



Truro Planning Board Agenda

Remote Meeting

Wednesday, April 20, 2022 – 5:00 pm

www.truro-ma.gov

TOWN OF TRURO
9:45AM

APR 19 2022

RECEIVED
TOWN CLERK
NS

AMENDED

Open Meeting

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

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at [1-877-309-2073](tel:1-877-309-2073) and entering the access code [812-189-9333](tel:812-189-9333) when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Barbara Carboni, Town Planner and Land Use Counsel, at bcarboni@truro-ma.gov.

Meeting link: <https://meet.goto.com/812189933>

Public Comment Period

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

1. Planner Report

2. Chair Report

Board Action/Review

2021-004/PB – A-C Mobile Home Park, Inc. 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 10 Old Dewline Road and 67 South Highland Road, Truro, MA, Map 37/Parcel 19 and Map 37/Parcel 15. [Original Material in 7/21/2021, 8/18/2021 packets]; {Same material included in this packet for convenience}

Public Hearings

2022-003/SPR – Benoit Allehaut and Elizabeth Allehaut for property located at 40 South Pamet Road (Atlas Map 51, Parcel 40, Registry of Deeds title reference: Book 33897, Page 73). Applicant seeks Residential Site Plan Review under §70 of the Truro Zoning Bylaw for a non-conforming (area) lot in the Seashore District. Applicants propose removal of existing additions, construction of new addition, and to relocate and reconstruct an existing shed into a two-story shed with attached carport. (Site Visit scheduled April 19, 2022 at 1:00 pm)

2022-004/SPR – Outer Shore Nominee Trust, Rachel Kalin, Trustee for property located at 17 Coast Guard Road (Atlas Map 34, Parcel 3, Registry of Deeds title reference: Book 34387, Page 1). Applicant seeks Residential Site Plan Review under §70 of the Truro Zoning Bylaw for a lot in the Seashore District. Demolition of 5 of 6 pre-existing, non-conforming cottages (multiple dwellings on a lot) and associated structures; construction of a new one-story single-family dwelling with pool and landscaping; renovation of remaining cottage. (Site Visit scheduled April 19, 2022 at 1:30 pm)

Town Meeting 2022

- ◆ Introduction of Articles
- ◆ Discussion of potential postponement of specific warrant articles
- ◆ Other

Minutes

- ◆ February 23, 2022

Next Meeting: Wednesday, May 4, 2022 at 5:00 pm:

Adjourn

TOWN OF TRURO
9:45 AM

APR 19 2022

RECEIVED
TOWN CLERK
NS

MEMORANDUM

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: April 19, 2022

Re: April 20, 2022 meeting

2021-004/PB – A-C Mobile Home Park, Inc. for property located at 10 Old Dewline Road and 67 South Highland Road (Map 37 Parcel 19 and Map 37 Parcel 15). Applicant seeks endorsement of Plan as Approval Not Required (ANR) under the Subdivision Control Law.

Procedural History

A Form A application for ANR endorsement was filed with the Planning Board in July of 2021, the Plan depicting the (formerly) Horton’s Campground as containing a total of 38.64 acres. The Plan proposed to carve off four “Mitigation Lots” totaling 9.61 acres from the campground property, leaving a 29.03 acre “Remainder Area” containing the upper and lower campground areas. It was represented by the Applicant that the Mitigation Lots are to be conveyed to the Truro Conservation Trust, and further represented that such conveyance was a condition of a permit to issue from the Natural Heritage and Endangered Species Program (NHESP) with respect to the property.

Pursuant to the Cape Cod Commission’s regulations, the Planning Board referred the Plan to the Cape Cod Commission as Development of Regional Impact (DRI) (Mandatory Referral). Specifically, the Board found that the Plan met a DRI threshold as a “development that proposes to divide parcel(s) of land totaling 30 acres or more in common ownership or control on or after September 30, 1004, including assembly and recombination of lots.” See DRI Regulations Section 3(c).

The Applicant applied to the Commission for an exemption from DRI Review on November 12, 2021. A hearing was held by the Commission’s Committee on Planning and Regulation on February 8, 2022. That Committee voted to recommend approval of the DRI exemption. The full Commission approved the exemption and decision dated February 24, 2022.

DRI Exemption Decision

The DRI exemption decision states that the proposed division of land is required to comply with a Conservation Management Permit issued by NHESP in August 2021 for a take of Eastern Box Turtle habitat. The decision further states that the Truro Conservation Trust will accept title to the four parcels totaling 9.61 acres for the purposes of natural resource conservation and conservation of state-listed species. The decision concluded that the project could be exempted from DRI review because “it will have no significant impacts on the values

and purposes specified in Section 1 of the Cape Cod Commission Act outside of the municipality in which it is proposed due to the Project location, character and environmental effects.”

The decision imposes certain conditions, including a filing of a copy of the deed conveying the land to the Truro Conservation Trust. The following condition is also imposed:

“This Decision applies only to the division of land for conservation purposes as described herein. If further development that meets or exceeds the mandatory DRI Review thresholds under Chapter A of the Code of Cape Cod Commission Regulations of General Application is proposed on the Property, the development shall be referred to the Commission.”

ANR Plan

Mitigation Lot A and the Remainder Area both have frontage on South Highland Road, a public way, greater than the Zoning Bylaw Minimum of 150 feet. Mitigation Lots B, C, and D have no frontage on any way, and are identified in Plan Notes as “not to be considered building lots.” Plan Notes further state that “Mitigation Lot A may not be further divided without endorsement by the Truro Planning Board”; and that “Mitigation Areas A, B, C and D are to be conveyed to the Truro Conservation Trust.”

It is suggested that this last note be changed to refer to “Mitigation Lots” for consistency. It is further suggested that additional Plan Notes reference the recorded DRI decision. This would tie the Plan to conditions of the DRI decision.

2022-003/SPR – Benoit Allehaut and Elizabeth Allehaut for property located at 40 South Pamet Road (Map 51, Parcel 40). Applicants seek Residential Site Plan Review under s. 70 of the Zoning Bylaw for a nonconforming lot in the Seashore District. Applicants propose removal of existing additions; construction of a new addition; and relocation/reconstruction of an existing shed into a two-story shed with attached carport.

Existing Conditions

The lot is nonconforming as to area, 2.5 acres where 3 required, with conforming frontage (356.8 feet where 150 required). The lot is currently improved by a dwelling, part of which dates to 1840; additions are more recent. The current Gross Floor Area is 1754 square feet. The dwelling, which conforms to setbacks, is sited near the Pamet River in the northeast section of the lot. A shed near the house is located within the side setback of the property line with the Cape Cod National Seashore. A gravel driveway and brick walkway serve the dwelling. Various wetland resource areas and NHESP Priority Habitat are present on the property. Neighboring properties include single-family dwellings and National Seashore land.

Proposal

The Applicants propose to remove certain additions from the dwelling, and to build a new addition, increasing the height of the structure from 20.6 to 24.6 feet in height, with a deck and patio on the north (Pamet River-facing) side. The Applicants further propose to remove the

existing shed; and to construct a new shed with attached carport, 19.6 feet in height (two stories), near an existing parking area in the southeast section of the property. The Applicants further propose to widen and resurface the existing gravel driveway ends at the parking area. The new Gross Floor Area will total 3,280 square feet (conforming). Restoration of native vegetation is proposed.

Other Permitting

Zoning Board of Appeals: a hearing is scheduled for April 25, 2022 on applications for a special permit to alter/expand nonconforming structure, where lot is nonconforming in area.

Historical Commission: a hearing is scheduled for May 11, 2022 under Chapter VI of the General Bylaws (Preserving Historic Properties); the dwelling is a “significant building” under the Bylaw due to its age over 75 years.

Conservation Commission: approved an Order of Conditions.

Application status: complete, except for documentation regarding NHESP jurisdiction. The Review Criteria are adequately addressed, and information required for the Board’s deliberations is provided.

2022-004/SPR – Outer Shore Nominee Trust, Rachel Kalin, Trustee, for property located at 17 Coast Guard Road (Map 34, Parcel 3). Applicants seek Residential Site Plan Review under s. 70 of the Zoning Bylaw for a lot in the Seashore District. Applicants propose demolition of 5 of 6 nonconforming cottages (multiple dwellings on a lot) and associated structures; construction of a new one-story single-family dwelling with pool and landscaping; and renovation of remaining cottage.

Existing Conditions

The lot, which runs from Coast Guard Road to the ocean, is conforming in area (6.3 acres where 3 required) and frontage (253.51 feet where 150 required). Six cottages, a mobile home, a camper and a number of sheds are located on the property, for the most part clustered on the eastern (ocean) side. A paved drive and several gravel parking areas serve the buildings. Various wetland resource areas and NHESP Priority Habitat are present on the property. Neighboring properties include single-family dwellings and National Seashore land.

Proposal

The Applicant proposes to remove five of the six cottages and construct a five-bedroom house with a height of 22.6 feet. The remaining cottage, near the coastal bank, will be used for storage; the existing bathroom; and in relation to the pool. This cottage, located 24.6 feet from the northern boundary of the property, poses the only dimensional nonconformity and is preexisting. Other improvements include a pool adjacent to the house; a garage; parking areas; a sewage disposal system (an existing cesspool to be removed); and gravel maintenance paths. The change to single-family use renders the property conforming as to use. The proposed Gross

Floor Area is 5,260 square feet, requiring a special permit from the Zoning Board of Appeals. No other new dimensional nonconformities will be created. No additional areas of the property are to be developed. A planting plan with beach grass and other native species is intended.

Other permitting

Zoning Board of Appeals: hearings are scheduled for April 25, 2022 on applications for 1) a special permit to alter/expand nonconforming structure/lot, where lot has multiple dwellings; and 2) a special permit to exceed Gross Floor Area in the Seashore District.

Conservation Commission: approved an Order of Conditions.

NHESP: a March 9, 2022 letter imposes time-of-year restrictions and finds that no prohibited Take of state-listed wildlife species will occur.

Application status: complete. The Review Criteria are adequately addressed, and information required for the Board's deliberations is provided.



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

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

To the Planning Board of the Town of Truro, MA

Date June 24, 2021

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

Plan of Land A-C Mobile Home Park, INC... and dated June 16, 2021, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 10 Old Dew Line Rd. & 67 South Highland Rd. Map(s) and Parcel(s): 37-19 and 37-15

Number of Lots Created: 5 Total Land Area: 38.64 Acres

The owner's title to said land is derived under deed from Robert S. Horton, dated 2/12/2012, and recorded in the Barnstable Registry of Deeds Book and Page Book 26095, Page 3 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 Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a public way or way which the Town Clerk certifies is maintained and used as a public way, namely South Highland 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)

Mitigation areas B,C & D lack sufficient frontage to be considered building lots

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

Robert Shingleton
(Printed Name of Owner)

[Signature]
(Signature)

(Printed Name of Owner)

(Signature)

905 16th Place, Vero Beach, FLA 32960
(Address of Owner(s))

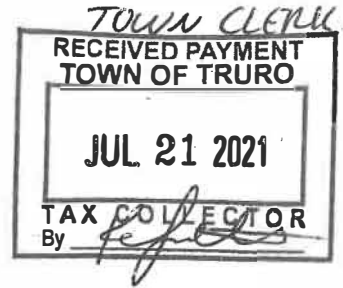
905 16th Place, Vero Beach, FLA 32960
(Address of Owner(s))

Donald Nagle
(Printed Name of Agent)

[Signature]
(Signature)

207 Front Street, Scituate, MA 02066
(Address of Agent)

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



TOWN OF TRURO

Planning Department

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

EXTENSION AGREEMENT: ANR

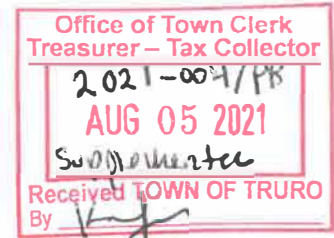
I, [name] Donald Nagle, as authorized agent of [applicant] AK Mobile Home Park, Inc.; agree to an extension of time for action by the Planning Board on the Application for a Determination that Plan Does Not Require Approval (ANR plan) filed with the Town Clerk on July 6, 2021 pursuant to G.L. c. 41, s. 81P, with respect to property located at 10 Old Dewline Rd. & 67 South Highland Road, Case No. 2021-004/PB, through August 18, 2021.

[Signature]
Signature of Applicant/Agent

7/20/21
Date

Filed with the Planning Department: [Signature] 7/20/2021
Name Date

Filed with the Town Clerk: [Signature] 7/21/2021
Name Date



Transmittal

Name: Elizabeth Sturdy
Organization: Truro Planning Board
Delivery: drop off
Phone: 508-255-0477
From: Dawn Sternlieb
Date: 8/5/21
Subject: 10 Old Dew Line Rd. & 67 South Highland Rd.
Pages to follow: 12 copies of check list & 12 Copies of Plan

Urgent Reply ASAP Please Comment For Your Records

Comments: [Comments]

Please find 12 copies of the check list and revised plan (to replace previous plan) to accompany application dated June 24, 2021

Sincerely,

Dawn Sternlieb
Office manager

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

Address: 10 Old Dew Line Rd + 675 Highway Rd **Applicant Name:** Robert Singleton **Date:** 8/5/21

No.	Requirement	Included	Not Included	Explanation, if needed
2.2.2 Submission Requirements				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	✓		
b.	Twelve (12) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	Relevant zoning classification data.	✓		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	✓		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

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

Address: 0 Old Deerline Rd + to 75 Highland Rd **Applicant Name:** Robert Sugden **Date:** 8/5/21

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

TOWN OF TRURO
Reiff
APR 14 2022
10:58AM
RECEIVED
TOWN CLERK
2021-004/PB(AWR)
Supplemental



Transmittal

Name: Elizabeth Sturdy
Organization: Truro Planning Board
Delivery: drop off
Phone: 508-255-0477
From: Dawn Sternlieb
Date: 4/14/22
Subject:
Pages to follow: 10

Urgent Reply ASAP Please Comment For Your Records

Comments: [Comments]

Please find 10 copies of the plan for A-C Mobile Home Park at 10 Old Dew Line Rd. and 67 South Highland Rd.
Sincerely,

Dawn Sternlieb
Office manager

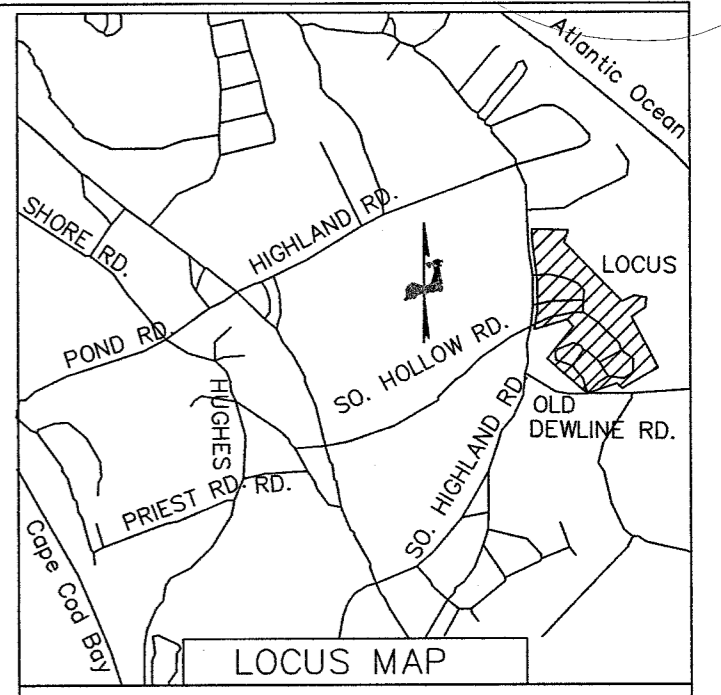
1952 LAYOUT PLAN BOOK 106, PAGE 93 SHEET AND PLAN SOUTH HIGHLAND ROAD BOOK 106, PAGE 95

Cape Cod National Seashore Assessors Map 37, Parcel 22

Zoning Classification Data

Zoning District = Seashore District
Minimum Lot Size = 3 Acres
Minimum Frontage = 150'
Minimum frontyard setback = 50'
Minimum sideyard setback = 25'

Cape Cod National Seashore Assessors Map 37, Parcel 22



For Registry Use



Cape Cod National Seashore Assessors Map 37, Parcel 22

Cape Cod National Seashore Assessors Map 37, Parcel 22

Cape Cod National Seashore Assessors Map 40, Parcel 99

Plan Note:

- 1) Mitigation LOT A may not be further divided without endorsement by the Truro Planning Board.
- 2) Mitigation LOT's B, C, and D do not have frontage on an approved way and are not to be considered building lots. Further, Mitigation Area's A, B, C, and D are to be conveyed to the Truro Conservation Trust.

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

TRURO PLANNING BOARD DATE _____

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

PLAN OF LAND
A-C MOBILE HOME PARK, INC.
#10 OLD DEWLINE ROAD &
67 SOUTH HIGHLAND ROAD, TRURO MA
DEED BOOK 26095, PAGE 3
SCALE 1" = 80' June 16, 2021
ols#584001

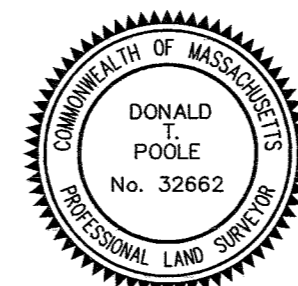
Owner:
A/C Mobile Home Park
905 16th Place
Vero Beach, FL 32960
Assessors Map 37, Parcels 15 and 19

I hereby certify that this plan conforms to the Rules and Regulations of the Registers of Deeds adopted Jan 1, 1976, and amended Jan. 7 1988.

Donald T. Poole PLS #32662

Date

Aug 4, 2021



Elizabeth Sturdy

From: Rich Stevens
Sent: Tuesday, April 5, 2022 1:15 PM
To: Elizabeth Sturdy
Subject: RE: Review of Planning Board and ZBA Applications - 40 South Pamet Road

No Comment.
Rich

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, April 5, 2022 10:29 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of Planning Board and ZBA Applications - 40 South Pamet Road

Emily, Rich, Zana:

The attached application for Site Plan Review will be on the April 20 Planning Board Agenda, and the attached application for ZBA Special Permit will be on the April 25 Zoning Board Agenda. Please get back to me with any comments you may have, or not, on both of these applications. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov



Benjamin E. Zehnder LLC

62 Route 6A, Unit B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

March 21, 2022

Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

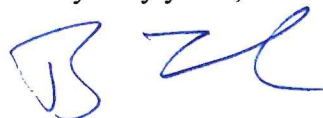
Re: New Planning Board Site Plan Review Application /
40 South Pamet Road (51-40) /
Benoit Allehaut and Elizabeth Allehaut

Dear Ms. Fullerton:

Please find enclosed for filing a new application to the Planning Board for residential site plan review for the property at 40 South Pamet Road. I have included an additional fourteen packet copies, as well as check no. 106 in the amount of \$250.00 for the filing fee. My office will email a scan of the entire application to planner1@truro-ma.gov today.

Thank you for your assistance.

Very truly yours,



Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Barbara Carboni
Daniel Costa
Jeffrey Katz
Bradford Malo
David Michniewicz
Shane O'Brien
Theresa Sprague



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date March 21, 2022

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

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

1. General Information

Description of Property and Proposed Project Property is a 2.5 acre developed residential property in the Seashore district. Applicants propose renovating existing historic house to remove later added additions, add an addition to the east side, and relocate and reconstruct an existing shed into a two-story shed with attached carport.

Property Address 40 South Pamet Road Map(s) and Parcel(s) 51-40

Registry of Deeds title reference: Book 33897, Page 73, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Benoit Allehaut & Elizabeth Allehaut

Applicant's Legal Mailing Address 39 East 29th Street, Apt. 26A, New York, NY 10016

Applicant's Phone(s), Fax and Email (203) 300-6014; allehaut4@gmail.com, benoit.allehaut@gmail.com

Applicant is one of the following: (please check appropriate box) *Written Permission of the owner is required for submittal of this application.

- Owner
- Prospective Buyer*
- Other*

Owner's Name and Address _____

Representative's Name and Address Benjamin E. Zehnder 62 Rt. 6A Unit B, Orleans, MA 02653

Representative's Phone(s), Fax and Email (508) 255-7766; bzeinander@zehnderllc.com

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

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

Signature(s)  3/21/22

Applicant(s)/Representative Printed Name(s)

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

Applicant(s)/Representative Signature(s)

Owner(s) Signature(s) or written permission

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

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>40 South Pamet Road</u> Applicant Name: <u>Benoit Allehaut & Elizabeth Allehaut</u> Date: <u>March 21, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
<u>C. Procedures and Plan Requirements</u>				
1a.	An original and 14 copies of the Application for Site Plan Review	X		
1b.	15 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	X		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	X		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	X		
	Existing:			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan		X	N/A

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>40 South Pamet Road</u> Applicant Name: <u>Benoit Allehaut & Elizabeth Allehaut</u> Date: <u>March 21, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan		X	N/A
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	X		
3a. 4	Graphic Scale	X		
3a. 5	Title Block - Including:	X		
	name and description of the project;	X		
	address of the property;	X		
	names of the record owner(s) and the applicant(s); and	X		
	date of the preparation of the plan(s) and subsequent revision dates	X		
3a. 6	Legend of All Symbols	X		
3a. 7	Property boundaries, dimensions and lot area	X		
3a. 8	Topography and grading plan	X		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	X		
3a. 10	Septic system location	X		
3a. 11	Location of (as applicable):			
	wetlands	X		
	the National Flood Insurance Program flood hazard elevation, and	X		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	X		
3a. 12	Driveway(s) and driveway opening(s)	X		
3a. 13	Existing and proposed lighting	X		
3a. 14	Existing landscape features both vegetative and structural	X		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)	X		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>40 South Pamet Road</u> Applicant Name: <u>Benoit Allehaut & Elizabeth Allehaut</u> Date: <u>March 21, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	Architectural Plans			
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	X		
	elevations	X		
	floor plans	X		
3c.	Lighting specification, including style and wattage(s)	X		
	Neighborhood Context:			
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration	X		
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	X		

BZ

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

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

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

§70.4D – REVIEW CRITERIA

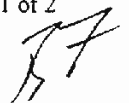
The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity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

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

The location of the dwelling is dictated by the location of the existing house and the historic section of it, which the applicants propose retaining. However, the current location and the proposed new addition and shed relocation and reconstruction relate well to the existing terrain. The structures are located on a level area of land at a local high-point of the land. The addition will be located to the east of the existing dwelling which will make the structure after alteration have its long axis running west to east and providing good solar exposure along the long southerly side. The property is located inland from nearby Ballston Beach along the Pamet River and is naturally sheltered from energy loss via wind.

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

The original historic section of house is proposed for preservation, with the removal of later additions and construction of a new addition at the easterly side. The original house was built c. 1840 and is in keeping with the modest neighborhood houses built in support of family farms along the river, in terms of scale, traditional design and materials. The proposed addition and shed renovation will complement that design by introducing a balancing element of modern architecture, which Truro is also well-known for and is found throughout the North and South Pamet Road area. The new sections will tie to the existing dwelling through use of common siding materials and similar scale, massing, and lighting fixtures and will present a harmonious design combining the old and new.



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

Please see BlueFlax Design planting plan and land management plan filed herewith. The applicants have prepared an extensive mitigation and restoration plan to restore portions of the resource areas and buffer zones which have been colonized by invasive vegetation. This restoration includes invasive species management, lawn removal, and native plantings. The goals of this work are to prevent storm damage, control flooding, protect wildlife habitats, public and private water supplies, and groundwater supply, and to prevent pollution and control erosion and sedimentation. The topography is to be preserved and the only proposed earth moving is in connection with widening the existing driveway and placing the new addition and relocated shed structure.

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

The existing access to the property is via a gravel driveway connecting to South Pamet Road. The applicants do not propose any new curb cut and will continue to use the existing driveway. The permeable way will be resurfaced and widened to 11' at its southerly end in order to safely accommodate delivery vehicles and improve turning onto South Pamet Road. The existing curb cut and proposed widened driveway will continue to be safe and convenient and will be consistent with the Truro General Bylaws c. I, sec. 9.

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

Please see lighting specification sheets filed herewith. The applicants propose using low wattage downlit LED sconce fixtures for all exterior lighting on site. These are designed to preserve the night sky and avoid light-spill onto adjacent properties. Additionally, the applicants propose extensive plant restoration and plantings to the southerly side of the property, which is the side of the only improved abutting property, which will provide further protection from exterior lighting. The proposed lighting will be fully consistent with Truro General Bylaws c. IV, Sec. 6.

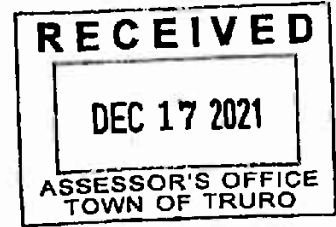


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: Dec. 14, 2021

NAME OF APPLICANT: Benoit Allehaut & Elizabeth Allehaut

NAME OF AGENT (if any): Benjamin E. Zehnder / La Tanzi, Spaulding & Landreth

MAILING ADDRESS: P.O. Box 2300 Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-2133 ext. 128 EMAIL bzehnder@latanzi.com

PROPERTY LOCATION: 40 South Pamet Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 51 PARCEL 40 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 | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input checked="" type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> Other _____ | | (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: 12/17/2021 Date completed: 12/21/2021
List completed by: [Signature] Date paid: 12/17/2021 Cash/Check \$ 13929

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.
²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.
³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.
⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.
⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



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

Date: December 21, 2021

To: Benjamin E. Zehnder, Agent for Benoit & Elizabeth Allehaut

From: Assessors Department

Certified Abutters List: 40 South Pamet Road

Planning Board/ Site Plan

Attached is a combined list of abutters for the property located at 40 South Pamet Road.

The current owners are Benoit & Elizabeth Allehaut.

The names and addresses of the abutters are as of December 10, 2021 according to the most recent documents received from the Barnstable County Registry of Deeds.

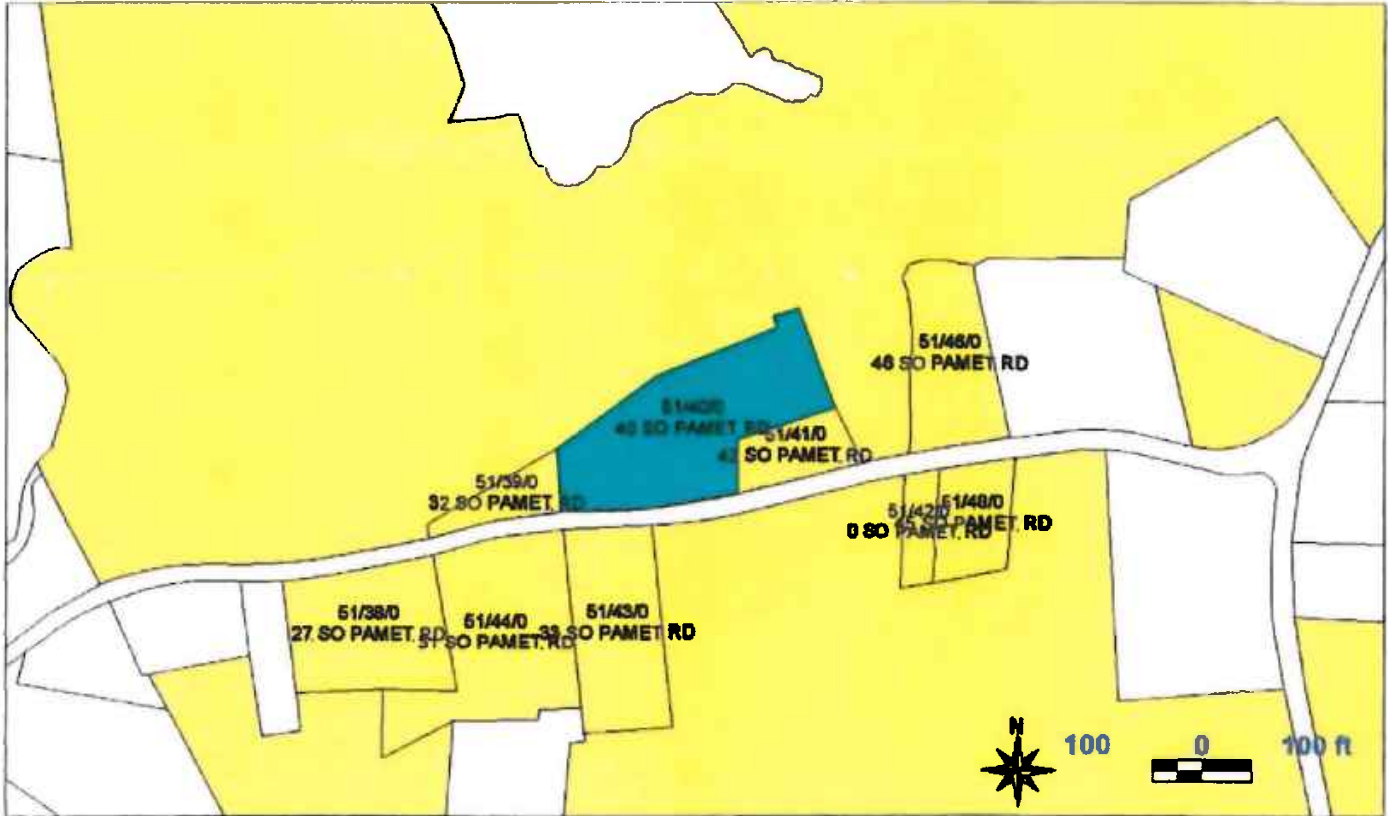
Certified by:

Olga Farrell
Assessing Clerk

40 South Pamet Road
 Map 51, Parcel 40
 PB- Site Plan

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	Zip Cd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3064	51-38-0-R	BLETHEN ROGER & KEATING PAMELA	27 SO PAMET RD	1225 TUNA COURT	NAPLES	FL	34102-1544
3065	51-39-0-R	KELLEY ANN M	32 SO PAMET RD	PO BOX 0	TRURO	MA	02666-0000
3067	51-41-0-R	LARKIN RICHARD S & PERRY DAVID HENRY	42 SO PAMET RD	8 HASKELL ST SUITE#3	ALLSTON	MA	02134-1529
3088	51-42-0-E	U S A DEPT OF THE INTERIOR	0 SO PAMET RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3089	51-43-0-R	ORMSBY SHARON B	33 SO PAMET RD	PO BOX 41	TRURO	MA	02666-0041
3090	51-44-0-R	KELLEY ANN M	31 SO PAMET RD	PO BOX 0	TRURO	MA	02666-0000
3092	51-45-0-R	MANUEL FURER QTIP NON EX TRUST & VIVIAN FURER REVOC TRUST	46 SO PAMET RD	care of JESSICA FURER 3476 LAGUNA AVENUE	OAKLAND	CA	94602
3094	51-46-0-R	MANUEL FURER QTIP NON-EX TRUST & VIVIAN FURER REVOC TRUST	46 SO PAMET RD	care of JESSICA FURER 3476 LAGUNA AVENUE	OAKLAND	CA	94602

40-999-0-E

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

51-38-0-R

BLETHEN ROGER & KEATING PAMELA
1225 TUNA COURT
NAPLES, FL 34102-1544

KELLEY ANN M
PO BOX 0
TRURO, MA 02666-0000

51-39-0-R

51-41-0-R

LARKIN RICHARD S &
PERRY DAVID HENRY
8 HASKELL ST SUITE#3
ALLSTON, MA 02134-1529

51-42-0-E

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

ORMSBY SHARON B
PO BOX 41
TRURO, MA 02666-0041

51-43-0-R

51-44-0-R

KELLEY ANN M
PO BOX 0
TRURO, MA 02666-0000

51-46-0-R

MANUEL FURER QTIP NON EX TRUST
& VIVIAN FURER REVOC TRUST
care of: JESSICA FURER
3476 LAGUNA AVENUE
OAKLAND, CA 94602

MANUEL FURER QTIP NON-EX TRUST
& VIVIAN FURER REVOC TRUST
care of: JESSICA FURER
3476 LAGUNA AVENUE
OAKLAND, CA 94602

51-48-0-R

Key: 3086

Town of TRURO - Fiscal Year 2022 Preliminary

6/15/2021 5:05 pm SEQ #: 3.186

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KELSO ALEXANDER S JR C/O ALLEHAUT BENOIT & ELIZABET PO BOX 967 TRURO, MA 02666				51-40-0				40 SO PAMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLEHAUT BENOIT & ELIZABE				03/15/2021	QS	1,049,500	33897-73				
KELSO ALEXANDER S JR				11/30/1990	QS	275,000	7367-213				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-132	06/26/2007	10	ALL OTHERS	101,300	06/05/2008	JH	100	100
07-061	04/06/2007	10	ALL OTHERS	10,000	06/05/2008	JH	100	100
96-160	10/01/1996	2	ADDITION	60,000	06/01/1997		100	100
89-184	12/01/1989	2	ADDITION	50,000	12/31/1990		100	100

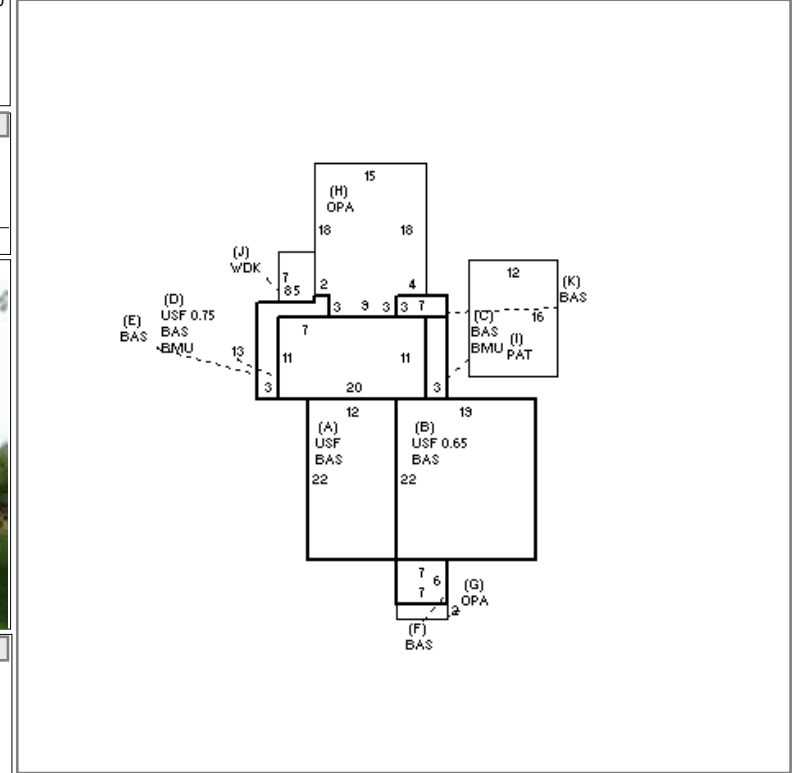
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR4	2.30		481,100
300	A	1.925	16	1.00	1	1.00	1	1.00	SR4	2.30		91,210

DETACHED

TOTAL	2.700 Acres		ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		NOTE FBN=N/V (IN STATE OF DISREPAIR).	LAND	572,300	572,300			
Inf1	NO ADJ			BUILDING	322,500	290,100			
Inf2	NO ADJ			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	894,800	862,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/17/2014
FBN	SV	1.00	SV 1.00	17*16		0.00			



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2014	FC
MODEL	1		RESIDENTIAL	LIST	7/7/2014	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,368
NET AREA	1,754	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,053	1840	256.60	270,198	CONDITION ELEM	CD
\$NLA(RCN)	\$266	OVERALL	1.220	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	701	1840	199.91	140,137		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	253		68.95	17,446		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	311		55.99	17,413		
				FLOOR COVER	2	SOFTWOOD	1.00	I	PAT	N	PATIO	192		14.03	2,695		
				INT. FINISH	1	PLASTER	1.00	J	WDK	N	ATT WOOD DECK	35		73.50	2,573		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		12,707.10	12,707		
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1984 / 36	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$322,500	



51_16_0

40_999_0

51_40_0

51_41_0

51_46_0

51_42_0

51_48_0

32

40

42

46

SOUTH PAMET ROAD

SOUTH PAMET ROAD

27

31

33

51_38_0

51_44_0

51_43_0

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

- Parcels
- Buildings
- Sidewalks
- Street Pavement
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Street Centerlines
- Abutting Towns Labels
- Abutting Towns
- Major Streams
- Town Mask
- Bath Donut2
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Background

0 200 400 ft

Printed on 09/14/2021 at 01:13 PM

MapsOnline - Truro, MA

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-15-2021 @ 01:27pm
Ct1#: 1005 Doc#: 17854
Fee: \$3,589.29 Cons: \$1,049,500.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-15-2021 @ 01:27pm
Ct1#: 1005 Doc#: 17854
Fee: \$3,211.47 Cons: \$1,049,500.00

QUITCLAIM DEED

Property Address: 40 South Pamet Road, Truro, MA 02666

ALEXANDER S. KELSO, JR., an Individual, with an address of 842 Washington Avenue, New Orleans, LA 70130

in consideration of **ONE MILLION FORTY-NINE THOUSAND FIVE HUNDRED and no/100 (\$1,049,500.00) DOLLARS**, paid

grants to **BENOIT ALLEHAUT and ELIZABETH ALLEHAUT**, Husband and Wife, as Tenants by the Entirety, with an address of 39 East 29th Street, Apt. 26A, New York, NY 10016

with **QUITCLAIM COVENANTS**,

The land in Truro, Barnstable County, Massachusetts, together with the buildings thereon, located on the north side of South Pamet Road (on the south side of the Pamet River at Head Pamet, so-called),, bounded and described as follows:

Beginning at the Southwest corner at a stake and stone by the Town Road and running:

- NORTHERLY by land formerly of the Estate of Antoine Fratus, 127.8 feet to a post and stones at the edge of the meadow;
- EASTERLY along the bank by the meadow of Fratus, 241.3 feet to a post and stone in range of the ditch which separates the meadow of said Fratus and the cranberry land of Frederick A. Meier;
- EASTERLY along the bank by the meadow and cranberry land of said Meier, 254.2 feet to a post and stones;
- NORTHERLY down the bank by land of said Meier, 27.1 feet to a post and stones in the meadow in range of the ditch which separates the cranberry land of said Meier from the former meadow of Peter Morris;
- EASTERLY by the Meier meadow, 47.3 feet to a post and stones;
- SOUTHERLY in a straight line by land of Meier, five tenths (.05) of a foot from the west end of the barn as it stood when deeded to me, 229.3 feet to a post and stones by the west side of the old Proprietor's Road in range of Antoine S. Gray;
- WESTERLY by said Gray, 193.9 feet to a post and stones;

Locus: 40 South Pamet Road, Truro

SOUTHERLY by said Gray, 101.3 feet to a stake and stone by the Town Road; and

WESTERLY by the Town Road, 356.8 feet to the point of the beginning.

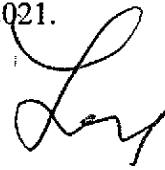
The whole contains about two and seven tenths (2.7) acres, more or less, and is part of the land conveyed to said Meier in 1922 in Book 380, Page 84.

For Grantor's title see deed of Eugene P. Kinkead et ux, dated November 8, 1990, recorded with the Barnstable County Registry of Deeds in Book 7367, Page 213.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO IMMEDIATELY FOLLOW

WITNESS my hand and seal this 11TH day of March, 2021.



Alexander S. Kelso, Jr.

COMMONWEALTH OF MASSACHUSETTS

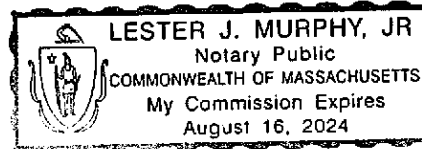
County of Barnstable

On this 11TH day of March, 2021, before me, the undersigned notary public, personally appeared Alexander S. Kelso, Jr., proved to me through satisfactory evidence of identification, which was Louisiana Drivers License, proved to be the person whose name is signed on the preceding or attached document as his free act and deed in my presence, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



Lester J. Murphy, Jr. Notary Public

My commission expires: July 16, 2024



The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1163
WATTS	47.2
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	3.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.
 ** Available in Black and Bronze finish only.



BOWMAN 6
shown in black



BOWMAN 6
shown in bronze



BOWMAN 6
shown in charcoal



BOWMAN 6
shown in silver



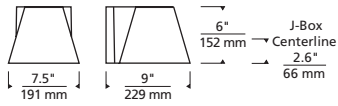
BOWMAN 6
shown in white

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
700WSBOW	6 6"	B BLACK	-LED827 LED 80 CRI, 2700K 120V*
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V*
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V
		W WHITE	

*AVAILABLE IN BLACK AND BRONZE FINISH ONLY

BOWMAN 6 WALL SCONCE



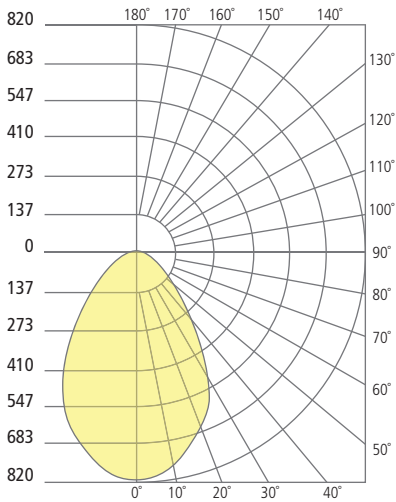
Bowman 6

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

BOWMAN 6

Total Lumen Output: 1163
 Total Power: 47.2
 Luminaire Efficacy: 24.6
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



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TECH LIGHTING

VISUAL COMFORT & Co.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400

Key: 3089

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.189

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ORMSBY SHARON B PO BOX 41 TRURO, MA 02666-0041				51-43-0				33 SO PAMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ORMSBY SHARON B				08/25/1993	A		8747-046				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-013X FY2018	01/16/2018	90	BP NVC	500	05/21/2019	LG	100	100
16-165X	08/03/2016	35	RES EXEMPT		11/03/2017		0	0
12-021	02/14/2012	90	REPAIR/REMOD	35,000	03/07/2017	LG	100	100
06-236	10/11/2006	6	BP NVC	1,825	12/07/2012	FC	100	100
			SHED	2,000	05/24/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR4	2.30		481,100
300	A	0.875	16	1.00	1	1.00	1	1.00	SR4	2.30		41,460

TOTAL	1.650 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	522,600	522,600			
Inf1	NO ADJ		BUILDING	152,100	119,000			
Inf2	NO ADJ		DETACHED	1,100	1,100			
			OTHER	0	0			
			TOTAL	675,800	642,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*10	2006	100	14.91	1,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/21/2019	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(E) 11 W/DK 8	(D) 11 BAS 8
22	
(A) 7 USU 0.65 BAS BMU 8	
(C) 6 USU 0.65 OPA 6	

G

YEAR BLT	1926	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	230,392		
NET AREA	804	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	660		44.81	29,573	CONDITION ELEM	CD		
\$NLA(RCN)	\$287	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	+	USU	N	UPPER STORY UNF	515		78.34	40,346				
				ROOF SHAPE	1	GABLE	1.00	B	W/DK	N	ATT WOOD DECK	88		40.65	3,577				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	132		45.93	6,062				
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	804	1926	178.90	143,836				
				INT. FINISH	1	PLASTER	1.00	E	CRL	N	CRAWL SPACE	56		24.20	1,355				
				HEATING/COOLING	1	FORCED AIR	1.00	MST	O	MASONRY STACK	2		1,771.90	3,544					
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER			0.00						
																		EFF.YR/AGE	1975 / 45
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$152,100

Key: 3090

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.190

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KELLEY ANN M PO BOX 0 TRURO, MA 02666-0000				51-44-0				31 SO PAMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KELLEY ANN M				10/18/2000	99		1335-250+				
KELLEY ANN M				10/18/2000	99		13305-099				
KELLEY JOHN J JR & ANN M				05/12/1966	99		1335-250				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018 92-016	01/28/1992	35 7	RES EXEMPT GARAGE	4,000	10/01/2017 06/18/1993		0 100	0 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	16	1.00	1	1.00	1	1.00	620,770	1.00	1	1.00	SR4	2.30		481,100
300	A	1.615	16	1.00	1	1.00	1	1.00	47,380	1.00	1	1.00	SR4	2.30		76,520

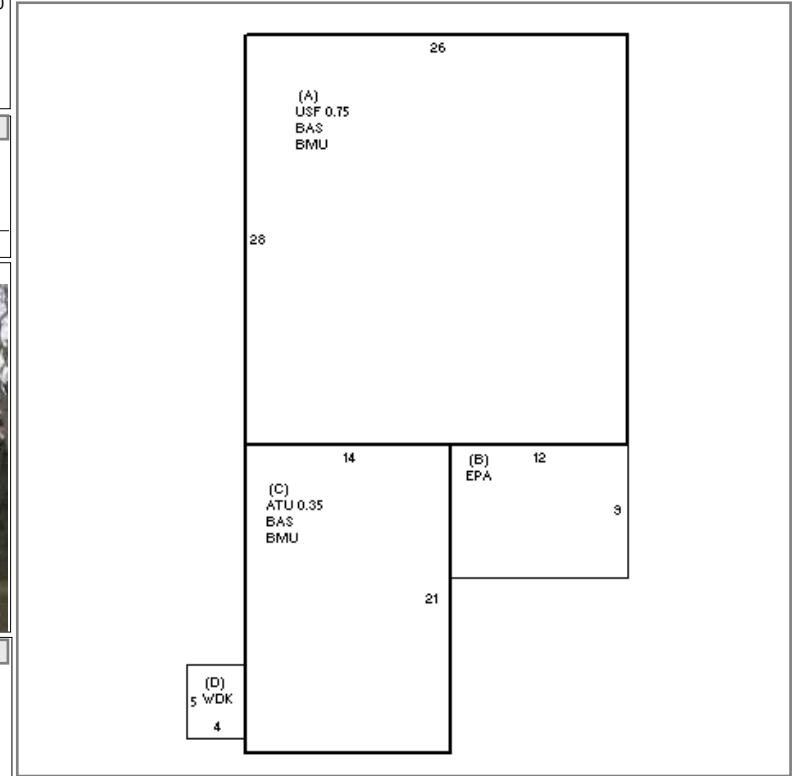
TOTAL	2.390 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E E	FY03=Corrected lot size to 3.40 ac per Plan 202-127			LAND	557,600	557,600
Inf1	NO ADJ		FY04 ACREAGE CHNGD AGAIN PER REVIEW OF			BUILDING	261,500	240,600
Inf2	NO ADJ		PLAN			DETACHED	9,700	9,700
						OTHER	0	0
					TOTAL	828,800	807,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	P 0.45 20*20	1992	400	22.90	4,100
DGF	A	1.00	F 0.60 15*22		330	22.90	4,500
SHF	L	0.83	P 0.45 5*630		48	12.90	300
PH1	-	0.90	P 0.45 9*36		324	5.31	800



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2020	LG
MODEL	1		RESIDENTIAL	LIST	3/10/2020	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435.821
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,022		53.47	54,648	CONDITION ELEM	CD
\$NLA(RCN)	\$278	OVERALL	1.220	EXT. COVER	4	VINYL	1.00	+	BAS	L	BAS AREA	1,022	1800	235.58	240,763		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	546	1800	185.41	101,233		
STORIES(FAR)	1.5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	EPA	N	ENCL PORCH	108			107.51	11,612		
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	C	ATU	N	UNFIN ATTIC	103			63.34	6,524		
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00	D	WDK	N	ATT WOOD DECK	20			83.75	1,675		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1			5,599.80	5,600		
BATHROOMS	1	1.00	FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1			11,666.30	11,666		
FIXTURES	3	\$2,100															
UNITS	0	1.00															



EFF.YR/AGE	1970 / 50
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$261,500

Key: 3094

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.195

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
MANUEL FURER QTIP NON-EX TRUST & VIVIAN FURER REVOC TRUST care of: JESSICA FURER 3476 LAGUNA AVENUE OAKLAND, CA 94602		51-48-0	45 SO PAMET RD				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MANUEL FURER QTIP NON-EX		11/20/2020	F	1	33496-246
MANUEL FURER REV TRUST & FURER VIVIAN		11/25/2016	F	1	30114-114		
		02/21/2013	A		27149-272		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC IMP				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-192	09/25/2002	10	ALL OTHERS	10,000	04/08/2004	BTT	100	100

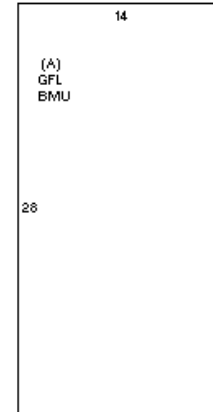
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
300	A	0.309	16	1.00	1	1.00	1	1.00	47,380	1.00	1	1.00	SR4	2.30		14,640
350	A	0.465	16	1.00	1	1.00	1	1.00	5,200	1.00	1	1.00	TWP	1.00		2,420

TOTAL	33,699 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NAT'L SEASHORE	N	2002RENOV GUL>GUS (NO KITCH OR HEAT). FY08				LAND	17,100	17,100
Infl1	NO ADJ	O	ABT=CD 200: SECONDARY LAND (NSS SINGLE				BUILDING	39,900	37,400
Infl2	NO ADJ	T	TRACT W/51-46). FY10 ACRG DECR PER 2008 PLAN				DETACHED	0	0
		E	APPLIED BY ATB FOR FY07 (NO ABT APP FY08 & DEEMED DENIED FY09). FY11=CHG'D GUS TO				OTHER	0	0
			BLDG#1				TOTAL	57,000	54,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

Garage/barn, not a dwelling unit (no kitch or BA).
Unfinished storage loft at rear.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/30/2019	LG
STYLE	0	1.00	[100%]	REVIEW	12/15/2010	MR
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	66.558
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	392		47.31	18,546	CONDITION ELEM	CD
\$NLA(RCN)	\$0	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	A	GFL	N	GAR FIN LOFT	392		122.48	48,012		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)	1.8	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	1	1.00		FLOOR COVER	6	OTHER	1.00										
BEDROOMS	0	1.00		INT. FINISH	99	N/A	1.00										
BATHROOMS	0	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	0	1.00		FUEL SOURCE	8	NONE	1.00										
UNITS	0	1.00															

EFF.YR/AGE	1970 / 50
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$39,900

Key: 3092

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.192

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LAND

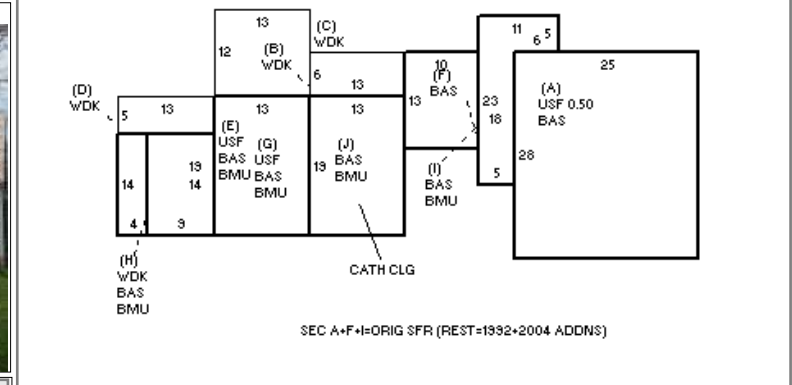
CURRENT OWNER										PARCEL ID				LOCATION			
MANUEL FURER QTIP NON EX TRUST & VIVIAN FURER REVOC TRUST care of: JESSICA FURER 3476 LAGUNA AVENUE OAKLAND, CA 94602										51-46-0				46 SO PAMET RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
										11/20/2020	F	1	33496-246				
										11/25/2016	F	1	30114-114				
										02/21/2013	A		27149-272				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-157	08/19/2008	6	SHED	3,387	05/11/2009	JH	100	100
04-042	04/02/2004	2	ADDITION	35,000	08/26/2005	JB	100	100
92-096	08/31/1992	2	ADDITION	40,000	06/18/1993		100	100
89-133	05/19/1989	9	DECK	1,000	12/31/1989		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR4	2.30		481,100
300	A	0.625	16	1.00	1	1.00	1	1.00	SR4	2.30		29,610

TOTAL	1.400 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE ST1=1 RM+BATH (NO STOVE) PER 5/09 M+L.				LAND	510,700	510,700
Inf1	NO ADJ		BUILDING	353,400	333,700			
Inf2	NO ADJ		DETACHED	18,400	18,200			
			OTHER	0	0			
			TOTAL	882,500	862,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	-	0.90 A	0.75 12*18+6*8		264	77.94	15,400
PTD	A	1.00 A-	0.70		838	2.10	1,200
SHF	G	1.18 E	1.00 10*10	2008	100	17.59	1,800



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/18/2009	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY06=CHG EYB PER 2004 ADDN.

