SYSTEM
— Reserve	RESERVED FOR FUTURE
— U	UTILITY POLE
— CB	CATCH BASIN
— FH	FIRE HYDRANT
— W	WELL
— DM	DRAINAGE MANHOLE
— CB	CONCRETE BOUND, FOUND
— L	LIMIT OF WORK
— F	FENCE
— E	EDGE OF CLEARING

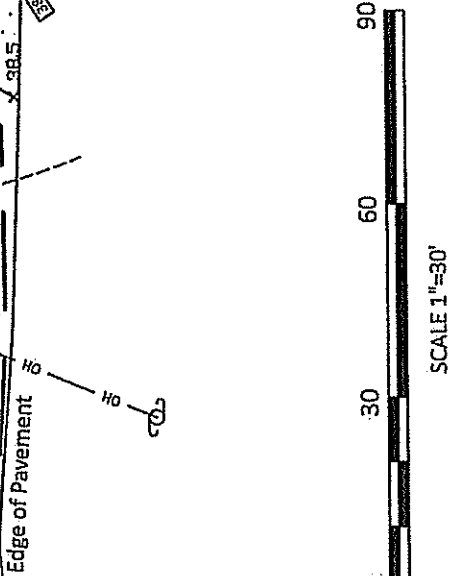
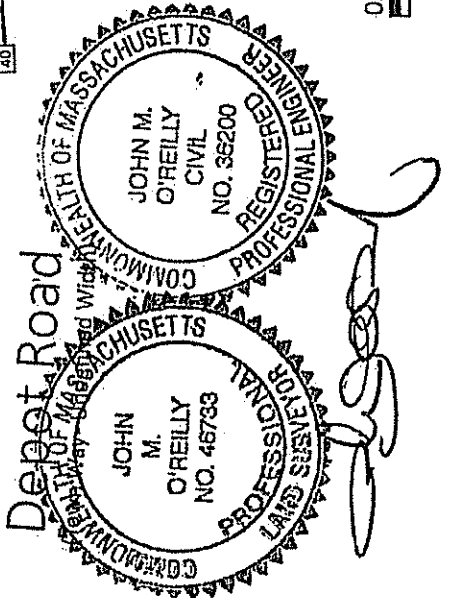
DEC 19 2022
Intervention Commission
TOWN OF TRURO



BENCHMARK
TOP OF CONCRETE BOUND
EL=43.6± (NAVD88 Datum)



PLAN
SCALE 1"=30'



Marshall Depot Road Nominee Trust
C/O Kelsey Tyler, 15 Depot Road, Truro, Massachusetts

SITE AND SEWAGE DISPOSAL SYSTEM DESIGN
15 Depot Road, Truro, Massachusetts

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

1675 Main Street - Route 8A
P.O. Box 1778
Brewster, MA 02631 (508) 898-8802 Fax
(508) 898-8801 Office (508) 898-8802 Fax
DATE: 9/30/2022 BY: As Noted CHECK: JMO JOB NUMBER: JMO-9318

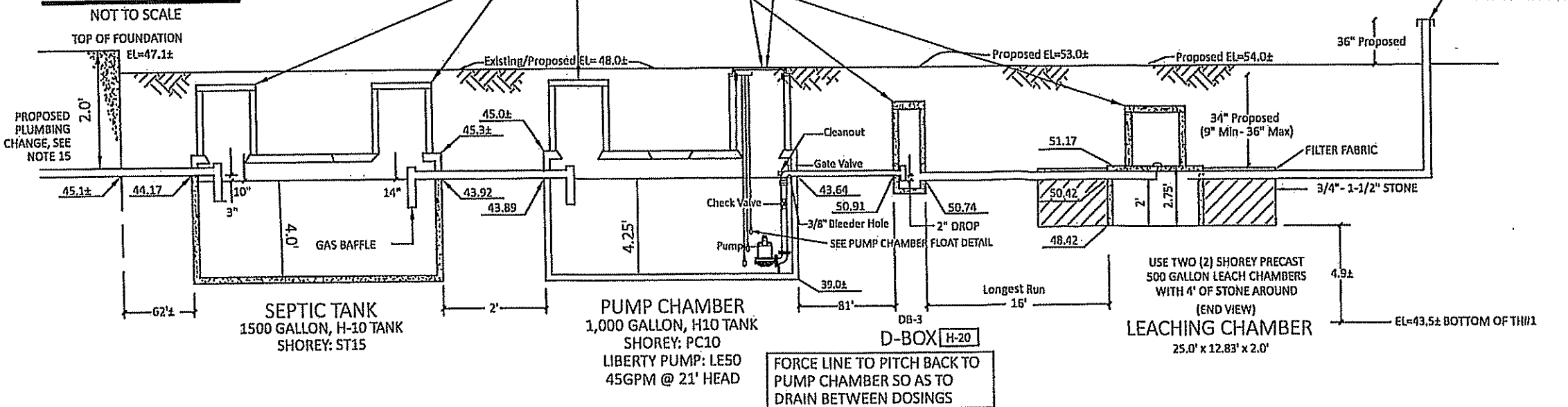
GENERAL NOTES:

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

CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ENSURE EVEN DISTRIBUTION.
- DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED NATIVE STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A LAYER OF FILTER FABRIC OR APPROVED EQUIVALENT.
- VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL; OR WHEN PRESSURE Dosed.
- SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.

FLOW PROFILE:



SYSTEM DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW:
2 BEDROOM DWELLING + 1 BED PROVISION @ 110 GPD = 330 GPD

LEACHING CAPACITY REQUIRED:
3 BEDROOMS (MAX.) @ 110 GPD = 330 GPD REQUIRED

SEPTIC TANK CAPACITY REQUIRED:
DAILY FLOW = 330 GPD @ 200% = 660 GAL. REQUIRED

SEPTIC TANK CAPACITY PROVIDED:
1500 GALLON SEPTIC TANK (MIN. ALLOWED)

LEACHING CAPACITY PROVIDED:
ONE (1) 25.0' X 12.83' X 2.0' LEACHING CHAMBER CAN LEACH:
 $V_L = [(25.0 \times 12.83) + (25.0 \times 2.0)2 + (12.83 \times 2.0)2] \times 0.74 \text{ GPD/SF} = 349 \text{ GPD}$
349 GPD > 330 GPD REQUIRED

NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.

