



Truro Planning Board Agenda

Wednesday, January 8, 2020 – 5:00 p.m.

Truro Select Board Meeting Room

Truro Town Hall

24 Town Hall Road, Truro, MA 02666

Open Meeting

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Public Hearing

2019-009/PB – Accessory Dwelling Unit. Joseph J. Trovato seeks approval of an application for an Accessory Dwelling Unit located within an existing structure pursuant to Section 40.2 of the Truro Zoning Bylaw. The property is located at 15 Highland Avenue, Map 22 and Parcel 38.

Public Hearing – Continued

2019-006/PB Abigail B. Schirmer, Audrey Schirmer, and Joseph M. Schirmer seek approval of a Preliminary Subdivision Plan of Land, pursuant to G.L. c. 41, §81S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at Route 6 and Amity Lane, Truro, MA, Map 46, Parcel 8.

2019-008/PB Nathan A. Nickerson III seeks approval of a Definitive Subdivision Plan of Land, pursuant to G.L. c. 41, §81S and §2.4 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 4-H Bay View Road and 3 Laura's Way, Truro, MA, Map 39, Parcels 77 and 325.
Request to Withdraw

Board Action/Review

Review of the Cloverleaf Truro Rental Housing Comprehensive Permit application under MGL Ch. 40B to formulate comments for submittal to the Zoning Board of Appeals.

Update on past Work Sessions.

Update by Planning Board/Select Board ADU Ad Hoc Subcommittee on their Work Sessions.

Discussion for setting dates for future Board public workshops.

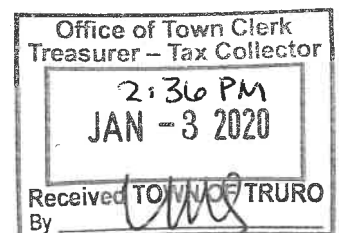
Approval of Minutes

October 23, 2019

Next Meeting

Wednesday, January 22, 2020, at 5:00 p.m.

Adjourn

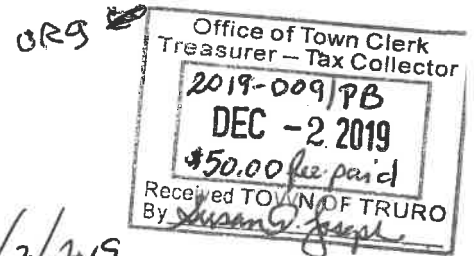


TOWN OF TRURO



PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date 12/2/2019

To the Town Clerk of the Town of Truro, MA

The undersigned hereby files with specific grounds for this application:

Applicant seeks approval and authorization of uses under Section 40.2 of the Truro Zoning By-lawconcerning (describe) Accessory Dwelling Unit in existing
STRUCTUREProperty Address 15 HIGHLAND AVE. Map(s) and Parcel(s) 22-38-0Registry of Deeds title reference: Book 22774, Page 57, or Certificate of Title

Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name JOSEPH J. TROVATOApplicant's Legal Mailing Address PO Box 836, No. Truro, MA 02652Applicant's Phone(s), Fax and Email 508-344-1773 JOETROVATO REFRIGERATIONS@GMAIL.COM

Applicant is one of the following: (please check appropriate box)

☒ Owner☐ Prospective Buyer*☐ Other* *Written Permission of the owner is
required for submittal of this application.

Owner's Name _____

Owner's Address _____

Representative's Name and Address _____

Representative's Phone(s), Fax and Email _____

Applicant(s)/Representative Signature _____

Owner(s) Signature or written permission
Joseph J. Trovato

Your signature(s) on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

Applications must be typed or printed clearly with black or blue ink.



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form

RECEIVED

DEC 02 2019

ASSESSOR'S OFFICE
TOWN OF TRURO

NAME OF APPLICANT: Joseph J TROVATO DATE: Dec 2/19
NAME OF AGENT (if any): _____
MAILING ADDRESS: PO BOX 836 NO TRURO MA 02652
CONTACT: HOME/CELL 508 344 1773 EMAIL _____
PROPERTY LOCATION: 18 Highland Ave NO TRURO MA 02652
(street address)
PROPERTY IDENTIFICATION NUMBER: MAP 22 PARCEL 38 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

(please check all applicable)

FEE: \$15.00 per checked item

(Fee must accompany the application unless other arrangements are made)

<input type="checkbox"/> Board of Health ⁵	<input type="checkbox"/> Planning Board (PB)	<input type="checkbox"/> Zoning Board of Appeals (ZBA)
<input type="checkbox"/> Cape Cod Commission	<input type="checkbox"/> Special Permit ¹	<input type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ⁴	<input type="checkbox"/> Site Plan ²	<input type="checkbox"/> Variance ¹
<input type="checkbox"/> Licensing	<input type="checkbox"/> Preliminary Subdivision ³	
Type: _____	<input type="checkbox"/> Definitive Subdivision ³	
	<input checked="" type="checkbox"/> Accessory Dwelling Unit (ADU) ²	
<input type="checkbox"/> Other _____		

(Please Specify)

(Fee: Inquire with Assessors)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 12-2-19 Date completed: 12-2-19

List completed by: Laura Seiges

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: December 2, 2019

To: Joseph J. Trovato

From: Assessors Department

Certified Abutters List: 15 Highland Avenue (Map 22 Parcel 38)

Accessory Dwelling Unit

Attached is a combined list of abutters for the properties located at 15 Highland Avenue. The current owner is the Trovato Highland Trust.

The names and addresses of the abutters are as of November 29, 2019 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Laura Geiges
Assistant Assessor

15 Highland Avenue
Map 22 Parcel 38
Accessory Dwelling Unit

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

Abutters List Within 300 feet of Parcel 22/38/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
489	22-1-0-R	KING ZIMMERMANN LIVING TRUST TRS: ZIMMERMANN PETER H	16 HIGHLAND AVE	535 OLD ROAD TO 9 ACRE CORNER	CONCORD	MA	01742-4123
506	22-22-0-R	HAWKEY KENNETH J & BRISCOE STEPHEN M	14 HIGHLAND AVE	PO BOX 442	NO TRURO	MA	02652-0442
518	22-36-0-R	HOEFLINGER DANIEL & DEBORAH L	11 HIGHLAND AVE	26 CEDAR ST	RIVERDALE	NJ	07457-1418
519	22-37-0-R	RODERICK NATALIE D LIFE ESTATE RMNDR: HOEFLINGER REBECCA ETAL	13 HIGHLAND AVE	C/O HOEFLINGER EMILY 26 CEDAR ST	RIVERDALE	NJ	07457
520	22-38-0-R	TROVATO HIGHLAND TRUST TRS: TROVATO JOSEPH J	15 HIGHLAND AVE	PO BOX 836	NO TRURO	MA	02652-0836
521	22-39-0-R	RAYMOND CORDEIRO 2015 TRUST & MADELYN CORDERIO 2015 TRUST	10 ARROWHEAD RD	PO BOX 791	NO TRURO	MA	02652
522	22-40-0-R	HARVEY CLIFFORD & AMELIA	8 ARROWHEAD RD	PO BOX 892	NO TRURO	MA	02652-0892
523	22-41-0-R	JONES JOHN & BONNIE LEE & MOSCA THOMAS R	6 ARROWHEAD RD	PO BOX 800	NO TRURO	MA	02652-0800
669	32-2-0-R	ASHCRAFT SUSAN ET AL	17 HIGHLAND AVE	5870 EAST COCHISE TRAIL	TUCSON	AZ	85750
670	32-3-0-R	DILLON STEVEN P & DEBORAH C	19 HIGHLAND AVE	11 CORN MILL WAY	ROCKLAND	MA	02370
672	32-6-0-R	FUTCH JOYCE A REV LIVING TRUST TRS: FUTCH JOYCE A	12 ARROWHEAD RD	PO BOX 244	NO TRURO	MA	02652-0244
673	32-7-0-R	REGO MICHAEL & TASIA MONDAZZI	14 ARROWHEAD RD	PO BOX 355	N TRURO	MA	02652

LC 12-2-19

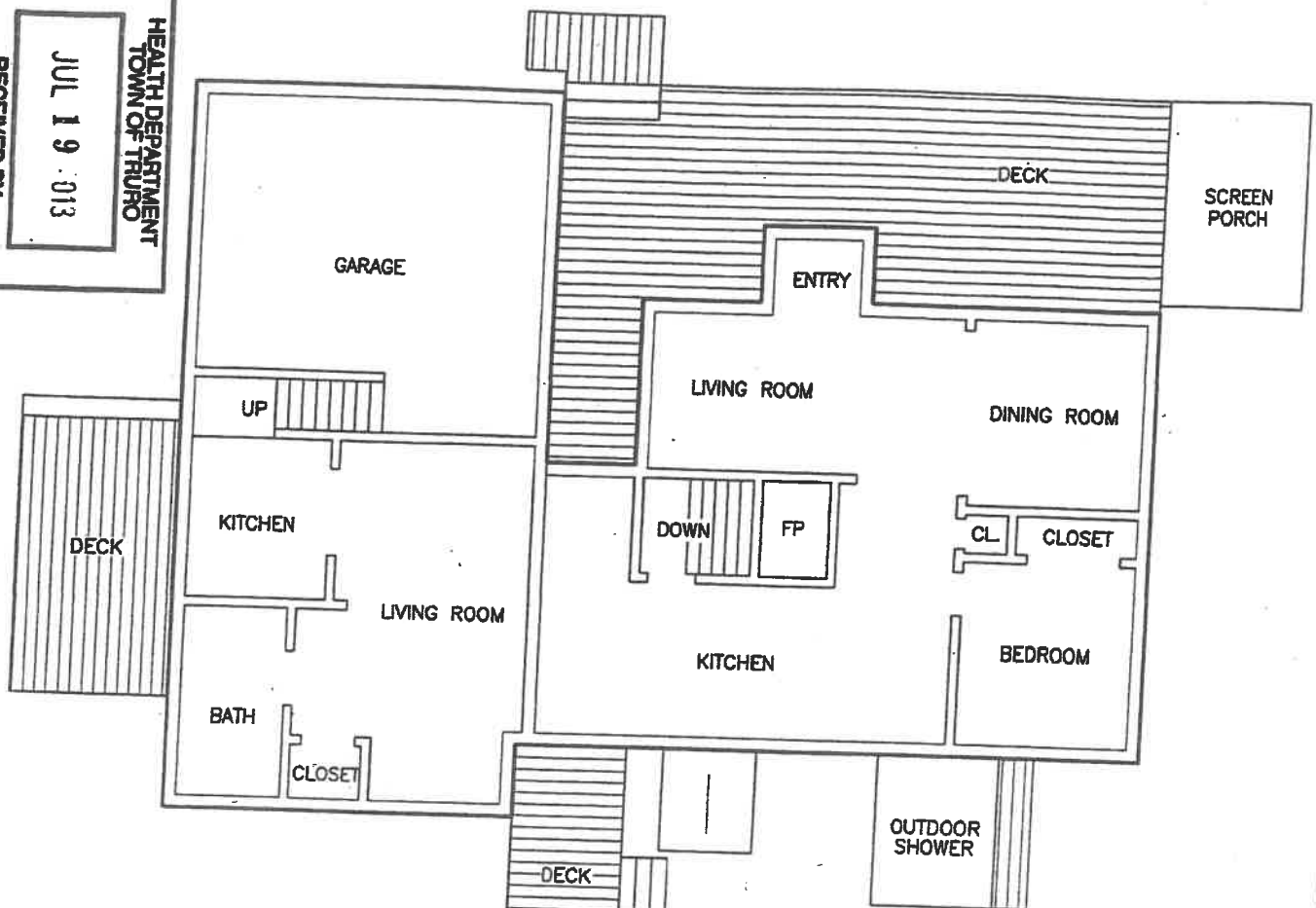
22-1-0-R	22-22-0-R	22-36-0-R
KING ZIMMERMANN LIVING TRUST TRS: ZIMMERMANN PETER H 535 OLD ROAD TO 9 ACRE CORNER CONCORD, MA 01742-4123	HAWKEY KENNETH J & BRISCOE STEPHEN M PO BOX 442 NO TRURO, MA 02652-0442	HOEFLINGER DANIEL & DEBORAH L 26 CEDAR ST RIVERDALE, NJ 07457-1418
22-37-0-R	22-38-0-R	22-39-0-R
RODERICK NATALIE D LIFE ESTATE RMNDR: HOEFLINGER REBECCA ETAL C/O HOEFLINGER EMILY 26 CEDAR ST RIVERDALE, NJ 07457	TROVATO HIGHLAND TRUST TRS: TROVATO JOSEPH J PO BOX 836 NO TRURO, MA 02652-0836	RAYMOND CORDEIRO 2015 TRUST & MADELYN CORDERIO 2015 TRUST PO BOX 791 NO TRURO, MA 02652
22-40-0-R	22-41-0-R	32-2-0-R
HARVEY CLIFFORD & AMELIA PO BOX 892 NO TRURO, MA 02652-0892	JONES JOHN & BONNIE LEE & MOSCA THOMAS R PO BOX 800 NO TRURO, MA 02652-0800	ASHCRAFT SUSAN ET AL 5870 EAST COCHISE TRAIL TUCSON, AZ 85750
32-3-0-R	32-6-0-R	32-7-0-R
DILLON STEVEN P & DEBORAH C 11 CORN MILL WAY ROCKLAND, MA 02370	FUTCH JOYCE A REV LIVING TRUST TRS: FUTCH JOYCE A PO BOX 244 NO TRURO, MA 02652-0244	REGO MICHAEL & TASIA MONDAZZI PO BOX 355 N TRURO, MA 02652

12-2-19 LC

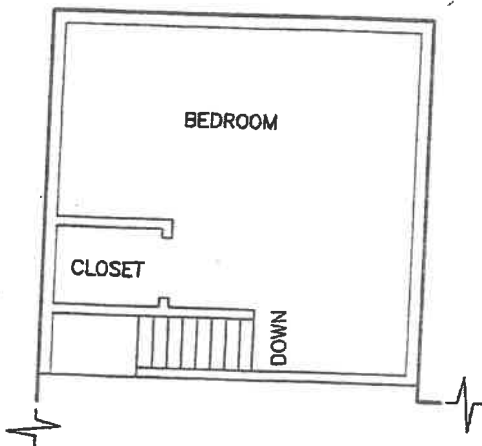
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JUL 19 2013

HEALTH DEPARTMENT
TOWN OF TRURO



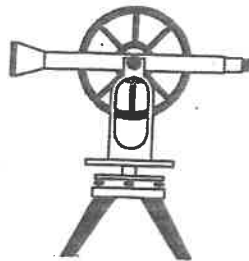
FIRST FLOOR PLAN



SECOND FLOOR PLAN

EXISTING FLOOR PLAN

J.C. ELLIS DESIGN



P.O. BOX 81
NORTH EASTHAM, MA 02651
(508)240-2220
Email: jcellisdesign@verizon.net

SUBJECT:

15 HIGHLAND AVENUE
TRURO, MA

PREPARED FOR:

TROVATO HIGHLAND TRUST
C/O JOSEPH J. TROVATO
P.O. BOX 836
NORTH TRURO, MA. 02652-0836

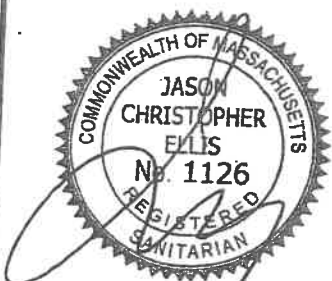
ASSESSOR'S

MAP 22 PARCEL 38

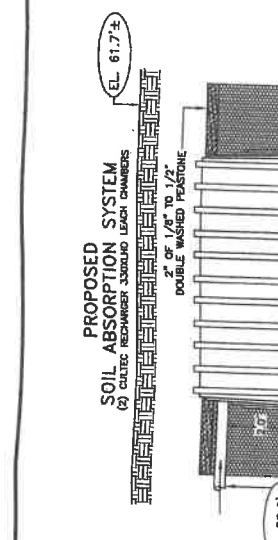
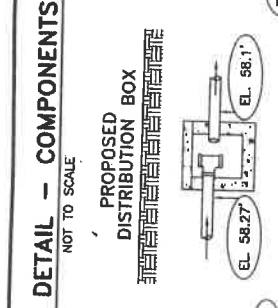
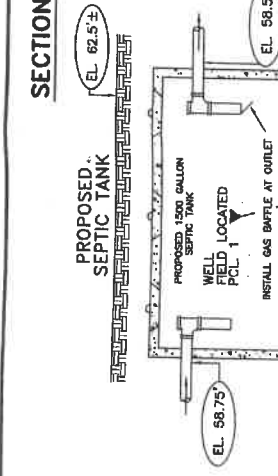
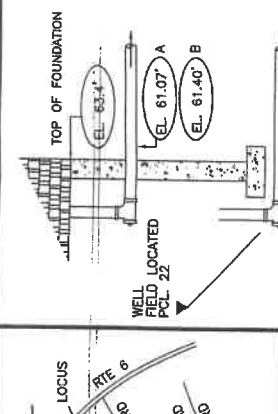
SCALE: NONE

DATE: JULY 3, 2013

SHEET 1 OF 1



JASON C. ELLIS, R.S.



DESIGN CALCULATIONS

FLOW RATE:
 2 BEDROOM DWELLING = 220 G/P/D REQUIRED
 (110 G/P/D PER BEDROOM x 2 BEDROOMS)
 NO GARBAGE GRINDER ALLOWED

SEPTIC TANK:
 220 G/P/D x 2 = 440 G/P/D REQUIRED
 USE 1500 GALLON SEPTIC TANK

SOIL ABSORPTION SYSTEM:
 PERC RATE = <2 MIN/IN - CLASS 1 SOIL
 SIDEWALL = (21 + 9)/(2)(2) = 120 S.F.
 BOTTOM: (21)(9) = 189 S.F.
 (120 + 189)(0.74) = 228.66 G/P/D PROVIDED

USE: (2) CULTEC RECHARGER 330XLD LEACH CHAMBERS WITH STONE AS SHOWN IN DETAIL

DEEP HOLE DATA

PERFORMED BY: JASON C. ELLIS, R.S., S.E.
 WITNESSED BY: EMILY BEEBE, TRURO BOH
 TEST DATE: JULY 3, 2013

DEPTH	ELEV.	DEPTH	ELEV.
0.00'	61.7'	0.00'	61.7'
1.0'	60.7'	1.0'	60.7'
1.33'	60.37'	1.33'	60.37'
1.75'	59.95'	1.75'	59.95'
3.16'	58.54'	3.16'	58.54'
10.0'	51.7'	10.0'	51.7'
NO WATER ENCOUNTERED		NO WATER ENCOUNTERED	



PROPERTY OWNER AND CONTRACTORS TO VERIFY ALL WATER LINES AND GAS UTILITIES ON PROPERTY.

PLAN REFERENCE: PLAN BOOK 106 PAGE 57

VARIANCE REQUESTS:

1. 29' FROM PROPOSED S.A.S. TO EXISTING WELL (LOCUS) (100' REQUIRED, 71' PROVIDED, 29' VARIANCE REQUESTED)
2. 5' FROM PROPOSED S.A.S. TO LOT LINE (PCL 7) (10' REQUIRED, 5' PROVIDED, 5' VARIANCE REQUESTED)
3. 1' FROM PROPOSED S.A.S. TO SLAB FOUNDATION (10' REQUIRED, 9' PROVIDED, 1' VARIANCE REQUESTED)
4. NO RESERVE AREA PROVIDED.

*THIS DESIGN REQUIRES A 2 BEDROOM DEED RESTRICTION.

NOTES

1. ALL PRECAST COMPONENTS TO BE H-10 RATED. ALL COMPONENTS WITH ANY ANTICIPATED VEHICULAR TRAFFIC TO BE H-20 RATED.
2. ELEVATION DATA IS FROM USGS QUAD MAP.
3. MUNICIPAL WATER IS AVAILABLE.
4. ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
5. INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
6. INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
7. ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
8. FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3" PER 310 CMR 15.000.
9. ALL ABANDONED SEPTIC SYSTEM COMPONENTS TO BE UNCOVERED AND FILLED WITH CLEAN SAND OR REMOVED AND REPAIRED IF NECESSARY.
10. ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
11. ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.
12. EXISTING WELLS EXIST WITHIN 100' OF PROPOSED LEACH AREAS.
13. CONTRACTOR TO LOCATE ALL EXISTING BUILDING SEWERS PRIOR TO CONSTRUCTION AND VERIFY LOCATIONS AND ELEVATIONS.

SEPTIC SYSTEM UPGRADE PLAN

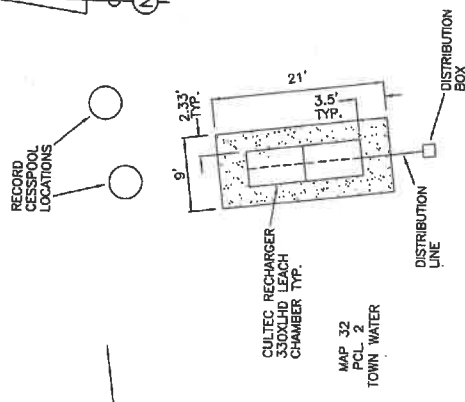
SUBJECT: 15 HIGHLAND AVENUE
 TRURO, MA

PREPARED FOR:
 TROVATO HIGHLAND TRUST
 C/O JOSEPH J. TROVATO
 P.O. BOX 836
 NORTH TRURO, MA 02652-0836

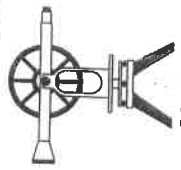
ASSESSOR'S MAP 22 PARCEL 36 SCALE: 1" = 30'

DATE: JULY 3, 2013 SHEET 1 OF 1
 REVISED:

S.A.S. DETAIL



J.C. ELLIS DESIGN



P.O. BOX 81
 NORTH EASTHAM, MA 02551
 Email: jellisdesign@verizon.net

Jeffrey Ribeiro

From: K.Jablonski, MurphyLaw <kala.murphylaw@verizon.net>
Sent: Friday, January 03, 2020 9:53 AM
To: Jeffrey Ribeiro
Subject: 15 Highland Avenue
Attachments: MX-M314N_20200103_103819.pdf; MX-M314N_20200103_103835.pdf; MX-M314N_20200103_103844.pdf

Hi Jeff,

Please see the attached regarding the upcoming Planning Board hearing.

Thank you,

Kala Jablonski
Legal Assistant

Lester J. Murphy Jr.
Attorney At Law
1380 Route 134
PO BOX 1388
East Dennis, MA. 02641
TEL: (508) 385-8313
FAX: (508) 385-7033
Email: ljmurphylaw@verizon.net

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Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA

State

02652

Zip Code

12/13/2019

Date of Inspection

Owner
Information is
required for every
page.

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

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



A. Inspector Information

CHRISTOPHER LUCY

Name of Inspector

Company Name

PO BOX 944

Company Address

TRURO

City/Town

508-349-1810

Telephone Number

MA

State

02666

Zip Code

SI3864

License Number

B. Certification

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

1. ☐ Passes
2. ☐ Conditionally Passes
3. ☒ Needs Further Evaluation by the Local Approving Authority
4. ☐ Fails

Inspector's Signature

DECEMBER 20, 2019

Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA
State

02652
Zip Code

12/13/2019
Date of Inspection

Owner
Information is
required for every
page.

C. Inspection Summary (cont.)

2) System Conditionally Passes (cont.):

☐ Pump Chamber pumps/alarms not operational. System will pass with Board of Health approval if pumps/alarms are repaired.

☐ Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

☐ broken pipe(s) are replaced ☐ Y ☐ N ☐ ND (Explain below):

☐ obstruction is removed ☐ Y ☐ N ☐ ND (Explain below):

☐ distribution box is leveled or replaced ☐ Y ☐ N ☐ ND (Explain below):

☐ The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

☐ broken pipe(s) are replaced ☐ Y ☐ N ☐ ND (Explain below):

☐ obstruction is removed ☐ Y ☐ N ☐ ND (Explain below):

3) Further Evaluation is Required by the Board of Health:

☒ Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

a. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA

State

02652

Zip Code

12/13/2019

Date of Inspection

Owner
information is
required for every
page.

C. Inspection Summary (cont.)

4) System Failure Criteria Applicable to All Systems: (cont.)

Yes No

☐☒

Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool

☐☒

Liquid depth in cesspool is less than 6" below invert or available volume is less than 1/2 day flow

☐☒

Required pumping more than 4 times in the last year **NOT** due to clogged or obstructed pipe(s). Number of times pumped: _____.

☐☒

Any portion of the SAS, cesspool or privy is below high ground water elevation.

☐☒

Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.

☐☒

Any portion of a cesspool or privy is within a Zone 1 of a public water supply well.

☐☒

Any portion of a cesspool or privy is within 50 feet of a private water supply well.

☐☒

Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. [This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.]

☐☒

The system is a cesspool serving a facility with a design flow of 2000 gpd-10,000 gpd.

☐☒

The system fails. I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure.

5) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section C.4.

Yes No

☐☒

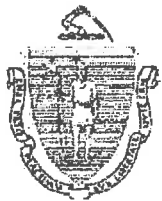
the system is within 400 feet of a surface drinking water supply

☐☒

the system is within 200 feet of a tributary to a surface drinking water supply

☐☒

the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area - IWPA) or a mapped Zone II of a public water supply well



Commonwealth of Massachusetts

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MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA
State

02652
Zip Code

12/13/2019
Date of Inspection

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information is
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page.

D. System Information

1. Residential Flow Conditions:

Number of bedrooms (design): 2 Number of bedrooms (actual): 2

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 220 GPD

Description:

TWO FAMILY , 1 BEDROOM IN EACH UNIT AS APPROVED BY BOH

Number of current residents: 2

Does residence have a garbage grinder? ☐ Yes ☒ No

Does residence have a water treatment unit? ☐ Yes ☒ No

If yes, discharges to:

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.) ☐ Yes ☒ No

Laundry system inspected? ☐ Yes ☒ No

Seasonal use? ☐ Yes ☒ No

Water meter readings, if available (last 2 years usage (gpd)):

Detail:

PRIVATE WELL

Sump pump? ☐ Yes ☒ No

Last date of occupancy: CURRENT

Date



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

MA

02652

12/13/2019

City/Town

State

Zip Code

Date of Inspection

Owner
Information is
required for every
page.

D. System Information (cont.)

4. Type of System:

- ☒ Septic tank, distribution box, soil absorption system
- ☐ Single cesspool
- ☐ Overflow cesspool
- ☐ Privy
- ☐ Shared system (yes or no) (if yes, attach previous inspection records, if any)
- ☐ Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- ☐ Tight tank. Attach a copy of the DEP approval.
- ☐ Other (describe):

Approximate age of all components, date installed (if known) and source of information:

INSTALLED 7/19/13 AS PER SEPTIC PERMIT #13-027

Were sewage odors detected when arriving at the site?

☐ Yes ☒ No

5. Building Sewer (locate on site plan):

Depth below grade:

1
feet

Material of construction:

☐ cast iron ☒ 40 PVC ☐ other (explain):

Distance from private water supply well or suction line:

feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

NO SIGNS OF FAILURE



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

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Owner's Name

NORTH TRURO

City/Town

MA
State

02652
Zip Code

12/13/2019
Date of Inspection

Owner
information is
required for every
page.

D. System Information (cont.)

7. Grease Trap (locate on site plan):

Depth below grade:

feet

Material of construction:

☐ concrete

☐ metal

☐ fiberglass

☐ polyethylene

☐ other (explain):

Dimensions:

Scum thickness

Distance from top of scum to top of outlet tee or baffle

Distance from bottom of scum to bottom of outlet tee or baffle

Date of last pumping:

Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

8. Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan):

Depth below grade:

Material of construction:

☐ concrete

☐ metal

☐ fiberglass

☐ polyethylene

☐ other (explain):

Dimensions:

Capacity:

gallons

Design Flow:

gallons per day



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

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Owner's Name

NORTH TRURO

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D. System Information (cont.)

10. Pump Chamber (locate on site plan):

Pumps in working order:

☐ Yes ☐ No*

Alarms in working order:

☐ Yes ☐ No*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

* If pumps or alarms are not in working order, system is a conditional pass.

11. Soil Absorption System (SAS) (locate on site plan, excavation not required):

If SAS not located, explain why:

LOCATED BY PLAN ONLY, NOT EXCAVATED.

Type:

☐

leaching pits

number:

☒

leaching chambers

number:

2 CULTEC
CHAMBERS

☐

leaching galleries

number:

☐

leaching trenches

number, length:

☐

leaching fields

number, dimensions:

☐

overflow cesspool

number:

☐

innovative/alternative system

Type/name of technology:



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA
State

02652
Zip Code

12/13/2019
Date of Inspection

D. System Information (cont.)

13. Privy (locate on site plan):

Materials of construction:

Dimensions

Depth of solids

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):

Owner
information is
required for every
page.



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

MAP 22, PARCEL 38, 15 HIGHLAND AVENUE

Property Address

TROVATO HIGHLAND TRUST, trs. JOSEPH J. TROVATO

Owner's Name

NORTH TRURO

City/Town

MA

State

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Zip Code

12/13/2019

Date of Inspection

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D. System Information (cont.)

15. Site Exam:

☒ Check Slope

☒ Surface water

☒ Check cellar

☒ Shallow wells

Estimated depth to high ground water:

40+ FROM BOTTOM OF SAS
feet

Please indicate all methods used to determine the high ground water elevation:

☒ Obtained from system design plans on record

If checked, date of design plan reviewed:

7/13, ELLIS
Date

☐ Observed site (abutting property/observation hole within 150 feet of SAS)

☐ Checked with local Board of Health - explain:

☐ Checked with local excavators, installers - (attach documentation)

☐ Accessed USGS database - explain:

You **must** describe how you established the high ground water elevation:

AS DECIBED ABOVE, DEPTH TO ESTIMATED HIGH GROUNDWATER DETERMINED USING
DESIGN PLANS FOR LOCUS.

Before filing this Inspection Report, please see Report Completeness Checklist on next page.



CERTIFICATE OF ANALYSIS

Barnstable County Health Laboratory (M-MA009)

Recipient: Iskren Georgiev
Atlantic Bay Sotheby's International Realty
168 Commercial St.
Provincetown, MA 02657

Order No.: G19117857
Report Dated: 12/18/2019
Submitter: Iskren Georgiev
Description: RE Kit -

Laboratory ID#: 19117857-01

Sample #:
Collection Address: 15 Highland Ave, Truro
Sample Location:

Matrix: Water - Drinking Water
Sampled: 12/10/2019 8:15 By: IG
Received: 12/10/2019 13:06 By: Veronic
Turn Around: Standard

Routine

ITEM	RESULT	UNITS	RL	MCL	METHOD #	ANALYST	TESTED	TIME
Nitrate as Nitrogen	2.5	mg/L	0.10	10	EPA 300.0	CL	12/11/2019	13:28
Copper	0.12	mg/L	0.10	1.3	EPA 200.8	CL	12/13/2019	13:38
Iron	ND	mg/L	0.10	0.3	EPA 200.8	CL	12/13/2019	13:38
pH	6.5	PH AT 25C	NA	6.5-8.5	SM 4500-H-B	CL	12/10/2019	16:43
Sodium	30	mg/L	2.5	20	EPA 200.8	CL	12/13/2019	13:38
Total Coliform	Absent	P/A	0	0	SM 9223B	RG	12/10/2019	15:56
Conductance	230	umohs/cm	2.0		EPA 120.1	DCB	12/10/2019	16:43

Sodium level is above the maximum contaminant level. Those on a low sodium diet may wish to consult a physician.

Attached please find the laboratory certified parameter list.

Approved By: 
(Lab Manager)

ND = None Detected

RL = Reporting Limit

MCL = Maximum Contaminant Level



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Barnstable County Health Laboratory (M-MA009)

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Atlantic Bay Sotheby's International Realty
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Provincetown, MA 02657

Order No.: G19117857
Report Dated: 12/18/2019
Submitter: Iskren Georgiev
Description: RE Kit -

Laboratory ID#: 19117857-01

Sample #:

Collection Addr: 15 Highland Ave, Truro

Sample Location:

Analyst: yn Method: EPA 524.2 Dilution: 1

Matrix: Water - Drinking Water

Sampled: 12/10/2019 8:15 By: IG

Received: 12/10/2019 13:06 By: Veronic

Turn Around: Standard

Date Analyzed: 12/10/2019 @ 9:24

EPA 524.2 - Volatile Organics by GC/MS

Parameter	Result ug/L	MCL ug/L	MDL ug/L	Parameter	Result ug/L	MCL ug/L	MDL ug/L
Dichlorodifluoromethane	ND		0.50	Chloroethane	ND		0.50
Chloromethane	ND		0.50	Chloroform	1.5	80	0.50
Vinyl chloride	ND	2.0	0.50	cis-1,2-Dichloroethene	ND	70	0.50
Bromomethane	ND		0.50	cis-1,3-Dichloropropene	ND		0.50
1,1,1,2-Tetrachloroethane	ND		0.50	Dibromochloromethane	ND		0.50
1,1,1-Trichloroethane	ND	200	0.50	Dibromomethane	ND		0.50
1,1,2,2-Tetrachloroethane	ND		0.50	Ethylbenzene	ND	700	0.50
1,1,2-Trichloroethane	ND	5.0	0.50	Hexachlorobutadiene	ND		0.50
1,1-Dichloroethane	ND		0.50	Isopropylbenzene	ND		0.50
1,1-Dichloroethene	ND	7.0	0.50	Methylene chloride	ND	5.0	0.50
1,1-Dichloropropene	ND		0.50	Methyl-tert-butyl ether	ND		0.50
1,2,3-Trichlorobenzene	ND		0.50	Naphthalene	ND		0.50
1,2,3-Trichloropropane	ND		0.50	n-Butylbenzene	ND		0.50
1,2,4-Trichlorobenzene	ND	70	0.50	n-Propylbenzene	ND		0.50
1,2,4-Trimethylbenzene	ND		0.50	p-Isopropyltoluene	ND		0.50
1,2-Dibromo-3-chloropropane	ND		0.50	sec-Butylbenzene	ND		0.50
1,2-Dibromoethane (EDB)	ND		0.50	Styrene	ND	100	0.50
1,2-Dichlorobenzene	ND	600	0.50	tert-Butylbenzene	ND		0.50
1,2-Dichloroethane	ND	5.0	0.50	Tetrachloroethene	ND	5.0	0.50
1,2-Dichloropropane	ND		0.50	Toluene	ND	1000	0.50
1,3,5-Trimethylbenzene	ND		0.50	Total xylenes	ND	10000	0.50
1,3-Dichlorobenzene	ND		0.50	trans-1,2-Dichloroethene	ND	100	0.50
1,3-Dichloropropane	ND		0.50	trans-1,3-Dichloropropene	ND		0.50
1,4-Dichlorobenzene	ND	5.0	0.50	Trichloroethene	ND	5.0	0.50
2,2-Dichloropropane	ND		0.50	Trichlorofluoromethane	ND		0.50
2-Chlorotoluene	ND		0.50				
4-Chlorotoluene	ND		0.50				
Benzene	ND	5.0	0.50				
Bromobenzene	ND		0.50				
Bromochloromethane	ND		0.50				
Bromodichloromethane	ND		0.50				
Bromoform	ND		0.50				
Carbon tetrachloride	ND	5.0	0.50				
Chlorobenzene	ND	100	0.50				

Compound	% Recovered	QC Limits (%)	
1,2-Dichlorobenzene-d4	110%	70	130
p-Bromofluorobenzene	86%	70	130

Attached please find the laboratory certified parameter list.

