

TRURO PLANNING BOARD AGENDA
Wednesday, December 6, 2017 – 6:00 p.m.
Truro Town Hall, 24 Town Hall Road,
Truro

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

Truro Center for the Arts at Castle Hill – seeks approval of Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two signs, 33" x 22" and 48" x 36", to be placed at 10 Meetinghouse Road and 3 Edgewood Way from December 11, 2017 to December 18, 2017.

Public Hearing – Residential Site Plan Review

2017- 010 SPR Kenneth S. Kuchin – 12 Ocean Bluff Lane seeks approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure. Property is a pre-existing, non-conforming developed residential parcel in the Seashore zoning district. The property is located at 12 Ocean Bluff Lane, Map 37, Parcel 6.

Request for Waiver - Commercial Site Plan Review

2017-009SPR Town of Provincetown Water Department requests a waiver of Commercial Site Plan review pursuant to §70.9 of the Truro Zoning By-Law. This property is located at 143 Shore Road, Assessor's Atlas Map 19, Parcel 1.

Discussion of Date/Time for Public Hearing - Rose Hill Lane

The Planning Board will discuss a date/time for a public hearing for the Becker subdivision. The property is located at 3, 5, 7 Rose Hill Lane, Assessor's Atlas Map 54, Parcel 33.

Continued Public Hearing - Commercial Site Plan Review

2016-008SPR Maria Kuliopulos – White Sands Beach Club, Inc. seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-Law for consolidation of units to reduce the number of units on the property by four. Plans include construction of a replacement building containing 17 rentable units and a hospitality room in the same location as a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Assessor's Atlas Map 39 Parcels 131, 158. Hearing continued from March 7, 2017, May 2, 2017, June 6, 2017, June 27, 2017, August 15, 2017, September 19, 2017, October 3, 2017, October 17, 2017.

Open Discussion of Possible Zoning Bylaw Amendments

The Planning Board will consider possible amendments to the zoning bylaw, including, but not limited to, size restrictions for residential structures in all zoning districts. The Board will consider holding public forums and other means of outreach for obtaining citizen input and whether a subcommittee should be formed to review possible zoning amendments.

Review and Approval of Meeting Minutes

2017 Regular Meeting

Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

December 20, 2017

Meeting Dates and Other Important Dates

December 20, 2017 Wednesday

Adjourn

TOWN OF TRURO



PLANNING BOARD

Office of Town Clerk
Treasurer - Tax Collector
NOV 29 2017
\$25.00 fee paid
Received TOWN OF TRURO
By: *Joan Joseph*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Truro Center for the Arts at Castle Hill Date: 10/31/17

Applicant Contact Information: P.O. Box 756 Truro, MA 02666
Mailing Address

508-214-0836
Phone

alicia@castlehill.org
Email

Number of Signs Requested: 2

Temporary Sign Dimensions: Height 33" Width 22" (#1)
48" 36" (#2) Please attach a "to scale" copy of the proposed sign(s).

Location(s) of Proposed Temporary Sign(s): 10 Meetinghouse Road and 3
Edgewood Way (#2)

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

Date(s) of the Event in Which the Sign is Intended: December 15, 2017

Date When Sign(s) will be: Installed: 12/11/17 Removed: 12/18/17

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

Truro Center for the Arts at Castle Hill P.O. Box 756, Truro, MA 02666
Name Mailing Address

508-214-0836
Phone

Kathy@Castlehill.org
Email

Alicia Maerth
Applicant Signature

11/10/17
Date

Apple A. Fable 11/13/17
Owner Signature (which also authorizes the use of the property) Date
for Truro Ctr for the Arts

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

Conditions: _____

Board Signature: _____ Date: _____
Title

CC: Building Commissioner, Board of Selectmen

Truro Center for the Arts
**CASTLE HILL
BENEFIT
AUCTION**

Preview Friday August 8th

3-6 PM

Preview Saturday August 9th

2-4 PM

SILENT AUCTION

SATURDAY, August 9

DOORS OPEN 5 PM

10 MEETINGHOUSE RD

22'

TRURO CENTER FOR THE ARTS AT CASTLE HILL
PRESENTS:

... John Bunker Lecture Series ...

CRAIG BARNES

AUTHOR, NPR COMMENTATOR

JUNE 18th 7:30 PM

WELLFLEET
PRESERVATION HALL

33 MAIN ST. WELLS

-FREE-

36"

48"



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

Memorandum

To: Planning Board
Fr: Cally Harper, PhD, Town Planner
Date: November 29, 2017
Re: Staff Report #1

2017- 010 SPR Kenneth S. Kuchin – 12 Ocean Bluff Lane seeks approval of a Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for removal and replacement of an existing cottage dwelling with a new dwelling and construction of a new garage accessory structure. Property is a pre-existing, non-conforming developed residential parcel in the Seashore zoning district. The property is located at 12 Ocean Bluff Lane, Map 37, Parcel 6.

Background

According to the site plan prepared by William N. Rogers, dated 10/11/2017, Map 37, Parcel 6 is 117,113 square feet (2.689 acres) and is located within the Seashore Zoning District, where the minimum lot size required is three (3) acres. The property is a lawfully pre-existing non-conforming developed lot. In addition, the existing dwelling is nonconforming because it does not have adequate frontage on Ocean Bluff Lane. The applicant proposes to remove and replace the existing single family dwelling and construct a new dwelling. In addition to the dwelling, a new garage accessory structure will be constructed.

Relief Granted from Zoning Board of Appeals

The existing dwelling is pre-existing nonconforming in that it does not conform to the following Sections of the Zoning Bylaw:

- 10.4 Definition of Street: Ocean Bluff Lane does not conform to the definition of street and therefore the lot does not have technical frontage on a street as is required
- 50.1.A – Dimensional Requirements: The lot size is 2.86 acres where a minimum of 3 acres is required in the Seashore District

On October 30, 2017, the Zoning Board of Appeals granted a special permit for the alteration/construction of a pre-existing, non-conforming structure (cottage) and construction of an accessory garage on a pre-existing, non-conforming lot with non-conforming elements of the existing setbacks on the southern property line and lack of frontage on Ocean Bluff Lane. A copy of the ZBA decision is attached.

Completeness of Application

The following materials were submitted to Town Clerk on October 16, 2017:

- Application for Site Plan Review (Residential)
- Certified Abutters List
- Filing Fee (\$250.00)
- Quitclaim and Fiduciary Deed for 12 Ocean Bluff Lane, North Truro, MA
- Map of Nearby properties and Assessors information on nearby properties
- Plant information and photographs

- Proposed Planting Schedule
- Images of Hardscaping – stone steps, stone paving, gravel paving, stonedust pathway
- Lighting information and photographs
- SK 1 Bolder wall section for 12 Ocean Bluff Lane dated 10/13/17 prepared by LeBlanc Jones Landscape architects, Inc.
- L1.0 Landscape Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.
- L2.0 Planting Plan for 12 Ocean Bluff Lane dated 10/12/17 prepared by LeBlanc Jones Landscape architects, Inc.
- Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting existing conditions (No. 12 Ocean Bluff Lane), dated 10/11/17, scale 1” to 30’ prepared by William N. Rogers
- Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting proposed conditions (No. 12 Ocean Bluff Lane), dated 10/11/17, scale 1” to 30’ prepared by William N. Rogers
- A-201 Floor plans for the basement for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group
- A-202 Floor plans for the first floor for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group
- G-102 Garage Elevations and Sections for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group
- G-101 Garage Plans for 12 Ocean Bluff Lane (11/2/2017), prepared by Schulz/Peabody Design Group
- G-101 Garage and lighting plans for 12 Ocean Bluff Lane (9/20/2017), prepared by Schulz/Peabody Design Group
- A-203 Roof Plan for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group
- A-301 Elevations of the Cottage for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group
- A-401 Cottage Sections for 12 Ocean Bluff Lane (9/5/2017), prepared by Schulz/Peabody Design Group

On November 14, 2017, the Planning Board conducted a site visit to 12 Ocean Bluff Lane. The following individuals were present: Mr. Sollog, Mr. Kiernan, Mr. Riemer, Mr. Herridge, Mr. Zehnder, Ms. Paine and Ms. Harper.

Public Notice and Public Comments Received

Notice was published in the Banner on November 9, 2017 and November 16, 2017. Postcards to were mailed on November 1, 2017 to abutters, abutters to abutters and owners of properties across the street from 12 Ocean Bluff Lane.

On November 28, 2017, Darcee Vorndran sent an email to the Planning Department expressing her concerns about the construction at 12 Ocean Bluff Lane. This email is included in the Planning Board packet. Ms. Vorndran’s email address and mailing address were removed from the email to protect her personal information.

Staff Comments

The application was circulated for comment to the Fire and Police Chiefs, Health and Conservation Agent, Building Commissioner and Department of Public Works Director.

Police Chief had no comment

Fire Chief submitted a memo (see attached)

Health and Conservation Agent was pleased with the plant list and noted that the development does not exceed the lot constraints with respect to Nitrogen loading. The property is under the jurisdiction of the Massachusetts Endangered Species Act (MESA).

Building Commissioner asked the applicant to provide building height analysis and a floor area analysis showing conformance with the maximum seashore district area requirements.

DPW Director submitted a memo (see attached)

Review Criteria

The review criteria for the review of site plans in the Seashore District are set forth in Section 70.4.D of the bylaw:

1. Relation of Buildings and Structures to the Environment. Proposed development shall relate to the existing terrain and lot, and shall provide a solar and wind orientation which encourages energy conservation.

The primary dwelling will be located in the same general vicinity on the property as the existing dwelling. The proposed new primary dwelling and garage do not encroach into nearby wetlands; however the area is under jurisdiction of the Massachusetts Endangered Species Act (MESA).

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

The proposed scale and massing of the new dwelling and garage, while a greater square footage, is in general keeping with the scale and massing of the dwellings in the surrounding neighborhood. Information about the proposed lighting has been provided and it is of residential scale.

3. 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.

A portion of the lot will remain undisturbed and thus, the landscape will be preserved in its natural state in that area. There will likely be disturbances to the landscape with the construction of the primary dwelling, basement and garage. The Board may wish to discuss the limit of work with the applicant.

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

The existing driveway will continue to serve the new primary dwelling and a new driveway will be constructed for the accessory unit/garage. The Truro Fire Chief provided insight into the safety of the driveway, see attached memo.

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

Information about the proposed exterior lighting has been provided and is of residential scale.

Planning Board Action

If the Board feels that they have sufficient information, the Board may wish to undertake the following:

1. Make findings with respect to the review criteria/design guidelines; and
2. Vote to approve, conditionally approve or deny the application based on specific reasons.

If the Board is inclined to approve the residential site plan it may wish to move the following:

In the matter of 2017- 010 SPR Kenneth S. Kuchin for property at 12 Ocean Bluff Lane, I move to approve the Residential Site Plan for removal and replacement of an pre-existing, non-conforming cottage dwelling with a new dwelling and construction of a new garage accessory structure in the Seashore zoning district as shown on the following plan "Site Plan of Land in Truro as prepared for Kenneth S. Kuchin depicting proposed conditions (No. 12 Ocean Bluff Lane)", dated 10/11/17, scale 1" to 30' prepared by William N. Rogers.

Based on the following findings of fact: <findings on each of the review/ design criteria>

If the Board feels it does not have sufficient information with which to make findings and act on the application, the Board may also seek to continue the hearing to obtain additional information. A continuance should be made to a date certain and confirmed in writing by the applicant.

The concurring vote of four members of the Planning Board is required to approve a Residential Site Plan in the form submitted or with reasonable conditions, unless it finds that (a) the application for site plan approval is incomplete, or (b) the imposition of reasonable conditions will not ensure that the project will conform to the standards and criteria described herein, or (c) the project does not comply with the requirements of the Zoning By-law.



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

RESIDENTIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW

Date October 3, 2017

To the Town Clerk and the Planning Board of the Town of Truro, MA

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

- ☒ **Site Plan Review** pursuant to §70.4 of the Truro Zoning By-law
☐ **Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning By-law

I. General Information

Description of Property and Proposed Project Property is 2.689 +/- acre pre-existing, non-conforming
developed residential parcel in Seashore Zoning District. Applicant proposes (1) removing and replacing existing
cottage dwelling with new dwelling and (2) constructing new garage accessory structure.

Property Address 12 Ocean Bluff Lane Map(s) and Parcel(s) Map 37, Parcel 6

Applicant's Name Kenneth S. Kuchin

Applicant's Legal Mailing Address 2 East 61st Street, Apt. 3111, New York, NY 10065

Applicant's Phone(s), Fax and Email (631) 903-2214; kenkuchin@mac.com

Applicant is one of the following: (please check appropriate box)

- ☒ Owner ☐ Prospective Buyer* ☐ Other* *Written Permission of the owner is required for submittal of this application.

Registry of Deeds title reference: Book 30391, Page 167, or

Certificate of Title Number n/a and Land Ct. Lot # n/a and Plan
n/a

Owner's Name and Address (same as Applicant above)

Representative's Name and Address Benjamin E. Zehnder / La Tanzi, Spaulding & Landreth

Representative's Phone(s), Fax and Email 8 Cardinal Lane P.O. Box 2300 Orleans MA 02653
tel. (508) 255-2133 fax. (508) 255-3786; bzehnder@latanzi.com

II. **Waiver(s) Request** – Request of any waivers of the information required in §70.4.C shall be presented on separate sheet and shall provide a detailed reason for said waiver(s) pursuant to §70.4.F.

II. **Signature(s)**


Applicant(s)/Representative Signature

Owner(s) Signature or written permission

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



**TOWN OF TRURO
ASSESSORS OFFICE**



**CERTIFIED ABUTTERS LIST
REQUEST FORM**

DATE: July 5, 2017

NAME OF APPLICANT: Kenneth S. Kuchin

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

MAIL ADDRESS: 8 Cardinal Lane P.O. Box 2300 Orleans MA 02653

PHONE: HOME

WORK (508) 255-2133 ext. 128

CELL FAX (508) 255-3786

PROPERTY LOCATION: 12 Ocean Bluff Lane
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 37 PARCEL 6

ABUTTERS NEEDED FOR:

(Please check one)

FEE

FEE:

<input type="checkbox"/> Board of Health	\$10.00	<input type="checkbox"/> Planning Board	
<input type="checkbox"/> Cape Cod Comm.	\$15.00	<input type="checkbox"/> Special Permit	\$15.00
<input type="checkbox"/> Conservation Comm.	\$10.00	<input checked="" type="checkbox"/> Site Plan	\$15.00
<input checked="" type="checkbox"/> Zoning Bd. Of Appeals	\$15.00	<input type="checkbox"/> Preliminary Subdivision	\$15.00
<input type="checkbox"/> Licensing	\$15.00	<input type="checkbox"/> Definitive Subdivision	\$15.00

☐ Other \$
(Please Specify) (Inquire)

Note: We have up to 10 calendar days to process your order.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 7/6/2017 Date completed: 7/13/2017

List completed by: Kathleen Sullivan

Revised 3/3/14



TRURO ASSESSORS OFFICE
P.O. Box 2012 Truro, MA 02666
Telephone: (508) 349-7004 Ext. 117
Fax: (508) 349-5506

Date: July 13, 2017

To: Kenneth S Kuchin - Benjamine E Zehnder La Tanzi Spaulding Landreth

From: Assessors Department

Certified abutters list variance application for: Site Plan – Planning Board

Attached is a list of abutters for the property located at *12 Ocean Bluff Lane* on Assessor's Map 37, Parcel 6. The current owner(s) as of *September 24, 2013* is/are *The Estate of Neal E. Small and Kenneth S. Kuchin*. The names and addresses of the abutters are as of *July 7, 2017* according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Kathleen M Sullivan

Kathleen M Sullivan

Assessor's Clerk

Town of Truro

P.O.Box 2012

Truro, MA 02666

Telephone: 508-349-7004, x117

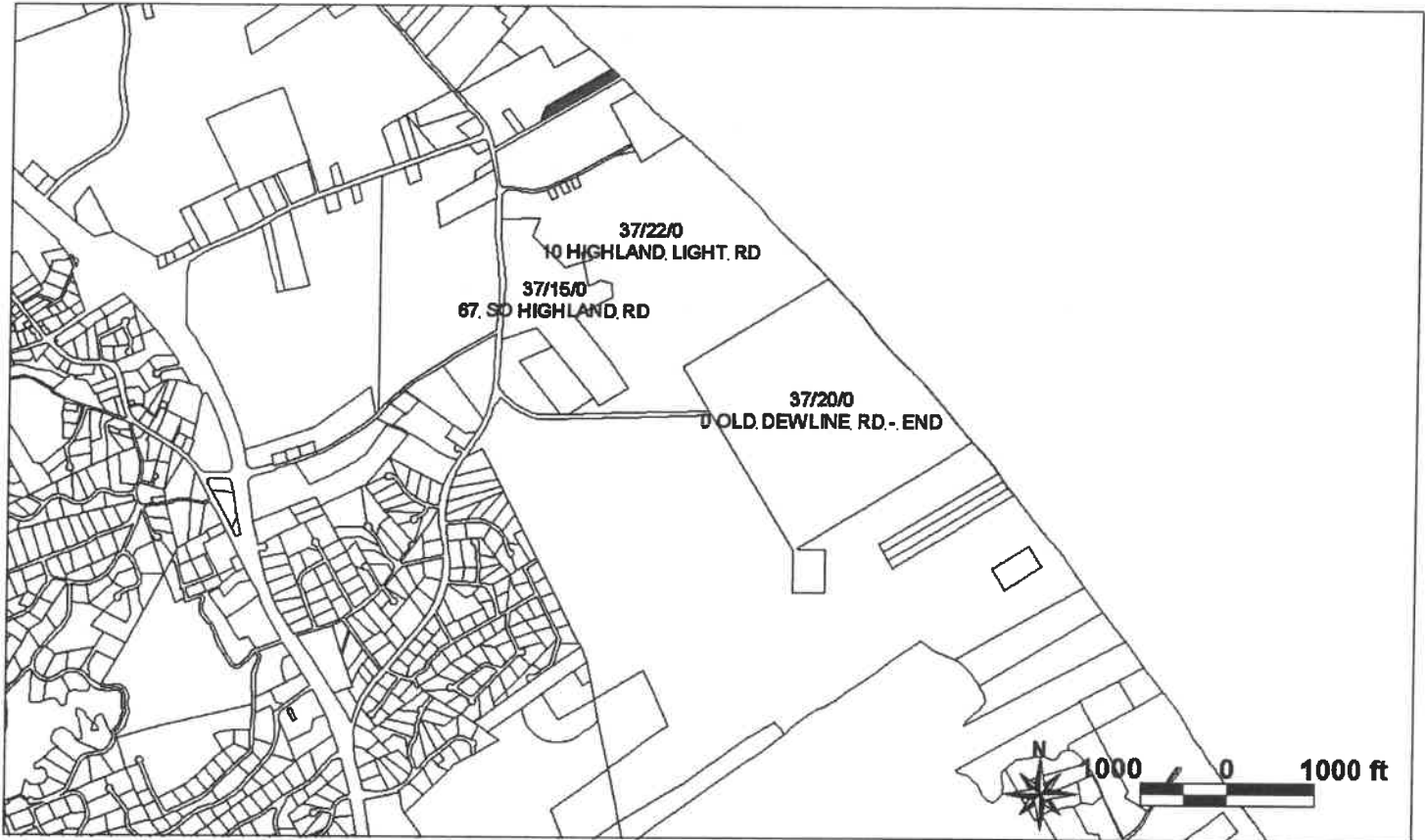
Fax: 508-349-5506

ksullivan@truro-ma.gov

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

8 CARDINAL LANE
MAP 37 PARCEL 6
SITE PLAN

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
742	34-5-0-R	ROCHE DANIEL F JR	7 COAST GUARD RD	25 CENTRAL PARK W #33J	NEW YORK	NY	100237253
1107	37-1-0-R	HIGHLAND REAL ESTATE NOM TR TRS: FRANCIS EDGAR W III	72 HIGHLAND RD	PO BOX 826	NO TRURO	MA	02652-0826
1108	37-2-0-R	ANDREWS JANE A	8 COAST GUARD RD	PO BOX 761	NO TRURO	MA	02652-0761
1111	37-5-0-R	SNYDER GORDON F JR & DIANE D	6 OCEAN BLUFF LN	117 AMHERST RD	SO HADLEY	MA	01075
1113	37-7-0-E	U S COAST GUARD	0 HIGHLAND LIGHT RD	N/A	TRURO	MA	02666
1115	37-9-0-R	READY ROBERT & LEVIN SUSAN M	90 SO HIGHLAND RD	147 WEST 87TH ST	NEW YORK	NY	10024
1116	37-10-0-R	KACZOR MAREK & ALEXANDRA	84 SO HIGHLAND RD	PO BOX 416	OAKLAND	NJ	07436
1117	37-11-0-E	U S A DEPT OF THE INTERIOR	15 HIGHLAND LIGHT RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
1118	37-12-0-E	U S A DEPT OF THE INTERIOR	0 HIGHLAND LIGHT RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
1119	37-13-0-R	SCHOEPFER THOMAS F	11 HIGHLAND LIGHT RD	988 CROWELLS BOG RD	BREWSTER	MA	02631
1120	37-14-0-R	KIHN NOMINEE TR TRS: KIHN MICHAEL A & CECILY C	7 HIGHLAND LIGHT RD	2223 DELANCEY PL	PHILADELPHIA	PA	19103
1121	37-15-0-R	A/C MOBILE HOME PARK INC	67 SO HIGHLAND RD	905 16TH PLACE	VERO BEACH	FL	32960
1125	37-19-0-R	A/C MOBILE HOME PARK INC	10 OLD DEWLINE RD	905 16TH PLACE	VERO BEACH	FL	32960
1126	37-20-0-E	U S A DEPT OF THE INTERIOR	0 OLD DEWLINE RD - END	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
1127	37-21-0-E	U S A DEPT OF THE INTERIOR	86 SO HIGHLAND RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1128	37-22-0-E	U S A DEPT OF THE INTERIOR	10 HIGHLAND LIGHT RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667



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34-5-0-R

ROCHE DANIEL F JR
25 CENTRAL PARK W #33J
NEW YORK, NY 100237253

37-1-0-R

HIGHLAND REAL ESTATE NOM TR
TRS: FRANCIS EDGAR W III
PO BOX 826
NO TRURO, MA 02652-0826

37-2-0-R

ANDREWS JANE A
PO BOX 761
NO TRURO, MA 02652-0761

37-5-0-R

SNYDER GORDON F JR & DIANE D
117 AMHERST RD
SO HADLEY, MA 01075

37-7-0-E

U S COAST GUARD
N/A
TRURO, MA 02666

37-9-0-R

READY ROBERT &
LEVIN SUSAN M
147 WEST 87TH ST
NEW YORK, NY 10024

37-10-0-R

KACZOR MAREK & ALEXANDRA
PO BOX 416
OAKLAND, NJ 07436

37-11-0-E

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

37-12-0-E

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988 CROWELLS BOG RD
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37-14-0-R

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TRS: KIHN MICHAEL A & CECILY C
2223 DELANCEY PL
PHILADELPHIA, PA 19103

37-15-0-R

A/C MOBILE HOME PARK INC
905 16TH PLACE
VERO BEACH, FL 32960

37-19-0-R

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37-20-0-E

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37-21-0-E

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37-15-0-R

A/C MOBILE HOME PARK INC
905 16TH PLACE
VERO BEACH, FL 32960

37-19-0-R

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37-11-0-E

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CAPE COD NATIONAL SEASHORE
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WELLFLEET, MA 02667

37-12-0-E

U S A
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37-13-0-R

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BREWSTER, MA 02631

37-14-0-R

KIHN NOMINEE TR
TRS: KIHN MICHAEL A & CECILY C
2223 DELANCEY PL
PHILADELPHIA, PA 19103

37-15-0-R

A/C MOBILE HOME PARK INC
905 16TH PLACE
VERO BEACH, FL 32960

37-19-0-R

A/C MOBILE HOME PARK INC
905 16TH PLACE
VERO BEACH, FL 32960

37-20-0-E

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

37-21-0-E

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

37-22-0-E

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



12 Ocean Bluff Lane

Truro, MA



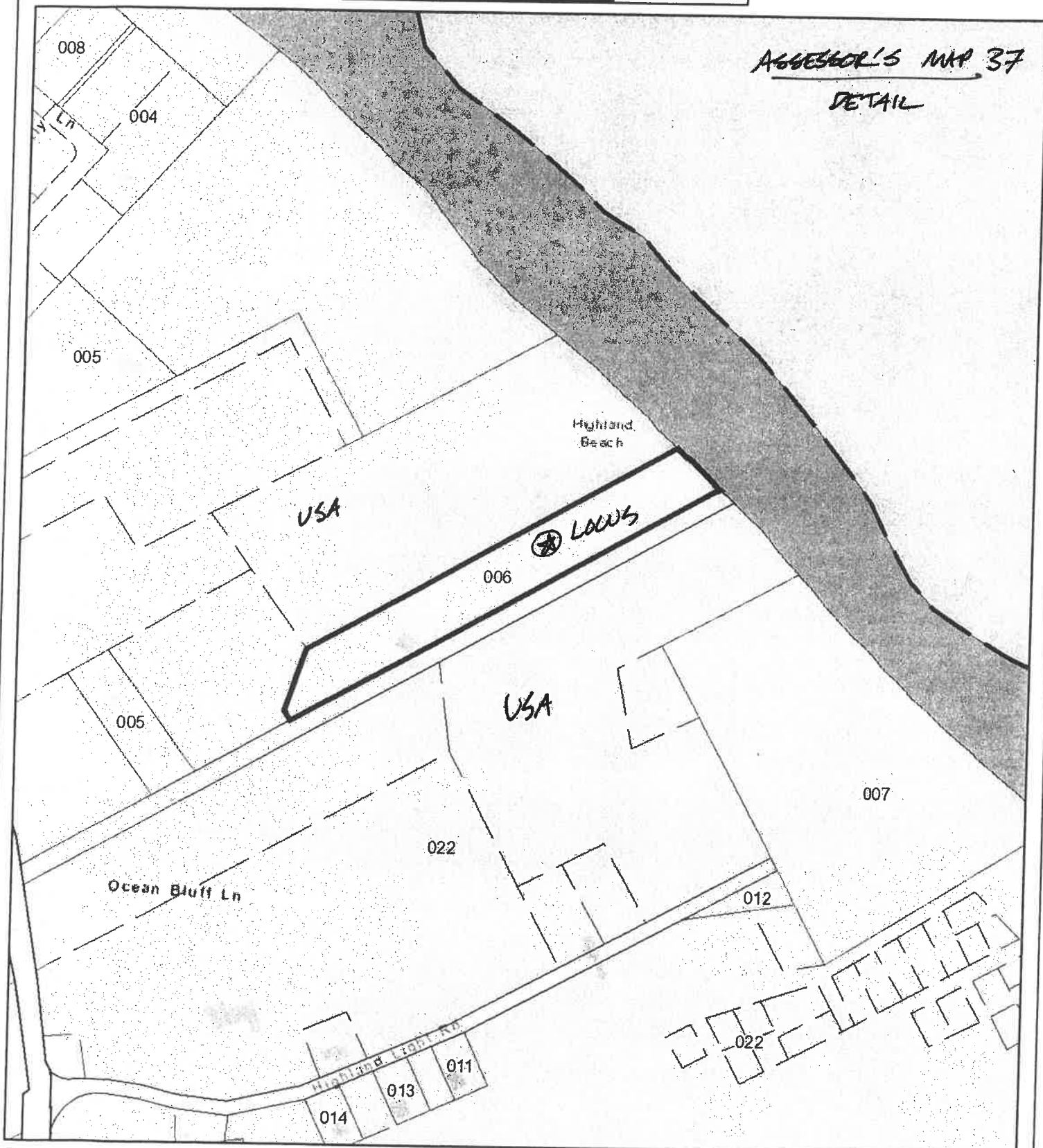
July 5, 2017

1 inch = 268 Feet

www.cai-tech.com



*ASSESSOR'S MAP 37
DETAIL*



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.