INSTALL:
ONE (1) - 1500 GALLON SEPTIC TANK
ONE (1) - 3 OUTLET DISTRIBUTION BOX (H-20 RATED)
ONE (1) - 1000 GALLON PUMP CHAMBER
TWO (2) - 500 GALLON LEACH CHAMBERS WITH 4' OF STONE ALL AROUND

CONSTRUCTION NOTES CONT:

- SEPTIC PLUMBING IN HOUSE TO BE RE-ROUTED TO EXIT THE HOUSE TO THE SOUTH.
- EXISTING CESSPOOL TO BE PUMPED DRY, FILLED WITH CLEAN SAND, AND ABANDONED IN PLACE.
- ALL 4" PVC CLEANOUTS SHALL BE WITHIN 3" OF FINISH GRADE. CLEANOUTS SHALL BE MARKED WITH A PIECE OF #5 REBAR FOR FUTURE LOCATION.
- EXISTING WASTELINE(S): INSTALLER TO CONFIRM WASTELINE(S) BY WATER TESTING WITHIN THE DWELLING PRIOR TO SETTING ANY SYSTEM COMPONENTS.
- PROPOSED WASTELINE(S): INSTALLER SHALL REMOVE ALL ORANGE-BURG PIPING & REPLACE WITH SCHEDULE 40 PVC. CONNECTION TO EXISTING CAST IRON PIPING, IF IN GOOD CONDITION.

PUMP NOTES:

- PUMP SHALL BE A LIBERTY LE50 OR EQUIVALENT, CAPABLE OF PASSING A 2" SOLID AND PUMPING 21 FT OF HEAD AT 45 GPM.
- ALARM SHALL BE A RED WARNING LIGHT WITH AUDIBLE ALARM LOCATED WITHIN THE BUILDING AS SHOWN ON THE PLAN.
- THE CORDS FOR THE FLOATS SHALL BE ONE CONTINUOUS PIECE FROM THE PUMP CHAMBER TO THE DISCONNECT PULL BOX. THE CORDS SHALL BE ENCASED IN 2-1/2" TO 3" CONDUIT.
- ALARM AND PUMP TO BE WIRED TO DIFFERENT CIRCUITS.
- ALL PUMP, WIRING, ALARM, AND FLOAT INSTALLATIONS SHALL CONFORM TO MASSACHUSETTS STATE PLUMBING AND MASSACHUSETTS STATE ELECTRICAL CODES AS WELL AS TO MANUFACTURER'S SPECIFICATIONS.

SOIL TEST LOGS:

TEST HOLE 1: EL=54.0±

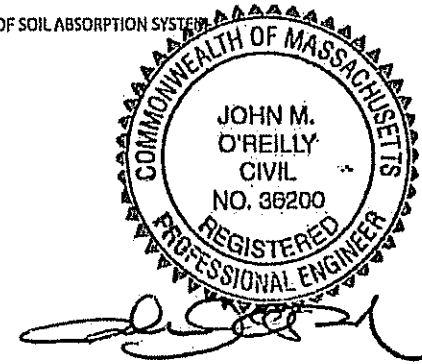
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-8"	A	FINE LOAMY SAND	10YR 4/3	NONE	LOOSE
8-34"	B	FINE LOAMY SAND	10YR 7/8	NONE	LOOSE
34-86"	C1	MEDIUM SAND	10YR 7/6	NONE	LOOSE
86-126"	C2	FINE SAND	10YR 8/2	NONE	LOOSE

TEST HOLE 2: EL=52.5±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-11"	A	FINE LOAMY SAND	10YR 4/3	NONE	
11-29"	B	FINE LOAMY SAND	10YR 7/8	NONE	
29-52"	C1	MEDIUM SAND	10YR 7/6	NONE	PERC @ 50" 8:49
52-122"	C2	FINE SAND	10YR 8/2	10%	SHT 98"-104" FIRM, 10YR 7/2

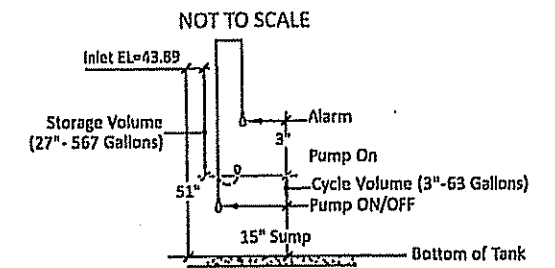
DATE OF TESTING: 8-19-22
PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "C" LAYERS.
WITNESSED BY: JOHN O'REILLY, PE, J.M. O'REILLY & ASSOCIATES, INC.
ARONDA DAVIS, HEALTH AGENT, TRURO HEALTH DEPARTMENT

NO WATER ENCOUNTERED
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM



INSPECTION NOTE:
PRIOR TO FINAL INSPECTION BY THE ENGINEER, SYSTEM NEEDS TO BE COMPLETE INCLUDING BUILDUP FOR COVERS.

PUMP CHAMBER FLOAT DETAIL:

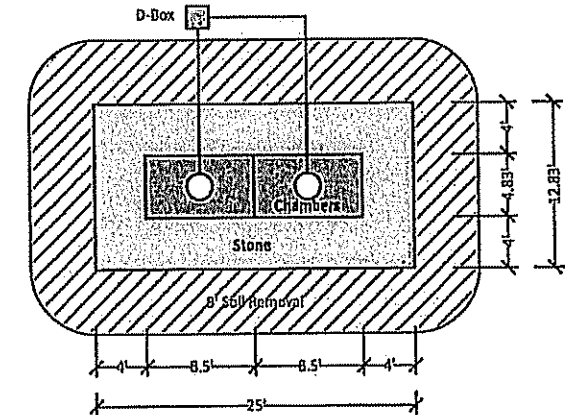


*FLOAT INSTALLATION NOTES:

- FLOATS SHALL BE INSTALLED WITH A CABLE WEIGHT OR TETHERED TO THE DISCHARGE LINE WITH A MOUNTING CLAMP.
- FLOATS SHALL BE INSTALLED SO THAT THEY CAN BE ACCESSED FROM OUTLET MANHOLE COVER.
- FLOATS MUST BE INSTALLED SO THAT THEY ARE FREE TO MOVE THROUGHOUT IT'S TRAVEL AND NOT CONTACT THE PUMP BODY, PIPING, OR OTHER OBJECTS.

