



Truro Planning Board Agenda

Wednesday, December 4, 2019 – 5:00 pm

Truro Select Board Meeting Room

Truro Town Hall

24 Town Hall Road, Truro, MA 02666

Open Meeting

Public Comment Period

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

Temporary Sign Permit Applications

Outer Cape Chorale, for two (2) signs, 3' x 2½' to be located near the Library on Route 6 at Standish Way and near Aldrich Road on Route 6. The signs will be installed on December 5th and removed December 16th for a concert on December 13th and 14th.

Public Hearing – Continued

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

Board Action/Review

2019-009/SPR – Warm Salt Breeze [Linda Noons Rose], for property located at 1 Sand Pit Road (Atlas Map 39, Parcel 164). Applicant seeks Waiver of Commercial Development Site Plan under §70.9 of the Truro Zoning Bylaw for construction of a 25' x 36' metal building for machine storage.

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

Update on past Work Sessions.

Discussion for setting dates for future Board public workshops.

Approval of Minutes

September 18, 2019

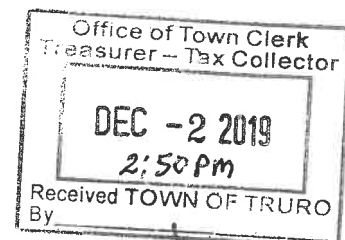
October 8, 2019 – 3 Edgewood Way (Castle Hill) Site Visit Minutes

October 23, 2019

Next Meeting

Wednesday, December 18, 2019, at 5:00 p.m.

Adjourn



TEMPORARY SIGN PERMIT REQUEST

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
PAID \$25.00 Fee
NOV 19 2019
Received TOWN OF TRURO
By Molly Stefen

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Outer Cape Chorale **Date:** Nov 19 2019

Applicant Contact Information: Po 1128 Truro 02666
Mailing Address

617 218 7135 carebrotman@comcast.net
Phone Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 3' Width 2 1/2' *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): Near library on Rt 6 at Grand St
near Aldrich Rd on Rt 6

Map(s): — **Parcel(s):** — *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: CONCERT
Dec 13 + 14

Date When Sign(s) will be: Installed: Dec 5 Removed: Dec 16

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
Town of Truro
Name Mailing Address

Phone Email

Applicant Signature Carl Brotman Nov 19 2019
Applicant Printed Name CARL BROTMAN Date

Owner Signature — —
(which also authorizes the use of the property) Date
Owner Printed Name —

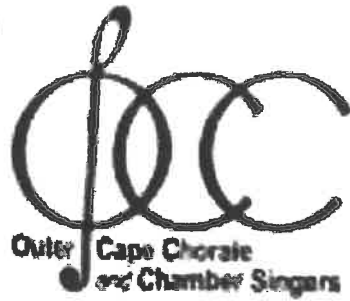
Planning Board Action: **Approved** — **Approved w/Conditions** — **Denied** —

Conditions: —

Board Signature: — **Title** — **Date:** —

cc: Building Commissioner, Select Board

Outer
Cape



CHORALE

Dec. 8 & 9

P-Town Hall

7 PM Free

PUBLIC HEARING – CONTINUED



Planning Board

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

Staff Report

December 4, 2019

Public Hearings:

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

The Applicant requests to continue to the meeting of December 18th to provide adequate time to receive comment from the Health Agent and the Board of Health.

Motion:

I move to continue Case 2019-006 PB to the regularly scheduled Planning Board meeting of December 18, 2019.

Public Meeting:

2019-009 SPR – Warm Salt Breeze [Linda Noons Rose], for property located at 1 Sand Pit Road (Atlas Map 39, Parcel 164). Applicant seeks Waiver of Commercial Development Site Plan under §70.9 of the Truro Zoning Bylaw for construction of a 25' x 36' metal building for machine storage.

The Applicant requests a Waiver of Commercial Site Plan Review under §70.9 of the Bylaw. The proposal is for a new pre-fabricated metal building on a portion of the site that staff understands is currently vacant. The plans supplied clearly state that existing structures are not shown, and thus it is difficult to establish the proposed location in

relation to the rest of the site. No other project description or narrative has been provided.

§70.9 states, in part, that the Board may waive Site Plan Review for “the alteration or reconstruction of an existing building or structure or new use or change of use.” As the proposal is for a new structure, staff suggests that the proposal is not eligible for a waiver.

Staff suggests that the Board allow the Applicant to withdraw their application without prejudice. Alternately, the Board can vote to deny the application.

Motions:

I move to allow the application for Case 2019-009 SPR to be withdrawn without prejudice as requested by the applicant.

- or -

I move to deny the application for Case 2019-009 SPR based on the finding that the proposal is not the alteration or reconstruction of an existing building, and, thus, is not eligible for approval under §70.9 of the Truro Zoning Bylaw.

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
2019-006 PB
SEP - 9 2019
\$275.00 fee paid
Received TOWN OF TRURO
By *Juan L. Joseph*

Form B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date 9-6-2019

To the Planning Board of the Town of Truro, MA

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Definitive Subdivision Plan of Land in Truro, MA
Abigail B. Schirmer, Audrey Schirmer and Joseph M. Schirmer at Route 6 and Amity Lane

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

Located: 1 Amity Lane

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

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

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

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

Registry of Deeds Book and Page:

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

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

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

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

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

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

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

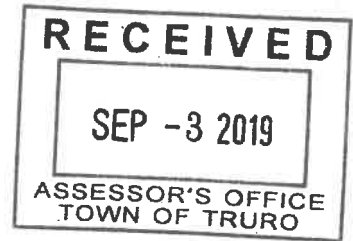


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 9/3/19

NAME OF APPLICANT: Joseph Schirmer

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

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

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

PROPERTY LOCATION: 1 Amity Lane
(street address)

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

ABUTTERS LIST NEEDED FOR: **FEE: \$15.00 per checked item**
(please check all applicable) (Fee must accompany the application unless other arrangements are made)

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

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

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

List completed by: [Signature]

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

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

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

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

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



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

Date: Sept 3, 2019

To: Town of Truro

From: Assessors Department

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

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

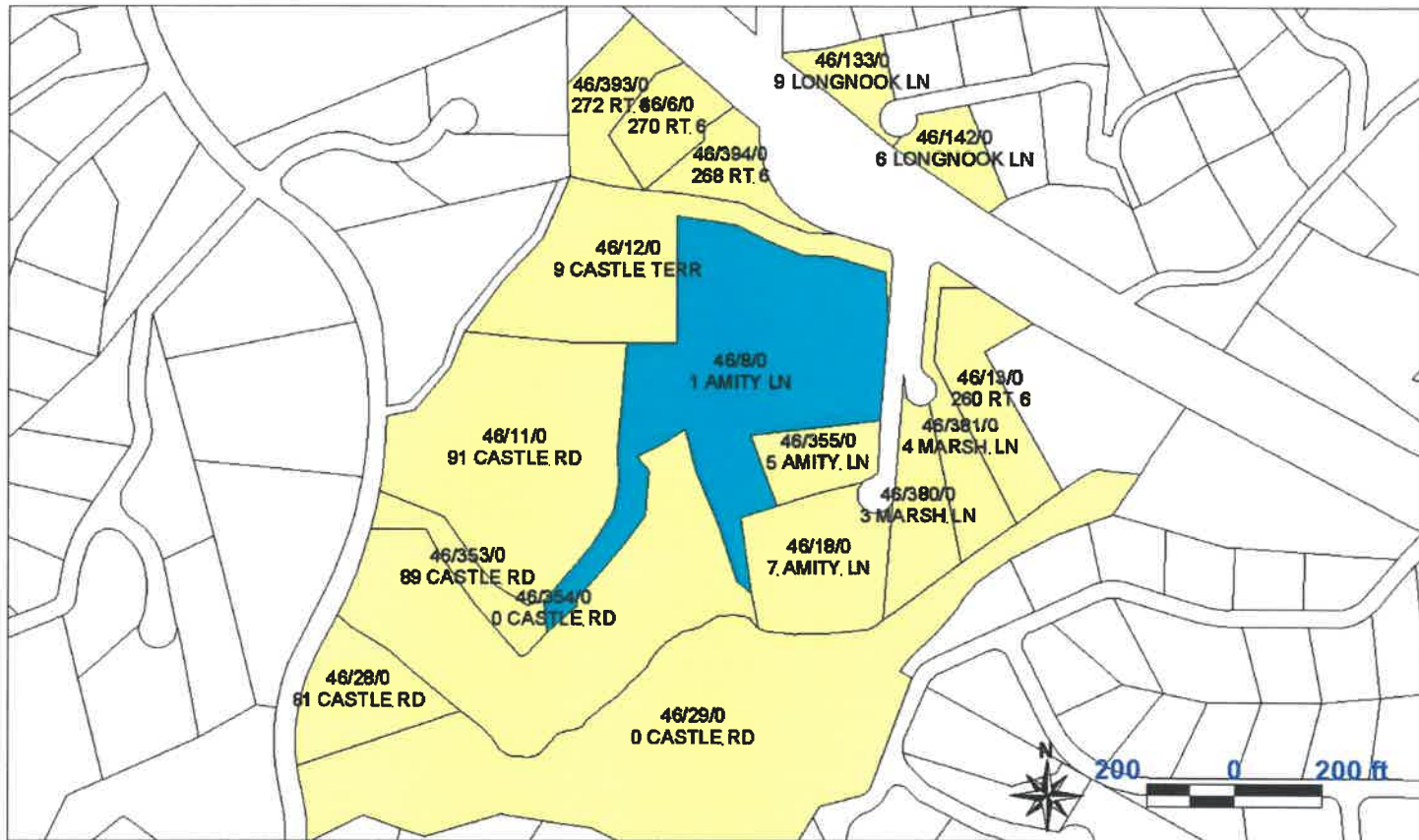
The names and addresses of the abutters are as of August 23, 2019 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Laura Geiges
Assistant Assessor

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

Custom Abutters List



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

LG 9/3/19

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

LG 9/3/19

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

LG 9/3/19

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

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

LETTER OF TRANSMITTAL

TO:

Planning Board
Town of Truro

DATE:

09/09/2019

JOB NUMBER:

2216A

REGARDING:

1 Amity Lane
Application - Preliminary Subdivision Plan

Shipping Method:

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

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

For review and comment:

For approval:

As Requested:

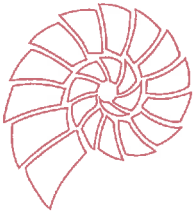
For your use:

REMARKS:

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

From: John O'Reilly/ak

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



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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

September 9, 2019

JMO-2216A

Truro Planning Board
24 Town Hall Road
Truro, MA 02666

RE: Preliminary Definitive Subdivision Plan
1 Amity Lane

Dear Board Members,

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

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

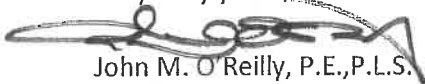
Amity Lane was created by a definitive subdivision for the Schirmer's in plan book 670, page 36, dated April 26, 2017. Amity Lane is improved with a 8 to 10 foot wide gravel/dirt roadway. Amity Lane currently serves the two properties to the south, #5 and #7 Amity lane.

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

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

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

Very truly yours,



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

CC: Town Clerk
Emily Beebe, Health Agent
Client

TOWN OF TRURO



PLANNING BOARD

Form B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date 9-6-2019

To the Planning Board of the Town of Truro, MA

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

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

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

Located: 1 Amity Lane

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

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

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

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

Registry of Deeds Book and Page:

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

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

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

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

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

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

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

John O'Reilly

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

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

kind regards

n

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

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

Nguyen An

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

Hello All,

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

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

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

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

Thank you.
Joe

John O'Reilly

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

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

Nguyen An

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Thank you.
Joe

John O'Reilly

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

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

Joe

Sent from my iPhone

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

>

> Morning Joe.

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

> Please confirm the following:

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

> Conservation Trust

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

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

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

>

> Questions:

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

>

> Thank you

> John O'Reilly

>

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

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

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

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

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

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

> Subject: Surveyor of cape property

>

> Hello All,

>

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

>

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

>

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

>

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

>

> Thank you.

> Joe

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

QUITCLAIM DEED

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

with QUITCLAIM COVENANTS

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

Said land containing an area of approximately 10.63 acres.

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

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

Abigail B. Schirmer
Abigail B. Schirmer, Trustee


COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

AUGUST 31, 2001

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

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



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

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

Joseph M. Schirmer
Joseph M. Schirmer, Trustee

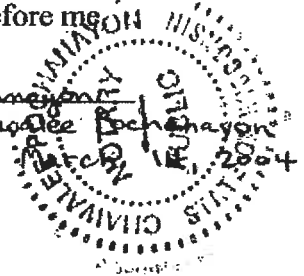
STATE OF WISCONSIN

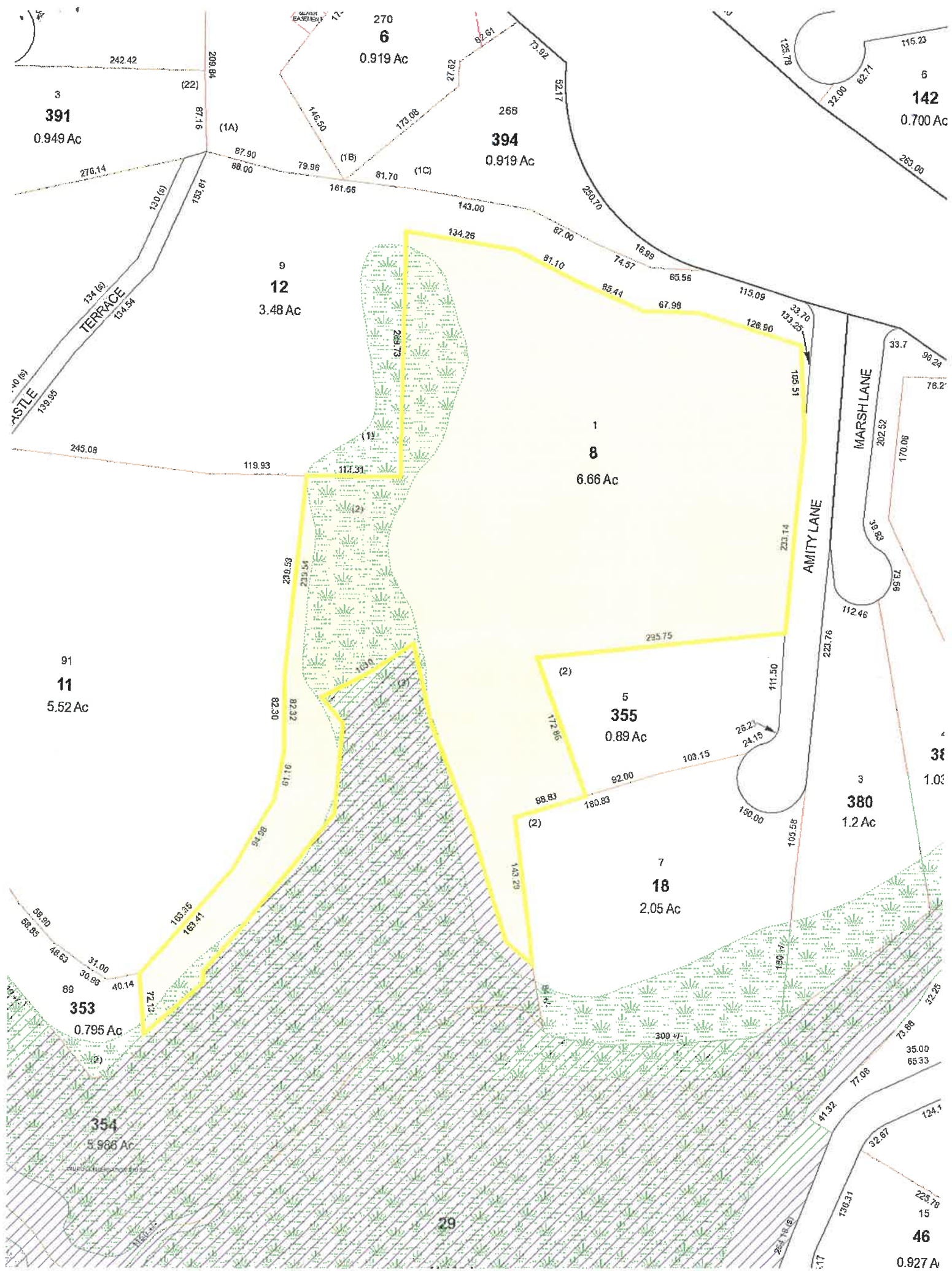
DANE, SS.

September 21, 2001

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

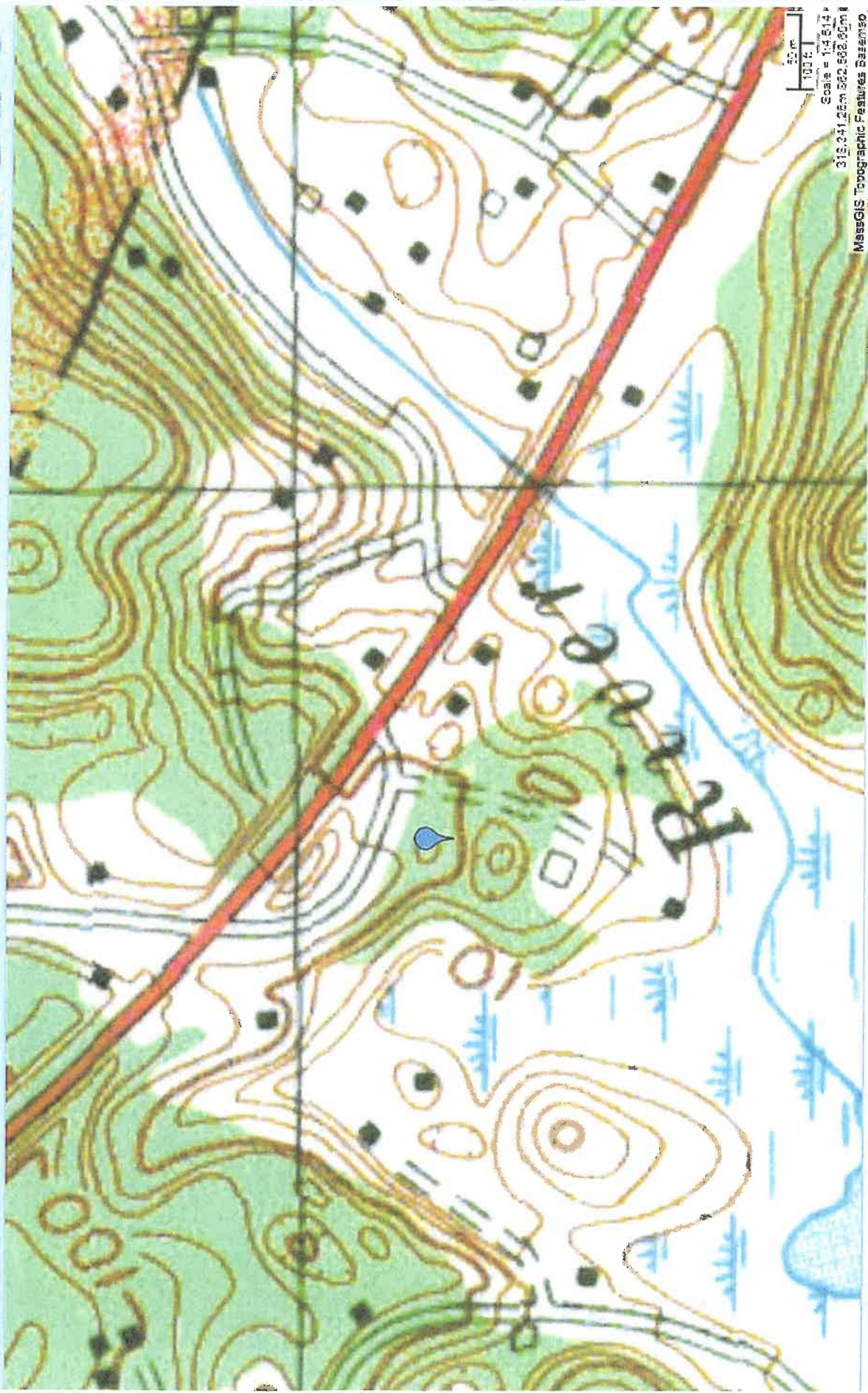
Chauvlee Pochanayon
Notary Public: *Chauvlee Pochanayon*
My Comm. Expires: *March 12, 2004*





Available Data

- Search capability
- Seisus 2
- Coastal a
- Conserva
- Cultural R
- Environm
- Images
- Elevat
- Imper
- Aerial
- USGS
- US
- US



Active Data L

Check all Unk

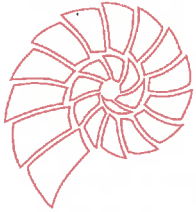
- US
- Tax
- Det
- Tax
- Str

Legend

Tax Parcels for

Basemaps

- Basemaps



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

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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

November 20, 2019

JMO-2216A

Truro Planning Board
24 Town Hall Road
Truro, MA 02666

RE: Supplemental Information
Preliminary Definitive Subdivision Plan
1 Amity Lane


Dear Board Members,

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

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

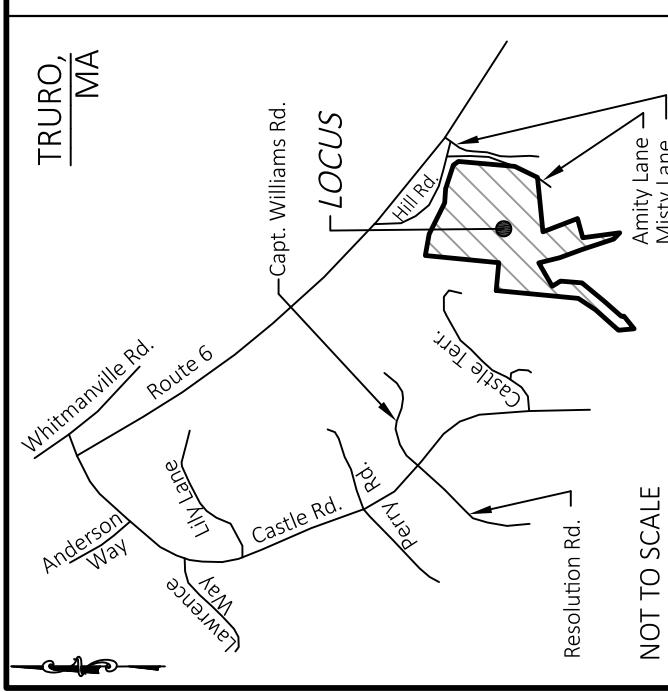
We look forward to meeting with the Board on December 4, 2019 to answer any questions the Board may have.

Very truly yours,



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

CC: Town Clerk
Emily Beebe, Health Agent
Client



NOT TO SCALE

Plan Book 670, Page 36

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

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

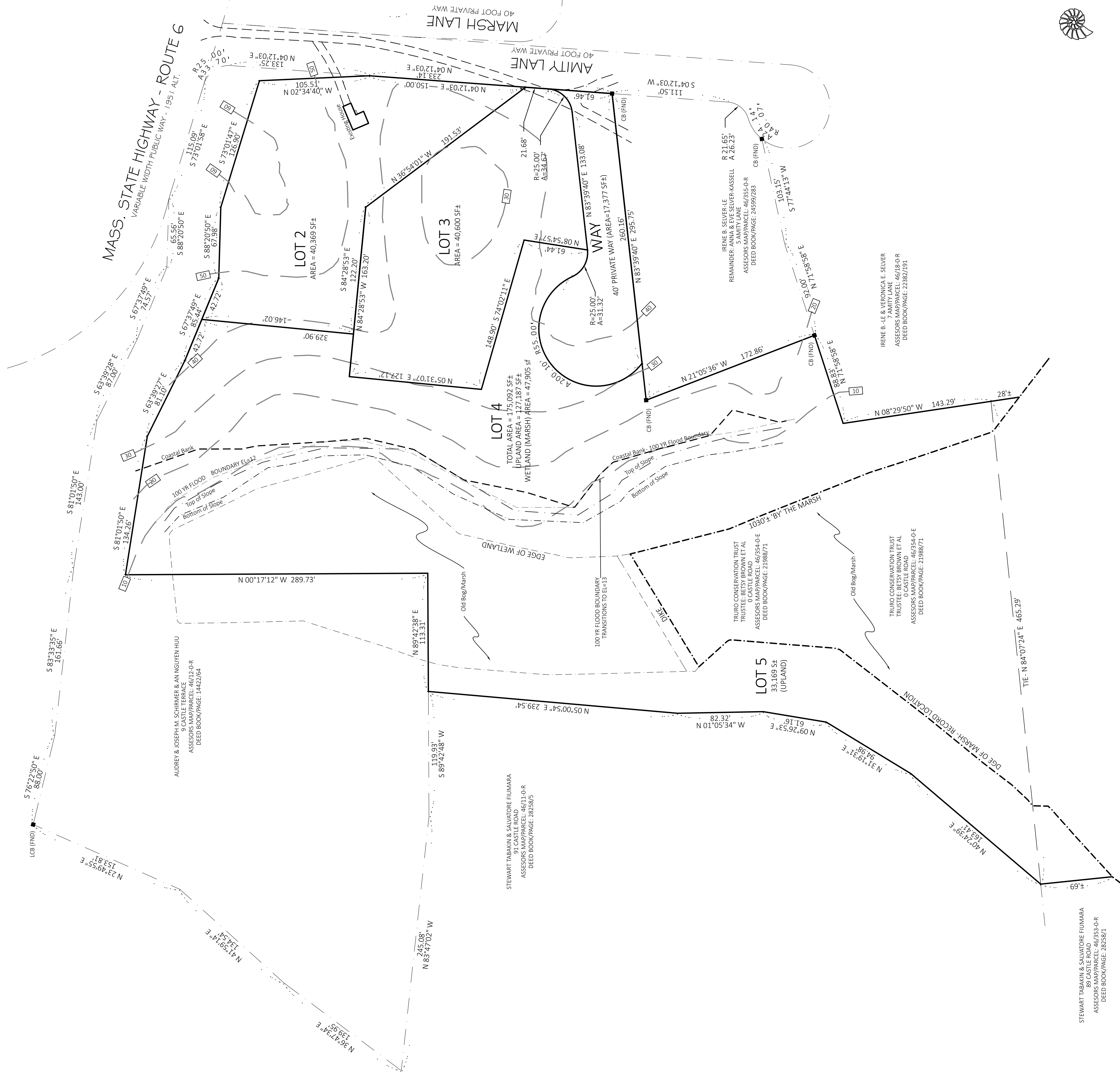
LEGEND

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

NOTES:

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

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



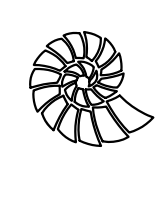
PRELIMINARY SUBDIVISION PLAN
 OF LAND IN
 TRURO, MASSACHUSETTS
 SEPTEMBER 9, 2019, REVISED: NOVEMBER 18, 2019

FOR
 ABIGAIL B. SCHIRMER
 AUDREY SCHIRMER
 JOSEPH M. SCHIRMER
 AT

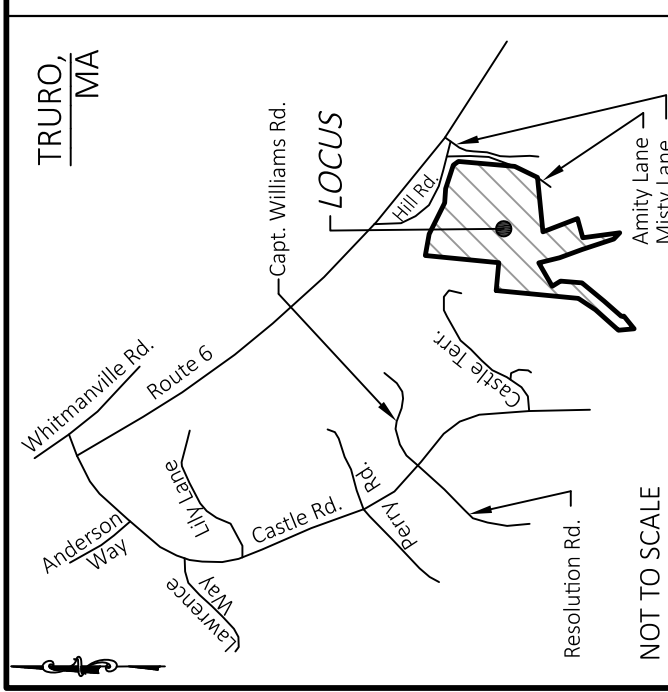
1 AMITY LANE, TRURO, MA

SCALE 1"=50'

METRIC SCALE: 1"=15.24 METERS



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



NOT TO SCALE

Plan Book 670, Page 36

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

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

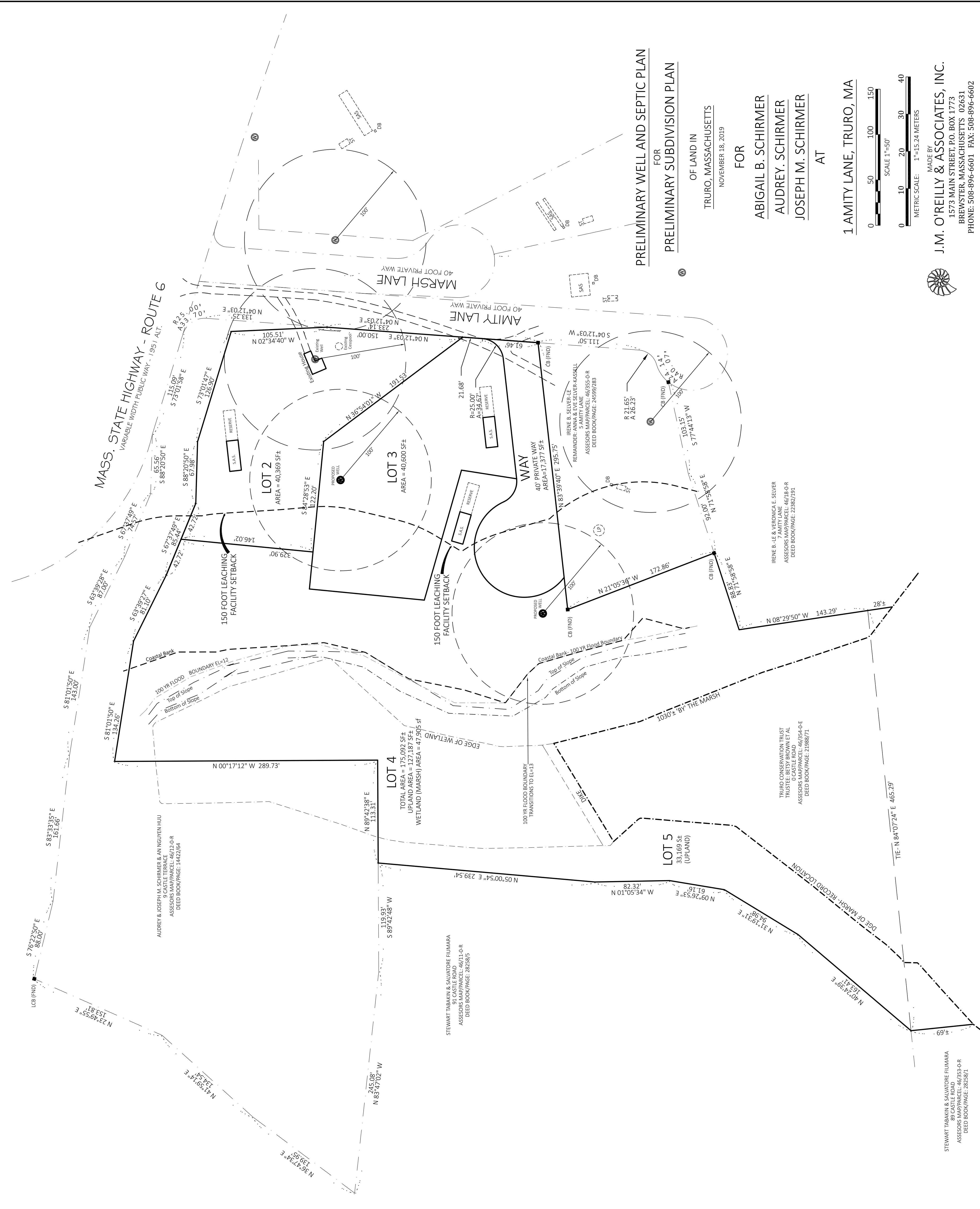
LEGEND

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

NOTES:

- 1.) A PORTION OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FLOOD INSURANCE MAP #25001C139
- 2.) THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
- 3.) THE 100 YEAR FLOOD BOUNDARY RANGES FROM ELEVATION 12 TO ELEVATION 13 AND IS SHOWN ON THE PLAN VIEW.
- 4.) THE EDGE OF WETLAND, BOTTOM AND TOP OF SLOPE AND THE COASTAL BANK WERE LOCATED BY FIELD SURVEY COMPLETED BY J.M. O'REILLY & ASSOCIATES, INC ON 10-16-2019, 10-25-2019 AND 11-18-2019.
- 5.) THE "WAY" AS SHOWN ON THE PLAN SHALL NOT BE CONSTRUCTED.

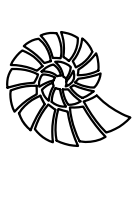
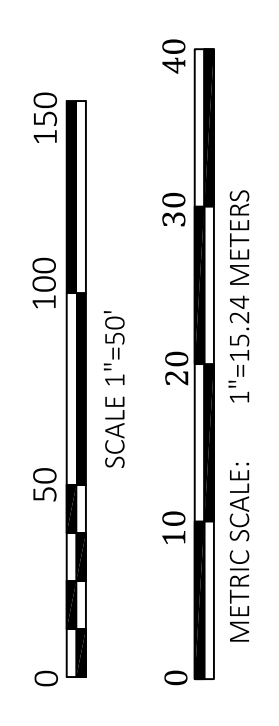
ZONING REQUIREMENTS	
RESIDENTIAL ZONE	
MINIMUM LOT SIZE	33,750 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT YARD DIMENSIONS	25 FEET
MINIMUM SIDE AND REAR YARD DIMENSIONS	25 FEET



PRELIMINARY WELL AND SEPTIC PLAN
 FOR
 PRELIMINARY SUBDIVISION PLAN
 OF LAND IN
 TRURO, MASSACHUSETTS
 NOVEMBER 18, 2019

FOR
 ABIGAIL B. SCHIRMER
 AUDREY SCHIRMER
 JOSEPH M. SCHIRMER
 AT

1 AMITY LANE, TRURO, MA



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

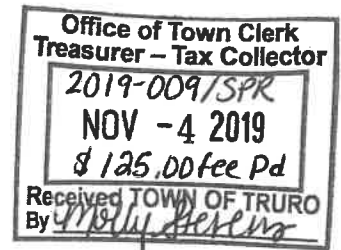
BOARD ACTION / REVIEW



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

COMMERCIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW



Date 10/28/19

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

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

- Site Plan Review pursuant to §70.3 of the Truro Zoning By-law (Complete I, II & III)
- Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning By-law (Complete I & III)

I. General Information

Description of Property and Proposed Project 25' x 36' metal Building
For mach Storage.

Property Address #1 Sand Pit Rd. Map(s) and Parcel(s) 39, 164
Registry of Deeds title reference: Book 540/24003 Page 4/209, or Certificate of Title
Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Warm Salt Breeze
Applicant's Legal Mailing Address P.O. Box 23, N. Truro mass
Applicant's Phone(s), Fax and Email 508-487-1199

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

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

Owner's Name and Address Linda News' Rose

Representative's Name and Address _____

Representative's Phone(s), Fax and Email 508-487-1199

II. Waiver(s) Request – Waivers from any of the items listed in §70.3.D, must be identified below and a separate sheet shall be attached indicating in detail the reason for said waiver(s) pursuant to §70.3.D. Note that items 1(a-d), 2 and 3.a (1 – 6) of §70.3.D shall not be waived.

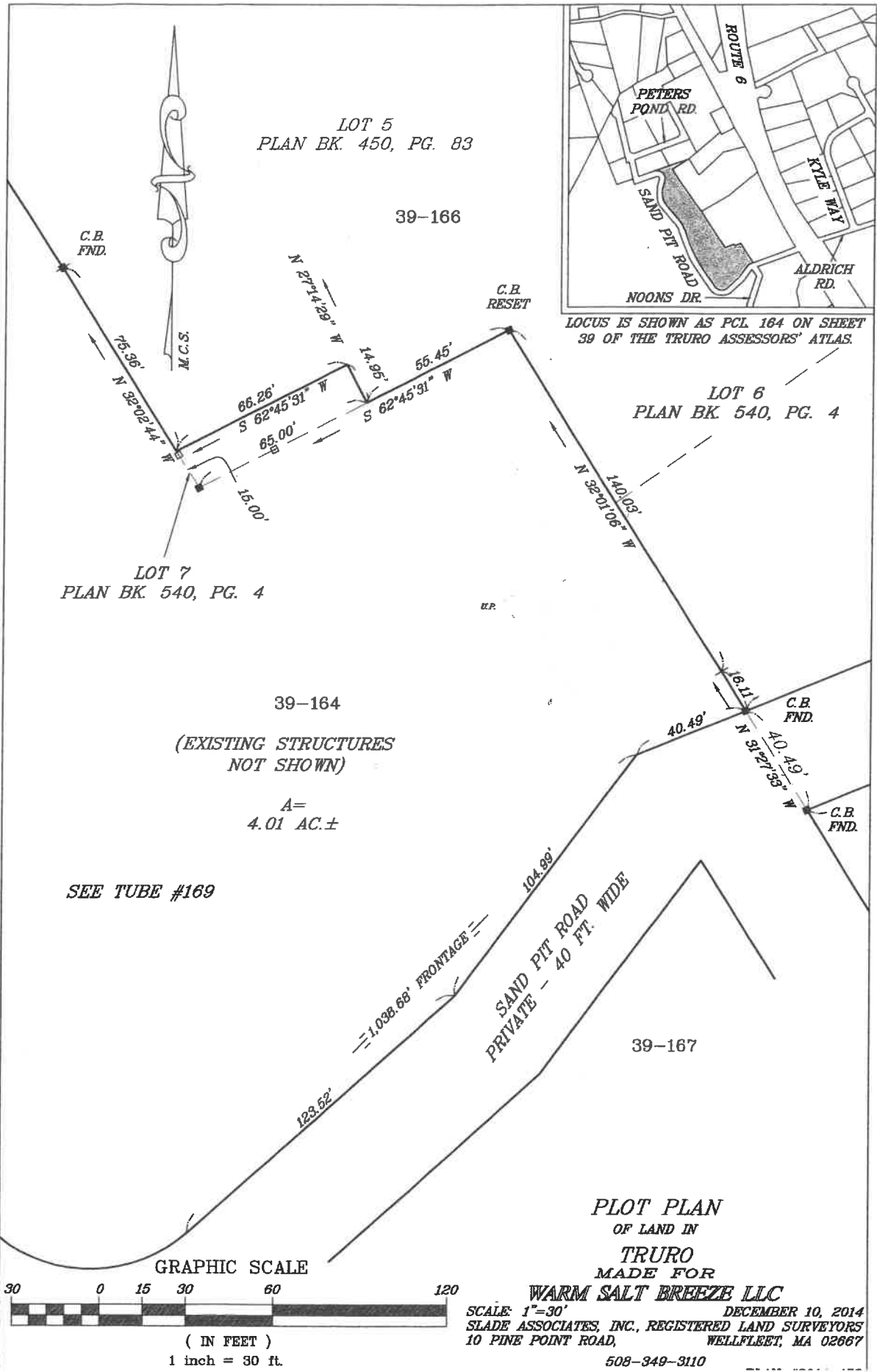
- 1.e: 3 copies of drainage calculations
- 3.b: Existing Conditions Plan (specific waiver requests and reason must be attached)
- 3.c: Proposed Conditions Plan (specific waiver requests and reason must be attached)
- 3.d: Proposed Landscaping Plan (specific waiver requests and reason must be attached)

III. Signature(s)

Applicant(s)/Representative Signature

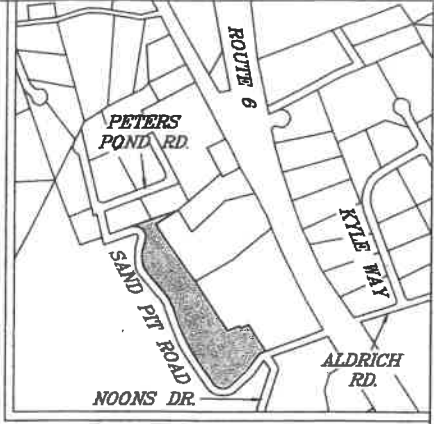
[Signature]
Owner(s) Signature or written permission

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



LOT 5
PLAN BK. 450, PG. 83

39-166



LOCUS IS SHOWN AS PCL. 164 ON SHEET 39 OF THE TRURO ASSESSORS' ATLAS.

LOT 6
PLAN BK 540, PG. 4

LOT 7
PLAN BK. 540, PG. 4

39-164

(EXISTING STRUCTURES NOT SHOWN)

A=
4.01 AC.±

SEE TUBE #169

104.99'
SAND PIT ROAD
PRIVATE - 40 FT. WIDE

39-167

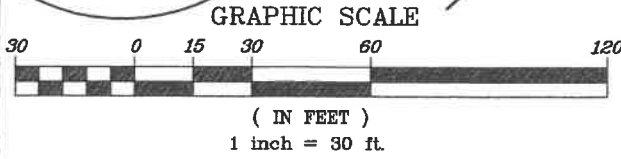
PLOT PLAN
OF LAND IN

TRURO
MADE FOR

WARM SALT BREEZE LLC

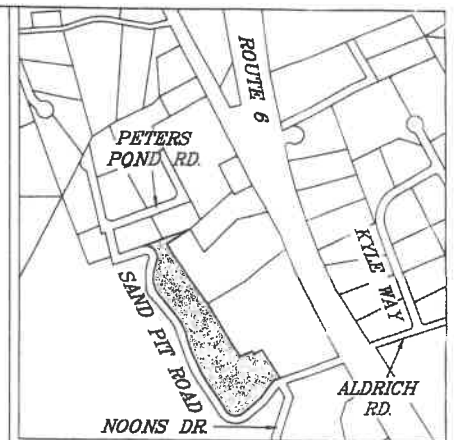
SCALE: 1"=30' DECEMBER 10, 2014
SLADE ASSOCIATES, INC., REGISTERED LAND SURVEYORS
10 PINE POINT ROAD, WELLFLEET, MA 02667

508-349-3110



LOT 5
PLAN BK. 450, PG. 83

39-166



LOCUS IS SHOWN AS PCL 164 ON SHEET 39 OF THE TRURO ASSESSORS' ATLAS.

LOT 6
PLAN BK. 540, PG. 4

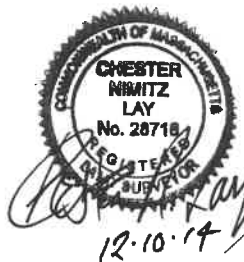
LOT 7
PLAN BK. 540, PG. 4

39-164

(EXISTING STRUCTURES NOT SHOWN)

A=
4.01 AC. ±

SEE TUBE #169



PROPOSED BUILDING
SAND PIT ROAD PRIVATE - 40 FT. WIDE

39-167

PLOT PLAN
OF LAND IN

TRURO
MADE FOR

WARM SALT BREEZE LLC

SCALE: 1"=30' DECEMBER 10, 2014
SLADE ASSOCIATES, INC., REGISTERED LAND SURVEYORS
10 PINE POINT ROAD, WELLFLEET, MA 02667

508-349-3110

PLAN #2014-152

GRAPHIC SCALE



(IN FEET)

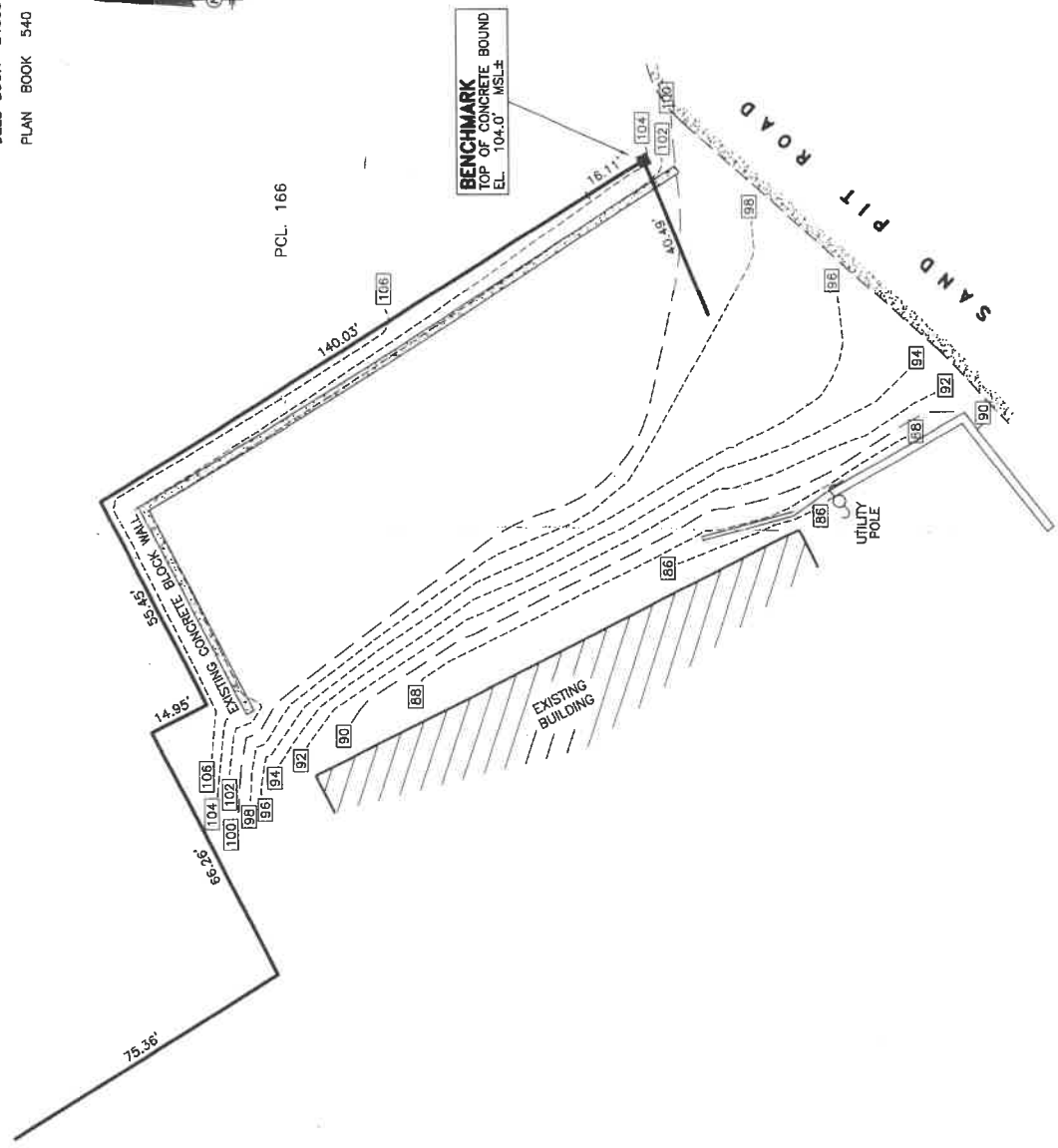
1 inch = 30 ft.

PLAN REFERENCES:
 DEED BOOK 24003 PAGE 209
 TUBE #169
 PLAN BOOK 540 PAGE 4

LOCUS
 (NO SCALE)



PCL. 166



LEGEND

- (APPROX.) EXISTING CESSPOOL
- ⚡ EXISTING WELL
- - - EXISTING CONTOUR
- W- EXISTING WATER LINE (APPROX.)
- ⊙ TEST HOLE
- ○ ○ PROPOSED SEPTIC TANK
- - - PROPOSED CONTOUR

LOCUS: **1 SAND PIT ROAD**
 TRURO, MA

PREPARED FOR: **WARM SALT BREEZE, LLC**
 C/O JEFF ROSE & LINDA NOONS-ROSE
 P.O. BOX 2, TRURO, MA 02666

REFERENCE: ASSR'S MAP 39 PARCEL 164
 SCALE: 1"=30' DATE: 12-2-2016
 SHEET No. 1 OF 2 JOB No. 16049

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

THIS PLAN IS PREPARED FOR COMPLIANCE WITH 310 CMR 15.000
 ALL WELLS NOT SHOWN EXCEED 200' FROM LOCUS SEWAGE.
 VERIFY ZONING AND UTILITY SETBACK DIMENSIONS PRIOR TO CONSTRUCTION.

MODEL: S25-14

CUST. NAME: JOHN F. NOONS, INC

ORDER NUMBER: 82392

GENERAL NOTES:

1. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW BE IMPOSED ON THE "STRUCTURE"
2. THE FOUNDATION ON THE DRAWING IS A SUGGESTED SOLUTION ONLY. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS.
3. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 2000 PSF. AND AT LEAST 12 IN. BELOW FINISHED GRADE.
4. SLAB ON GRADE SHALL BE PLACED ON SOIL CAPABLE OF SUSTAINING 500 PSF. WITHOUT APPROPRIATE SETTLEMENT.
5. BUILDING MUST BE GROUDED INTO TROUGH, INSIDE AND OUT TO MAINTAIN STRUCTURAL INTEGRITY EXCEPT WHEN USING WELDED BASE PLATE CONNECTORS.
6. CROSS TIES MUST BE INCASD IN CONCRETE WHEN CONCRETE SLAB IS NOT USED

ARCH DATA:

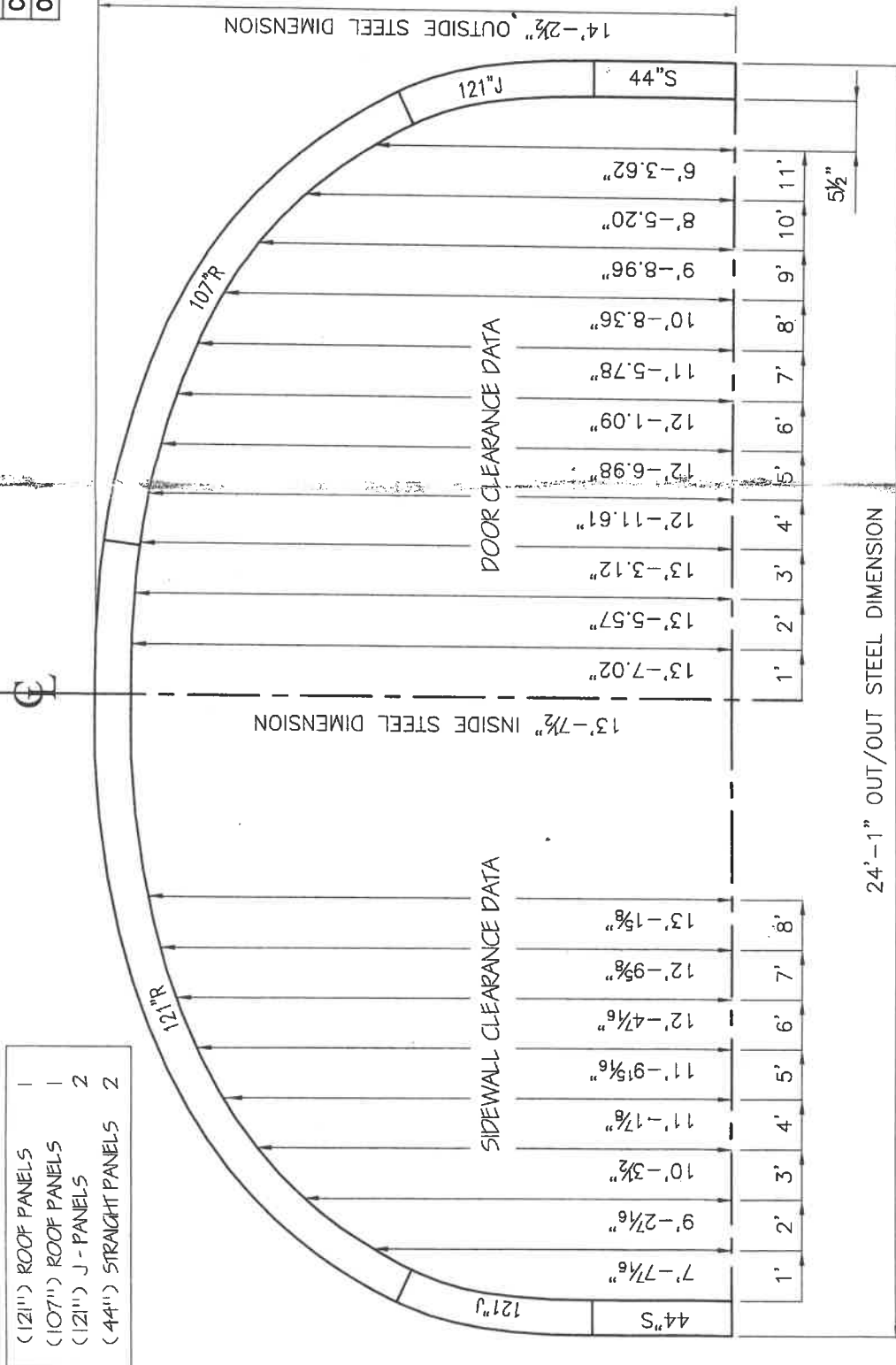
DESIGN DATA:

STEEL GAGE: 18
 50 KSI MIN. YIELD
 GALVALUME SHEET STEEL

LIVE LOAD: 100 PSF
 3-SECOND WIND SPEED: 150 MPH

MATERIALS:

1. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
2. REINFORCING STEEL TO BE DEFORMED BARS, GRADE 60
3. ALL MATERIALS SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS.



NOTE:
 THE SHORT PANELS MUST BE ALTERNATED FROM SIDE TO SIDE ON SUCCESSIVE ARCHES, TO CREATE A STAGGERED JOINT FOR GREATER STRENGTH.

ARCH PROFILE

ARCHES ONLY (NO ENDWALLS)

SCALE: NTS

SHEET: 1 OF 4

APPROVAL OF MEETING MINUTES

**TOWN OF TRURO
PLANNING BOARD
Meeting Minutes
September 18, 2019, 6:00 pm
Truro Town Hall**

Board Members Present:

**Chair S. Sollog
Clerk J. Riemer
Member B. Boleyn
Member A. Greenbaum
Member P. Herridge
Member P. Kiernan**

Board Members Absent:

Vice Chair K. Tosh

Other Participants:

Interim Town Planner J. Bardi

Meeting convened at 6:03 pm by Chair Sollog.

Public Comment Period

No public comment is given.

1. Temporary Sign Permit Applications

Pete Fasano – Vinegrass Music Festival at Truro Vineyards, for one (1) sign 4' x 6', to be located at the junction of Route 6 and 6A. The sign will be installed on September 22nd (after Truro Treasures) and removed September 30th for an event on Sunday, September 29th.

Member Greenbaum makes a motion to approve the temporary sign permit. Member Herridge seconds. So voted, 6-0-0. Motion carries.

Kristen Roberts – Truro Treasures, for two (2) signs 3' x 6', to be located at the junction of Route 6 and 6A and in Truro. The signs will be installed on September 16th and removed September 23rd.

Member Herridge makes a motion to approve the temporary sign permit. Member Kiernan seconds. So voted, 6-0-0. Motion carries.

2. Board Action/Review

Discussion for setting dates for future Board public workshops.

The Board organizes a public workshop for October 1st at 2:30 pm.

Discussion for setting dates/times for 2020 Hearing/Meeting Schedule.

The dates are set as follows: January 8th, 22nd. February 5th, 19th. March 4th, 18th. April 1st, 15th. May 6th. 20th. June 3rd, 17th. July 8th, 22nd. August 5th, 19th. September 2nd, 16th. October 7th, 21st. November 4th, 18th. December 2nd, 16th.

3. Approval of Minutes

May 22, 2019

Member Boleyn makes a motion to approve the minutes as written. Member Herridge seconds. So voted, 5-0-1. Motion carries.

Clerk Riemer makes a motion to adjourn. Member Herridge seconds. So voted, 6-0-0. Motion carries.

Meeting adjourned at 6:26 pm.

Respectfully Submitted,

Paxton Green