Property Address: 12 Ocean Bluff Lane, North Truro, MA

QUITCLAIM AND FIDUCIARY DEED

We, **THOMAS K. SMALL AND LUCY J. SMALL, AS PERSONAL REPRESENTATIVES OF THE ESTATE OF NEAL SMALL a/k/a NEAL E. SMALL a/k/a NEAL EDWARD SMALL**, Barnstable Probate Docket No. BA12P1032EA, and **INDIVIDUALLY**, with a mailing address of 2 Grace Court, Unit 4K, Brooklyn, NY 11201, and **PATRICK J. BRACKLEY, ESQ., TRUSTEE UNDER THE WILL OF THE SAID NEAL E. SMALL**, with a usual address of (INSERT) by powers contained in the Will and every other power,

in consideration of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 (\$1,200,000.00) DOLLARS**,

grant to **KENNETH S. KUCHIN**, of 2 East 61st Street, Apt. 3111, New York, NY 10065, individually,

with quitclaim covenants,

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-31-2017 @ 03:04pm
Ct1#: 1381 Doc#: 15648
Fee: \$4,104.00 Cons: \$1,200,000.00

the land and buildings situated in North Truro, Barnstable County, Massachusetts, bounded and described as follows:

Beginning at a bound set in the path which climbs the hill from the farmhouse, the line running forty feet N 16° 30' W, then 137.7 Ft. N 30° 35' E, then on line of land formerly owned by C. F. Crowell et al, N 73° 30' E to the Atlantic Ocean which bounds the front. Returning to the first named bound the line runs N 70° 30' E to the Atlantic Ocean and thence to the other parallel line above mentioned.

The above-described premises being Parcel 6 as shown on Truro's Assessor's Map 37.

There is appurtenant to the above-described premises the easement rights, set forth in the grant of George L. Hemond et ux dated July 1, 1955, recorded with the Barnstable County Registry of Deeds in book 913, Page 30.

Subject to and together with all matters of record insofar as the same are now in force and applicable.

For title, see the following:

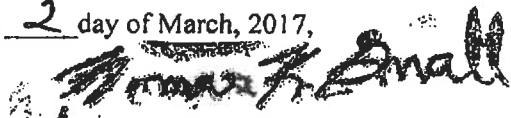
BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-31-2017 @ 03:04pm
Ct1#: 1381 Doc#: 15648
Fee: \$3,672.00 Cons: \$1,200,000.00

1. Deed of Lucy Harriet Small dated November 12, 1941, recorded with said Registry in Book 587, Page 175;
2. Estate of Elmer B. Small, Barnstable Probate Docket No. 41326;
3. Estate of Victoria H. Small, Barnstable Probate Docket No. 41327; and
4. Estate of Neal Small, Barnstable Probate Docket No. BA12P1032EA.

We, Thomas K. Small and Lucy J. Small, Personal Representatives Of The Estate Of Neal Small, and Individually, and Patrick J. Brackley, Esq. as Trustee as aforesaid, do under oath depose and say that there are no parties that are entitled to claim the benefit of an existing estate of homestead in and to the property located at 12 Ocean Bluff Lane, North Truro Barnstable County, Massachusetts.

[Balance of page is intentionally blank]

Executed as a sealed instrument this 2 day of March, 2017,



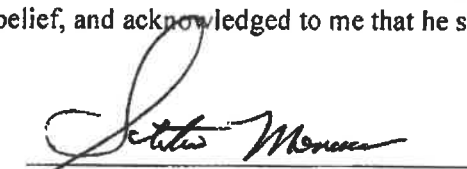
Thomas K. Small,
Personal Representative and Individually

STATE OF NEW YORK

Kings County


March 2, 2017

On this 2 day of March 2017, before me, the undersigned notary public, personally appeared Thomas K. Small, proved to me through satisfactory evidence of identification, which was Exhibit A of State Bank, to be the person whose name is signed on the preceding or attached document, as his free act and deed in my presence, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires:

SALVATORE MONACO
NOTARY PUBLIC, State of New York
No. 01MC4823079
Qualified in Kings County
Commission Expires May 31, 2018

Executed as a sealed instrument this 3rd day of March, 2017,



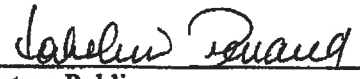
Lucy J. Small
Personal Representative and Individually

STATE OF NEW YORK

New York County

March 3, 2017

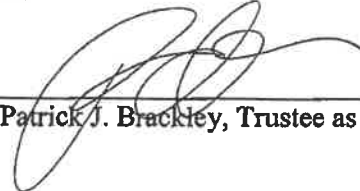
On this 3rd day of March 2017, before me, the undersigned notary public, personally appeared Lucy J. Small, proved to me through satisfactory evidence of identification, which was NYS DL 108944799, to be the person whose name is signed on the preceding or attached document, as her free act and deed in my presence, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:

LAKSHMI I. PERSAUD
No. 01PE6312557
Notary Public, State of New York
Qualified in Bronx County
My Commission Expires 10/06/2018

Executed as a sealed instrument this 7 day of March, 2017,

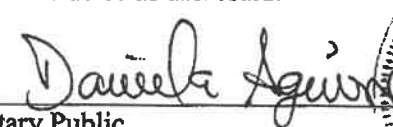

Patrick J. Brackley, Trustee as aforesaid

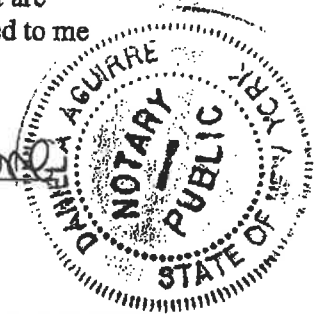
STATE OF NEW YORK

New York County

March 7, 2017

On this 7th day of March 2017, before me, the undersigned notary public, personally appeared Patrick J. Brackley, as Trustee, proved to me through satisfactory evidence of identification, which was Driver License, to be the person whose name is signed on the preceding or attached document, as his free act and deed in my presence, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily for its stated purpose as trustee as aforesaid.


Notary Public
My Commission Expires:



DANIELA AGUIRRE
Notary Public - State of New York
No. 01AG6351010
Qualified in Queens County
My Commission Expires November 21 2020

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

12 CLEAN BLUFF LANE

NEARBY DEVELOPED

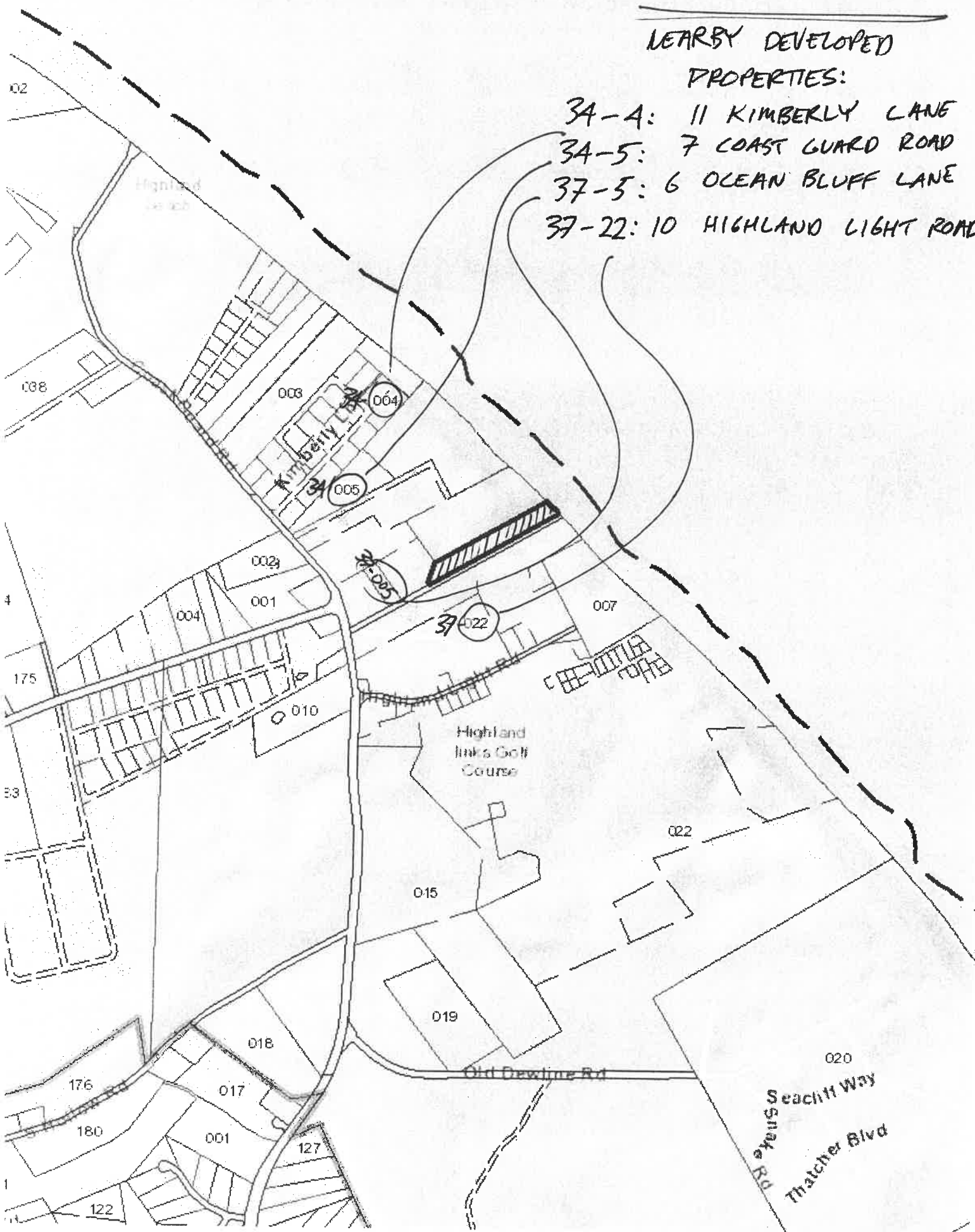
PROPERTIES:

34-A: 11 KIMBERLY CANE

34-5: 7 COAST GUARD ROAD

37-5: 6 OCEAN BLUFF LANE

37-22: 10 HIGHLAND LIGHT ROAD



9:51 am SEQ #: 662

NO WDK IN 4X10 SEC

23	(D) WDK	22	(C) BAS BMF 26	22	(B) USP BAS BMF 25	22	(A) WDK
12	21	8	17	10	(E) WDK	40	8

Key: 742

Key: 742

8/19/2015	9:51 am	SEQ #:	663
-----------	---------	--------	-----

9:51 am

SEQ #: 663

CLASS	CLASS%	DESCRIPTION						
1090	100	MULTIPLE HSES				BN ID	BN	CARD
							1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%	
02-103	05/23/2002	1	SINGLE FAM R	500,000	11/02/2005	FC	100	100

ROCHE DANIEL F JR 26 CENTRAL PARK W #33J NEW YORK, NY 10023-7263										PARCEL ID 34-5-0		LOCATION 7 COAST GUARD RD					
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
ROCHE DANIEL F JR										08/29/2000		99		13207-264			
ROCHE										08/10/2000		QS		430,000		13174-177	
NEWBOLD HOPE M ESTATE OF										10/01/1999		99		(UNRECORD)			
CD	T	AC/SF/UN	Nbhd	Int1	Int2	Adj Base	SAF	Int3	Lvl	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	16	1.00	1.00	1,587,600	1.00	1	1.00	SV6	6.00	1,230,390					
300	A	2.225	16	1.00	1.00	121,200	1.00	1	1.00	SV6	6.00	269,670					

TOTAL		3,000 Acres	ZONING	FRNT	42	ASSESSED		CURRENT	PREVIOUS
Nbhd		NAT'L SEASHORE	N			LAND		1,500,100	1,485,300
Inf1		NO ADJ	O			BUILDING		594,700	568,900
Inf2		NO ADJ	T			DETACHED		1,400	1,400
			E			OTHER		69,800	68,100
						TOTAL		2,156,000	2,123,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	G 0.90 10*10	2012	100	15.31	1,400



1. *What is the main purpose of this study?*

2. *What are the research objectives?*

3. *What is the research methodology?*

4. *What are the findings of the study?*

5. *What are the conclusions of the study?*

6. *What are the implications of the study?*

7. *What are the limitations of the study?*

8. *What are the future research directions?*

9. *What are the contributions of the study?*

10. *What are the key words of the study?*

[illegible]

MODEL	1	RESIDENTIAL	MEASURE	10/17/2012	FC	BB5-BR+FULL BATH. FY11 CHG'D BLDG #S (1 TO 2 + 2 TO 1).
STYLE	5	1.00 COLONIAL [100%]	LIST	10/17/2012	EST	

QUALITY FRAME	V	1.50	VERY GOOD [100%]	REVIEW	12/15/2010	LVM
	1	1.00	WOOD FRAME [100%]			

YEAR BLT	SIZE ADJ	ELEMENT	CD	DESCRIPTION	S	BAT	T	DESCRIP
NETAREA	3.018	FOUNDATION	4	CONCRETE				

ITEM	QTY	UNIT PRICE	AMOUNT	DESCRIPTION
1	1,000			EXT. COVER
2	1,000			WOOD SHINGLES
3	1,000			GAMBRELL
4	1,000			ROOF SHAPE
5	1,000			ROOF SHAPE
6	1,000			ROOF SHAPE
7	1,000			ROOF SHAPE
8	1,000			ROOF SHAPE
9	1,000			ROOF SHAPE
10	1,000			ROOF SHAPE
11	1,000			ROOF SHAPE
12	1,000			ROOF SHAPE
13	1,000			ROOF SHAPE
14	1,000			ROOF SHAPE
15	1,000			ROOF SHAPE
16	1,000			ROOF SHAPE
17	1,000			ROOF SHAPE
18	1,000			ROOF SHAPE
19	1,000			ROOF SHAPE
20	1,000			ROOF SHAPE
21	1,000			ROOF SHAPE
22	1,000			ROOF SHAPE
23	1,000			ROOF SHAPE
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25	1,000			ROOF SHAPE
26	1,000			ROOF SHAPE
27	1,000			ROOF SHAPE
28	1,000			ROOF SHAPE
29	1,000			ROOF SHAPE
30	1,000			ROOF SHAPE
31	1,000			ROOF SHAPE
32	1,000			ROOF SHAPE
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37	1,000			ROOF SHAPE
38	1,000			ROOF SHAPE
39	1,000			ROOF SHAPE
40	1,000			ROOF SHAPE
41	1,000			ROOF SHAPE
42	1,000			ROOF SHAPE
43	1,000			ROOF SHAPE
44	1,000			ROOF SHAPE
45	1,000			ROOF SHAPE
46	1,000			ROOF SHAPE
47	1,000			ROOF SHAPE
48	1,000			ROOF SHAPE
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83	1,000			ROOF SHAPE
84	1,000			ROOF SHAPE
85	1,000			ROOF SHAPE
86	1,000			ROOF SHAPE
87	1,000			ROOF SHAPE
88	1,000			ROOF SHAPE

CAPACITY	UNITS	ADJ.
STORIES(FAR)	2	1.00
DOORS	2	1.00
FLOOR COVER		
ROOF COVER		
WOOD SHINGLES		
SOFTWOOD		
BAS +		1.01
BMU		1.01
NBSMT UNFINISH		
L BAS AREA		
OPEN PORCH		

	QTY	DESCRIPTION	UNIT	PRICE	TOTAL
BATHROOMS	3.5	FUEL SOURCE	99	N/A	
BEDROOMS	3	HEATING/COOLING	1	100	
BEDROOMS	6	INT. FINISH	1	100	
BEDROOMS	6	PLASTER	1	100	
N ATT WOOD DEC	1.00	+ WDK			
N OPEN PORCH	1.03	OPA			
N	4.00				

	FIXTURES	UNITS	FZ	FZL	FZL2S	ODS	OUT DOOR SHO
	\$9,100	13	0	0	0	0	0
	1.00	0	1.00	1.00	1.00	1.00	1.00

[illegible]

Figure 1 is a schematic diagram of a 6X20 OPA ABOVE. The diagram shows a complex layout of components and their interconnections. Key components include: (F) WDK OPA, (C) USF OPA, (A) USF BAS, (B) USF OPA, (D) USF BAS, (E) BAS, (G) OPA, and (H) OPA. The layout is divided into several sections, with dimensions and labels indicating the relative positions and sizes of the components. A large section on the right is labeled '6X20 OPA ABOVE'.



BLDG COMMENTS
BBBS=BR+FULL BATH. FY11 CHG'D BLDG #S (1 TO 2 + 2 TO 1).

YEAR BLT	2003	SIZE ADJ	1,000
NET AREA	3,018	DETAIL ADJ	1,000
\$/NL(RGN)	\$218	OVERALL	1,040
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		3.5	1.00
FIXTURES		13	\$9,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	3	GAMBRELL	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	98	N/A	1.00

S	BAT	T	DESCRIPTION
A	BBS	L	BSMT BAS ARE/
+	USF	L	UP-STRY FIN
+	OPA	N	OPEN PORCH
D	BMU	N	BSMT UNFINISH
+	BAS	L	BAS AREA
+	WDK	N	ATT WOOD DEC
OPA	OPA	N	OPEN PORCH
F22	F22	O	FPL 2S 2OP
ODS	ODS	O	OUT DOOR SHO

Town of TRURO - Fiscal Year 2016

Key: 1111

8/19/2015 9:51 am SEQ # 1,077

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	
94-103	08/04/1994	10	ALL OTHERS	15,000	100
94-96	05/24/1994	2	ADDITION	8,000	100

TOWN OF HADLEY - FISCAL YEAR 2017											
CURRENT OWNER					PARCEL ID		LOCATION				
SNYDER GORDON F JR & DIANE D 117 AMHERST RD SO HADLEY, MA 01075					37-5-0		6 OCEAN BLUFF LN				
					TRANSFER HISTORY		DOS	T	SALE PRICE		BK-PG (Cert)
					SNYDER GORDON F JR & DIAN		06/03/1994	99			9221-117
CD	T	ACR/FUN	Nbhd	Int1	Int2	Int3	SAF	Lpi	VC	CREDITAMT	ADJ VALUE
100	A	0.690	16	1.00	1	1.00	1.08	1	1.00	SR3 2.95	553,820

CD	T	ACR/FUN	Nbhd	Intf1	Intf2	Intf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.690	16	1.00	1	1.00	SR3	2.85		563,820

TOTAL	30,056 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	IN FY11 LPI INCR PER FIELD REV+ NBHD CHG 9B TO 9A			LAND	563,800	598,300
Intf1	NO ADJ	0 PER OFFICE REV.			BUILDING	32,300	31,600
Intf2	NO ADJ				DETACHED	700	700
					OTHER	34,500	33,700
					TOTAL	631,300	624,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8'8"		64	13.92	700

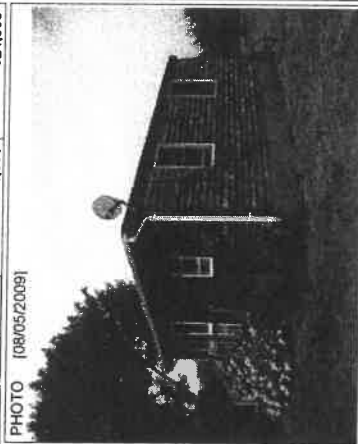


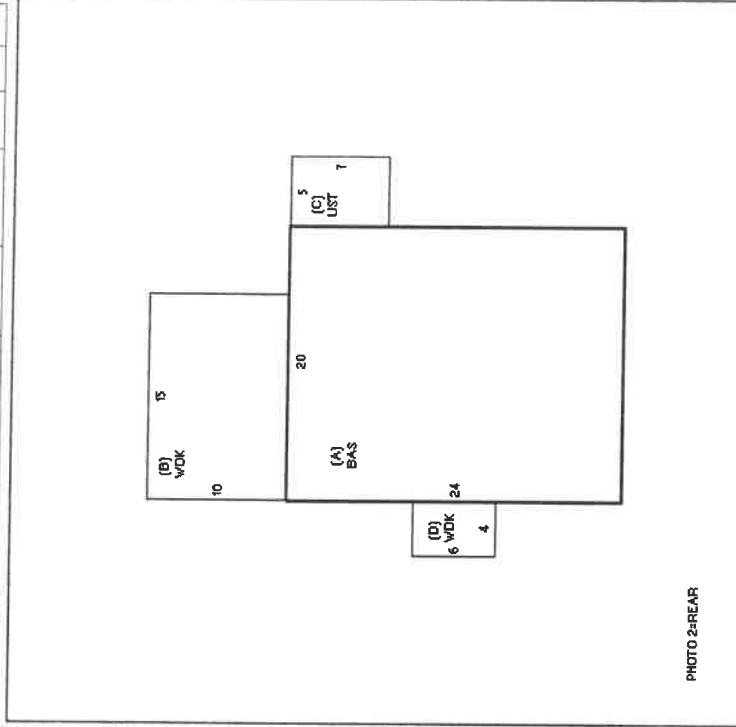
PHOTO [08/05/2009]

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.00	COTTAGE/BUNG (100%)
QUALITY	-	0.75	AVE-/LOW+ (100%)
U FRAME	1	1.00	WOOD FRAME (100%)

MEASURE	8/5/2009	JH
LIST	8/5/2009	EST
REVIEW	12/15/2010	MR

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	WOOD SHINGLES	1.00
EXT. COVER	4	FLAT/SHED	1.00
ROOF SHAPE	1	ASPHALT SHINGLE	1.00
ROOF COVER	99	N/A	1.00
FLOOR COVER	1	PLASTER	1.00
INT. FINISH	13	NO HEAT	0.93
HEATING/COOLING	8	NONE	1.00
FUEL SOURCE			

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$2,100
UNITS	0	1.00



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	480	1950	93.70	44,975
+	WDK	N	ATT WOOD DECK	174		17.63	3,067
C	UST	N	UTILITY STORAGE	35		33.42	1,170

TOTAL RCN	51,311
CONDITION ELEM	CD
COND	37 37%
FUNC	0
ECON	0
DEPR	37 1% GD 63
RCNLD	\$32,300

EFF. YR/AGE	1986 / 48
COND	37 37%
FUNC	0
ECON	0
DEPR	37 1% GD 63
RCNLD	\$32,300

Key: 1128

Town of TRURO - Fiscal Year 2016

8/19/2015		9:51 am		SEQ #: 1,105		
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 %

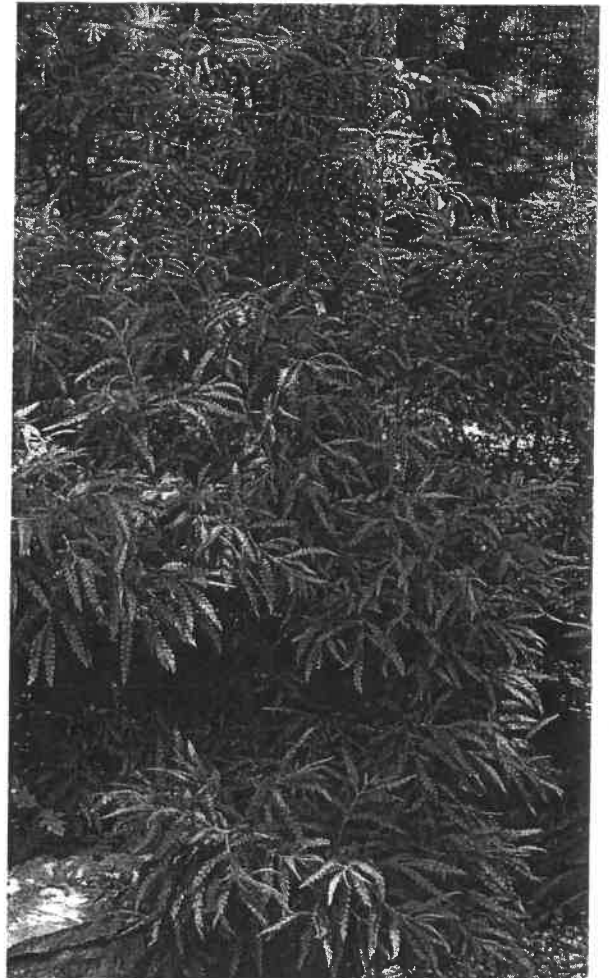
DECIDUOUS SHRUBS



LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

Summersweet
Clethra alnifolia

DECIDUOUS SHRUBS



LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

Sweetfern
Comptonia peregrina

DECIDUOUS SHRUBS



LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

Bayberry
Myrica pensylvanica

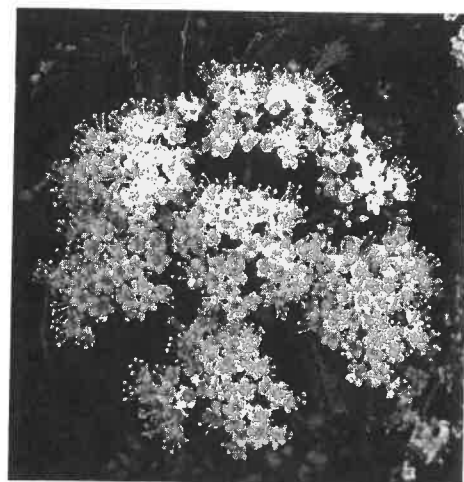
EVERGREEN TREE



LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

Pitch Pine
Pinus rigida

DECIDUOUS SHRUBS



LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

Arrowwood Viburnum
Viburnum dentatum



LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

Harmony's Mix Fescue
Festuca

MISSOURI BOTANICAL GARDEN

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Search

Become a Master Gardener

Determine Your Growing Zone

Plant Finder

Clethra alnifolia



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Donate Now!