SAS PLAN VIEW

SCALE: 1" = 10'



SHEET 2 OF 2

Marshall Depot Road Nominee Trust
C/O Kelsey Tyler, 15 Depot Road, Truro, Massachusetts

SITE AND SEWAGE DISPOSAL SYSTEM DESIGN
15 Depot Road, Truro, Massachusetts

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

1673 Main Street - Route 0A
P.O. Box 1773
(508)886-0801 Office Brewster, MA 02631 (508)886-0802 Fax

DATE: 9/30/2022 SCALE: As Noted BY: BSH CHECK: JMO JOB NUMBER: JMO-9318

60 day req

PERMIT # 2022-46



TOWN OF TRURO



Conservation Commission

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

PAID

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: [REDACTED] Telephone: [REDACTED]
Email address: [REDACTED]
Owner Name: [REDACTED] Telephone: [REDACTED]
(If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)

Address of subject property: ZOBBO DRIVE Map: 45 Parcel: 146
Description of proposed work: REMOVE INVASIVE LOCUSTS OR in buffer zone to COASTAL BANK - flush cut ~20 locusts
Proximity to Resource Areas: WITH IN 100' OF TOP OF BANK

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

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

Sheds and Other Construction Projects:

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

Procedure:

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

- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- **If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.**
- Any Property Owner, contractor or other agent of the owner performing any work pursuant to an Administrative Review permit shall have a copy of the permit available at the site at all times during the period that the work is being performed.
- Upon approval and ratification by the Commission, an Administrative Permit shall issue.
- The applicant shall notify the Commission prior to the start of the work, and must complete the work within thirty (30) days of issuance of the permit, unless otherwise permitted by the Commission. *(REQUEST 60 days due to possible weather delays)*
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

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

Tom B...
 (Signature of Applicant) Dec 2, 2022
 (Date)

FOR OFFICE USE ONLY:

Agent's Comments: Work is suitable for AR, cutting only

Site Inspection Date: 12/19/2022 Application Approved: Yes No *60 Days*

Conservation Commission Review: Meeting Date: 1/9/2023 Permit Approved: Yes No

Signature of Commission Chair or Agent: _____ Date: _____

TURO, MA

Contact

2 0800

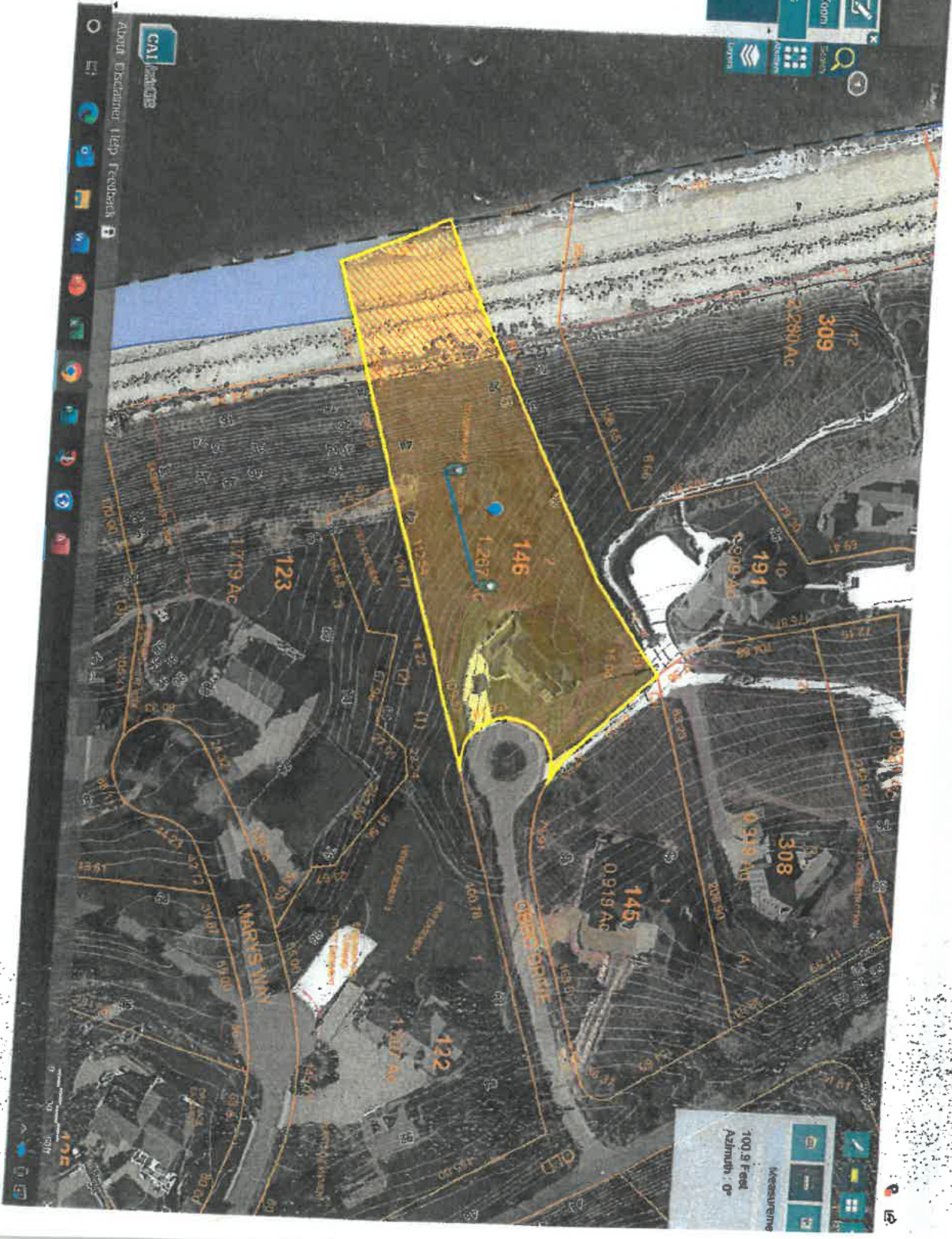
Report - Moving Labels + Add/Remove Zoom

Parcel # 045 146 000 Owner J.E. Address

2 0800 DR TROCY MARYGARD SILVER TRUST & SILVER T

Search Address Layers

Type here to search



CAI

About Disclaimer Help Feedback



NOV 14 2022

PERMIT # 2022-43



TOWN OF TRURO

Conservation Commission

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

PAID
120

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: CHRIS LUCY Telephone: 508.237-1039

Email address: HOMELY1@COMCAST.NET

Owner Name: [REDACTED] Telephone: [REDACTED]

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

Address of subject property: 4 RIVERVIEW RD Map: 50 Parcel: 266

Description of proposed work: SEE ATTACHED TREE TRIMMING

Proximity to Resource Areas: WITHIN THE 200' RIVERFRONT AREA

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

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

Sheds and Other Construction Projects:

- No construction *within* any wetland resource without the consent of the Conservation Agent.
- Any proposed new construction is minimal.
- No excavation by machinery is required.
- Foundation for structure shall be constructed on compacted fill.
- Repairs or replacement of existing structures shall be limited to the original structure.
- New structures must be less than 160 square feet.
- Only minimal projects such as bioretention or planting of native species shall be allowed.

Procedure:

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

30-Day
Ext.
Request

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

Conservation Commission
TOWN OF TRURO
NOV 14 2022

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

[Signature] 11/12/22
(Signature of Applicant) (Date)

FOR OFFICE USE ONLY:

Agent's Comments approvable tree cutting/trimming = 1-7 + 18;
The best need to be addressed via a NOI b/c they
are for vista purposes.

