



# Truro Planning Board Agenda

## Remote Meeting

Wednesday, June 21, 2023 – 5:00 pm

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

### 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](http://www.truro-ma.gov)). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at [1-866-899-4679](tel:1-866-899-4679) and entering the access code [530-599-965#](tel:530-599-965#) 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 Liz Sturdy, Planning Department Administrator, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov).

Meeting link: <https://meet.goto.com/530599965>

### 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 –

### Public Hearing – Continued

**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. **[Material in 5/10/2023 packet] {New material included in this packet}**

### Board Discussion:

- ◆ Temporary Sign Process and Potential Revision
- ◆ Warrant Articles

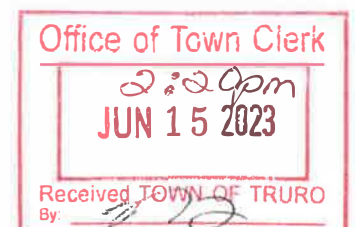
### Next Meeting:

Wednesday, July 5, 2023 at 5:00 pm

### Next Meeting/Work Session:

Wednesday, June 28, 2023 at 5:00 pm

### Adjourn



**From:** [Bill Henchy](#)  
**To:** [Elizabeth Sturdy](#)  
**Cc:** [Barbara Carboni](#); [Ezra Ambrose](#); [Susan Hanway](#); [Paul Kopicki](#)  
**Subject:** Fwd: 59 South Pamet plans  
**Date:** Friday, June 16, 2023 1:48:26 PM

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Good afternoon Liz—

Would you kindly include the Building Commissioner's email discussion with Ms. Carboni below in the record of the Applications for Residential Site Plan Review and Special Permit for 59 South Pamet Road.

Thank you for your courtesies,

Bill Henchy

William C. Henchy  
165 Cranberry Highway  
Orleans, MA 02653  
508-255-1636 (w)  
508-246-6776(cell)  
508-255-1325—fax  
whenchy@henchylaw.com

[www.henchylaw.com](http://www.henchylaw.com)

Begin forwarded message:

**From:** Barbara Carboni <[bcarboni@truro-ma.gov](mailto:bcarboni@truro-ma.gov)>  
**Subject: FW: 59 South Pamet plans**  
**Date:** June 16, 2023 at 1:14:57 PM EDT  
**To:** "whenchy@henchylaw.com" <[whenchy@henchylaw.com](mailto:whenchy@henchylaw.com)>

Barbara Carboni AICP  
Truro Town Planner and Land Use Counsel  
(508) 214 0928

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**From:** Rich Stevens <[rstevens@truro-ma.gov](mailto:rstevens@truro-ma.gov)>  
**Sent:** Monday, May 15, 2023 11:02 AM  
**To:** Barbara Carboni <[bcarboni@truro-ma.gov](mailto:bcarboni@truro-ma.gov)>  
**Subject:** RE: 59 South Pamet plans

Good Morning Again,

After reviewing the plans for the proposed construction at 59 South Pamet Road I have determined that there is " NO " separate dwelling unit / ADU shown.

I hope that this answers the question.

Regards,

Richard Stevens  
Building Commissioner

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**From:** Barbara Carboni <[bcarboni@truro-ma.gov](mailto:bcarboni@truro-ma.gov)>

**Sent:** Monday, May 15, 2023 10:46 AM

**To:** Rich Stevens <[rstevens@truro-ma.gov](mailto:rstevens@truro-ma.gov)>

**Cc:** Elizabeth Sturdy <[Esturdy@truro-ma.gov](mailto:Esturdy@truro-ma.gov)>

**Subject:** 59 South Pamet plans

Rich,

The Planning Board is reviewing plans for 59 South Pamet, which is a project to convert an existing cottage to an habitable studio, and construct a new dwelling. At a recent meeting, some board members had a concern that the first floor plans for the dwelling indicate a separate dwelling unit within that structure (i.e., total of two dwelling units within the structure, in violation of zoning). They note that a portion of the house is accessed through a screened porch and suggest that this portion of the house is an ADU. This portion house contains a bedroom, bath, and living area; it does not include a kitchen. There is a sink, but no stove indicated.

I said that I would consult you for a determination as to whether an ADU (or other second dwelling unit) is proposed by these plans. Having reviewed the plans, could you please advise on the issue raised by members?

Thank you,

Barb

Barbara Carboni AICP  
Truro Town Planner and Land Use Counsel  
(508) 214 0928

This communication may contain privileged or other confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate that to the sender and delete the copy you received. When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record. Please take notice: All e-mail communications sent or received by persons using the Town of Truro network may be subject to disclosure under the Massachusetts Public Records Law (M.G.L. Chapter 66, Section 10) and the Federal Freedom of Information Act



MASSWILDLIFE

DIVISION OF  
**FISHERIES & WILDLIFE**

1 Rabbit Hill Road, Westborough, MA 01581

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

**MASS.GOV/MASSWILDLIFE**

March 08, 2023

Susan Hanway  
42239 Lake Timber Drive  
Babcock Ranch FL 33982-5019

RE: Project Location: 59 South Pamet Road, Truro  
Project Description: Dwelling, driveway and landscaping  
NHESP File No.: **23-41679**

Dear Applicant:

Thank you for submitting the MESA Project Review Checklist, site plans (dated March 2023) 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,

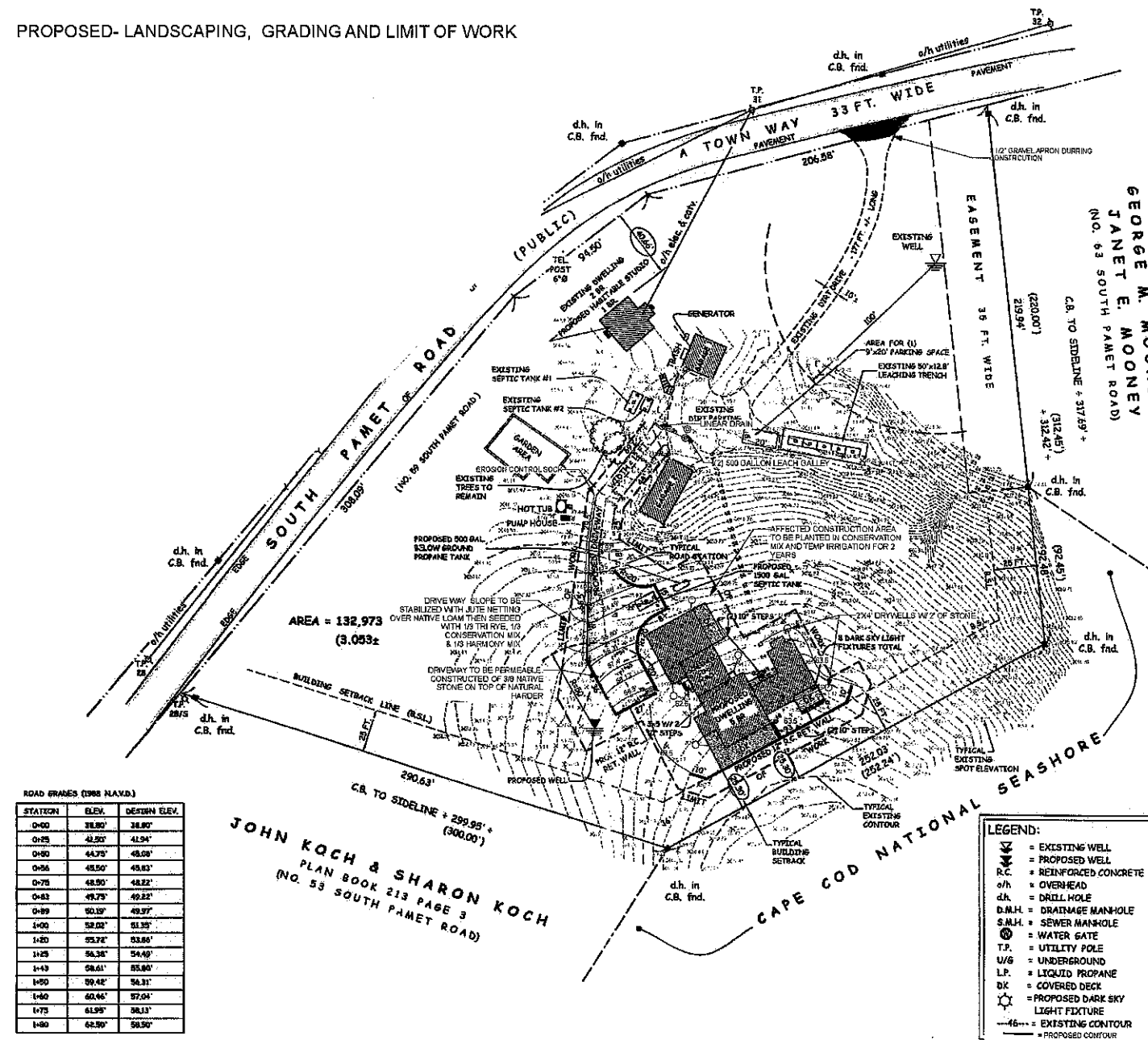
Everose Schlüter, Ph.D.  
Assistant Director

cc: Paul Shea, IEC

MASSWILDLIFE

6/8/23

PROPOSED- LANDSCAPING, GRADING AND LIMIT OF WORK

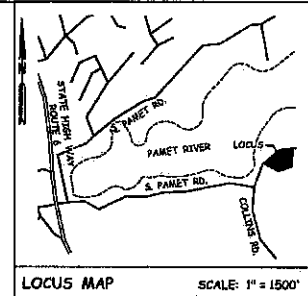


ROAD GRADES (1988 N.A.V.D.)

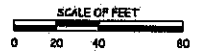
STATION	ELEV.	DESIGN ELEV.
D+00	38.90'	38.90'
0+25	42.90'	41.94'
0+50	44.75'	48.08'
0+56	48.50'	48.83'
0+75	48.50'	48.22'
0+83	49.75'	49.22'
0+99	50.10'	49.37'
1+00	52.02'	51.35'
1+20	53.72'	53.86'
1+25	54.38'	54.40'
1+43	58.61'	55.80'
1+50	59.48'	56.31'
1+60	62.44'	57.04'
1+75	61.95'	58.13'
1+80	62.50'	58.50'

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

- LEGEND:
- ⊕ = EXISTING WELL
  - ⊕ = PROPOSED WELL
  - R.C. = REINFORCED CONCRETE
  - o/h = OVERHEAD
  - d.h. = DRILL HOLE
  - D.M.H. = DRAINAGE MANHOLE
  - S.M.H. = SEWER MANHOLE
  - ⊕ = WATER GATE
  - T.P. = UTILITY POLE
  - U/G = UNDERGROUND
  - L.P. = LIQUID PROPANE
  - DK = COVERED DECK
  - ⊙ = PROPOSED DARK SKY LIGHT FIXTURE
  - ⊙ = EXISTING CONTOUR
  - - - = PROPOSED CONTOUR

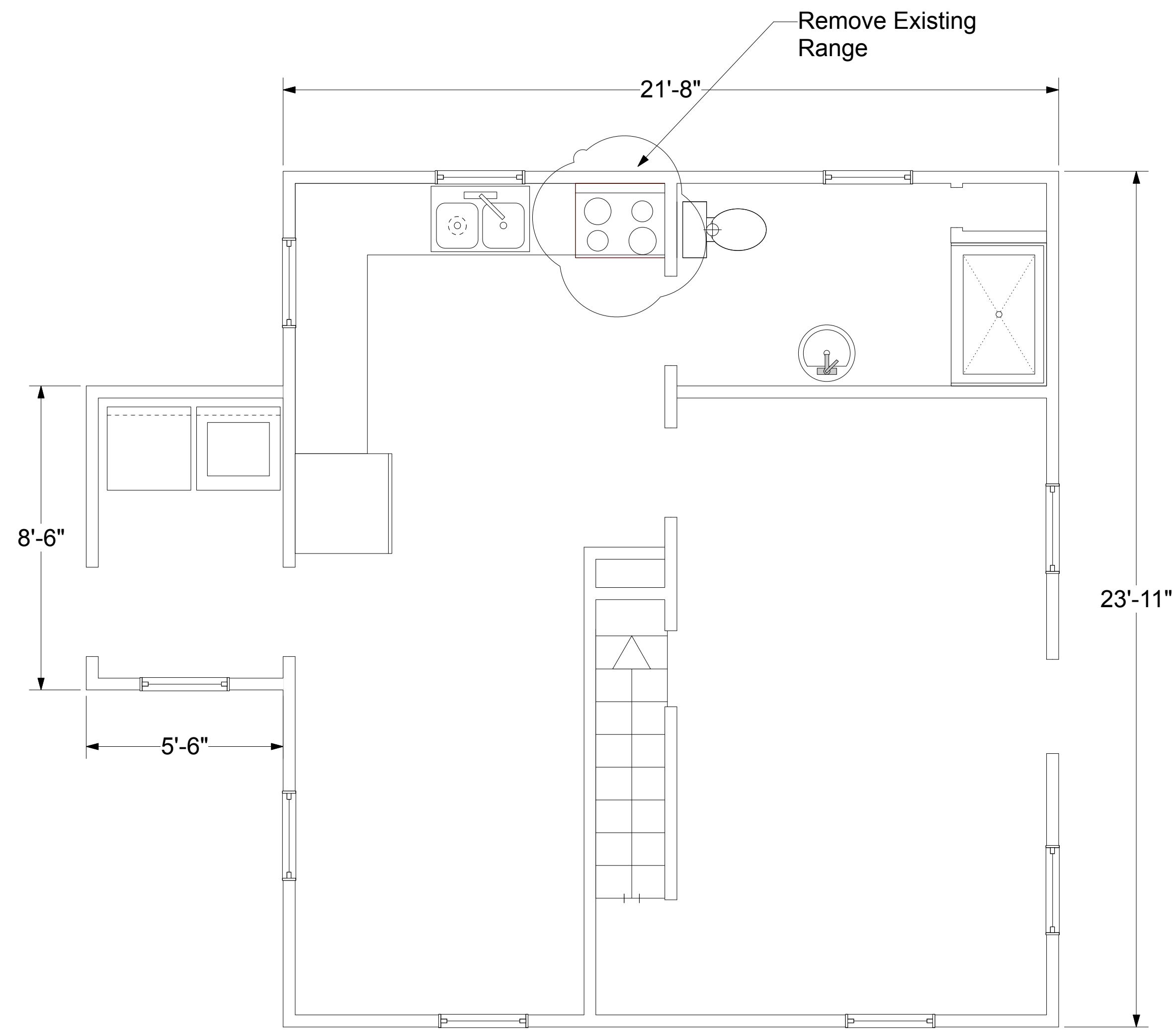


- NOTE: ALL NEW UTILITY SERVICE TO BE UNDERGROUND.
- NOTE: PROPOSED DRIVEWAY - 12 FT. WIDE - SHALL HAVE PERMEABLE SURFACE.
- NOTE: PROPOSED 2 FT. CURBS - STATION 1+00 TO STATION 1+46 ON EAST SIDE OF DRIVEWAY.
- NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE: EXISTING AND PROPOSED 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: \* 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 31329 PAGE 107

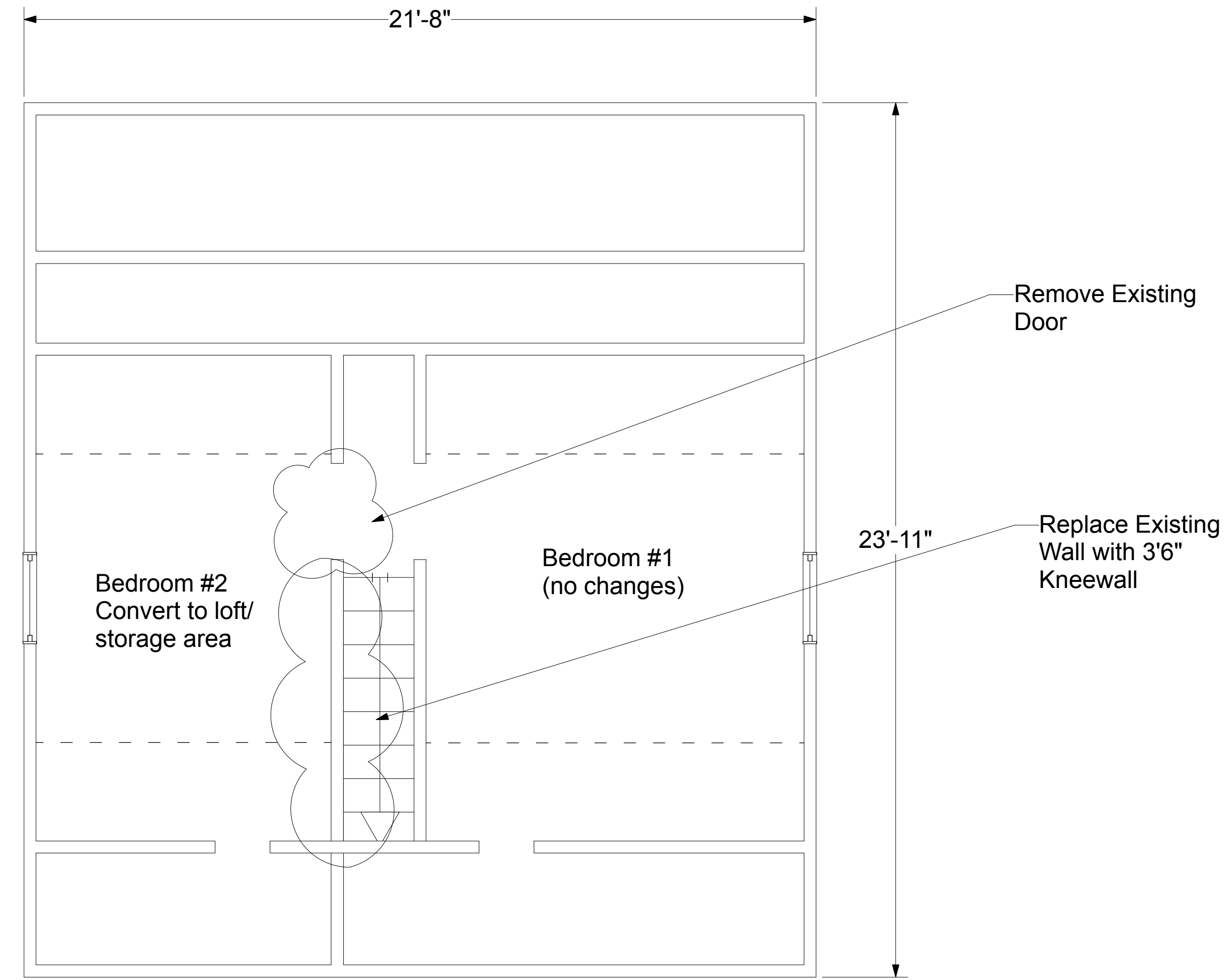


PROPOSED SITE PLAN  
 IN  
 TRURO  
 (NO. 59 SOUTH PAMET ROAD)  
 AS PREPARED FOR  
 SUSAN HANWAY  
 SCALE: 1 IN. = 40 FT.





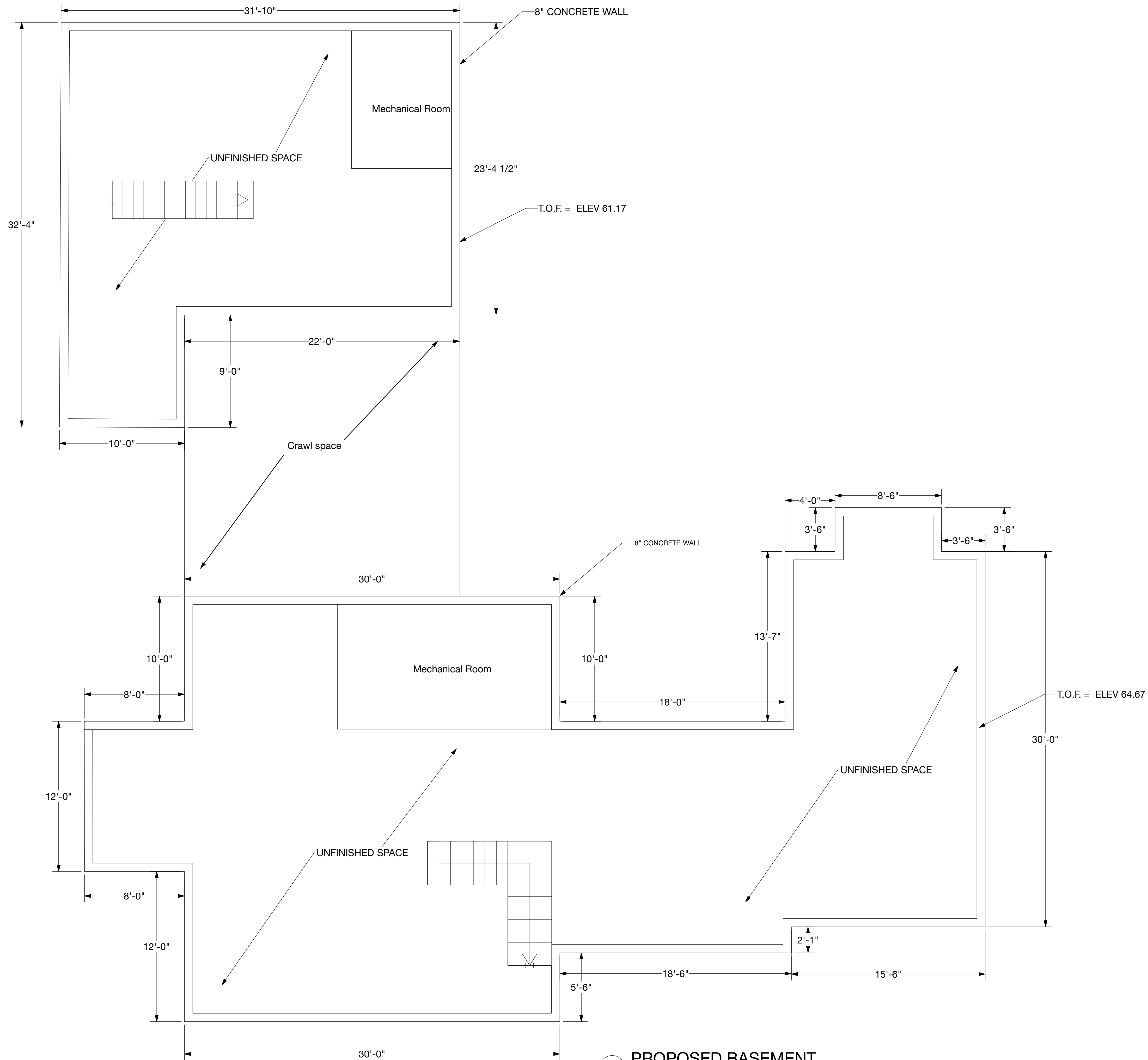
1ST FLOOR



2ND FLOOR

STUDIO  
Scale: 3/8" = 1'-0"

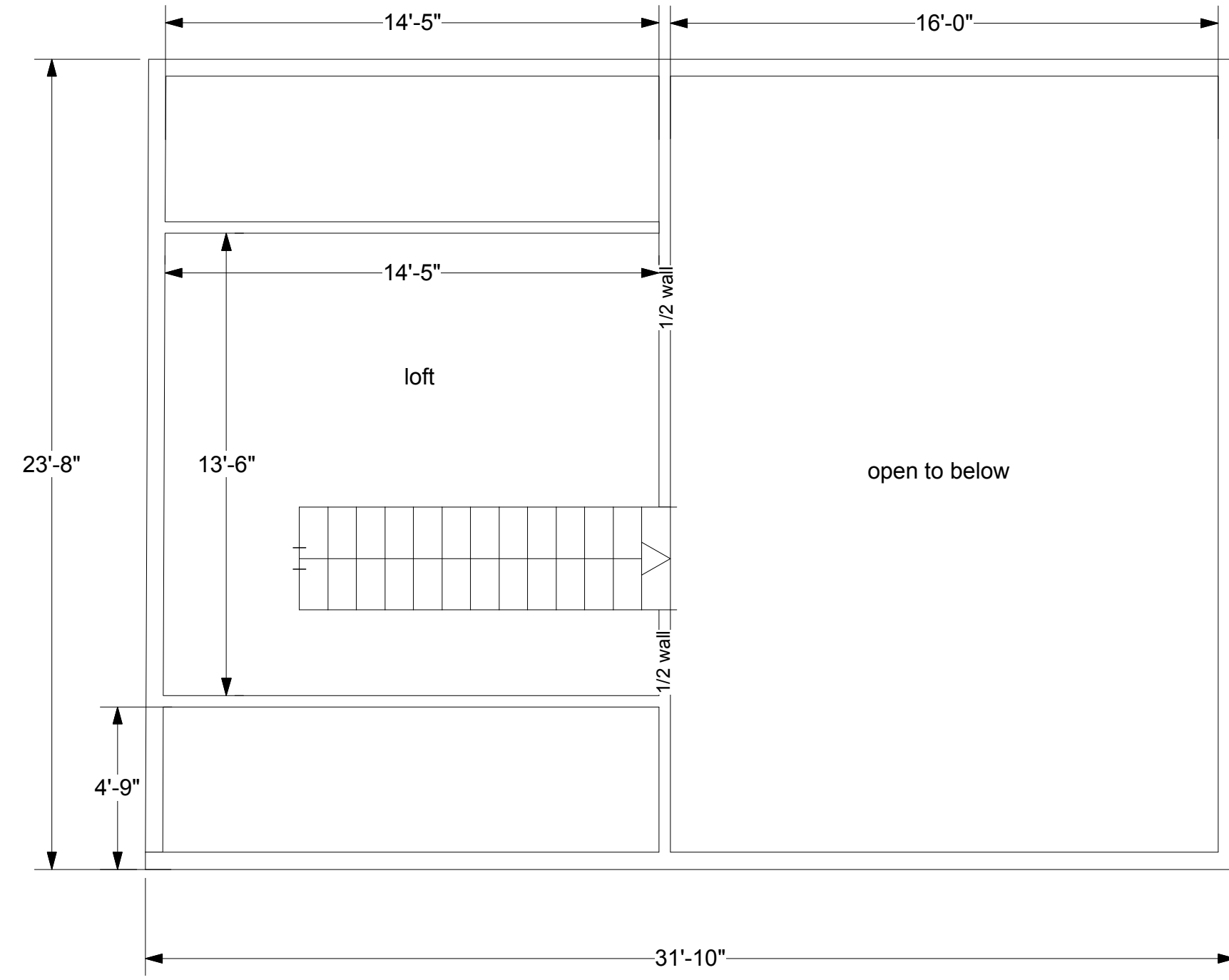
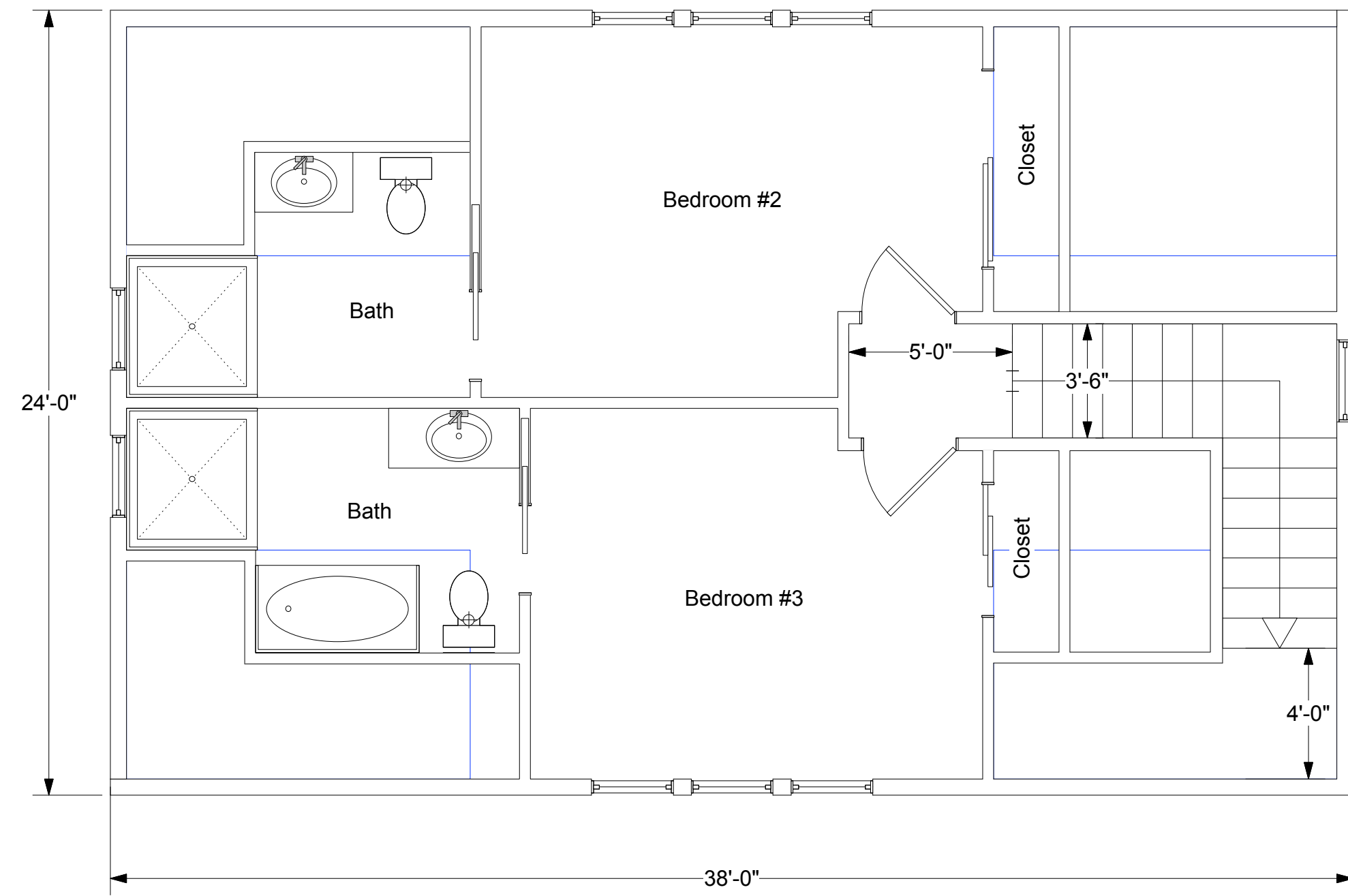
<b>AMBROSE HOMES INC.</b> 2766 RTE 6, WELLFLEET, MA 508-349-8252 www.AMBROSEHOMES.com	Date 9/15/2022	No. 00/00/00	Issue Notes
	Designed By AMBROSE HOMES, INC.		
Project Title HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA	Drawn By ASA	Project ID K10989	Date
	Checked By		
Drawing Title EXISTING DWELLING PROPOSED CONVERSION TO HABITABLE STUDIO	Reviewed By	CAD File Name	No.
Scale Sheet Scale	Submitted By EFA/ASA	Plot Date 00/00/00	
Drawing No. H1 of 1			



PROPOSED BASEMENT  
Scale: 1/4" = 1'-0"

<b>AMBROSE HOMES INC.</b> 2766 RTE 6, WELLFLEET, MA 508-349-8252 www.AMBROSEHOMES.com		Date: 6/12/23 Revision: 9/15/2022 Project ID: K10989 Drawing Code: CAD File Name: Plot Date: 00/00/00	Issue Notes Date No.
Project Title: <b>HANWAY RESIDENCE</b> 59 SOUTH PAMET ROAD TRURO, MA	Design Firm: <b>AMBROSE HOMES INC.</b>	Drawn By: ASA Checked By: Reviewed By: Submitted By: Project Manager: EFA/ASA	Date No.
Drawing Title: <b>PROPOSED BASEMENT</b>	Consultant: 2766 RTE 6, WELLFLEET, MA 508-349-8252 www.AMBROSEHOMES.com	Date: 6/12/23 Revision: 9/15/2022 Project ID: K10989 Drawing Code: CAD File Name: Plot Date: 00/00/00	Issue Notes Date No.
Scale: <b>3</b> of <b>4</b>	Sheet Scale	Drawing No.	Date No.

**PROPOSED SECOND FLOOR**  
Scale: 1/4" = 1'-0"



Project Title  
**HANWAY RESIDENCE**  
59 SOUTH PAMET ROAD  
TRURO, MA

Design Firm  
**AMBROSE HOMES INC.**  
2766 RTE 6, WELLFLEET, 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	6/12/23
Revision	9/15/2022
Project ID	K10989
Drawing Code	
CAD File Name	
Plot Date	00/00/00

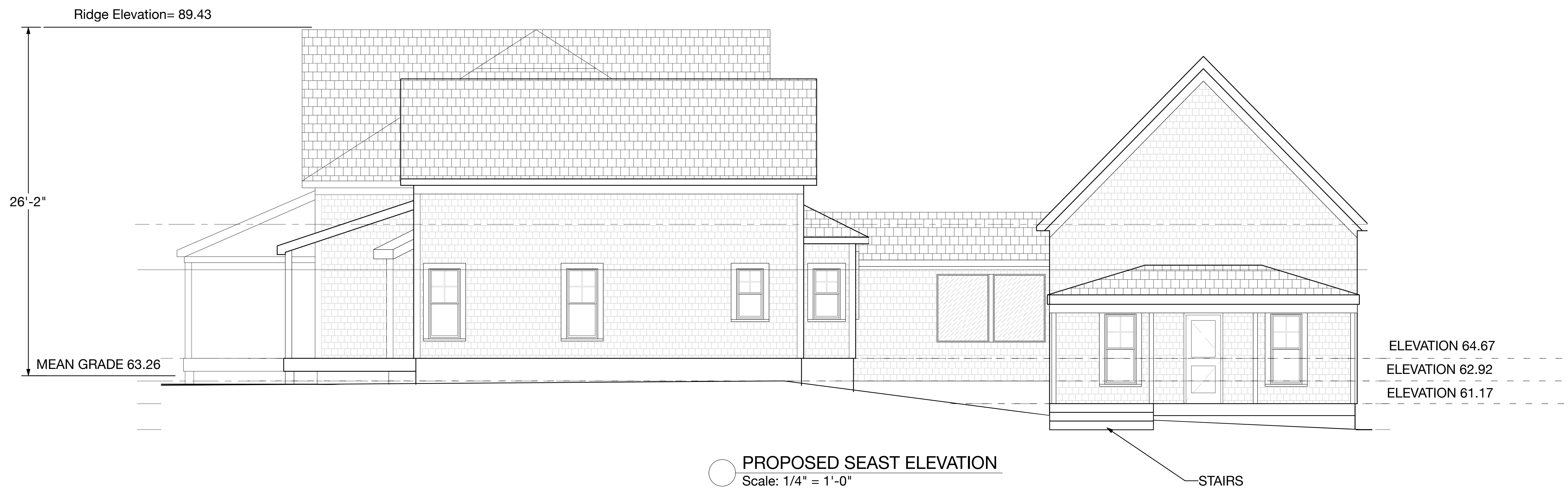
Scale  
Scale: 1/4" = 1'


Drawing No.  
**4**  
of  
**4**

No.	Date	Issue Notes
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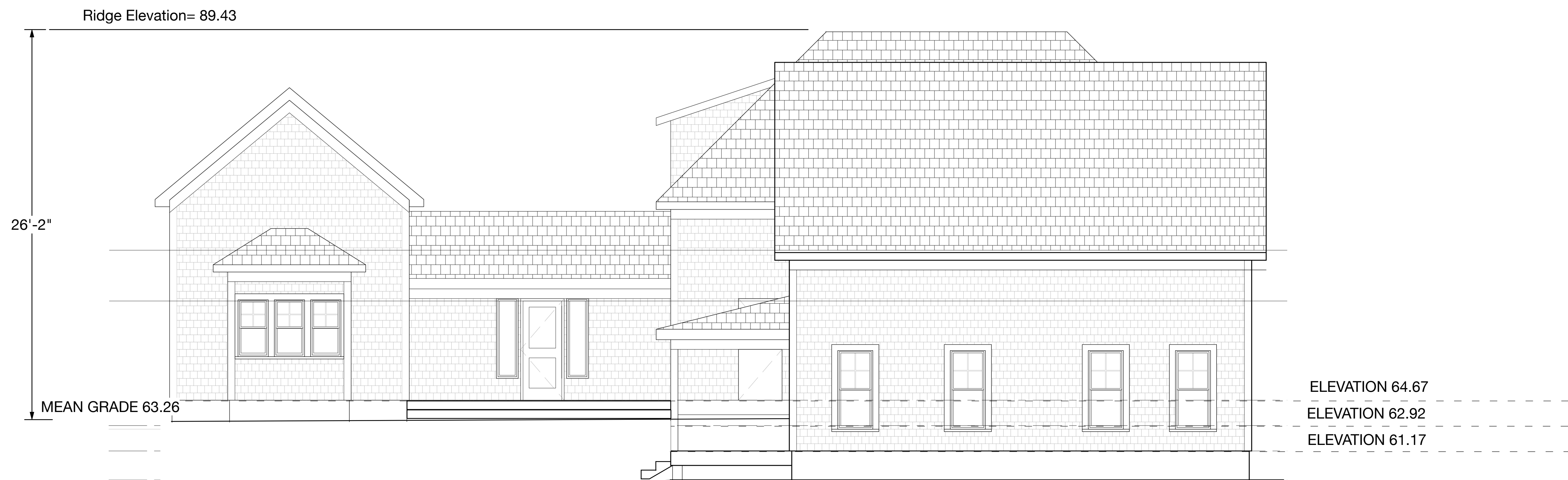





Date		6/12/23		Issue Notes	
Revision		7/21/2022		Date	
Project ID		K10989		No.	
Drawing Code				00/00/00	
CAD File Name				Date	
Project Name				Date	
Project Manager		EFA/ASA		Date	
Designed By		AMBROSE HOMES, INC.		Date	
Drawn By		ASA		Date	
Checked By				Date	
Reviewed By				Date	
Submitted By				Date	
Project Manager		EFA/ASA		Date	
Design Firm				Date	
Consultant		2766 RTE 6, WELLFLEET, MA 508-349-8252 www.AMBROSEHOMES.com		Date	
Project Title		HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA		Date	
Drawing Title		EAST & SOUTH ELEVATIONS		Date	
Scale		Sheet Scale		Date	
Drawing No.		1		Date	
		of		Date	
		4		Date	



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



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

		Date 6/12/23	Issue Notes
Design Firm AMBROSE HOMES, INC.	Consultant 2766 RTE 6, WELLFLEET, MA 508-349-8252 www.AMBROSEHOMES.com	Revision 7/21/2022	Date
Drawn By ASA	Project Manager EFA/ASA	Project ID K10989	No.
Checked By	Reviewed By	Drawing Code	Date
Submitted By	Project Manager	CAD File Name	Date
Project Title HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA	Drawing Title WEST & NORTH ELEVATIONS	Plot Date 00/00/00	Date
Scale Sheet Scale	Drawing No. 2 of 4	Date	Date