



Truro Planning Board Agenda

Remote Zoom Meeting

Wednesday, November 1, 2023 – 5:00 pm

www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/84453497575>

Dial in: +1-646-931-3860 or +1-305-224-1968

Meeting ID: 844 5349 7575 Passcode: 204041

Open Meeting

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at esturdy@truro-ma.gov.

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.

- 1. Planner Report**
- 2. Chair Report**
- 3. Minutes** – September 27, 2023

Public Hearings – Continued

2023-002/SPR Robert J. Martin for property located at 100 Rt 6 (Atlas Map 55, Parcel 12). Applicant seeks Commercial Site Plan approval (selling firewood and other materials); on property located in the Seashore District. **[Material in 4/12/2023 and 4/26/2023 packets]**

Board Action/Review

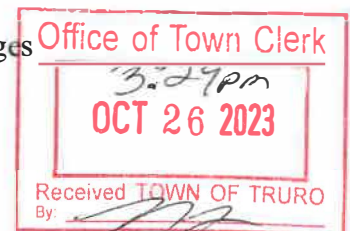
- ◆ **2023-003/ANR – The Pamet Realty Trust, Joe Robbat, Jr., Trustee and Pamet Asset Trust, Eric Bingham, Trustee** seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 50, 52 Depot Road (Atlas Map 50, Parcels 36 and 34) and 11 Old County Road (Atlas Map 50, Parcel 237), Truro MA, Registry of Deeds title reference: Book 25496 Page 8; and Book 29361 Page 77.

Board Discussion

- ◆ Site Visits
- ◆ In-Person vs. Hybrid Meetings vs. Virtual
- ◆ Planning Board priorities for possible 2024 ATM zoning bylaw changes

Next Meeting: Wednesday, November 15, 2023 at 5:00 pm

Adjourn



STAFF MEMORANDUM

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: October 31, 2023

Re: Meeting November 1, 2023

2023-003/ANR-The Pamet Realty Trust, Joe Robbat, Jr., Trustee and Pamet Asset Trust, Eric Bingham, Trustee seek approval of Form A-Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to **property at 50, 52 Depot Road (Atlas Map 50, Parcels 36 and 34) and 11 Old County Road (Atlas Map 50, Parcel 237)**

This plan submitted for ANR endorsement redraws lot lines so as to provide the property known as 50 Depot Road (Map 50 Parcel 36, owned by the Pamet Realty Trust) with frontage on Depot Road. Currently, the 50 Depot Road property is accessed by crossing a wedge-shaped parcel known as 52 Old County Road (Map 50, Parcel 34, owned by the Pamet Realty Trust). The other existing property involved in this redrawing of lot lines is known as 11 Old County Road (Map 50, Parcel 237, owned by the Pamet Asset Trust). 11 Old County and 50 Depot (both improved with dwellings) back up to each other, and currently, a portion of the 50 Depot driveway passes over the 11 Old County property. The ANR plan moves the shared lot line south so that this driveway is entirely on the 50 Depot property.

As explained in the Plan notes (see Plan with parcels outlined in blue for existing property lines, and Plan with parcels outlined in red for proposed property lines), the wedged-shaped 52 Depot Road will be divided with the eastern portion, Parcel 3, to be combined with 50 Depot Road. The western portion of 52 Depot Road will be combined with an abutting portion of 11 Old County Road (indicated as Parcel 4) to form "Lot 1." The Plan notes state that Lot 1 will be conveyed to the Truro Conservation Trust.

Parcel 1 on the Plan, to the south of Parcel 4, will be combined with 11 Old County Road to form "Lot 2." Finally, a strip of land containing the encroaching driveway, shown as Parcel 2, will be combined with 50 Pamet Road.

There does not appear to be any intent to create an additional buildable lot. According to Plan notes, the proposed Lot 1, approximately half of which is wetlands, is "to be conveyed to the Truro Conservation Trust." Even if this intent did not come to fruition, the Bylaw definition of the term "lot area" provides that only upland counts towards the lot area minimum, 33,750 square feet in the Residential District. Lot 1 will contain less than this minimum, approximately 26,000 square feet. Nevertheless, it never hurts to add the phrase "Not A Buildable Lot" to a Plan.



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

September 27, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Rich Roberts (Vice Chair); Jack Riemer (Clerk); Paul Kiernan; Ellery Althaus; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas

Remote meeting convened at 5:11 pm, Wednesday, September 27, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comments, for items not on the agenda, was opened by Chair Greenbaum and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that the Walsh Property Community Planning Committee (WPCPC) and the Local Comprehensive Plan Committee (LCPC) are working hard in finalizing articles and voting on them ahead of the Town Meeting.

Chair Report

Chair Greenbaum announced that the Pre-Town Meeting will occur next Thursday, October 5, 2023, at the Community Center, at 5 pm. This will be an opportunity for the Planning Board representative to present the Planning Board articles and answer any questions from the public.

Board Action/Review

Chair Greenbaum announced that she was stepping down as the Chair and thanked the Members for their hard work.

Chair Greenbaum made a motion to nominate Rich Roberts as Chair of the Planning Board.

Member Riemer seconded the motion.

Prior to the vote, Town Planner/Land Use Counsel Carboni suggested that it was best practice to inquire if anyone else was interested in the role and no Member stated his or her interest.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye
Member Althaus – Aye
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Vice Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Member Kiernan made a motion to nominate Member Greenbaum as Vice Chair of the Planning Board.

Chair Roberts seconded the motion.

Prior to the vote, Member Greenbaum asked if anyone else was interested in the role and no Member stated his or her interest.

Roll Call Vote:

Member Greenbaum – Aye
Member Townsend – Aye
Member Althaus – Aye
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

After the vote, Chair Roberts assumed the leadership of the meeting and thanked Vice Chair Greenbaum for her leadership and hard work. Chair Roberts asked Town Planner/Land Use Counsel Carboni if an election was required for the position of Clerk and Town Planner/Land Use Counsel Carboni opined that it was not as the previous elections tonight were based upon vacancies and not annual reorganization. Chair Roberts stated the Member Riemer will continue in the role of Clerk until the next election.

Public Hearing Pursuant to G.L. c.40A, §5 regarding proposed amendments to the following sections of the Town of Truro Zoning Bylaws:

- (1) Article XX: Amend §40.1 Duplex Houses and Apartments; and §30.2 Use Table.
- (2) Article XX: Amend §30.8(B) Special Permits

Chair Roberts led the discussion with the Members. Chair Roberts recognized Vice Chair Greenbaum who provided the background and need for these Articles. Once the discussion among the Members was completed, Chair Roberts opened the hearing for public comments and there were none.

Member Riemer made a motion to approve this Article as amended by Town Counsel.

Member Frazier seconded the motion.

Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus – Aye
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Planning Board Vote on Zoning Articles for Report to Town Meeting

(1) Article XX: Amend §40.1 Duplex Houses and Apartments; and §30.2 Use Table.

(2) Article XX: Amend §30.8(B) Special Permits

Chair Roberts recognized Town Planner/Land Use Counsel Carboni who provided background and the Article to amend the Zoning Bylaw. Chair Roberts led the discussion with the Members and then opened the discussion to the members of the public. There were no questions or comments made by members of the public.

Member Frazier made a motion to approve this Article as amended.

Member Townsend seconded the motion.

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Member Althaus made a motion to close this hearing.

Member Frazier seconded the motion.

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Board Action/Review

Chair Roberts recognized Vice Chair Greenbaum who presented the role and responsibilities of the representative to the CPC. Vice Chair Greenbaum also reviewed the role of the CPC. Member Townsend expressed interest in serving in the role. No other Member stated his or her interest in the role.

Vice Chair Greenbaum made a motion to appoint Caitlin Townsend as the representative to the CPC.

Member Frazier seconded the motion.

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

◆ Review of Modification to Existing Telecommunication Structures Forms

Chair Roberts recognized Town Planner/Land Use Counsel Carboni who presented the review of modification to the existing telecommunication structures forms. Chair Roberts then led the discussion with the Members. Chair Roberts asked if any members of the public wished to comment and there were none.

Vice Chair Greenbaum made a motion to accept the forms and procedure as written with the exception of the change to Risk Categories as previously noted.

Member Frazier seconded the motion.

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Housing Production Plan (HPP) Update

Chair Roberts noted that he had an opportunity to read Revision #5 that was included in the Members' packets and that further discussion would be postponed until the next meeting when members of the Truro Housing Authority would attend, conduct a presentation, followed by a Planning Board vote.

Member Frazier made a motion to adjourn the meeting at 6:10 pm.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Vice Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

To the Planning Board of the Town of Truro, MA

Date SEPTEMBER 29, 2023

The undersigned owners of all the land described herein submitted the accompanying plan entitled:

PLAN OF LAND IN TRURO, AS SUBDIVIDED FOR PAMET ASSET TRUST & THE PAMET REALTY TRUST and dated SEPTEMBER 29, 2023, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 52 DEPOT ROAD & 11 OLD COUNTY ROAD Map(s) and Parcel(s): MAP 50 PARCEL 84, MAP 50 PARCEL 237

Number of Lots Created: LOT 1 & LOT 2 TWO (2) Total Land Area: LOT 1 & 2 = 3.627 ACRES

The owner's title to said land is derived under deed from JONATHAN A. WHITE dated DECEMBER 28, 2015 and recorded in the Barnstable Registry of Deeds Book and Page 29361/77 or MAY 23, 2011 and recorded in the Barnstable Registry of Deeds Book and Page 25476/8 or Land Court Certificate of Title No. N.A. registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: (check as appropriate)

- The accompanying plan is not a subdivision because the plan does not show a division of land.
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____; or
 - a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
- The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely REMOVAL OF TRUSTS LOT LINES which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

Other reasons or comments: (See M.G. L., c.41, §81-L)

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

PAMET ASSET TRUST
① % ERIC BINGHAM, TRUSTEE _____ * _____
(Printed Name of Owner) (Signature)

② THE PAMET TRUST TRUST
% JOE ROBBAT, TRUSTEE _____ * _____
(Printed Name of Owner) (Signature)

③ 11 OLD COUNTY ROAD
P.O. BOX 755
TRURO, MA 02666 _____ ② 151 OLD CONCORD ROAD
LINCOLN, MA 01713
(Address of Owner(s)) (Address of Owner(s))

WILLIAM H. ROGERS III, _____ WILLIAM H. ROGERS III
(Printed Name of Agent) (Signature)

41 OFF CEMETERY ROAD, P.O. BOX 631, PROVINCETOWN, MA 02657
(Address of Agent)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Town Planner at planner1@truro-ma.gov

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

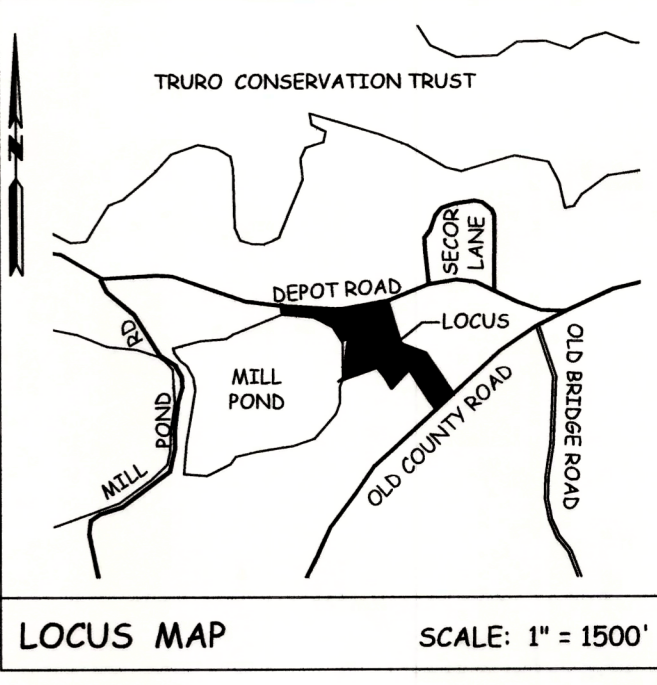
Address: S2 DEPOT ROAD # 11 Old County ROAD Applicant Name: WILLIAM N. ROGERS JR Date: SEPTEMBER 29, 2023

No.	Requirement	Included	Not Included	Explanation, if needed
2.2.2 Submission Requirements				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	✓		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	Relevant zoning classification data.	✓		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	✓		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: 52 DEPOT ROAD # 11 OLD COUNTY WAY Applicant Name: WILLIAM H. ROGERS II Date: SEPTEMBER 29, 2023

No.	Requirement	Included	Not Included	Explanation, if needed
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	✓		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	✓		



LOCUS MAP SCALE: 1" = 1500'

PLAN BOOK 406 PAGE 4

PHILIP A. & LINDA S. HERMAN
 LAND COURT PLAN 18018C
 CERTIFICATE OF TITLE NO. 184365
 (NO. 60 DEPOT ROAD)
 ASSESSOR'S MAP 50 PARCEL 286

L.C.	PLAN 16862A - MIDDLE LINE
L1	R = 96.53' A = 20.98'
L2	N 89°-11'-43" E 71.46'
L3	R = 194.55' A = 40.98'
L4	N 77°-07'-36" E 50.44'
L5	R = 121.34' A = 32.21'
L6	S 87°-39'-51" E 65.12'

LOT 1
 AREA = 52,794± SQ. FT.
 (1.212± acres)
 WETLAND AREA = 26,645± SQ. FT.

MILL POND
 VARIOUS OWNERS

THE PAMET REALTY TRUST
 LAND COURT PLAN 16862A
 CERTIFICATE OF TITLE NO. 173444
 (NO. 50 DEPOT ROAD)
 ASSESSOR'S MAP 50 PARCEL 36

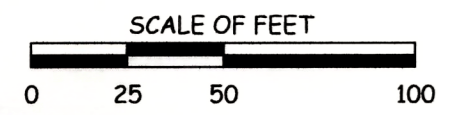
LOT 2
 AREA = 107,825± SQ. FT.
 = (2.475± acres)
 WETLAND AREA = 1,730± SQ. FT.

- NOTE: B.S.L. DENOTES BUILDING SETBACK LINE.
- NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE: () DENOTES RECORD INFORMATION.

- NOTE: * 11 OLD COUNTY ROAD ASSESSOR'S MAP 50 PARCEL 237
- * 50 DEPOT ROAD ASSESSOR'S MAP 50 PARCEL 36
- * 52 DEPOT ROAD ASSESSOR'S MAP 50 PARCEL 34

50, 52 DEPOT ROAD:
 REFERENCE: LAND COURT PLAN 16862A
 CERTIFICATE OF TITLE NO. 173444
 DEED BOOK 25496 PAGE 8

11 OLD COUNTY ROAD:
 REFERENCE: PLAN BOOK 509 PAGE 37
 PLAN BOOK 406 PAGE 4
 DEED BOOK 30227 PAGE 114
 DEED BOOK 29361 PAGE 77

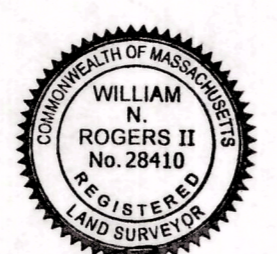


PLAN OF LAND
 IN
 TRURO
 AS SURVEYED FOR
 PAMET ASSET TRUST &
 THE PAMET REALTY TRUST

- NOTE: * PARCEL 4 IS TO BE COMBINED WITH 52 DEPOT ROAD TO FORM LOT 1. LOT 1 IS TO BE CONVEYED TO THE TRURO CONSERVATION TRUST.
- * PARCEL 1 IS TO BE COMBINED WITH 11 OLD COUNTY ROAD TO FORM LOT 2.
- * PARCEL 2 & 3 ARE TO BE COMBINED WITH 50 DEPOT ROAD.

LEGEND:

D.M.H.	= DRAINAGE MANHOLE
M.H.	= MANHOLE
S.M.H.	= SEWER MANHOLE
⊕	= WATER GATE
T.P.	= UTILITY POLE
U/G	= UNDERGROUND
L.P.	= LIQUID PROPANE



William N. Rogers II, P.E., P.L.S.
 SEPTEMBER 29, 2023

ZONING CLASSIFICATION:
 LOT 1 & 2 ARE LOCATED IN
 RESIDENTIAL DISTRICT.

ZONING REQUIREMENT	LOT 1 PROPOSED
LOT SIZE 33,750± SQ. FT.	52,794± SQ. FT.
MIN. FRONTAGE 150 FT.	430.21 FT.
FRONT YD. SETBACK 25 FT.	N.A.
SIDE YD. SETBACK 25 FT.	N.A.
LOT COVERAGE	N.A.
WETLAND AREA	26,645± SQ. FT.

ZONING REQUIREMENT	LOT 2 PROPOSED
LOT SIZE 33,750± SQ. FT.	107,825± SQ. FT.
MIN. FRONTAGE 150 FT.	158.00 FT.
FRONT YD. SETBACK 25 FT.	SEE PLAN.
SIDE YD. SETBACK 25 FT.	SEE PLAN.
LOT COVERAGE	3.79%
WETLAND AREA	1,730± SQ. FT.

NOTE: BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 19, 2022.

NOTE: PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER MGL, CHAPTER 41, SECTION 81-L AND DOES NOT INDICATE THAT A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH OR GENERAL BYLAW REQUIREMENTS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SEPTEMBER 29, 2023

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
 REF. CHAP. 41 SEC. 81-P, 6L.

TRURO PLANNING BOARD:
 DATE: _____

SCALE: 1 IN. = 50 FT. SEPTEMBER, 2023
 WILLIAM N. ROGERS
 PROFESSIONAL
 CIVIL ENGINEERS & LAND SURVEYORS
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
 508.487.1565 / 508.487.5809 FAX

From: billsier@verizon.net
To: [Elizabeth Sturdy](#)
Subject: Re: 50, 52 Depot Road & aa Old County Road, Truro - Subdivision / ANR
Date: Tuesday, October 17, 2023 9:43:14 AM
Attachments: [50, 52 depot road & 11 old county road billy mark up 1 10-16-2023.PDF](#)
[50, 52 depot road billy mark up 2 10-16-2023.PDF](#)

Ms. Sturdy:

Please find two (2) Attached Subdivision Plans delineating the Existing & Proposed Property Lines.

Respectfully submitted,

William N. Rogers II, PE, PLS

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

PHILIP A. & LINDA S. HERMAN
LAND COURT PLAN 18018C
CERTIFICATE OF TITLE NO. 184365
ASSESSOR'S MAP 50 PARCEL 286

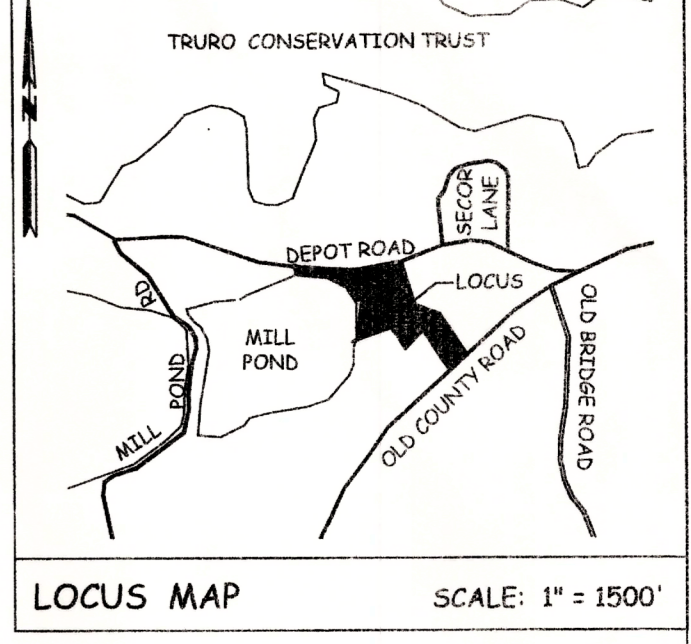
L.C.	PLAN 16862A - MIDDLE LINE
L1	R = 96.53' A = 20.98'
L2	N 89°-11'-43" E 71.46'
L3	R = 194.55' A = 40.98'
L4	N 77°-07'-36" E 50.44'
L5	R = 121.34' A = 32.21'
L6	S 87°-39'-51" E 65.12'

LOT 1
AREA = 52,794± SQ. FT.
(1,212± acres)
WETLAND AREA = 26,645± SQ. FT.

MILL POND
VARIOUS OWNERS

THE PAMET REALTY TRUST
LAND COURT PLAN 16862A
CERTIFICATE OF TITLE NO. 173444
(NO. 50 DEPOT ROAD)
ASSESSOR'S MAP 50 PARCEL 36

LOT 2
AREA = 107,825± SQ. FT.
= (2.475± acres)
WETLAND AREA = 1,730± SQ. FT.



ZONING CLASSIFICATION:
LOT 1 & 2 ARE LOCATED IN
RESIDENTIAL DISTRICT.

ZONING REQUIREMENT	LOT 1 PROPOSED
LOT SIZE 33,750± SQ. FT.	52,794± SQ. FT.
MIN. FRONTAGE 150 FT.	430.21 FT.
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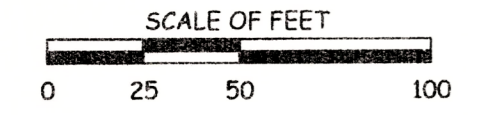
ZONING REQUIREMENT	LOT 2 PROPOSED
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MIN. FRONTAGE 150 FT.	158.00 FT.
FRONT YD. SETBACK 25 FT.	SEE PLAN.
SIDE YD. SETBACK 25 FT.	SEE PLAN.
LOT COVERAGE	3.79%
WETLAND AREA	1,730± SQ. FT.

- NOTE: B.S.L. DENOTES BUILDING SETBACK LINE.
- NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE: () DENOTES RECORD INFORMATION.

- NOTE: * 11 OLD COUNTY ROAD ASSESSOR'S MAP 50 PARCEL 237
- * 50 DEPOT ROAD ASSESSOR'S MAP 50 PARCEL 36
- * 52 DEPOT ROAD ASSESSOR'S MAP 50 PARCEL 34

50, 52 DEPOT ROAD:
REFERENCE: LAND COURT PLAN 16862A
CERTIFICATE OF TITLE NO. 173444
DEED BOOK 25496 PAGE 8

11 OLD COUNTY ROAD:
REFERENCE: PLAN BOOK 509 PAGE 37
PLAN BOOK 406 PAGE 4
DEED BOOK 30227 PAGE 114
DEED BOOK 29361 PAGE 77



- NOTE: * PARCEL 4 IS TO BE COMBINED WITH 52 DEPOT ROAD TO FORM LOT 1. LOT 1 IS TO BE CONVEYED TO THE TRURO CONSERVATION TRUST.
- * PARCEL 1 IS TO BE COMBINED WITH 11 OLD COUNTY ROAD TO FORM LOT 2.
- * PARCEL 2 & 3 ARE TO BE COMBINED WITH 50 DEPOT ROAD.

NOTE: BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 19, 2022.

NOTE: PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER MGL, CHAPTER 41, SECTION 81-L AND DOES NOT INDICATE THAT A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH OR GENERAL BYLAW REQUIREMENTS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

September 29, 2023

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
REF. CHAP. 41 SEC. 81-P, 6.L.:

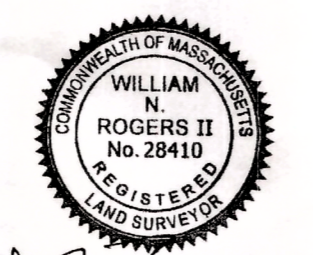
TRURO PLANNING BOARD:

DATE:

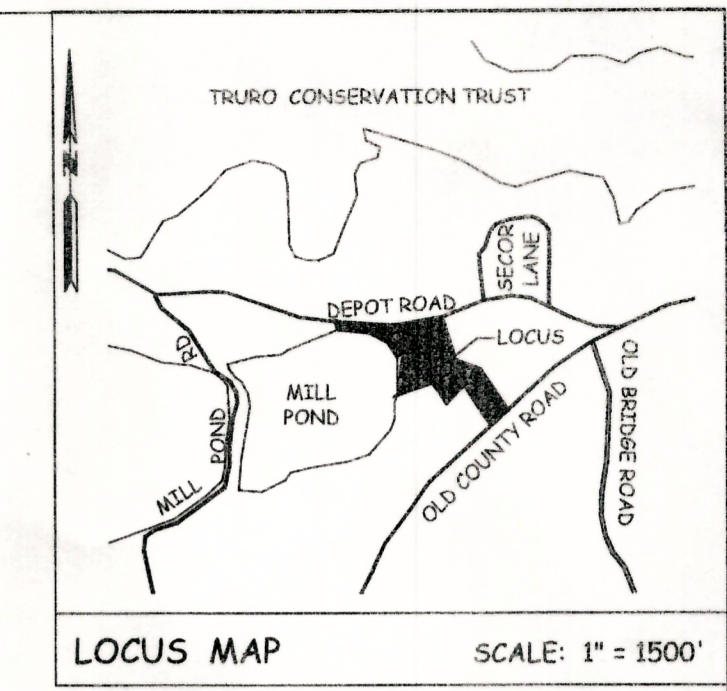
PLAN OF LAND
IN
TRURO
AS SURVEYED FOR
PAMET ASSET TRUST &
THE PAMET REALTY TRUST

SCALE: 1 IN. = 50 FT. SEPTEMBER, 2023
WILLIAM N. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1565 / 508.487.5809 FAX

- LEGEND:
- D.M.H. = DRAINAGE MANHOLE
 - M.H. = MANHOLE
 - S.M.H. = SEWER MANHOLE
 - ⊕ = WATER GATE
 - T.P. = UTILITY POLE
 - U/G = UNDERGROUND
 - L.P. = LIQUID PROPANE



William N. Rogers II, P.E., P.L.S.
SEPTEMBER 29, 2023



PLAN BOOK 406 PAGE 4

PHILIP A. & LINDA S. HERMAN
 LAND COURT PLAN 18018C
 CERTIFICATE OF TITLE NO. 184365
 ASSESSOR'S MAP 50 PARCEL 286

L.C.	PLAN 16862A - MIDDLE LINE
L1	R = 96.53' A = 20.98'
L2	N 89°-11'-43" E 71.46'
L3	R = 194.55' A = 40.98'
L4	N 77°-07'-36" E 50.44'
L5	R = 121.34' A = 32.21'
L6	S 87°-39'-51" E 65.12'

LOT 1
 AREA = 52,794± SQ. FT.
 (1,212± acres)
 WETLAND AREA = 26,645± SQ. FT.

MILL POND
 VARIOUS OWNERS

THE PAMET REALTY TRUST
 LAND COURT PLAN 16862A
 CERTIFICATE OF TITLE NO. 173444
 (NO. 50 DEPOT ROAD)
 ASSESSOR'S MAP 50 PARCEL 36

LOT 2
 AREA = 107,825± SQ. FT.
 = (2.475± acres)
 WETLAND AREA = 1,730± SQ. FT.

ZONING CLASSIFICATION:
 LOT 1 & 2 ARE LOCATED IN
 RESIDENTIAL DISTRICT.

ZONING REQUIREMENT	LOT 1 PROPOSED
LOT SIZE 33,750± SQ. FT.	52,794± SQ. FT.
MIN. FRONTAGE 150 FT.	430.21 FT.
FRONT YD. SETBACK 25 FT.	N.A.
SIDE YD. SETBACK 25 FT.	N.A.
LOT COVERAGE	N.A.
WETLAND AREA	26,645± SQ. FT.

ZONING REQUIREMENT	LOT 2 PROPOSED
LOT SIZE 33,750± SQ. FT.	107,825± SQ. FT.
MIN. FRONTAGE 150 FT.	158.00 FT.
FRONT YD. SETBACK 25 FT.	SEE PLAN
SIDE YD. SETBACK 25 FT.	SEE PLAN
LOT COVERAGE	3.79%
WETLAND AREA	1,730± SQ. FT.

NOTE: BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 19, 2022.

NOTE: PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER MGL, CHAPTER 41, SECTION 81-I AND DOES NOT INDICATE THAT A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH OR GENERAL BYLAW REQUIREMENTS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

September 29, 2023 [Signature]

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
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TRURO PLANNING BOARD:

DATE:

NOTE: B.S.L. DENOTES BUILDING SETBACK LINE.

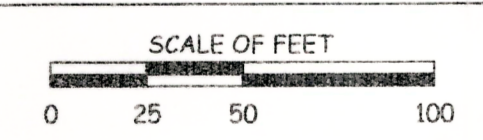
NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

NOTE: () DENOTES RECORD INFORMATION.

NOTE: * 11 OLD COUNTY ROAD ASSESSOR'S MAP 50 PARCEL 237
 * 50 DEPOT ROAD ASSESSOR'S MAP 50 PARCEL 36
 * 52 DEPOT ROAD ASSESSOR'S MAP 50 PARCEL 34

50, 52 DEPOT ROAD:
 REFERENCE: LAND COURT PLAN 16862A
 CERTIFICATE OF TITLE NO. 173444
 DEED BOOK 25496 PAGE 8

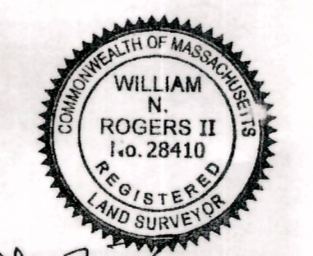
11 OLD COUNTY ROAD:
 REFERENCE: PLAN BOOK 509 PAGE 37
 PLAN BOOK 406 PAGE 4
 DEED BOOK 30227 PAGE 114
 DEED BOOK 29361 PAGE 77



NOTE: * PARCEL 4 IS TO BE COMBINED WITH 52 DEPOT ROAD TO FORM LOT 1.
 LOT 1 IS TO BE CONVEYED TO THE TRURO CONSERVATION TRUST.
 * PARCEL 1 IS TO BE COMBINED WITH 11 OLD COUNTY ROAD TO FORM LOT 2.
 * PARCEL 2 & 3 ARE TO BE COMBINED WITH 50 DEPOT ROAD.

2. Proposed Property Lines

LEGEND:
 D.M.H. = DRAINAGE MANHOLE
 M.H. = MANHOLE
 S.M.H. = SEWER MANHOLE
 W.G. = WATER GATE
 T.P. = UTILITY POLE
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