Site Inspection Date: 11/5/22 Application Approved: Yes No

Conservation Commission Review: Meeting Date: 12/5/2022 Permit Approved: Yes No

Conditions: _____
Signature of Commission Chair or Agent: [Signature] Date: 12/5/2022

* see notes below

* 1-7+18 = approvable
8-17 = not approvable via AR.



TOWN OF TRURO

Conservation Commission

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

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: Days Cottages Condominium Association Telephone: 203-640-8399

Email address: [REDACTED]

Owner Name: [REDACTED] Telephone: [REDACTED]

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

Address of subject property: 276 Shore Road Map: 13 Parcel: 22

Description of proposed work: To lower water lines for the cottages seeking winterization to a depth agreed upon by the Provincetown Water Authority so as to comply with winter use regulations. * (see note below).

Proximity to Resource Areas: Barrier Beach, Coastal Dune and Land Subject to Coastal Storm Flowage

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

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

Sheds and Other Construction Projects:

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

Procedure:

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

Conservation Commission
TOWN OF TRURO

DEC 19 2022

- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- **If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.**
- Any Property Owner, contractor or other agent of the owner performing any work pursuant to an Administrative Review permit shall have a copy of the permit available at the site at all times during the period that the work is being performed.
- Upon approval and ratification by the Commission, an Administrative Permit shall issue.
- The applicant shall notify the Commission prior to the start of the work, and must complete the work within ~~thirty (30)~~ days of issuance of the permit, unless otherwise permitted by the Commission. Requesting 90 to 120 days to complete the work.
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

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

David Allen, Trustee 12/19/22
 (Signature of Applicant) (Date)

signed by David Allen, Trustee

Please note that the Town water service to the individual meters and the individual meters are at a sufficient depth already to comply with year-round use. This application is to complete the process of lowering the lines from the individual meters to the underside of the cottages. (Could be 7' to 15' of length depending on meter location).

FOR OFFICE USE ONLY:

Agent's Comments Work is appropriate for A.R.
90 days

Site Inspection Date: 12/19/22 Application Approved: Yes No

Conservation Commission Review: Meeting Date: Jan 9, 2023 Permit Approved: Yes No
 Conditions: _____

Signature of Commission Chair or Agent: _____ Date: _____

Nina Richey

From: [REDACTED]
Sent: Tuesday, December 20, 2022 11:16 AM
To: Nina Richey; Emily Beebe; Arozana Davis
Subject: Fw: Water/year round questions

Hello all,

Please see the answers below from the Provincetown Water Authority. This is how we plan to proceed with the work in order to gain their signoff. (You may wish to put this in our file).

Also, we may offer this work to all 22 cottages, just in case they seek winterization down the road, but if some don't take it, we will be sure that those seeking winterization on the current application do have the work completed.

Thanks

Dave

Begin forwarded message:

From: Cody Salisbury <csalisbury@provincetown-ma.gov>
Date: December 20, 2022 at 7:27:19 AM EST
To: [REDACTED] Kristen Sebastian <ksebastian@provincetown-ma.gov>
Subject: RE: water/year round questions

Sherry – Sorry for the delay in answering I was out the majority of last week. See responses below in RED

Cody J. Salisbury

Water Superintendent

Provincetown Public Works – Water Dept.

2 Mayflower St., Provincetown MA 02657

csalisbury@provincetown-ma.gov

Nina Richey

From: [REDACTED]
Sent: Tuesday, December 20, 2022 11:16 AM
To: Nina Richey; Emily Beebe; Arozana Davis
Subject: Fw: Water/year round questions

Hello all,

Please see the answers below from the Provincetown Water Authority. This is how we plan to proceed with the work in order to gain their signoff. (You may wish to put this in our file).

Also, we may offer this work to all 22 cottages, just in case they seek winterization down the road, but if some don't take it, we will be sure that those seeking winterization on the current application do have the work completed.

Thanks

Dave

Begin forwarded message:

From: Cody Salisbury <csalisbury@provincetown-ma.gov>
Date: December 20, 2022 at 7:27:19 AM EST
To: SHERRY STEFANI <sastefani@aol.com>, Kristen Sebastian <ksebastian@provincetown-ma.gov>
Subject: RE: Water/year round questions

Sherry – Sorry for the delay in answering I was out the majority of last week. See responses below in RED

Cody J. Salisbury

Water Superintendent

Provincetown Public Works – Water Dept.

2 Mayflower St., Provincetown MA 02657

csalisbury@provincetown-ma.gov

ph - 508.487.7064

fax - 508.487.4675



From: [REDACTED]
Sent: Saturday, December 10, 2022 2:35 PM
To: Cody Salisbury <csalisbury@provincetown-ma.gov>; Kristen Sebastian <ksebastian@provincetown-ma.gov>
Subject: Water/year round questions

Hi,

The town of Truro is ready to pass our application on the select board because of concerns with the water pipe. Here are the questions the board is looking for answers to.

1) do we need to do all 22 cottages completed or can we just do the cottages that are being winterized. This may sound like a bad question, but Emily was unsure of the answer, so we should get this out there. THE COTTAGES THAT ARE SEEKING YEAR-ROUND USE SHOULD ADDRESS THE ISSUES

2) will there be other work required once the trenching is done, ie what about the connection coming out of the ground going into the cottage? do those pipes need to be included in a PVC, insulated tube or something similar? THE SERVICE PIPE SHOULD BE INSULATED TO PROTECT FROM FREEZING, SINCE THE SERVICE LINE IS NOT IN A BASEMENT OR HEATED CRAWL SPACE

3) Is there any other consideration on their part that would deny a clean inspection report once the work is done. NOT TO MY KNOWLEDGE, THE WATER DEPAT. IS ONLY CONCERNED WITH UNDERGROUND WATER SERVICE LINE(S), NOT INTERIOR PLUMBING OF ANY KIND.