Common Name: sweet pepperbush

Type: Deciduous shrub

Family: Clethraceae

Native Range: Eastern North America

Zone: 3 to 9

Height: 3.00 to 8.00 feet

Spread: 4.00 to 6.00 feet

Bloom Time: July to August

Bloom Description: White

Sun: Full sun to part shade

Water: Medium to wet

Maintenance: Low

Suggested Use: Hedge, Naturalize, Rain Garden

Flower: Showy, Fragrant

Leaf: Good Fall

Attracts: Butterflies

Fruit: Showy

Tolerate: Heavy Shade, Erosion, Clay Soil, Wet Soil
Garden locations

Culture

Easily grown in average, medium to wet soils in full sun to part shade. Prefers part shade and consistently moist, acidic, sandy soils. Soils should not be allowed to dry out. Tolerates clay soils. Tolerates full shade. Promptly remove root suckers unless naturalized look is desired. Propagate by cuttings. Prune if needed in late winter.

Noteworthy Characteristics

Clethra alnifolia, commonly called summersweet, is a deciduous shrub that is native to swampy woodlands, wet marshes, stream banks and seashores, often in sandy soils, along the coast from Maine to Florida and west to Texas. It is a rounded, suckering, densely-branched, deciduous shrub that typically grows to 3-6' (less frequently to 8') tall and is noted for producing a mid to late summer bloom of sweetly fragrant white flowers which appear in narrow, upright panicles (racemes to 2-6" long). Flowers give way to dark brown seed capsules (1/8" diameter) which may persist into winter. Mature stems have scaly, dark gray to brown black bark. Serrate, obovate to oblong, glossy dark green leaves (to 3-4" long) turn variable but generally attractive shades of yellow to golden brown in fall. Flowers are very attractive to butterflies and bees.

Genus name comes from the Greek *klethra* the name for alder of which the leaves resemble.

Specific epithet means leaves like alder.

Problems

No serious insect or disease problems. Spider mites may be a concern in dry conditions.

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Advice, Tips & Resources

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









Comptonia peregrina

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Common Name: sweet fern

Type: Deciduous shrub

Family: Myricaceae

Native Range: Eastern North America

Zone: 2 to 6

Height: 2.00 to 5.00 feet

Spread: 4.00 to 8.00 feet

Bloom Time: April to May

Bloom Description: Yellowish green

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Suggested Use: Naturalize, Rain Garden

Flower: Insignificant

Leaf: Fragrant

Tolerate: Drought

Garden locations

Culture

Easily grown in average, medium, well-drained soil in full sun to part shade. Adaptable plant that tolerates wet conditions and wind (including sheltered seashore areas), drought and a wide range of soils (prefers sandy, acidic loams, but tolerates poor soils). Does not transplant well. Once established, however, it can spread rapidly to form colonies.

Noteworthy Characteristics

Comptonia peregrina, commonly called sweetfern, is an upright, deciduous shrub (typically growing 2-4' tall) which features simple, narrow, lustrous, pinnatifid, deeply notched, olive to dark green leaves (to 4" long). Insignificant, yellowish green flowers appear in spring and give way to greenish brown, burr-like nutlets. A native shrub of eastern North America which most often occurs in poor, sandy or gravelly, infertile soils, such as along roadsides. Fixes its own nitrogen.

Genus name honors Henry Compton (1632-1713), Bishop of London, dendrologist and patron of botany.

Specific epithet means exotic or immigrant.

Foliage is aromatic and resembles that of ferns, hence the common name of sweetfern.

Problems

No significant insect or disease pests.

Garden Uses

A good shrub for areas with poor soils, such as along alleys, waste areas or roads. An interesting and vigorous plant for native plant gardens or naturalized areas where it can be left alone to colonize. Also a good plant for stabilizing slopes or embankments.



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Myrica pensylvanica

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[Recommended by 4 Professionals](#)

Common Name: bayberry

Type: Deciduous shrub

Family: Myricaceae

Native Range: Eastern North America

Zone: 3 to 7

Height: 5.00 to 10.00 feet

Spread: 5.00 to 10.00 feet

Bloom Time: May

Bloom Description: Yellowish green (male)

Sun: Full sun to part shade

Water: Dry to medium

Maintenance: Low

Suggested Use: Hedge, Naturalize, Rain Garden

Flower: Insignificant

Leaf: Fragrant

Attracts: Birds

Fruit: Showy

Other: Winter Interest

Tolerate: Drought, Erosion, Wet Soil

Garden locations

Culture

Easily grown in average, dry to medium, well-drained soils in full sun to part shade. Prefers moist, peaty or sandy, acidic soils, but tolerates a wide range of soils and growing conditions, including poor soils, wet soils, drought, high winds and salt spray (seashore or road salt conditions). Groupings of plants need a least one male plant to facilitate pollination of the female plants and subsequent fruit set. Shrubs tend to sucker, and may form sizable colonies in optimum growing conditions. Shrubs are semi-evergreen in southern end of growing range.

Noteworthy Characteristics

Myrica pensylvanica, commonly called bayberry, is a dense-branching deciduous shrub with a rounded habit which typically grows 6-10' tall. Native to North America where it is primarily found growing along the eastern coast (including seashore) from Newfoundland to North Carolina. Narrow, broadly oblanceolate, leathery, glossy, grayish-green leaves (to 4" long) are dotted with resin and aromatic when crushed. A mostly dioecious shrub (male and female flowers appear in separate catkins on separate plants). Neither catkin is showy, with only the male flowers displaying color (drab yellowish-green). Flowers on female plants, if pollinated, are followed by attractive clusters of tiny, grayish-white fruits in late summer which usually persist through the winter, but are not particularly showy. The fruits are covered with an aromatic, waxy substance which is used to make bayberry candles, soaps and sealing wax. Fruits are attractive to birds.

Genus name is derived from the Greek name *myrike* for tamarisk.

Specific epithet means of Pennsylvania.

Problems

Plant Database

Pinus rigida

Pitch Pine, Northern Pitch Pine

Pinaceae



[Expand](#)

Habitat

- native to Eastern North America
- cold hardy to zone 4
- often found on poor, sandy soil that fails to support other species

Habit and Form

- evergreen tree
- open conical shape, becoming more irregular with age
- typically 40 to 60' wide and 30 to 50' wide
- medium texture
- medium growth rate, slows down as tree reaches mature height

Summer Foliage

- stiff and slightly curved needles
- 3 needles per fascicle
- margins serrate
- needles twisted and roughly 4" long
- dark green color, with new growth having a yellowish hue

Autumn Foliage

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





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Viburnum dentatum



          See Comments

More Images

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Recommended by 3 Professionals

Species Native to Missouri

[Back to Previous Page](#)

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Common Name: arrowwood viburnum

Type: Deciduous shrub

Family: Adoxaceae

Native Range: Eastern North America

Zone: 2 to 8

Height: 6.00 to 10.00 feet

Spread: 6.00 to 10.00 feet

Bloom Time: May to June

Bloom Description: White

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Suggested Use: Hedge

Flower: Showy

Attracts: Birds, Butterflies

Fruit: Showy

Tolerate: Clay Soil, Black Walnut

Garden locations

Culture

Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Prefers moist loams, but tolerates a wide range of soils. Established plants have some drought tolerance. Prune as needed immediately after flowering.

Noteworthy Characteristics

Viburnum dentatum, commonly called arrowwood viburnum, is an upright, rounded, multi-stemmed, deciduous shrub which typically matures to 6-10' tall with a similar spread, but may reach a height of 15' in optimum growing conditions. Non-fragrant white flowers in flat-topped corymbs (to 4" diameter) appear in late spring. Flowers give way to blue-black, berry-like drupes which are quite attractive to birds and wildlife. Ovate, toothed, glossy dark green leaves (to 4" long). Variable fall color ranges from drab yellow to attractive shades of orange and red. Although widespread in eastern North America, this native plant is only known to exist in the wild in Missouri on wooded slopes along the Salt River in Shelby County.

Genus name comes from the Latin name of a species plant.

Specific epithet means toothed for the toothed leaves.

Native Americans reportedly used the straight stems of this species for arrow shafts, hence the common name.

Problems

No serious insect or disease problems.

Garden Uses

Search products...



Sage Grouse

Seed for Habitat Improvement
Sage Grouse Initiative Info



ZOOM +

START SLIDESHOW



Tall Fescue Turf Blend

\$1.75

5

Add to cart

Price shown is for one (1) bulk pound. 1 = 1 pound

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Bullet shape die cast aluminum flood with 18 Watt LED Light Engine. Comes with flood reflector installed.

Color: Bronze

Weight: 4.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.17A
208V:	0.11A
240V:	0.10A
277V:	0.09A
Input Watts:	19W
Efficiency:	93%

LED Info

Watts:	18W
Color Temp:	5000K
Color Accuracy:	68 CRI
L70 Lifespan:	100000
Lumens:	2107
Efficacy:	109 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Electrical

Driver:

Constant Current, 500mA, Class 2 120-277V with 4kV surge protection, 120V: 0.17A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A, 50/60Hz THD < 20%, Power Factor: 99.4%

THD:

10.3% at 120V

Optical

NEMA Type:

NEMA Beam Spread of 5H x 5V

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

RAB LEDs exceed industry standards for chromatic stability.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

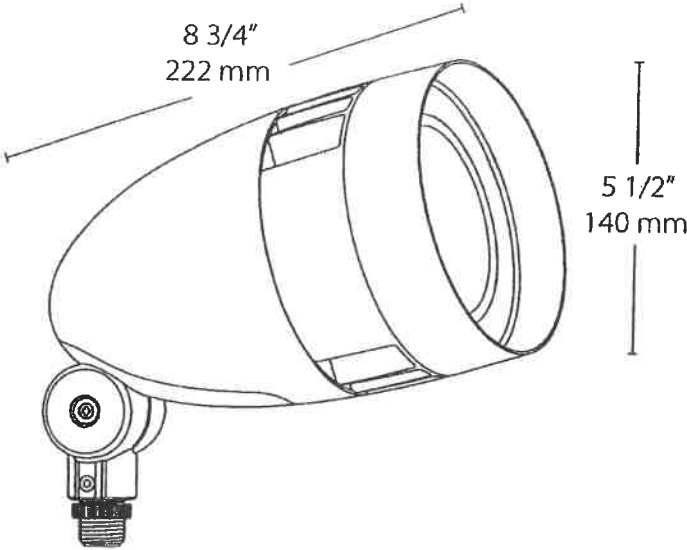
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

HBLED18A



Dimensions



Features

- 80% energy savings vs. PAR floods
- Mount on junction box or on RAB Mighty Post
- Patent-pending Air-Flow technology
- 5-year warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver Options
HBLED	18		A	
	26 = 26W	Blank = 5000K (Cool)	A = Bronze	Blank = No Option
	18 = 18W	N = 4000K (Neutral)	W = White	/D10 = 0-10V Dimming
		Y = 3000K (Warm)	B = Black	/480 = 480V (Only available for 26W)
			VG = Verde Green	

THESE LIGHTS WOULD POINT TO THE GROUND
IN PAIRS



CALL US
877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Finn Outdoor Wall Sconce

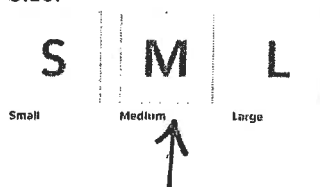
By Kichler

IN STOCK Ships within 2 business days.

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call us. 877.445.4486.

FREE SHIPPING on orders over \$75.

Size:



Shown in Small size

HT: 13 1/4" x 9" (H x W)

Details

The Kichler Finn Outdoor Wall Sconce has classic appeal with the traditional broad 'roof' above a cylindrical glass shade. Simple in design and very iconic, the illumination diffuses through the opaque glass, creating an ambient lit atmosphere in your outdoor living space. The glass shade is juxtaposed against dark metalwork, providing a cage for the glass as well as decoration.

Since 1938, Cleveland-based Kichler Lighting has created exceptional lighting in a variety of styles, finishes, colors and designs. With a diverse collection of indoor and outdoor lighting in classic and contemporary styles, Kichler Lighting always focuses on making home lighting that is both beautiful and functional.

The Finn Outdoor Wall Sconce is available with the following:

Details:

- Designed in 2017
- Finish: Black
- Material: Aluminum
- Shade Material: Glass
- Dimmable when used with Standard dimmers(not included)
- ETL Listed Wet
- Made In China

Options:

- **Size:** Small, Medium, Large

Lighting:

- Small Option: One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)
- Medium Option: One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)
- Large Option: One 150 Watt (2670 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)

Compare Brightness:



[VIEW CHART](#)

Dimensions:

- **Large Option Backplate:** Diameter 7"
- **Large Option Fixture:** Width 11", Height 16.25", Depth 12.25", Weight 5.2Lbs

PATH LIGHT FIXTURE

PRODUCT SPECIFICATIONS



Project Name _____ Date _____

Type or Model _____ Qty _____

Model # _____ Prepared By _____

VOLT® Low Voltage Landscape Lighting Black Max Spread Path & Area Light - 330 Series

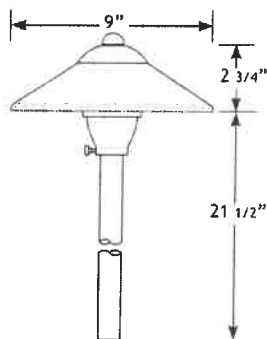
Product Description

The Max Spread Path & Area Light is a high-quality outdoor light that lives up to its name. Featuring a tall stem and large flat hat, the luminaire projects an extra-wide beam of illumination with a diameter of about 16 ft. This allows you to use fewer lights to illuminate a path or garden area.

Corrosion-resistant internal components and an easy-to-change bulb socket-and-enclosure ensure years of optimal performance - carries a lifetime warranty.



Product Dimensions



Features & Benefits

- ▶ Solid Brass Construction.
- ▶ Powder Coated Black.
- ▶ Stem is 1-inch thick and includes extra-long (1-inch) strip resistant threading for greater stability.
- ▶ Adjustable shade moves up and down to modify spread of light. Ceramic white paint under shade for maximum photometrics.
- ▶ Beryllium copper socket - more corrosion resistant than copper.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Machine threaded body screws tight onto an O-ring for a moisture tight design.

Specifications

- ▶ Construction: Cast Brass
- ▶ Finish: Powder Coated Black
- ▶ Lead Wire: 48" (standard) or 25' (optional) 16AWG, SPT-2
- ▶ Mounting: 10" Hammer® Stake with cutout for wire exit
- ▶ Glass or Lens: Clear Protective Glass Globe
- ▶ Light Source (not included): Bi-Pin (LED or Halogen)
- ▶ Maximum Lamp Rating: 20W
- ▶ Operating Voltage: 12V AC
- ▶ Shipping Weight: 3 lbs
- ▶ Powered by: VOLT's Low Voltage Transformer

Warranty




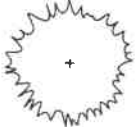



Lifetime Warranty

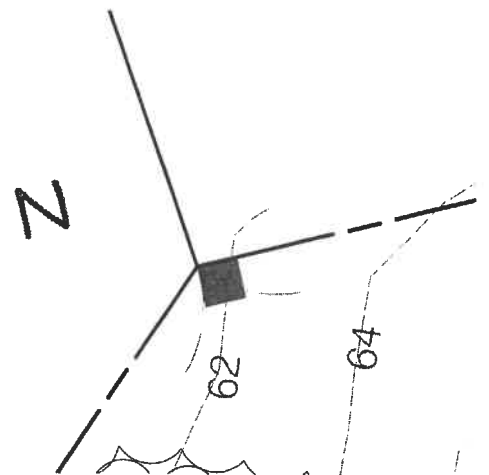
Certifications



LISTED File #E466348

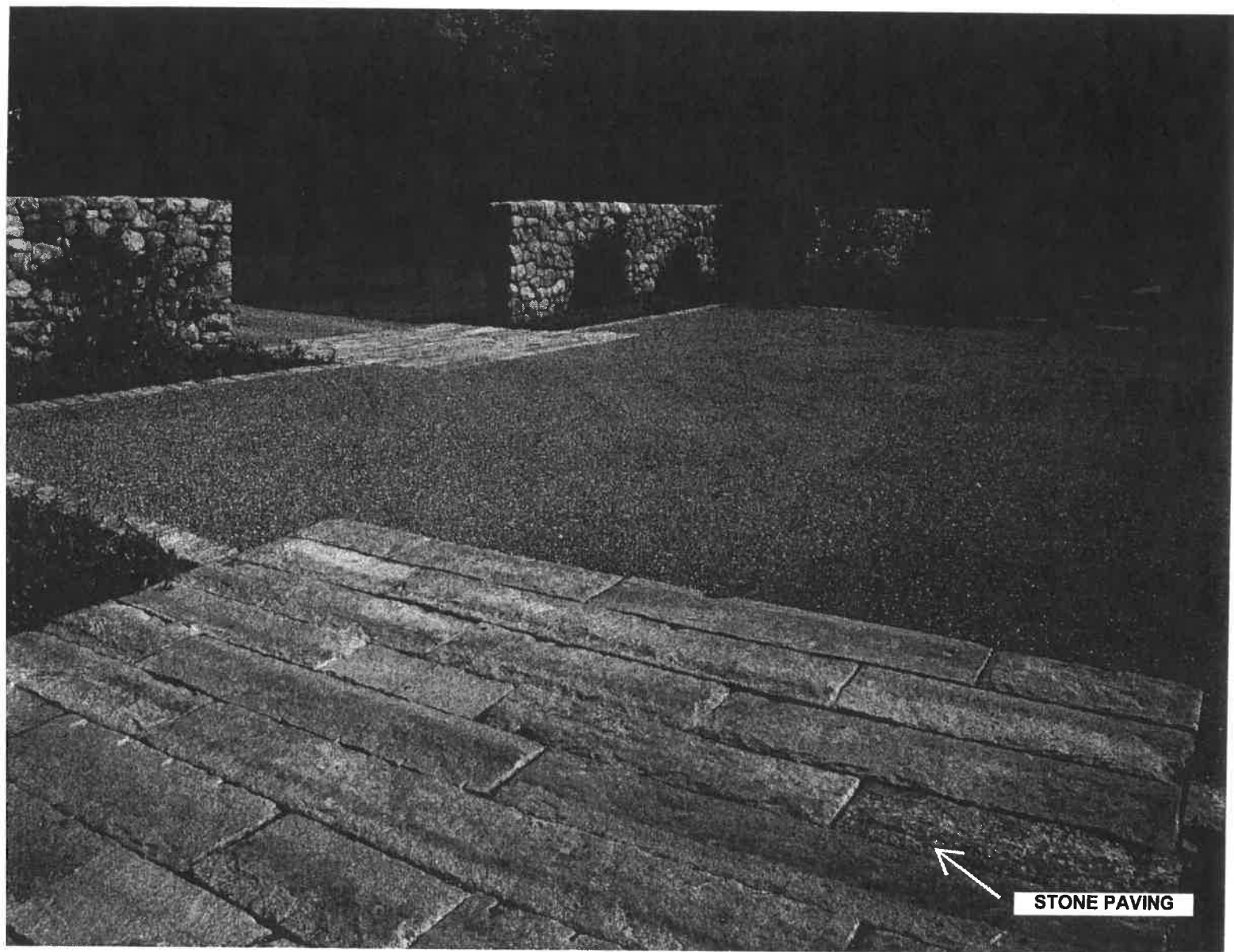
PROPOSED PLANTING SCHEDULE

SYMBOL	QUANTITIES	LATIN NAME	COMMON NAME	SIZE
	61	<i>Clethra alnifolia</i>	Summersweet	#5
	756 SQ FT	<i>Comptonia peregrina</i>	Sweetfern	#1
	87	<i>Myrica pensylvanica</i>	Bayberry	#5
	11	<i>Pinus rigida</i>	Pitch Pine	6-8'
	72	<i>Viburnum dentatum</i>	Arrowwood Viburnum	#5
	9,750 SQ FT		Fescue Blend	
			Existing Trees	

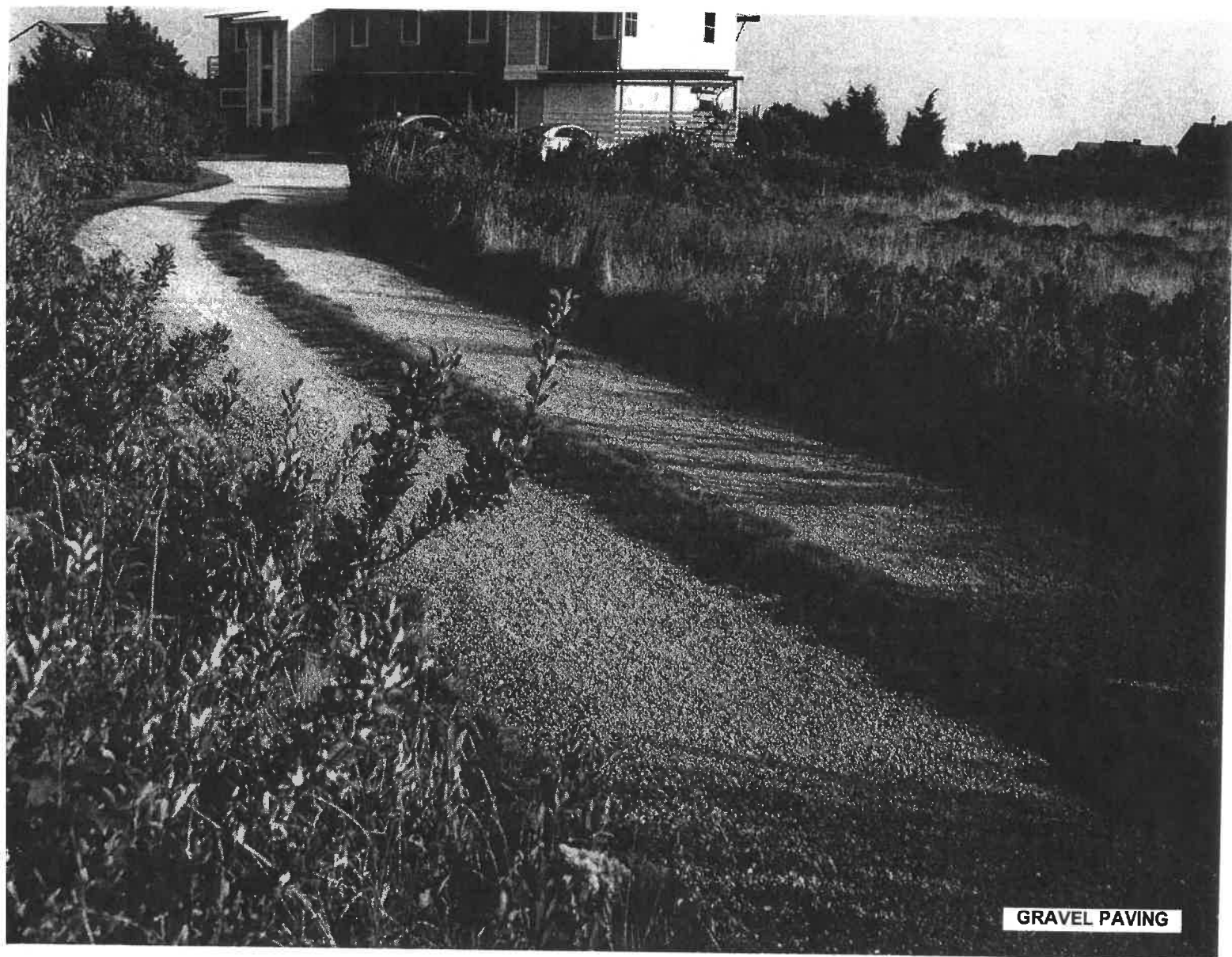




STONE STEPS



STONE PAVING



GRAVEL PAVING



STONEDUST PATHWAY



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leblancjones.com

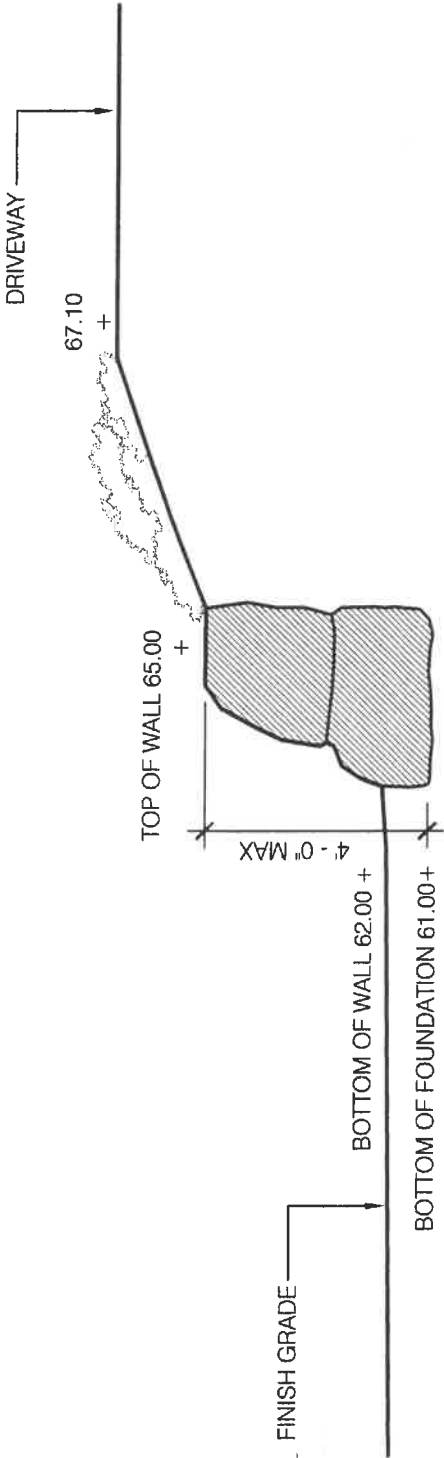
Revisions	
No	Description

12 OCEAN BLUFF LANE
TRURO, MA

Scale: 1/4" = 1'-0"
Project No: 1732
Date: 10-13-17

BOULDER WALL
SECTION

SK 1

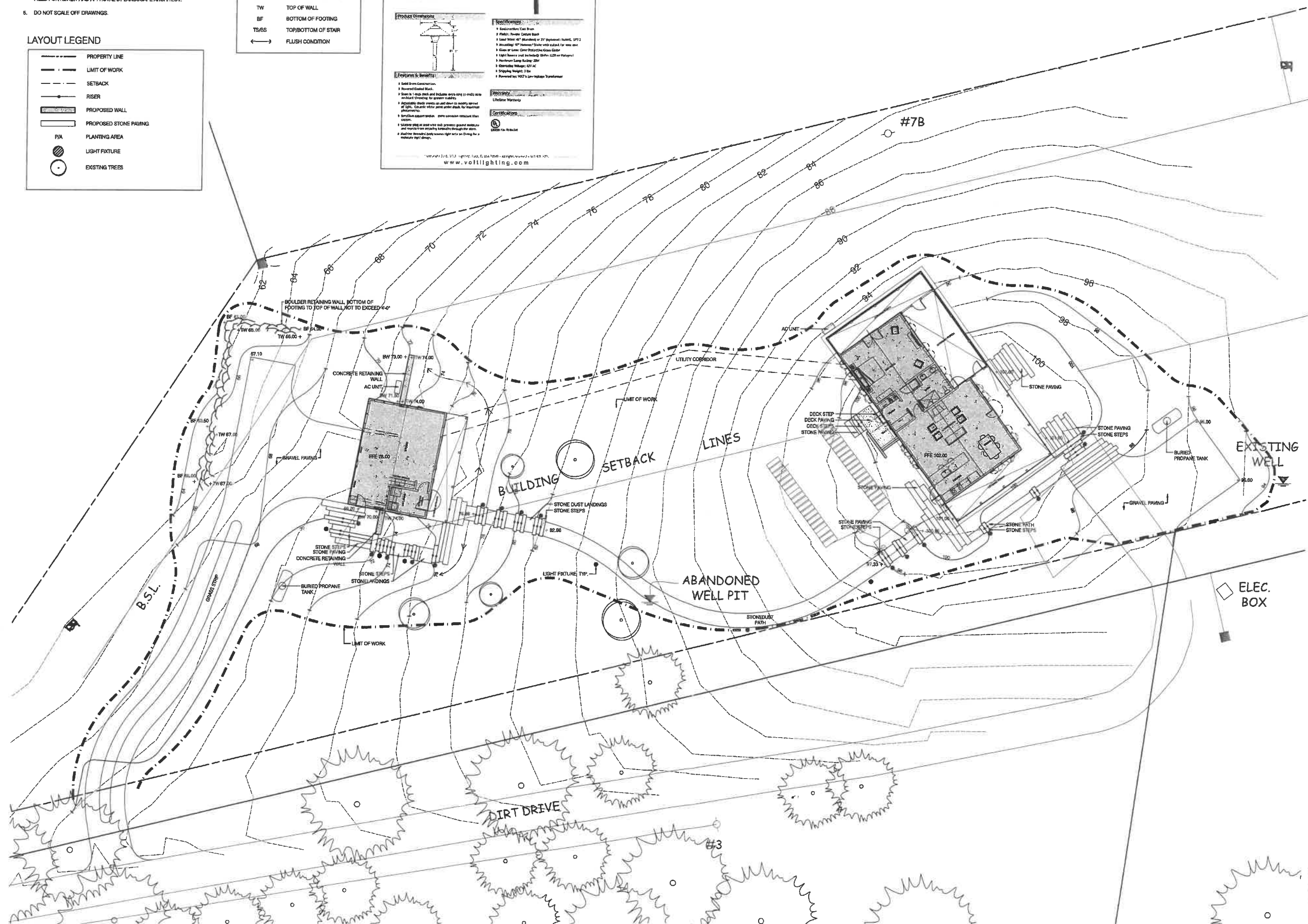


1. ALL LINES AND DIMENSIONS ARE PARALLEL, OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FACE OF WALL OR BUILDING, UNLESS OTHERWISE NOTED.
3. SUBMIT FULL SHOP DRAWINGS FOR PAVING LAYOUT AND PAVING SAMPLES TO LANDSCAPE ARCHITECT SHOWING FINISHES OF HORIZONTAL AND VERTICAL FACES AND FULL RANGE OF COLORS.
4. STAKE ALL PROPOSED HARDSCAPE LAYOUT AND ELEVATIONS IN FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
5. DO NOT SCALE OFF DRAWINGS.

	PROPOSED CONTOUR
	EXISTING CONTOUR
	SWALE
	STAIR RISER
+ (41.50)	EXISTING SPOT ELEVATION
+ 41.50	PROPOSED SPOT ELEVATION
HP/LP	HIGH POINT / LOW POINT
TW	TOP OF WALL
BF	BOTTOM OF FOOTING
TS/BS	TOP/BOTTOM OF STAIR
	FLUSH CONDITION

[illegible]

	PROPERTY LINE
	LIMIT OF WORK
	SETBACK
	RISER
	PROPOSED WALL
	PROPOSED STONE PAVING
	P/A
	PLANTING AREA
	LIGHT FIXTURE
	EXISTING TREES

[illegible]

Scale: 1"=10'
Project No: 1732
Date: 10-12-2017

LANDSCAPE PLAN

L1.0

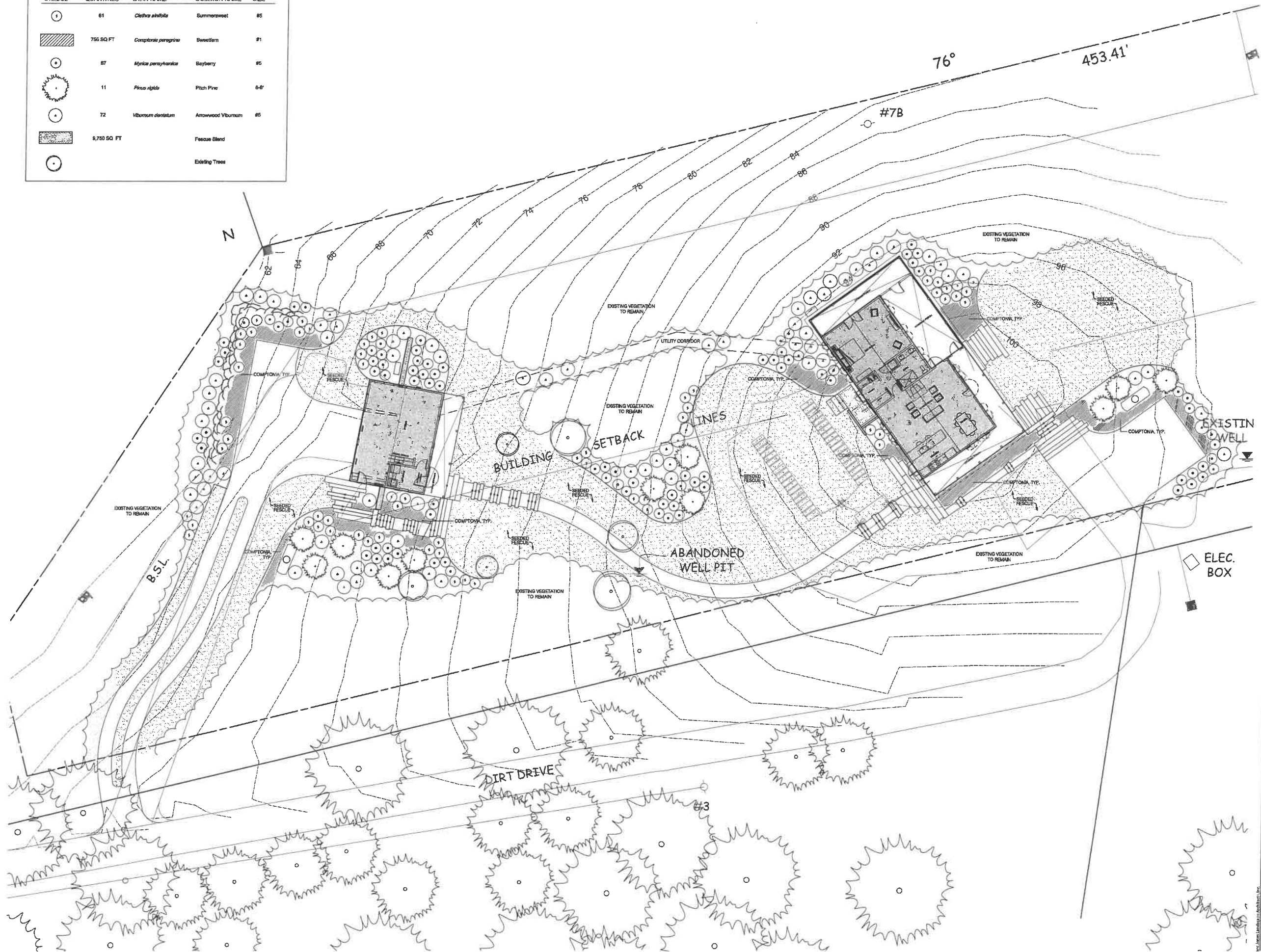


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Boston, MA 02118
617.425.5472
leblancjones.com

LEBLANC JONES LANDSCAPE ARCHITECTS, INC.

PROPOSED PLANTING SCHEDULE

SYMBOL	QUANTITIES	LATIN NAME	COMMON NAME	SIZE
①	61	<i>Clethra alnifolia</i>	Summersweet	#5
▨	756 SQ FT	<i>Comptonia peregrina</i>	Sweetfern	#1
⊙	87	<i>Myrica pensylvanica</i>	Bayberry	#6
⊙	11	<i>Pinus rigida</i>	Pitch Pine	6-8"
⊙	72	<i>Viburnum dentatum</i>	Arrowwood Viburnum	#5
▨	8,760 SQ FT		Fescue Blend	
⊙			Existing Trees	



Revisions	No	Date	Description

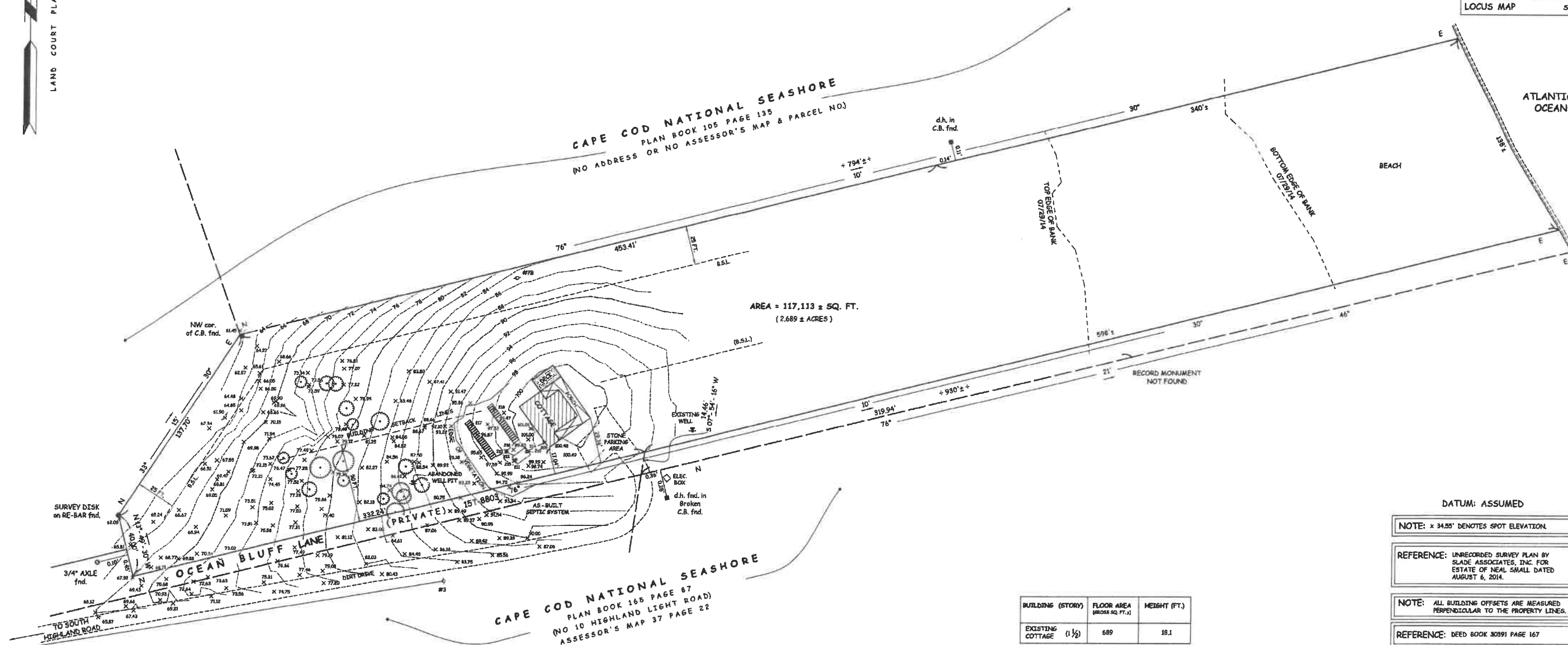
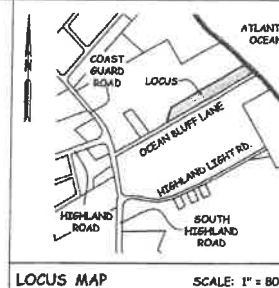
12 OCEAN BLUFF LANE
TRURO, MA

Scale: 1"=10'
Project No: 1732
Date: 10-12-2017

PLANTING PLAN

L2.0

LAND COURT PLAN 14660 A



BUILDING (STORY)	FLOOR AREA (GROSS SQ. FT.)	HEIGHT (FT.)
EXISTING COTTAGE (1 1/2)	689	18.1

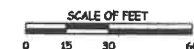
DATUM: ASSUMED

NOTE: x 34.95' DENOTES SPOT ELEVATION

REFERENCE: UNRECORDED SURVEY PLAN BY SLADE ASSOCIATES, INC. FOR ESTATE OF NEAL SMALL DATED AUGUST 6, 2014.

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

REFERENCE: DEED BOOK 30391 PAGE 167



SITE PLAN OF LAND IN

TRURO

AS PREPARED FOR

KENNETH S. KUCHIN

DEPICTING

EXISTING CONDITIONS

(NO. 12 OCEAN BLUFF LANE)

SCALE: 1 IN. = 30 FT. OCTOBER, 2017

WILLIAM N. ROGERS

PROFESSIONAL

CIVIL ENGINEERS & LAND SURVEYORS

41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.

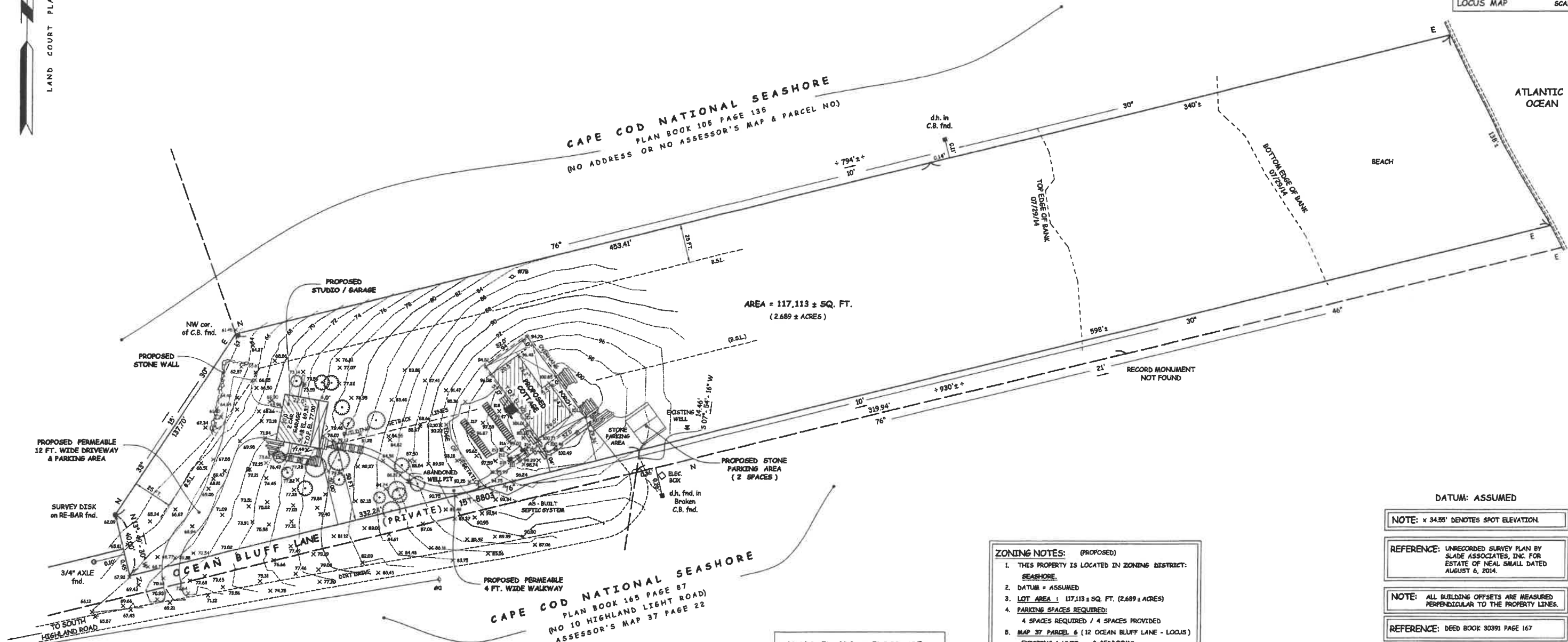
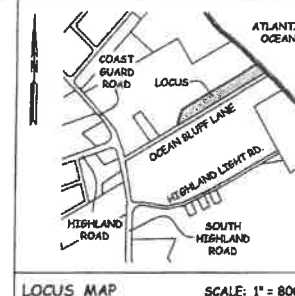
508.487.1565 / 508.487.5809 FAX

LEGEND:

D.M.H.	= DRAINAGE MANHOLE
M.H.	= MANHOLE
S.M.H.	= SEWER MANHOLE
W.G.	= WATER GATE
U.P.	= UTILITY POLE
U/G	= UNDERGROUND
L.P.	= LIQUID PROPANE



LAND COURT PLAN 14660 A



CAPE COD NATIONAL SEASHORE
PLAN BOOK 105 PAGE 135
(NO ADDRESS OR NO ASSESSOR'S MAP & PARCEL NO.)

AREA = 117,113 ± SQ. FT.
(2.689 ± ACRES)

CAPE COD NATIONAL SEASHORE
PLAN BOOK 165 PAGE 87
(NO 10 HIGHLAND LIGHT ROAD)
ASSESSOR'S MAP 37 PAGE 22

PROPOSED GROSS FLOOR AREA		
BUILDING (STORY)	FLOOR AREA (GROSS SQ. FT.)	HEIGHT (FT.)
RENOVATED COTTAGE (1)	1,181	22.8
STUDIO / GARAGE (2)	660	22.8

LEGEND:
D.M.H. = DRAINAGE MANHOLE
M.H. = MANHOLE
S.M.H. = SEWER MANHOLE
W.G. = WATER GATE
T.P. = UTILITY POLE
U/G = UNDERGROUND
L.P. = LIQUID PROPANE

ZONING NOTES: (PROPOSED)

- THIS PROPERTY IS LOCATED IN ZONING DISTRICT: **SEASHORE**.
- DATUM = ASSUMED
- LOT AREA : 117,113 ± SQ. FT. (2.689 ± ACRES)
- PARKING SPACES REQUIRED:
4 SPACES REQUIRED / 4 SPACES PROVIDED
- MAP 37 PARCEL 6 (12 OCEAN BLUFF LANE - LOCUS)
EXISTING 1 UNIT - 3 BEDROOMS.
PROPOSED 2 UNITS - 2 BEDROOMS.
- LOT COVERAGE: (EXISTING) **1.7%**
BUILDINGS: 689 SQ. FT.
DECKS: 510 SQ. FT.
PARKING AREAS: 781 SQ. FT.
- LOT COVERAGE: (PROPOSED) **6.0%**
BUILDINGS: 1,841 SQ. FT.
DECKS: 1,013 SQ. FT.
PARKING AREAS & DRIVEWAY 2,824 SQ. FT.
WALKWAYS: 1,370 SQ. FT.

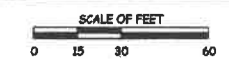
DATUM: ASSUMED

NOTE: x 34.55' DENOTES SPOT ELEVATION.

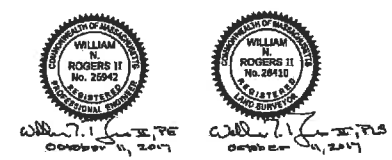
REFERENCE: UNRECORDED SURVEY PLAN BY SLADE ASSOCIATES, INC. FOR ESTATE OF NEAL SMALL DATED AUGUST 6, 2014.

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

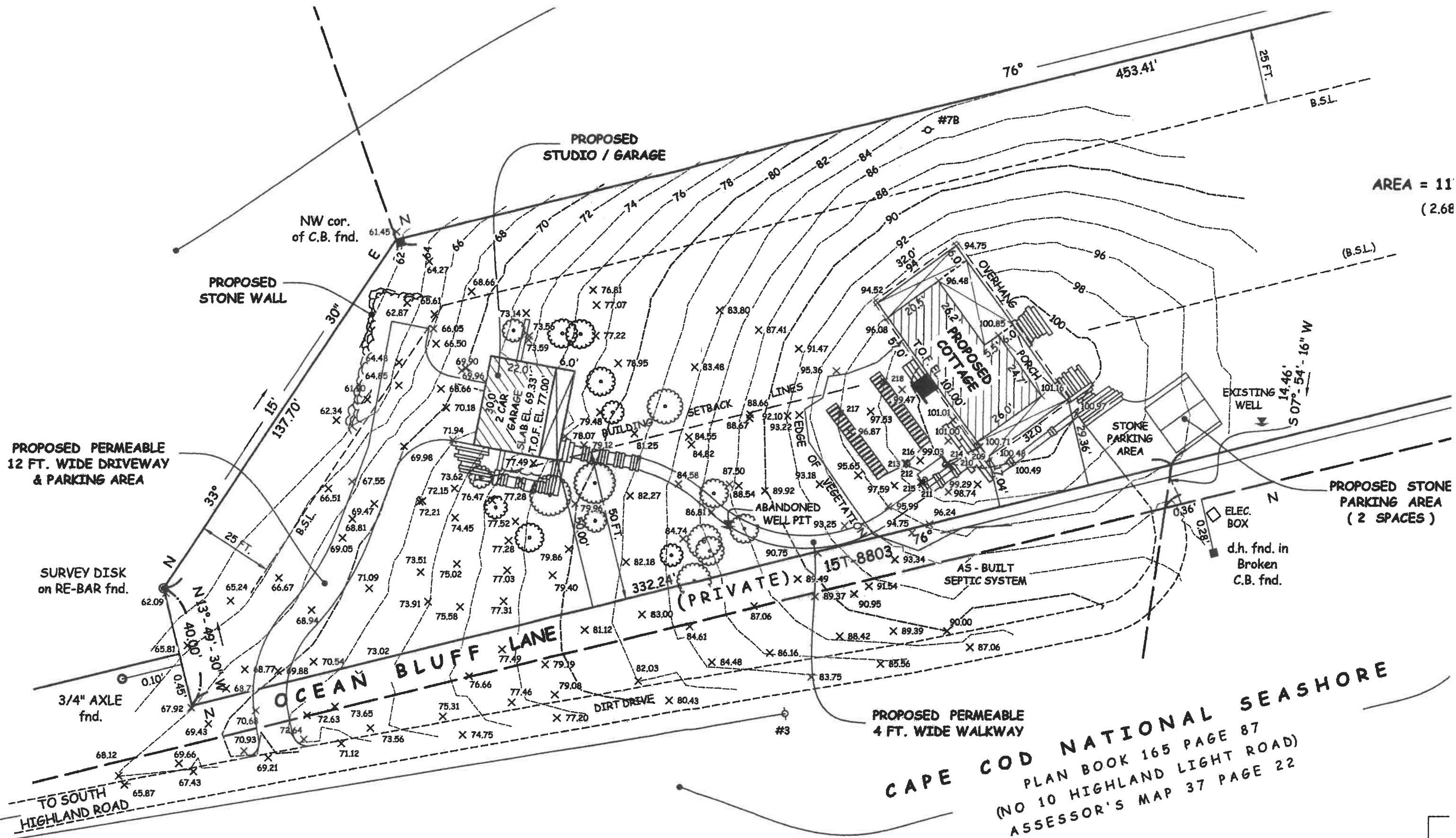
REFERENCE: DEED BOOK 30391 PAGE 167

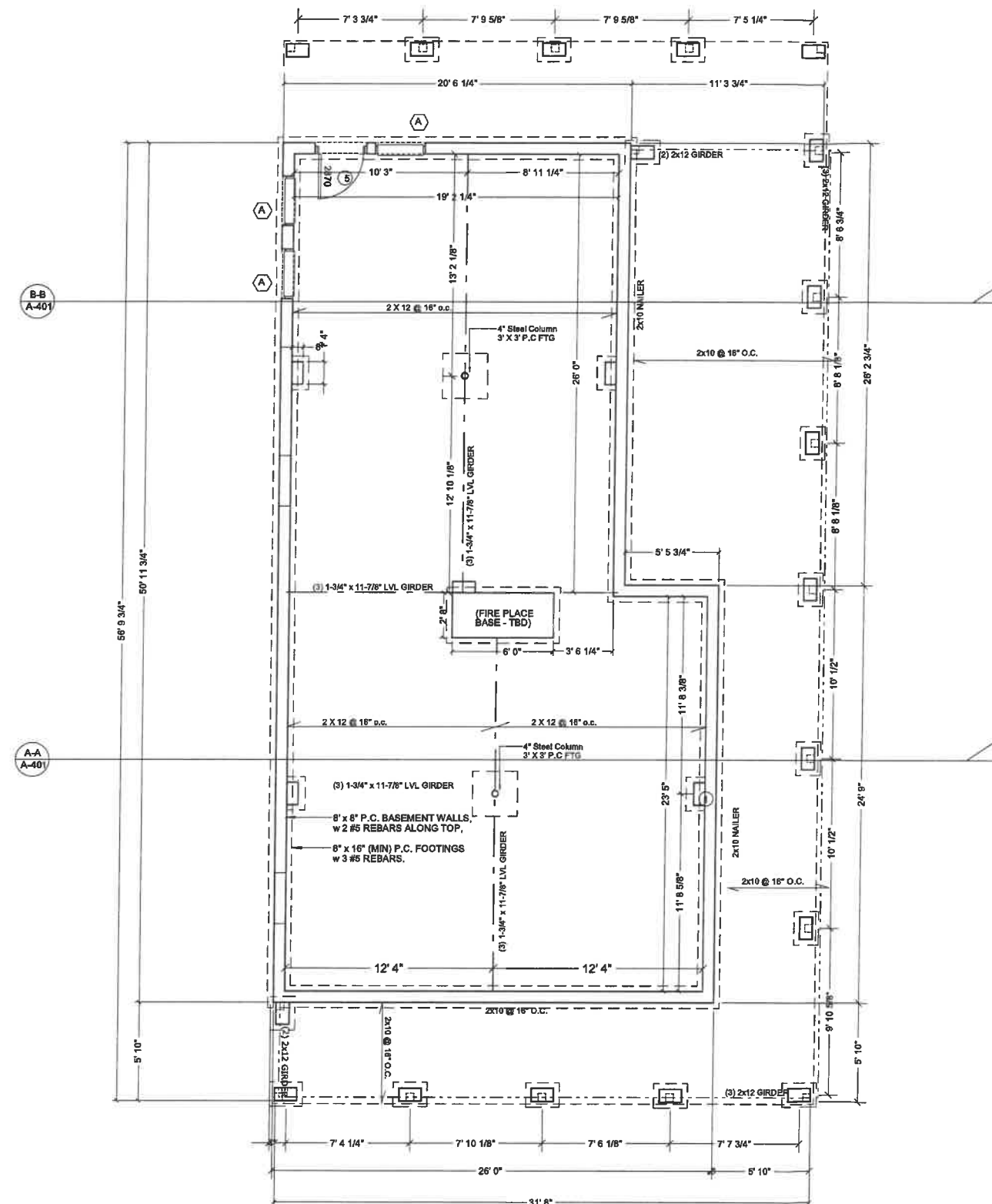


SITE PLAN OF LAND IN
TRURO
AS PREPARED FOR
KENNETH S. KUCHIN
DEPICTING
PROPOSED CONDITIONS
(NO. 12 OCEAN BLUFF LANE)
SCALE: 1 IN. = 30 FT. OCTOBER, 2017
WILLIAM N. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1565 / 508.487.5809 FAX



DETAIL / SITE PLAN

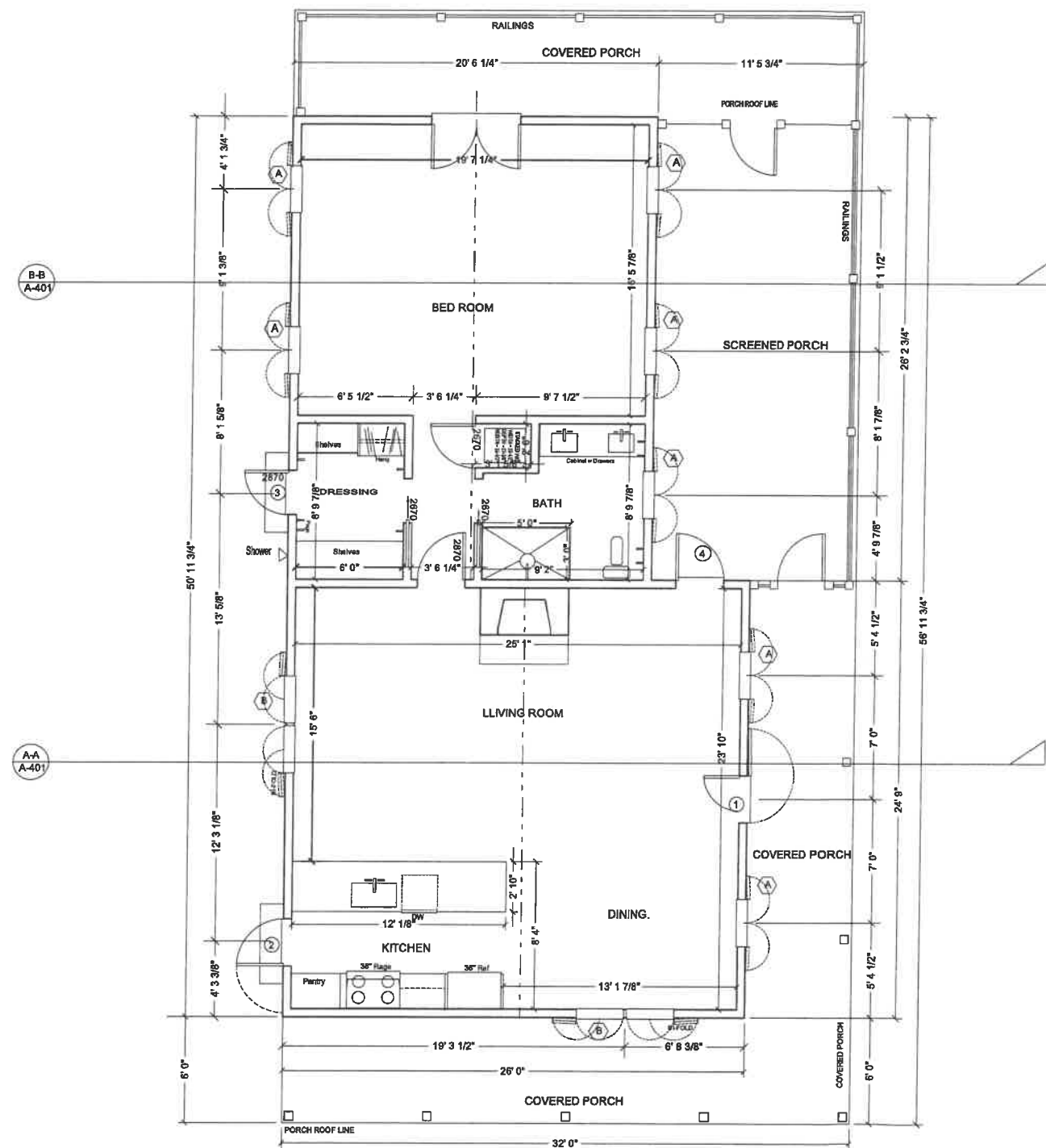




BASEMENT PLAN

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	660 SQ FT

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSTRABBS@AOL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/04/07 2017/04/18 2017/08/30 2017/08/09
BASEMENT PLAN	
SCALE: 1" = 4'	SHEET A-201



FIRST FLOOR

COTTAGE BASEMENT	1,182 SQ FT
COTTAGE 1ST	1,182 SQ FT
COVERED PORCH AREA	680 SQ FT

SCHULZ / PEABODY Design Group
P.O. BOX 2307
SOUTHAMPTON, NEW YORK 11969
(631) 283-7231 (EMAIL: MSPEABO@AOL.COM)

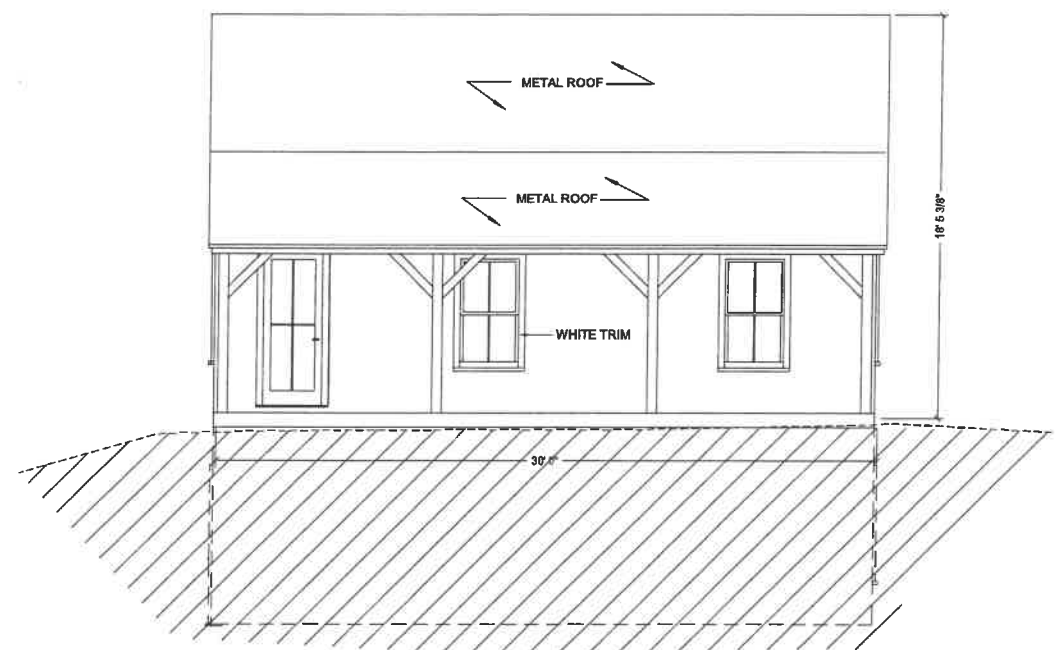
Kuchin/Morgan Residence
12 Ocean Bluff Lane
Truro, MA.

FIRST FLOOR

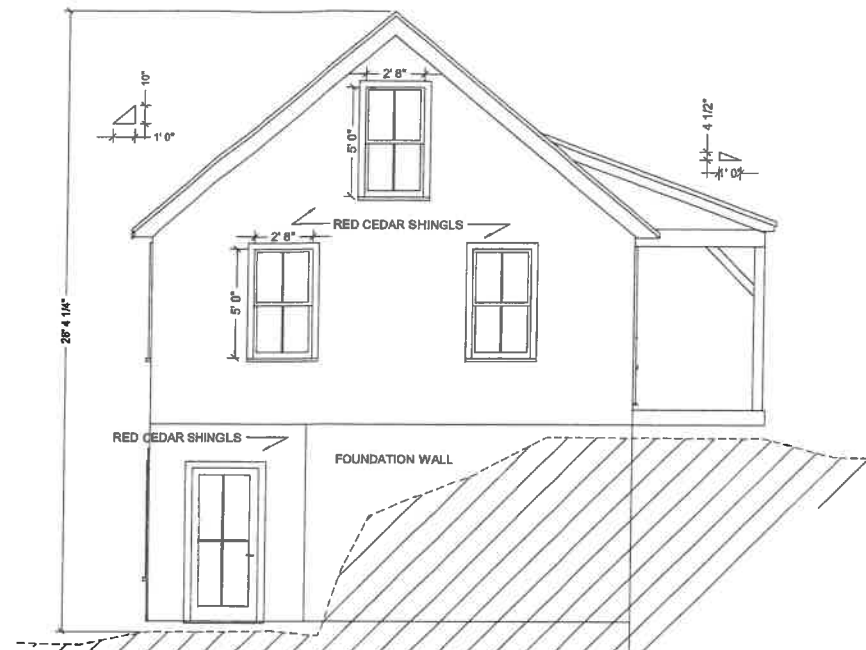
SCALE: 1" = 4'

DATE
2017/04/07
2017/04/18
2017/08/30
2017/09/05

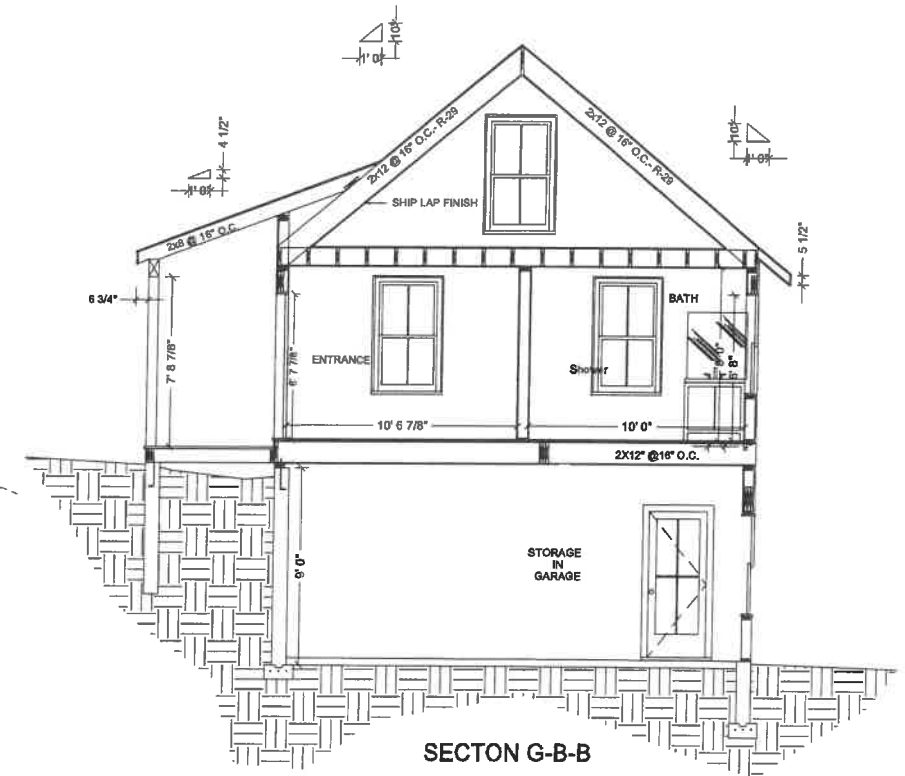
SHEET
A-202



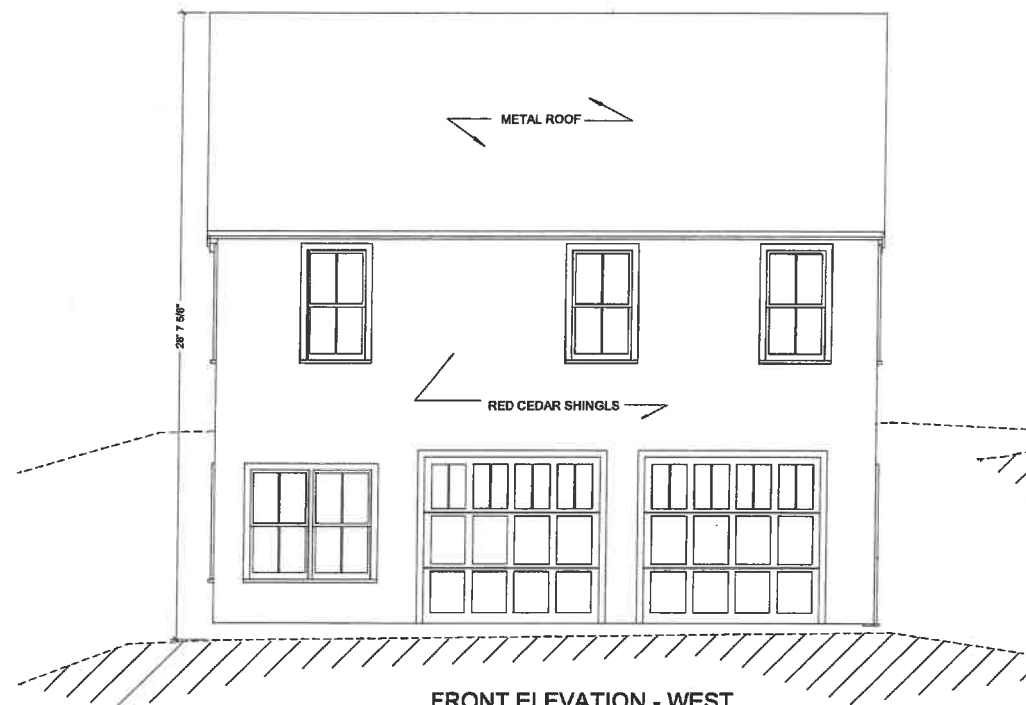
FRONT ELEVATION - EAST



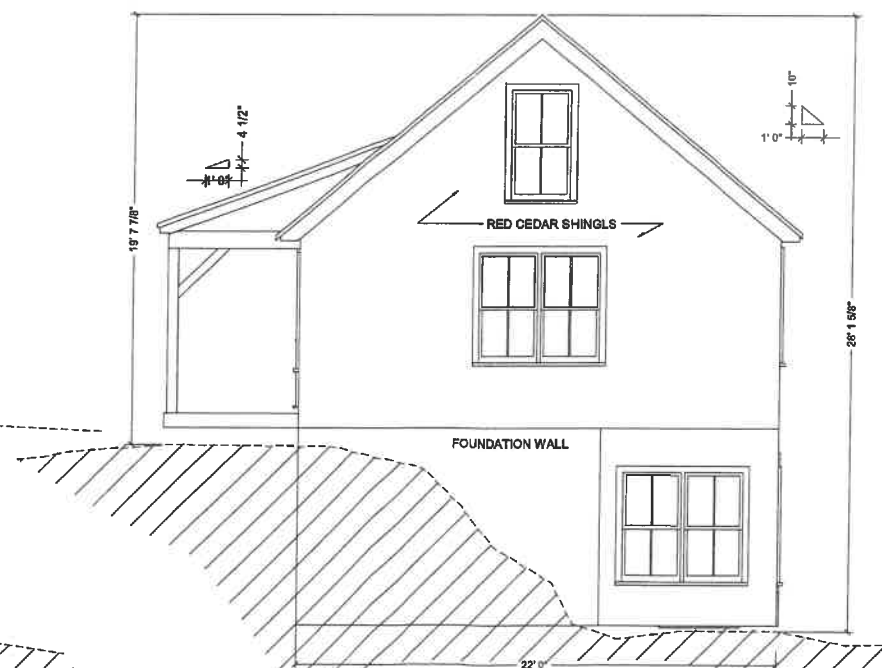
SIDE - LEFT ELEVATION - SOUTH



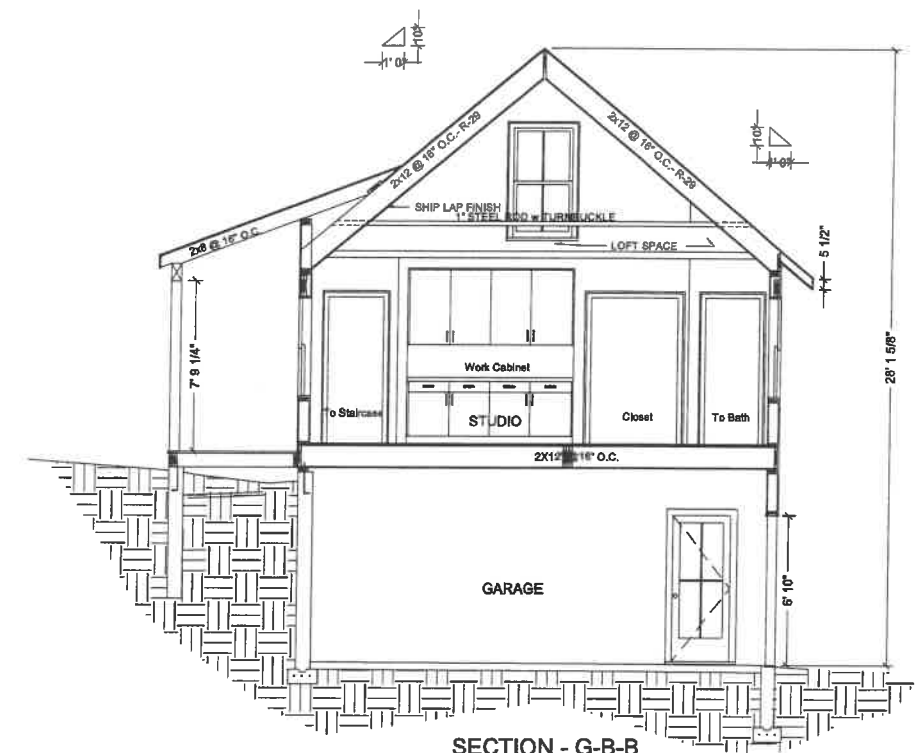
SECTION G-B-B



FRONT ELEVATION - WEST



FRONT ELEVATION - NORTH



SECTION - G-B-B

SCHULZ / PEABODY Design Group
P.O. BOX 2307
SOUTHAMPTON, NEW YORK 11969
(631) 283-7231 (EMAIL: MSP@AOL.COM)

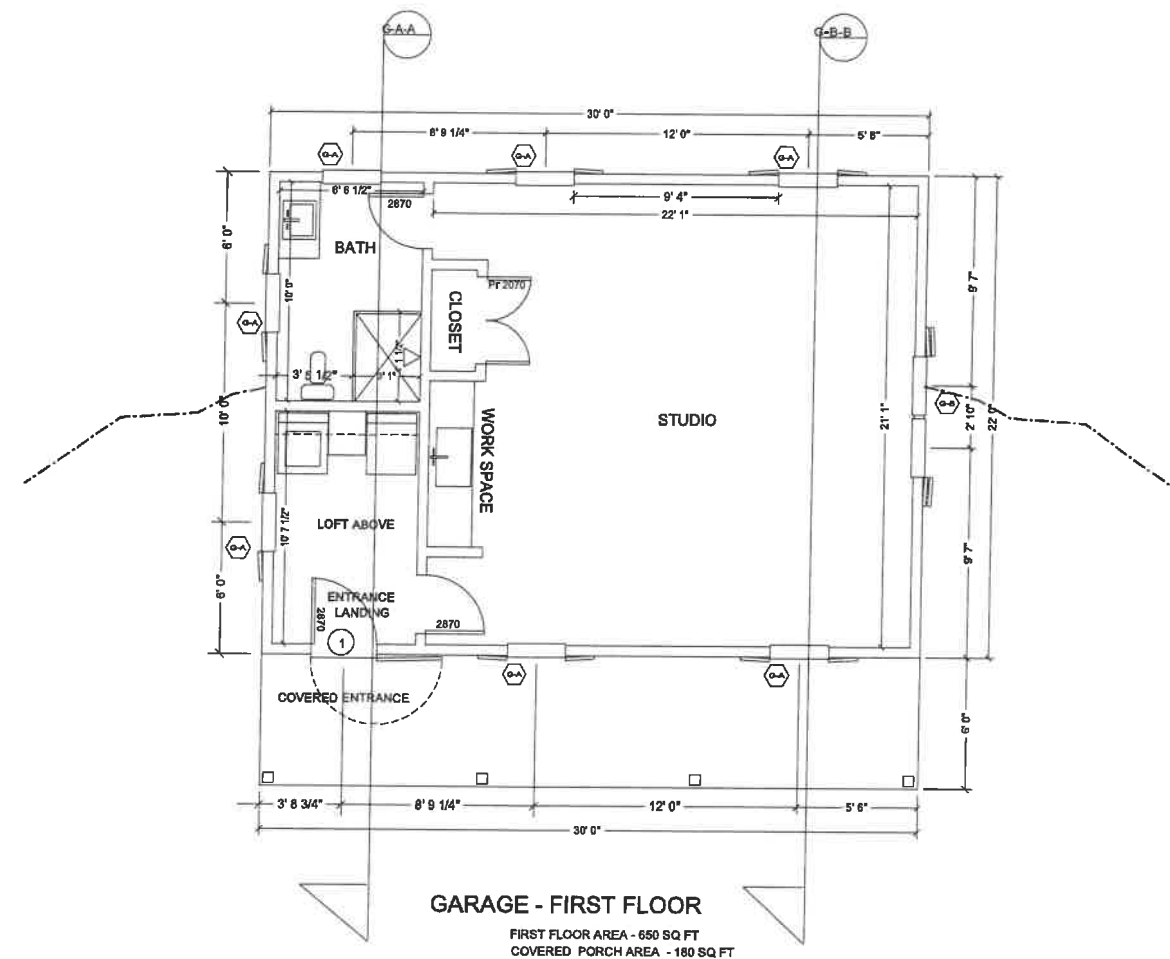
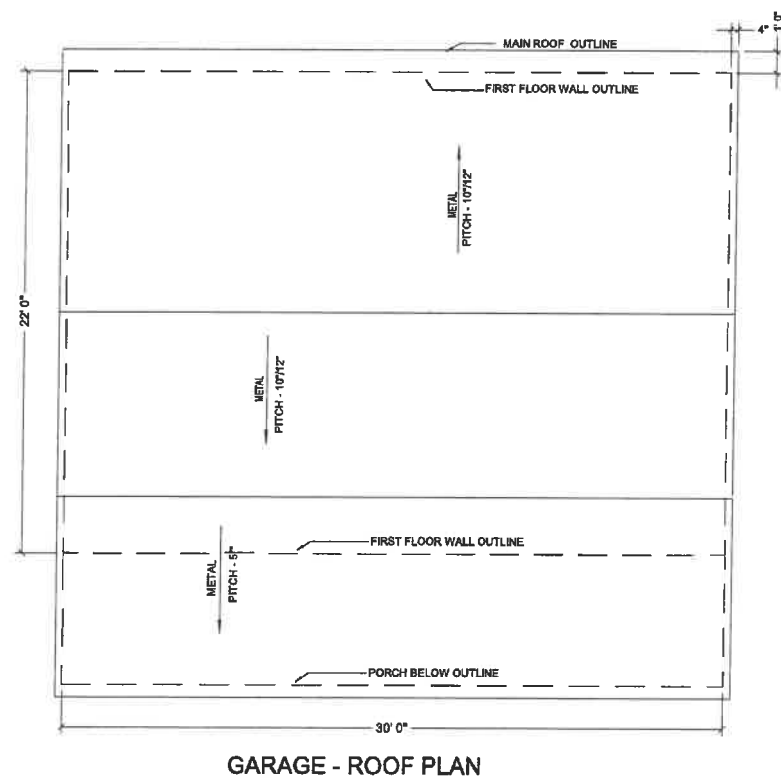
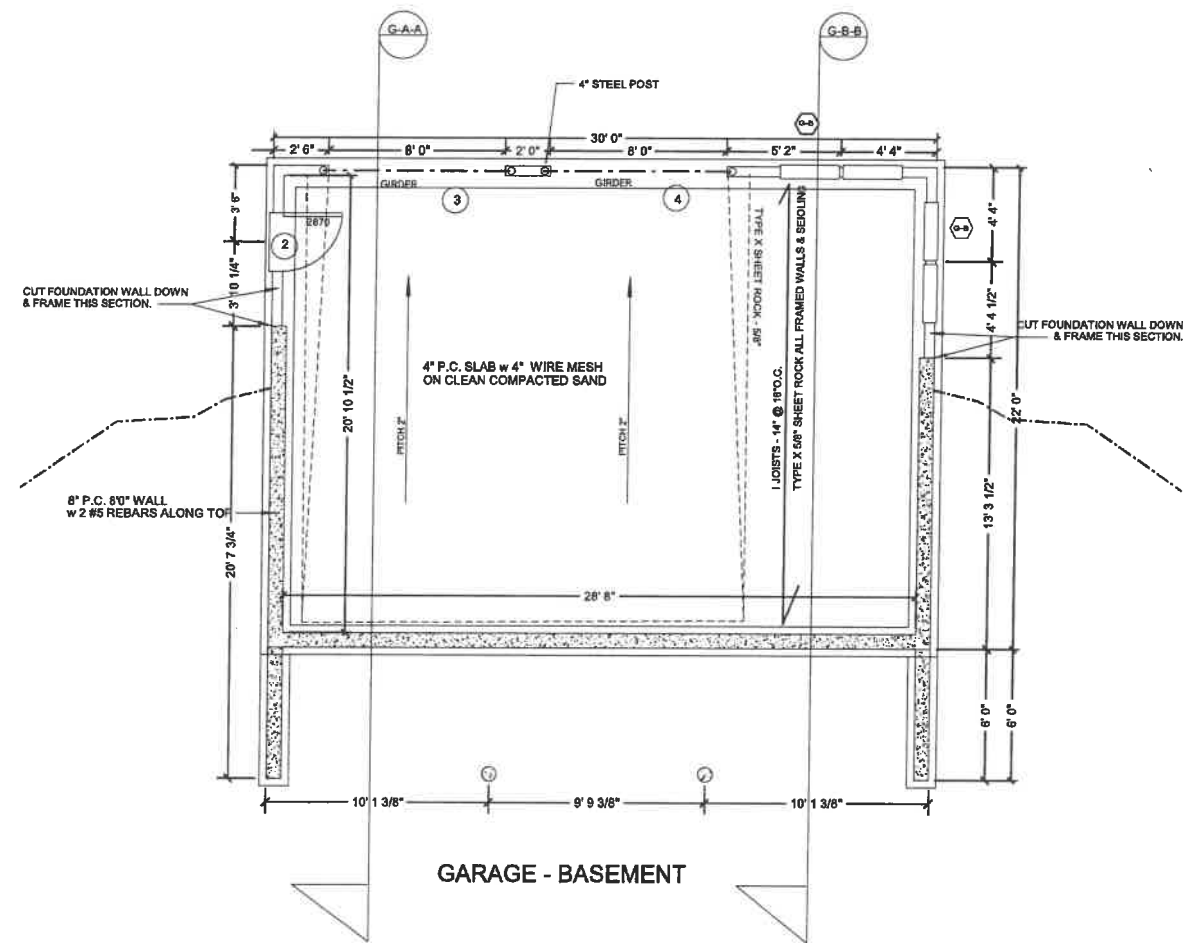
Kuchin/Morgan Residence
12 Ocean Bluff Lane
Truro, MA.

