

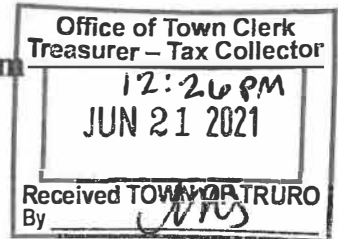


# Truro Planning Board Agenda

## Remote Meeting

Wednesday, June 23, 2021 – 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 [866-445-605](tel:866-445-605) 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 the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov).

Meeting link: <https://global.gotomeeting.com/join/866445605>

### 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.

### Temporary Sign Permit Applications

Lauren Kaufmann – Historical Society, Highland House Museum, requesting one (1) sign, 36" x 48", to be located at the intersection of Route 6 and South Highland Road and one (1) banner, 3' x 7', to be located at the intersection of Route 6 and 6A. The sign and banner will be installed on July 7th and removed September 30th.

Genevieve Morin – Truro Yoga, requesting one (1) sign, 3' x 2', in July (#1) to be located at the intersection of Route 6 and Standish Way and in August (#2) to be located at the intersection of the Library driveway and Standish Way. #1 (July) will be installed on July 4th and removed July 25th and #2 (August) will be installed on August 1st and removed August 29th.

Chuck Steinman – Truro Meeting House Summer 2021 Events, requesting one (1) sign, 3' x 9'8", to be located at 3 First Parish Lane and Town Hall Road. The sign will be installed on July 1st and removed August 30th.

**Public Hearing – Continued**

**2020-006/SPR – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr.** for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Applicants seek a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for demolition and removal of existing single-family dwelling in the Seashore Zoning District and construction of new smaller dwelling at a new location, set back from the coastal bank. The existing dwelling is at risk of sudden destruction due to storm-driven coastal bank erosion in its current location. [Material in 1/6/2021, 1/20/2021, 3/10/2021, and 4/21/2021 packets] plus {New material}

- ◆ Letter from Amy Wolff dated April 23, 2021

**2021 Town Meeting Preparation**

- ◆ Vote on amendment to Article 25

**Discussion of Potential Bylaw Changes**

**Planner Report**

**Report from Chair**

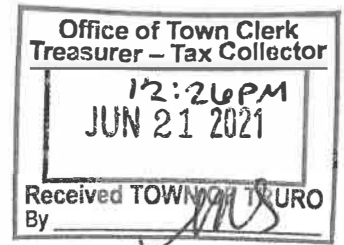
**Board public workshops:**

- ◆ TBD – Identify Potential Bylaw Changes
  - Def – Apartments
  - Road Definition?
  - Lot Coverage/Open Space.
- ◆ Addressing the CSP and RSP Review Criteria
- ◆ TBD – Housing Choice Legislation
- ◆ TBD – Zoning Bylaws – Jack Riemer – trees/removal/clearing

**Minutes – None**

**Next Meeting** – Wednesday, July 7, 2021, at 5:00 pm

**Adjourn**



## STAFF MEMORANDUM

---

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: June 15, 2021

Re: June 23, 2021 meeting

---

**2020-006/SPR – 112 North Pamet Road** (Map 48, Parcel 1). Application of Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Norn. Tr. for Residential Site Plan Review for removal of dwelling and reconstruction of dwelling at new location.

### CONTINUED HEARING

**UPDATE:** An updated Site Plan dated April 30, 2021 has been submitted. As previously indicated, the dwelling is located outside the setback from the boundary line with Seashore property, at a conforming distance of 25.5 feet.<sup>1</sup> A patio is shown extending into the setback. Assuming the patio is constructed at grade (e.g., not a deck or other structure), no variance is needed. The height of the building is now conforming at 30 feet (per Zoning Table, stamped plan C.2.1.1); a variance is no longer needed. The Zoning Table indicates a conforming Gross Floor Area of 2,590 square feet. Zoning compliance has been demonstrated.

The Applicant has submitted additional materials including a revised grading plan (C2.2.1); floor plans and elevations (A-1 through A-7; note that A-6 should be titled “Proposed North Elevation,” not South), all dated May 24, 2021; and a revised Landscape Restoration Plan dated June 1, 2021. Some additional detail on the sustaining walls and associated landscaping has been provided on the Site Plan and Landscape Restoration Plan, and a “Cut/Fill Report” has been submitted, as requested by the Board.

### Related permitting:

Continued hearing before the Zoning Board of Appeals on the special permit application is to be heard on June 21, 2021.

Draft decision: A revised draft decision is circulated with this Staff Memo for the Board’s review prior to voting on the application. For the sake of convenience only, it is in the form of a grant, should the Board approve the proposal. The necessary findings are contained in the draft decision.

Suggested motion: “Madam Chair, I move that the Board grant Residential Site Plan Approval for the proposal at 112 North Pamet Road, and that the Board approve the draft decision as modified during this hearing.”

---

<sup>1</sup> Per Zoning Table; note that although the Site Plan is stamped by the engineer, the figures in the Zoning Table are indicated as “Provided by Architect.”

TOWN OF TRURO



PLANNING BOARD

July

Office of Town Clerk
Treasurer - Tax Collector
JUN 14 2021
PAID \$25.00
Received TOWN OF TRURO
By [Signature]

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Truro Historical Society Date: 6/12/21

Applicant Contact Information: Lauren Kaufmann PO Box 486 Truro, MA 02666
Mailing Address

617-429-7076 Phone director@trurohistoricalsociety.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 48" Width 36" Please attach a "to scale" copy of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): Intersection of Rte. 6 & S. Highland Rd.

Map(s): 039 Parcel(s): 281 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: July 7 - September 30

Date When Sign(s) will be: Installed: July 7 Removed: September 30

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

Town of Truro Name Mailing Address

Phone Email

Applicant Signature Lauren Kaufmann Date 6/12/21
Applicant Printed Name Lauren Kaufmann

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: Title Date:

# TOWN OF TRURO



# PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector

*Aug.*

JUN 14 2021  
PAID \$25.00  
Received TOWN OF TRURO  
By *Molly Stevens*

## Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Truro Historical Society Date: 6/12/21

Applicant Contact Information: Lauren Kaufmann PO Box 486 Truro, MA 02666  
Mailing Address

617-429-7076 Phone director@trurohistoricalsociety.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 48" Width 36" *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): Intersection of Rte. 6 & S. Highland Rd.

Map(s): 039 Parcel(s): 281 *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: July 7 - September 30

Date When Sign(s) will be: Installed: July 7 Removed: September 30

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

Phone Email

Applicant Signature Lauren Kaufmann Date 6/12/21

Applicant Printed Name Lauren Kaufmann

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: Title Date:

TOWN OF TRURO

Office of Town Clerk  
Treasurer - Tax Collector



PLANNING BOARD

*Supt.*

JUN 14 2021  
PAID \$25.00  
Received TOWN OF TRURO  
By *Emily Stevens*

**Application for Temporary Sign Permit**

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Truro Historical Society Date: 6/12/21

Applicant Contact Information: Lauren Kaufmann PO Box 486 Truro, MA 02666  
Mailing Address

617-429-7076 Phone director@trurohistoricalsociety.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 48" Width 36" *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): Intersection of Rte. 6 & S. Highland Rd.

Map(s): 039 Parcel(s): 281 *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: July 7 - September 30

Date When Sign(s) will be: Installed: July 7 Removed: September 30

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

Town of Truro  
Name Mailing Address

Phone Email

Applicant Signature Lauren Kaufmann Date 6/12/21

Applicant Printed Name Lauren Kaufmann

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: \_\_\_\_\_  
Title

cc: Building Commissioner, Select Board





↑  
48"  
↓

← 36" wide →



# TOWN OF TRURO



# PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector

JUN 14 2021

Received TOWN OF TRURO  
By Emily Stevens

## Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Truro Historical Society Date: 6/12/21

Applicant Contact Information: Lauren Kaufmann PO Box 486 Truro, MA 02666  
Mailing Address

Phone: 617-429-7076 Email: director@trurohistoricalsociety.org

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 3" Width 7' *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): Intersection of Rte 6 and 6A

Map(s): 039 Parcel(s): 152 *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: July 7 - September 30

Date When Sign(s) will be: Installed: July 7 Removed: September 30

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:  
Town of Truro, MA  
Name Mailing Address

Phone Email

Applicant Signature Lauren Kaufmann Date 6/12/21  
Applicant Printed Name Lauren Kaufmann

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: \_\_\_\_\_ Title \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector

JUN 14 2021

Received TOWN OF TRURO  
By *Maly Selem*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Truro Historical Society Date: 6/12/21

Applicant Contact Information: Lauren Kaufmann PO Box 486 Truro, MA 02666  
Mailing Address

617-429-7076 Phone director@trurohistoricalsociety.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 3' Width 7' *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): Intersection of Rte 6 and 6A

Map(s): 039 Parcel(s): 152 *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: July 7 - September 30

Date When Sign(s) will be: Installed: July 7 Removed: September 30

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

Town of Truro, MA  
Name Mailing Address

Phone Email

Applicant Signature Lauren Kaufmann 6/12/21  
Date

Applicant Printed Name Lauren Kaufmann

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: \_\_\_\_\_ Title \_\_\_\_\_ Date: \_\_\_\_\_

cc: Building Commissioner, Select Board

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
JUN 14 2021
Received TOWN OF TRURO
By Emily Stevens

Application for Temporary Sign Permit
Pursuant to Section 11 of the Truro Sign Code
Fee: \$25.00

Applicant Name: Truro Historical Society Date: 6/12/21

Applicant Contact Information: Lauren Kaufmann PO Box 486 Truro, MA 02666
Mailing Address

617-429-7076 Phone director@trurohistoricalsociety.org Email

Number of Signs Requested: 1

Temporary Sign Dimensions: Height 3' Width 7' Please attach a "to scale" copy of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): Intersection of Rte 6 and 6A

Map(s): 039 Parcel(s): 152 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: July 7 - September 30

Date When Sign(s) will be: Installed: July 7 Removed: September 30

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

Town of Truro, MA
Name Mailing Address

Phone Email

Applicant Signature Lauren Kaufmann Date 6/12/21

Applicant Printed Name Lauren Kaufmann

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: Title Date:



# Wampanoag Nation: People of the First Light

**Highland House Museum  
Near Highland Light and Golf Links  
Opening July 2021**



TRURO  
HISTORICAL  
SOCIETY

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk  
Treasurer - Tax Collector  
\$25.00 fee paid  
JUN 21 2021

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Received TOWN OF TRURO  
By *[Signature]*

Applicant Name: Genevieve Morin Date: June 16 2021

Applicant Contact Information: PO box 1209  
Mailing Address

779.722.5149 Phone truroyoga@gmail.com Email

Number of Signs Requested: one

Temporary Sign Dimensions: Height 3 feet Width 2 feet  
Please attach a "to scale" copy of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): please see attached  
Google map.

Map(s): \_\_\_\_\_ Parcel(s): 036-075-000  
Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: 7/9, 7/11, 7/18 and 7/25  
on Fridays

Date When Sign(s) will be: Installed: \_\_\_\_\_ Removed: on Saturdays.

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

Name: Town of Truro Mailing Address: 7 Stanoush Way

Phone: \_\_\_\_\_ Email: truro library

Applicant Signature: *[Signature]* Date: June 15 2021

Applicant Printed Name: Genevieve Morin

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: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



**TOWN OF TRURO**

**PLANNING BOARD**

Office of Town Clerk  
Treasurer - Tax Collector  
\$25.00 fee paid  
JUN 21 2021  
Received TOWN OF TRURO  
By *[Signature]*

**Application for Temporary Sign Permit**

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Genevieve Morin Date: June 16<sup>th</sup> 2021

Applicant Contact Information: PO box 1209 Truro  
Mailing Address

Phone: 779-722-5749 Email: truroyoga@gmail.com

Number of Signs Requested: one

Temporary Sign Dimensions: Height 3 feet Width 2 feet Please attach a "to scale" copy of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): please see attached google map.

Map(s): \_\_\_\_\_ Parcel(s): 036-076-000 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: 8/1, 8/8, 8/15, 8/22, 8/29  
on Fridays on Sundays

Date When Sign(s) will be: Installed: \_\_\_\_\_ Removed: \_\_\_\_\_

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:  
Town of Truro 7 Stardish way

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: truro library

Applicant Signature: *[Signature]* Date: June 21<sup>st</sup>

Applicant Printed Name: Genevieve Morin

Owner Signature: \_\_\_\_\_ (which also authorizes the use of the property) Date: \_\_\_\_\_  
Owner Printed Name: \_\_\_\_\_

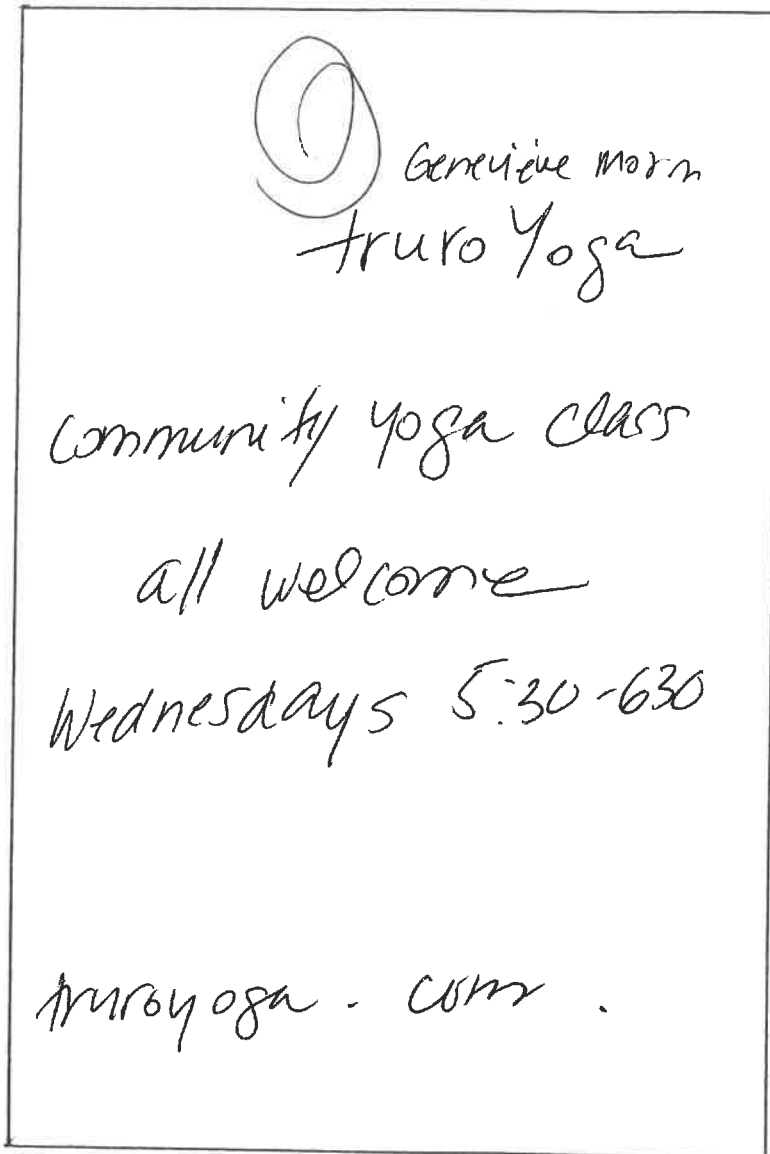
Planning Board Action: **Approved** \_\_\_\_\_ **Approved w/Conditions** \_\_\_\_\_ **Denied** \_\_\_\_\_

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

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

cc: Building Commissioner, Select Board

2 feet



3 feet

Custom built wood

A-Frame sandwich board  
sign.





7 1st choice

2nd choice

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 PAID
JUN 21 2021
Received TOWN OF TRURO
By Molly Steinman
Applicant Name:

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Friends of the Truro Meeting House

Date: June 21, 2021

Applicant Contact Information: PO Box 149, Truro, MA 02666

617-974-1613

Mailing Address
c.e.steinman@comcast.net

Phone

Email

one

Number of Signs Requested:

Temporary Sign Dimensions: Height 3'0" Width 9'8" Please attach a "to scale" copy of the proposed sign(s)

Location(s) of Proposed Temporary Sign(s): 3 First Parish Lane at Town Hall Road

Map(s): 46 Parcel(s): 278-0 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: July 12, August 2 and 8

Date When Sign(s) will be: Installed: July 1, 2021 Removed: July 31, 2021

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:
First Congregational Parish PO Box 149, Truro, MA 02666

Name 781-875-1884 (cell 617-763-3163) Mailing Address jonnarts1@gmail.com

Phone Email

Applicant Signature Charles E. Steinman June 21, 2021
Applicant Printed Name Charles E. Steinman Date

Owner Signature Jonna B. Sundberg June 21, 2021
(which also authorizes the use of the property) Date
Owner Printed Name Jonna Sundberg, Moderator

Planning Board Action: Approved Approved w/Conditions Denied

Conditions:

Board Signature: Title Date:

cc: Building Commissioner, Select Board

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
\$25.00 PAID
JUN 21 2021
Received TOWN OF TRURO
By Molly Stearns

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Friends of the Truro Meeting House

Date: June 21, 2021

Applicant Name: PO Box 149, Truro, MA 02666

Applicant Contact Information: Mailing Address

617-974-1613

c.e.steinman@comcast.net

Phone

Email

one

Number of Signs Requested:

Temporary Sign Dimensions: Height 3'0" Width 9'8" Please attach a "to scale" copy of the proposed sign(s)

3 First Parish Lane at Town Hall Road

Location(s) of Proposed Temporary Sign(s):

Map(s): 46 Parcel(s): 278-0 Please use additional sheet(s) for multiple locations

Date(s) of the Event in Which the Sign is Intended: Month of August (2, 8, 9, 16, and 22)

Date When Sign(s) will be: Installed: August 1, 2021 Removed: August 30, 2021

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

First Congregational Parish

PO Box 149, Truro, MA 02666

Name 781-875-1884 (cell 617-763-3163) Mailing Address jonnarts1@gmail.com

Phone Email

Applicant Signature Charles E. Steinman June 21, 2021

Applicant Printed Name Charles E. Steinman Date

Owner Signature Jonna B. Sundberg June 21, 2021

(which also authorizes the use of the property) Date

Owner Printed Name Jonna Sundberg, Moderator

Planning Board Action: Approved Approved w/Conditions Denied

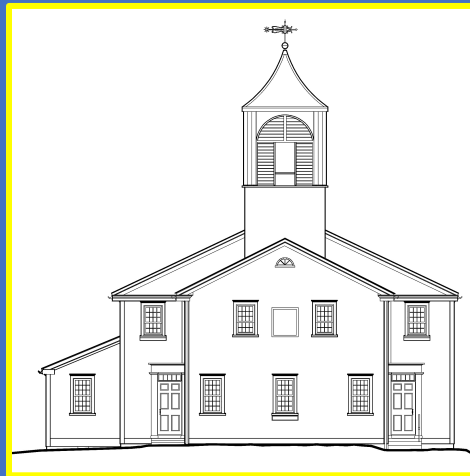
Conditions:

Board Signature: Date:

Title

cc: Building Commissioner, Select Board

9' 8"



## SUMMER 2021 EVENTS AT THE TRURO MEETING HOUSE

To register or get tickets go to:

[www.truromeeinghousefriends.com/events](http://www.truromeeinghousefriends.com/events)