Thanks,

Sherry Wilkinson

PERMIT # 2023-01



TOWN OF TRURO

Conservation Commission

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

Conservation Commission
TOWN OF TRURO

JAN 04 2023

PAID
3601

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: Andrea Pyenson

Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: [REDACTED]

Telephone: 5a

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

Address of subject property: 51 Depot Rd

Map: 50

Parcel: 288

Description of proposed work: Remove 1 white oak to provide 6-8 feet of clearance to the house. Prune 1 Pitch Pine by removing Broken & Dead Limbs from the crown

Proximity to Resource Areas: oak is 30 feet from TOB & The Pine is 60 feet from TOB

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

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

Sheds and Other Construction Projects:

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

Procedure:

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

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

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

 (Signature of Applicant) 12/10/25 (Date)

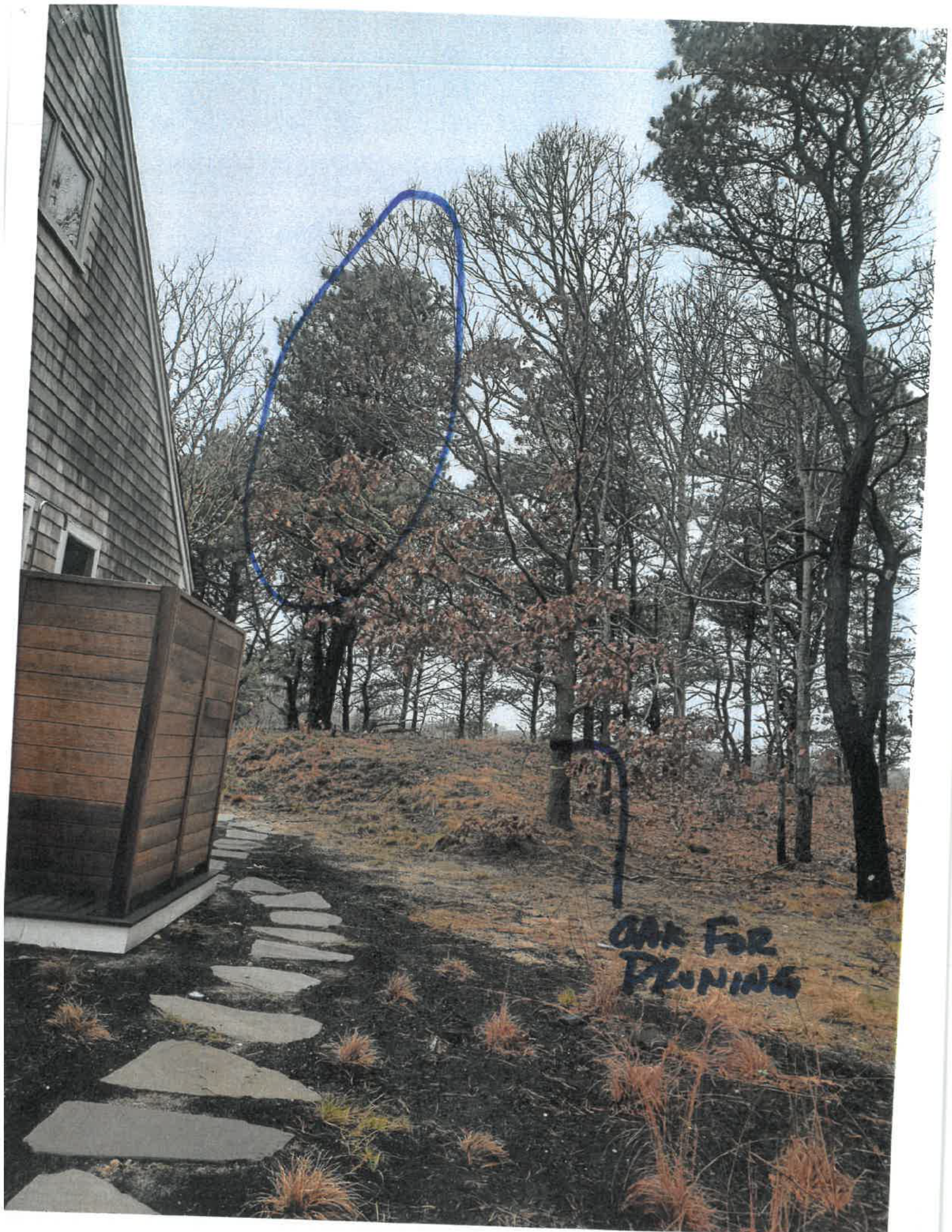
FOR OFFICE USE ONLY:

Agent's Comments: Work is appropriate for AR - Not Vista

Site Inspection Date: 1/4/2025 Application Approved: Yes No

Conservation Commission Review: Meeting Date: 1/9 Permit Approved: Yes No

Signature of Commission Chair or Agent: _____ Date: _____



OAK FOR PRUNING



DEC 28 2022

PERMIT # 2022-48



TOWN OF TRURO

Conservation Commission

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

PAID
\$20

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: HARRY PALANER Telephone: [REDACTED]
 Email address: [REDACTED]
 Owner Name: White Village Condo Assoc. Telephone: [REDACTED]
 (If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)
 Address of subject property: 334 Shore Rd. Map: 13 Parcel: 14
 Description of proposed work: Sand nourishment to replace eroded sand from storm.
 Proximity to Resource Areas: LSCSF - Banner Beach

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

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

Sheds and Other Construction Projects:

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

Procedure:

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

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

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

Mary Adams 12/29/22
 (Signature of Applicant) (Date)

Ratification

FOR OFFICE USE ONLY:

Agent's Comments: Kevin Rose to do work using clean, compatible sand. Email with consent from Helena Mota for access over her property is attached.

Site Inspection Date: 12/27/22 Application Approved: Yes No

Conservation Commission Review: Meeting Date: Jan 9, 2023 Permit Approved: Yes No

Signature of Commission Chair or Agent: _____ Date: _____

From: Oceana Cottages
Sent: Wednesday, December 28, 2022 10:14 AM
To: Harry
Subject: Re: Erosion issue at seawall

Hi Harry,

Yes, I give permission to add the sand that is too important. I hope that your cottages faired well. Maybe put something on that area so no vehicles park so as to not cause more damage until the sand arrives? I often see large trucks parked at the very end around 13.

Best Regards,
Helena Mota CTC
Oceana Cottages
345 Shore Road
P.O. Box 445
North Truro, MA
02652
508-487-3014
oceanacottages@gmail.com



oceanacottages.com

On Wed, 28 Dec 2022 at 09:05, Harry <hlpalmer@comcast.net> wrote:

Helena, After checking out the erosion near the south end of the seawall after the storm I went to Town Hall and spoke with cons com office about putting emergency sand as the storm has undermined the macadam of your driveway and eroded behind the association seawall. The cons com rep went to the property and agreed that an emergency beach renewal is warranted. They just need an email from you giving us permission to add sand to your property. WVCA will pay for this sand. If you would send me an email giving your permission, I will forward it to the cons com representative.

Thank you Helena,

Harry Palmer, Trustee

Sent from [Mail](#) for Windows



HEALTH DEPARTMENT
TOWN OF TROURO
DEC 27 2022
RECEIVED BY



HEALTH DEPARTMENT
TOWN OF TRURO
DEC 27, 2022
RECEIVED BY



HEALTH DEPARTMENT
TOWN OF TRURO

DEC 27 2022

RECEIVED BY

CONSERVATION

1. What are conservation priorities currently?
2. What are most important issues/needs and current efforts to address them?
3. Where are there erosion/nourishment/mitigation efforts needed?
4. Please list challenges such as impaired water bodies, degraded wetland systems, wastewater problems, overdevelopment etc.