GARAGE
ELEVATIONS
SECTIONS

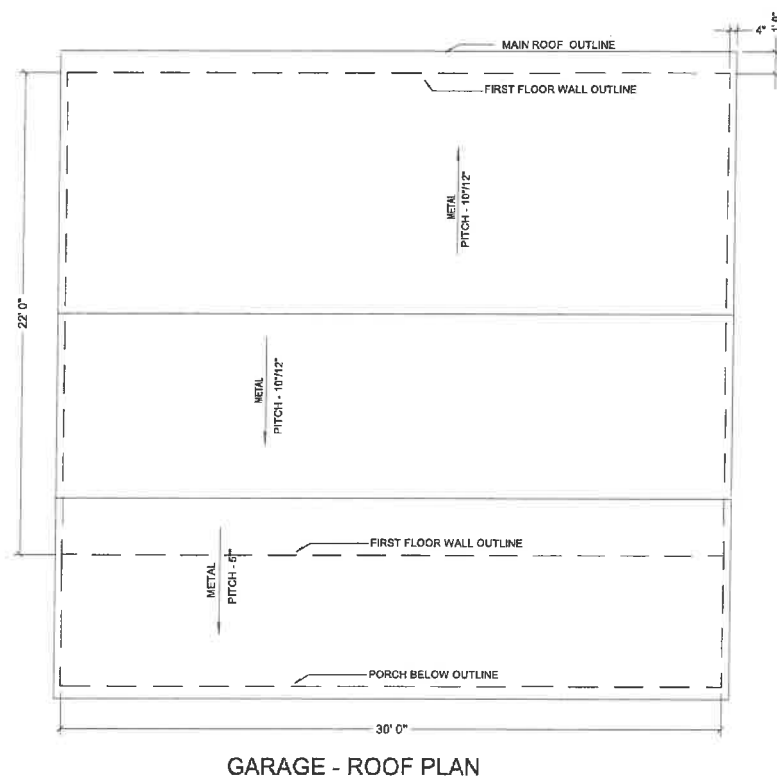
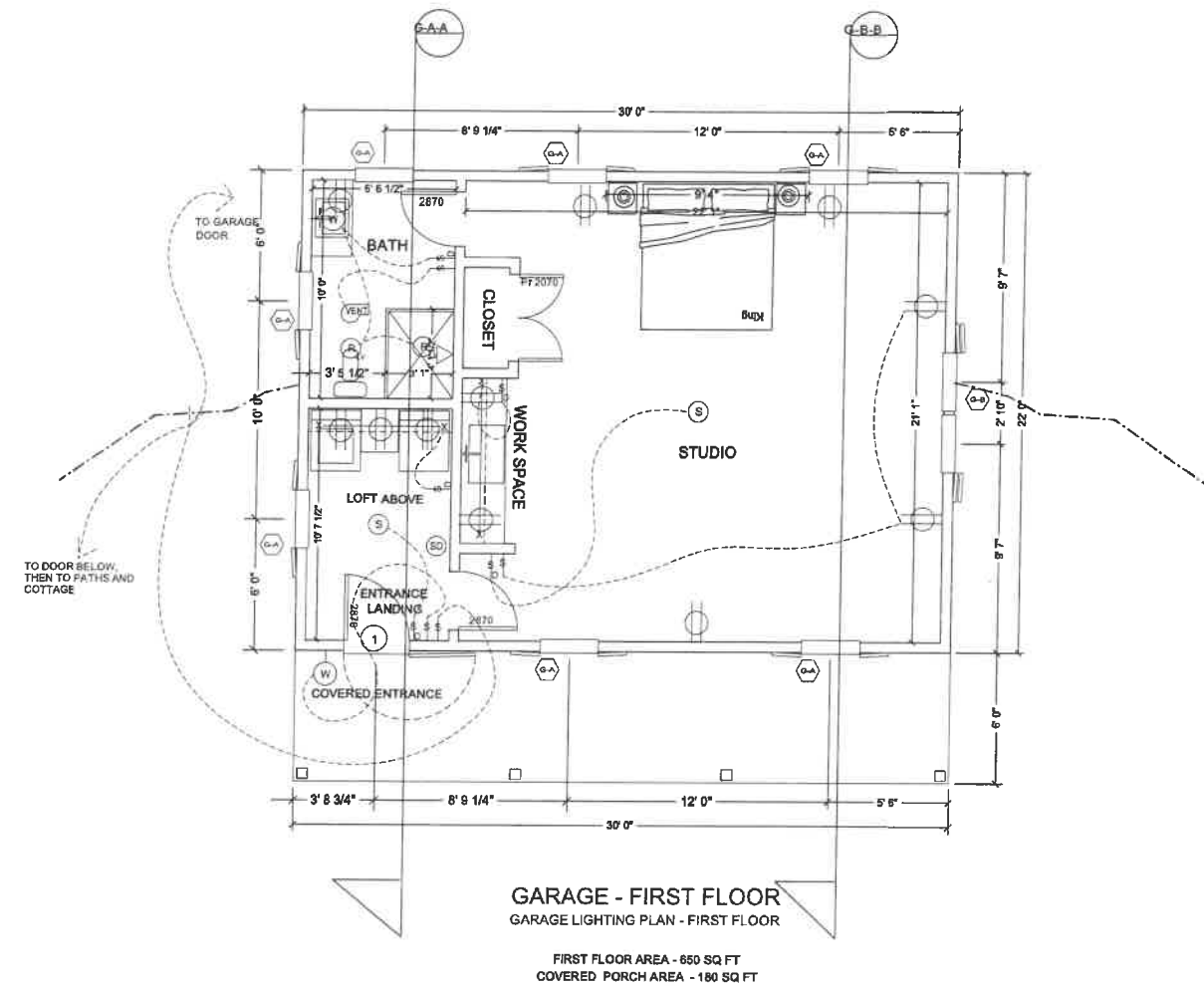
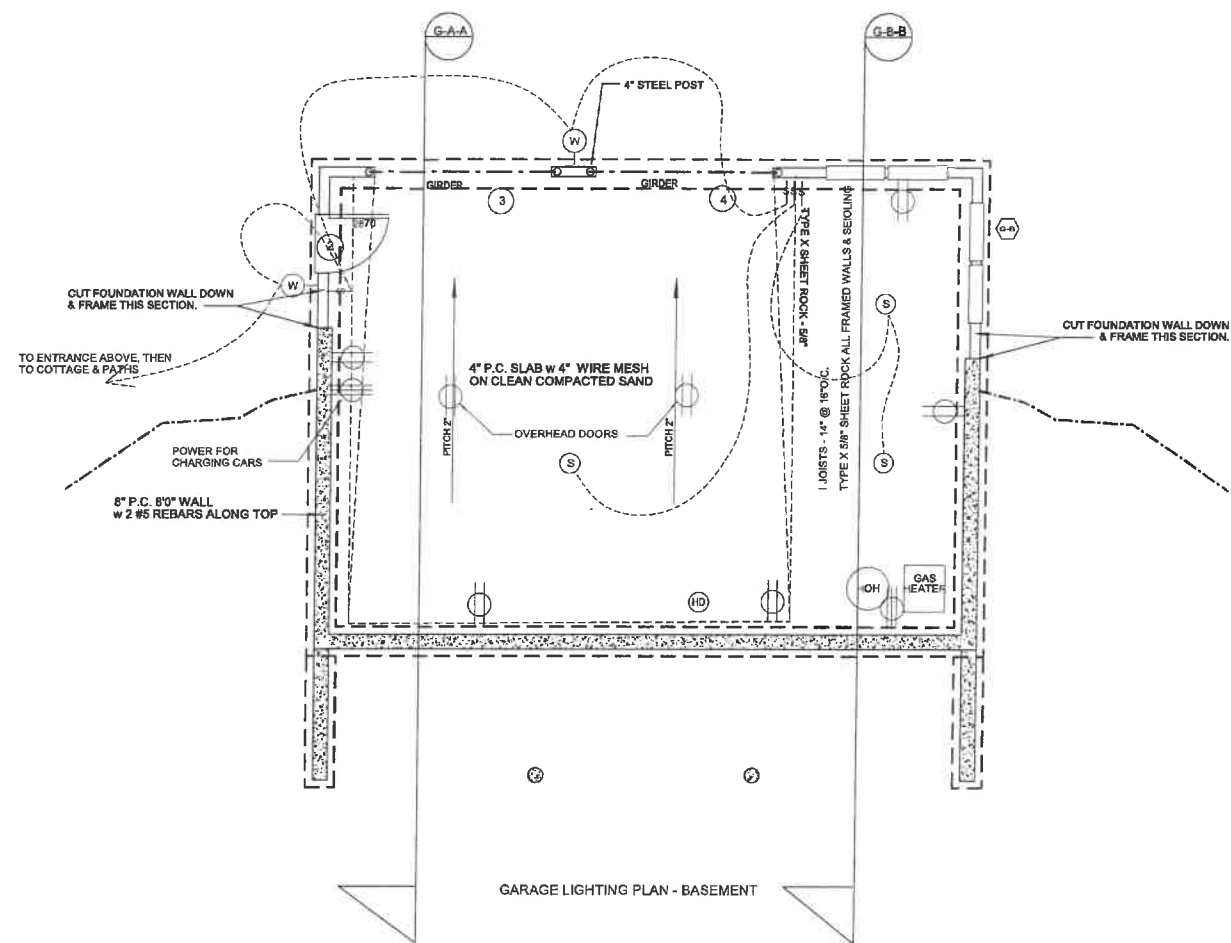
SCALE: 1" = 4'

DATE
2017/09/05

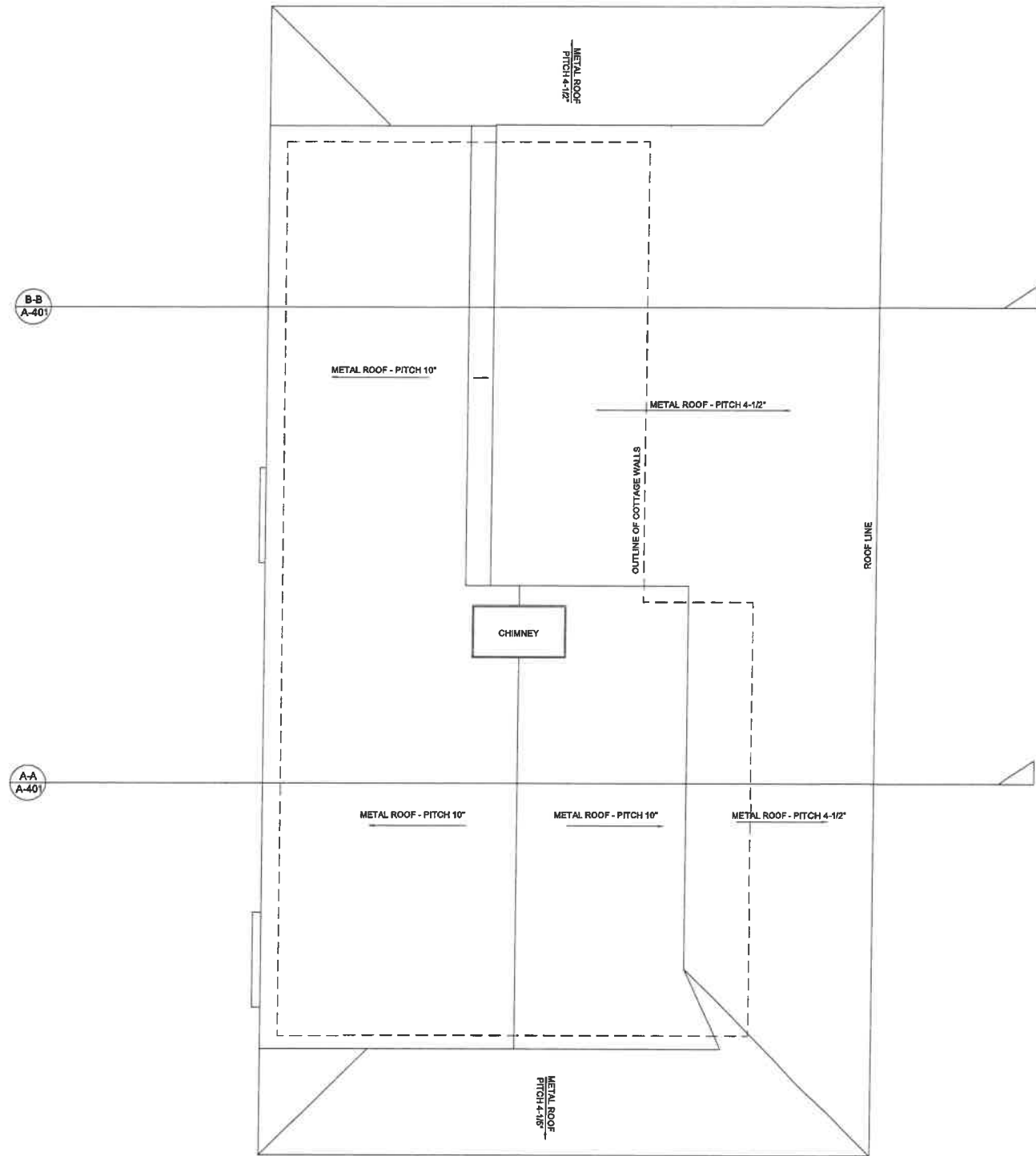
SHEET
G-102



SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEARS@AOL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/08/06
GARAGE PLANS	
SCALE: 1/2" = 1'	
SHEET G-101	



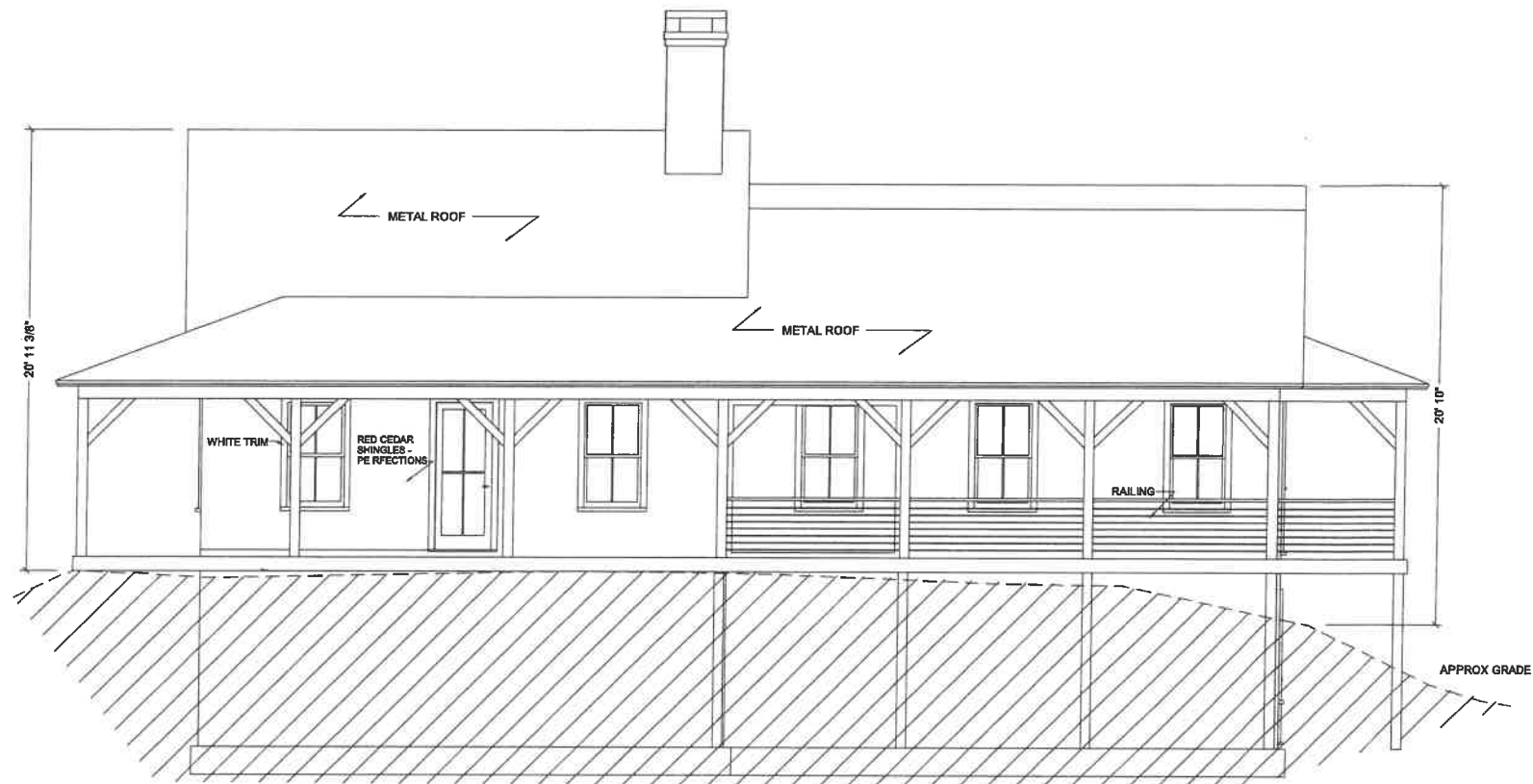
SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEARE@AOL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/09/05 2017/09/13
GARAGE PLANS LIGHTING PLANS	
SCALE: 1/2" = 1'	SHEET G-101



ROOF PLAN

COTTAGE BASEMENT	1,182 SQ. FT.
COTTAGE 1ST	1,182 SQ. FT.
COVERED PORCH AREA	660 SQ. FT.

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEARS@AOL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/04/07 2017/04/16 2017/08/30 2017/09/05
ROOF PLAN	SHEET A-203
SCALE: 1" = 4'	



ELEVATION - EAST



ELEVATION - SOUTH

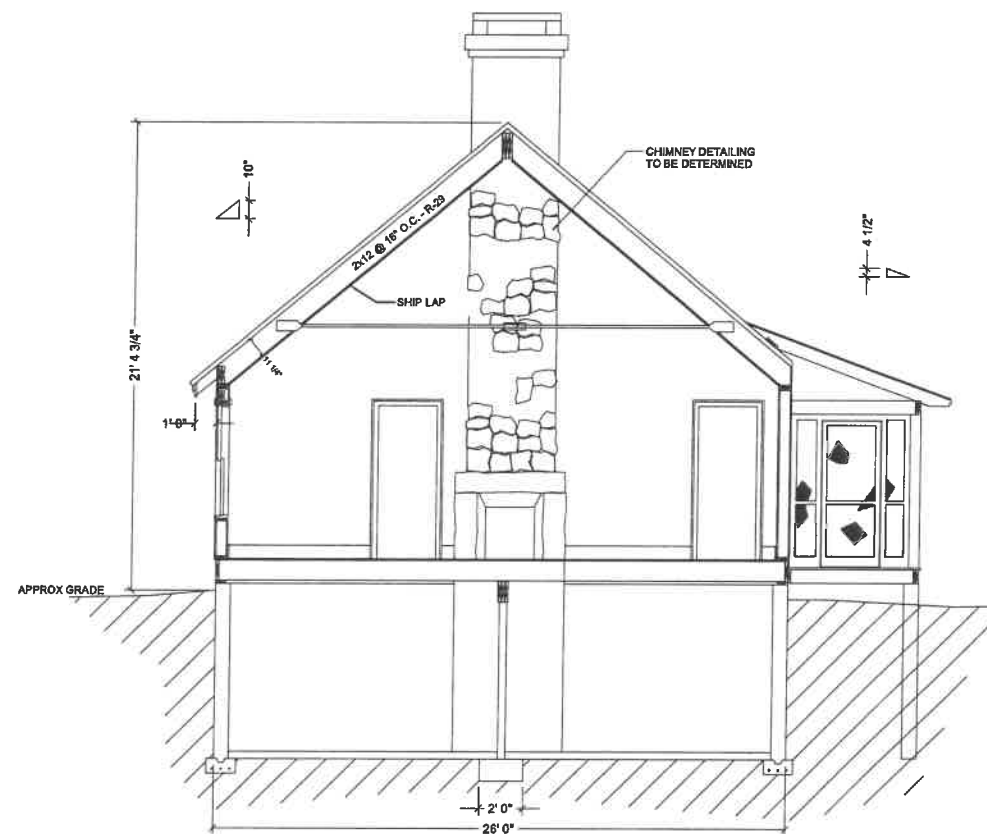


ELEVATION - WEST

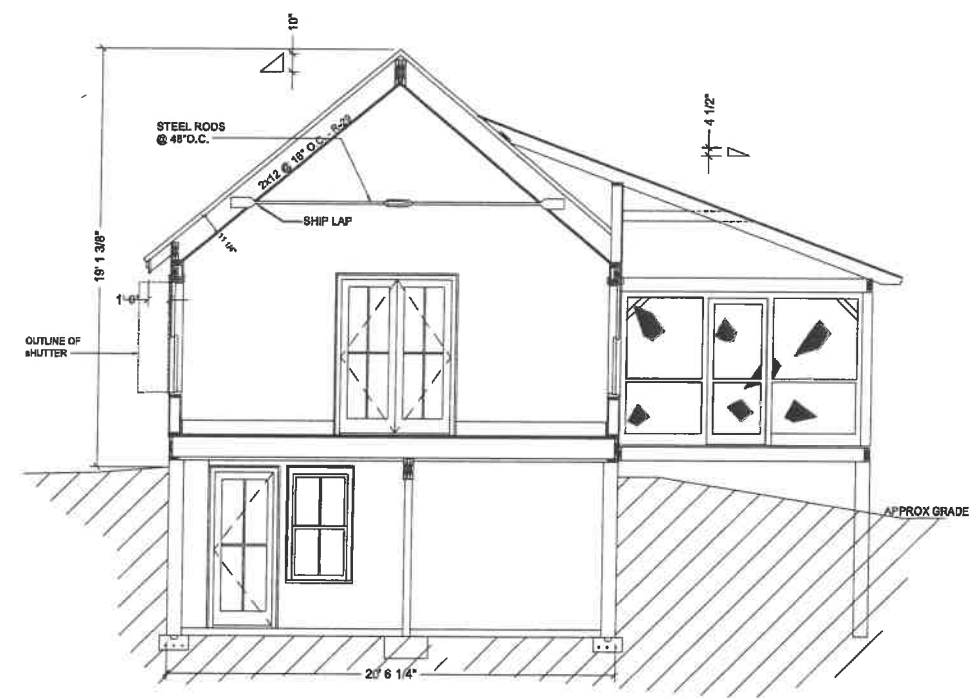


ELEVATION - NORTH

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 283-7231 (EMAIL: MSPEABO@AOL.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/04/07 2017/04/18 2017/08/06
ELEVATIONS COTTAGE	
SCALE: 1" = 4'	SHEET A-301



SECTION A-A



SECTION B-B

SCHULZ / PEABODY Design Group P.O. BOX 2307 SOUTHAMPTON, NEW YORK 11969 (631) 285-7251 (EMAIL: MP@SCHULZPEABODY.COM)	
Kuchin/Morgan Residence 12 Ocean Bluff Lane Truro, MA.	DATE 2017/09/05
COTTAGE SECTIONS	
SCALE: 1" = 4' SHEET A-401	

Collier Re

DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.

Property Owner(s) and/or Applicant(s): Kevin S. Kuchin, by agt/atty Benjamin Zehnder,

Property Location: 12 Ocean Bluff Lane

Atlas Sheet: 37 Parcel(s): 6 (2017-015/ZBA)

Hearing Date: Monday, October 30, 2017

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance (amendment)	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	<u> </u> Abstain
& Other	<input type="checkbox"/>	

Motion (Todd, 2nd Perkel): In the matter of 2017-015/ZBA, Kevin S. Kuchin, by agt/atty Benjamin Zehnder, for property located at 12 Ocean Bluff Lane, (Atlas Sheet 37, Parcel 6)(Reg. of Deeds title ref: Book 30391, Page 167) to grant a Special Permit, w/ref. to Sec. 30.7. of the Zoning Bylaw for the alteration/construction of a pre-existing, non-conforming structure(cottage) and construction of an accessory garage structure, as per plans filed, on a pre-existing, non-conforming lot, with non-conforming elements of the existing setbacks on the southern property line and lack of frontage issue on Ocean Bluff Lane. The ZBA finds no increase in non-conformity and further Finds said Grant is not more substantially detrimental to the neighborhood and in keeping with the intent of the Turo Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

	<u>11/1/17</u>
Signature	Date

Received, Office of the Town Clerk:

	<u>NOVEMBER 7 2017</u>
Signature	Date

I hereby certify that this decision was filed with the Office of the Town Clerk on _____ and 20 (twenty) days have elapsed since the date of filing, and:

No Appeal has been filed.

An Appeal has been filed and received in this office on: _____

Signature	Date
-----------	------

NOTE: Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.

Cally Harper

From: mermaid1223
Sent: Monday, November 27, 2017 1:19 PM
To: Cally Harper
Subject: demolition of 12 Ocean Bluff Lane ("Spion Kop") - 12/6/17 Public Hearing for such

Hello - I am a 62 year old that has been intrigued by, drawn to, and just plain fell in love with North Truro- the Highland District, in particular - the 1st time I saw it when I was 23, and have summered here in this locale every year since then until moving here to North Truro full-time last January.

I am concerned with the request that lies before the Planning Board for the removal and replacement of the historic building, as well as an accessory building (garage/studio) added, known to those of us with deep ties and love for Truro, as "Spion Kop", but referenced to in the notice published in the 11/9 Banner as "12 Ocean Bluff Lane" regarding the 12/6 Planning Board public hearing of this matter. It is hard to fathom that this could be allowed to happen, with its historical significance and ties to a historical figure, and being in a historically designated district. From what I understand, 3 of numerous factors that must be taken into account when a building is being considered for demolition, are 1) its age - it must be at least 75 years old to be 'significant'; and 2) its' connections to a historic figure. It is at least 77 years old (if you go by the packet available for public review by the planning board, as their packet only traced it back to 1940, but it could very well be much older). It was the family home of the first lighthouse keeper (Mr. Small) of the oldest lighthouse on the cape - our beloved Highland Light. It is tied as closely to the Lighthouse as the Highland House Museum is! It is in the Historic Highlands District. Need I say anymore? But, also, then 3) - another consideration is whether its' architectural style is of significance. From my albeit limited knowledge, it is classic Cape Cod Style, with deep victorian influences. Of the numerous considerations that are listed in the Historical Commission's Guidelines when a building's owner is seeking permission for demolishing an existing building, those are just 3 that fit the bill.

It has always been in the Small family, until the recent heirs sold it in March. I have had the personal privilege of staying at Spion Kop many years ago - the Small family was gracious to allow me to. Did you know they hauled rocks up the cliffs to build the fireplace there? The library in the house itself was a treasure trove, including the original ship-watching logs by Cape Cod Light's 1st keeper (Mr. Small), as well as original first-edition copies of books he wrote, not to mention paintings and antiques - where they wound up, I do not know.

I was shocked, and dismayed, when watching the last Planning Board Mtg. that Mr. Solog (Chair) didn't appear to know where 12 Ocean Bluff Lane was - which begs the question, how can a building of historical significance be protected and advocated for when its' historical significance is obviously unknown to the Planning Board chair? Or that its' name has always been "Spion Kop", as well as its unique connection to a locally historic family (The Smalls) and Truro's most valuable landmark (The Highland Light). Its' view shed is a 360 degree panorama, not only all the way out to sea, but all of the surrounding landscape, including all the way to the P-Town Monument. It is quite the prominent site as one makes their way down Highland Road to Coast Guard Beach - it looms straight ahead, high up on the bluffs, the epitome of classic cape cod, sweet and proud standing sentinel, and very, very visible for all to see.

It should NOT be demolished, removed or severely altered. Its' protection needs to be advocated for.

Darcee Vorndran

North Truro, MA 02652



TRURO FIRE RESCUE
344 ROUTE SIX, P.O. BOX 2013
TRURO, MASSACHUSETTS 02666

Timothy J Collins
Fire Chief

Telephone (508) 487-7548
Facsimile (508) 487-6708

To: Ms. Caroline Harper, PhD/ Town Planner
From: Tim Collins
Date: 28 November 2017
Re: Ocean Bluff Property

Ms. Harper, I have corresponded with the National Park Service regarding the property located at 12 Ocean Bluff and both North District Ranger Chris Hartsgrove and Park Planner Lauren McKean have no issues if clearing the roadway is for safe passage, is confined to the 14'x14' brushing standard and there is no ground disturbance (Flush cutting). This information was also relayed to Attorney Deborah Paine. Should you have any additional questions do not hesitate to contact me.

Respectfully,

Tim Collins
Chief
Truro Fire Department

Memo

To: Caroline Harper, Town Planner

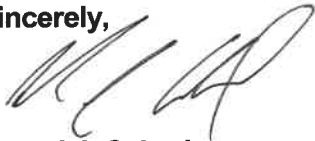
From: Jarrod J. Cabral, DPW Director

Date: November 21, 2017

Re: 12 Ocean Bluff Lane

After review of the residential site plan for the property located at 12 Ocean Bluff Lane, It has been determined that the proposed plan will not have a negative impact on Town infrastructure as the property is set back off of the nearest Town Rd by approximately 990'.

Sincerely,



Jarrod J. Cabral
Director
Department of Public Works
Truro Ma 02666



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 x127 Fax: (508) 349-5505

Memorandum

To: Planning Board
Fr: Cally Harper, PhD, Town Planner
Date: November 28, 2017
Re: **Waiver from Site Plan Review – Staff Report #2**

2017-009SPR Town of Provincetown Water Department requests a waiver of Commercial Site Plan review pursuant to §70.9 of the Truro Zoning By-Law. This property is located at 143 Shore Road, Assessor's Atlas Map 19, Parcel 1.

On October 3, 2017, Cody Salisbury, Water Superintendent for the Town of Provincetown, came before the Truro Planning Board to request a waiver of Commercial Site Plan Review to extend an existing chain link fence to fully enclose the entire treatment plant at 143 Shore Road, Knowles Crossing Facility. The proposed fence will extend beyond the original limit of work on the northern side of the facility in order to enclose the generators and propane tanks and to tie into the existing fence around Well #1. The installation of the fence is a recommended measure under Section 2.17 of the MassDEP guidelines for Public Water Systems. The fencing will enhance the security of the water facility.

In October, the Board identified that the Knowles Crossing Facility is in Natural Heritage Priority Habitat and the fencing will be installed outside the limit of work. The Board recommended that the applicant request a letter from the Natural Heritage Endangered Species Program (NHESP).

The Provincetown Water Superintendent submitted a request to NHESP and received a letter from them on November 20, 2017. This letter is included in the packet to the Planning Board. This letter states the following:

“Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, will not result in a prohibited Take of state-listed rare species.”

Possible Motions:

Affirmative Motions:

In the matter of 2017-009SPR Town of Provincetown Water Department, I move to waive the requirements in §70.3 of the Town of Truro Zoning Bylaw and Sign Code to allow Provincetown Water Department to extend an existing chain link fence to fully enclose the entire treatment plant at 143 Shore Road, Knowles Crossing Facility, based on the following findings of fact:

- 1. The extension of the fence will not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw*

2. *While the Knowles Crossing Facility is in Natural Heritage Priority Habitat and the fencing will be installed outside the limit of work, the Division of Fisheries and Wildlife determined that this project, as currently proposed, will not result in a prohibited Take of state-listed rare species.*

Negative Motion:

With respect to application 2017-009PB Town of Provincetown, the Board requires a filing for a Commercial Site Plan for the Knowles Crossing Facility <based on the following findings of fact>



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

Jack Buckley, *Director*

November 20, 2017

Cody Salisbury
Town of Provincetown
260 Commercial St
Provincetown MA 02657

RE: Project Location: 143 Shore Road, Truro
Project Description: Security Fence
NHESP File No.: **17-37278**

Dear Applicant:

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

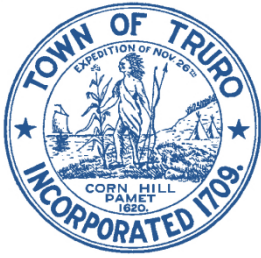
Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited Take** of state-listed rare species. This determination is a final decision of the Division of Fisheries & Wildlife pursuant to 321 CMR 10.18. The Division notes that any future projects or activities proposed on the Property which are (a) located outside of the approval of the limit of Work shown on the site plan, (b) not exempt from review pursuant to 321 CMR 10.14, and (c) located within mapped Priority Habitat as indicated in the Massachusetts Natural Heritage Atlas, will require review by the Division pursuant to MESA. Furthermore, 321 CMR 10.16 provides that projects shall not be segmented or phased to evade or defer the review requirements under MESA. If the Division determines, based on the considerations provided for in 321 CMR 10.16, that a future project or activity proposed on the Property is part of a larger common project or scheme, it may evaluate the cumulative impacts of the existing and proposed segments of the common project when reviewing the future proposed project or activity pursuant to MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385.

Sincerely,

Thomas W. French, Ph.D.
Assistant Director

MASSWILDLIFE



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 x127 Fax: (508) 349-5505

Memorandum

To: Planning Board

Fr: Cally Harper, PhD, Town Planner

Date: November 28, 2017

Re: **Discussion of Date/Time for Public Hearing for Becker Subdivision – Memo #3**

The Planning Board will discuss date/time for a public hearing for the Becker Subdivision. The property is located at 3, 5, 7 Rose Hill Lane, Assessor's Map 54, Parcel 33.

Timeline of Events since October 3, 2017

October 3, 2017 Planning Board meeting:

The Board considered correspondence from neighbors regarding the Becker property and discussed the status of the 1997 definitive subdivision plan endorsement for the property. Under G.L. c. 41, §81W, on a motion by Mr. Herridge and seconded by Mrs. Tosh, the Board voted in favor of the following:

To amend or revoke the subdivision plan which triggers the public hearing timelines and open a public hearing. (4 in favor, 3 abstentions)

Town Council recommended that the Planning Board prepare a written statement that describes the issues that are to be addressed during the Public Hearing process for the Becker subdivision on Rose Hill Lane.

October 17, 2017 Planning Board meeting:

The Board prepared the following written statement:

Pursuant to G.L. c.41, §81W, to consider modification, amendment or rescission of the definitive subdivision plan of land, entitled "Definitive Subdivision of Land in Truro, made for Gary and Guity Becker," dated March 26, 1997, prepared by Slade Associates, Inc. Surveyors, and endorsed by the Truro Planning Board on October 15, 1997 of record in Book 538, Page 6. The Board will consider whether the passage of time, safety concerns, changes in circumstances, amendments of the Board's Subdivision Rules and Regulations or other reasons necessitate reconsideration of the original endorsement, including underlying waivers of the Board's Subdivision Rules and Regulations since the road was not constructed within the time frame required by the then-existing bylaws.

This statement was certified by the Town Clerk on October 18, 2017.

November 8, 2017:

I spoke with Lester J. Murphy who is involved on the behalf of Guity Becker and her son Cyrus Claffey. He informed me that the Becker family is redesigning their subdivision according to present road standards and that it will likely take time for his clients to hire an engineer/surveyor to draft those plans. Once the plans are complete, a public hearing will be scheduled with the Planning Board.

Currently, two potential public hearings are going to be scheduled for the same property:

1. Planning Board is in the process of scheduling a hearing to rescind, modify or amend the Becker's definitive plan
2. The applicant is drafting plans and will present those plans to the Planning Board at a future date.

These parallel tracks seem somewhat redundant and will likely waste valuable time and resources for the Board and the applicant.

Tonight, I recommend that the Board discuss how they would like to move forward with the Becker subdivision.



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

Memorandum

To: Planning Board
Fr: Cally Harper, PhD, Town Planner
Date: November 28, 2017
Re: **2016-008SPR White Sands/Kuliopulos; Staff Report #4**

2016-008SPR Maria Kuliopulos seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-law for consolidation of units to reduce the number of units on the property by four. Plans include construction of a replacement building containing 17 rentable units and a hospitality room in the same location as a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map 1, Parcel 5.

Voting Members

I reviewed the Board members that were present and absent during the public hearings for White Sands Beach Club. Mr. Roderick and Ms. Tosh missed more than one public hearing and Mr. Herridge only missed one hearing. Mr. Herridge can reinstate his voting status if he watches a recording of the hearing and signs a form. Based on this analysis, five members of the Planning Board are eligible to vote on 2016-008SPR.

Zoning Status

On September 19, 2017, Harry Terkanian, the Acting Town Planner, recommended that the 2016-008SPR case be further continued to a date certain to afford the Zoning Board of Appeals an opportunity to act on the companion zoning matter. On October 17th, the Planning Board decided to continue 2016-008SPR until December 6th in hopes that it would be enough time for the ZBA to file their decision and for the appeal period to be completed.

On November 16, 2017, the Zoning Board of Appeals decision was filed with the Town Clerk for the White Sands companion case (2016-007ZBA). The appeal period runs until December 6th and if no appeals are filed, the Town Clerk will sign the decision on December 7th and it is then recorded at the Registry of Deeds.

Planning Board Action

Given that the appeal period for the companion zoning matter to 2016-008SPR is still in process, I recommend that the Board continue the hearing until the December 20, 2017 Planning Board meeting.

DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.

Property Owner(s) and/or Applicant(s): White Sands Beach Club, Maria Kuliopulos

Property Location: 706 Shore Road

Atlas Sheet: 1 Parcel(s): 5 (2017-007/ZBA)

(Regis. of Deeds Title Ref: Book 415, Page 57-62)

Hearing Date: 4/24/17; 5/22/17; 6/26/17; 7/31/17; 8/28/17; 9/20/17; 10/4/17; 10/30/17, 11/6/17

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	_____ Abstain
& Other	<input type="checkbox"/>	

Motion: (Hultin, 2nd Dundas): In the matter of 2017-007 ZBA Maria Kuliopulos/White Sands Resort (location 706 Shore Road, Map 1, Parcel 5), the Truro Zoning Board of Appeals moves to grant a special permit, with conditions, per §30.7 of the Truro Zoning Bylaw, for alteration of a legally pre-existing non-conforming property [replacement of a fire damaged structure, fire occurred on October 30, 2014]. For the purposes of this decision, the project is based upon drawings and plans submitted by the Applicant and described and identified in Appendix A to this decision. Substantial deviation from these plans shall require re-submittal to the Truro Zoning Board of Appeals. The special permit for alteration and construction of up to 45 motel units and 2 manager units (up to total 47 units) is subject to the following conditions:

1. The number of units in the final design shall not exceed 47 and to be determined by a site plan and parking plan approved by the Planning Board that meets all parking design requirements as outlined in Section 30.9G and H and 50.1G of the Truro Zoning Bylaw. If the resulting design includes less than the number of parking spaces required for the dwelling and apartment units and the motel units as shown, the number of motel units shall be reduced sufficiently to bring the parking spaces into compliance.
2. To qualify as motel units as defined in Section 10 of the Truro Zoning Bylaw, units shall have a minimum clear opening width of 5 feet 6 inches from floor to ceiling between areas and no doors shall be installed in these openings.
3. Unit 70 is shown on plan A-2.0a as a 3 bedroom unit is not allowed. The unit shall be reconfigured as a single room unit with a width of 5 foot 6 inch opening from floor to ceiling between separated areas, as provided in Condition #2.
4. The proposed new building shall be no more than two stories and shall conform to height regulations. All HVAC units shall be enclosed by a minimum 4 foot high fence as shown on Coastal Engineering Plan C 2.2.1. Balconies and HVAC units shall not be located within the required setback. Final plantings and materials are subject to Truro Planning Board and Conservation Commission requirements.
5. Unit 46 is shown as a 2 bedroom staff apartment and shall not be used as a rental for a motel unit.
6. Unit 47 is shown as a 4 bedroom owner's unit and shall not be used as a rental for a motel unit.
7. The second floor of renovated exercise/storage unit (as shown on Bruce Ronayne Hamilton Architects Plan A 2.0, Existing Exterior Elevations) is only for storage and shall not be used for occupancy.
8. No dumpsters shall be located within the required setback area and shall be enclosed and landscaped.
9. The scale of the project requires controlled construction administration according to the provisions of section 107.6 of the Massachusetts State Building Code. The applicant has identified Joseph Luna, Registered Architect MA #07010 of Luna Design Group, as executive architect overseeing renovation of existing units and construction of new units. If there is a change in the Executive Architect, the applicant shall notify the Chair of

the Truro Zoning Board of Appeals and the Building Commissioner in writing within 10 business days of the change.

10. No certificate of occupancy for the new building shall be issued until renovation of Buildings #2 and #3 have been completed (see Appendix A).

11. A condition of this special permit is that the applicant agrees in a writing directed to the Building Commissioner confirming that he has their irrevocable consent to make unannounced visits to the premises for the purpose of verifying continuing compliance with this special permit.

In accord with the above, the Board finds that granting the special permit is not substantially more detrimental to the surrounding neighborhood and is in harmony with the intent of the Truro Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

Beth Ann Cabell chair 11/15/17
Signature Date

Received, Office of the Town Clerk:

C. Cabell November 16, 2017
Signature Date

I hereby certify that this decision was filed with the Office of the Town Clerk on _____ and 20 (twenty) days have elapsed since the date of filing, and:

- ☐ No Appeal has been filed.
- ☐ An Appeal has been filed and received in this office on: _____

Signature Date

NOTE (1): Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): **APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR**

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.

APPENDIX A:

The Board reviewed every plan submitted by the applicant and made this official set of plans upon which they formed their decision:

Felco, Inc. (Existing Dwelling and Apartment)

Sheet 1 of 4, Building Design Plan (Building #1), dated 12/1/2010

Sheet 1 of 2, Existing First Floor Plans, dated 4/14/2008

Sheet 3 of 5, Second Floor Plans, dated 12/22/2005

Sheet 3 of 4, Second Floor Apartment, dated 12/1/2010

Luna Design Group

Sheet A2, Proposed Reception Desk Cabinetry, dated 2/5/2017

Coastal Engineering Co.

C 0.0.1, Proposed Site Plan for Replacement of Fire Damaged Building, dated 6/6/16

C 1.2.1, Plan Showing Existing Site Conditions, dated 4/6/17

C 2.0.1, Site Demolition Plan, dated 12/29/15

C 2.1.1, Site Layout and Materials, dated 11/23/16

C 2.2.1, Site Grading, Drainage and Utility Plan, 2/27/17

C 2.4.1, Site Details, dated 11/23/16

C 2.4.2, Sewage Disposal System Modifications, dated 12/29/15

SKC-1, Proposed Conceptual Unit Plan Layout, dated 8/28/17

SKC-2, Plan Showing Proposed Unit Numbering, dated 6/29/17

Bruce Ronayne Hamilton Architects

A-1.0a, Proposed First Floor Plan, dated 7/3/17

A-2.0a, Proposed Second Floor Plan, 7/3/17

A-2.0, Floor Plan and Exterior Elevations, dated 8/21/17

A-6.0, Existing Exterior Elevations, dated 11/23/16

Avalon Building Systems

Sheets 1 - 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16.

Since the plans submitted by the applicant do not show Building Numbers 1-3, the Board of Appeals decided to number the Buildings themselves and base their decision on that numbering system. That system is as follows:

Building 1: Manager Quarters

Building 2: Beach Side, as shown on A-1.0a, A-2.0a and A-6.0 by Bruce Ronayne Hamilton Architects

Building 3: East side, as shown on A-2.0 by Bruce Ronayne Hamilton Architects, one story

Building 4: New Building



Residential Building Sizes in the National Seashore

⊕ PAGE TITLE

At the April 2017 Annual Town Meeting voters passed a Zoning Bylaw amendment to limit future residential building sizes in Truro's Cape Cod National Seashore. Many expressed a desire for a similar Town-wide measure.

Please share your views on setting limits on the size of future residential buildings Town-wide in Truro by answering the following questions.

1. Are you concerned about the potential for large-sized houses to be built in place of smaller homes or on remaining vacant land in Truro?

- ☐ Yes
- ☐ No
- ☐ No opinion

2. Would the nearby construction of large houses or vacation rental properties be detrimental to the character and/or integrity of your neighborhood?

- ☐ Yes
- ☐ No
- ☐ No opinion

3. Do you support setting limits on the size of future houses Town-wide in Truro?

- ☐ Yes
- ☐ No
- ☐ No opinion

4. The residential building size limits allowed by right for the total livable floor area on a lot in Truro's Seashore District are proportional to lot size – for example, the total building size limit is 3,100 sq. ft. for an ½ acre lot, 3,150 sq. ft. for a ¾ acre lot, or 3,600 sq. ft. for a 3-acre lot (plus 200 sq. ft. for each additional contiguous acre).

Do you think the size of new houses Town-wide should be treated the same as in the Seashore District?

- ☐ Yes
- ☐ No
- ☐ No opinion

5. If you answered No to Question #4, should residential building size limits Town-wide be more generous (allow for larger buildings) or less generous than for the Seashore District.

- ☐ More generous
- ☐ Less generous
- ☐ No opinion

6. Property owners in the Seashore District can request an additional 1,000 sq. ft. that may be allowed by Special Permit if approved by the Zoning Board of Appeals (ZBA). Should this same provision apply Town-wide?

- ☐ Yes
- ☐ No
- ☐ No opinion

7. If you answered No to Question #6, should the limits be:

- ☐ Less restrictive (allow more than 1,000 square feet)
- ☐ More restrictive (allow less than 1,000 square feet)

8. The Town-wide residential building size limits are being considered just for the Town's Residential District, which are all areas of town NOT included in other districts including the Seashore District and the Districts listed below.

Should Town-wide limits apply to residential buildings in other zoning districts as well?

- ☐ Yes
☐ No
☐ No opinion

9. If you answered Yes to Question #8, please check where else it should apply:

	Yes	No	No Opinion
Route 6 Business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
North Truro Center General Business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Truro Center Limited Business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Route 6A/Shore Road Limited Business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Beach Point along Route 6A/Shore Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Please select the following that best describes you:

	Yes	No
I own property in Truro	<input type="radio"/>	<input type="radio"/>
I vote in Truro	<input type="radio"/>	<input type="radio"/>

TRURO PLANNING BOARD
Meeting Minutes
November 8, 2017 – 6:00 p.m.

Truro Town Hall

DRAFT

PLANNING BOARD MEMBERS PRESENT: Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Steve Sollog, Karen Tosh

Other participants: William Rogers, Lester Murphy, Attorney; Brian Boyle, Tim Dickey; Peter Burgess, Cally Harper, Town Planner.

Steve Sollog opened the meeting at 6:00 pm

Public Comment Period

There was no public comment.

Temporary Sign Permit

Kathleen Henry – seeks approval of 15 day Temporary Sign Permits pursuant to §11 of the Truro Sign Code for two 45” by 25” wide signs to be placed along Route 6 at the intersection with Aldrich Road and along Route 6 at the intersection with Standish Way from November 26 to December 10, 2017.

Mr. Boleyn made a motion to approve the application, Mr. Herridge seconded. So voted, 7-0.

Continued Public Hearing – Commercial Site Plan Review

2017-007SPR Lexvest East Harbour, LLC seeks approval of a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-Law for consolidation of units to reduce the number of units on the property by combining units, proposal also includes some changes to site improvements. The property is located at 618 Shore Road, East Harbour Cottages and Condominium, Assessor’s Atlas Map 5, Parcel 13. Hearing continued from August 15, September 5, 2017, October 3, 2017 and October 17, 2017.

Attorney Lester Murphy spoke about the issues still needing to be addressed including handicapped parking. Russ Braun, Building Commissioner, said there is no requirement for handicapped parking for this property. Mr. Murphy discussed why the handicapped parking is not feasible. Mr. Rogers said he talked with the Building Commissioner about the handicapped parking and was told his plan is fine without it. Mr. Riemer asked about the number of condos and if they are individually owned. He also asked if when an owner is not occupying a condo, they will be able to rent it. The answer was “Yes.” Mr. Murphy explained the law regarding condos. Mr. Boleyn said he didn’t want the handicapped issue to be a burden on the owner. Ms. Tosh said she thinks this application should be approved. Mr. Kiernan wanted to know if the applicant is asking for any waivers. The bylaw states that no parking area shall be located 10 feet from a street or a property line. Mr. Rogers pointed out the details on the plan for these spaces. Mr. Murphy said that the property which has a classification of “pre-existing non-conforming,” will become more conforming with his client’s plan. Mr. Kiernan said if the client does not file a request for a waiver, he has a hard time approving the plan. Mr. Riemer said he is objecting to the landscape screening. He also has a problem with the ten feet issue. Mr. Sollog said we’ve been over that twice already. Mr. Riemer also brought up the trash receptacle. Ms. Harper passed out possible motions to the Board. Mr. Sollog entertained a motion. Ms. Tosh read the motion:

In the matter of 2017-006SPR Lexvest East Harbour, LLC for property at 618 Shore Road, I move to approve the commercial development site plan for renovations to the site, manager’s building and motel building as shown on the following plans:

- *“Site Plan of Land in (North) Truro as prepared for Lexvest East Harbour, LLC depicting proposed conditions (No. 618 Shore Road)” Dated June 3, 2017 revised October 2, 2017, Prepared by William N. Rogers, II (Sheet 2 of 2.)*
- *Plans captioned: “Proposed Motel Building Renovation to 5 Units” dated May 24, 2017 prepared by William N. Rogers II, sheets A.1 through A.6 (original filing replaced).*
- *Existing and proposed elevations for the office/manager’s quarters/apartment building dated June 23, 2017, prepared by EAS Survey, Inc. in 8 sheets (original filing replaced with stamped copies.)*
- *Proposed floor plans for the manager’s office/quarters/apartments dated June 23, 2017 stamped by Edward A. Stone, RLS, two sheets, filed July 17, 2017.*

Based on the following findings of fact:

- 1. Proposal is in conformity with all applicable provisions of the Zoning Bylaw*
- 2. Proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.*
- 3. Proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.*
- 4. Proposal provides for the protection of significant or important natural, historic, or scenic features.*
- 5. The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention.*
- 6. The proposal adequately provides for refuse disposal*
- 7. The proposed sewage disposal and water supply systems within and adjacent to the site are adequate to serve the proposed use*
- 8. The proposed drainage system within the site is adequate to handle the runoff resulting from the development. Drainage run-off from the project does not: damage any existing wellfield(s) or public water supply; damage adjoining property; overload, silt up or contaminate any marsh, swamp, bog, pond, stream, or other body of water; or interfere with the functioning of any vernal pool*
- 9. A soil erosion plan is not required; no steep slopes within the site.*
- 10. The proposal provides for structural and/or landscaped screening or buffers for storage areas, dumpsters, exposed equipment, parking areas, utility buildings viewed from street frontages and residentially used or zoned premises*
- 11. Buildings and structures within the subject site relate harmoniously to each other in architectural style, site location, and building exits and entrances. Building scale, massing, materials, and detailing should be compatible with the surrounding area.*
- 12. No change to electric, telephone, cable, and other such utility lines.*
- 13. The project does not place excessive demands on Town services.*
- 14. There are existing curb cuts and no changes are proposed*

15. *Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project is provided by a walkway. Traffic pattern for vehicles and pedestrians show safe and adequate circulation within and access to and from the site.*

16. *A bicycle rack(s) is provided on the site and is located near the entrance to the building(s).*

Ms. Tosh moved to approve, Mr. Herridge seconded. Mr. Riemer disagreed with the parking plan. He said that it's a violation. Mr. Kiernan said he sites handicapped parking, and the ten foot set back. He said the plan does not conform to the zoning by-law. Mr. Sollog said he thinks the positive aspects of the plan outweigh the objections. Motion approved, 5-2, Mr. Riemer and Mr. Kiernan opposing.

Public Hearing – Accessory Dwelling Unit Application

2017-008PB Brian Boyle - seeks approval of an Accessory Dwelling Unit with the Clerk of the Town of Truro pursuant to §40.2 of the Town of Truro Zoning Bylaw with respect to property 3 Tom's Hill Path, Truro and shown on the Truro Assessor's Map, Sheet 45, Parcel 72. Continued from October 17, 2017.

Mr. Sollog made reference to the Planning Board's site visit. Mr. Dickey provided plans of the original building. Mr. Sollog asked for a motion. Mr. Herridge made a motion and read:

*With respect to application **2017-008PB Brian Boyle**, the Board finds that the provisions of §40.2 of the Town of Truro Zoning Bylaw with respect to property 3 Tom's Hill Path, Truro and shown on the Truro Assessor's Map, Sheet 45, Parcel 72 have been met and approves the ADU permit subject to the following conditions:*

1. *Once an ADU has been added to a dwelling, structure or lot, the ADU shall not be enlarged beyond the square footage specified in the permit granted pursuant to this section without first obtaining a subsequent permit from the Planning Board, and in no case shall an ADU be permitted to exceed the square footage allowed by §40.2 of the Town of Truro Zoning Bylaw*
2. *The principal dwelling and ADU and lot on which they are located shall remain in common ownership, and shall not be severed in ownership, including that the lot, buildings or units thereon shall not be placed in a condominium form of ownership.*
3. *Either the ADU or the principal dwelling on a lot with an ADU must be leased for a term of at least twelve (12) months. Rental of said unit for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited. Proof of year-round rental shall be provided annually to the Building Commissioner by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as a primary residence*
4. *ADUs permitted under this section shall be inspected annually or as frequently as deemed necessary by the Health and Building Departments for compliance with public safety and public health codes. The owner of the property shall be responsible for scheduling such inspection and shall pay any applicable inspection fees*

Mr. Boleyn seconded. Mr. Kiernan said that in the first sentence of the motion, it states that all the requirements have been met; however the accessory dwelling unit does not have 150 feet of frontage. He said the applicant will need a special permit first or go to the ZBA for zoning relief so that they comply fully with the law. Ms. Harper referenced a bylaw which provides an exception for accessory units. Mr. Sollog thanked the applicants for their patience. Motion carried, 7-0.

Application for Determination that Plan Does Not Require Approval

2017-005PB Kevin Shea, Judith Richland, Barbara Rybeck and Joan Siniscalco seeks a determination that a plan showing a division of land into two parcels does not require approval under the Subdivision Control Law. The property is located at 402 and 408 Shore Road, Assessor's Atlas Map 10, Parcel 22 and 41.

Attorney Ron Friese (for Shea and Richland) spoke about the last minute opinion from Town Counsel. David Bennet, engineer, representing Rybeck and Siniscalco, spoke about the history of the project and what they had been advised to do by the Town. They said they are a little bit aggrieved that this opinion was provided at the last minute. They are faced with either asking to be allowed to withdraw the application without prejudice or face denial of the application. They were not given any forewarning. The client has torn down the motel. They asked if lot one could be approved. What can they do other than withdraw the application? Mr. Friese said that they have a variance, but it runs out in February. It could be extended by six months. They met with Harry Terkanian and asked him what to do. He told us to file the ANR plan. Ms. Harper said she advises the client to withdraw and resubmit a new application.

Kevin Shea said if they do a subdivision plan, it will be the third plan. He said he would like to use this meeting to find out what else might be required such as revegetation, storm water, what else under the subdivision law. Mr. Sollog said this would be the best time to discuss what is needed. He asked Mr. Kiernan if he is aware of any waivable items. Mr. Kiernan suggested they come back in with a list of waivers. He said they should set up a site visit. Mr. Shea has approval to build a single family house and a sea wall. Mr. Bennet said they have a variety of approvals. These are two single family homes. Mr. Rogers said we are not creating a road, and there is a landscaping plan. We are just asking to waive frontage. Minimum is two feet. They will build a dune.

Ms. Harper said the next meeting is Dec 6. Mr. Bennet asked if they can get this together before the deadline. Mr. Rogers said there are notes he needs to put on the plan. We would have to do it right away. Ms. Harper will work on it tomorrow. Mr. Kiernan made a motion to allow the applicants to withdraw without prejudice. Mr. Herridge seconded the motion. So voted, 7-0. Mr. Kiernan made a motion to waive the fee for a new application, Mr. Herridge seconded. So voted 7-0.

7:50 pm

Discussion of Possible Site Visit – 12 Ocean Bluff Lane

The Planning Board will consider scheduling a site visit to 12 Ocean Bluff Lane, as requested by the applicant's Attorney, Ben Zehnder. This property is tentatively scheduled for the December 6, 2017 Planning Board meeting for a Residential Site Plan Review.

Site visit scheduled for Tuesday, November 14, 3:00 pm. Either the builder or Attorney Zehnder will be there.

Open Discussion of Possible Zoning Bylaw Amendments

The Planning Board will consider possible amendments to the zoning bylaw, including, but not limited to, size restrictions for residential structures in all zoning districts. The Board will

consider holding public forums and other means of outreach for obtaining citizen input and whether a subcommittee should be formed to review possible zoning amendments.

Maureen Burgess spoke about the survey. She checked with the Town Manager, and since there was no further input, it would be put on the Town website. Mr. Herridge said he would like to mail the survey out. Ms. Burgess asked if the Board wants her to bring it up at the next Select Board meeting. Mr. Sollog is concerned if we mail it out to voters, it will be limited. Mr. Riemer spoke about the voters who get their mail forwarded. Ms. Burgess made a comparison with the senior survey where you can do the paper survey and the on line one. Discussion about whether a name should be required in order to get honest feedback. Ms. Burgess asked if the Board was going to do forums. Mr. Sollog said yes they are. Mr. Kiernan brought up survey monkey. He said you can tell whether one person is filling it out 20 times. Discussion occurred about the issues involved with limiting house size.

Mr. Kiernan said survey monkey costs \$35 a month. The Town is already using a free version of survey monkey. Right now the survey is a Word document. Ms. Burgess doesn't have an electronic version. Mr. Herridge said he thinks this is so vital, and the suggestion has been made to use the same limits as the one for the Seashore. Mr. Riemer asked about the warrant deadline. It is at least 3 months away.

Review and Approval of Meeting Minutes

October 17, 2017 Regular Meeting

Four or five typos were pointed out. Mr. Herridge moved to approve the minutes as corrected, Mr. Kiernan seconded. So voted, 7-0.

Reports from Board Members and Staff

Town Planner report

Planning Board Meeting Nov 21 is cancelled.

Regarding the White Sands application, ZBA voted to approve with conditions, but it hasn't yet been fully filed. It is on the December 6th agenda. However, the appeal period may not be over. Maybe it should be scheduled later.

Carl Brotman has announced a Housing forum, Nov 28, at the library, at 4:30 pm.

Mr. Burgess came forward, encouraged Board members to set up their Town email accounts.

Ms. Harper briefly updated the Board on the Becker property stating that the Beckers hired Mr. Murphy on their behalf and they are currently contracting with an engineer to bring the road up to current standards.

A list of topics about a quarterly Planning Board workshop were discussed. Question and answer period with Jonathan Silverstein, "How to put on a perfect public hearing." Ms. Harper asked if the Board wants it to be a separate training or with other boards. Mr. Boleyn asked how many others might be present. Having time for questions is an overriding priority. Mr. Kiernan said he thinks that items specific to Planning Boards would be best. He wanted to know if they can submit questions ahead of time. Mr. Kiernan would like to sit in on other meetings for open meeting law, public records, and public hearings.

Discussion occurred whether the Planning Board could meet at 5 pm. Mr. Riemer said he thought the Board of Health meets before the Planning Board.

Mr. Herridge made a motion to adjourn, Mr. Boleyn seconded. So voted, 7-0.
Meeting adjourned at 8:30 pm.

Respectfully submitted,

Katherine Black



TOWN OF TRURO

Planning Department

P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505
charper@truro-ma.gov

To: Truro Planning Board
From: Cally Harper, PhD, Town Planner
Date: November 30, 2017
Re: Town Planner Report

1. Review 2018 Planning Board Meeting Calendar: if we want to meet at 5 pm, then we need to meet on Wednesdays (see attached schedule).
2. Chair's signature on decision for Lexvest East Harbour - as a courtesy to the Board, the decision for this project is being distributed to all members for their records (see attached decision).
3. Scheduling Discussion for the non-regulatory, administrative meeting for 2017-002SPR, Roberts Family, 11 Shore Road. When is the Planning Board available for this meeting? I contacted the applicant on 12/1/2017 to ask her the same question.
4. Q&A with Town Counsel scheduled for December 7th at 2 pm in Chambers
5. Hearing Notice from the Planning Board in the town of Wellfleet (Letter attached)
6. Hearing Notice from the Cape Cod Commission (Letter attached)
7. Newspaper clipping from Mr. Boleyn on Complete Streets (clipping distributed to the Board and the Town Manager)
8. Local Comprehensive Plan Committee: kick off meeting on November 29, 2017
9. Update on Housing Forum on November 28, 2017 – any updates from Board members?
10. Town email addresses - who can access their town emails, who still needs help? Town Staff is working hard to get everyone on Boards and Committees up and running with their town email and I will be communicating with you via your town email from this point forward.

Truro Planning Board Hearing/Meeting Schedule* - 2018
PLEASE NOTE THE NEW DAY AND TIME (WEDNESDAY @5)

<u>HEARING/MEETING</u> (Wednesday at 5 pm)	<u>FILING DEADLINE</u> (MONDAY at Noon unless otherwise noted)
January 10	December 4
January 24	December 18
February 7	January 2 (TUESDAY)
February 21	January 15
March 7	January 29
March 21	February 12
April 4	February 26
April 18	March 12
May 2	March 26
May 23	April 9
June 6	April 23
June 20	May 7
July 11	May 21
July 25	June 4
August 8	June 18
August 22	July 2
September 5	July 16
September 19	July 30
October 10	August 13
October 24	August 27
November 7	September 10
December 5	October 29
December 19	November 12

* Applications requiring public hearings are subject to this schedule and include
 Site Plans and Special Permits; and Definitive Plans

All other applications (not requiring a public hearing) are not subject to this filing deadline schedule; **HOWEVER**, they must be filed no less than 10-days prior to a scheduled meeting. Applications will be scheduled accordingly and include Preliminary Plans (decision must be rendered within 45 days of filing), Approval Not Required Plans (decision rendered within 21 days of filing) and Waiver from Site Plan Requests.

All requests must be in writing or on the appropriate application form(s).

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

Please check the Town Website www.truro-ma.gov for any changes in the schedule.



TOWN OF TRURO

Planning Department
P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Fax: (508) 349-5505

Case Reference No.: 2017-007SPR
Property Location: 618 Shore Road, East Harbour Cottages and Condominium
Applicant: Lexvest East Harbour, LLC
Map, Parcel: Assessor's Atlas Map 5, Parcel 13
Hearing Date(s): 8/15/17, 9/5/17, 10/3/17, 10/17/17, 11/8/17

At a duly posted Truro Planning Board meeting held on November 8, 2017, the Board voted to approve the Commercial Site Plan pursuant to §70.3 of the Truro Zoning By-Law for consolidation of units to reduce the number of units on the property by combining units and proposal also includes some changes to site improvements.

The Board considered the following information submitted by the applicant:

1. Application for Site Plan Review dated June 23, 2017 signed by the applicant and the applicant's attorney, Lester J. Murphy, Jr.
2. Check in the amount of \$250 in payment of the required filing fee.
3. List of requested waivers pursuant to §70.3.E.
4. Certified abutter's list dated June 13, 2017.
5. Registry of Deeds certificate listing for certificate of title 208141.
6. Special permit decision dated December 7, 1989 (construction of small year round assistant manager/caretaker apartment)
7. Condominium Declaration of Covenant dated March 9, 2015
8. Special Permit decision dated August 5, 2015 (condominium conversion, case 2015-008ZBA)
9. Wetlands Protection Act Order of Conditions dated March 24, 2017 (file SE75-1002)
10. Existing conditions floor plans for cottages 1 through 7 dated 2-18-15 stamped by Edward A. Deabler Reg. Arch.
11. Undated photographs of the front, rear and both sides of cottages 1 through 7.
12. Proposed sign design
13. Plans captioned: "Proposed Motel Building Renovation to 5 Units" dated May 24, 2017 prepared by William N. Rogers II, sheets A.1 through A.6 (original filing replaced).
14. Existing and proposed elevations for the office/manager's quarters/apartment building dated June 23, 2017, prepared by EAS Survey, Inc. in 8 sheets (original filing replaced with stamped copies.)
15. Existing and proposed floor plans for the office/manager's quarters/apartment building (replaced by revised plans)

16. "Site Plan of Land in (North) Truro as prepared for Lexvest East Harbour, LLC depicting existing conditions (No. 618 Shore Road)" Dated June 3, 2017, Prepared by William N. Rogers, II (Sheet 1 of 2.) Replaced by drawing with a July 23, 2017 revision date)
17. "Site Plan of Land in (North) Truro as prepared for Lexvest East Harbour, LLC depicting proposed conditions (No. 618 Shore Road)" Dated June 3, 2017, Prepared by William N. Rogers, II (Sheet 2 of 2.) Replaced by drawing with a July 23, 2017 revision date)
18. Project schedule (filed July 10, 2017)
19. Exterior lighting information (filed July 10, 2017)
20. Identification of project name as "East Harbour Cottages and Condominiums" (filed July 10, 2017)
21. Existing and proposed elevations for the manager's office/quarters/apartment, dated June 23, 2017 stamped by Edward A. Stone, RLS (eight sheets, filed July 17, 2017 replaces original filing)
22. Existing floor plans for the manager's office/quarters/apartment dated 2-18-15 stamped by Edward A. Deabler Reg. Arch. (enlarged, filed July 17, 2017 replaces original filing)
23. Proposed floor plans for the manager's office/quarters/apartments dated June 23, 2017 stamped by Edward A. Stone, RLS, two sheets, filed July 17, 2017 replaces original filing)

The applicant requested the following waivers:

1. 70.3.D.1.e Drainage calculations stamped by a P. E.
2. 70.3.D.3.b.3 – Existing contours on two foot intervals. Note that spot elevations are provided and no topographic changes are proposed.
3. 70.3.D.3.b.4 – Existing trees of 10" caliper or greater. Applicant states there are none on the site.
4. 70.3.D.3.8 – NHESP information. Note that the property has been the subject of both Conservation Commission and Board of Health approvals; this information must be available in those files.
5. 70.3.D.3.c.2 – Building elevations for the cottages. Applicant state that no changes are proposed.
6. 70.3.D.3.c.5 – Proposed storm water drainage.
7. 70.3.D.3.c.6 – Proposed topography. Note that spot elevations are provided and no topographic changes are proposed.
8. 70.3.D.3.c.7 – Location of retaining walls. Some detail is shown on the existing and proposed site plans. Applicant state that no changes are proposed.
9. 70.3.D.3.c.9 - Location of Streets and Drives. Applicant states no changes are proposed.
10. 70.3.D.3.c.10 – Outdoor storage & display areas. Applicant states there are none proposed.
11. 70.3.D.3.c.11 – Refuse areas including method of storage and screening. Applicant states there are none proposed.
12. 70.3.D.3.c.14 – Location and description of utilities. Applicant state that no changes are proposed and existing utilities are underground.
13. 70.3.D.3.d – Landscaping plan. Note: much of the required information is shown on the proposed conditions plan. Applicant state that no changes are proposed.

Board Vote:

On November 8, 2017, on a motion by Mr. Sollog, seconded by Mr. Herridge, the Board voted 5-2-0 that:

In the matter of 2017-006SPR Lexvest East Harbour, LLC for property at 618 Shore Road, I move to approve the commercial development site plan for renovations to the site, manager's building and motel building as shown on the following plans:

- *"Site Plan of Land in (North) Truro as prepared for Lexvest East Harbour, LLC depicting proposed conditions (No. 618 Shore Road)" Dated June 3, 2017 revised October 2, 2017, Prepared by William N. Rogers, II (Sheet 2 of 2.)*
- *Plans captioned: "Proposed Motel Building Renovation to 5 Units" dated May 24, 2017 prepared by William N. Rogers II, sheets A.1 through A.6 (original filing replaced).*
- *Existing and proposed elevations for the office/manager's quarters/apartment building dated June 23, 2017, prepared by EAS Survey, Inc. in 8 sheets (original filing replaced with stamped copies.)*
- *Proposed floor plans for the manager's office/quarters/apartments dated June 23, 2017 stamped by Edward A. Stone, RLS, two sheets, filed July 17, 2017.*

Based on the following findings of fact:

1. *Proposal is in conformity with all applicable provisions of the Zoning Bylaw*
2. *Proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.*
3. *Proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.*
4. *Proposal provides for the protection of significant or important natural, historic, or scenic features.*
5. *The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention.*
6. *The proposal adequately provides for refuse disposal*
7. *The proposed sewage disposal and water supply systems within and adjacent to the site are adequate to serve the proposed use*
8. *The proposed drainage system within the site is adequate to handle the runoff resulting from the development. Drainage run-off from the project does not: damage any existing wellfield(s) or public water supply; damage adjoining property; overload, silt up or contaminate any marsh, swamp, bog, pond, stream, or other body of water; or interfere with the functioning of any vernal pool*
9. *A soil erosion plan is not required; no steep slopes within the site.*
10. *The proposal provides for structural and/or landscaped screening or buffers for storage areas, dumpsters, exposed equipment, parking areas, utility buildings viewed from street frontages and residentially used or zoned premises*

11. *Buildings and structures within the subject site relate harmoniously to each other in architectural style, site location, and building exits and entrances. Building scale, massing, materials, and detailing should be compatible with the surrounding area.*
12. *No change to electric, telephone, cable, and other such utility lines.*
13. *The project does not place excessive demands on Town services.*
14. *There are existing curb cuts and no changes are proposed*
15. *Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project is provided by a walkway. Traffic pattern for vehicles and pedestrians show safe and adequate circulation within and access to and from the site.*
16. *A bicycle rack(s) is provided on the site and is located near the entrance to the building(s)*

The Board Members voting in favor: Mr. Sollog, Ms. Tosh, Mr. Boleyn, Mr. Herridge, Mr. Roderick; **in opposition:** Mr. Reimer and Mr. Kiernan.

Steven Sollog, Chairman, Truro Planning Board

Date

Received, Office of Town Clerk:

Signature

Date

**PLANNING BOARD
TOWN OF WELFLEET
NOTICE OF HEARING**

RECEIVED
NOV 27 2017

BY: Planning Dept.

November 13, 2017

The Wellfleet Planning Board will hold a public hearing on **Wednesday, December 6, 2017 at 7:00 PM** at the **Wellfleet Council on Aging, 715 Old King's Hwy**, regarding an amended subdivision plan of land owned by Samuel M. Hall, Trustee, 325 Old King's Highway, Assessor's Map #23, Parcel #73

The **amended definitive subdivision plan** cited above, will remove the restricted area no longer designated as an area of endangered wildlife or plant species habitat per the Massachusetts Endangered Species Act (M.E.S.A), located at **325 Old King's Highway**, Assessor's Map/Parcel: 23/73.

As an abutter or a party in interest you have the right to offer objection, if you so desire. This may be done in one of the following ways:

- (1) By appearing at the hearing in person.
- (2) Through your appointed agent or attorney, who will appear for you.
- (3) By letter addressed to the Wellfleet Planning Board, Town Hall, 300 Main Street, Wellfleet, MA, 02667.

If you have no objection, you need do nothing.

Xanthe E. Labovites
Committee Secretary

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

**HEARING NOTICE
CAPE COD COMMISSION**

**Proposed Amendment to Chapter A, Enabling Regulations Governing Review of
Developments of Regional Impact
December 14, 2017**

The Cape Cod Commission ("Commission") will conduct a public hearing on **Thursday, December 14, 2017 at 3:00 p.m. in the First District Courthouse, Assembly of Delegates Chambers, 3195 Main Street, Barnstable, MA.** At this hearing the Commission will consider and potentially vote on proposed amendment to *Chapter A, Enabling Regulations Governing Review of Developments of Regional Impact*, Barnstable County Ordinance 90-12, as amended. The proposed amendment, if adopted, would exempt municipal nutrient management and remediation plans and projects from Development of Regional Impact review.

Anyone wishing to testify orally will be welcome to do so. Written comments may also be submitted at the hearing, or delivered or mailed to the Cape Cod Commission, P.O. Box 226, 3225 Main Street, Barnstable, MA 02630 for receipt on or before the date of the hearing. The relevant document may be viewed at the Commission office located at 3225 Main Street, Route 6A, Barnstable, MA between the hours of 8:30 a.m. and 4:30 p.m. For further information or to schedule an appointment, please contact the Commission office at (508)362-3828. If you are deaf or hard of hearing or are a person with a disability who requires an accommodation, contact the Cape Cod Commission at (508)362-3828; for Telecommunications Relay Services (TRS) dial 711.

Caso estas informações sejam necessárias em outro idioma, por favor, contate o Coordenador de Título VI da MPO pelo telefone (508)362-3828 or Para serviços de retransmissão de telecomunicações, disque 711.

RECEIVED
NOV 27 2017

BY: Planning Dept
from Mr. Buleyn

DOT GRANT

Eastham looks at 'Complete Streets'

By Ryan Fitzgerald
rfitzgerald@wickedlocal.com

EASTHAM — Eastham can be difficult to navigate by car. Now think about biking or walking along its busy roads in the summer. For those with disabilities, it's even harder.

Enter Complete Streets, a state Department of Transportation initiative that advocates road accessibility for everyone — drivers, pedestrians, bicyclists and people with disabilities.

Glen Cannon, technical services director of the Cape Cod Commission, gave a Complete Streets presentation to the selectmen on Monday.

The town has received a \$25,000 grant from Mass DOT, and partnered with the Cape Cod Commission to administer it by conducting community outreach and creating a prioritization plan for development of the concept.

"[It's] a plan for what you want to see in your town, where you want to see crosswalks, where you want to see sidewalks — and prioritize them to need," Cannon said. Eastham is the first town on Cape Cod to engage in this initiative, according to Cannon.

Selectmen chairman Bill O'Shea, who is currently in Germany but phoned into the meeting, offered an idea for crosswalk improvement.

"One of the things I saw here in Germany that I found quite interesting is that the crosswalks have two buttons you can push — one is a regular button to cross and the other is a handicapped button," he said. "The handicapped button keeps the green [light] alive longer so a handicapped person can get across the street."

Selectman John Knight noted handicapped accessibility as well, citing a recent newspaper article about a

The state DOT initiative advocates road accessibility for everyone — drivers, pedestrians, bicyclists and people with disabilities.

wheelchair-bound Eastham resident who has a difficult time getting around the town.

Cannon explained that the town is eligible for \$400,000 construction grant once the prioritization plan is configured. This only applies to town roadways and since Route 6 is state highway, it is not eligible for Complete Street construction under this grant.

Cannon added that in terms of transportation construction, that's not a lot of money.

"[That money] would be perhaps one project," said Neil Andres, Eastham Public Works superintendent. "It all depends on what we're trying to do, we'd have to pick up the project. We really want to try and come up with a plan on what we want to and what are the priorities."

After this the town will hopefully work toward a major roadway project called a Transportation Improvement Program (TIP), according to Andres. He said major roads such as Bridge Road could be deserving of this.

"If you're going to do a TIP project you should do a big multi-million dollar project," he said. "Eastham has never had a TIP project. Hopefully out of this we receive a high priority [from Mass DOT] as a community that's never had one."

Meetings for the Complete Streets prioritization plan will begin after the new year, according to Cannon.

DRAFT
TRURO PLANNING BOARD AGENDA
Wednesday, December 20, 2017 – 6:00 p.m.
Truro Town Hall, 24 Town Hall Road,
Truro

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.

Public Hearing – Definitive Plan

2017-006PB Kevin Shea, Barbara D. Rybeck, and Joan Siniscalco seek approval of a Definitive Plan filed with the Town Clerk on November 27, 2017 pursuant to MGL c. 41 §81U and Section 2.5 of the Town of Truro Regulations Governing the Subdivision of Land. The subject properties are known and numbered as 402 and 408 Shore Road, North Truro and shown as Parcel 22 and 41 on Truro Assessor's Map, Sheet 10.

Application for Determination that Plan Does Not Require Approval

2017-007PB Anna M Endicott seeks a determination that a plan does not require approval under the Subdivision Control Law. The property is located at 2 Holsbery Road and 32 Depot Road, Assessor's Atlas Map 50, Parcel 111 and 112.

Open Discussion of Possible Zoning Bylaw Amendments

The Planning Board will consider possible amendments to the zoning bylaw, including, but not limited to, size restrictions for residential structures in all zoning districts. The Board will consider holding public forums and other means of outreach for obtaining citizen input and whether a subcommittee should be formed to review possible zoning amendments.

Review and Approval of Meeting Minutes

2017 Regular Meeting

Reports from Board Members and Staff

Town Planner Report

Next Meeting Agenda

Wednesday January 10 (pending Planning Board Approval)

Meeting Dates and Other Important Dates

Wednesday January 10 (pending Planning Board Approval)

Adjourn