YEAR BLT	1800	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,374	DETAIL ADJ	1.030	FOUNDATION			1.00
\$NLA(RCN)	\$248	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	2	WOOD SHINGLES	1.01
				FLOOR COVER	2	SOFTWOOD	1.00
				INT. FINISH	1	PLASTER	1.00
				HEATING/COOLING	1	FORCED AIR	1.00
				FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,651	1800	222.10	366,691
+	USF	L	UP-STRY FIN	723	1800	179.18	129,550
+	WDK	N	ATT WOOD DECK	355		38.62	13,710
+	BMU	N	BSMT UNFINISHED	806		54.55	43,966
	F23	O	FPL 2S 3OP	1		24,604.10	24,604
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	589,021
CONDITION ELEM	CD
EFF.YR/AGE	1970 / 50
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$353,400

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Key: 3093

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.193

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ANTHONY ELLEN ROE & PETER DEAN PO BOX 712 TRURO, MA 02666				51-47-0				48 SO PAMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANTHONY ELLEN ROE & PETER ANTHONY PERRY W &				09/14/2010	99		10285-237+				
				07/03/1996	A		10285-237				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		10/01/2017			0
17-213X	08/07/2017	90	BP NVC	500	07/24/2018	JN	100	100
15-265	10/29/2015	90	BP NVC	11,000	12/15/2015	FC	100	100
15-066	04/01/2015	10	ALL OTHERS		10/06/2015	FC	100	100
15-032	03/09/2015	90	BP NVC	10,000	10/06/2015	FC	100	100

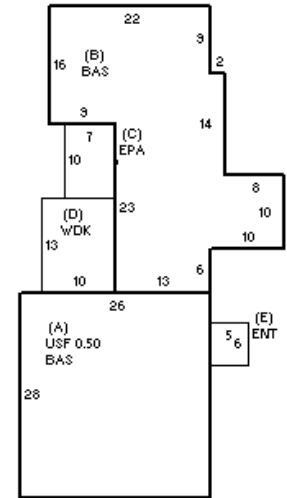
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR4	2.30		481,100
300	A	1.705	16	1.00	1	1.00	1	1.00	SR4	2.30		80,780
350	A	0.460	16	1.00	1	1.00	1	1.00	TWP	1.00		2,390

DETACHED

TOTAL	2.940 Acres		ZONING	NSD	FRNT	364	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		NOTE				LAND	564,300	564,300
Inf1	NO ADJ						BUILDING	215,900	199,000
Inf2	NO ADJ						DETACHED	4,500	4,500
							OTHER	95,100	83,900
							TOTAL	879,800	851,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	P 0.45 18*18		324	22.90	3,300
SHF	A	1.00	F 0.60 8*8	1994	64	14.91	600
SHF	-	0.90	A 0.75 3*19		57	13.42	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/13/2015	FC
STYLE	15	1.30	ANTIQUE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
HAS ELEC HEAT ON 2ND FLR PER 10/13/15 LIST.

G

YEAR BLT	1821	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,079	
NET AREA	1,871	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,507	1821	243.69	367,245	CONDITION ELEM CD		
\$NLA(RCN)	\$275	OVERALL	1.300	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	364		196.62	71,569			
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCL PORCH	70		147.47	10,323			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	WDK	N	ATT WOOD DECK	130		49.11	6,384			
				FLOOR COVER	2	SOFTWOOD	1.00	E	ENT	N	ENCL ENTRY	30		164.48	4,934			
				INT. FINISH	1	PLASTER	1.00		BMU	N	BSMT UNFINISHED	440		66.80	29,390			
				HEATING/COOLING	1	FORCED AIR	1.00		F22	O	FPL 2S 2OP	1		17,234.40	17,234			
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHOWER			0.00				
																EFF.YR/AGE	1953 / 67	
																COND	58 58 %	
																FUNC	0	
																ECON	0	
																DEPR	58 % GD 42	
																RCNLD	\$215,900	

Key: 3093

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.194

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ANTHONY ELLEN ROE & PETER DEAN				51-47-0				48 SO PAMET RD			
PO BOX 712				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
TRURO, MA 02666											


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

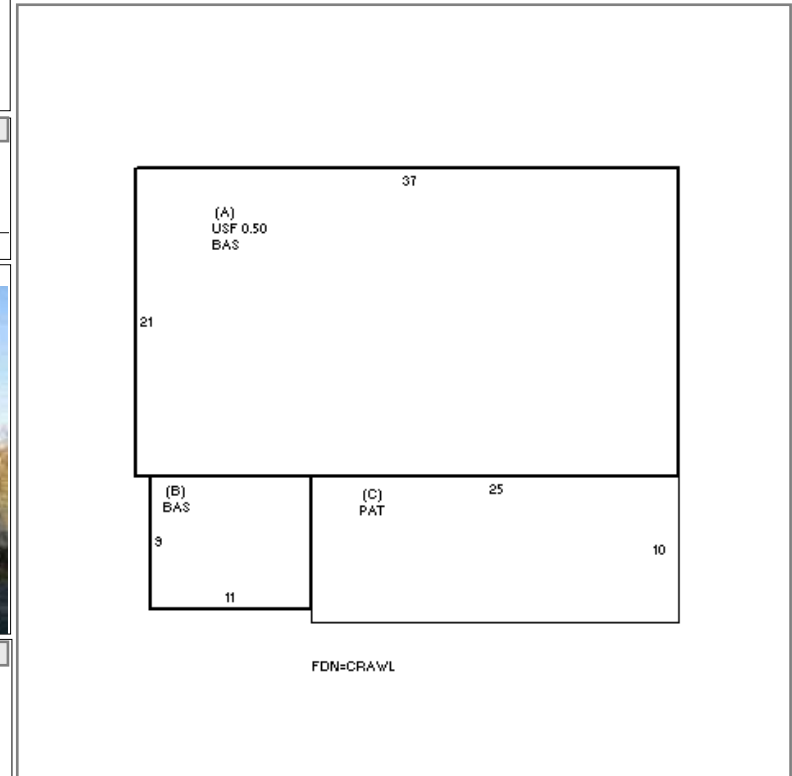
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	95,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/15/2015
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/13/2015	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
3 GAS RINNAI HEATERS PER 10/13/15 LIST.

YEAR BLT	1900	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	279,718	
NET AREA	1,265	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	876	1900	230.09	201,558	CONDITION ELEM	CD	
\$NLA(RCN)	\$221	OVERALL	1.180	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	389	1900	182.00	70,800			
				ROOF SHAPE	1	GABLE	1.00	C	PAT	N	PATIO	250		11.93	2,981			
				ROOF COVER	1	ASPHALT SHINGLE	1.00		MST	O	MASONRY STACK	1		2,278.90	2,279			
				FLOOR COVER	2	SOFTWOOD	1.00											
				INT. FINISH	1	PLASTER	1.00											
				HEATING/COOLING	7	FL./WALL FURN.	0.98											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1.5	1.00															
ROOMS		4	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
UNITS		1	1.00															
EFF.YR/AGE 1945 / 75																		
COND 66 66%																		
FUNC 0																		
ECON 0																		
DEPR 66 % GD 34																		
RCNLD \$95,100																		

Key: 3084

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.184

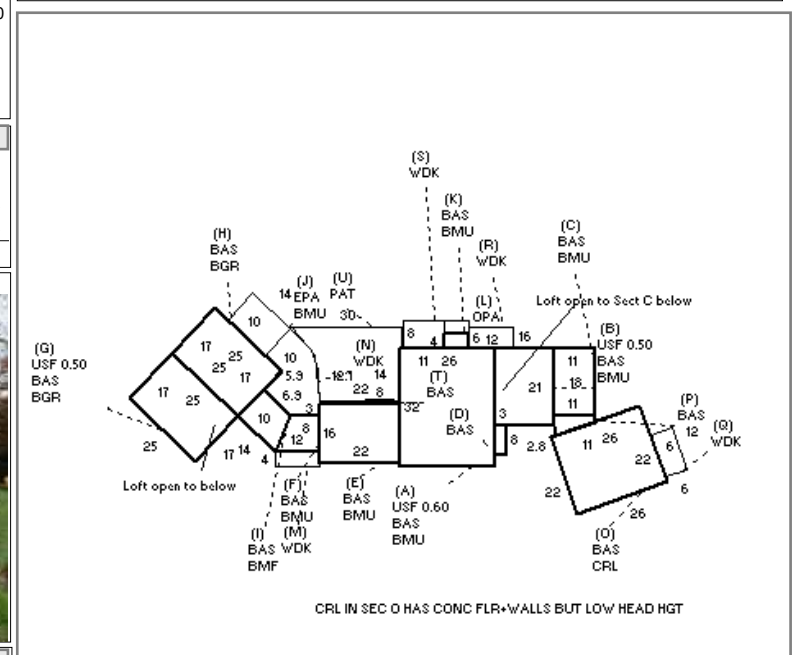
LEGALLAND

CURRENT OWNER		PARCEL ID		LOCATION								
BLETHEN ROGER & KEATING PAMELA 1225 TUNA COURT NAPLES, FL 34102-1544		51-38-0		27 SO PAMET RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
BLETHEN ROGER & KEATING P		06/01/2017	QS	1,566,250	30528-161							
GRAY JOHN E JR & JOAN M		08/26/2011	QS	1,325,000	25645-163							
RUSSO GREGG & LATTIME SCO		03/30/2007	O	1,350,000	21894-261							
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 16	1.00	1	1.00	620,770	1.00	1	1.00	SR4	2.30	481,100
300	A	1.225 16	1.00	1	1.00	47,380	1.00	1	1.00	SR4	2.30	58,040

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19-230X	08/07/2019	4	REHAB	21,500	10/28/2019	LG	100 100
12-252	10/17/2012	3	REPAIR/REMOD	25,000	01/31/2014	FC	100 100
07-130	06/21/2007	2	ADDITION	125,000	06/05/2008	JH	100 100
02-253	12/13/2002	4	REHAB	850,000	05/04/2004	BT	100 100
02-202	10/09/2002	4	REHAB	71,000	05/04/2004	BT	100 100

TOTAL	2.000 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E	6/11/17 Acreage chng per Bk30528/161.FY09=ADDED SHF'S PER 6/08 BP INSP. DELETE WT1 .20 PER FY11 REVIEW.			LAND	539,100	539,100
Inf1	NO ADJ		BUILDING	1,160,700	1,122,400			
Inf2	NO ADJ		OTHER	1,600	1,600			
						TOTAL	1,701,400	1,663,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 5*5		25	15.54	300
SHF	A	1.00 A	0.75 10*8		80	14.91	900
SHF	A	1.00 A	0.75 6*6		36	15.54	400



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2014	FC
MODEL	1		RESIDENTIAL	LIST	1/31/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
SEC O=1BR IN-LAW APT. ODS IS DETACHED.
HOUSE REBUILT 2004.

DETACHED

BUILDING

YEAR BLT	2004	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,381,813	
NET AREA	4,343	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,986		55.21	109,651	CONDITION ELEM	CD	
\$NLA(RCN)	\$318	OVERALL	1.160	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	880	2004	212.44	186,948			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	2,686	2004	253.88	681,931			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BAS AREA	777	2004	253.88	197,268			
				FLOOR COVER	2	SOFTWOOD	1.00	+	BGR	N	SF BSMT GARAGE	850		76.25	64,816			
				INT. FINISH	2	DRYWALL	1.00	I	BMF	N	BSMT FINISH	120		129.59	15,551			
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05	J	EPA	N	ENCL PORCH	140		125.73	17,602			
				FUEL SOURCE	2	GAS	1.00	L	OPA	N	OPEN PORCH	28		102.54	2,871			
								+	WDK	N	ATT WOOD DECK	521		40.82	21,267			
								O	CRL	N	CRAWL SPACE	572		37.26	21,315			
								U	PAT	N	PATIO	488		12.69	6,192			
									F11	O	FPL 1S 1OP	3		9,823.70	29,471			
									KIT	O	XTRA KITCHEN	1		15,032.40	15,032			
									ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	2004 / 16	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$1,160,700	

Key: 3095

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.196

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
DENTON FAMILY REVOC TRUST TRS: DENTON JEFFREY B & DENTON APRIL A 8018 MOUNT HURON TRAIL COLORADO SPRINGS, CO 80924		51-49-0		51 SO PAMET RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DENTON FAMILY REVOC TRUST		12/19/2019	F	1	32560-109
DENTON BRADFORD J		12/29/2014	A		28602-194
MACEY CATHERINE E REV TRU		07/29/2014	A		25429-75+

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-020X	01/22/2019	90	BP NVC	11,100	06/07/2019	LG	100	100


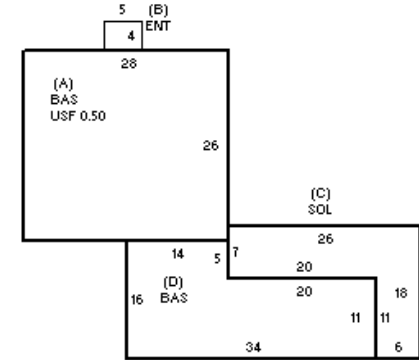
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR4	2.30		481,100
300	A	2.525	16	1.00	1	1.00	1	1.00	SR4	2.30		119,630

TOTAL	3.300 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE FY11 Lpi DECR PER FIELD REV.				LAND	600,700	600,700
Inf1	NO ADJ		BUILDING	304,300	277,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	905,000	878,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/19/2017

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/19/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BMG is 16 x 20 (320 SF). SOL is unheated enclosed sunporch with slate floor and BMU/BMG underneath.

INDING

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	441,049
NET AREA	1,784	DETAIL ADJ	1.000	FOUNDATION			1.00	A	USF	L	UP-STRY FIN	364	1920	169.39	61,659		
\$NLA(RCN)	\$247	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	ENT	N	ENCL ENTRY	20		175.90	3,518		
				ROOF SHAPE	1	GABLE	1.00	C	SOL	L	SOLARIUM	248	1920	125.00	30,999		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,172	1920	214.15	250,984		
				FLOOR COVER	1	HARDWOOD	1.00		BGR	N	SF BSMT GARAGE	320		67.16	21,491		
				INT. FINISH	1	PLASTER	1.00		BMU	N	BSMT UNFINISHED	702		53.64	37,652		
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		7,636.70	7,637		
				FUEL SOURCE	1	OIL	1.00		F23	O	FPL 2S 3OP	1		22,909.10	22,909		
									ODS	O	OUT DOOR SHOWER			0.00			
																CONDITION ELEM	CD
																EFF.YR/AGE	1985 / 35
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$304,300

Key: 3091

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.191

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION					
CAVICCHI ALLEN JOSEPH 6 BELLEVUE RD ARLINGTON, MA 02476										51-45-0				35 SO PAMET RD					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
CAVICCHI ALLEN JOSEPH										10/07/2004	QS	600,000	19114-166						
FARRELL MICHAEL J										12/30/2003	N	450,000	18076-246						
BLAKESLEE JOAN & ROBERT										11/04/1998	A		11814-118						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	A	0.775	16	1.00	1	1.00	1	1.00	SR4	2.30		481,100							
300	A	3.269	16	1.00	1	1.00	1	1.00	SR4	2.30		154,890							

LAND

TOTAL	4.044 Acres		ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		N O T E	FY11 ACRG INCR PER 2009 SURVEY PLAN. GZB=OCTAGON.			LAND	636,000	636,000
Inf1	NO ADJ			BUILDING	340,700	310,300			
Inf2	NO ADJ			DETACHED	5,000	5,000			
				OTHER	0	0	TOTAL	981,700	951,300

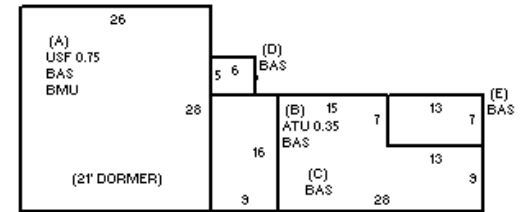
DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	G	1.18 A	0.75 IRREG	2001	208	23.23	3,600
SHF	A	1.00 A	0.75 8X16	2001	128	14.49	1,400



FDN=BMU UNDER ORIG SFR (SEC A)-CRAWL UNDER REST

HISTORIC FRONT THIS SIDE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/4/2012	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425,838
NET AREA	1,896	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	728		53.64	39,047	CONDITION ELEM	CD
\$NLA(RCN)	\$225	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	546	1900	168.54	92,024		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,259	1900	212.05	266,971		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	ATU	N	UNFIN ATTIC	50		57.58	2,879		
				FLOOR COVER	2	SOFTWOOD	1.00	E	BAS	L	BAS AREA	91	2011	212.04	19,296		
				INT. FINISH	1	PLASTER	1.00	MST	O	O	MASONRY STACK	1		2,121.00	2,121		
				HEATING/COOLING	3	RADIANT	1.02	ODS	O	O	OUT DOOR SHOWER			0.00			
				FUEL SOURCE	2	GAS	1.00										
EFF.YR/AGE 2000 / 20																	
COND 20 20 %																	
FUNC 0																	
ECON 0																	
DEPR 20 % GD 80																	
RCNLD \$340,700																	



GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: NA

COVER SHEET

C



DRAWING INDEX

C1.2.1	EXISTING PLOT PLAN
C1.2.2	PROPOSED PLOT PLAN
XX.XX	LANDSCAPE PLAN
A-00	EXISTING FIRST & SECOND FLOOR
A-01	FIRST FLOOR PLAN
A-02	SECOND FLOOR PLAN
A-20	EXISTING WEST & SOUTH ELEVATIONS
A-21	EXISTING EAST & NORTH ELEVATIONS
A-22	PROPOSED WEST & SOUTH ELEVATIONS
A-23	PROPOSED EAST & NORTH ELEVATIONS
A-24	EXISTING SHED ELEVATIONS
A-25	PROPOSED SHED ELEVATIONS
A-30	LONG SECTION

AREA CALCULATION

EXISTING:

FIRST FLOOR	1324 SQFT
SECOND FLOOR	871 SQFT
SHED	330 SQFT

TOTAL: 2559 SQFT

PROPOSED:

FIRST FLOOR	1341 SQFT
SECOND FLOOR	1298 SQFT
SHED	642 SQFT

TOTAL: 3281 SQFT

ALLEHAUT RESIDENCE

40 South Pamet Road
Truro, MA

STRUCTURAL ENGINEER

COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

CIVIL ENGINEER

COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

LANDSCAPE DESIGN

BLUE FLAX DESIGN
815 Route MA 28
Harwich Port, MA
774-408-7718



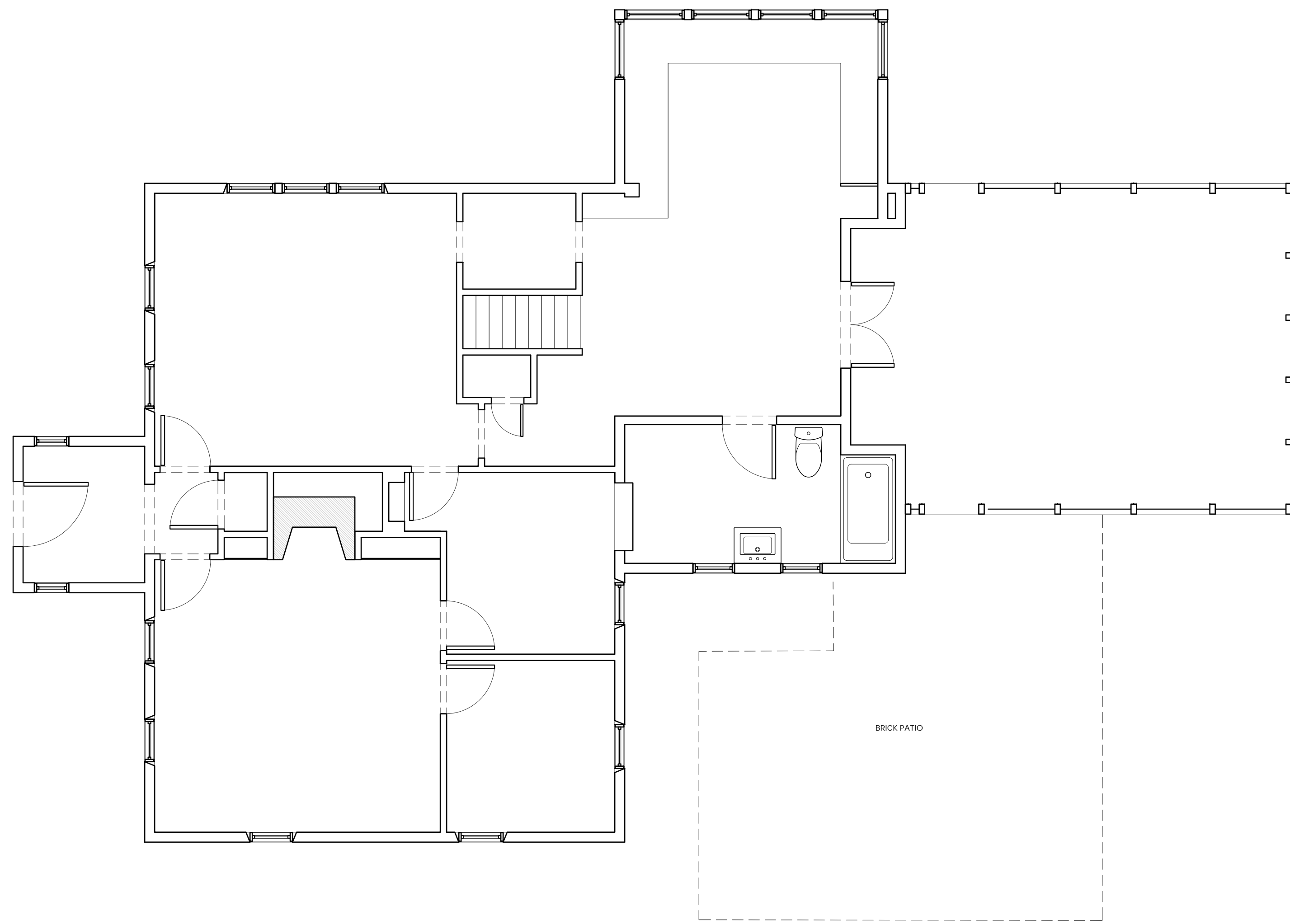
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DATE: Jan 7, 2022

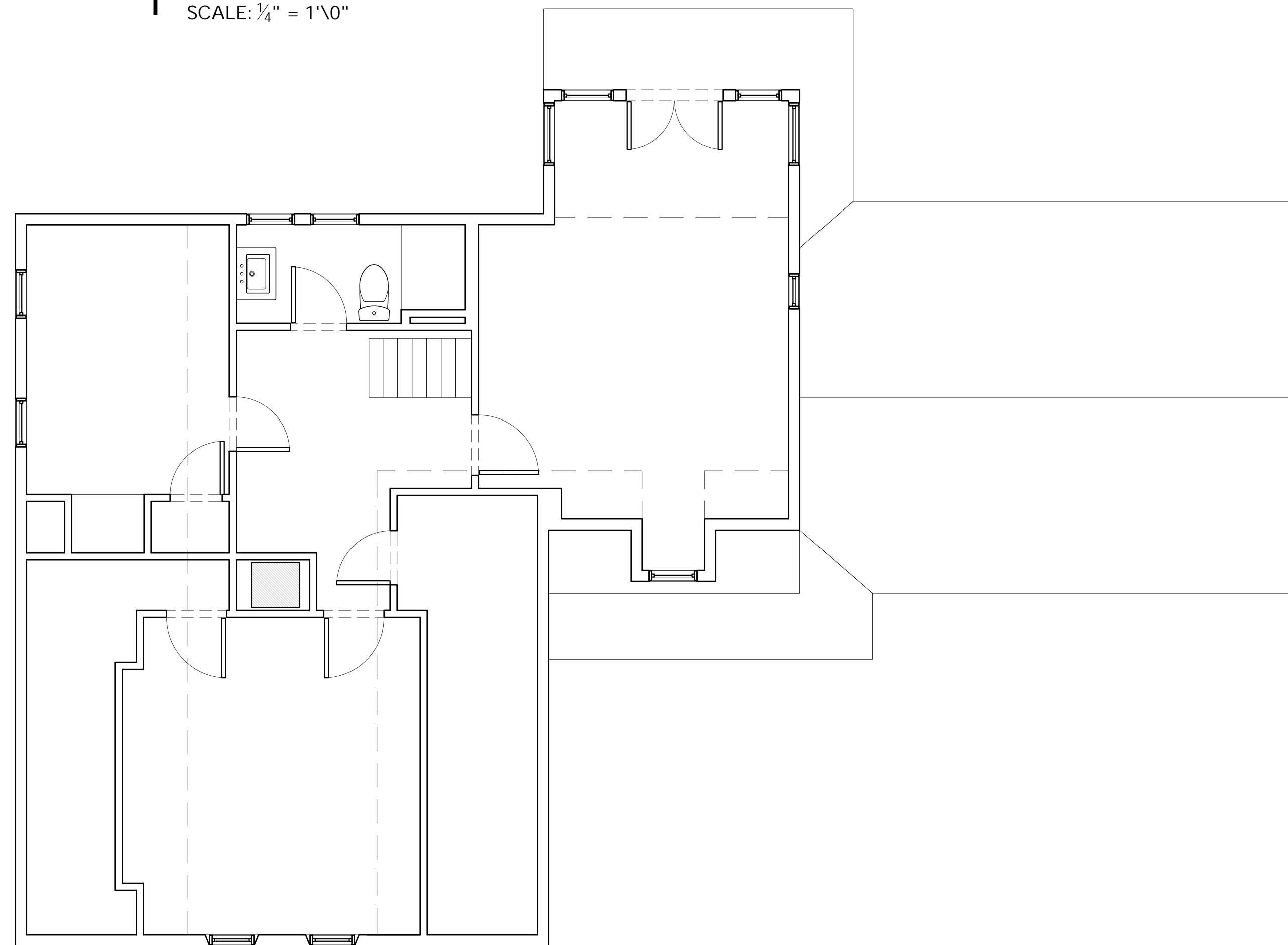
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EXISTING PLANS

A-00



1 FIRST FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"



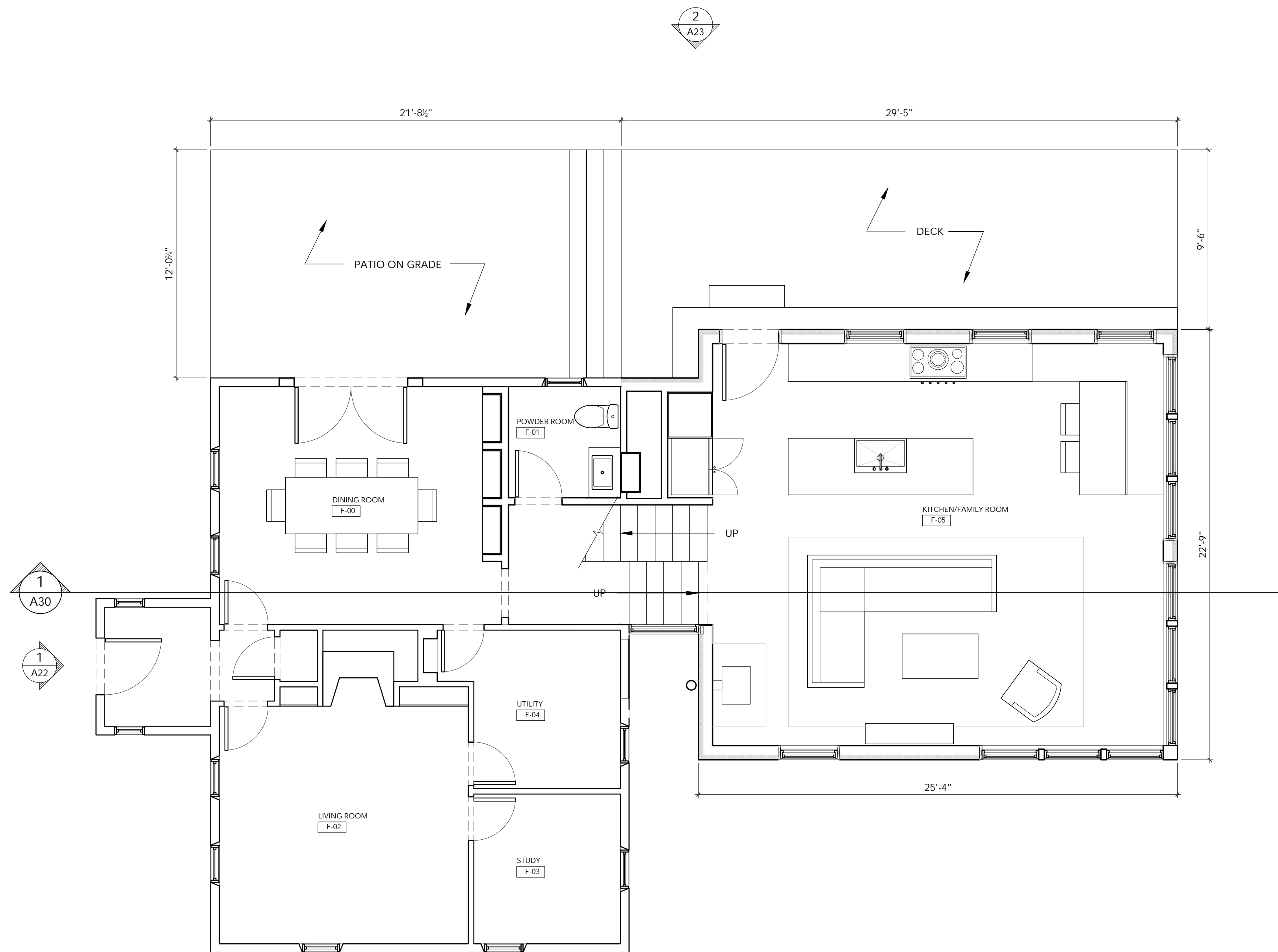
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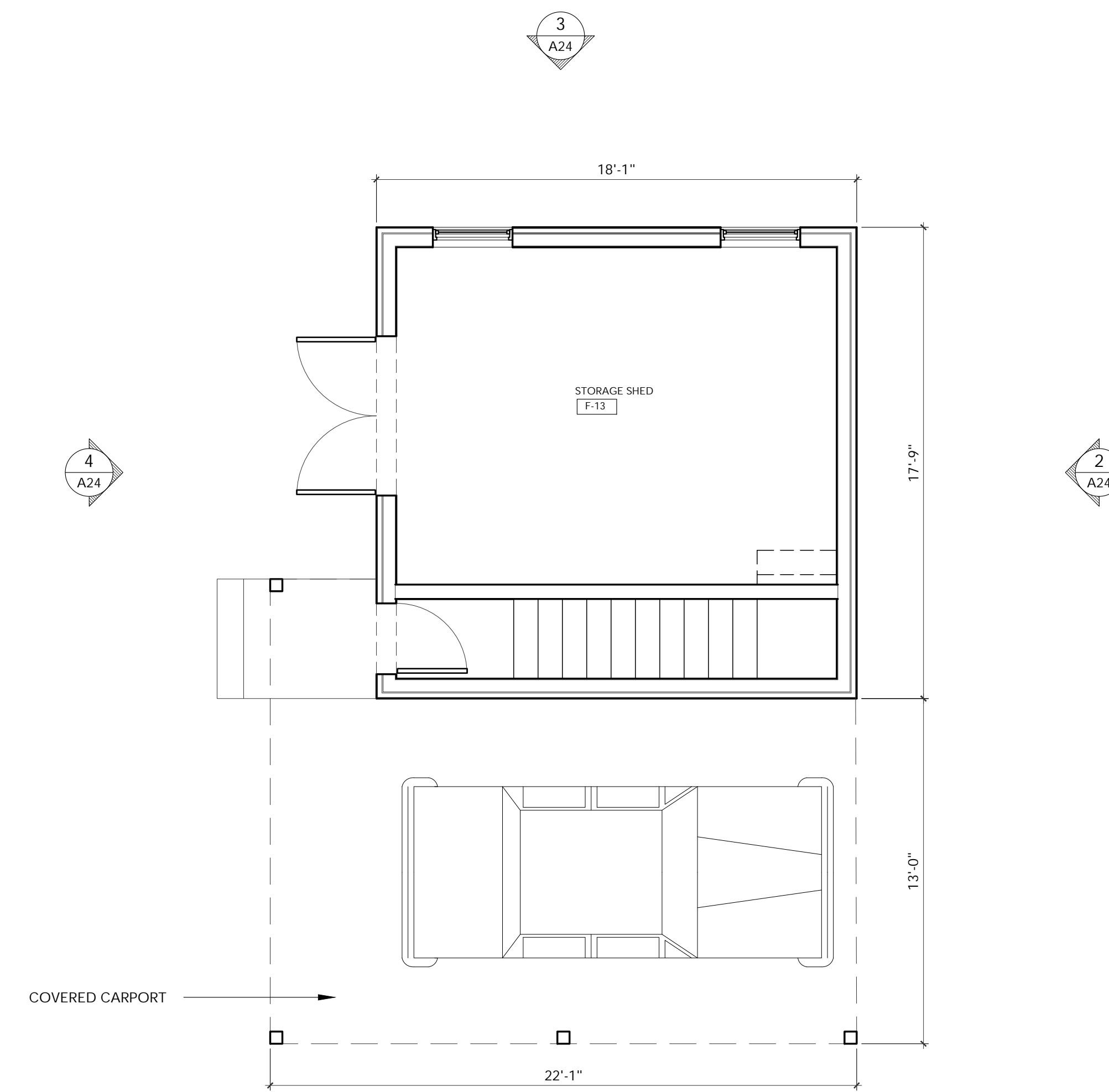
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FIRST FLOOR PLAN

A-01



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SHED PLAN- FIRST FLOOR
SCALE: 1/4" = 1'-0"



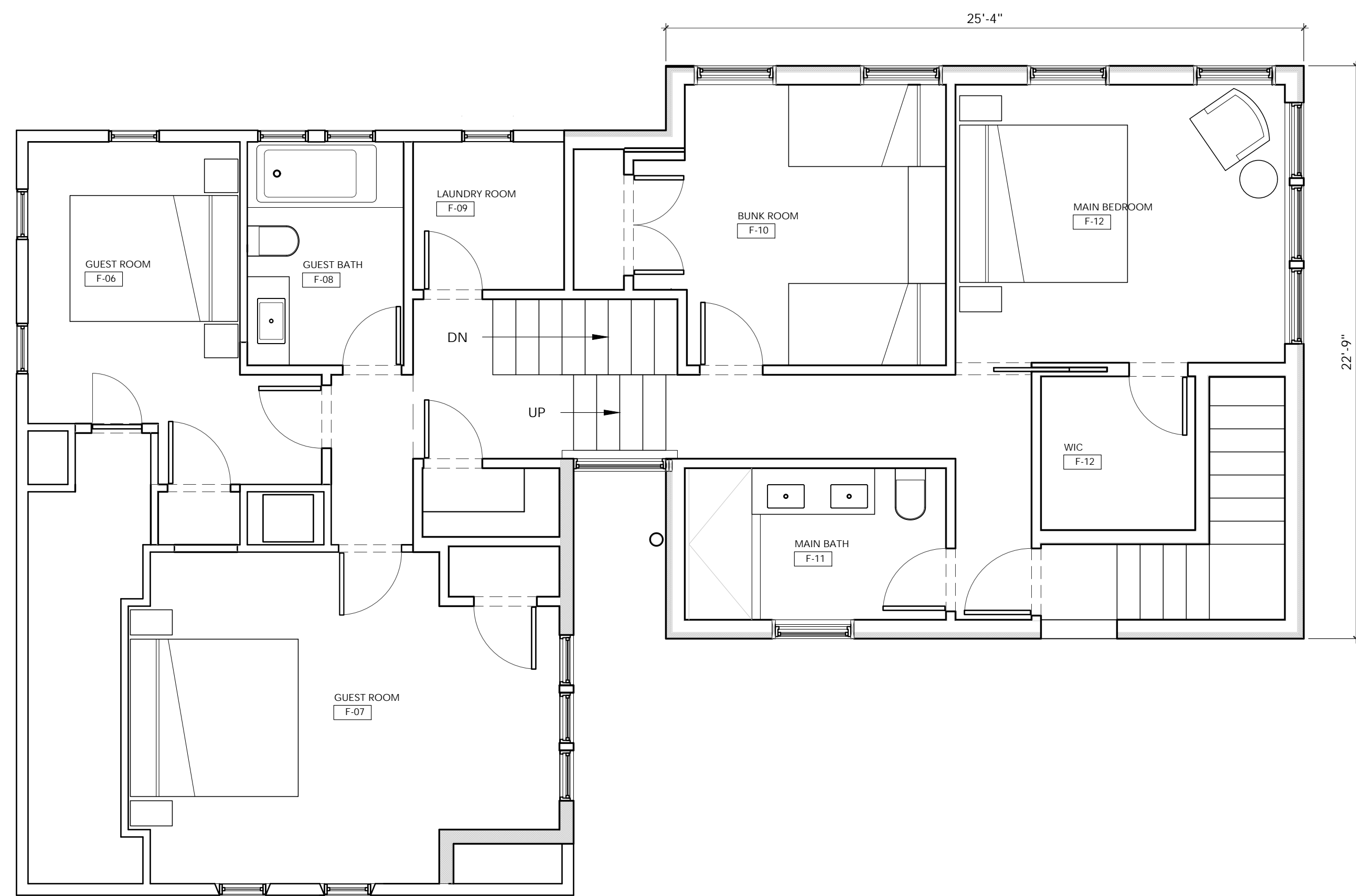
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DATE: Jan 7, 2022

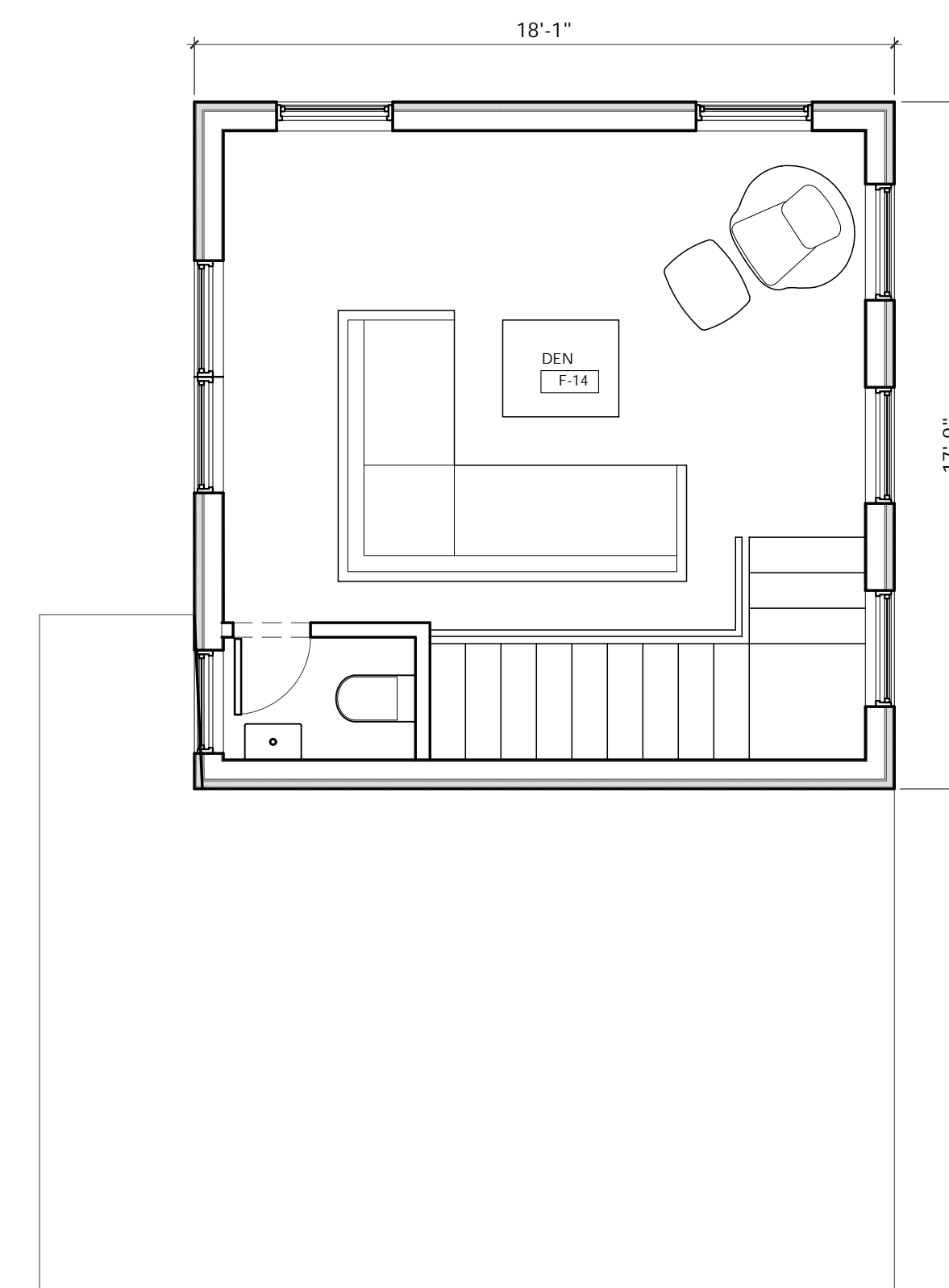
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SECOND FLOOR PLAN

A-02



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SHED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'\text{0}"$

EXISTING WEST &
SOUTH ELEVATIONS

A-20



1 EXISTING WEST ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$



2 EXISTING SOUTH ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'\text{0}"$

EXISTING EAST &
NORTH ELEVATIONS

A-21



1 EXISTING EAST ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$



2 EXISTING NORTH ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: 3/8" = 1'-0"

NEW WEST & SOUTH
ELEVATIONS

A-22



1 NEW WEST ELEVATION
SCALE: 3/8" = 1'-0"



2 NEW SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: 3/8" = 1'0"

NEW EAST & NORTH
ELEVATIONS

A-23



1 NEW EAST ELEVATION
SCALE: 3/8" = 1'0"



2 NEW NORTH ELEVATION
SCALE: 3/8" = 1'0"

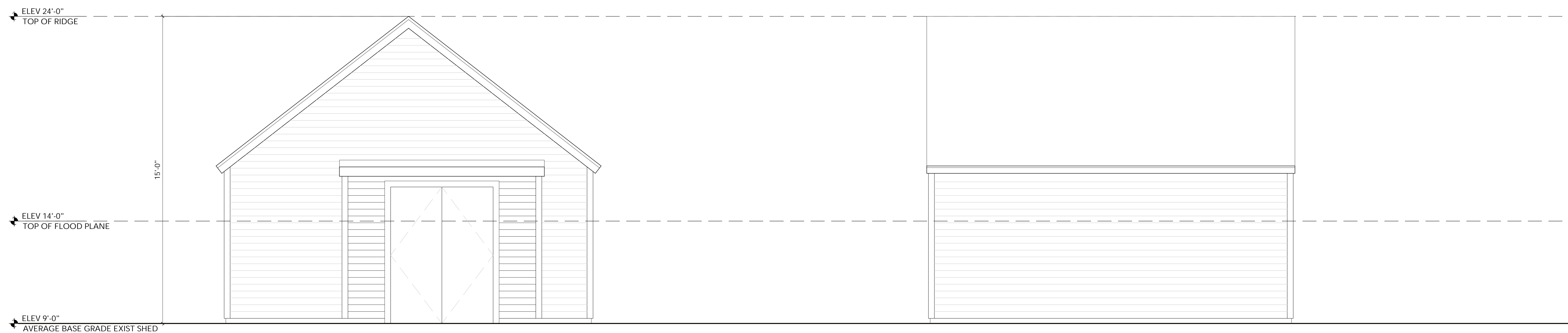
GENERAL NOTES:

DATE: Jan 7, 2022

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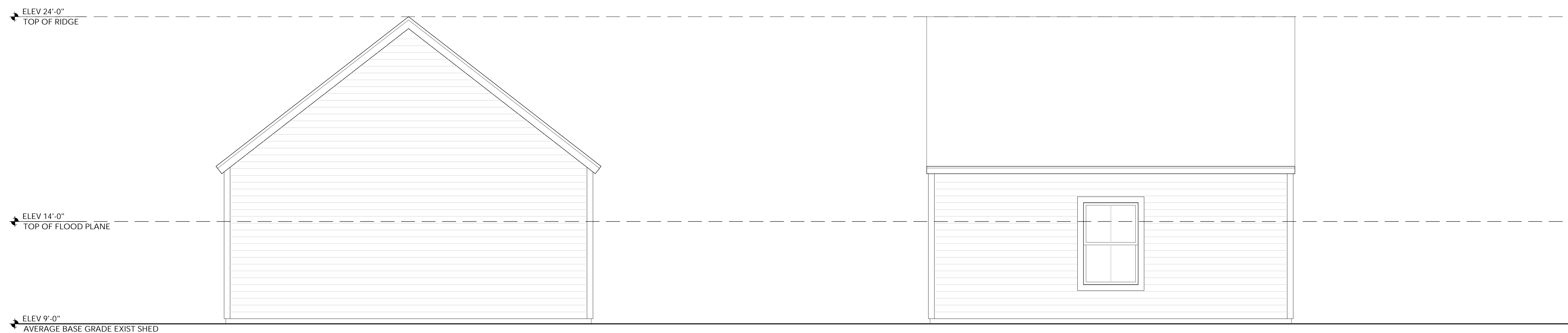
EXISTING SHED
ELEVATIONS

A-24



1 SHED SOUTH ELEVATION
SCALE: 3/8" = 1'0"

2 SHED EAST ELEVATION
SCALE: 3/8" = 1'0"



3 SHED NORTH ELEVATION
SCALE: 3/8" = 1'0"

4 SHED WEST ELEVATION
SCALE: 3/8" = 1'0"

ALLEHAUT RESIDENCE
40 South Pamet Rd
Truro, MA

ARCHITECT
NAME
Street Address
City, State
Phone Number

CONTRACTOR
NAME
Street Address
City, State
Phone Number



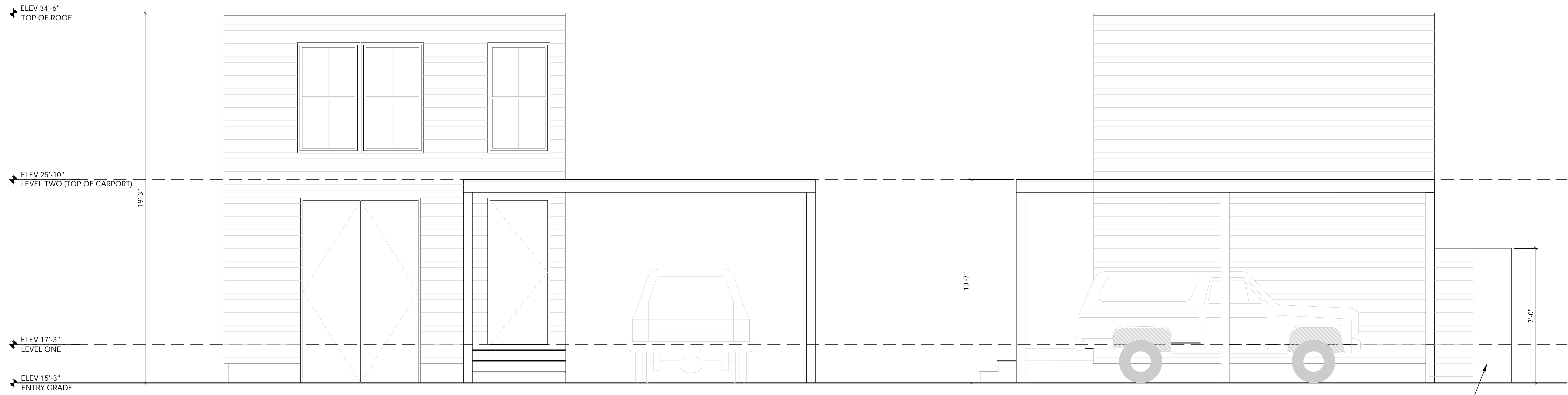
GENERAL NOTES:

DATE: FEB 9, 2022

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SHED ELEVATIONS

A-25

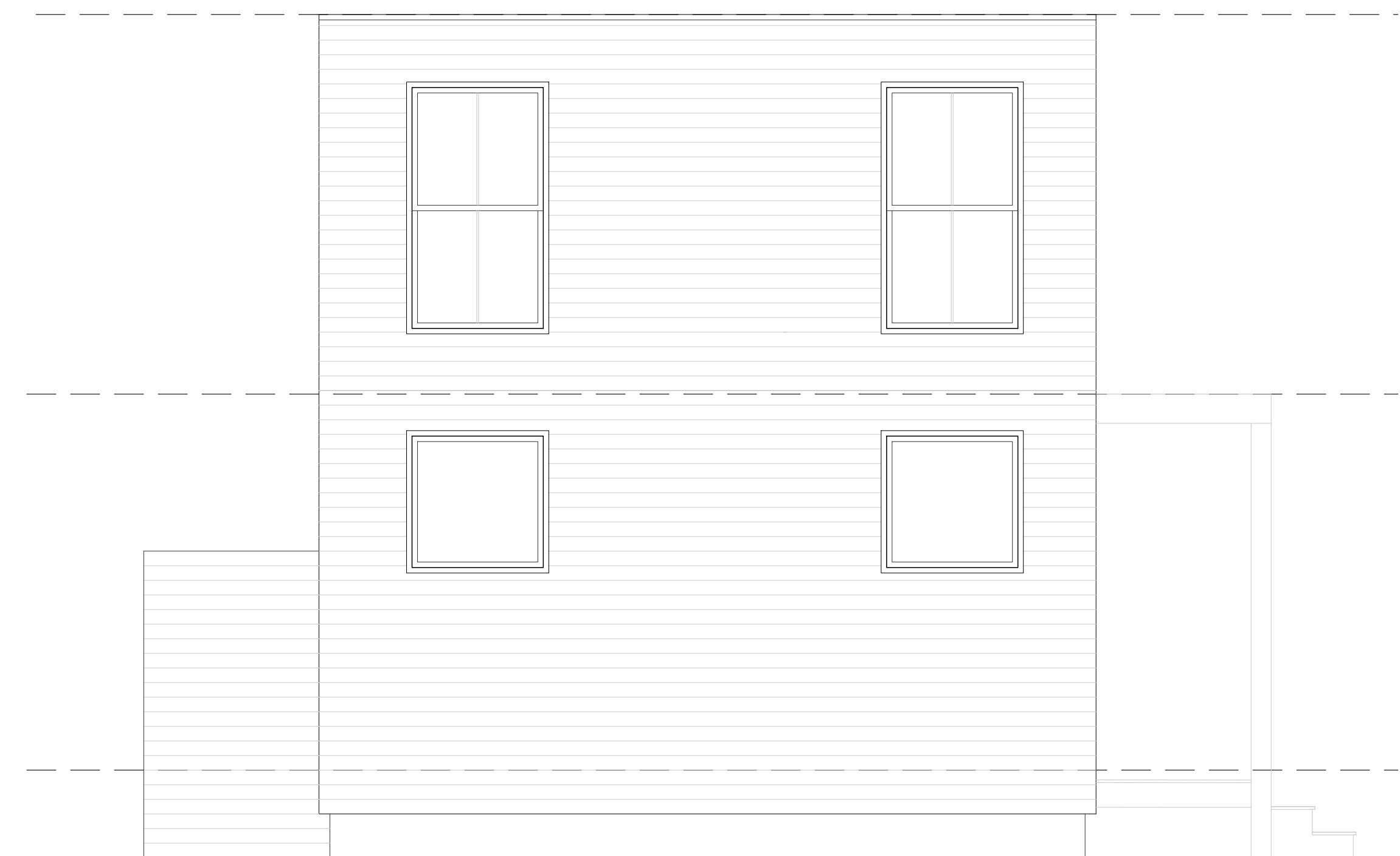


1 SHED WEST ELEVATION
SCALE: 3/8" = 1'-0"

2 SHED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 SHED EAST ELEVATION
SCALE: 3/8" = 1'-0"



4 SHED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

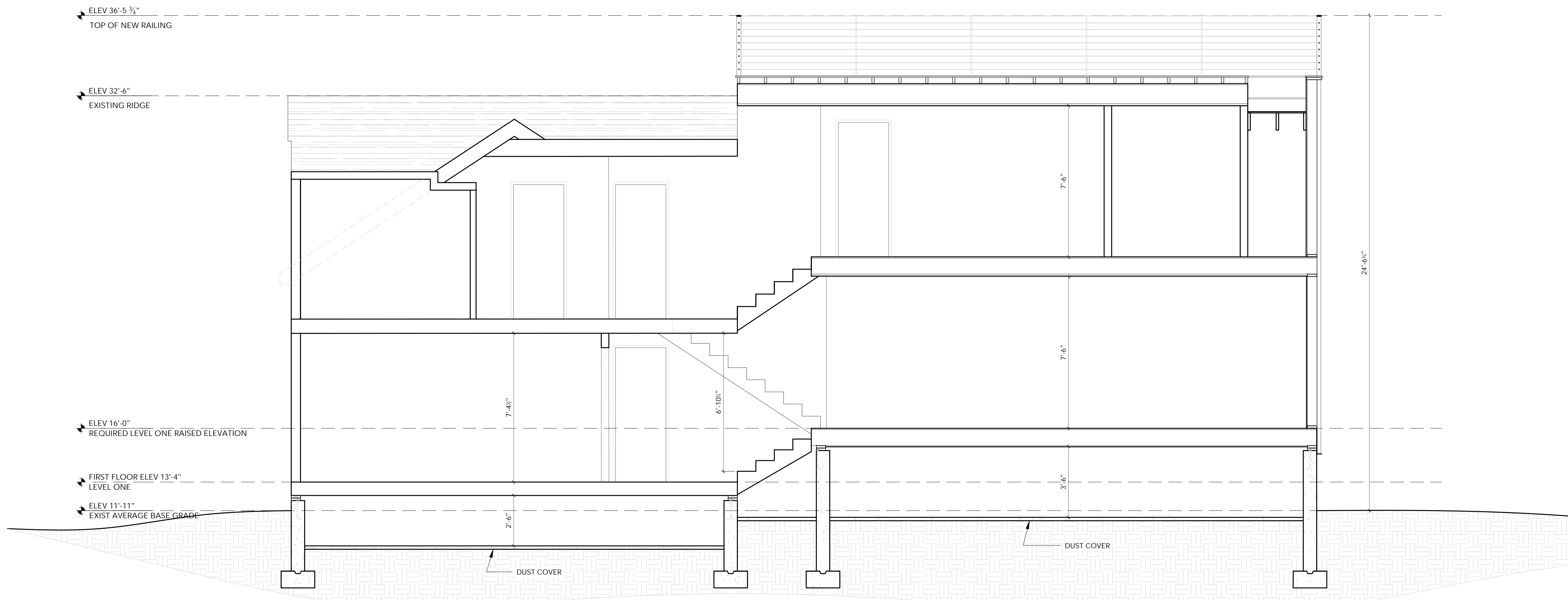
GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'-0"$

LONG SECTION

A-30



1 LONG SECTION
SCALE: $\frac{3}{8}" = 1'-0"$



BlueFlax Design llc
fine landscape design with nature in mind

LAND MANAGEMENT PLAN

.....

FEBRUARY 28 2022
ALLEHAUT RESIDENCE
40 SOUTH PAMET RD,
TRURO, MASSACHUSETTS

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INTRODUCTION

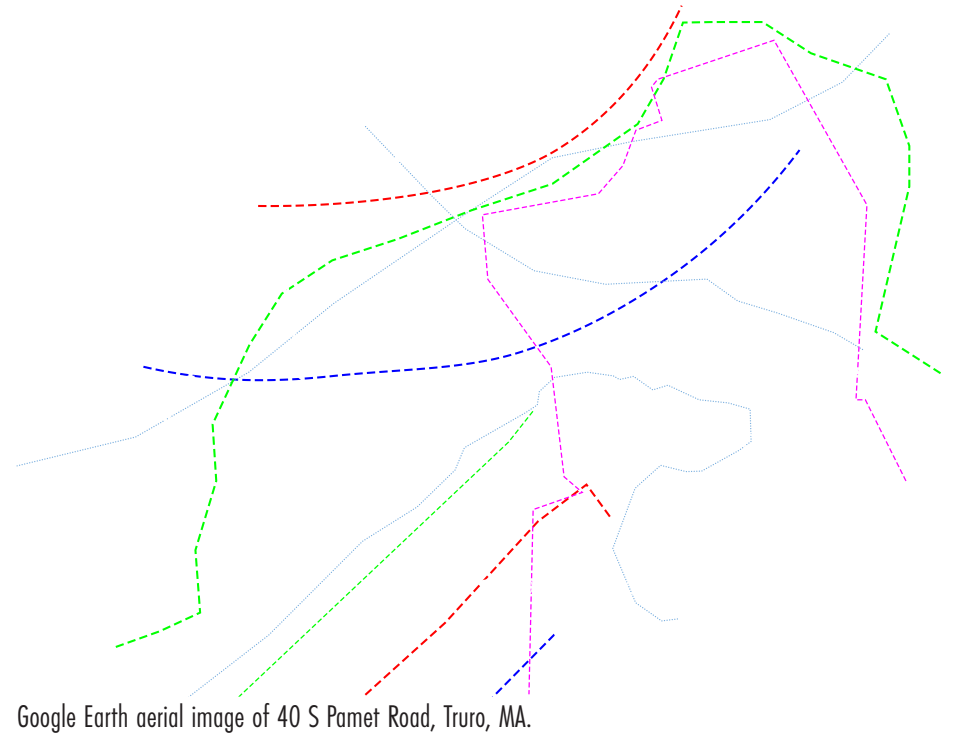
This Plan is written to accompany the Restoration/Planting Plan for 40 South Pamet Road, Truro, MA, dated February 28, 2022. This Plan describes the project in detail, clearly defining the main goals and objectives, outcomes and benefits, and outlines the steps and time-line for management procedures.

The property at 40 S Pamet Road in Truro, Massachusetts, is owned by the Allehaut family. The main goal of this Plan is to provide mitigation for a proposed new structure, expansion of driveway, and proposed addition to the dwelling in the form of restoration in portions of the resource areas and buffer zones that have been heavily colonized by invasive vegetation or have been maintained as lawn, and replanting native vegetation. The restoration area will include approximately 17,750 square feet of invasive species management, and 9,610 square feet of lawn removal and native plantings.

BlueFlax Design LLC was contracted by the Allehaut family to prepare a plan addressing their mitigation and land management goals, supporting the following interests of the Massachusetts Wetlands Protection Act (sections 10.30 and 10.37, 10.57, 10.58) and the Town of Truro Wetland Protection Regulations (2.01, 2.03, 2.04, 2.05.:

- Storm Damage Prevention
- Flood Control
- Protection of Wildlife Habitat
- Protection of Public and Private Water Supply
- Protection of Groundwater Supply
- Prevention of Pollution
- Erosion and Sedimentation Control

PROJECT AREA



EXISTING CONDITIONS

The property at 40 S Pamet Road is an approximately 117,600 square foot lot developed with a single family dwelling and shed located south of the Pamet River. Resource areas on the property include a coastal bank, riverfront protection area, bordering vegetated wetland (BVW), AE 14' and VE 16' flood zones, NHESP priority habitat, and all associated buffer zones. A gravel driveway and parking area are located on the southern side of the lot following the contour of the coastal bank. The entire dwelling exists within the outer buffer to the riverfront protection area and partially within the 50' buffer to the bordering vegetated wetland.

The BVW to the Pamet River begins just north of the driveway on the western side of the property and arcs over the dwelling ending on the eastern side. Lawn extends outward on all sides of the house. The lawn is punctuated with black locust (*Robinia pseudoacacia*), sprawling black cherry (*Prunus serotina*) and crabapple (*Malus spp*) trees. The western portion of the lawn area has two large beech (*Fagus sp*) trees. Canopy trees outside the lawn area include oaks (*Quercus spp*), pitch pine (*Pinus rigida*), eastern redcedar (*Juniperus virginiana*), spruce (*Picea spp*), black cherry, red maple (*Acer rubrum*) and black locust. Many snags, which benefit wildlife habitat and ecological health, stand in the BVW and buffer zones.

Native understory species in the wooded area include arrowwood viburnum (*Viburnum dentatum*), winterberry (*Ilex verticillata*), rhododendron spp, goldenrod (*Solidago spp*), greenbrier (*Smilax rotundifolia*), and brambles (*Rubus spp*). Invasive species observed throughout the property include vine honeysuckle (*Lonicera japonica*), shrub honeysuckle (*Lonicera morrowii/bella*), garlic mustard (*Alliaria petiolata*), periwinkle (*Vinca minor*), English ivy (*Hedera helix*), bittersweet (*Celastrus orbiculatus*), multiflora rose (*Rosa multiflora*), privet (*Ligustrum spp*), and non native butterfly bush (*Buddleia spp*) and *Forsythia*.

The south side of the driveway consists of canopy pines and oaks with a reduced shrub layer and an established groundcover layer of Pennsylvania sedge and goldenrods that are consistent with a Cape Cod heath ecosystem. This area steeply slopes upward going east, and invasive species are present in about 40% cover directly west of the existing parking area.

According to Natural Heritage and Endangered Species Program, Estimated and Priority Habitats of Rare Species on this property exist predominately on the western side of the site. There are no Areas of Critical Environmental Concern (ACEC) on the site.



View looking west from path at stand of forsythia and rhododendron lining the lawn



Looking north at large locust trees in the lawn



EXISTING CONDITIONS PHOTOGRAPHS



Beech and eastern red cedar trees with an understory of mixed invasive and native vegetation



Viburnum, forsythia and shrub honeysuckle growing in the lawn edges



Looking west at the edge of lawn at vine honeysuckle growing over native shrubs



View looking northeast at bittersweet and vine honeysuckle dominating vegetation in the BVW



GOALS AND OBJECTIVES

GOAL 1: Provide mitigation for the increase in structure in the outer riparian area, flood plain, and 50' and 100' buffers to the BVW

- Provide mitigation in the form of intensive invasive species removal in 16,700 square feet, light invasive species management in 1,050 sf, and 9,610 sf of lawn removal and restoration.

GOAL 2: Increase protection of the resource areas by enhancing the integrity of the vegetation makeup in the buffer zones to the BVW and Riverfront and increasing the vegetated buffer.

- Restore the vegetated buffer by removing and managing invasive vegetation and replanting native vegetation appropriate to the site's conditions and intended ecological services.
- Black locust trees that are within the lawn and hazard trees elsewhere will be removed, those that are not a hazard will remain.
- Increase the buffer zone and restore native plant species within restoration areas that provide high value cover, forage and breeding habitat.
- Revitalize existing native vegetation including oaks and viburnums uncovered during invasive species management with selective pruning or flush cutting as necessary to regenerate vigorous growth during initial removal

GOAL 3: Improve wildlife habitat function and value within the buffer zone.

- Manage invasive plant species within the resource areas to reduce their competition with species that provide native habitat while minimizing disturbance.
- Restore native plant species within restoration areas that provide high value cover, forage and breeding habitat.

This project will result in an overall improvement to the ecological function of the resource area. The restoration of a healthy and robust vegetated buffer to the BVW and riverfront through removing/managing invasive vegetation and planting diverse, vertical layers of native vegetation will further protect the resource areas. The vegetation proposed in the Restoration/Planting Plan (see page 6) is composed of a variety of species well adapted to the site conditions and will increase structural and biological diversity, and expand/improve habitat on the property. Wildlife habitat will be improved by introducing an array of native plant species with various vegetative structure, fruits, and flowers thereby providing high-quality forage, cover, and breeding habitat (see Appendix B).

VEGETATION RESTORATION PROCESS

The invasive plant management project will begin with removal of invasive vines and shrubs using a selective cut and wipe method, applying an EPA approved systemic herbicide to the cut vines and shrubs allowing the herbicide to translocate to root systems to avoid soil disturbance and damage to non-target native species. It is expected that some root material not destroyed by the initial herbicide application will be left behind and re-sprout, and that there is a substantial invasive species seed bank throughout the area. Therefore, follow-up treatments beginning the first growing season after the initial intensive management, and continuing through summer and fall for the next three to five growing seasons will be necessary.

This will likely reveal native shrubs and trees that have been damaged by the invasive plants. This vegetation will benefit from selective pruning or flush cutting to support vigorous future growth. The Restoration/Planting Plan proposes restoring this area with diverse native vegetation, and allowing existing vegetation not damaged by invasive vegetation to mature in place. The invasive plant management project will enhance and protect the functions of the resource areas and buffer zones, and the stated interests of the State Wetlands Protection Act and the Town of Truro Wetlands Regulations. Please see Appendix C of this document for information regarding State and Local Performance Standards.

Once invasive vegetation has been removed, bare areas will be seeded with a native grass and wildflower seed mix. Steep slopes will be covered with a biodegradable erosion control blanket. Woody vegetation will be planted in the following growing season after the initial intensive invasive plant management phase is complete. The areas proposed for management will be replanted with 9 native trees and 527 native shrubs including eastern redbud (*Cercis canadensis*), American holly (*Ilex opaca*), tupelo (*Nyssa sylvatica*), red chokeberry (*Aronia arbutifolia*), black chokeberry (*Aronia melanocarpa*), sweet fern (*Comptonia peregrina*), summersweet (*Clethra alnifolia*), inkberry (*Ilex glabra*), winterberry (*Ilex verticillata*), coastal leucothoe (*Leucothoe axillaris*), beach plum (*Prunus maritima*), swamp azalea (*Rhododendron viscosum*), fragrant sumac (*Rhus aromatica*), Carolina rose (*Rosa carolina*), lowbush blueberry (*Vaccinium angustifolium*), and highbush cranberry (*Viburnum trilobum*), arrowwood viburnum (*Viburnum dentatum*). Additional plants will be installed including lady fern (*Athyrium filix-femina*), switchgrass (*Panicum virgatum*), prairie dropseed (*Sporobolus heterolepis*), butterfly milkweed (*Asclepias tuberosa*), fall aster (*Aster oblongifolius*), wild quinine (*Parthenium integrifolium*) Joe pye weed (*Eupatorium dubium*), bergamot (*Monarda fistulosa*), mountain mint (*Pycnanthemum muticum*) and coneflower (*Rudbeckia* spp). Temporary irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established irrigation will be removed.



RESTORATION/PLANTING PLAN

PROJECT AREA



Google Earth aerial image of 40 S Pamet Road, Truro, MA

PLAN NOTES

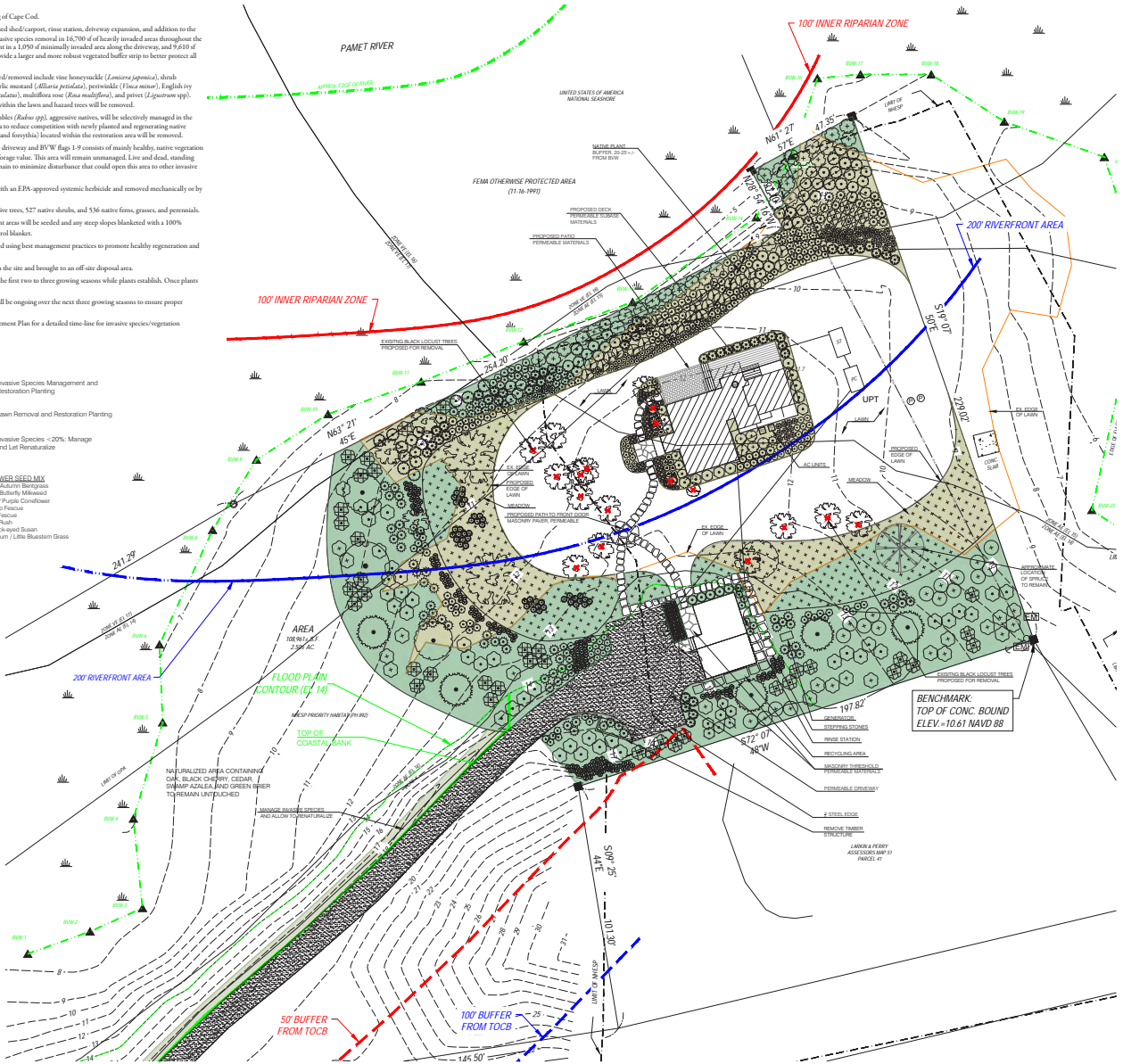
- Site plan provided by Coastal Engineering of Cape Cod.
- This plan proposes mitigation for a proposed dike/carpport, raise station, driveway expansion, and addition to the existing house in the form of intensive native species removal in 16,700 of heavily invaded areas throughout the property. Light intensive species management in a 1,190 of minimally invaded area along the driveway and 9,610 of area to be removed and native planting to provide a larger and more robust vegetated buffer strip to better protect all resource areas on the property.
- Invasive species on site that will be managed/removed include vine honeysuckle (*Lonicera japonica*), shrub honeysuckle (*Lonicera maackii*), garlic mustard (*Alliaria petiolata*), periwinkle (*Vincetoxicum*), English ivy (*Hedera helix*), bittersweet (*Celastrus orbiculatus*), multiflora rose (*Rosa multiflora*), and privet (*Ligustrum spp.*). Black locust (*Robinia pseudoacacia*) trees within the lawn and hazard trees will be removed.
- Greenbush (*Smilax rotundifolia*) and brambles (*Rubus spp.*), aggressive natives, will be selectively managed in the intensive invasive species management area to reduce competition with newly planted and regenerating native species. Non-native plants (butterfly bush and foxtail) located within the restoration area will be removed.
- The minimally disturbed area between the driveway and 81'W Flag 1-9 consists of mainly healthy, native vegetation that provides excellent wildlife cover and forage value. This area will remain unmanaged. Live and dead standing (snag) locust trees within this area will remain to minimize disturbance that could open this area to other invasive plant colonization.
- Invasive plants will be selectively treated with an EPA-approved systemic herbicide and removed mechanically or by hand.
- The project area will be planted with 9 native trees, 527 native shrubs, and 536 native ferns, grasses, and perennials.
- After invasive species removal, management areas will be seeded and any steep slopes blanketed with a 100% biodegradable coconut/coir erosion control blanket.
- Native shrubs may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established irrigation will be removed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.
- Please see the accompanying Land Management Plan for a detailed time line for invasive species/vegetation management.


PLANTING SCHEDULE

PLANT SCHEDULE	BOTANICAL / COMMON NAME	QTY	SPY
TREES	BOTANICAL / COMMON NAME	QTY	SPY
⊙	<i>Cercis canadensis</i> / Eastern Redbud	2/27	cal
⊙	<i>Ilex opaca</i> / American Holly	1/16	BAB
⊙	<i>Ilex verticillata</i> / Tupelo	2/27	cal
SPRINGS	BOTANICAL / COMMON NAME	QTY	SPY
⊙	<i>Arenaria arvensis</i> / Field Chickadee	3	gal
⊙	<i>Arenaria melanocephala</i> / Black Chickadee	3	gal
⊙	<i>Claytonia arifolia</i> / Summergrass	3	gal
⊙	<i>Claytonia arifolia</i> / Summergrass	3	gal
⊙	<i>Composita pennsylvanica</i> / Sweet Fern	1	gal
⊙	<i>Hydrangea arborescens</i> / Annabelle Hydrangea	10	gal
⊙	<i>Ilex glabra</i> / Hibernia Holly	3	gal
⊙	<i>Ilex verticillata</i> / Winterberry	3	gal
⊙	<i>Leucothoe axillaris</i> / Coastal Leucothoe	3	gal
⊙	<i>Prunus maritima</i> / Beach Plum	2	gal
⊙	<i>Rhododendron viscosum</i> / Swamp Azalea	3	gal
⊙	<i>Rhus aromatica</i> / Fragrant Sumac	3	gal
⊙	<i>Rosa carolina</i> / Carolina Rose	1	gal
⊙	<i>Vaccinium angustifolium</i> / Lowbush Blueberry	1	gal
⊙	<i>Viburnum berlandieri</i> / Viburnum	2	gal
⊙	<i>Viburnum trilobum</i> / American Cranberrybush	3	gal
FERNS	BOTANICAL / COMMON NAME	QTY	SPY
⊙	<i>Allyrium filix-foemina</i> / Common Lady Fern	1	gal
GRASSES	BOTANICAL / COMMON NAME	QTY	SPY
⊙	<i>Panicum virgatum</i> / Switch Grass	1	gal
⊙	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1	gal
PERENNIALS	BOTANICAL / COMMON NAME	QTY	SPY
⊙	<i>Agastache</i> / Anise Hyssop	1	gal
⊙	<i>Aster tuberosus</i> / Butterfly Milkweed	1	gal
⊙	<i>Aster oblongifolius</i> / Raydon's Favorite / Raydon's Favorite Fall Aster	1	gal
⊙	<i>Eupatorium dubium</i> / Joe-Pye Weed	1	gal
⊙	<i>Eupatorium dubium</i> / Joe-Pye Weed	2	gal
⊙	<i>Novae-angliae</i> / Bergamot	1	gal
⊙	<i>Parthenocissus vitacea</i> / Wild Quince	1	gal
⊙	<i>Pyrola asarifolia</i> / Mountain Mint	1	gal
⊙	<i>Rubusida filiginea</i> / Goldenrod / Goldenrod	1	gal

- Invasive Species Management and Restoration Planting
- Lawn Removal and Restoration Planting
- Invasive Species <20% Management and Let Renaturalize

GRASS & WOOD COVER SEED MIX
 Agrostis spiciformis / Autumn Broomgrass
 Asclepias tuberosa / Butterfly Milkweed
 Echinacea purpurea / Purple Coneflower
 Festuca ovina / Sheep Fescue
 Festuca rubra / Red Fescue
 Junco tenuis / Path Rush
 Rudbeckia hirta / Black-eyed Susan
 Schizanthus scaberrimus / Little Bluestem Grass



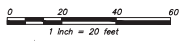


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PLANTING PLAN

02/28/2022

ALLEHAUT RESIDENCE NAME
40 SOUTH PAMET ROAD
TRURO, MA



1 inch = 20 feet



DATE	REVISION	INITIALS

SHEET
00

INVASIVE PLANT MANAGEMENT

Invasive plants, also known as noxious weeds, are any plants whose introduction does or is likely to cause economic or environmental harm or harm to human health. In this case, these invasive plants reproduce rapidly and displace native species. According to the National Invasive Species Council (NISC) “Invasive species may prey upon, displace or otherwise harm native species. Some invasive species also alter ecosystem processes, transport disease, interfere with crop production, or cause illnesses in animals and humans; affecting both aquatic and terrestrial habitats.” Invasive plants threaten natural communities by reducing habitat and food for native insects, birds, and other wildlife. These invasive plants have a competitive advantage because they are no longer controlled by their natural predators, and can quickly spread out of control. For these reasons, invasive species are of national and global concern. NISC’s recommendations for invasive species management includes 5 Strategic Goals for managing invasive species nationwide:

1. **Prevention**
2. **Early Detection and Rapid Response**
3. **Control and Management**
4. **Restoration**
5. **Organizational Collaboration**

While we recognize that prevention is the best and most important management strategy, it is often too late to prevent invasive species colonization of our landscapes, including our most sensitive resource areas. Whenever land disturbance occurs, whether for development or simply for planting, we recommend a monitoring program to ensure that invasive vegetation does not expand into these disturbed areas, preparing a plan for Early Detection and Rapid Response.

On project sites where invasive species have been identified, BlueFlax Design LLC follows NISC’s guidelines for **Control and Management**; containing and reducing the spread of invasive populations to minimize their harmful impacts. **Restoration**; restoration of high-value ecosystems to meet resource conservation goals and **Organizational Collaboration** maximizing management effectiveness through collaboration with property owners, experienced land management professionals, and local Conservation Commissions (for project sites within Conservation Jurisdiction).

Using objectives developed by the National Invasive Species Council for **Control and Management, Restoration and Organizational Collaboration** as our guide, BlueFlax Design LLC proposes the following methods and techniques for managing the invasive species listed above within the resource areas and adjacent upland resource area at 40 S Pamet Road:

Control and Management Objectives:

- Identify and evaluate appropriate invasive species control methods; create action plan
- Reduce the spread and harm caused by invasive species using the identified methods of control
- Perform control and management activities according to the outlined action plan. Invasive species management objectives within the project area are as follows:

Celastrus orbiculatus, Lonicera japonica, Alliaria petiolata - Reduce these species by approximately 85% in management year one, approximately 90% in management year two and reach and maintain 95%+ reduction in year three and ongoing.

Hedera helix, Vinca minor, Robinia pseudoacacia, Ligustrum spp, Rosa multiflora, Lonicera morowwi/bella - Reduce these species by approximately 90% in management year one, 95%+ in management year two, and reach and maintain 100% reduction in management year three and on going.

Smilax rotundifolia, Rubus spp- Reduce these by 80% in management year one and ongoing in specified management areas only

Appendix A lists and describes invasive plant species (as documented by the Massachusetts Invasive Plant Advisory Group) identified to be managed in the proposed project area.

MONITORING PLAN

The site will be visited and assessed for plant health, mortality, resprouting invasive species, and overall project success once to twice per year. Documentation in the form of photos will be taken before and after management activities. Photo points will provide a time lapse of visual success. Vegetation will be analyzed by percent cover in subjectively located plots after initial management is complete. This information will be used to adapt the management plan for the specific site needs and increase the chance for success. One annual report will be written and submitted to the conservation commission unless the order of conditions states more specific requirements for monitoring upon approval.



LAND MANAGEMENT TIME-LINE

Herbicides used are to be applied by insured, licensed, and trained individuals only.

Action	Year 1				Year 2				Year 3			
	Fall 1	Winter 1	Spring 1	Summer 1	Fall 2	Winter 2	Spring 2	Summer 2	Fall 3	Winter 3	Spring 3	Summer 3
Cut invasive species at the stump and immediately apply an EPA wetland approved systemic herbicide by wiping directly onto the cut surface	Yellow											
Seed bare ground after invasive species removal with native seed mix to establish vegetative cover. Apply biodegradable erosion control blanket to steep slopes where necessary	Yellow											
Assess native vegetation after invasive species removal and regeneratively prune or flush cut to promote healthy regeneration and growth where needed.	Yellow											
Remove all vegetation debris from the site for proper disposal	Yellow											
Selectively treat invasive resprouts using a cut & wipe application of an EPA approved systemic herbicide beginning in June.			Yellow	Yellow			Yellow	Yellow			Yellow	Yellow
Plan irrigation needs for upcoming growing season			Green			Green				Green		
If 80% control of invasive species has been achieved, begin planting of woody vegetation as specified in the Restoration/Planting Plan				Green								
Adjust temporary irrigation as necessary while using the least amount of water necessary to support plant establishment				Green			Green	Green			Green	Green
Prepare and submit monitoring report to Conservation Commission			Red				Red				Red	
Monitor the site for success, assess health of restored vegetation, replace any vegetation that may have died			Red		Light Red		Red		Light Red		Red	
Continue invasive plant management using a selective, foliar spot application							Yellow				Yellow	



ONGOING INVASIVE SPECIES MAINTENANCE: After the third management season, invasive species should be under control. Annual hand removal and selective herbicide treatment will suffice to keep them out of the naturalized areas. (This will vary depending on carbohydrate stores in the roots and environmental conditions.) Invasive plants generally take a minimum of three to five years of active management to reach successful control. Annual monitoring and minimal maintenance for invasive species should be ongoing throughout the restoration area.



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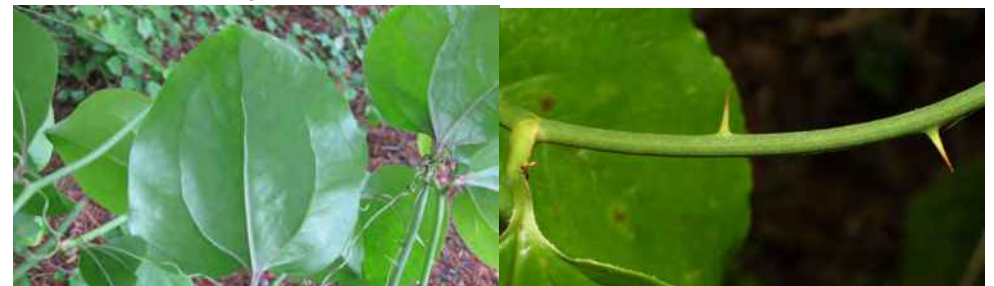
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APPENDIX A. AGGRESSIVE NATIVE SPECIES DESCRIPTIONS

Raspberry (*Rubus* spp.) Raspberry spreads via seed and vegetatively, forming dense thickets. It can establish well in disturbed areas and can help to stabilize erosion-prone sites. It provides both forage and habitat to wildlife, but can become dominant in open, early succession areas.

Greenbrier (*Smilax rotundifolia*) Greenbrier occurs in wooded understories and old fields with other pioneering species that occur in depleted soils. Though native, it can be aggressive, regenerating from an extensive rhizome system and by seed. It is also able to outcompete or smother other native understory species by climbing. Its berries, flower, and thickets offer wildlife value, so selective management rather than total elimination is recommended.



APPENDIX A. INVASIVE SPECIES DESCRIPTIONS

Asiatic Bittersweet (*Celastrus orbiculatus*): Asiatic bittersweet is a woody vine capable of climbing up to 60 feet in trees and can cover all plant layers, eliminating native species. Vines constrict trees and shrubs, killing them by shading and girdling. Bittersweet poses a serious threat because it spreads rapidly through underground root systems that form new stems, reproduces prolifically by seed, and is shade tolerant.



Asiatic bittersweet fruit

Asiatic bittersweet vines

Black Locust (*Robinia pseudoacacia*) spreads rapidly by seed and also re-sprouts vigorously after cutting. Substantial root sucker growth should be expected from the remaining root material within 60 days of the initial removal. Re-sprouting can be minimized with the application of an herbicide applied directly to the cut stem.



Black locust leaf

Black locust bark

Garlic Mustard (*Alliaria petiolata*) is an herbaceous biennial native to Europe and parts of Asia. It thrives in moist, shaded areas, making it one of the few invasives that can dominate a forest understory. Garlic mustard can outcompete native herbaceous plants and produce allelopathic compounds that reduce germination of other species. Winter treatments of a Glyphosate-based herbicide should be applied when other plants have gone dormant.



Garlic mustard on ground layer

Garlic mustard flowering

Border Privet (*Ligustrum* spp.) Introduced as a hedge plant in the US, border privet easily escapes cultivated areas and can form dense, monospecific thickets, limiting native vegetation. It can grow into a small tree and several *Ligustrum* species are commonly found in disturbed landscapes as well as wildlands.



Border privet leaves and flowers

Border privet hedge



APPENDIX A. INVASIVE SPECIES DESCRIPTIONS

English Ivy (*Hedera helix*) is an aggressive evergreen vine that is often used as an ornamental groundcover and for covering fences and walls. It has the potential to completely cover the ground, killing all low-growing vegetation. English ivy can grow into trees, covering the trunk and branches, blocking light from the leaves and killing the branches. The trees can become susceptible to blow over from the added weight of the vine. Winter treatments of a Triclopyr-based herbicide should be applied when other plants



English ivy leaves

English ivy spreading across the ground and onto trees.

Multiflora rose (*Rosa multiflora*) Initially introduced from Japan to provide erosion control, this prolific species, which reproduces both by seed and vegetatively, can create impenetrable thickets that out compete native plants species. Multiflora rose can tolerate a wide range of site conditions, including salt and wind, and can be found throughout coastal areas on Cape Cod.



Multiflora rose growing in understory

Multiflora rose flowers and leaves

Common Periwinkle (*Vinca minor*) is an evergreen to semi-evergreen trailing vine. It invades open to shady forests often areas that were formerly developed. It forms dense and extensive mats along forest floors that exclude native vegetation. It is native to Europe and was first introduced into North America in the 1700s as an ornamental.



Common periwinkle flowers and leaves

Common periwinkle leaves

Vine Honeysuckle (*Lonicera japonica*) is an evergreen to semi-evergreen vine that can be found either trailing or climbing to over 80 ft. (24 m) in length. This species invades a variety of habitats including forest floors, canopies, roadsides, wetlands, and disturbed areas. *Lonicera japonica* can girdle saplings by twining around them, and can form dense mats in the canopies of trees, shading everything below.



Close up of vine honeysuckle flowers and leaves

Vine honeysuckle aggressively climbing a tree



APPENDIX B. PLANT GUIDE

Botanical Name	Common Name	Height	Bloom Period	Characteristics	Plant Notes
SHRUBS					
<i>Aronia arbutifolia</i>	Red chokeberry	6-10'	May		
<i>Aronia melanocarpa</i>	Black chokeberry	4-6'	May		
<i>Comptonia peregrina</i>	Sweet fern	2-4'	N/A		Fixes nitrogen in soil
<i>Clethra alnifolia</i>	Summersweet	5-8'	July-Aug		
<i>Ilex glabra</i>	Inkberry holly	5-8'	N/A		Evergreen
<i>Ilex verticillata</i>	Winterberry holly	3-12'	June-July		Red berries persist in winter
<i>Prunus maritima</i>	Beach plum	4-7'	Apr-May		
<i>Rhus aromatica</i>	Fragrant sumac	2-6'	March		
<i>Rosa carolina</i>	Carolina rose	3-5'	June-July		Good fall foliage color, fragrant
<i>Rhododendron viscosum</i>	Swamp azalea	3-5'	May-Jul		Good fall foliage color
<i>Viburnum trilobum</i>	Cranberry viburnum	8-12'	April-May		Red fall foliage
<i>Vaccinium angustifolium</i>	Lowbush blueberry	1-2'	May		Red fall foliage
<i>Viburnum dentatum</i>	Arrowwood viburnum	6-12'	May		
TREES					
<i>Cercis canadensis</i>	Redbud	20-30'	April		Early spring source of pollen and nectar
<i>Ilex opaca</i>	American holly	45-50'	Mar-Jun		Evergreen, fruit important winter source
<i>Nyssa sylvatica</i>	Tupelo	50-75'	May-Jun		Red fall foliage, fruit important winter source

Pollen and/or nectar producer

Shelter/cover for wildlife

Food for caterpillars

Salt tolerant

Flood tolerant

Food for birds

Nesting sites for wildlife

Food for mammals

Prevents erosion

Winter food

PLANT GUIDE REFERENCES

Darke, Rick and Tallamy, Doug. *The Living Landscape*. Portland: Timber Press, 2014. Print.