Flood Hazard Areas

FEMA Flood Zones areas are shown on Map 5 and reflect information published in July 2017.

FEMA AE Zones, which have a 1% annual chance of flooding, include the Pamet River Valley from its eastern source to the mouth of the river at Cape Cod Bay including Pamet Harbor and its estuaries and the Little Pamet River and surrounding area; the area around Mill Pond Road; southeast of the Ryder Beach area; Rte. 6A, Rte. 6 from East Harbor to the Provincetown line, encompassing Pilgrim Lake (East Harbor), both sides of Rte. 6 to the west side of the barrier beaches of High Head and Head of the Meadow Beach.

FEMA V Zones cover the entire tidal coastline of Cape Cod Bay and the Atlantic Ocean and are considered high risk coastal areas. The Beach Point area is an especially vulnerable area given the high density of hotels, cottage colonies and private homes close to the beach, which can be subject to great changes due to coastal storms.

FEMA X Zones, which have a 0.2% chance of annual flooding, are scattered about town exclusively containing surface water bodies

One of the goals under the Truro Local Comprehensive Plan's Coastal Resources section:
"Truro will limit development in coastal and other high-hazard areas in order to protect the public health, minimize the loss of life and structures, and to prevent environmental damage resulting from storms, natural disasters and sea level rise in so far as possible." This will be particularly important with the potential of global sea level rise, especially along Beach Point.



Wetlands

The Pamet River System

As already noted, the Pamet River System is the largest wetland ecosystem in Truro. Starting as a freshwater stream, it meanders through a bottomland vegetated with cattail and acidophilic shrubs. Then, passing through a tide gate or clapper valve located under Route 6A, the river becomes a saltwater estuary. Joined by the outflow of several smaller streams, the estuarine area is bordered by extensive salt marsh and some brackish-water marsh. Near its artificially realigned mouth, the Pamet is joined by the Little Pamet River, Mill Creek and Eagle Creek, which flow into Pamet Harbor.

East Harbor

The Salt Meadow adjoining East Harbor is a vegetative wetland area. It will be interesting to note changes in this wetland as a result of the reintroduction of natural tidal flushing.

Bound Brook

Bound Brook flows north from Wellfleet's Herring River. The Bound Brook wetland area in South Truro is part of the Wellfleet state-designated Area of Critical Environmental Concern (ACEC).

The Truro LCP notes several small wetlands that are in need of restoration to prevent further degradation. These include wetlands north of Pilgrim Heights, those near Pond Village, and near Great Swamp, as well as the tributaries to the Pamet River, Featherbed Swamp, and wetlands near the ponds in South Truro. It is suggested in the LCP that steps be taken to prevent further filling of these wetlands due to erosion and "natural litter." The Town has been actively working with the MA Department of Ecological Restoration on two restoration projects – Eagle Neck Creek and Mill Pond.

The 2005 Truro Local Comprehensive Plan addresses wetland issues with 3 goals.

2005 LCP Wetland/Wildlife Goals:

- Goal 1. Truro will preserve (leave as is) the quality and quantity of its inland and coastal wetlands insofar as natural forces allow.
- Goal 2. Truro will take measures to prevent loss or degradation of critical wildlife and plant habitat, minimize the impact of development on wildlife and plant habitat, and maintain, in so far as possible, existing populations and species diversity.
- Goal 3. The Pamet River should symbolize Truro's commitment to protecting the natural environment. The lower Pamet should be protected and, where necessary, restored in order to improve water quality, preserve associated natural ecosystems and maximize human enjoyment. The upper Pamet, presently an artificially maintained fresh-water marsh, should gradually be returned to its former status as a saltmarsh.

Coastal Resources

The Environmental Inventory and Analysis of Truro must also address Coastal Resources. Truro is so



defined by its coastal environments that any planning for open space or recreation must understand and respect the natural coastal processes. The Local Comprehensive Plan acknowledges this with a full chapter devoted to coastal resources and related goals and policies.

2005 LCP Coastal Resource Goals:

- Goal 1. Truro acknowledges the public's interest in the coast and rights for fishing, fowling and navigation, and will preserve and manage coastal areas to safeguard and perpetuate their biological, economic and aesthetic values, and to preserve and, where appropriate, expand public access to the shoreline.
- Goal 2. Truro will limit development in coastal and other high-hazard areas in order to protect health, minimize loss of life and of structures, and prevent environmental damage resulting from storms, natural disasters and sea level rise in so far as possible.
- Goal 3. Truro will maintain and improve coastal water quality to encourage shellfishing and swimming, where appropriate, and to protect the coastal ecosystem, which supports shellfish and finfish habitat.

Additional attention and effort is now being given to climate change, its effects upon coastal resources and the need to adapt human land use patterns to accommodate inevitable sea level rise and its associated impacts. Enacting enhanced coastal resilience strategies including saltmarsh restoration, limiting development at the shore, and acquiring and protecting additional conservation land in and around wetlands, is one of the new goals of this updated Open Space and Recreation Plan.

D. VEGETATION

General Inventory

As already described Truro is a Town of many environments and the vegetation varies accordingly. The prevailing upland cover is secondary pitch pine (*Pinus rigida*) and black oak (*Quercus velutina*) woodland, diminishing in height and frequency from south to north, with a corresponding increase in heathland moor. Truro's sandplain grassland habitat is extensive and globally rare. Freshwater marshes and kettle pond margins are vegetated with diverse wetland herbaceous and shrubby species. Strand vegetation is dominated by American beach grass (*Ammophila breviligulata*), often with landward thickets of scrub or bear oak, (*Quercus ilicifolia*) and beach plum (*Prunus maritima*).

Forest Land

Most of Truro's uplands are forested. Most of this wooded land lies within CCNS and is subject to National Park Service management. As former farmland and meadows continue to grow up with trees, the forest cover is expected to expand. Pitch pines grow in first and then are followed by oaks and other hardwoods in the process of natural vegetative succession. As forestation continues, the landscape character will change as views are obscured and heath moors become forested.

Public Shade Trees

Truro's public parks and cemeteries are not formally landscaped yet they are generously green. Common



Shade Trees in Truro include Norway Maple (*Acer platanoides*) and Red Maple (*Acer rubrum*). Public access ways and amenities are graced by mature shade trees in many areas.

Agricultural Land

As demand for residential development and values of land rise, pressures increase for the development of remaining farmland. Currently there are several parcels in Truro taking advantage of the real estate tax reductions under the State Farm Assessment Act (Chap. 61A). For qualification, this act requires a minimum of five acres of land to be in farming.

As farmers' markets increase regionally and "rights-to-farm" bylaws are adopted by Cape Cod towns, agriculture/farming should remain an important part of Truro's year-round industrial makeup. Protection and enhancement of agricultural lands and uses is becoming an increasingly important aspect of open space protection efforts in Truro.

