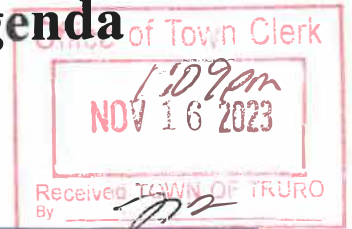




# Truro Zoning Board of Appeals Agenda

## Remote Meeting

Monday, November 20, 2023 – 5:30 pm  
[www.truro-ma.gov](http://www.truro-ma.gov)



[Join the meeting from your computer, tablet or smartphone:](#)

<https://us02web.zoom.us/j/81060195744>

[Dial in: +1-646-931-3860](tel:+16469313860) or [+1-305-224-1968](tel:+13052241968)

[Meeting ID: 810 6019 5744](#)      [Passcode: 421037](#)

### Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website ([www.truro-ma.gov](http://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 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 until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute 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 Liz Sturdy, Planning Department Administrator, at [esturdy@truro-ma.gov](mailto: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.

Minutes    September 25, 2023  
                  October 23, 2023

### Public Hearings – Continued

**2022-017/ZBA (VAR/SP) – Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks an **Amended Variance** under M.G.L. Ch. 40A §10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to **8**); **Special Permit** under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three non-conforming structures on a lot in the Beach Point Limited Business District. **[Original material in 9/26/2022, 10/24/2022, 2/27/2023, 5/22/2023, and 10/23/2023 packets]**

- ◆ Abutter Comments

### Public Hearings – New

**2023-010/ZBA – J. Michael Roffi** for property located at 5 Highland Avenue (Atlas Map 22, Parcel 33). Applicant seeks a Special Permit and/or Variance for construction of an addition to a dwelling on a nonconforming lot in residential district.

Next Meetings    Monday, December 18, 2023 at 5:30 p.m.

### Adjourn

**STAFF MEMORANDUM**

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To: Truro Zoning Board of Appeals  
From: Barbara Carboni, Town Planner and Land Use Counsel  
Date: November 16, 2023  
Re: Meeting November 20, 2023

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*CONTINUED HEARING:*

**2022-017/ZBA (VAR/SP) – Ebb Tide on the Bay Condominiums for property located at 538 Shore Road.** Applicant seeks a variance for a reduction in the number of parking spaces from **12 to 8(as amended)** and a special permit for reconstruction of three nonconforming structures (dwellings) in Beach Point Limited Business District.

*Update: The Planning Board granted Commercial Site Plan Approval on August 23, 2023 by a vote of 4-3. The Site Plan approved by the Planning Board is dated December 29, 2022; that is the operative Plan before this Board.*

*The following is adapted from previous Staff Memos.*

Existing Conditions and Proposed Project

Ebb Tide consists of 6 units in three buildings on a lot containing 14,224 square feet (nonconforming where 33,750 square feet required) and 100 feet of frontage (nonconforming, where 150 feet required) in the Beach Point Limited Business District.

**Building 1** is single story, contains one unit and has a nonconforming setback of 7.16 feet from the eastern (side) lot line. **Building 2** is single story and contains one unit. **Building 3** is two stories, contains four units and has a nonconforming setback of 1.91 feet from the western (side) lot line. See Existing Site Plan SE.1. In this portion of the District, the minimum side yard setback is 5 feet per story. See note 4 to Zoning Bylaw Table 50.1. The front setback of **Building 1** is 22.24 feet; of Building 2 is 37.6 feet; and **Building 3** is 40.06 feet. The required front setback is 25 feet.

Currently, there is a row of nine parking spaces across the front of a lot, with a second row of three spaces behind the front row on the western side of the property. See Sheet SE-1, Detail of Existing Parking.

Due to erosion under the three buildings, the property owners began developing a plan in 2020 to retreat from the shore, reconstructing Buildings 1, 2 and 3 at a uniform distance of 25 feet from the front lot line. Among other impacts, this will result in a loss of the second row of parking spaces, plus one other space, leaving a total of eight spaces. This will reduce the number of

spaces per unit to approximately 1.3, short of the 2 spaces per unit required under the Zoning Bylaw; hence the variance request before the ZBA.

Based on the plans provided, including tables (see SP-1 and SP-2), **Building 1** will increase from 1 to 1 ½ stories, and increase in Gross Floor Area from 883 square feet to 1681 square feet. **Building 2** will increase from 1 to 1 ½ stories, and increase in Gross Floor Area from 578 square feet to 1040 square feet. **Building 3** will remain a 2-story structure, decreasing in Gross Floor Area from 2016 square feet to 1917 square feet. Total Gross Floor Area will increase from 3,477 square feet to 4,638 square feet. (The Gross Floor Area limits applicable in the Residential and Seashore District do not apply in this zoning district, Beach Point Limited Business)

The side yard setback of **Building 1** will be increased from 7.16 feet to 8 feet. Because the building is increasing to 1 1/2 stories, the side yard setback requirement will increase as well. The Bylaw requires "five (5) feet per story" (see n. 4 to Table 50.1), but does not specify the required setback per half-story. The applicant suggests that the setback required for a 1 -1/2 story building is 7.5 feet (i.e., the additional half story requires an additional 2.5 feet). However, it could be argued that any additional *portion* of a story requires an additional 5 feet, which would result in a requirement of 10 feet for this side yard setback.<sup>1</sup> The side yard setback of **Building 3** will be increased from 1.91 feet to 3.3 feet, slightly more conforming to the 10 feet required.

The front yard setback of **Building 1** will increase from 22.24 feet to a conforming 25 feet. The front setbacks of **Buildings 2 and 3** will be reduced but to a conforming 25 feet.

The height of **Building 1** will increase from 16.76 feet to 29 feet 10.49 inches. The height of **Building 2** will increase from 13 feet to 29 feet. The height of **Building 3** will increase from 24.23 feet to 29.95 feet. The structures must be elevated to meet requirements for building in the Flood Zone; see peak heights in tables on SP-2. Based on the average grade for each, it appears that the structures will not exceed the 30-foot height limit.

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<sup>1</sup> This interpretation is supported by the remaining language in note 4 to Table 50.1, that a structure less than a full story "shall meet the minimum 5 ft setback". If the side yard requirement for the new 1 -1/2 story structure is 7.5 feet, then the structure will be conforming at 8 feet. If the side yard requirement for a 1 -1/2 story is 10 feet, however, the new structure will be *nonconforming* (8 feet where 10 required). Since the existing structure has a conforming setback (7.16 feet where 5 feet required), this project will create a new nonconformity. Under G.L. c. 40A, s. 6, a new nonconformity requires a variance rather than a special permit, but Bylaw section 30.7.A is more forgiving – the Board may grant relief under the special permit standard:

"Lawful, pre-existing, nonconforming uses and structures may, *when a variance would otherwise be required*, be altered or extended with a special permit if the Board of Appeals finds that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alteration or extension will exist in harmony with the general purpose and intent of this bylaw." [emphasis added]

The distance between proposed **Building 2** and **Building 3** appears to be 8 feet. See Addendum to Site Plan, AD-1 (indicating 8 foot wide easement running between buildings and to the shore). This is narrower than the existing configuration. See 1986 Plan of Land (in recent submission) The distance between **Buildings 1 and 2** appears to be approximately 2 or 3 feet at its narrowest, where covered porches and stairs on the buildings meet a narrow boardwalk. This is also narrower than the existing configuration. Both the existing and proposed configurations are nonconforming with a Bylaw requirement of 30 feet between "units in cottage colonies or motor courts" (see Bylaw s. 50.1.D); the new configuration is more nonconforming.

The project will require Coastal Dune Restoration and a planting plan approved by the Conservation Commission. Septic improvements accommodating 11 bedrooms are intended, to be relocated furthest from shore. See SE-1 and SE-2. An existing eight foot wide easement from Shore Road to the beach is illustrated on the plans; it appears that a boardwalk will be removed. See SE-1 and SE-2.

#### Standard for Special Permit under G.L. c. 40A, s. 6 and Section 30.7 of the Zoning Bylaw

The lot is nonconforming as to area and frontage; the structures are nonconforming as they are within side setbacks. Alteration, extension, or reconstruction of a dwelling on a nonconforming lot increases the intensity of the existing nonconformity and requires a special permit under G.L. c. 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).

The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds that the proposed alternation and reconstruction “shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood.”

Likewise, the Board may grant a special permit under Section 30.7.A if it finds that: “the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alternation or extension will exist in harmony with the general purpose and intent of this bylaw.”

In this case, the structures as proposed – all three elevated and two closer to Shore Road – will have a different impact on the streetscape and neighboring properties than the existing configuration. This and other considerations are entrusted to the Board’s judgment, based on its “intimate understanding of the immediate circumstances [and] of local conditions . . . .” Fitzsimonds v. Board of Appeals of Chatham, 21 Mass.App.Ct. 53, 55 (1985).

#### Standard for Variance from Parking Requirement

The parking schedule of s. 30.9.C requires 2 spaces per dwelling unit for multi-family use. The existing development complies with that requirement at 12 spaces for 6 units; the proposed modifications to the site (**as amended**) will result in the loss of **4 spaces**, leaving only **8 spaces** for 6 units, or 1.3 spaces per dwelling unit.

The requirement for a variance from parking requirements is the same as for variances from dimensional requirements. Under G.L. Chapter 40A, Section 10, a variance may be granted where a Board “specifically finds that:

[1] owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located,

[2] a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and

[3] that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.”

The Board must find all three of the above to grant a variance.

The project narrative provides a sufficient basis upon which the Board *could* make the required findings and grant a variance, but of course this is a matter of judgment for the Board.

*NEW HEARING:*

**2023-0010/ZBA – J. Michael Roffi for property located at 5 Highland Way** (Atlas Map 22 Parcel 33). Applicant seeks a special permit and/or variance for construction of an addition to a dwelling on a nonconforming lot in the Residential District.

Existing Conditions and Proposed Project

The lot is nonconforming as to area (10,000 square feet where 33,750 required) and as to frontage (100 feet where 150 required). It contains a one-story dwelling (744 square feet per Assessors record), which is nonconforming as to front setback (19.6 feet where 25 feet required); nonconforming as to westerly side setback (19.9 feet where 25 required); and conforming as to rear and easterly side setbacks. There is an array of patios and decks behind the house.

As depicted on the submitted survey, an addition is proposed on the easterly side of the house. The front setback will be reduced to 16.9 feet at its closest point, increasing the existing nonconformity. No other nonconformities will be increased, and no new nonconformities created. It appears that the height will not increase.

The square footage of the addition is not provided, but dimensions on the survey indicate that it is approximately 24.6 feet x 12.7 feet.

Special Permit under G.L. c. 40A, s. 6 and Section 30.7 of the Zoning Bylaw  
(Alteration/Expansion on Nonconforming Lot)

The lot is nonconforming as to lot area, frontage, and front setback. Alteration, extension, or reconstruction of a dwelling on a nonconforming lot increases the intensity of the existing nonconformity and requires a special permit under G.L. c. 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).

The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds that the proposed alternation and reconstruction “shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood.”

Likewise, the Board may grant a special permit under Section 30.7.A if it finds that: “the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alteration or extension will exist in harmony with the general purpose and intent of this bylaw.”



# TOWN OF TRURO

## ZONING BOARD OF APPEALS

Meeting Minutes

September 25, 2023 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

**Members Present (Quorum):** Chris Lucy (Chair); Darrell Shedd (Vice Chair); Art Hultin; Joseph McKinnon (Alt.)

**Members Absent:** Heidi Townsend; Nancy Medoff; Dave Crocker

**Other Participants:** Barbara Carboni – Town Planner/Land Use Counsel; Janet (No other information provided.)

Remote meeting convened at 5:30 pm, Monday, September 25, 2023, by Town Planner/Land Use Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Chair Lucy introduced the Members of the ZBA.

Chair Lucy announced that all the hearings on tonight's agenda will be postponed in recognition of the Yom Kippur holiday.

### **Public Comment Period**

Chair Lucy invited the members of the public to offer public comments and Janet expressed her support for the Applicant, Kimberly Peters, in the matter of **2023-009/ZBA**. Chair Lucy thanked Janet for her comment but added that the public comment period was for topics not on the agenda and Chair Lucy invited Janet to voice her support for the Applicant at the hearing on October 23, 2023.

### **Public Hearings (Continued)**

**2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A § 10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three nonconforming structures on a lot in the Beach Point Limited Business District.

**Member Hultin made a motion to continue the matter of 2022-017/ZBA until October 23, 2023.**

**Vice Chair Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Vice Chair Shedd – Aye**

**Chair Lucy – Aye**

**Member McKinnon – Aye**

**Member Hultin - Aye**

**So voted, 4-0, motion carries.**

**2023-004/ZBA (SPs) - Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee** for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). Applicant seeks: (1) Special Permit to approve construction on non-conforming lot, including (completed) construction unauthorized by earlier permit, and additional square footage; and (2) Special Permit to exceed Gross Floor Area in Seashore District.

**Member Hultin made a motion to continue the matter of 2023-004/ZBA to October 23, 2023.**

**Vice Chair Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Vice Chair Shedd – Aye**

**Chair Lucy – Aye**

**Member McKinnon - Aye**

**Member Hultin - Aye**

**So voted, 4-0, motion carries.**

**2023-006/ZBA Robert J. Martin II and 100 Route 6 LLC** for property located at 100 Route 6 (Atlas Map 55, Parcel 12). Applicant appeals a cease-and-desist order issued by Building Commissioner on May 3, 2023, with respect to property located in the Seashore District.

**Member Hultin made a motion to continue the matter of 2023-006/ZBA until October 23, 2023.**

**Member Medoff seconded the motion.**

**ROLL CALL VOTE:**

**Vice Chair Shedd – Aye**

**Chair Lucy – Aye**

**Member McKinnon - Aye**

**Member Hultin - Aye**

**So voted, 4-0, motion carries.**

**Public Hearing (New)**

**2023-009/ZBA - Kimberly Peters** for property located at 4 Harrier Way (Atlas Map 50, Parcel 263). Applicant seeks a Special Permit to exceed Gross Floor Area in the Residential District under Zoning Bylaw Sections 50.2 and 30.8 with the construction of an ADU on the property.

**Member Hultin made a motion to continue the matter of 2023-009/ZBA until October 23, 2023.**

**Vice Chair Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Vice Chair Shedd – Aye**

**Chair Lucy – Aye**

**Member McKinnon - Aye**

**Member Hultin - Aye**

**So voted, 4-0, motion carries.**

**Chair Lucy made a motion to adjourn at 5:39 pm.**

**Member Hultin seconded the motion.**

**ROLL CALL VOTE:**

**Vice Chair Shedd – Aye**

**Chair Lucy – Aye**

**Member McKinnon - Aye**



**Member Hultin - Aye**  
**So voted, 4-0, motion carries.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alexander O. Powers". The signature is written in a cursive style with a large, sweeping initial "A".

Alexander O. Powers  
Board/Committee/Commission Support Staff



# TOWN OF TRURO

## ZONING BOARD OF APPEALS

Meeting Minutes

October 23, 2023 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

**Members Present (Quorum):** Chris Lucy (Chair); Darrell Shedd (Vice Chair); Art Hultin; Nancy Medoff; Dave Crocker (Alt.); Joseph McKinnon (Alt.)

### **Members Absent:**

**Other Participants:** Barbara Carboni – Town Planner/Land Use Counsel; Bob Weinstein – Select Board Liaison; Rich Stevens – Building Commissioner; Ben Zehnder (Attorney for Bruce A. Jacobson – Applicant); William Henchy (Attorney for Robert Martin – Applicant); Robert Martin (Applicant); Andrew Aiken (Owner); Lauren McKean (Planner at the Cape Cod National Seashore); Leslie Reynolds (Acting Superintendent of the Cape Cod National Seashore); Stephen Williams (Former Truro Building Inspector and Truro Resident); Kimberly Peters (Applicant); Alison Alessi (Architect for Kimberly Peters – Applicant); Charles Silva (Applicant)

Remote meeting convened at 5:30 pm, Monday, October 23, 2023, by Town Planner/Land Use Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Chair Lucy introduced the Members of the ZBA.

### **Public Comment Period**

Chair Lucy invited the members of the public to offer public comments and there were none.

### **Minutes**

Chair Lucy reviewed with the Members the minutes of July 24, 2023, for edits and comments.

**Vice Chair Shedd made a motion to accept the minutes of July 24, 2023, as presented.**

**Member Hultin seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**

**Member Medoff - Aye**

**Vice Chair Shedd – Aye**

**Member Crocker - Aye**

**Member McKinnon – Aye**

**Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

Chair Lucy reviewed with the Members the minutes of August 21, 2023, for edits and comments.

**Vice Chair Shedd made a motion to accept the minutes of August 21, 2023, as presented.**

**Member Crocker seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**

**Member Medoff - Aye**

**Vice Chair Shedd – Aye**

**Member Crocker - Aye**

**Member McKinnon – Aye**

**Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

### **Public Hearings (Continued)**

**2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A § 10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three nonconforming structures on a lot in the Beach Point Limited Business District.

Chair Lucy announced that there was a request for a continuance in this matter until November 20, 2023, and no Members expressed opposition to this request.

**Vice Chair Shedd made a motion to continue the matter of 2022-017/ZBA until November 20, 2023.**

**Member Hultin seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**

**Member Medoff - Aye**

**Vice Chair Shedd – Aye**

**Member Crocker - Aye**

**Member McKinnon – Aye**

**Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

After the vote, Chair Lucy announced that Building Commissioner Stevens was present for the upcoming matter of **2023-006/ZBA**.

**2023-006/ZBA Robert J. Martin II and 100 Route 6 LLC** for property located at 100 Route 6 (Atlas Map 55, Parcel 12). Applicant appeals a cease-and-desist order issued by Building Commissioner on May 3, 2023, with respect to property located in the Seashore District.

After introducing the matter of **2023-006/ZBA**, Chair Lucy announced that Member Townsend had resigned from the ZBA earlier today so the voting Members on this matter would be Chair Lucy, Vice Chair Shedd, Member Hultin, Member Medoff, and Member Crocker.

Chair Lucy recognized Attorney Henchy who introduced Mr. Martin and Mr. Aiken. Attorney Henchy then presented detailed historical background about the property with input from Mr. Aiken and Mr. Martin. Attorney Henchy then cited case law decided in the Commonwealth of Massachusetts, in 1966, which applied to this matter. Once Attorney Henchy concluded, Town Planner/Land Use Counsel Carboni stated that she respectfully disagreed with several of Attorney Henchy's legal arguments including the Town of Bridgewater vs. Chuckran.

The following highlighted comments and topics were discussed by the Members and Attorney Henchy: the previous decline and low intensity use of Jack's Gas; the description that Jack's Gas was a country store; the non-enforcement over zoning violations does not mean approval; the Special Permit granted for the property in 2004 is open and valid for 30 years; the sale of wholesale materials previously or currently, landscape sales considered as retail; the distinction between the terms "discontinued sales" or "abandonment"; and the prohibition of storage, materials, and equipment in the National Seashore District; the National Seashore memorandum following the gas spill, fire, and the continued sale of firewood to pay for the rebuild of the structure.

Attorney Henchy and Town Planner/Land Use Counsel Carboni then discussed "non-conforming use" of the property and the implications of the Bylaw and the decided case law.

Members and Attorney Henchy briefly discussed the cease-and-desist order.

Chair Lucy then invited the members of the public to comment on the matter. Chair Lucy recognized Mr. Weinstein who inquired as to why there was no enforcement of the cease-and-desist order. Town Planner/Land Use Counsel Carboni opined that the fines were not accruing or assessed as long as there was no activity on the site. Town Planner/Land Use Counsel Carboni added that she is not responsible for the enforcement of Zoning Bylaw but it is the responsibility of other Town Hall personnel to determine and enforce any violations of the Zoning Bylaw.

Chair Lucy asked Building Commissioner Stevens to comment on why there have not been any fines assessed on the property. At this point, Attorney Henchy objected to Building Commissioner Stevens answering this question as in accordance with the Open Meeting Law a discussion of fine assessment in this matter was not on the agenda and Town Planner/Land Use Counsel Carboni opined that it was permissible as it was related to the cease-and-desist order that was on the agenda. Building Commissioner Stevens made no comment at this juncture.

Chair Lucy noted Attorney Henchy's objection and asked if anyone else from the public wished to comment on this matter.

Chair Lucy recognized Ms. McKean who provided historical background and a summary of their findings in this matter. Ms. McKean noted that the conversion of the site and the current commercial use of the property is unlawful.

Chair Lucy recognized Mr. Williams who commented that there has been an increased amount of Zoning Bylaw violations on the site and the Town should enforce the Zoning Bylaw in this matter.

Chair Lucy recognized Attorney Henchy, who responded to Mr. Williams' comments. Attorney Henchy requested that his materials provided in tonight's presentation be included in the record and there were no objections.

**Member Hultin made a motion to uphold the Building Commissioner's cease-and-desist order, dated May 3, 2023, in the matter of 2023-006/ZBA.**

**Member Shedd seconded the motion.**

**After the motion was made, there was a lengthy discussion among the Members, Town Planner/Land Use Counsel Carboni, and Attorney Henchy regarding findings to be amended to the original motion and included the ZBA's decision. Town Planner/Land Use Counsel Carboni opined that findings must be included so the ZBA can provide a basis for why the Members upheld the Building Commissioner's cease-and-desist order. Chair Lucy then asked Members for their input regarding the cease-and-desist order. Town Planner/Land Use Counsel Carboni advised the ZBA to decide tonight with thorough findings to include the sale of firewood and the sale of everything else (such as landscaping material and bulk storage) or to continue this matter to a later meeting to give Town Planner/Land Use Counsel Carboni time to develop findings to present to the Members and then Members can vote and render a decision.**

**After this discussion, Member Hultin withdrew his motion in this matter.**

**Vice Chair Shedd withdrew his second on Member Hultin's motion.**

**Chair Lucy made a motion to continue the matter of 2023-006/ZBA until November 6, 2023, at 5:30 pm.**

**Vice Chair Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**

**Member McKinnon - Aye**

**Member Medoff - Aye**

**Vice Chair Shedd – Aye**

**Member Crocker - Aye**

**Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

**2023-004/ZBA (SPs) - Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee** for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). Applicant seeks: (1) Special Permit to approve construction on non-conforming lot, including (completed) construction unauthorized by earlier permit, and additional square footage; and (2) Special Permit to exceed Gross Floor Area in the Seashore District.

Chair Lucy recognized Attorney Zehnder who asked Chair Lucy which seated Members would vote on this matter as a result of former Member Heidi Townsend's resignation earlier today. Chair Lucy stated that Chair Lucy, Vice Chair Shedd, Member Medoff, Member Hultin, and Member McKinnon would vote on this matter.

Attorney Zehnder then presented a revised plan submitted by the architect and engineer to include the removal of the deck and step on the south side that would decrease the sideline nonconformity. Attorney Zehnder has also submitted a table for the Members to view and a revised elevation.

After a brief discussion among the Members, Town Planner/Land Use Counsel Carboni opined that the Special Permits should be done individually.

Vice Chair Shedd made a motion that in the matter of 2023-004/ZBA a Special Permit be granted under Chapter 40A §6 and Zoning Bylaw 36.7 to approve construction on non-conforming lot, including (completed) construction unauthorized by earlier permit.

Member Hultin seconded the motion.

ROLL CALL VOTE:

Member Hultin – Aye

Member Medoff - Aye

Vice Chair Shedd – Aye

Member McKinnon – Aye

Chair Lucy - Aye

So voted, 5-0-0, motion carries.

Vice Chair Shedd made a motion that in the matter of 2023-004/ZBA a Special Permit be granted to exceed Gross Floor Area in the Seashore District.

Member Hultin seconded the motion.

ROLL CALL VOTE:

Member Hultin – Aye

Member Medoff - Aye

Vice Chair Shedd – Aye

Member McKinnon – Aye

Chair Lucy - Aye

So voted, 5-0-0, motion carries.

Public Hearing (New)

**2023-009/ZBA - Kimberly Peters** for property located at 4 Harrier Way (Atlas Map 50, Parcel 263). Applicant seeks a Special Permit to exceed Gross Floor Area in the Residential District under Zoning Bylaw Sections 50.2 and 30.8 with the construction of an ADU on the property.

Chair Lucy recognized Ms. Alessi who introduced herself and Ms. Peters. Ms. Alessi then presented the proposed project to the Members. Ms. Alessi also confirmed with Chair Lucy that an Abutter to the property had submitted a letter of support for the project and Chair Lucy stated that the letter was included in the Members' packet.

Once the presentation was completed, Town Planner/Land Use Counsel Carboni commented on the calculations determined by the Building Commissioner and opined that the proposed ADU would be allowed as by right.

Members briefly discussed the adherence to the Bylaw and that it was good use of the land for an ADU.

Chair Lucy asked if any members of the public wished to comment and there were none.

Chair Lucy announced that seated Members who would vote on this matter would be Chair Lucy, Vice Chair Shedd, Member Hultin, Member Medoff, and Member Crocker.

**Vice Chair Shedd made a motion to grant a Special Permit to exceed Gross Floor Area in the Residential District under Zoning Bylaw Sections 50.2 and 30.8 with the construction of an ADU on the property.**

**Member Hultin seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**

**Member Medoff - Aye**

**Vice Chair Shedd – Aye**

**Member Crocker - Aye**

**Chair Lucy - Aye**

**So voted, 5-0-0, motion carries.**

**Board Action/Review**

**2023-008/ZBA - Charles Silva** for property located at 3 79 Shore Road (Atlas Map 10, Parcel 10). Applicant seeks a Special Permit to construct a two-story dwelling replacing a 1-½ story dwelling on nonconforming lot (lot area and frontage; front setback, side setback, and two dwellings on lot) in the Beach Point Limited Business District.

Chair Lucy announced that this action is the reconsideration of the ZBA's vote last month to deny a Special Permit in this matter. Chair Lucy also noted that the Applicant was not given the opportunity to request a continuance or withdraw the application without prejudice; however, the Applicant has asked for the Members for reconsideration as the Applicant now has to wait 2 years to resubmit an application for this project. Town Planner/Land Use Counsel Carboni said that the ZBA can reopen the public hearing as there is case law that supported similar actions.

Chair Lucy recognized Mr. Silva who said that he is working on new plans.

Before the vote on this matter, Chair Lucy announced that this would require a majority vote by the Members.

**Chair Lucy made a motion to allow Mr. Silva back before the ZBA, to reopen the case and continue to hear the case for this property.**

**Member Medoff seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**

**Member Medoff - Aye**

**Vice Chair Shedd – Aye**

**Member Crocker - Aye**

**Member McKinnon - Aye**

**Chair Lucy - Aye**

**So voted, 6-0-0, motion carries.**

**Appointment of ZBA Representative to the Housing Sub-Committee**

Members discussed this topic with input from Town Planner/Land Use Counsel Carboni, Member Medoff, and Member McKinnon.

**Chair Lucy made a motion to appoint Nancy Medoff to the Housing Sub-Committee.**

**Vice Chair Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**

**Member Medoff - Aye**  
**Vice Chair Shedd – Aye**  
**Member Crocker - Aye**  
**Member McKinnon - Aye**  
**Chair Lucy - Aye**  
**So voted, 6-0-0, motion carries.**

**Discussion and Vote on Proposed 2024 ZBA Meeting Schedule**

Chair Lucy led a review of the 2024 ZBA Meeting Schedule.

**Chair Lucy made a motion to approve the 2024 ZBA Meeting Schedule.**  
**Vice Chair Shedd seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**  
**Member Medoff - Aye**  
**Vice Chair Shedd – Aye**  
**Member Crocker - Aye**  
**Member McKinnon - Aye**  
**Chair Lucy - Aye**  
**So voted, 6-0-0, motion carries.**

Chair Lucy reminded the Members that if they have suggested findings in the matter of **2023-006/ZBA Robert J. Martin II and 100 Route 6 LLC** to send them directly to Town Planner/Land Use Counsel Carboni and not share those suggested findings to anyone else.

**Vice Chair Shedd made a motion to adjourn at 8:40 pm.**  
**Member Hultin seconded the motion.**

**ROLL CALL VOTE:**

**Member Hultin – Aye**  
**Member Medoff - Aye**  
**Vice Chair Shedd – Aye**  
**Member Crocker - Aye**  
**Member McKinnon – Aye**  
**Chair Lucy - Aye**  
**So voted, 6-0, motion carries.**

Respectfully submitted,



Alexander O. Powers  
Board/Committee/Commission Support Staff



**From:** [Gracia, Beth](#)  
**To:** [Elizabeth Sturdy](#)  
**Cc:** [jmgracia@aol.com](mailto:jmgracia@aol.com)  
**Subject:** Ebb Tide Condominiums - Demolition Plans  
**Date:** Thursday, October 26, 2023 12:05:29 PM

---

Hello Ms. Sturdy,

We are the owners of Unit 1 at Sea Song Condominiums, 525 Shore Road, North Truro. We are located across the street from Ebb Tide. The latest plans for the demolition and reconstruction of Ebb Tide condos shows a reduced pathway to the beach. All owners at Sea Song were deeded an 8-foot path, with walkway to access the beach. This change is not acceptable and we are opposed to any acceptance of these plans without revisions that give us the 8-foot beach access with boardwalk, as is listed in the deed.

Thank you for considering our objection to these plans. We hope there will be further discussion and a change to the plans at the November meeting.

Sincerely,

James and Elizabeth Gracia

*Elizabeth Gracia, MEd*

College of Education and Health Sciences

Licensure Officer/CAP Manager

Student Education Association of MA (SEAM) Co-Advisor

Program Leader, Dominican Republic Study Tour

Hart Hall 124

508-531-2061

**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.

**From:** [Bettyann Amaral](#)  
**To:** [Elizabeth Sturdy](#)  
**Subject:** 525 Shore Rd - Easement at Ebb Tide  
**Date:** Friday, October 27, 2023 12:04:54 PM

---

Good Afternoon,

We are the owners of U3 at Sea Song - Bettyann Amaral and Andrea Tedford and we are expressing our concerns regarding the reduction of 5' from our deeded easement at Ebb Tide

...

Regarding the packet for Monday's ( Oct 23) agenda for Ebb Tide which included a drawing of the proposed rebuild has caught the attention of all owners at Sea Song. The drawing for the boardwalk showed a 3' zig zag sand pathway? Also stating in the agenda ' with the apparent removal of a boardwalk'. The original drawings showed an 8' easement with a boardwalk. Apparently at some point in time ( as this has been ongoing for years now) a revised proposal for the property has been implemented yet no one at Sea Song was asked if we agreed to a 5' reduction to our deeded easement. We, as owners at Sea Song never received notice of this change which impacts us directly as we have a deeded easement of 8' from Rt6a to the beach - book 4386 page 027. How can Ebb Tide change this without everyone's consent? This revision to our easement we will not agree to - our easement is deeded for 8' wide and that's how we want it to remain.

We will be present at the next ZBA meeting to address this issue.

Regards,  
Bettyann Amaral  
Andrea Tedford

[Sent from the all new AOL app for iOS](#)

**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.

**From:** [Janis Baker](#)  
**To:** [Elizabeth Sturdy](#)  
**Subject:** Ebb Tide Demolition Plans  
**Date:** Friday, October 27, 2023 8:57:29 AM

---

Hello Ms. Sturdy,

We are the owners of Unit 6 at Sea Song Condominiums, 525 Shore Road, North Truro. We are located across the street from Ebb Tide. The latest plans for the demolition and reconstruction of Ebb Tide condos shows a reduced pathway to the beach. All owners at Sea Song were deeded an 8-foot path, with walkway to access the beach. This change is not acceptable and we are opposed to any acceptance of these plans without revisions that give us the 8-foot beach access with boardwalk, as is listed in the deed.

Thank you for considering our objection to these plans. We hope there will be further discussion and a change to the plans at the November meeting.

Sincerely,

Janis and Ron Baker

**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.

## Elizabeth Sturdy

---

**From:** office snowandsnowlaw.com <office@snowandsnowlaw.com>  
**Sent:** Friday, November 17, 2023 12:39 PM  
**To:** Elizabeth Sturdy; Barbara Carboni  
**Cc:** office snowandsnowlaw.com; smcswee1@twcny.rr.com  
**Subject:** FW: Ebb Tide

Hi Elizabeth:

This responds to the Sea Song neighbors' concern on their right of over Ebb Tide. Thank you.

**From:** office snowandsnowlaw.com <[office@snowandsnowlaw.com](mailto:office@snowandsnowlaw.com)>  
**Sent:** Tuesday, November 14, 2023 2:58 PM  
**To:** [bamaral760@aol.com](mailto:bamaral760@aol.com)  
**Cc:** office snowandsnowlaw.com <[office@snowandsnowlaw.com](mailto:office@snowandsnowlaw.com)>; [smcswee1@twcny.rr.com](mailto:smcswee1@twcny.rr.com); 'Billy Rogers' <[billsier@verizon.net](mailto:billsier@verizon.net)>; Paul Shea <[paulshea162@gmail.com](mailto:paulshea162@gmail.com)>  
**Subject:** FW: Ebb Tide

508Dear Ms. Amaral and Ms. Tedford:

As you may know, this office represents Ebb Tide in its 5 plus years campaign to seek permitting for relocation of its structures landward to relocate existing structures from harms way and the threatening erosion elements which has included Planning board approval, board of Health approval , and Conservation Commission approval with the approvals from ZBA presently pending an upcoming hearing .

I am responding and hoping to address your concerns enunciated in your email to Elizabeth Sturdy dated 10/27/23 as to the Sea Song's acknowledged 8 foot wide easement to the water burdening Ebb Tide property which our clients plans acknowledge as existing with no intention of abrogating same except insofar as it is governed by a ConCom's Order of Conditions requiring a Zig Zag design to address environmental requirements to help ensure its continuing existence in light of the prospect of erosion eliminating it and the dune/beach accretion and reconstruction affording an additional beachside benefit to your colony.

I have attached the approved construction protocols and ConCom Order of Conditions describing the continued acknowledgement after multiple public hearings that you were presumably notified of, of the Ebb Tide obligation to maintain the right of way for Sea Song's benefit with the above described and environmentally required Zig Zag and the continued maintenance of the 8 foot right of way with the boardwalk removed due solely to Order of Conditions requirements.

I would request that you confer with counsel or an environmental consultant to confirm that we are simply being governed and forced to reconfigure the access to meet environmental requirements that are simply unavoidable to ignore . I would welcome you at Ebb expense to confirm the circumstances outlined above with our environmental consultant Paul Shea at above email or phone : 508 274 0310 and or our design engineer Bill Rogers at above email address or phone: 508 487 1565. Please know that we have no desire to create any opposition from you and hope to be able to continue going forward with a friendly relationship , respectful of your unquestioned rights to use the right of way which is and always will be subject to governmental regulations impacting same just like any other waterfront property owner may be subjected to in an ever evolving and changing waterfront environment .

Respectfully,

Christopher J. Snow, Esq.

---

Christopher J. Snow, Esq.  
Law Offices of Snow and Snow  
90 Harry Kemp Way  
Post Office Box 291  
Provincetown, MA 02657  
(508) 487-1160  
Fax (508) 487-2694  
[office@snowandsnowlaw.com](mailto:office@snowandsnowlaw.com)  
snowandsnowlaw.com

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**From:** Jamie Calise <JCalise@truro-ma.gov>  
**Sent:** Wednesday, August 2, 2023 4:55 PM  
**To:** office snowandsnowlaw.com; Tim Collins  
**Cc:** Barbara Carboni; Elizabeth Sturdy  
**Subject:** RE: Ebb Tide By The Bay Condominiums

Good afternoon, Attorney Snow,

Per your request, I have reviewed the available traffic crash data for the area of the signage located at 538 Shore Rd. This review encompassed the prior ten-year period (August 2013 – present).

During this period, there was one traffic crash in the general area of 538 Shore Rd. The accompanying report noted that the crash was a rear-end collision attributed to the front vehicle making a turn and the rear vehicle having insufficient time to brake.

I also extended the search to include the roadway leading up to the sign from both directions. None of the documented crash reports identified the sign as a causal factor.

As a result, based on the historical data of that area, the sign does not appear to represent a traffic obstruction.

Sincerely,

**Jamie M. Calise**  
**Chief of Police**  
**Truro Police Department**  
344 Route 6  
Post Office Box 995  
Truro, Massachusetts 02666  
508.487.8730  
[jcalise@truro-ma.gov](mailto:jcalise@truro-ma.gov)



---

**From:** office snowandsnowlaw.com <office@snowandsnowlaw.com>  
**Sent:** Wednesday, August 2, 2023 2:21 PM  
**To:** Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>  
**Cc:** Barbara Carboni <bcarboni@truro-ma.gov>; Elizabeth Sturdy <ESturdy@truro-ma.gov>; office snowandsnowlaw.com <office@snowandsnowlaw.com>  
**Subject:** FW: Ebb Tide By The Bay Condominiums

Dear Chiefs Calise and Collins;

**From:** Tim Collins <TCollins@truro-ma.gov>  
**Sent:** Thursday, August 3, 2023 11:49 AM  
**To:** office snowandsnowlaw.com; Jamie Calise  
**Cc:** Barbara Carboni; Elizabeth Sturdy; smcswee1@twcny.rr.com; billsier@verizon.net  
**Subject:** RE: Ebb Tide By The Bay Condominiums

After speaking with Attorney Snow I went out to the property and have no issue with the sign.

---

**From:** office snowandsnowlaw.com <office@snowandsnowlaw.com>  
**Sent:** Wednesday, August 2, 2023 5:10 PM  
**To:** Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>  
**Cc:** Barbara Carboni <bcarboni@truro-ma.gov>; Elizabeth Sturdy <ESturdy@truro-ma.gov>; smcswee1@twcny.rr.com; billsier@verizon.net; office snowandsnowlaw.com <office@snowandsnowlaw.com>  
**Subject:** RE: Ebb Tide By The Bay Condominiums

Thank you Chief ! hopefully this can get into record for next week's hearing with another from Chief Collins to follow consistent with my interview with him last week .

Best,

Chris

---

Christopher J. Snow, Esq.  
Law Offices of Snow and Snow  
90 Harry Kemp Way  
Post Office Box 291  
Provincetown, MA 02657  
(508) 487-1160  
Fax (508) 487-2694  
[office@snowandsnowlaw.com](mailto:office@snowandsnowlaw.com)  
snowandsnowlaw.com

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---

**From:** Jamie Calise <JCalise@truro-ma.gov>  
**Sent:** Wednesday, August 2, 2023 4:55 PM  
**To:** office snowandsnowlaw.com <[office@snowandsnowlaw.com](mailto:office@snowandsnowlaw.com)>; Tim Collins <[TCollins@truro-ma.gov](mailto:TCollins@truro-ma.gov)>









A'Live'N  
Welcome

















# Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

## APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date 8-15-23

The undersigned hereby files with specific grounds for this application: (check all that apply)

### 1. GENERAL INFORMATION

NOTICE OF APPEAL

- Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) \_\_\_\_\_.
- Applicant is aggrieved by order or decision of the Building Commissioner on (date) \_\_\_\_\_ which he/she believes to be a violation of the Truro Zoning Bylaw or the Massachusetts Zoning Act.

PETITION FOR VARIANCE – Applicant requests a variance from the terms Section 6D.1.A of the Truro Zoning Bylaw concerning (describe) DIMENSIONAL REQUIREMENTS  
PROPOSED CONSTRUCTION DOES NOT MEET 25' FRONT SETBACK

APPLICATION FOR SPECIAL PERMIT

- Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning (describe) \_\_\_\_\_
- Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section \_\_\_\_\_ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) \_\_\_\_\_

Property Address 5 HIGHLAND AVE. Map(s) and Parcel(s) 22 / 33

Registry of Deeds title reference: Book 12024, Page 144, or Certificate of Title Number \_\_\_\_\_ and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Applicant's Name J Michael Roffi

Applicant's Legal Mailing Address 303 Fells Way West Medford MA 02155

Applicant's Phone(s), Fax and Email MICHAELROFFI@gmail.com 617-247-1002

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

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

- Owner
- Prospective Buyer\*
- Other\*

Owner's Name and Address J Michael Roffi

Representative's Name and Address Ronald Slowek

Representative's Phone(s), Fax and Email 508-360-5457 RSlowek@comcast.net

2. The completed application shall also be submitted electronically to the Planning Department Administrator at [esturdv@truro-ma.gov](mailto:esturdv@truro-ma.gov) in its entirety (including all plans and attachments).

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

### Signature(s)

Ronald Slowek  
Applicant(s) Representative Printed Name(s)

Ronald Slowek  
Applicant(s) Representative Signature

J. Michael Roffi  
Owner(s) Printed Name(s) or written permission

J. Michael Roffi  
Owner(s) Signature or written permission

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



# Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

## APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date 7-15-2023

The undersigned hereby files with specific grounds for this application: (check all that apply)

### 1. GENERAL INFORMATION

NOTICE OF APPEAL

- Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) \_\_\_\_\_.
- Applicant is aggrieved by order or decision of the Building Commissioner on (date) \_\_\_\_\_ which he/she believes to be a violation of the Truro Zoning Bylaw or the Massachusetts Zoning Act.

PETITION FOR VARIANCE – Applicant requests a variance from the terms Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning (describe) \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

- Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning (describe) \_\_\_\_\_

- Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section \_\_\_\_\_ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) \_\_\_\_\_

~~501~~ <sup>501</sup> DIMENSIONAL REQUIREMENT MIN. 10' FRONTAGE SIDE SET BACK YEAR Bldg 1951

Property Address 5 Highland Ave. Map(s) and Parcel(s) 22-33

Registry of Deeds title reference: Book 12004, Page 144, or Certificate of Title Number \_\_\_\_\_ and Land Ct. Lot # \_\_\_\_\_ and Plan # PLAN BOOK 106 PAGE 57

Applicant's Name RONALD SLOWEK

Applicant's Legal Mailing Address 481 Holly Ave. Brewster MA 02631

Applicant's Phone(s), Fax and Email 508-360-5457 R.SLOWEK@COMCAST.NET

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

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

- Owner     Prospective Buyer\*     Other\*

Owner's Name and Address Michael J. Roffi 303 Fellsway West New Bedford MA

Representative's Name and Address Ronald Slowek 481 Holly Ave Brewster MA 02155

Representative's Phone(s), Fax and Email 508-360-5457 RSLOWEK@COMCAST.NET MA 02631

2. The completed application shall also be submitted electronically to the Planning Department Administrator at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov) in its entirety (including all plans and attachments).

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

### Signature(s)

Ronald Slowek  
Applicant(s)/Representative Printed Name(s)

Ronald Slowek  
Applicant(s)/Representative Signature

Michael Roffi  
Owner(s) Printed Name(s) or written permission

Michael Roffi  
Owner(s) Signature or written permission

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

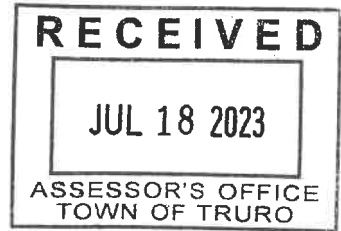


# TOWN OF TRURO

## Assessors Office

### Certified Abutters List

### Request Form



DATE: 7-15-2023  
NAME OF APPLICANT: RONALD SLOWEK/Highland Builders  
NAME OF AGENT (if any): \_\_\_\_\_  
MAILING ADDRESS: 481 Holy Ave Brewster MA, 02631  
CONTACT: HOME/CELL 508-360-5457 EMAIL R.Slowek@Comcast.net  
PROPERTY LOCATION: 5 Highland Ave Truro MA, 02  
(street address)  
PROPERTY IDENTIFICATION NUMBER: MAP 22 PARCEL 33 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 <sup>5</sup>         | <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 <sup>1</sup>                | <input checked="" type="checkbox"/> Special Permit <sup>1</sup> |
| <input type="checkbox"/> Conservation Commission <sup>4</sup> | <input type="checkbox"/> Site Plan <sup>2</sup>                     | <input type="checkbox"/> Variance <sup>1</sup>                  |
| <input type="checkbox"/> Licensing                            | <input type="checkbox"/> Preliminary Subdivision <sup>3</sup>       |   |
| Type: _____   | <input type="checkbox"/> Definitive Subdivision <sup>3</sup>        |   |
|   | <input type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup> |   |
| <input type="checkbox"/> Other _____                          |   | (Fee: Inquire with Assessors)                                   |

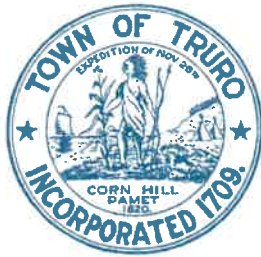
(Please Specify)

**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: 7/18/2023 Date completed: 7/18/2023  
List completed by: [Signature] Date paid: 7/18/2023 Cash/Check #8492

<sup>1</sup>Abutters, 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.  
<sup>2</sup>Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.  
<sup>3</sup>Landowners 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.  
<sup>4</sup>All 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.  
<sup>5</sup>Abutters 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:** July 18, 2023

**To:** Ronald Slowek of Highland Builders

**From:** Assessors Department

**Certified Abutters List:** 5 Highland Avenue (Map 22, Parcel 33)

**Zoning Board of Appeals/ Special Permit**

Attached is a combined list of abutters for the property located at 5 Highland Avenue.

The current owner is J. Michael Roffi.

The names and addresses of the abutters are as of July 14, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

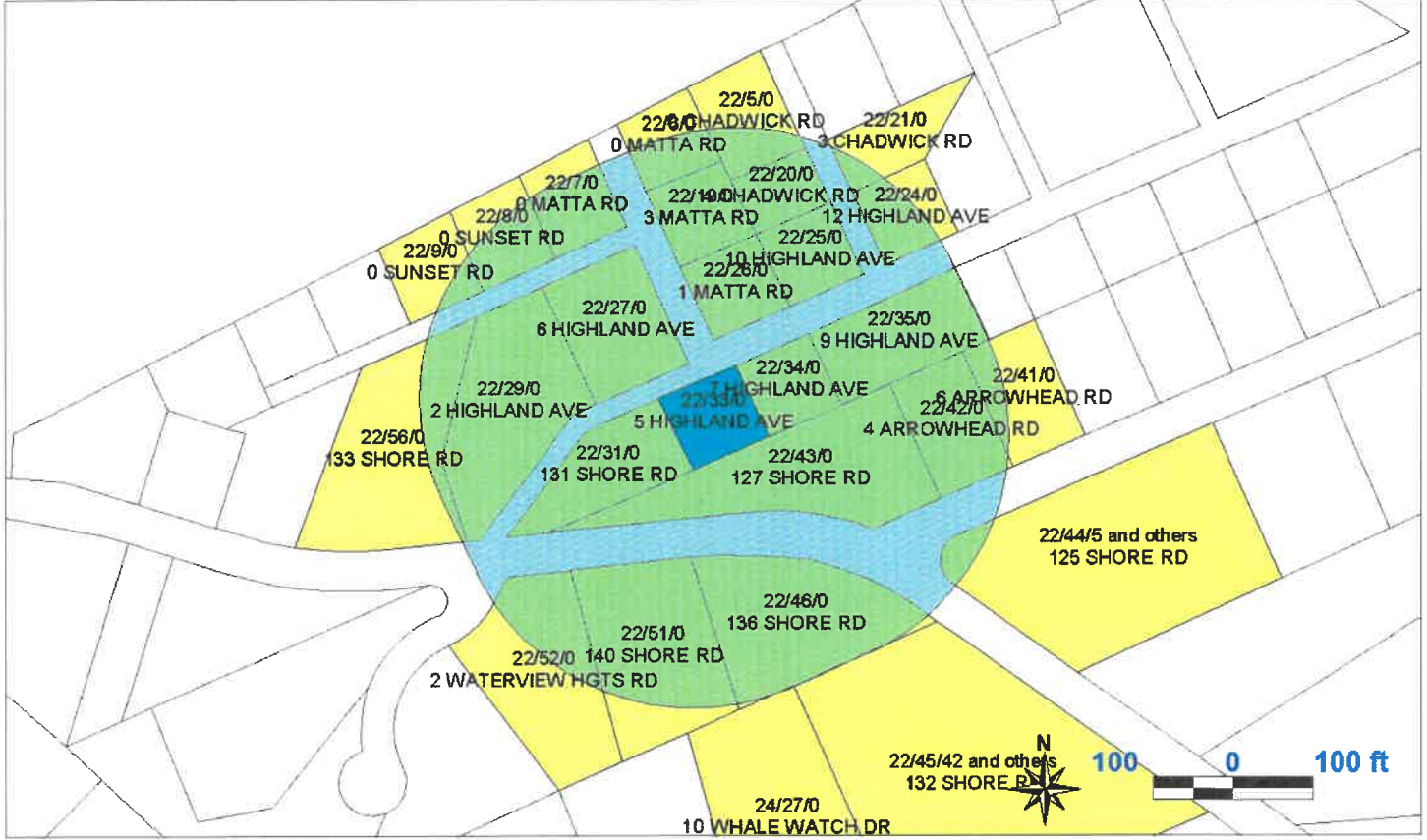
Certified by:

Olga Farrell  
Assessing Clerk



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

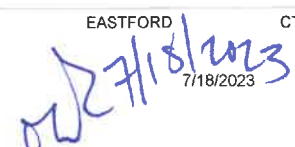
Abutters List Within 300 feet of Parcel 22/33/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
493	22-5-0-E	TOWN OF PROVINCETOWN	0 CHADWICK RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
494	22-6-0-E	TOWN OF PROVINCETOWN	0 MATTA RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
495	22-7-0-E	TOWN OF PROVINCETOWN	0 MATTA RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
496	22-8-0-E	TOWN OF PROVINCETOWN	0 SUNSET RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
497	22-9-0-E	TOWN OF PROVINCETOWN	0 SUNSET RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
503	22-19-0-R	HAUTANEN HENRY H JR -LE RMNDR: GROZIER CHRISTINE H	3 MATTA RD	C/O HAUTANEN HENRY H JR PO BOX 47	NO TRURO	MA	02652-0047
504	22-20-0-R	WARD JOHN T & EDGAR JUDY A	4 CHADWICK RD	PO BOX 672	PROVINCETOWN	MA	02657-0672
505	22-21-0-R	WILLARD GWENDOLEN	3 CHADWICK RD	PO BOX 533	NO TRURO	MA	02652-0533
507	22-24-0-R	BRODSKY IRA & ENRIGHT MARK	12 HIGHLAND AVE	PO BOX 1019	N TRURO	MA	02652
508	22-25-0-R	MORIARTY JOAN C ET AL	10 HIGHLAND AVE	PO BOX 265	NO TRURO	MA	02652
509	22-26-0-R	FERRARI-SCACCO CARLA T	1 MATTA RD	PO BOX 118	NO TRURO	MA	02652-0118
510	22-27-0-R	OTOOLE MICHAEL & SUSAN	6 HIGHLAND AVE	194 MCCULLOCH PL	RENSSELAER	NY	12144
511	22-29-0-R	VENINGER JAMES M & LAURIE R	2 HIGHLAND AVE	PO BOX 120	NO TRURO	MA	02652-0120
513	22-31-0-R	MATRANGO BERNARD & FRANCIS J	131 SHORE RD	PO BOX 261	N TRURO	MA	02652-0261
515	22-33-0-R	ROFFI J MICHAEL	5 HIGHLAND AVE	303 FELLSSWAY WEST	MEDFORD	MA	02155

*Handwritten signature:* [Signature]  
 7/18/2023  
 Page 1

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
516	22-34-0-R	MCNULTY JAMES & MENOLD RALPH E	7 HIGHLAND AVE	PO BOX 783	NO TRURO	MA	02652-0783
517	22-35-0-R	CLINTON C KERSHAW LIVING TRUST TRS: CLINTON C KERSHAW	9 HIGHLAND AVE	POB 909	NO TRURO	MA	02652
523	22-41-0-R	JONES JOHN & BONNIE LEE & MOSCA THOMAS R	6 ARROWHEAD RD	PO BOX 800	NO TRURO	MA	02652-0800
524	22-42-0-R	GUY MICHAEL A & MEAGHER PADRIC	4 ARROWHEAD RD	PO BOX 693	NO TRURO	MA	02652
525	22-43-0-R	WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO	127 SHORE RD	PO BOX 261	NO TRURO	MA	02652
526	22-44-1-R	KESELIS GARY J & MARILYN H	125 SHORE RD	20 PARK ROAD	BARKHAMSTED	CT	06063
527	22-44-2-R	IANNAZZI MARK & BROWN CHRISTOPHER	125 SHORE RD	11 EAST WAY	BEDFORD	NY	10506
528	22-44-3-R	WHALEN DAVID M	125 SHORE RD	204 PORTLAND ST	SO BERWICK	ME	03908
529	22-44-4-R	IANNAZZI MARK L & MICHAEL L	125 SHORE RD	11 EAST WAY	BEDFORD	NY	10506
530	22-44-5-R	PIWNICKI LAWRENCE J & PIWNICKI CHRISTINE T	125 SHORE RD	PO BOX 473	NORTH TRURO	MA	02652
531	22-44-6-R	GARCIA GILBERT E JR.	125 SHORE RD	2900 NORTH EAST 33RD COURT UNIT 504	FORT LAUDERDALE	FL	33306
532	22-44-7-R	BOWEN ALBERT L JR	125 SHORE RD	226 BRADFORD ST	PROVINCETOWN	MA	02657
533	22-44-9-R	JUSTICE FAITH	125 SHORE RD	44 CHURCHILL ST	NEWTONVILLE	MA	02460
534	22-44-10-R	KAMBAR CAROL & LEDOUX KATHRYN	125 SHORE RD	60 WAMSUTTA RD	EASTHAM	MA	02642
535	22-44-11-R	WILLIAMS GLORIA LYNN & PIGHETTI HEATHER LYNN	125 SHORE RD	33 SKIPPER LN	WESTFIELD	MA	01085
536	22-44-12-R	PARKER GEORGE & CHRISTINE	125 SHORE RD	117 STONELEIGH RD	WATERTOWN	MA	02472
537	22-44-14-R	FESSLER KEVIN E	125 SHORE RD	54 BRADFORD STREET, UNIT 2-1	PROVINCETOWN	MA	02657
538	22-44-15-R	FRASCARELLI WILLIAM A	125 SHORE RD	15 HERBERTSON RD	JAMAICA PLAIN	MA	02130
539	22-44-16-R	ATKINS-BURNS FAMILY TRUST TRS:ATKINS HERBERT E ET AL	125 SHORE RD	PO BOX 537	NEW YORK	NY	10009
541	22-44-18-R	ROY RONALD BASS & BRIAN JAMES MCCARTHY REV LIV TRUST	125 SHORE RD	3960 OAKS CLUBHOUSE DR #509	POMPANO BEACH	FL	33069
6951	22-44-19-E	HIGHLAND ACRES CONDO TRUST	125 SHORE RD	125 SHORE RD	NO TRURO	MA	02652
542	22-45-1-R	HUNT KEITH	132 SHORE RD	9 BROWN ST	PROVINCETOWN	MA	02657
543	22-45-2-R	GILLIS EDWARD	132 SHORE RD	PO BOX 1284	KEY WEST	FL	33041
544	22-45-3-R	CLANCY RICHARD F & PAULA A	132 SHORE RD	7170 OKEECHOBEE BLVD, APT 1209	WEST PALM BEACH	FL	33411
545	22-45-4-R	FERRANTE JOSEPH	132 SHORE RD	34 ROSSMORE RD UNIT 2	JAMAICA PLAIN	MA	02130
546	22-45-5-R	FILIPPONE RAYMOND A	132 SHORE RD	15 HORTON ST	PROVIDENCE	RI	02904
547	22-45-6-R	TAGGART JUNE	132 SHORE RD	PO BOX 396	BEARSVILLE	NY	12409
548	22-45-7-R	NICKERSON IRREVOCABLE TRUST TRS LINDBERG LAURA ET AL	132 SHORE RD	8 DEER RUN DRIVE	WESTFORD	MA	01886
549	22-45-8-R	GOODWIN SUZANNE	132 SHORE RD	73 ADAMS RD	HAYDENVILLE	MA	01039
550	22-45-9-R	BLITZER LAURA	132 SHORE RD	285 SAINT MARKS PLACE, UNIT 4M	STATEN ISLAND	NY	10301
551	22-45-10-R	OTTO KEVIN & ELLIS CYNTHIA	132 SHORE RD	17 NORWOTTUCK DR	HADLEY	MA	01035
552	22-45-11-R	PAUSE JOHN & TRACEY	132 SHORE RD	3 LOIS COURT	COLONIE	NY	12205
553	22-45-12-R	BERGER FRANCES	132 SHORE RD	2-6 COUNTRYSIDE LN	MIDDLETOWN	CT	06457-5578
554	22-45-13-R	BLITZER MARTHA A	132 SHORE RD	54 CODDINGTON AVE	STATEN ISLAND	NY	10306-4306
555	22-45-14-R	CABAN SONIA	132 SHORE RD	4 LINES RD	WOODBIDGE	CT	06525
556	22-45-15-R	KROLL PHYLLIS J LIFE ESTATE RMNDR: FRANCINE M ABBOTT	132 SHORE RD	53 OCEAN AVE #209	BAY SHORE	NY	11706
557	22-45-16-R	NORTON ROSEMARIE T	132 SHORE RD	97 GLENDALE RD	AMHERST	MA	01002-3214
558	22-45-17-R	GARRETT SANDRA A	132 SHORE RD	96 NEW LENOX RD	LENOX	MA	01240
559	22-45-20-R	WLLM G FRANK REVOC LIVING TRST TRS: WILLIAM G. FRANK	132 SHORE RD	2000 NO BAYSHORE DR, UNIT 315	MIAMI	FL	33137
560	22-45-21-R	GREEN JULIANNE	132 SHORE RD	45 HULL SHORE DR APT# 205	HULL	MA	02045-2776
561	22-45-22-R	SOUZA SYLVIA A & BRUCE E	132 SHORE RD	153 POMFRET RD	EASTFORD	CT	06242


  
 7/18/2023 Page 2

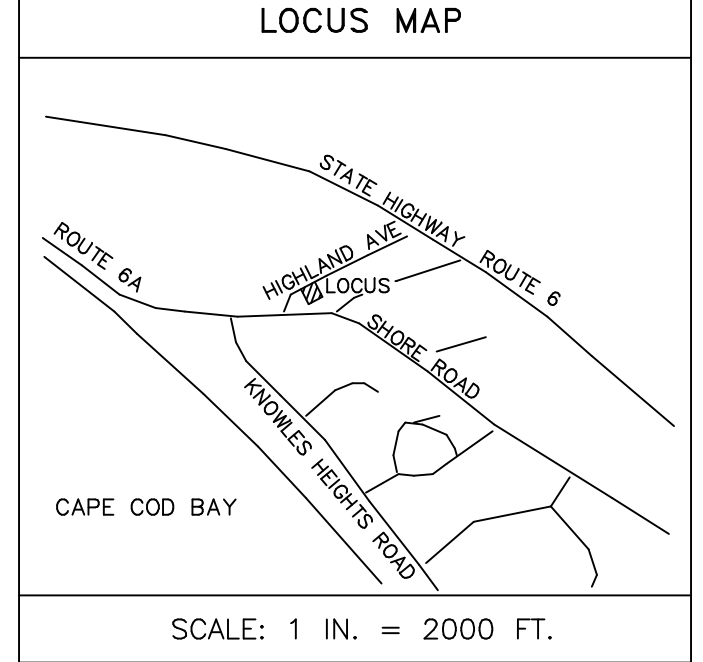
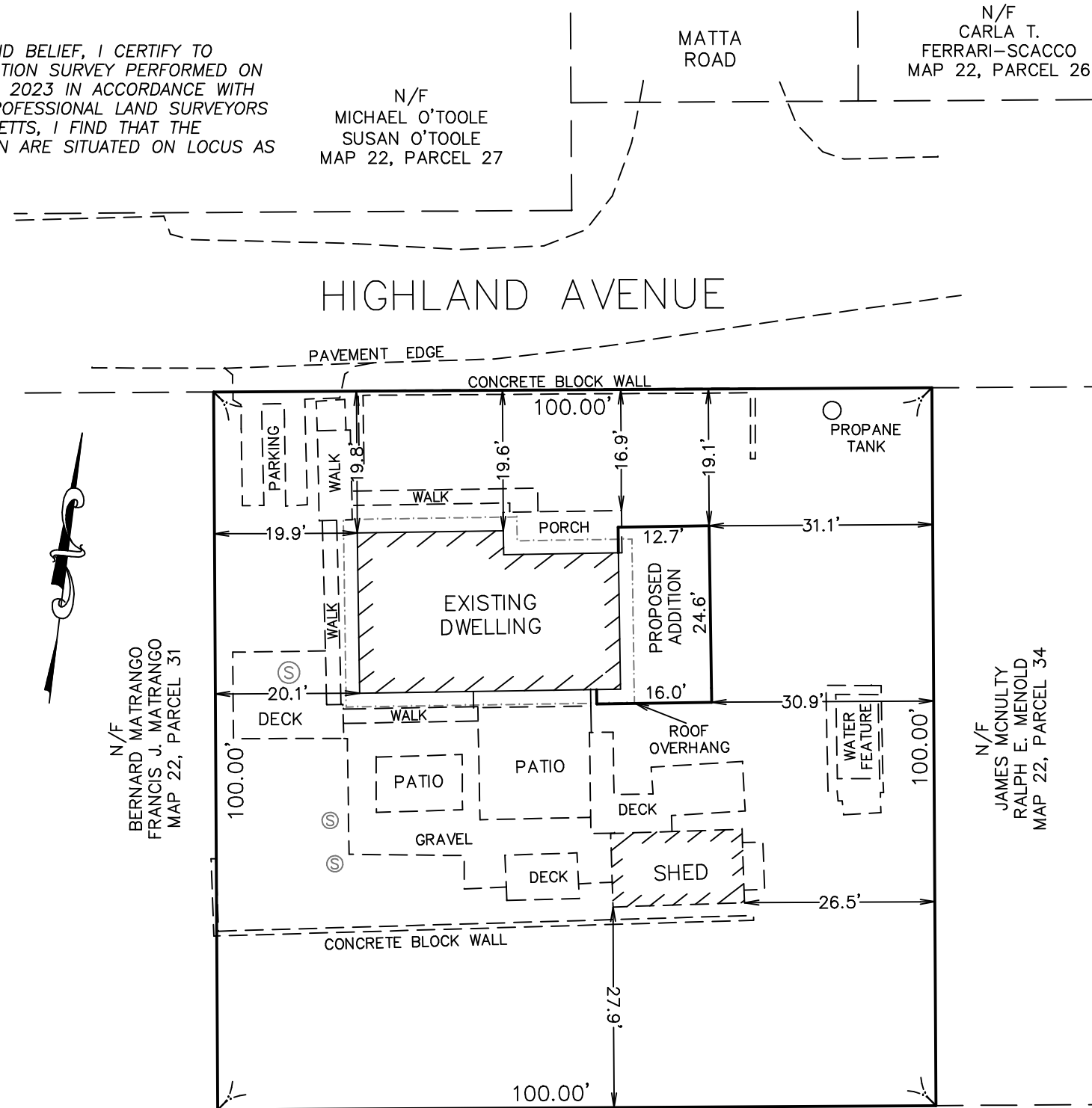
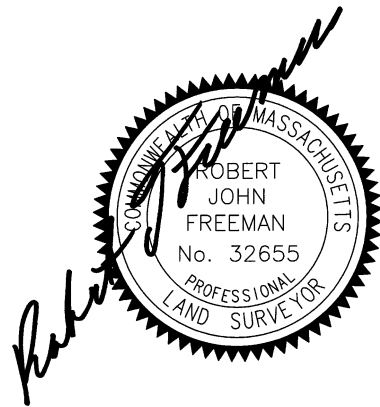
Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
562	22-45-23-R	GERAINE JEANNE	132 SHORE RD	36 KREAMER ST	BELLPORT	NY	11713
563	22-45-24-R	WIDDICK FRANCES R & DYER MARY E	132 SHORE RD	5125 STATE HIGHWAY	EASTHAM	MA	02642
564	22-45-25-R	CANCILLA JOAN & DORE JEANNE	132 SHORE RD	96 WIGWAM ST	WELLFLEET	MA	02667
565	22-45-26-R	WOJCIK BARBARA LYNN	132 SHORE RD	PO BOX 35	NO TRURO	MA	02652
566	22-45-27-R	TWEEDY KATHERINE L & MACCARON DENISE	132 SHORE RD	27 FOREST TRAIL	RIDGE	NY	11961
567	22-45-28-R	SMITH PETER	132 SHORE RD	6008 FLORENCIA LANE	AUSTIN	TX	78724
568	22-45-29-R	ZIMMIE THOMAS F REV TRUST TRS: ZIMMIE THOMAS F	132 SHORE RD	39 ZELENKE DR	WYNANTSKILL	NY	12198-8627
569	22-45-30-R	LEACH/CALKINS REVOCABLE TRUST TRS: R.A. LEACH & C.L. CALKINS	132 SHORE RD	404 PICASSO DR	NOKOMIS	FL	34275
570	22-45-31-R	LEACH / CALKINS REVOC TRUST TRS: CAMI CALKINS & RUTH LEACH	132 SHORE RD	404 PICASSO DR	NOKOMIS	FL	34275
571	22-45-40-R	FILIPPONE RAYMOND A	132 SHORE RD	15 HORTON ST	PROVIDENCE	RI	02904
572	22-45-41-R	MUSCARA JOAN & MUSCARA JOS & MATTHEW JOSEPH MUSCARA	132 SHORE RD	196 HILLSIDE AVE	WYCKOFF	NJ	07481
573	22-45-42-R	FILIPPONE RAYMOND A	132 SHORE RD	15 HORTON ST	PROVIDENCE	RI	02904
574	22-45-43-R	HUNT GREGG W	132 SHORE RD	PO BOX 518	BETHLEHEM	CT	06751-0518
575	22-45-44-R	FORGIT DOUGLAS & CYNTHIA	132 SHORE RD	32 TAFT ST	MILFORD	MA	01757
576	22-45-45-R	ARNOLD THOMAS G & BEAUCHAMP PAUL J	132 SHORE RD	2 BURTON ST	BRIGHTON	MA	02135
577	22-45-46-R	CALACONE DONNA MARIE	132 SHORE RD	25 LAZY D DRIVE	EASTHAMPTON	MA	01027
578	22-45-47-R	LYNCH DIANE & JURCZYK CHRIS	132 SHORE RD	114 MONTICELLO DR	BRANFORD	CT	06405
579	22-45-48-R	TERRY LEE HOCHMUTH REV TRUST TRS: TERRY LEE HOCHMUTH	132 SHORE RD	416 NORTH 16TH ST	PADUCAH	KY	42001
580	22-45-49-R	LIMSKY DREW	132 SHORE RD	717 JEFFERSON AVE, UNIT 5	MIAMI BEACH	FL	33139
581	22-45-50-R	CAROLYN J SMITH 2014 REV TRUST TRS: CAROLYN J SMITH	132 SHORE RD	9 FRANK ST	WORCESTER	MA	01604
582	22-45-51-R	CRAIG ROBERT JR	132 SHORE RD	PO BOX 78	MIDDLE HADDAM	CT	06456
6894	22-45-52-E	BRAEMAR CONDO TRUST	132 SHORE RD	132 SHORE ROAD	TRURO	MA	02666
583	22-46-0-R	WALDO RICHARD J	136 SHORE RD	PO BOX 687	PROVINCETOWN	MA	02657
587	22-51-0-R	DUPREE JEFFREY A & JULIA L	140 SHORE RD	PO BOX 576	NO TRURO	MA	02652-0576
588	22-52-0-R	PARKER ERIC & BEST-PARKER DEBRA	2 WATERVIEW HGTS RD	PO BOX 965	NO TRURO	MA	02652
592	22-56-0-R	ANNESE ROBERTA V	133 SHORE RD	PO BOX 615	PROVINCETOWN	MA	02657-0615
615	24-27-0-R	BUENO RAPHAEL & POVERMAN KATE	10 WHALE WATCH DR	39 ADAMS ST	BROOKLINE	MA	02446

*Handwritten signature*  
7/18/2023

**SURVEYOR'S CERTIFICATION:**

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO J. MICHAEL ROFFI THAT AS THE RESULT OF A LOCATION SURVEY PERFORMED ON THE GROUND ON JANUARY 29, 2023 AND JULY 12, 2023 IN ACCORDANCE WITH THE NORMAL STANDARD OF CARE EXERCISED BY PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, I FIND THAT THE EXISTING DWELLING, SHED AND PROPOSED ADDITION ARE SITUATED ON LOCUS AS SHOWN HEREON.

*Robert J. Freeman*  
 PROFESSIONAL LAND SURVEYOR  
 DATE: AUGUST 9, 2023

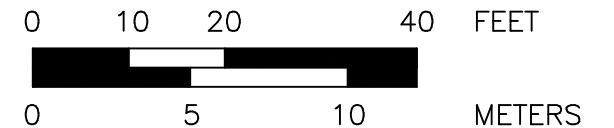


**PROJECT DATA**

OWNER OF RECORD:  
 J. MICHAEL ROFFI  
 DEED BOOK 12004, PAGE 144  
 PLAN BOOK 106, PAGE 57, OCTOBER 1952

ASSESSOR'S MAP 22, PARCEL 33  
 PARCEL AREA: 10,000 SQ.FT.±  
 ZONING: RESIDENTIAL DISTRICT  
 LIMITED BUSINESS (ROUTE 6A) DISTRICT

\*\* CONTACT THE TRURO BUILDING COMMISSIONER AND REFER TO CURRENT ZONING REGULATIONS FOR SETBACKS, BUILDING COVERAGE, ETC.



**ZONING TABLE**

DIMENSIONAL REQUIREMENT	REQUIRED *	EXISTING	CONFORMS	PROPOSED ADDITION	CONFORMS
MINIMUM LOT SIZE	5000 SQ.FT.	10000 SQ.FT.	YES *	10000 SQ.FT.	YES *
MINIMUM LOT FRONTAGE	50 FT.	100 FT	YES *	100 FT	YES *
MINIMUM FRONTYARD SETBACK	25 FT	16.9 FT EXISTING	NO	19.1 FT PROPOSED	NO
MINIMUM SIDEYARD SETBACK	25 FT	19.9 FT EXISTING	NO	30.9 FT PROPOSED	YES
MAXIMUM BUILDING HEIGHT	2 STORIES, 30'	1 STORY	YES *	1 STORY	YES *
MINIMUM BACKYARD SETBACK	25 FT	27.9 TO SHED	YES	56.2 FT PROPOSED	YES
LOT SHAPE	NA				
LOT COVERAGE		22.5%		25.7%	

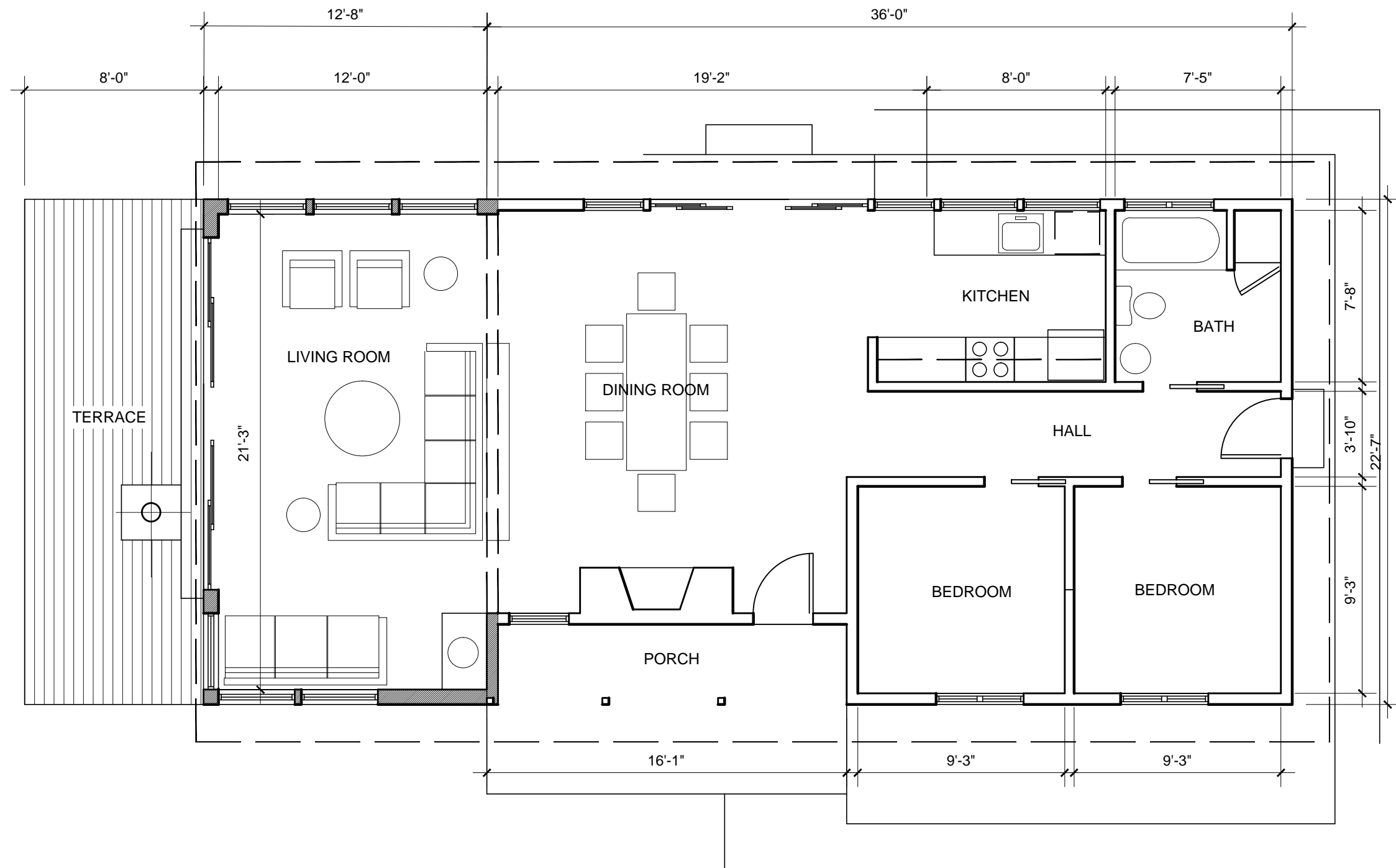
\* BYLAW SEC. 50.1 A, NOTE 2, LOT CREATED PRIOR TO FEB 15, 1960

\*\* CONTACT THE TRURO BUILDING COMMISSIONER AND REFER TO CURRENT ZONING REGULATIONS FOR SETBACKS, BUILDING COVERAGE, ETC.

N/F  
 WHITE CAPS COTTAGES LLC  
 MAP 22, PARCEL 43

REVISED: AUGUST 9, 2023

~ 5 HIGHLAND AVENUE ~  
 SITE PLAN OF LAND IN  
 TRURO, MA  
 AS PREPARED FOR:  
 J. MICHAEL ROFFI  
 SCALE: 1in. = 20ft. JULY 14, 2023  
 SCHOFIELD BROTHERS OF CAPE COD  
 LAND SURVEYING AND ENVIRONMENTAL PERMITTING  
 161 CRANBERRY HIGHWAY - P.O. BOX 101  
 ORLEANS, MASS. 02653  
 (508) 255-2098 0-12638



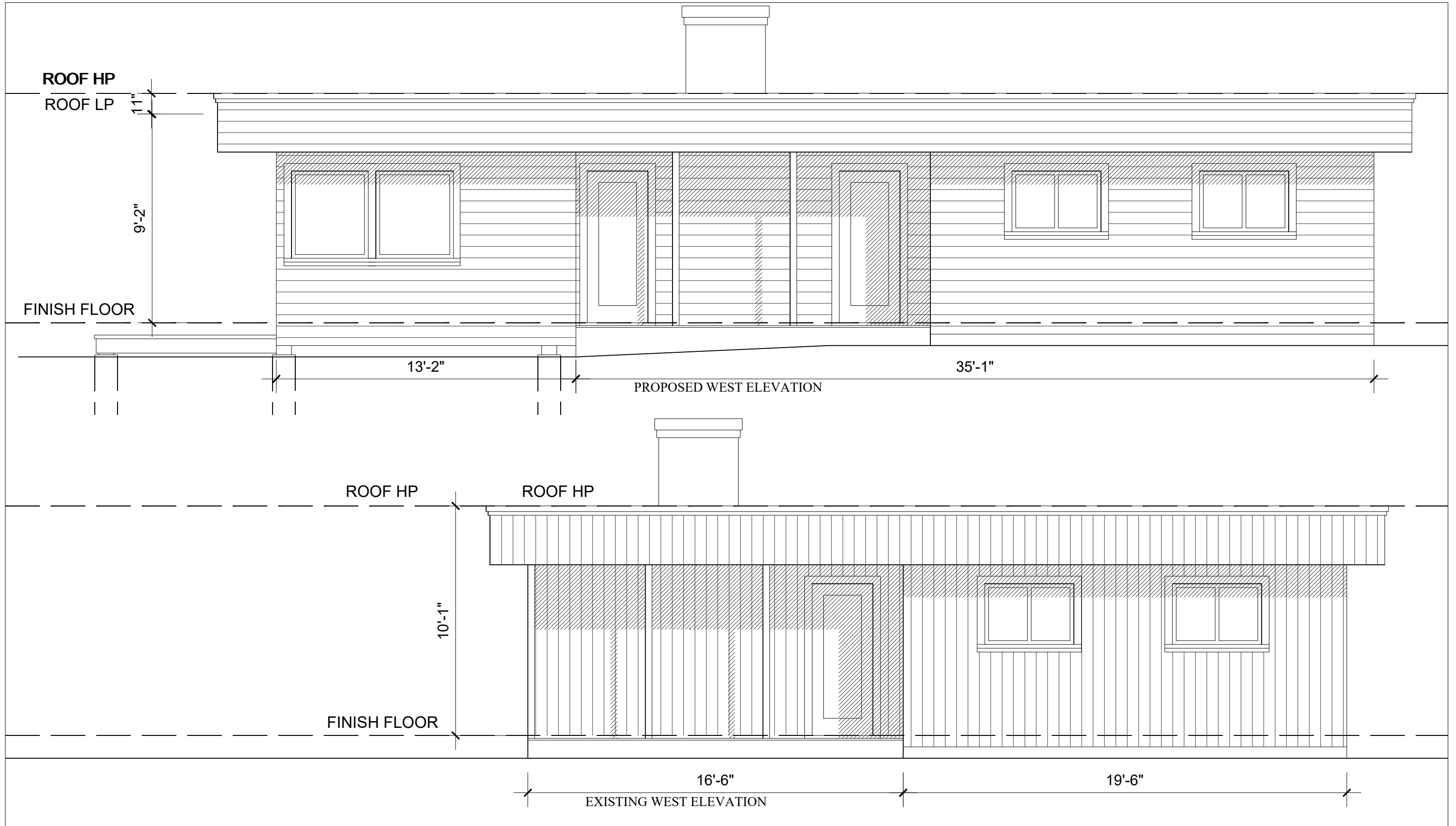
**TED SMITH**  
 Architect, LLC  
 12 Dartmouth Place . Boston  
 422 Commercial Street . Provincetown  
 617 . 247 . 0023  
 TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE  
**5 HIGHLAND AVENUE**  
 North Truro, Massachusetts

DRAWING TITLE  
**PROPOSED FIRST FLOOR PLAN**

SCALE  
 3/16 = 1'-0"  
 DATE  
 5 OCTOBER 2021

SHEET NO.  
**A1.1**



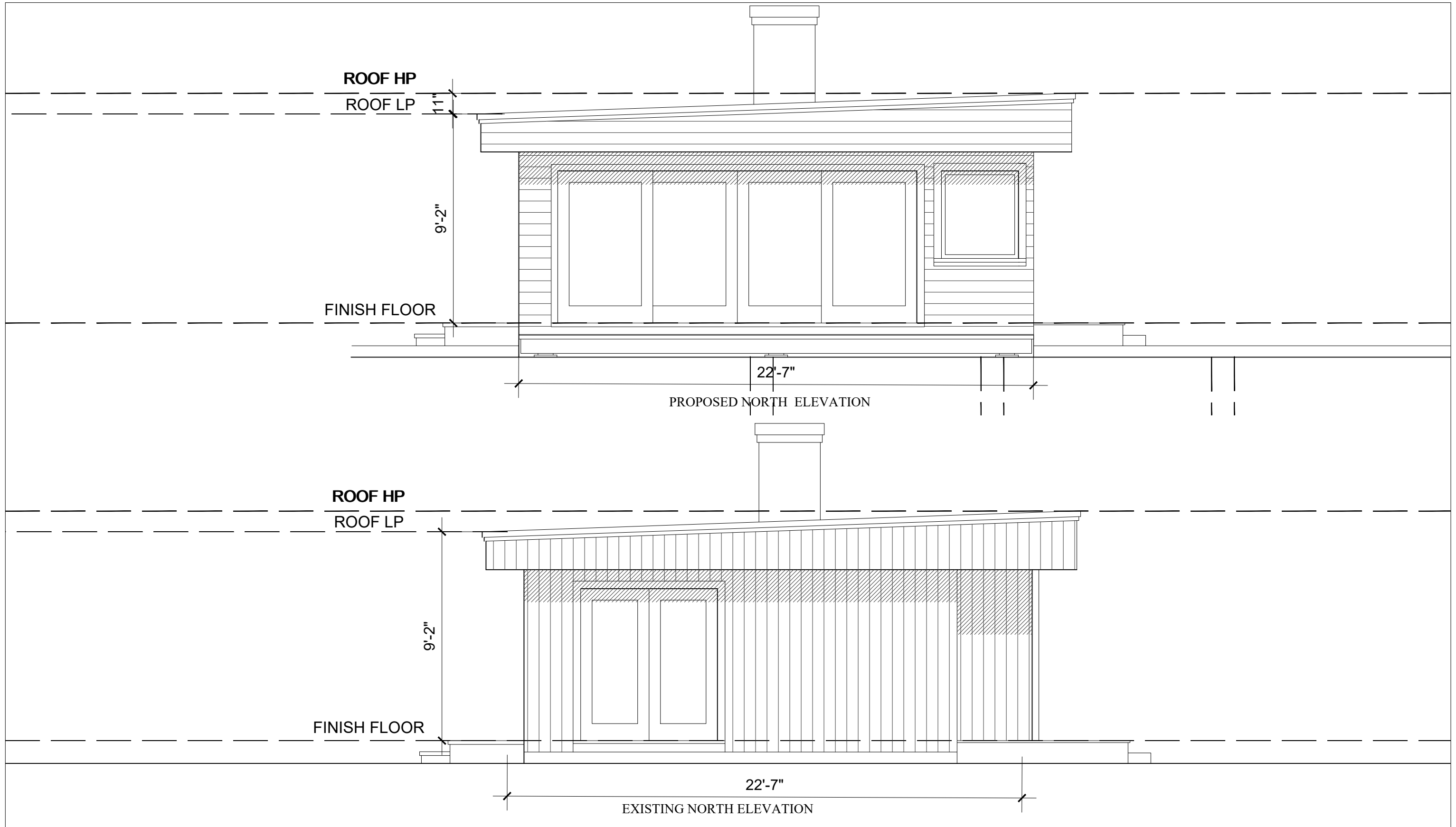
**TED SMITH**  
Architect, LLC  
12 Dartmouth Place . Boston  
422 Commercial Street . Provincetown  
617 . 247 . 0023  
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE  
**5 HIGHLAND AVENUE**  
North Truro, Massachusetts

DRAWING TITLE  
**WEST ELEVATION**

SCALE  
3/16 = 1'-0"  
DATE  
30 AUGUST 2023

SHEET NO.  
**A2.1**



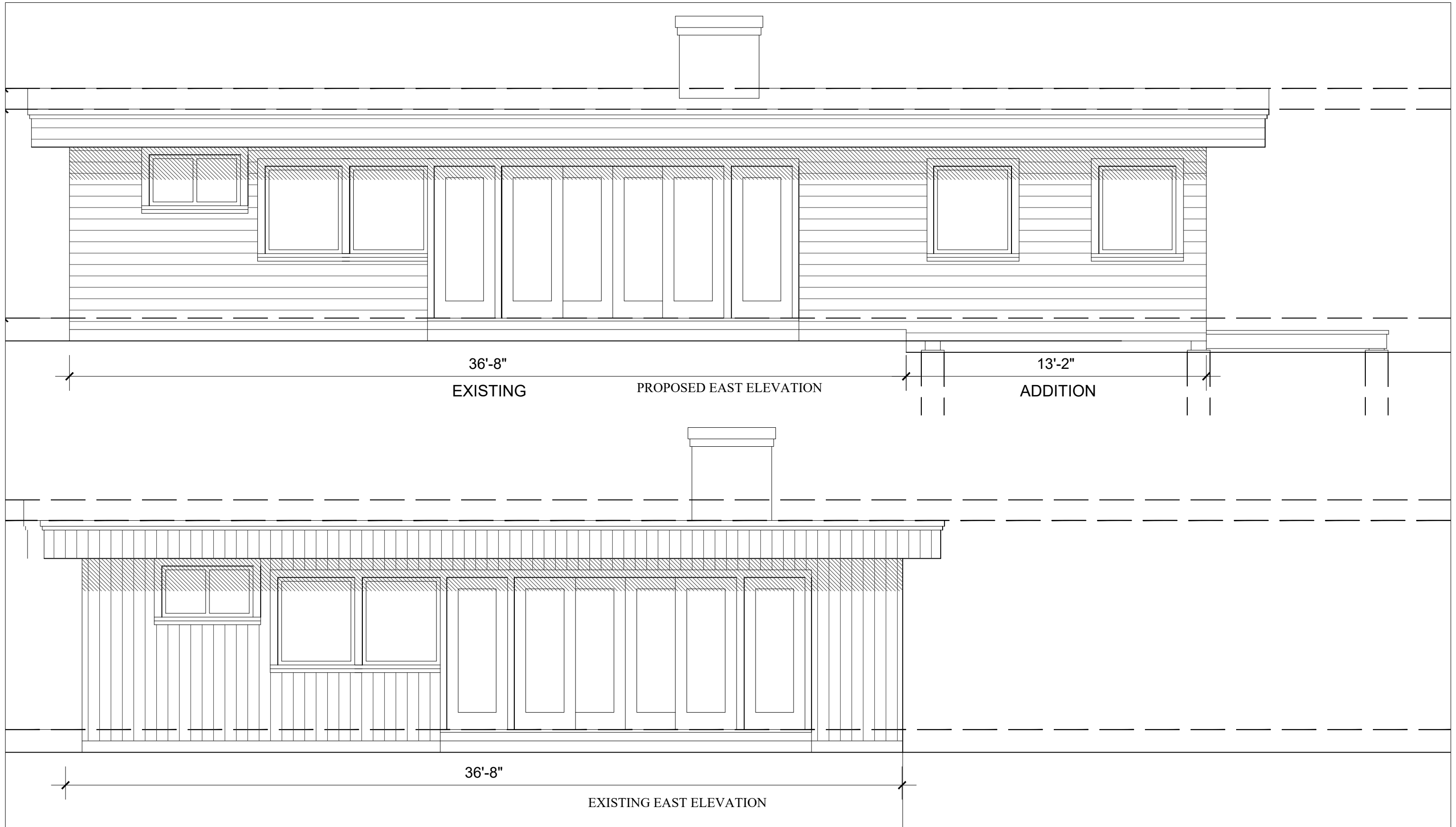
**TED SMITH**  
 Architect, LLC  
 12 Dartmouth Place . Boston  
 422 Commercial Street . Provincetown  
 617 . 247 . 0023  
 TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE  
 5 HIGHLAND AVENUE  
 North Truro, Massachusetts

DRAWING TITLE  
 NORTH ELEVATION

SCALE  
 3/16 = 1'-0"  
 DATE  
 30 AUGUST 2023

SHEET NO.  
**A2.2**



**TED SMITH**  
 Architect, LLC  
 12 Dartmouth Place . Boston  
 422 Commercial Street . Provincetown  
 617 . 247 . 0023  
 TEDSMITHARCHITECT@GMAIL.COM

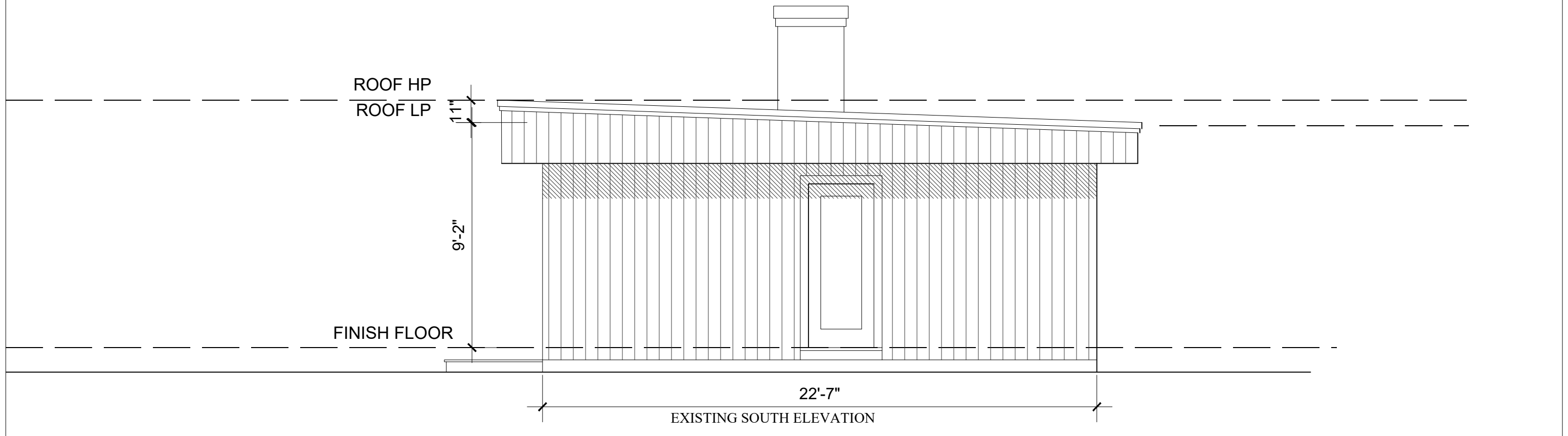
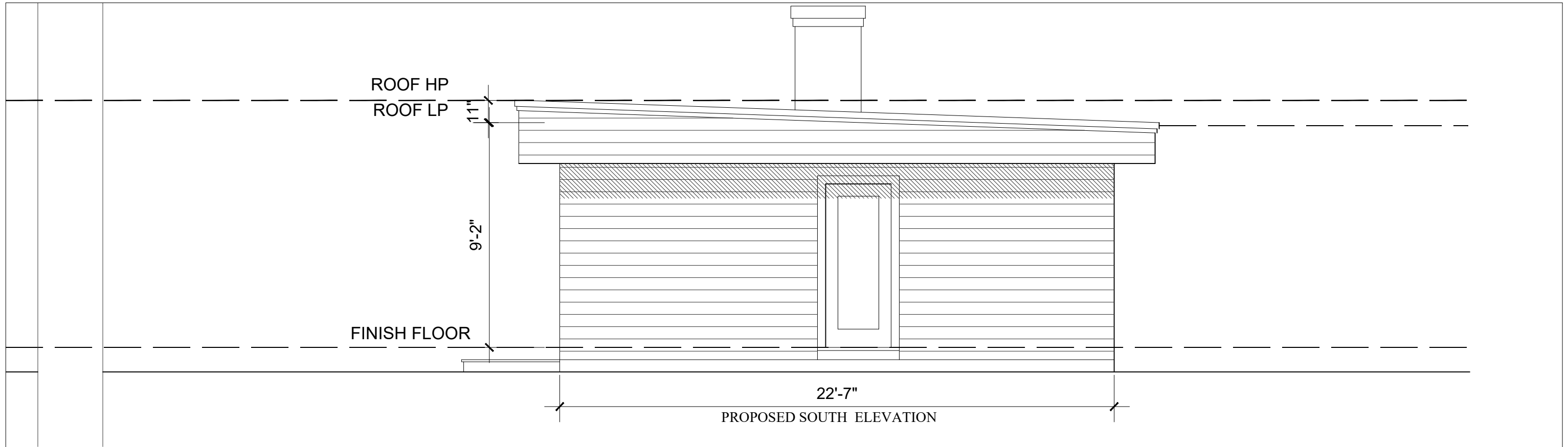
PROJECT TITLE  
**5 HIGHLAND AVENUE**  
 North Truro, Massachusetts

DRAWING TITLE  
**EAST ELEVATION**

SCALE  
 3/16 = 1'-0"  
 DATE  
 30 AUGUST 2023

SHEET NO.  
**A2.3**





<p><b>TED SMITH</b> Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>5 HIGHLAND AVENUE North Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>SOUTH ELEVATION</p>	<p>SCALE</p> <p>3/16 = 1'-0"</p> <p>DATE</p> <p>30 AUGUST 2023</p>	<p>SHEET NO.</p> <p><b>A2.4</b></p>
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