Jul 12: Webinar

*Steven Pinker*

Aug 2: Zoom Talk

*Philip Yenawine*

Aug 8: Live Concert

*Rosenbaum/Glig Piano*

Aug 9: Webinar

*Mary Beth Norton*

Aug 16: Live Talk

*Richard Hersh*

Aug 22: Zoom

*Shared Book Readings*

3' 0"



# Meeting House Proposed Sign Location

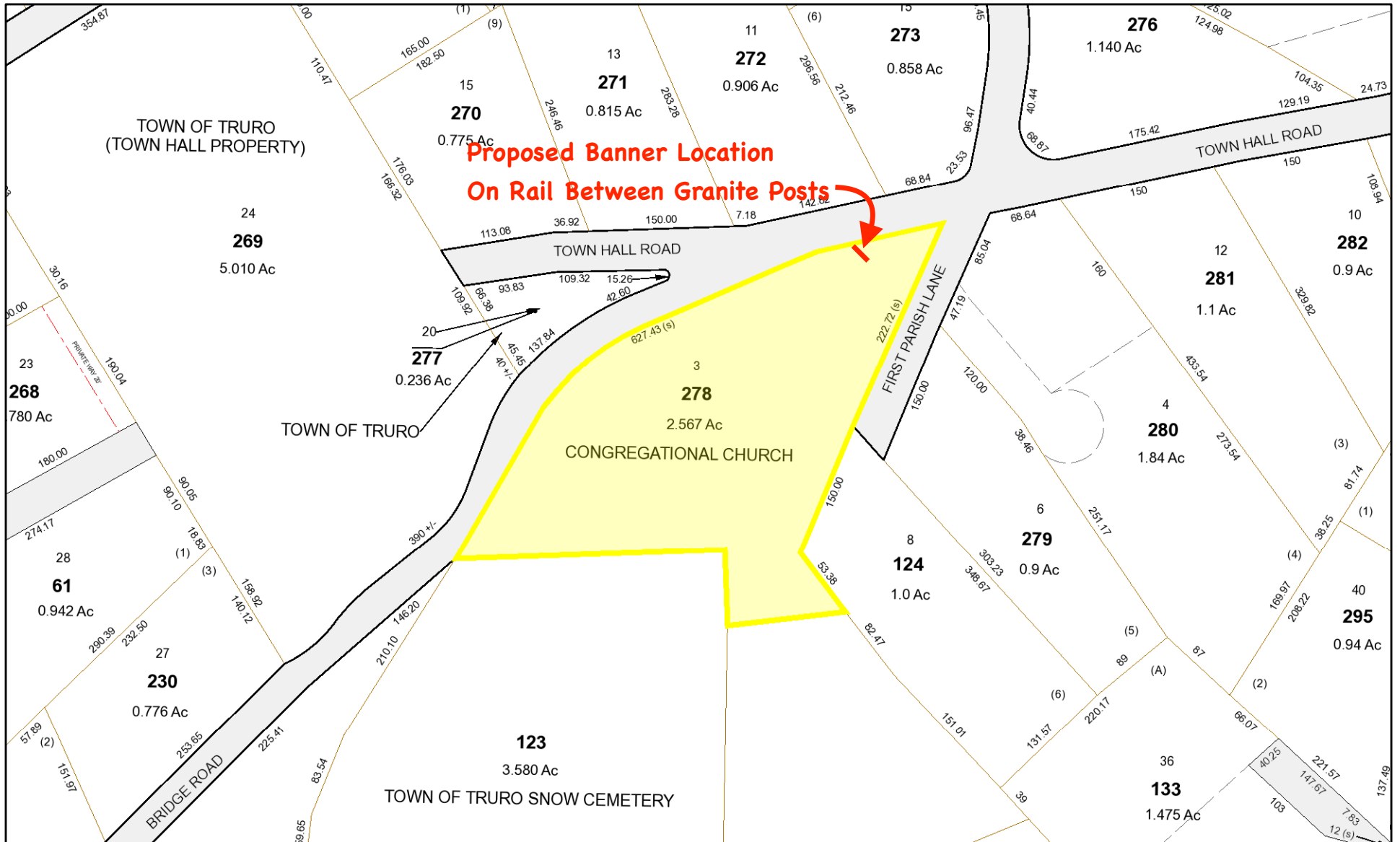
Truro, MA



June 19, 2021

1 inch = 139 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Friends of the Truro Meeting House Proposed Banner Location,  
3 First Parish Lane at Town Hall Road

BOOK 386 PAGE 34

RECEIVED & RECORDED  
AUG 17 2 21 PM '84  
STEPHEN W. HARRIS  
REGISTER

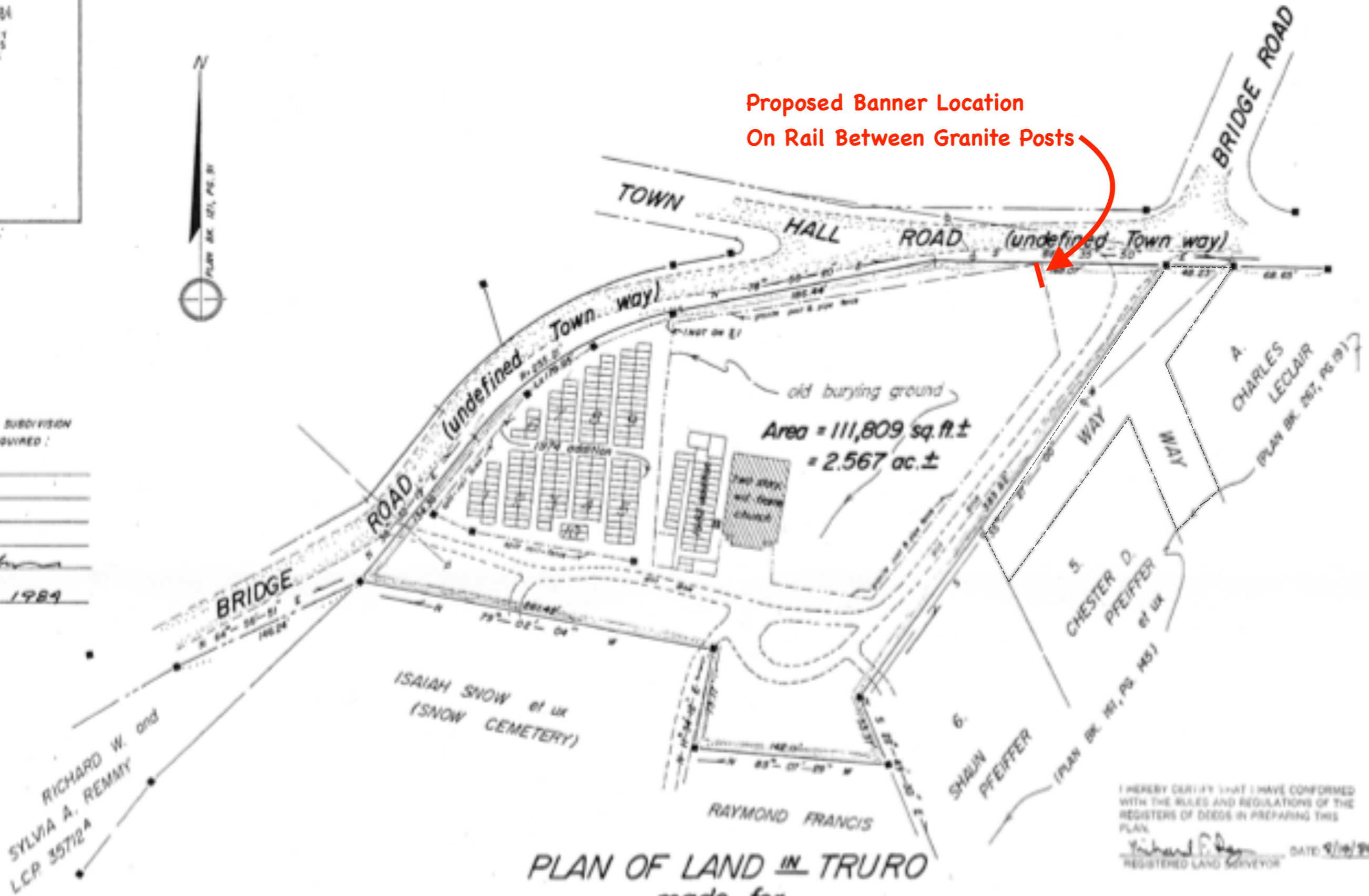
FOR REGISTRY USE:



APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED:

DATE: AUG 14 1984

386-34

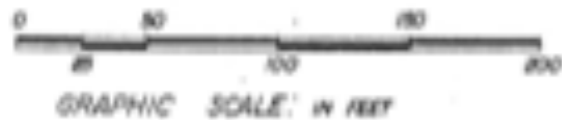


Proposed Banner Location  
On Rail Between Granite Posts

PLAN OF LAND IN TRURO  
— made for —

**THE FIRST CONGREGATIONAL  
PARISH OF TRURO**

NOTES: ■ F&A IN C.B. Name



SCALE: 1 IN. = 50 FT.  
SLADE ASSOCIATES, INC.,  
EAST MAIN ST. AT ROUTE 6, WELLFLEET, MA.

AUG, 1984  
REGISTERED LAND SURVEYORS  
02667

I HEREBY CERTIFY THAT I HAVE CONFORMED  
WITH THE RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS IN PREPARING THIS  
PLAN.  
*Richard F. Slade* DATE: 8/14/84  
REGISTERED LAND SURVEYOR



CS-2



First Congregational  
Parish Of Truro  
SUNDAY SERVICE  
JUNE-SEPTEMBER 10:00 AM

 SUMMER 2021 EVENTS AT  
THE TRURO MEETING HOUSE  
To register or get tickets go to:  
[www.truromeetinghousefriends.com/events](http://www.truromeetinghousefriends.com/events)

July 13	Worship
August 1	Worship
August 15	Worship
August 29	Worship
September 12	Worship
September 26	Worship
October 10	Worship
October 24	Worship
November 7	Worship
November 21	Worship
December 5	Worship



**SUMMER 2021 EVENTS AT  
THE TRURO MEETING HOUSE**

To register or get tickets go to:  
[www.truromeeetinghousefriends.com/events](http://www.truromeeetinghousefriends.com/events)

- Jul 12: Webinar  
*Steven Pinker*
- Aug 2: Zoom Talk  
*Philip Yenawine*
- Aug 8: Live Concert  
*Rosenbaum/Glig Piano*
- Aug 9: Webinar  
*Mary Beth Norton*
- Aug 16: Live Talk  
*Richard Hersh*
- Aug 22: Zoom  
*Shared Book Readings*



April 21 2021

Re: 2020-006/SPR 112 N.Pamet Rd

To: Truro Town Planner Barbara Carboni, Chair of the Truro Planning Board Anne Greenbaum and members of the Truro Planning Board,

Tonight's Planning Board meeting ended 3 hours ago and I feel compelled to sit down and write, yet again. First, I want to thank the Planner and each and every member of the board for the diligent, thoughtful and honorable work that you do in serving our town in this capacity. I can see how very NOT easy it is and how lucky we are to have a board who cares and thinks and endures.

There are a few elements of tonight's meeting that, as a citizen, I would like to address.

Perhaps it comes with the territory, but I found Mr Zehnder's ire and demands disturbing and inappropriate. In essence, I heard him say that he came back to the board, "as requested, with 3 new plans."

1. The last plan he offered, with retaining walls added thus reducing the amount of fill required by, according to the #s offered, 3000 cubic feet.
2. The last plan he offered moved to the West.
3. The house located on the flat part of the property.

He followed this proclaiming that #1 is the one they want the board to approve, i.e you wanted retaining walls, here are retaining walls, approve them. He said that #2 was really no different from #1, so discarded that "plan" and then said "there's no way she's doing" #3. How is this coming back to the board with 3 plans? Yes, he presented a redesign to reduce the amount of fill, and *showed* 2 other locations for the house to be sited – but discarded these 2 out of hand.

And, then proceeded, in my view, to bully the board members who had further, *valid* questions. This concerns me as a citizen of Truro. Mr Zehnder expected and *demand*ed an approval and threatened the members who were not ready to do so. As you all know, Section D, #3 states:

"Preservation of Landscape. The landscape shall be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil,"

The above clearly points to the appropriateness of siting the house on the flatter part of the property.

This is an incredibly fragile location for a house of any size. It is absolutely appropriate for members of the board to express concerns and reservations about large retaining walls, and the insistence that the house be sighted on the steep slope to insure that Ms Peretz maintains her view. So many people would give a great deal to be able to live ANYWHERE on this property; it is NOT punitive to suggest that she site the house on the flatter part of the property on what Mr Zehnder refers to as "a hole." This land is extraordinary and beautiful, even in "the hole." The Planning Board is charged with "preservation of the landscape" NOT "Preservation of the Landscape so long as the landowner can maintain their view."

As Mr Zehnder referenced 116 N Pamet Rd, among other things, it is worth noting that in moving the house, they gave up their view. And although the project was approved in 2007, we have learned a lot about land use since then. We don't know whether that same project would be approved today. The

historical house at 118 N Pamet Rd has been approved by the ZBA to be moved. That request was to move the house to *the flattest part of the property*.

I do not know the best outcome for this very complicated situation. I do know that during my lifetime, during which some member of my family has lived year round on N Pamet Rd, there have been plenty of rushed, and poorly thought through approvals given to building projects in our town. It seems to me that Mr Zehnder's demeanor and behavior tonight are good insight into how this can happen. He put the board on the hot seat and gave no respect to the very real concerns underlying the delays in this project. Sure, I understand his frustration. However, we the people of Truro, count on the Town's careful scrutiny of complex projects. I support the Planning Board in following your sense of due diligence as you examine each element of each proposal.

Again, thank you for the opportunity to share these thoughts.

Respectfully,

Amy Wolff

N Pamet Rd.



**La Tanzi  
Spaulding  
& Landreth**

8 Cardinal Lane  
Orleans

14 Center Street, Suite 4  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

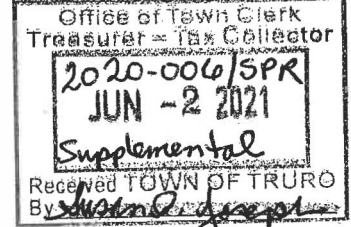
June 2, 2021

Susan Joseph, Acting Town Clerk  
Truro Town Hall  
24 Town Hall Road  
Truro, MA 02666

Re: Supplemental Filing /  
Planning Board Case No. 2020-06 / SPR  
112 North Pamet Road (Assessor's Parcel ID 48-1)

Benjamin E. Zehnder  
ext. 128

bzehnder@latanzi.com



Dear Ms. Joseph:

Please find enclosed for filing with Planning Board Case No. 2020-06 / SPR eleven copies of the following supplemental materials:

1. Site Plan dated April 30, 2021 numbered C2.1.1 (full size and 11x17);
2. Grading Plan dated April 30, 2021 numbered C2.2.1(full size and 11x17);
3. Photographs of prior construction at site – three pages;
4. Coastal Engineering fill and height calculations – three pages;
5. Architectural floor plans and elevations dated May 24, 2021 (7 sheets: A1-A7);
6. Blueflax Design Landscape Restoration Plan dated June 1, 2021.

Thank you for your assistance.

Very truly yours,

Benjamin E. Zehnder

Enc.

cc via email only w/ attachments:

Barbara Huggins Carboni, Esq., Assistant Town Administrator  
client

Daniel Costa

Bradford Malo

David Michniewicz

Theresa Sprague

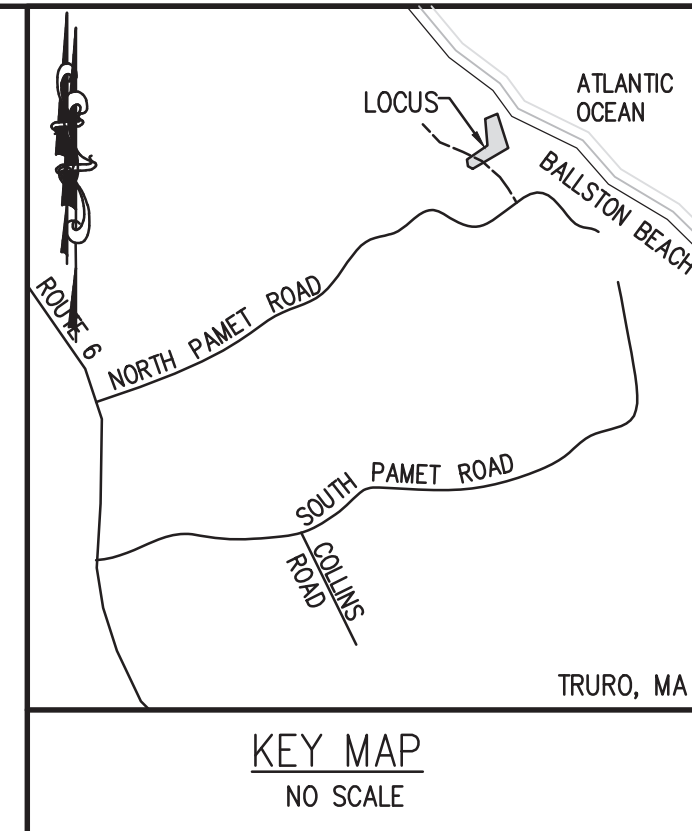
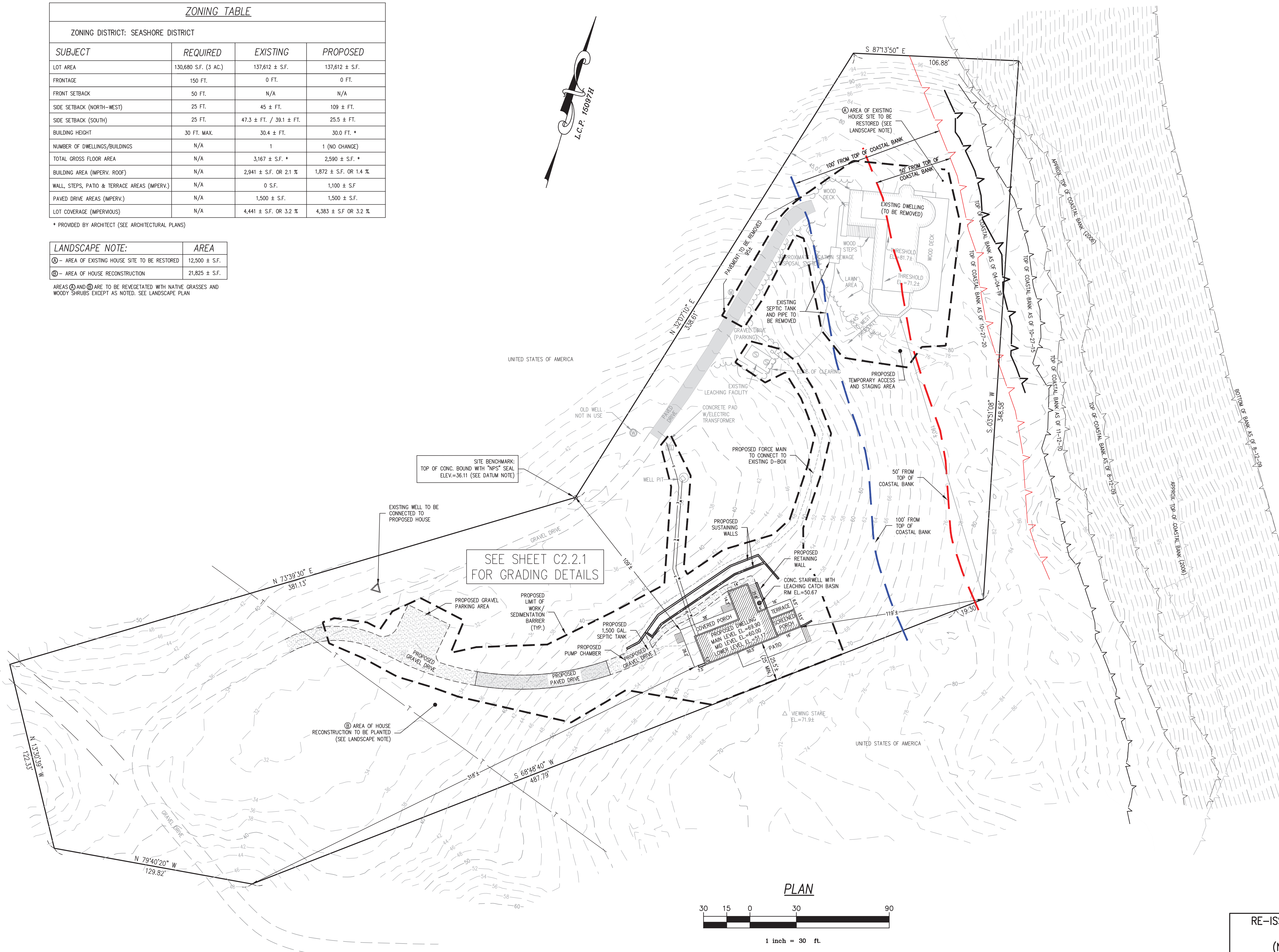
*A Legal Beacon since 1969*

ZONING TABLE			
ZONING DISTRICT: SEASHORE DISTRICT			
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	130,680 S.F. (3 AC.)	137,612 ± S.F.	137,612 ± S.F.
FRONTAGE	150 FT.	0 FT.	0 FT.
FRONT SETBACK	50 FT.	N/A	N/A
SIDE SETBACK (NORTH-WEST)	25 FT.	45 ± FT.	109 ± FT.
SIDE SETBACK (SOUTH)	25 FT.	47.3 ± FT. / 39.1 ± FT.	25.5 ± FT.
BUILDING HEIGHT	30 FT. MAX.	30.4 ± FT.	30.0 FT. *
NUMBER OF DWELLINGS/BUILDINGS	N/A	1	1 (NO CHANGE)
TOTAL GROSS FLOOR AREA	N/A	3,167 ± S.F. *	2,590 ± S.F. *
BUILDING AREA (IMPERV. ROOF)	N/A	2,941 ± S.F. OR 2.1 %	1,872 ± S.F. OR 1.4 %
WALL, STEPS, PATIO & TERRACE AREAS (IMPERV.)	N/A	0 S.F.	1,100 ± S.F.
PAVED DRIVE AREAS (IMPERV.)	N/A	1,500 ± S.F.	1,500 ± S.F.
LOT COVERAGE (IMPERVIOUS)	N/A	4,441 ± S.F. OR 3.2 %	4,383 ± S.F. OR 3.2 %

\* PROVIDED BY ARCHITECT (SEE ARCHITECTURAL PLANS)

LANDSCAPE NOTE:	AREA
Ⓐ - AREA OF EXISTING HOUSE SITE TO BE RESTORED	12,500 ± S.F.
Ⓒ - AREA OF HOUSE RECONSTRUCTION	21,825 ± S.F.

AREAS Ⓐ AND Ⓒ ARE TO BE REVEGETATED WITH NATIVE GRASSES AND WOODY SHRUBS EXCEPT AS NOTED. SEE LANDSCAPE PLAN



**PLAN & TITLE REFERENCES:**

ASSESSORS MAP 48, PARCEL 1  
 LOT 7 L.C.P. 15097H  
 C.T. OF TITLE 208468  
 OWNERS: WILLIAM T. BURDICK and RICHARD C. VANISON, TRUSTEES DUNE HOUSE NOMINEE TRUST

**DATUM NOTE:**

ELEVATIONS SHOWN HEREON ARE BASED ON APPROXIMATE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929)

**FLOOD NOTE:**

FLOOD ZONE X AS SHOWN ON FEMA FIRM PANEL #25001C0144J REVISED JULY 16, 2014

**NOTE:**

THIS PROPERTY IS SUBJECT TO JURISDICTION UNDER NHESP

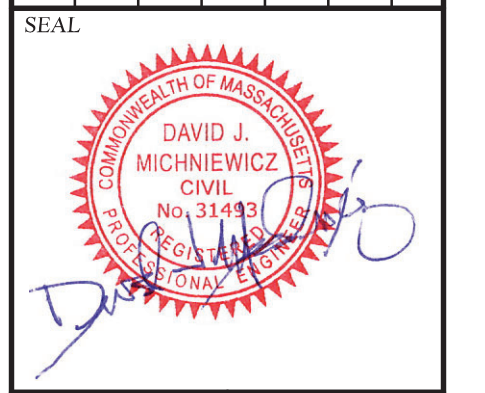
**PROPOSED GRADING:**

SEE DRAWING C2.2.1 FOR PROPOSED GRADING DETAILS

- LEGEND**
- EXISTING**
- NPS BOUND (NATIONAL PARK SERVICE)
  - ⊙ SEWER MANHOLE
  - ☒ TELEPHONE BOX
  - 80 — CONTOUR
  - 82.1 SPOT GRADE
- PROPOSED**
- W — WATER SERVICE
  - E — ELECTRIC SERVICE



NO.	DATE	REVISION	BY
3	04-30-2021	MODIFY SUSTAINING WALLS, TANKS, UTILITIES, L.O.W. & GRADING	BPM
2	04-12-2021	MODIFY DWELLING ELEV'S, DRIVEWAY LOCATION & GRADING	BPM
1	02-24-2021	MODIFY PROPOSED HOUSE LAYOUT & UPDATE ZONING TABLE	BPM

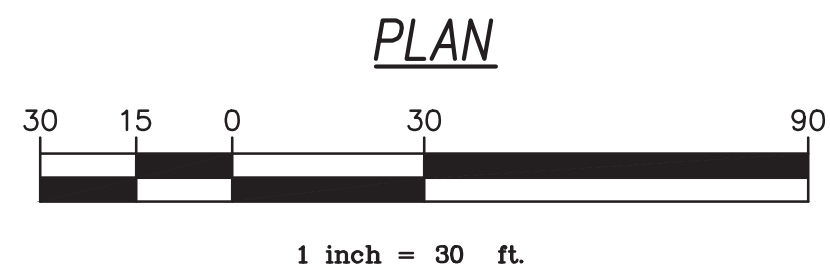


PROJECT: ANNE PERETZ  
 112 NORTH PAMET ROAD  
 SHEET TITLE: SITE PLAN SHOWING PROPOSED DWELLING RECONSTRUCTION

SCALE: AS NOTED  
 DRAWING FILE: C11483-C3D.dwg  
 DATE: REV. 04-30-2021 → 12-07-2020  
 DRAWN BY: MAP/BPM/MJB  
 CHECKED BY:

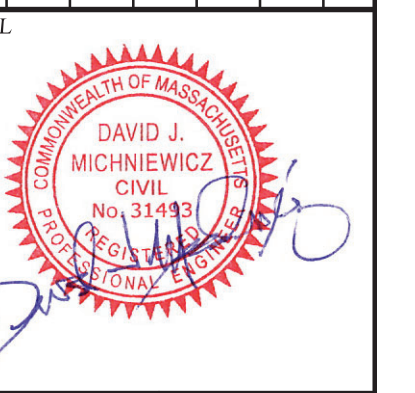
C2.1.1  
 1 OF 2 SHEETS  
 PROJECT NO. C11483.01

RE-ISSUED FOR PB & ZBA REVIEW  
 04-30-2021  
 (NOT FOR CONSTRUCTION)



F:\SDSK\PROJECT\1000\C11483\C11483-C3D.dwg Apr 30, 2021 4:43pm

NO.	DATE	BY
3	04-30-2021	BPM
2	04-12-2021	BPM
1	02-24-2021	BPM



PROJECT	TRURO, MA
PROJECT NO.	112 NORTH PAMET ROAD
SHEET TITLE	PROPOSED GRADING PLAN FOR PROPOSED DWELLING RECONSTRUCTION
SCALE	AS NOTED
DRAWING FILE	C11483-C3D.dwg
DATE	REV. 04-30-2021 <del>12-07-2020</del>
DRAWN BY	BPM/MJB
CHECKED BY	
PROJECT NO.	C11483.01

**LEGEND**

**EXISTING**

- NPS BOUND (NATIONAL PARK SERVICE)
- ⊙ SEWER MANHOLE
- ⊠ TELEPHONE BOX
- 80- CONTOUR
- +82.1 SPOT GRADE

**PROPOSED**

- 50- CONTOUR
- +56.5 SPOT GRADE
- W WATER SERVICE
- E ELECTRIC SERVICE

SITE BENCHMARK:  
TOP OF CONC. BOUND WITH "NPS" SEAL  
ELEV.=36.11 (SEE DATUM NOTE)

PROPOSED FORCE  
MAIN TO CONNECT TO  
EXISTING D-BOX

WELL PIT

SECTION  
A

PROPOSED SUSTAINING WALL  
(WALL HEIGHT VARIES)

+48 BOW  
+50 TOW

+45.0 BOW  
+50.0 TOW

+50.5 BOW  
+55.0 TOW

+50.5 BOW  
+55.0 TOW

+48 BOW  
+50 TOW

CONC. STAIRWELL WITH  
LEACHING CATCH BASIN  
RIM EL.=50.67

+56.5

+56.5

PROPOSED TERRACE  
EL.=59.75

PROPOSED SCREENED  
PORCH

PROPOSED DWELLING  
MAIN LEVEL EL.=69.90  
MID LEVEL EL.=60.00  
LOWER LEVEL EL.=59.17

PROPOSED COVERED PORCH  
EL.=59.50

PROPOSED HARDSCAPE  
PAV'D  
EL. 69.79

+66.3

PROPOSED LANDSCAPE WALL

+56.5

PROPOSED GRAVEL WALKWAY

+45.0 BOW  
+50.0 TOW

+50.5 BOW  
+55.0 TOW

+45.0 BOW  
+50.0 TOW

+50.5 BOW  
+55.0 TOW

+45.0 BOW  
+50.0 TOW

+50.5 BOW  
+55.0 TOW

+45.0 BOW  
+50.0 TOW

+50.5 BOW  
+55.0 TOW

+45.0 BOW  
+50.0 TOW

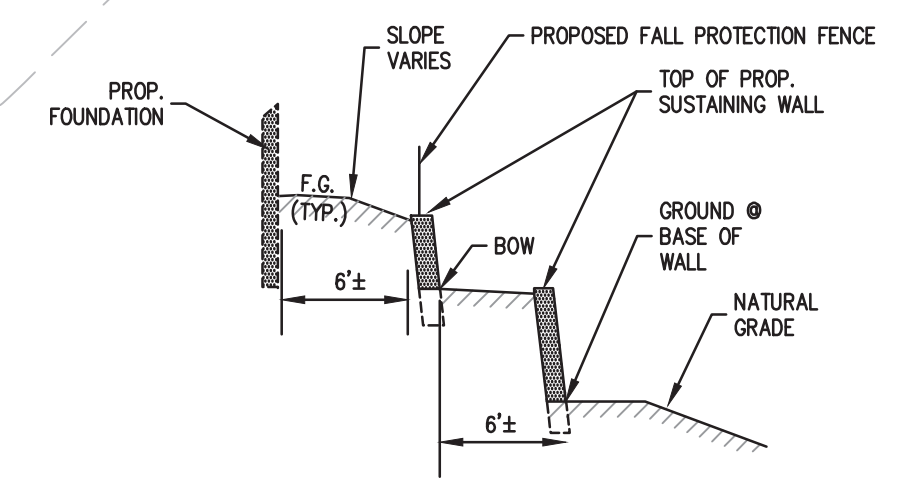
+50.5 BOW  
+55.0 TOW

+45.0 BOW  
+50.0 TOW

+50.5 BOW  
+55.0 TOW

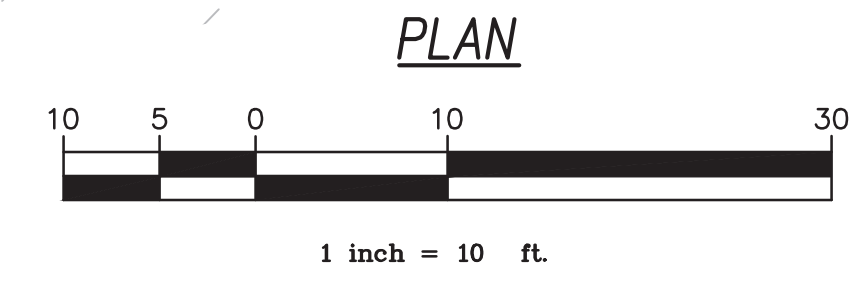
+45.0 BOW  
+50.0 TOW

+50.5 BOW  
+55.0 TOW



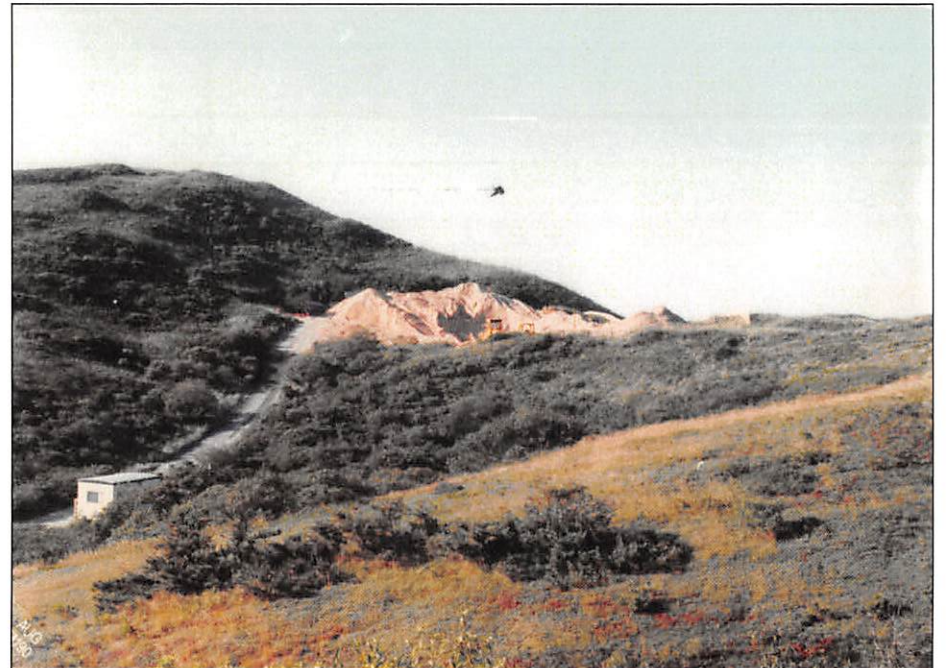
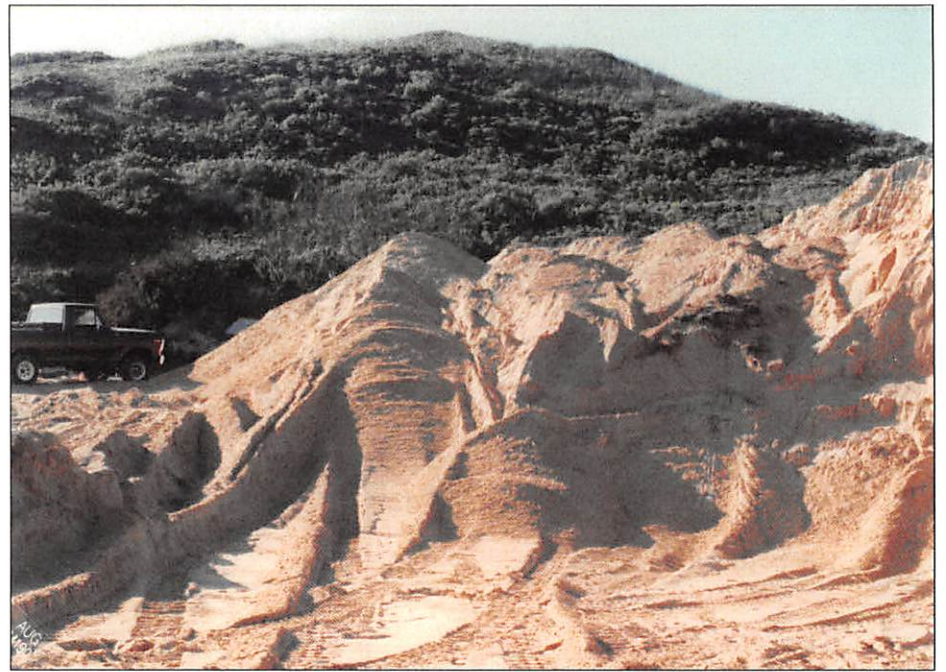
**TYPICAL SUSTAINING WALL SECTION A-A**

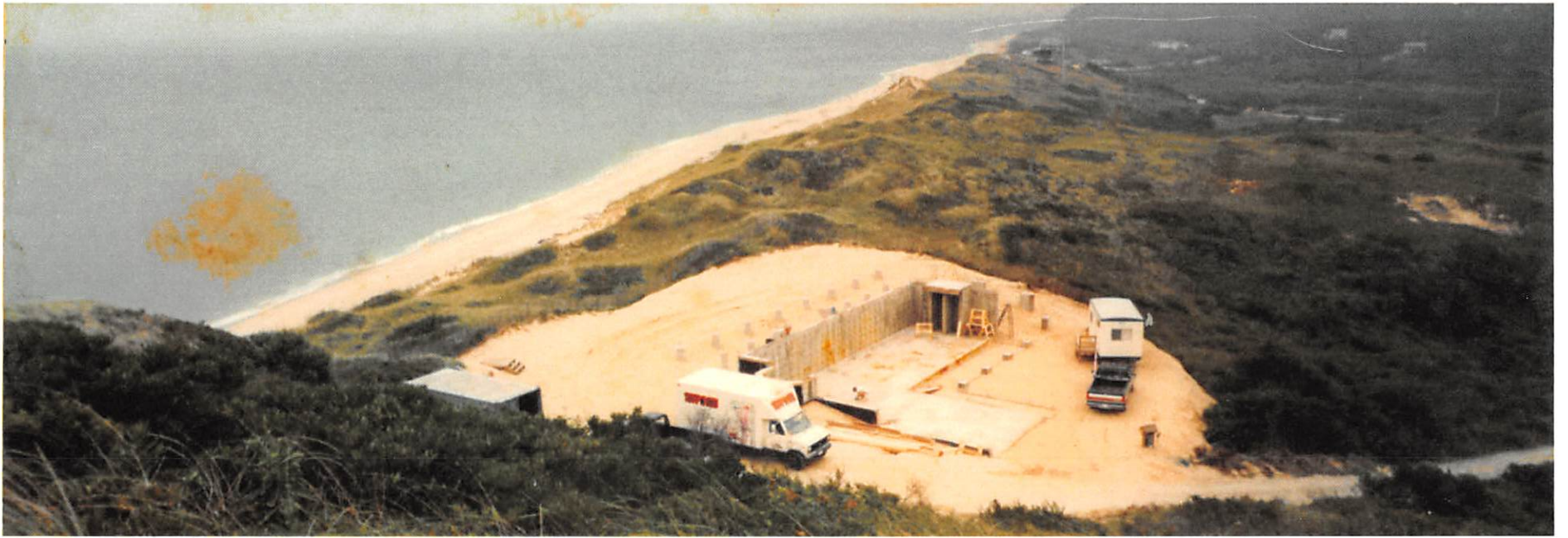
NOT TO SCALE  
NOTE: TOP OF WALL ELEVATION VARIES (SEE PLAN)



RE-ISSUED FOR PB & ZBA REVIEW  
04-30-2021  
(NOT FOR CONSTRUCTION)









# Cut/Fill Report

**Generated:** 2021-05-11 11:23:28

**By user:** mbows

**Drawing:** F:\SDSKPROJ\C11000\C11483\C11483-00\F:\SDSKPROJ\C11000\C11483\C11483-00\C11483-C3D.dwg

## Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
VOLUME 2021-04-09	full	1.000	1.000	11266.78	364.57	789.83	425.26<Fill>

## Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	11266.78	364.57	789.83	425.26<Fill>

\* Value adjusted by cut or fill factor other than 1.0



COASTAL  
engineering co.

CIVIL, STRUCTURAL,  
MARINE ENGINEERS  
AND LAND SURVEYORS

260 Cranberry Highway, Orleans, MA 02653

Orleans | Sandwich | Nantucket

508.255.6511 P 508.255.6700 F coastalengineeringcompany.com

JOB C 11403.01

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY SRM DATE 2/23/17

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE None

EXISTING

70.96 ±

+79.37

70.70 ±

73.92 ±

73.11 ±

+79.44

RIDGE EL. 105.40

74.02 ±

+77.92

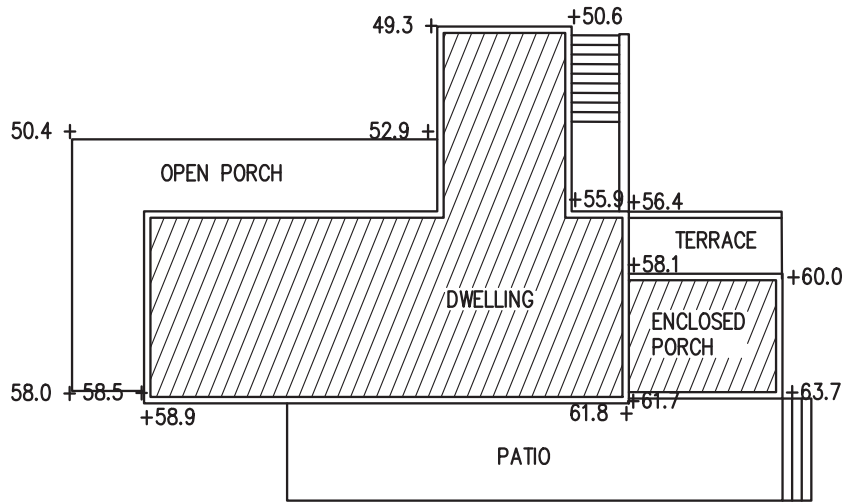
Average Grade =

$$\begin{aligned} & (70.96 + 79.37 + 79.44 + 77.92 \\ & + 74.02 + 73.11 + 73.92 + 70.70) / 8 \\ & = 75.03 \end{aligned}$$

$$\text{BLDG HEIGHT} = 105.40 - 75.03 = 30.4 \pm$$

ALLOWABLE MAX BLDG HEIGHT = 30 FT

F:\ISDSKPROJ\C11000\C11483\00\C11483-C3D.dwg 2/23/2021 9:03 PM



# PLAN

SCALE: 1" = 20'

## AVERAGE GRADE CALCULATION (ELEVATIONS):

TOTAL OF GRADES AT EACH CORNER: 796.2  
 TOTAL CORNERS: 14  
 AVERAGE EXISTING (NATURAL) GRADE:  $796.2/14 = 56.9$   
 MAXIMUM ALLOWABLE RIDGE ELEVATION:  $56.9 + 30 = 86.9$

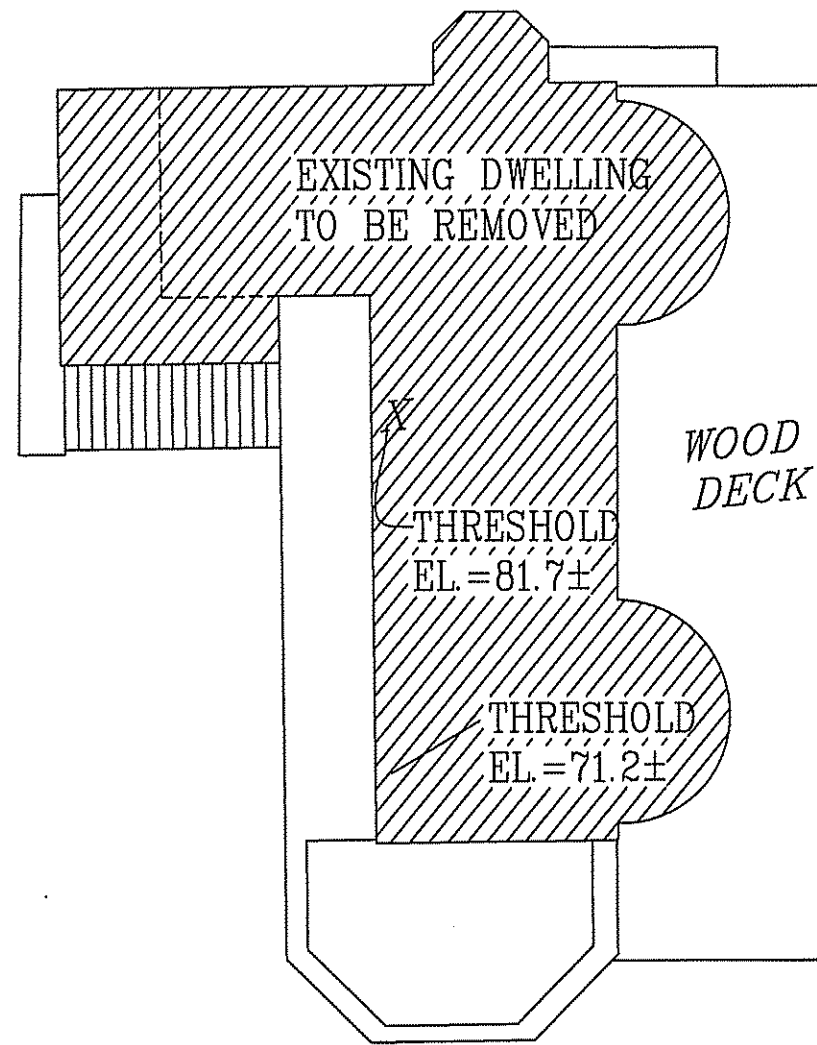


Coastal Engineering Co., Inc. © 2021

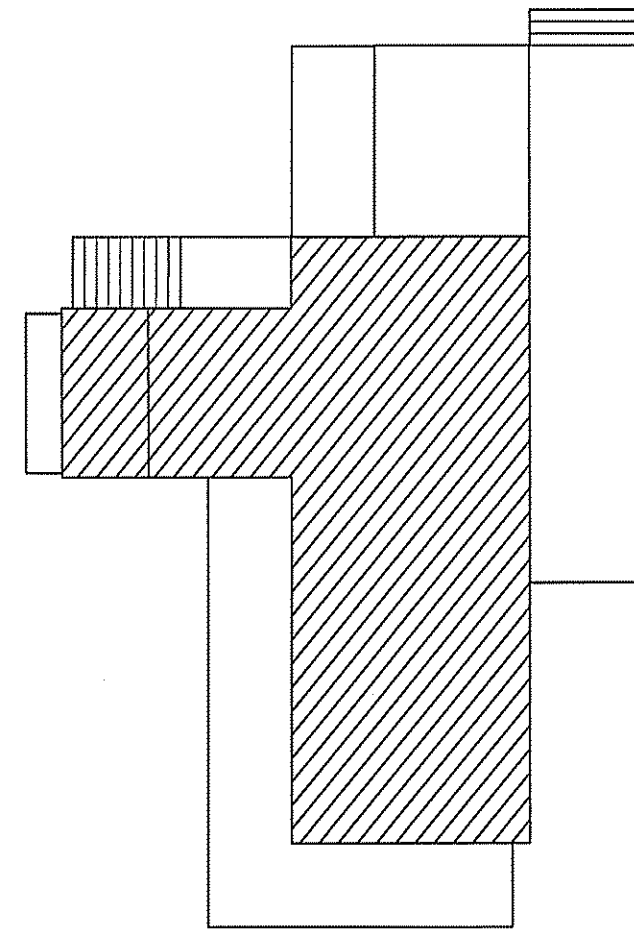
DRAWN BY: BPM  
 C11483-C3D.dwg

 <b>COASTAL</b> engineering co. <small>300 Clarendon Hwy., Orleans, MA 01903                  508.255.0010 • 508.255.0700 F</small>	<h3>PROPOSED GRADE PLANE                  FOR                  ANNE PERETZ</h3> <p>112 NORTH PAMET ROAD      TRURO, MA</p>	SHEET NO.	PROJECT NO.
		<b>SKC-1</b>	C11483.01
			SCALE AS NOTED
			DATE 2/23/2021



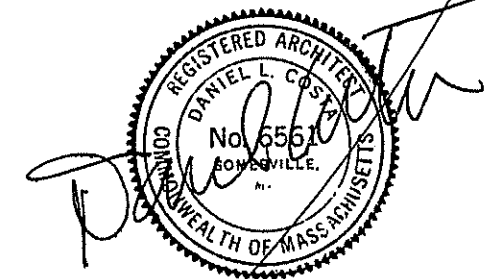


EXISTING HOUSE TO BE  
DEMOLISHED



PROPOSED NEW HOUSE

# 3.18.21



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

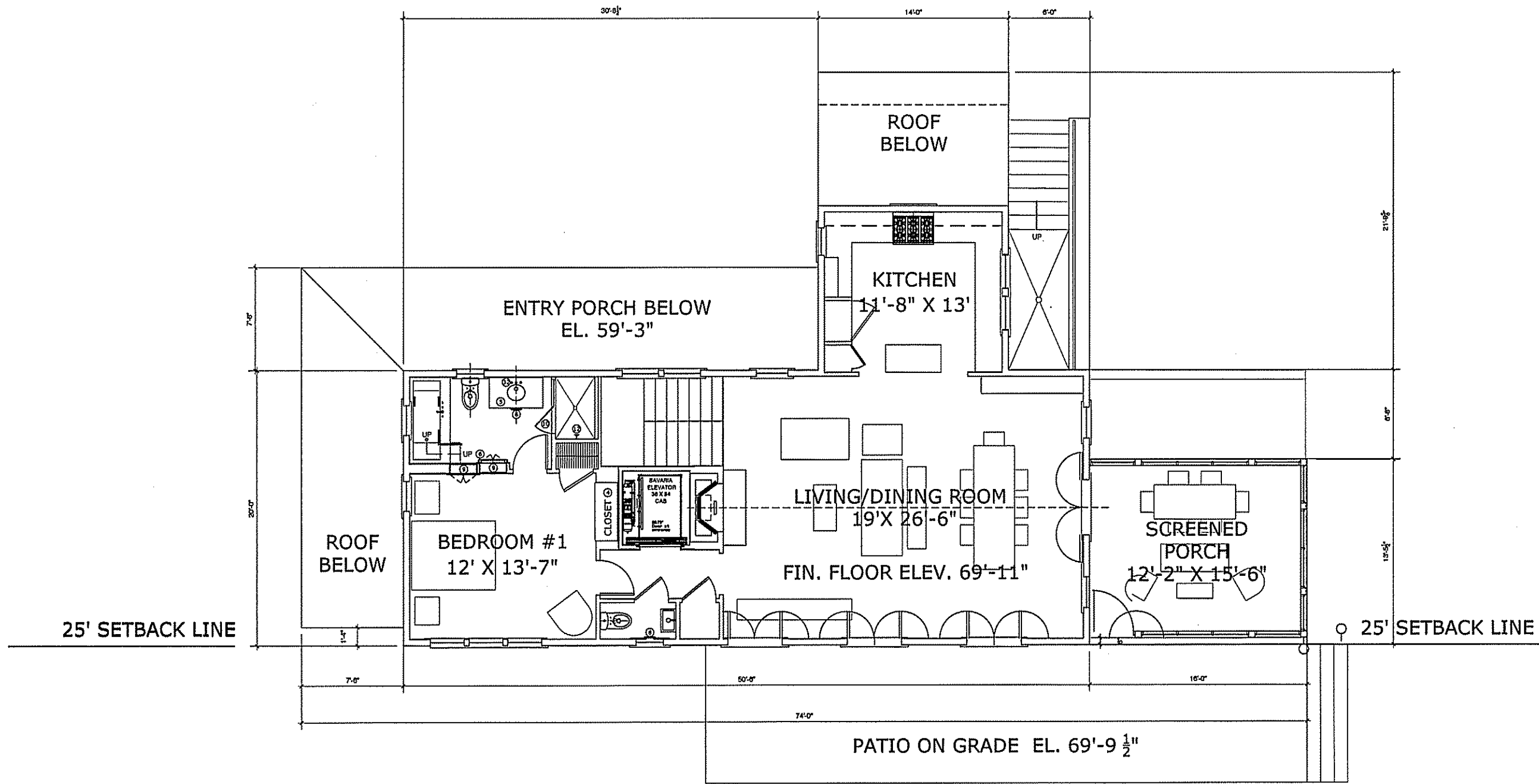
No.	Date	Revision

OWNER SIGN-OFF WITH DATE

OLD HOUSE  
VS.  
NEW HOUSE

SCALE: 1/8" = 1'-0"  
OR AS NOTED

MARCH 19, 2021



# MAIN LEVEL PLAN



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

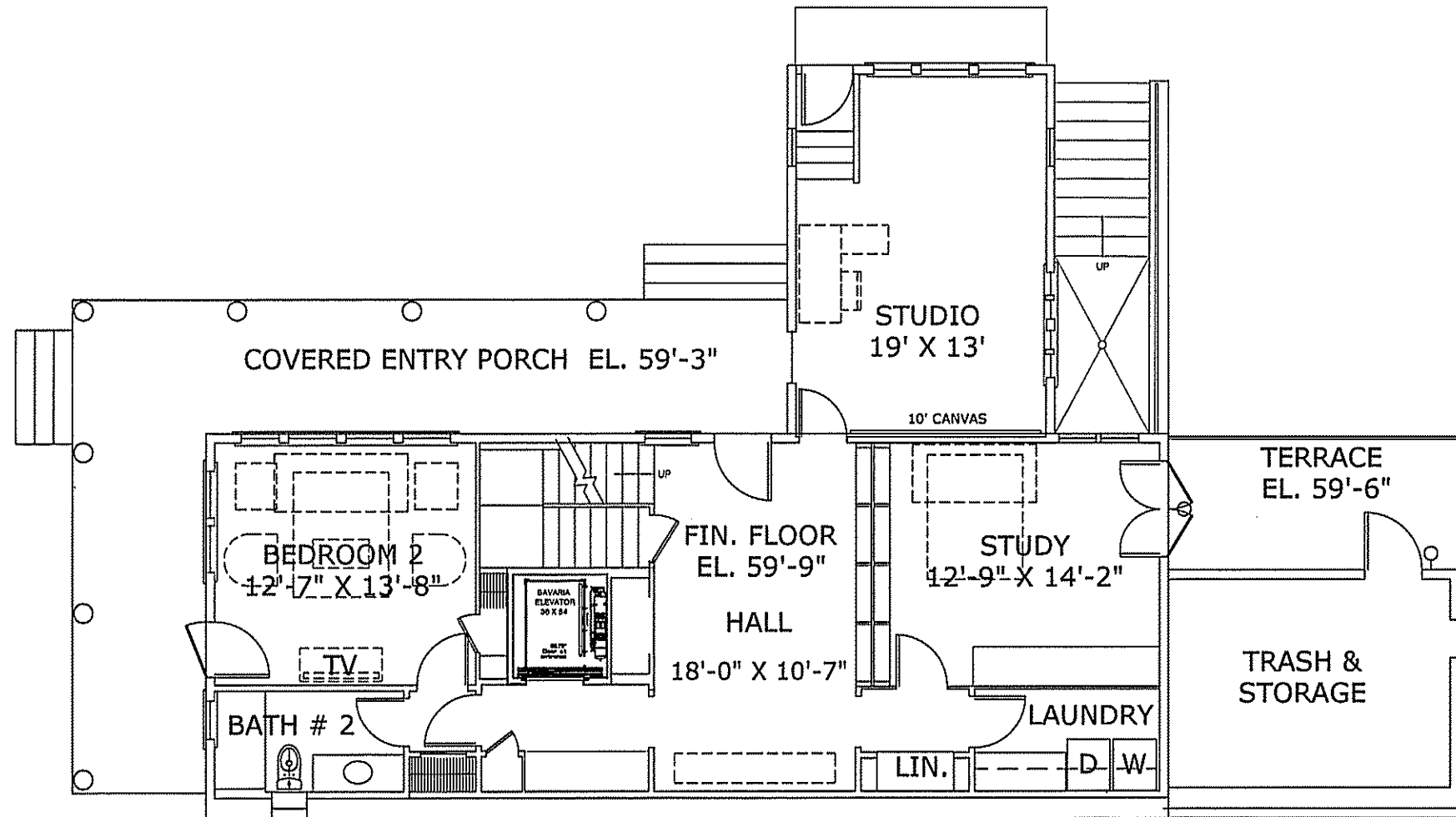
OWNER SIGN-OFF WITH DATE

PROPOSED  
MAIN  
LEVEL  
PLAN

GRAPHIC SCALE

MAY 24, 2021

A1



PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

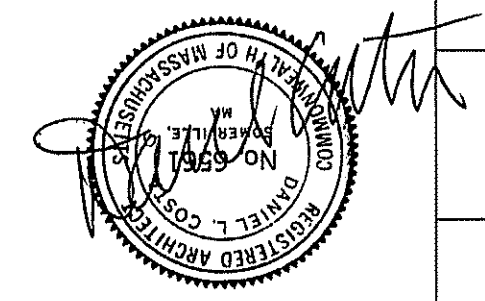
PROPOSED  
 ENTRY  
 LEVEL  
 PLAN

GRAPHIC SCALE

MAY 24, 2021

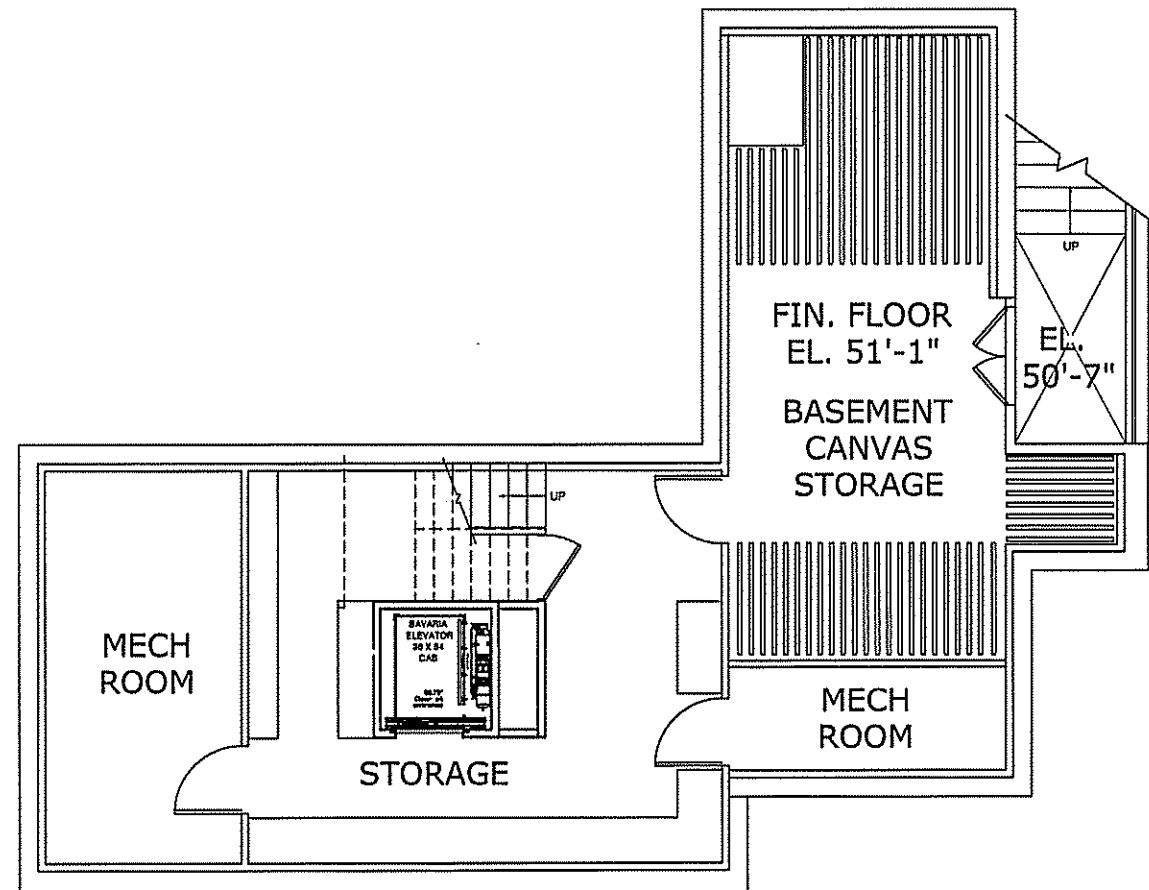
A2

**ENTRY LEVEL PLAN 5.24.21**

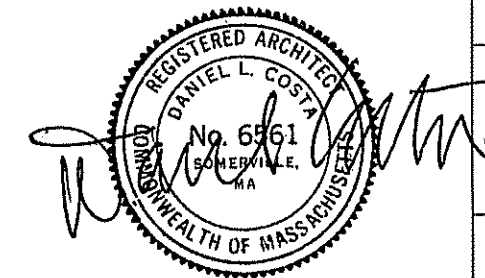


25' SETBACK LINE

25' SETBACK LINE



**BASEMENT PLAN 3.29.21**



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

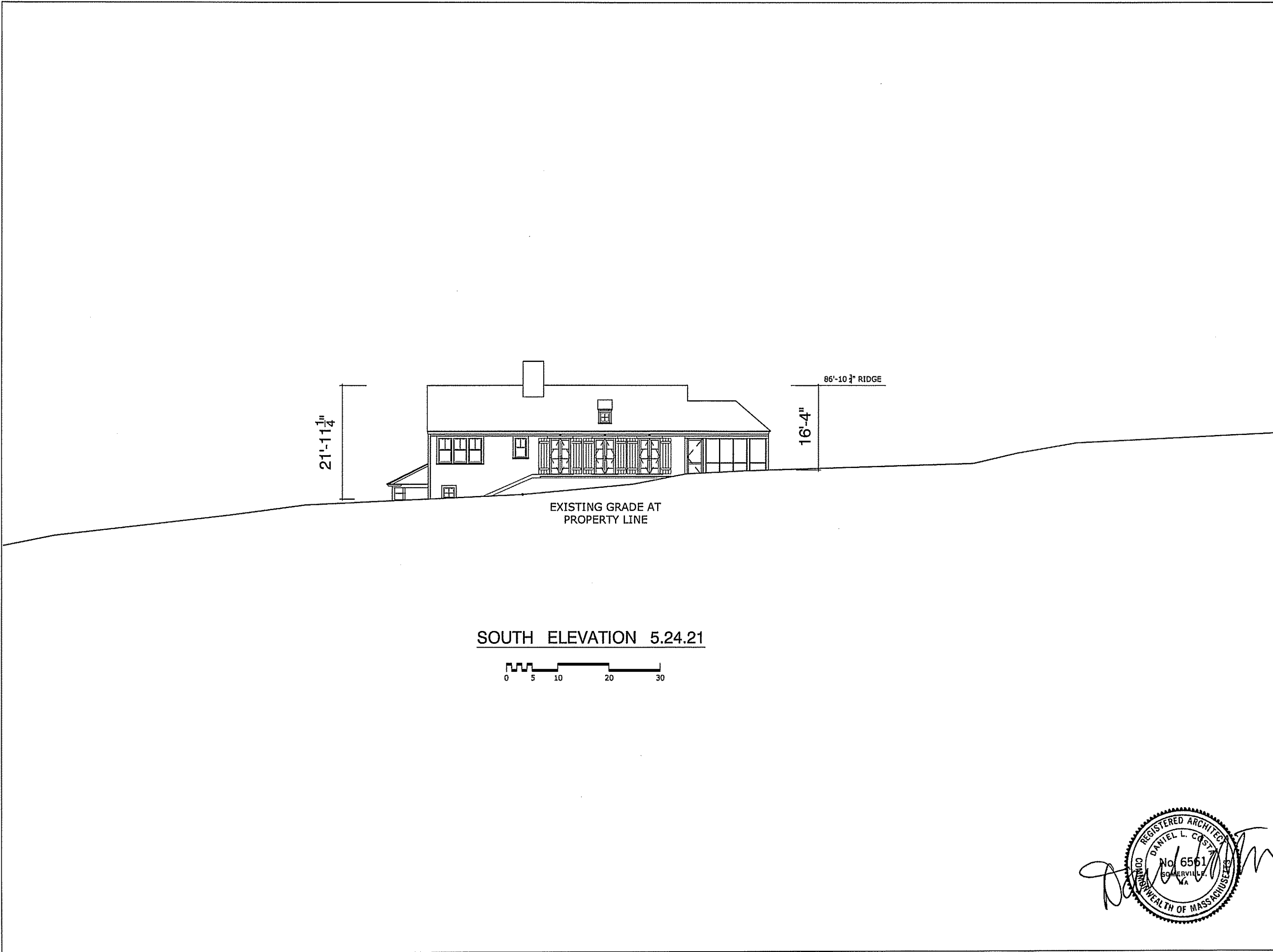
PROPOSED  
BASEMENT  
LEVEL  
PLAN

GRAPHIC SCALE

MAY 24, 2021

**A3**





PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

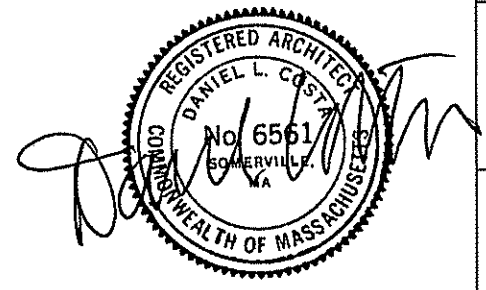
OWNER SIGN-OFF WITH DATE

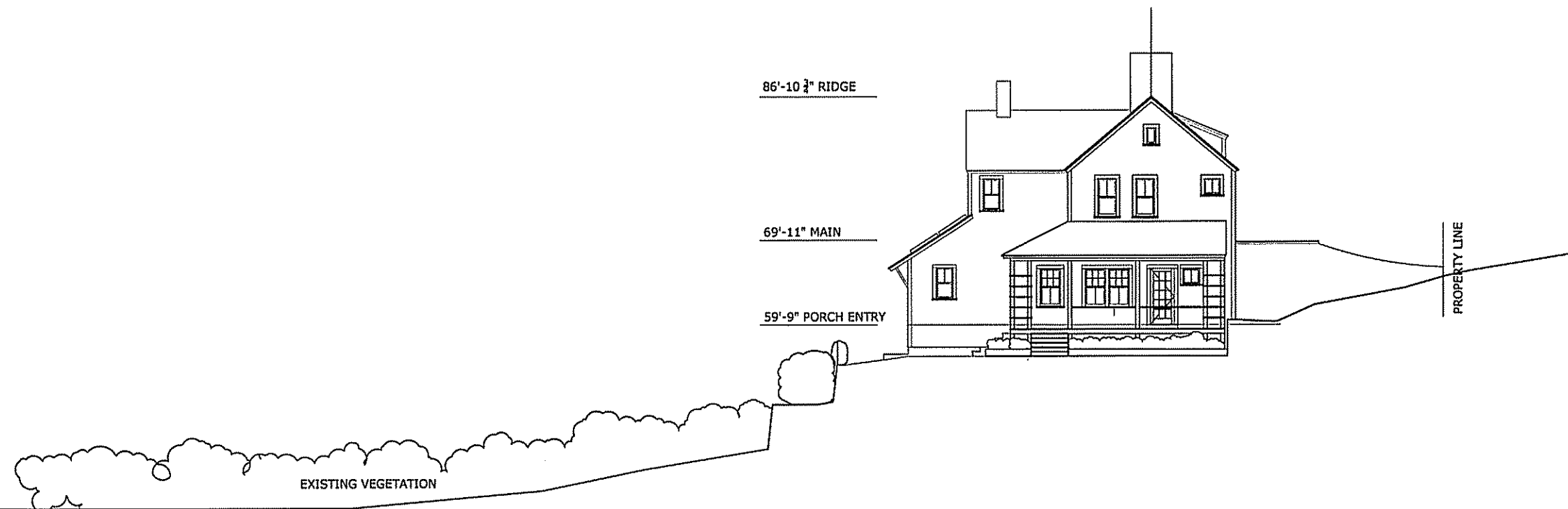
PROPOSED  
 SOUTH  
 ELEVATION

GRAPHIC SCALE

MAY 24, 2021

A4





WEST ELEVATION 5.24.21



PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

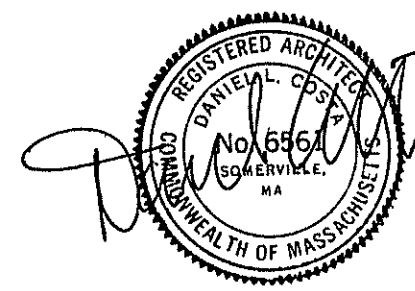
DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date

OWNER SIGN-OFF WITH DATE

PROPOSED  
 WEST  
 ELEVATION

GRAPHIC SCALE



MAY 24, 2021

A5

PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

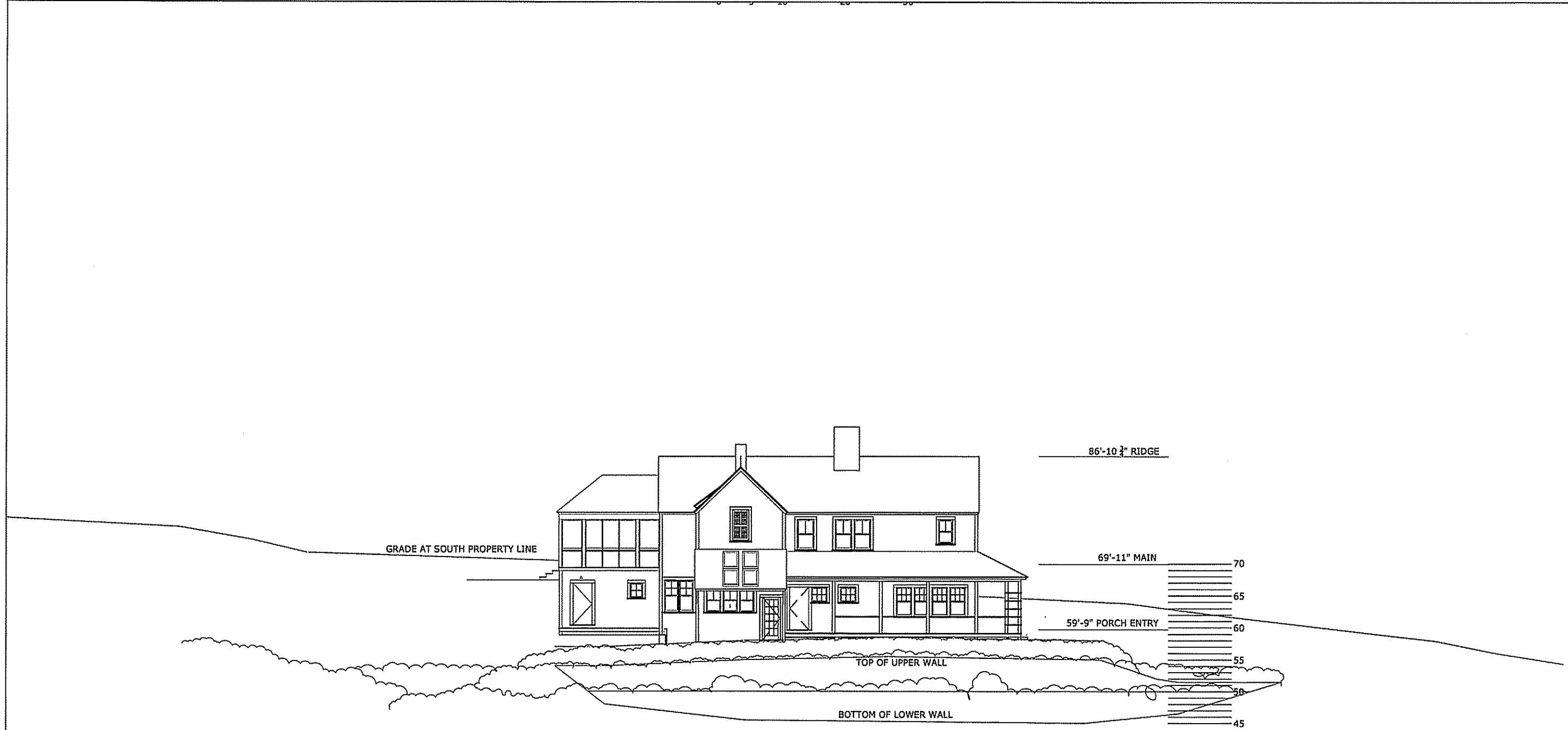
OWNER SIGN-OFF WITH DATE

PROPOSED  
 SOUTH  
 ELEVATION  
 WITH  
 WALLS

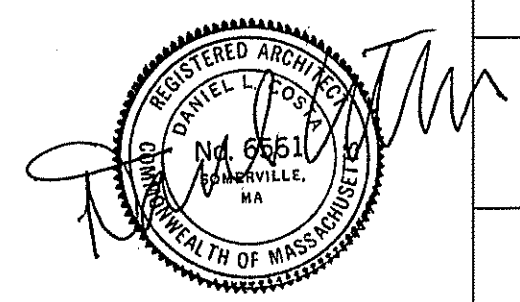
GRAPHIC SCALE

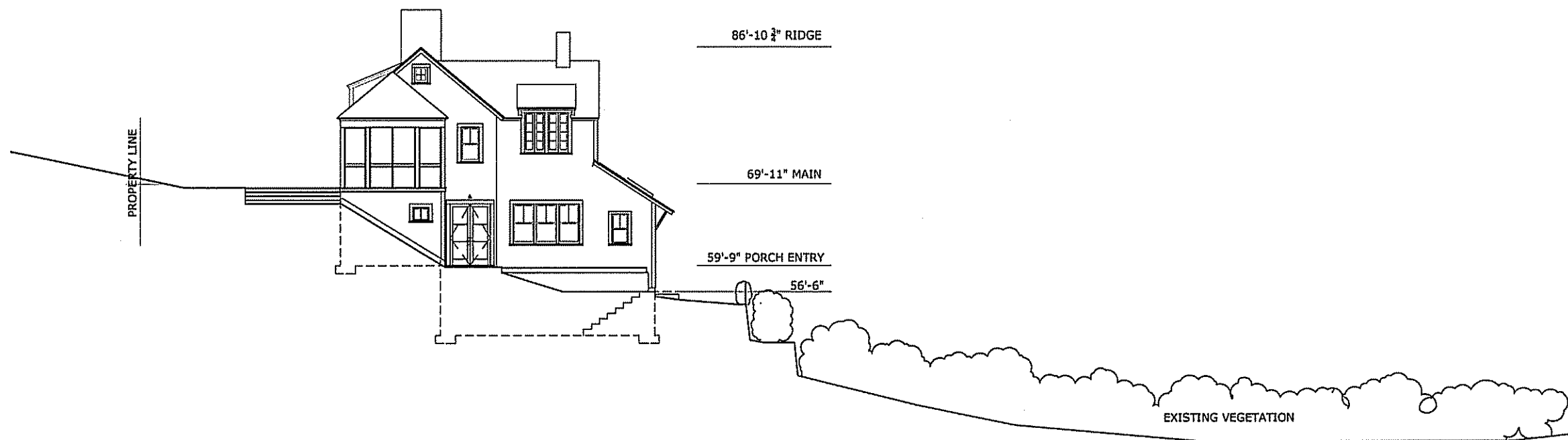
MAY 24, 2021

A6



NORTH ELEVATION 5.24.21





**EAST ELEVATION 5.25.21**



PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date

OWNER SIGN-OFF WITH DATE

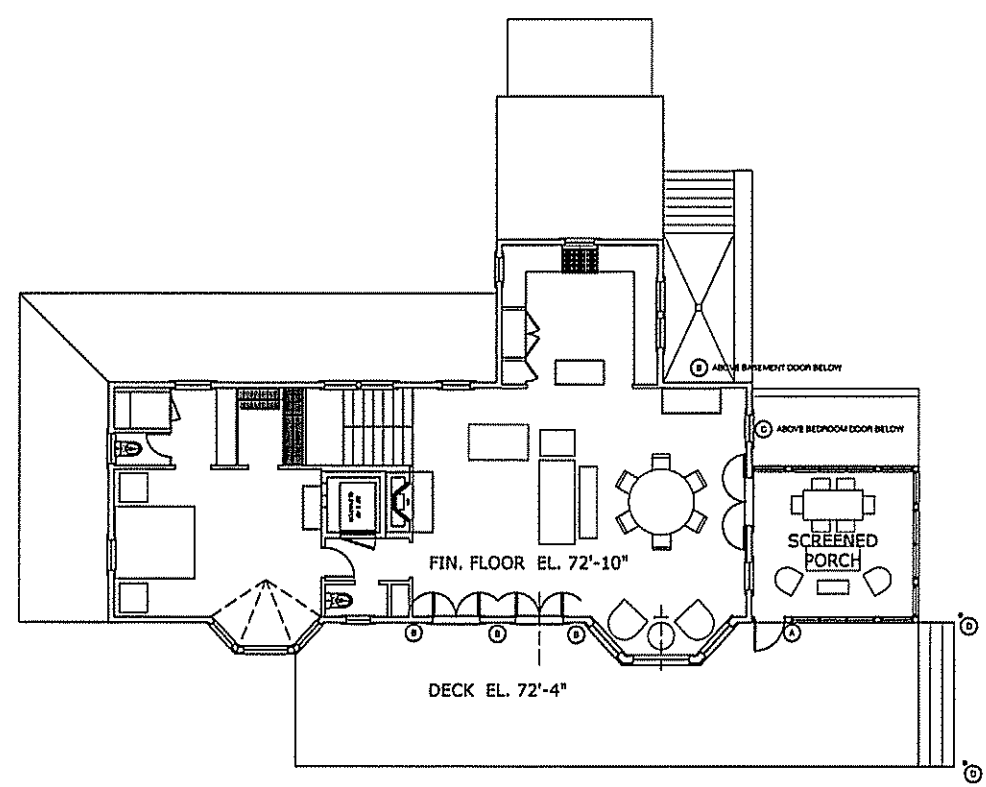
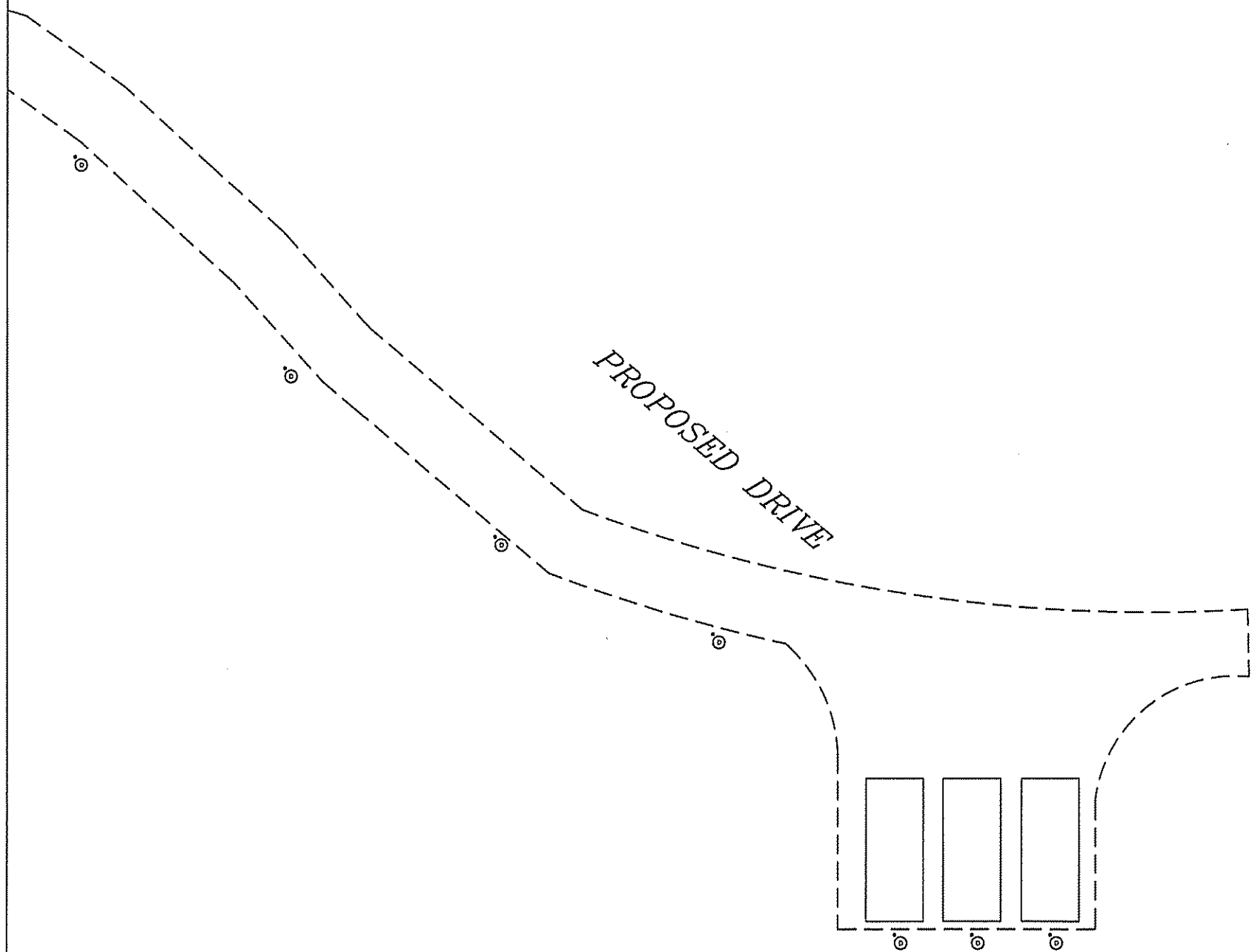
PROPOSED  
 EAST  
 ELEVATION

GRAPHIC SCALE

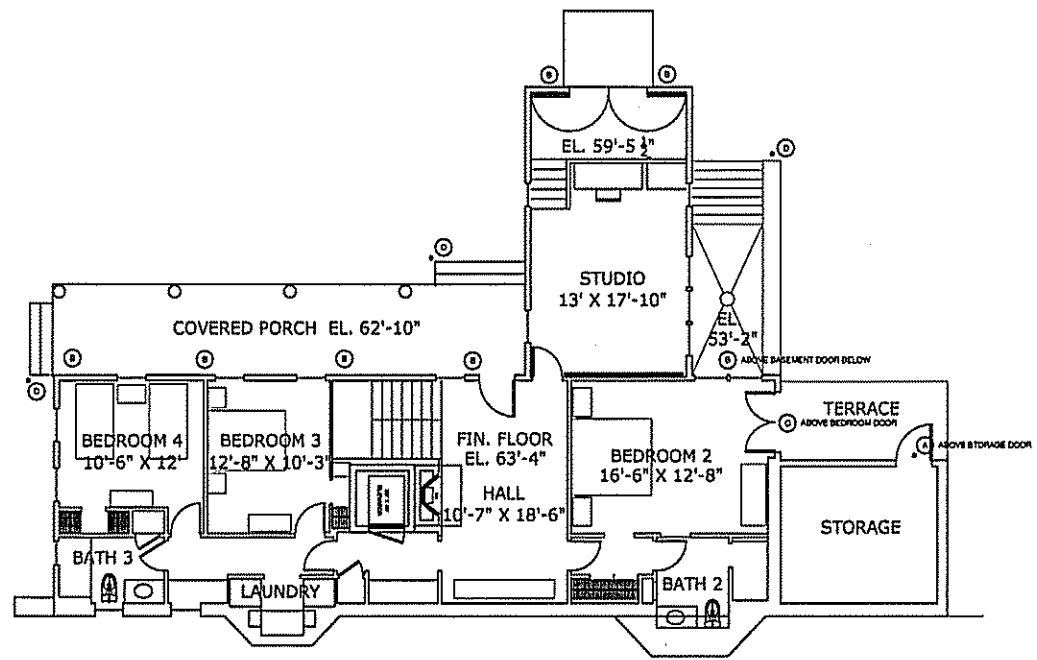
MAY 24, 2021



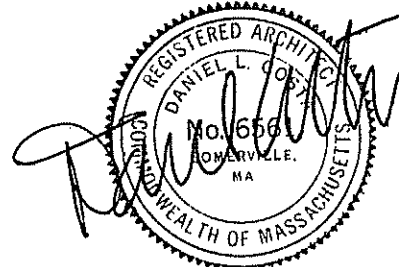
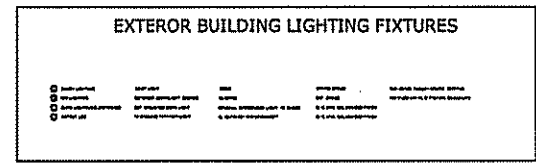
**A7**



MAIN LEVEL FLOOR PLAN



LOWER, LEVEL FLOOR PLAN



PERETZ RESIDENCE  
 112 NORTH PAMET ROAD  
 TRURO, MA

NOTE: RECORD OWNERS LISTED BELOW NORTH ELEVATION

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

EXTERIOR LIGHTING PLAN & FIXTURES

SCALE: 1/8" = 1'-0"  
 OR AS NOTED

MARCH 17, 2017

E1

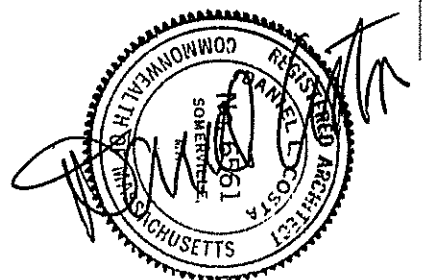


---

## TIER LITE

Pole Mount  
CAT. NO TL

The Tier Lite is designed for illuminating medium level foliage. It provides 360 degree illumination on a horizontal plane and does not project any vertical light. The luminaire is mounted onto a 700mm pole to provide a soft pool of light suitable for a wide variety of landscape situations.



17

## Pure LED

### LED Chip

Cree XHP-50-2 Plug and Play field replaceable LED board

### Output

510 Lumens @ 1050mA

### Lumens Per Watt

85 Lumens @ 6 watts

### Colour Temperature

2700K, 3000K, 4000K

### CRI Warm White (3000K)

90 standard

### Beam Angles

360 degrees

## Physical Properties

### Materials

Solid Powdercoated Aluminium, Copper or 316 Stainless Steel

### Ingress Protection

IP56/IP66

### Standards

As/NZS 61046, UL1838, CSA C22.2 No. 250.7

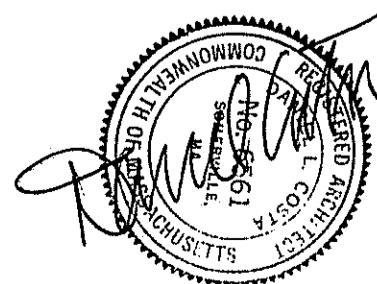
## Other Light Sources

### Alternative Light Sources

G4 bi-pin 5, 10 or 20 watt, Promus G4JCLED, Fluorescent 110/240V

## Power Supply Options

### Recommended Power Supply





1

Remote (Series) Driver, Integral 12VAC Driver with Transformer, Retro 110/240VAC Driver

[View All LED Power Supplies →](#)


**Downloads**


 **IES**  
(7 Kb)


 **Installation Instructions Halogen**  
(238 Kb)

 **Installation Instructions Halogen USA**  
(407 Kb)


 **Installation Instructions Halogen Retro USA**  
(135 Kb)

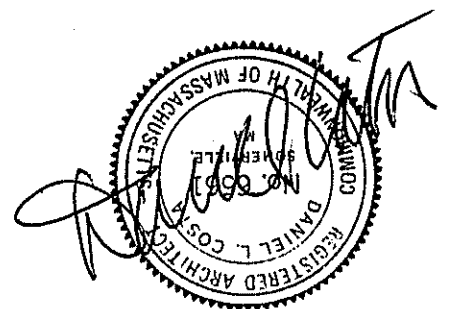
 **Installation Instructions PureLED**  
(998 Kb)

 **Installation Instructions PureLED USA**  
(1329 Kb)

 **Product Diagram**  
(206 Kb)

 **Product Photo**  
(1208 Kb)

 **Specification Sheet**  
(796 Kb)





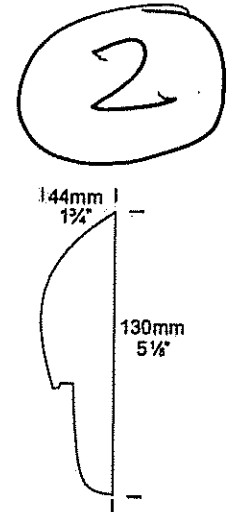
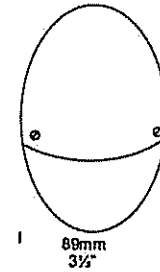
## Mouse Lite

PROJECT:
TYPE:
SOURCE:
NOTES:

### PURELED SPECIFICATIONS

<b>LED Chip</b>	Cree XPG-3 Plug and Play field replaceable LED board
<b>Luminaire Output</b>	120 Lumens @ 700mA (2 watts), delivered from luminaire with unobstructed beam.
<b>Lumens Per Watt</b>	60 Lumens minimum @ 2 watts, delivered from luminaire with unobstructed beam
<b>CRI (3000K)</b>	90+
<b>Colour Temperatures</b>	2700K, 3000K, 4000K
<b>Beam Angles</b>	120 degrees
<b>Ingress Protection</b>	IP66

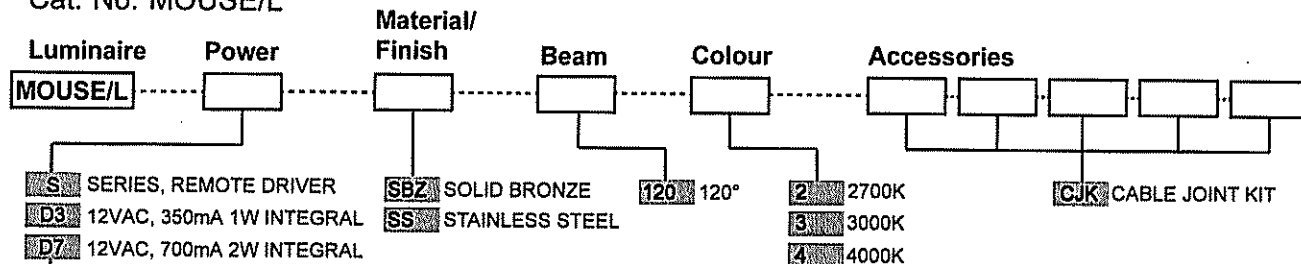
<b>Warranty</b>	Electronics = 5 years Body SS/SBZ = 10 years
<b>Standards</b>	AS/NZS 61046, EN60598 cUL 1838, 2108 CSA C22.2 No.250.7, No.250.0-08 CE



### PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. MOUSE/L



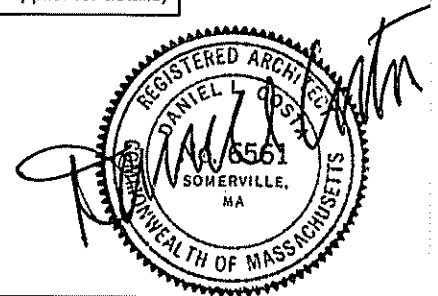
**SERIES, REMOTE DRIVER REQUIRED:**  
Constant current driver  
Individual fixtures require 3vdc @ 700mA maximum

**12VAC INTEGRAL DRIVER:**  
Hunza Buckbullet driver (included)  
Input: 12VAC, 3watt total  
Output: 3vdc @ D3=350mA, D7=700mA

[Click here for halogen specification sheet](#)

**OTHER LAMP OPTIONS:**  
MOUSE/H - G4 Halogen 12V Lamp  
MOUSE/GL - G4 LED Retrofit 12V Lamp (lamps vary by market - please refer to supplier for details)

[Click here for 240v Remote Power Supply Guidance Charts](#)  
[Click here for USA Remote Power Supply Guidance Charts](#)



# LUMINAIRE CONSTRUCTION

CNC machined from one of the following metals:  
**Solid Bronze:** investment cast in solid bronze with forge mounting plate.

**316 Stainless Steel:** investment cast in 316 stainless steel with investment cast 316 stainless steel mounting plate.

**Lens:** 2mm (1/16") frosted tempered shatter resistant glass.  
Lifetime Warranty.

**Mounting:** mount using a mounting plate fixed to the wall, etc with 316 stainless screws. The luminaire is then fitted to the back plate using two pan head screws.

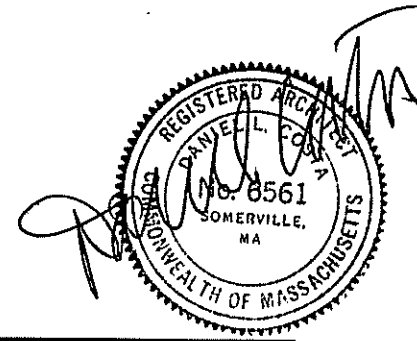
**Luminaire Weight:**  
SBZ: 0.820kg (1lb 13oz)  
SS: 0.750kg (1lb 10oz)

2

## ACCESSORIES

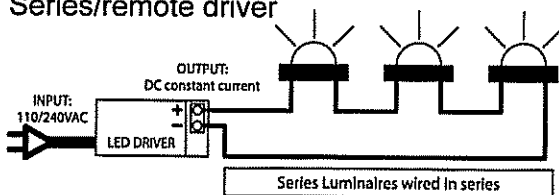
## BEAM ANGLES

IES files available for download: [hunzalighting.com/downloads](http://hunzalighting.com/downloads)



## WIRING GUIDE

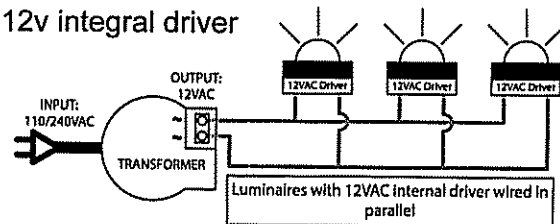
### Series/remote driver



Diagrams are a guide only, wire colours and polarity may change depending on fixture and country

Available for download: [hunzalighting.com/downloads](http://hunzalighting.com/downloads)

### 12v integral driver

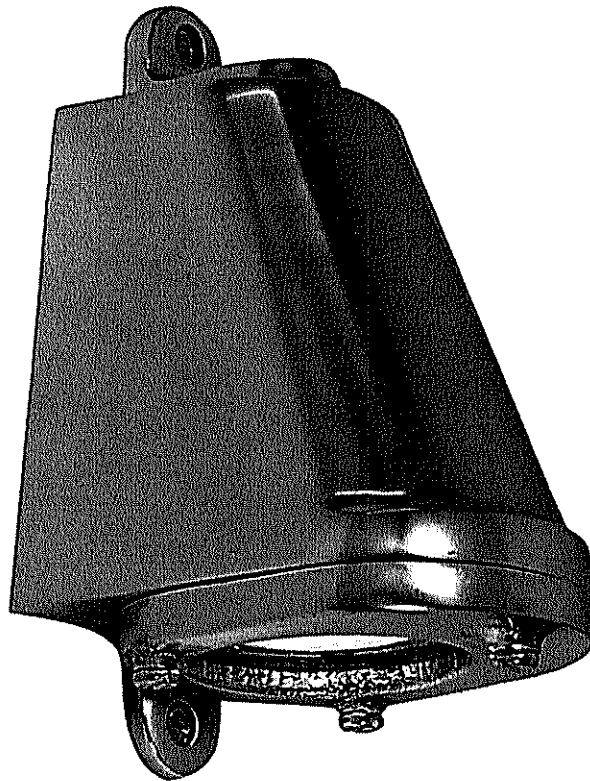


Specifications may change without notification Aug 2017

3

FIND YOUR STYLE EVENT Save up to 40% Limited time only. SHOP NOW

Wall Lights : Wall Sconces : Outdoor Sconces : Mast Outdoor Wall Sconce by Original BTC



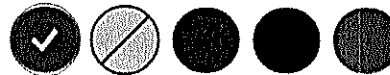
### Mast Outdoor Wall Sconce

by Peter Bowles for Original BTC

★★★★★ 5.0 (1) Write a review

\$419.00 - \$479.00 + FREE SHIPPING

Select Finish (5): Anodized Aluminum



Low Price Guarantee

Easy Returns

\$419.00  
+ FREE SHIPPING

1 ADD TO CART

Available to ship after Mon Apr 12 2021

ADD TO PROJECT

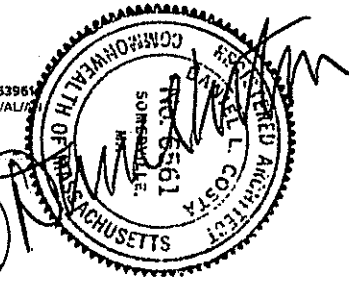
#### Questions about the Mast Outdoor Wall Sconce?

Our 100% US-based ALA-certified product specialists can help you find the perfect product

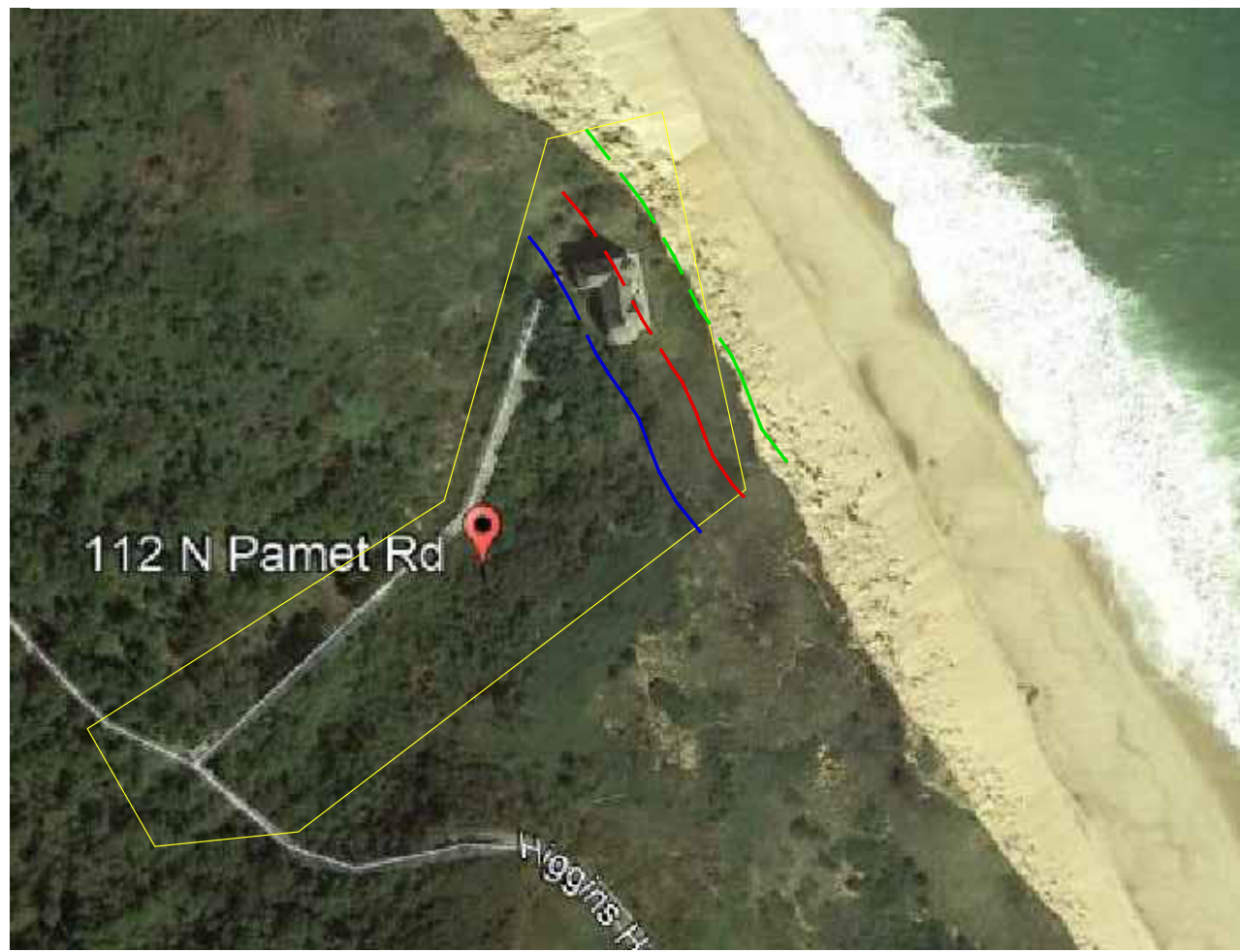
888.675.0790 | Email Us | Live Chat

Available to ship after  
Mon Apr 12 2021

ITEM#: BTC83961  
MFR ID: BT-DP0749/AL



PROJECT AREA



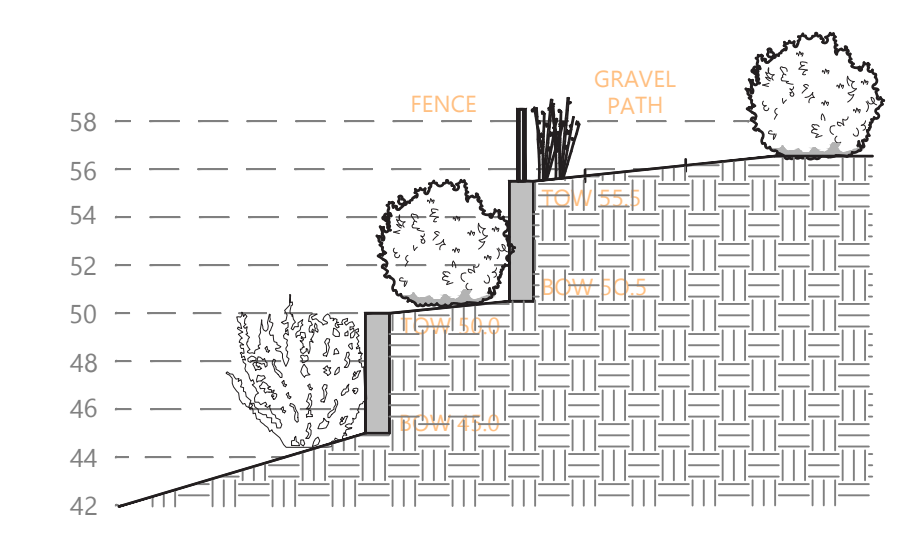
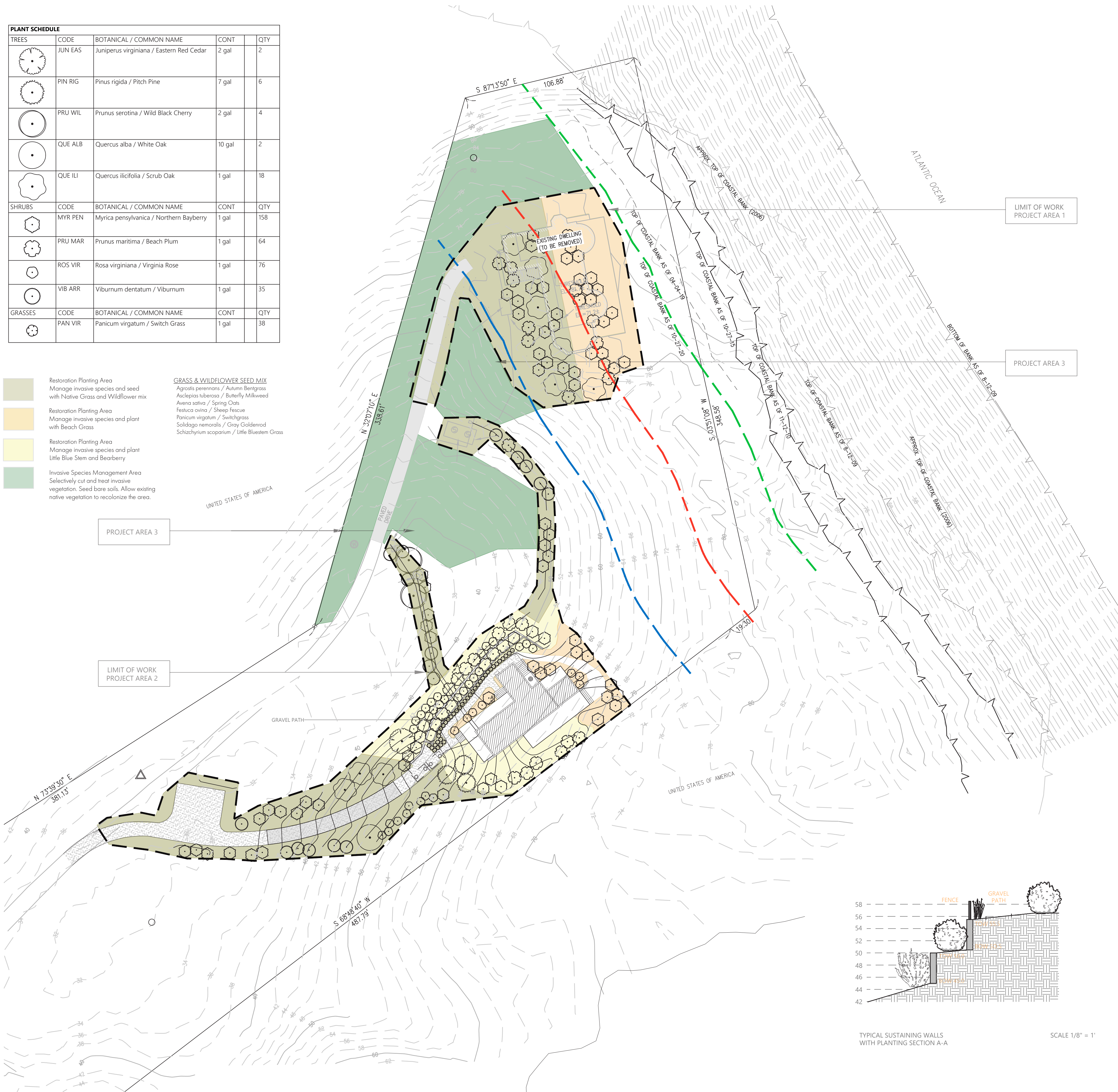
Google Earth aerial image of 112 N. Pamet Rd. Truro, MA.

PLAN NOTES

- Site plan provided by Coastal Engineering, Orleans, Ma.
  - The proposed land management/restoration program addresses three project areas on the site.
- Project Area 1 - Restoration of existing structure demolition area located at the top of the coastal bank - approximately 12,455 square feet:
    - After demolition and re-contouring of the demolition site, restore the area with planting as illustrated in the planting plan.
    - In areas not excavated as part of the structure demolition, manage invasive vegetation including Autumn olive (*Elaeagnus umbellata*), Asiatic bittersweet (*Celastrus orbiculatus*), and shrub Honeysuckle (*Lonicera spp.*) by selectively treating with an EPA-approved systemic herbicide using a cut and wipe method to avoid disturbing soils and surrounding native vegetation. All existing native vegetation in undisturbed areas will be protected throughout the invasive plant management process and will remain intact.
    - All steep slopes remaining after land re-contouring will be seeded as shown, and blanketed with 100% biodegradable coconut/straw erosion control blanket, followed by planting of beach grass and/or woody vegetation.
  - Project Area 2 - New construction site - approximately 21,825 square feet:
    - Restore areas within the limit of work of the proposed new construction with an appropriate native community to stabilize slopes, restore biomass, biodiversity, and wildlife habitat as illustrated in the planting plan.
    - Prior to excavation of the site for construction, harvest existing heathland groundcovers within the structure footprint (bearberry (*Arctostaphylos uva-ursi*), beach heather (*Hudsonia tomentosa/ericoides*), reindeer lichen (*Cladonia rangiferina*), bayberry (*Myrica pennsylvanica*), and beach plum (*Prunus maritima*) in 2x3 and 4x4 sections. Store harvested heathland sections on site (in open areas located in Project Area 1) to be used for restoration throughout disturbed areas on Project Area 2.
    - All steep slopes remaining after land re-contouring will be seeded as shown, and blanketed with 100% biodegradable coconut/straw erosion control blanket, followed by planting of beach grass and/or woody vegetation.
  - Project Area 3 - Selective invasive vegetation management in areas between the two main project sites - approximately 16,202 square feet:
    - Invasive species on site that will be managed/removed include Autumn olive (*Elaeagnus umbellata*), Asiatic bittersweet (*Celastrus orbiculatus*), and shrub Honeysuckle (*Lonicera spp.*). Invasive plants will be removed using a cut and wipe method with an EPA-approved systemic herbicide to avoid disturbing soils and surrounding native vegetation.
    - After invasive species removal any bare soils will be seeded with a native grass and wildflower mix as necessary.
    - Native vegetation that was damaged by invasive species or historic pruning may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
    - Existing native vegetation will be supported and allowed to naturally regenerate and recolonize the areas.
    - All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.
  - Temporary irrigation will be required for restoration plantings for the first two to three growing seasons while plants establish. Once plants are established temporary irrigation will be removed.

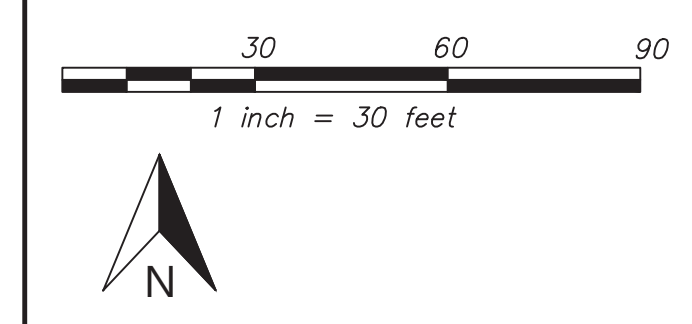
PLANT SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JUN EAS	Juniperus virginiana / Eastern Red Cedar	2 gal	2
	PIN RIG	Pinus rigida / Pitch Pine	7 gal	6
	PRU WIL	Prunus serotina / Wild Black Cherry	2 gal	4
	QUE ALB	Quercus alba / White Oak	10 gal	2
	QUE ILI	Quercus ilicifolia / Scrub Oak	1 gal	18
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MYR PEN	Myrica pensylvanica / Northern Bayberry	1 gal	158
	PRU MAR	Prunus maritima / Beach Plum	1 gal	64
	ROS VIR	Rosa virginiana / Virginia Rose	1 gal	76
	VIB ARR	Viburnum dentatum / Viburnum	1 gal	35
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PAN VIR	Panicum virgatum / Switch Grass	1 gal	38

- Restoration Planting Area  
Manage invasive species and seed with Native Grass and Wildflower mix
  - Restoration Planting Area  
Manage invasive species and plant with Beach Grass
  - Restoration Planting Area  
Manage invasive species and plant Little Blue Stem and Bearberry
  - Invasive Species Management Area  
Selectively cut and treat invasive vegetation. Seed bare soils. Allow existing native vegetation to recolonize the area.
- GRASS & WILDFLOWER SEED MIX**  
 Agrostis perennans / Autumn Bentgrass  
 Asclepias tuberosa / Butterfly Milkweed  
 Avena sativa / Spring Oats  
 Festuca ovina / Sheep Fescue  
 Panicum virgatum / Switchgrass  
 Solidago nemoralis / Gray Goldenrod  
 Schizachyrium scoparium / Little Bluestem Grass



TYPICAL SUSTAINING WALLS WITH PLANTING SECTION A-A SCALE 1/8" = 1'

**RESTORATION PLAN**  
 02/24/21  
 RSVD 04/13/21  
 RSVD 06/01/21  
 PERETZ RESIDENCE  
 112 N. PAMET ROAD  
 TRURO, MA



DATE	REVISION	INITIALS
04/13/21	REVISE LIMIT OF WORK AREA	TBH
06/01/21	REVISE PLANTING BASED ON NEW WALL CONFIGURATION	TBH



# Planning Board

Town of Truro

24 Town Hall Road

Truro, MA 02666

(508) 349-7004

## DECISION OF THE PLANNING BOARD

### Residential Development Site Plan Review

Case Reference No.: 2020-006/SPR

Atlas Map 48, Parcel 1

Address: 112 North Pamet Road

Title Reference: Barnstable County Registry of Deeds Certificate of Title Number 208468,  
Land Ct. Lot # 7, Plan # 15097-H

Owners and Applicants: Anne Labouisse Peretz, William T. Burdick & Richard C.  
Vanison, Trustees, Dune House Nom Tr.

Hearing Date: January 6, 2021; April 21, 2021; June 23, 2021; *continuances: 1/20/2021 to 2/3/2021; 2/3/2021 to 2/17/2021; 2/17/2021 to 3/10/2021; 3/10/2021 to 3/24/2021; 3/24/2021 to 4/7/2021; 4/7/2021 to 4/21/2021; 5/5/2021 to 6/23/2021*

Decision Date: June 23, 2021

Vote: X-X

Sitting: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk;  
Bruce Boleyn; Peter Herridge; Paul Kiernan; Richard Roberts

Following a duly posted and noticed Truro Planning Board hearing held on **January 6, 2021; April 21, 2021; June 23, 2021; *continuances: 1/20/2021 to 2/3/2021; 2/3/2021 to 2/17/2021; 2/17/2021 to 3/10/2021; 3/10/2021 to 3/24/2021; 3/24/2021 to 4/7/2021; 4/7/2021 to 4/21/2021; 5/5/2021 to 6/23/2021***, on June 23, 2021 the Board voted to approve the application for Residential Development Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw for demolition of an existing residence, and construction in a landward location on property located at 112 North Pamet Road, Map 48, Parcel 1, in the Seashore District.

The following materials were submitted as part of the complete application for review:

- Application for Site Plan Review (Residential)
- Review Criteria Form, completed
- Residential Site Plan Review Checklist
- Certified Abutters List
- Town of Truro Assessor's Records
- Transfer Certificate of Title and Land Court Plan

- Elevation calculations, Coastal Engineering Co. (February 23, 2017, November 12, 2020)
- “Plan Showing Existing Site Conditions, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated August 20, 2009, Scale 1” = 30 ft., Sheet C1.2.1
- “Site Plan Showing Proposed Dwelling Reconstruction, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Rev. February 24, 2021, April 12, 2021, and April 30, 2021, Scale 1” = 30 ft., Sheet C2.1.1
- “Proposed Grading Plan for Proposed Dwelling Reconstruction, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Rev. February 24, 2021, April 12, 2021, and April 30, 2021, Scale 1” = 10 ft., Sheet C2.2.1
- “Landscape Plan, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Scale 1” = 10 ft., Sheet L1.1.1
- Zoning Table detail from Site Plan February 24, 2021
- “Materials and Exterior Lighting Schedules, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated February 23, 2021, Sheet A9
- “Proposed Grade Plane, 112 North Pamet Road, Truro, MA” prepared for Anne Peretz by Coastal Engineering, dated February 23, 2021, Scale 1” = 20 ft., Sheet SKC-1
- “Exterior Lighting Plan and Fixtures, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 17, 2017, Scale 1/8” = 1’-0”, Sheet E1
- “Restoration Plan, Peretz Residence, 112 N. Pamet Road, Truro, MA” prepared by BlueFlax Design dated February 24, 2021, Rev. April 13, 2021, Scale 1” = 30 ft., and June 1, 2021 Scale 1/8” = 1’
- “Site Plan with Retaining Walls, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated March 29, 2021, Sheet S-1
- “House Move ‘A’ to Flat Area of Site, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated April 4, 2021, Sheet S-2
- “House Move ‘B’ to the West, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated April 4, 2021, Sheet S-3
- Floor Plans, “Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated December 7, 2020, Rev. February 23, 2021, March 29, 2021, and May 24, 2021, Sheets A1-A3
- Elevations, “Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated December 7, 2020, Rev. March 29, 2021, and May 24, 2021, Sheets A4-A7; A4-B February 23, 2021
- “Exterior Lighting, Peretz 112, 112 North Pamet, Truro, MA” prepared by Dan Costa dated December 7, 2020, February 23, 2021, Sheet A8
- “Materials and Exterior Lighting Schedule, Peretz 112, 112 North Pamet, Truro, MA” prepared by Dan Costa dated February 23, 2021, Sheet A9
- Product specifications for lighting fixture

- “Old House vs. New House, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 19, 2021, Scale 1/8” = 1’-0” or as noted, Sheet A8
- “Building Profiles in Relation to Top of Coastal Bank, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 29, 2021, Sheet A-9
- Photographs of prior construction at site (3 pages)
- “Cut/Fill Report” by Coastal Engineering dated May 11, 2021

The Board also received:

- Email from Emily Beebe 12/11/2020
- Email from Rich Stevens 12/14/2020
- Brian T. Carlstrom, Superintendent, US Department Interior, National Park Service January 6, 2021 letter to Truro Planning Board Chair regarding 112 North Pamet Road
- Ellen Anthony Letter to Town Planner and Planning Board Chair 1-7-2021
- Amy Wolff Letter 4-21-2021
- Amy Wolff Follow-up Letter 4-22-2021

**Board Vote:**

At the April 21, 2021 meeting, **M.** made a motion, seconded by **M.**, to approve the application for residential development site plan. Vote was 0-0 in favor.

The application of Anne Labouisse Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Trust for Residential Site Plan approval pursuant to s. 70.4 of the Truro Zoning Bylaw was granted by the Planning Board.

This decision is pursuant to the following facts and conditions:

**Findings:**

1. This is an application by Anne Labouisse Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Trust for Residential Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw (“Bylaw”). Residential Site Plan Review is required under Section 70.4 of the Zoning Bylaw, as the project is new construction (replacement) of an existing single-family dwelling in the Seashore District.
2. The Property is located at 112 North Pamet Road and is shown on Truro Assessor’s Map 48, Parcel 1. The Property contains 3.3 and is located in the Seashore District. The lot is nonconforming as to frontage, having no frontage on a street. It is accessed by a dirt road. The lot is surrounded by National Seashore property and has no residential abutters.
3. According to Assessor’s records, the existing house was constructed in 1991. It is located close to the top of coastal bank and is proposed to be demolished due to threat from ongoing

coastal erosion. A new residence will be constructed away from the bank and close to the property's southern boundary. This site was selected to avoid hollows to the north and west on the property, and to provide protection from coastal bank erosion and storm damage.

4. A new paved driveway and gravel parking area are proposed. Regrading in the area of the new house site, and re-landscaping of the abandoned house site will occur. The existing septic system will be removed and a new system installed to the north of the new house.
5. The new dwelling has roughly the same dimensions as the existing dwelling. The Total Gross Floor area of the existing dwelling is 3,167 sq ft.; it will decrease to 2,590 sq ft. The height of the existing dwelling is nonconforming at 30.4 feet (peak ridge height of 105.4 feet – average grade of 75.03). The height of the proposed dwelling is a conforming at 30 feet (peak ridge height of 86' 10 ¾ inches; average grade of 56' 10.8 inches). Paved drive areas will remain at 1,500 square feet; patio and terrace areas will increase from 0 to 624 square feet. Lot coverage will decrease from 4,441 to 4,076 square feet, or from 3.2% to 3.0%.
6. Floor plans indicate that there will be a “main level”; “lower level” and “basement” (partially finished) and that the house will have two bedrooms. From the south elevation, the dwelling reads as a one and a half story structure; from the north elevation, it reads as a two and half story structure. Exterior material is indicated to be red cedar shingles. A terrace, screened porch, deck and covered porch expand the dwelling's footprint.
7. The existing dwelling conforms to Bylaw setbacks. The proposed new dwelling was originally proposed at five feet from the southern lot line, requiring a variance. Pursuant to revised plans, the dwelling will now be located at a conforming twenty-five (25) feet from the lot line.
8. Reconstruction of a dwelling on a nonconforming lot – in this case, nonconforming as to frontage - increases the existing nonconformity, and requires a special permit under G.L. c. 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008)(nonconforming area). The Applicant has filed with the ZBA for a special permit under G.L. c. 40A, s. 6 and Section 30.7 of the Zoning Bylaw.
9. The height of the existing dwelling is nonconforming at 30.4 feet. The new dwelling as originally proposed was 31 feet in height, an increase in nonconformity. Pursuant to revised plans, the dwelling will be a conforming 30 feet in height.
10. The Board has reviewed all plans with respect to this Application and has found that they comply with all requirements set forth in Section 70.4(C) of the Bylaw.
11. The Board found that the house will be reconstructed in a manner that is in keeping with the scale of the existing building and other buildings in the neighborhood. This contributes to preserving the characteristics of the Seashore District.
12. Pursuant to Section 70.4(D) of the Bylaw, the Board found:



- a. Relation of Buildings and Structures to the Environment. The Board finds that the reconstructed dwelling relates to the existing terrain and lot, as it preserves the scale of the existing building; maximizes southern-facing exposure for solar gain; and follows the sloping topography of this area of the property. Ventilation is aided by a screened porch on the ocean-facing side of the house
- b. Building Design and Landscaping. The Board finds that the reconstructed house is in a vernacular style and scale consistent with other dwellings in the Seashore District and complementary to the landscape. The materials are likewise complementary and appropriate to the location.
- c. Preservation of Landscape. The Board finds that the landscape will be preserved, where the location of the existing house and driveway will be revegetated with appropriate native plantings. Regrading in the area of the new dwelling site will be minimal, and the new driveway and gravel parking area are modest.
- d. Circulation. The Board finds that the relocated driveway and new gravel parking area will adequately and safely serve the relocated and reconstructed house.
- e. Lighting. The Board finds that as herein conditioned, the lighting proposed for the structure will be consistent with General Bylaw Chapter IV, Section 6, and that adjacent properties and the night sky will be protected from intrusive lighting.

### Conditions

1. The use of the Property shall be in strict conformance with the Town of Truro Bylaw;
2. Construction shall conform to the plans referenced in this decision;
3. [OTHER CONDITIONS – LIGHTING, LANDSCAPING?]
4. The Applicant must obtain a special permit from the Zoning Board of Appeals under Section 30.7 and 30.8, and G.L. c. 40A s. 6, to expand a nonconforming structure.
5. The Applicant must obtain approval from the Conservation Commission for demolition of the existing house; removal of the existing septic system; planting and other landscaping, and any other activity taking place within jurisdictional resources under the Wetlands Protection Act and/or Truro Wetlands Protection Bylaw.

This Site Plan Approval for a Residential Site Plan shall expire two (2) years from the date of approval.

Pursuant to Zoning Bylaw Section 70.6, it is the responsibility of the applicant to obtain a true attested copy of this decision from the Town Clerk and to record this decision in the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of building permit, the



**TOWN MEETING 2021 ZONING ARTICLE INTRODUCTIONS**

**Article 22: ADU by right – eliminates Planning Board**

- This article doesn't remove the biggest obstacle – cost of modifying/redoing septic
- PB has approved all ADU applications received to date
- ? for Barbara/Emily – does process for revising septic require notification of abutters – if not that is a major concern of ours
- Planning Board looks at project in context, does it fit with the nature of the Truro
- If passes what still needs to be voted on

**ANNE** - GENERAL INTRO - Many of these amendments further the Board's goal to streamline permitting, including the issuance of ADU permits. Others acknowledge conditions and uses that exist today and create reasonable public review processes. This has been part of the Board's work to make permitting processes clearer and more efficient, while continuing to provide protection for Truro's character, environment, and residents.

**Article 23: Food Trucks -**

**PAUL** – *Bring bylaws into alignment with reality. Sets up process for Special Permit through ZBA while grandfathering existing food trucks and sets 2 parking space requirement.*

To amend §10.4 Definitions by the addition of:

Food Truck: A motorized truck, towable trailer, or cart that is licensed by the Town of Truro to sell or distribute food to consumers.

And to amend §30.2 Use Table by the addition of:

<b>PRINCIPAL USES</b>							
	R	BP	NT6A	TC	NTC	Rt6	S
<b>COMMERCIAL</b>							
<u>Food Trucks (12)</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>

NOTES

12. A Special Permit shall not be required for any location having received a permit for the operation of a Food Truck from the Town of Truro Select Board prior to April 28, 2020.

And to amend §30.9 Parking by the addition of:

<b>PRINCIPLE USE</b>	<b>PARKING REQUIREMENT</b>
<b>RESIDENTIAL</b>	
<u>Food Trucks</u>	<u>2 spaces per food truck</u>

*Explanation:*

This article recognizes food trucks as a land use and provides reasonable, flexible measures for public review. The Zoning Bylaw (hereafter “ZBL”) does not currently include food trucks as a use, and thus food trucks are likely not allowed despite having existed throughout town for many years. Most notably there is a history of food trucks at Town beaches in the Residential and Seashore districts. This article defines and legalizes the use while grandfathering existing locations, provides for noticed public hearings before the Zoning Board of Appeals for any new location proposed, and adds reasonable parking requirements. The act of adding the use also brings clarity to the existing practice of requiring Commercial Site Plan Review for new locations

**Article 24:**

§30.9 Parking

*STEVE – Fix a glitch in the system. Currently no way to modify parking requirements unless project requires Site Plan review. This allows ZBA to modify through Special Permit for other projects.*

C. Off Street Parking Schedule:

2. These standards are the minimum requirement. The Planning Board under Site Plan Review, or the Zoning Board of Appeals by Special Permit when Site Plan Review is not required, may vary the required number of spaces if the nature and scale of a proposed use warrants such a change.

*Explanation:*

This article provides a process for the modification of parking requirements. Currently these requirements can be modified during Site Plan Review, but there is not a mechanism for projects that do not require Site Plan Review. This article allows modifications to be issued by the Zoning Board of Appeals after a noticed public hearing.

**ANNE -The following bylaws regarding the ADU were drafted by a joint Planning Board/Select Board subcommittee. Most are focused on simplifying process based on first several years of bylaw.**

**Article 25**

§40.2 Accessory Dwelling Unit

C. ADU Permit Criteria

3. At least two (2) off street parking spaces in addition to parking otherwise required for the property is required for an ADU. This requirement may be reduced or waived at the discretion of the Planning Board. ZBA or Building Commissioner. **We need to have written amendment at ATM**

*Explanation:*

This article allows for reduction of the parking requirement for ADUs as part of the noticed public hearing process for ADU permits. It recognizes that unforeseen circumstances may exist to justify the requirement is unnecessary and creates a hardship for homeowners looking to add an ADU to their property. For instance, some small ADUs may clearly be intended for one person and not require 2 parking spaces.

**Article 26: One of several housekeeping articles to decrease # of paper copies & require digital copy– this is for ADU**

§40.2 Accessory Dwelling Unit

D. Procedure

1. Each application for a Permit shall be filed by the Applicant with the Town Clerk consisting of:
  - a. An original and ~~14~~ 9 copies of the Application for ADU Permit;
  - b. ~~15~~ 10 paper copies and one digital copy of the required plans and other required information under §40.2

*Explanation:*

This article reduces the required number of physical copies of applications and adds requirements for the submittal of digital copies. Most applications are distributed to Town staff electronically, reducing the need for paper copies.

**Article 27: Simplify process – removing requirement that Planning Board be last review of ADU. based on experience implementing bylaw**

§40.2 Accessory Dwelling Unit

D. Procedure

- ~~f. Documentation of approval of the septic/wastewater treatment system from the Board of Health.~~
- ~~i. Documentation of approval, if applicable, from the Conservation Commission.~~
- ~~j. Documentation of Special Permit or Variance, if applicable, from the Zoning Board of Appeals.~~

*Explanation:*

This article eliminates submittal requirements that are not germane to the jurisdiction of the Planning Board in their review of ADU permit applications. It does not eliminate the need for ADUs to receive all necessary permits. The Building Commissioner and Health/Conservation Agent will continue to

review these requirements through the building permit process. Additionally, the submittal requirements to be eliminated currently require that the Planning Board must always be the final regulatory board to review ADUs when it may be logical to go in an alternate order under certain circumstances.

**Article 28: Simplify ADU application process by not requiring new exterior plans if creating ADU does not impact outside of building.**

§40.2 Accessory Dwelling Unit

D. Procedure

- g. Building floor plans at a scale of no less than 1/8" = 1'-0", ~~including floor plans and front, side and rear elevations of the ADU and principal dwelling or structure.~~
- h. For ADUs proposed in a new structure or that require the modification of the exterior of an existing structure, building elevations at a scale of no less than 1/8" = 1'-0" of the dwelling or structure that contains the ADU.
- i. Photographs of the exterior of the existing principal dwelling taken from the north, south, east, and west.
- j. For ADUs proposed within an existing accessory structure, photographs of the exterior of the existing accessory structure taken from the north, south, east, and west.

*Explanation:*

This article eliminates the need for ADU permit applications to include building elevation plans for proposals where there are no exterior changes to a building proposed. This is an unnecessary cost to applicants, and existing conditions can easily be documented with photographs.

**Article 29: Correction - Legally can't deny appeal right in zoning bylaw**

§40.2 Accessory Dwelling Unit

F. Findings of the Planning Board

- ~~2. The permit decision is not appealable.~~

*Explanation:*

This article recognizes that a town cannot deny appeal rights through stating such in a zoning bylaw. Any discretionary permit (including an ADU permit) issued through zoning is appealable under state law by either the applicant or another interested party. Further, the current language may create confusion regarding the particular type of court appeal that should be filed resulting in additional unnecessary legal costs to the applicant, the Town, or both.

## Article 30:

### §40.2 Accessory Dwelling Unit

**PAUL - Housekeeping – correcting section #, removing outdated definition of AADU DISCUSS tonight – prob add to list the would need to be voted on**

#### H. Requirements for Tax Exemption

Qualifying ADUs permitted under this section are eligible to seek tax abatement pursuant to Chapter I, Section ~~10~~11 of the Truro General Bylaws, Tax Exemption for Affordable Accessory Dwelling Units.

*And to amend §10.4 Definitions by deleting in its entirety:*

~~Dwelling Unit, Affordable Accessory. A rental dwelling unit either detached from or located within or attached to a principal dwelling, principal structure, garage, containing at least four hundred (400) square feet but not more than one thousand four hundred (1,400) square feet of Gross Floor Area. Accessory unit shall be restricted to remain affordable by conditions attached to the Special Permit issued by the Planning Board and be occupied by income-eligible households determined in accordance with HUD Income and Fair Market Rental Guidelines. (04/07)~~

#### *Explanation:*

This article corrects a scrivener's error referencing the General Bylaws and removes an obsolete definition for Affordable Accessory Dwelling Units. The ZBL previously contained provisions for Affordable ADUs, but this was replaced with the adoption of the current ADU bylaw.

## Article 31:

### §70.3 Commercial Development **Simplify – decrease # copies require digital copy Commercial Site Plan Review**

#### D. Procedures and Plan Requirements

1. Each application for Commercial Site Plan Review shall be filed by the Applicant with the Town Clerk consisting of:
  - a. An original and ~~14~~ 9 copies of the Application for Site Plan Review;
  - b. ~~15~~ 10 paper copies and one digital copy of the required plans and other required information per subsection 3 below;

#### *Explanation:*

This article reduces the required number of physical copies of applications and adds requirements for the submittal of digital copies. Most applications are distributed to Town staff electronically, reducing the need for paper copies.

**Article 32: Simplify – decrease # copies require digital copy Residential Site Plan Review**

§70.4 Residential Development

C. Procedures and Plan Requirements

1. Each application for Residential Site Plan Review shall be filed by the Applicant with the Town Clerk consisting of:
  - a. An original and ~~14~~ 9 copies of the Application for Site Plan Review;
  - b. ~~15~~ 10 paper copies and one digital copy of the required plans and other required information per subsection 3 below;

*Explanation:*

This article reduces the required number of physical copies of applications and adds requirements for the submittal of digital copies. Most applications are distributed to Town staff electronically, reducing the need for paper copies.

**Article 33: Housekeeping – change Planning Board Secretary which doesn't exist to Planning Department**

§70.6 Recording of Decision

It shall be the responsibility of the applicant to obtain a true attested copy of the decision from the Town Clerk. The applicant shall be responsible for recording the Planning Board Commercial or Residential Site Plan decision at the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of a building permit, the applicant shall present evidence of such recording to the Building Commissioner and the ~~Planning Board Secretary~~ Planning Department.

*Explanation:*

This article acknowledges that filings are currently being handled by professional staff at Town Hall and brings the ZBL in line with this practice.



**Article 34: Clarification, Common Sense & Housekeeping then read explanation**

§70.9 Waiver of Site Plan Review

The Planning Board may determine at its discretion without a public hearing that submission of a Commercial ~~or Residential~~ Site Plan review application is not required when the alteration or reconstruction of an ~~existing~~ building or structure or new use or change in use will not have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources, abutting properties; or community needs. Site Plan Review shall not be waived in the Seashore District.

(4/17)

A waiver from Commercial ~~or Residential~~ Site Plan Review must be requested by the applicant using the appropriate Site Plan Review Application form. The form, applicable filing fee and supporting documentation to establish that such review is not required shall be filed with the ~~Planning Board Secretary~~ Town Clerk. A waiver request will be considered at a regular session of the Planning Board.

Upon the decision of the Planning Board, a copy of the decision shall be sent to the applicant, the owner, the representative, if any, and the Building Commissioner.

*Explanation:*

This article does three things:

1. It clarifies that Residential Site Plan Review cannot be waived because Residential Site Plan Review is only required in the Seashore district, and the bylaw states that Site Plan Review cannot be waived in the Seashore district.
2. It allows for the waiver of Commercial Site Plan Review for new buildings that do not create significant impacts. For example, the ZBL currently allows a waiver for a 2,000 sq. ft. addition to an existing commercial building, but it does not allow a waiver for a new 200 sq. ft. shed.
3. It acknowledges that filings are currently made with the Town Clerk and brings the ZBL in line with this practice.

**Article 35: STEVE**

**§40.6 Growth Management Due to expire end of this year extend to end of 2024. Provides monthly and yearly limits on building permits for single family homes. Does not apply to affordable housing. Allow Town to complete Local Comprehensive Plan. Other Planning work also significantly impacted by COVID.**

A. Purpose. The purpose of §40.6 of the bylaw is to provide adequate time for the Town to plan and prepare for the effects of future residential growth, and ensure that the pace of growth does not diminish the Town's rural character, impair natural resources or overwhelm town services or infrastructure. The gradual pace of development afforded by the bylaw will provide opportunities for the Town to: 1) purchase and protect open spaces, thereby reducing the Town's ultimate density and preserving, as much as possible, the Town's rural character; 2) undertake comprehensive planning to identify a community land use vision to guide the regulation of land use and development; 3) assess the impacts of anticipated growth on town infrastructure, roads, drinking water supply and fresh and marine wetlands and water bodies, and plan appropriate measures to protect the integrity of those resources; and 4) develop a financially sustainable plan for the provision of town services and infrastructure necessary to support the community's land use vision. This section, 40.6, shall expire on December 31, ~~2021~~ 2024.

*Explanation:*

This article extends the date of expiration of the Growth Management Bylaw from December 31, 2021 to December 31, 2024. This extension will allow the Town to continue and complete the tasks identified in the Purpose section, including an update to the Town's Local Comprehensive Plan. Most recently, the COVID 19 emergency halted the Town's efforts to pursue this essential planning process. An extension will provide the time required for this process.