Approved By: 
(Lab Director)

ND = None Detected

RL = Reporting Limit

MCL = Maximum Contaminant Level

3195 Main Street, PO. Box 427, Barnstable, MA 02630 Ph: 508-375-6605

Page 1 of 1



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Atlantic Bay Sotheby's International Realty
168 Commercial St.
Provincetown, MA 02657

Order No.: G19117857
Report Dated: 12/18/2019
Submitter: Iskren Georgiev
Description: RE Kit -

Laboratory ID#: 19117857-01

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Collection Address: 15 Highland Ave, Truro
Sample Location:

Matrix: Water - Drinking Water
Sampled: 12/10/2019 8:15 **By:** IG
Received: 12/10/2019 13:06 **By:** Veronic
Turn Around: Standard

Routine

ITEM	RESULT	UNITS	RL	MCL	METHOD #	ANALYST	TESTED	TIME
Nitrate as Nitrogen	2.5	mg/L	0.10	10	EPA 300.0	CL	12/11/2019	13:28
Copper	0.12	mg/L	0.10	1.3	EPA 200.8	CL	12/13/2019	13:38
Iron	ND	mg/L	0.10	0.3	EPA 200.8	CL	12/13/2019	13:38
pH	6.5	PH AT 25C	NA	6.5-8.5	SM 4500-H-B	CL	12/10/2019	16:43
Sodium	30	mg/L	2.5	20	EPA 200.8	CL	12/13/2019	13:38
Total Coliform	Absent	P/A	0	0	SM 9223B	RG	12/10/2019	15:56
Conductance	230	umohs/cm	2.0		EPA 120.1	DCB	12/10/2019	16:43

Sodium level is above the maximum contaminant level. Those on a low sodium diet may wish to consult a physician.

Attached please find the laboratory certified parameter list.

Approved By: 
(Lab Manager)



CERTIFICATE OF ANALYSIS

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Atlantic Bay Sotheby's International Realty
168 Commercial St.
Provincetown, MA 02657

Order No.: G19117857
Report Dated: 12/18/2019
Submitter: Iskren Georgiev
Description: RE Kit -

Laboratory ID#: 19117857-01

Sample #:

Collection Addr: 15 Highland Ave, Truro

Sample Location:

Analyst: yn Method: EPA 524.2 Dilution: 1

Matrix: Water - Drinking Water

Sampled: 12/10/2019 8:15 By: IG

Received: 12/10/2019 13:06 By: Veronic

Turn Around: Standard

Date Analyzed: 12/10/2019 @ 9:24

EPA 524.2 - Volatile Organics by GC/MS

Parameter	Result ug/L	MCL ug/L	MDL ug/L	Parameter	Result ug/L	MCL ug/L	MDL ug/L
Dichlorodifluoromethane	ND		0.50	Chloroethane	ND		0.50
Chloromethane	ND		0.50	Chloroform	1.5	80	0.50
Vinyl chloride	ND	2.0	0.50	cis-1,2-Dichloroethene	ND	70	0.50
Bromomethane	ND		0.50	cis-1,3-Dichloropropene	ND		0.50
1,1,1,2-Tetrachloroethane	ND		0.50	Dibromochloromethane	ND		0.50
1,1,1-Trichloroethane	ND	200	0.50	Dibromomethane	ND		0.50
1,1,2,2-Tetrachloroethane	ND		0.50	Ethylbenzene	ND	700	0.50
1,1,2-Trichloroethane	ND	5.0	0.50	Hexachlorobutadiene	ND		0.50
1,1-Dichloroethane	ND		0.50	Isopropylbenzene	ND		0.50
1,1-Dichloroethene	ND	7.0	0.50	Methylene chloride	ND	5.0	0.50
1,1-Dichloropropene	ND		0.50	Methyl-tert-butyl ether	ND		0.50
1,2,3-Trichlorobenzene	ND		0.50	Naphthalene	ND		0.50
1,2,3-Trichloropropane	ND		0.50	n-Butylbenzene	ND		0.50
1,2,4-Trichlorobenzene	ND	70	0.50	n-Propylbenzene	ND		0.50
1,2,4-Trimethylbenzene	ND		0.50	p-Isopropyltoluene	ND		0.50
1,2-Dibromo-3-chloropropane	ND		0.50	sec-Butylbenzene	ND		0.50
1,2-Dibromoethane (EDB)	ND		0.50	Styrene	ND	100	0.50
1,2-Dichlorobenzene	ND	600	0.50	tert-Butylbenzene	ND		0.50
1,2-Dichloroethane	ND	5.0	0.50	Tetrachloroethene	ND	5.0	0.50
1,2-Dichloropropane	ND		0.50	Toluene	ND	1000	0.50
1,3,5-Trimethylbenzene	ND		0.50	Total xylenes	ND	10000	0.50
1,3-Dichlorobenzene	ND		0.50	trans-1,2-Dichloroethene	ND	100	0.50
1,3-Dichloropropane	ND		0.50	trans-1,3-Dichloropropene	ND		0.50
1,4-Dichlorobenzene	ND	5.0	0.50	Trichloroethene	ND	5.0	0.50
2,2-Dichloropropane	ND		0.50	Trichlorofluoromethane	ND		0.50
2-Chlorotoluene	ND		0.50				
4-Chlorotoluene	ND		0.50				
Benzene	ND	5.0	0.50				
Bromobenzene	ND		0.50				
Bromochloromethane	ND		0.50				
Bromodichloromethane	ND		0.50				
Bromoform	ND		0.50				
Carbon tetrachloride	ND	5.0	0.50				
Chlorobenzene	ND	100	0.50				

Compound	% Recovered	QC Limits (%)	
1,2-Dichlorobenzene-d4	110%	70	130
p-Bromofluorobenzene	86%	70	130

Attached please find the laboratory certified parameter list.

Approved By:
(Lab Director)

ND = None Detected

RL = Reporting Limit

MCL = Maximum Contaminant Level

3195 Main Street, PO. Box 427, Barnstable, MA 02630 Ph: 508-375-6605

Page 1 of 1



CERTIFICATE OF ANALYSIS

Barnstable County Health Laboratory (M-MA009)

Recipient: Iskren Georgiev
Atlantic Bay Sotheby's International Realty
168 Commercial St.
Provincetown, MA 02657

Order No.: G19118021
Report Dated: 01/02/2020
Submitter: Iskren Georgiev
Description: Lab Analysis

Laboratory ID#: 19118021-01

Sample #:
Collection Address: 15 Highland Ave, Truro
Sample Location:

Matrix: Water - Drinking Water
Sampled: 12/30/2019 9:30 By: IG
Received: 12/30/2019 10:53 By: Veronic
Turn Around: 48 Hr Rush

Test Parameters

<u>ITEM</u>	<u>RESULT</u>	<u>UNITS</u>	<u>RL</u>	<u>MCL</u>	<u>METHOD #</u>	<u>ANALYST</u>	<u>TESTED</u>	<u>TIME</u>
Ammonia as Nitrogen	2.0	mg/L	0.25		EPA 350.1	LX	01/02/2020	10:29

Attached please find the laboratory certified parameter list.

Approved By: 
(Lab Manager)

LINDA FIORELLA

December 13, 2019

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

Dear Board Members,

Reference:

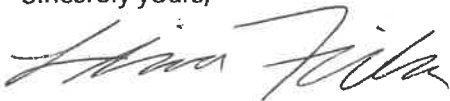
Planning Board Application 2019-009/PB – Approval of an Accessory Dwelling Unit at 15 Highland Avenue, Map 22 and Parcel 38 sought by Joseph J. Trovato.

I write in connection with the above planning application. I wish to offer my support for the proposal, for the reasons outlined below.

Truro, like the rest of the Outer Cape, is in serious need of year-round rentals. I know the Planning Board has a history of approving applications for ADUs and that you have been reviewing the ADU process in an effort to carefully and thoughtfully increase the number of ADUs in your municipality.

As the prospective purchaser of 15 Highland Avenue, I am familiar with the property. During the inspection, the inspector commented on the exceptional quality of the unit under consideration to be designated as an ADU. It is my intention, should the Planning Board approve this application, to complete my purchase of the property and rent the proposed Accessory Dwelling Unit year-round and live year-round in the other unit. I have already signed a year-round rental lease to rent the condo where I currently live, pending the finalization of my purchase of 15 Highland Avenue from Mr. Trovato.

Sincerely yours,



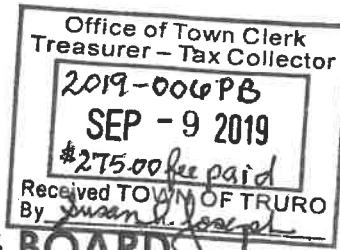
Linda Fiorella

PUBLIC HEARING – CONTINUED

TOWN OF TRURO



PLANNING BOARD



Form B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date 9-6-2019

To the Planning Board of the Town of Truro, MA

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Definitive Subdivision Plan of Land in Truro, MA

Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer at Route 6 and Amity Lane

by J.M. O'REILLY & ASSOCIATES, INC dated 9-4-2019 and described as follows:

Located: 1 Amity Lane

Assessor's Map(s) and Parcel(s): 46 / 8

Number of Lots Proposed: 4 Plus Way Total acreage of Tract: 289,230 sf (6.64 ac +/-)

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Book 14422, Page 64
dated 8-31-2001, and recorded in the Barnstable

Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. _____ registered in Barnstable County.

Applicant's Signature [Signature] Applicant's Telephone Number 608-345-1002 (Joe S.)
Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer

Applicant's Legal Mailing Address 17 Raymond Circle, Peabody, MA 01960

Owner's Signature if not the applicant See Attached Emails for Authorization
or applicant's authorization if not the owner

Owner's Legal Mailing Address Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer
17 Raymond Circle, Peabody, MA 01960

Surveyor Name/Address John M. O'Reilly, J.M. O'Reilly & Associates, Inc. PO Box 1773, Brewster, MA 02631
(Or Person responsible for preparation of the plan) 508-896-6601

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk



TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 9/3/19

NAME OF APPLICANT: Joseph Schirmer

NAME OF AGENT (if any): John O'Reilly, P.E., P.L.S. (JM O'Reilly & Assoc., Inc.)

MAILING ADDRESS: P.O. Box 1773, 1573 Main St. Brewster, MA 02631

CONTACT: HOME/CELL 508-896-6601 EMAIL joreilly@jmoreillyassoc.com

PROPERTY LOCATION: 1 Amity Lane
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 046 PARCEL 8 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

(please check all applicable)

FEE: \$15.00 per checked item

(Fee must accompany the application unless other arrangements are made)

<input type="checkbox"/> Board of Health ⁵	<input type="checkbox"/> Planning Board (PB)	<input type="checkbox"/> Zoning Board of Appeals (ZBA)
<input type="checkbox"/> Cape Cod Commission	<input type="checkbox"/> Special Permit ¹	<input type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ⁴	<input type="checkbox"/> Site Plan ²	<input type="checkbox"/> Variance ¹
<input type="checkbox"/> Licensing	<input checked="" type="checkbox"/> Preliminary Subdivision ³	
Type: _____	<input type="checkbox"/> Definitive Subdivision ³	
	<input type="checkbox"/> Accessory Dwelling Unit (ADU) ²	

☐ Other _____ (Fee: Inquire with Assessors)
(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 9/3/19 Date completed: 9/3/19

List completed by: [Signature]

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line.

