



Truro Planning Board Agenda

Remote Meeting

Wednesday, June 22, 2022 – 5:00 pm

www.truro-ma.gov

AMENDED

Open Meeting

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

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at [1-866-899-4679](tel:1-866-899-4679) and entering the access code [385-481-941#](tel:385-481-941#) 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.

Meeting link: <https://meet.goto.com/385481941>

Public Comment Period

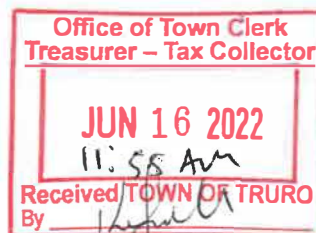
The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

1. Planner Report

2. Chair Report

3. Temporary Sign Permit Applications

Marian Averback – The Truro Group, Art Show at the Library, requesting one (1) sign, 2' x 8', to be located below highway sign at Route 6 and Standish Way. The sign will be installed on July 1st and removed July 30th.



Kevin Rice – Payomet Performing Arts Center, requesting two (2) signs, 48” x 36”, to be located on Route 6 West and Route 6 East for events June through October. The signs will be for five (5) months: installed June 1st and removed November 1st.

Genevieve Morin – Truro Yoga, requesting one (1) sign, 3' x 2', to be located next to Snow's Park from June 26th through August 29th. The sign will be installed on Fridays and removed on Sundays.

Marisa Picariello – Truro Center for the Arts, Edgewood Farm, requesting one (1) sign, 48" x 24", to be located at the end of the driveway at 3 Edgewood Way on Route 6 from July 1st through August 27th. The sign will be installed in June and removed on August 31st.

Public Hearings – Continued

2022-004/SPR – Outer Shore Nominee Trust, Rachel Kalin, Trustee for property located at 17 Coast Guard Road (Atlas Map 34, Parcel 3, Registry of Deeds title reference: Book 34387, Page 1). Applicant seeks Residential Site Plan Review under §70 of the Truro Zoning Bylaw for a lot in the Seashore District. Demolition of 5 of 6 pre-existing, non-conforming cottages (multiple dwellings on a lot) and associated structures; construction of a new one-story single-family dwelling with pool and landscaping; renovation of remaining cottage. [Material in 4/20/2022, 5/18/2022, and 6/8/2022 packets] {New material included in this packet}

Board Action/Review

- ◆ Discuss/Approve New Telecommunications Site Plan Review Procedure and Application (Application Fees as of May 2022 attached for reference)

Development of Warrant Articles

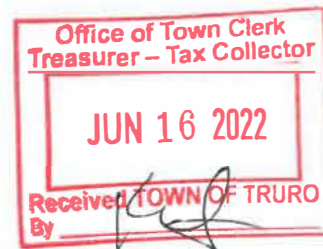
- ◆ Outreach

Minutes

- ◆ May 4, 2022

Next Meeting: Wednesday, July 13, 2022 at 5:00 pm

Adjourn



TOWN OF TRURO



TOWN OF TRURO
PLANNING BOARD

JUN 10 2022

RECEIVED
TOWN CLERK

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: MARIAN AVERBACK (The Truro Group) Date: 6-8-22

Applicant Contact Information: Box 192, Truro
Mailing Address

(508) 214-0066 Phone maverback1@gmail.com Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 2' Width 8' Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): Below highway sign at Rte. 6 + Starfish Way

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

Date(s) of the Event in Which the Sign is Intended: July 1 - July 30

Date When Sign(s) will be: Installed: July 1 Removed: July 30

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

Name: _____ Mailing Address _____

Phone _____ Email _____

Marian Averback Applicant Signature June 8, 2022 Date

Owner Signature (which also authorizes the use of the property) _____ Date _____

Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____

Title

CC: Building Commissioner, Board of Selectmen

TTG ART SHOW
THIS MONTH AT THE LIBRARY

TOWN OF TRURO

[Signature]
JUN 10 2022

RECEIVED
TOWN CLERK



PLANNING BOARD

TOWN OF TRURO
JUN 15 2022
Paid \$125.00
RECEIVED
TOWN CLERK

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00 (for each 30-day period)

FORM 2022 JUN 7 2022
ADMINISTRATIVE OFFICE
TOWN OF TRURO

Applicant Name: Payomet Date: 6/6/2022

Applicant Contact Information: PO Box 1202 Truro 02666
Mailing Address
508-487-5400 Phone Kevin@payomet.org and Ellen@payomet.org (work) Email

Number of Signs Requested: 2
Temporary Sign Dimensions:
(1) Height 48 Width 38
(2) Height 48 Width 38
(3) Height _____ Width _____
(4) Height _____ Width _____

Location(s) of Proposed Temporary Sign(s): Rt 6 West + Rt 6 East

Date(s) of the Event in Which the Sign is Intended: various: August, September, October (2022)

Date(s) of the Event in Which the Sign is Intended: 6/4, 11, 18, 25, 26, 29 7/3, 5, 11, 13, 17+26

Date When Sign(s) will be: Installed: June 1 Removed: Nov 1

Applicant Signature: [Signature] Date: 6/6/2022
Applicant Printed Name: Kevin Rice

If sign(s) to be placed on private property, please have Owner print and sign name below:
Owner Signature: [Signature] Date: 6/6/2022
(which also authorizes the use of the property)
Owner Printed Name: Kevin Rice

Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____
Chair, Planning Board

TOWN OF TRURO



PLANNING BOARD

TOWN OF TRURO
JUN 15 2022
Paid \$50.00
RECEIVED
TOWN CLERK

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: 6/15/2022

Applicant Contact Information: 70 box 1209 Truro 02666
774.722.5149 truro@gmail.com
Phone Mailing Address Email

Number of Signs Requested: 1
Temporary Sign Dimensions:
(1) Height 3 feet Width 2 feet
(2) Height _____ Width _____
(3) Height _____ Width _____
(4) Height _____ Width _____

Location(s) of Proposed Temporary Sign(s): next to snows park

Date(s) of the Event in Which the Sign is Intended: June 26th ~~August~~ to August 27th
Date When Sign(s) will be: Installed: on Fridays Removed: on Sundays

Applicant Signature [Signature] Date June 15th 2022
Applicant Printed Name Genevieve Morin

If sign(s) to be placed on private property, please have Owner print and sign name below:
Owner Signature _____ Date _____
(which also authorizes the use of the property)
Owner Printed Name _____

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

Conditions: _____

Board Signature: _____ Date: _____
Chair, Planning Board

2 feet

Truro Yoga

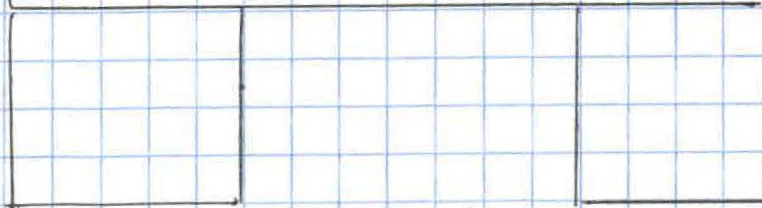
Community Class

3 feet

Sunday

9:30 AM

6 inches



2 sided.

A Frame (Wooden)



TOWN OF TRURO



PLANNING BOARD



Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

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

Applicant Name: Truro Center for the Arts Date: June 13, 2022

Applicant Contact Information: PO Box 756 Truro Mailing Address
508-349-7511 Phone mansa@castlehill.org Email

Number of Signs Requested: 1 Temporary Sign Dimensions:
(1) Height 48" Width 24"
(2) Height Width
(3) Height Width
(4) Height Width

Location(s) of Proposed Temporary Sign(s): Edgewood Farm, 3 Edgewood Way
Bottom of Driveway

Date(s) of the Event in Which the Sign is Intended: 7/1, 7/13, 7/23, 8/10, 8/19-20, 8/26-27

Date When Sign(s) will be: Installed: ASAP Removed: 8/31/22

Applicant Signature: [Signature] Date: 6/16/22
Applicant Printed Name: Mansa Picariello

If sign(s) to be placed on private property, please have Owner print and sign name below:
Owner Signature: _____ Date: _____
(which also authorizes the use of the property)
Owner Printed Name: _____

Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Date: _____
Chair, Planning Board

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

June 14, 2022

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

Via hand delivery

Re: 17 Coast Guard Road (34-3) / Outer Shore Nominee Trust
2022-004/SPR - Planning Board
Supplemental Materials Filing

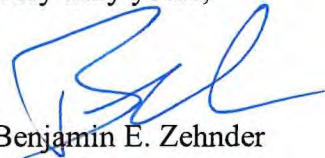
Dear Ms. Fullerton:

Please find enclosed for filing with the above matter 10 copies of the following supplemental materials:

1. Description of revisions;
2. Field cards and photographs from locus of three neighborhood improved properties;
3. Revised floor plans and elevations dated 6/13/2022;
4. Revised proposed site plan dated 6/14/2022.

Thank you for your attention.

Very truly yours,



Benjamin E. Zehnder

Enc.

cc via email only w/ attachments:
client

Barbara Carboni, Truro Land Use Counsel / Town Planner
Elizabeth Sturdy, Truro Board Manager
Jim Cappuccino
Bryan Weiner
Brian Carlstrom, CCNS Superintendent
Lauren McKean, CCNS Planner

Supplemental Plan Revisions

17 Coast Guard Road
Assessor's Parcel ID 34-3
Outer Shore Nominee Trust

June 14, 2022

Prepared by Benjamin E. Zehnder, LLC

Applicant Outer Shore Nominee Trust has prepared and filed herewith a supplemental proposed site plan, floor plan, and elevation revising its earlier design for 17 Coast Guard Road in order to reduce the proposed Seashore District Total Gross Floor Area for the project, to address the Board's comments at hearing.

17 Coast Guard Road has 6.30 acres (274,603+/- s.f.) of lot area and has an allowable total gross floor area of 5,260 s.f. with a special permit under Bylaws § 30.3.1.A.2. The applicant's original proposal contained 3,262 s.f. of floor area on the first floor and 1,862 s.f. of floor area on the lower level.

The applicant has removed 256 s.f. from the first floor, reducing its area to 3,006 s.f., and removed 89 s.f. from the lower lever, reducing its area to 1,773 s.f., or a total reduction of 345 s.f., bringing the proposed Seashore District Total Gross Floor Area to 4,779 s.f.

The applicant's revised proposal is consistent with the prevailing character and scale of buildings and structures in the surrounding neighborhood. For example, to the north, the privately owned property at 11 Coast Guard Terrace is improved with a 1,557 s.f. dwelling with bright white stepped roof decks on a 24,394 s.f. lot, in a prominent location with minimal tree cover, and can be easily seen from nearby public areas and beaches. Similarly, the 27,878 s.f. privately owned parcel of land at 15 Coast Guard Path is developed with a highly visible 5,019 s.f., two story dwelling. In addition, while a different type of structure, the United States' Highland Light complex to the south of locus at 10 Highland Light Road includes a two story, 8,051 s.f. net area museum building which is visible from the entire area. Unlike those properties, the applicant's proposed dwelling will not be easily seen from offsite, due to the high coastal bank, the extensive tree cover to the west, and the low proposed building profile. The applicant submits that the design, as revised, fully meets the §70.4.D review criteria and that the 17 Coast Guard Road property is the specific type of large, isolated lot appropriate for the Bylaw gross floor area special permit procedure.

The applicant has attached hereto Assessing field cards for the three above-referenced parcels, as well as photographs taken by the applicant from locus looking towards the principal structure on each parcel.

– END –

Key: 738

Town of TRURO - Fiscal Year 2022

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

LEGALS

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

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

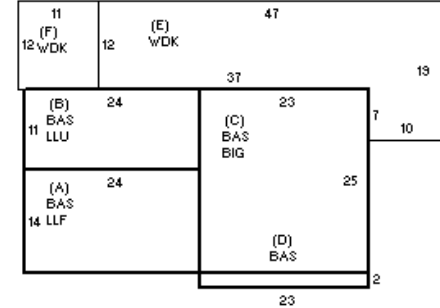
LAND

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

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

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
BCH	SV	1.00	SV 1.00		1	0.00		01/31/2017



BUILDING

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

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

LOADING

YEAR BLT	1965	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,445		
NET AREA	1,557	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	336	1965	178.87	60,101	CONDITION ELEM	CD		
\$NLA(RCN)	\$357	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	B	LLU	N	LOWER LEVEL UNF	264		133.75	35,309				
				ROOF SHAPE	4	FLAT/SHED	1.00	C	BIG	N	BUILT-IN GARAGE	575		63.59	36,564				
				ROOF COVER	7	ROLL	1.00	+	BAS	L	BAS AREA	1,221	1965	258.51	315,640				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	766		38.68	29,630				
				INT. FINISH	2	DRYWALL	1.00	WDK	N	N	ATT WOOD DECK	1,581		38.68	61,156				
				HEATING/COOLING	8	HEAT PUMP	1.04	HTB	O	O	HOT TUB	1		10,344.20	10,344				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2010 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$500,800



Key: 704

Town of TRURO - Fiscal Year 2022

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


LEGALS

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

LAND

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

DETACHED

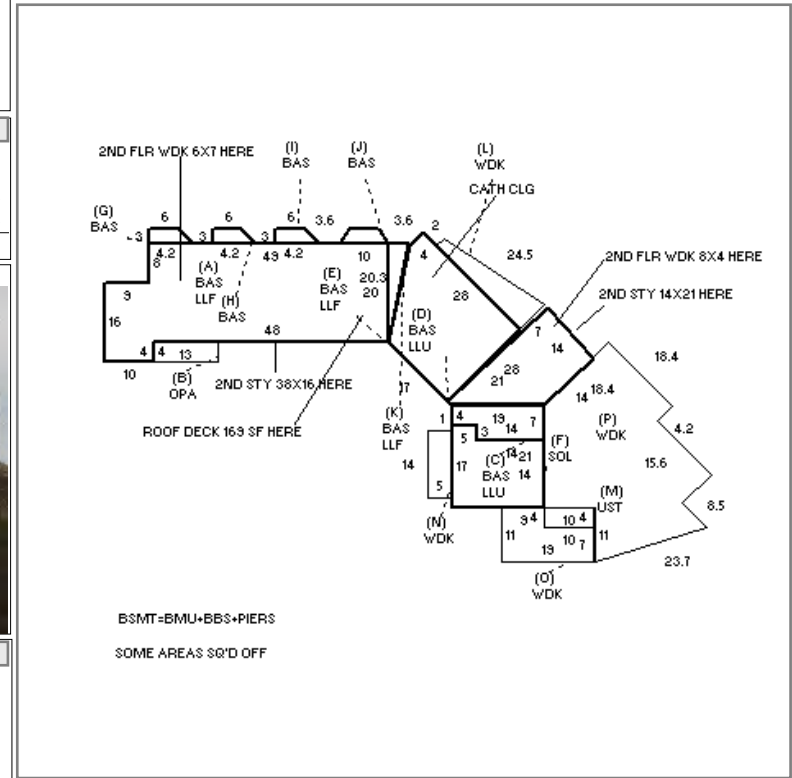
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/04/2021
SHF	A	1.00 G	0.90 13*7		91	14.91	1,200		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2013	FC
MODEL	1		RESIDENTIAL	LIST	5/17/2013	FC
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	4/5/2021	MR
QUALITY	E	2.00	EXCELLENT [100%]	Access is via vehicle entrance to bike trail - driveway is right fork. BBS=2 OPEN RMS (FIN'D+HEATED)+FULL BATH. SOL HAS WD FLR+WALLS + CLG+FP (NO HEAT).		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,186,245
NET AREA	5,019	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,168	2003	301.19	351,789	CONDITION ELEM	CD
\$NLA(RCN)	\$436	OVERALL	1.340	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	52		160.84	8,364		
CAPACITY				ROOF SHAPE	7	OTHER	1.00	+	LLU	N	LOWER LEVEL UNF	419		246.92	103,459		
STORIES(FAR)	2	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	E	LLF	L	LOWER LEVEL FIN	494	2003	301.19	148,786		
ROOMS	11	1.00		FLOOR COVER	1	HARDWOOD	1.00	F	SOL	L	SOLARIUM	281	2003	281.34	79,056		
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00	+	BAS	L	BAS AREA	2,174	2003	453.64	986,206		
BATHROOMS	5.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	1,278		71.42	91,269		
FIXTURES	19	\$13,300		FUEL SOURCE	2	GAS	1.00	M	UST	N	UTILITY STORAGE	40		172.11	6,884		
UNITS	0	1.00							USF	L	UP-STRY FIN	902	2003	371.68	335,252		
																EFF.YR/AGE	2007 / 13
																COND	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$1,902,000

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





Key: 1128

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.104

LEGALS

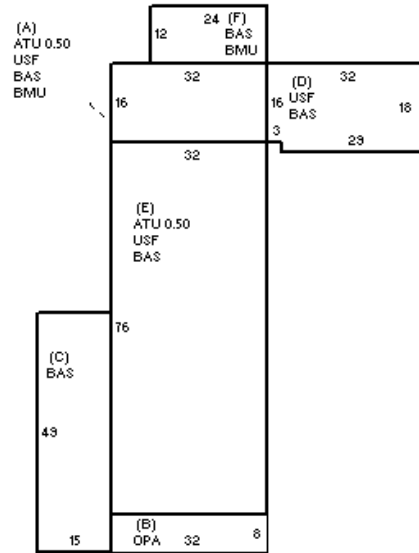
CURRENT OWNER				PARCEL ID				LOCATION			
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667				37-22-0				10 HIGHLAND LIGHT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
U S A				03/08/1996	99			10092-323			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9000	100	U S GOV				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-221	10/29/2002	90	BP NVC		10/14/2003	LVM	100	100
02-008	01/18/2002	9	DECK	7,200	10/14/2003	LVM	100	100
91-137	12/13/1991	3	REPAIR/REMOD	5,845	07/06/1993		100	100
91-113	10/11/1991	9	DECK	4,000	07/06/1993		100	100
91-102	09/25/1991	3	REPAIR/REMOD	13,800	07/06/1993		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,977	NSP	1.00	1	340,000	1.00	1	1.00	C02	1.00	265,200
203	A	0.770	NSP	1.00	1	67,800	1.00	1	1.00	C02	1.00	52,210
303	A	30.450	NSP	1.00	1	23,200	1.00	1	1.00	C02	1.00	706,440

TOTAL	32.000 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NAT'L SEASHORE	N	ACRG EST. HIGHLAND LINKS & MUSEUM on this parcel. 1996 = RE- LOCATED LIGHTHOUSE FROM				LAND	1,023,900	1,002,400
Infl1	NO ADJ	O	M37-P7. FY05=CHG PCL"X"TO"22".				BUILDING	762,600	769,300
Infl2	NO ADJ	T					DETACHED	5,700	5,700
		E					OTHER	508,700	513,100
							TOTAL	2,300,900	2,290,500



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	DATE
APV	A	1.00	A 0.75 36X300		10,800	0.70	5,700		05/23/2019

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	5		CIM	LIST	2/27/2014	BE
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	3/17/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MUSEUM

BUILDING

YEAR BLT	1905	SIZE ADJ	0.805	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,105,220
NET AREA	8,051	DETAIL ADJ	1.824	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNF	800		45.08	36,062	CONDITION ELEM	CD
\$NLA(RCN)	\$137	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	3,514	1905	127.60	448,376		
				ROOF STRUCTURE	1	GABLE	1.00	+	ATU	N	ATTIC UNFIN	1,472		22.32	32,853		
				ROOF COVER	2	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	256		35.24	9,021		
				FLOORING	2	SOFTWOOD	0.95	+	BAS	L	BASE AREA	4,249	1905	127.60	542,160		
				INT FINISH	1	PLASTER	1.04	F	BAS	L	BASE AREA	288	2019	127.60	36,748		
				H.V.A.C.	5	ELECTRIC	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				COMPLEX	0		1.00										

EFF.YR/AGE	2000 / 20
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$762,600

Key: 1128

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.105

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667				37-22-0				10 HIGHLAND LIGHT RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9000	100	U S GOV				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

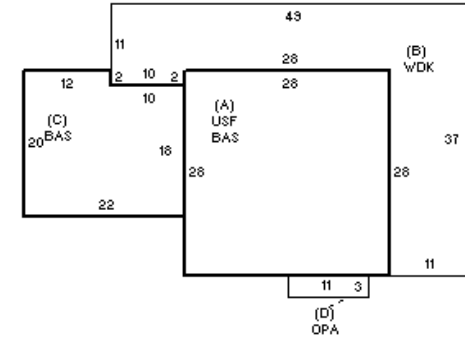
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	262,000	
Inf1					
Inf2					

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM	BLDG COMMENTS
MODEL	5		CIM	LIST	3/16/2016	EST	GOLF CLUB HOUSE
STYLE	71	1.76	CLUB/LODGE/HALL [100%]	REVIEW	3/17/2016	RJM	
QUALITY	G	1.20	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,642
NET AREA	1,988	DETAIL ADJ	1.655	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,204	0	172.58	207,790	TOTAL RCN	379,642
\$NLA(RCN)	\$191	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	784	0	172.58	135,305	CONDITION ELEM	CD
				ROOF STRUCTURE	2	HIP	1.00	B	WDK	N	WOOD DECK	769		45.48	34,974		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	33		47.67	1,573		
				FLOORING	2	SOFTWOOD	0.95										
				INT FINISH	2	DRYWALL	1.02										
				H.V.A.C.	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				COMPLEX	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
% HEATED		100	1.00														
% A/C		100	1.00														
% SPRINKLERS		0	1.00														
EFF.YR/AGE		2000 / 20															
COND		31	31 %														
FUNC		0															
ECON		0															
DEPR		31	% GD	69													
RCNLD				\$262,000													

Key: 1128

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.106

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
U S A DEPT OF THE INTERIOR CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD WELLFLEET, MA 02667		37-22-0		10 HIGHLAND LIGHT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9000	100	U S GOV				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

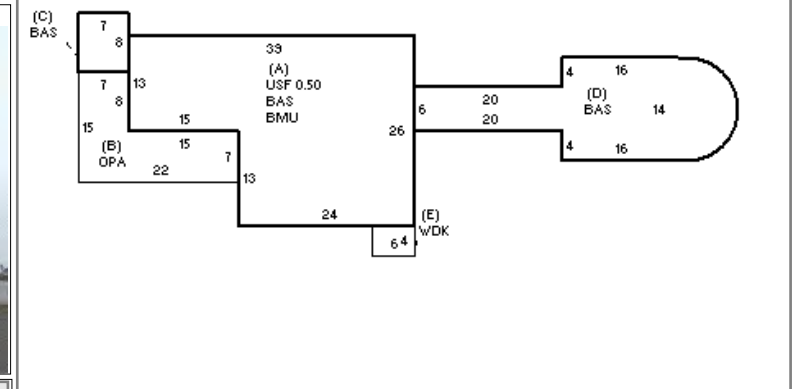
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	246,700	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

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



BUILDING

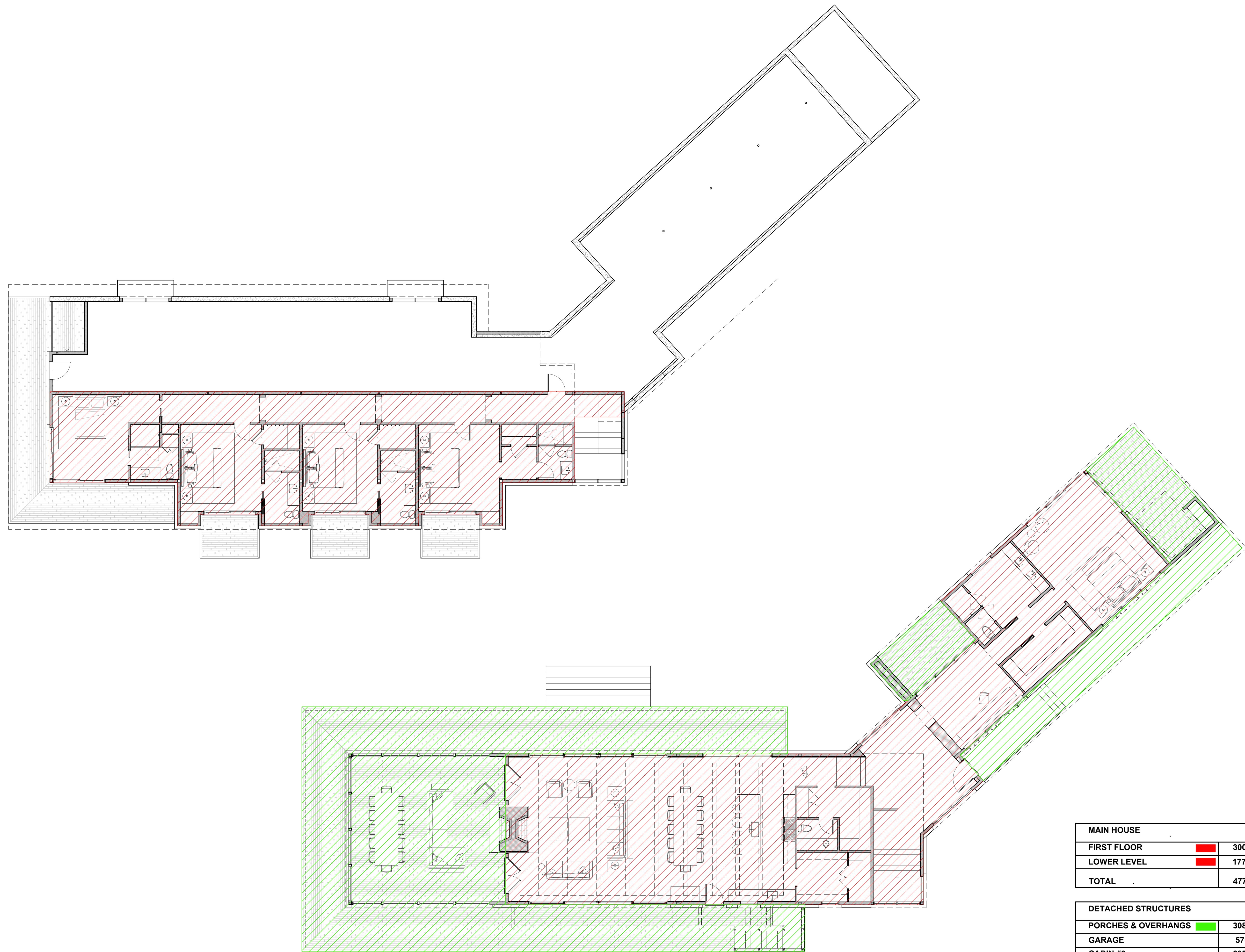
BUILDING	CD	ADJ	DESC	MEASURE	3/16/2016	RJM
MODEL	5		CIM	LIST	3/16/2016	EST
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	3/17/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LIGHTHOUSE (CAPE COD LIGHT) WITH GIFT SHOP

G

YEAR BLT	0	SIZE ADJ	1.035	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,522		
NET AREA	1,721	DETAIL ADJ	1.916	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNF	819		60.88	49,861	CONDITION ELEM	CD		
\$NLA(RCN)	\$208	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	410	0	172.33	70,654				
				ROOF STRUCTURE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	210		47.60	9,995				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,311	0	172.33	225,922				
				FLOORING	2	SOFTWOOD	0.95	E	WDK	N	WOOD DECK	24		45.42	1,090				
				INT FINISH	1	PLASTER	1.04												
				H.V.A.C.	11	HOT WT/COOL AIR	1.05												
				FUEL SOURCE	1	OIL	1.00												
				COMPLEX	0		1.00												
																		EFF.YR/AGE	2000 / 20
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$246,700





MAIN HOUSE		
FIRST FLOOR		3006
LOWER LEVEL		1773
TOTAL		4779

DETACHED STRUCTURES		
PORCHES & OVERHANGS		3082
GARAGE		576
CABIN #6		630

2022.01.05	PROGRESS FLOOR PLAN
2022.02.02	PROGRESS FLOOR PLAN
2022.02.03	ZONING REVIEW
2022.03.17	PLANNING BOARD
2022.03.30	STRUCTURAL REVIEW
2022.05.06	PROGRESS
2022.05.10	PLANNING/ZONING
2022.06.03	PROGRESS
2022.06.13	PLANNING BOARD REVISION

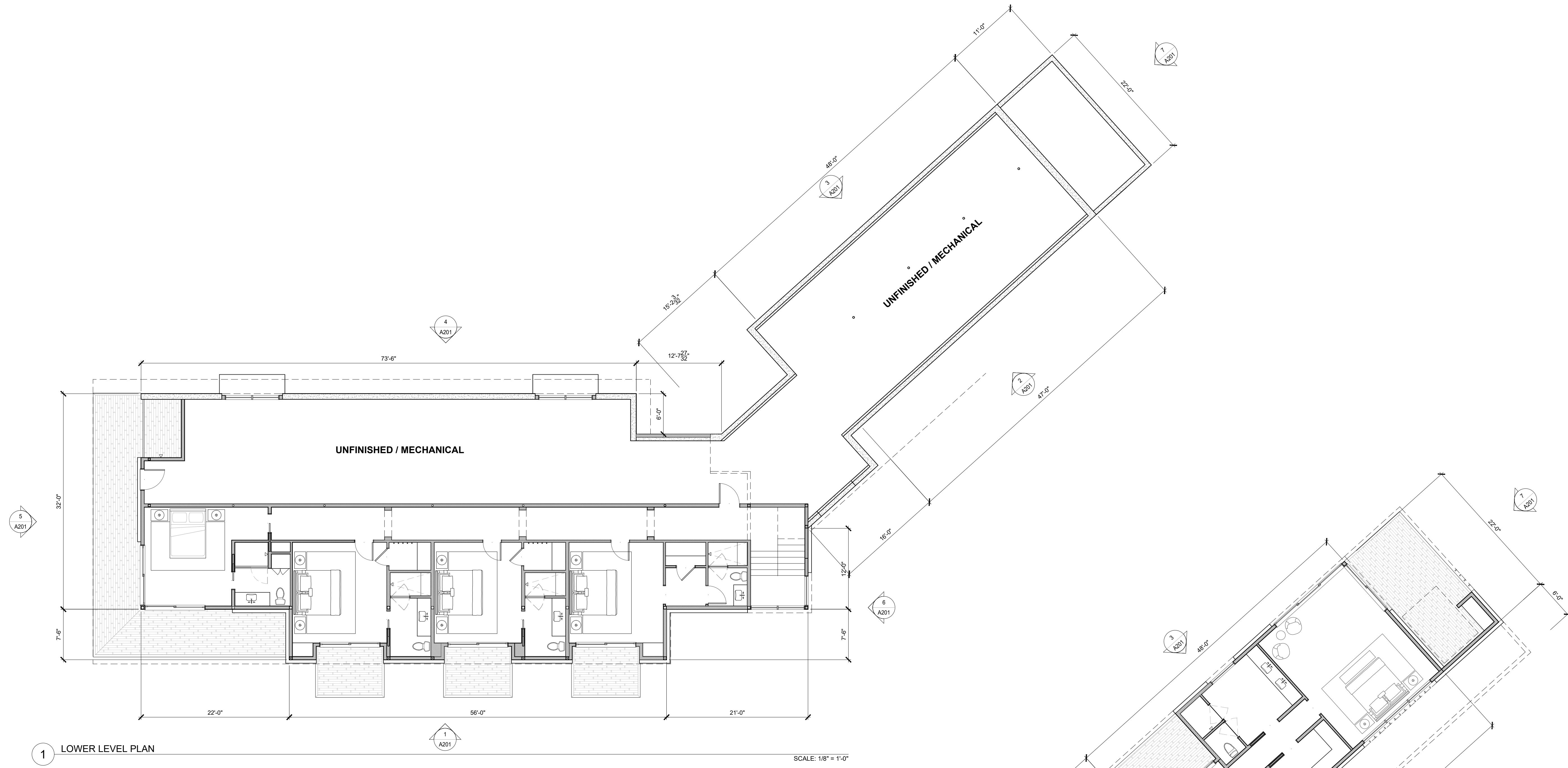
HUTKER
ARCHITECTS

NOT FOR
CONSTRUCTION

OUTER SHORE
NOMINEE TRUST
17 COAST GUARD ROAD
TRURO, MA

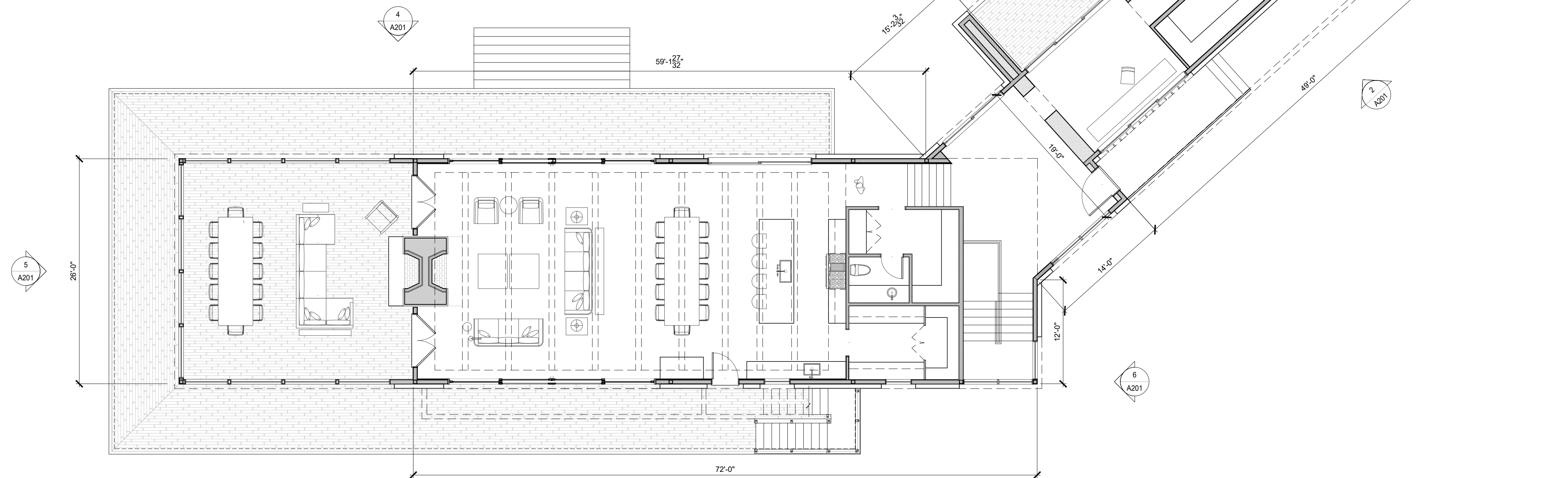
ZONING

A001



1 LOWER LEVEL PLAN

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



2 FIRST FLOOR PLAN

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

2022.01.05	PROGRESS FLOOR PLAN
2022.02.02	PROGRESS FLOOR PLAN
2022.02.03	ZONING REVIEW
2022.03.17	PLANNING BOARD
2022.03.30	STRUCTURAL REVIEW
2022.05.06	PROGRESS
2022.05.10	PLANNING/ZONING
2022.06.03	PROGRESS
2022.06.13	PLANNING BOARD REVISION

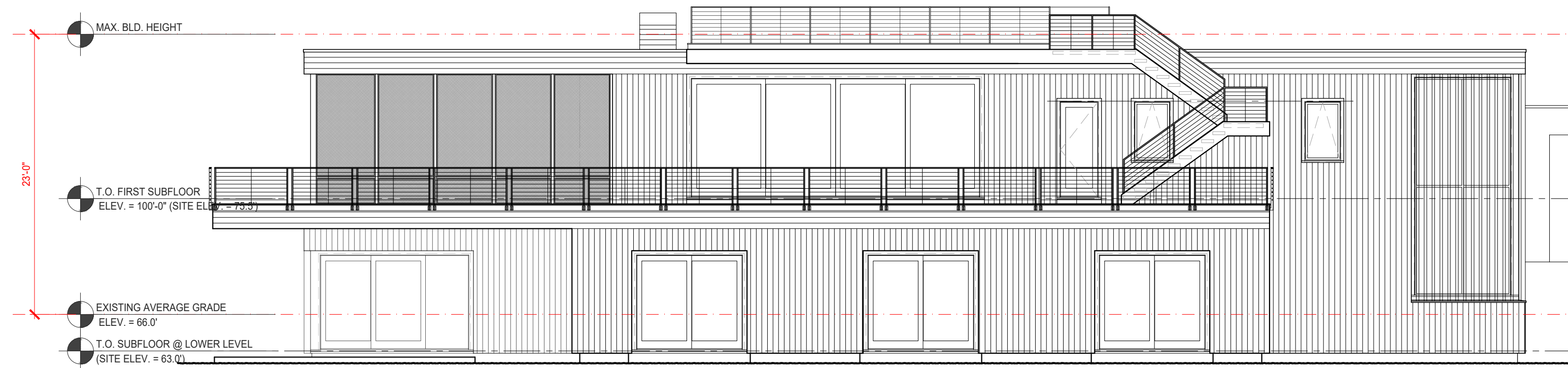
HUTKER
ARCHITECTS

NOT FOR
CONSTRUCTION

OUTER SHORE
NOMINEE TRUST
17 COAST GUARD ROAD
TRURO, MA

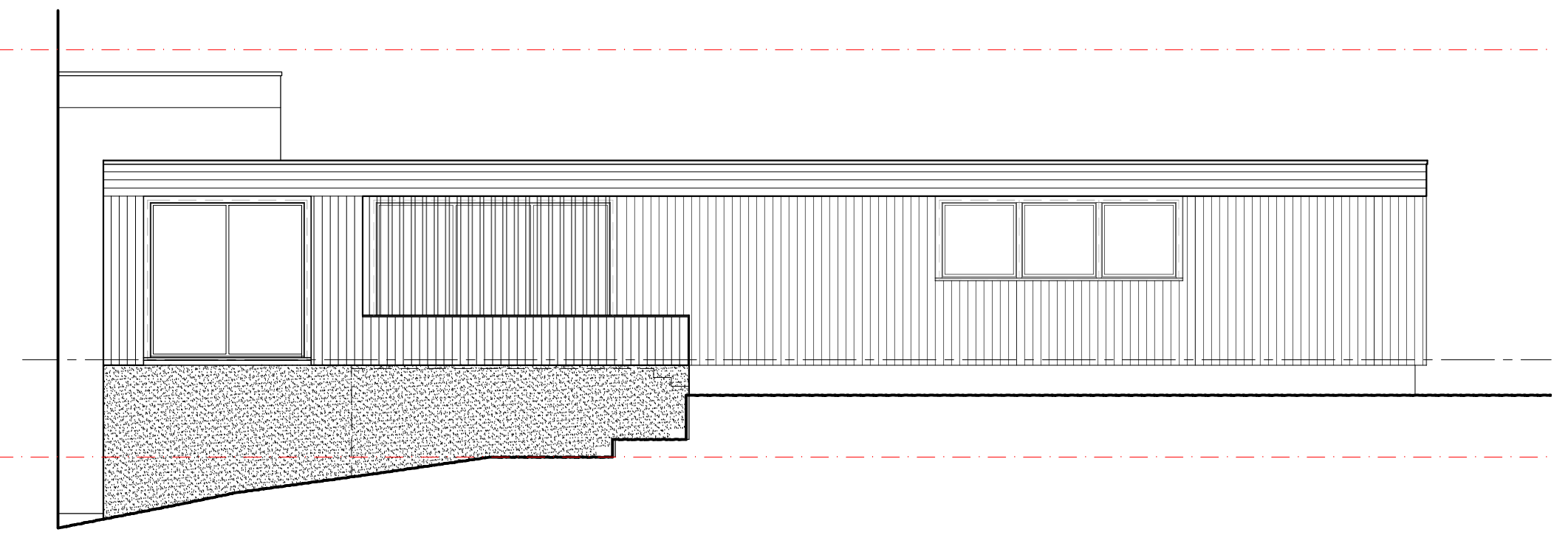
ZONING FLOOR
PLANS

A101



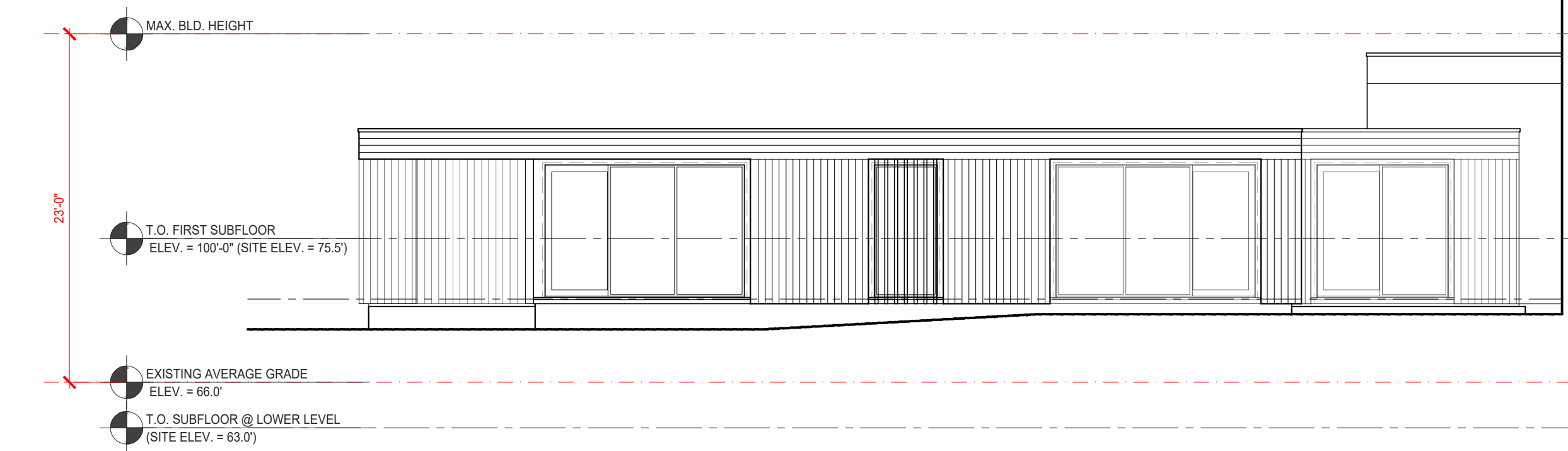
1 PARTIAL SOUTH ELEVATION

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



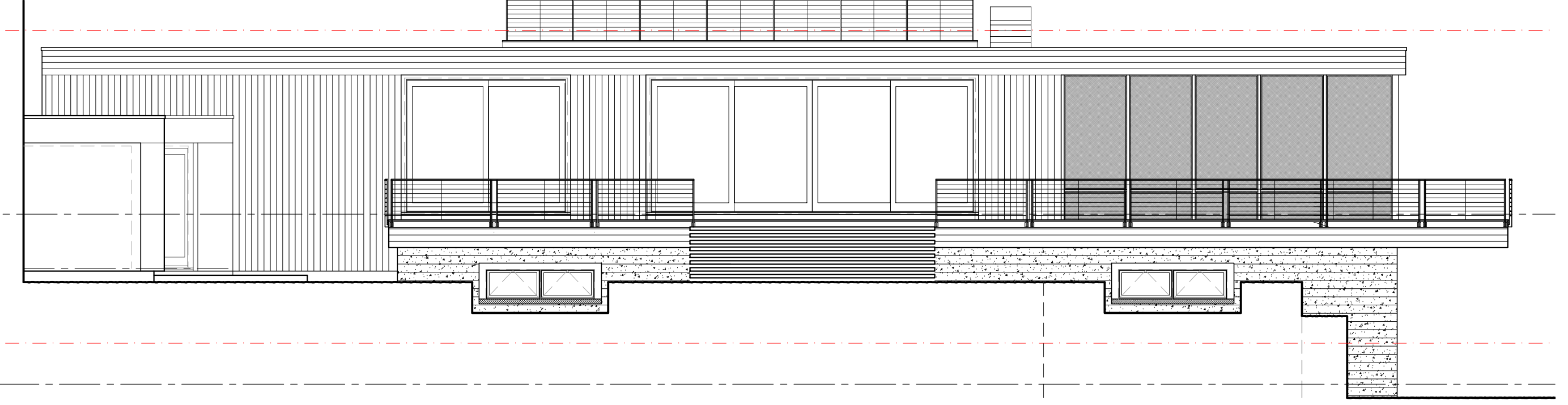
2 PARTIAL SOUTH ELEVATION

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



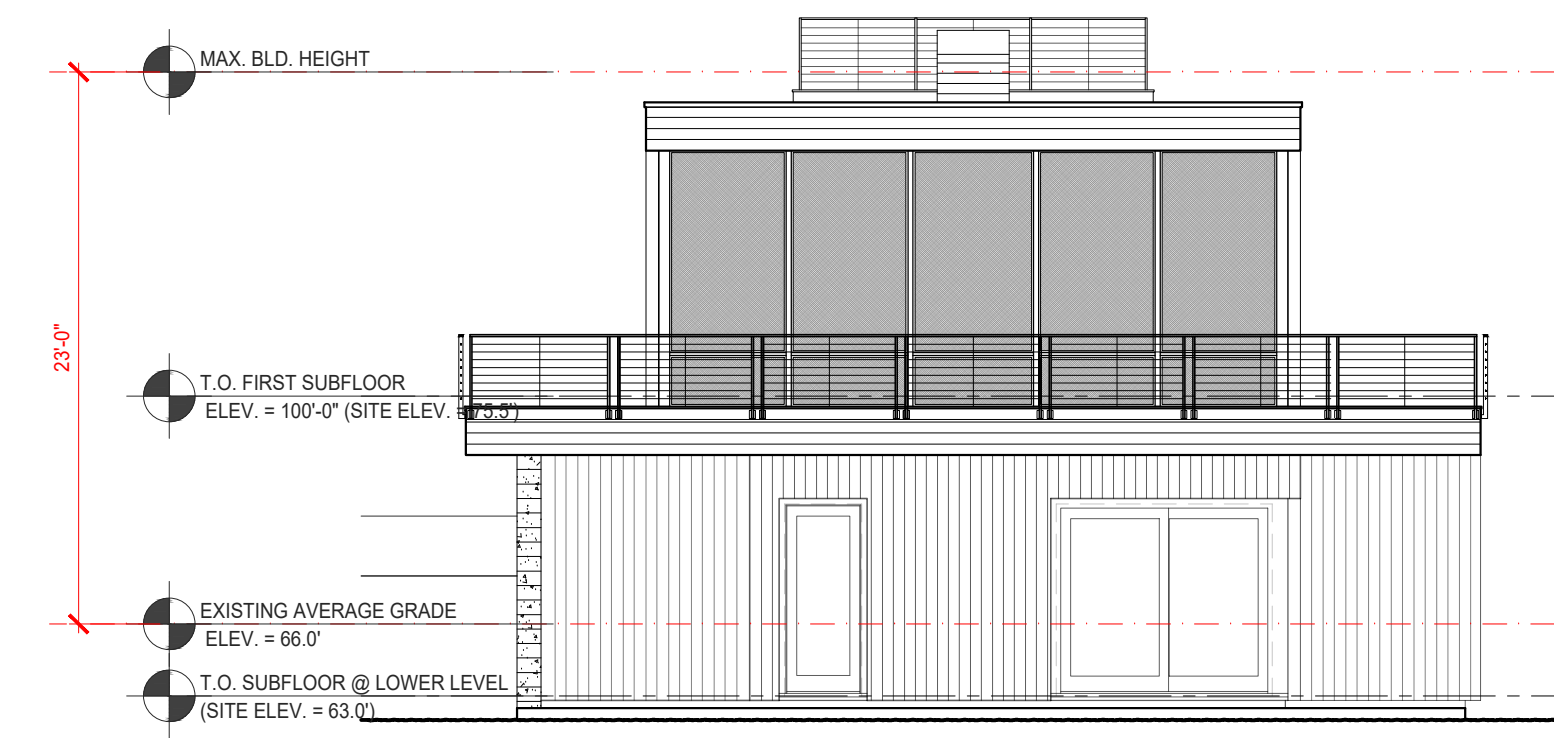
3 PARTIAL NORTH ELEVATION

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



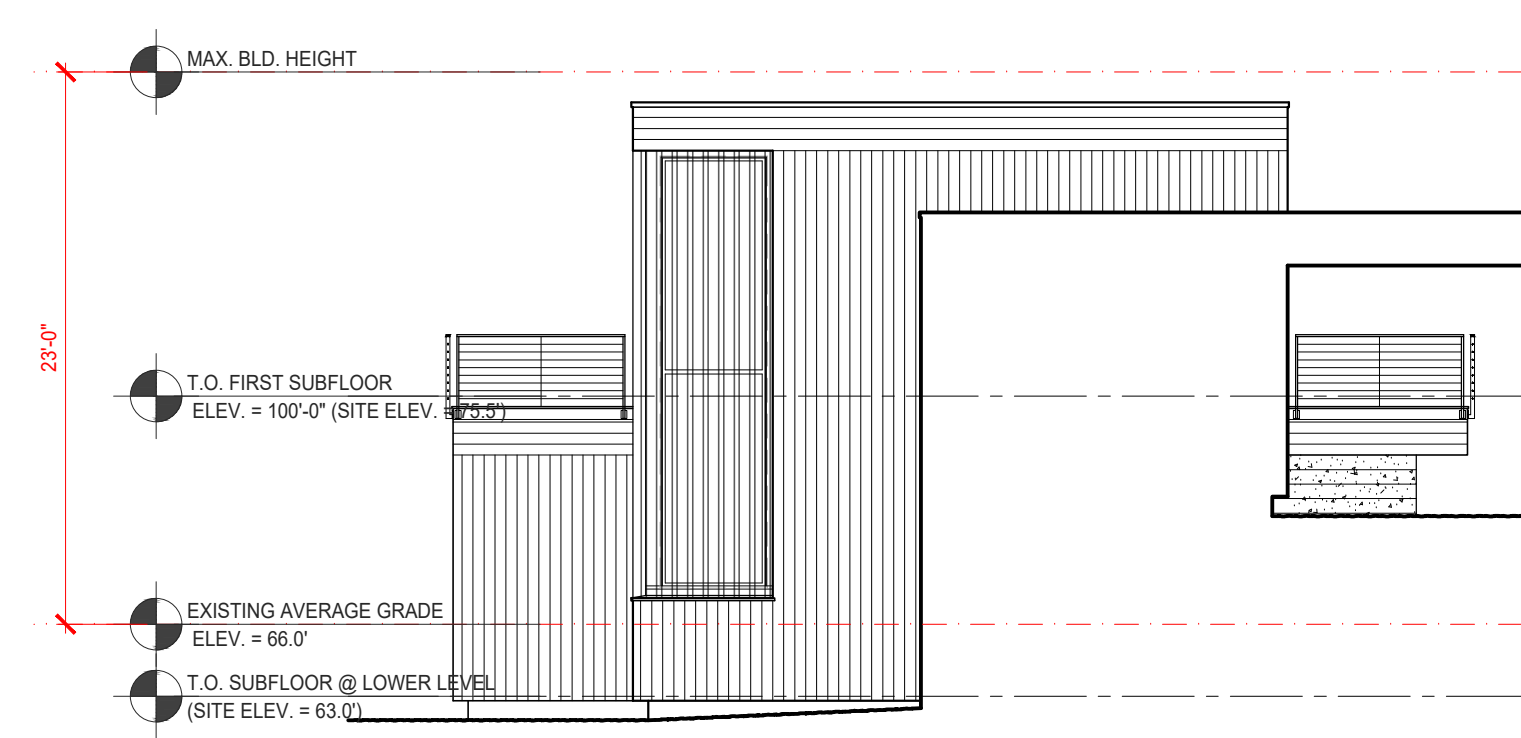
4 PARTIAL NORTH ELEVATION

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



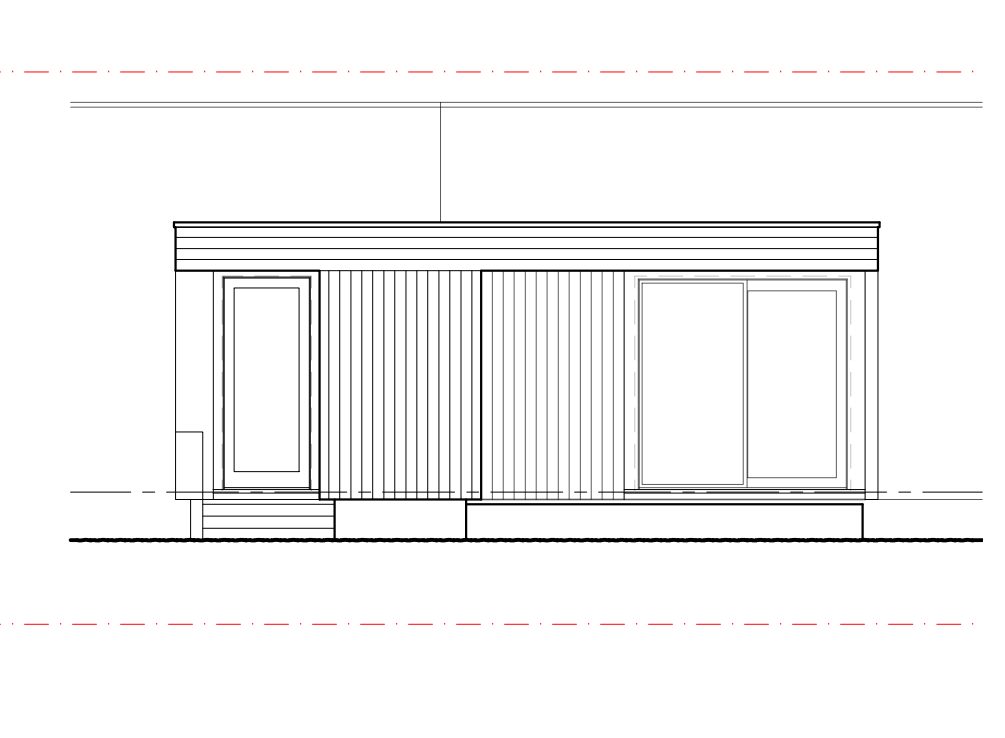
5 WEST ELEVATION

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



6 PARTIAL EAST ELEVATION

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



7 PARTIAL EAST ELEVATION

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

2022.01.05	PROGRESS FLOOR PLAN
2022.02.02	PROGRESS FLOOR PLAN
2022.02.03	ZONING REVIEW
2022.03.17	PLANNING BOARD
2022.03.30	STRUCTURAL REVIEW
2022.05.06	PROGRESS
2022.05.10	PLANNING/ZONING
2022.06.03	PROGRESS
2022.06.13	PLANNING BOARD REVISION

HUTKER
ARCHITECTS

NOT FOR CONSTRUCTION

OUTER SHORE NOMINEE TRUST
17 COAST GUARD ROAD
TRURO, MA

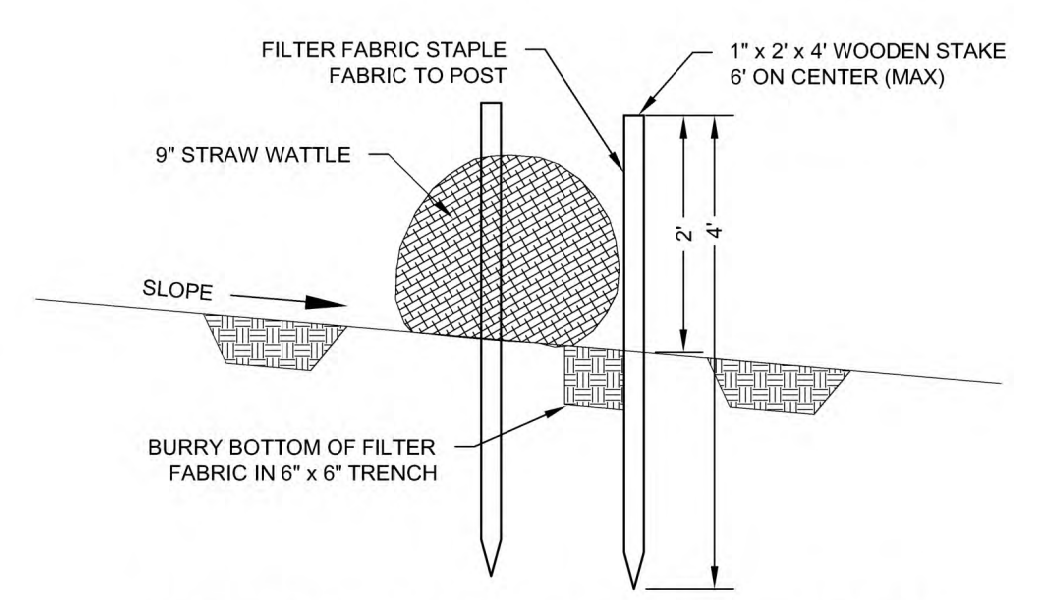
BUILDING ELEVATIONS

A201

ZONING TABLE

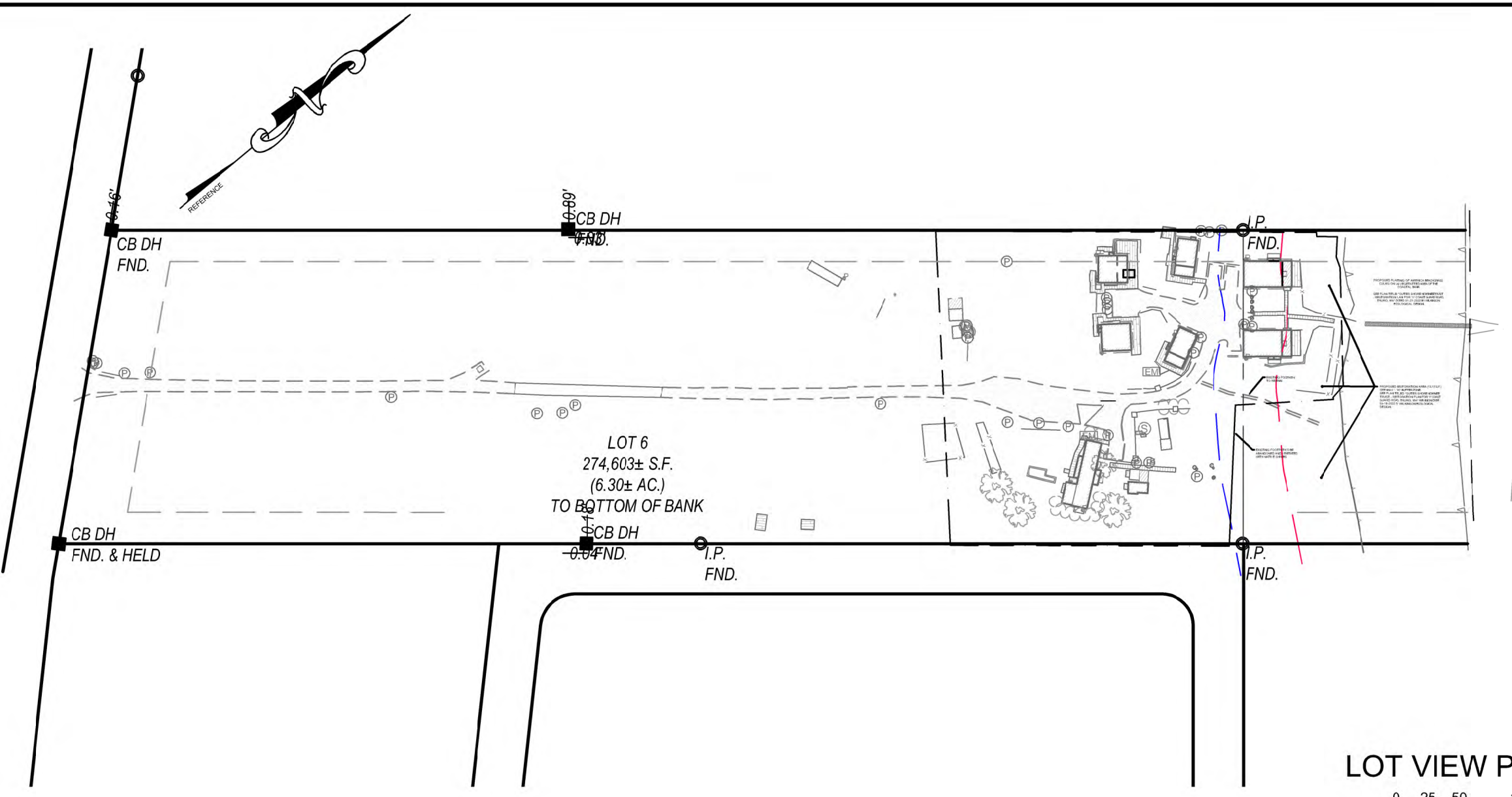
ZONING DISTRICT: NSD-SEASHORE		ASSESSORS MAP 34 PARCEL 3	
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA ¹	3 ACRES	274,603± S.F. ⁵ (6.30± ACRES)	NO CHANGE
FRONTAGE - COAST GUARDS ROAD	150 FT.	253.51 FT.	NO CHANGE
SETBACK - COAST GUARDS ROAD ²	50 FT.	555.6± FT. (CAMPER)	715.2± FT. (GARAGE)
SETBACK - KIMBERLY LANE ²	50 FT.	27.8± FT. (MOBILE HOME)	59.1± FT. (DWELLING)
SIDE SETBACK - NORTH ²	25 FT.	6.1± FT. (COTTAGE #2)	24.4± FT. ⁶ (COTTAGE #6)
SIDE SETBACK - SOUTH ²	25 FT.	27.8± FT. (MOBILE HOME)	59.1± FT. (DWELLING)
BUILDING COVERAGE ³	-	6,204± S.F.	5,792± S.F.
GROSS FLOOR AREA ⁴	5,260 S.F. ⁷	N/A	4,779 S.F. ^{7,9}
BUILDING HEIGHT ⁴	2 STY. OR 23 FT. MAX.	N/A	22.6± FT.

- PER TRURO ZONING BYLAW SECTION 50.1.A NOTE 8
- PER TRURO ZONING BYLAW SECTION 50.1.A
- BUILDING COVERAGE INCLUDES MOBILE HOME AND CAMPER
- PER TRURO ZONING BYLAW SECTION 50.1.A NOTE 5a. EXISTING AVERAGE GRADE ELEVATION = 66.0
- REFER TO COASTAL ENGINEERING "PLAN SHOWING EXISTING SITE CONDITIONS" PLS STAMPED 05-20-2021
- PER TRURO ZONING BYLAW SECTION 30.3.1.A.2
- 5,260 S.F. ALLOWED WITH A SPECIAL PERMIT
- EXISTING NON-CONFORMING SIDE SETBACK AT COTTAGE #6
- 4,779 S.F. IS DWELLING

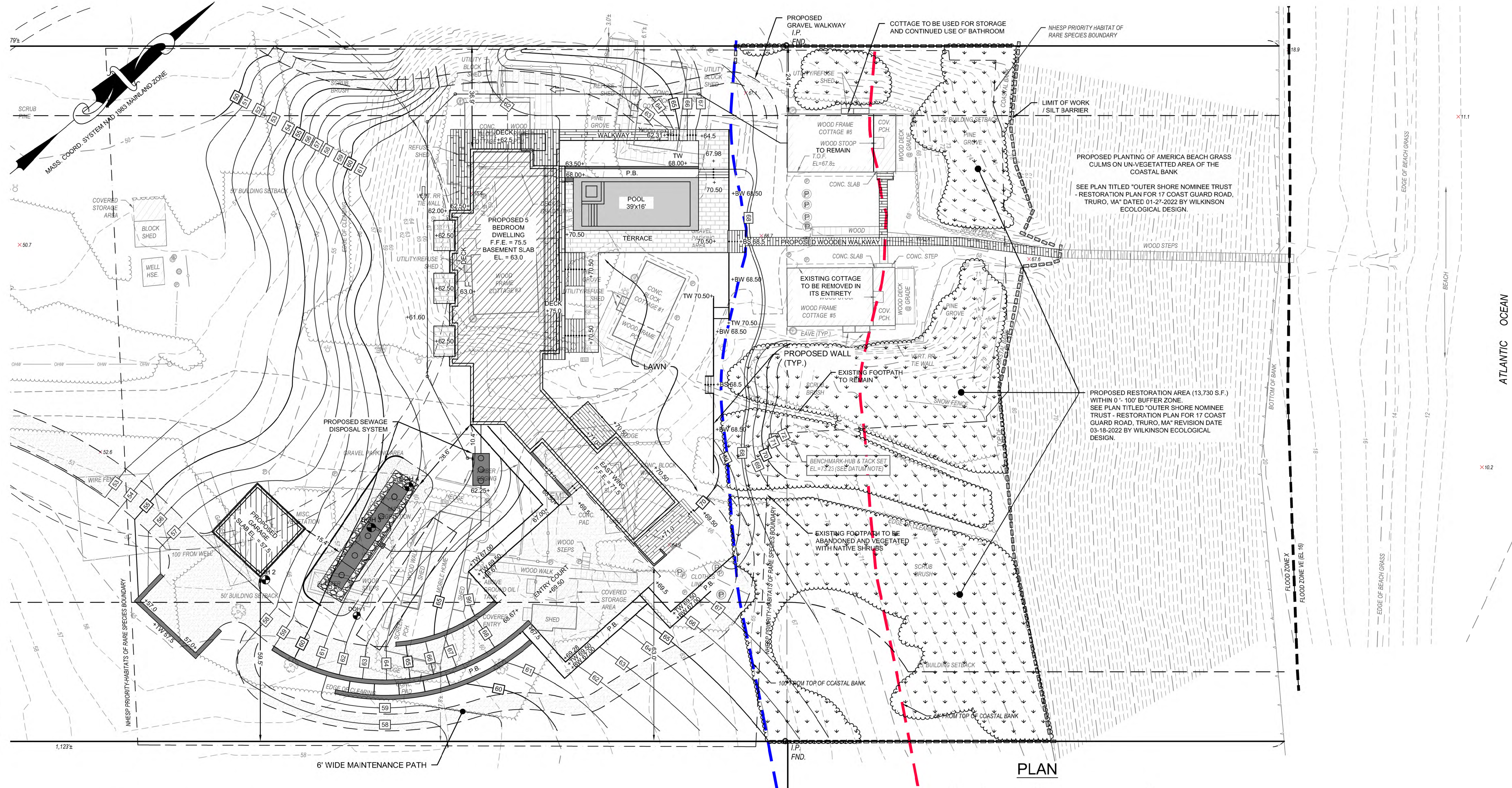


WATTLE SILT BARRIER DETAIL
NOT TO SCALE

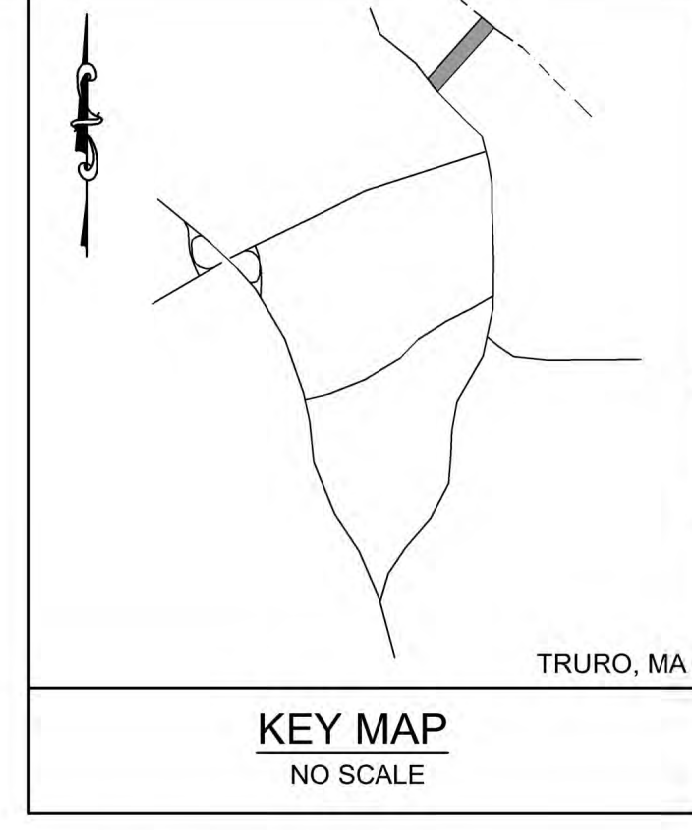
- EROSION & SEDIMENTATION CONTROL NOTES:**
- THE SEDIMENT CONTROL BARRIER SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL STABILIZATION AND RE-VEGETATION OF DISTURBED AREAS.
 - DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SHALL PROTECT THE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



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



PLAN
1 inch = 20 ft.



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

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

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

COTTAGE #6 UTILITY NOTE:

- EXISTING WATER SERVICE TO REMAIN.
- EXISTING ELECTRIC SERVICE TO REMAIN.
- EXISTING CESSPOOL SHALL BE ABANDONED IN ACCORDANCE WITH TITLE 5 AND BOTH REQUIREMENTS. PLUMBING CONNECTED TO THE EXISTING CESSPOOL SHALL BE CONNECTED TO A NEW SEPTIC SYSTEM USING 4" SCH 40 PIPING. THE 4" SCH 40 PIPING SHALL BE FIELD-LOCATED AT THE WEST SIDE OF COTTAGE #6 WITHIN A 1-FOOT WIDE TRENCH.

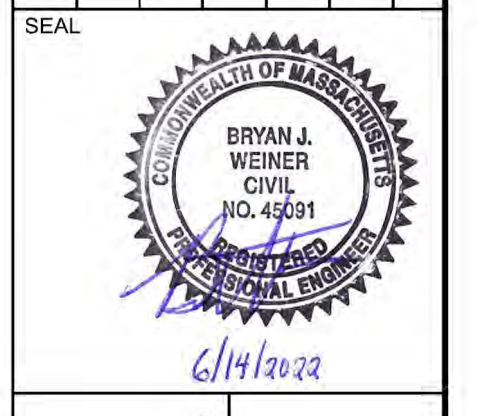
LEGEND

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

PERMIT PLAN
NOT FOR CONSTRUCTION



NO.	DATE	REVISION
1	6/14/22	Revised house



OUTER SHORE NOMINEE TRUST
17 COAST GUARD ROAD
TRURO, MA

PLAN SHOWING PROPOSED DWELLING AND SITE IMPROVEMENTS

SCALE: 1" = 20'
DRAWING FILE: C19600-CIV
DATE: 06-14-2022
DRAWN BY: DAV/WGM
CHECKED BY: BJW

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

F:\SDSKPR\CAC\18600\C19600\C19600-001\18600-CIV.dwg 6/14/2022 1:24 PM



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

PROCEDURE FOR SUBMITTING APPLICATION FOR TELECOMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES SITE PLAN REVIEW

A completed application consisting of each of the requirements of §40.5 will be filed as follows:

- ten (10) packets to be filed with the Town Clerk; AND
- a complete copy, including all plans and attachments, submitted electronically to the Planning Department Administrator at esturdy@truro-ma.gov.

Additional material, *electronic and paper*, for a hearing shall be received no later than **Tuesday 4:00 pm** of the **prior** week.

The following information and requirements must be filed with all applications for Telecommunication Structures, Buildings and Appurtenances Site Plan Review consistent with the Rules, Regulations and Fee Schedule of the Truro Planning Board.

1 – Official Application Form – Original and Nine (9) Copies

Every application for action by the Board shall be made on an official form. Any communications purporting to be an application shall be treated as mere notice of intention until such time as it is made on an official application form accompanied by all requisite supporting data.

2 – Required Plan(s) and Other Information including Checklist (Ten (10) Copies)

Every application and petition to the Board shall be accompanied by all the plans and other information required in the Zoning Bylaw. The application shall include each of the requirements of §70 as listed in the attached Checklist which is to be submitted as part of the official application.

3 – Certified Abutters List – Original and Nine (9) Copies

A Certified Abutters List shall be obtained by the Applicant from the Truro Assessors Office and filed as part of the complete application. A copy of the “Certified Abutters List Request Form” is included in this packet.

4 – Filing Fee

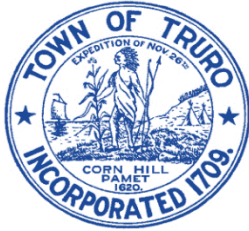
All applications shall be filed with the Town Clerk and shall be accompanied by a check payable to the Town of Truro in the amount of **\$350.00** for Site Plan Review. The filing fee is non-refundable.

Note: *Please familiarize yourself with Truro Zoning Bylaws including bylaws specifically addressing property in your Truro Zoning District. It may also be helpful to review other potentially applicable Town regulations such as Board of Health and Conservation Commission regulations and regulations of other jurisdictions as applicable such as The Cape Cod National Seashore or a homeowner's association.*

ONCE A COMPLETED APPLICATION HAS BEEN RECEIVED

- Town Planner will determine if an Application is complete. Upon determination an Application is complete, the Planning Board will then proceed to post notice of a public hearing in accordance with Section 11 of Chapter 40A of the General Laws of Massachusetts.
- Either you or your agent/representative shall appear before the Board at the scheduled hearing. If you need to reschedule, you must submit a request in writing for a continuance, using Town of Truro Continuance Request Form.
- Additional material, *electronic and paper*, for a hearing shall be received no later than **Tuesday 4:00 pm** of the **prior** week. Late submittals will not be reviewed at that meeting and may result in a continuance of the hearing. Additional information for a scheduled public hearing may be submitted provided it is received within the timeframe above so that it can be included in the packet for Board Members to read and review. Submit ten (10) paper copies, including full-size plans, to the Town Clerk for filing **AND** an electronic copy to the Planning Department Administrator at esturdy@truro-ma.gov.

Please do not include a copy of these instructions with the application



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form

DATE: _____

NAME OF APPLICANT: _____

NAME OF AGENT (if any): _____

MAILING ADDRESS: _____

CONTACT: HOME/CELL _____ EMAIL _____

PROPERTY LOCATION: _____

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP _____ PARCEL _____ EXT. _____

(if condominium)

ABUTTERS LIST NEEDED FOR:

(please check all applicable)

FEE: \$15.00 per checked item

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

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

Other _____ (Fee: Inquire with Assessors)

(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: _____ Date completed: _____

List completed by: _____ Date paid: _____ Cash/Check _____

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

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

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

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

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

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
<u>B. Requirements</u>					
1	All building permits for a communications structure, building or appurtenance shall require a special permit from the Planning Board.				
2	The minimum distance from the perimeter of the communications structure to any property line shall be the height of the structure including any antennas or appurtenances, plus ten (10) feet. The minimum distance from any guy wire, anchor or brace to any property line shall be the length of the guy wire or brace plus ten (10) feet. The setbacks for a communications building shall comply with the setback requirements of the zoning district.				
3	The communications structure, building or appurtenance shall be installed, maintained and operated in accordance with all applicable federal, state, county and local codes, standards and regulations and shall be designed to withstand sustained winds and gusts of a category 5 hurricane. If Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) regulations are changed, then the owner or operator shall bring the structure, building and appurtenances into compliance with the new regulations within six (6) months of the effective date of such regulations or earlier if a more stringent compliance schedule is included in the regulation. Failure to comply with any new regulations shall be grounds for the removal of non-complying structures, buildings and appurtenances at the owner's expense.				
4	The height of the communications structure (tower) shall be no greater than one hundred and fifty (150 feet) above ground level.				
5	Communication antennas shall be located on pre-existing structures unless the applicant demonstrates that there are no feasible pre-existing structures. The installation shall preserve the character of such pre-existing structures.				
6	If the applicant has demonstrated that there are no feasible pre-existing structures to support antennas and appurtenances for the intended use, then any communications structure, building or appurtenance may be sited on public land.				

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
7	To the extent lawful and feasible, all service providers shall co-locate on a single tower. Towers shall be designed to structurally accommodate the maximum number of foreseeable users (within a ten-year period) technically practicable. The applicant is required to document all co-location tenants and provide a tower design indicating types and location of all facilities.				
8	New facilities or structures shall be considered only upon a finding by the Planning Board that existing or approved facilities or structures cannot accommodate the wireless communications equipment planned for the proposed tower.				
9	The installation of a communications structure, building or appurtenance shall be designed to minimize visual impact; the maximum amount of natural vegetation shall be preserved; details of construction and finish shall blend with the surroundings; additional vegetative screening shall be employed where practical and particularly to screen abutting residential property whether developed or not. A detailed landscape plan will be required with the application.				
10	Location and siting of facilities and structures shall be consistent with any regional location and siting criteria established by the Cape Cod Commission.				
11	Under normal operating conditions, noise emanating from the communications structure, building or appurtenance shall not be greater at the boundary of the lot on which it is sited than would otherwise exist in the absence of these facilities.				
12	No hazardous waste shall be discharged on the site. Any storage of fuel shall be in compliance with the Board of Health regulations. Documentation shall be provided for the contents of all communications buildings and/or cabinets.				
13	All run-off of storm water from communications structures, buildings, and appurtenances, driveways and parking areas shall be contained on site; the amount of impervious surface on the site shall be minimized.				
14	Lighting, when required and permitted by the FAA or the Planning Board, shall be directed inward so as not to project onto surrounding properties.				

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____ Applicant Name: _____ Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed
15	All structures, buildings or appurtenances must be secured to control access. Fencing materials shall be consistent with the character of abutting properties, with a locked gate and proper warning signals. A sign must be displayed indicating the name of the owner(s) and a 24 hour contact number. Only signs limited to safety will be allowed. Fencing is not required for antennas or other appurtenances mounted on a pre-existing structure.			
16	As a condition of approval of the application the applicant shall agree, by execution of a covenant, to remove within six months any communications structure and building which has not operated for four consecutive months unless the cause is major damage which prohibits operation. In the event that major damage has rendered the facility inoperative, repair or removal of the facility shall begin within six months and be completed within an additional six months. Failure to comply with the conditions of the covenant shall be grounds for the removal of structures, buildings and appurtenances. Complete restoration of the site shall be at the owner(s) expense, secured by a bond from a recognized financial institution. The covenant shall include, also at the owner(s) expense, provision for liability insurance for any damage to any abutting property whether developed or not.			
17	At least forty-five (45) days before submitting an application for a special permit for the installation of a communications structure, building or appurtenance the applicant shall consult with the Planning Board. The purpose of the consultation is to facilitate the permitting process by the exchange of information between the applicant and the Planning Board, and for the applicant to obtain a detailed description of the information and documentation required, in writing, by the Planning Board, in order to clarify and resolve concerns of the Board and minimize potential problems with the application.			
18	The Planning Board shall hold a public hearing within sixty-five (65) days of the filing of an application and shall issue a decision within ninety (90) days following the date of the public hearing.			
19	The applicant shall submit the following written information to the Planning Board:			

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
19.a.	A survey of all sites for the installation of communications structures, buildings or appurtenances which are feasible for providing the intended services. The survey shall include a rationale for the selection of a prime and at least one alternative site. All sites in Truro shall be located on the appropriate sheet(s) of the Truro Assessor's Atlas;				
19.b.	A survey of all pre-existing structures which are capable of supporting the equipment necessary to provide the intended service and a technical report which demonstrates why any such structure cannot be used by the applicant;				
19.c.	The radiation pattern of all proposed antennas showing the frequency and intensity of radiation at ground level and at 30 feet above ground level. At the expense of the applicant, Electro Magnetic Field (EMF) readings shall be provided to the Board of Health yearly and immediately after any addition to the facility;				
19.d.	The sound level in decibels at ground level, at 30 feet above ground level and at the top of the facility and 10, 50, 100 and 500 feet from the communications structure, building or appurtenances for wind velocities between calm and 100 miles per hour with all equipment operating at normal levels, including before condition measured, after condition prediction and cumulative condition (with co-location) prediction;				
19.e.	A delineation of the Assessor's Atlas of all areas in Truro which will not be served by the proposed installation for the prime and an alternative site;				
19.f.	A statement of the services to be supported by the proposed communications structure, building or appurtenance;				
19.g.	Plans of special design features and materials, including landscaping, to minimize the visual impact of proposed communications structures, buildings and appurtenances. Site plans, elevations and fall zone should be included;				
19.h.	A certification that the applicant has complied with all federal (including FAA), state and regional requirements to provide the proposed service and demonstration of compliance with the FCC guidelines for EMF's under National Environmental Policy Act (NEPA), including copies of the FCC Form 600, plus Environmental Assessment/Environmental Impact Statements as applicable;				

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____ Applicant Name: _____ Date: _____		Included	Not Included	Explanation, if needed
No.	Requirement			
19.i.	Within thirty (30) days after the application filing, the applicant shall arrange to fly a three-foot-diameter balloon at the primary and an alternate site at the maximum height of the proposed installation. The date and location of the flights shall be advertised at least 14 days, but not more than 21 days before the flights, in a newspaper with a general circulation in Truro. Photos shall be provided from all strategic viewing points, per agreement with the Planning Board prior to flight.			
20	If a communications structure, building or appurtenance is to be installed on a pre-existing private structure or on land or a structure owned, prior to the effective date of the bylaw, by the Commonwealth of Massachusetts, or on land or a structure owned by the Town of Truro, the applicant shall submit the following written information to the Planning Board:			
20.a.	A draft contract, including requirements for removal of all structures and for complete site restoration in the case of discontinued use, between the applicant and the owner (if different from the applicant).			
20.b.	A description of the proposed facility at the proposed prime and alternate sites including:			
	i) Height of the facility and its associated equipment and antennas;			
	ii) Access roads and power supplies;			
	iii) Type, size and number of transmitters;			
	iv) A list of all fuels to be used on the site and a detailed description of how each shall be contained.			
20.c.	A site plan (scale not less than 1 inch=40 feet), showing the proposed facility, fall zones, existing and proposed contour elevations, 100-year flood zones, water resources, Zones of Contribution, waterways, wetlands and all associated equipment and structures on the site, including elevations of all equipment and structures with sufficient detail to delineate the external finish of all structures and equipment; and			
20.d.	A landscape plan showing the proposed site before and after development, including topography and screening proposed to protect abutters.			
21	For all applications other than those set forth in § 40.5.B.20 above, the applicant shall submit the following written information to the Planning Board:			

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
21.a.	A statement of the purpose for which the application is made.				
21.b.	The exact legal name of each person seeking a special permit and the address and telephone number or principal place of business of each such person.				
21.c.	The name, title, address and telephone number of the attorney or other person to whom correspondence or communications in regard to the application are to be addressed. Notice, orders, and other papers may be served upon the person so named, and such service shall be deemed to be service upon the applicant;				
21.d.	A statement of the need for the proposed facility with as much specific information as is practicable to demonstrate the need, including description of the proposed system and how the proposed facility would eliminate or alleviate any existing deficiency or limitation, including all co-location facilities;				
21.e.	A statement of the benefits expected from the proposed facility with as much information as is practicable;				
21.f.	A description of the proposed facility at the proposed prime and alternate sites including:				
	i) Height of the facility and its associated equipment and antennas;				
	ii) Access roads and power supplies;				
	iii) Special design features and materials, including landscape plans;				
	iv) Type, size and number of transmitters and receivers, as well as the signal frequency, power output, and power density at the tower base, site boundary, and building where people might be exposed to the maximum power densities from the facility;				
	v) A map showing any fixed facilities with which the proposed facility would interact;				
	vi) The coverage signal strength, and integration of the proposed facility with any adjacent fixed facility, to be accompanied by a network plan showing interfaces with any adjacent service areas;				
	vii) A forecast of when maximum capability would be reached for the proposed facility and for facilities that would be integrated with the proposed facility;				
	viii) Documentation of contents of communications buildings and/or cabinets.				

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____ Applicant Name: _____ Date: _____				
No.	Requirement	Included	Not Included	Explanation, if needed
21.g.	A description of the proposed prime and alternative site, including: i) The most recent U.S.G.S. topographic quadrangle map (scale 1 inch = 2,000 feet) marked to show the site of the facility and any significant changes within a one-mile-radius of the site; ii) A map (scale not less than 1 inch = 200 feet) of the lot or tract on which the facility is proposed to be located, showing the acreage and dimensions of such site, the name and location of adjacent public and private roads or the nearest public road, and the names of abutting owners and portions of their lands abutting the site;			
	iii) A site plan (scale not less than 1 inch = 40 feet), showing the proposed facility, fall zones, existing and proposed contour elevations, 100-year flood zones, water resources, Zones of Contribution, waterways, wetlands and all associated equipment and structures on the site, including elevations of all equipment and structures with sufficient detail to delineate the external finish of all structures and equipment;			
	iv) Where relevant, a terrain profile showing the proposed facility and access road and existing and proposed grades; and			
	v) The most recent aerial photograph (scale not less than 1 inch = 1,000 feet) showing the proposed site, access roads and all abutting properties.			
21.h.	A statement explaining mitigation measures for the proposed facility including: i) Construction techniques designed specifically to minimize adverse effects on natural areas and sensitive areas; ii) Special design features made specifically to avoid or minimize adverse effects on natural areas and sensitive areas;			
	iii) Establishment of vegetation proposed near residential, recreation, and scenic areas;			
	iv) Special design features made specifically so that the proposed structures, buildings and appurtenances shall blend with pre-existing structures and buildings;			
	v) Methods for preservation of vegetation for wildlife habitat and screening;			

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
	vi) A list of all fuels to be used on the site and a detailed description of how each shall be contained; and				
	vii) A statement describing any hazardous materials or wastes (including quantities) to be used or generated on the site.				
21.i.	A description of the existing and planned land uses of the proposed prime and alternative sites and surrounding areas;				
21.j.	A description of the scenic, natural, historic, and recreational characteristics of the proposed prime and alternative sites and surrounding areas;				
21.k.	Sight-line graphs to the proposed prime and alternative sites from visually impacted areas (a site from which the facility can be seen) such as residential developments, recreational areas, and historic sites;				
21.l.	A list describing the type and height of all existing and proposed communication structures, buildings and appurtenances within a ten-mile radius within the search area, or within any other area from which use of the proposed prime or alternative structure might be feasible from a location standpoint for purposes of the application;				
21.m.	A description of efforts to share existing and proposed structures, or consolidate telecommunications antennas of public and private services onto the proposed facility;				
21.n.	A description of the technical alternatives and a statement containing justification for the proposed facility;				
21.o.	A description of rejected sites with a U.S.G.S. topographic quadrangle map (scale 1 inch = 2,000 feet) marked to show the location of rejected sites;				
21.p.	A detailed description and justification for the site selected, including a description of siting criteria and the process by which other possible sites were considered and eliminated including but not limited to, environmental effects, cost differential, coverages lost or gained, potential interference with other facilities, and signal loss due to topographical features compared to the proposed prime and alternate sites;				
21.q.	A statement describing hazards to human health, if any, with supporting data and references to regulatory standards;				
21.r.	A statement of the estimated costs for site acquisition and construction of a facility at the prime and alternative sites;				

40.5 - COMMUNICATION STRUCTURES, BUILDINGS AND APPURTENANCES - Applicant

Address: _____		Applicant Name: _____		Date: _____	
No.	Requirement	Included	Not Included	Explanation, if needed	
21.s.	A schedule showing the proposed program of site acquisition, construction, completion, operation and relocation or removal of the existing facilities for the prime and alternative sits;				
21.t.	A copy of any filing or application that the applicant has been required to make together with any decision with regard to such filing or application;				
21.u.	A landscape plan showing the proposed site and location before and after development, including topography screening proposed to protect abutters;				
21.v.	Plans which show location and siting at a prime and at an alternate site; and				
21.w.	A technical report which demonstrates that the maximum height of the installation is the minimum feasible to provide the intended service.				
22	All written information submitted in accordance with the requirements listed in any previous section of this bylaw shall be certified by an appropriate licensed professional.				
23	The Planning Board may also refer applications to the Board of Health, the Zoning Board of Appeals, and the Conservation Commission for review.				
24	The Planning Board shall not approve any application that does not comply with all the requirements of this bylaw. The Board does, however, have the right to waive any part of this bylaw, when in its opinion, 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.				
25	Any permit issued by the Planning Board for a communications facility shall be valid for the applicant only; it may not be reassigned, leased or sold.				
26	Municipal and private, non-commercial uses are exempted from this bylaw.				
27	The Planning Board shall act in accordance with the standards and requirements set forth herein and in accordance with the Massachusetts General Laws.				
28	The invalidity of any section of this bylaw shall not invalidate any other section.				

PLANNING BOARD APPLICATION FEES

(as of 5/24/2022)

<u>Under Zoning Bylaw:</u>		
Applications:		
Residential Site Plan Review		\$250
	Waiver	\$125
Commercial Site Plan Review		\$250
	Waiver	\$125
Telecommunications Site Plan Review		\$350
Special Permit		\$200
Amendment to Site Plan/Special Permit		\$100
<u>Under Subdivision Control Law:</u>		
Applications:		
Approval Not Required (ANR) - Form A		\$275
Preliminary Subdivision Plan - Form B		\$275
Definitive Subdivision Plan - Form C		\$150
	Per Lot	\$300
	Minimum	
Subdivision Covenant - Form D		\$100
Modification, Amendment or Recission of Definitive Subdivision Plan - Form E		\$125
	Per Lot	\$275
	Minimum	
Certification of Completion/Release of Municipal Interest - Form F		\$100
<u>Other:</u>		
Assessor - Certified Abutter List		\$15



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

May 4, 2022 – 5:00 pm

REMOTE PLANNING BOARD MEETING

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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Planning Department Administrator Liz Sturdy; Select Board Liaison John Dundas; Peter Herridge (Former Planning Board Member); Karen Tosh (Former Planning Board Vice Chair)

Remote meeting convened at 5:02 pm, Wednesday, May 4, 2022, 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 also 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 and closed by Chair Greenbaum as no one offered public comment.

Planner Report

Town Planner/Land Use Counsel Carboni reported that there was a revised report on the community survey that included additional requested information by the public following the survey's draft release. The LCPC decided this morning to have a virtual event on June 23, 2022, and Town Planner/Land Use Counsel Carboni will provide additional information on this event once it is received.

Member Riemer inquired if there was a way to make the revised report more easily available on the Town's website and Town Planner/Land Use Counsel Carboni replied that it was a fair question, and she will check into it.

Chair Report

Chair Greenbaum reported that the Planning Board is still an elected board but there is a lot of work to do to move forward in the development of a meaningful relationship with the Select Board.

Board Action/Review

Chair Greenbaum then led the Members in the review of the draft copy of the Planning Board Handbook (PBH).

Members discussed the need for new Members to receive hard copies of the Planning Board Handbook so Members can learn their responsibilities; requirements of the Commonwealth of Massachusetts as it pertains to the Local Comprehensive Plan (LCP); inclusion of private and public roads on the GIS map overlay; statutory requirements which should be added; inclusion of a Question and Answer (Q & A) form; inclusion of the Site Plan Review for all applications; the inclusion of the Planning Department with information regarding the roles and responsibilities of the Town Planner/Land Use Counsel and Planning Department Administrator; made recommended edits and changes to specific words in the draft PBH which previously may have been inaccurate or ambiguous; inclusion of links to the Commonwealth of Massachusetts referenced Rules and Regulations contained in the draft PBH; updated the most current Bylaw link in the draft PBH; reviewed the responsibilities of the Planning Board's Clerk; inclusion of the "Rule of Necessity" in situations when a quorum of Members may not be present (i.e. approval of Planning Board meeting minutes); inclusion of all communications between the Planning Board and applicants go through the Planning Department; inclusion of online meetings in accordance with the Open Meeting Law in the draft PBH; inclusion of Planning Board meeting minutes are required and part of the Town Charter; inclusion of the Commonwealth's Open Meeting Law and the Massachusetts Attorney General's Memorandum in hard copy to each new Member of the Planning Board; corrected the link under the Conflict of Interest as it is incorrect; inclusion of the Mullin Rule in the draft PBH; reviewed and discussed useful documents (Truro) from other organizations via links; inclusion of the Cape Cod Commission 208 Plan; inclusion of the Cape Cod Commission Low Lying Roads in Barnstable County via links; inclusion of a Staff Report (from the Town Planner) prior to the start of any Planning Board hearing as the Staff Report may answer question prior to the applicant's presentation; change the "Chairman" reference on Planning Board documents to gender neutral "Chair".

Recognition of Steve Sollog's Service to the Community

Chair Greenbaum led the recognition of Vice Chair Sollog's service to the community and mentioned that several former Members wished to express their thanks. Former Planning Board Member Herridge thanked Vice Chair Sollog for his work and performing it remarkably well. Former Planning Board Vice Chair Tosh offered her thanks for Vice Chair Sollog's service, professionalism, and friendship. Member Riemer thanked Vice Chair Sollog for his leadership in the community. Member Kiernan thanked Vice Chair Sollog for his service. Member Ellery thanked Vice Chair Sollog for his experience, pragmatism, and cheerfulness. Member Boleyn thanked Vice Chair Sollog for his service and noted that Vice Chair Sollog's wisdom and experience have benefited the people of Truro. Member Roberts thanked Vice Chair Sollog and noted that it was a pleasure to have worked with him.

Town Planner/Land Use Counsel Carboni expressed the gratitude of the Town staff and noted Vice Chair Sollog's willingness to serve in any capacity to keep the people's business moving forward. Chair Greenbaum expressed her gratitude to Vice Chair Sollog and noted how receptive Vice Chair Sollog was to work with the citizens of Truro.

Chair Greenbaum thanked Vice Chair Sollog for his service to the community and cited her favorite Vice Chair Sollog quote "I may not like this, but my personal opinion does not matter."

Vice Chair Sollog noted that the contentious environment in the Town should not stop people from pursuing what is in the best interest of Truro. Vice Chair Sollog thanked everyone for their comments.

Minutes

Chair Greenbaum led the review of the Planning Board minutes from March 9, 2022, for edits or corrections. Chair Greenbaum noted several corrections for the last paragraph on page 3. Chair Greenbaum announced that Member Boleyn was not present at this meeting and will not vote on the approval of these minutes.

Member Kiernan made a motion to approve the minutes as amended.

Member Roberts seconded the motion.

So voted, 6-0, motion carries.

Chair Greenbaum led the review of the Planning Board minutes from March 23, 2022, for edits or corrections.

Member Riemer made a motion to approve the minutes as written.

Member Kiernan seconded the motion.

So voted, 7-0, motion carries.

Chair Greenbaum announced that the next meeting would be Wednesday, May 18, 2022, at 5:00 pm and reviewed the agenda for that meeting. Members and Town Planner/Land Use Counsel Carboni discussed the Mullin Rule requirement and how it applied to a new Member voting on any Planning Board actions. Chair Greenbaum also announced that she would like to schedule a Work Session on May 25, 2022, at 4:30 pm to welcome the newly elected Member to the Planning Board. Members concurred.

Vice Chair Sollog made a motion to adjourn the meeting at 6:30 pm.

Member Boleyn seconded the motion.

So voted, 7-0, the motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff