

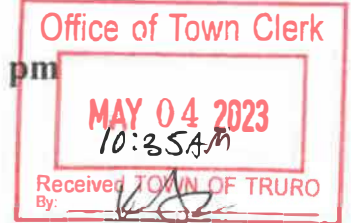


# Truro Planning Board Agenda

## Remote Meeting

Wednesday, May 10, 2023 – 5:00 pm

[www.truro-ma.gov](http://www.truro-ma.gov)



### Open Meeting

This will be a remote public meeting. Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at [1-866-899-4679](tel:1-866-899-4679) and entering the access code [543-874-133#](tel:543-874-133#) when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting, please lower or mute your volume. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov).

Meeting link: <https://meet.goto.com/543874133>

### Public Comment Period

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

#### 1. Planner Report

#### 2. Chair Report

#### 3. Minutes

- ♦ March 1, 2023
- ♦ March 22, 2023

### Temporary Sign Permit Application

**Genevieve Morin – Truro Yoga**, requesting one (1) sign, 3' x 2', to be located next to Snow's Park from May 30<sup>th</sup> through September 27<sup>th</sup>. The signs will be installed on Fridays and removed on Sundays.

### Public Hearings – Continued

**2023-001/SPR – Ebb Tide on the Bay Condominiums**, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District. [Material in 2/8/2023, 2/22/2023, and 4/26/2023 packets] {New material included in this packet}

**2023-003/SPR Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee** for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). Applicant seeks Residential Site Plan approval of construction unauthorized by building permit and for further expansion of dwelling in Seashore District. **[Material in 4/26/2023 packet] {New material included in this packet}**

**Public Hearing – New**

**2023-004/SPR Susan Hanway** for property located at 59 South Pamet Road (Atlas Map 51, Parcel 51). Applicant seeks Residential Site Plan approval for conversion of existing dwelling into a Habitable Studio and construction of a new dwelling in Seashore District.

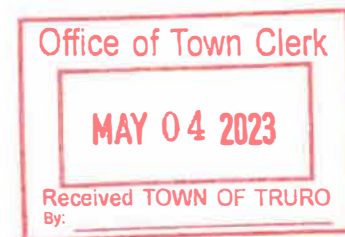
**Discussion of Warrant Articles**

**Site Visit:** Tuesday, May 9, 2023 at 3:00 pm; 538 Shore Road (Ebb Tide)

**Next Meeting:** Wednesday, May 24, 2023 at 5:00 pm

**Work Session:** Wednesday, June 28, 2023 at 5:00 pm

**Adjourn**



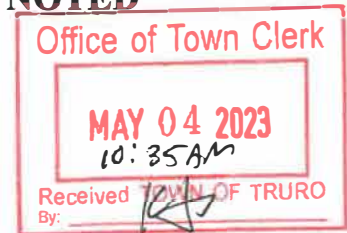




# Truro Planning Board Agenda

Tuesday, May 9, 2023

## SITE VISIT TIME AND LOCATION AS NOTED



### Site Visit

In advance of a remote public hearing on Wednesday, May 10, 2023, the Planning Board will conduct the following site visit at the time and location noted below regarding vehicular turning movements onto Shore Road:

### Tuesday, May 9, 2023:

#### 3:00 pm – 538 Shore Road (Ebb Tide)

**2023-001/SPR – Ebb Tide on the Bay Condominiums**, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District.

## STAFF MEMORANDUM

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To: Truro Planning Board  
From: Barbara Carboni, Town Planner/Land Use Counsel  
Date: May 9, 2023  
Re: May 10, 2023 meeting

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**2023-001/SPR– Ebb Tide on the Bay Condominiums, 538 Shore Road.** Applicants seek Commercial Site Plan Approval for relocation/reconstruction of three residential structures and related modifications to site on property located in Beach Point Limited Business District.

*Update: A Revised Parking Plan has been submitted by the applicant. It depicts eight parking spaces (one eliminated from the nine originally proposed); a bike rack location; and wheel stops as requested by the Board.*

*The Board requested draft conditions. Proposed:*

- All construction on the Property, including materials, shall conform to the plans referenced herein. No additional construction is permitted unless authorized by amendment to this Site Plan Approval, or deemed by the Building Commissioner to be de minimis.
- All uses of the Property shall be in strict conformity with the Town of Truro Zoning Bylaw.
- The applicant shall obtain a variance from parking requirements contained in the Zoning Bylaw, and any other zoning relief deemed necessary by the Building Commissioner or the Zoning Board of Appeals.
- The applicant shall obtain any necessary permits or other approvals from the Board of Health.
- The applicant shall obtain any necessary permits or other approvals from the Conservation Commission.
- All lighting shall be installed and maintained so as to comply with the Truro of Truro Outdoor Lighting Bylaw, Chapter IV, Section 6 of the General Bylaws.
- Prior to issuance of a Certificate of Occupancy for any residential structure, applicant shall submit to the Building Commissioner complete, stamped As-Built Plans for that structure confirming that the dimensions of the dwelling conform to this Decision. No Certificate of Occupancy shall issue until the Building Commissioner finds that the residential structure as built conforms to the requirements of this Decision.

**2023--3/SPR Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee, 12 Ocean Bluff Lane.** Applicants seek Residential Site Plan Approval of construction unauthorized by building permit and for further expansion of dwelling in Seashore District

Prior proceedings and existing conditions

The lot is nonconforming as to area (per Assessor's record, 2.57 acres; per 2017 site plan, 2.69 acres, where 3 acres required) and nonconforming as to frontage, according to the 2018 Planning Board decision and according to a related ZBA decision dated November 1, 2017 (citing "lack of frontage issue")(included in applicant's packet). The original dwelling was nonconforming as to setback from the front lot line.

The submitted "Architectural Site Plan, Rowe Jacobson, 12 Ocean Bluff, North Truro MA" dated 9/7/22, latest revision 12/21/22, A020, depicts Ocean Bluff Lane as a "Private Driveway" traveling over what appears to be National Seashore property parallel to the 12 Ocean Bluff property line. That is, the 12 Ocean Bluff property does not appear on this plan to have frontage on Ocean Bluff Lane. Separate driveways are depicted from Ocean Bluff Lane to the studio and the principal dwelling over Seashore property. The National Seashore does not appear to object to the driveway to the principal dwelling (referring to it as "pre-existing"). See footnote 3. Other submitted plans appear to show the property as having frontage directly on Ocean Bluff Lane.

On May 23, 2018,<sup>1</sup> the Planning Board issued a Site Plan Review Decision approving the removal of an existing cottage; construction of a new dwelling; and construction of a garage/habitable studio structure on the property. See 2018 decision at pp. 1-2.<sup>2</sup>

Evidently, existing conditions and landscape plans submitted to the Board during its 2017-2018 review depicted a "short driveway to the habitable studio," in addition to a driveway serving the principal dwelling. See Decision at p. 2 (and consistent with the Architectural Site Plan referenced above). The Decision states that "the applicant did not receive written permission from the National Park Service" to build the separate driveway to the habitable studio. The Decision further states that a "Supplemental Driveway and Landscape Plan, 12 Ocean Bluff Lane, L1.0" (Supplemental Plan) had subsequently been submitted, showing "the new location of the driveway, new parking layout and new landscape plan." Decision at p. 4. This Supplemental Plan, which was submitted to the Board in the current application, depicts a single curb cut and driveway adjacent to the principle dwelling, with an interior driveway at the rear of the property serving the habitable studio/garage. The Supplemental Plan was approved by the

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<sup>1</sup> The Site Plan Review Decision provides a Decision Date of "December 6, 2017; May 23, 2018," and there are references in the Decision to "reopening" the hearing on May 23, 2018. It is not clear from the Decision what transpired to cause the hearing to be reopened.

<sup>2</sup> The Zoning Board of Appeals granted a special permit for the project on October 30, 2017. See 2018 Planning Board decision at p.3.

Board as part of the 2018 Decision. However, the separate driveway to the habitable studio continues to exist on the ground.<sup>3</sup>

The new principal dwelling and habitable studio were constructed in 2018. As a baseline, the square footage approved for these structures in the 2018 Planning Board and ZBA decisions must be determined. A "Site Plan of Land in Truro as prepared for Kenneth S. Kuchin Depicting Proposed Conditions," dated October 2017 (evidently approved in the Decision; included in the applicant's packet), provides a "Proposed Gross Floor Area" of 1,181 square feet for the new dwelling, and 660 square feet for the studio (total approved gross floor area of 1,841 square feet for the property). This is consistent with the "Prior Approval" square footage in the applicants' submitted Zoning Table.<sup>4</sup>

Next, it must be determined what was in fact constructed. Typically, an existing conditions plan would be submitted with the application, including on the plan a zoning table that would provide, dimensional information for the lot and each structure. In this case, the applicants have submitted a separate zoning table prepared by applicant's counsel, and have requested a waiver of the Bylaw requirement of an existing conditions plan with zoning information (see discussion below).

The applicant's Zoning Table indicates an "Existing" square footage of the principal dwelling of 2,141 square feet: 1,483 square feet constructed on the 1st floor (302 square feet more than approved), and 658 square feet of habitable space constructed in the basement (none originally approved). The Zoning Table further provides an existing Gross Floor Area of 670 square feet for the studio (consistent with what was approved), for a total existing gross floor area on the property of 2,811 square feet.

### Proposed Project

The current applicants purchased the property following the above approvals and construction. They seek to add 458 square feet of additional habitable area in the basement, and 299 square feet of additional area on the 1st floor (757 total additional square feet) for a total proposed gross floor area on the property of 3,568 square feet.<sup>5</sup> The proposed additional areas of the dwelling are depicted on the plan "Main House Area Study, Rowe Jacobson, 12 Ocean Bluff, North Truro MA," latest revision 12/21/22, Sheet A030. Again, typically, a proposed conditions plan would

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<sup>3</sup> The Park Service has submitted comment referencing the driveways crossing federal land, and stating its position that the Town lacks authority to allow such driveway. See email dated April 25, 2023.

<sup>4</sup> The Zoning Table is a separate document prepared by applicants' counsel. See Site Plan Review Waiver Requests at p.2. The applicants have submitted a number of plans, some of which indicate square footage of existing rooms, but none of these plans contain a zoning table or other summary of total gross floor area.

<sup>5</sup> A building permit was recently issued to construct a hot tub on one of the deck areas.

be provided with the application, including a zoning table. The applicants seek a waiver (see below).

Although the current owners are not responsible for existing construction in excess of the 2018 ZBA and Planning Board approvals, the increased square footage they propose would bring the total gross floor area to 1,727 square feet more than what was originally approved. As this combined construction exceeds 1,000 square feet, Site Plan Review is required under the Bylaw.

#### Waiver of Submission Requirements

The applicants have submitted requests for waiver of the Bylaw requirements of 1) Site Plans prepared by an engineer or surveyor for existing conditions; 2) Site Plan prepared by an engineer or surveyor for proposed conditions; 3) zoning information on an existing conditions plan; 4) zoning information on a proposed conditions plan; 5) delineation of Massachusetts Natural Heritage/Endangered Species Act jurisdiction; and 6) delineation of limit of work. See Site Plan Review Waiver Requests. These waivers may be granted at the discretion of the Board.

The applicants cite as grounds for waivers the delay entailed in hiring a surveyor or engineer. The applicants further suggest that "the existing stamped plans, new architectural drawings, and zoning information table, together, provide sufficient information to allow the Planning Board to review the proposed addition, as well as the changes made by the previous owner." The applicants further state that "[w]ith regard the zoning table, the applicant's attorney has prepared a new zoning table, as a separate document, based upon the plans filed with the Building Department and the new architectural floor plans."

Without commenting on the ability of any *particular* attorney to prepare a zoning table based on plans prepared by an architect, engineer or surveyor, a practice of accepting an attorney-prepared zoning table as a substitute for one prepared by the usual professionals would seem unsound. At the same time, the Board could conclude that the information provided in this application is a sufficient basis upon which to conduct Site Plan Review. If the Board decides to waive the submission of site plans containing zoning information, it will be critical to condition the issuance of a certificate of occupancy upon confirmation by the Building Commissioner that what is constructed conforms to approved dimensions, through the submission and review of stamped as-built plans.

#### Review Criteria

The application includes adequate responses regarding the project's satisfaction of the Review Criteria.



# TOWN OF TRURO

## PLANNING BOARD

Meeting Minutes

March 1, 2023 – 4:00 pm

### REMOTE PLANNING BOARD MEETING

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

**Members Absent:** Caitlin Townsend

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; Select Board Liaison John Dundas; William Rogers (Engineer/Surveyor for Henry and Josephine Yurek – Applicants and Julianne Britt and Robert M. Nelson – Applicants)

Remote meeting convened at 4:02 pm, Wednesday, March 1, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

### Public Comment Period

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

### Planner Report

None

### Chair Report

Chair Greenbaum announced a public hearing on March 29, 2023, at 5 pm, to hear three zoning Warrant Articles regarding the Duplex Bylaw, the Street Definition Bylaw, and the House Size Bylaw.

### Minutes

None

### Board Action Review (Continued)

**2023-001/ANR - Henry and Josephine Yurek** seek approval of Form A -Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 29 Sylvan Lane, Truro MA, Atlas Map 43, Parcel 98, Registry of Deeds title reference: Book 14561, Page 041.

and

**2023-002/ANR-Julianne Britt, c/o Henry and Josephine Yurek** seek approval of Form A-Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 6 Nelson Drive, Truro MA, Atlas Map 43, Parcel 181.

Chair Greenbaum recognized Mr. Rogers who provided information on these matters. Following Mr. Rogers' presentation, a brief discussion ensued among Members and Mr. Rogers regarding the following highlighted topics: setbacks, conforming and non-conforming lots, the inaccuracy of Town property cards when compared to Mr. Rogers' survey, adequate frontage, and the removal of an interior line.

**Member Kiernan made a motion to approve the ANR for 2023-001/ANR regarding 29 Sylvan Lane and the ANR for 2023-002/ANR regarding 6 Nelson Drive.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Chair Greenbaum – Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan - Aye**

**Vice Chair Roberts - Aye**

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

#### **Housing Coordinator Position – Discussion and Vote**

Chair Greenbaum announced prior to this discussion that the Members would not take a vote regarding a proposed Housing Coordinator position.

Chair Greenbaum and the Members discussed Town Planner and Land Use Counsel Carboni's draft memorandum advocating the need for a Housing Coordinator. Members unanimously voiced their support for the position as it is critical to solving the Town's housing challenges.

#### **Discussion, Identification of Potential Topics for Future Work, including but not limited to**

Chair Greenbaum and Members identified topics which they felt were important to consider in the next several months. Highlighted potential topics included: a Clean Fill Bylaw, another review of Lot Coverage, a Lot Clearing Bylaw, a Development Agreement Bylaw, amending the Flood Plain Bylaw to allow elevation of the house but not increase living space, coastal erosion, construction in coastal zones, revisit condominium conversion and how it fits into the Zoning Bylaw, the vital need to identify a Town public water site, Undersized Lots Bylaw, and Town regulatory board priorities.

Chair Greenbaum led the discussion among the Members and Town Planner and Land Use Counsel Carboni regarding the cut-off for the materials from Applicants and other interested parties going to the



Planning Board. Members discussed a potential policy to encourage Applicants to submit all materials relevant to their application perhaps at least 48 hours prior to their hearing or the Planning Board could postpone or continue the hearing to the next meeting date. Chair Greenbaum also noted that last minute material submissions from Applicants caused a burden upon Town staff to collect and distribute the materials to the Members prior to the hearing. This could also adversely impact the Members who would have to absorb the information just prior to the scheduled hearing. Members concluded the discussion by agreeing to gather input from Planning Department Administrator Liz Sturdy prior to a vote and implementation of a policy.

Prior to the end of the meeting, Chair Greenbaum announced that the House Size Bylaw was on this evening's agenda but that there is a citizen petitioned Bylaw that will be reviewed at an upcoming hearing on March 29, 2023, so she did not want to duplicate the discussion. Chair Greenbaum also noted that she had not yet read the citizen petitioned Bylaw.

**Member Riemer made a motion to adjourn the meeting at 4:59 pm.**

**Member Althaus seconded the motion.**

**Roll Call Vote:**

**Chair Greenbaum – Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Kiernan – Aye**

**Member Riemer – Aye**

**Vice Chair Roberts - Aye**

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers", with a stylized flourish at the end.

Alexander O. Powers

Board/Committee/Commission Support Staff



# TOWN OF TRURO

## PLANNING BOARD

Meeting Minutes

March 22, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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

### **Members Absent:**

**Other Participants:** Town Planner/Land Use Counsel Barbara Carboni; Christopher J. Snow (Attorney and Applicant); Ben Zehnder (Attorney Representing Abutters: Marie Belding and Callinan); Pat Callinan (Abutter to Applicant); Darrell Shedd (Zoning Board of Appeals Member)

Remote meeting convened at 5:00 pm, Wednesday, March 22, 2023, by Chair Greenbaum who announced that this was a remote public meeting aired live on Truro TV Channel 18 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Vice Chair Roberts announced that he will depart tonight's meeting at approximately 6:15 pm.

### **Public Comment Period**

Public comment, for items not on the agenda, was opened by Chair Greenbaum.

Chair Greenbaum recognized Member Riemer who said the Board of Health's Stormwater Bylaw will be ready for a fall Town Meeting this year. Member Riemer requested that the Planning Board collaborate with the Board of Health on the Stormwater Bylaw.

Chair Greenbaum departed the meeting unexpectedly and Vice Chair Roberts led the meeting until her return.

### **Planner Report**

Town Planner and Land Use Counsel Carboni reported that there will be several Zoning Board of Appeals and Planning Board related Articles to present at the fall Town Meeting. The Housing Coordinator position may be part of a petitioned Article and it was discussed at last night's Select Board meeting. Town Planner and Land Use Counsel Carboni provided an update to in-person meetings in the Commonwealth. The decision is currently with the Massachusetts legislature.

### **Chair Report**

None

## **Minutes**

Vice Chair Roberts led the review of the minutes for January 11, 2023, for corrections or edits. Vice Chair Roberts commented that a vote appeared in the minutes that was in the incorrect spot. Town Planner and Land Use Counsel Carboni asked Vice Chair Roberts to send Chair Greenbaum with the correction prior to the Members' vote.

Chair Greenbaum rejoined the meeting and put the discussion of these minutes on hold until the next meeting. No vote taken.

Chair Greenbaum led the review of the minutes for January 18, 2023, for corrections or edits. On page 3, the word "in" was missing.

**Member Riemer made a motion to approve the minutes for January 18, 2023, as amended.**

**Member Kiernan seconded the motion.**

**Chair Greenbaum – Aye**

**Member Althaus – Abstained**

**Member Townsend - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan - Aye**

**So voted, 5-0-1, motion carries.**

## **Public Hearing (Continued)**

**2023-001/SPR - Ebb Tide on the Bay Condominiums**, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for a project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District.

Chair Greenbaum announced that she had found an email from Attorney Snow requesting a continuance in this matter until April 26, 2023, which is the day after Town Meeting. Should the Town Meeting continue on that date, the hearing will be further continued until May 10, 2023.

**Member Kiernan made a motion to continue the matter of 2023-001/SPR until April 26, 2023, at 4 pm.**

**Member Frazier seconded the motion.**

**Roll Call Vote:**

**Chair Greenbaum – Aye**

**Member Althaus – Aye**

**Member Townsend - Aye**

**Member Frazier – Aye**

**Member Riemer – Aye**

**Member Kiernan - Aye**

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

### **Warrant Article Discussion and Comments for Warrant**

Chair Greenbaum and Town Planner and Land Use Counsel Carboni reviewed the submitted comments by Town Counsel, DPW Director Jarrod Cabral, and Health and Conservation Agent Emily Beebe with the Members regarding the Street Definition. Vice Chair Roberts then reviewed the draft explanation accompanying the Street Definition with the Members.

Chair Greenbaum recognized ZBA Member Shedd who reviewed the proposed Warrant Article regarding House Size Article (§50.2.B.2 Building Gross Floor Area for the Residential District). Chair Greenbaum summarized that the intent of this proposed Warrant Article is to eliminate the option for Applicants to apply to the ZBA for extra space. A more detailed discussion ensued among Members, ZBA Member Shedd, and Town Planner and Land Use Counsel Carboni following ZBA Member Shedd's presentation. Members discussed a new explanation to accompany the proposed Article which will be prepared by Chair Greenbaum and ZBA Member Shedd. Town Planner and Land Use Counsel Carboni suggested that the Planning Board communicate directly with Assistant Town Manager Kelly Clark to confirm the procedural aspects of what the Planning Board wants to accomplish with this proposed Article.

Chair Greenbaum led the discussion on the draft revised Duplex Bylaw and reviewed the accompanying explanation with the Members.

After Chair Greenbaum reviewed the agenda for the next meeting, Members briefly discussed the status of the Stormwater Bylaw's currently being prepared by Town staff.

**Member Riemer made a motion to adjourn the meeting at 6:29 pm.**

**Member Kiernan seconded the motion.**

**Roll Call Vote:**

**Chair Greenbaum – Aye**

**Member Althaus - Aye**

**Member Frazier – Aye**

**Member Kiernan – Aye**

**Member Riemer – Aye**

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

# TOWN OF TRURO



# PLANNING BOARD

Office of Town Clerk

Paid \$ 75.00

MAY 02 2023

Received TOWN OF TRURO  
By: *[Signature]*

## Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00 (for each 30-day period)

Applicant Name: Genevieve Morin

Date: May 2<sup>nd</sup> 2023

Applicant Contact Information:

774.722.5149

Phone

PO box 1209 Truro

Mailing Address

trurovogue@gmail.com

Email

Number of Signs Requested: 1

Temporary Sign Dimensions:

- |     |        |               |       |               |
|-----|--------|---------------|-------|---------------|
| (1) | Height | <u>3 feet</u> | Width | <u>2 feet</u> |
| (2) | Height | _____         | Width | _____         |
| (3) | Height | _____         | Width | _____         |
| (4) | Height | _____         | Width | _____         |

Location(s) of Proposed Temporary Sign(s): snobs park / truro center  
across p from Jams.

Date(s) of the Event in Which the Sign is Intended:

5/30, 6/7, 6/14, 6/21, 6/28, 7/4, 7/11, 7/18, 7/25, 7/12, 7/19  
7/16, 7/23, 7/30, 8/6, 8/13, 8/20 and 8/27

Date When Sign(s) will be Installed:

Removed:

the Friday before class

after class on Sunday

Applicant Signature

*[Signature]*

Applicant Printed Name

Genevieve Morin

Date

May 2<sup>nd</sup> 2023

If sign(s) to be placed on private property, please have Owner print and sign name below:

Owner Signature

(which also authorizes the use of the property)

Date

Owner Printed Name

Planning Board Action: Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Conditions: \_\_\_\_\_

Board Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chair, Planning Board

2 Feet

Kuro Yoga

ALL-LEVEL

3 Feet

Sundays

9:30 AM

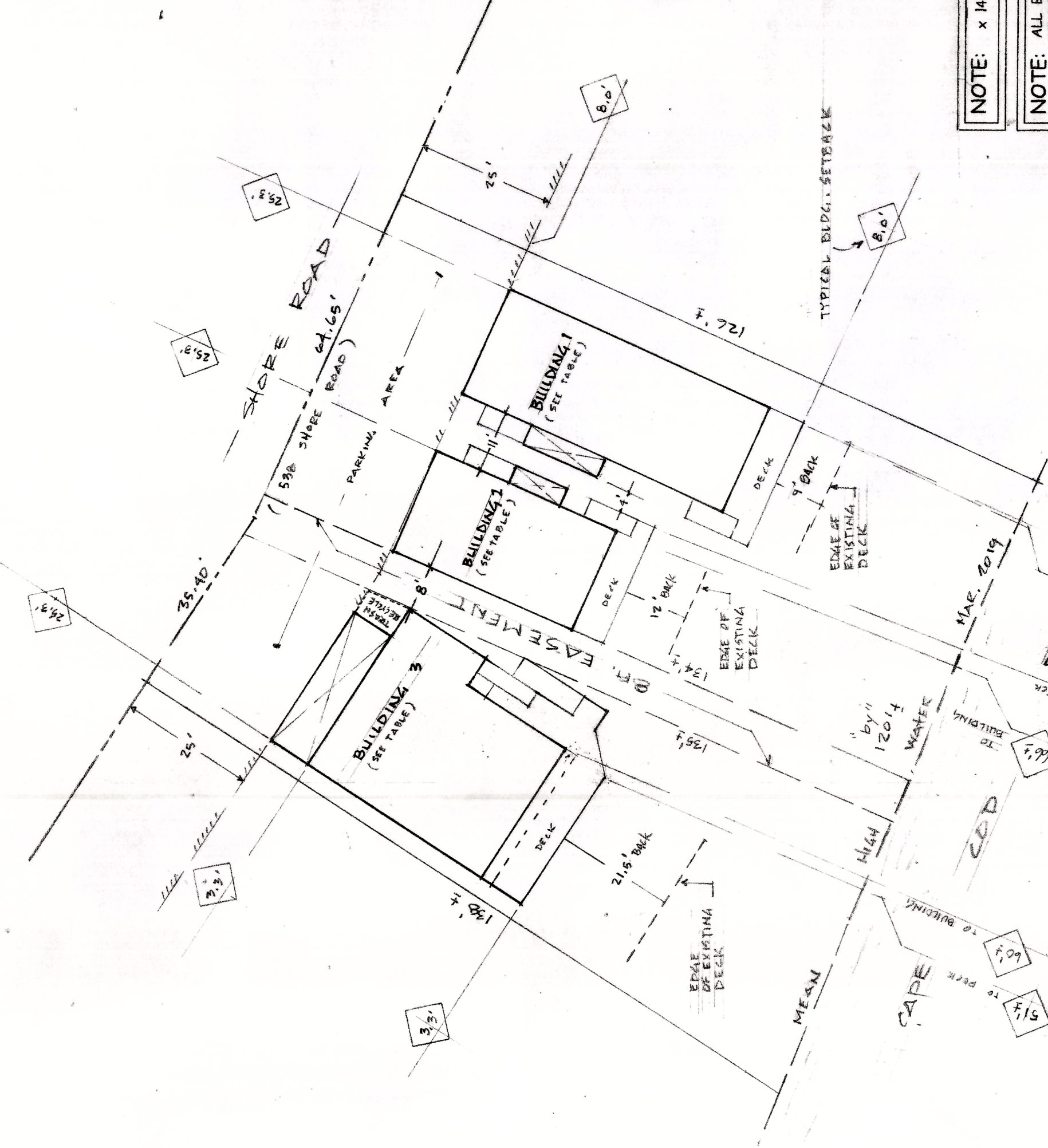
A Frame



538 Shore Road COMPARISON TABLE			
Building #3	Existing	Proposed	COMMENTS
Stories:	2	2	NO CHANGE
Building (Sq.Ft.): (FOOTPRINT)	1200	1102	REDUCTION OF 8% S.F.
Deck/s:	651	586	REDUCTION OF 6% S.F.
Covered Porch:	211	224	INCREASE OF 13% S.F.
Gross Floor Area* (Sq.Ft.):	1139 - 1 <sup>st</sup> Floor 877 - 2 <sup>nd</sup> Floor	1091 - 1 <sup>st</sup> Floor 826 - 2 <sup>nd</sup> Floor	REDUCTION OF 40% S.F.
*Per Section 10(4)-Definitions	Total = 2016	Total = 1917	TOTAL REDUCTION OF 5% S.F. = 4.1% *
Mean Ground Level* (Datum = 1988 NAVD) El. 9.39'		El. 10.49**	
*Per Section 10(4)-Definitions			
Peak Height:	El. 33.09'	El. 40.45' (+7.36')	INCREASE OF 1'-4"
First Floor:	El. 10.6'	El. 19.17' (+8.57')	INCREASE OF 8'-6"
Building Height*:	24.23' (24'-3")	29.95' (29'-11" + (+5.72'))	INCREASE OF 5'-9"
*Per Section 10(4)-Definitions			
			*Building = 21.28' (21'-3")
			*Pile Foundation = 8.67' (8'-8")
Sidewalk Setback* (East)			
At NW Corner:	1.91' (1'-11")	3.3' (3'-4") (+1.39')	INCREASE OF 1'-4"
At SW Corner:	2.37' (2'-3")	3.3' (3'-4") (+1.39')	INCREASE OF 1'-4"
*5 Ft. Per Story - 10 Ft. Req'd.			
Frontyard Setback (25 Ft. Req'd.):	40.06' (40'-1")	25 Ft. (-15.06')	REDUCTION OF 15'-0"
Distance From 2019 Mean High Water			
Building:	39'-1/2"	60'-1/2"	INCREASE OF 21'-0"
Deck:	30'-1/2"	51'-1/2"	
Number of Bedrooms:	Unit 3 = 2 Unit 4 = 1 Unit 5 = 2 Unit 6 = 1	2 1 = 6 Total 2 1	NO CHANGE
Number of Parking Spaces	8	4 = 1 Space per Unit	REDUCTION OF 4 SPACES

538 Shore Road COMPARISON TABLE			
Building #2	Existing	Proposed	COMMENTS
Stories:	1	1.5	INCREASES BY 1/2 STORY
Building (Sq.Ft.): (FOOTPRINT)	628	710	INCREASE OF 13% S.F.
Deck/s:	102	167	DECK INCREASES BY 65% S.F.
Covered Porch:			
Gross Floor Area* (Sq.Ft.):	578	656 - 1 <sup>st</sup> Floor 392 - 2 <sup>nd</sup> Floor	410 S.F. INCREASE IN FLOOR AREA = 71% *
*Per Section 10(4)-Definitions, Truro ZBA Bylaws		Total = 1048	
Mean Ground Level* (Datum = 1988 NAVD) El. 10.07'		El. 10.88**	
*Per Section 10(4)-Definitions			
Peak Height:	El. 23.39'	El. 39.88' (+16.49')	INCREASE OF 16'-5"
First Floor:	El. 12.79'	El. 19.17' (+6.38')	INCREASE OF 6'-4"
Building Height*:	13.0' (13'-0")	29.0' (29'-0")	INCREASE OF 16'-0"
*Per Section 10(4)-Definitions			
			*Building = 20.71' (20'-8 1/2")
			*Pile Foundation = 8.29' (8'-3 1/2")
Sidewalk Setback:	N/A	N/A	SEE NOTE # 4
Frontyard Setback (25 Ft. Req'd.):	37.6' (37'-7")	25 Ft. (-12.6')	REDUCTION OF 12'-1"
Distance From 2019 Mean High Water:			
Building:	54'-1/2"	66'-1/2"	INCREASE OF 12'-0"
Deck:	48'-1/2"	60'-1/2"	
Number of Bedrooms:	2	2	NO CHANGE
Number of Parking Spaces	2	2	NO CHANGE
* & NOTE: BUILDING 2 TO BUILDING 4 DISTANCE (EXCLUDING ENTRY DECKS): BUILDING 2 TO BUILDING 4 = 11'-0" (11')			

538 Shore Road COMPARISON TABLE			
Building #1	Existing	Proposed	COMMENTS
Stories:	1	1.5	INCREASES BY 1/2 STORY
Building (Sq.Ft.): (FOOTPRINT)	952	1092	INCREASE OF 15% S.F.
Deck/s:	184	213	DECK INCREASES BY 16% S.F.
Covered Porch:	261		COVERED PORCH DELETED
Gross Floor Area* (Sq.Ft.):	883	1020 - 1 <sup>st</sup> Floor 661 - 2 <sup>nd</sup> Floor	170 S.F. INCREASE IN FLOOR AREA = 19.1% *
*Per Section 10(4)-Definitions, Truro ZBA Bylaws		Total = 1681	
Mean Ground Level* (Datum = 1988 NAVD) El. 10.24'		El. 10.49**	
*Per Section 10(4)-Definitions			
Peak Height:	El. 26.48'	El. 40.34' (+13.86')	INCREASE OF 13'-10"
First Floor:	El. 12.92'	El. 19.17' (+6.25')	INCREASE OF 6'-3"
Building Height*:	16.76' (16'-9")	29.0' (29'-0")	INCREASE OF 12'-3"
*Per Section 10(4)-Definitions			
			*Building = 21.17' (21'-2")
			*Pile Foundation = 7.83' (7'-10")
Sidewalk Setback* (East)			
At NE Corner:	7.16' (7'-2")	8.0' (8'-0") (+.84')	INCREASE OF 10"
At SE Corner:	7.82' (7'-10")	8.0' (8'-0") (+.18')	INCREASE OF 2"
*5 Ft. Per Story - 7.5 Ft. Req'd.			
Frontyard Setback (25 Ft. Req'd.):	22.24' (22'-3")	25 Ft. (+2.76')	INCREASE OF 2'-9"
Distance From 2019 Mean High Water			
Building:	41'-1/2"	50'-1/2"	INCREASE OF 9'-0"
Deck:	33'-1/2"	42'-1/2"	
Number of Bedrooms:	3	3	NO CHANGE
Number of Parking Spaces	2	2	NO CHANGE



NOTE: x 14.55' DENOTES SPOT ELEVATION.

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

NOTE: DATUM = 1988 N.A.V.D.

REFERENCE: PLAN BOOK 431 PAGE 93  
PLAN BOOK 348 PAGE 97  
PLAN BOOK 263 PAGE 56  
DEED BOOK 30288 PAGE 288

SCALE OF FEET

0 10 20 40

REVISED: 12-21-2022 - REFERENCE HEIGHT ANALYSIS WITH EXISTING & PROPOSED COMPARISON TABLES

PROPOSED

BUILDING SETBACKS

EXISTING & PROPOSED COMPARISON TABLES

(NORTH) TRURO

AS PREPARED FOR

EBB TIDE ON THE BAY

CONDOMINIUM

(NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT.

SEPTEMBER, 2020

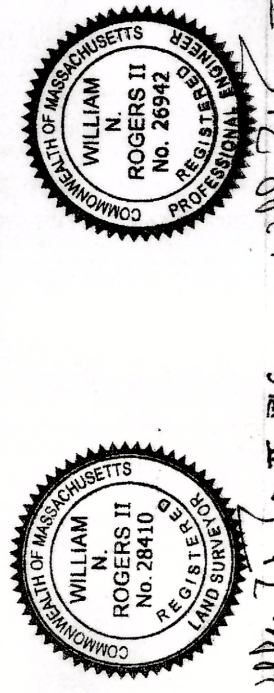
WILLIAM N. ROGERS

PROFESSIONAL

CIVIL ENGINEERS & LAND SURVEYORS

41 OFF CEMETERY ROAD, PROVINCETOWN, MASS

508.487.1565 / 508.487.5809 FAX

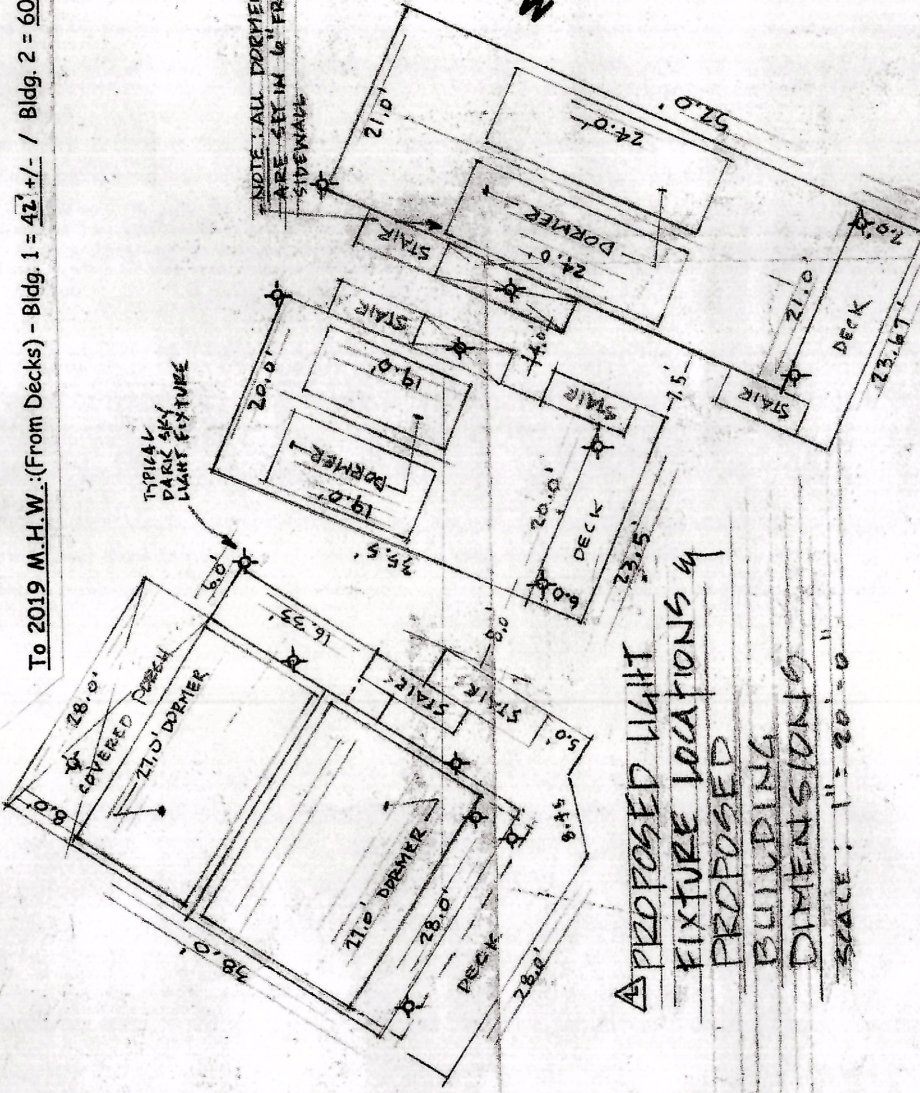




ASSESSOR'S MAP 7, PARCEL 7 - LOCUS

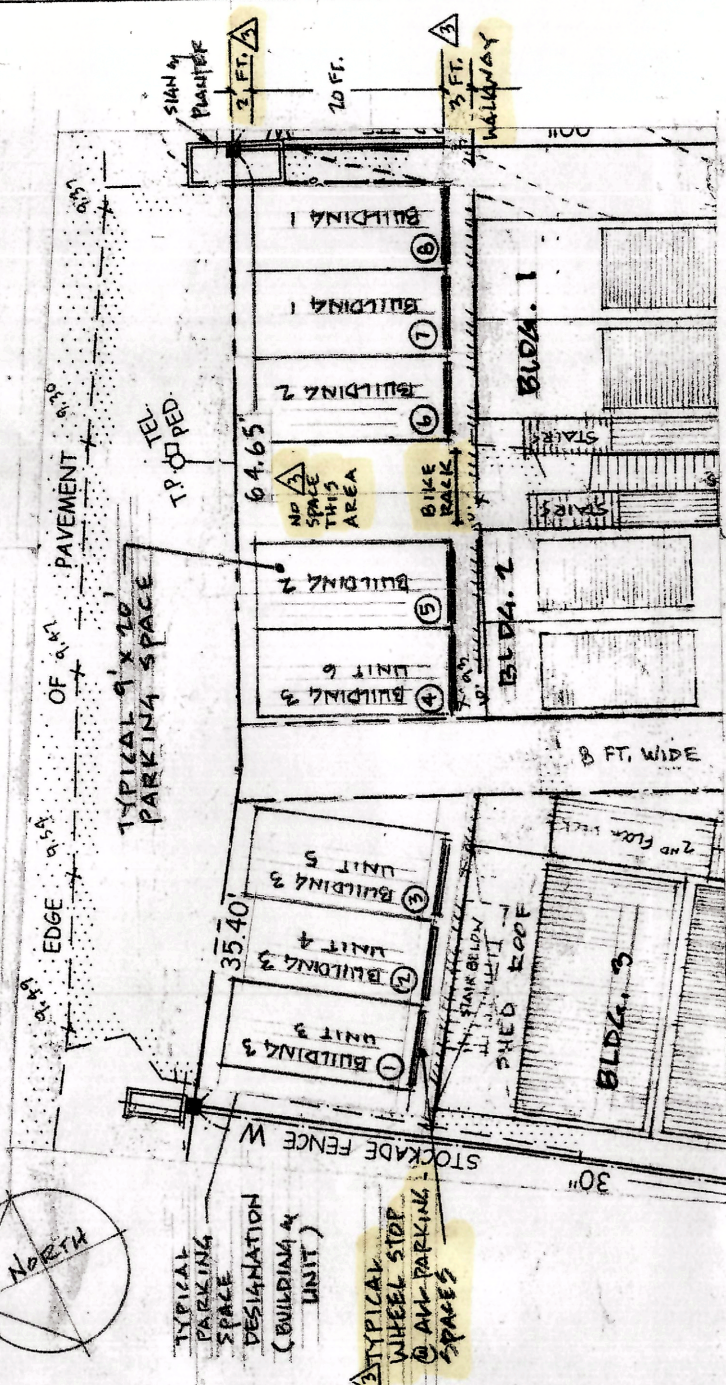
Zoning Notes - Proposed:

- This Property lies within Beach Point Limited Business Zone
- No. of Proposed Principal Buildings: 37/No. of Proposed Accessory Buildings: 0
- To replace the 3 Existing Buildings currently on Lot.
- Lot Coverage: (Per Section 10(4) - Definitions, Truro Zoning Bylaws) = 29.5%  
Buildings - total = 2904 s.f. - (Bldg. 1 = 1092 s.f. / Bldg. 2 = 710 s.f. / Bldg. 3 = 1102 s.f.)  
Decks (Including Covered Porches) - total = 1190 s.f.  
Wood Boardwalks = 104 s.f. Note: Lot Area = 14,224 s.f. +/-
- Gross Floor Area: (Per Section 10(4) - Definitions)  
Building 1 = 1681 s.f. (1020 s.f. @ 1<sup>st</sup> Floor - 661 s.f. @ 2<sup>nd</sup> Floor)  
Building 2 = 1048 s.f. (656 s.f. @ 1<sup>st</sup> Floor - 392 s.f. @ 2<sup>nd</sup> Floor)  
Building 3 = 1317 s.f. (1091 s.f. @ 1<sup>st</sup> Floor - 826 s.f. @ 2<sup>nd</sup> Floor)
- Mean Ground Level: (Per Section 10(4) - Definitions) - (Datum = 1988 NAVD)  
Building 1 = EL 10.49' / Building 2 = EL 10.88' / Building 3 = EL 10.49'
- Building Height/Stories: (Per Section 10(4) - Definitions)  
Building 1 = 29'0" - 1 Story / Building 2 = 29'0" - 1 Story / Building 3 = 29'9" - 2 Story
- Building Setbacks:  
Frontyard: (25 ft. Required) - Building 1 = 25'0" / Building 2 = 25'0" / Building 3 = 25'0"  
Sideyard: (5 ft./story Required) - Building 1 @ NE corner = 8'0" / @ SE corner = 8'0"  
- Building 2 Distance to Building 1 = 4'0" - (15 ft. Req'd.) - Distance to Building 3 = 8'0"  
- Building 3 @ NW corner = 3'30" / @ SW corner = 3'30"  
To 2019 M.H.W. (From Decks) - Bldg. 1 = 42' +/- / Bldg. 2 = 60' +/- / Bldg. 3 = 51' +/-



PROPOSED LIGHT  
FIXTURE LOCATIONS  
PROPOSED  
BUILDING  
DIMENSIONS  
SCALE: 1" = 20'-0"

SHORE ROAD - 50 FT. WIDE



DETAIL OF PROPOSED PARKING  
SCALE: 1" = 20'-0"

ZONING NOTES (CONTINUED)

- Bedrooms: Building 1 = 3 / Building 2 = 2 / Building 3 = 6\* Total = 11 Bedrooms  
\* Unit 3 = 2 BR / Unit 4 = 1 BR / Unit 5 = 2 BR / Unit 6 = 1 BR
- Parking Spaces: (2 spaces per Unit Required) = 9 Total\*  
\* Building 1 (Unit 1) = 2 / Building 2 (Unit 2) = 2 / Building 3 = 4 (Unit 3 = 1 - Unit 4 = 1 - Unit 5 = 1 - Unit 6 = 1)

\*NOTE: REFER TO SHEET SP.1  
FOR BUILDING SETBACKS &  
BUILDING - EXISTING  
& PROPOSED COMPARISON  
TABLES

SHORE  
50 FT.  
WIDE  
ROAD

SHORE  
50 FT.  
WIDE  
ROAD

SHORE  
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SHORE  
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SHORE  
50 FT.  
WIDE  
ROAD

GENERAL NOTES:

- Datum = 1988 NAVD
- Buildings 1, 2 & 3 to be raised in accordance with MA. State Building Code, 9<sup>th</sup> Edition (2015 IRC & IBC w/ MA. Amendments), 2018 AWC Prescriptive Residential Wood Deck Construction Guide, 2015 IECC, FEMA Technical Bulletin 348 - Protecting Building Utilities From Flood Damage & FEMA Technical Bulletin 449 - Home Builders Guide To Coastal Construction.
- MA. State Building Code, 9<sup>th</sup> Edition (2015 IRC w/ MA. Amendments).
- Section R322.1.4 requires: "For 'V' Zones, the design flood elevation (DFE) shall be The base flood elevation (BFE) + 2 feet. BFE (El. 15) + 2 feet = El. 17 (DFE). Section R322.3 requires: "bottom of lowest portion of horizontal member.....to be Elevated to the DFE".
- Buildings to be moved up to the 25 foot Front Yard setback line.
- Buildings to have timber pile foundations.
- All disturbed areas to be regraded with beach sand & revegetated immediately after construction with native Plants & Shrubs - American beach grass, Rugosa rose, etc.
- All roof runoff to be directed to subsurface drains - use Flo-well system by NDS or Equal.

SHORE  
50 FT.  
WIDE  
ROAD

SHORE  
50 FT.  
WIDE  
ROAD

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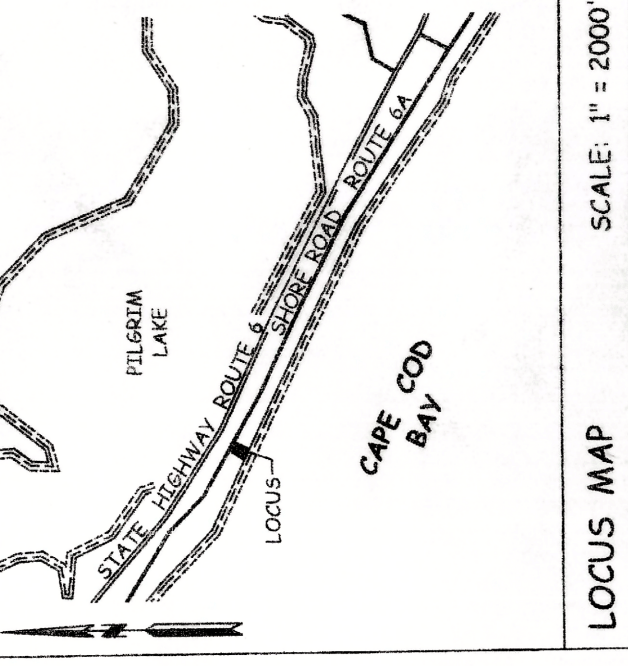
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SHORE  
50 FT.  
WIDE  
ROAD



LOCUS MAP  
SCALE: 1" = 2000'

NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.

NOTE: EXISTING AND PROPOSED USE: RESIDENTIAL

NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.

NOTE: ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS OR EQUAL).

NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J FOR THE TOWN OF TRURO COMMUNITY NO. 235222 DATED JULY 16, 2014.

NOTE: THIS PROPERTY IS STEEPED BY UNDERGROUND ELECTRIC SERVICE

NOTE: x 14.55' DENOTES SPOT ELEVATION.

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

NOTE: DATUM = 1988 N.A.V.D.

REFERENCE: PLAN BOOK 431 PAGE 93  
PLAN BOOK 348 PAGE 97  
PLAN BOOK 263 PAGE 56  
DEED BOOK 30288 PAGE 288

REVISOR: 12-29-2012 ZONING NOTES 1

SCALE OF FEET  
0 10 20 40  
REVISED: APRIL 19, 2022

PROPOSED  
SITE PLAN OF LAND

IN  
(NORTH) TRURO

AS PREPARED FOR

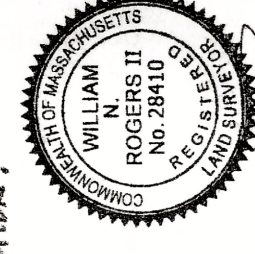
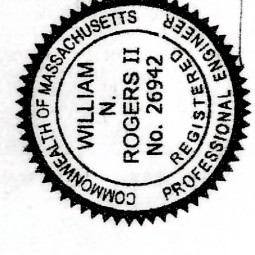
EBB TIDE ON THE BAY  
CONDOMINIUM

( NO. 538 SHORE ROAD )

SCALE: 1 IN. = 20 FT.

WILLIAM N. ROGERS  
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41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.  
508.487.1565 / 508.487.5809 FAX



W. N. ROGERS  
11/20/2020  
SEPTEMBER 14, 2020





MASSWILDLIFE

DIVISION OF  
**FISHERIES & WILDLIFE**

1 Rabbit Hill Road, Westborough, MA 01581

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

**MASS.GOV/MASSWILDLIFE**

Jack Buckley, *Director*

December 15, 2017

William Rogers  
41 Off Cemetery Road, PO Box 631  
Provincetown MA 02657

RE:      Project Location:      12 Ocean Bluff Rd  
         Project Description:    Replace cottage, build garage, driveway, septic  
         NHESP File No.:        17-37378

Dear Applicant:

Thank you for submitting the MESA Project Review Checklist, site plans (dated 10/11/2017) and other required materials to the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for review pursuant to the Massachusetts Endangered Species Act (MESA) (MGL c.131A) and its implementing regulations (321 CMR 10.00).

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited Take** of state-listed rare species. This determination is a final decision of the Division of Fisheries & 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 letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,

Thomas W. French, Ph.D.  
Assistant Director

cc:      Kenneth Kuchin

**MASSWILDLIFE**

ROWE JACOBSON  
12 Ocean Bluff, North Truro MA

JILL  
NEUBAUER  
ARCHITECTS

FACULTY: 614.724.2244  
 558.548.0909  
 paul@northcoast.com  
 paul@northcoast.com

ARCHITECTURAL  
SITE PLAN

A020

LAW OFFICES OF  
**WILLIAM C. HENCHY LLC**

165 CRANBERRY HIGHWAY  
ROUTE 6A  
ORLEANS, MA 02653

TELEPHONE: (508) 255-1636  
FACSIMILE: (508) 255-1325  
INTERNET: [whenchy@alumni.tufts.edu](mailto:whenchy@alumni.tufts.edu)  
[www.henchylaw.com](http://www.henchylaw.com)

By Hand Delivery

March 29, 2023

Town of Truro  
Kaci Fullerton  
Town Clerk  
Truro Town Hall  
P.O. Box 2030  
Truro, MA 02666

RE: Susan Hanway, 59 South Pamet Road (Assessor's Map 51, lot 51)

Dear Ms. Fullerton:

Please find enclosed for filing 10 sets of the following:

1. Application for Residential Site Plan Review;
2. Certified Abutters' List
3. Neighborhood Context photographs;
4. WAC Lighting Dark Sky SODOR Model WS-W157 LED Outdoor cut sheet;
5. Plan set by Ambrose Homes, Inc,(4 of 4) consisting of the following:
  - (a) Hanway Residence 59 South Pamet Road, East & South Elevations;
  - (b) Hanway Residence 59 South Pamet Road, West & North Elevations;
  - (c) Hanway Residence 59 South Pamet Road, Proposed First Floor;
  - (d) Hanway Residence 59 South Pamet Road, Proposed Second Floor;
6. Plan set by Ambrose Homes, Inc, (1 of 1) Hanway Residence 59 South Pamet Road, Existing Dwelling Proposed Conversion to Habitable Studio;

7. Septic Plan (previously approved) by William N. Rogers II, P.E. dated November, 2022;
8. Existing Conditions plan by William N. Rogers II ,P.E. dated October, 2021;
9. Proposed Site Plan by William N. Rogers, II, P.E. dated November, 2022 with Zoning Table
10. Proposed Landscaping, Stormwater, Grading and Limit of work plan by William N. Rogers II, P.E. dated October, 2021.
11. Filing fee of \$250.00

Thank you for your courtesy and attention to this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'WCH' followed by a long, sweeping horizontal line that curves upwards at the end.

William C. Henchy

Wch/  
Enc.

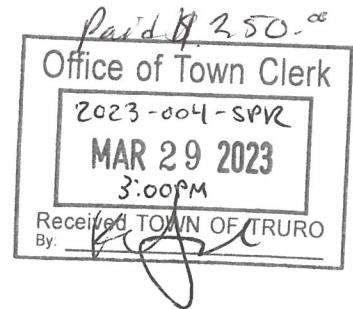
Cc, Susan Hanway  
William N. Rogers II P.E.  
Ezra Ambrose  
[esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov)



## 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 29, 2023  
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:

Conversion of existing 2 BR home into a Habitable Studio, and construction of new 5 BR home

Property Address 59 South Pamet Rd Truro MA 02666 Map(s) and Parcel(s) 51 Parcel 51

Registry of Deeds title reference: Book 31325 Page 107

Applicant's Name Susan Hanway

Applicant's Legal Mailing Address 59 South Pamet Road, Truro MA 02666

Applicant's Phone(s), Fax and Email c/o William C. Henchy Esq.

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 Susan Hanway 59 South Pamet Road Truro, MA 02666

Representative's Name and Address William C. Henchy 165 Cranberry Highway Orleans MA 02653

Representative's Phone(s), Fax and Email (508) 255-1636 (w) (508) 246-6776 (cell) whenchy@henchylaw.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)

William C. Henchy

Applicant(s)/Representative Printed Name(s)

Applicant(s)/Representative Signature(s)

Susan Hanway

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

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>59 South Barnet Rd</u>		Applicant Name: <u>Susan Hanway</u>		Date: <u>3/27/23</u>	
No.	Requirement	Included	Not Included	Explanation, if needed	
<b>C. Procedures and Plan Requirements</b>					
1a.	An original and 9 copies of the Application for Site Plan Review	X			
1b.	10 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			
	<b>Site Plans</b>				
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			
	<u>Existing:</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			



# 70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>59 South Park Rd</u>		Applicant Name: <u>Susan Hawley</u>		Date: <u>3/28/23</u>	
No.	Requirement	Included	Not Included	Explanation, if needed	
	Proposed:				
	All setbacks	<input checked="" type="checkbox"/>			
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	<input checked="" type="checkbox"/>			
	Number of buildings	<input checked="" type="checkbox"/>			
	Total number of square feet	<input checked="" type="checkbox"/>			
	Any other applicable zoning information necessary for the proper review of the site plan	<input checked="" type="checkbox"/>			
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	<input checked="" type="checkbox"/>			
3a. 4	Graphic Scale	<input checked="" type="checkbox"/>			
3a. 5	Title Block - Including:	<input checked="" type="checkbox"/>			
	name and description of the project;	<input checked="" type="checkbox"/>			
	address of the property;	<input checked="" type="checkbox"/>			
	names of the record owner(s) and the applicant(s); and	<input checked="" type="checkbox"/>			
	date of the preparation of the plan(s) and subsequent revision dates	<input checked="" type="checkbox"/>			
3a. 6	Legend of All Symbols	<input checked="" type="checkbox"/>			
3a. 7	Property boundaries, dimensions and lot area	<input checked="" type="checkbox"/>			
3a. 8	Topography and grading plan	<input checked="" type="checkbox"/>			
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	<input checked="" type="checkbox"/>			
3a. 10	Septic system location	<input checked="" type="checkbox"/>			
3a. 11	Location of (as applicable):	<input checked="" type="checkbox"/>			
	wetlands	<input checked="" type="checkbox"/>			
	the National Flood Insurance Program flood hazard elevation, and	<input checked="" type="checkbox"/>			
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	<input checked="" type="checkbox"/>			
3a. 12	Driveway(s) and driveway opening(s)	<input checked="" type="checkbox"/>			
3a. 13	Existing and proposed lighting	<input checked="" type="checkbox"/>			
3a. 14	Existing landscape features both vegetative and structural	<input checked="" type="checkbox"/>			
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)	<input checked="" type="checkbox"/>			

# 70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>59 South Barrett Rd</u>		Applicant Name: <u>Susan Hanaway</u>		Date: <u>3/29/23</u>	
No.	Requirement	Included	Not Included	Explanation, if needed	
	<b>Architectural Plans</b>				
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	✓			
	elevations	✓			
	floor plans	✓			
3c.	<b>Lighting</b> specification, including style and wattage(s)	✓			
	<b>Neighborhood Context:</b>				
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	✓			
3e.	<b>Re-vegetation/Landscaping plan</b> , including both vegetative and structural features	✓			

## 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 lot is sloping sharply upward from South Pamet Road. The proposed new home is situated where the slope becomes more gradual towards the rear of the lot. The orientation of the proposed home is NW-SW to reduce exposure to the coldest winter winds, with rooflines and windows exposed to the East-West orientation to maximize solar heating in the winter months, and to maximize the amount of roof space that is available for solar panels, if the owner wishes to install them.

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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:

Great care has been taken to preserve the existing, small residential structure on the site, and to utilize the existing driveway to minimize disruption of the existing site. The proposed structure will

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be naturally landscaped, and well within the scale and architectural style of the area. But for the preservation of the existing structure on-site, the proposed work would qualify as a by-right building of less than 3,600 sq. ft. on this 3 acre site within the Seashore District.

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:

Access to the proposed structure will be an extension of the existing driveway, and care has been taken to avoid excavation and cut / fill land alteration within the existing slopes. Land clearing for the proposed house is minimal, as the owners prefer the land remain in its natural state as much as possible. The limit of work proposed is minimal and is designed to preserve the lot in its natural state as much as possible.

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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:

No new curb cuts are proposed, and the existing driveway will continue to be utilized as access to the site. Stormwater control structures are proposed in order to prevent runoff from the site and existing driveway from entering onto South Pamet Road.

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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 cut sheets for proposed lighting All lighting will be dark sky compliant. Night-time views of the sky in Truro are priceless and the applicant wishes to preserve these astonishing views.

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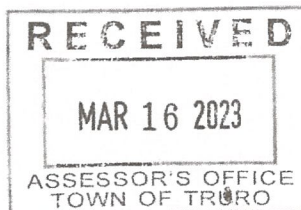
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**TOWN OF TRURO**  
**Assessors Office**  
**Certified Abutters List**  
**Request Form**



DATE: 3/16/23

NAME OF APPLICANT: Susan Hanway  
NAME OF AGENT (if any): William C. Henchy  
MAILING ADDRESS: 165 Cranberry Highway Orleans MA 02653  
CONTACT: HOME/CELL 508-255-1636 EMAIL whenchy@henchylaw.com  
PROPERTY LOCATION: 59 South Patel Rd Truro MA  
(street address)  
PROPERTY IDENTIFICATION NUMBER: MAP 051 PARCEL 051 EXT. \_\_\_\_\_  
(if condominium)

**ABUTTERS LIST NEEDED FOR:**

(please check all applicable)

**FEE: \$15.00 per checked item**

(Fee must accompany the application unless other arrangements are made)

☐ Board of Health<sup>5</sup>  
☐ Cape Cod Commission  
☐ Conservation Commission<sup>4</sup>  
☐ Licensing  
Type: \_\_\_\_\_  
☐ Other \_\_\_\_\_

☐ Planning Board (PB)  
☐ Special Permit<sup>1</sup>  
☒ Site Plan<sup>2</sup>  
☐ Preliminary Subdivision<sup>3</sup>  
☐ Definitive Subdivision<sup>3</sup>  
☐ Accessory Dwelling Unit (ADU)<sup>2</sup>

☐ Zoning Board of Appeals (ZBA)  
☒ Special Permit<sup>1</sup>  
☐ Variance<sup>1</sup>

(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: 3/16/2023 Date completed: 3/17/2023  
List completed by: [Signature] Date paid: 3/16/2023 Cash/Check #1785

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

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

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

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

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



**TRURO ASSESSORS OFFICE**

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

**Date:** March 17, 2023

**To:** William C. Henchy, Agent for Susan Hanway

**From:** Assessors Department

**Certified Abutters List:** 59 South Pamet Road (Map 51, Parcel 51)

**Planning Board/ Site Plan**

Attached is a combined list of abutters for the property located at 59 South Pamet Road.

The current owner is Susan Hanway.

The names and addresses of the abutters are as of March 10, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

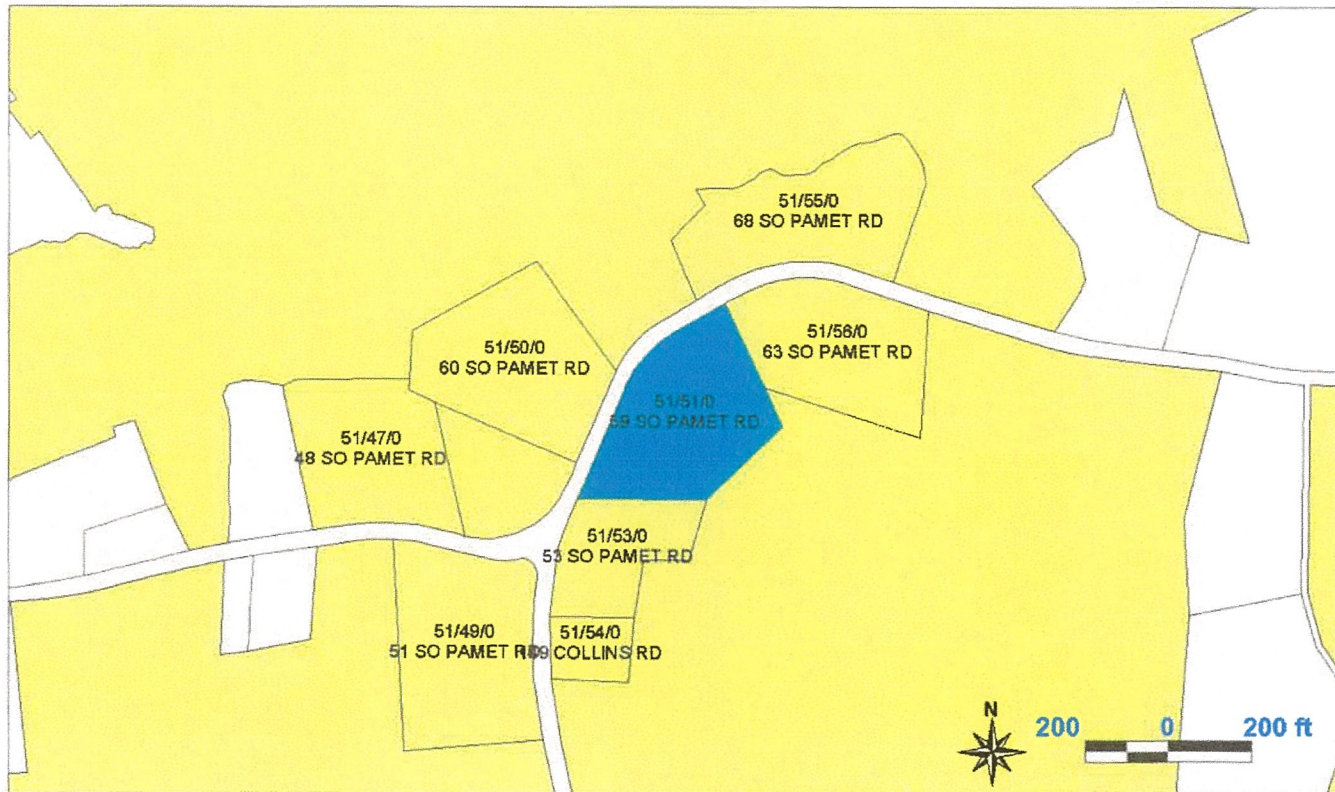
Olga Farrell  
Assessing Clerk



59 South Pamet Road  
 Map 51, Parcel 51  
 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	ZipCd/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
3093	51-47-0-R	ANTHONY ELLEN ROE & PETER DEAN	48 SO PAMET RD	PO BOX 712	TRURO	MA	02666
3095	51-49-0-R	DENTON FAMILY REVOC TRUST TRS: DENTON JEFFREY B &	51 SO PAMET RD	DENTON APRIL A 8018 MOUNT HURON TRAIL	COLORADO SPRINGS	CO	80924
3096	51-50-0-R	KAHN ELY JACQUES III & SILVESTER LESLEY	60 SO PAMET RD	243 WEST 60TH ST APT 7D	NEW YORK	NY	10023
3097	51-51-0-R	HANWAY SUSAN	59 SO PAMET RD	42239 LAKE TIMBER DR	BABCOCK RANCH	FL	33982-5019
3099	51-53-0-R	KOCH JOHN & SHARON	53 SO PAMET RD	PO BOX 1192	TRURO	MA	02666
3100	51-54-0-R	PAISNER DANIEL & MEDOFF NANCY	149 COLLINS RD	16 WARWICK RD, UNIT 1	BROOKLINE	MA	02445
3101	51-55-0-R	MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL	68 SO PAMET RD	PO BOX 787	TRURO	MA	02666-0787
3102	51-56-0-R	MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL	63 SO PAMET RD	PO BOX 787	TRURO	MA	02666-0787

W 3/17/2023

3/17/2023

Page

1

40-999-0-E

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

51-47-0-R

ANTHONY ELLEN ROE & PETER DEAN  
PO BOX 712  
TRURO, MA 02666

51-49-0-R

DENTON FAMILY REVOC TRUST  
TRS: DENTON JEFFREY B &  
DENTON APRIL A  
8018 MOUNT HURON TRAIL  
COLORADO SPRINGS, CO 80924

51-50-0-R

KAHN ELY JACQUES III &  
SILVESTER LESLEY  
243 WEST 60TH ST APT 7D  
NEW YORK, NY 10023

51-51-0-R

HANWAY SUSAN  
42239 LAKE TIMBER DR  
BABCOCK RANCH, FL 33982-5019

51-53-0-R

KOCH JOHN & SHARON  
PO BOX 1192  
TRURO, MA 02666

51-54-0-R

PAISNER DANIEL & MEDOFF NANCY  
16 WARWICK RD, UNIT 1  
BROOKLINE, MA 02445

51-55-0-R

MOONEY GEORGE M & JANET E (LE)  
RMNDR: MOONEY ELIZABETH A ETAL  
PO BOX 787  
TRURO, MA 02666-0787

51-56-0-R

MOONEY GEORGE M & JANET E (LE)  
RMNDR: MOONEY ELIZABETH A ETAL  
PO BOX 787  
TRURO, MA 02666-0787



**Neighborhood Context—59 South Pamet Road (Map 51, Lot 51)**

Subject Property—Hanway, 59 South Pamet Road





63 South Pamet Road—Adjacent to the East

11-1-01







53 South Pamet Road—Adjacent to the West









60 South Pamet Road—Across the Street to the Northwest









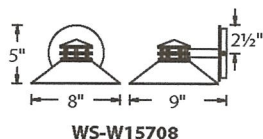
68 South Pamet Road—Across the Street to the Northeast



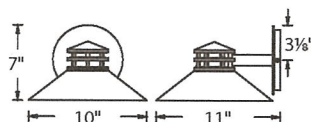
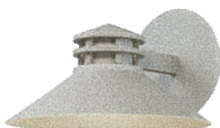


**SODOR** – model: WS-W157  
dwelLED™ LED Outdoor

**WAC LIGHTING**  
Responsible Lighting®



**WS-W15708**



**WS-W15710**

Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

**FEATURES**

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

**SPECIFICATIONS**



**Construction:** Aluminum and White Diffuser Lens

**Light Source:** High output LED.

**Finish:** Bronze (BZ), Graphite (GH)

**Standards:** ETL & cETL wet location listed. IP 65. Dark Sky Friendly

**ORDER NUMBER**

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	<b>WS-W15708</b>	9W	750	315	<b>BZ</b> Bronze	
10"	<b>WS-W15710</b>	11.5W	1200	560	<b>GH</b> Graphite	

Example: **WS-W15708-GH**

waclighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

Drawing No.

Sheet Scale

Scale

HANWAY RESIDENCE  
59 SOUTH PAMET ROAD  
TRURO, MA

EAST & SOUTH ELEVATIONS



2766 RTE 6, WELFLEET, MA  
508-349-8252  
www.AMBROSEHOMES.com

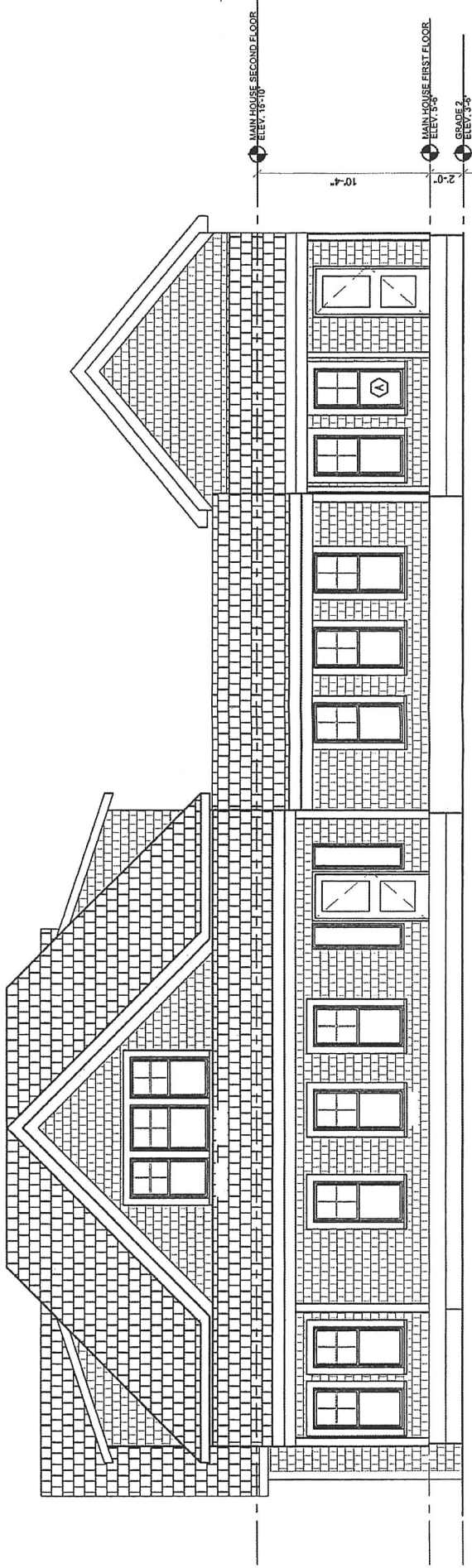
Designed By	AMBROSE HOMES, INC.
Drawn By	ASA
Checked By	
Reviewed By	
Submitted By	
Project Manager	EFA/ASA

Date	8/13/2021
Revision	7/21/2022
Project ID	K10989
Drawing Code	
CAD File Name	
Plot Date	00/00/00

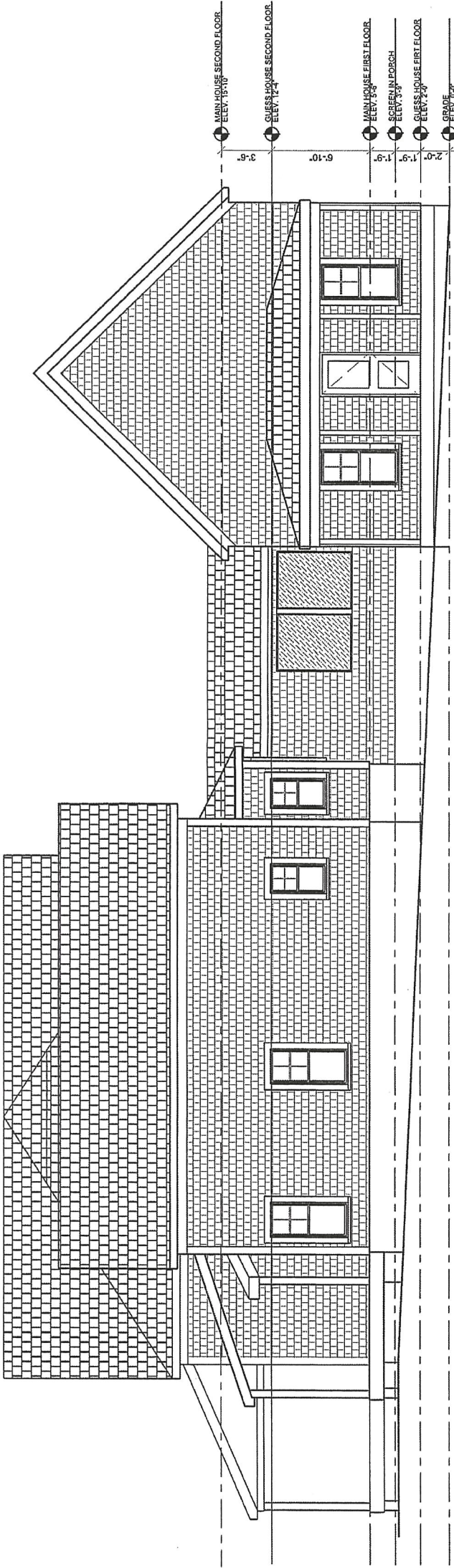
No.	
Date	

Issue Notes

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



② EAST ELEVATION  
SCALE: 1/4" = 1'-0"





Drawing No.

Sheet Scale

Scale

Project Title

Drawing Title

HANWAY RESIDENCE  
59 SOUTH PAMET ROAD  
TRURO, MA

WEST & NORTH ELEVATIONS

Design Firm



2766 RTE 6, WELLFLEET, MA

508-349-8252

www.AMBROSEHOMES.com

Designed By

AMBROSE HOMES, INC.

Date

8/13/2021

Revision

7/21/2022

Project ID

K10989

Drawing Code

CAD File Name

Project Manager

EFA/ASA

First Date

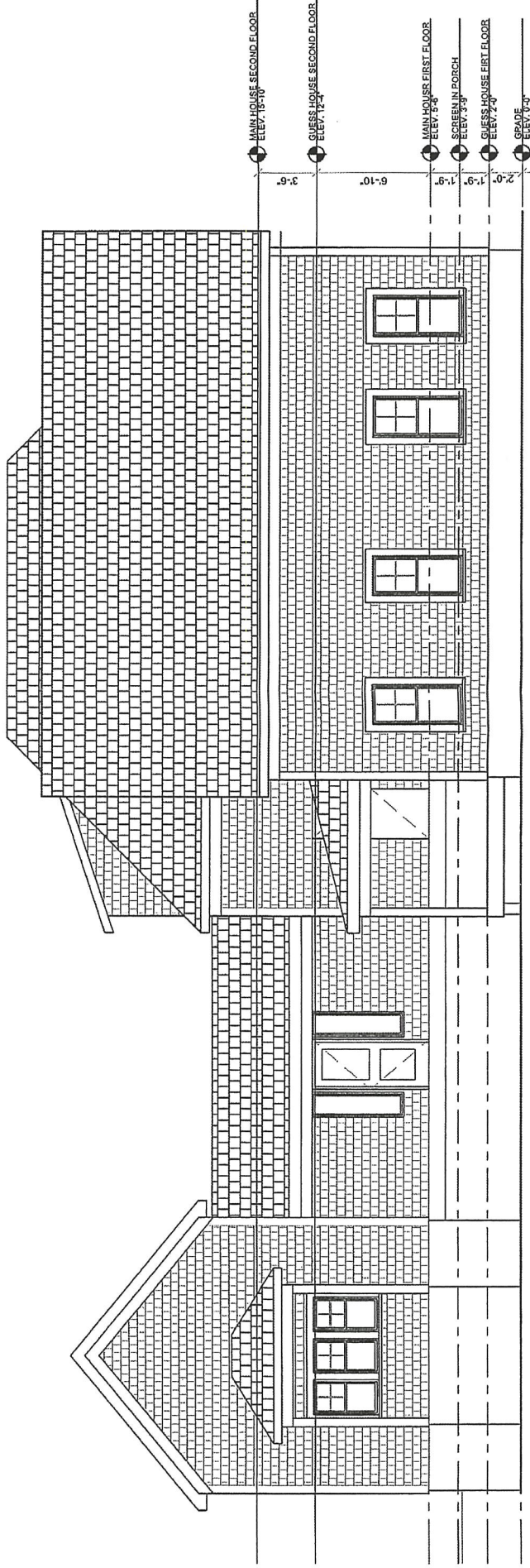
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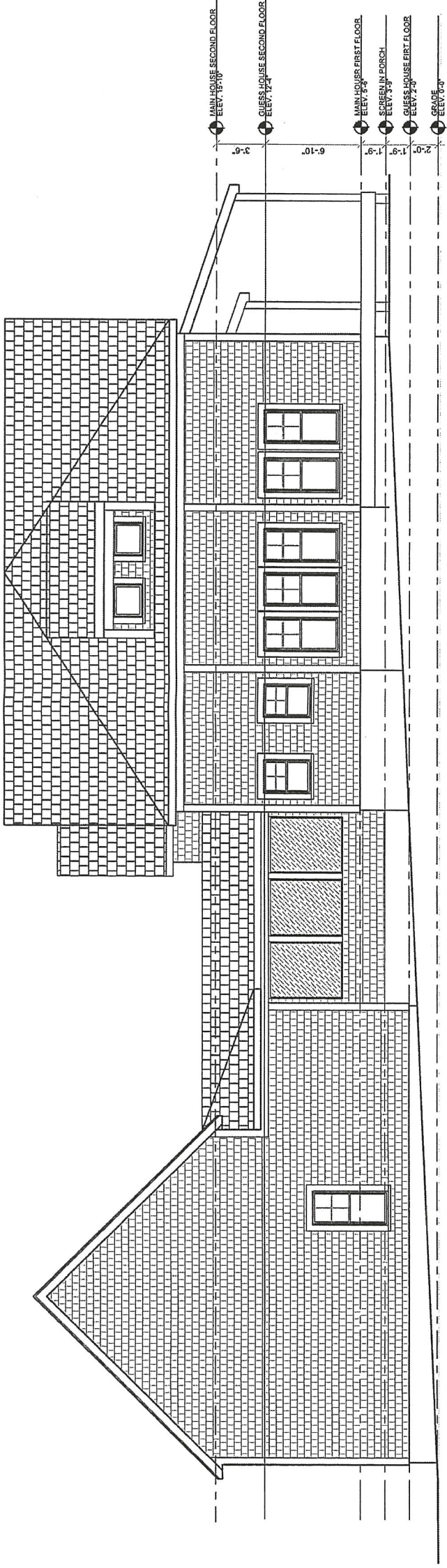
Date

Issue Notes

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



② WEST ELEVATION  
SCALE: 1/4" = 1'-0"





Drawing No.

Scale: 1/4" = 1'

Size

Project Title

HANWAY RESIDENCE  
59 SOUTH PAMET ROAD  
TRURO, MA

Drawing Title

PROPOSED FIRST FLOOR

Design Firm



2766 RTE 6, WELFLEET, MA  
508-349-8252  
www.AMBROSEHOMES.com

Designed By  
AMBROSE HOMES, INC.

Drawn By  
ASA

Checked By  
Project ID  
K10989

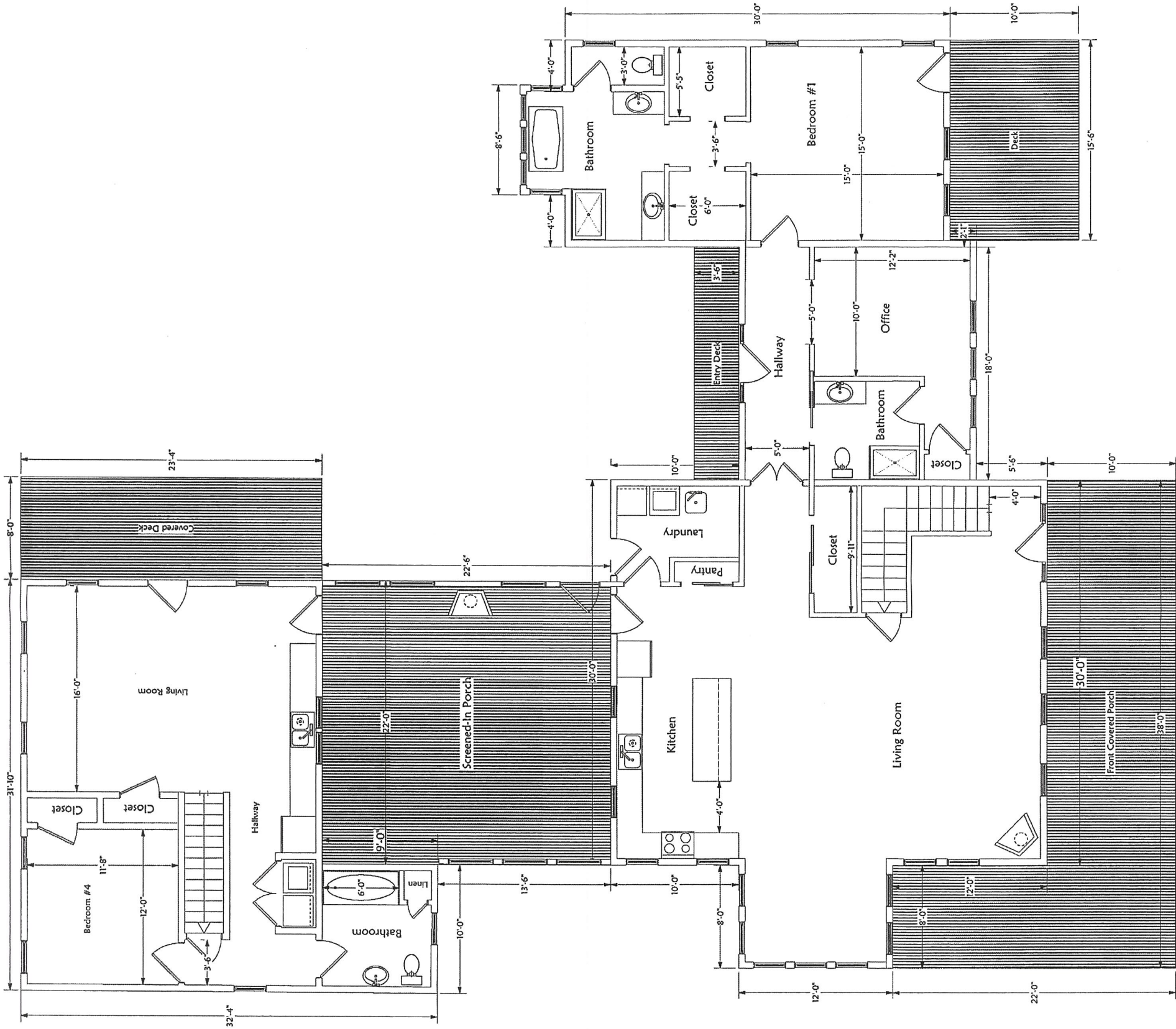
Revision  
9/15/2022

Date  
8/13/2021

No.

Date

Issue Notes





Drawing No.

Scale: 1/4" = 1'

Project Title

HANWAY RESIDENCE  
59 SOUTH PAMET ROAD  
TRURO, MA

Drawing Title

PROPOSED SECOND FLOOR

Design Firm



Consultant

2766 RTE 6, WELFLEET, MA  
508-349-8252  
WWW.AMBROSEHOMES.COM

Designed By

AMBROSE HOMES, INC.

Date

8/13/2021

Revision

9/15/2022

Checked By

ASA

Reviewed By

Project ID

K10989

Submitted By

CAD File Name

Project Manager

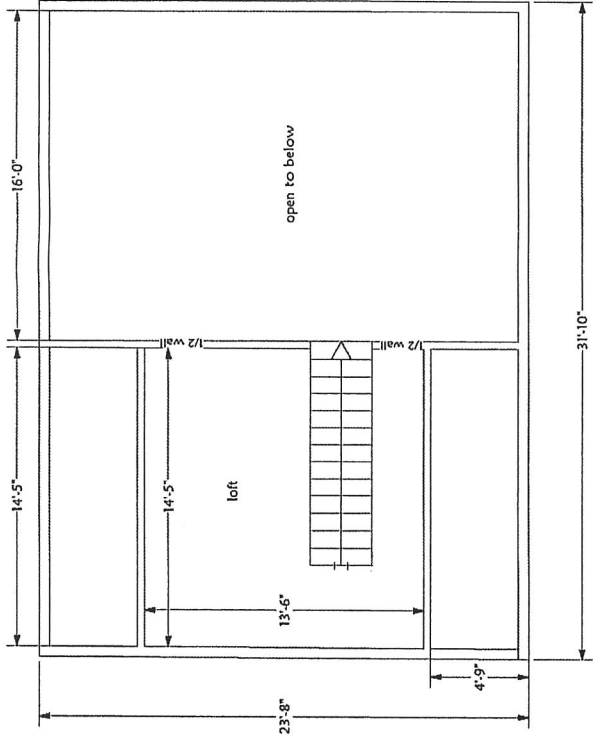
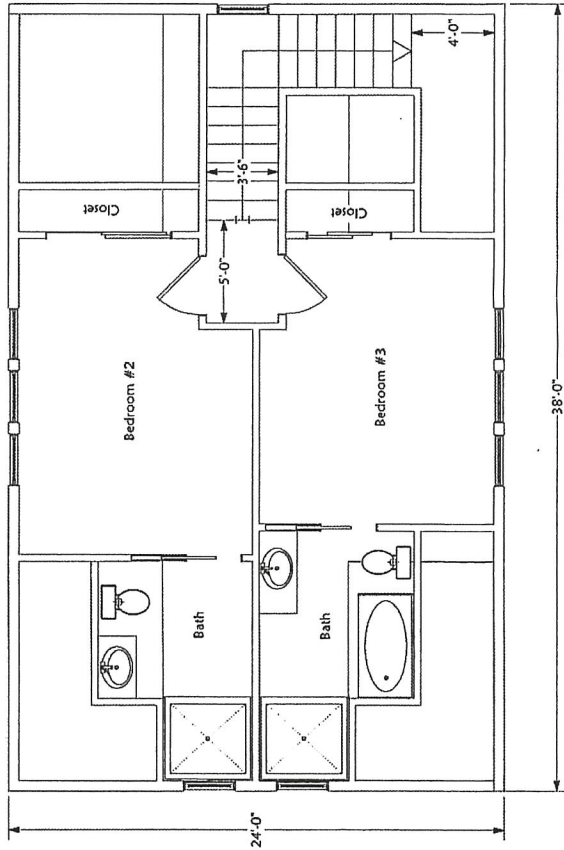
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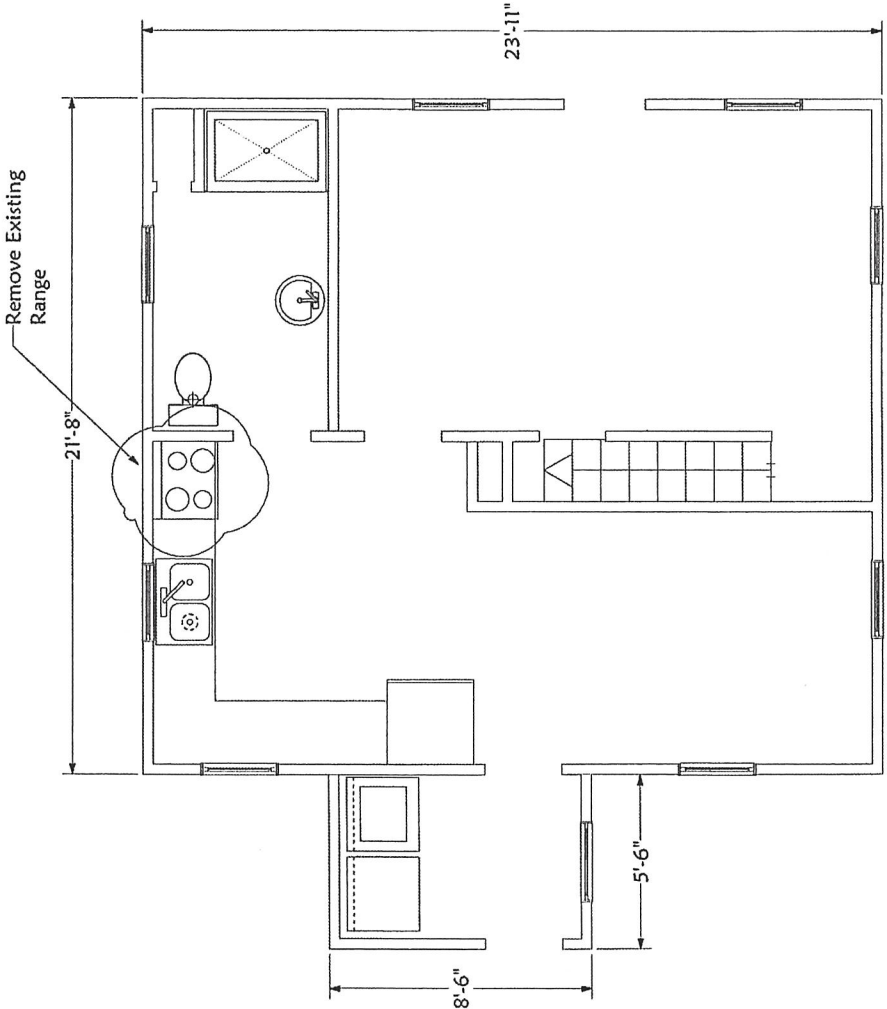
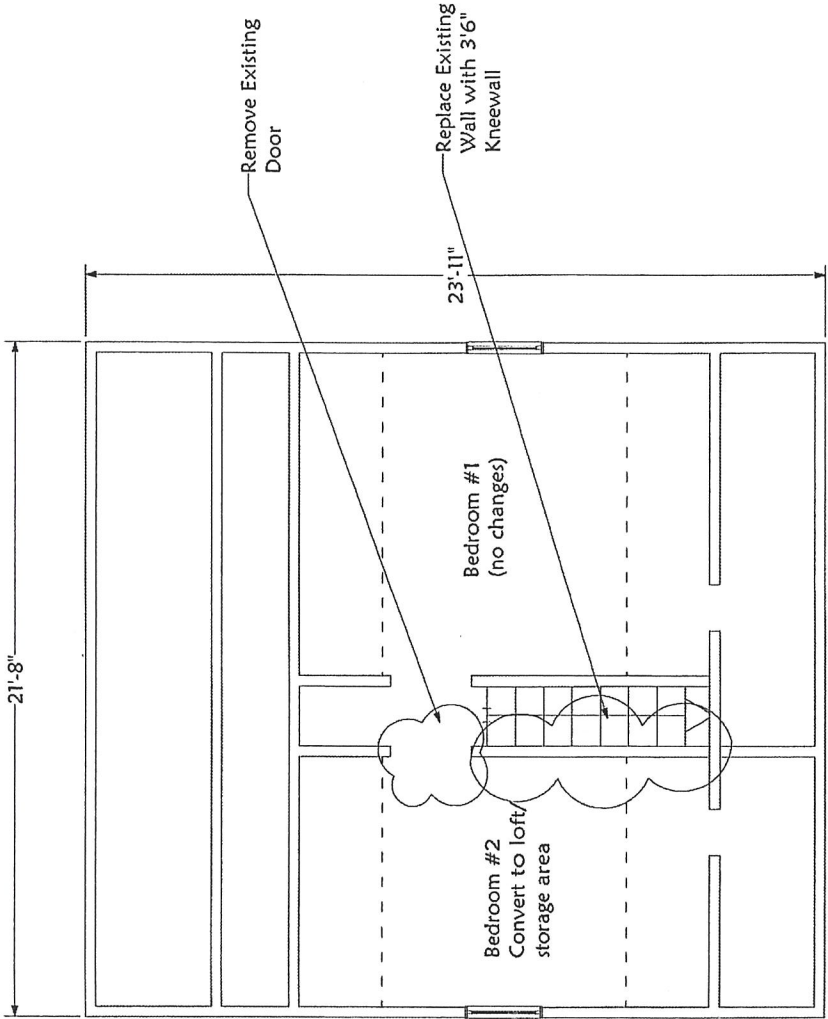
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Date

Issue Notes



Drawing Title		Project Title		Sheet Scale		Drawing No.	
HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA		EXISTING DWELLING PROPOSED CONVERSION TO HABITABLE STUDIO		1		1 of 1	
Design Firm		Consultant		Scale		Drawing No.	
AMBROSE HOMES, INC.		2766 RTE 6, WELFLEET, MA 508-349-8252 www.AMBROSEHOMES.com		Project Title		Drawing No.	
Designed By		Checked By		Project ID		Drawing Code	
AMBROSE HOMES, INC.		ASA		K10989		CAD File Name	
Date		Revision		Plot Date		Issue Notes	
9/15/2022				00/00/00			
No.		Date		Project Manager			
				EFA/ASA			









ZONING NOTES - EXISTING

1. LOT AREA = 132,973 ± SQ. FT. (3.053 ± AC.)
2. THIS PROPERTY LIES WITHIN : SEASHORE DISTRICT.
3. NUMBER OF PRINCIPAL BUILDINGS : 1 / ACCESSORY BUILDINGS : 2
4. LOT COVERAGE : 0.012%  
EXISTING DWELLING = 565 SQ. FT. / GARAGE 1 = 399 SQ. FT. / GARAGE 2 = 576 SQ. FT.
5. GREEN SPACE : 96 %  
HOT TUB / PUMP HOUSE = 96 SQ. FT.
6. GROSS FLOOR AREA\* = 685 SQ. FT.  
(531 SQ. FT. 1ST FLOOR: 154 SQ. FT. 2ND FLOOR)  
EXISTING BUILDINGS / HOT TUB = 1596 SQ. FT. / DIRT DRIVEWAY / PARKING AREA = 3,907 SQ. FT.
7. SEASHORE DISTRICT GROSS FLOOR AREA\* = 115 SQ. FT.  
(565 SQ. FT. 1ST FLOOR: 169 SQ. FT. 2ND FLOOR)  
\* PER SECTION 10 (4) - DEFINITIONS.
8. MEAN GROUND LEVEL\* = EL. 42.0' (1988 N.A.V.D. DATUM)  
\* PER SECTION 10 (4) DEFINITIONS.
9. BUILDING HEIGHT\* / STORES = 19.8' - 15 STORES  
\* PER SECTION 10 (4) DEFINITIONS.
10. BUILDING SETBACKS =  
FRONT YARD : EXISTING DWELLING = 40.66' / GARAGE 1 = 82' ±  
11. BEDROOMS : 2 - EXISTING DWELLING.
12. PARKING SPACES : 3 (2 GARAGES + 1 SPACE).

PLAN BOOK 606 PAGE 66

GEORGE M. MOONEY &  
JANET E. MOONEY  
(20. 63 SOUTH PAMET ROAD)

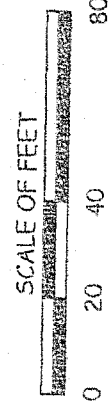
NOTE: DATUM: 1988 N.A.V.D.

NOTE: x 34.55' DENOTES SPOT ELEVATION.

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

NOTE: ( ) DENOTES RECORD INFORMATION.

REFERENCE: PLAN BOOK 606 PAGE 66  
DEED BOOK 31325 PAGE 107



EXISTING SITE PLAN  
IN  
TRURO

(NO. 59 SOUTH PAMET ROAD )

AS PREPARED FOR

SUSAN HANWAY

SCALE: 1 IN. = 40 FT. OCTOBER, 2021

WILLIAM N. ROGERS  
PROFESSIONAL

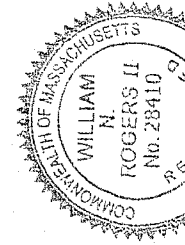
CIVIL ENGINEERS & LAND SURVEYORS  
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.  
508.487.1565 / 508.487.5809 FAX

SHEET ONE OF TWO SHEETS

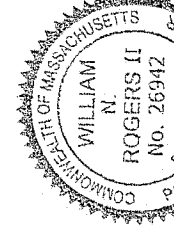
T-22-2161C

LEGEND:  
D.M.H. = DRAINAGE MANHOLE  
S.M.H. = SEWER MANHOLE  
T.P. = UTILITY POLE  
U/G = UNDERGROUND  
L.P. = LIQUID PROPANE  
o/h = OVERHEAD  
dh. = DRILL HOLE  
--- = EXISTING CONTOUR

JOHN KOCH & SHARON KOCH  
PLAN BOOK 213 PAGE 3  
(NO. 53 SOUTH PAMET ROAD)



WILLIAM N. ROGERS II  
NO. 26942  
OCTOBER 6, 2021



WILLIAM N. ROGERS II  
NO. 26942  
OCTOBER 6, 2021

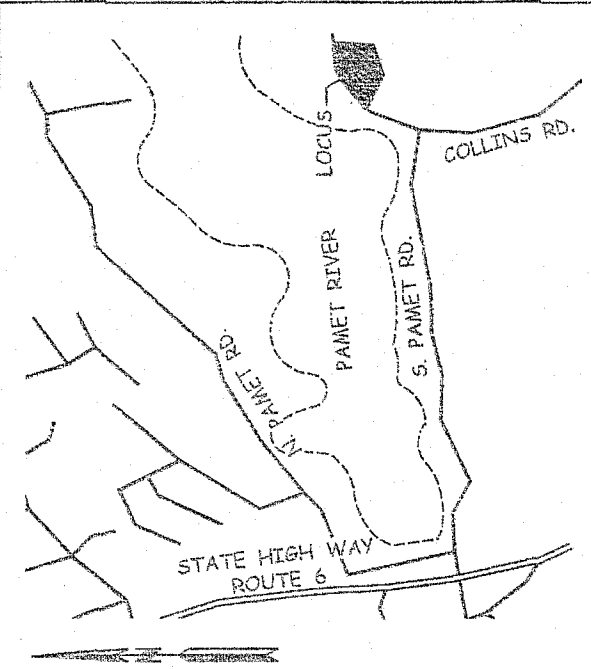


ASSESSOR'S MAP 51 PARCEL 51 = LOCUS

ZONING NOTES - PROPOSED

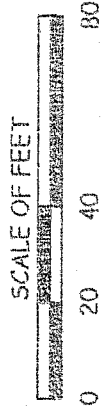
1. LOT AREA = 132,973 ± SQ. FT. (3.053 ± AC.)
2. THIS PROPERTY LIES WITHIN : SEASHORE DISTRICT.
3. NUMBER OF PRINCIPAL BUILDINGS : 1 / ACCESSORY BUILDINGS : 3.
4. LOT COVERAGE : 0.044%.
5. GREEN SPACE : 90 %.
6. EXISTING STRUCTURES = 1,596 SQ. FT. / PROPOSED DWELLING = 2,716 SQ. FT. / PROPOSED DECKS = 1,376 SQ. FT. / PROPOSED CONC. WALLS = 196 SQ. FT. / GREEN SPACE : 90 %.
7. EXISTING DWELLING = 1,596 SQ. FT. / EXISTING PARKING - DRIVEWAY = 3,907 SQ. FT. / PROPOSED DWELLING = 2,716 SQ. FT. / PROPOSED DECKS = 1,376 SQ. FT. / PROPOSED CONC. WALLS = 196 SQ. FT. / GREEN SPACE : 90 %.
8. GROSS FLOOR AREA\* = 3,301 SQ. FT. PROPOSED DWELLING (2,716 SQ. FT. 1ST FLOOR - 591 SQ. FT. 2ND FLOOR) GROSS FLOOR AREA\* = 665 SQ. FT. EXISTING DWELLING / PROPOSED HABITABLE STUDIO (531 SQ. FT. 1ST FLOOR - 154 SQ. FT. 2ND FLOOR) TOTAL = 3,986 SQ. FT.
9. \* PER SECTION 10 (4) TRURO ZBA - DEFINITIONS.
10. SEASHORE DISTRICT GROSS FLOOR AREA\* = 3,544 SQ. FT. PROPOSED DWELLING (2,716 SQ. FT. 1ST FLOOR - 748 SQ. FT. 2ND FLOOR) SEASHORE DISTRICT GROSS FLOOR AREA\* = 125 SQ. FT. EXISTING DWELLING / PROPOSED HABITABLE STUDIO (565 SQ. FT. 1ST FLOOR - 160 SQ. FT. 2ND FLOOR) TOTAL = 4,394 SQ. FT.
11. \* PER SECTION 10 (4) - DEFINITIONS.
12. MEAN GROUND LEVEL\* = EL. 63.26' (1988 N.A.V.D.)
13. \* PER SECTION 10 (4) DEFINITIONS.
14. BUILDING HEIGHT\* / STORIES = 26.17' (26'-2") - 15 STORIES
15. \* PER SECTION 10 (4) DEFINITIONS.
16. BUILDING SETBACK = 25.3' - BACKYARD - 25' REQUIRED.
17. BEDROOMS: EXISTING = 2 / PROPOSED = 6 TOTAL\*
18. \* EXISTING 2 BEDROOM DWELLING TO BECOME 1 BEDROOM HABITABLE STUDIO
19. \* PROPOSED DWELLING = 5 BEDROOMS.
20. 12. PARKING SPACES: EXISTING DWELLING = 3\* (2 GARAGES + 1 SPACE) PROPOSED DWELLING = 3 SPACES (2 REQUIRED)

PLAN BOOK 606 PAGE 66



LOCUS MAP  
SCALE: 1" = 1500'

- NOTE: ALL NEW UTILITY SERVICE TO BE UNDERGROUND.
- NOTE: PROPOSED DRIVEWAY - 12 FT. WIDE - SHALL HAVE PERMEABLE SURFACE.
- NOTE: PROPOSED 2 FT. CURBING - STATION 1+00 TO STATION 1+46 ON EAST SIDE OF DRIVEWAY.
- NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE: EXISTING AND PROPOSED USE: RESIDENTIAL.
- NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- NOTE: ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS OR EQUAL).
- NOTE: DATUM: 1988 N.A.V.D.
- NOTE: x 34.55' DENOTES SPOT ELEVATION.
- NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE: ( ) DENOTES RECORD INFORMATION.
- REFERENCE: PLAN BOOK 606 PAGE 66  
BEED BOOK 31325 PAGE 107



PROPOSED SITE PLAN  
IN  
TRURO  
(NO. 59 SOUTH PAMET ROAD)

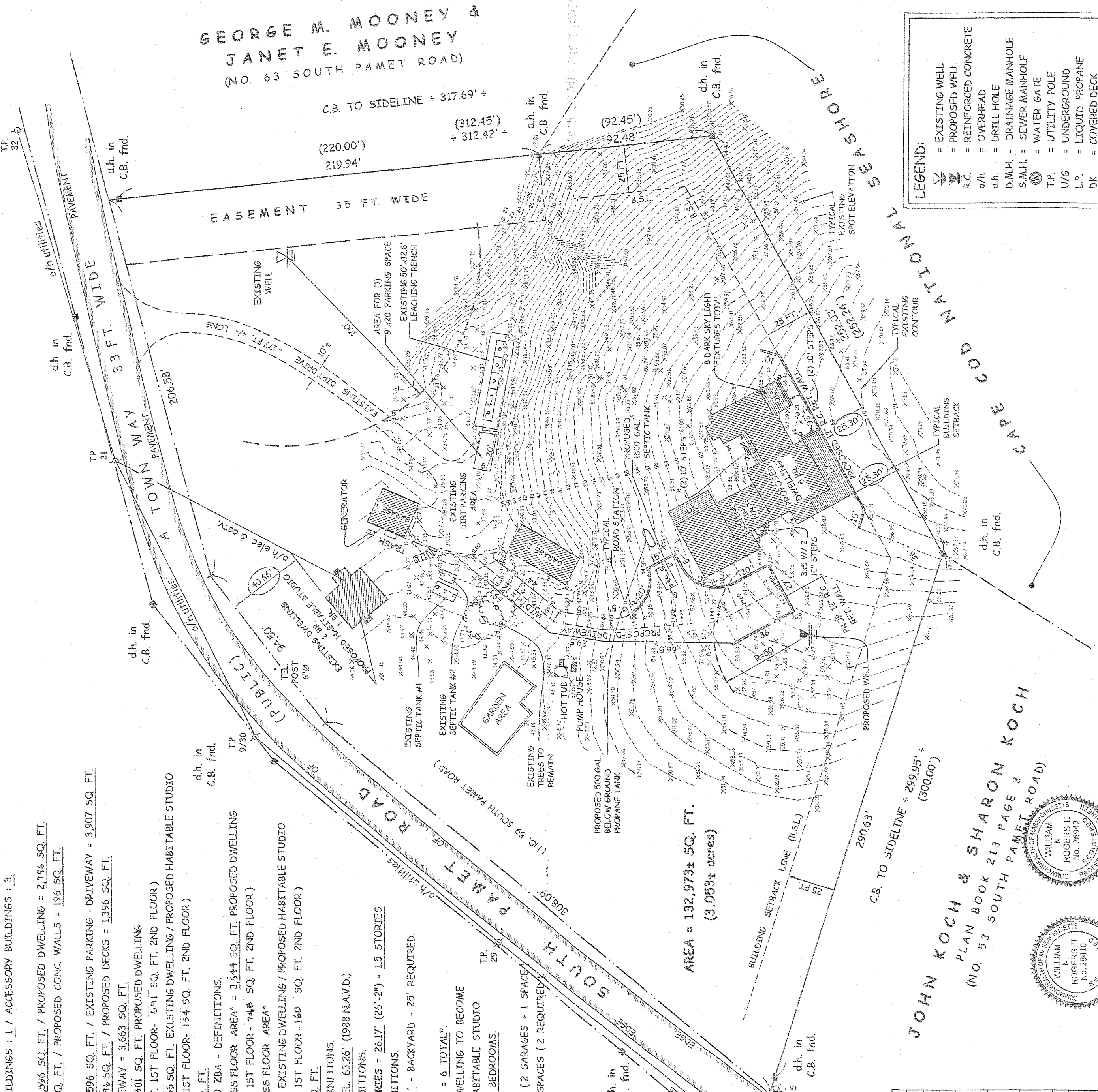
AS PREPARED FOR  
SUSAN HANWAY

WILLIAM N. ROGERS  
PROFESSIONAL  
CIVIL ENGINEERS & LAND SURVEYORS  
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.  
508.487.1565 / 508.487.5809 FAX

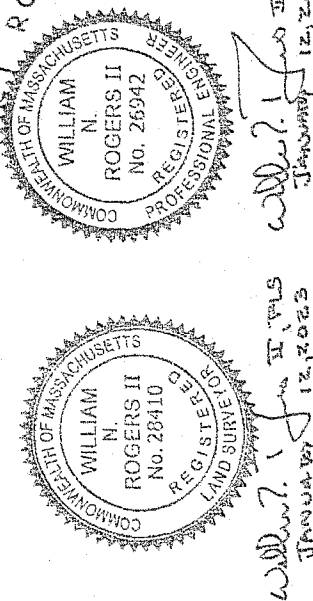
SCALE: 1 IN. = 40 FT. NOVEMBER, 2022

GEORGE M. MOONEY &  
JANET E. MOONEY  
20. 63 SOUTH PAMET ROAD

- LEGEND:
- EXISTING WELL
  - PROPOSED WELL
  - REINFORCED CONCRETE
  - OVERHEAD
  - DRILL HOLE
  - DRAINAGE MANHOLE
  - SEWER MANHOLE
  - WATER GATE
  - UTILITY POLE
  - UNDERGROUND
  - LIQUID PROPANE
  - COVERED DECK
  - PROPOSED DARK SKY LIGHT FIXTURE
  - EXISTING CONTOUR

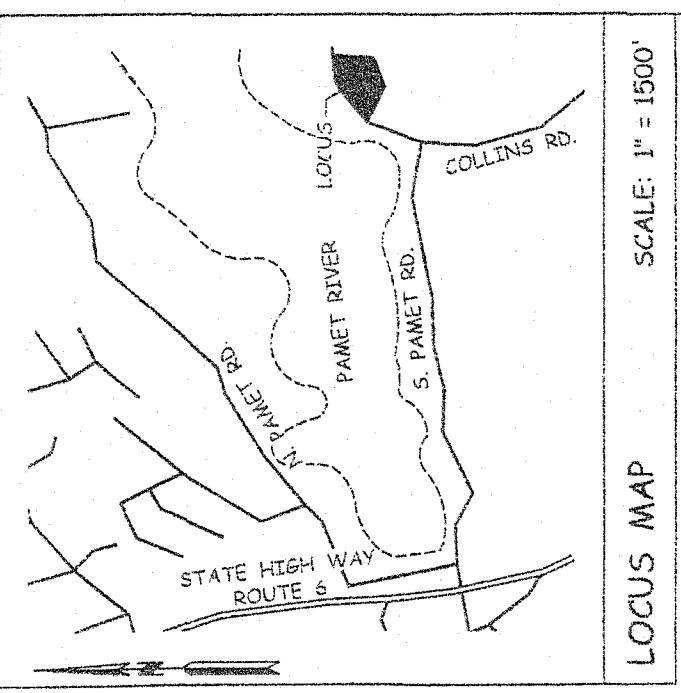


JOHN KOCH & SHARON KOCH  
PLAN BOOK 213 PAGE 3  
(NO. 53 SOUTH PAMET ROAD)



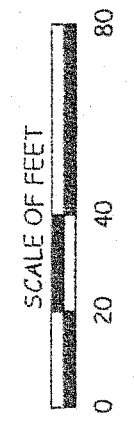
STATION	ELEV.	DESIGN ELEV.
0+00	38.80'	38.80'
0+25	41.50'	41.94'
0+50	44.75'	45.08'
0+56	45.50'	45.83'
0+75	48.50'	48.22'
0+83	49.75'	49.22'
0+89	50.19'	49.97'
1+00	52.02'	51.35'
1+20	55.72'	53.86'
1+25	56.38'	54.49'
1+43	58.61'	55.80'
1+50	59.42'	56.31'
1+60	60.46'	57.04'
1+75	61.95'	58.13'
1+80	62.50'	58.50'

PROPOSED- LANDSCAPING, STORM WATER, GRADING AND LIMIT OF WORK



LOCUS MAP  
SCALE: 1" = 1500'

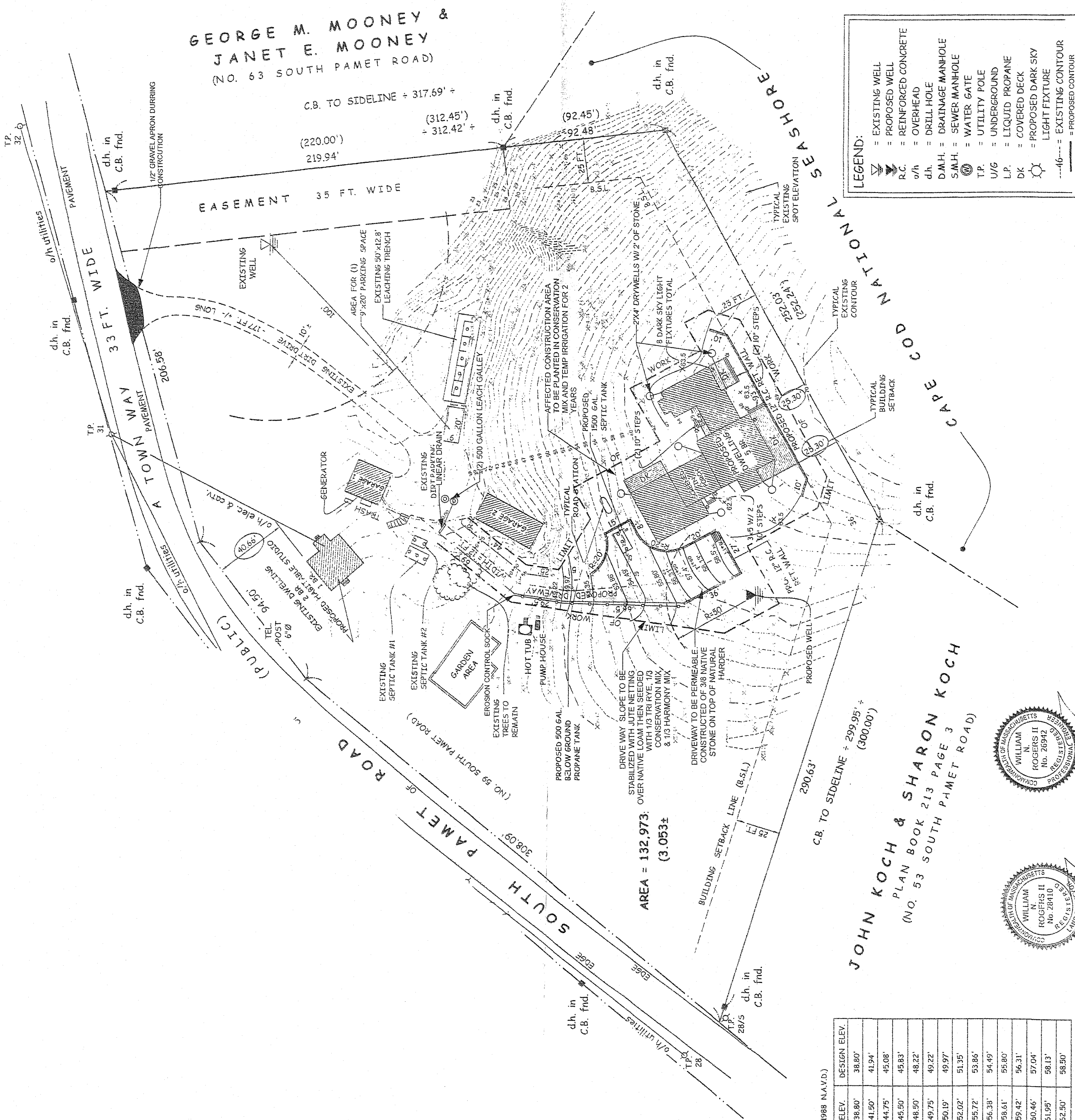
- NOTE:** ALL NEW UTILITY SERVICE TO BE UNDERGROUND.
- NOTE:** PROPOSED DRIVEWAY - 12 FT. WIDE - SHALL HAVE PERMEABLE SURFACE.
- NOTE:** PROPOSED 2 FT. CURBING - STATION 1+00 TO STATION 1+46 ON EAST SIDE OF DRIVEWAY.
- NOTE:** ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE:** EXISTING AND PROPOSED USE: RESIDENTIAL.
- NOTE:** ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- NOTE:** ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS OR EQUAL).
- NOTE:** DATUM: 1988 N.A.V.D.
- NOTE:** x 34.55' DENOTES SPOT ELEVATION.
- NOTE:** ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE:** ( ) DENOTES RECORD INFORMATION.
- REFERENCE:** PLAN BOOK 606 PAGE 66  
BEED BOOK 31325 PAGE 107



PROPOSED SITE PLAN  
IN  
TRURO  
(NO. 59 SOUTH PAMET ROAD )  
AS PREPARED FOR  
SUSAN HANWAY  
SCALE: 1 IN. = 40 FT.

WILLIAM N. ROGERS  
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NO. 63 SOUTH PAMET ROAD)



- LEGEND:**
- EXISTING WELL
  - PROPOSED WELL
  - REINFORCED CONCRETE
  - OVERHEAD
  - DRILL HOLE
  - D.M.H. = DRAINAGE MANHOLE
  - S.M.H. = SEWER MANHOLE
  - WATER GATE
  - UTILITY POLE
  - UNDERGROUND
  - LIQUID PROPANE
  - COVERED DECK
  - PROPOSED DARK SKY LIGHT FIXTURE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR

ROAD GRADES (1988 N.A.V.D.)

STATION	ELEV.	DESIGN ELEV.
0+00	38.80'	38.80'
0+25	41.50'	41.94'
0+50	44.75'	45.08'
0+56	45.50'	45.83'
0+75	48.50'	48.22'
0+83	49.75'	49.22'
0+89	50.19'	49.97'
1+00	52.02'	51.35'
1+20	55.72'	53.86'
1+25	56.38'	54.49'
1+43	58.61'	55.80'
1+50	59.42'	56.31'
1+60	60.46'	57.04'
1+75	61.95'	58.13'
1+80	62.50'	58.90'

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