Illinois Wildflowers. <<http://www.illinoiswildflowers.info/>>.

Missouri Botanical Garden. Plant Finder. <<http://www.missouribotanicalgarden.org/plantfinder/plantfindersearch.aspx>>.

New England Wildflower Society. Go Botany. <<https://gobotany.newenglandwild.org/>>.

North Creek Nurseries. Our Plants. <<http://www.northcreeknurseries.com/Our-Plants>>.

United States Department of Agriculture: Natural Resources Conservation Services. Plant Database. <<http://plants.usda.gov/java/>>.



APPENDIX C: STATE AND LOCAL PERFORMANCE STANDARDS

The proposed project must meet the following state performance standard for work undertaken in resource areas, as set forth in the Massachusetts Wetlands Protection Act 310 CMR 10.30, 10.55, 10.57, and 10.58 and Truro Wetlands Regulations 2.01, 2.03, 2.04, and 2.05

310 CMR 10.30: COASTAL BANKS

WHEN A COASTAL BANK IS DETERMINED TO BE SIGNIFICANT TO STORM DAMAGE PREVENTION OR FLOOD CONTROL BECAUSE IT IS A VERTICAL BUFFER TO STORM WATERS, 310 CMR 10.30(6) THROUGH (8) SHALL APPLY:

(6) Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank. (7) Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches. (8) Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.

310 CMR 10.55: BORDERING VEGETATED WETLANDS

Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area. (b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost: 1. the surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area"); 2. the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area; 3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area; 4. the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area; 5. the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area; 6. at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and 7. the replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR

10.00. In the exercise of this discretion, the issuing authority shall consider the magnitude of the alteration and the significance of the project site to the interests identified in M.G.L. c. 131, § 40, the extent to which adverse impacts can be avoided, the extent to which adverse 2.01: Buffer Zone (including the 50-foot vegetated buffer strip): impacts are minimized, and the extent to which mitigation measures, including replication or restoration, are provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40.(c) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when; 1. said portion has a surface area less than 500 square feet; 2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and 3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland. (d) Notwithstanding the provisions of 310 CMR 10.55(4)(a), (b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59. (e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern. 310 CMR 10.55(4)(e): 1. supersedes the provisions of 310 CMR 10.55(4)(b) and (c); 2. shall not apply if the presumption set forth at 310 CMR 10.55(3) is overcome; 3. shall not apply to work proposed under 310 CMR 10.53(3)(1); and 4. shall not apply to maintenance of stormwater detention, retention, or sedimentation ponds, or to maintenance of stormwater energy dissipating structures, that have been constructed in accordance with a valid order of conditions.

310 CMR 10.57: BORDERING LAND SUBJECT TO FLOODING.

1. Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows. Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek. 2. Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood



APPENDIX C: STATE AND LOCAL PERFORMANCE STANDARDS (CONT.)

stage or velocity. 3. Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

310 CMR 10.58: RIVERFRONT AREA

General Performance Standard. Where the presumption set forth in 310 CMR 10.58(3) is not overcome, the applicant shall prove by a preponderance of the evidence that there are no practicable and substantially equivalent economic alternatives to the proposed project with less adverse effects on the interests identified in M.G.L. c.131 § 40 and that the work, including proposed mitigation, will have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. In the event that the presumption is partially overcome, the issuing authority shall make a written determination setting forth its grounds in the Order of Conditions and the partial rebuttal shall be taken into account in the application of 310 CMR 10.58 (4)(d)1.a. and c.; the issuing authority shall impose conditions in the Order that contribute to the protection of interests for which the riverfront area is significant. (a) Protection of Other Resource Areas. The work shall meet the performance standards for all other resource areas within the riverfront area, as identified in 310 CMR 10.30 (Coastal Bank), 10.32 (Salt Marsh), 10.55 (Bordering Vegetated Wetland), and 10.57 (Land Subject to Flooding). When work in the riverfront area is also within the buffer zone to another resource area, the performance standards for the riverfront area shall contribute to the protection of the interests of M.G.L. c. 131, § 40 in lieu of any additional requirements that might otherwise be imposed on work in the buffer zone within the riverfront area. (b) Protection of Rare Species. No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species, as identified by the procedures established under 310 CMR 10.59 or 10.37, or which will have any adverse effect on vernal pool habitat certified prior to the filing of the Notice of Intent. (c) Practicable and Substantially Equivalent Economic Alternatives. There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.

TWR: 2.01 BUFFER ZONES

General Performance Standards 1. Where the presumption set forth above is not overcome, any proposed work in the Buffer Zone shall not adversely impact or otherwise impair any portion of said area. 2. Where the Buffer Zone overlays other resource areas subject to protection under the Bylaw, the applicable performance standards for each resource area shall be independently and collectively applied and the project appropriately conditioned to protect all stated interests. 3. The Commission may issue an Order of Conditions permitting work in the Buffer Zone provided that the applicant has submitted a written alternatives analysis that examines all practicable alternatives to the project which would further minimize impacts to the Buffer Zone and demonstrates that all impacts can be properly mitigated. The alternatives analysis shall be submitted to the Commission in writing. i. Activities within the Buffer Zone shall avoid, minimize and mitigate adverse impacts. The purpose of evaluating project alternatives is to locate activities so that impacts to the buffer and resource areas are avoided to the extent practicable. As much of a project as feasible shall be sited outside the buffer zone. If locating a project entirely outside the Buffer Zone is not practicable, the alternatives shall be evaluated in order to locate the project as far as possible from present Areas Subject to Protection and thereby minimize impacts to the Buffer Zone. ii. An alternative shall be considered practicable if it is available and capable of being done. Practicable alternatives may include realignment, reconfiguration or re-sizing of project components to minimize impacts to the Buffer Zone. Projects involving demolition of an existing structure and reconstruction of a new dwelling shall be subject to an alternative analysis. 4. Where no practicable alternatives are available or capable of being done which would otherwise avoid or minimize adverse impacts to the Buffer Zone, the following standards shall apply: No Significant Adverse Impact: Within the 100-foot Buffer Zone, the Commission may allow the total alteration of up to 5000 square feet subject to the following: i. total alteration of the land area within the Buffer Zone shall be calculated in square feet to describe what is currently altered or developed, and what is proposed. Total alteration shall include disturbed areas such as (but not limited to) building footprint, driveways, pathways, yard areas and lawns. ii. The alteration calculations shall describe the amount and types of alterations between 0-50-feet, and 50-100-feet of the buffer. Any area where vegetation is to be removed or where soils will be disturbed shall be included in this calculation. iii. The area within the limit of work will reflect the limit of the altered area and shall be shown clearly and accurately on all plans submitted to the Conservation Commission at the time of filing. iv.

At a minimum, a 50-foot-wide area of undisturbed vegetation (the vegetated buffer strip) shall be provided between the wetland resource area and the work. v. If there is no 50-foot-wide area of undisturbed vegetation within the Buffer Zone, the existing vegetative cover shall be preserved and/or extended beyond 50-feet in some areas by re-vegetating with native plants to the maximum amount feasible in order to approximate a 50-foot-wide corridor of native vegetation. vi. On previously developed or disturbed sites, all work proposed within the buffer



APPENDIX C: STATE AND LOCAL PERFORMANCE STANDARDS (CONT.)

zone shall result in an improvement of the existing conditions and an enhanced capacity of the resource area(s) and Buffer Zone to protect the public interests and values protected under the Bylaw. vii. The Conservation Commission may require, as mitigation for new alteration within the Buffer Zone: re-vegetation and restoration of areas previously altered or disturbed within the buffer zone; rerouting existing roof runoff through gutters and roof drains which direct roof drainage into dry wells or leaching pits; and may require drainage improvements and/or other mitigating measures. 6.5. Expansion of existing structures within the Buffer Zone may be allowed provided that: i. No new structure or addition to an existing structure shall be located closer to a wetland resource area than existing conditions. ii. The area of the proposed disturbance and all previously disturbed areas shall not, cumulatively, exceed the 5,000-squarefoot threshold for allowable disturbance within the Buffer Zone. 7.6. Projects which include substantial demolition (i.e. removal of more than one exterior wall) and subsequent reconstruction of a dwelling shall be considered a new building and shall site as much of the project as possible outside of the Buffer Zone. Projects for expansion of existing homes greater than 25% of the existing size, as measured in square footage of the foundation or cubic footage of the structure, shall be considered a new building and shall site as much of the project as possible outside of the Buffer Zone.

7. All new construction projects within the Buffer Zone shall address how storm water drainage will be managed. The project must ensure that runoff from built and developed areas will drain directly into the soil on the subject site and will not runoff onto neighboring properties or streets. Methods to address drainage shall include but are not limited to vegetated swales, rainwater gardens, catch basins, use of gutters and roof drains, drip lines with crushed stone; and pervious and dry-laid stone.

8. Driveways within the Buffer Zone shall be constructed with pervious materials such as crushed stone. Permeable pavers with a void space of less than 30% are not considered compliant with this requirement. 9. Cutting, pruning, lifting the canopy, limbing or other destruction of above ground vegetation shall be limited. View clearing or vista pruning will not be permitted without a specific view corridor identified. i. When pruning is permitted, it shall be for the removal of dead, diseased, obstructing and weak branches as well as thinning of branches to lessen wind resistance. Shrubs must retain their natural shape and features such as fruits and flowers by selecting the optimum height and pruning different branches in alternate years. ii. When vista cutting is the only viable option in a heavily vegetated lot, the Commission may allow the removal of no more than 20% of the tree canopy. iii. All trees proposed for removal must be clearly flagged on site and shown on a site plan. iv. When vista pruning, and cutting is proposed, specific windows of view (containing top, sides, and bottom and not devoid of one species) shall be identified and shown on a site plan. Filtered vistas are encouraged and can be accomplished through pruning and lifting. v. Topping is not

permitted. vi. Clear cutting and cutting from property line to property line is prohibited. Violations may be assessed using a count of trees cut. vii. When lifting is proposed, the health of the tree must be considered as well as the impact to wildlife. In no instance, shall more than 1/3 of the above ground trunk be pruned. viii. Dead and diseased trees may be removed if they endanger a structure or live vegetation. ix. The Commission shall require the replacement planting of native shrubs and trees in areas proposed for tree removal. A 3:1 replacement of shrubs for mature trees (6" dbh or greater) and a 2:1 replacement for sapling trees (less than 6" dbh) is desired. 10. For lots and subdivisions recorded after May 6, 2019, the alternatives analysis shall include all alternatives available prior to subdivision of the lot(s) and all work shall be located outside the 100-foot Buffer Zone. 11. Within the 50-foot vegetated buffer strip, the Commission may issue an Order of Conditions allowing the following activities i. Pruning to reduce a hazard, to improve tree or plant structure, to provide a reasonable vista, or to improve the health of trees and shrubs. ii. Selective Cutting of vegetation iii. Removal of invasive species iv. Planting of native vegetation v. Habitat management activities designed to enhance the values protected by the Bylaw; vi. Construction and maintenance of unpaved pedestrian access paths not more than 4-feet in width; vii. Maintenance of existing structures, utilities, storm water management structures;

TWR 2.03 FRESHWATER WETLANDS

1. Removing, filling, dredging or draining of freshwater wetlands, whether they are bordering or not, is prohibited. 2. The Buffer Zone of freshwater wetlands often provides critical habitat for wetland and upland species of wildlife. Permanent alteration of wildlife habitat in the buffer of a freshwater wetland is prohibited.

TWR 2.04 COASTAL BANKS

Coastal banks along the bay side of Truro have experienced accelerated rates of erosion, at times from a single storm event. The Commission will allow an "erosion control" project only as an interim measure, and in all cases shall require the property owner to submit plans to move or remove threatened structures as a condition of allowing such projects. 2. The Truro Conservation Commission is of the opinion that coir tube installations, and similar structures, are "coastal engineering structures" within the meaning of the DEP Regulations 310 C.M.R. 10.30 (3), and that, as such, installation of coir tubes and similar projects are prohibited for the protection of buildings constructed after 1978. However, by letter dated February 18, 2011, and incorporated herein by this reference, the Truro Conservation Commission was informed by DEP that the Department views this type of structure as a "soft solution" to stabilize eroding banks, which is a permitted structure under the cited regulation. In the event that DEP reconsiders its interpretation of 310 C.M.R. 10.30 (3) the Truro Conservation Commission reserves the right to rescind these regulations and to



APPENDIX C: STATE AND LOCAL PERFORMANCE STANDARDS (CONT.)

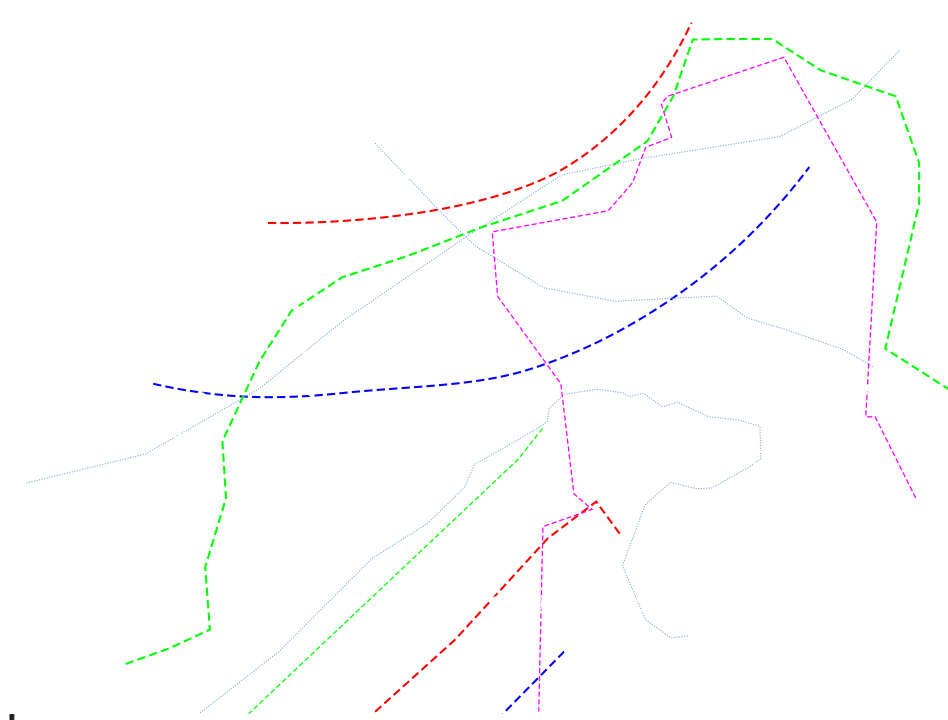
prohibit installation and maintenance of coir tube projects and similar structures within the Town of Truro. 3. When a Coastal Bank is determined to be significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes or barrier beaches the following performance standards shall apply: i. A well vegetated bank provides significant resistance to storm damage; therefore, the Commission requires extensive planting of the coastal bank as part of any erosion control project, including re-planting as on-going maintenance in all projects. In the case of an “erosion control” project permitted under these regulations, these standards must be met by a showing, by substantial evidence, that a sufficient quantity of beach nourishment and “sacrificial” sand will be provided as part of the project to ensure that the movement of sediment and sediment supply will not be adversely affected by the project. iii. Projects shall fully comply with the “sample order of conditions for coir tube projects” in order to be permitted on the bay side of Truro as set forth. iv. In no event shall an engineered structure or “coir tube” project be permitted as an erosion control project on the Ocean side of Truro. v. In all “coir tube” projects, only one row of drift or serpentine fencing may be installed or utilized at the property. Layered Drift fencing shall only be permitted under special circumstances and in limited areas and shall be sought by application for a waiver. vi. Serpentine Fencing with Coir Tube Project: A single installation of Serpentine fencing may be incorporated in a coir tube project. No additional serpentine fencing shall be permitted except on clear and convincing proof of extraordinary circumstances. vii. Hardened fencing, seawalls, revetments, bulkheads and other “coastal engineering structures” shall not be allowed, except as specifically provided in 310C.M.R. 10.30 (3) to protect structures constructed prior to 1978. In addition to the requirements on such projects imposed by 310 C.M.R. 10.30(3), no such project shall be permitted on the Bay Side of Truro unless a “coir tube” project has been previously approved and installed and has failed, where such failure is not solely attributed to failure to maintain sand cover and vegetation. viii. Maintenance or repair of existing bulkheads and revetments shall only be by prior approval of the Truro Conservation Commission and may include the requirement for sand nourishment to the beach as required. ix. A model order of conditions is attached to these regulations and incorporated herein. No waivers from these required orders shall be allowed except upon clear and convincing scientific proof that the proposed waiver will improve the ability of the coastal bank to provide storm damage protection, prevent flooding and contribute sediment to the littoral system. x. Escrow agreement: Every erosion control project shall include a requirement that the property owner establish an escrow account with the Town of Truro in accordance with the requirements of the Model Escrow Agreement attached to these regulations and incorporated herein. This agreement allows the Conservation Commission to remove any project as to which the owner fails to perform ongoing maintenance as required by the Commission. xi. No variance or waiver of this requirement shall be granted by the Commission. Remaining escrow funds, if any, may be returned to the property owner when the erosion control project is removed.

TWR 2.05 LAND SUBJECT TO COASTAL STORM FLOWAGE

1. In addition to the interests and values set forth above in Sections 2.05(a) and (b), the following standards shall also be applied to work within LSCSF: Any activity subject to jurisdiction, and proposed on LSCSF shall not: i. Reduce the ability of the resource to absorb and contain flood waters; ii. Reduce the ability of the resource to buffer more inland areas from flooding and wave damage; iii. Displace or divert flood waters to other areas; iv. Cause or create the likelihood of damage by debris to other structures on land within the flood plain (collateral damage); built structures such as stairs or walkways shall be seasonally removable, v. Cause ground or surface pollution triggered by coastal storm flowage; and vi. Reduce the ability of the resource to serve as a wildlife habitat and migration corridor through activities such as, but not limited to the removal of vegetative cover and/or installation of fencing and other similar structures. vii. Any activity proposed in the floodplain may require mitigation to enhance or restore natural functions of the floodplain.



PROJECT AREA



Google Earth aerial image of 40 S Pamet Road, Truro, MA.

PLAN NOTES

Site plan provided by Coastal Engineering of Cape Cod.

This plan proposes mitigation for a proposed shed/carpport, rinse station, driveway expansion, and addition to the existing home in the form of intensive invasive species removal in 16,700 sf of heavily invaded areas throughout the property, light invasive species management in a 1,050 sf of minimally invaded area along the driveway, and 9,610 sf of lawn removal and native planting to provide a larger and more robust vegetated buffer strip to better protect all resource areas on the property.

Invasive species on site that will be managed/removed include vine honeysuckle (*Lonicera japonica*), shrub honeysuckle (*Lonicera morrowii/bella*), garlic mustard (*Alliaria petiolata*), periwinkle (*Vinca minor*), English ivy (*Hedera helix*), bittersweet (*Celastrus orbiculatus*), multiflora rose (*Rosa multiflora*), and privet (*Ligustrum spp.*). Black locust (*Robinia pseudoacacia*) trees within the lawn and hazard trees will be removed.

Greenbrier (*Smilax rotundifolia*) and brambles (*Rubus spp.*), aggressive natives, will be selectively managed in the intensive invasive species management area to reduce competition with newly planted and regenerating native species. Non-native plants (butterfly bush and forsythia) located within the restoration area will be removed.

The minimally disturbed area between the driveway and BVW flags 1-9 consists of mainly healthy, native vegetation that provides excellent wildlife cover and forage value. This area will remain unmanaged. Live and dead, standing (snag) locust trees within this area will remain to minimize disturbance that could open this area to other invasive plant colonization.

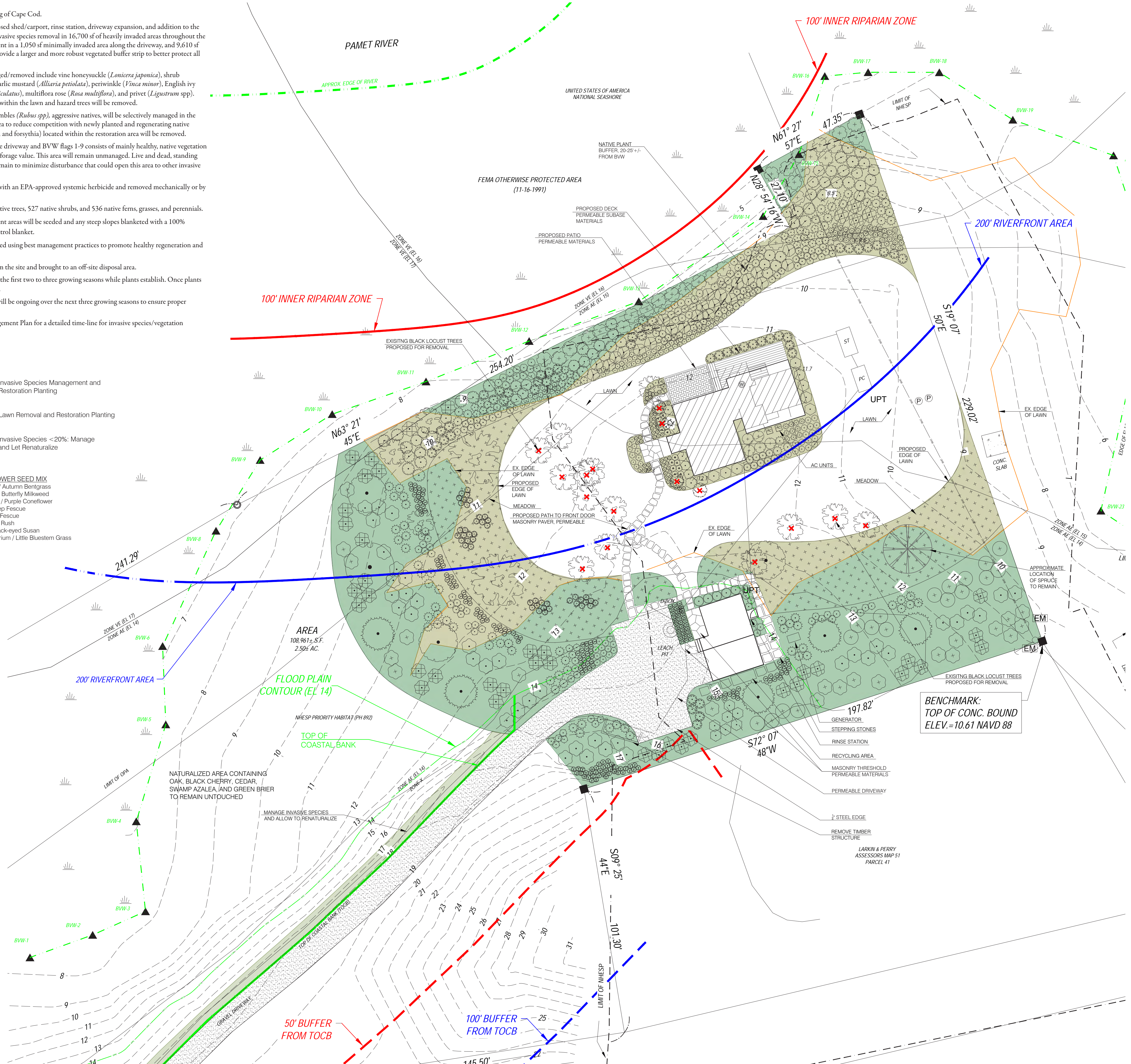
Invasive plants will be selectively treated with an EPA-approved systemic herbicide and removed mechanically or by hand.

- The project area will be planted with 9 native trees, 527 native shrubs, and 536 native ferns, grasses, and perennials.
- After invasive species removal, management areas will be seeded and any steep slopes blanketed with a 100% biodegradable coconut/straw erosion control blanket.
- Native shrubs may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established irrigation will be removed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.
- Please see the accompanying Land Management Plan for a detailed time-line for invasive species/vegetation management.

PLANTING SCHEDULE

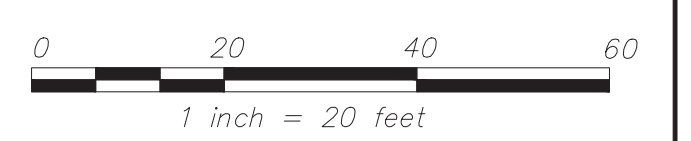
PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
●	<i>Cercis canadensis</i> / Eastern Redbud	2/3' cal	3
●	<i>Ilex opaca</i> / American Holly	5/6' B&B	5
●	<i>Nyssa sylvatica</i> / Tupelo	2/3' cal	1
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
●	<i>Aronia arbutifolia</i> / Red Chokeberry	3 gal	20
●	<i>Aronia melanocarpa</i> / Black Chokeberry	3 gal	17
●	<i>Clethra alnifolia</i> / Summersweet	3 gal	5
●	<i>Clethra alnifolia</i> / Summersweet	5 gal	18
●	<i>Comptonia peregrina</i> / Sweet Fern	1 gal	117
●	<i>Hydrangea arborescens</i> / Annabelle Hydrangea	10 gal	6
●	<i>Ilex glabra</i> / Inkberry Holly	3 gal	80
●	<i>Ilex verticillata</i> / Winterberry	3 gal	39
●	<i>Leucothoe axillaris</i> / Coastal Leucothoe	3 gal	5
●	<i>Prunus maritima</i> / Beach Plum	3 gal	41
●	<i>Rhododendron viscosum</i> / Swamp Azalea	3 gal	30
●	<i>Rhus aromatica</i> / Fragrant Sumac	3 gal	50
●	<i>Rosa carolina</i> / Carolina Rose	1 gal	23
●	<i>Vaccinium angustifolium</i> / Lowbush Blueberry	1 gal	13
●	<i>Viburnum dentatum</i> / Viburnum	3 gal	42
●	<i>Viburnum trilobum</i> / American Cranberrybush	3 gal	21
FERNS	BOTANICAL / COMMON NAME	CONT	QTY
●	<i>Athyrium filix-femina</i> / Common Lady Fern	1 gal	179
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
●	<i>Panicum virgatum</i> / Switch Grass	1 gal	52
●	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 gal	50
PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
●	<i>Agastache</i> / Anise Hyssop	1 gal	14
●	<i>Asclepias tuberosa</i> / Butterfly Milkweed	1 gal	76
●	<i>Aster oblongifolius</i> 'Raydon's Favorite' / Raydon's Favorite Fall Aster	1 gal	47
●	<i>Eupatorium dubium</i> / Joe-Pye Weed	1 gal	30
●	<i>Eupatorium dubium</i> / Joe-Pye Weed	2 gal	3
●	<i>Monarda fistulosa</i> / Bergamot	1 gal	23
●	<i>Parthenium integrifolium</i> / Wild Quinine	1 gal	9
●	<i>Pycnanthemum virginianum</i> / Mountain Mint	1 gal	45
●	<i>Rudbeckia fulgida sultivanti</i> 'Goldsturm' / Goldsturm Coneflower	1 gal	8

GRASS & WILDFLOWER SEED MIX
Agrostis patens / Autumn Bentgrass
Asclepias tuberosa / Butterfly Milkweed
Echinacea purpurea / Purple Coneflower
Festuca ovina / Sheep Fescue
Festuca rubra / Red Fescue
Juncus tenuis / Path Rush
Rudbeckia hirta / Black-eyed Susan
Schizanthus scapularis / Little Bluestem Grass



PLANTING PLAN

02/28/2022
 ALLEHAUT RESIDENCE NAME
 40 SOUTH PAMET ROAD
 TRURO, MA



DATE	REVISION	INITIALS

ZONING TABLE

ZONING DISTRICT: SEASHORE DISTRICT USE GROUP: SINGLE FAMILY DWELLING			
SUBJECT	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	130,680± S.F. (3 ACRES)	108,961± S.F.	NO CHANGE
FRONTAGE	150 FT.	356.8 FT.	NO CHANGE
STREET SETBACK	50 FT.	N/A	N/A
ABUTTER SETBACK (SOUTH)	25 FT.	109± FT. (DWELLING) 181± FT. (SHED)	NO CHANGE (DWELLING) 26± FT. (SHED/CARPORT)
ABUTTER SETBACK (EAST)	25 FT.	59± FT. (DWELLING) 7.4± FT. (SHED)	61± FT. (DWELLING) 111± FT. (SHED/CARPORT)
ABUTTER SETBACK (NORTH)	25 FT.	39.1± FT. (DWELLING) 16.3± FT. (SHED)	35± FT. (DWELLING) 123± FT. (SHED/CARPORT)
ABUTTER SETBACK (WEST)	25 FT.	413± FT. (DWELLING) 509± FT. (SHED)	NO CHANGE (DWELLING) 404± FT. (SHED/CARPORT)
GROSS FLOOR AREA*	3,500 SF. (MAX)	1,754 ± S.F.	3,280 ± S.F.
MAX BUILDING HEIGHT	2 STORIES, 30 FT	2 STORIES, 20.6 FT (DWELLING)	2 STORIES; 24.6± FT. (DWELLING) 2 STORIES; 19.6± FT. (SHED/CARPORT)
NUMBER OF DWELLINGS/BUILDINGS	N/A	2	2
LOT COVERAGE (IMPERVIOUS)	N/A	2,318± S.F. (2.1%)	1,994± S.F. (1.83%)
BUILDING COVERAGE (IMPERVIOUS)	N/A	1,710± S.F. (1.5%)	1,966± S.F. (1.8%)
PAVEMENT COVERAGE (IMPERVIOUS)	N/A	0 S.F.	NO CHANGE
LANDSCAPE COVERAGE (IMPERVIOUS)	N/A	608± S.F. (0.6%)	28± S.F. (0.02%)

BUILDING HEIGHT CALCULATIONS:

DWELLING:

AVERAGE EXISTING GRADE:
= (12.0 + 12.1 + 11.9 + 11.7 + 11.8 + 11.8) / 6 = 11.9± FT.
EXISTING RIDGE ELEVATION = 32.5 FT.
EXISTING BUILDING HEIGHT:
= 32.5 - 11.9 = 20.6± FT.
PROPOSED RIDGE ELEVATION = 36.5 FT. (SEE ARCH PLANS)
PROPOSED BUILDING HEIGHT:
= 36.5 - 11.9 = 24.6± FT.

SHED/CARPORT:

PROPOSED EXISTING GRADE:
= (15.3 + 15.3 + 15.3 + 14.1 + 14.3) / 5 = 14.9± FT.
PROPOSED TOP OF ROOF = 34.5 FT. (SEE ARCH PLANS)
PROPOSED BUILDING HEIGHT:
= 34.5 - 14.9 = 19.6± FT.

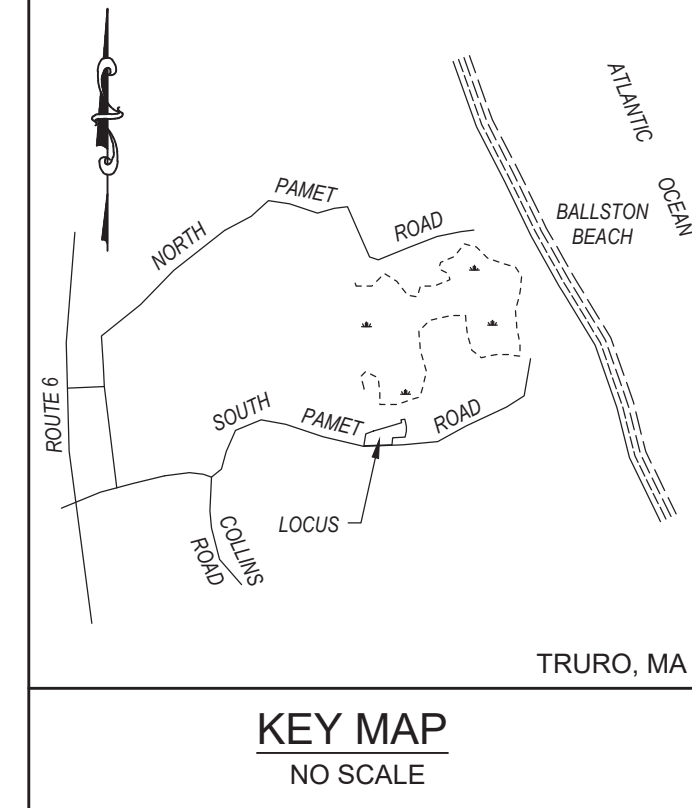
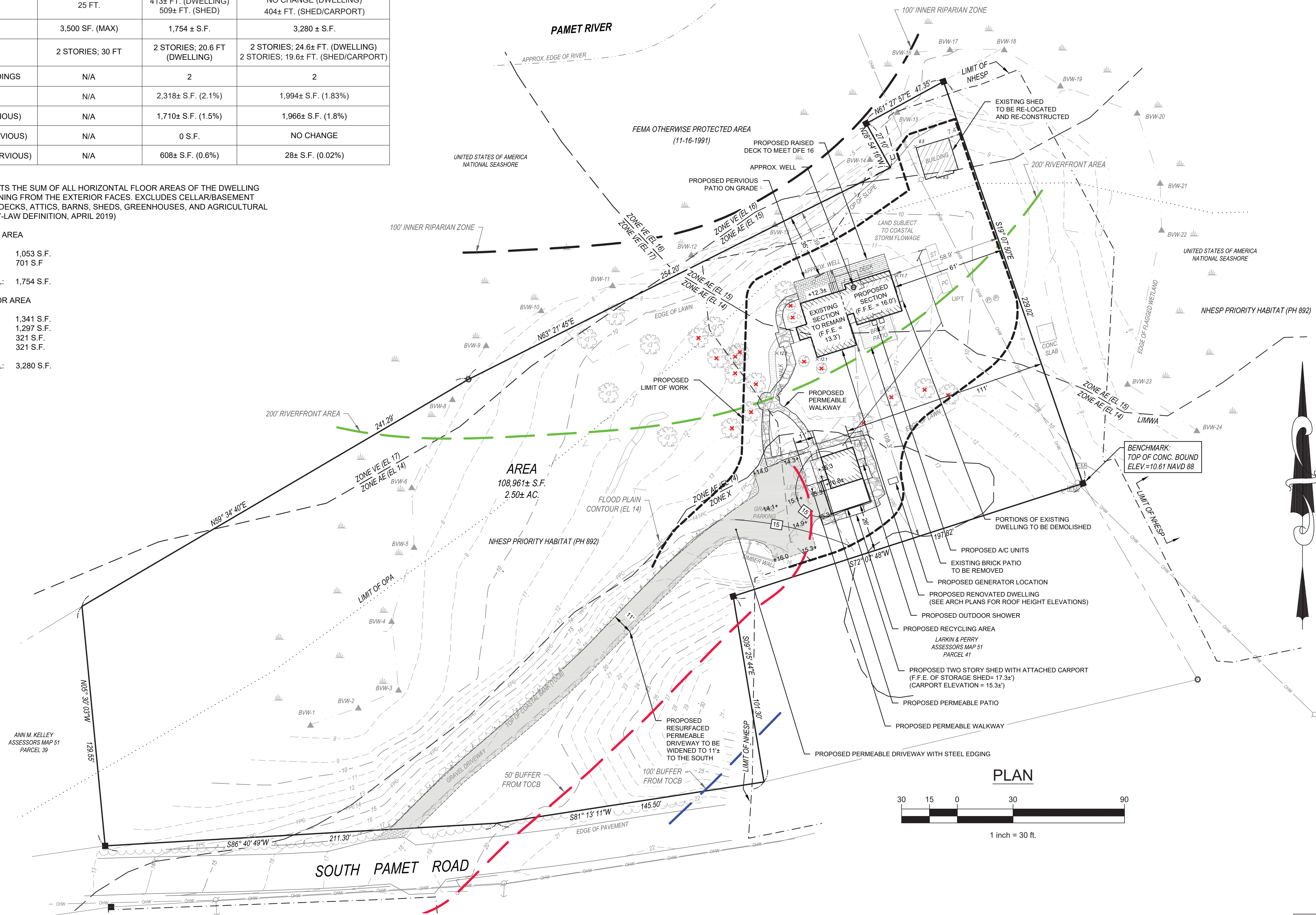
* GROSS FLOOR AREA CONSISTS THE SUM OF ALL HORIZONTAL FLOOR AREAS OF THE DWELLING AND TWO STORY SHED BEGINNING FROM THE EXTERIOR FACES. EXCLUDES CELLAR/BASEMENT AREAS, GARAGES, PORCHES, DECKS, ATTICS, BARN, SHEDS, GREENHOUSES, AND AGRICULTURAL BUILDINGS (TRURO ZONING BY-LAW DEFINITION, APRIL 2019)

EXISTING GROSS FLOOR AREA

FIRST FLOOR (DWELLING): 1,053 S.F.
SECOND FLOOR (DWELLING): 701 S.F.
TOTAL: 1,754 S.F.

PROPOSED GROSS FLOOR AREA

FIRST FLOOR (DWELLING): 1,341 S.F.
SECOND FLOOR (DWELLING): 1,297 S.F.
FIRST FLOOR (SHED): 321 S.F.
SECOND FLOOR (SHED): 321 S.F.
TOTAL: 3,280 S.F.



REFERENCE:

ASSESSORS MAP 51, PARCEL 40
DEED BOOK 33897, PAGE 73

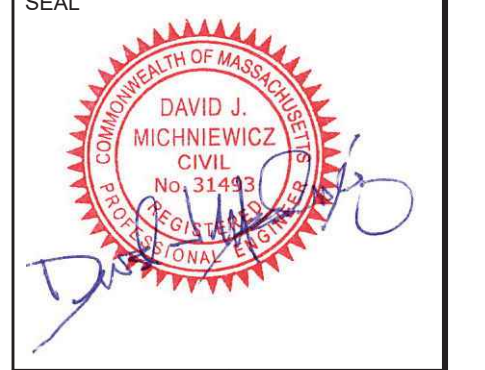
LEGEND

- EXISTING**
- BOUND
 - IRON PIPE
 - SEPTIC MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC METER
 - OVERHEAD WIRES
 - UNDERGROUND PROPANE SERVICE (APPROX)
 - UNDERGROUND PROPANE TANK (APPROX)
 - MISC. SHRUB
 - DECIDUOUS TREE
 - CONTOUR
 - SPOT ELEV.
 - TOP OF COASTAL BANK
 - LIMMA
 - OPA
 - NHESP
- PROPOSED**
- +12.3± SPOT GRADE
 - EXISTING VEGETATION TO BE REMOVED (SEE BLUE FLAX PLANS DATED 02-23-2022)
 - LIMIT OF WORK

NOTES:

- SEE PLANS BY BLUE FLAX DESIGN, LLC FOR PROPOSED SITE MODIFICATIONS.
- SEE PLANS BY C&J KATZ STUDIO FOR ARCHITECTURAL DRAWINGS & LIGHTING PLAN.

NO.	DATE	REVISION	BY



PROJECT: BENOIT & ELIZABETH ALLEHAUT
40 SOUTH PAMET ROAD
TRURO, MA

SHEET TITLE: PLAN SHOWING PROPOSED BUILDING AND SITE MODIFICATIONS

SCALE: AS NOTED

DRAWING FILE: C19717-01-CIV.dwg

DATE: 03-18-2022

DRAWN BY: DAP

CHECKED BY: BPM

C2.1.3

1 OF 1 SHEETS
PROJECT NO. C19717.01

THIS PLAN IS ISSUED FOR ZBA REVIEW

Benjamin E. Zehnder LLC

62 Route 6A, Unit B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

March 21, 2022

Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Re: New Planning Board Site Plan Review Application /
17 Coast Guard Road (34-3) /
Outer Shore Nominee Trust

Dear Ms. Fullerton:

Please find enclosed for filing a new application to the Planning Board for residential site plan review for the property at 17 Coast Guard Road. I have included an additional fourteen packet copies, as well as check no. 107 in the amount of \$250.00 for the filing fee. My office will email a scan of the entire application to planner1@truro-ma.gov today.

Thank you for your assistance.

Very truly yours,



Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Jim Cappuccino
Barbara Carboni
Bryan Weiner
Seth Wilkinson



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date March 21, 2022

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

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

1. General Information

Description of Property and Proposed Project Demolition of five out of six pre-existing, non-conforming cottages (multiple dwellings on a lot) and associated structures on a conforming lot in the Seashore zoning district; construction of a new one-story single family dwelling with pool and landscaping; renovation of remaining "Cottage 6."

Property Address 17 Coast Guard Road Map(s) and Parcel(s) 34-3

Registry of Deeds title reference: Book 34387, Page 1, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Outer Shore Nominee Trust, Rachel Kalin, Trustee

Applicant's Legal Mailing Address 40 Soldiers Field Place, Boston, MA 02135

Applicant's Phone(s), Fax and Email (617) 787-9848; (617) 787-4963; rkalin@bassdoherty.com

Applicant is one of the following: (please check appropriate box) *Written Permission of the owner is required for submittal of this application.

- Owner
- Prospective Buyer*
- Other*

Owner's Name and Address (same)

Representative's Name and Address Benjamin E. Zehnder 62 Rt. 6A, Unit B, Orleans MA 02653

Representative's Phone(s), Fax and Email (508) 255-7766; bzehnder@zehnderllc.com

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

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

Signature(s) 

Applicant(s)/Representative Printed Name(s)

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

Applicant(s)/Representative Signature(s)

Owner(s) Signature(s) or written permission

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

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>17 Coast Guard Road</u> Applicant Name: <u>Rachel Kalin, Tr., Outer Shore Nominee Trust</u> Date: <u>March 21, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
C. Procedures and Plan Requirements				
1a.	An original and 14 copies of the Application for Site Plan Review	X		
1b.	15 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	X		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	X		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	X		
	Existing:			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan			

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>17 Coast Guard Road</u> Applicant Name: <u>Rachel Kalin, Tr., Outer Shore Nominee Trust</u> Date: <u>March 21, 2022</u> .				
No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan			
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	X		
3a. 4	Graphic Scale	X		
3a. 5	Title Block - Including:	X		
	name and description of the project;	X		
	address of the property;	X		
	names of the record owner(s) and the applicant(s); and	X		
	date of the preparation of the plan(s) and subsequent revision dates	X		
3a. 6	Legend of All Symbols	X		
3a. 7	Property boundaries, dimensions and lot area	X		
3a. 8	Topography and grading plan	X		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	X		
3a. 10	Septic system location	X		
3a. 11	Location of (as applicable):			
	wetlands			
	the National Flood Insurance Program flood hazard elevation, and	X		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	X		
3a. 12	Driveway(s) and driveway opening(s)	X		
3a. 13	Existing and proposed lighting	X		
3a. 14	Existing landscape features both vegetative and structural	X		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)	X		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>17 Coast Guard Road</u> Applicant Name: <u>Rachel Kalin, Tr., Outer Shore Nominee Trust</u> Date: <u>March 21, 2022.</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	Architectural Plans			
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	X		
	elevations	X		
	floor plans	X		
3c.	Lighting specification, including style and wattage(s)	X		
	Neighborhood Context:			
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration	X		
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	X		

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

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

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

§70.4D – REVIEW CRITERIA

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

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

The applicant proposes construction of new one story dwelling with walk out basement. The proposed design is oriented with two wings, one with a long northwest-southeast axis, and the other with a long east-west axis. The design provides for large expanses of natural light while keeping the structure low to the rolling terrain, to minimize wind losses. Additionally, the glazing allows solar energy gain during the winter months will providing integrated vertical blinds to allow control during the summer.

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

The proposed design is for a simple, modern beach house. From the ocean side the structure presents a single story, with a lower roofed master bedroom wing and a taller living wing. These elements are tied together by narrow exterior decks, landscaping, and a pool. The surrounding area is proposed for restoration, landscaping and regrading to integrate the building into the natural environment. The house will have light grey stained vertical and horizontal wood siding, which is common in Truro and will blend the structure with the surrounding landscape. The proposed design is at a low, human scale and is consistent with nearby ocean-front homes and public buildings, and will complement this area of Truro in a manner the current block cottages do not.



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

The applicant proposes removal of existing Japanese Black Pine trees, management of existing invasive plant species, and extensive native plant restoration, including beach grass planting at unvegetated portions of the coastal bank. The proposed work will mitigate the current non-native plant and tree growth and contribute to the reference ecosystem and plant area to the north of the property, as well as restoring large areas of clearing which were used as part of the prior cottage colony use. The applicant's proposal includes topographical grading at the proposed dwelling location and the area immediately to the west. This grading is not designed to significantly change the grade elevations or remove soil, but only to provide a more flowing, natural topography leading to the homesite.

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

The applicant does not propose any change to the current curb cut off of Coast Guard Road, which provides safe and convenient access to the property. The majority of the driveway is not proposed for alteration, however, a new section of pervious driveway will be built leading to the proposed dwelling parking court, as shown on the site plans filed herewith.

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

The applicant only proposes exterior lighting in the form of courtesy lights at all primary entry doors (entry, primary bedroom, living, dining, kitchen). A specification sheet for the fixture is filed herewith (smaller fixture shown on left). The fixtures will be night sky compliant and will conform to Truro General Bylaw Ch. IV, sec. 6. The applicant does not anticipate any negative impact on adjacent properties or the night sky from intrusive lighting.



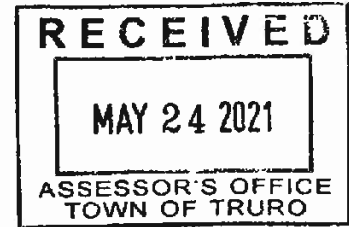


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: May 20, 2021

NAME OF APPLICANT: Benjamin E. Zehnder

NAME OF AGENT (if any): (same)

MAILING ADDRESS: c/o La Tanzi, Spaulding & Landreth P.O. Box 2300 Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-2133 EMAIL bzehnder@latanzi.com

PROPERTY LOCATION: 17 Coast Guard Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 34 PARCEL 3 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 | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> Other _____ | | (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: 5/24/2021 Date completed: 5/24/2021
List completed by: [Signature] Date paid: 5/24/2021 (Cash/Check) # 13513

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

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

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

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

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



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: May 24, 2021

To: Benjamin E. Zehnder

From: Assessors Department

Certified Abutters List: 17 Coast Guard Road

Site Plan

Attached is a combined list of abutters for the property located at 17 Coast Guard Road.

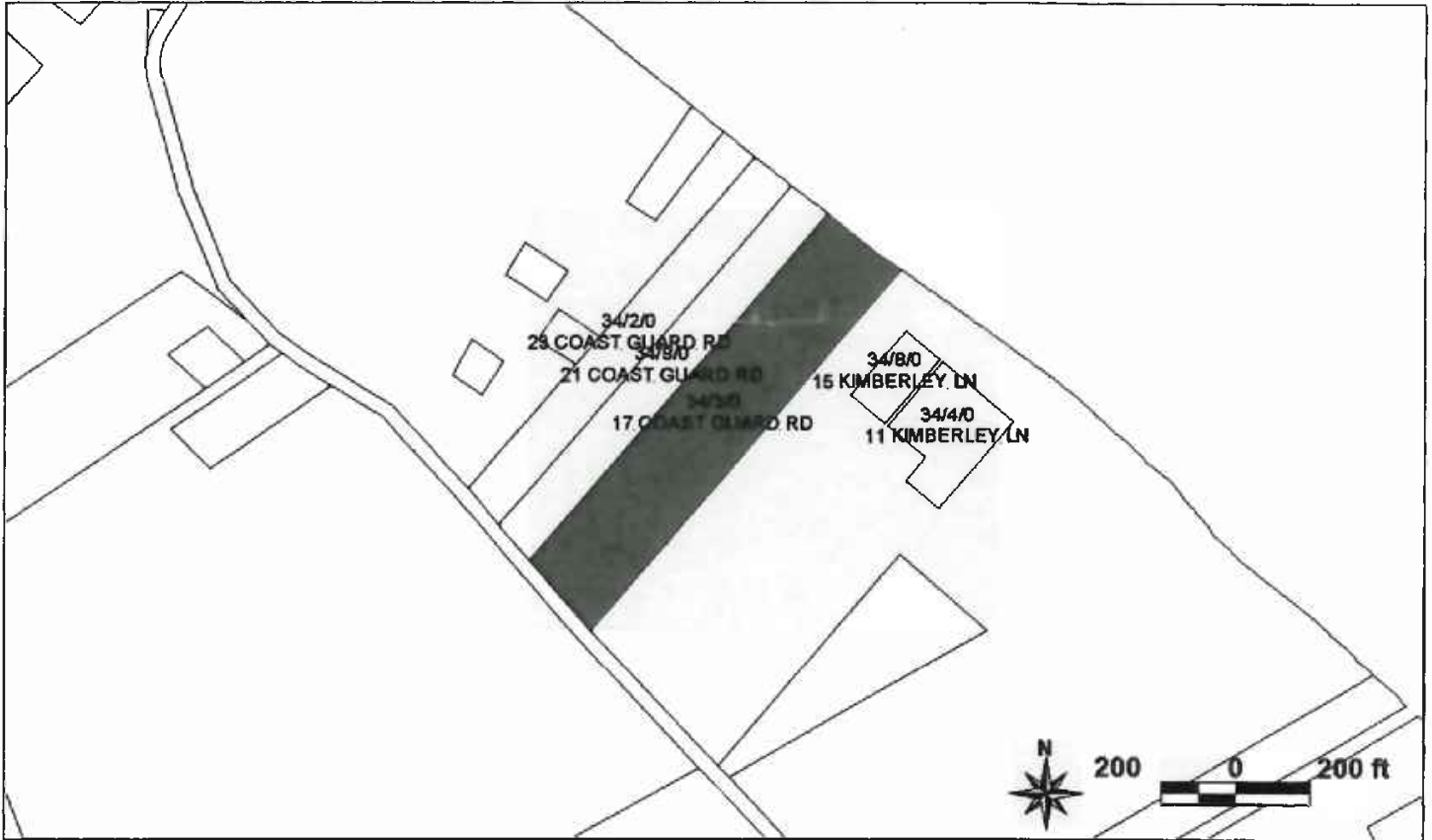
The current owner is Jacqueline A. David.

The names and addresses of the abutters are as of May 19, 2021 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
739	34-2-0-R	23 COAST GUARD RD RLTY TRUST & COAST GUARD RD LTD PARTNERSHIP	23 COAST GUARD RD	43 COUNTRY CORNERS RD	AMHERST	MA	01002
741	34-4-0-R	REZNIKOFF JOHN M	11 KIMBERLEY LN	83 BELDEN HILL RD	WILTON	CT	06897
745	34-8-0-E	U S A DEPT OF THE INTERIOR	15 KIMBERLEY LN	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
5797	34-9-0-E	U S A DEPT OF THE INTERIOR	21 COAST GUARD RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
5798	34-10-0-E	U S A DEPT OF THE INTERIOR	7 COAST GUARD TERR	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667

JW 5/24/2021

34-2-0-R

23 COAST GUARD RD RLTY TRUST &
COAST GUARD RD LTD PARTNERSHIP
43 COUNTRY CORNERS RD
AMHERST, MA 01002

34-4-0-R

REZNIKOFF JOHN M
83 BELDEN HILL RD
WILTON, CT 06897

34-8-0-E

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

34-9-0-E

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

34-10-0-E

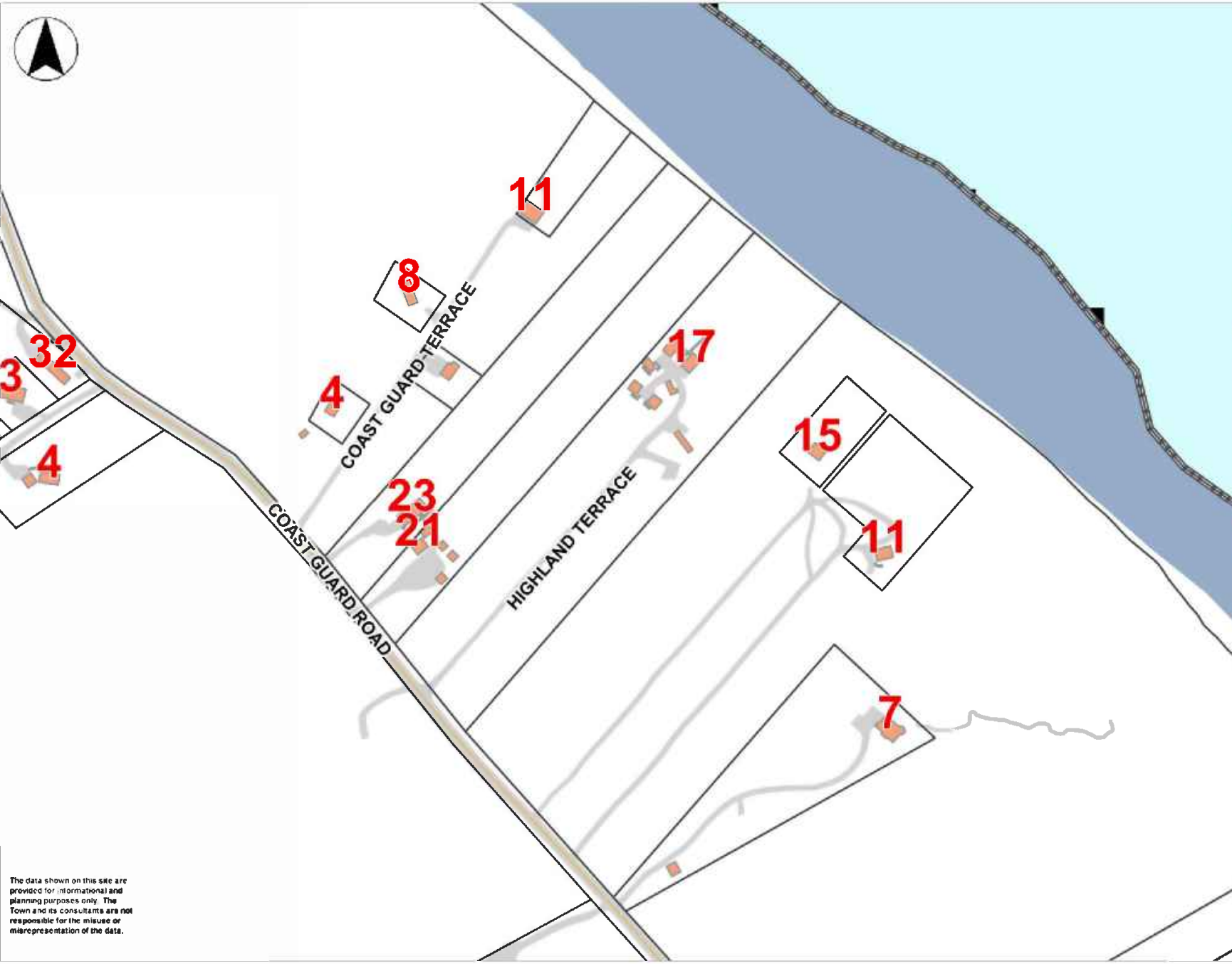
U S A
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99 MARCONI SITE RD
WELLFLEET, MA 02667

40-999-0-E

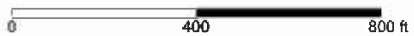
USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667



- Parcels
- Buildings
- Sidewalks
- Street Pavement
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Street Centerlines
- Abutting Towns Labels
- Abutting Towns
- Waterbodies
- Major Streams
- Town Mask
- Bath Donut2
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Background



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 02/02/2022 at 02:15 PM

Key: 740

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 653

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
DAVID JACQUELINE A C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135		34-3-0		17 COAST GUARD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OUTER SHORE NOMINEE TRUST		08/16/2021	QS	5,000,000	34387-1
DAVID JACQUELINE A		08/06/2019	F	1 32207-105	
DAVID JAMES H & JACQUELIN		02/28/2017	F	1 30321-69	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3010	100	MOTELS			1	1 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
09-062	07/18/2012	30	CHECK DATA		06/13/2017	RJM	100 100
	04/13/2009	30	CHECK DATA		05/08/2013	TRL	100 100
		10	ALL OTHERS	3,400	07/23/2012	DF	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	NSP	1.00	1	1,360,000	1.00	1	1.00	C04	4.00	1,053,930
303	A	6,505	NSP	1.00	80	74,240	1.00	1	1.00	C04	4.00	482,930

TOTAL	7.280 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E	INFL-1=SIZE/SHAPE/USE			LAND	1,536,900	1,505,700
Infl1	NO ADJ		BUILDING	62,600	48,700			
Infl2	NO ADJ		DETACHED	3,400	3,400			
			OTHER	183,800	150,500			
			TOTAL	1,786,700	1,708,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
TRL	A	1.00	A 0.75 METAL 8X27	1940	216	0.00	
TRL	A	1.00	A 0.75 METAL 12X50	1966	600	0.00	
SHF	A	1.00	A 0.75 8X16		128	14.49	1,400
SHC	A	1.00	A 0.75 8X12		96	19.03	1,400
SHF	A	1.00	A 0.75 4X12		48	15.54	600

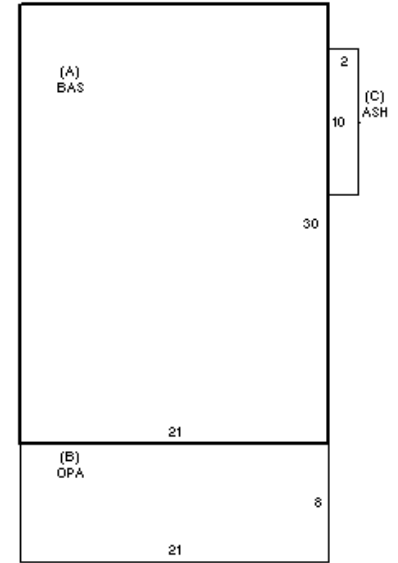


BLDG COMMENTS

HILAND VIEW COTTAGES/COTTAGE 5

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	1		RESIDENTIAL	LIST	6/13/2017	RJM
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/19/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.060
NET AREA	630	DETAIL ADJ	1.000
\$NLA(RCN)	\$195	OVERALL	0.880

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL./WALL FURN.	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	630	1960	176.59	111,252
B	OPA	N	OPEN PORCH	168		43.07	7,236
C	ASH	N	ATT SHED	20		24.35	487
	MST	O	MASONRY STACK	1		1,749.00	1,749

TOTAL RCN	122,824
CONDITION ELEM	CD

EFF.YR/AGE	1962 / 58
COND	49 49 %
FUNC	0
ECON	0
DEPR	49 % GD 51
RCNLD	\$62,600

Key: 740

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 654

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
DAVID JACQUELINE A C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135		34-3-0	17 COAST GUARD RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				2	2 of 6
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

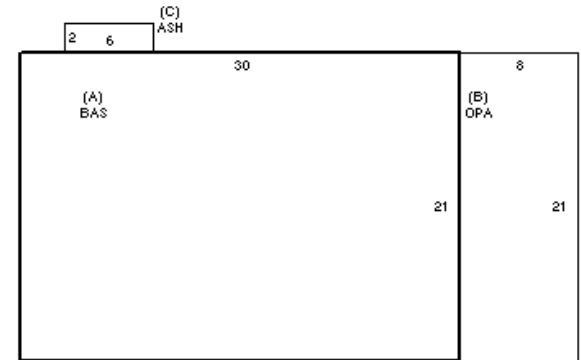
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	62,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/03/2011
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	1		RESIDENTIAL	LIST	6/13/2017	RJM
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/19/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	630	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	630	1960	176.59	111,252
\$NLA(RCN)	\$195	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	168		43.07	7,236
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	12		24.33	292
				ROOF COVER	1	ASPHALT SHINGLE	1.00		MST	O	MASONRY STACK	1		1,749.00	1,749
				FLOOR COVER	5	VINYL	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	7	FL./WALL FURN.	0.98								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	122,629
CONDITION ELEM	CD
EFF.YR/AGE	1962 / 58
COND	49 49 %
FUNC	0
ECON	0
DEPR	49 % GD 51
RCNLD	\$62,500

Key: 740

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 655

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVID JACQUELINE A C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135				34-3-0				17 COAST GUARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					3	3 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


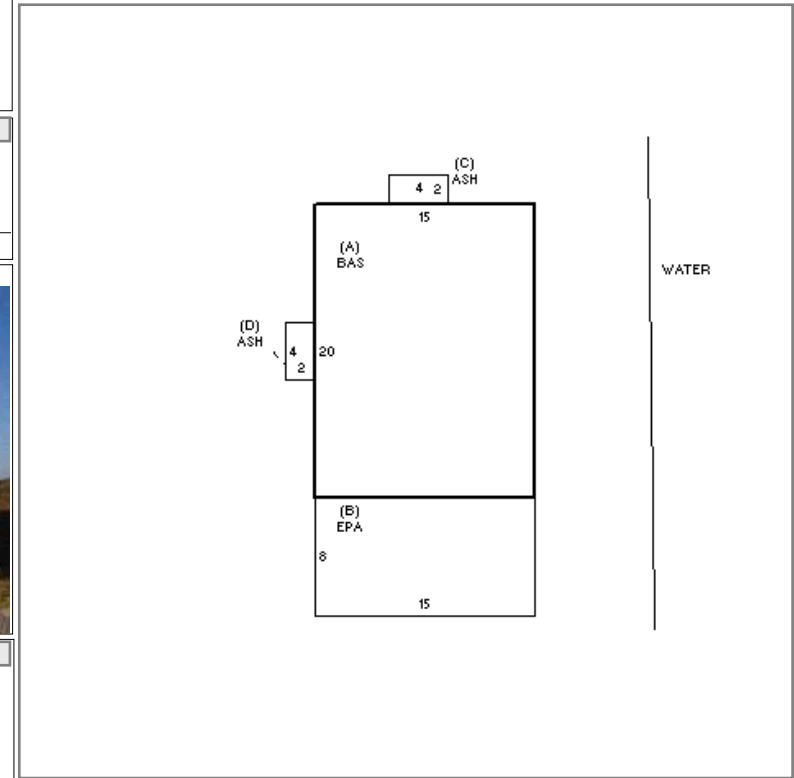
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	31,400	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/03/2011

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	1		RESIDENTIAL	LIST	6/13/2017	RJM
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/19/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	2	1.15	MASONRY WALL [100%]	COTTAGE 2/OCEANFRONT ACCESS/EXT=CC BLOCK		

G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	68,328
NET AREA	300	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	300	1955	185.53	55,658	CONDITION ELEM	CD
\$NLA(RCN)	\$228	OVERALL	0.980	EXT. COVER	14	OTHER	1.00	B	EPA	N	ENCL PORCH	120		84.67	10,161		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	+	ASH	N	ATT SHED	16		25.60	410		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	3	1.00		FLOOR COVER	5	VINYL	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.98										
FIXTURES	3	\$2,100		FUEL SOURCE	2	GAS	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1957 / 63
																COND	54 54 %
																FUNC	0
																ECON	0
																DEPR	54 % GD 46
																RCNLD	\$31,400

Key: 740

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 656

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVID JACQUELINE A C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135				34-3-0				17 COAST GUARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				4	4 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

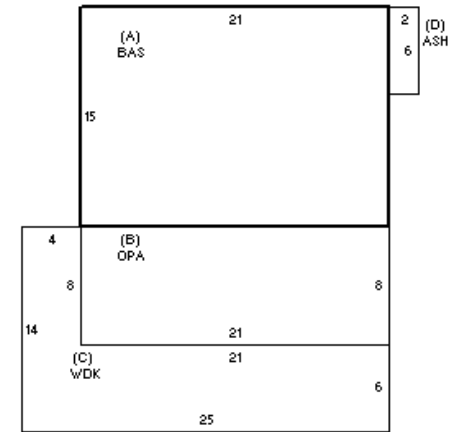
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	38,100	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

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

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	1		RESIDENTIAL	LIST	6/13/2017	RJM
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/19/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.15	MASONRY WALL [100%]			

BLDG COMMENTS
COTTAGE 4/OCEANFRONT ACCESS/ EXT=CC BLOCK

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	74,786
NET AREA	315	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	315	1955	185.52	58,440	CONDITION ELEM	CD
\$NLA(RCN)	\$237	OVERALL	0.980	EXT. COVER	14	OTHER	1.00	B	OPA	N	OPEN PORCH	168		45.25	7,602		
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00	C	WDK	N	ATT WOOD DECK	182		34.82	6,337		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ASH	N	ATT SHED	12		25.56	307		
ROOMS	2	1.00		FLOOR COVER	5	VINYL	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.98										
FIXTURES	3	\$2,100		FUEL SOURCE	2	GAS	1.00										
UNITS	1	1.00															
EFF.YR/AGE																1962 / 58	
COND																49 49 %	
FUNC																0	
ECON																0	
DEPR																49 % GD 51	
RCNLD																\$38,100	

Key: 740

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 657

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVID JACQUELINE A C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135				34-3-0				17 COAST GUARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				5	5 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

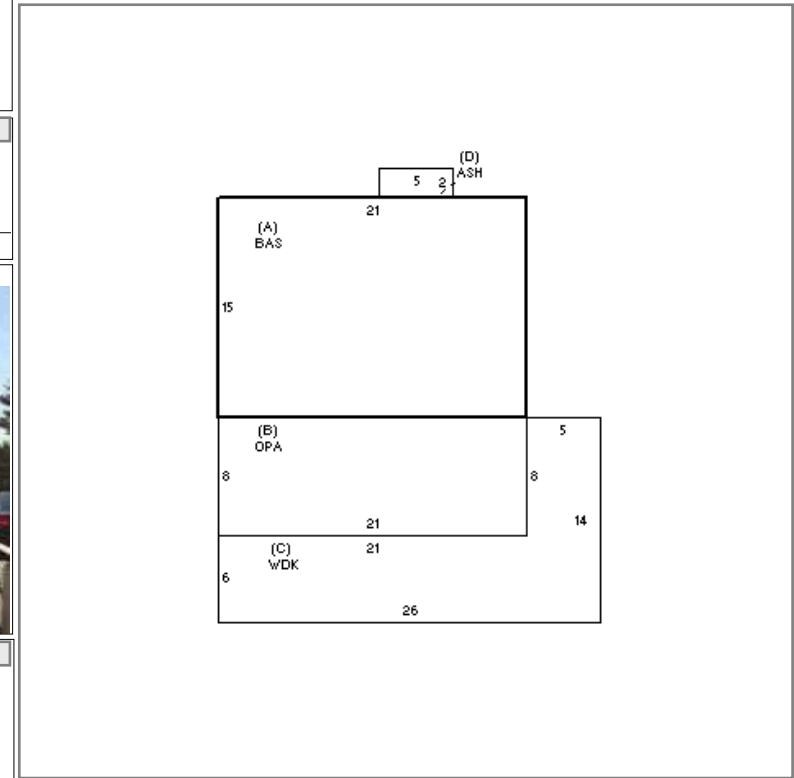
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	26,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/03/2011
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	1		RESIDENTIAL	LIST	6/13/2017	RJM
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/19/2017	RJM
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	2	1.15	MASONRY WALL [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	315	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	315	1955	139.14	43,830
\$NLA(RCN)	\$181	OVERALL	0.980	EXT. COVER	14	OTHER	1.00	B	OPA	N	OPEN PORCH	168		33.94	5,701
				ROOF SHAPE	4	FLAT/SHED	1.00	C	WDK	N	ATT WOOD DECK	196		26.11	5,119
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ASH	N	ATT SHED	10		19.18	192
				FLOOR COVER	5	VINYL	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	7	FL./WALL FURN.	0.98								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	56,942	
CONDITION ELEM	CD	
EFF.YR/AGE	1957 / 63	
COND	54 54 %	
FUNC	0	
ECON	0	
DEPR	54 % GD	46
RCNLD	\$26,200	

Key: 740

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 658

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVID JACQUELINE A C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135				34-3-0				17 COAST GUARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				6	6 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

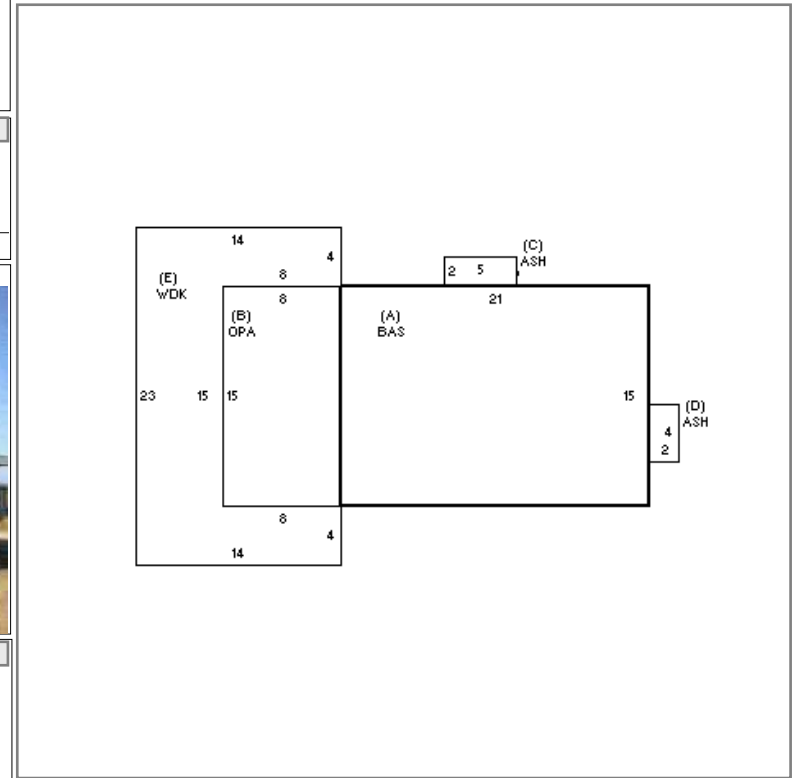
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	25,600	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/03/2011



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	1		RESIDENTIAL	LIST	6/13/2017	RJM
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/19/2017	RJM
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	2	1.15	MASONRY WALL [100%]			

BLDG COMMENTS
COTTAGE 1/EXT=CC BLOCK

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	315	DETAIL ADJ	1.000
\$NLA(RCN)	\$176	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	14	OTHER	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL./WALL FURN.	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	315	1955	139.14	43,830
B	OPA	N	OPEN PORCH	120		35.72	4,287
+	ASH	N	ATT SHED	18		19.19	346
E	WDK	N	ATT WOOD DECK	202		24.74	4,997

TOTAL RCN	55,560
CONDITION ELEM	CD
EFF.YR/AGE	1957 / 63
COND	54 54 %
FUNC	0
ECON	0
DEPR	54 % GD 46
RCNLD	\$25,600

QUITCLAIM DEED

Property Address: 17 Coast Guard Road, North Truro, MA 02652

JACQUELINE A. DAVID, holder of an 37/64 percent interest, and **JAMES F. DAVID**, holder of a 9/64 percent interest, both with an address of c/o 43 Country Corners Road, Amherst, MA 01002 **LISA C. DAVID**, holder of a 9/64 percent interest, with a mailing address of P.O. Box 233, Chimney Rock, NC 28720 and **DEANNA D. PIOTROWSKI a/k/a DEANNA B. DAVID**, holder of a 9/64 percent interest, with an address of 11 Cedarwood Drive, Ellington, CT 06029, all as Tenants in Common

for consideration in the amount of **FIVE MILLION and no/100 (\$5,000,000.00) DOLLARS**, paid

grants to **RACHEL KALIN**, Trustee of Outer Shore Nominee Trust, u/d/t dated June 18, 2020, a Declaration for which is recorded with the Barnstable County Registry of Deeds in Book 34181, Page 184, with an address of 40 Soldiers Field Place, Boston, MA 02135

with QUITCLAIM COVENANTS

The land together with the buildings thereon situated in Truro (North), Barnstable County, Commonwealth of Massachusetts, bounded and described as follows:

SOUTHWESTERLY by Highland Coast Guard Road, two hundred fifty-three and 51/100 (253.51) feet;

NORTHWESTERLY by Lot 7 (seven), as shown on a plan of lands titles "Plan of Land in Truro owned by Scheel Corporation, April 16, 1952, Frances J. Alves, C.E.", recorded in the Barnstable County Registry of Deeds in Plan Book 103, Page 99, twelve hundred forty-seven (1247) feet, more or less;

NORTHEASTERLY by the Atlantic Ocean, two hundred fifty (250) feet, more or less; and

SOUTHEASTERLY by Lot 5 (five) as shown on the said plan, twelve hundred eighty-seven (1,287) feet, more or less.

The above parcel contains 7.28 acres, more or less, and is shown as Lot 6 (six) on the said plan of lands.

The above-described real property does not constitute the homestead of any party or individual.

For grantors title see the following:

1. Deed of Clara L. David, dated April 9, 1986, recorded with the Barnstable County Registry of Deeds in Book 5020, Page 133.

2. Deed of Clara L. David, dated January 29, 1987, recorded with said Registry in Book 5566,

Page 23.

3. Deed of James H. David, dated December 30, 1992, recorded with said Registry in Book 8416, Page 87.

4. Deed of James H. David, dated March 18, 1993, recorded with said Registry in Book 8493, Page 314.

4. Deed of James H. David, dated April 1, 1994, recorded with said Registry in Book 9140, Page 204

5. Deed of Kenneth H. David, dated April 9, 2012, recorded with said Registry in Book 26261, Page 286.

6. Deed of Jacqueline A. David and James H. David, dated July 25, 2019, recorded with said Registry in Book 32207, Page 105.

{Remainder of Page Intentionally Left Blank – Signature Page to Immediately Follow}

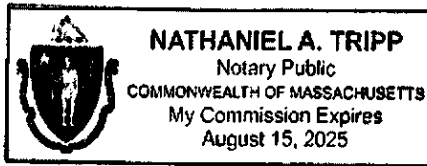
Witness my hand and seal this 6th day of July, 2021.

Jacqueline A. David
JACQUELINE A. DAVID

STATE/COMMONWEALTH OF MA

County of FRANKLIN

On this 6th day of July, 2021, before me, the undersigned notary public, personally appeared **JACQUELINE A. DAVID**, proved to me through satisfactory evidence of identification, which was valid Photo ID, to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it as her free act and deed.



Nathaniel A. Tripp
Notary Public,

My commission expires:

Witness my hand and seal this 6 day of July, 2021.

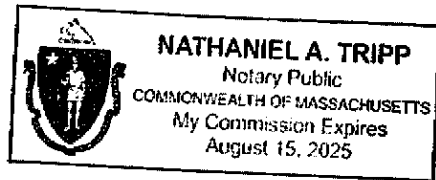
James F. David
JAMES F. DAVID

STATE/COMMONWEALTH OF Massachusetts

County of Franklin

On this 6th day of July, 2021, before me, the undersigned notary public, personally appeared **JAMES F. DAVID**, proved to me through satisfactory evidence of identification, which was valid Photo ID, to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it as his free act and deed.

N. A. Tripp
Notary Public,



My commission expires:

Witness my hand and seal this 9th day of August, 2021.

Lisa C. David
LISA C. DAVID

STATE/Commonwealth of Virginia

City
County of Richmond

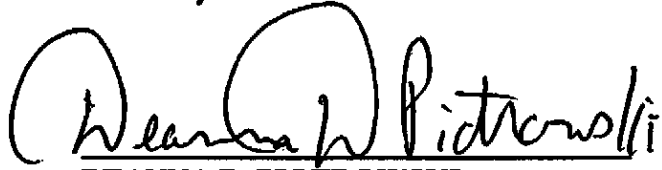
On this 9 day of August, 2021, before me, the undersigned notary public, personally appeared **LISA C. DAVID**, proved to me through satisfactory evidence of identification, which was North Carolina Drivers License, to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it as her free act and deed.

CHRISTENA MARIE RULLI-PETERS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2023
COMMISSION #7820486

Christena Marie Rulli-Peters
Notary Public,

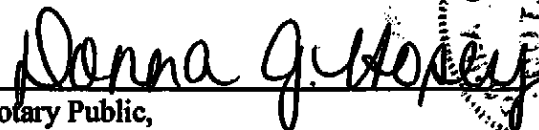
My commission expires: November 30, 2023

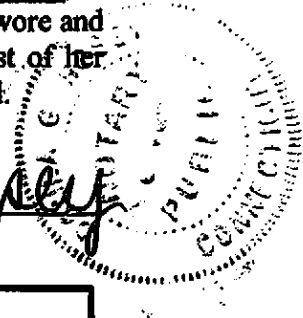
Witness my hand and seal this 7th day of July, 2021.


DEANNA D. PIOTROWSKI
a/k/a DEANNA B. DAVID

STATE COMMONWEALTH OF CT ss: Ellington
County of Tolland

On this 7th day of July, 2021, before me, the undersigned notary public, personally appeared **DEANNA D. PIOTROWSKI a/k/a Deanna B. David**, proved to me through satisfactory evidence of identification, which was CT. Driver License, to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it as her free act and deed.


Notary Public,



My commission expires:



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581

p: (508) 389-6300 | f: (508) 389-7890

MASS.GOV/MASSWILDLIFE

March 9, 2022

Truro Conservation Commission
P.O. Box 203
Truro MA 02666

Rachel Kalin, Trustee
Outer Shore Nominee Trust
c/o Bass, Doherty & Finks P.C.,
1380 Soldiers Field Road, Suite 2100
Boston MA 02135-1023

RE: Applicant: Rachel Kalin
 Project Location: 17 Coast Guard Road, North Truro
 Project Description: Remove Existing Cottages, Construct a Single Family Dwelling with Pool,
 Out-buildings, Septic, Walkway and Stairs, and Landscaping

 DEP Wetlands File No.: 075-1135
 NHESP Tracking No.: **21-40474**

Dear Commissioners & Applicant:

The Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division") received a Notice of Intent with site plans (dated 2/1/2022, signed 2/10/22) in compliance with the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.37). The Division also received the MESA Review Checklist and supporting documentation for review pursuant to the MA Endangered Species Act Regulations (321 CMR 10.18).

Based on the Massachusetts Natural Heritage Atlas, 15th Edition, portions of this property are delineated as *Priority Habitat* and *Estimated Habitat* for state-listed species. Portions of the proposed project will occur within the **actual** habitat of the Piping Plover (*Charadrius melodus*) and Least Tern (*Sternula antillarum*), species state-listed as Threatened and Special Concern, respectively. These species and their habitats are protected in accordance with the rare species provisions of the WPA and the MESA. The Piping Plover is federally protected as "Threatened" pursuant to the U.S. Endangered Species Act (ESA, 50 CFR 17.11). Fact sheets for state-listed species can be found at www.mass.gov/nhesp. In Massachusetts, generally, these coastal birds can be found from April – September. Piping Plovers and Least Terns are ground-nesting shorebirds that will establish nests on sparsely vegetated, sandy areas of coastal beaches and dunes. Their nests are comprised of shallow depressions in the sand that may be lined with shell fragments or pebbles. Piping Plovers, terns and their nests are particularly vulnerable to predators, unleashed pets, and inadvertent human disturbance. After hatching, Piping Plover and Least Tern chicks are not capable of flight for up to 30 days.

The purpose of the Division's review of the proposed project under the WPA regulations is to determine whether the project will have any adverse effects on the Resource Areas Habitats of state-listed

MASSWILDLIFE

species. The purpose of the Division's review under the MESA regulations is to determine whether a Take of state-listed species will result from the proposed project.

WETLANDS PROTECTION ACT (WPA) & MASSACHUSETTS ENDANGERED SPECIES ACT (MESA)

Based on the information provided and the information contained in our database, it is the opinion of the Division that this project, as currently proposed, **must be conditioned in order to avoid adverse effects to the Resource Area Habitats of state-listed wildlife species (310 CMR 10.37, 10.58(4)(b), 10.59) and must be conditioned in order to avoid a prohibited Take of state-listed species (321 CMR 10.18(2)(a))**. To avoid adverse effects to the Resource Area Habitats of state-listed species and to avoid a prohibited Take the following conditions must be implemented:

1. **Time of Year Restriction:** Installation or maintenance of the beach access stairs shall not occur during the shorebird breeding period **April 1 – August 31**.
2. **State-listed Species Protection.** The property owner(s) have the responsibility of protecting breeding Piping Plovers and state-listed species of terns that may be on this section of beach. Therefore, the property owner must allow regular monitoring for the presence of Piping Plovers and terns by a qualified shorebird monitor, as determined by the Division, during the period April 1 – August 31 and shall allow any nests, scrapes, or unfledged chicks to be protected with symbolic fencing (warning signs and twine fencing).
3. **Authorization Duration.** This authorization is valid for 5 years from the date of issuance. Work may be completed at any time during this 5-year period in compliance with the conditions herein. Thereafter, the applicant shall re-file under the MESA.
4. **Notice.** Upon filing for renewal, extension, or amendment of the Orders of Conditions, the applicant shall contact the Division for written response regarding impacts to Resource Area habitat of state-listed wildlife.

Provided these conditions are included in any approving Orders of Conditions issued by the Conservation Commission, and the applicant complies with all the above noted conditions, the project **will not result in an adverse impact to the resource area habitats of state-listed wildlife species pursuant to the WPA and will not result in a prohibited Take pursuant to the MESA**. A copy of the final Order of Conditions shall be sent to the NHESP simultaneously with the applicant as stated in the Procedures section of the WPA (310 CMR 10.05(6)(e)).

This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this determination please contact Amy Hoenig, Endangered Species Review Biologist, at Amy.Hoenig@mass.gov or (508) 389-6364.

Sincerely,

A handwritten signature in black ink, reading "Everose Schlüter". The signature is written in a cursive style with a large initial 'E' and a long, sweeping underline.

Everose Schlüter, Ph.D.
Assistant Director

cc: Bryan J. Weiner, Coastal Engineering Co., Inc.
MA DEP Southeast Region

LAND MANAGEMENT PLAN

17 Coast Guard Road | Truro, MA

January 28, 2022



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INTRODUCTION

This Land Management Plan (LMP) accompanies a Notice of Intent (NOI) for construction activity to remove the existing structures on the property and construct a new residence. This LMP describes proposed vegetation management to remove State listed invasive and non-native plant species to conserve existing Maritime Heathland/Shrubland plant communities that are currently degraded by the invasion, and the planting of native plant species to restore and enhance additional Maritime Heathland/Shrubland. The resource areas within the project area include Coastal Bank and NHESP Priority and Estimated Habitat of Rare Species. Proposed vegetation management and planting activities will occur on the Coastal Bank, within the buffers to the Coastal Bank, and within NHESP Priority and Estimated Habitat of Rare Species.

PROJECT GOALS

The two primary goals are to:

1. Conserve and restore a native Maritime Heathland/Shrubland plant community to virtually all jurisdictional areas as well as much of the non-jurisdictional area south of the project area.
2. Re-vegetate the face of the Coastal Bank with native grasses.

Restoring this native plant community will increase native plant diversity and improve the quality of wildlife habitat within the project area. This plan will serve the wetland interests identified under the Massachusetts Wetlands Protection Act and the Truro Wetland Protection Regulations.

EXISTING CONDITIONS

17 Coast Guard Road contains multiple small structures in the northern half of the property. Only two structures and associated driveways, wooden walkways, and an existing stairway leading down the Coastal Bank are within the jurisdictional area of the property. Areas of naturalized vegetation exist just outside the developed areas of the property. This vegetative cover can generally be described as a mosaic of Maritime Shrubland/Heathland that are degraded by invasive plant species pressure. The vegetation will be separated into three distinct categories for this description, and for the invasive management proposed later in this document. The color overlays on the Project Area Diagram on page five correspond with the photo descriptions below.

AREA 1



Areas colored with orange represent a degraded Maritime Shrubland/Heathland. They contain a dense cover of native plant species like beach plum, scrub oak, and in most cases, native grasses like Pennsylvania sedge and crinkle hair grass. Asiatic bittersweet has invaded the dense native vegetation as seen in the photo above. Japanese knotweed is another extremely aggressive invasive species that has been spreading into these degraded Maritime Shrubland/Heathlands.

AREA 2



Areas colored with yellow are dense colonies of Japanese black pine. The high density of non-native pines has limited the ability of native plant species to establish. Some of the pine colonies do have sparse Pennsylvania sedge and crinkle hair grass ground cover, but no native shrubs exist within the non-native pines. This is likely due to a combination of the shady conditions and possible allelopathy from Japanese black pines. Allelopathy is a biological phenomenon where one plant inhibits the growth of another. These factors will allow Japanese black pine to spread beyond the existing colonies and displace more native vegetation throughout the property.

AREA 3



Areas colored with red represent dense colonies of Japanese knotweed that has become established across the property. The largest colony of knotweed, accompanied by invasive black locust, is seen in the image above.



PROJECT AREA DIAGRAM

PROPOSED PROJECT ACTIVITIES

For the goals to be carried out successfully, the following work activities are proposed:

- Invasive plant management to remove plant species that threaten the native plant community conservation and restoration efforts, including the invasive plant species outside of Truro Conservation Commission's jurisdiction.
- Diverse native planting to restore the targeted native plant communities.

INVASIVE PLANT MANAGEMENT

Invasive plant management will target Asiatic bittersweet, shrub honeysuckle, autumn olive, Japanese knotweed, Japanese black pine, and other invasive plant species proposed for removal, including the invasive plants located outside of Truro Conservation Commission's jurisdiction.

Asiatic bittersweet poses a serious threat to restoration efforts due to its high reproductive rate, long-range dispersal mechanisms, and the ability to root-sucker. Vines of this plant species also have the ability to aggressively wrap around and grow over other vegetation strangling mature trees. Even entire plant communities can be over-topped and shaded out by the vine's rapid growth.

Japanese black pine is a non-native species from Japan that is well adapted to harsh conditions found at sites like 17 Coast Guard Road. Its resiliency to coastal conditions combined with the high amount of seed production allows this pine to displace more beneficial native vegetation found in Maritime Shrublands/Heathlands. Japanese black pine is also a relatively short-lived tree species. In most American gardens these trees seldom survive more than 20 years, according to University of Arkansas Division of Agriculture. To replace the Japanese black pine biomass the planting of scrub oak, pitch pines, and eastern red cedar is proposed along with a high density of native shrubs.

Japanese knotweed is an invasive species of particular concern for the ecological restoration efforts. This aggressive invasive plant has already created colonies throughout the property. If no management occurs these colonies will spread vigorously and further displace native vegetation.

PLANT REMOVAL METHODS BY AREAS:

AREA 1 - Degraded Maritime Shrubland/Heathland: No machine removal is proposed. Methods will include a "cut and wipe" herbicide treatment to treat individual stems of the targeted species and hand removal of the debris. On species like vine honeysuckle, low-volume targeted foliar method is proposed only as needed to treat stems that are too small to allow for effective "cut and wipe". These very targeted and effective methods are carried out using small quantities of herbicide. Poison ivy will only be managed in areas where it can



Beach plum



Bayberry



Lowbush blueberry



Bearberry

Images of shrub and herbaceous species proposed to be planted for the restoration of the targeted native plant community.



Pennsylvania sedge



Stiff aster



Little bluestem



Butterfly weed



Crinkle hair grass



Poverty grass



Hyssop-leaf bonset

come into contact with people near the existing foot paths.

AREA 2 - Dense colonies of Japanese black pine: Methods will include a “cut and wipe” herbicide treatment and hand removal of the debris. Smaller seedlings of the pines will be hand pulled. If Astatic bittersweet or other invasive vines are discovered within the colonies of Japanese black pine they will also be treated with a “cut and wipe” method. No machine removal is proposed.

AREA 3 - Japanese knotweed: The management method will include an herbicide injection directly into each stem of the Japanese knotweed. A low-volume targeted foliar method will only be proposed to treat knotweed stems too small for the injection method to be effective.

All herbicide applications will be performed by Massachusetts licensed pesticide applicators. See the Three-year Timeline on pages eight and nine and the Invasive Plant Management Protocols on pages ten and eleven for more details regarding management protocols and species-specific information. Invasive plant management protocols are designed to maximize the effectiveness of management treatments and minimize disturbance to natural resources and non-target plants by using selective herbicide application methods combined with hand removal methods.

Immediately following vegetation management, all bare soils will be seeded with the native species listed on the Restoration Plan and covered in a biodegradable mulch product. Biodegradable erosion control blanketing will be installed, only where needed, to protect against erosion and temporarily hold mineral soils in place until the root systems of native grasses can establish and stabilize soils.

NATIVE PLANT RESTORATION

To allow for the successful restoration of the target plant communities, native shrubs will be planted after invasive plant management has reached approximately 85% eradication. Restoration of the native plant communities on this site is based on the existing soils, landform, position on the landscape, relationship to the coastal conditions, and observations of nearby plant associations. An existing Maritime Shrubland/Heathland located on the abutting property to the north is a model of the plant community restoration efforts on 17 Coast Guard Road. An image of the existing Maritime Shrubland/Heathland can be seen below. The restoration efforts will extend beyond the 100’ buffer from the top of Coastal Bank, into areas of the property that are not in the jurisdiction of the Truro Conservation Commission, as shown on the Restoration Plan.

In addition, all un-vegetated portions of the Coastal Bank on the property are proposed to be planted with bare root American beachgrass. Refer to the Restoration Plan for a complete listing of all proposed native species to be planted.

Image of existing Maritime Shrubland/Heathland on abutting property. This photos shows a visual example of the target plant community restoration goal for the project.



THREE YEAR LAND MANAGEMENT TIMELINE

2022

Summer/Fall

- Pre-treat plant species approved for removal with an herbicide appropriate to the plant species. Treatment methods, depending on species, size, and environmental conditions, will consist of “cut and wipe” or low-volume targeted foliar applications if the stems are too small for effective “cut and wipe” treatment, on species such as vine honeysuckle .
- Cover managed areas with a biodegradable mulch product or install biodegradable erosion control blankets, where necessary, on sloping areas to facilitate rapid colonization of exposed mineral soils where necessary.
- To limit re-establishment of invasive plant species within the restoration area, selectively treat re-sprouting invasive and non-native plant species using “cut and wipe” applications, only if necessary, otherwise hand-pull small quantities.
- **General Note:** Herbicides used are to be applied by knowledgeable, Massachusetts licensed applicators. All herbicide applications will avoid non-target native species.

2023

WINTER/SPRING

- After most other deciduous plants have gone dormant, conduct a low-volume foliar application of herbicide to any persistent targeted species (only if necessary, otherwise hand-pull small quantities).
- Mow or string-trim newly seeded restoration area in spring to limit establishment of cool-season grasses.
- When invasive plants have been reduced by 85%, commence planting of the areas according to the Restoration Plan and install an automated, temporary, above ground irrigation system to help establish new plants to the growing conditions.

SUMMER/FALL

- Monitor plant response to earlier management treatments and calibrate follow-up treatments accordingly.
- To limit re-establishment of invasive plant species within the restoration area, selectively treat re-sprouting invasive and non-native plant species using “cut and wipe” applications, only if necessary, otherwise hand-pull small quantities.

2024

Ongoing Maintenance

WINTER/SPRING

- After most other deciduous plants have gone dormant, conduct a low-volume foliar application of herbicide to any persistent targeted species (only if necessary, otherwise hand-pull small quantities).
- Mow or string-trim newly seeded restoration area in spring to limit establishment of cool-season grasses.

SUMMER/FALL

- Monitor plant response to earlier management treatments and calibrate follow-up treatments accordingly.
- To limit re-establishment of invasive plant species within the restoration area, selectively treat re-sprouting invasive and non-native plant species using “cut and wipe” applications, only if necessary, otherwise hand-pull small quantities.

After the treatments of the third season, the management plan should be assessed and re-evaluated. If land management treatments have been successful, only monitoring and hand removal will be required to keep non-native, invasive, and aggressive species from being reintroduced (this will vary depending on actual carbohydrate stores in the roots and environmental conditions throughout the treatment period). Invasive plants generally take a minimum of three to five years of active management to reach a level of successful control.

Invasive plant removal is recommended to be an ongoing condition in the Certificate of Compliance for this project to maintain the restored plant communities. Ongoing invasive plant removal is typically carried out three to five times per year depending on the site conditions and client preference. We ask that this condition be incorporated into the Certificate of Compliance as an ongoing condition.

INVASIVE PLANT MANAGEMENT PROTOCOL

Invasive Plant Management Protocols are designed to maximize the effectiveness of treatments and minimize disturbance to natural resources through mechanical removal, hand removal or selective herbicide application where necessary.

Appropriately timed treatments are based on individual plant life cycles, growing seasons and levels of infestation. A program of selective herbicide application will be instituted during time periods when the plants will translocate the herbicide most efficiently to destroy root materials. As the carbohydrate transfer is dictated primarily by weather, the management timeline is specified by season only, necessitating field expertise to initiate timely management procedures. Please reference the Three Year Land Management Timeline for specific treatment times. All plant species listed in the protocol include the invasive status as defined by the Massachusetts Invasive Plant Advisory Group (MIPAG).

Autumn Olive (*Elaeagnus umbellata*) is a deciduous shrub or small tree that has the ability to fix atmospheric nitrogen, allowing the species to readily out-compete native species and amending the surrounding soils with nitrogen that is available for other invasive plants as well. A cut-stump herbicide application with glyphosate-based herbicide is most effective treatment for this species. (MIPAG Listed Invasive).

Asiatic Bittersweet (*Celastrus orbiculatus*) poses a threat to the preservation of native plant communities because it has the ability to form dense stands in open fields and forests alike. It is most effectively controlled using a "cut and wipe" method of herbicide application with an ultra-low volume Triclopyr-based herbicide. (MIPAG Listed Invasive).

Black Locust (*Robinia pseudoacacia*) is a tree species capable of rapidly colonizing nutrient poor soils and has been documented to produce allelopathic effects on the soil which can inhibit the growth of other plant species in the surrounding area. A cut and wipe application of Glyphosate-based herbicide is recommended to eradicate this species. Black Locust can re-sprout vigorously after initial treatment and follow-up treatment on the resprouts should be conducted using the cut and wipe method of herbicide application. (MIPAG Listed Invasive, Massachusetts Prohibited Plant List).

Poison Ivy (*Toxicodendron radicans*), although a nuisance to people, is a native plant with high wildlife value. The berries which appear in late summer persist into the winter months and provide many songbirds and other wildlife with food in a time when other foods are scarce. Nonetheless Poison ivy can be an aggressive plant of woodlands and wetlands, and spreading tenaciously in landscapes that have been disturbed. Selective management of this species within the areas of invasive plant

removal is important so that it does not overwhelm the area and impede other native plants from becoming established. (Not a State-Listed invasive).

Japanese Black Pine (*Pinus thunbergii*) Japanese Black Pine is a trees native to coastal areas of Japan and South Korea. , It has become a popular horticultural tree for wind breaks and use in coastal landscapes in America. This species can be managed by mechanical removal if soil disturbance is of minimal concern. A cut and wipe application of Glyphosate-based herbicide can also be utilized to minimize soil disturbance. Follow-up management of newly germinating pines should be conducted using the cut and wipe method of herbicide application or hand removal, if limiting the use of herbicides is preferred. (Not a State-Listed invasive).

Japanese Knotweed (*Fallopia japonica*) Japanese knotweed is originally from eastern Asia and was introduced to the United States as an ornamental plant in the early 1800's. It is a particularly aggressive herbaceous plant that has the ability to colonize large areas by spreading vigorously through underground rhizomes and forming dense thickets that exclude native vegetation. Japanese knotweed thrives in wetland habitats as well as disturbed areas such as roadsides. It is also tolerant of shade, salt, high temperatures, and drought. Although difficult to eradicate, Japanese knotweed can be successfully controlled by injecting a Glyphosate-based herbicide, approved for use in or near wetlands, directly into the cut stems. Mechanical management is not recommended due knotweed's ability to re-sprout from small root pieces left in the ground after mechanical removal. Japanese knotweed may also produce allelopathic chemicals leaving ground barren after removal. Most stands take 3-4 years to successfully control (MIPAG Listed Invasive, Massachusetts Prohibited Plant List).

Shrub Honeysuckle (*Lonicera morrowii & bella*) poses a major threat to native habitats. These species aggressively outcompete other native shrubs in the edge habitat and woodland understory. Shrub honeysuckle will invade a wide variety of native habitats, with or without any previous disturbance. According to vegetation management guidelines published by the University of Illinois at Urbana-Champaign, shrub honeysuckle is suspected of producing allelopathic chemicals that inhibit the growth of other plants and allows the honeysuckle to outcompete native plants. Honeysuckle should be mechanically uprooted if conditions allow, where this is not possible a "cut and wipe" herbicide treatment should be used. Regular hand pulling of juvenile plants and spot herbicide treatments are also recommended for persistent re-sprouts. (MIPAG Listed Invasive, Massachusetts Prohibited Plant List).

Rugosa Rose (*Rosa rugosa*) is native to coastal regions of eastern Asia. In Massachusetts, rugosa rose has been widely planted due to its large showy flowers, salt tolerance, and perception as an effective erosion control plant. Rugosa rose

has been found to be less effective than native coastal plants at preventing erosion, as its prolific growth habit tends to shades out more effective erosion control plants. Rugosa rose should be mechanically uprooted if conditions allow; where this is not possible, a cut and wipe or low-volume foliar treatment with a Triclopyr-based herbicide should be used. Regular hand pulling of juvenile plants and spot herbicide treatments are also recommended for persistent re-sprouts. (not a State-Listed invasive).

Vine Honeysuckle (*Lonicera japonica*) is an aggressive perennial vine that can thrive in a range of habitats. It grows in full sun to full shade and can form dense mats that out-compete native vegetation. It produces many seeds that are dispersed by birds and mammals. Vine honeysuckle is semi-evergreen and will continue to photosynthesize after surrounding deciduous vegetation is dormant. Taking advantage of its persistent leaves, control should consist of a late fall application of glyphosate-based herbicide to eradicate. (MIPAG Listed Invasive). Plant Inventory

Native species: Tree and Shrub

Bayberry	<i>Morella caroliniensis</i>
Beach Plum	<i>Prunus maritima</i>
Bearberry	<i>Arctostaphylos uva-ursi</i>
Black Cherry	<i>Prunus serotina</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Scrub Oak	<i>Quercus ilicifolia</i>

Native species: Vine and Herbaceous

American Beachgrass	<i>Ammophila breviligulata</i>
Crinkle Hairgrass	<i>Deschampsia flexuosa</i>
Goldenrod	<i>Solidago spp.</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Pennsylvania sedge	<i>Carex pensylvanica</i>
Poison-Ivy	<i>Toxicodendron radicans</i>

Invasive and Non-Native species: Tree and Shrub

Autumn Olive	<i>Elaeagnus umbellata</i>
Black Locust	<i>Robinia pseudoacacia</i>
Japanese Black Pine	<i>Pinus thunbergii</i>
Rugosa Rose	<i>Rosa rugosa</i>
Shrub Honeysuckle	<i>Lonicera morrowii & bella</i>

Invasive and Non-Native species: Vine and Herbaceous

Asiatic Bittersweet	<i>Celastrus orbiculatus</i>
Vine Honeysuckle	<i>Lonicera japonica</i>

DEFINITIONS

1. Native plants:

A native (indigenous) species is one that occurs in a particular region, ecosystem, and habitat without direct or indirect human actions. Native plants suited for our coastal areas bind sediments with their fibrous roots. Grasses and forbs create a groundcover that not only stabilize sediments, but improve the quality of wildlife habitat and slow water runoff. Many invasive plants lack fibrous root systems and often have allelopathic chemicals which inhibit the growth of surrounding vegetation, thus creating areas of bare earth which lead to faster rates of erosion, decreased wildlife habitat quality, and increased storm water runoff. The loss of native vegetation to invasive plant species degrades wetlands and public interests (as stated below), and decreases the diversity of the biological community.

2. Invasive Plants:

As defined by the Massachusetts Invasive Plant Advisory Group, invasive plants are non-native species that have spread into native plant systems, causing economic or environmental harm by developing self-sustaining populations and dominating and/or disrupting those native systems. Invasive plant's biology and physiology equip them with the means to out-compete native plants, disrupting native plant communities, and compromising the integrity of that ecosystem. Invasive plant species can alter hydrological patterns, soil chemistry, moisture holding capacity and can accelerate erosion.

3. Sapling (tree):

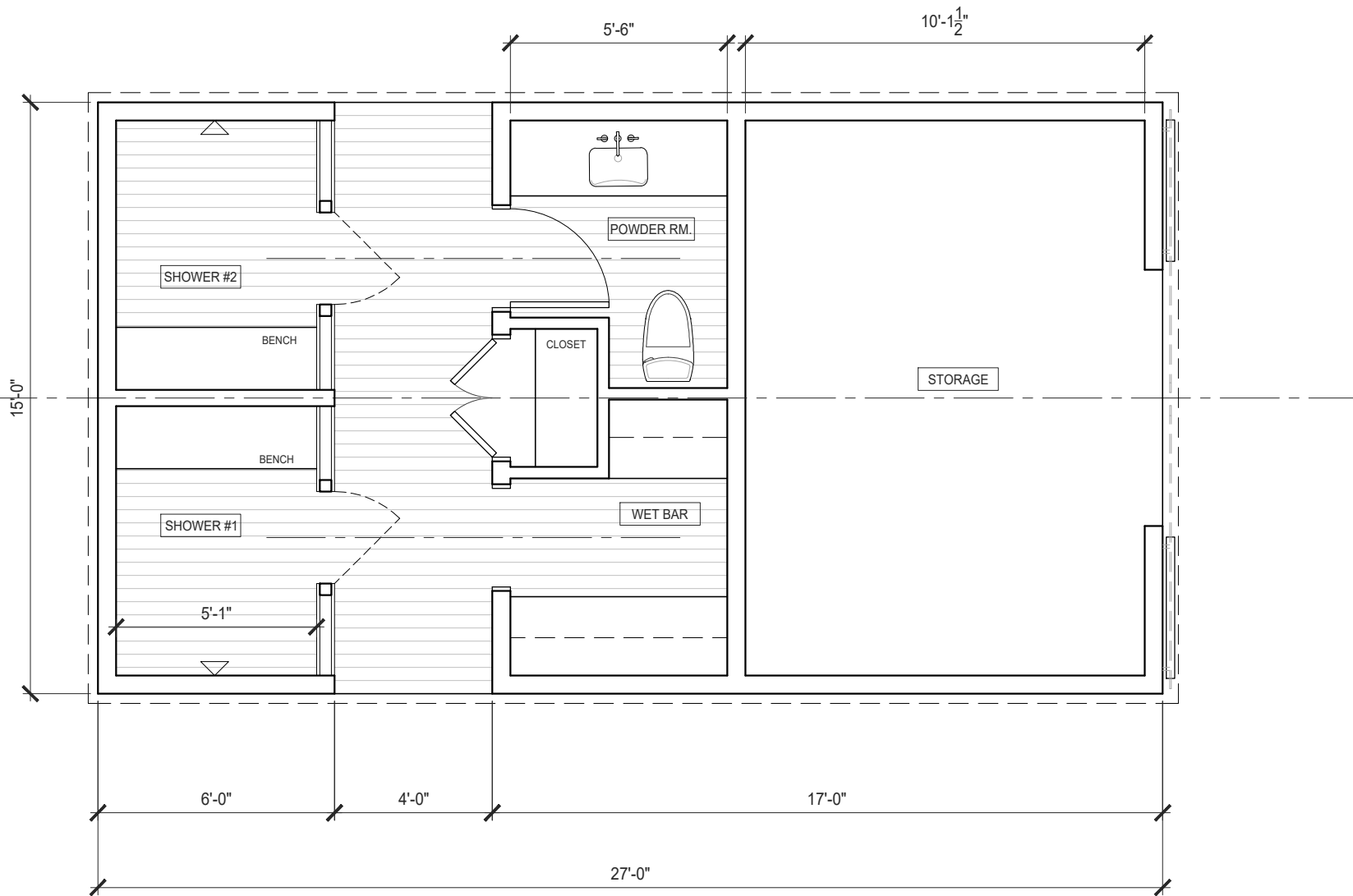
The Massachusetts Department of Environmental Protection Division (DEP), in their handbook entitled, "Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act", defines sapling as woody vegetation under 20 feet in height with a diameter at breast height (dbh) greater than or equal to 0.4 inches to less than 5 inches.

4. Tree:

Massachusetts DEP defines tree as woody plants with a dbh of 5 inches or greater and a height of 20 feet or more in their handbook entitled, "Delineating Bordering Vegetated Wetlands: Under the Massachusetts Wetlands Protection Act".

5. Restorative pruning

Restorative pruning is a process of pruning older and/or damaged branches, over time, to allow for the regrowth of new healthy branching. During the first season, one third of the improperly pruned or topped branches are proposed to be pruned, which will promote young vigorous growth from the base. In the second season, if necessary, an additional one third of the previously topped branches will be pruned to promote additional new growth. Following the restorative pruning of the shrub in the second season, the native shrubs will be allowed to grow to their natural heights.



1 17CG POOL STRUCTURE- FLOOR PLAN

SCALE: 1/4" = 1'-0"

Key: 739

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 652

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
23 COAST GUARD RD RLTY TRUST & C/O OUTER SHORE NOMINEE TRUST 40 SOLDIERS FIELD PLACE BOSTON, MA 02135		34-2-0		23 COAST GUARD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OUTER SHORE NOMINEE TRUST		06/04/2021	QS	2,900,000	34182-5
23 COAST GUARD RD RLTY TR		11/02/2012	A		19029-269
23 COAST GUARD RD RLTY TR		09/14/2004	99		19029-269

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
97-167	11/01/1997	3	REPAIR/REMOD	2,500	06/01/1998		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 16	1.00	E50	0.50 1	1.00						784,400
300	A	2.705 16	1.00	1	1.00 1	1.00			SW1	7.50		417,920

TOTAL	3.480 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N	LOC 3.50=WF BUT NO VW FROM SFR.	LAND		1,202,300	1,202,300	
Inf1	EROSION	O	FY11=DELETED LOC ADJ+ INCR Lpi PER FIELD	BUILDING		175,500	157,100	
Inf2	NO ADJ	T	REV+NBHD CHG 9B TO 9A PER OFFICE REV. FY11 -	DETACHED		0	0	
		E	ADJ EROSION FACTOR . FY11 - INFL 1 =	OTHER		0	0	
			SHAPE/LMTD VIEW	TOTAL		1,377,800	1,359,400	

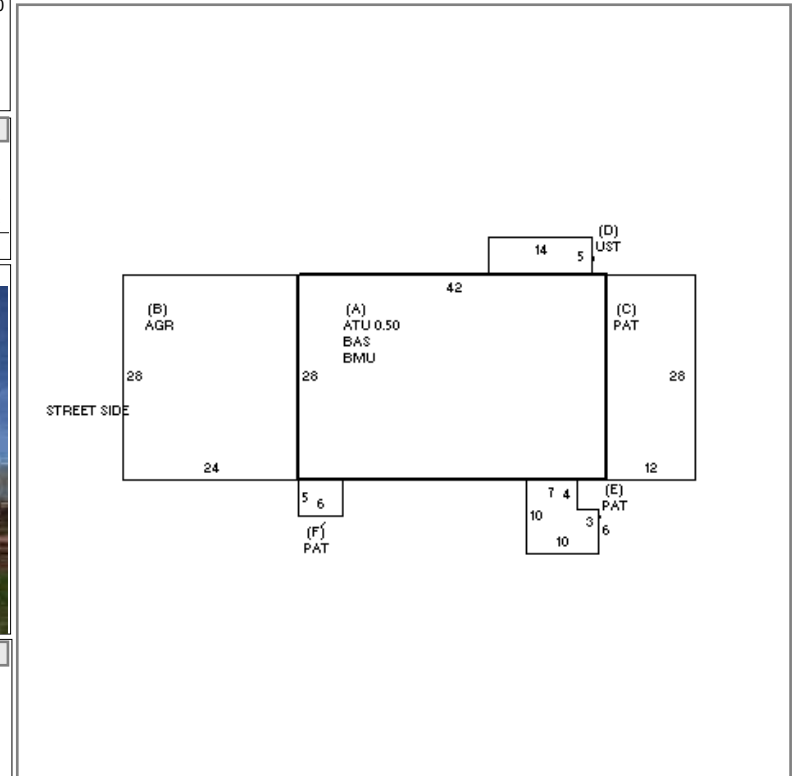
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

FY11 CHGS PER 9/09 M+L.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/8/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/8/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1950	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	417,963
NET AREA	1,176	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,176		50.05	58,860	CONDITION ELEM	CD
\$NLA(RCN)	\$355	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,176	1950	220.51	259,321		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	UNFIN ATTIC	588		58.70	34,513		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	672		64.11	43,083		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	PAT	N	PATIO	454		10.16	4,611		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	D	UST	N	UTILITY STORAGE	70		78.74	5,512		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		7,863.60	7,864			
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
EFF.YR/AGE																1953 / 67	
COND																58 58 %	
FUNC																0	
ECON																0	
DEPR																58 % GD 42	
RCNLD																\$175,500	

Key: 741

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 659

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
REZNIKOFF JOHN M 83 BELDEN HILL RD WILTON, CT 06897										34-4-0				11 KIMBERLEY LN			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
REZNIKOFF JOHN M										10/22/2002	99	1,518,188		15779-321			
REZNIKOFF TRACY E										09/26/1997	J	10973-194					
REZNIKOFF JOHN M & TRACY										01/19/1996	H	230,000		10022-055			

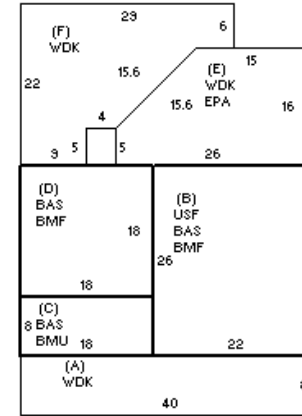
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-199	07/09/2019	2	ADDITION	48,000	02/20/2020	LG	100	100
19-133X	05/06/2019	90	BP NVC	3,500	06/18/2019	LG	100	100
18-407	11/15/2018	3	REPAIR/REMOD	30,000	06/18/2019	LG	100	100
18-186X	05/31/2018	4	REHAB	50,000	01/15/2019	LG	100	100
12-106	04/24/2012	90	BP NVC	6,500	12/12/2012	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1,518,188	1.00	1	1.00	SW1	7.50	1,176,600
300	A	0.765	16	1.00	1	154,500	1.00	1	1.00	SW1	7.50	118,190

DETACHED

TOTAL	1.540 Acres		ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		NOTE IS WF DUE TO EROSION. HTB ON SFR WDK.	LAND			1,294,800	1,294,800	
Inf1	NO ADJ			BUILDING			367,400	316,100	
Inf2	EROSION			DETACHED			3,800	3,700	
				OTHER			0	0	
				TOTAL			1,666,000	1,614,600	



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/18/2019
SHF	A	1.00	G 0.90	12*12	2006	144	14.49	1,900	
HTB	A	1.00	A 0.75			1	2,476.60	1,900	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/18/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1980	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	459,258
NET AREA	1,612	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	WDK	N	ATT WOOD DECK	1,099		30.04	33,016		
\$NLA(RCN)	\$285	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMF	N	BSMT FINISH	896		84.18	75,426		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,040	1980	202.75	210,863		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	572	1980	159.57	91,276		
				FLOOR COVER	3	W/W CARPET	1.00	C	BMU	N	BSMT UNFINISHED	144		54.49	7,846		
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	356		78.66	28,001		
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O		FPL 1S 1OP	1		7,230.30	7,230		
				FUEL SOURCE	1	OIL	1.00	ODS	O		OUT DOOR SHOWER			0.00			

EFF. YR/AGE	2000 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$367,400	

Key: 742

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 660

LEG
AL
LAND

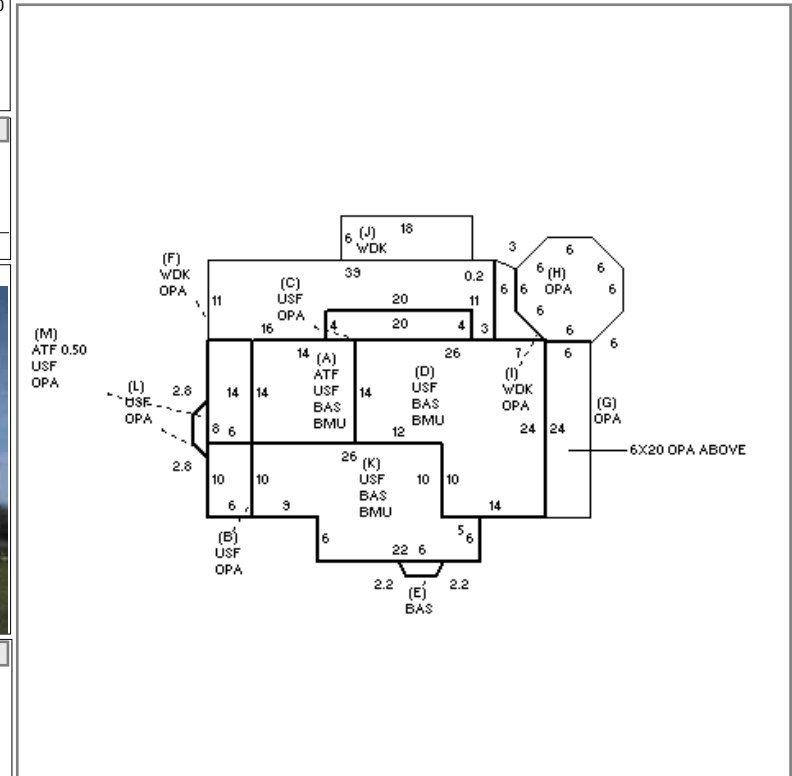
CURRENT OWNER				PARCEL ID				LOCATION				
ROCHE DANIEL F JR 287 DEDHAM STREET DOVER, MA 02030				34-5-0				7 COAST GUARD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROCHE DANIEL F JR				08/10/2000	QS	430,000	13174-177					
NEWBOLD HOPE M ESTATE OF				10/01/1999	99		(UNRECRD)					
NEWBOLD HOPE M ESTATE OF				08/07/1989	99		6834-188					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1,889,300	1.00	1	1.00	SV6	7.00	1,464,210
300	A	2.225	16	1.00	1	144,200	1.00	1	1.00	SV6	7.00	320,850

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-065	02/22/2021	2	ADDITION	507,000				0
BLD2 WORK		20	NO PERMIT		11/20/2020	LG		0
02-103	05/23/2002	1	SINGLE FAM R	500,000	11/02/2005	FC	100	100

DET
ACHED

TOTAL	3.000 Acres	ZONING	NSD	FRNT	42	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	1,785,100	1,785,100
Inf1	NO ADJ					BUILDING	752,700	704,500
Inf2	NO ADJ					DETACHED	1,500	1,500
						OTHER	97,700	70,500
						TOTAL	2,637,000	2,561,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	G 0.90	10*10	2012	100	16.40
							1,500



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BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	LG
MODEL	1		RESIDENTIAL	LIST	11/20/2020	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	LVM
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2003	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,430	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,092		72.23	78,878
\$NLA(RCN)	\$373	OVERALL	1.090	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,328	2003	239.08	317,502
				ROOF SHAPE	3	GAMBRELL	1.00	+	ATF	N	FINISHED ATTIC	238		163.75	38,974
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	942		61.27	57,721
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	1,102	2003	318.24	350,705
				INT. FINISH	1	PLASTER	1.00	+	WDK	N	ATT WOOD DECK	496		50.30	24,947
				HEATING/COOLING	9	WARM/COOL AIR	1.03		OPA	N	OPEN PORCH	120		81.70	9,804
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		22,065.50	22,066
									ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	906.895
CONDITION ELEM	CD
EFF.YR/AGE	2003 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$752,700

Key: 742

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 661

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
ROCHE DANIEL F JR 287 DEDHAM STREET DOVER, MA 02030		34-5-0	7 COAST GUARD RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

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

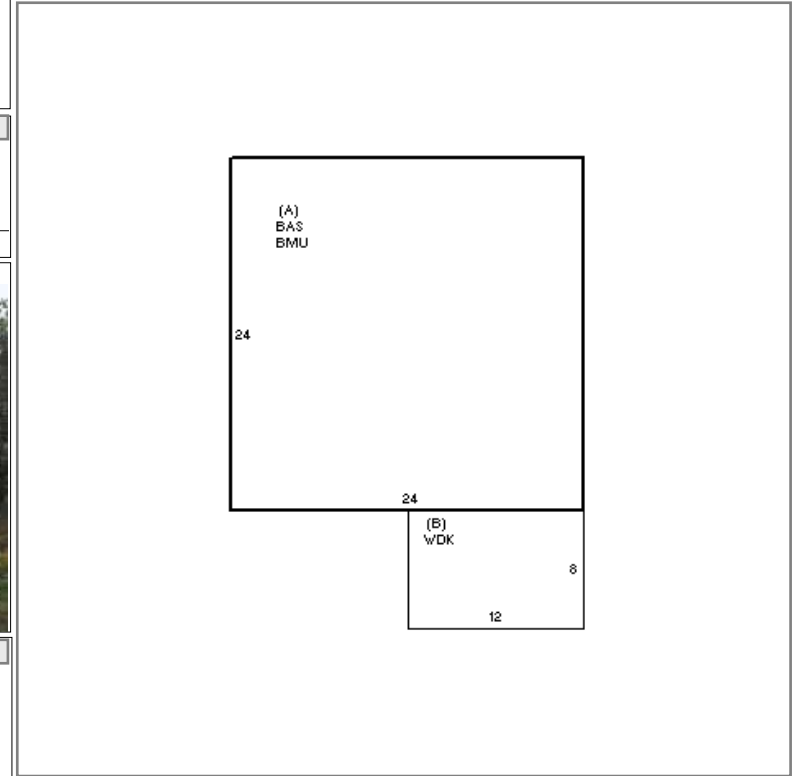
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	97,700	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	LG
MODEL	1		RESIDENTIAL	LIST	11/20/2020	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1959	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	139,531
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	576		49.07	28,265	CONDITION ELEM	CD
\$NLA(RCN)	\$242	OVERALL	0.910	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	576	1959	182.61	105,184		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	96		41.49	3,983		
STORIES(FAR)	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.01		ODS	O	OUT DOOR SHOWER			0.00			
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1990 / 30
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$97,700

Key: 743

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 662

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667				34-6-0				4 COAST GUARD TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
U S A				04/11/1973	E	15,200		1837-330			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9000	100	U S GOV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

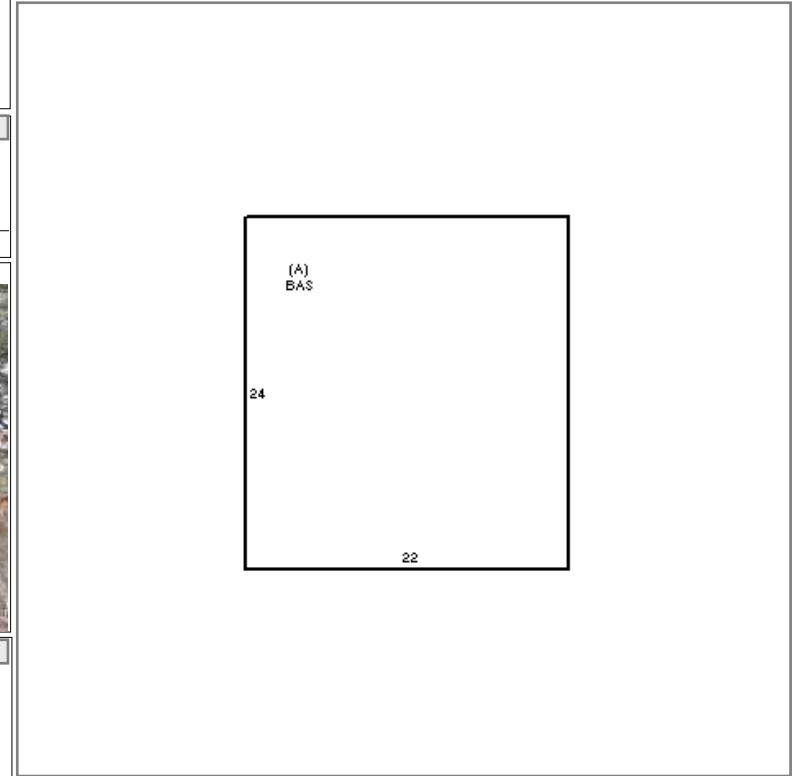
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.300	16	1.00	1	1.00	1	1.00	SR4	2.30		359,740

TOTAL	13,068 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND		359,700	359,700		
Infl1	NO ADJ		BUILDING		31,000	27,300		
Infl2	NO ADJ		DETACHED		700	700		
			OTHER		0	0		
		TOTAL		391,400	387,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.83 A	0.75 8X10		80	12.38	700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	1		RESIDENTIAL	LIST	3/16/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/17/2016	RJM
QUALITY	L	0.65	LOW COST [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1955	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	70,475																		
NET AREA	528	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	528	1955	121.31	64,049																				
\$NLA(RCN)	\$133	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00		F11	O	FPL 1S 10P	1		4,325.80	4,326																				
				ROOF SHAPE	1	GABLE	1.00																												
				ROOF COVER	1	ASPHALT SHINGLE	1.00																												
				FLOOR COVER	5	VINYL	1.00																												
				INT. FINISH	3	WOOD PANEL	1.00																												
				HEATING/COOLING	13	NO HEAT	0.93																												
				FUEL SOURCE	8	NONE	1.00																												
				<table border="1"> <tr> <td>CONDITION ELEM</td> <td>CD</td> </tr> <tr> <td></td> <td></td> </tr> </table>														CONDITION ELEM	CD																
CONDITION ELEM	CD																																		
				<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1955 / 65</td> </tr> <tr> <td>COND</td> <td>56</td> <td>56 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>56</td> <td>% GD 44</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$31,000</td> </tr> </table>														EFF.YR/AGE	1955 / 65		COND	56	56 %	FUNC	0		ECON	0		DEPR	56	% GD 44	RCNLD	\$31,000	
EFF.YR/AGE	1955 / 65																																		
COND	56	56 %																																	
FUNC	0																																		
ECON	0																																		
DEPR	56	% GD 44																																	
RCNLD	\$31,000																																		
CAPACITY		UNITS	ADJ																																
STORIES(FAR)		1	1.00																																
ROOMS		5	1.00																																
BEDROOMS		3	1.00																																
BATHROOMS		1	1.00																																
FIXTURES		3	\$2,100																																
UNITS		0	1.00																																

Key: 744

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 663

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667		34-7-0		8 COAST GUARD TERR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
U S A		06/01/1973	E	20,625	1871-11

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9000	100	U S GOV				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

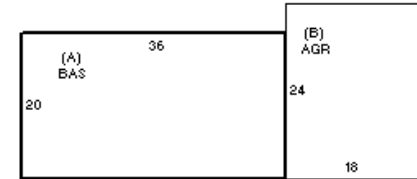
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.300	16	1.00	1	1.00	1	1.00	SV2	3.20		500,510

TOTAL	13,068 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE			LAND	500,500	500,500	
Infl1	NO ADJ		BUILDING	43,700	38,700			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	544,200	539,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	1		RESIDENTIAL	LIST	3/16/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/17/2016	RJM
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1955	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	136,491
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	720	1955	150.50	108,363	CONDITION ELEM	CD
\$NLA(RCN)	\$190	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	AGR	N	ATTACHED GARAGE	432		47.83	20,661		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		5,367.00	5,367		
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		5	1.00	FLOOR COVER	99	N/A	1.00										
BEDROOMS		3	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	12	OTHER	1.00										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1971 / 49
																COND	38 38 %
																FUNC	30 DISREPAIR
																ECON	0
																DEPR	68 % GD 32
																RCNLD	\$43,700

Key: 1112

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.078

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
KUCHIN KENNETH S C/O TRURO ATLANTIC VIEW RLTY T PO BOX 954 NO TRURO, MA 02652		37-6-0		12 OCEAN BLUFF LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TRURO ATLANTIC VIEW RLTY		07/09/2021	V	4,300,000	34281-342
KUCHIN KENNETH S		03/31/2017	O	1,200,000	30391-167
SMALL NEAL E ESTATE OF		09/24/2013	A	587-175	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19-369	11/13/2019	2	ADDITION	27,000	02/02/2020	LG	100 100
19-246	08/19/2019	2	ADDITION		11/25/2020	LG	100 100
18-220	07/10/2018	1	SINGLE FAM R	935,000	09/18/2019	LG	100 100
18-198	06/14/2018	5	DEMO	9,000	08/21/2018	LG	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	16	1.00	E50	0.50	1	1.00	1,012,125	1.00	1	1.00	SW1	7.50	784,400
300	A	1.795	16	1.00	1	1.00	1	1.00	154,500	1.00	1	1.00	SW1	7.50	277,330

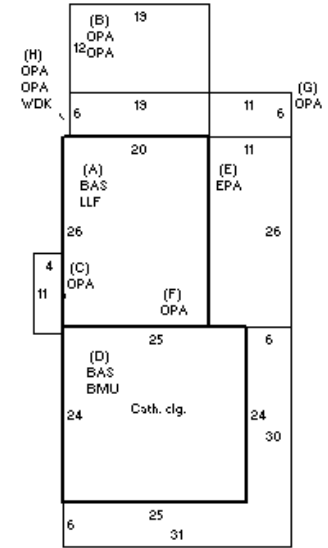
DETACHED

TOTAL	2.570 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	1,061,700	1,061,700			
Inf1	EROSION		BUILDING	510,800	450,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	233,600	202,500			
			TOTAL	1,806,100	1,714,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/20/2019



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/18/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/18/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	521,180										
NET AREA	1,640	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLF	L	LOWER LEVEL FIN	520	2018	173.71	90,330	CONDITION ELEM	CD										
\$NLA(RCN)	\$318	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,120	2018	253.54	283,962												
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	1,124		48.82	54,870												
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BMU	N	BSMT UNFINISHED	600		68.13	40,878												
				FLOOR COVER	1	HARDWOOD	1.00	E	EPA	N	ENCL PORCH	286		104.14	29,784												
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	ATT WOOD DECK	114		50.09	5,711												
				HEATING/COOLING	1	FORCED AIR	1.00	FPL	O	FPL, FIREPLACE	1			10,045.80	10,046												
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER				0.00													
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th>2018 / 2</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>02 02 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>2 % GD 98</td> </tr> </tbody> </table>														EFF.YR/AGE	2018 / 2	COND	02 02 %	FUNC	0	ECON	0	DEPR	2 % GD 98
EFF.YR/AGE	2018 / 2																										
COND	02 02 %																										
FUNC	0																										
ECON	0																										
DEPR	2 % GD 98																										
				<table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$510,800</th> </tr> </thead> </table>														RCNLD	\$510,800								
RCNLD	\$510,800																										

G

Key: 1112

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.079

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
KUCHIN KENNETH S C/O TRURO ATLANTIC VIEW RLTY T PO BOX 954 NO TRURO, MA 02652		37-6-0	12 OCEAN BLUFF LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

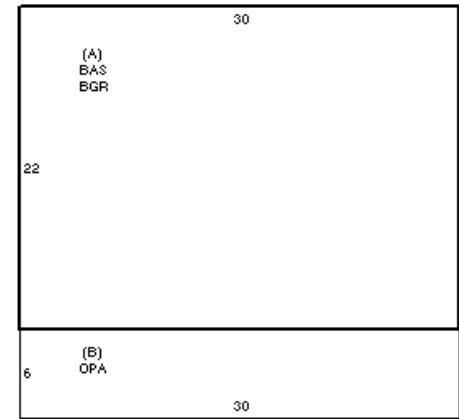
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	233,600	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2020	LG
MODEL	1		RESIDENTIAL	LIST	2/20/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
2/20/2020 Left door tag for List. Estimated interior, hoping for response to door tag. (BP for scrn porch - only the footing sonotubes are in.)

YEAR BLT	2018	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	238,394
NET AREA	660	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BGR	N	SF BSMT GARAGE	660		77.01	50,829	CONDITION ELEM	CD
\$NLA(RCN)	\$361	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	660	2018	263.48	173,897		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	180		64.26	11,567		
				ROOF COVER	2	WOOD SHINGLES	1.01										
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		0	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		0	1.00														
																EFF.YR/AGE	2018 / 2
																COND	02 02 %
																FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$233,600

Key: 5798

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.962

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667		34-10-0		7 COAST GUARD TERR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
U S A		10/31/1973	99	44,000	1958-113

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
9000	100	U S GOV			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/01/2004	50	SPLIT SUB				100	100


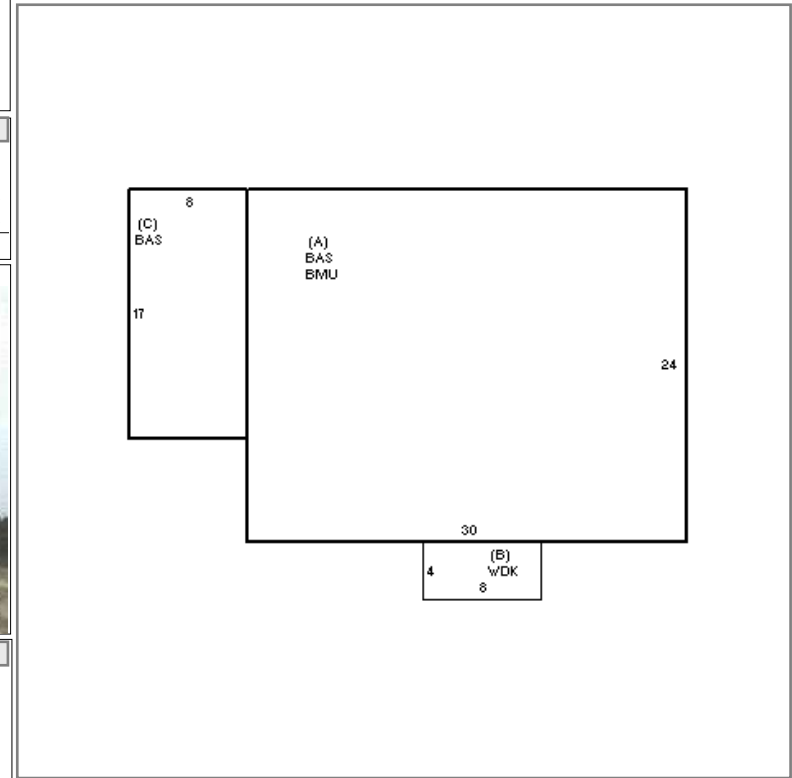
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.290 16 1.00		1 1.00	1 1.00	863,680	1.98 1	1.00	SV2 3.20			495,370

TOTAL	12,632 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE PER LIST OF IMPRVD PROPS IN NSS	LAND	495,400	495,400			
Inf1	NO ADJ		BUILDING	100,500	79,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	595,900	574,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/16/2016

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	1		RESIDENTIAL	LIST	3/16/2016	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	3/17/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1961	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	193,295
NET AREA	856	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	720		45.80	32,977		
\$NLA(RCN)	\$226	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	32		52.38	1,676		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	856	1961	182.88	156,541		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	5	VINYL	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		0	1.00														
																EFF.YR/AGE	1963 / 57
																COND	48 48 %
																FUNC	0
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$100,500

Key: 703

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 628

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
HEAD OF MEADOW NOM TRUST		33-3-0		63 HD OF MEADOW RD	
TRS: PATTEN EDWARD T		TRANSFER HISTORY		DOS	T
29 MERRILL RD		HEAD OF MEADOW NOM TRUST		01/03/2003	QS
NEWTON, MA 02459-1320		HOSKINS KIMBERLY &		01/03/2003	99
		HOSKINS KIMBERLY & HARTLE		11/25/1994	99


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

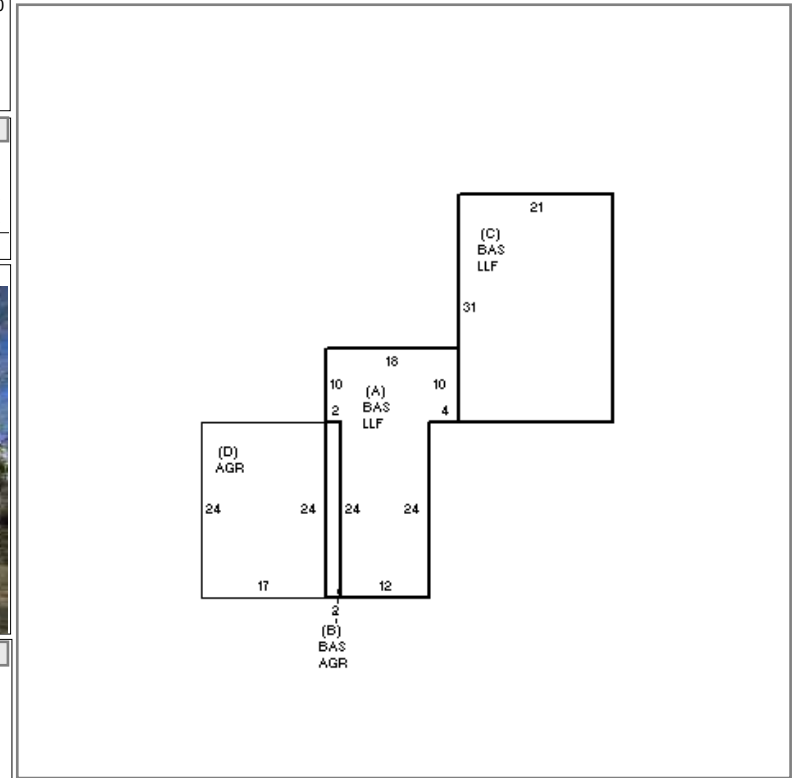
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	2,024,250	1.00	1	1.00	SW1	7.50	1,568,790
300	A	4.785	16	1.00	1	154,500	1.00	1	1.00	SW1	7.50	739,280

TOTAL	5.560 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE IS WF DUE TO EROSION.	LAND	2,308,100	2,308,100			
Inf1	NO ADJ		BUILDING	252,400	230,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	2,560,500	2,538,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/31/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/31/2020	LG
MODEL	1		RESIDENTIAL	LIST	2/27/2020	LG
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,286	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,119	1958	115.80	129,575
\$NLA(RCN)	\$162	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,167	1958	178.95	208,831
				ROOF SHAPE	1	GABLE	1.00	+	AGR	N	ATTACHED GARAGE	456		55.66	25,379
				ROOF COVER	1	ASPHALT SHINGLE	1.00		MST	O	MASONRY STACK	1		1,772.30	1,772
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT. FINISH	3	WOOD PANEL	1.00								
				HEATING/COOLING	5	ELECTRIC	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	371,157
CONDITION ELEM	CD
EFF.YR/AGE	1977 / 43
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$252,400

Key: 704

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 629

LEGALS


CURRENT OWNER				PARCEL ID				LOCATION				
15 COAST GUARD PATH NOM TRUST				33-4-0				15 COAST GUARD PATH				
TRS: PATTEN EDWARD T				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
29 MERRILL RD				15 COAST GUARD PATH NOM T				05/11/2009 99				
NEWTON, MA 02459-1320				15 COAST GUARD PATH NOM T				05/11/2009 99				
				15 COAST GUARD PATH NOM T				11/30/2000 QS 1,945,000 13397-001				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.640 16	1.00 1	1.00 1	1.00 1	1,889,300	1.14 1	1.00 1	SV6 7.00			1,380,130

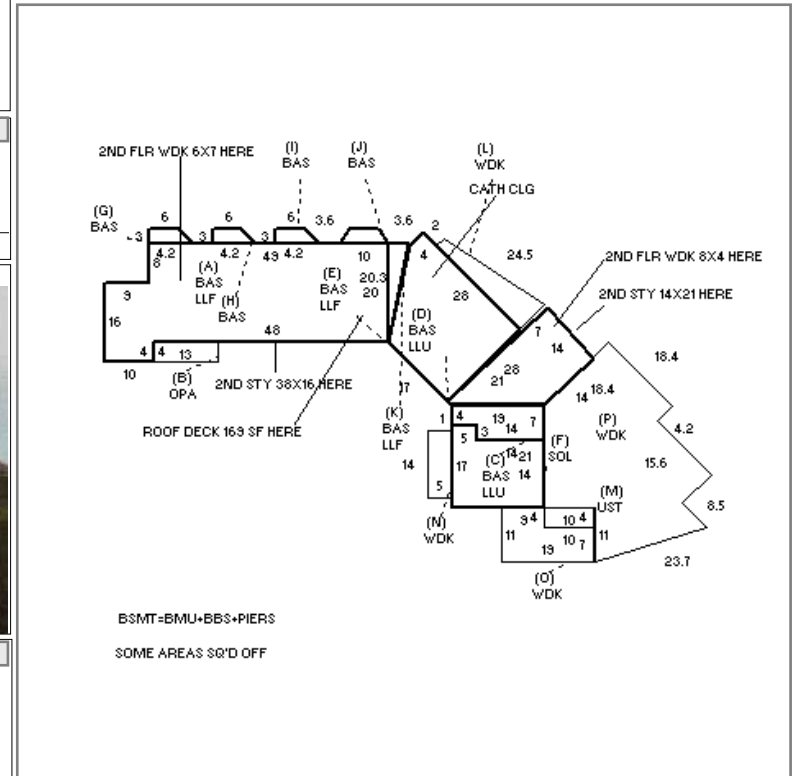
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-273X	09/28/2020	4	REHAB	75,000	01/04/2021	LG	100 100
02-189	09/24/2002	1	SINGLE FAM R	720,000	03/29/2004	BT	100 100
02-161	08/01/2002	10	ALL OTHERS	20,000	03/15/2003	BT	100 100
01-076	05/02/2001	90	BP NVC	8,600	01/01/2002		100 100
89-018		2	ADDITION	20,000	12/31/1989	SW	100 100

LAND

TOTAL	27,878 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E	PANORAMIC VIEW+PROXIMATE TO OCEAN BUT NOT WF.			LAND	1,380,100	1,380,100
Inf1	NO ADJ		BUILDING	1,902,000	1,902,500			
Inf2	NO ADJ		DETACHED	1,200	1,200			
			OTHER	0	0			
TOTAL			TOTAL	3,283,300	3,283,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/04/2021
SHF	A	1.00 G	0.90 13*7		91	14.91	1,200		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2013	FC
MODEL	1		RESIDENTIAL	LIST	5/17/2013	FC
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	4/5/2021	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,019	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,168	2003	301.19	351,789
\$NLA(RCN)	\$436	OVERALL	1.340	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	52		160.84	8,364
				ROOF SHAPE	7	OTHER	1.00	+	LLU	N	LOWER LEVEL UNF	419		246.92	103,459
				ROOF COVER	2	WOOD SHINGLES	1.01	E	LLF	L	LOWER LEVEL FIN	494	2003	301.19	148,786
				FLOOR COVER	1	HARDWOOD	1.00	F	SOL	L	SOLARIUM	281	2003	281.34	79,056
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BAS AREA	2,174	2003	453.64	986,206
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	1,278		71.42	91,269
				FUEL SOURCE	2	GAS	1.00	M	UST	N	UTILITY STORAGE	40		172.11	6,884
									USF	L	UP-STRY FIN	902	2003	371.68	335,252
									WDK	N	ATT WOOD DECK	243		85.69	20,824
									F11	O	FPL 1S 1OP	1		17,188.00	17,188
									F21	O	FPL 2S 1OP	1		23,868.80	23,869

TOTAL RCN	2,186,245
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,902,000

Key: 738

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 651

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ROBINSON INVESTMENT LLC 85 BARNES ROAD, #201 WALLINGFORD, CT 06492				34-1-0				11 COAST GUARD TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBINSON INVESTMENT LLC				12/17/2015	QS	1,100,000	29343-107				
DERENZO JAY J				12/20/2013	I	510,000	27897-23				
EMBASSY REALTY LLC				01/04/2002	QS	483,000	14663-309				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		4	REHAB		03/14/2019	JN	100	100
17-179	06/20/2017	9	DECK	10,000	12/21/2017	LG	100	100
16-166	08/04/2016	3	REPAIR/REMOD	15,000	01/30/2017	LG	100	100
14-039	03/25/2014	3	REPAIR/REMOD	75,000	11/25/2014	FC	100	100
02-061	03/27/2002	4	REHAB	100,000	03/22/2003	BT	100	100

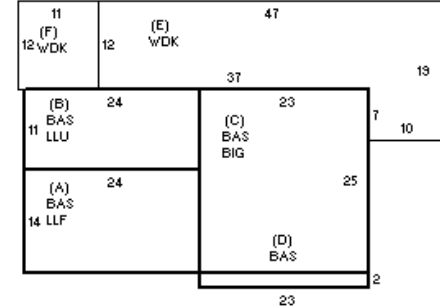
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.560	16	1.00	E50 0.50 1 1.00	1,012,125	1.25	1	1.00	SW1 7.50		709,620

TOTAL	24,394 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	709,600	709,600
Inf1	EROSION		BUILDING	500,800	451,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,210,400	1,161,200				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00		1	0.00	



BLDG COMMENTS
WDK (1,581 SF) is 31 x 51 roof decking.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/25/2014	FC
MODEL	1		RESIDENTIAL	LIST	11/25/2014	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.020
NET AREA	1,557	DETAIL ADJ	1.000
\$NLA(RCN)	\$357	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	\$7,700
UNITS	1	1.00

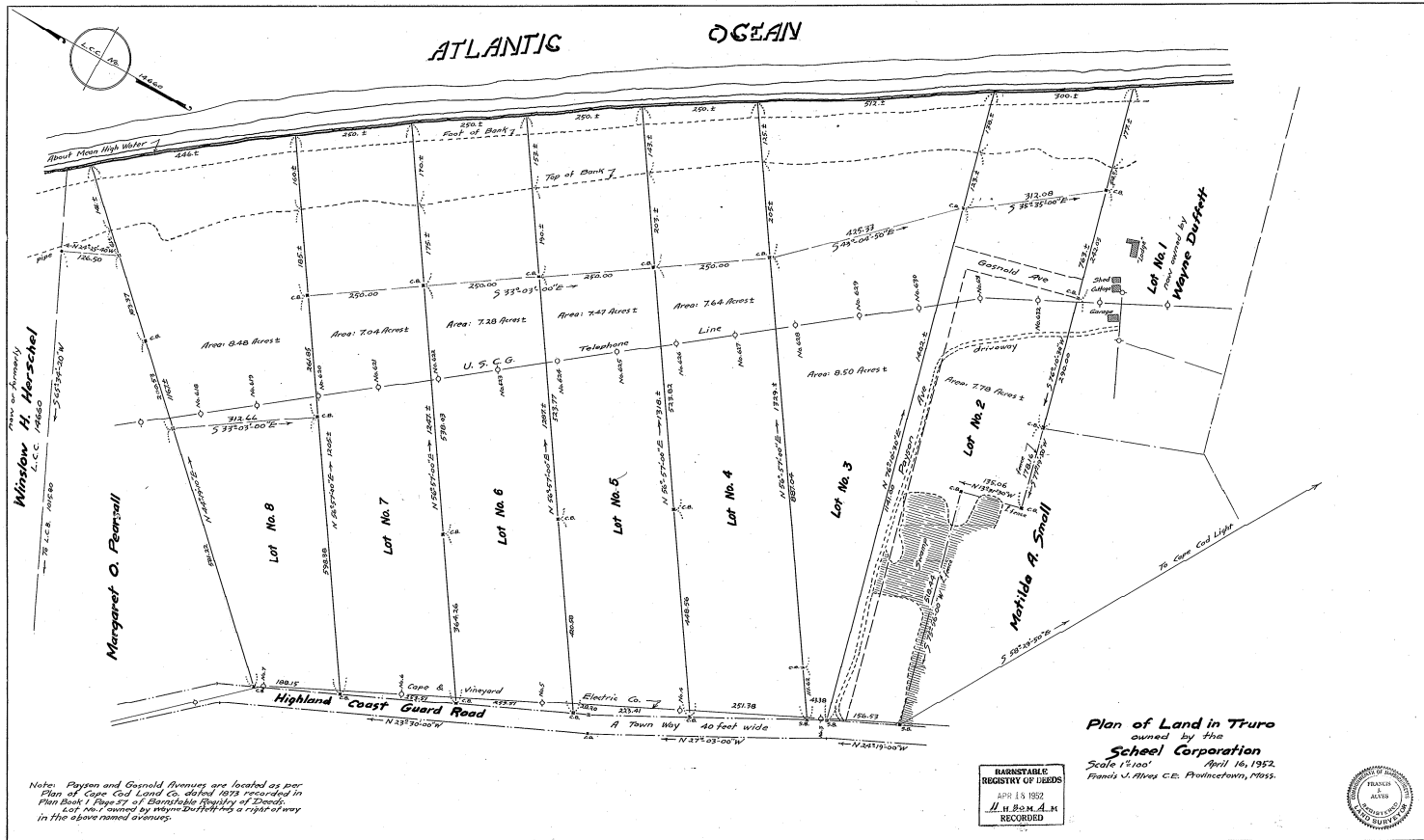
ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	336	1965	178.87	60,101
EXT. COVER	1	WOOD SHINGLES	1.00	B	LLU	N	LOWER LEVEL UNF	264		133.75	35,309
ROOF SHAPE	4	FLAT/SHED	1.00	C	BIG	N	BUILT-IN GARAGE	575		63.59	36,564
ROOF COVER	7	ROLL	1.00		BAS	L	BAS AREA	1,221	1965	258.51	315,640
FLOOR COVER	1	HARDWOOD	1.00		WDK	N	ATT WOOD DECK	766		38.68	29,630
INT. FINISH	2	DRYWALL	1.00		WDK	N	ATT WOOD DECK	1,581		38.68	61,156
HEATING/COOLING	8	HEAT PUMP	1.04		HTB	O	HOT TUB	1		10,344.20	10,344
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	556,445
-----------	---------

CONDITION ELEM	CD

EFF.YR/AGE	2010 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$500,800

ATLANTIC OCEAN



own or interest
 Winslow H. Herschel
 L.C.C. MEAD

Margaret O. Fearshall

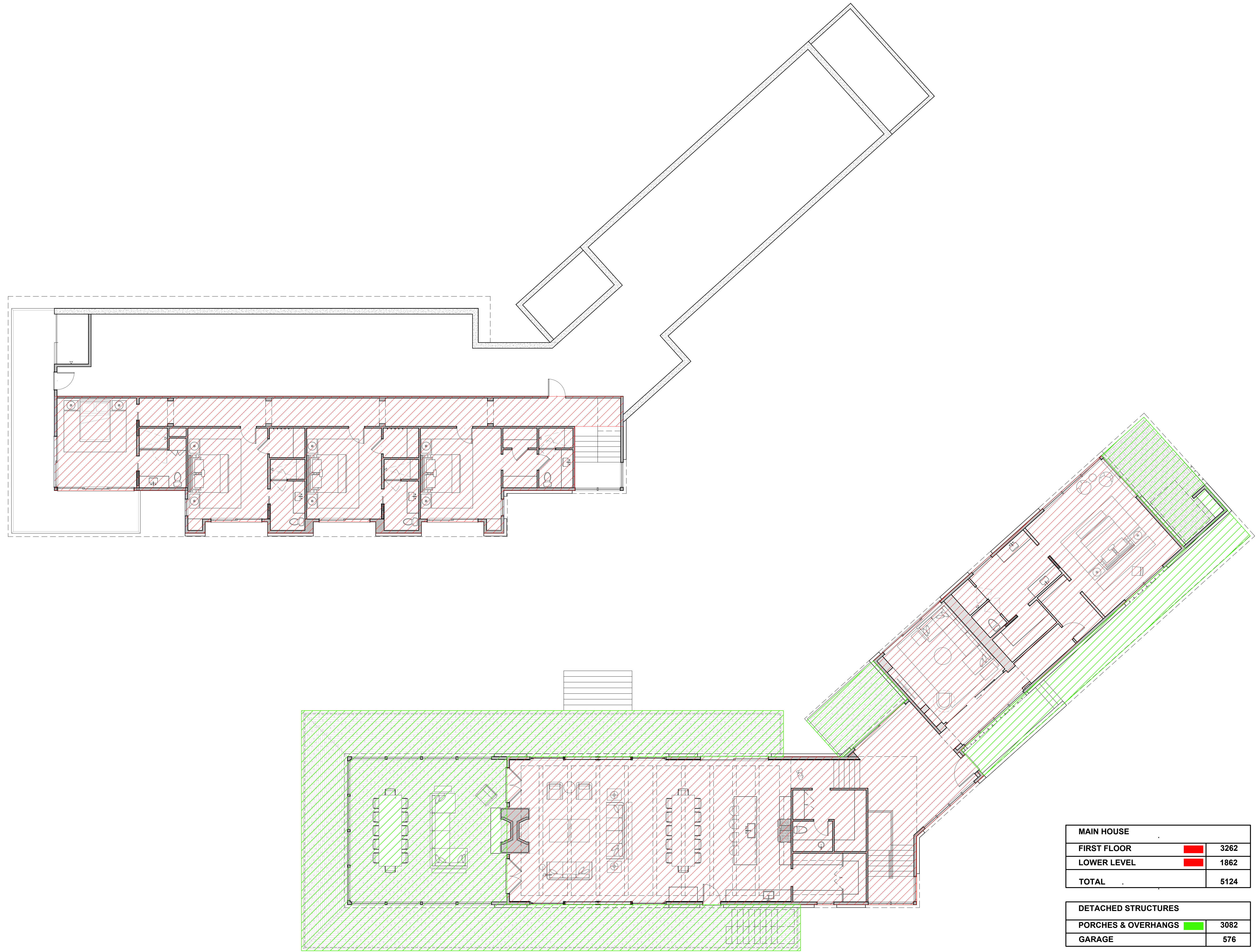
Plan of Land in Truro
 owned by the
Scheel Corporation
 Scale 1"=100' April 16, 1952.
 Francis J. Alton C.E. Professional Surveyor, Mass.

BARSTABLE
 REGISTRY OF DEEDS
 APR 18 1952
 H. H. B. M. A. M.
 RECORDED



Note: Baynes and Gosnell Avenues are located as per Plan of Cape Cod Land Co. dated 1978 recorded in Plan Book 1 Page 27 of Barstable Registry of Deeds. Lot No. 1 owned by Wayne Durrett has a right-of-way in the above named avenues.

PLAN BOOK 103 - PAGE 99



MAIN HOUSE		
FIRST FLOOR	3262	
LOWER LEVEL	1862	
TOTAL	5124	

DETACHED STRUCTURES		
PORCHES & OVERHANGS	3082	
GARAGE	576	

HUTKER
ARCHITECTS

NOT FOR
CONSTRUCTION

OUTER SHORE
NOMINEE TRUST
17 COAST GUARD ROAD
TRURO, MA

ZONING

A001

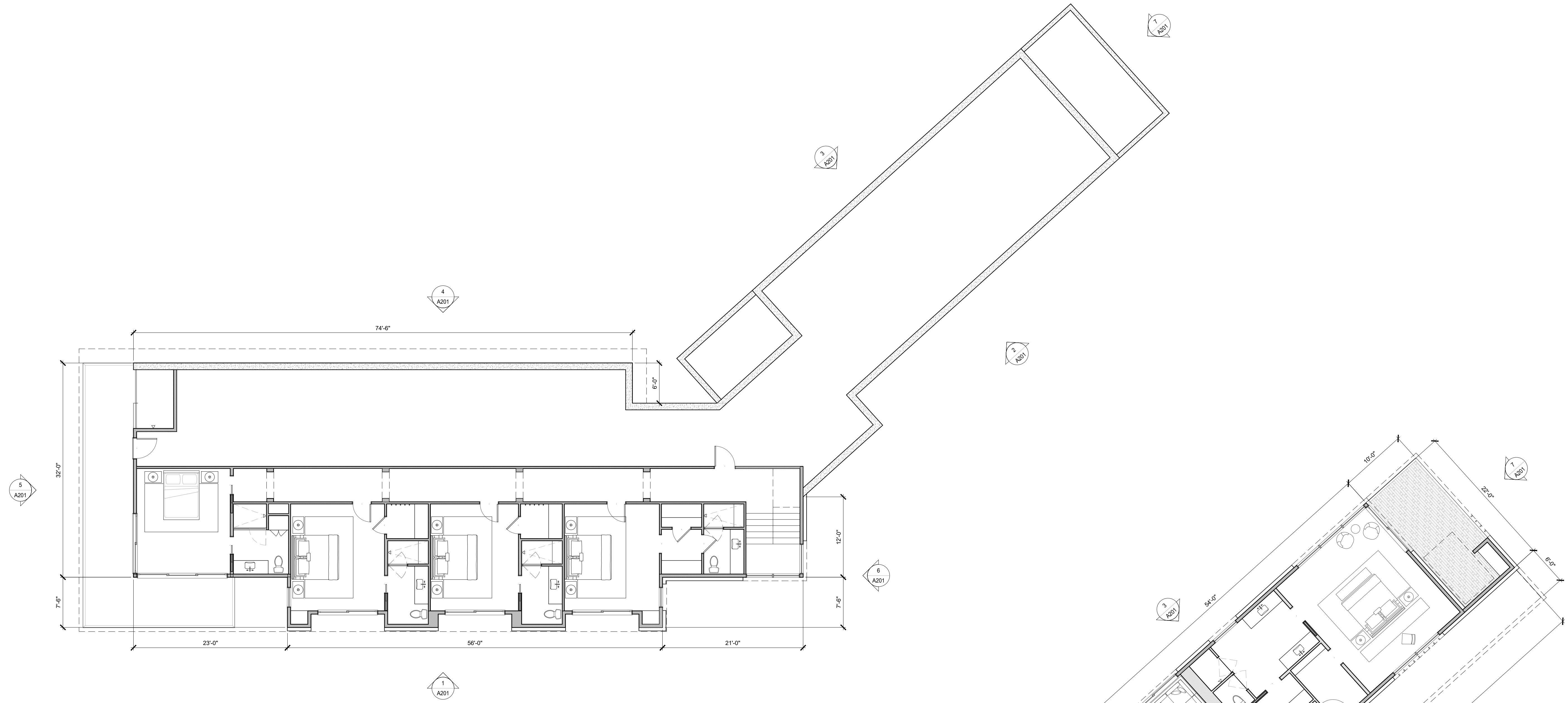
2021.05.24 INTERIOR ELEVATIONS

2022.01.05 PROGRESS FLOOR PLAN

2022.02.02 PROGRESS FLOOR PLAN

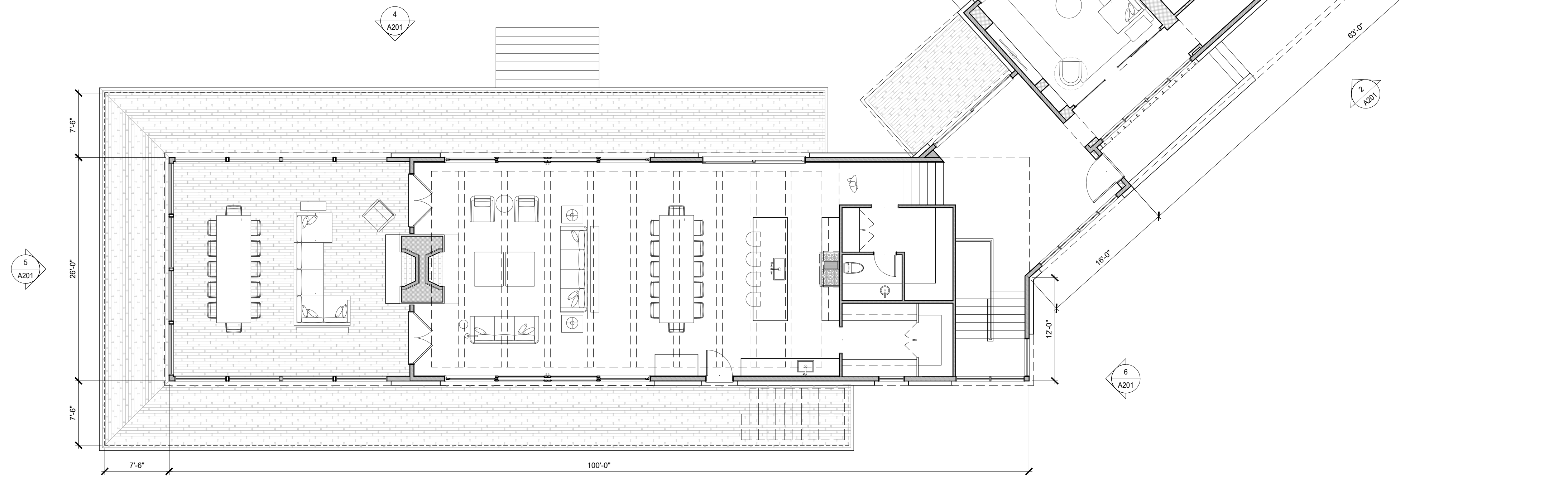
2022.02.03 ZONING REVIEW

2022.03.17 PLANNING BOARD



1 LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

2021.05.24 INTERIOR ELEVATIONS

2022.01.05 PROGRESS FLOOR PLAN

2022.02.02 PROGRESS FLOOR PLAN

2022.02.03 ZONING REVIEW

2022.03.17 PLANNING BOARD

HUTKER
ARCHITECTS

NOT FOR
CONSTRUCTION

OUTER SHORE
NOMINEE TRUST
17 COAST GUARD ROAD
TRURO, MA

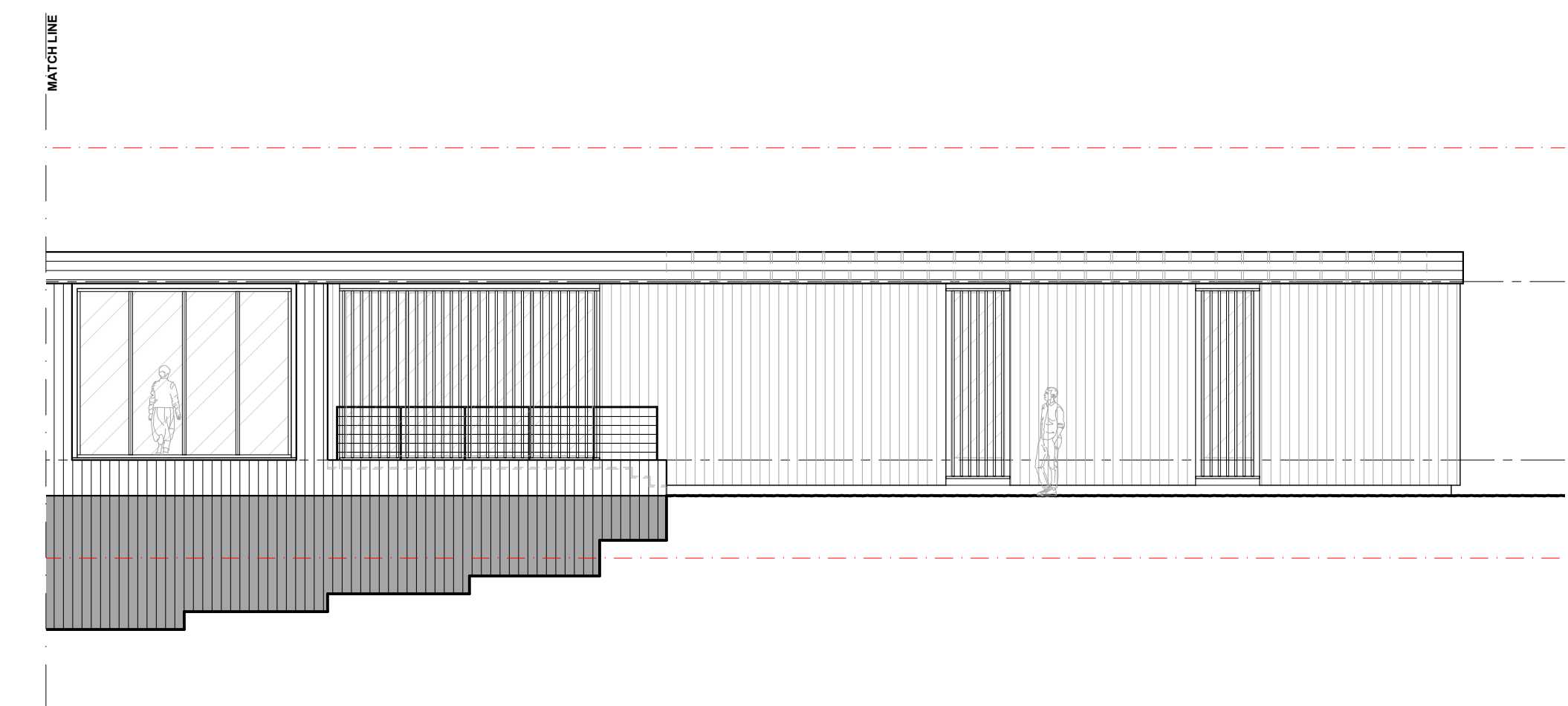
ZONING FLOOR
PLANS

A101



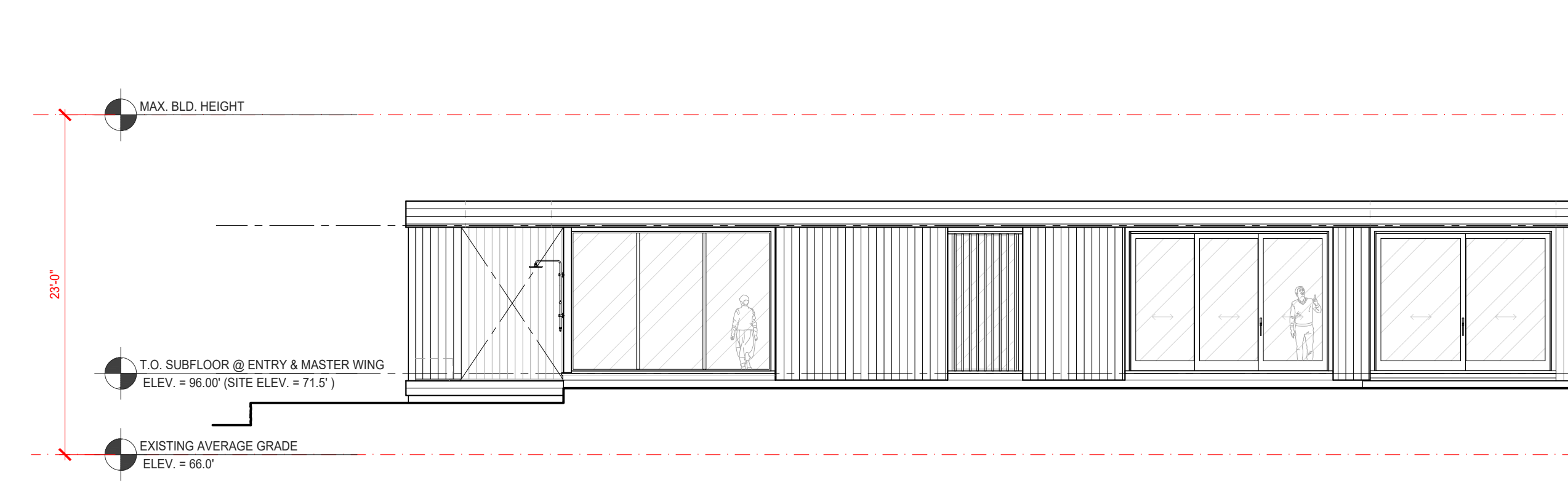
1 PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



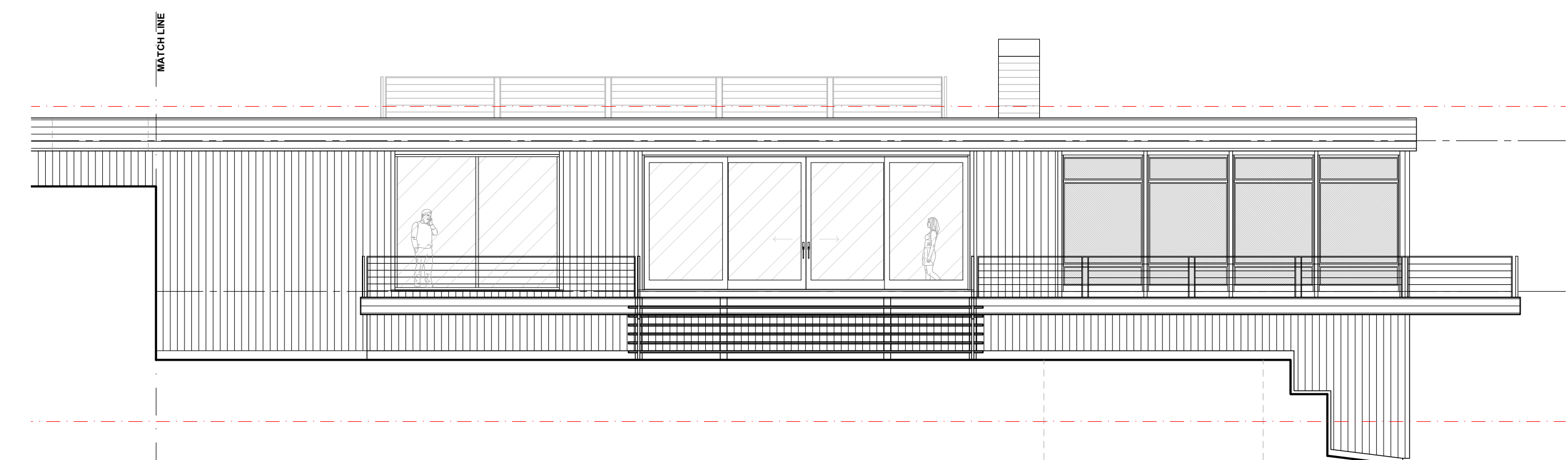
2 PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



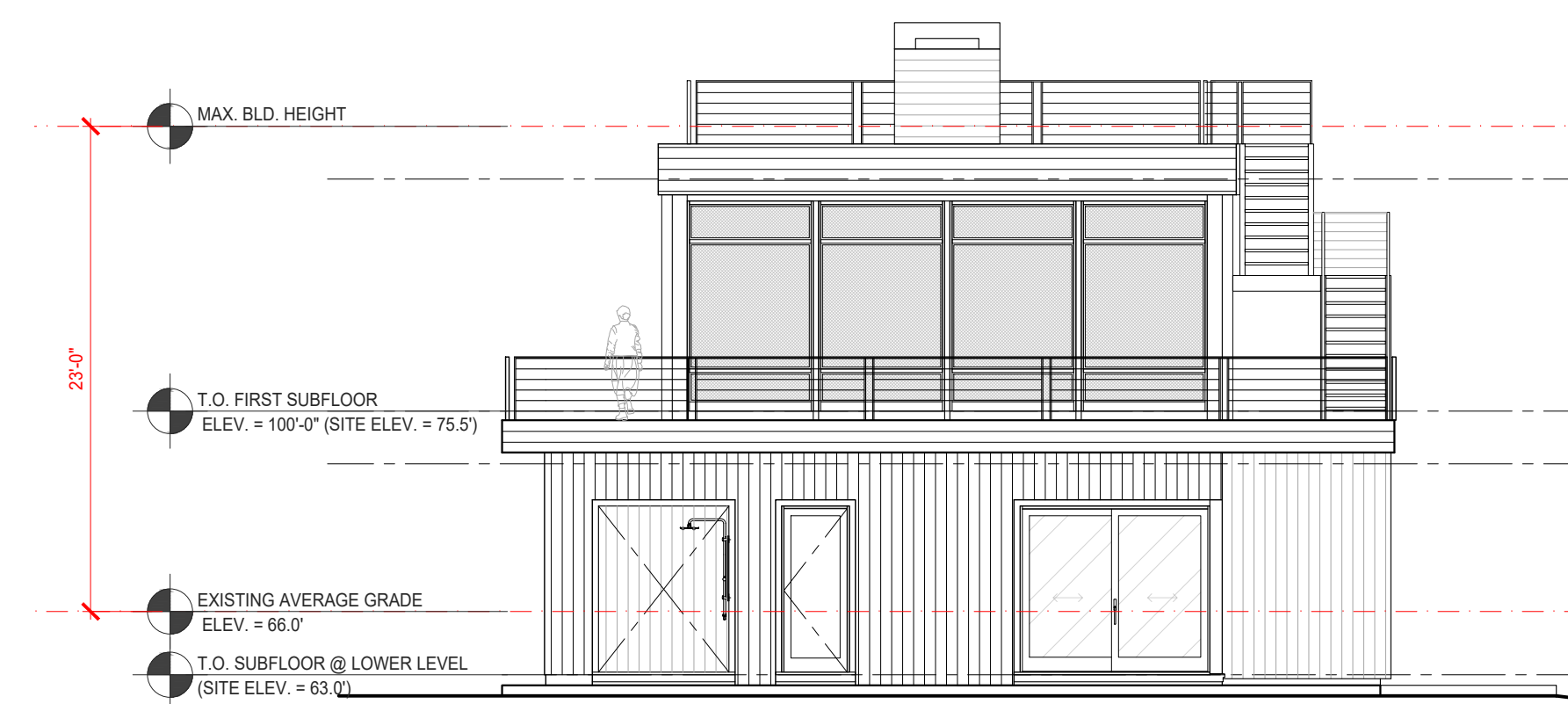
3 PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"



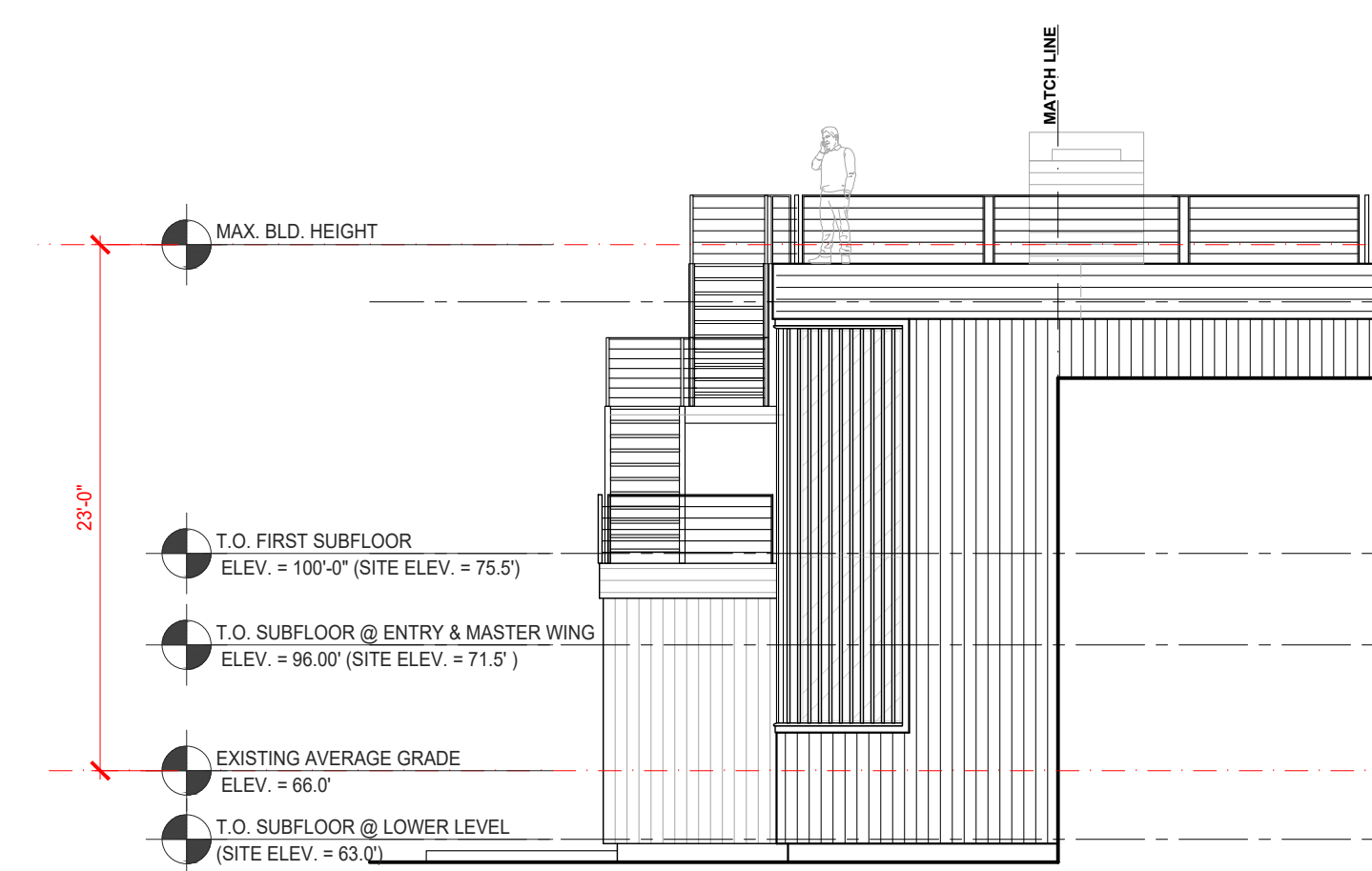
4 PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"



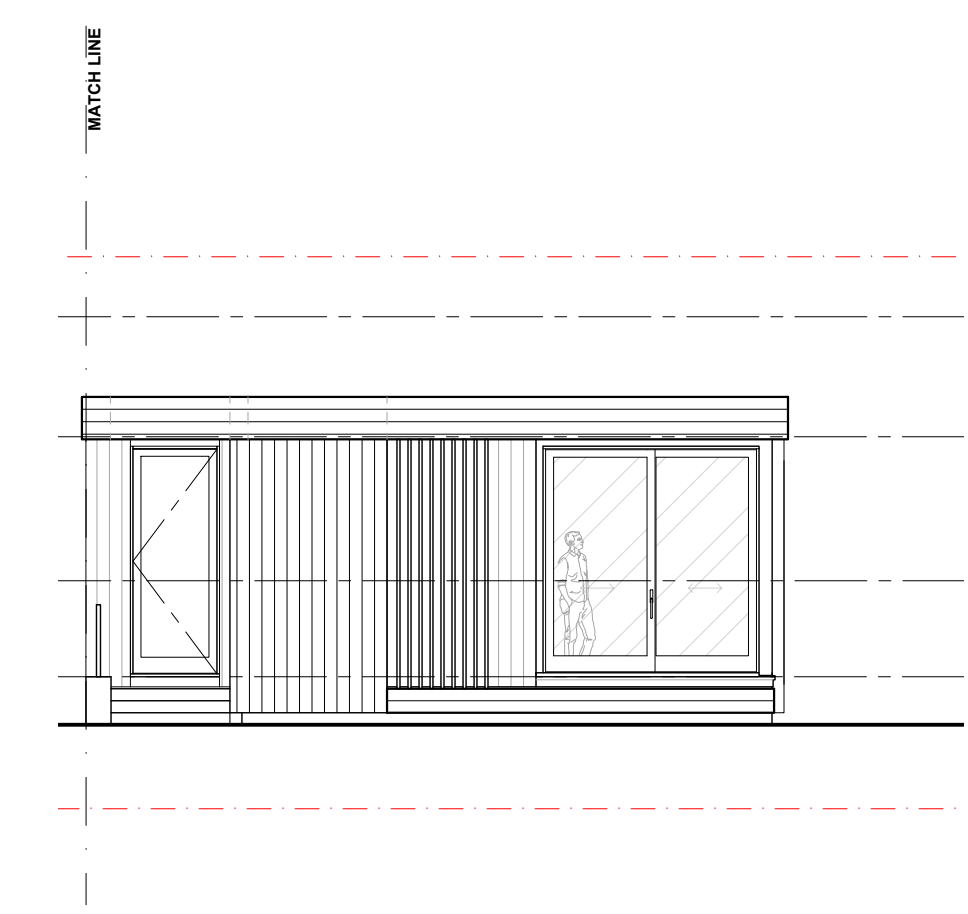
5 WEST ELEVATION

SCALE: 1/8" = 1'-0"



6 PARTIAL EAST ELEVATION

SCALE: 1/8" = 1'-0"



7 PARTIAL EAST ELEVATION

SCALE: 1/8" = 1'-0"







Wall luminaires
with light emissions on one or two sides

A series of wall mounted luminaires with light emission on one or two sides. The narrow beam light distribution of the luminaires is identical in both directions. Arranged individually or in groups, they are great design elements for a host of lighting applications.

BEGA 19 537 small opening wiring box (included) required for proper installation.

Die-cast aluminum · Safety glass
Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Light emission on **one-side**

	LED	β	A	B	C	D	Required wiring box
66 655	7.9 W	21°	4 3/8"	9 1/8"	6 1/4"	1 1/8"	19 537
24 034	12.1 W	17°	4 3/8"	9 1/8"	6 1/4"	1 1/8"	19 537
66 698	12.5 W	18°	5 7/8"	11"	7 3/4"	1 1/8"	19 537
24 035	18.1 W	15°	5 7/8"	11"	7 3/4"	1 1/8"	19 537



Light emission on **two-sides**

	LED	β	A	B	C	D	Required wiring box
66 516	15.8 W	21°	4 3/8"	9 1/8"	6 1/4"	1 1/8"	19 537
24 008	24.2 W	18°	4 3/8"	9 1/8"	6 1/4"	1 1/8"	19 537
66 519	25.0 W	17°	5 7/8"	11"	7 3/4"	1 1/8"	19 537
24 009	36.2 W	13°	5 7/8"	11"	7 3/4"	1 1/8"	19 537

β = Beam angle



EXISTING VEGETATION COVER AND VEGETATION MANAGEMENT (13,730 SQFT*)
 *Areas of invasive plant management outside of Conservation Jurisdiction have not been included in the square foot totals.

- AREA 1: EXISTING NATIVE SHRUBLAND/HEATHLAND DEGRADED BY INVASIVE PLANT SPECIES (8,130 SQFT*)**
 Methods will include a "cut and wipe" herbicide treatment to treat individual stems of the targeted species and hand removal of the debris. On species like vine honeysuckle a low-volume targeted foliar method is proposed to treat stems that are too small to allow for effective "cut and wipe" treatments. No machine removal is proposed. Poison ivy will only be managed in areas where it can come into contact with people near the existing foot paths.
 - AREA 2: JAPANESE BLACK PINE MANAGEMENT (4,770 SQFT*)**
 Methods will include a "cut and wipe" herbicide treatment and hand removal of the debris. Pine seedlings will be hand pulled. If Asiatic bittersweet or other invasive vines are discovered within the colonies of Japanese black pine they will also be treated with a "cut and wipe" method. No machine removal is proposed.
 - AREA 3: JAPANESE KNOTWEED MANAGEMENT (830 SQFT*)**
 The management method will include an herbicide injection directly into each stem of the Japanese knotweed. A low-volume targeted foliar method is proposed to treat knotweed stems too small for the injection method to be effective.
- CAPE COD MEADOW MIX TO BE SEEDED ON BARE SOILS FROM INVASIVE PLANT MANAGEMENT OR PROPOSED GRADING FOR CONSTRUCTION ACTIVITIES:
- | | |
|---------------------|--------------------------------|
| <i>common name</i> | <i>scientific name</i> |
| Broom Sedge | <i>Andropogon virginicus</i> |
| Creeping Red Fescue | <i>Festuca rubra</i> |
| Crinkle Hair Grass | <i>Deschampsia flexuosa</i> |
| Fox Sedge | <i>Carex vulpinoidea</i> |
| Little Bluestem | <i>Schizachyrium scoparium</i> |
| Purple Lovegrass | <i>Eragrostis spectabilis</i> |
| Upland Bentgrass | <i>Agrostis perennans</i> |

1 EXISTING CONDITIONS AND VEGETATION MANAGEMENT

Scale: 1"= 40'



MARITIME SHRUBLAND/HEATHLAND PLANT COMMUNITY RESTORATION (18,360*)
 *Areas of restoration planting shown on this plan outside of Conservation Jurisdiction have not been included in the square foot totals or planting quantities.

- 278 native shrubs to be planted from the following list (6,960 SQFT* @ 5' on center):**

<i>common name</i>	<i>scientific name</i>
Bayberry	<i>Morella carolinensis</i>
Beach Plum	<i>Prunus maritima</i>
Bearberry	<i>Arctostaphylos uva-ursi</i>
Black Huckleberry	<i>Gaylussacia baccata</i>
Lowbush Blueberry	<i>Vaccinium angustifolium</i>
Sweetfern	<i>Comptonia peregrina</i>
- Woody heathland species to be planted from the following list (3,000 SQFT*)**

<i>common name</i>	<i>scientific name</i>
Bearberry	<i>Arctostaphylos uva-ursi</i>
Lowbush Blueberry	<i>Vaccinium angustifolium</i>
- 2,400 Native grasses and forbs to be restored within the Heathland (5,370 SQFT* @ 18" on center)**

<i>common name</i>	<i>scientific name</i>
American Beachgrass	<i>Ammophila breviflora</i>
Butterfly Weed	<i>Asclepias tuberosa</i>
Crinkle Hair Grass	<i>Deschampsia flexuosa</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Pennsylvania Sedge	<i>Carex pennsylvanica</i>
Stiff Aster	<i>Ionactis linatifolia</i>
- 35 Native tree species to replace the non-native Japanese black pines proposed for removal:**

<i>common name</i>	<i>scientific name</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Pitch Pine	<i>Pinus rigida</i>
Scrub Oak	<i>Quercus ilicifolia</i>
- Existing native shrubs to be conserved (6,000 SQFT)**

2 RESTORATION PLAN

Scale: 1"= 30'

28 LOTS HOLLOW RD., ORLEANS, MA 02653
 TEL: (508) 255-1113 FAX: (508) 255-9477
 WWW.WILKINSONECOLOGICAL.COM

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SURVEY PROVIDED BY:

COASTAL ENGINEERING CO.
 260 CRANBERRY HWY.
 ORLEANS, MA 02653
 508-255-6511

LANDSCAPE ARCHITECT:

HORIUCHI SOLIEN INC.
 P.O. BOX 914 - 200 MAIN STREET
 FALMOUTH, MA 02541
 508-540-5320

ARCHITECT:

HUTKER ARCHITECTS
 533 PALMER AVENUE
 FALMOUTH, MA 02540
 508-540-0048

NOTES:

- APPROXIMATELY THREE GROWING SEASONS WILL BE REQUIRED TO CONTROL AND/OR ERADICATE INVASIVE PLANT SPECIES. AFTER THREE GROWING SEASONS, MONITORING AND MINIMAL MAINTENANCE WILL BE ONGOING.
- HERBICIDES ARE TO BE APPLIED BY LICENSED INDIVIDUALS ONLY.
- A TEMPORARY, AUTOMATED ABOVE-GROUND IRRIGATION SYSTEM WILL BE REQUIRED FOR THE FIRST TWO/THREE GROWING SEASONS WHILE NEW PLANTS ARE ESTABLISHING. ONCE PLANTS ARE ESTABLISHED IRRIGATION WILL BE REMOVED.
- ALL RESTORATION PLANTINGS WILL INCORPORATE EXISTING NATIVE SPECIES UNLESS OTHERWISE SPECIFIED IN THE APPROVED DOCUMENTS.
- ANY DISCREPANCIES BETWEEN THE PLANTING SPECIFICATION AND THE PLAN, THE PLAN SHALL TAKE PRECEDENCE.
- HAND-WEEDING AND SELECTIVE HERBICIDE TREATMENTS WILL BE REQUESTED AS AN ONGOING CONDITION TO STOP REINTRODUCTION OF INVASIVE AND AGGRESSIVE PLANT SPECIES INTO THE PROJECT AREA.
- ALL EXPOSED SOILS WILL BE SEEDED WITH NATIVE CAPE COD MEADOW MIX UNLESS OTHERWISE SPECIFIED.
- IMPLEMENTATION OF THE RESTORATION MEASURES SHOWN ON THIS DOCUMENT TO BE OVERSEEN BY A CERTIFIED ECOLOGICAL RESTORATION PRACTITIONER.

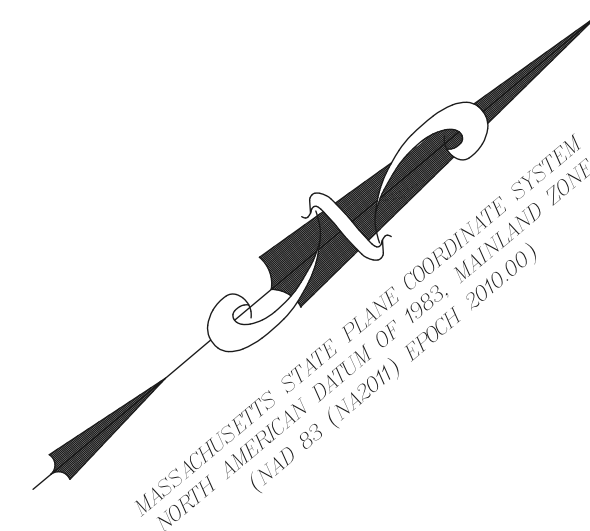


REV	DATE	DESCRIPTION
1	3/18/22	Revised to include labeling for existing footpaths and revisions to cottage 6.

OUTER SHORE NOMINEE TRUST
 17 COAST GUARD ROAD
 TRURO, MA

DATE: 1/27/2022	SCALE: 1" = 20'
DRAWN BY: JS	CHECKED BY: IP

FOR PERMITTING PURPOSES ONLY
 THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION



LEGEND

- BOUND
- IRON PIPE
- ⊗ SEPTIC MANHOLE
- ⊕ WATER GATE
- ⊕ IRRIGATION
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC METER
- ⊕ PROPANE TANK
- ⊕ POST
- ⊕ MISC. SIGN
- WIRE/SNOW FENCE
- SPLIT RAIL FENCE
- STOCKADE FENCE
- UNDERGROUND ELECTRIC SERVICE
- ⊕ ELECTRIC SERVICE
- CONTOUR
- ⊕ SPOT ELEV.
- ⊕ CONIFER TREE
- ⊕ DECIDUOUS TREE

REFERENCE:

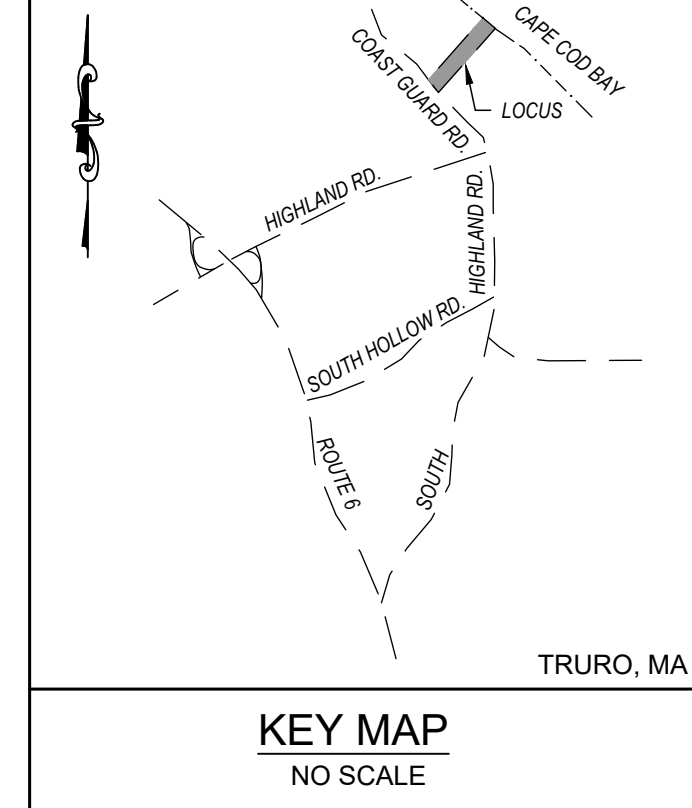
ASSESSORS MAP 34, PARCEL 3
 PLAN BOOK 103, PAGE 99
 PLAN BOOK 143, PAGE 51

FLOOD ZONE:

FLOOD ZONE VE (EL 16) AND ZONE X SHOWN ON THIS DRAWING ARE A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #2501C0137J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED TO VERIFY LOCATION OF THESE BOUNDARIES WITH THE DESIGNATED COMMUNITY FLOODPLAIN MANAGERS AND/OR FEMA PRIOR TO SITING ANY PROPOSED STRUCTURES.

DATUM:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

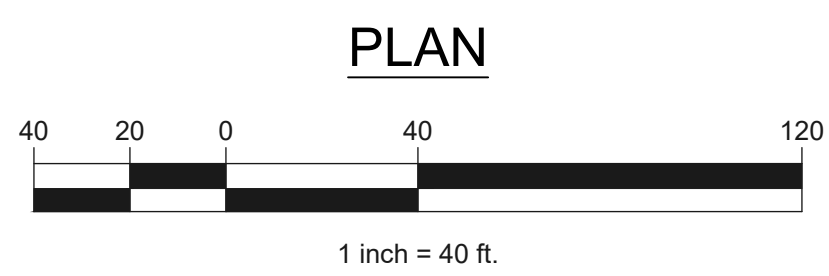
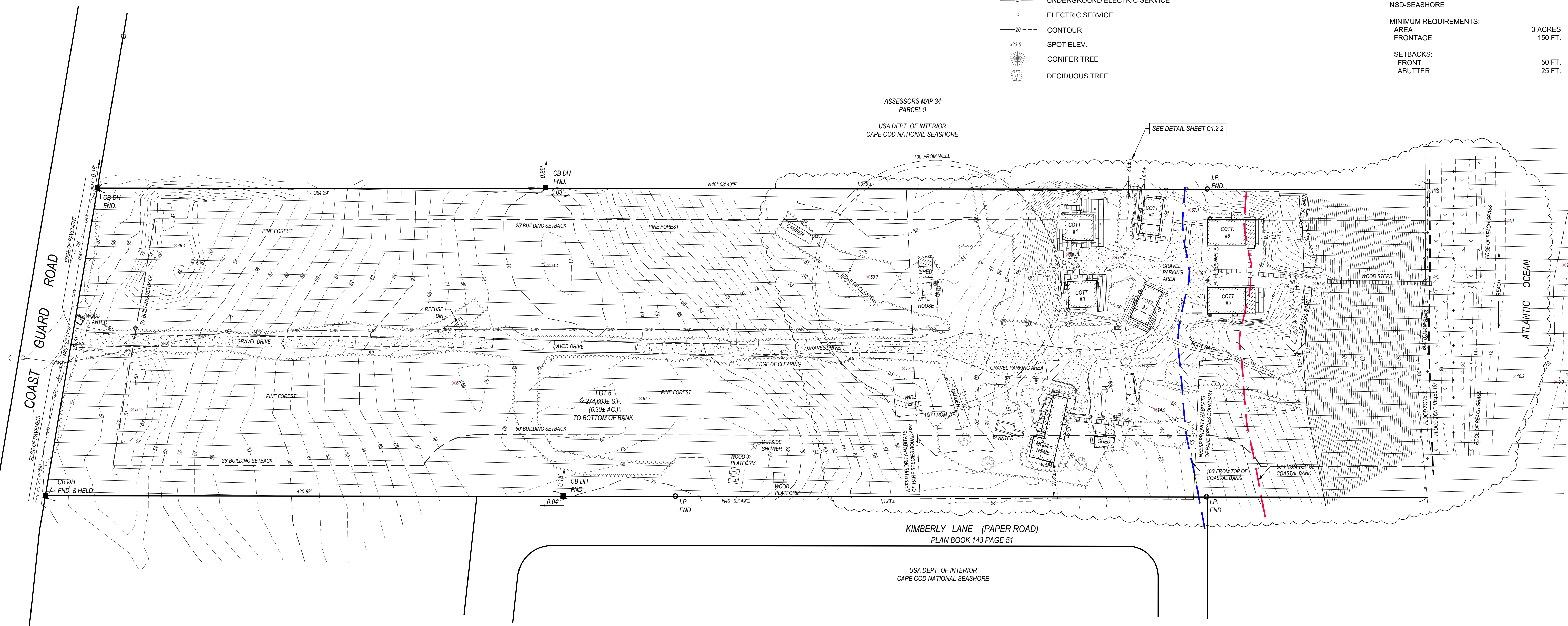


ZONING CLASSIFICATION:

NSD-SEASHORE
 MINIMUM REQUIREMENTS:
 AREA 3 ACRES
 FRONTAGE 150 FT.
 SETBACKS:
 FRONT 50 FT.
 ABUTTER 25 FT.



NO.	DATE	REVISION	BY
1	5/20/2021	REVISE ZONING SETBACK DIMENSIONS	JDM



PLAN

SURVEY NOTES:

1. RIPARIAN BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT THE BOUNDARY SHOWN HEREON MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
2. ONLY SURFACE LOCATIONS OF UTILITIES ARE SHOWN HEREON. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 04-26-21.

DATE 05-20-2021

P.L.S. *Todd M. Chapman*



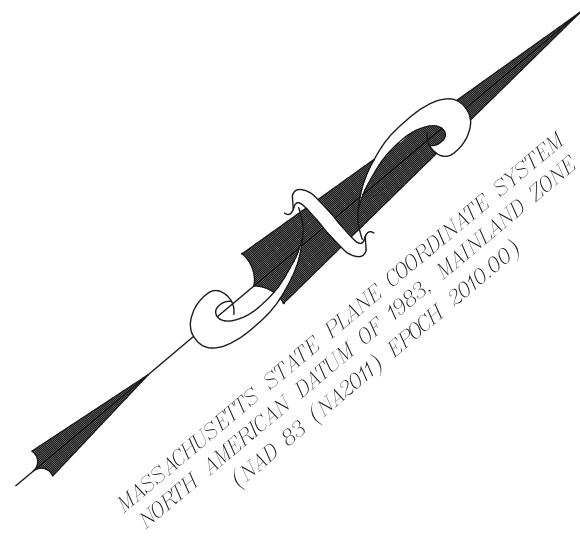
PROJECT: OUTER SHORE NOMINEE TRUST
 17 COAST GUARD ROAD TRURO, MA
 SHEET TITLE: PLAN SHOWING EXISTING SITE CONDITIONS

SCALE: AS NOTED
 DRAWING FILE: C19600-Ex-Con.dwg
 DATE: 04-28-21
 DRAWN BY: MAP
 CHECKED BY: JDM/TMC

PROJECT NO. C19600.00

1 OF 2 SHEETS

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MASSACHUSETTS STATE PLANNING COORDINATE SYSTEM
 NORTH AMERICAN DATUM OF 1983, MARIANLAND ZONE
 (AND E81 (NAD83) EPOCH 2011.000)

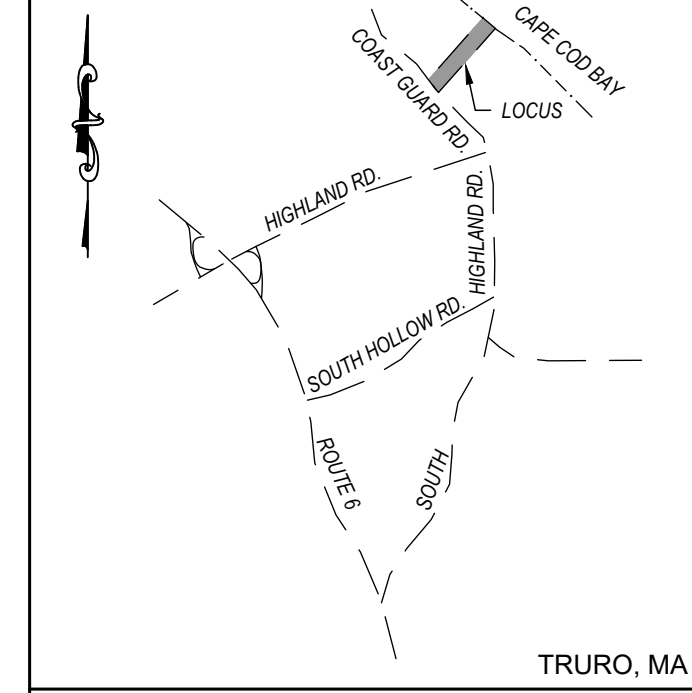
ASSESSORS MAP 34
 PARCEL 9

USA DEPT. OF INTERIOR
 CAPE COD NATIONAL SEASHORE

100' FROM WELL

LEGEND

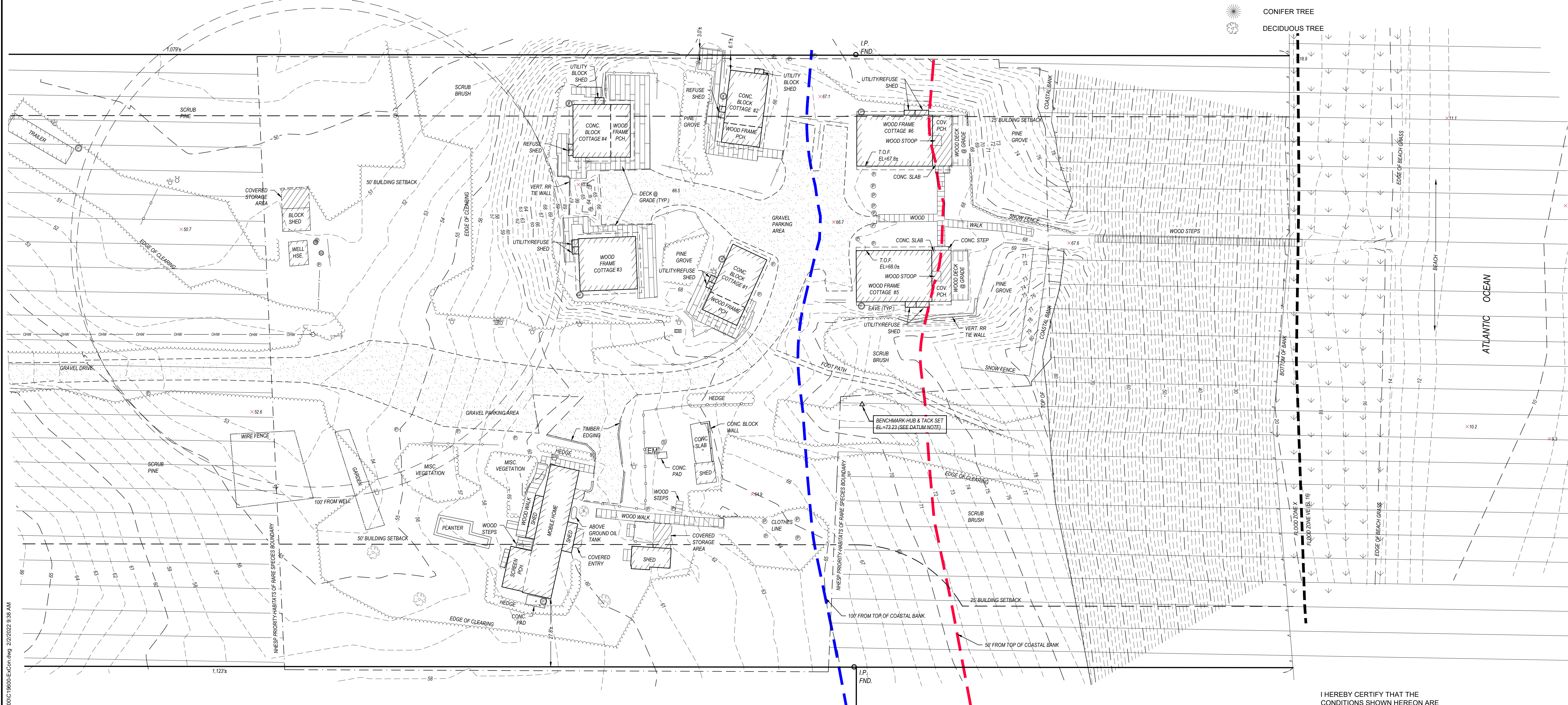
- BOUND
- IRON PIPE
- ⊙ SEPTIC MANHOLE
- ⊕ WATER GATE
- ⊖ IRRIGATION
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC METER
- ⊙ PROPANE TANK
- ⊙ POST
- ⊙ MISC. SIGN
- WIRE/SNOW FENCE
- SPLIT RAIL FENCE
- STOCKADE FENCE
- UNDERGROUND ELECTRIC SERVICE
- ⊙ ELECTRIC SERVICE
- CONTOUR
- ⊙ SPOT ELEV.
- ☀ CONIFER TREE
- ☀ DECIDUOUS TREE



KEY MAP
 NO SCALE

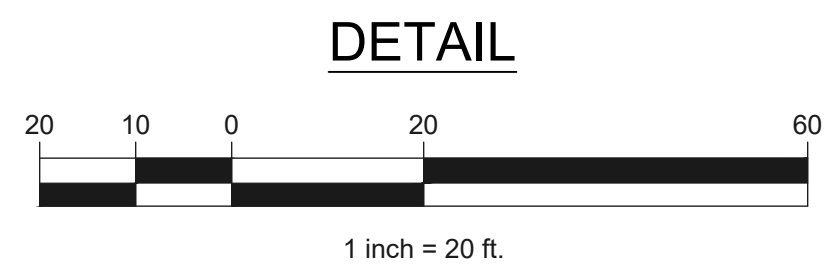


NO.	DATE	REVISION
1	5/20/2021	REVISE ZONING SETBACK DIMENSIONS



KIMBERLY LANE (PAPER ROAD)
 PLAN BOOK 143 PAGE 51

USA DEPT. OF INTERIOR
 CAPE COD NATIONAL SEASHORE



I HEREBY CERTIFY THAT THE
 CONDITIONS SHOWN HEREON ARE
 LOCATED AS THEY EXISTED ON THE
 GROUND AS OF 04-26-21.

DATE 05-20-2021

P.L.S. *Todd M. Chapman*



PROJECT	OUTER SHORE NOMINEE TRUST
SCALE	AS NOTED
DRAWING FILE	C19600-Ex-Con.dwg
DATE	04-28-21
DRAWN BY	MAP
CHECKED BY	JDM

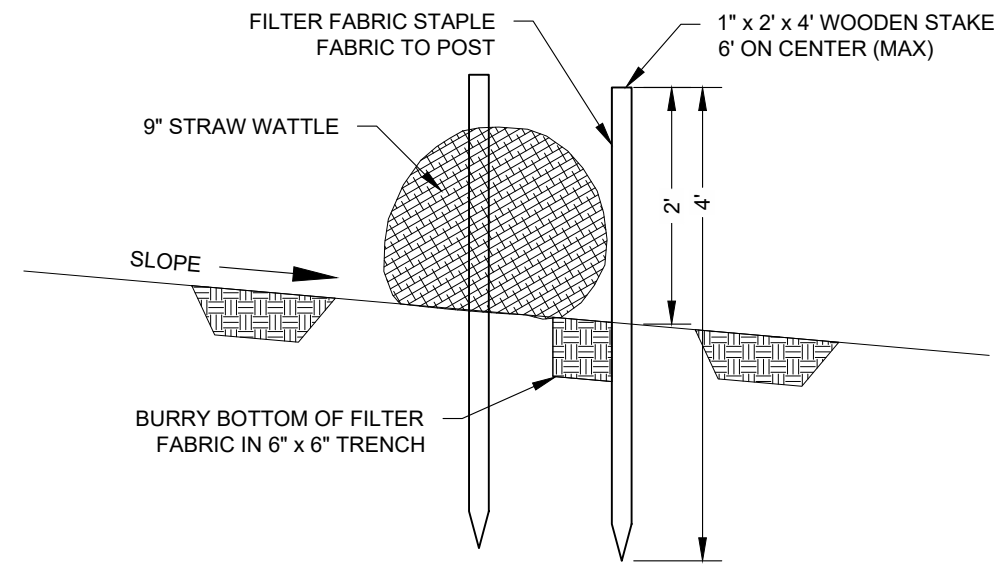
TRURO, MA
 17 COAST GUARD ROAD
 SHEET TITLE
**DETAIL PLAN SHOWING
 EXISTING SITE CONDITIONS**
 PROJECT NO. C19600.00

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ZONING TABLE

ZONING DISTRICT: NSD-SEASHORE		ASSESSORS MAP 34 PARCEL 3	
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA ¹	3 ACRES	274,603± S.F. ⁵ (6.30± ACRES)	NO CHANGE
FRONTAGE - COAST GUARD ROAD	150 FT.	253.51 FT.	NO CHANGE
SETBACK - COAST GUARD ROAD ²	50 FT.	555.6± FT. (CAMPER)	715.2± FT. (GARAGE)
SETBACK - KIMBERLY LANE ²	50 FT.	27.8± FT. (MOBILE HOME)	59.1± FT. (DWELLING)
SIDE SETBACK - NORTH ²	25 FT.	6.1± FT. (COTTAGE #2)	24.4± FT. ⁸ (COTTAGE #6)
SIDE SETBACK - SOUTH ²	25 FT.	27.8± FT. (MOBILE HOME)	59.1± FT. (DWELLING)
BUILDING COVERAGE ³	-	6,204± S.F.	6,095± S.F.
GROSS FLOOR AREA ⁴	5,260 S.F. ⁷	N/A	5,260 S.F. ^{7,9}
BUILDING HEIGHT ⁴	2 STY. OR 23 FT. MAX.	N/A	22.6± FT.

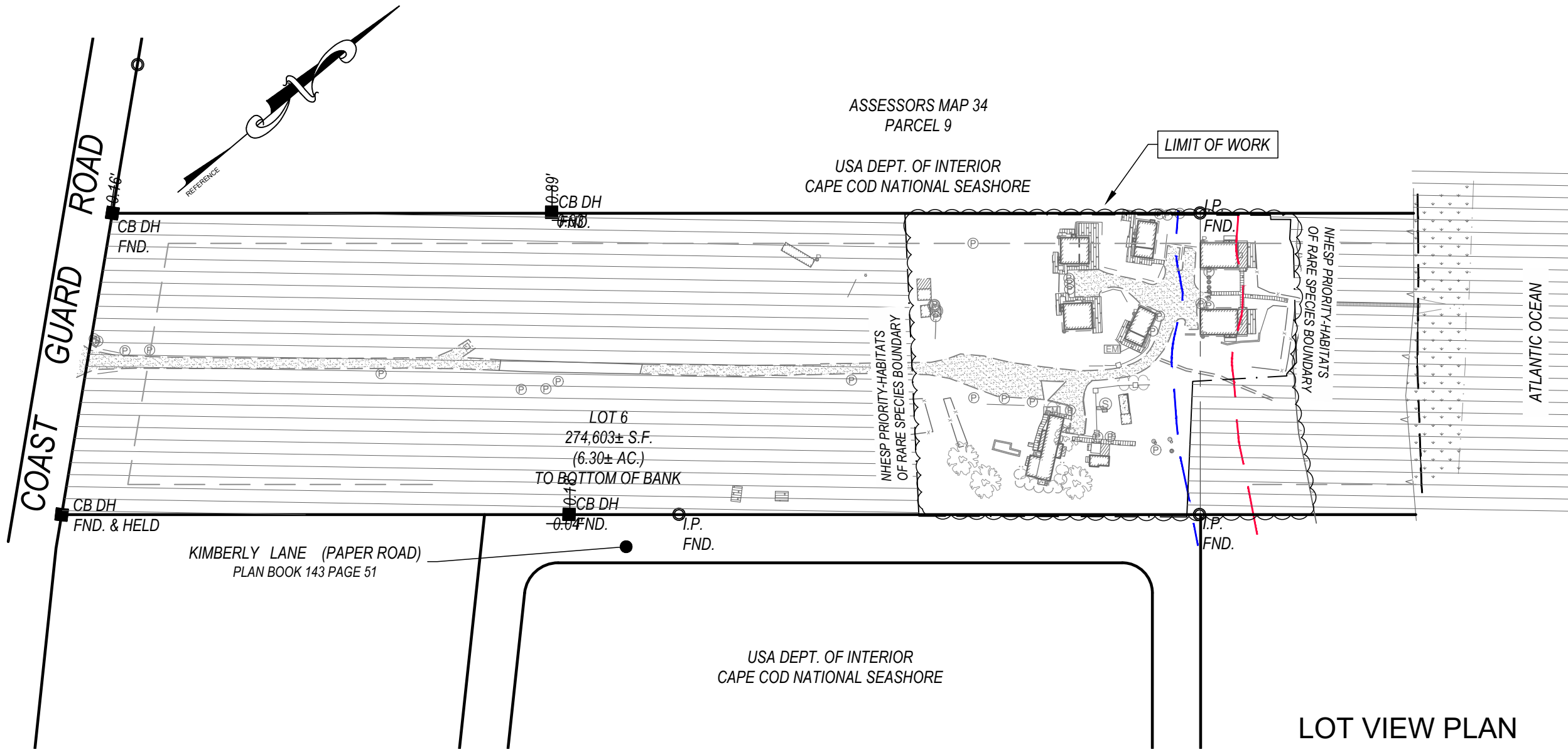
- PER TRURO ZONING BYLAW SECTION 50.1 A NOTE 8
- PER TRURO ZONING BYLAW SECTION 50.1 A
- BUILDING COVERAGE INCLUDES MOBILE HOME AND CAMPER
- PER TRURO ZONING BYLAW SECTION 50.1 A NOTE 5a. EXISTING AVERAGE GRADE ELEVATION = 66.0
- REFER TO COASTAL ENGINEERING "PLAN SHOWING EXISTING SITE CONDITIONS" PLS STAMPED 05-20-2021
- PER TRURO ZONING BYLAW SECTION 30.3.1 A.2
- 5,260 S.F. ALLOWED WITH A SPECIAL PERMIT
- EXISTING NON-CONFORMING SIDE SETBACK AT COTTAGE #6
- 5,124 S.F. IS DWELLING, 136 S.F. IS COTTAGE #6



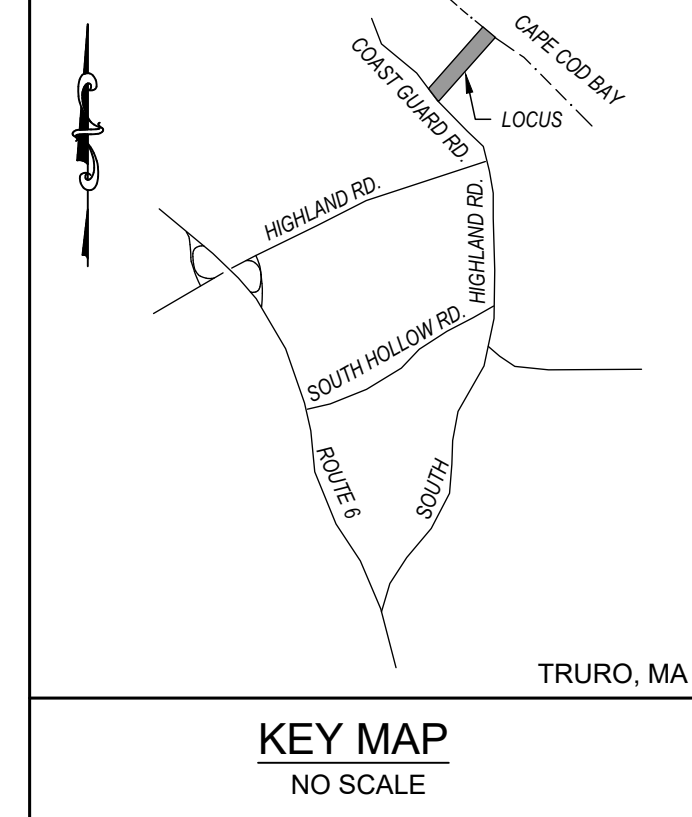
WATTLE SILT BARRIER DETAIL
NOT TO SCALE

EROSION & SEDIMENTATION CONTROL NOTES:

- THE SEDIMENT CONTROL BARRIER SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL STABILIZATION AND RE-VEGETATION OF DISTURBED AREAS.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SHALL PROTECT THE CONSTRUCTION SITE FROM EROSION UNTIL COMPLETION OF SITE WORK AND ESTABLISHMENT OF VEGETATIVE GROUND COVER.
- THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING MEASURES DURING THE DAY TO DAY OPERATION AT THE SITE. THE SITE SHOULD BE POLICED DAILY TO REMOVE ANY LITER OR DEBRIS.
- MATERIAL STOCKPILES THAT ARE IN PLACE FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED WITH VEGETATION MULCHING, EROSION CONTROL BLANKETS, AND OTHER MEASURES THAT ARE NECESSARY TO PREVENT THE DISCHARGE OF SEDIMENT FROM PROJECT SITE.



LOT VIEW PLAN
0 25 50 100
1" = 100'



REFERENCE:

- ASSESSORS MAP 34, PARCEL 3
- PLAN BOOK 103, PAGE 99
- PLAN BOOK 143, PAGE 51

FLOOD ZONE:

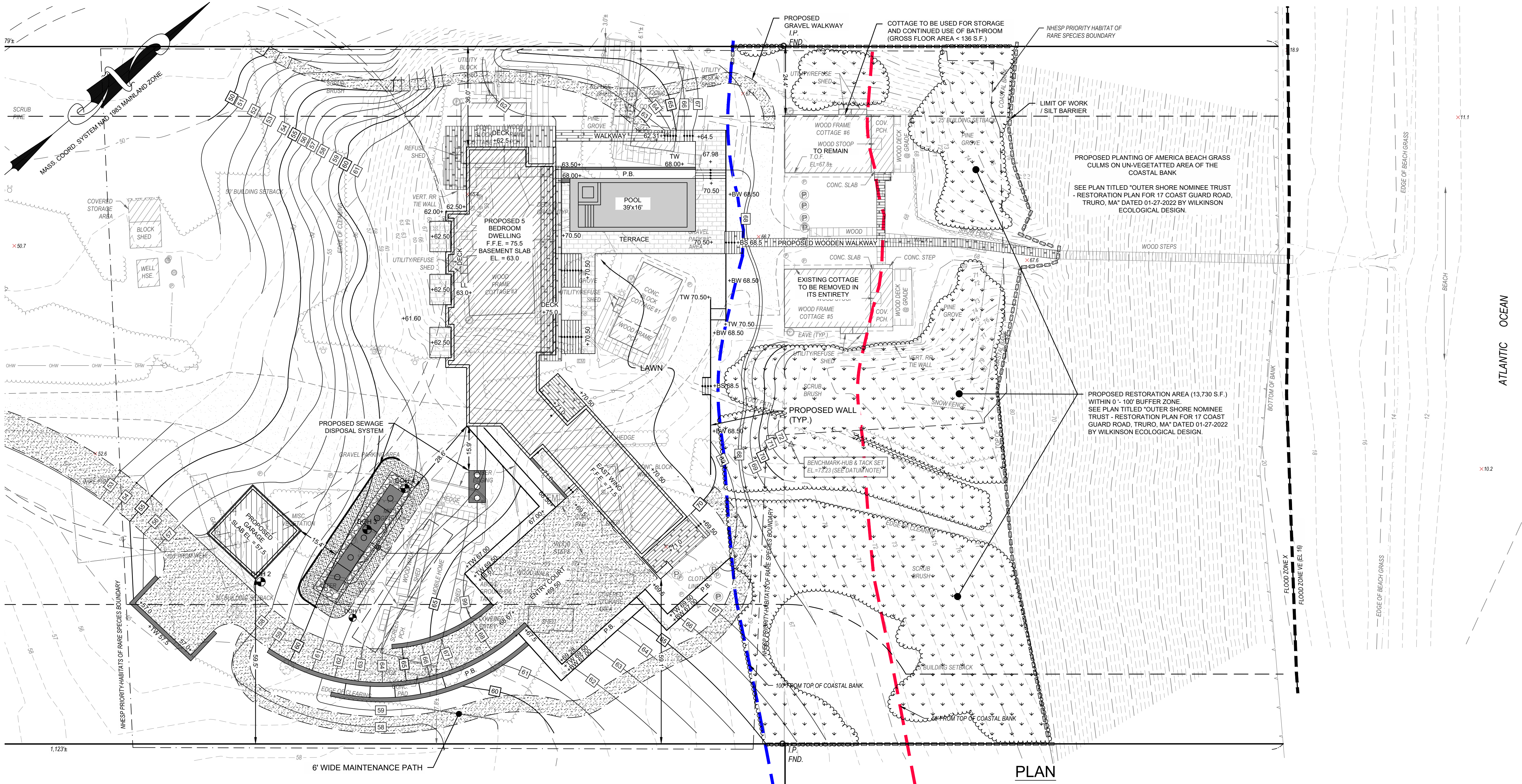
FLOOD ZONE VE (EL 16) AND ZONE X SHOWN ON THIS DRAWING ARE A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #25001C0137J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED TO VERIFY LOCATION OF THESE BOUNDARIES WITH THE DESIGNATED COMMUNITY FLOODPLAIN MANAGERS AND/OR FEMA PRIOR TO SITING ANY PROPOSED STRUCTURES.

DATUM:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

COTTAGE #6 UTILITY NOTE:

- EXISTING WATER SERVICE TO REMAIN.
- EXISTING ELECTRIC SERVICE TO REMAIN.
- EXISTING CESSPOOL SHALL BE ABANDONED IN ACCORDANCE WITH TITLES 6 AND 80H REQUIREMENTS. PLUMBING CONNECTED TO THE EXISTING CESSPOOL SHALL BE CONNECTED TO A NEW SEPTIC SYSTEM USING 4" SCH 40 PIPING. THE 4" SCH 40 PIPING SHALL BE FIELD-LOCATED AT THE WEST SIDE OF COTTAGE#6 WITHIN A 1-FOOT WIDE TRENCH.



PLAN
0 10 0 20 30 40 50 60
1 inch = 20 ft.

LEGEND

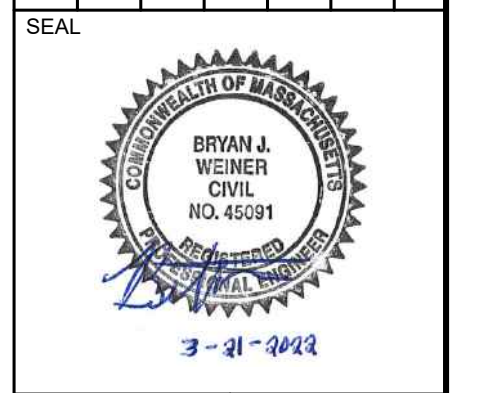
- BOUND
- IRON PIPE
- SEPTIC MANHOLE
- WATER GATE
- IRRIGATION
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- PROPANE TANK
- POST
- MISC. SIGN
- WIRE/SNOW FENCE
- SPLIT RAIL FENCE
- STOCKADE FENCE
- UNDERGROUND ELECTRIC SERVICE
- ELECTRIC SERVICE
- CONTOUR
- SPOT ELEV.
- CONIFER TREE
- DECIDUOUS TREE

PERMIT PLAN
NOT FOR CONSTRUCTION

KIMBERLY LANE (PAPER ROAD)
PLAN BOOK 143 PAGE 51



NO.	DATE	REVISION	BY



OUTER SHORE NOMINEE TRUST
17 COAST GUARD ROAD
TRURO, MA

PLAN SHOWING PROPOSED DWELLING AND SITE IMPROVEMENTS

PROJECT: 17 COAST GUARD ROAD TRURO, MA
SHEET TITLE: PLAN SHOWING PROPOSED DWELLING AND SITE IMPROVEMENTS
SCALE: 1" = 20'
DRAWING FILE: C19600-CIV
DATE: 03-18-22
DRAWN BY: DAV
CHECKED BY: BJW

C2.1.2
1 OF 1 SHEETS
PROJECT NO. C19600.00

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TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 23, 2022 – 4:30 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Anne Greenbaum (Chair); Steve Sollog (Vice Chair); Jack Riemer (Clerk); R. Bruce Boleyn; Paul Kiernan; Rich Roberts; Ellery Althaus

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Planning Department Administrator Liz Sturdy; Select Board Liaison John Dundas; DPW Director Jarrod Cabral

Remote meeting convened at 4:32 pm, Wednesday, February 23, 2022, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and is being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Board Members introduced themselves.

Public Comment Period

Public comment, for things not on the agenda, was opened by Chair Greenbaum who recognized Ms. Amy Wolff of North Pamet Road. Ms. Wolff thanked Chair Greenbaum and the Planning Board for the presentation last night at the Select Board meeting and the good work that the Planning Board is doing.

Planner Report

Town Planner/Land Use Counsel Carboni reported that there is no Walsh property meeting tonight.

Chair Report

Chair Greenbaum reported that she presented last night at the Select Board meeting, and it went well. Select Board Member Susan Areson is coordinating a meeting among the respective chairs of the Planning Board, ZBA, and Housing Authority to discuss housing in Truro and how to do it effectively.

Regarding Annual Town Meeting (ATM) Articles, the draft language for potential Articles is due to Assistant Town Manager Kelly Clark next Thursday prior to public hearings. These will be included in the Select Board's packets for their meeting on March 8, 2022. Once these are reviewed by the Select Board at that meeting, the potential Articles will be referred to the Planning Board and ZBA for public hearings. The Planning Board's public hearings are scheduled for March 9, 2022, and March 16, 2022. The goal this evening is to know what Articles will be going to ATM but not in final form.

Chair Greenbaum reviewed the Articles list and checked off 10.2 Purpose as that draft was ready to go.

Chair Greenbaum said that, then recognized DPW Director Cabral for:

Board Action/Review

Chair Greenbaum recognized DPW Director Cabral who then gave a presentation on ways the Town is addressing stormwater issues. DPW Director Cabral highlighted the following:

- Current processes dealing with stormwater issues
- Monitoring of the catch basins, waterways, and culverts
- “Hot spots” around Town (Beach Point, Coast Guard Beach, Old County Road, Pond Road, Truro Center Road, beach parking lots, etc.)
- Inclusion of required Designs for Stormwater Management Techniques with federal and regional entity partners (EPA, Cape Cod Commission, etc.) for all environmental projects
- Chapter 90 process
- Grant opportunities
- Necessity for stormwater management infrastructure
- Considerations include: 1-in-100-year storms, snow, heavy rain, storm surge, low roadways, etc.
- Collaboration occurs with DPW, Board of Health, and Conservation Commission

DPW Director Cabral completed his presentation and answered a question about Department of Transportation (DOT) from Member Kiernan regarding stormwater runoff on Route 6, Highland Road, and Longnook Road.

Chair Greenbaum recognized Gary James, of James Engineering, Inc., who commented that the Stormwater Standards are going to be modified according to the state.

Chair Greenbaum recognized Member Riemer who asked if the Town had adopted “**complete streets**”. DPW Director Cabral replied that the policy was drafted in 2017 and must be submitted to DOT to see if it meets current standards. DPW Director Cabral will forward a copy to Member Riemer.

Chair Greenbaum recognized Member Riemer who read aloud a prepared statement regarding his position on the Select Board’s 2022 Values, Goals & Objectives and noted that the Planning Board and Select Board are aligned with those. Member Riemer made the case of the importance of a Bylaw to address the stormwater issues in Town. With Chair Greenbaum’s permission, Member Riemer presented specific pages of the 2021 Pond Village Water Assessment Report which supported the need for a Bylaw. Chair Greenbaum also instructed Member Riemer to prepare a brief presentation for the March 8, 2022, public hearing on the Planning Board’s calendar. Town Planner/Land Use Counsel Carboni noted that DPW Director Cabral and the Town has been working on these issues for years. Town Planner/Land Use Counsel Carboni also opined that the Planning Board should not rush to draft a Bylaw prior to Town Meeting without providing DPW Director Cabral ample time to review his body of work and adherence to current DOT regulations. Chair Greenbaum said that she believed it was an opportunity to take a large amount of work prepared by the Planning Board and to collaborate with DPW Director Cabral, the Conservation Commission, and Board of Health to create a good Bylaw.

Chair Greenbaum recognized Member Roberts who commented that his concern is that the draft Bylaw touches on issues related to development by private parties in Town. There is a sense of urgency so he

asked if it is possible to distribute the draft Bylaw to DPW and the Conservation Commission to see what they would say.

Chair Greenbaum recognized Member Kiernan who said that he concurred with Member Roberts.

Chair Greenbaum recognized Member Riemer who asked Mr. James to comment on how well put the draft Bylaw is based upon his experience. Mr. James said it was a good draft Bylaw and that he agreed with Members Roberts and Kiernan and assumed that the other Boards would have no other comments.

Chair Greenbaum recognized Town Planner/Land Use Counsel Carboni who cautioned that the Members should not speculate on how other Boards would feel or comment on the draft Bylaw as this is the opposite of how this process should work. Town Planner/Land Use Counsel Carboni also noted that the other Boards, as well as the public, should have an opportunity to review the draft Bylaw and provide input.

Chair Greenbaum recognized Member Althaus who thanked Member Riemer for his work. Member Althaus commented that he agreed with Town Planner/Land Use Counsel Carboni that other Boards may have other ideas which the Planning Board may not foresee. Member Althaus said that he favored a delay to give the DPW, the Conservation Commission, and the Board of Health time to review and comment without rush.

Chair Greenbaum recognized Member Roberts who reiterated that he would like to distribute the draft Bylaw to weigh in on it, and if there were other comments, he would support delaying moving forward.

Chair Greenbaum recognized Town Planner/Land Use Counsel Carboni asked the Members if this draft Bylaw was a General Bylaw or a Zoning Board Bylaw. She also asked if the Planning Board had identified the "Reviewing Agent" under the draft Bylaw. Member Riemer who replied that this would be a General Bylaw and Chair Greenbaum noted that the "Reviewing Agent" would be discussed this evening.

Chair Greenbaum recognized Member Kiernan who said that he would like to get comments from the Select Board on the draft Bylaw as well.

Chair Greenbaum commented that she understood that the Members saw the value of the draft Bylaw and the desire to keep the draft Bylaw moving forward with the understanding that there needs to be input from the other entities. The letter will be sent out tomorrow and the draft Bylaw may have to be pulled back.

Chair Greenbaum then led the discussion on the details of the draft Stormwater Bylaw. Members discussed the following topics:

- Definition of a "construction site"
- Source of the 5,000 square foot reference (copied from the Eastham Bylaw)
- Who could be the Reviewing Agent? (Select Board, appointed individual, Planning Board, DPW Director, Conservation Commission, or a combination of two?)
 - Would the charge of the Conservation Commission have to be changed to be the "Reviewing Agent"?
- Land disturbance activity of 10, 000 square feet (or more)

Chair Greenbaum announced that she would get the letter, along with the draft Bylaw, out tomorrow to DPW Director Cabral and Health/Conservation Agent Emily Beebe for comments and input.

Chair Greenbaum then returned to the discussion on the potential Bylaws for 2022 Annual Town Meeting (ATM). Chair Greenbaum then recognized “Brenda” (no last name or address indicated) who said that she appreciated the Members efforts, and she will provide her input to Town Planner/Land Use Counsel Carboni.

Highlights of the discussion among Members included:

- Streets in Approved Subdivisions
 - Definitions of a “**street**” and “**constructed street**”
 - Requirement that streets be shown on an approved and recorded Subdivision Plan
 - Recorded in the Barnstable County Registry of Deeds
 - Standards for buildable lots
 - Safety considerations for the public
 - How would this definition be applied to a road deemed a permissible road but not constructed all the way through?
 - Requirement for an owner to apply for relief from the ZBA
 - Planning Board’s ability to communicate to the public what the proposed changes are
 - How would different scenarios play out based upon the condition of the road?
 - Building Commissioner’s ability to approve a building permit in situations where zoning relief would be sought from the ZBA
 - Does the Planning Board want to require that the street be constructed?
 - Does the Planning Board want to require that it is an approved and recorded street?

Chair Greenbaum recognized Chris Lucy who clarified what the question is in front of the Members using examples of Rose Hill Lane (never constructed) and Sylvan Lane (never constructed) in accordance with the Subdivision Control Law.

Town Planner/Land Use Counsel Carboni observed that not everyone would be in favor of paving every road as it would change the character of the Town. Member Riemer commented that the requirement of the amount of pavement for roadway in a subdivision is based upon the number of lots.

Town Planner/Land Use Counsel Carboni recommended that the removal of obstacles for a property owner in an approved subdivision to build on that lot such as not requiring an appearance in front of the ZBA.

Vice Chair Sollog commented that it was the concept to divide the design standards within the Bylaw with the definitions. Vice Chair Sollog said that he found Member Kiernan’s revision accommodates Town roads and roads within the approved and recorded subdivisions.

Member Riemer pointed out that currently in the Subdivision Rules & Regulations if an owner does not build within two years that owner can’t build.

Member Kiernan said that Sylvan Lane is now a legal subdivision and only one lot has not been built. He added that people are under the incorrect impression that they had to build a 40’ paved road; however, the ZBA could still review to ensure that the road is not unsafe.

Town Planner/Land Use Counsel Carboni said that her question to the Planning Board is whether the Planning Board wants to clarify that if the road is unpaved and not built out there is a trip to the ZBA or does the Planning Board want to change it to allow for construction on lots in an approved subdivision without a trip to the ZBA and without paving the entire length of the road.

After further discussion, Chair Greenbaum concluded that there were three options for the draft Bylaw:

- Include the Subdivision Design Standards in the ***“street”*** definition
- Use the definition language that Member Kiernan suggested ***“Streets constructed IAW Subdivision Rules & Regulations at that time shown with an approved Subdivision Plan signed by the Truro Planning Board, and registered with the Barnstable County Registry of Deeds, are deemed acceptable for frontage.”***
- Do nothing.

Without taking a formal vote, Chair Greenbaum announced that Member Kiernan’s suggested language above will be incorporated into the draft Bylaw. Town Planner/Land Use Counsel Carboni commented in the affirmative.

Chair Greenbaum led the discussion on the Development Agreement and noted that Member Kiernan has been working on. Member Kiernan made a brief overview and said that this could be applied to the Walsh property. Citing the Cape Cod Commission’s (CCC) example, with an additional four words, Member Kiernan said that this would be useful between the Town and the CCC. The referral to the CCC is a mandatory referral and Member Kiernan read aloud the CCC’s Development Agreement model.

Chair Greenbaum asked Town Planner/Land Use Counsel Carboni if the Town can enter a Development Agreement as a developer. Town Planner/Land Use Counsel Carboni said that Development Agreements are generally between a developer and a municipality, but the CCC can be a party to it. Town Planner/Land Use Counsel Carboni added that there is a public planning process going on with the Walsh property and plans will be submitted at Town Meeting for approval so there is already transparency regarding the Walsh property. Town Planner/Land Use Counsel Carboni opined that it doesn’t make much sense for the Town to a community and a qualified applicant. Chair Greenbaum asked if the Development Agreement could be between the Town and the CCC and Town Planner/Land Use Counsel Carboni said that she would have to check with the CCC.

Chair Greenbaum commented that a Development Agreement between the Town and a developer could lead to more creative ways for the Town could negotiate with the developer things such as denser building than current zoning allows, more open space possibilities, and allow phasing over time. Town Planner/Land Use Counsel Carboni said that a Development Agreement allows what normally would not be allowed but it would be a mechanism to obtain bargain and benefit for the Town. Member Riemer asked if this would be considered a ***“quid pro quo”*** and Chair Greenbaum replied that this would be more of a ***“win-win”*** for the Town and the developer.

Before moving forward with the Development Agreement, Town Planner/Land Use Counsel Carboni said she will check with the CCC regarding the added language about Town Meeting approval to see if it is consistent with their regulations and Chair Greenbaum agreed. Chair Greenbaum thanked Member Kiernan for his work.

Chair Greenbaum asked the Members if the potential numbered Bylaws #1-#7 were okay to send to the Select Board for their input and return to the Planning Board to hold public hearings. After a favorable simple “up or down” vote from the Members, Chair Greenbaum announced that those suggested Bylaws will move forward to the Select Board for approval to hold public hearings.

Chair Greenbaum then led the discussion on the Duplex Bylaw Revision with the Members. Chair Greenbaum reviewed the revised portions and addressed the following questions/comments:

- Application process (ZBA or Planning Board)
- Inclusion of the Water Resource Protection District
- Changing the required minimum lot size
- Size of building to 3,600 SF for new construction
- Conversion of a single-family dwelling
 - The two units will not be larger than a combined 3,600 total SF
- Unit year-round rental lease requirements versus seasonal units to avoid Airbnb situations
 - Two units: owner-occupied for year-round living and one-unit year-round rental
 - Prohibits owner-occupied unit to lease weekly during summer season or for any short-term rental opportunities.

Town Planner/Land Use Counsel Carboni stated that identifying units with short-term rentals is not a problem, but enforcement could be an issue. She also expressed concern for the prohibition of an owner renting a unit for short-term rental ever. She added that if short-term rentals would be prohibited that it should be in a Bylaw, so it is clear to the Town and property owners.

Chair Greenbaum summarized that that this can be either two units with 12-month leases or an owner-occupied unit and one unit a 12-month lease.

Member Riemer made a motion to adjourn the meeting at 7:24 pm.

Member Boleyn seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff