



# Truro Planning Board Agenda

Wednesday, February 5, 2020 – 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.

### Public Hearing – Continued

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

**2019-010/PB – Richard and Cynthia Perry** seek approval of an application for an Accessory Dwelling Unit Permit pursuant to Section 40.2 of the Truro Zoning Bylaw. The property is located at 15 Perry Road, Truro, MA, Map 45, Parcel 132.

### Board Action/Review

**2020-001/SPR – Ethan Poulin** seeks Waiver of Commercial Site Plan Review pursuant to Section 70.9 of the Truro Zoning Bylaw for the installation of a garden shed at the existing commercial property located at 5 Highland Road, North Truro, MA, Map 36, Parcel 201.

**2020-002/PB – Marilyn and Richard Haviland, Trustees of the Marilyn Haviland Revocable Living Trust** seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 5 Kestral Lane, Truro, MA, Map 39, Parcel 241.

**2020-003/PB – Keith E. Kodat and Ellen E. Conklin** seek approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 3 and 5 Souzas Way, Map 46, Parcels 97 and 105.

**2020-004/PB – Donna M. Turley** seeks approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 7 Turnbuckle Way, Map 43, Parcel 105.

Discussion of potential amendments to the Zoning Bylaw for the 2020 Annual Town Meeting.

Discussion of potential proposal to amend the Truro General Bylaws to regulate the filling of land.

Continued Discussion of High Priority Goals.

Discussion of Contacting US Dept. of the Interior regarding ADUs.

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

Update on past Work Sessions.

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

Discussion of dates for future Board public workshops.

**Approval of Minutes**

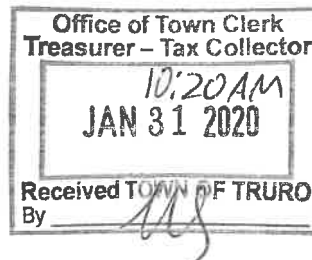
October 23, 2019

January 29, 2020

**Next Meeting**

Wednesday, February 19, 2020, at 5:00 p.m.

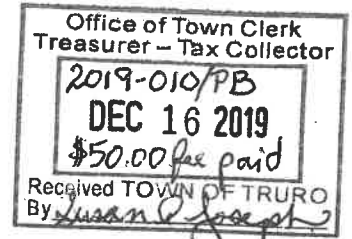
**Adjourn**





# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666



## APPLICATION FOR SPECIAL PERMIT

To the Town Clerk of the Town of Truro, MA

Date December 12, 2019

The undersigned hereby files with specific grounds for this application:

Applicant seeks approval and authorization of uses under Section 40.2 of the Truro Zoning Bylaw concerning (describe) Accessory Dwelling Unit

Property Address 15 Perry Road Map(s) and Parcel(s) 045-132

Registry of Deeds title reference: Book 24169, Page 112, or Certificate of Title Number \_\_\_\_\_ and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Applicant's Name John Casale - MarJon Builders, LLC

Applicant's Legal Mailing Address 17 Hamilton Cartway, Brewster, MA 02631

Applicant's Phone(s), Fax and Email (508) 714-9033 john.marjonllc@gmail.com

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

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

Owner's Name Richard B. and Cynthia J. Perry

Owner's Address 76R Bayberry Avenue, Provincetown, MA 02657

Representative's Name and Address John Casale - MarJon Builders, LLC

Representative's Phone(s), Fax and Email (508) 714-9033

John Casale  
Applicant(s)/Representative Signature

See attached Permission  
Owner(s) Signature or written permission

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

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

December 12, 2019

Town of Truro  
P.O. Box 2030  
Truro, MA 02666  
Attn: Town Clerk

Re: Richard B. Perry  
Cynthia J. Perry  
15 Perry Road

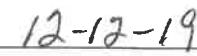
To Whom It May Concern:

We, the undersigned, hereby give John Casale of MarJon Builders, LLC permission to file a Special Permit on our behalf seeking approval of an Accessory Dwelling Unit under Section 40.2 of the Truro Zoning Bylaw.

Should you have any questions please feel free to contact us. Thank you for your consideration in this matter.

Sincerely,

  
Richard B. Perry

  
Date

  
Cynthia J. Perry

  
Date

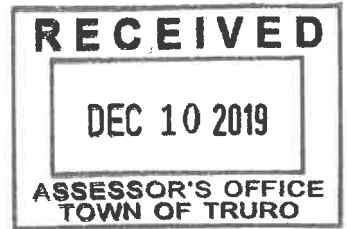


# TOWN OF TRURO

## Assessors Office

### Certified Abutters List

### Request Form



DATE: 12-9-19

NAME OF APPLICANT: Richard and Cynthia Perry

NAME OF AGENT (if any): MarJon Builders LLC/John Casale

MAILING ADDRESS: 76 R Bayberry Avenue, Provincetown, MA 02657

CONTACT: HOME/CELL 508-714-9033 EMAIL john.marjonllc@gmail.com

PROPERTY LOCATION: 15 Perry Road  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 045 PARCEL 132 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 checked="" type="checkbox"/> Special Permit <sup>1</sup>                | <input 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"/> Other _____                          | <input checked="" type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup> |  |
- (Please Specify) (Fee: Inquire with Assessors)

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

#### THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 12/10/19 Date completed: 12/11/19

List completed by: Olga Farrell

<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:** December 10, 2019

**To:** MarJon Builders, LLC (for John & Cynthia Perry)

**From:** Assessors Department

**Certified Abutters List:** 15 Perry Avenue (Map 45, Parcel 132)

**Accessory Dwelling Unit**

Attached is a combined list of abutters for the property located at 15 Perry Avenue. The current owner is Perry Family Ltd Partnership.

The names and addresses of the abutters are as of December 6, 2019 according to the most recent documents received from the Barnstable County Registry of Deeds.

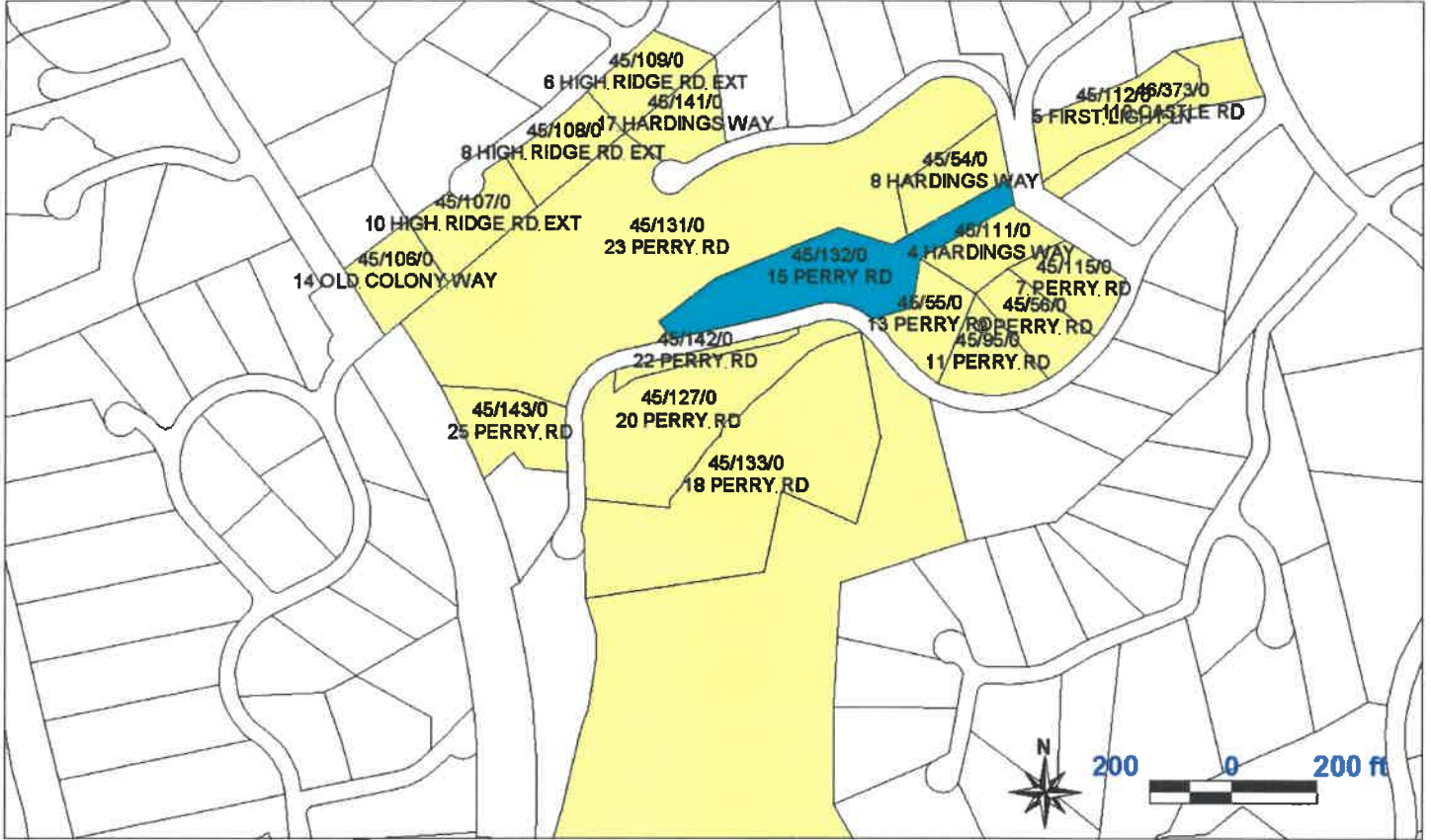
Certified by: \_\_\_\_\_

Olga Farrell  
Assessing Clerk

15 Perry Road  
 Map 45 Parcel 132  
 ADU

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
2163	45-54-0-R	HENNING FAMILY TRUST TRS: HENNING MIRIAM K	8 HARDINGS WAY	PO BOX 113	TRURO	MA	02666
2164	45-55-0-R	ROKICKI AMELIA J	13 PERRY RD	PO BOX 1190	TRURO	MA	02666-1190
2165	45-56-0-R	LOCKE MICHAEL R & PERRY DEBRA LYNN	9 PERRY RD	PO BOX 134	NO TRURO	MA	02652-0134
2202	45-95-0-R	CORLESS PETER F	11 PERRY RD	5 MIDDLESEX ST	WELLESLEY	MA	02482
2209	45-106-0-R	RAJGOPAL RAJ & MEENA	14 OLD COLONY WAY	1830 SOUTH OCEAN DR, UNIT 2602	HALLANDALE BEACH	FL	33009
2210	45-107-0-R	ARMSTRONG JAMES J TR 12-23-05 TRS: ARMSTRONG JAMES & LINDA	10 HIGH RIDGE RD EXT	19 DOUGLAS DR	MANSFIELD	MA	02048-1056
2211	45-108-0-R	GREEN DOUGLAS	8 HIGH RIDGE RD EXT	12 BIRCH KNOLLS	CAPE ELIZABETH	ME	04107
2212	45-109-0-R	GOODMAN FAMILY NOMINEE TRUST TRS: GOODMAN HELEN G & ETHAN M	6 HIGH RIDGE RD EXT	18 RIVERS EDGE DRIVE, UNIT 206	TARRYTOWN	NY	10591
2214	45-111-0-R	GOLDSMITH FREDERICK B	4 HARDINGS WAY	5415 AYLESBORO AVE	PITTSBURGH	PA	15217
2215	45-112-0-R	BIKOFSKY LYNN ANNE & EVANS DAVID	5 FIRST LIGHT LN	PO BOX 889	N TRURO	MA	02652
2218	45-115-0-R	MEXICAN SHAMROCK LLC C/O HUMBERTO GONZALEZ	7 PERRY RD	10336 WILSHIRE BLVD #302	LOS ANGELES	CA	90024
5599	45-126-0-R	PERRY RICHARD B, COSTA CHERYL, LOCKE DEBRA, PERRY SCOTT ET AL	16 PERRY RD	76 BAYBERRY AVE	PROVINCETOWN	MA	02657
5600	45-127-0-R	HILLSIDE FARM LLC & PERRY FAMILY LTD PARTNERSHIP	20 PERRY RD	PO BOX 1016	TRURO	MA	02666
5949	45-131-0-R	HILLSIDE FARM LLC & PERRY FAMILY LTD PARTNERSHIP	23 PERRY RD	PO BOX 1016	TRURO	MA	02666-1016
5950	45-132-0-R	PERRY FAMILY LTD PARTNERSHIP PERRY RICHARD B ET AL GEN PART	15 PERRY RD	76R BAYBERRY AVE	PROVINCETOWN	MA	02657

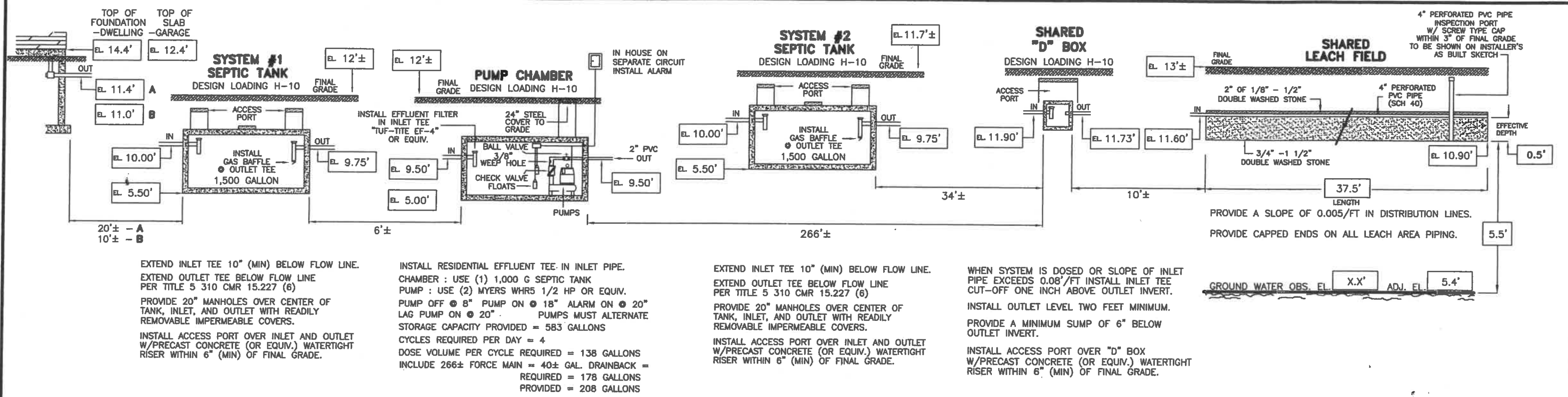
*JWR 12/10/2019*

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
5951	45-133-0-R	HILLSIDE FARM LLC & PERRY FAMILY LTD PARTNERSHIP	18 PERRY RD	PO BOX 1016	TRURO	MA	02666-1016
6573	45-141-0-R	PERRY STEPHEN R LIVING TRUST & PERRY FAMILY LTD PARTNERSTHIP	17 HARDINGS WAY	PO BOX 1016	TRURO	MA	02666-1016
6574	45-142-0-R	HILLSIDE FARM LLC & PERRY FAMILY LTD PARTNERSHIP	22 PERRY RD	PO BOX 1016	TRURO	MA	02666-1016
6575	45-143-0-R	PERRY SCOTT W	25 PERRY RD	PO BOX 414	TRURO	MA	02666
7250	000000450000000000						
5681	46-373-0-R	WOLFSON JANE	110 CASTLE RD	10 BATES ST	CAMBRIDGE	MA	02140

*OWE 12/10/2019*



<p>45-54-0-R</p> <p>HENNING FAMILY TRUST            TRS: HENNING MIRIAM K            PO BOX 113            TRURO, MA 02666</p>	<p>45-55-0-R</p> <p>ROKICKI AMELIA J            PO BOX 1190            TRURO, MA 02666-1190</p>	<p>45-56-0-R</p> <p>LOCKE MICHAEL R &amp;            PERRY DEBRA LYNN            PO BOX 134            NO TRURO, MA 02652-0134</p>
<p>45-95-0-R</p> <p>CORLESS PETER F            5 MIDDLESEX ST            WELLESLEY, MA 02482</p>	<p>45-106-0-R</p> <p>RAJGOPAL RAJ &amp; MEENA            1830 SOUTH OCEAN DR, UNIT 2602            HALLANDALE BEACH, FL 33009</p>	<p>45-107-0-R</p> <p>ARMSTRONG JAMES J TR 12-23-05            TRS: ARMSTRONG JAMES &amp; LINDA            19 DOUGLAS DR            MANSFIELD, MA 02048-1056</p>
<p>45-108-0-R</p> <p>GREEN DOUGLAS            12 BIRCH KNOLLS            CAPE ELIZABETH, ME 04107</p>	<p>45-109-0-R</p> <p>GOODMAN FAMILY NOMINEE TRUST            TRS: GOODMAN HELEN G &amp; ETHAN M            18 RIVERS EDGE DRIVE, UNIT 206            TARRYTOWN, NY 10591</p>	<p>45-111-0-R</p> <p>GOLDSMITH FREDERICK B            5415 AYLESBORO AVE            PITTSBURGH, PA 15217</p>
<p>45-112-0-R</p> <p>BIKOFSKY LYNN ANNE &amp;            EVANS DAVID            PO BOX 889            N TRURO, MA 02652</p>	<p>45-115-0-R</p> <p>MEXICAN SHAMROCK LLC            C/O HUMBERTO GONZALEZ            10336 WILSHIRE BLVD #302            LOS ANGELES, CA 90024</p>	<p>45-126-0-R</p> <p>PERRY RICHARD B, COSTA CHERYL,            LOCKE DEBRA, PERRY SCOTT ET AL            76 BAYBERRY AVE            PROVINCETOWN, MA 02657</p>
<p>45-127-0-R</p> <p>HILLSIDE FARM LLC &amp;            PERRY FAMILY LTD PARTNERSHIP            PO BOX 1016            TRURO, MA 02666</p>	<p>45-131-0-R</p> <p>HILLSIDE FARM LLC &amp;            PERRY FAMILY LTD PARTNERSHIP            PO BOX 1016            TRURO, MA 02666-1016</p>	<p>45-132-0-R</p> <p>PERRY FAMILY LTD PARTNERSHIP            PERRY RICHARD B ET AL GEN PART            76R BAYBERRY AVE            PROVINCETOWN, MA 02657</p>
<p>45-133-0-R</p> <p>HILLSIDE FARM LLC &amp;            PERRY FAMILY LTD PARTNERSHIP            PO BOX 1016            TRURO, MA 02666-1016</p>	<p>45-141-0-R</p> <p>PERRY STEPHEN R LIVING TRUST &amp;            PERRY FAMILY LTD PARTNERSTHIP            PO BOX 1016            TRURO, MA 02666-1016</p>	<p>45-142-0-R</p> <p>HILLSIDE FARM LLC &amp;            PERRY FAMILY LTD PARTNERSHIP            PO BOX 1016            TRURO, MA 02666-1016</p>
<p>45-143-0-R</p> <p>PERRY SCOTT W            PO BOX 414            TRURO, MA 02666</p>	<p>00000045000000000014800000R</p>	<p>46-373-0-R</p> <p>WOLFSON JANE            10 BATES ST            CAMBRIDGE, MA 02140</p>



**SECTION VIEW - SEPTIC SYSTEM COMPONENTS**

**DEEP OBSERVATION HOLE LOG**

1. EL. [ ] DATE: [ ]

DEPTH	LOWEST ELEVATION	HORIZON	TEXTURE	STRUCTURE	MOTTLING	CONSISTENCE
PENDING						

4. EL. [ ] DATE: [ ]

DEPTH	LOWEST ELEVATION	HORIZON	TEXTURE	STRUCTURE	MOTTLING	CONSISTENCE
PENDING						

2. EL. [ ] DATE: [ ]

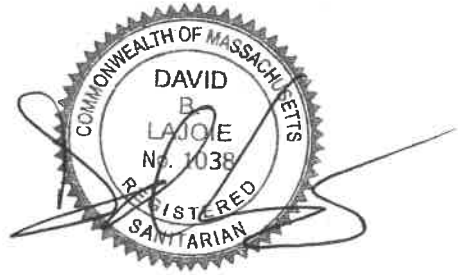
DEPTH	LOWEST ELEVATION	HORIZON	TEXTURE	STRUCTURE	MOTTLING	CONSISTENCE
PENDING						

3. EL. [ ] DATE: [ ]

DEPTH	LOWEST ELEVATION	HORIZON	TEXTURE	STRUCTURE	MOTTLING	CONSISTENCE
PENDING						

**CONSTRUCTION NOTES**

- EXCAVATE ALL UNSUITABLE SOIL 5' AROUND LEACH AREA DOWN TO MEDIUM SAND AND REPLACE WITH CLEAN MEDIUM SAND.
- INSTALL 40 MIL POLYVINYL FLASHING OR EQUIV. AS FLOW BARRIER AS SHOWN IN LEACH AREA DETAIL FROM EL. 12.1' DOWN TO EL. 9.1'.
- WORK LIMIT TO BE STAKED SILT FENCE.



12-12-2019

**GENERAL NOTES**

- ALL CONTRACTORS AND/OR INSTALLERS ARE RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK AREA.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTORS AND/OR INSTALLERS: VERIFY ALL WASTE LINE LOCATIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH STATE SANITARY CODE 310 CMR 15.000 AND TOWN BOARD OF HEALTH REQUIREMENTS.
- ELEVATION DATUM IS FROM  U.S.G.S. QUAD. MAP.  N.A.V.D.
- MUNICIPAL WATER IS AVAILABLE  YES  NO
- ANY ALTERATIONS TO DESIGN MUST BE APPROVED BY FELCO, INC. AND TOWN BOARD OF HEALTH.
- ALL EXISTING SEWAGE TO BE PUMPED AND FILLED WITH CLEAN MEDIUM SAND.
- SEPTIC TANKS, DOSING CHAMBERS, GREASE TRAPS, AND DISTRIBUTION BOXES SHALL BE INSTALLED WATERTIGHT.
- WHEN SEPTIC TANK, DOSING CHAMBERS, GREASE TRAPS, AND DISTRIBUTION BOXES ARE PLACED IN FILL, PROVIDE A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED. VIRGIN GROUND WITH A 6" CRUSHED STONE BASE IS OTHERWISE ADEQUATE.
- GROUND COVER OVER SEPTIC SYSTEM COMPONENTS SHALL NOT EXCEED 36".
- WHEREVER SEWER LINES MUST CROSS WATER SUPPLY LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE PIPE OR EQUIV. AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
- PROVIDE (1) MIN. 4" PERFORATED PVC PIPE INSPECTION PORT PLACED VERTICALLY DOWN TO STONE/SAND INTERFACE W/ SCREW TYPE CAP WITHIN 3" OF FINAL GRADE PER 310 15.240 (13).

**DESIGN**

	<input checked="" type="checkbox"/> 4	EXISTING BEDROOM DWELLING
	<input type="checkbox"/> 1	PROPOSED BEDROOM GARAGE/APARTMENT
FLOW DETERMINATION	<input checked="" type="checkbox"/> 5	BEDROOM TOTAL
GARBAGE GRINDER	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
FLOW RATE =	<input type="text" value="550"/>	GAL/DAY
SEPTIC TANK SIZING: SYSTEM 1		
<input type="text" value="110"/>	x 2.0 =	<input type="text" value="220"/> GAL/DAY
USE:	1,500 GAL	
SEPTIC TANK SIZING: SYSTEM 2		
<input type="text" value="440"/>	x 2.0 =	<input type="text" value="880"/> GAL/DAY
USE:	1,500 GAL	
LEACHING FACILITY CALCULATIONS:		
PERCOLATION RATE IS <	<input type="text" value="5"/>	MIN/INCH <input type="text" value="1"/> CLASS
BOTTOM (S.F.) =	<input type="text" value="750"/>	x <input type="text" value="0.74"/> = <input type="text" value="555"/> GAL/DAY TOTAL
USE:	37.5' LONG x 20' WIDE LEACH FIELD	
	W/ 0.5' EFFECTIVE DEPTH	

**FELCO, INC.**  
ENGINEERING - LAND SURVEYING

JOB No : 16072	NAME : PERRY FAMILY
DATE : 9-6-2018	SHEET 2 OF 2
REVISIONS : 12-11-2019 P.C. LOCATION	



**TOWN OF TRURO**  
**HEALTH DEPARTMENT**  
P.O. Box 2030, Truro MA 02666  
Tel: 508-241-0202 Fax: 508-349-5508

January 9, 2020

FELCO, Inc.  
PO Box 1366  
Orleans, MA 02653

**RE: 15 Perry Rd (45-132), Perry Family Limited Partnership, V#2020-01 Variance to Truro Board of Health Regulations Section VI, Article 2 (Variances) and 8 (Setbacks), FELCO Plan #16072 dated 12/30/019**

Dear Mr. Lajoie,

Please be advised that the Truro Board of Health at their regularly scheduled meeting on January 7, 2020 made a motion regarding the above-referenced variance requests.

**FOR YOUR INFORMATION THE MOTION STATED:**

**Mr. Peters motioned to approve the variances as requested.**

**Truro Board of Health Regulations: Section VI, Articles 2 & 8**

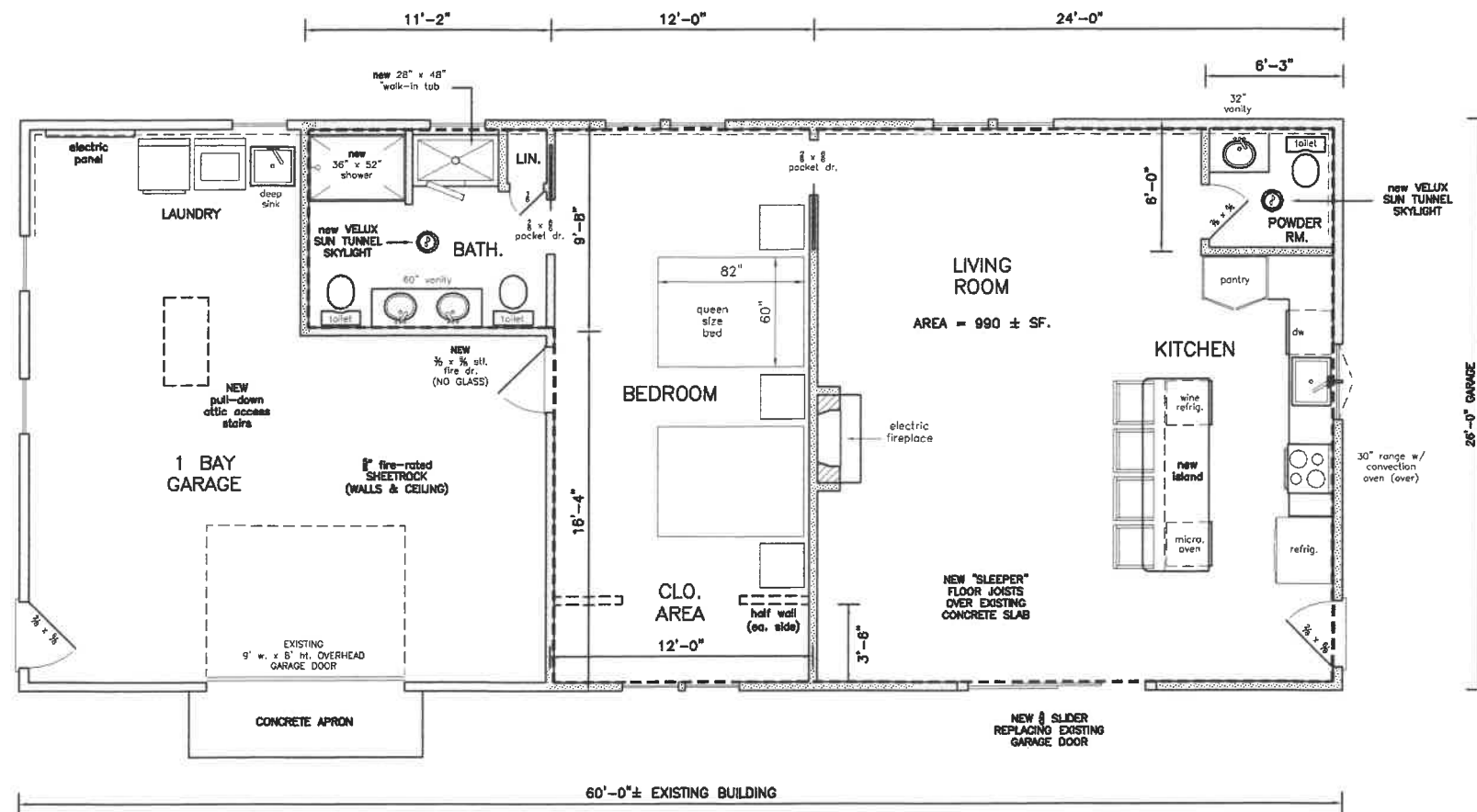
- 1.) 82+/- from leach area to isolated wetland
- 2.) 62+/- from reserve to isolated wetland
- 3.) 30+/- from septic tank (system 2) to isolated wetland
- 4.) 32+/- from septic tank (system 1) to fresh water wetland
- 5.) 32+/- from pump chamber to fresh water wetland

**Mr. Silva seconded. Vote: 4-0-0, motion carries.**

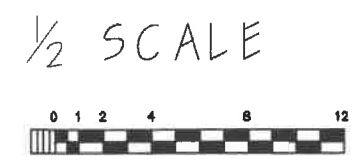
Should you have any questions, please feel free to contact me at 508-214-0202.

Sincerely,

Arozana Davis  
Assistant Health & Conservation Agent



**FIRST FLOOR**  
 ( 1/4" = 1' )  
 AREA = 990 ± SF.



PROPOSED GARAGE/APARTMENT CONVERSION  
**RICHARD PERRY**  
 15 PERRY ROAD TRURO  
 - FIRST FLOOR PLAN  
 AUGUST 27, 2019 1 OF 1

ARC Designs, LLC  
 ALAN R. CABRAL  
 508.737.8281

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, EIGHTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL FOR EXPOSURE B WIND LOADS - 110 MPH  
 ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER

REVISED:  
 JANUARY 21, 2020  
 - APARTMENT AREA

Richard and Cynthia Perry 15 Perry Road.



Front Elevation





Right Elevation





Rear Elevation





Left Elevation



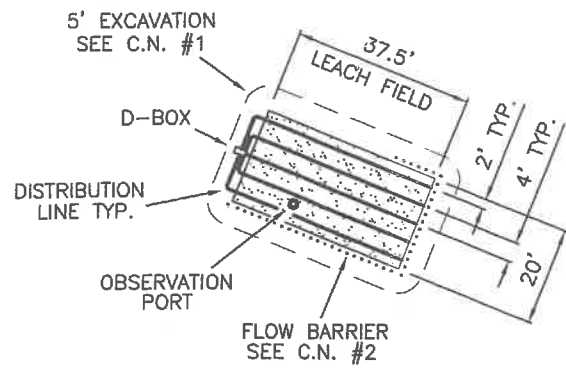
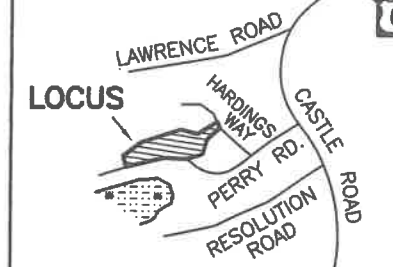
NOTE: THIS PLAN REQUIRES CONSERVATION COMMISSION APPROVAL.

PLAN REFERENCES:  
DEED BOOK 26582 PAGE 28  
PLAN BOOK 632 PAGE 56

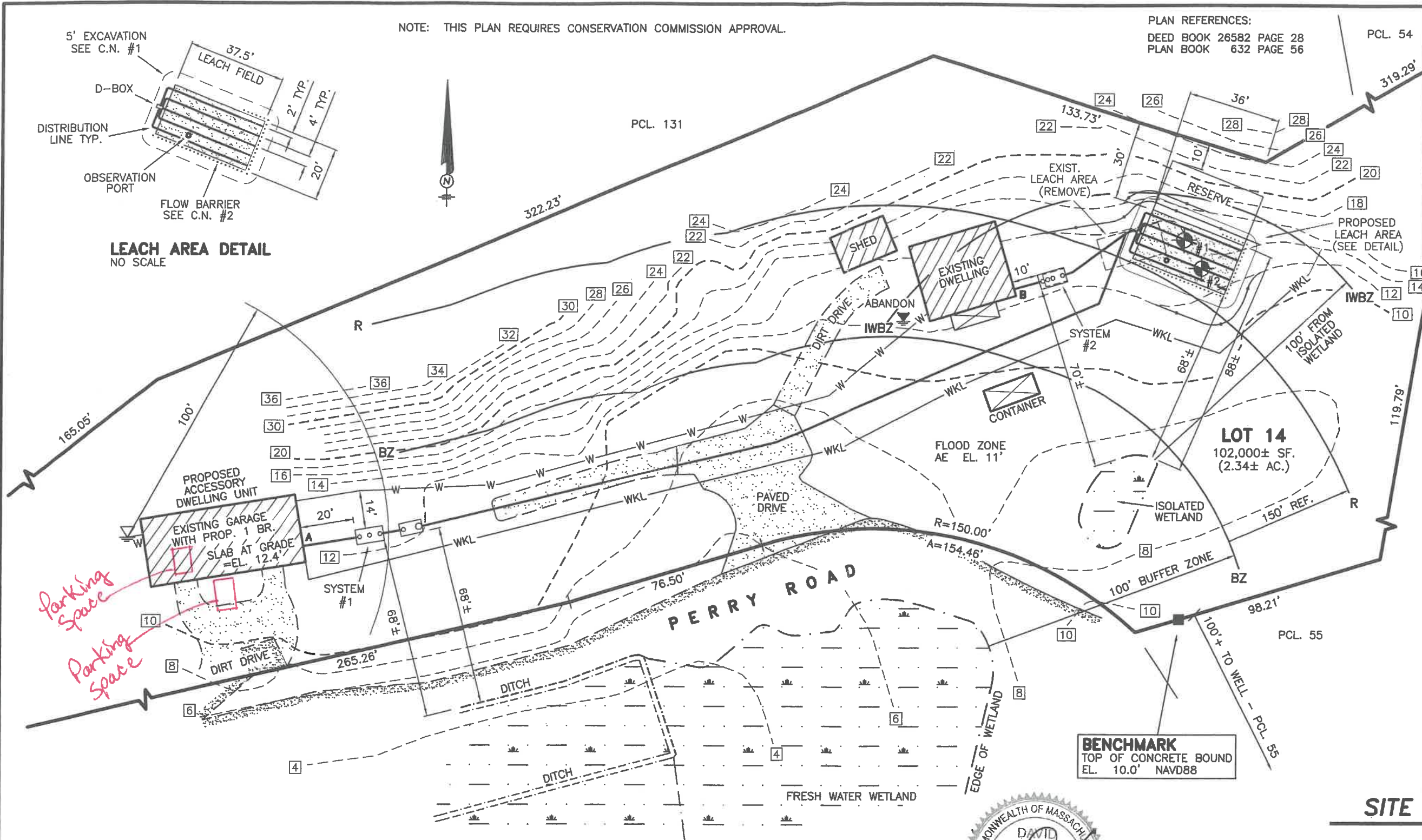
PCL. 54

**LOCUS**

(NO SCALE)



**LEACH AREA DETAIL**  
NO SCALE



**LEGEND**

- ▽ EXISTING WELL
- - - EXISTING CONTOUR
- W- EXISTING WATER LINE (APPROX.)
- □ EXISTING SEPTIC TANK
- ⊕ TEST HOLE (PENDING)
- ○ ○ PROPOSED SEPTIC TANK
- - - PROPOSED CONTOUR
- ▽ PROPOSED WELL
- ○ PROPOSED PUMP CHAMBER
- WKL- PROPOSED WORK LIMIT

**PRELIMINARY  
SITE & SEWAGE PLAN**

LOCUS: **15 PERRY ROAD**  
TRURO, MA

PREPARED FOR: **PERRY FAMILY LIMITED PARTNERSHIP**  
C/O RICHARD & CYNTHIA PERRY

76 R BAYBERRY AVENUE T-17

PROVINCETOWN, MA 02657

REFERENCE: ASSR'S MAP **45** PARCEL **132**

SCALE: 1" = 40' DATE: 9-6-2018  
SHEET No. 1 OF 2 JOB No. 16072

NOTES:  
PROPERTY LINES ESTABLISHED BY SLADE ASSOCIATES, SURVEYORS.  
REFERENCE "SITE PLAN OF LAND IN TRURO" MADE FOR RICHARD B. PERRY BY SLADE ASSOCIATES, INC. DATED REVISED 6-8-2016.

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.

**VARIANCE REQUESTS**

- TRURO BOARD OF HEALTH REGULATIONS  
SECTION VI - ARTICLE 2 - VARIANCES  
SECTION VI - ARTICLE 8 - REQUIRED SETBACKS
1. 82'± FROM LEACH AREA TO ISOLATED WETLAND
  2. 62'± FROM RESERVE TO ISOLATED WETLAND
  3. 30'± FROM SEPTIC TANK (SYSTEM 2) TO ISOLATED WETLAND
  4. 32'± FROM SEPTIC TANK (SYSTEM 1) TO FRESH WATER WETLAND
  5. 32'± FROM PUMP CHAMBER TO FRESH WATER WETLAND



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

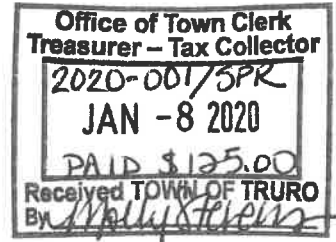
12-30-2019 ISOL. WET. BZ/ PROP. ACCESS. DWELLING UNIT
12-11-2019 P.C. LOCATION
10-5-2019 VARIANCES
REVISIONS



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## COMMERCIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW



Date \_\_\_\_\_

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 install a Garden shed

Property Address 5 Highland rd Map(s) and Parcel(s) 36/201

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

Applicant's Name Ethan Poulia

Applicant's Legal Mailing Address Box 263 N. Truro MA 02662

Applicant's Phone(s), Fax and Email 774-353-7739 ethanpoulia@comcast.net

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 \_\_\_\_\_

Representative's Name and Address \_\_\_\_\_

Representative's Phone(s), Fax and Email \_\_\_\_\_

**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)

[Signature]  
Applicant(s)/Representative 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.

To Truro Planning Board,

I am writing this Waiver letter asking for a shed permit on my Commercial property. I am looking to replace my old shed with a new one. I do not feel like I should have to go in front of a committee and file countless amounts of paperwork to replace something I have. The shed is well within the setbacks and is not over 200 sq ft. I hope you consider my request.


Sincerely,

Ethan Poulin

5 highland rd

# EXPRESS PERMIT

permit#



**Town of Truro  
Building Department**

24 Town Hall Rd.  
PO Box 2030  
Truro, MA 02666  
Tel (508) 349-7004 x131 Fax (508) 349-5508

approved by \_\_\_\_\_ date \_\_\_\_\_

inspected by \_\_\_\_\_ date \_\_\_\_\_

**BUILDING DEPARTMENT  
TOWN OF TRURO**

~~DEC 30 2019~~

RECEIVED BY: \_\_\_\_\_

## PROJECT TYPE

- ROOFING                       SIDING                       TENT (attach flame spread code)
- WINDOWS – attach catalogue cut showing “EnergyStar” compliance or U<sub>value</sub> ≤ .30
- Exterior Doors – attach catalogue cut showing “EnergyStar” or prescriptive “Stretch Code” U<sub>value</sub> compliance
- GARDEN SHED OR UTILITY BUILDING ≤ 200 s.f.      Provide site sketch showing required property line setbacks & either catalogue cut or scaled and dimensioned sketches showing windows, doors and overall height. Comply with all applicable Health & Zoning bylaws.
- WOOD STOVE – provide catalogue info                       OTHER \_\_\_\_\_

## DESCRIPTION OF PROPOSED WORK (materials, dimensions, quantities, etc.)

shed                      10x20

PROPERTY ADDRESS 5 Highland rd                      MAP 36                      PARCEL 201

OWNER Ethan Paulin                      PHONE 774-353-7739                      EMAIL ethan.paulin@comcast.net

ESTIMATED CONSTRUCTION COST 4000.00

## PROJECT AUTHORIZATION

OWNER'S SIGNATURE \_\_\_\_\_                      DATE 12/24/19

A separate authorization letter from the owner is acceptable

CONTRACTOR/AGENT NAME Ethan Paulin                      PHONE# 774353-7739

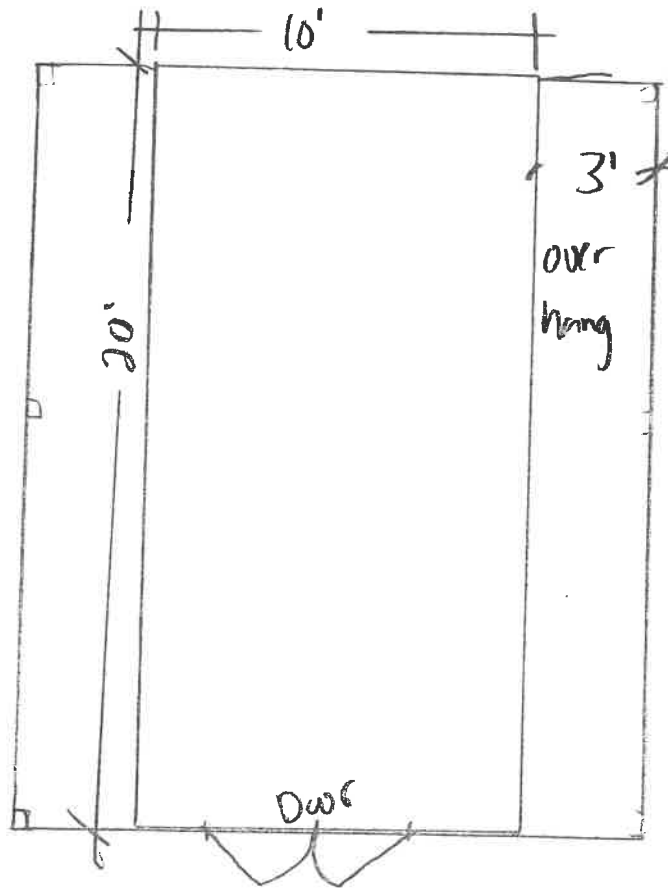
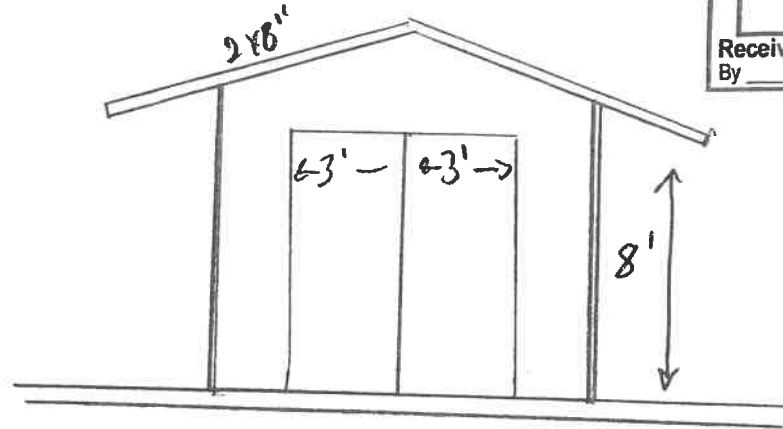
CSL# CS-081927                      HIC# 175522                      EMAIL# ethan.paulin@comcast.net

DEBRIS DISPOSAL DECLARATION - Debris resulting from this project shall be disposed at Robert Childs Inc which is a properly licensed solid waste disposal facility as required by MGL, C-111, S 150A

Please complete the Massachusetts Workers' Compensation Insurance Affidavit on the back of this application  
7/14/14

Ethan Paulin  
S Highland rd  
North Truro  
Shed plan

Office of Town Clerk  
Treasurer - Tax Collector  
2020-001/SPR  
JAN - 8 2020  
Received TOWN OF TRURO  
By *JMS*



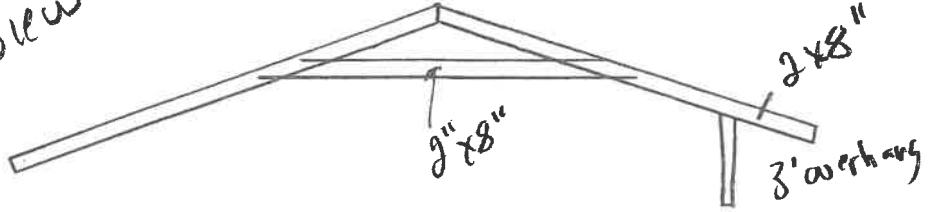
BUILDING DEPARTMENT  
TOWN OF TRURO

DEC 30 2019

RECEIVED BY:

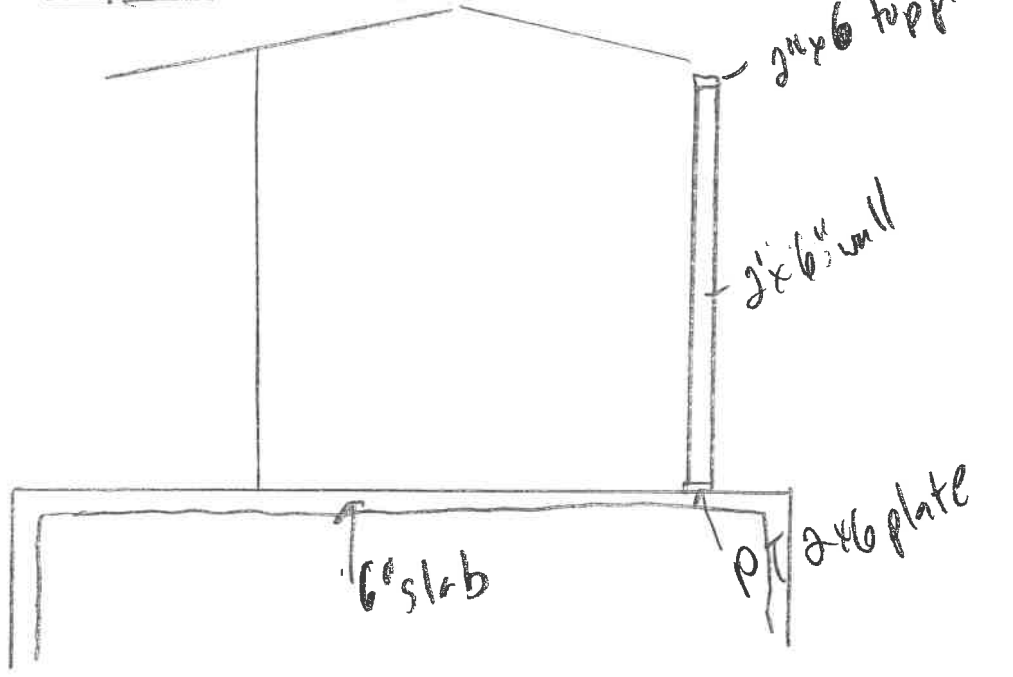
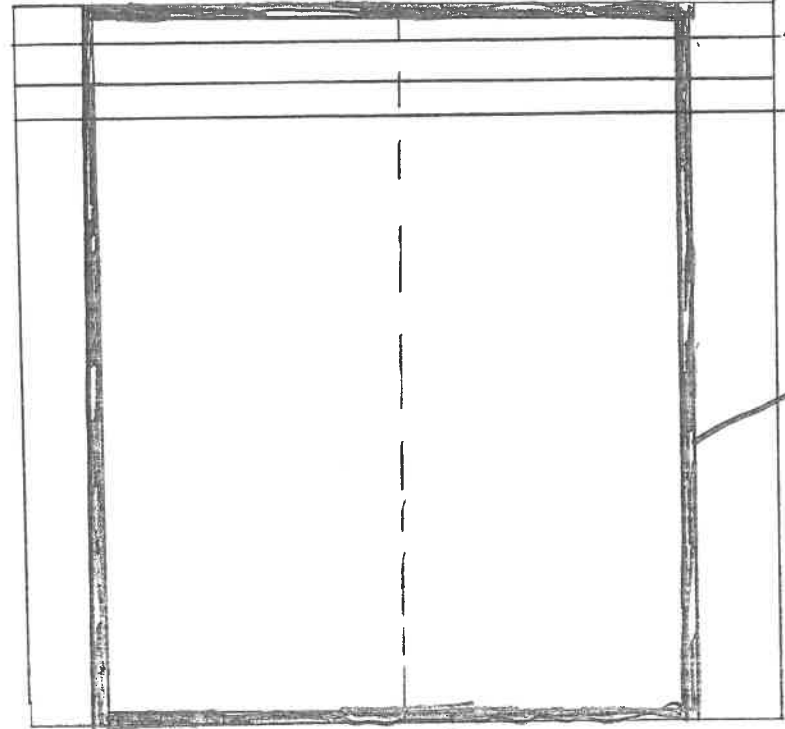
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sideview



Office of Town Clerk  
Treasurer - Tax Collector  
2020-001/SPR  
JAN - 8 2020  
Received TOWN OF TRURO  
By *[Signature]*

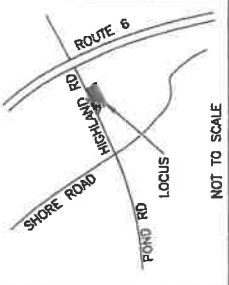
topview



BUILDING DEPARTMENT  
TOWN OF TRURO  
DEC 30 2019  
RECEIVED BY: \_\_\_\_\_

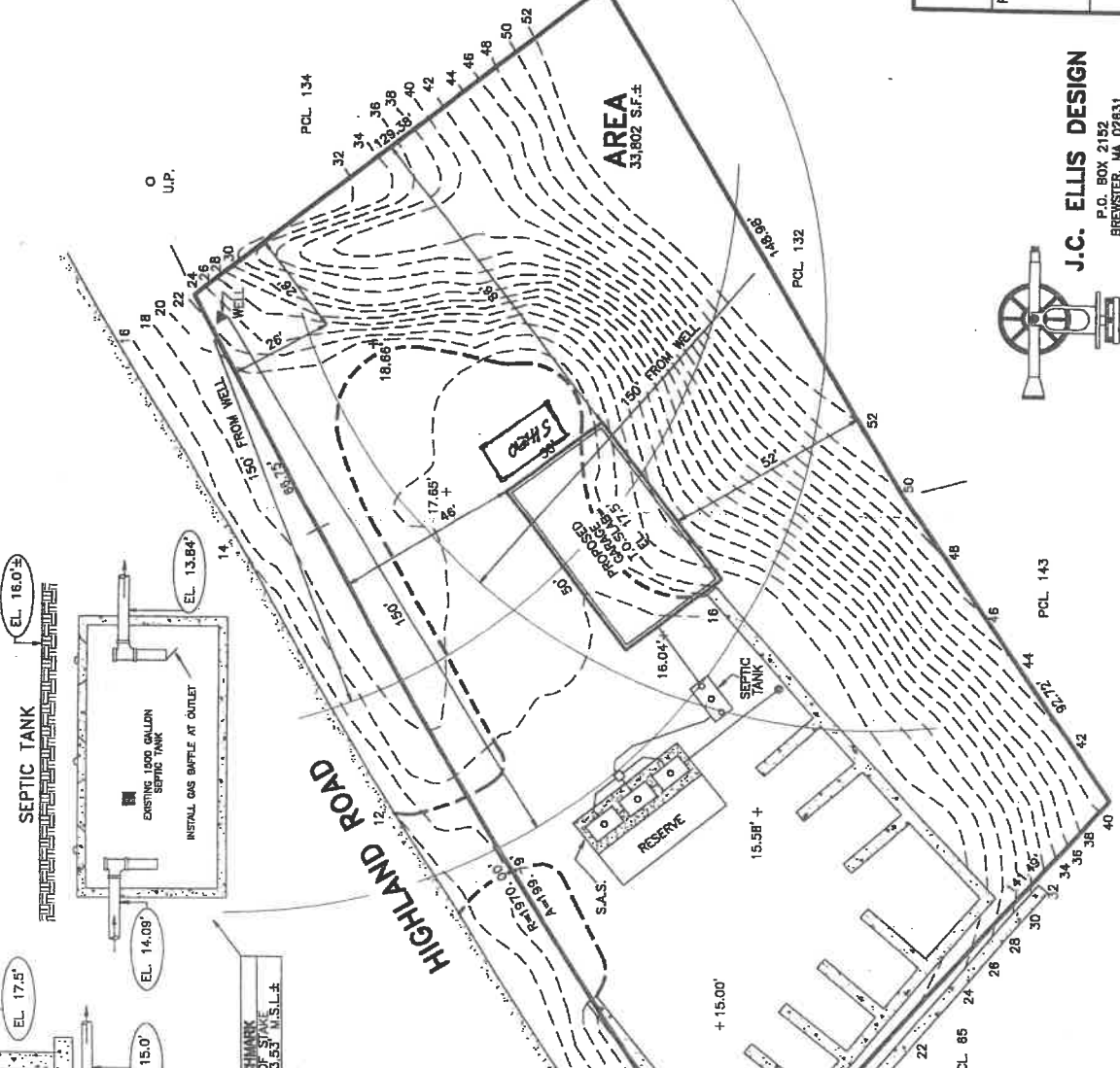
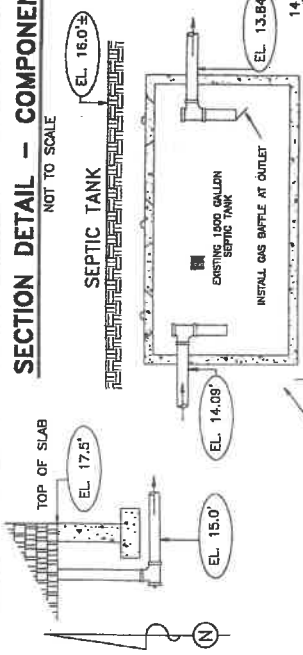


**LOCUS MAP**



**SECTION DETAIL - COMPONENTS**

NOT TO SCALE



**NOTES**

- ELEVATION DATUM IS FROM USGS QUAD MAP.
- MUNICIPAL WATER IS NOT AVAILABLE.
- ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- INSTALLER/CONTRACTOR TO VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES RESPONSIBLY PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
- INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
- ANY CHANGES OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
- FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3" PER 310 CMR 15.000.
- ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS FOR REPAIR AND MAINTENANCE.
- ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.

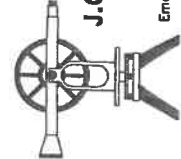
Office of Town Clerk  
Treasurer - Tax Collector  
2020-03/25 PR  
JAN - 8 2020  
Received by J.C. ELLIS DESIGN CO.

**SITE PLAN**

SUBJECT:	<b>5 HIGHLAND ROAD</b> TRURO, MA
PREPARED FOR:	<b>ETHAN POULIN</b> P.O. BOX 263 NORTH TRURO, MA 02652
ASSESSOR'S MAP 38 PARCEL 201	SCALE: 1" = 30'
DATE: MARCH 31, 2007	REVISIONS:
SHEET 1 OF 1	

**J.C. ELLIS DESIGN**

P.O. BOX 2152  
BREWSTER, MA 02831  
(508)365-2228  
Email: jellisdesign@verizon.net



JASON C. ELLIS, R.S.

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector  
275.00 Fee Paid  
JAN 21 2020  
2020-002/PB  
Received TOWN OF TRURO  
By *Mary Stevens*

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

Date: 12/23/2019

To The Planning Board of the Town of Truro Massachusetts,

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

Plan of Land #5 Kestral Lane Truro, MA and dated August 24, 2019, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 5 Kestral Lane Map(s) and Parcel(s): 39-241

Number of Lots Created: 1 Total Land Area: 3,268 square feet

The owner's title to said land is derived under deed from Marilyn Haviland and Richard Haviland trustees of the Marilyn Haviland Revocable Living Trust dated 10/05/2012, and recorded in the Barnstable Registry of Deeds Book and Page: \_\_\_\_\_

or Land Court Certificate of Title No. 198389 registered in Barnstable County.

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

- The accompanying plan is not a subdivision because the plan does not show a division of land.
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro zoning by-law under Section 50.1 (A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
  - a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
  - a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or
  - a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_



The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely convey right of way to HOA which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro zoning bylaw under Section 50.1 (A), which requires 150 feet.

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

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

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

Maryn Howard  
(Printed Name of Owner)

Maryn Howard  
(Signature)

Brian Howard  
(Printed Name of Owner)

[Signature]  
(Signature)

275 Kinloch Road, Kinloch  
(Address of Owner(s))

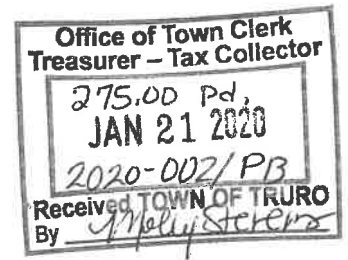
NS 07409  
(Address of Owner(s))

\_\_\_\_\_  
(Printed Name of Agent)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Address of Agent)

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



January 21, 2020

Town of Truro Planning Board  
24 Town Hall Road  
Truro, MA 02666

Re: Map 39 Parcel 241

To the Truro Planning Board,

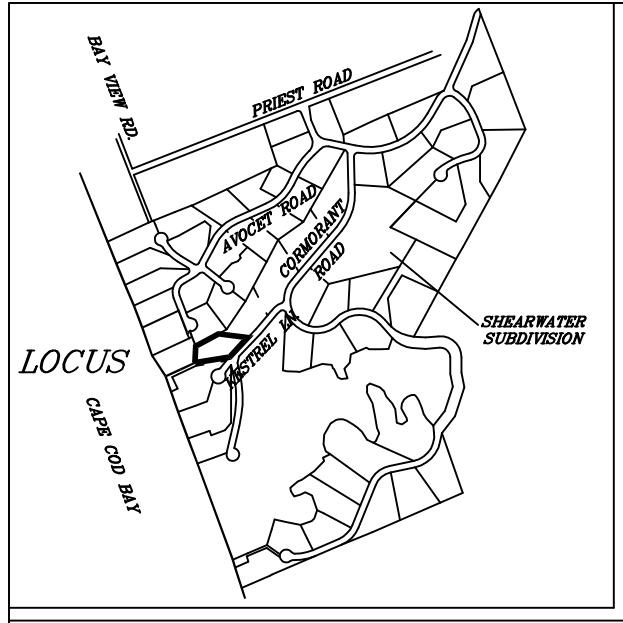
Please find an application for Determination the Plan does not require Approval and a check for \$275.00 enclosed.

This plan is prepared with the intention to convey the right of way to the Home Owners Association. Please find 12 copies of the plan enclosed.

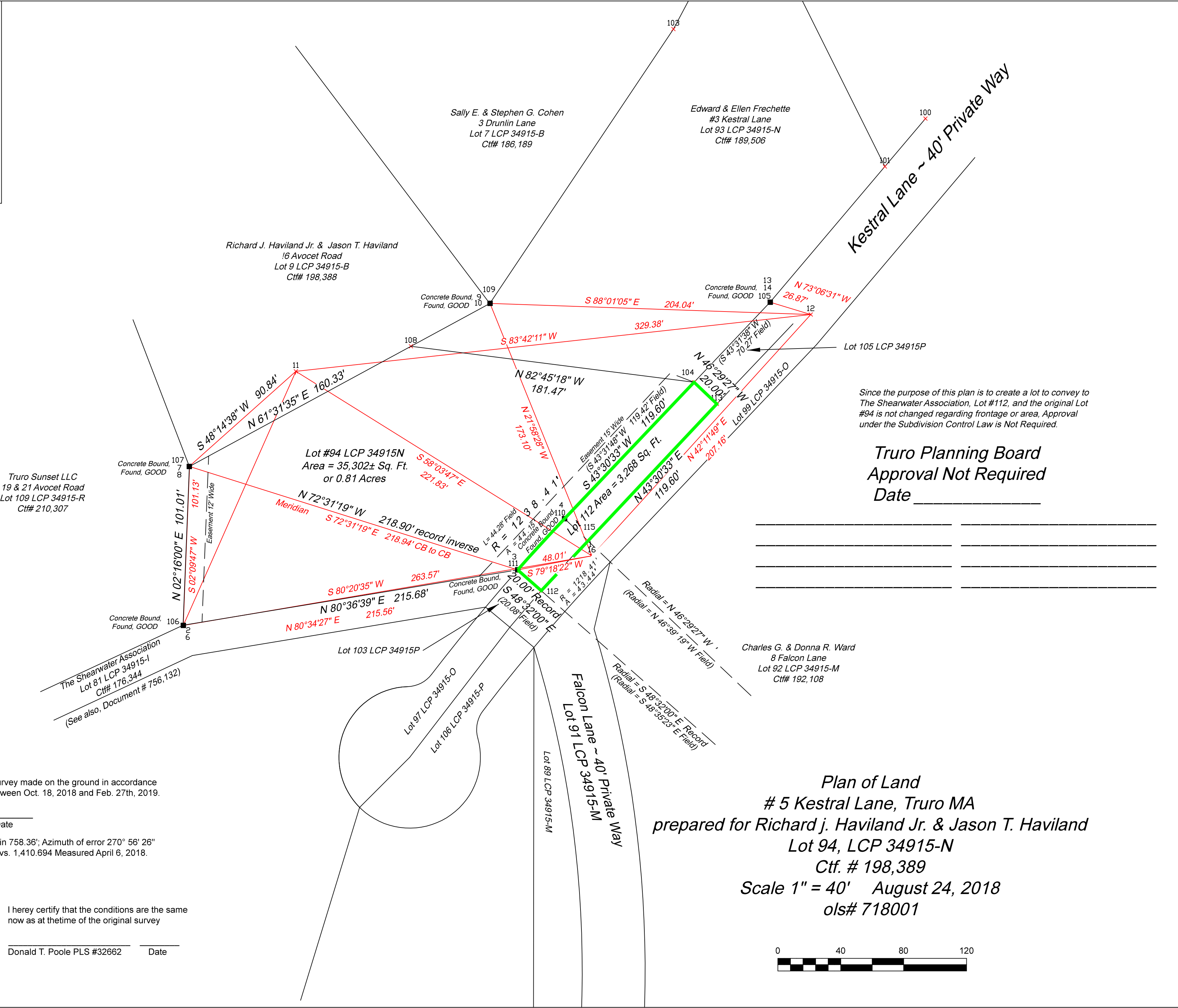
Please don't hesitate to contact me or Donald T. Poole at 508-255-0477 with any questions.

Sincerely,

Dawn Sternlieb



Locus Map (Not to Scale)



Since the purpose of this plan is to create a lot to convey to The Shearwater Association, Lot #112, and the original Lot #94 is not changed regarding frontage or area, Approval under the Subdivision Control Law is Not Required.

**Truro Planning Board**  
**Approval Not Required**  
 Date \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I certify that this plan was drawn from an actual survey made on the ground in accordance with the Land Court Instructions of 2006 on or between Oct. 18, 2018 and Feb. 27th, 2019.

Donald T. Poole PLS #32662 \_\_\_\_\_ Date \_\_\_\_\_

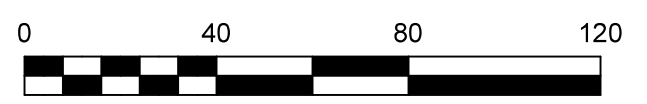
Unadjusted Error of Closure = 1/76,140, or 0.01' in 758.36'; Azimuth of error 270° 56' 26"  
 EDM Verification: 1,410.699 Published Baseline vs. 1,410.694 Measured April 6, 2018,  
 Feb. 11, 2019 Measured 1,410.71'



I hereby certify that the conditions are the same now as at the time of the original survey

Donald T. Poole PLS #32662 \_\_\_\_\_ Date \_\_\_\_\_

**Plan of Land**  
**# 5 Kestral Lane, Truro MA**  
**prepared for Richard J. Haviland Jr. & Jason T. Haviland**  
**Lot 94, LCP 34915-N**  
**Ctf. # 198,389**  
**Scale 1" = 40' August 24, 2018**  
**ols# 718001**



# TOWN OF TRURO



# PLANNING BOARD

Town Clerk  
Treasurer Tax Collector

2020-003/PB  
JAN 21 2020  
\$ 275.00 fee paid

Received TOWN OF TRURO  
By *Susan D. Joseph*

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

Date: 1/14/2020

To The Planning Board of the Town of Truro Massachusetts,

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

\_\_\_\_\_ and dated \_\_\_\_\_ requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 3 & 5 Souzas Way Map(s) and Parcel(s): Map: 46 Parcels: 97 & 105

Number of Lots Created: \_\_\_\_\_ Total Land Area: \_\_\_\_\_

The owner's title to said land is derived under deed from Keith E. Kodat & Ellen E. Conklin  
Ellen Conklin  
dated 11/13/18 & 7/31/18, and recorded in the Barnstable Registry of Deeds Book and Page: Blk: 31688 Pg: 115  
Blk: 31508 Pg: 155

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

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

- The accompanying plan is not a subdivision because the plan does not show a division of land.
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro zoning by-law under Section 50.1 (A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
  - a public way or way which the Town Clerk certifies is maintained and used as a public way, namely Souzas Way & Castle Road, or
  - a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or
  - a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_.
- The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely \_\_\_\_\_ which adds to/takes away

from/changes the size and shape of lots in such a manner that no lot affected is left without frontage as required by the Truro zoning bylaw under Section 50.1 (A), which requires 150 feet.

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

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

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

3 Souzas Way, LLC  
\_\_\_\_\_  
(Printed Name of Owner)

KEVIN E. KOPAS  
\_\_\_\_\_  
(Signature)

Ellen E. Conklin Living Trust  
\_\_\_\_\_  
(Printed Name of Owner)

Ellen Conklin  
\_\_\_\_\_  
(Signature)

PO Box 1249 Truro, MA 02666  
\_\_\_\_\_  
(Address of Owner(s))

\_\_\_\_\_  
(Address of Owner(s))

John D. McElwee, Coastal Engineering Co., Inc.  
\_\_\_\_\_  
(Printed Name of Agent)

John McElwee  
\_\_\_\_\_  
(Signature)

260 Cranberry Highway, Orleans, MA 02653  
\_\_\_\_\_  
(Address of Agent)

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



January 21, 2020

Project #C19363.00

Truro Planning Board  
Town of Truro  
24 Town Hall Road  
Truro, MA 02666

**Hand Delivery**

**Re: Approval Not Required Application Filing Package**  
Keith Kodat & Ellen Conklin  
3 & 5 Souza's Way  
Truro, MA  
Map 46 Parcels 97 & 105

Dear Planning Board Members:

Enclosed please find the following information relative to the application for endorsement of an Approval Not Required Plan for the above referenced property:

- Notification of filing an ANR with Truro Town Clerk
- Form A - Application for Determination that Plan Does Not to Require Approval
- Original plus 1 copy of \$275.00 check made payable to the Town of Truro for application fee
- Original mylar plus 12 copies of Plan entitled, "Modification of Lot Lines", dated 1/14/2020

Please schedule this for review and endorsement at the next available Planning Board meeting. If you have any questions or require additional information, please contact our office. Thank you.

Very truly yours,

COASTAL ENGINEERING CO., INC.

  
John D. McElwee

JDM/sgc

Enclosures

cc: Keith Kodat & Ellen Conklin  
Truro Town Clerk

D:\DOC\C19300\19363\Permitting\ANR\App Trans Ltr.doc



STEVEN & DIANE MUNDREE  
D.B. 24207, PG. 112

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY, 1976, AND AS AMENDED JANUARY 7, 1988.

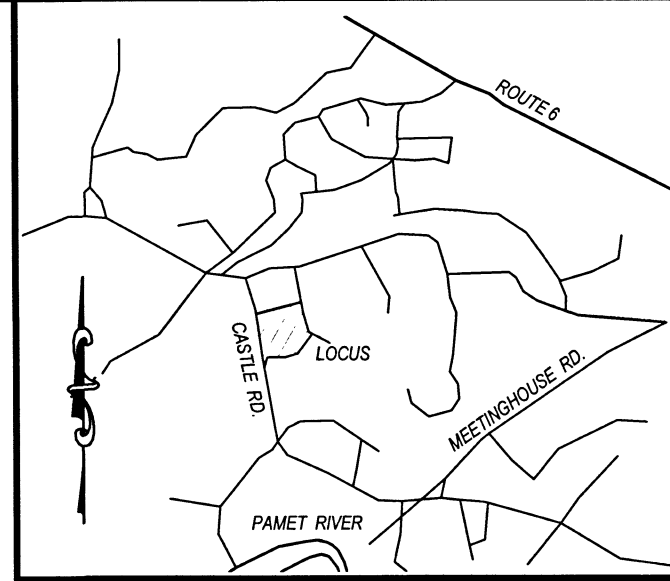
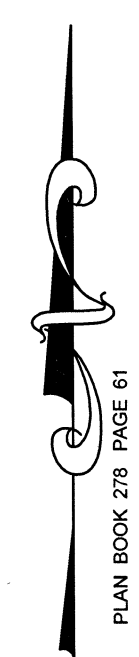
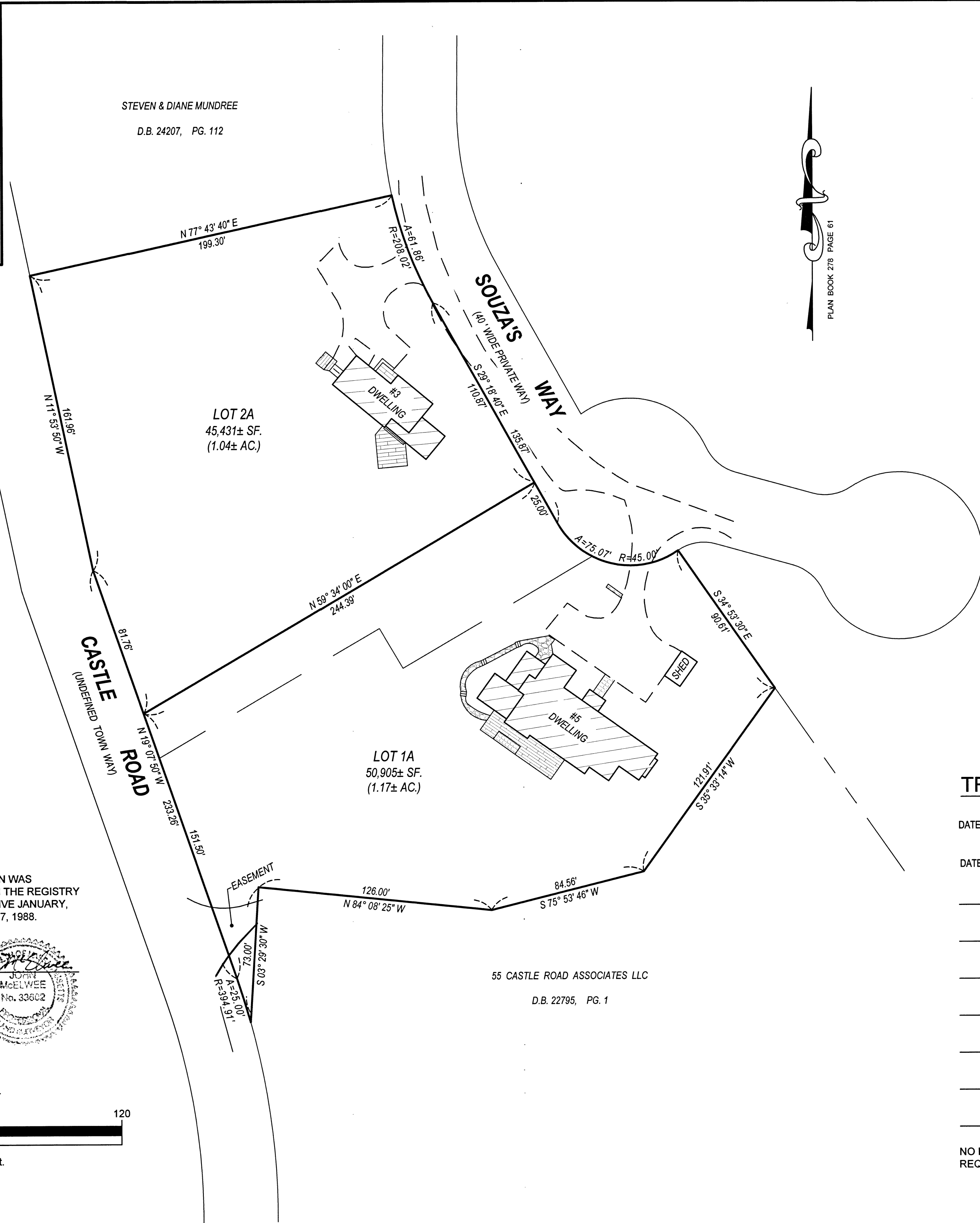
DATE: 1-20-2020 P.L.S.: John McElwee

