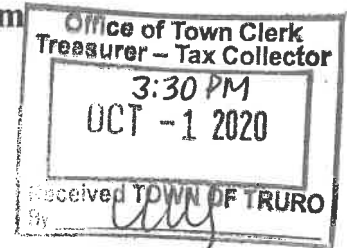




Truro Planning Board Agenda

Remote Meeting

Wednesday, October 7, 2020 – 6:00 pm
www.truro-ma.gov



Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at 1-877-309-2073 and entering the following access code when prompted: **787-359-781**. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at planner1@truro-ma.gov.

Meeting link: global.gotomeeting.com/join/787359781

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

2020-003/SPR – William J. Marsh for property located at 30 Longnook Road (Atlas Map 43, Parcel 121, Registry of Deeds title reference: Book 32127, Page 302). Applicant seeks a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for the demolition and reconstruction of a pre-existing single-family residence with a slightly enlarged footprint in the Seashore District.

Board Action/Review

- Discussion of Certified Abutters List Request Form

- Cloverleaf update
- Discussion of Application Packet for Cannabis/Marijuana
- Housing Initiative FY2021
- Discussion for setting dates for future Board public workshops

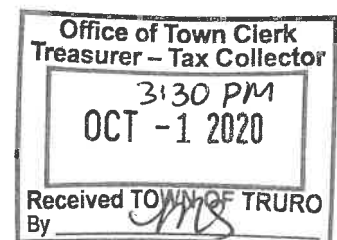
Minutes

None

Next Meeting

Wednesday, October 21, 2020, at 6:00 pm

Adjourn





Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

Office of Town Clerk
Treasurer – Tax Collector
2020-003/SPR
AUG 28 2020
\$250.00 Fee PAID
Received TOWN OF TRURO
By *Molly Sterner*

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA

Date 8/26/20

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70 of the Truro Zoning Bylaw.
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning Bylaw
(Note: *Site Plan Review shall not be waived in the Seashore District*)

1. General Information

Description of Property and Proposed Project EXISTING DEVELOPED RESIDENTIAL PROPERTY IN SEASHORE DISTRICT, WITH MAIN HOUSE AND GARAGE / ACCESSORY BUILDING. PROPOSAL IS TO TEAR DOWN + REBUILD MAIN HOUSE W/ SLIGHTLY ENLARGED FOOTPRINT.

Property Address 30 LONGNOOK RD Map(s) and Parcel(s) 43 | 121

Registry of Deeds title reference: Book 32127, Page 302, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name WILLIAM J. MARSH

Applicant's Legal Mailing Address 45 WEST 60TH ST, APT 7C, NY, 10023

Applicant's Phone(s), Fax and Email 203.921.5135 / will.marsh@prudential.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 and Address SAME

Representative's Name and Address TREVOR PONTBRIANO / ALINE ARCHITECTURE

Representative's Phone(s), Fax and Email 508.240.6500 / trevor@alineararch.com

2. Waiver(s) Request – The Planning Board may, upon the request of the applicant, pursuant to §70.4.F, waive requirements of §70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.

Signature(s)

TREVOR PONTBRIANO
Applicant(s)/Representative Printed Name(s)

[Signature]
Applicant(s)/Representative Signature(s)

William J. Marsh
Owner(s) Printed Name(s) or written permission

[Signature]
Owner(s) Signature(s) or written permission

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

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>30 LONGNOOK</u>		Applicant Name: <u>WILLIAM MARSH</u>		Date: <u>8/27/20</u>
No.	Requirement	Included	Not Included	Explanation, if needed
<u>C. Procedures and Plan Requirements</u>				
1a.	An original and 14 copies of the Application for Site Plan Review	✓		
1b.	15 copies of the required plans and other required information including this Checklist	✓		
1c.	Completed Criteria Review	✓		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	✓		
1e.	Applicable filing fee	✓		
Site Plans				
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	✓		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	✓		
3	Site Plan shall include the following:	✓		
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	✓		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	✓		SEE SITE PLAN + SUPPLEMENTAL INFO SHEET
<u>Existing:</u>				
	All setbacks	✓		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	✓		
	Number of buildings	✓		
	Total number of square feet	✓		
	Any other applicable zoning information necessary for the proper review of the site plan	✓		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: _____		Applicant Name: _____		Date: _____
No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>			
	All setbacks	✓		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	✓		
	Number of buildings	✓		
	Total number of square feet	✓		
	Any other applicable zoning information necessary for the proper review of the site plan	✓		
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	✓		
3a. 4	Graphic Scale			
3a. 5	Title Block - Including:			
	name and description of the project;	✓		
	address of the property;	✓		
	names of the record owner(s) and the applicant(s); and	✓		
	date of the preparation of the plan(s) and subsequent revision dates	✓		
3a. 6	Legend of All Symbols	✓		
3a. 7	Property boundaries, dimensions and lot area	✓		
3a. 8	Topography and grading plan	✓		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	✓		
3a. 10	Septic system location	✓		
3a. 11	Location of (as applicable):	/		
	wetlands	NA		
	the National Flood Insurance Program flood hazard elevation, and	NA		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	NA		
3a. 12	Driveway(s) and driveway opening(s)	✓		
3a. 13	Existing and proposed lighting	✓		SEE ARCH PLANS
3a. 14	Existing landscape features both vegetative and structural	✓		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)	✓		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
	Architectural Plans				
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	✓			
	elevations	✓			
	floor plans	✓			
3c.	Lighting specification, including style and wattage(s)	✓			
	Neighborhood Context:				
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration	✓			
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	✓			

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

THE PROPOSAL INVOLVES THE REBUILDING OF AN EXISTING SINGLE FAMILY HOME. THE PROPOSED DWELLING WILL BE ORIENTED THE SAME AS THE EXISTING, AND WILL SIT ON THE SAME FOOTPRINT AS THE EXISTING (HOWEVER SLIGHTLY LARGER), THEREBY MINIMIZING SITE DISTURBANCE.

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

THE EXISTING AND PROPOSED DWELLINGS ARE BOTH MODEST, ONE STORY RANCH-STYLE STRUCTURES. THERE WILL BE A SLIGHT INCREASE IN THE FOOTPRINT OF THE PROPOSED DWELLING (+391 SQ FT), BUT THE OVERALL MASSING REMAINS THE SAME AND THE ROOF HEIGHT WILL INCREASE BY ONLY 1'-4". THE DWELLING WILL BE TRADITIONALLY FINISHED IN SHINGLES AND CLAPBOARDS.

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

THE EXISTING PROPERTY IS ALREADY MODESTLY LANDSCAPED WITH SMALL BRICK PATIOS AND A LAWN. WHILE WE PROPOSE TO RE-WORK THE LANDSCAPED AREAS, THE OVERALL PERCENTAGE OF "DISTURBED" AREA WILL NOT INCREASE.

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

THE EXISTING CURB CUT WILL BE MAINTAINED WITH NO CHANGES.

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

ONLY MINIMAL RECESSED ACCENT LIGHTING IS PROPOSED, BEYOND EXTERIOR WALK LIGHTS BY DOORWAYS AS REQUIRED BY CODE.

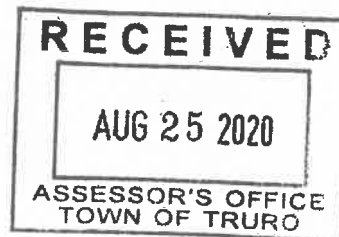


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: _____

NAME OF APPLICANT: WILLIAM J. MARSH

NAME OF AGENT (if any): TREVOR PONTBRIAND / ALIVE ARCHITECTURE

MAILING ADDRESS: 100 ROUTE 6A, ORLEANS, MA 02653

CONTACT: HOME/CELL 508-240-6500 EMAIL TREVOR@ALIVEARCH.COM

PROPERTY LOCATION: 30 LONGNOOK ROAD
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 43 PARCEL 121 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 checked="" 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 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: 8/25/2020 Date completed: 8/28/2020
 List completed by: [Signature] Date paid: 8/25/2020 Cash Check # 2105
W. Marsh

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: August 28, 2020

To: William J Marsh

c/o Trevor Pontbriand (Aline Architecture)

100 Route 6A

Orleans, MA 02653

From: Assessors Department

Certified abutters list application for: 30 Longnook Rd Map 43 Parcel 121.

Planning Board:

Attached is a list of Truro abutters (abutters to the subject parcel, land owners across the streets and ways, land owners within 300 feet) for the property located at 30 Longnook Rd. The current owner is the William J Marsh Revocable Living Trust. The names and addresses of the abutters are as of August 21, 2020 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Jon Nahas

Principal Assessor

Town of Truro

24 Town Hall Rd

PO Box 2012

Truro, MA 02666

508.214.0917

jnahas@truro-ma.gov

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
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
1993	43-121-0-R	WILLIAM J MARSH REV LIV TRUST TRS: WILLIAM J MARSH	30 LONGNOOK RD	45 WEST 60TH ST, UNIT 7C	NEW YORK	NY	10023
1994	43-122-0-R	DUNNE BRIAN F	31 LONGNOOK RD	PO BOX 69	TRURO	MA	02666-0069
1996	43-124-0-R	SMITH ANDREW LESLIE JR	21 LONGNOOK RD	1385 YORK AVE #33B	NEW YORK	NY	10021
1997	43-125-0-R	WHITE LIVING TRUST TRS: SUSAN DEJONG	27 LONGNOOK RD	14460 TYLER ST	SYLMAR	CA	91342
1998	43-126-0-R	GRUNIG GEORGE H & ELISABETH M	25 LONGNOOK RD	216 BEACH 126TH ST	ROCKAWAY PARK	NY	11694
5800	43-209-0-E	U S A DEPT OF THE INTERIOR	26 LONGNOOK RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
5801	44-11-0-E	U S A DEPT OF THE INTERIOR	80 LONGNOOK RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667

JN 8/28/20

40-999-0-E

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

43-121-0-R

WILLIAM J MARSH REV LIV TRUST
TRS: WILLIAM J MARSH
45 WEST 60TH ST, UNIT 7C
NEW YORK, NY 10023

43-122-0-R

DUNNE BRIAN F
PO BOX 69
TRURO, MA 02666-0069

43-124-0-R

SMITH ANDREW LESLIE JR
1385 YORK AVE #33B
NEW YORK, NY 10021

43-125-0-R

WHITE LIVING TRUST
TRS: SUSAN DEJONG
14460 TYLER ST
SYLMAR, CA 91342

43-126-0-R

GRUNIG GEORGE H & ELISABETH M
216 BEACH 126TH ST
ROCKAWAY PARK, NY 11694

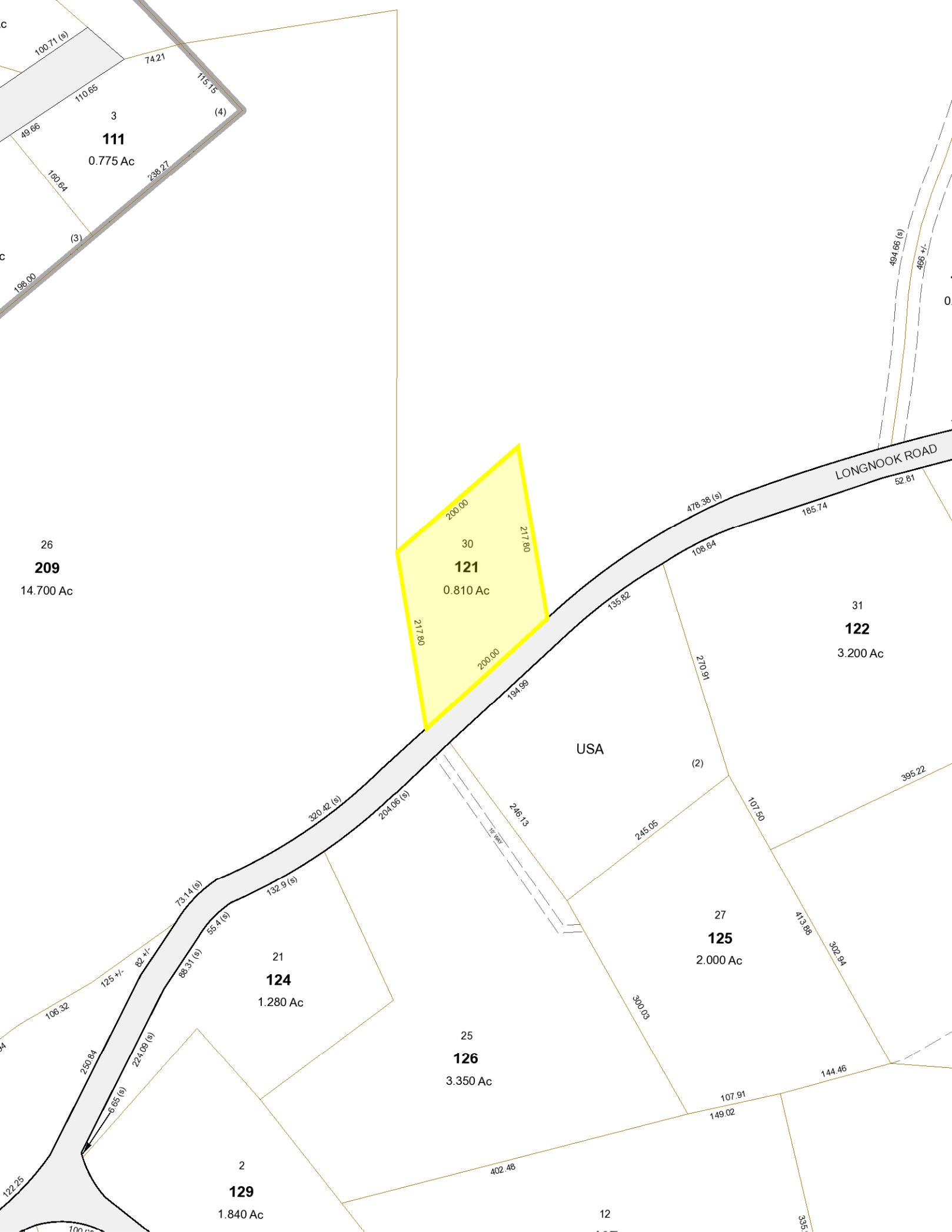
43-209-0-E

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

44-11-0-E

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

JN 8/28/2020



100.71 (s)
74.21
110.65
115.15
49.66
3
111
0.775 Ac
180.64
236.27
(3)
198.00

26
209
14.700 Ac

200.00
217.80
217.80
200.00
121
0.810 Ac

LONGNOOK ROAD

31
122
3.200 Ac

USA

21
124
1.280 Ac

27
125
2.000 Ac

25
126
3.350 Ac

2
129
1.840 Ac

122.25
106.32
125 +/-
82 +/-
230.84
6.85 (s)
224.08 (s)
88.31 (s)
55.4 (s)
73.14 (s)
320.42 (s)
132.9 (s)
204.06 (s)
194.99
108.64
135.82
476.38 (s)
185.74
52.81
494.66 (s)
466 +/-
210.91
245.05
107.90
395.22
246.13
245.05
300.05
413.86
302.94
144.46
107.91
149.02
402.46
383.50
12

Key: 1993

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.010

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FORREST VIRGINIA D REV TR C/O WILLIAM J MARSH REV LIV TR 45 WEST 60TH ST, UNIT 7C NEW YORK, NY 10023				43-121-0				30 LONGNOOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILLIAM J MARSH REV LIV T				06/28/2019	QS	645,000	32127-302				
FORREST VIRGINIA D REV TR				06/07/2013	A	650,000	27442-258				
DARLING BYRON				09/01/2009	99		24003-252				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-212	07/22/2019	4	REHAB	113,904			0	0
14-108	05/29/2014	90	BP NVC	12,480			100	100
14-008	01/15/2014	90	BP NVC	3,200			100	100


LAND

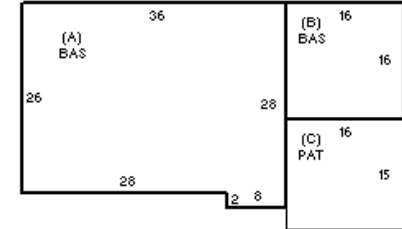
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 16	1.00 1	1.00 1	1.00	614,560	1.00 1	1.00 SR3	2.30			476,280
300	A	0.225 16	1.00 1	1.00 1	1.00	46,920	1.00 1	1.00 SR3	2.30			10,560

DETACHED

TOTAL	43,560 SF	ZONING	NSD	FRNT	200	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE 6/28/19 Acreage chng per Deed Bk 32127 Pg 302.	LAND		486,800	519,500		
Inf1	NO ADJ		BUILDING		152,100	145,900		
Inf2	NO ADJ		OTHER		86,300	81,500		
TOTAL					725,200	746,900		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/10/2009
									



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2009	JH	BLDG COMMENTS			
MODEL	1		RESIDENTIAL	LIST	7/11/2013	BE	FY14 CORR FUEL, BR & BA #			
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2010	MR				
QUALITY	A	1.00	AVERAGE [100%]							
FRAME	1	1.00	WOOD FRAME [100%]							

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	237,627
NET AREA	1,208	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,208	1950	168.47	203,509	CONDITION ELEM CD	
\$NLA(RCN)	\$197	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	C	PAT	N	PATIO	240		8.82	2,117		
				ROOF SHAPE	1	GABLE	1.00	BMU	N	O	BSMT UNFINISHED	476		45.66	21,734		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	F11	O	O	FPL 1S 1OP	1		6,067.00	6,067		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1971 / 47													
				COND		36 36 %											
				FUNC		0											
				ECON		0											
				DEPR		36 % GD 64											
				RCNLD		\$152,100											

Key: 1993

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.011

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FORREST VIRGINIA D REV TR C/O WILLIAM J MARSH REV LIV TR 45 WEST 60TH ST, UNIT 7C NEW YORK, NY 10023		43-121-0		30 LONGNOOK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

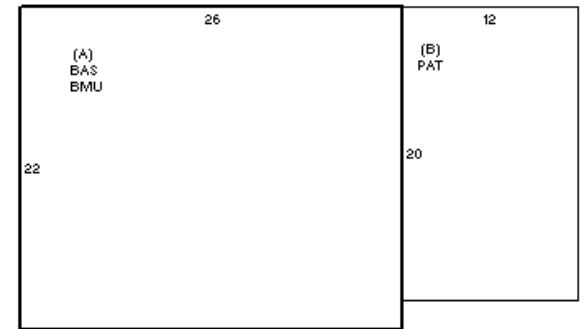
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	86,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/10/2009	JH
MODEL	1		RESIDENTIAL	LIST	7/11/2013	BE
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

FY14 CORR STYLE, BED#

G

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	125,050
NET AREA	572	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		42.01	24,028	CONDITION ELEM	CD
\$NLA(RCN)	\$219	OVERALL	0.920	EXT. COVER	8	TEX PLYWOOD	1.00	A	BAS	L	BAS AREA	572	1978	156.53	89,533		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PAT	N	PATIO	240		8.12	1,948		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		BMG	O	BSMT GARAGE	2		3,720.95	7,442		
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	3	RADIANT	1.02										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1981 / 37
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$86,300

Key: 1996

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.014

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH ANDREW LESLIE JR 1385 YORK AVE #33B NEW YORK, NY 10021				43-124-0				21 LONGNOOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMITH ANDREW LESLIE JR				12/14/1971	99	20,000	1572-112				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-182X 09-064	08/25/2016 04/14/2009	10 90	ALL OTHERS BP NVC	1,100 3,950	07/18/2018 05/25/2010	JN JH	100 100	100 100

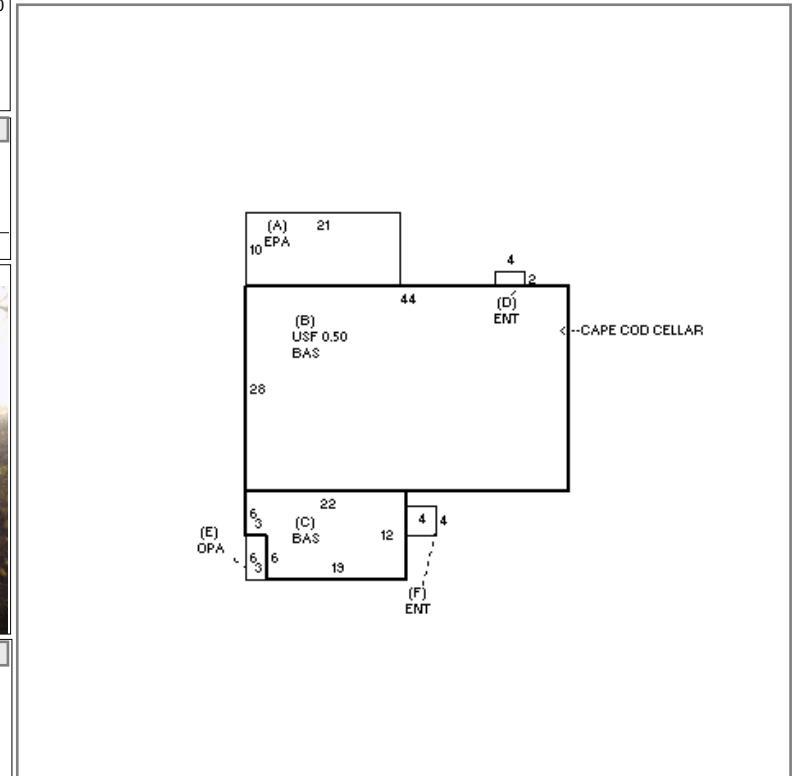
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 16 1.00	95 0.95 1 1.00	583,832	1.00 1	1.00	SR3	2.30				452,470
300	A	0.505 16 1.00	1 1.00 1 1.00	46,920	1.00 1	1.00	SR3	2.30				23,690

TOTAL	1.280 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE FY11 ABMT = LAND ADJ FOR LOC/SHAPE.	LAND	476,200	517,600			
Inf1	95%		BUILDING	176,000	170,100			
Inf2	NO ADJ		DETACHED	15,600	15,400			
			OTHER	0	0			
			TOTAL	667,800	703,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A-	0.70 20X20		400	12.77	3,600
LBN	G	1.18 A-	0.70 20X20		400	16.40	4,600
PTD	A	1.00 A	0.75 14X16		224	2.10	400
SHM	L	0.83 A	0.75 22X24		528	8.72	3,500
SHM	L	0.83 A	0.75 10X20		200	11.23	1,700
UTB	G	1.18 G	0.90 3X33		99	20.53	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2009	JH
MODEL	1		RESIDENTIAL	LIST	5/27/2011	LVM
STYLE	15	1.20	ANTIQUE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY05=CHGD STY HGT PER PHOTO (SEE 1/26/02 CYCLICAL-NO ENTRY). FY11 CHNGS PER ABMT INSP: BMU DELETED(CC CELLAR ONLY) +NO CENTRAL HEAT.

G

YEAR BLT	1710	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	419,094
NET AREA	2,094	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	EPA	N	ENCL PORCH	210		79.62	16,719		
\$NLA(RCN)	\$200	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,478	1710	190.15	281,044		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	616	1710	151.05	93,045		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	ENT	N	ENCL ENTRY	24		159.22	3,821		
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	18		89.68	1,614		
				INT. FINISH	1	PLASTER	1.00		F23	O	FPL 2S 3OP	1		20,750.30	20,750		
				HEATING/COOLING	13	NO HEAT	0.93										
				FUEL SOURCE	8	NONE	1.00										
																CONDITION ELEM	CD
																EFF.YR/AGE	1951 / 67
																COND	58 58 %
																FUNC	0
																ECON	0
																DEPR	58 % GD 42
																RCNLD	\$176,000

Key: 1998

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.017

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
GRUNIG GEORGE H & ELISABETH M 216 BEACH 126TH ST ROCKAWAY PARK, NY 11694		43-126-0		25 LONGNOOK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GRUNIG GEORGE H & ELISABETH		04/21/1978	99		2692-203

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR3	2.30		476,280
300	A	2.575	16	1.00	1	1.00	1	1.00	SR3	2.30		120,820

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-135	07/10/2008	2	ADDITION	25,500	05/14/2009	JH	100	100
01-140	08/10/2001	9	DECK	15,000	03/05/2003	TEG	100	100
00-089	06/01/2000	10	ALL OTHERS	60,000	01/26/2002	BT	100	100
00-032	03/01/2000	70	POOL	30,000	01/01/2001		100	100
97-179	12/01/1997	2	ADDITION	30,000	09/01/1998		100	100

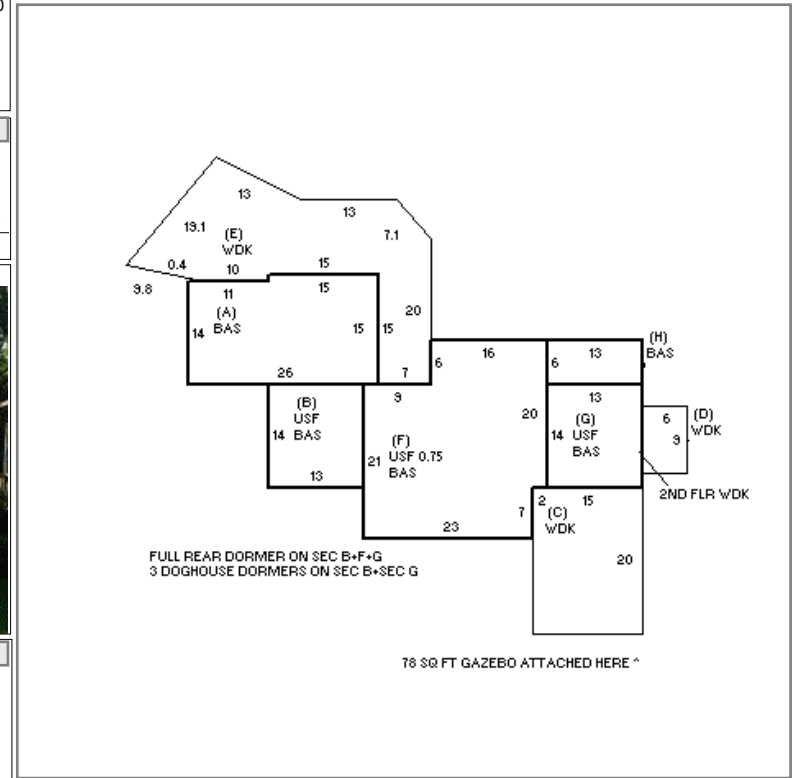
DETACHED

TOTAL	3.350 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	597,100	649,000			
Inf1	NO ADJ		BUILDING	384,000	367,500			
Inf2	NO ADJ		DETACHED	120,100	119,000			
			OTHER	0	0			
			TOTAL	1,101,200	1,135,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST2	G	1.18 E	1.00	2001	536	125.32	67,200
FTG	G	1.18 E	1.00	BSMT UNDER S	2000	1,432.40	1,400
SPG	V	1.50 E	1.00	40*20	2000	36.83	29,500
GUL	A	1.00 A-	0.70	22*26	1987	36.50	14,600
GZB	G	1.18 G	0.90	8 SIDES@4'	2000	23.19	1,600
WDK	G	1.18 E	1.00		2002	11.56	5,800



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2009	JH
MODEL	1		RESIDENTIAL	LIST	9/6/2012	R
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	525,981		
NET AREA	2,247	DETAIL ADJ	1.000	FOUNDATION	99	N/A	1.00	+	BAS	L	BAS AREA	1,350	1900	229.85	310,298	CONDITION ELEM	CD		
\$NLA(RCN)	\$234	OVERALL	1.060	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	819	1900	180.72	148,007				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	894		34.83	31,137				
				ROOF COVER	2	WOOD SHINGLES	1.01	H	BAS	L	BAS AREA	78	2008	229.84	17,928				
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		11,611.00	11,611				
				INT. FINISH	1	PLASTER	1.00												
				HEATING/COOLING	5	ELECTRIC	0.95												
				FUEL SOURCE	3	ELECTRIC	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1991 / 27
STORIES(FAR)		1.75	1.00															COND	27 27 %
ROOMS		0	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		3	1.00															DEPR	27 % GD 73
FIXTURES		10	\$7,000															RCNLD	\$384,000
UNITS		0	1.00																

Key: 1997

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.015

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WHITE LIVING TRUST				43-125-0				27 LONGNOOK RD			
TRS: SUSAN DEJONG				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
14460 TYLER ST				WHITE LIVING TRUST				06/02/1998	99		11472-220
SYLMAR, CA 91342				WHITE ROBERT O				01/01/1998	99		(ATTESTD)
				WHITE IRVING E				05/23/1959	99		1041-223

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-046X	02/12/2018	90	BP NVC	750			0	0

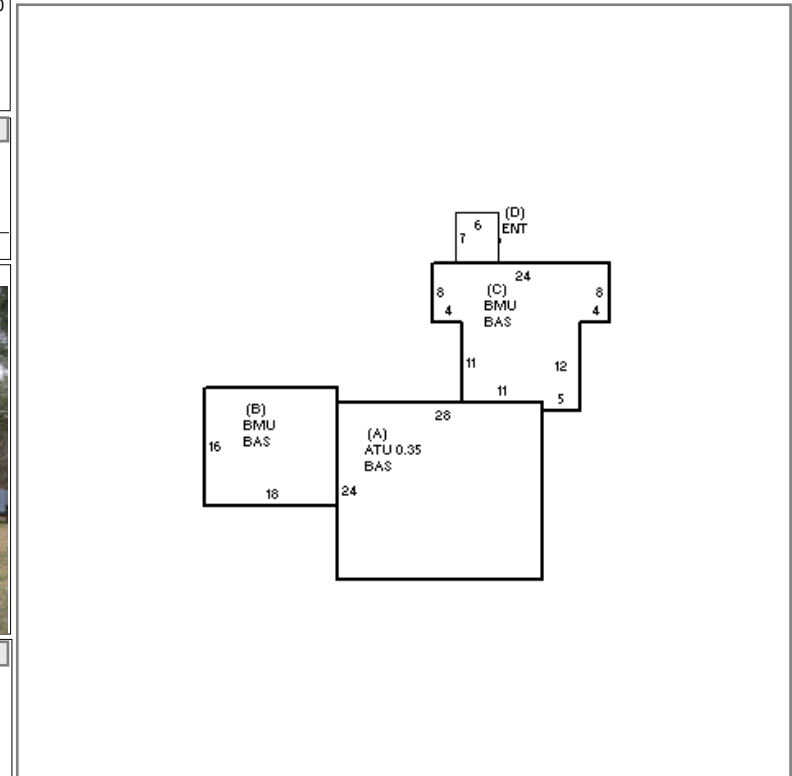
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	614,560	1.00	1	476,280
300	A	1.215	16	1.00	1	1.00	1	1.00	46,920	1.00	1	57,010

TOTAL	1.990 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE FY11 - RMVD LAND CODE 200	LAND	533,300	579,700			
Inf1	NO ADJ		BUILDING	204,100	195,700			
Inf2	NO ADJ		DETACHED	100	100			
			OTHER	28,300	35,000			
			TOTAL	765,800	810,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	D 0.20 4X5		20	15.24	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2017	LG
MODEL	1		RESIDENTIAL	LIST	3/24/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,020
NET AREA	1,333	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	BAS	L	BAS AREA	1,333	1950	190.37	253,762	CONDITION ELEM	CD
\$NLA(RCN)	\$236	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATU	N	UNFIN ATTIC	235		51.38	12,075		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	661		48.09	31,787		
STORIES(FAR)	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	D	ENT	N	ENCL ENTRY	42		127.15	5,340		
ROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 10P	1		6,855.70	6,856		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1972 / 46
																COND	35 35%
																FUNC	0
																ECON	0
																DEPR	35 % GD 65
																RCNLD	\$204,100

Key: 1997

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.016

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WHITE LIVING TRUST				43-125-0				27 LONGNOOK RD			
TRS: SUSAN DEJONG				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
14460 TYLER ST											
SYLMAR, CA 91342											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

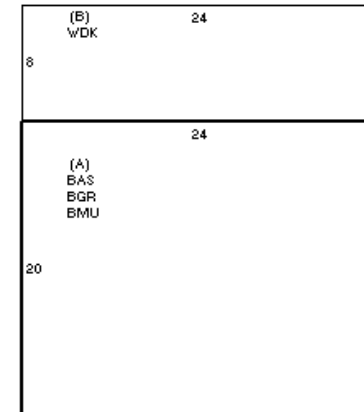
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	28,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2017	LG
MODEL	1		RESIDENTIAL	LIST	3/24/2017	LG
STYLE	6	0.80	COTTAGE/BUNG [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
3/24/17 No oven/stove, one room w/bathrm, used as storage, 2-car garage below. No working water svc.

INDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	100,901
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	480		33.33	15,999	CONDITION ELEM	CD
\$NLA(RCN)	\$210	OVERALL	0.730	EXT. COVER	1	WOOD SHINGLES	1.00	A	BGR	N	SF BSMT GARAGE	480		38.96	18,699		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	480	1960	124.20	59,616		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	192		23.37	4,487		
ROOMS	1	1.00		FLOOR COVER	99	N/A	1.00										
BEDROOMS	0	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1957 / 61
																COND	52 52 %
																FUNC	0
																ECON	20
																DEPR	72 % GD 28
																RCNLD	\$28,300

Key: 1994

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.012

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DUNNE BRIAN F PO BOX 69 TRURO, MA 02666-0069				43-122-0				31 LONGNOOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUNNE BRIAN F				05/31/2000	O	430,000	(157854)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-93	03/21/2018	2	ADDITION		01/16/2019	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
15-079	04/17/2015	90	BP NVC	4,500			100	100
05-168	10/14/2005	6	SHED	5,000	06/08/2006	WL	100	100
02-026	02/26/2002	3	REPAIR/REMOD	75,000	03/25/2003	BT	100	100

LAND

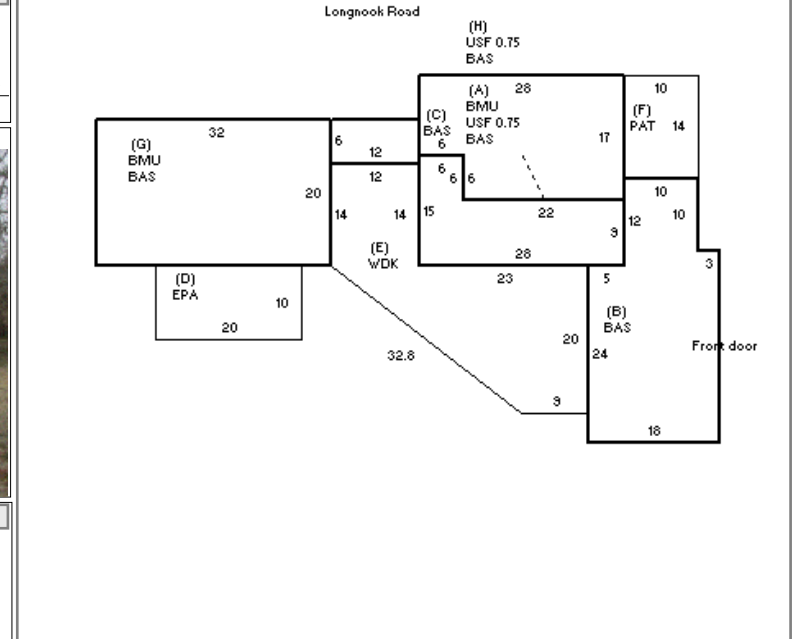
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775 16	1.00	1	1.00	1	1.00	614,560	1.00	1	1.00	SR3 2.30	476,280
300	A	2.425 16	1.00	1	1.00	1	1.00	46,920	1.00	1	1.00	SR3 2.30	113,780

TOTAL	3.200 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E	SHF@ 240SF=NO INT FINISH=CHGD TO ST1 FY11 PER 11/09 M+L (HAS WDSVT).			LAND	590,100	641,400
Inf1	NO ADJ		BUILDING	492,500	464,900			
Inf2	NO ADJ		DETACHED	41,000	26,300			
			OTHER	0	0			
			TOTAL	1,123,600	1,132,600			

PER 11/09 M+L: INT (INCL KITCH+BATHS+FLRS) UPDATED STARTING IN 2000; REMAINDER REFINISHED+REPAINTED;
SEC C ADDED IN 1940'S

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 P	0.45 ATTACHED TO		136	14.21	900
DGF	A	1.00 P	0.45 22*22		484	18.49	4,000
ST1	G	1.18 G	0.90 12*20 + 8*20	2006	400	100.18	36,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2017	LG
MODEL	1		RESIDENTIAL	LIST	3/28/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	724,327
NET AREA	2,544	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,998	1800	240.13	479,777	CONDITION ELEM	CD
\$NLA(RCN)	\$285	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	546	1800	196.62	107,356		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	928		59.20	54,938		
STORIES(FAR)	1.75	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	D	EPA	N	ENCL PORCH	200		108.29	21,659		
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	ATT WOOD DECK	608		37.13	22,574		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	F	PAT	N	PATIO	140		14.40	2,016		
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		12,377.80	12,378			
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00	F22	O	FPL 2S 2OP	1		17,329.80	17,330			
UNITS	0	1.00						ODS	O	OUT DOOR SHOWER			0.00				
EFF.YR/AGE																1975 / 43	
COND																32 32 %	
FUNC																0	
ECON																0	
DEPR																32 % GD 68	
RCNLD																\$492,500	

Key: 1992

Town of TRURO - Fiscal Year 2020

9/30/2019 2:06 pm SEQ #: 2.009

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SLADE FREDERICK A PO BOX 147 TRURO, MA 02666-0147				43-120-0				38 LONGNOOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SLADE FREDERICK A				03/20/1998	F		11297-248+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018 08-098	05/27/2008	35 90	RES EXEMPT BP NVC	3,352	10/01/2017 05/14/2009	JH	100	0 100

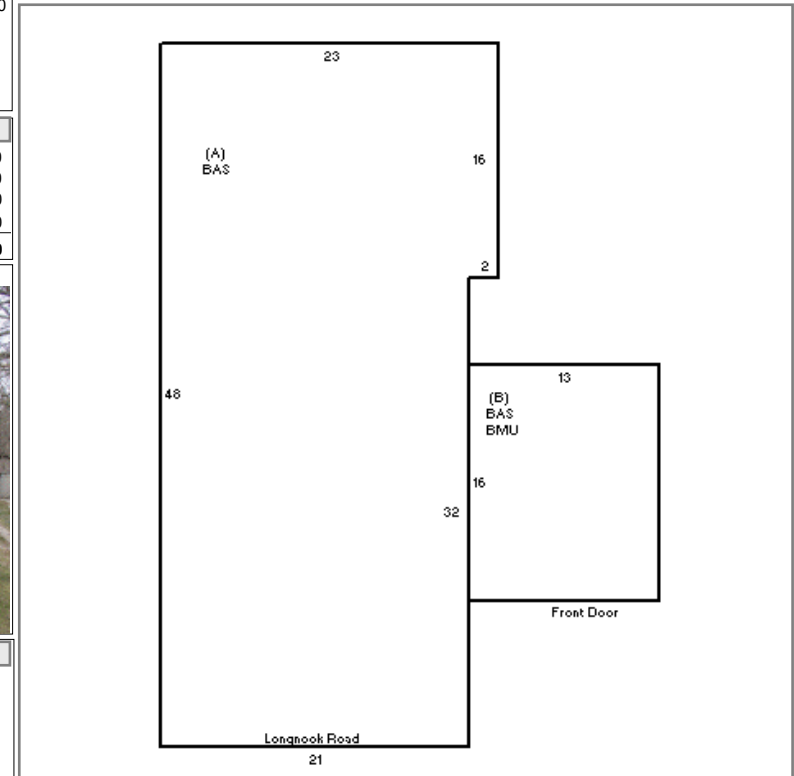
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775 16	1.00	1	1.00	1	1.00	614,560	1.00	1	1.00	SR3 2.30	476,280
300	A	0.215 16	1.00	1	1.00	1	1.00	46,920	1.00	1	1.00	SR3 2.30	10,090

TOTAL	43,125 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	486,400	528,700
Infl1	NO ADJ		BUILDING	79,500	95,300			
Infl2	NO ADJ		DETACHED	1,900	1,900			
			OTHER	0	0			
TOTAL			567,800	625,900				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 D+	0.30 18*18		324	19.50	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2017	LG
MODEL	1		RESIDENTIAL	LIST	3/24/2017	LG
STYLE	6	0.80	COTTAGE/BUNG [100%]	REVIEW	12/15/2010	LVM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1914	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	1.000
\$NLA(RCN)	\$152	OVERALL	0.820
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,248	1914	138.14	172,403
B	BMU	N	BSMT UNFINISHED	208		37.44	7,788
	F12	O	FPL 1S 2OP	1		6,909.30	6,909

TOTAL RCN	189,200
CONDITION ELEM	CD
EFF.YR/AGE	1951 / 67
COND	58 58 %
FUNC	0
ECON	0
DEPR	58 % GD 42
RCNLD	\$79,500

30 Longnook - Zoning information

Setbacks

	<u>EXISTING</u>	<u>PROPOSED</u>
Front	29.6' (main house)	30' (main house)
Side – West	40.6' (main house)	40' (main house)
Side – East	> 56' (accessory building)	> 56' (accessory building)
Rear	55.8' (accessory building)	55.8' (accessory building)

Coverage

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot coverage of structures	5.3%	6.2%
Lot coverage of paved driveway	2.6%	2.6%
Lot coverage of landscape*	approx. 33%	approx. 33%

*including all areas with driveway (paved or gravel), patios, lawn, plantings, etc)

Number of buildings & square feet

	<u>EXISTING</u>	<u>PROPOSED</u>
Number of buildings	2	2
Main house	1,236 sq.ft.	1,627 sq.ft
Accessory building	572 sq.ft.	572 sq.ft

DESCRIPTION

The ALL-PRO™ LED Outdoor Security series is designed to provide superior security with the sustainability of LED Technology. Designed to be a direct replacement for traditional halogen and incandescent fixtures, these round low profile LED floodlights pack high performance into a small package. These fixtures are available in Flood, Motion and Dusk to Dawn configurations, and are made with durable die-cast aluminum.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

- Durable die-cast aluminum housing suitable for wet locations
- Powder coated bronze or white finish
- High reflectance polycarbonate reflector for maximum LED light output
- Tool-less head and motion sensor adjustment
- Tempered glass lens
- Suitable for wall or eave mounting using recessed junction box

Electrical

- 120VAC, 60Hz
- Maintenance-free LEDs with 50,000 hours of life
- Fixture operating temperature range from -30°C to 40°C
- UL and CUL listed for wet locations
- External supply wiring 75°C minimum

Motion Configuration

- Motion sensor detects motion 180° up to 70 feet
- Adjustable motion timer from 1 to 12 minutes

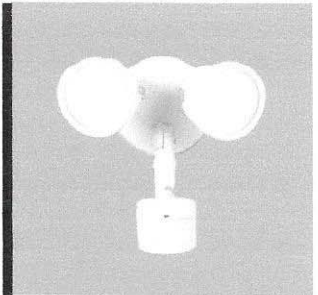
- Integral photocell prevents lights from turning on with motion during daylight hours
- Manual override allows fixture to operate as a standard floodlight at night for 6 hours

Optics

- Precision optics for maximum efficiency
- 5000K color temperature
- 1600 Lumens

Warranty

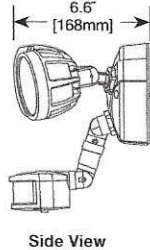
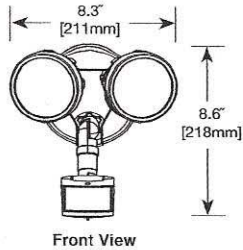
- 5 year limited warranty



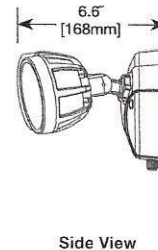
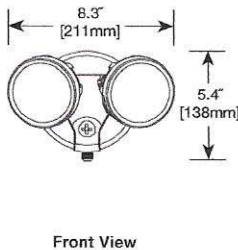
LED TWIN ROUND SERIES

DIMENSIONS

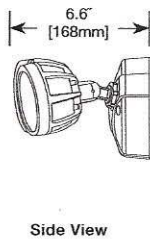
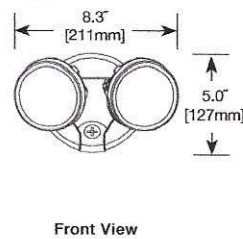
MOTION



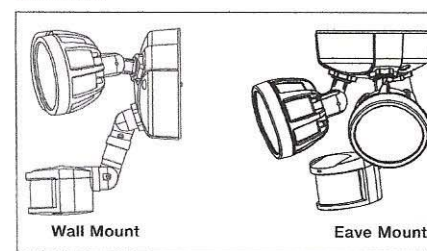
DUSK TO DAWN



FLOOD



MOUNTING



ORDERING INFORMATION

Catalog Number

MST18R17L
MST18R17LW
FTR1740L
FTR1740LW
FTR1740LPC
FTR1740LPCW

Product Description

Bronze Twin LED with 180° Motion Sensor
White Twin LED with 180° Motion Sensor
Bronze Twin LED Floodlight
White Twin LED Floodlight
Bronze Twin LED Floodlight with integrated photo control
White Twin LED Floodlight with integrated photo control



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770.486.4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

Innovation you can rely on™

SustainableLEDesign

CERTIFICATION DATA

UL/CUL Wet Location Listed
Lighting Facts® Approved

TECHNICAL DATA

120V only
-30°C to 40°C Temperature Rating
External Supply Wiring 75° Minimum
Wall and Eave Mount

FREE SHIPPING on Most Orders*

OPEN BOX | SIGN IN | STORES | 800-782-1967

LAMPS PLUS

THE NATION'S LARGEST LIGHTING RETAILER

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Similar Designs ^



\$169.99



\$129.99



\$199.99



\$129.99



\$119.99



\$99.99



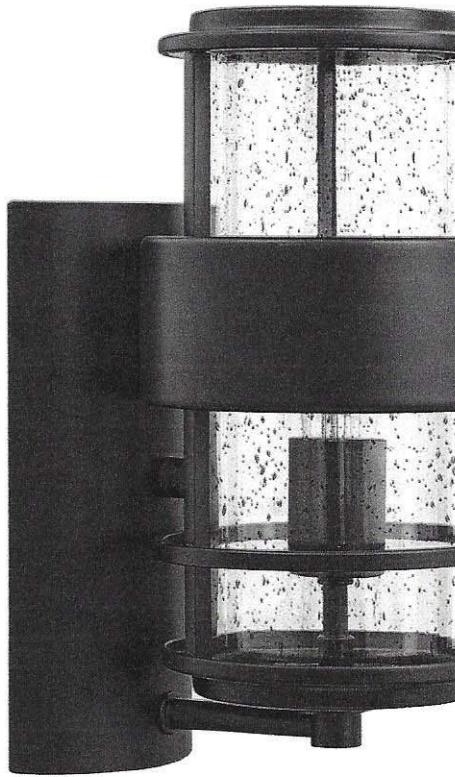
\$149.99



\$99.99

Home / Outdoor Lighting / Contemporary / Hinkley / Hinkley Saturn 6" Wide Satin Black Outdoor Wall Light - Style # 7V520

[View All Outdoor Lighting](#)




Hinkley Saturn 6" Wide Satin Black Outdoor Wall Light

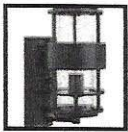
\$269.00

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)
IN STOCK - [Ships in 1 to 2 Days](#)

1

ADD TO CART

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THE NATION'S LARGEST LIGHTING RETAILER

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Similar Designs ^



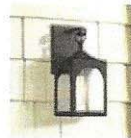
\$169.99



\$199.95



\$149.99



\$79.99



\$119.99



\$129.99



\$99.99



\$99.99

Home / Outdoor Lighting / Contemporary / Maxim / Maxim Breakwater 10 3/4" High Black Outdoor Wall Light - Style # 88H21

[View All Outdoor Lighting](#)

NEW

Maxim Breakwater 10 3/4" High Black Outdoor Wall Light

SALE

\$144.50

~~\$170.00~~ | Save \$25.00 | Ends 8/31/20

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

IN STOCK - [Ships in 3 to 5 Days](#)



1

ADD TO CART

SAVE

MORE OPTIONS



4" Round Regressed 2nd Gen Plenum LED 14.5W



Type IC, Air-Tight, Wet & Plenum

DESCRIPTION

4" Round Recessed LED With Integral Driver In Connection Box
Commercial Grade Quality With Architectural Design

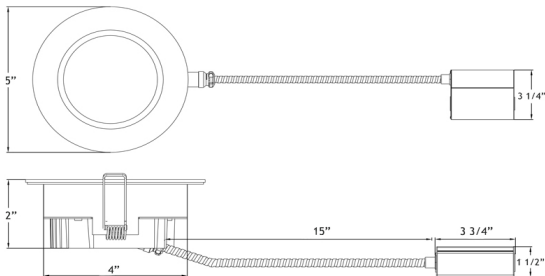
FEATURES & BENEFITS

2" Deep - Install Where Ceiling Space Is Limited
Type IC Rated - No Housing Required
CRI 90+ for True Color Rendering
Fast & Easy To Install - Save On Labor
Driver Inside Connection Box - No Junction Box Needed
Armored Cable & Metal Connectors - Open Plenum Rated

MOUNTING

Cut Hole In Ceiling And Snap Fixture In Opening With Attached Spring Clips. Ceiling Clearance Required: 2"

DIMENSIONS: ID 4" OD 5" Cut Out 4" to 4 1/4"



120V TRIAC Dimmable Driver Included



Optional 120V-347V Driver 0-10V Dimmable



Order Separately as
Cat # **LLL-LD1535TR**

ORDERING GUIDE Example: **LL4RR - 30K - WH**

	CCT	Trim Finish	
LL4RR	-	-	
2700K	27K	WH	White
3000K	30K	BK	Black
4000K	40K		

Project: _____

Location: _____

Cat #:

Qty: _____

Notes: _____

SPECIFICATION

Applications	Recessed Ceiling Mount		
Energy Used	14.5 W		
Color Temperature	2700	3000	4000
Light Output	950	1000	1020
Halogen Equivalent	90 W		
Beam Angle	90°		
CRI	90 +		
Default Driver Input	120V AC	Triac Dimmable	
Optional Driver Input	120V-347V AC	0-10V Dimmable	
Junction Box Wire Capacity	Max 5 No 12 AWG or 8 No 14 AWG		
Power Factor	0.98		
Approved Location	Insulated Ceilings, Open Plenum, Wet		
IP Rating	IP 54		
Air Tight	Yes		
Ambient Temperature	-40°F (-40°C) to +104°F (+40°C)		
Projected Life	70% Light Output at 50,000 Hours		
Certification	cULus, Energy Star		
Warranty	10 Year Residential / 5 Year Commercial		

AVAILABLE TRIMS



White



Black

ACCESSORIES

Sold Separately



Armored Low Voltage Extension
FT6 / CMP rated. 10ft - cat # **MEC10**



26" Flat Rough-In Plates - cat # **RIP4**



13" Flat Rough-In Plate - cat # **MP4-2**



13" Flanged Rough-In Plate - cat # **MP4**



Flanged Plate with Hanger Bars - cat # **FRP4**



Goof Ring OD 5 3/4"
White - cat # **GR4** Black - cat # **GR4-BK**

COMPLIANCE



Type IC
Air-Tight
Open Plenum

ZONING CHART

SEASHORE DISTRICT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3 ACRES	35,265± S.F.	35,265± S.F.
MIN. LOT FRONTAGE	150'	200.26'	200.26'
FRONT SETBACK	50'	29.6'±	30'±
SIDE SETBACK	25'	40.6'±	40'±
REAR SETBACK	25'	55.8'±	55.8'±
BUILDING COVERAGE		5.3±%	6.2±%

DESIGN

- 3 BEDROOM DWELLING (EXISTING)(PROPOSED)
- 1 BEDROOM APARTMENT (EXISTING)
- 5 BEDROOM DESIGN (EXISTING)

FLOW DETERMINATION

FLOW RATE = GAL/DAY

SEPTIC TANK SIZING:

x 2.0 = GAL/DAY

USE: EXISTING 1,500 GAL
MAXIMUM FEASIBLE COMPLIANCE

LEACHING FACILITY CALCULATIONS:

USE: EXISTING
LEACH AREA = 52' LONG X 10' WIDE
X 2' DEEP = 568 GAL/DAY

GENERAL NOTES

- ALL CONTRACTORS AND/OR INSTALLERS ARE RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK AREA.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL WASTE LINE LOCATIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH STATE SANITARY CODE 310 CMR 15.000 AND TOWN BOARD OF HEALTH REQUIREMENTS.
- ELEVATION DATUM IS FROM U.S.G.S. QUAD. MAP. N.A.V.D.
- MUNICIPAL WATER IS AVAILABLE YES NO
- ANY ALTERATIONS TO DESIGN MUST BE APPROVED BY FELCO, INC. AND TOWN BOARD OF HEALTH.

CONSTRUCTION NOTES

- EXISTING DWELLING TO BE REMOVED AND REPLACED WITH A NEW DWELLING.
- PROVIDE NEW WASTE LINE FROM NEW DWELLING TO EXISTING SEPTIC TANK.
- PROVIDE CLEANOUT TO GRADE EVERY 50' MIN. ALONG BUILDING SEWER PIPE.

NOTES: FINAL GRADING AROUND DWELLING AND DRIVE TO BE DETERMINED BY OWNER AND BUILDER ON SITE.
VERIFY BUILDING HEIGHT AND PROPOSED FOUNDATION ELEVATION WITH BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

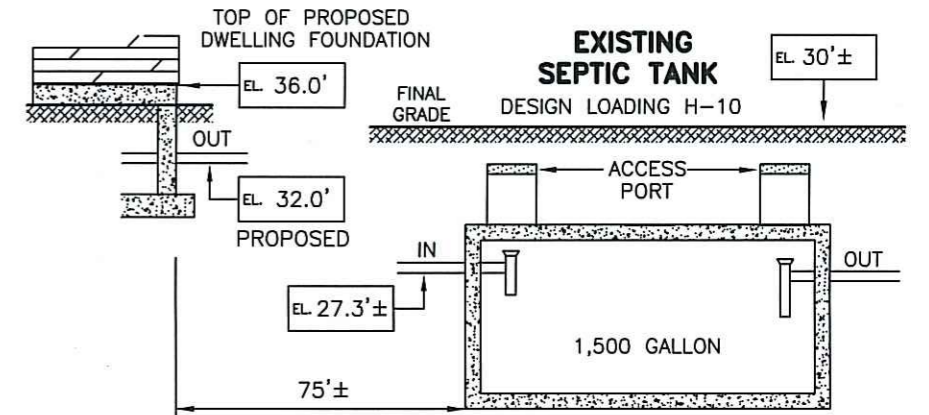
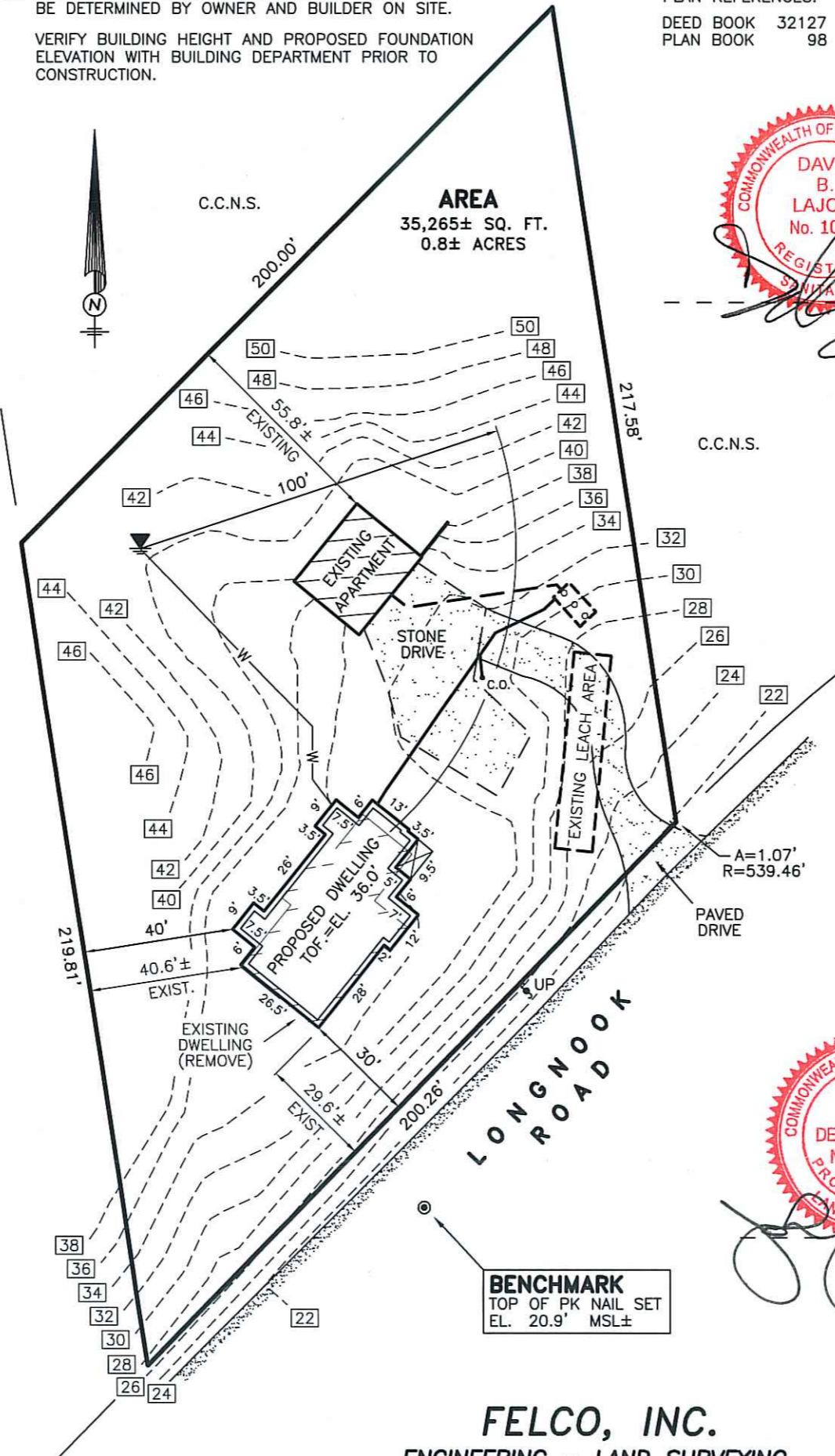
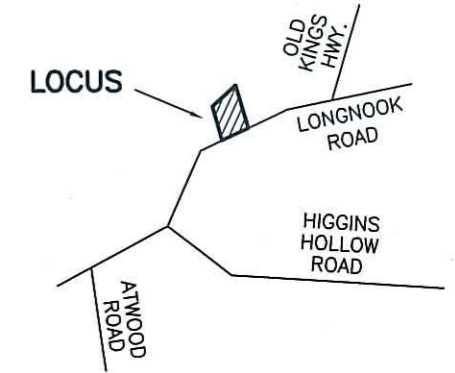
PLAN REFERENCES:
DEED BOOK 32127 PAGE 302
PLAN BOOK 98 PAGE 91 F2

LEGEND

- EXISTING WELL
- EXISTING SEPTIC TANK
- EXISTING CONTOUR
- UTILITY POLE
- PROPOSED WATER LINE
- PROPOSED CLEANOUT TO GRADE

LOCUS

(NO SCALE)



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

- SEWAGE CONNECTION FROM PROPOSED DWELLING TO EXISTING SEPTIC SYSTEM TO CONFORM WITH 310 CMR 15.000 AND TOWN BOARD OF HEALTH REGULATIONS.
- SEE FELCO REFERENCE PLAN #09057 DATED 11-4-2009 FOR ADDITIONAL SITE DETAILS.



SITE & SEWAGE PLAN

LOCUS: **30 LONGNOOK ROAD**
TRURO, MA

PREPARED FOR: **WILLIAM J. MARSH REV. LIV. TRUST**
C/O WILLIAM MARSH

45 WEST 60TH STREET, APT. 7C
NEW YORK, NY 10023

REFERENCE: ASSR'S MAP PARCEL

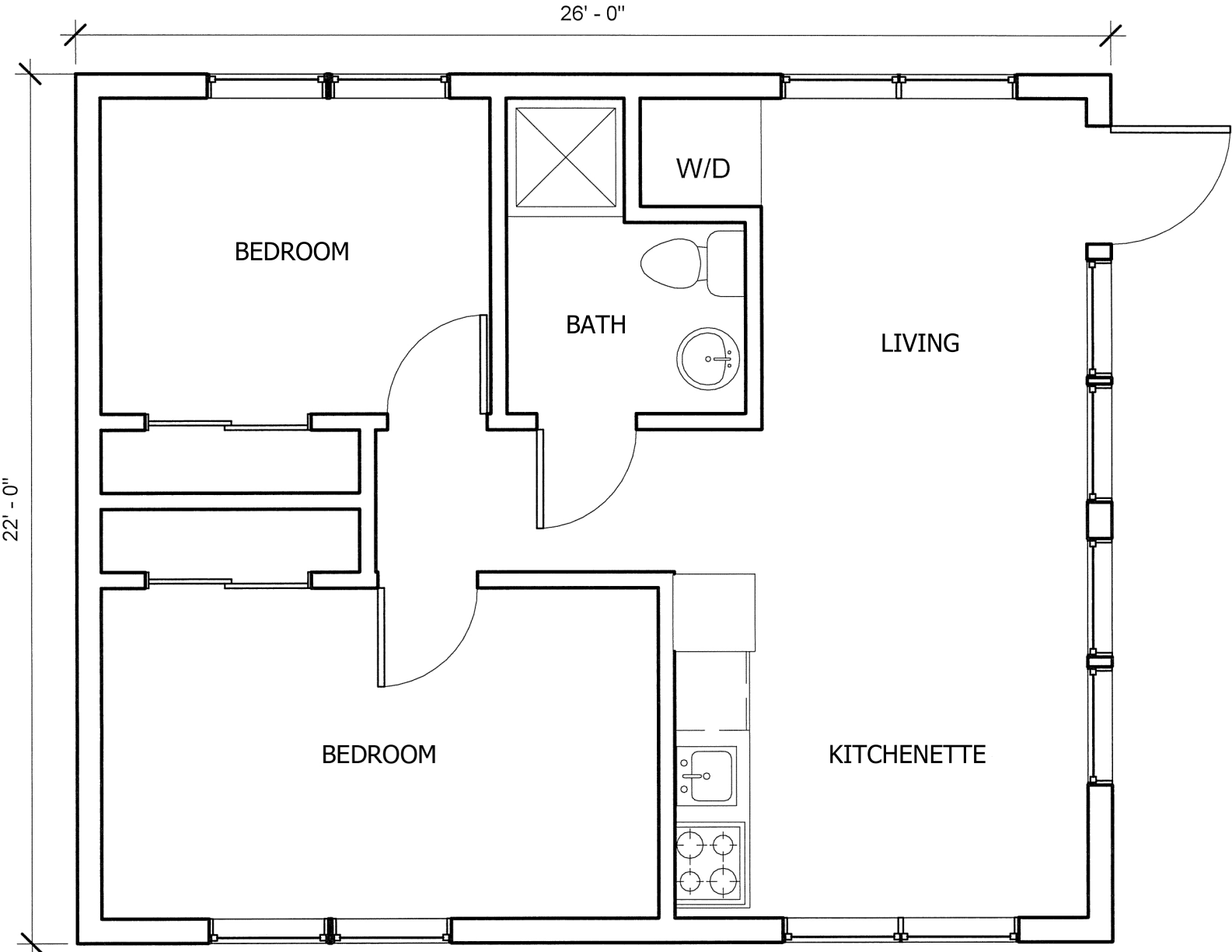
SCALE : 1" = 40' DATE : 4-28-2020
SHEET No. 1 OF 1 JOB No. 09057

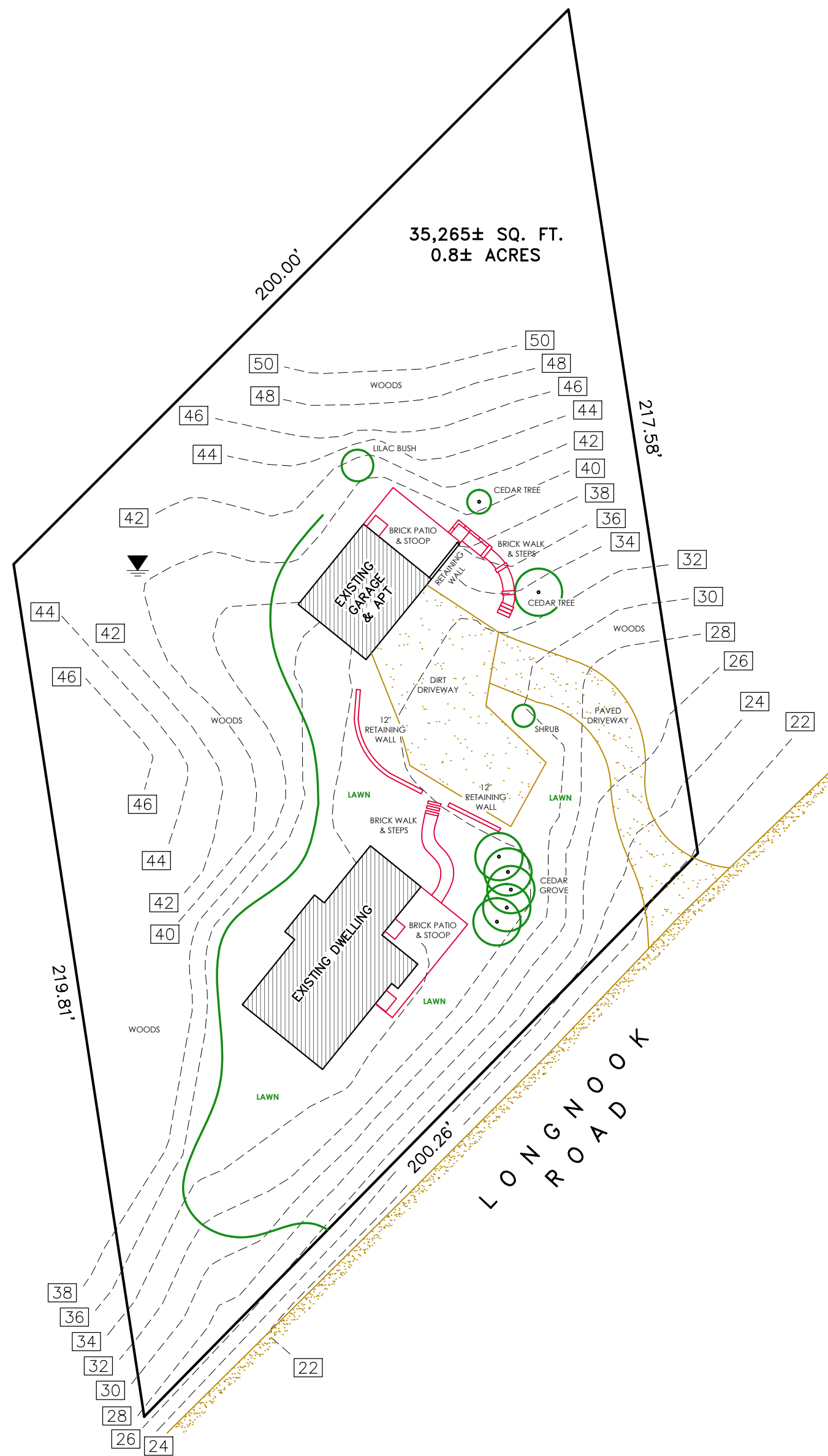
REVISIONS

THIS PLAN IS PREPARED FOR COMPLIANCE WITH 310 CMR 15.000.
VERIFY ZONING AND UTILITY SETBACK DIMENSIONS PRIOR TO CONSTRUCTION.

FELCO, INC.
ENGINEERING - LAND SURVEYING
P.O. BOX 1366 ORLEANS, MA 02653
(508) 255-8141 (FAX) 255-2954

30 LONGNOOK ROAD
ACCESSORY BUILDING / GARAGE APARTMENT PLAN
EXISTING CONDITIONS





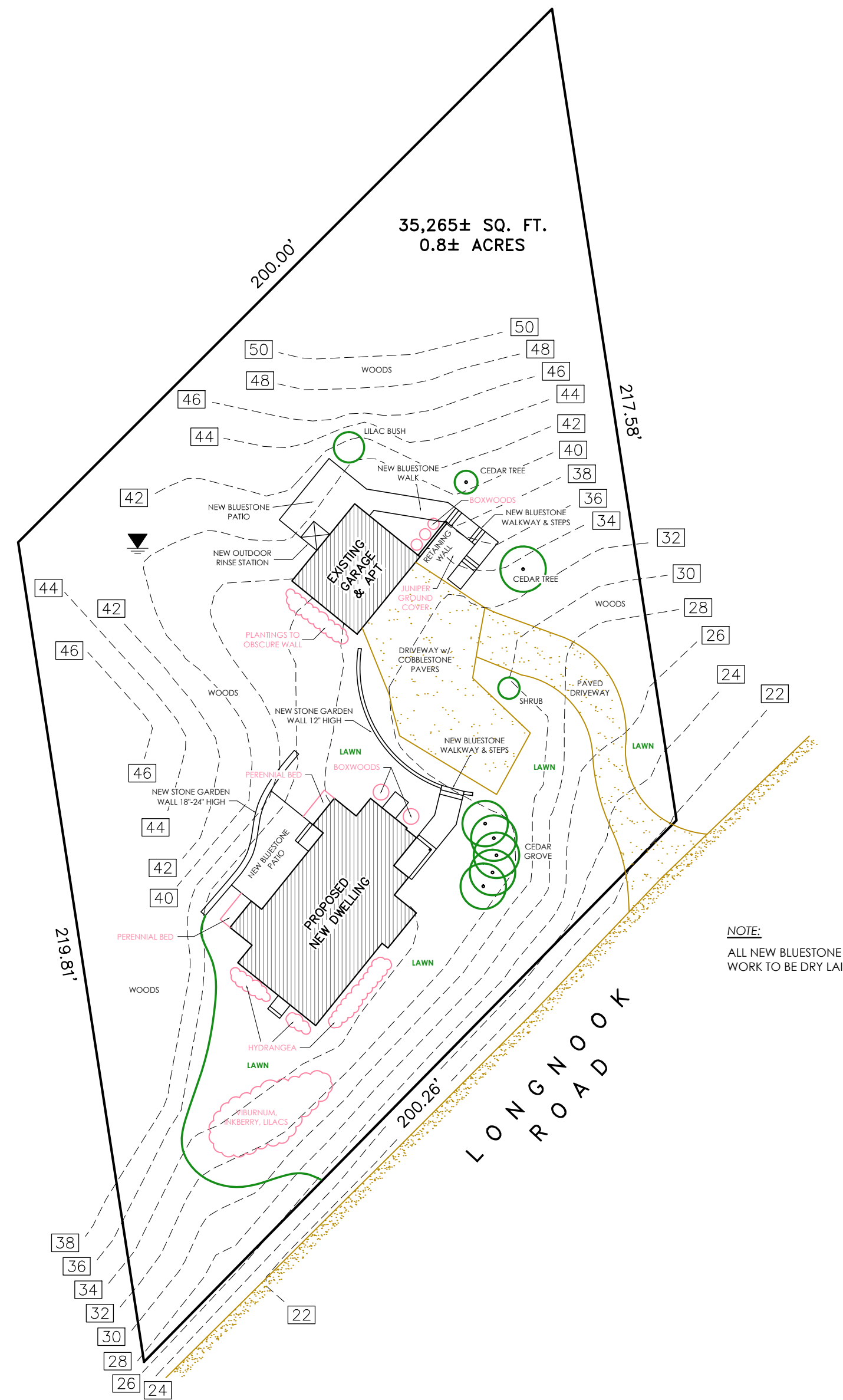

 100 Route 6a Orleans MA 02653
 Direct: 508-240-6500
 Fax: 508-240-6502
 www.alinearchitecture.com

Project: **MARSH**
 Location: 30 LONGNOOK, TRURO, MA

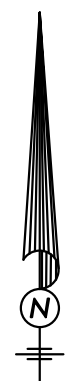
notes:
 EXISTING CONDITIONS

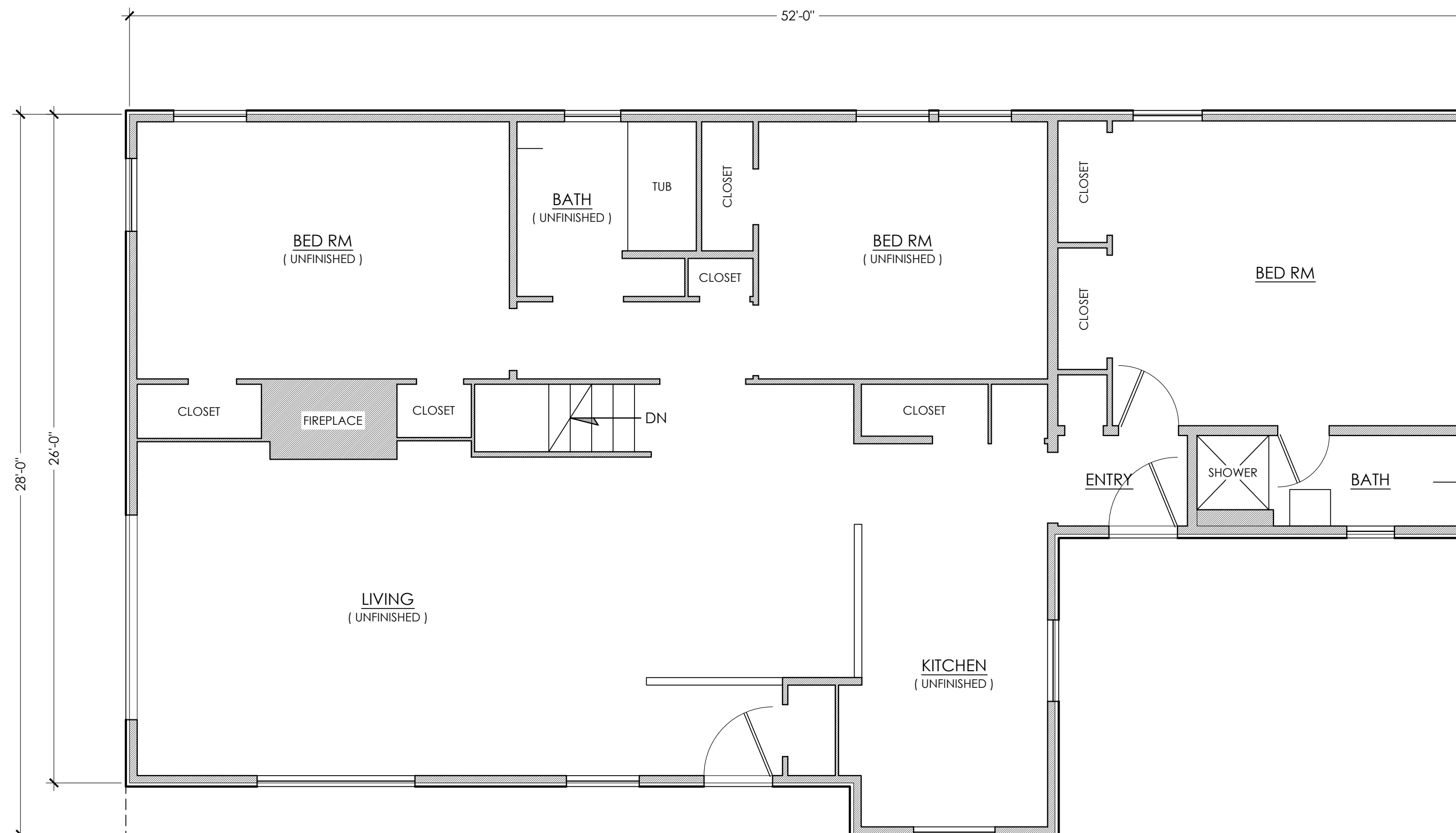
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design	drawn	rev.
	TAP	
project no.	date	
	6/1/20	

sheet no.
L1.1



NOTE:
ALL NEW BLUESTONE
WORK TO BE DRY LAID





FIRST FLOOR PLAN
 EXISTING - 1,236 SQ.FT.



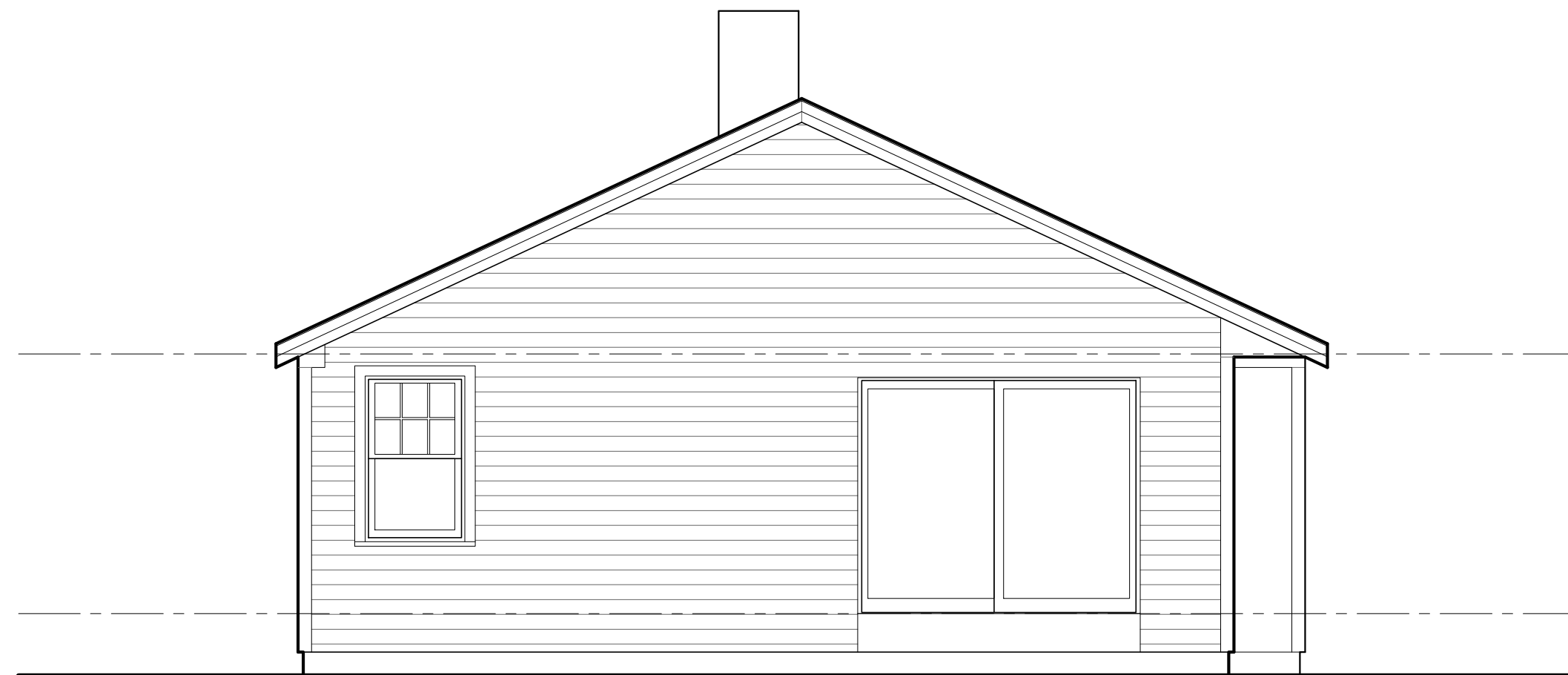
SOUTH/EAST ELEVATION
EXISTING



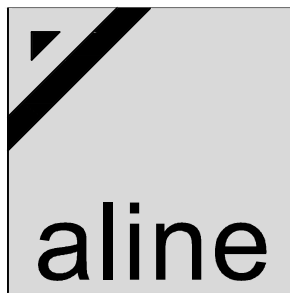
NORTH/EAST ELEVATION
EXISTING



NORTH/WEST ELEVATION
EXISTING



SOUTH/WEST ELEVATION
EXISTING



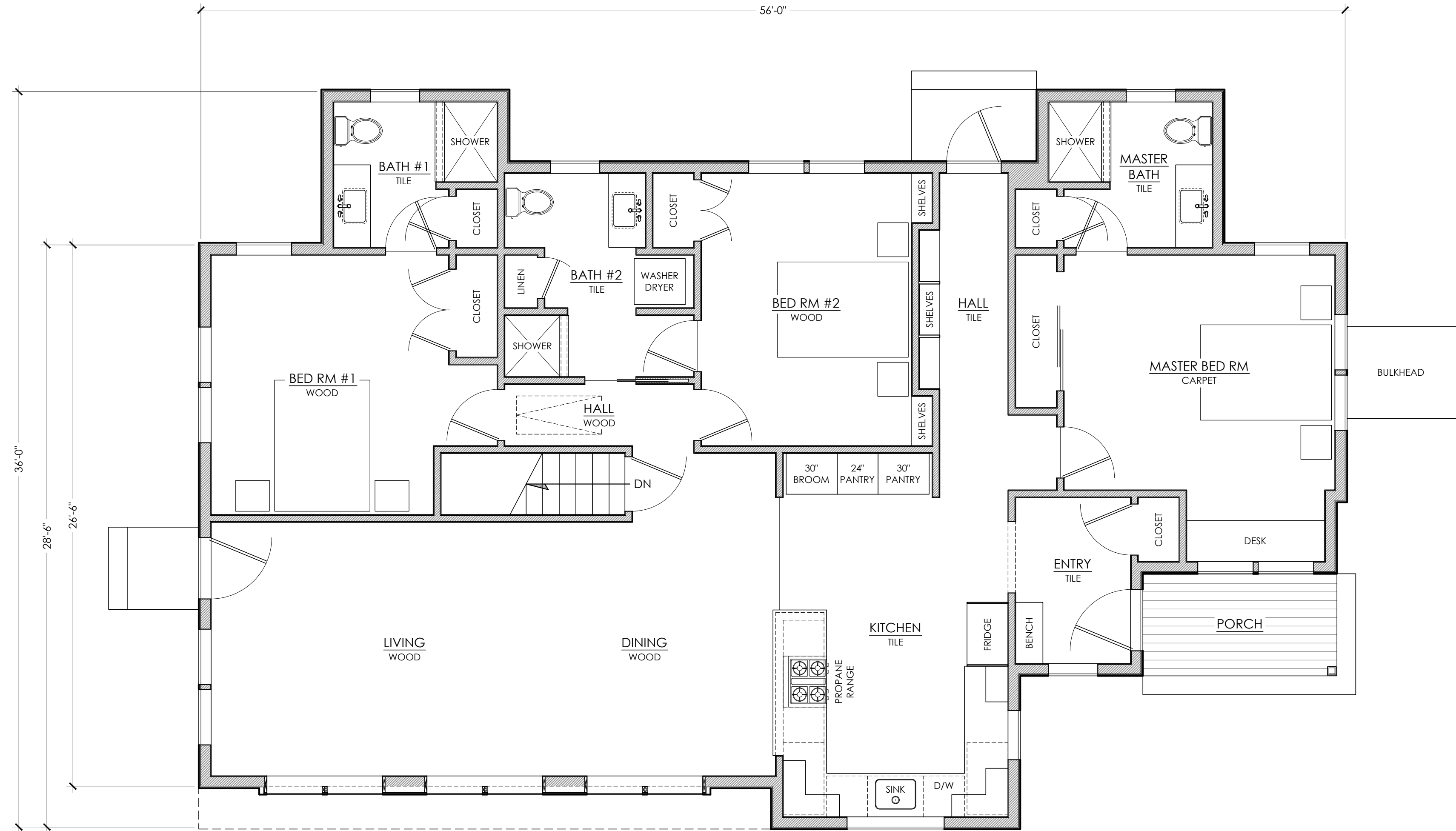
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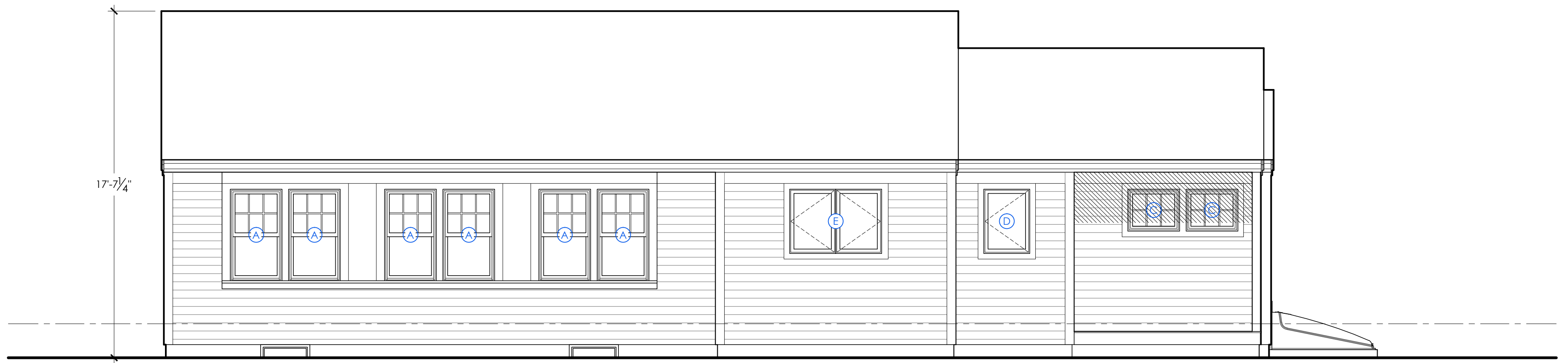
notes:

EXISTING CONDITIONS

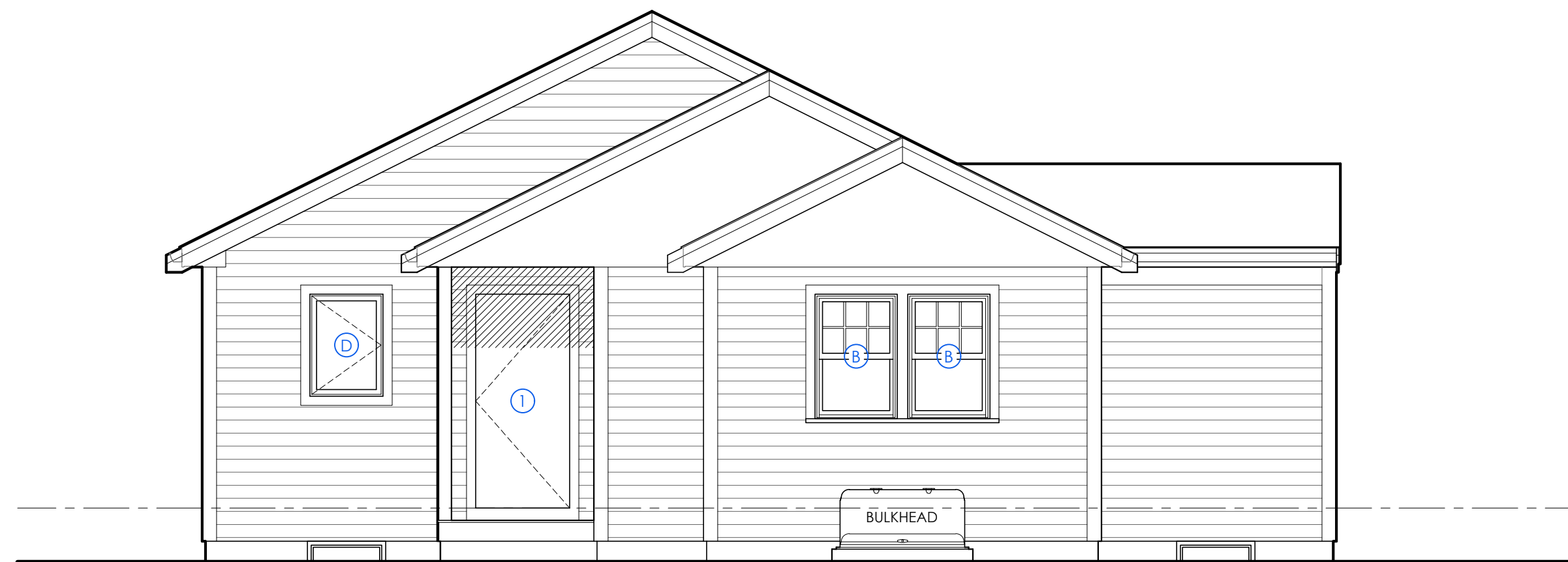
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project no.	date 12/4/19		



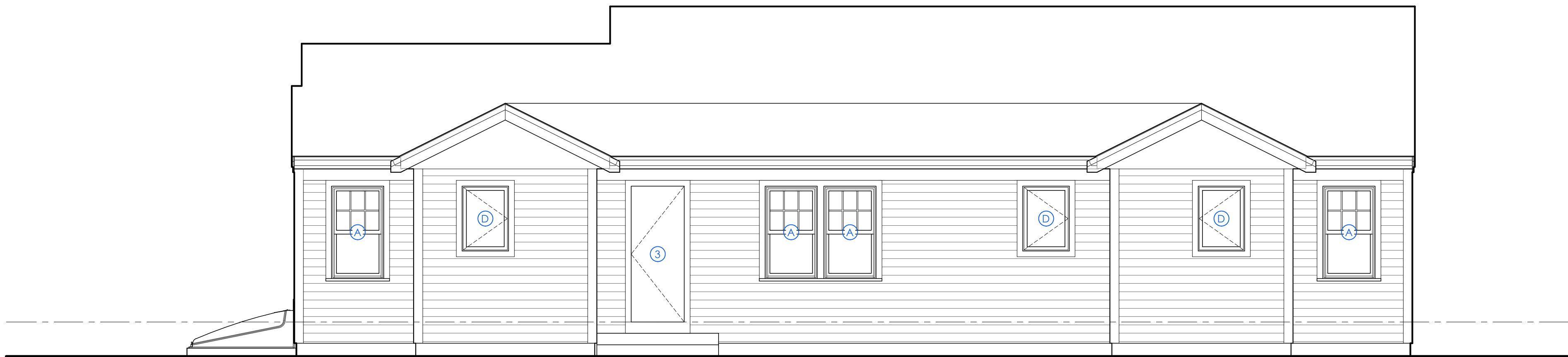
FIRST FLOOR PLAN
 PROPOSED - 1,627 SQ.FT.



SOUTH/EAST ELEVATION
PROPOSED



NORTH/EAST ELEVATION
PROPOSED



NORTH/WEST ELEVATION
PROPOSED



SOUTH/WEST ELEVATION
PROPOSED



FIRST FLOOR PLAN
PROPOSED ELECTRICAL

NOTE:
 - MECHANICALS TO BE PROPANE FIRED DUCTED AIR HEAT AND A/C
 - MINIMUM 3 ATTIC LIGHTS, OR TO CODE
 - BASEMENT LIGHTS TO CODE
 - GENERATOR BACKUP



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form

DATE: _____

NAME OF APPLICANT: _____

NAME OF AGENT (if any): _____

MAILING ADDRESS: _____

CONTACT: HOME/CELL _____ EMAIL _____

PROPERTY LOCATION: _____

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP _____ PARCEL _____ 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 | Planning Board (PB) | 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 type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> 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: _____ Date completed: _____

List completed by: _____ Date paid: _____ Cash/Check _____

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.



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION PACKET FOR ADULT USE RECREATIONAL MARIJUANA ESTABLISHMENTS (RME) AND MEDICAL MARIJUANA TREATMENT CENTERS (MMTC)

This process requires applicants receive approvals from both the Planning Board and the Zoning Board of Appeals (ZBA). The order is: Planning Board first for Residential Site Plan Review, and then ZBA for a Special Permit. This packet includes information and forms for both processes.

If the applicant is a Craft Marijuana Cooperative (CMC), the requirements are:

1. An approved parcel-specific Site Plan for each parcel, and
2. One (1) Special Permit for the CMC.

§100.3 ELIGIBILITY – The total number of parcels allowed to be utilized per Craft Marijuana Cultivator Cooperative licensee for Marijuana cultivation in the Residential District shall be limited to six (6).

The following marijuana establishment specific items specified in §100.7D must be included with this application:

- Security Plan
- Resource Plan
- Traffic Study & Circulation Plan
- Copy of Provisional License or Provisional Certificate of Registration from the State of Massachusetts
- Other items identified in §100.7D

Please do not include a copy of these instructions with the application



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR MARIJUANA ESTABLISHMENT APPROVAL

To the Town Clerk, the Planning Board and the Zoning Board of Appeals of the Town of Truro, MA

Date _____

The undersigned hereby files an application for a:

- Recreational Marijuana Establishment (RME)
- Medical Marijuana Treatment Center (MMTC)

Is the applicant either a Marijuana Craft Cooperative (MCC) or member of an MCC? _____

1. General Information

Applicant's Name _____

Applicant's Legal Mailing Address _____

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

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

*Written Permission of the owner is required for submittal of this application.

- Owner
- Operator*
- Lessee
- Other*

Owner's Name and Address _____

2. Marijuana Craft Cooperative (MCC) Information (if applicable)

Name of MCC _____

MCC Member Information:

Name _____

Address of Marijuana Establishment _____

Name _____

Address of Marijuana Establishment _____

Name _____

Address of Marijuana Establishment _____

Name _____

Address of Marijuana Establishment _____

Signature(s)

Applicant(s)/Representative *Printed* Name(s)

Owner(s) *Printed* Name(s) or written permission

Applicant(s)/Representative *Signature(s)*

Owner(s) *Signature(s)* or written permission

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

100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: _____					Applicant Name: _____					Date: _____.				
No.	Requirement	Met	Not Met	Explanation, if needed										
100.5 Applicability of Regulations														
A	The use of land for cultivation, production, processing, manufacturing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of marijuana for commercial purposes is prohibited unless licensed by all applicable Massachusetts licensing authorities and permitted as an RME or MMTC under this section.													
B	The number of RMEs and MMTCs permitted in Truro shall be in accordance with the Use Table set out in §100.3, <i>supra</i> .													
C	Hours of operation for Recreational Marijuana Retailers and Medical Marijuana Treatment Centers shall not exceed the Alcoholic Beverages Control Commission (ABCC) maximum hours of operation for liquor licenses not to be drunk on premises pursuant to M.G.L c. 138 §15, but may be limited by conditions of the Special Permit.													
D	Marijuana Retailers shall be located in structures without residences.													

100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: _____					Applicant Name: _____					Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed										
100.7 Application Requirements														
A	Security Plan													
1	The applicant shall submit a copy of its security plan, approved by the Commission as part of the issuance of a Provisional License, to the Police and Fire Departments for their review and approval prior to the issuance of Site Plan Approval.													
2	The security plan shall be updated on an annual basis and any changes shall be reported to the Police and Fire Departments.													
3	The security plan shall meet all security requirements of 935 CMR 500.110.													
B	Resource Plan													
1	All Marijuana Cultivators, including but not limited to Craft Marijuana Cooperatives and Microbusinesses, MMTCCPs, and Marijuana Product Manufacturers shall submit a resource use plan to the Planning Board outlining planned practices for use of:													
	energy													
	water													
	waste disposal													
	and other common resources and to ensure there will be no undue damage to the natural environment.													
2	The Resource Plan, if applicable, shall include:													
	electrical system overview													
	proposed energy demand													
	proposed electrical demand off-sets													
	ventilation system and air quality													
	proposed water system													
	utility demand													
	The Planning Board may waive this requirement if it is determined that the scale and scope of the use does not require such review.													

100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: _____					Applicant Name: _____					Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed										
100.7 Application Requirements														
C	Traffic Study and Circulation Plan													
1	The applicant shall submit a traffic circulation plan for the site to ensure the safe movement of pedestrian and/or vehicular traffic on site.													
2	A traffic impact and access study shall be required for all Marijuana Retailers and MMTCDRs. The study shall be based on standard traffic engineering guidelines developed by the Massachusetts Environmental Protection Act (MEPA). The Planning Board may waive the requirement of a traffic impact study if, in the opinion of the Planning Board, a traffic impact study is not necessary to ensure safe movement of pedestrian or vehicular traffic on site.													
D	In addition to the requirements of §70.4C and §30.8 all Site Plan Review applications and Special Permit applications shall include the following:													
1	A copy of a Provisional License or Provisional Certificate of Registration from the State of Massachusetts as an RME under 935 CMR 500.00 or a MMTC under 935 CMR 501.00;													
2	An executed Host Community Agreement;													
3	A site plan showing existing conditions on the site and the boundaries of any proposed outdoor growing area;													
4	Elevations of any proposed new construction for indoor growing and/or processing;													
5	A plan of any new signage;													
6	A narrative describing the management and general operation of the facility;													
7	A security plan;													
8	A fire protection plan (if applicable);													
9	A table showing the use and square footage of all proposed buildings; and													
10	A completed Special Permit or Site Plan Review application form.													

100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: _____					Applicant Name: _____					Date: _____				
No.	Requirement	Met	Not Met	Explanation, if needed										
100.6 General Requirements														
A	No RME or MMTC shall be located within 500 feet, as measured from each lot line of the subject lot, of the following pre-existing uses: Public or private schools providing education in grades K-12.													
B	The 500-foot buffer distance under this section shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the RME or MMTC will be located.													
C	Applicants for an RME or MMTC shall provide the security plan approved by the Commission to the Police Chief, Fire Chief, Health Agent and Building Commissioner prior to the granting of a Special Permit.													
D	An executed Host Community Agreement shall be required prior to the granting of a Special Permit and Site Plan Approval for an RME or MMTC.													
E	No odor from marijuana cultivation, processing, manufacturing or retail may be noxious or cause a nuisance or danger to public health or impair public comfort and convenience. Marijuana establishments shall incorporate odor control technology and safeguards to ensure that emissions do not violate Board of Health regulations adopted pursuant to M.G.L c. 111, §31C, including but not limited to those specified for odors.													
F	All business signage, marketing, advertising and branding shall be subject to the requirements promulgated by the Commission and the requirements of the Truro Zoning Bylaw and Sign Code. In the case of a conflict, the more restrictive requirement shall apply.													
G	The hours of operation of the RME and MMTC shall be set by the Zoning Board of Appeals as a condition of the Special Permit.													

100 - MARIJUANA ESTABLISHMENT GENERAL CHECKLIST

Address: _____ Applicant Name: _____ Date: _____				
No.	Requirement	Met	Not Met	Explanation, if needed
100.6 General Requirements				
H	<p>No RME or MMTC shall be located inside a mobile vehicle such as a trailer, van, or truck, unless operating as a licensed Marijuana Transporter. Craft Marijuana Cultivator Cooperatives, Marijuana Cultivators, MMTCCPs and Microbusinesses shall be allowed to utilize movable structures, except that natural screening, or other approved screening, shall be required as a condition of Site Plan Review, as necessary, to render such structures less visible from public or private ways or abutting properties. The number of movable structures shall be limited to no more than 2 per parcel unless additional containers are approved by the Planning Board in connection with Site Plan Review.</p>			
I	<p>No RME or MMTC shall be located inside a building containing transient housing such as motels or hotels.</p>			
J	<p>To ensure compatibility with the residential character of Truro, the use of greenhouses, defined to have walls and roofs constructed predominantly of glass or other transparent or translucent materials, are to be encouraged in lieu of other types of enclosed buildings for marijuana cultivation. The total aggregate floor area of all enclosed buildings used by an RME or MMTC within the Residential and NT6A Districts shall not exceed a floor area, as measured from the exterior faces of exterior walls, of 5,000 sq. ft. on a 2-acre lot, plus 500 sq. ft. for each additional contiguous acre of land, or minus 500 sq. ft. for each contiguous acre of land less than two acres, or as the case may be, where the square footage per acre specified above is prorated for a portion of an acre. Greenhouses and Gross Floor Area of any Dwelling Units shall be excluded from this floor area calculation. Building lot coverage for marijuana cultivation, including greenhouses and other similar structures, in the Residential and NT6A Districts shall not exceed 25% of the parcel's total gross square footage.</p>			



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

PROCEDURE FOR SUBMITTING APPLICATION FOR RME AND MMTC SITE PLAN REVIEW

RME and MMTC Site Plan(s) must be approved by the Planning Board before a Special Permit is submitted to the Zoning Board of Appeals. A completed RME and MMTC Site Plan Review application consisting of each of the requirements of §70 and §100 will be filed as follows:

- **fifteen (15) packets to be filed with the Town Clerk; AND**
- **a complete copy, including all plans and attachments, submitted electronically to the Town Planner at planner1@truro-ma.gov.**

The following information and requirements must be filed with all applications for RME and MMTC Site Plan Review consistent with the Rules, Regulations and Fee Schedule of the Truro Planning Board.

1 – Official Application Form – Original and Fourteen (14) Copies

Every application for action by the Board shall be made on an official form. Any communications purporting to be an application shall be treated as mere notice of intention until such time as it is made on an official application form accompanied by all requisite supporting data.

2 – Required Plan(s) and Other Information including Checklist (Fifteen (15) Copies)

Every application and petition to the Board shall be accompanied by all the plans and other information required in the Zoning Bylaw. The application shall include each of the requirements of §70 and §100 as listed in the attached Checklist which is to be submitted as part of the official application. These items include:

- Security Plan
- Resource Plan
- Traffic Study and Circulation Plan
- Copy of Provisional License or Provisional Certificate of Registration from the State of Massachusetts
- Other items identified in §100.7D

3 – Criteria Review

Applicant will briefly state how they meet each of the review criteria in §70 and §100 using the format provided in this packet.

4 – Certified Abutters List – Original and Fourteen (14) Copies

A Certified Abutters List shall be obtained by the Applicant from the Truro Assessors Office and filed as part of the complete application. A copy of the “Certified Abutters List Request Form” is included in this packet.

5 – Filing Fee

All applications shall be filed with the Town Clerk and shall be accompanied by a check payable to the Town of Truro in the amount of **\$250.00** for Site Plan Review. The filing fee is non-refundable.

Note: *Please familiarize yourself with Truro Zoning Bylaws including bylaws specifically addressing property in your Truro Zoning District. It may also be helpful to review other potentially applicable Town regulations such as Board of Health and Conservation Commission regulations and regulations of other jurisdictions as applicable such as The Cape Cod National Seashore or a homeowner's association.*

ONCE A COMPLETED APPLICATION HAS BEEN RECEIVED

- Town Planner will determine if an Application is complete. Upon determination an Application is complete, the Planning Board will then proceed to post notice of a public hearing in accordance with Section 11 of Chapter 40A of the General Laws of Massachusetts.
- Either you or your agent/representative shall appear before the Board at the scheduled hearing. If you need to reschedule, you must submit a request in writing for a continuance, using Town of Truro Continuance Request Form.
- Additional information may be submitted prior to the scheduled public hearing provided it is received no less than **ten (10) days** prior to the hearing so that it can be included in the packet for Board Members to read and review. Submit fifteen (15) paper copies **AND** an electronic copy to the Town Planner (at planner1@truro-ma.gov). Plans must be submitted to the Town Clerk for filing. Information received less than **ten (10) days** before the scheduled hearing may result in a continuance of the hearing. New material brought to the meeting, that has not previously been filed/submitted, will not be reviewed at that meeting.

Please do not include a copy of these instructions with the application



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR MARIJUANA SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date _____

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70 and §100 of the Truro Zoning Bylaw (*not eligible in the Seashore District*)
- Specific Design Criteria Waiver and Reason(s) attached. Site Plan Review shall not be waived.**

General Information

Business Type: RME _____ MMTC _____

Is the applicant a Marijuana Craft Cooperative (MCC) _____ or member of an MCC _____

Description of Property and Proposed Project _____

Property Address _____ Map(s) and Parcel(s) _____

Registry of Deeds title reference: Book _____, Page _____, or Certificate of Title
Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name _____

Applicant's Legal Mailing Address _____

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

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

**Written Permission of the owner is required for submittal of this application.*

- Owner
- Operator*
- Lessee
- Other*

Owner's Name and Address _____

Representative's Name and Address _____

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

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.

Signature(s)

Applicant(s)/Representative *Printed* Name(s)

Owner(s) *Printed* Name(s) or written permission

Applicant(s)/Representative *Signature*(s)

Owner(s) *Signature*(s) or written permission

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

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: _____					Applicant Name: _____					Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed										
<u>70.4(C) Site Plan Procedures and Plan Requirements</u>														
1a.	An original and 14 copies of the Application for Site Plan Review													
1b.	15 copies of the required plans and other required information including this Checklist													
1c.	Completed Criteria Review													
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office													
1e.	Applicable filing fee													
	Site Plans													
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer													
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger													
3	Site Plan shall include the following:													
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.													
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.													
	<u>Existing:</u>													
	All setbacks													
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;													
	Number of buildings													
	Total number of square feet													
	Any other applicable zoning information necessary for the proper review of the site plan													

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: _____					Applicant Name: _____					Date: _____.				
No.	Requirement	Included	Not Included	Explanation, if needed										
70.4(C) Site Plan Procedures and Plan Requirements														
	Proposed:													
	All setbacks													
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;													
	Number of buildings													
	Total number of square feet													
	Any other applicable zoning information necessary for the proper review of the site plan													
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.													
3a. 4	Graphic Scale													
3a. 5	Title Block - Including:													
	name and description of the project;													
	address of the property;													
	names of the record owner(s) and the applicant(s); and													
	date of the preparation of the plan(s) and subsequent revision dates													
3a. 6	Legend of All Symbols													
3a. 7	Property boundaries, dimensions and lot area													
3a. 8	Topography and grading plan													
3a. 9	Location, including setbacks of all existing and proposed buildings and additions													
3a. 10	Septic system location													
3a. 11	Location of (as applicable):													
	wetlands													
	the National Flood Insurance Program flood hazard elevation, and													
	Massachusetts Natural Heritage Endangered Species Act jurisdiction													
3a. 12	Driveway(s) and driveway opening(s)													
3a. 13	Existing and proposed lighting													
3a. 14	Existing landscape features both vegetative and structural													

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: _____					Applicant Name: _____					Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed										
70.4(C) Site Plan Procedures and Plan Requirements														
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)													
Architectural Plans														
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:													
	elevations													
	floor plans													
3c.	Lighting specification, including style and wattage(s)													
Neighborhood Context:														
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration													
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features													

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: _____					Applicant Name: _____					Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed										
100.8 Additional Provisions Regarding Cultivation														
A	When indoor cultivation is proposed, existing buildings, barns, greenhouses, and containers shall be reused wherever possible. Any new construction that requires a building permit shall harmonize with nearby architectural styles to the greatest possible extent. The use of metal buildings or containers shall not be prohibited, however, reasonable natural screening, or other approved screening, may be required as a condition of the Special Permit or Site Plan Approval so as to render such structure less visible from adjacent public and private ways, and abutting properties.													
B	Security fencing, as required by the Commission, shall be as inconspicuous as possible and compatible with the surrounding neighborhood. In no case shall barbed wire topped fence or a similar style be permitted.													
C	All lighting shall comply with all Truro Bylaws and be shielded so as not to shed light onto adjacent properties. The Planning Board may require any artificial lighting system to employ appropriate components, including but not limited to LED components, equipped with deflectors in order to mitigate potential light pollution.													
D	The Planning Board shall include in its Site Plan Approval a mandatory condition of any cultivation activities, that sales, gifts or delivery of Marijuana or Marijuana products directly to the public shall be prohibited.													

100 - REGULATION OF MARIJUANA REVIEW CHECKLIST - Applicant

Address: _____ Applicant Name: _____ Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed
100.8 Additional Provisions Regarding Cultivation				
E	<p>In the case of Marijuana Cultivators, Craft Marijuana Cooperatives, or MMTCCPs, located in districts other than the Residential District, the Special Permit application shall specify the amount of canopy proposed to be cultivated on each parcel utilized by the applicant, and a limit on the amount of cultivation canopy may be imposed as a condition of the Special Permit. Any material change in the amount of cultivation canopy at each parcel shall be reported to the Zoning Enforcement Officer, the Planning Board and the Zoning Board of Appeals. For the purposes of this section, the term “material” shall mean an increase in canopy utilization of greater than fifty percent (50%) in a calendar year. In the event such change in canopy, in the determination of the Zoning Board of Appeals constitutes a change in the intensity of use authorized under the terms of the Special Permit, the Zoning Board of Appeals may require a modification of the Special Permit and the applicant shall be required to obtain a modification of the Site Plan Approval.</p>			

ADDRESSING THE REVIEW CRITERIA

§100.1 PURPOSE

The purpose of the marijuana bylaw is to provide for the regulation of Adult Use Recreational Marijuana Establishments (“RME”) and Medical Marijuana Treatment Centers (“MMTC”) in accordance with An Act To Ensure Safe Access to Marijuana, Chapter 55 of the Acts of 2017 (the “Act”), and all regulations which have or may be issued by the Cannabis Control Commission, including, but not limited to 935 CMR 500.00 and 935 CMR 501.00, in locations suitable for such uses, which will minimize adverse impacts of RMEs and MMTCs on adjacent properties, residential neighborhoods, schools and other sensitive locations by regulating the siting, design, placement and security of such uses.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D and §100.9 of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than four pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review RME and MMTC Site Plans and their supporting information. It is the intent of RME and MMTC Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

§100.9 – SITE PLAN REVIEW AND SPECIAL PERMIT CRITERIA

A. In addition to the Site Plan Review under §70 et. seq., and the Special Permit criteria under §30.8 the Planning Board and Zoning Board of Appeals, respectively, shall conduct all Site Plan Review and Special Permit determinations on a case-by-case basis, taking into consideration:

1. The particular form of Marijuana activity proposed:

2. The site location (including proximity of abutters, schools, or sensitive natural habitat) or historic properties identified in the Town’s inventory of historic resources:

3. The traditional uses of the site and their similarity to or difference from the proposed activities:

4. The intensity of the proposed activities, including impacts on neighbors and the environment:

- B. In addition to the Site Plan review criteria set forth in §70.4(D), the following shall additionally apply to the Planning Board's review of any RME and MMTC:

1. The proposal shall provide for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excess noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses:

2. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises:



TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form

DATE: _____

NAME OF APPLICANT: _____

NAME OF AGENT (if any): _____

MAILING ADDRESS: _____

CONTACT: HOME/CELL _____ EMAIL _____

PROPERTY LOCATION: _____
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP _____ PARCEL _____ 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 type="checkbox"/> Other _____ | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
- (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: _____ Date completed: _____

List completed by: _____ Date paid: _____ Cash/Check _____

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.