Wetland Vegetation

Truro has both extensive freshwater and saltwater wetlands with vegetation representative of each. This is one of its defining qualities. Sections of the Upper Pamet have become a wooded wetland as silting has occurred. Many of the freshwater wetlands are the result of clapper valves that restrict tidal flow to inland wetland areas. The town is graced by kettle ponds, bordering vegetated wetlands including a vast array of vegetation and habitat types.

Rare, Threatened, And Endangered Species

The Massachusetts Division of Fisheries and Wildlife's Natural Heritage and Endangered Species Program (NHESP) list species by Town under the Endangered Species Act (MESA). Species are listed as E = Endangered, T = Threatened, or SC = Special Concern along with the date of "Most Recent Observation." Rare Species are by definition hard to find and since methodical species surveys are not regularly performed, old observation dates do not mean that a species is no longer found in Truro. There are 7 vascular plants listed for Truro with 2 that are Endangered, 3 that are Threatened and 2 are of Special Concern (Table 6). Both Broom Crowberry (*Corema conradii*) and Fibrous bladderwort (*Utricularia striata*) were removed from the list sometime between 2009 and 2015. Bushy Rockrose has been removed from the list since this plan was last updated in 2015. Eastern Prickly Pear has been observed as recently as 2018.

Table 3: Rare Vascular Plants

Common Name	Scientific Name	MESA Status	Most Recent Observation
Adder's-tongue Fern	<i>Ophioglossum pusillum</i>	T	1933
Commons's Panic-grass	<i>Dichanthelium ovale ssp.</i>	SC	1987
Oysterleaf	<i>Mertensia maritima</i>	E	2001
Plymouth Gentian	<i>Sabatia kennedyana</i>	SC	2000



Prickly Pear	<i>Opuntia humifosa</i>	E	2018
Purple Needlegrass	<i>Aristida purpurascens</i>	T	2000
Resupinate Bladderwort	<i>Utricularia resupinata</i>	T	2002

Unique Natural Resources Barrier Beaches

Barrier beaches exist on the Cape Cod Bay shore at East Harbor and Pamet Harbor. The East Harbor barrier beach is almost fully developed with roads and buildings and shows little resemblance to a natural barrier beach. The barrier beach at Pamet Harbor is in a more natural state, although its opening is structured with a jetty and the channel as regularly dredged.

Heath Moors:

The Heath Moors were the once dominant landscape of the North Truro Highlands, where farmland once replaced native forests. The broad moor vistas have now been obscured with the intrusion of pitch pines. The CCNS may consider prescribed burns to preserve this unique landscape. Sandplain grasslands, a component of this landscape, are globally rare, harboring several rare species, and require active management to maintain them.

Habitat Conservation Digital Mapping Tools

- Massachusetts Biomap

The recently updated (2022) [Massachusetts Biomap](#), produced by the Massachusetts Department of Fish and Game’s (DFG) Division of Fisheries and Wildlife (MassWildlife) and The Nature Conservancy (TNC) in Massachusetts, identifies critical land and waterways throughout the Commonwealth in need of conservation. The web portal delivers the latest scientific data and resources to help state and local governments, land trusts, non-government organizations, and other conservation partners strategically plan projects to conserve wildlife and their habitats. The latest version of BioMap combines more than 40 years of rigorously documented rare species and natural community records from MassWildlife with cutting-edge climate resilience data from The Nature Conservancy and spatial data identifying intact fish and wildlife communities, habitats, and ecosystems that are the focus of the [Massachusetts State Wildlife Action Plan](#).

Appendix xx contains a detailed accounting of Truro’s Biomap resources.





TOWN OF TRURO
Conservation Commission

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004 Fax: (508) 349-5505

June 2, 2014

Nick Norman, Chair
Truro Open Space Committee Town Hall
Truro, MA

Re: Draft Open Space and Recreation Plan

Dear Nick:

This is to inform you that the Truro Conservation Commission, at its meeting held on June 2, 2014, voted unanimously to endorse the draft Open Space and Recreation Plan as submitted by your Committee. We found the plan to be thoughtful and encompassing, and believe that it provides a good framework for looking at open space and conservation issues for the next five years.

Please let us know when you would like the assistance of the Conservation Commission in implementing the goals of the plan.

Thank you and all of your committee for your hard work on behalf of our community.

Deborah L. McCutcheon, Esq. Chair
Truro Conservation Commission

DLM/clg
cc: Truro Conservation Commission



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

Conservation Commission Meeting Minutes: November 7, 2022

Commissioners Present: Chair Commissioner Carol Girard-Irwin, Vice Chair Commissioner Linda Noons-Rose Commissioners Bob White, Mark Adams, Diane Messinger & Clint Kershaw **Others Present:** Emily Beebe, Conservation Agent, Courtney Warren, Assistant Conservation Agent. **Absent:** Larry Lown.

This was a remote meeting. The Chair Carol Girard-Irwin called the meeting and public hearings to order at 5:01 and provided the virtual meeting instructions.

Public Comment: There was no public comment.

Notice of Intent: 39 Bay View Road, Lawrence Gottesdiener: SE# 75-1140:
The applicant requested to withdraw this filing.

Motion: Commissioner Bob White moved to approve the request to withdraw;
Second: Commissioner Linda Noons-Rose; **Vote:** 5-0-0; **the motion passed.**

Notice of Intent: 6 River View Road, Elizabeth & Robert Morrison SE# 75-1154

The applicant requested a continuance until the December 5th, 2022, meeting.
Motion: Commissioner Mark Adams moved to continue the request until December 5, 2022; **Second:** Commissioner Linda Noons-Rose; **Vote:** 4-0-1; Commissioner Bob White abstained; **the motion carried.**

Notice of Intent: 33 Black Pond Road, Catherine D Shainberg:

The applicant requested a continuation until the December 5th, 2022, meeting.
Motion: Chair Girard-Irwin moved to continue the request until December 5, 2022;
Second: Bob White; **Vote:** 5-0-0; **the motion passed.**

Notice of Intent: 2 Marian Lane, Paul & Nancy Fenichel: construction of a new deck & screen porch; Coastal Bank. (Map 50, Parcel 47)

The applicant requested a continuation until the December 5th, 2022, meeting
Motion: Commissioner Bob White moved to continue the request until December 5, 2022; **Second:** Linda Noons-Rose; **Vote:** 5-0-0; **the motion passed.**

Notice of Intent: 4 Pavomet Lane; 4, 6&23 Corn Hill Landing; 2&3 Corn Hill Path, Rob Berman, SE#75-1159:

Stan Humphries was on the call to represent the project. He described the project as a fence replacement. The fences that were installed 10-15 years ago have become damaged and the homeowners would like to re-install the fencing to protect the coastal bank/coastal dune. The plan is to reuse the majority of the posts but almost all of the panels would need to be replaced. Commissioner Bob White asked how long the fences

have been in a state of disrepair. Stan Humphries said it seems to have been an incremental process of degradation over the course of approximately 10-15 years. Commissioner Mark Adams asked how much disturbance there would be to the resource areas and about what alternatives had been considered. Stan Humphries responded that they would be using small equipment and are willing to add vegetation as the commission sees fit. As far as alternatives are concerned, no document was submitted to detail them, but Mr. Humphries described some options including beach nourishment, adding additional vegetation to the area, or taking no action.

Chair Girard-Irwin noted that on the site visit, the Commissioners observed that the dune is healthy, in good condition, and well vegetated both in areas where the fence was present and where it was not. Commissioner Linda Noons-Rose added a concern about any debris from the fences after storm damage. She suggested a different approach such as beach nourishment rather than re-installing the fencing. Stan Humphries stated that nourishment had been attempted in the past but did not appear to have been effective. He said a system of braided cables and lanyards to tie the fencing together to avoid loss during storms could be used but that this option is costly. Chair Girard-Irwin suggested adding more sand and sees no positive side to adding more structures to the area especially since the dune is in good condition. Robert Berman, a homeowner at the property, added that nourishment had been done in the past and that it washed away in the first winter, so the homeowners are not interested in repeating that. He also added that the property owners try to be good stewards by picking up any debris that is found on the beach on a regular basis. Commissioner Diane Messinger added that planting beach grass would be a preferable option to adding fences that would act as a temporary solution. Stan Humphries requested a continuance until the December 5th, 2022, meeting.

Motion: Commissioner Mark Adams moved to continue the matter until December 5, 2022; Second: Commissioner Clint Kershaw; Vote: 6-0-0; the motion passed.

Request for an Amended Order of Conditions: 82 South Pamet Road, Victor Rivera: SE# 75-1121 and Field Change: Fred Vanderschmidt was on the call to represent the requests. The field change included removal and control of knotweed that was located just outside the proposed limit of work. The work limit has been extended to include this area. This proposed work was observed by staff members at the pre-construction meeting. Mr. Vanderschmidt also requested to amend the original order of conditions to allow for a multi-year plan to control knotweed on the north side of the site beyond the current limit of work; this area had not previously been included. Knotweed is an invasive plant that needs on-going maintenance to be successfully eliminated. First, machines would be required to remove the knotweed. In the spring, each stem of new growth would need to be individually wiped by hand with an herbicide; the area must then be revegetated with native species. Commissioner Clint Kershaw asked about the time frame for the knotweed removal. Fred Vanderschmidt estimated three-years. Commissioner Mark Adams added that this was a "win-win" situation. Chair Girard-Irwin wanted them to submit a delineation of the location of the proposed limit of work. The Commissioner agreed that the following conditions would be added:

1. Additional Preconstruction site visit to be held to determine new limit of work
2. Annual report via photos
3. New silt fence to delineate the limit of work

The Conservation Agent also pointed out that an extension would need to be requested as

an amended order follows the timeline of the original order.

Motion: Chair Girard-Irwin moved to approve the amended order with conditions;

Second: Commissioner Mark Adams; **Vote:** 6-0-0; **the motion passed.**

Motion: Chair Girard-Irwin moved to accept the field change; **Second:** Commissioner Clint Kershaw; **Vote:** 6-0-0; **the motion passed.**

Request for Determination of Applicability: 405 Shore Road, Ken Shapiro:

Ken Smith was representing the request and described the project as a request to install a 10 foot by 12-foot fence. Chair Commissioner Carol Girard Irwin stated that this project needs a variance request, and the commission would need more information than what was currently provided. She requested that a Notice of Intent be filed. Commissioner Bob White added that he had not observed any staking and a limit of work would need to be staked for a future visit.

Motion: Chair Girard-Irwin moved for a positive 3 determination; **Second:** Commissioner Linda Noons-Rose; **Vote:** 6-0-0; **the motion passed.**

Request for Determination of Applicability: 5 Joseph's Road, Abigail Swan & Robert Galligan:

Jason Ellis was on the call to represent the owner's application for a proposed septic upgrade. Because of the steepness of the lot, the Agent suggested jute netting or other erosion control fabric be used to ensure revegetation is successful. Mr. Ellis agreed to work closely with the installer to ensure that an aggressive steep slope grass be used during revegetation.

Motion: Chair Girard-Irwin moved for a negative 3 determination; **Second:** Commissioner Mark Adams; **Vote:** 6-0-0; **the motion passed.**

Administrative Review Permit requests:

All the Administrative Review Permit Requests were voted on together:

(1) 5 Marshall Lane: removal of invasives & brush; (2) 1 Dune Way: 1:1 replacement railings and decking; (3) 10 Pilgrims Path: 60-day extension request: dead tree removal, tread & stringer replacement; (4) 2 Meetinghouse Road: dead tree removal & ambulance clearance; (5) 26 Pond Road: 30-day extension request (step replacement); (6) 510 Shore Road, U:A: 30-day extension request (deck board and railing replacement); (7) 510 Shore Road, U:B: deck board and railing replacement **Motion:** Commissioner Mark Adams moved to approve all the of the Administrative Review Permit Requests; **Second:** Commissioner Clint Kershaw; **Vote:** 6-0-0; **the motion passed.**

Certificate of Compliance: 118 North Pamet Road SE #75-1110

Motion: Commissioner Bob White moved to approve the request for a Certificate of Compliance; **Second:** Commissioner Linda Noons-Rose; **Vote:** 6-0-0; **the motion passed.**

Minutes:

July 11, 2022- there was brief discussion on amendments. **Motion:** Commissioner Bob White moved to approve the amended July 11, 2022, minutes; **Second:** Commissioner Mark Adams; **Vote:** 5-0-1; Clint Kershaw abstained; **the motion passed.**

August 1, 2022- there was brief discussion. **Motion:** Chair Girard-Irwin moved to approve the August 1, 2022, minutes; **Second:** Commissioner Mark Adams; **Vote:** 6-0-0; **the motion passed.**

Discussion and vote to designate representative member to the Community Preservation Committee (CPC)- request to return Diane Messinger to CPC as representative member. Commissioner Diane Messinger stated that she enjoys the CPC. **Motion:** Chair Girard Irwin moved to designate Diane Messinger as Conservation Commission representative to the CPC; **Second:** Commissioner Mark Adams; **Vote:** 5-0-1 with Diane Messinger abstaining; **the motion passed.**

Commissioner Clint Kershaw moved to adjourn the meeting.
Second: Commissioner Bob White; **Vote:** 6-0-0.

The meeting was adjourned at 6:14 PM.

Respectfully Submitted by Nina Richey