**JOHN McELWEE**  
No. 33602  
LAND SURVEYOR

**PLAN**

40 20 0 40 120  
1 inch = 40 ft.

F:\SDSKPROJ\IC19000\IC19363\IC19363-00\IC19363-ANR.dwg 1/20/2020 3:52 PM



**KEY MAP**  
NO SCALE TRURO, MA

**REFERENCE:**  
 ASSESSORS MAP 46, PARCELS 97 & 105  
 PLAN BOOK 299, PAGE 69  
 PLAN BOOK 624, PAGE 38  
 PLAN BOOK 624, PAGE 38

**OWNER OF RECORD:**  
 3 SOUZAS WAY LLC.  
 DEED BOOK 31688, PAGE 115  
 ELLEN E. CONKLIN LIVING TRUST  
 DEED BOOK 31508, PAGE 155

APPROVAL NOT REQUIRED  
**TRURO PLANNING BOARD**

DATE OF HEARING: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED.



BY	
REVISION	
DATE	
NO.	

SEAL

PROJECT  
**KODAT & CONKLIN**  
3 & 5 SOUZA'S WAY  
TRURO, MA

SHEET TITLE  
**MODIFICATION OF LOT LINES**

SCALE 1"=40'  
 DRAWING FILE C19363-ANR.dwg  
 DATE 1/14/2020  
 DRAWN BY JDM  
 CHECKED BY XXX

**C1.1.1**  
 1 OF 1 SHEETS  
 PROJECT NO. C19363.00

TOWN OF TRURO



PLANNING BOARD

cc: Jeffrey Ribeiro - Planner  
Richard Stevens - Building

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

Office of Town Clerk  
Treasurer - Tax Collector  
275.00 Fee Pd.  
JAN 28 2020  
2020-004/PB  
Received TOWN OF TRURO  
By *Molly Stevens*

Date: January 22, 2020

To The Planning Board of the Town of Truro Massachusetts,

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

Plan of Land in Truro, MA prepared for Donna M. Turley and dated January 22, 2020, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 7 Turnbuckle Way Map(s) and Parcel(s): Map 43, Parcel 105

Number of Lots Created: 2 Total Land Area: 83,715 s.f. (1.92 acres)

The owner's title to said land is derived under deed from Lois R. Johnson

dated January 18, 2018, and recorded in the Barnstable Registry of Deeds Book and Page: Bk.22612 Pg.

285

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

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

- The accompanying plan is not a subdivision because the plan does not show a division of land.
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro zoning by-law under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_

a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or

a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_



The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/which takes away from the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro zoning bylaw under Section 50.1(A), which requires 150 feet.

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

Other reasons or comments: (See M.C.L.L., c.41, §8I-L)

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

Donna M. Turley  
(Printed Name of Owner)

*Donna M. Turley*  
(Signature)

\_\_\_\_\_  
(Printed Name of Owner)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Address of Owner(s))

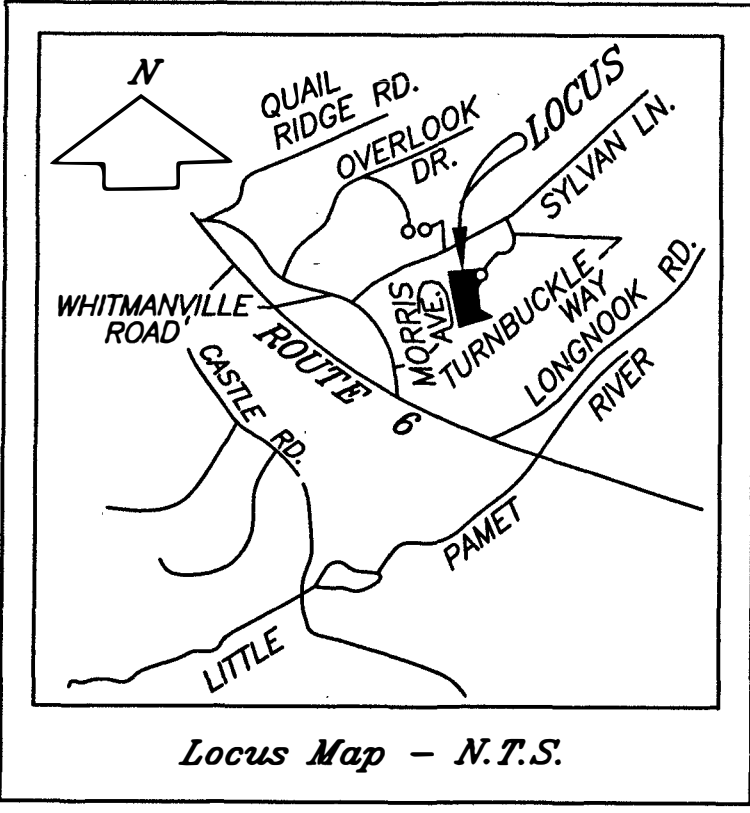
\_\_\_\_\_  
(Address of Owner(s))

\_\_\_\_\_  
(Printed Name of Agent)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Address of Agent)

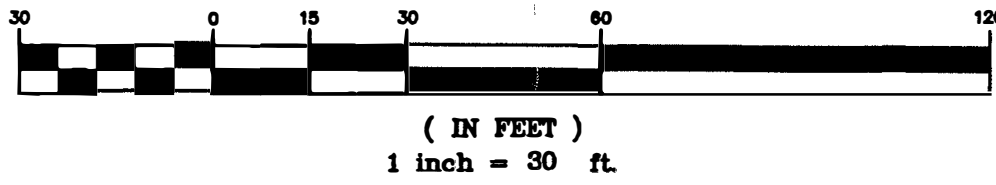
File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk.



Plan of Land  
 in Truro, MA  
 prepared for  
 Donna M. Turley

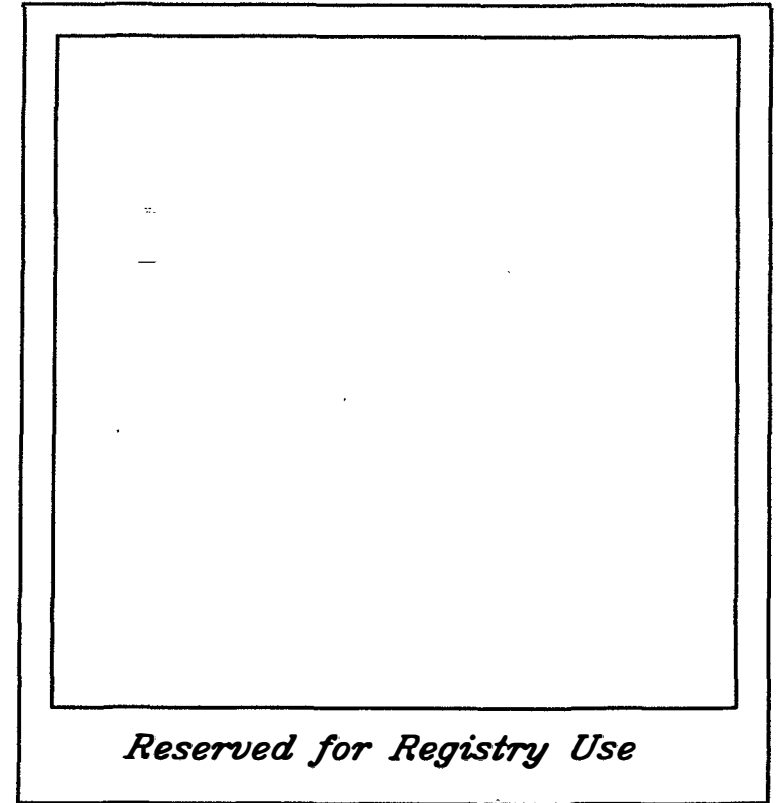
Scale: 1" = 30'  
 Date: January 22, 2020

GRAPHIC SCALE



Ryder & Wilcox, Inc.  
 P.E. & P.L.S.  
 So. Orleans, MA

Pl. Bk. 266 Pg. 59



ZONE:  
 Residential

REFERENCE:  
 Assr's. Map 43 Pcl. 105  
 Dd. Bk. 22612 Pg. 285  
 Pl. Bk. 266 Pg. 59

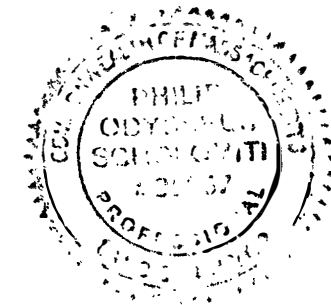
RECORD OWNER AND APPLICANT:  
 Donna M. Turley

TRURO PLANNING BOARD  
 Approval under the Subdivision  
 Control Law Not Required

Date \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements.

I certify that this plan has been prepared in conformity with the rules and regulations of the registers of deeds.  
 Philip P. Scholomiti 1/22/2020  
 Professional Land Surveyor Date



DEPT. OF INTERIOR

NOTE:

Lot 2B is not a buildable lot but is to be combined with abutting land owned by Donna M. Turley and Kate Keegan.