²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Hgts Rd & Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: Sept 3, 2019

To: Town of Truro

From: Assessors Department

Certified abutters list variance application for: 1 Amity Lane (Map 46 Parcel 8)

Attached is a combined list of abutters for the properties located at 1 Amity Lane. The current owners are Audrey and Joseph Schirmer and Nguyen Huu An.

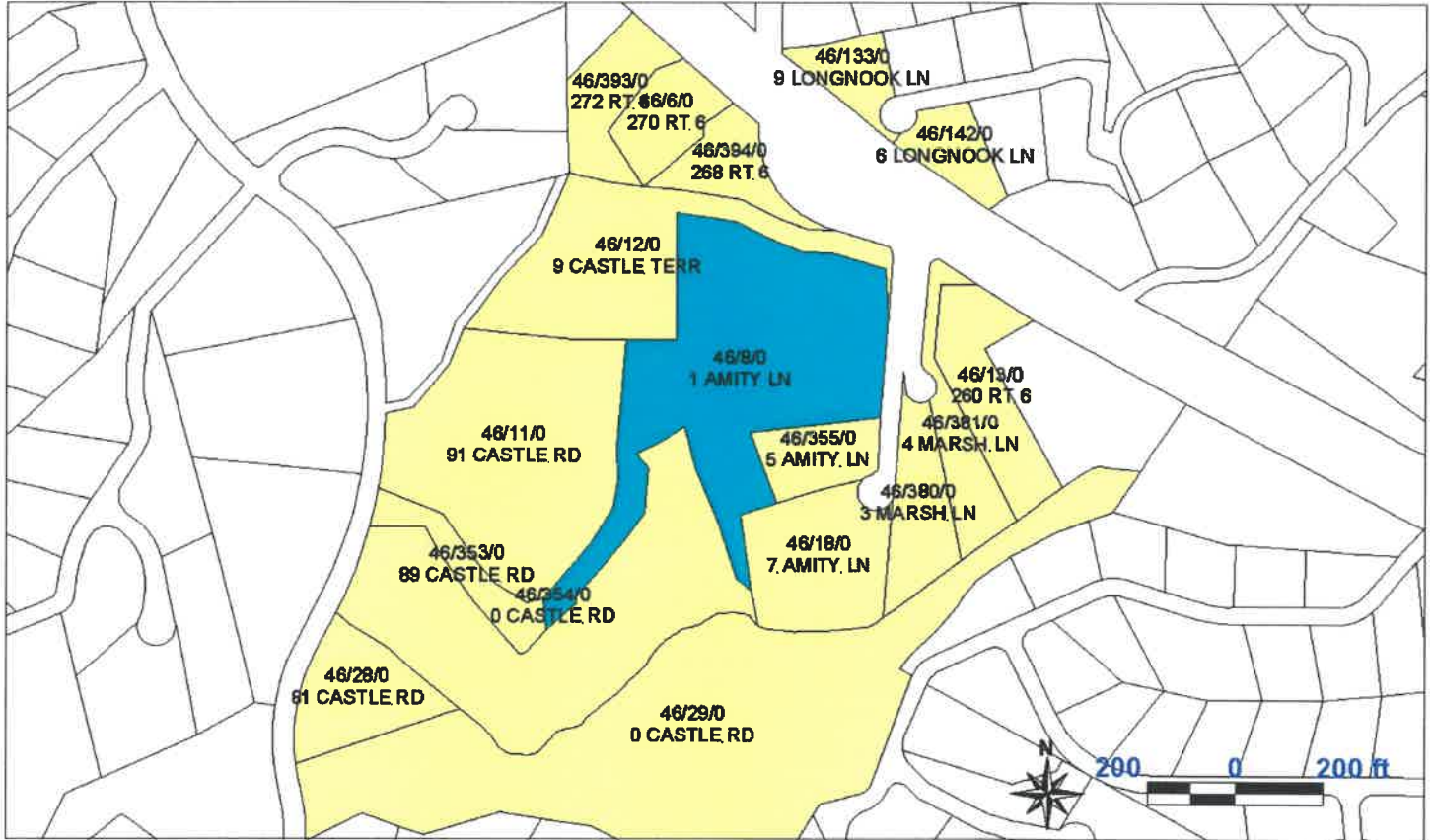
The names and addresses of the abutters are as of August 23, 2019 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Laura Geiges
Assistant Assessor

TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2234	46-6-0-R	KING WILLIS L & HANNAH S	270 RT 6	PO BOX 189	TRURO	MA	02666
2239	46-11-0-R	TABAKIN STEWART & FIUMARA SALVATORE	91 CASTLE RD	PO BOX 874	TRURO	MA	02666
2240	46-12-0-R	SCHIRMER AUDREY & JOSEPH M & AN NGUYEN HUU	9 CASTLE TERR	17 RAYMOND CIRCLE	PEABODY	MA	01960
2241	46-13-0-R	GUARNOTTA BRIAN & HEATHER	260 RT 6	62 DUNSTER RD #2	JAMAICA PLAIN	MA	02130
2246	46-18-0-R	SELVER IRENE B -LE & SELVER VERONICA E	7 AMITY LN	390 RIVERSIDE DR APT 2F	NEW YORK	NY	10025
2256	46-28-0-R	TABAKIN STEWART & FIUMARA SALVATORE	81 CASTLE RD	PO BOX 874	TRURO	MA	02666
2257	46-29-0-E	TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL	0 CASTLE RD	PO BOX 327	NO TRURO	MA	02652-0327
2355	46-133-0-R	NUNES ELEANOR M	9 LONGNOOK LN	29 HARRIMAN RD	HUDSON	MA	01749
2364	46-142-0-R	WALLACE THOMAS J & ANNE F	6 LONGNOOK LN	10 KNOLLWOOD ROAD	WHIPPANY	NJ	07981
2558	46-353-0-R	TABAKIN STEWART & FIUMARA SALVATORE	89 CASTLE RD	PO BOX 874	TRURO	MA	02666
2559	46-354-0-E	TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL	0 CASTLE RD	PO BOX 327	NO TRURO	MA	02652-0327
2560	46-355-0-R	SELVER IRENE B -LE RMNDR: SELVER-KASSELL ANNA&EVE	5 AMITY LN	390 RIVERSIDE DR APT 2F	NEW YORK	NY	10025
5778	46-380-0-R	KILLAM JONATHAN L & BERNA GIOAMARIA B	3 MARSH LN	56 INDIGO TRAIL	MADISON	CT	06443
5779	46-381-0-R	LORD MICHAEL A & AMBER B	4 MARSH LN	PO BOX 624	TRURO	MA	02666
6859	46-393-0-R	CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING	272 RT 6	PO BOX 259	PROVINCETOWN	MA	02657

LG 9/3/19

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6861	46-394-0-R	CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING	268 RT 6	PO BOX 259	PROVINCETOWN	MA	02657

LG 9/3/19

46-6-0-R	TABAKIN STEWART & FIUMARA SALVATORE PO BOX 874 TRURO, MA 02666	46-11-0-R	SCHIRMER AUDREY & JOSEPH M & AN NGUYEN HUU 17 RAYMOND CIRCLE PEABODY, MA 01960	46-12-0-R
KING WILLIS L & HANNAH S PO BOX 189 TRURO, MA 02666				
46-13-0-R	SELVER IRENE B -LE & SELVER VERONICA E 390 RIVERSIDE DR APT 2F NEW YORK, NY 10025	46-18-0-R	TABAKIN STEWART & FIUMARA SALVATORE PO BOX 874 TRURO, MA 02666	46-28-0-R
GUARNOTTA BRIAN & HEATHER 62 DUNSTER RD #2 JAMAICA PLAIN, MA 02130				
46-29-0-E	NUNES ELEANOR M 29 HARRIMAN RD HUDSON, MA 01749	46-133-0-R	WALLACE THOMAS J & ANNE F 10 KNOLLWOOD ROAD WHIPPANY, NJ 07981	46-142-0-R
TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL PO BOX 327 NO TRURO, MA 02652-0327				
46-353-0-R	TRURO CONSERVATION TRUST TRS: BROWN BETSEY ET AL PO BOX 327 NO TRURO, MA 02652-0327	46-354-0-E	SELVER IRENE B -LE RMNDR: SELVER-KASSELL ANNA&EVE 390 RIVERSIDE DR APT 2F NEW YORK, NY 10025	46-355-0-R
TABAKIN STEWART & FIUMARA SALVATORE PO BOX 874 TRURO, MA 02666				
46-380-0-R	LORD MICHAEL A & AMBER B PO BOX 624 TRURO, MA 02666	46-381-0-R	CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING PO BOX 259 PROVINCETOWN, MA 02657	46-393-0-R
KILLAM JONATHAN L & BERNA GIOIAMARIA B 56 INDIGO TRAIL MADISON, CT 06443				
46-394-0-R				
CHRISTOPHER KING REVOC. TRUST TRUSTEE: CHRISTOPHER KING PO BOX 259 PROVINCETOWN, MA 02657				

LG 9/3/19

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

Engineering & Land Surveying Services
1573 Main Street, 2nd Floor, P.O. Box 1773
Brewster, MA 02631
(508) 896-6601
Fax (508) 896-6602

LETTER OF TRANSMITTAL

TO:

Planning Board
Town of Truro

DATE:

09/09/2019

JOB NUMBER:

2216A

REGARDING:

1 Amity Lane
Application - Preliminary Subdivision Plan

Shipping Method:

Regular Mail	<input type="checkbox"/>	Federal Express	<input type="checkbox"/>
Certified Mail	<input type="checkbox"/>	UPS	<input type="checkbox"/>
Priority Mail	<input type="checkbox"/>	Pick Up	<input type="checkbox"/>
Express Mail	<input type="checkbox"/>	Hand Deliver	<input checked="" type="checkbox"/>

COPIES	DATE	DESCRIPTION
12	9/9/19	Cover Letter, Form B - Application for Approval Preliminary Subdivision Plan
12	9/9/19	Quitclaim Deed, Assessors Map, USGS Map
1	9/9/19	Preliminary Subdivision Plan
		Check # 9458 for \$275.00 filing fee
		electronic application via email: planner1@truro-ma.gov

For review and comment: ☐

For approval: ☒

As Requested: ☐

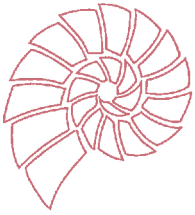
For your use: ☒

REMARKS:

cc: John M. O'Reilly P.E., P.L.S
Town Clerk
Emily Beebe, Health Agent
Client

From: John O'Reilly/ak

If enclosures are not as noted, kindly notify us at once



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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

September 9, 2019

JMO-2216A

Truro Planning Board
24 Town Hall Road
Truro, MA 02666

RE: Preliminary Definitive Subdivision Plan
1 Amity Lane

Dear Board Members,

On behalf of our clients, the Schirmer Family, J.M. O'REILLY & ASSOCIATES, INC. is submitting the attached application for a Preliminary Division Plan, Preliminary Definitive Subdivision Plan and associated paperwork for the above referenced property.

The Schirmer's are looking to divide the subject parcel into a total of four lots with a 40 foot wide Way. The Schirmer's have an agreement with the Truro Conservation Trust to purchase Lots 4 and 5. The family will retain Lots 2 and 3. Lot 2 will contain the existing cottage (#1 Amity Lane) while Lot 3 will be for the future development of a single family dwelling.

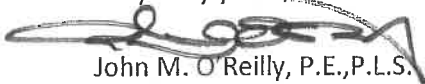
Amity Lane was created by a definitive subdivision for the Schirmer's in plan book 670, page 36, dated April 26, 2017. Amity Lane is improved with a 8 to 10 foot wide gravel/dirt roadway. Amity Lane currently serves the two properties to the south, #5 and #7 Amity lane.

The Schirmer's will be looking for several waivers from the Planning Board upon the filing of the Definitive Subdivision Plan. The waivers requested include:

- Waiver from all improvements to the Way. The Way will not be created as part of the division. The Trust will retain a portion of the fee within the road for access to Lots 4 and 5. The remaining portion of the fee within the road will be retained by Lot 3. The future driveway for Lot 3 will be directly from Amity Lane.

We look forward to meeting with the Board on October 9, 2019 to answer any questions the Board may have.

Very truly yours,



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

CC: Town Clerk
Emily Beebe, Health Agent
Client

TOWN OF TRURO



PLANNING BOARD

Form B APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date 9-6-2019

To the Planning Board of the Town of Truro, MA

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Definitive Subdivision Plan of Land in Truro, MA

Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer at Route 6 and Amity Lane

by J.M. O'REILLY & ASSOCIATES, INC dated 9-4-2019 and described as follows:

Located: 1 Amity Lane

Assessor's Map(s) and Parcel(s): 46 / 8

Number of Lots Proposed: 4 Plus Way Total acreage of Tract: 289,230 sf (6.64 ac +/-)

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Book 14422, Page 64
 dated 8-31-2001, and recorded in the Barnstable

Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. registered in Barnstable County.

Applicant's Signature [Signature] Applicant's Telephone Number 608-345-1002 (Joe S.)
Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer

Applicant's Legal Mailing Address 17 Raymond Circle, Peabody, MA 01960

Owner's Signature if not the applicant See Attached Emails for Authorization
or applicant's authorization if not the owner

Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer
Owner's Legal Mailing Address 17 Raymond Circle, Peabody, MA 01960

Surveyor Name/Address John M. O'Reilly, J.M. O'Reilly & Associates, Inc. PO Box 1773, Brewster, MA 02631
(Or Person responsible for preparation of the plan) 508-896-6601

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk

John O'Reilly

From: nick schirmer <nick.schirmer@gmail.com>
Sent: Tuesday, September 3, 2019 8:35 PM
To: NGUYEN AN
Cc: Joe Schirmer; John O'Reilly; Martin Duckworth
Subject: Re: Surveyor of cape property

Mr O'Reilly, as my mother's (audrey schirmer) representative, please proceed and represent us before the town of truro in this matter.

kind regards

n

On Mon, Aug 19, 2019 at 4:22 PM NGUYEN AN <AnNguyen96@comcast.net> wrote:

Mr John O'Reilly has my permission as one of the owners of the property to appear before the Town and to represent us in its concerning matter.

Nguyen An

On August 19, 2019 at 3:14 PM Joe Schirmer <jschirmer48@gmail.com> wrote:

Hello All,

Mr John O'Reilly conducted the survey of the property lines so we could proceed with the donation to the conservation trust. He will soon be filing a preliminary plan with the Town of Truro. The Town has to approve any changes in boundaries so they need our permission as owners for Mr. O'Reilly to represent us.

I spoke to Mr. O'Reilly today about the preliminary plans he will file for discussion purposes with the Town. He intends to follow the plan we have agreed upon. Lots 4 and 5 will be donated to the Conservation Trust. Lots 2 and 3 will remain in the family ownership. Will you let Mr. O'Reilly know if you need another e-mail copy of these maps of the plans. I would send it myself but as I did not draw the maps, when I resend copies they tend to deteriorate.

Here is what I need from each of you. Please respond by e-mail to Mr. O'Reilly to let him know that he has your permission to appear before the Town and to represent us in this matter.

Our neighbor, Irene Selver, continues to express interest in buying some land from us. I talked to her today and explained that we are not looking to sell at this point but if she wanted to make an offer that reflected the appraisal values of the land, we might at least consider it. She will look at the maps and then she can let us know what she is thinking.

Thank you.

Joe

John O'Reilly

From: NGUYEN AN <AnNguyen96@comcast.net>
Sent: Monday, August 19, 2019 4:23 PM
To: Joe Schirmer; John O'Reilly; Martin Duckworth; nick schirmer
Subject: Re: Surveyor of cape property

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Thank you.
Joe

John O'Reilly

From: Joe Schirmer <jschirmer48@gmail.com>
Sent: Tuesday, September 3, 2019 1:21 PM
To: John O'Reilly
Cc: NGUYEN AN; Martin Duckworth; nick schirmer
Subject: Re: Surveyor of cape property

The family will retain ownership of the way. The conservation trust could access the lots 4 and 5 via the paper road or way in the future as I understand it.

Joe

Sent from my iPhone

> On Sep 3, 2019, at 9:35 AM, John O'Reilly <joreilly@jmoreillyassoc.com> wrote:

>

> Morning Joe.

> We are going to filing the preliminary subdivision plan this week.

> Please confirm the following:

> - Lots 4 and 5 on the attached PDF are going to sold to the Truro

> Conservation Trust

> - Lot 3 will remain with the family for future development -Lot 2 will

> remain with the family and continue to house the small cottage.

> -the proposed "Way" will not be developed.

>

> Questions:

> What will be the ownership of the "Way"? Will the family retain ownership or will it be sold to the Trust with the other lots?

>

> Thank you

> John O'Reilly

>

> -----Original Message-----

> From: Joe Schirmer <jschirmer48@gmail.com>

> Sent: Monday, August 19, 2019 3:14 PM

> To: John O'Reilly <joreilly@jmoreillyassoc.com>; NGUYEN AN

> <AnNguyen96@comcast.net>; Martin Duckworth <mduckworth@videotron.ca>;

> nick schirmer <nick.schirmer@gmail.com>

> Subject: Surveyor of cape property

>

> Hello All,

>

> Mr John O'Reilly conducted the survey of the property lines so we could proceed with the donation to the conservation trust. He will soon be filing a preliminary plan with the Town of Truro. The Town has to approve any changes in boundaries so they need our permission as owners for Mr. O'Reilly to represent us.

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> Our neighbor, Irene Selver, continues to express interest in buying some land from us. I talked to her today and explained that we are not looking to sell at this point but if she wanted to make an offer that reflected the appraisal values of the land, we might at least consider it. She will look at the maps and then she can let us know what she is thinking.

>

> Thank you.

> Joe

> <2216A.DRAFT DEF SUBDIVISION PLAN.PDF>

QUITCLAIM DEED

We Abigail B. Schirmer of Cambridge, Massachusetts and Joseph M. Schirmer of Madison, Wisconsin, Trustees of the Schirmer Realty Trust of December 28, 1990, recorded with Barnstable County Registry of Deeds, Book 7413, Page 122, in consideration paid of One (\$1.00) Dollar grant to Abigail B. Schirmer of 26 Jay Street, Cambridge, Massachusetts 02139, Audrey Schirmer of 4618 Jeanne Mance, Montreal, Canada H2V4J4 and Joseph M. Schirmer of 607 Clemons Avenue, Madison, Wisconsin 53704, as tenants in common

with QUITCLAIM COVENANTS

a certain parcel of real estate with the buildings thereon situated in Truro, Massachusetts, located off Castle Road and Massachusetts State Highway-Route 6, shown as Lot 1; and a 40' wide Private Way all shown on a plan of land entitled "Plan of Division of Land in Truro, Mass. as surveyed and prepared for Daniel B. Schirmer and Margaret F. Schirmer Scale 1 in. = 60 FT. March 16, 1990 Schofield Brothers, Inc. Engineering Surveying Planning 161 Cranberry Highway P.O. Box 101 Orleans, Mass. 02653 (508)-255-2098" recorded with the Barnstable Registry of Deeds on August 29, 1990, in Plan Book 475, Page 3; and land of Daniel B. Schirmer located at the North east corner of Lot 1 on said plan.

Said land containing an area of approximately 10.63 acres.

For our title see deed from Daniel B. Schirmer and Margaret F. Schirmer dated December 28, 1990 and recorded with the Barnstable Registry of Deeds in Book 7413, Page 134.

Witness my hand and seal this 31st day of AUGUST, 2001.

Abigail B. Schirmer
Abigail B. Schirmer, Trustee

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

AUGUST 31, 2001

Then personally appeared the above-named Abigail B. Schirmer, individually and Trustees as aforesaid and acknowledged the foregoing instrument to be her free act and deed, before me,

Walter J. Kelly
Notary Public: Walter J. Kelly
My Comm. Expires: 06/18/05



Locus: Land located off Castle Road & Mass State Highway, Route 6, Truro, MA

Witness my hand and seal this 21 day of September, 2001.

Joseph M. Schirmer
Joseph M. Schirmer, Trustee

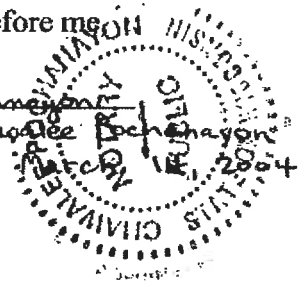
STATE OF WISCONSIN

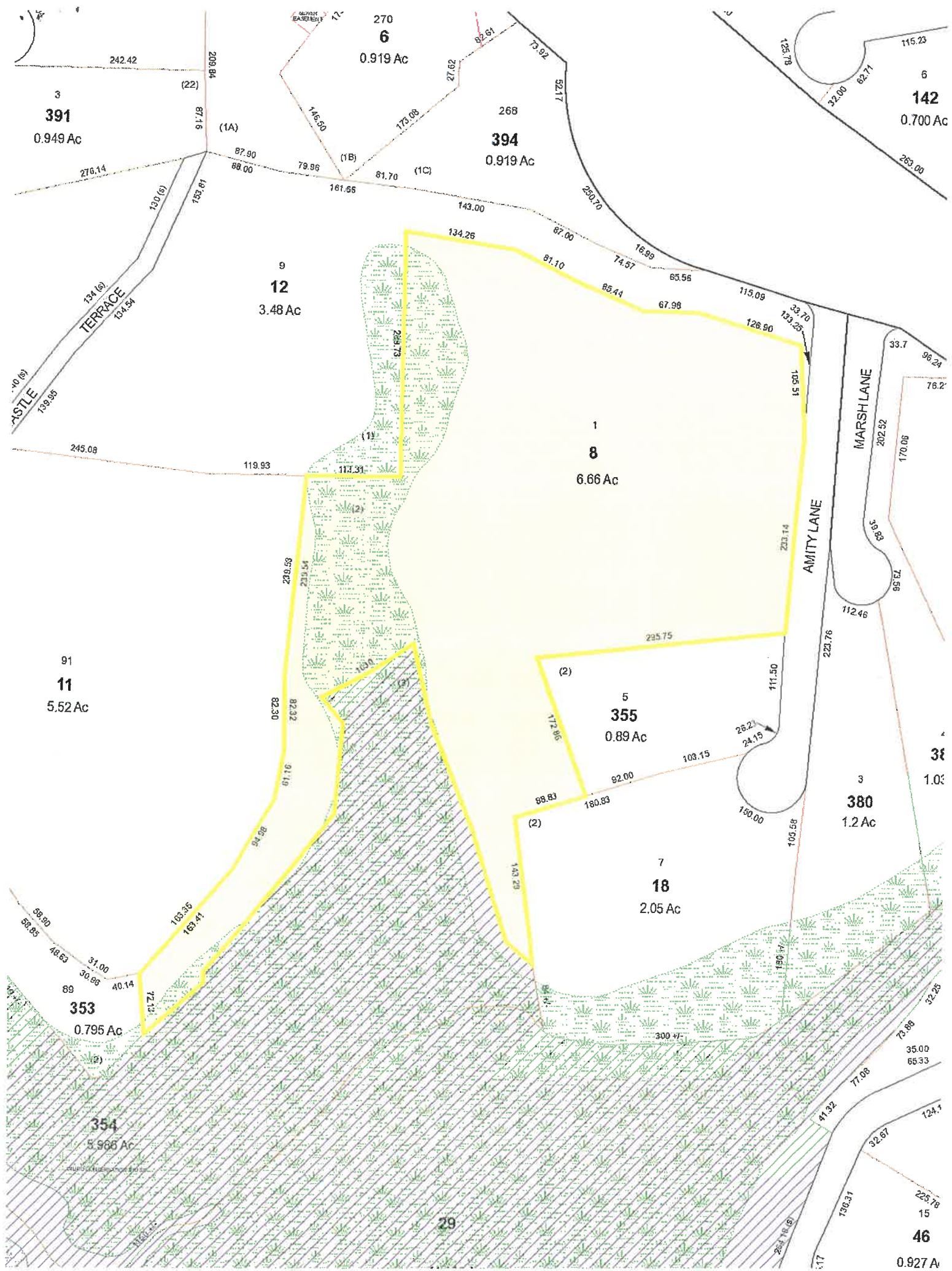
DANE, SS.

September 21, 2001

Then personally appeared the above-named Joseph M. Schirmer, Trustees as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me

Chauvlee Pechayon
Notary Public: Chauvlee Pechayon
My Comm. Expires: March 12, 2004

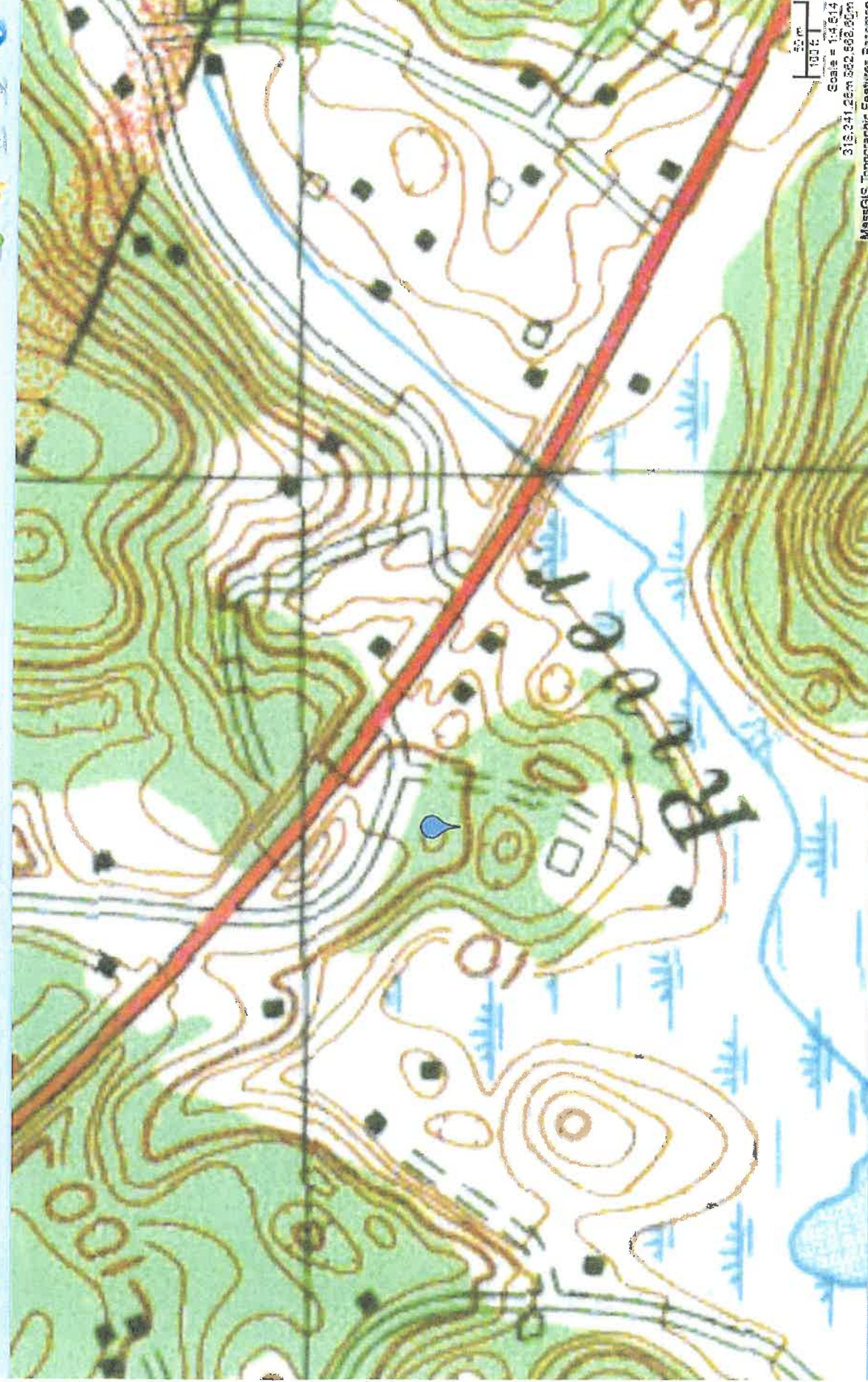




IS's Online Mapping Tool [OLIVER Updates](#)

1 Amity Ln. Turo

Zoom to a town



- Available Data**
- Search data by
 - ☐ Census 2000
 - ☐ Coastal a
 - ☐ Conserva
 - ☐ Cultural R
 - ☐ Environm
 - ☐ Images
 - ☐ Elevati
 - ☐ Impen
 - ☐ Aerial
 - ☐ USGS
 - ☐ US
 - ☐ US

- Active Data La**
- Check all Unit
- ☒ US
 - ☒ Tax
 - ☒ Det
 - ☒ Tax
 - ☒ Srt

Legend

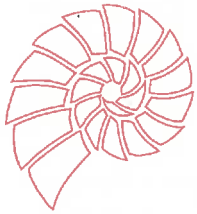
Tax Parcels for

MassGIS Topographic Features Basemap

Scale = 1:4,614

315,241.25m 352,502.50m





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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

November 20, 2019

JMO-2216A

Truro Planning Board
24 Town Hall Road
Truro, MA 02666

RE: Supplemental Information
Preliminary Definitive Subdivision Plan
1 Amity Lane


Dear Board Members,

On behalf of our clients, the Schirmer Family, J.M. O'REILLY & ASSOCIATES, INC. is submitting the attached revised Preliminary Subdivision Plan for the above referenced property. The revision reflects adjustments to the configurations of Lot 3, Lot 4 and the Way, as a result of the delineation of the Coastal Bank.

A copy of the revised plan has also been provided to the Truro Board of Health, as necessary for their review of the proposal.

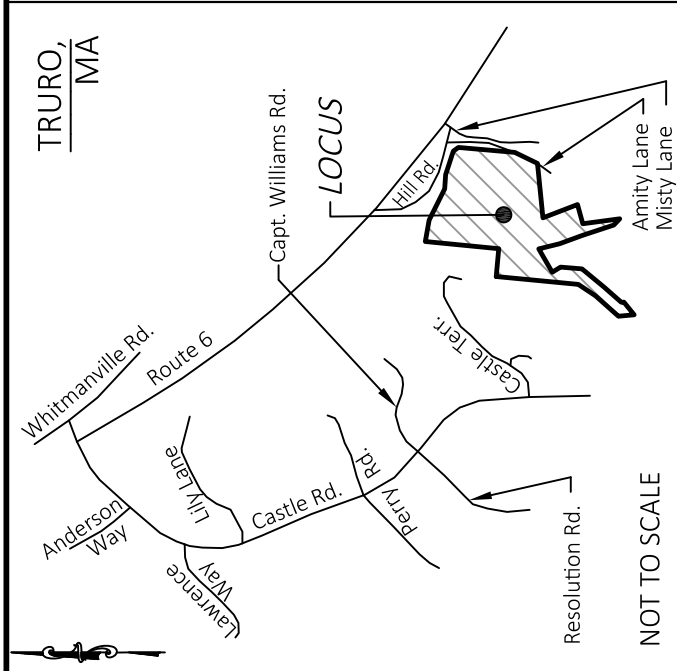
We look forward to meeting with the Board on December 4, 2019 to answer any questions the Board may have.

Very truly yours,



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

CC: Town Clerk
Emily Beebe, Health Agent
Client



REFERENCES:

PLAN BOOK 670 PAGE 36
ASSESSORS' MAP 46 PARCEL 8
TOTAL AREA = 289,230 S.F.±

OWNERS OF RECORD

AUDREY SCHIRMER
ABIGAIL B. SCHIRMER
JOSEPH M. SCHIRMER
DEED BOOK 14422, PAGE 64

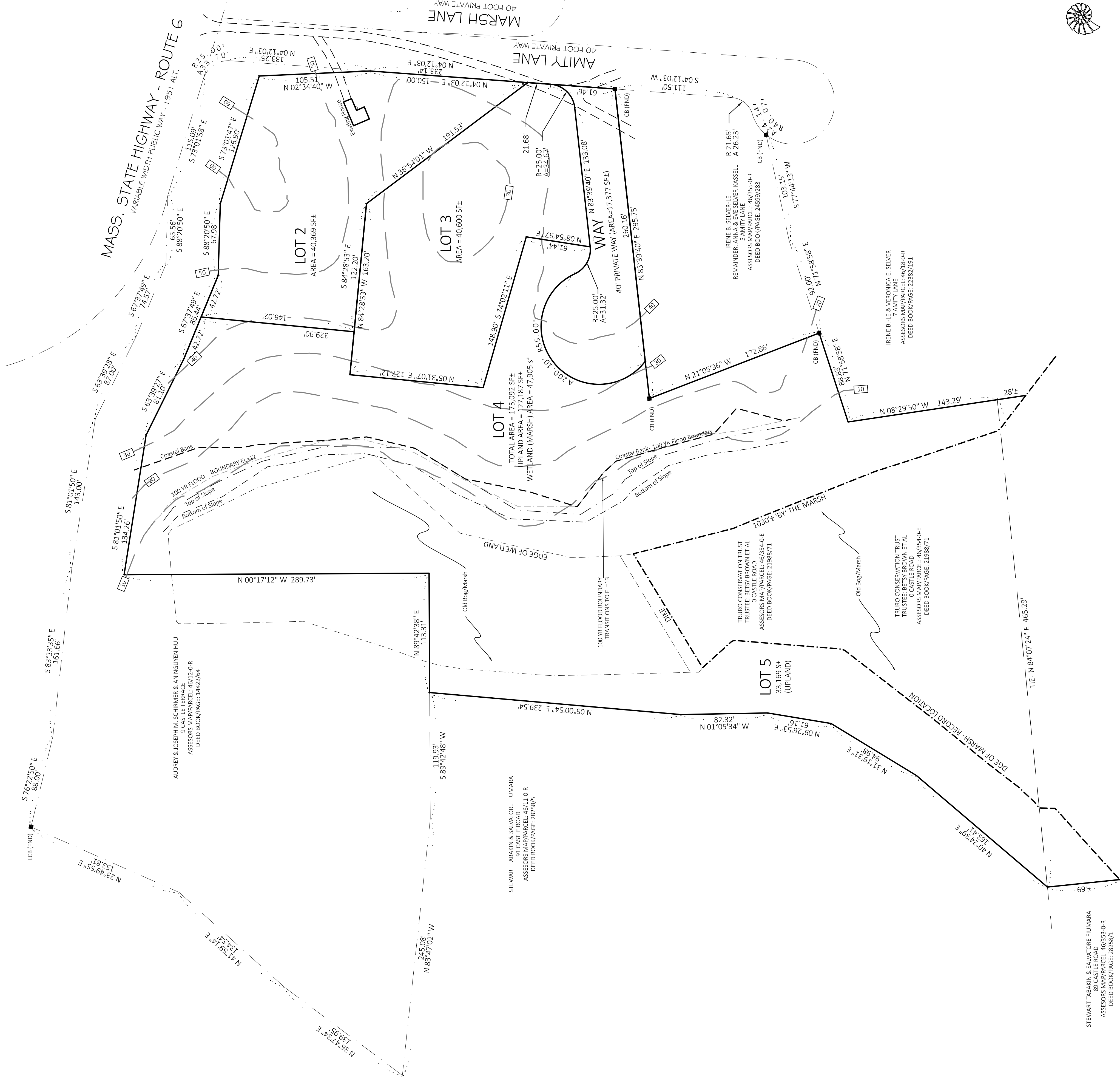
LEGEND

■ CB CONCRETE BOUND
 ■ LCB LAND COURT BOUND
 FND FOUND
 (TO BE SET) SURVEYORS BOUND TO BE SET

NOTES:

1. A PORTION OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FLOOD INSURANCE MAP #25001C1391.
2. THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
3. THE 10-FOOT CONTOURS, AS SHOWN HEREON, WERE TAKEN FROM THE TOWN G.I.S. MAPPING.
4. THE EDGE OF WETLAND, BOTTOM AND TOP OF SLOPE AND THE COASTAL BANK WERE LOCATED BY FIELD SURVEY, COMPLETED BY J.M. O'REILLY & ASSOCIATES, INC. ON 10-16-2019, 10-25-2019 AND 11-18-2019.
5. THE "WAY" AS SHOWN ON THE PLAN SHALL NOT BE CONSTRUCTED.

ZONING REQUIREMENTS	
RESIDENTIAL ZONE	
MINIMUM LOT SIZE	33,750 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT YARD DIMENSIONS	25 FEET
MINIMUM SIDE AND REAR YARD DIMENSIONS	25 FEET



PRELIMINARY SUBDIVISION PLAN

OF LAND IN

TRURO, MASSACHUSETTS

SEPTEMBER 9, 2019, REVISED: NOVEMBER 18, 2019

FOR

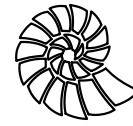
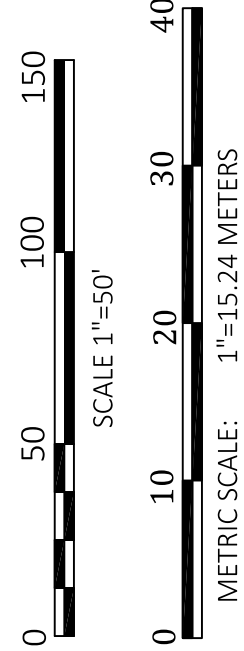
ABIGAIL B. SCHIRMER

AUDREY. SCHIRMER

JOSEPH M. SCHIRMER

AT

1 AMITY LANE, TRURO, MA



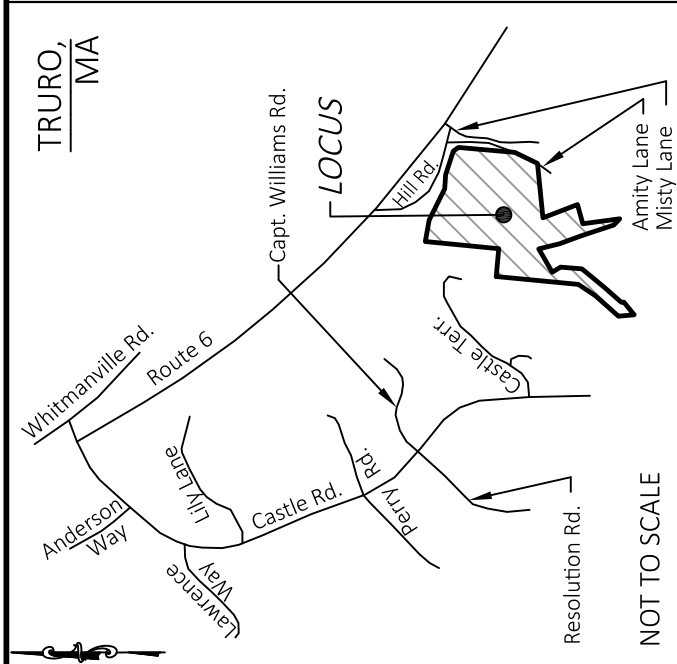
MADE BY

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

1573 MAIN STREET, P.O. BOX 1773

BREWSTER, MASSACHUSETTS 02631

PHONE: 508-896-6601 FAX: 508-896-6602



REFERENCES:

PLAN BOOK 670 PAGE 36
ASSESSORS' MAP #6 PARCEL 8
TOTAL AREA = 289,230 S.F.±

OWNERS OF RECORD

AUDREY SCHIRMER
ABIGAIL B. SCHIRMER
JOSEPH M. SCHIRMER
DEED BOOK 14422, PAGE 64

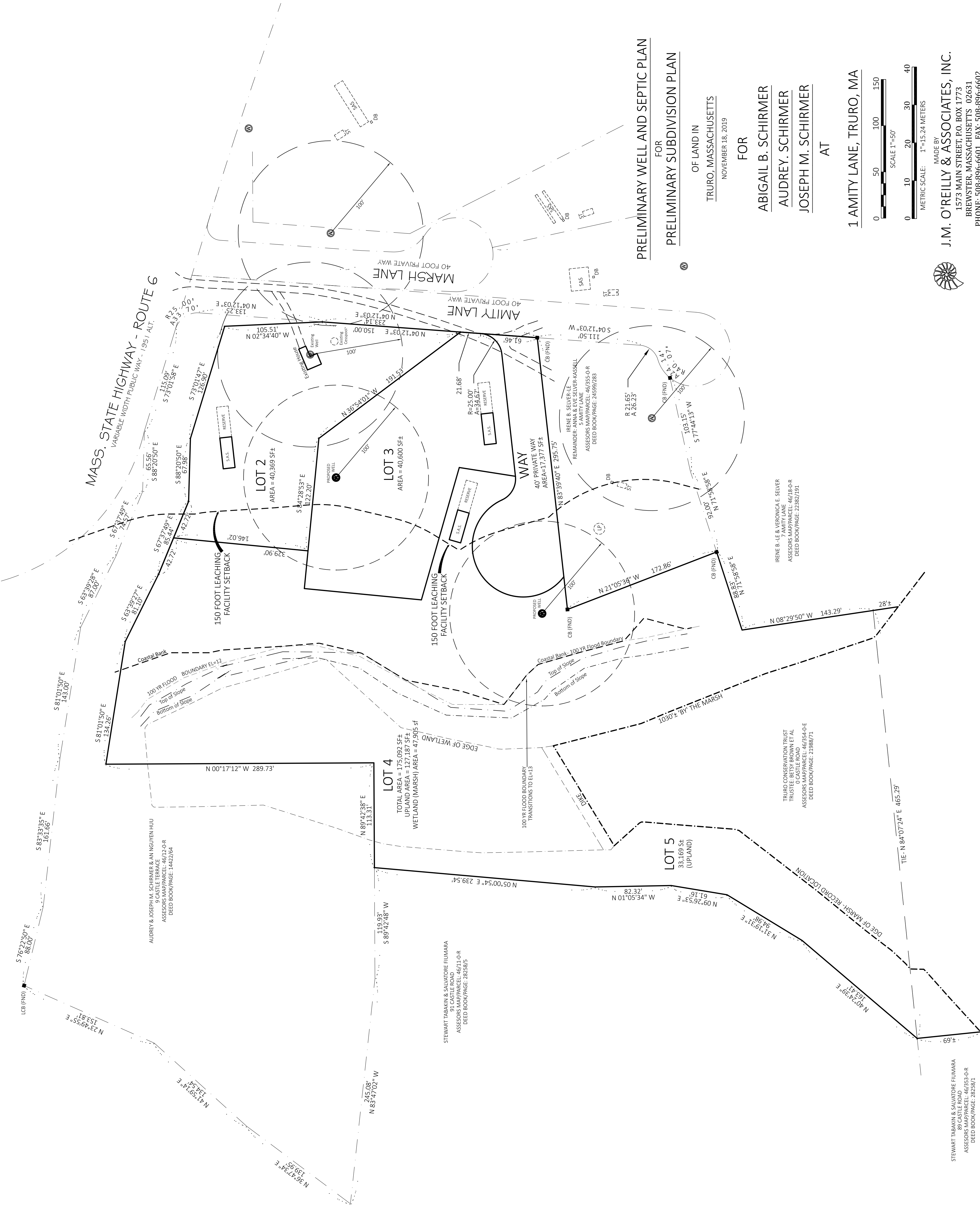
LEGEND

- CB CONCRETE BOUND
- LCB LAND COURT BOUND
- FND FOUND
- (TO BE SET) SURVEYORS BOUND TO BE SET

NOTES:

- 1.) A PORTION OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FLOOD INSURANCE MAP #25001C139J
- 2.) THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
- 3.) THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
- 4.) THE EDGE OF WETLAND, BOTTOM AND TOP OF SLOPE AND THE COASTAL BANK WERE LOCATED BY FIELD SURVEY, COMPLETED BY J.M. O'REILLY & ASSOCIATES, INC ON 10-16-2019, 10-25-2019 AND 11-18-2019.
- 5.) THE "WAY" AS SHOWN ON THE PLAN SHALL NOT BE CONSTRUCTED.

ZONING REQUIREMENTS	
RESIDENTIAL ZONE	
MINIMUM LOT SIZE	33,750 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT YARD DIMENSIONS	25 FEET
MINIMUM SIDE AND REAR YARD DIMENSIONS	25 FEET



PRELIMINARY WELL AND SEPTIC PLAN
FOR
PRELIMINARY SUBDIVISION PLAN

OF LAND IN
TRURO, MASSACHUSETTS

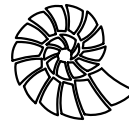
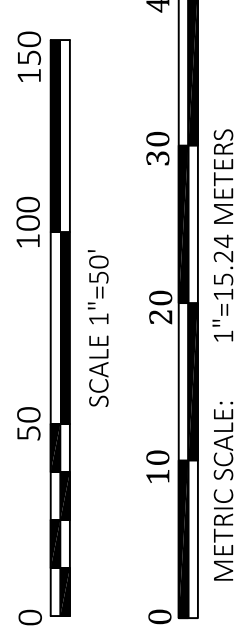
NOVEMBER 18, 2019

FOR

ABIGAIL B. SCHIRMER
AUDREY. SCHIRMER
JOSEPH M. SCHIRMER

AT

1 AMITY LANE, TRURO, MA



J.M. O'REILLY & ASSOCIATES, INC.
MADE BY
1573 MAIN STREET P.O. BOX 1773
BREWSTER, MASSACHUSETTS 02631
PHONE: 508-896-6601 FAX: 508-896-6602



January 2, 2020

Planning Board
Town of Truro
PO Box 2030
Truro, MA 02666

Re: Definitive Subdivision Plan of Land #4-H Bay View Road and 3 Laura's Way
Truro, MA prepared for Nathan A. Nickerson III (Plan OLS #774002) Filed
November 18, 2019 – **2019-008PB**

Dear Board Members,

Please consider this a request to withdraw, without prejudice, the above-captioned plan.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in purple ink that reads "Nathan A. Nickerson III". The signature is stylized with a long horizontal line extending from the end.

Nathan A. Nickerson III