

Benjamin E. Zehnder LLC
62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

June 27, 2022

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

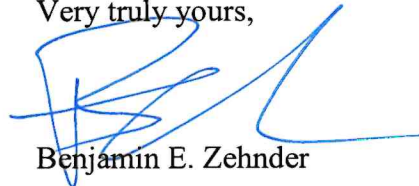
Re: 8 Stick Bridge Road (54-89)
New Planning Board Site Plan Review Application

Dear Ms. Fullerton:

On behalf of owners Robert Christopher Anderson and Loic Rossignon, please find enclosed for filing with the Planning Board a new application for Site Plan Review as well as 9 additional copies, and Check No. 1122 in the amount of \$250.00 for the filing fee.

Thank you for your attention.

Very truly yours,



Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Alison Alessi
Barbara Carboni, Truro Land Use Counsel / Town Planner
Annie Gilson
David Lyttle
Elizabeth Sturdy, Truro Board Manager



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date June 27, 2022

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

- Site Plan Review** pursuant to §70 of the Truro Zoning Bylaw
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning Bylaw
(Note: Site Plan Review shall not be waived in the Seashore District)

1. General Information

Description of Property and Proposed Project 3.66 ac. non-conforming property (frontage) in Seashore District improved with two single family dwellings and barn. Applicants propose addition to historic dwelling structure, demolition of 2nd dwelling, and construction of new garage / studio with landscaping and invasive species removal.

Property Address 8 Stick Bridge Road Map(s) and Parcel(s) 54-89

Registry of Deeds title reference: Book 31230, Page 33, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Robert Christopher Anderson and Loic Rossignon

Applicant's Legal Mailing Address 225 Commercial Street, Provincetown, MA 02657

Applicant's Phone(s), Fax and Email (508) 246-6225; robert.christopher.anderson@gmail.com; loicmarcross@gmail.com

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

**Written Permission of the owner is required for submittal of this application.*

- Owner
- Prospective Buyer*
- Other*

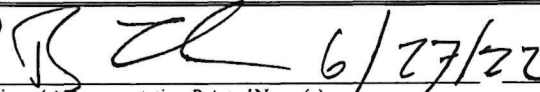
Owner's Name and Address _____

Representative's Name and Address Benjamin E. Zehnder 62 Route 6A, Suite B, Orleans, MA 02653

Representative's Phone(s), Fax and Email (508) 255-7766; bzehnder@zehnderllc.com

2. Waiver(s) Request – The Planning Board may, upon the request of the applicant, pursuant to §70.4.F, waive requirements of §70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

- The applicant is *advised* to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.

Signature(s)  6/27/22

Applicant(s)/Representative Printed Name(s) _____ Owner(s) Printed Name(s) or written permission _____

Applicant(s)/Representative Signature(s)

Owner(s) Signature(s) or written permission

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

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 8 Stick Bridge Road **Applicant Name:** Robert C. Anderson & Loic Rossignon **Date:** June 27, 2022

No.	Requirement	Included	Not Included	Explanation, if needed
<u>C. Procedures and Plan Requirements</u>				
1a.	An original and 9 copies of the Application for Site Plan Review	X		
1b.	10 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	X		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	X		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.		X	Applicants will supplement.
	<u>Existing:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;		X	Applicants will supplement.
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan		X	N/A

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>8 Stick Bridge Road</u> Applicant Name: <u>Robert C. Anderson & Loic Rossignon</u> Date: <u>June 27, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;		X	Applicants will supplement.
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan		X	N/A
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	X		
3a. 4	Graphic Scale	X		
3a. 5	Title Block - Including:	X		
	name and description of the project;	X		
	address of the property;	X		
	names of the record owner(s) and the applicant(s); and	X		
	date of the preparation of the plan(s) and subsequent revision dates	X		
3a. 6	Legend of All Symbols		X	Standard symbols used.
3a. 7	Property boundaries, dimensions and lot area	X		
3a. 8	Topography and grading plan	X		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	X		
3a. 10	Septic system location	X		
3a. 11	Location of (as applicable):			
	wetlands	X		
	the National Flood Insurance Program flood hazard elevation, and	X		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction	X		
3a. 12	Driveway(s) and driveway opening(s)	X		
3a. 13	Existing and proposed lighting		X	Applicants will supplement.
3a. 14	Existing landscape features both vegetative and structural	X		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)		X	Applicants will supplement.

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>8 Stick Bridge Road</u> Applicant Name: <u>Robert C. Anderson & Loic Rossignon</u> Date: <u>June 27, 2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	Architectural Plans			
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	X		
	elevations	X		
	floor plans	X		
3c.	Lighting specification, including style and wattage(s)		X	Applicants will supplement.
	Neighborhood Context:			
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration	X		
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features		X	Applicants will supplement.

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

The applicants property is roughly triangular shaped, with a point to the north and a base along the wetlands bordering an inlet of the Pamet River off of the Mill Pond. The topography rises evenly approximately 55' from the wetland edge to the northerly lot corner, resulting in the property having a broad south-facing slope. The applicants propose additions to the easterly end of the existing historic dwelling house, which is located mid-way up the lot towards the westerly side line. This location will benefit from the southerly solar exposure, which the long east-west axis of the addition and the interior floor plan will maximize. The elevation change in this area results in good air flow during the summer, which will promote energy conservation, as will the new energy-efficient construction.

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

The applicants submit that the proposal is consistent with the character and scale of existing buildings in the surrounding neighborhood. This area of Truro is characterized by a mix of historic Cape style houses, many built when the neighborhood was first developed as farmland, and a more recent, more numerous collection of houses built in the latter half of the 20th century, when Cape Cod was popularized as a vacation and second home destination. The applicants' proposal is in harmony with this mix; it retains the historic Nehemiah Mayo Cape house, while providing additional living space, with modern construction and features, which echoes the same Cape style design language, including the same roof profile and similar proportions, shingle siding, and orientation.

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

The applicants wish to preserve their property's landscape in a natural state to the extent practicable and do not propose any grade changes, with their proposed addition conforming to the existing hill slope. The vegetation changes they propose are to remove invasive tree and plant species and restore the southerly portion of the property to meadow and fruit trees, with pollinator species chosen for preservation. The applicants shall supplement their application with a landscaping plan and species information prior to the supplemental filing deadline, to provide additional material addressing this criteria for the Board's review.

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

The applicants do not propose any change to their existing gravel driveway, which provides adequate and safe access to Old County Road via Eagle Neck Road, nor do they propose any new curb cuts. To improve the drive's ongoing maintenance the applicants propose installation of a gravel drainage trench along its east (downhill) side to intercept stormwater runoff.

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

The applicants will supplement their filing with lighting cut sheets. They do not expect any impact on adjacent properties or the night sky from their lighting. All exterior fixtures will be night sky compliant and will be limited in number. Additionally, the applicants' property is secluded from its neighbors due to the adjacent wetlands, the surrounding hilly topography, and the extensive nearby tree growth.

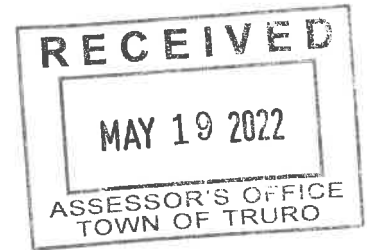


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: May 16, 2022

NAME OF APPLICANT: Robert Christopher Anderson and Loic Rossignon

NAME OF AGENT (if any): Benjamin E. Zehnder

MAILING ADDRESS: 62 Route 6A, Suite B, Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-7766 EMAIL bzehnder@zehnderllc.com

PROPERTY LOCATION: 8 Stick Bridge Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 54 PARCEL 89 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:
(please check all applicable)

FEE: **\$15.00 per checked item**
(Fee must accompany the application unless other arrangements are made)

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

(Please Specify)

(Fee: Inquire with Assessors)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 5/19/2022

Date completed: 5/19/2022

List completed by: [Signature]

Date paid: 5/19/2022 Cash/Check #1114

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

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

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

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

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



TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: May 19, 2022

To: Benjamin WE. Zehnder, Agent for Robert Christopher Anderson
and Loic Rossignon

From: Assessors Department

Certified Abutters List: 8 Stick Bridge Road (Map 54, Parcel 89)

Planning Board/ Site Plan

Attached is a combined list of abutters for the property located at 8 Stick Bridge Road.

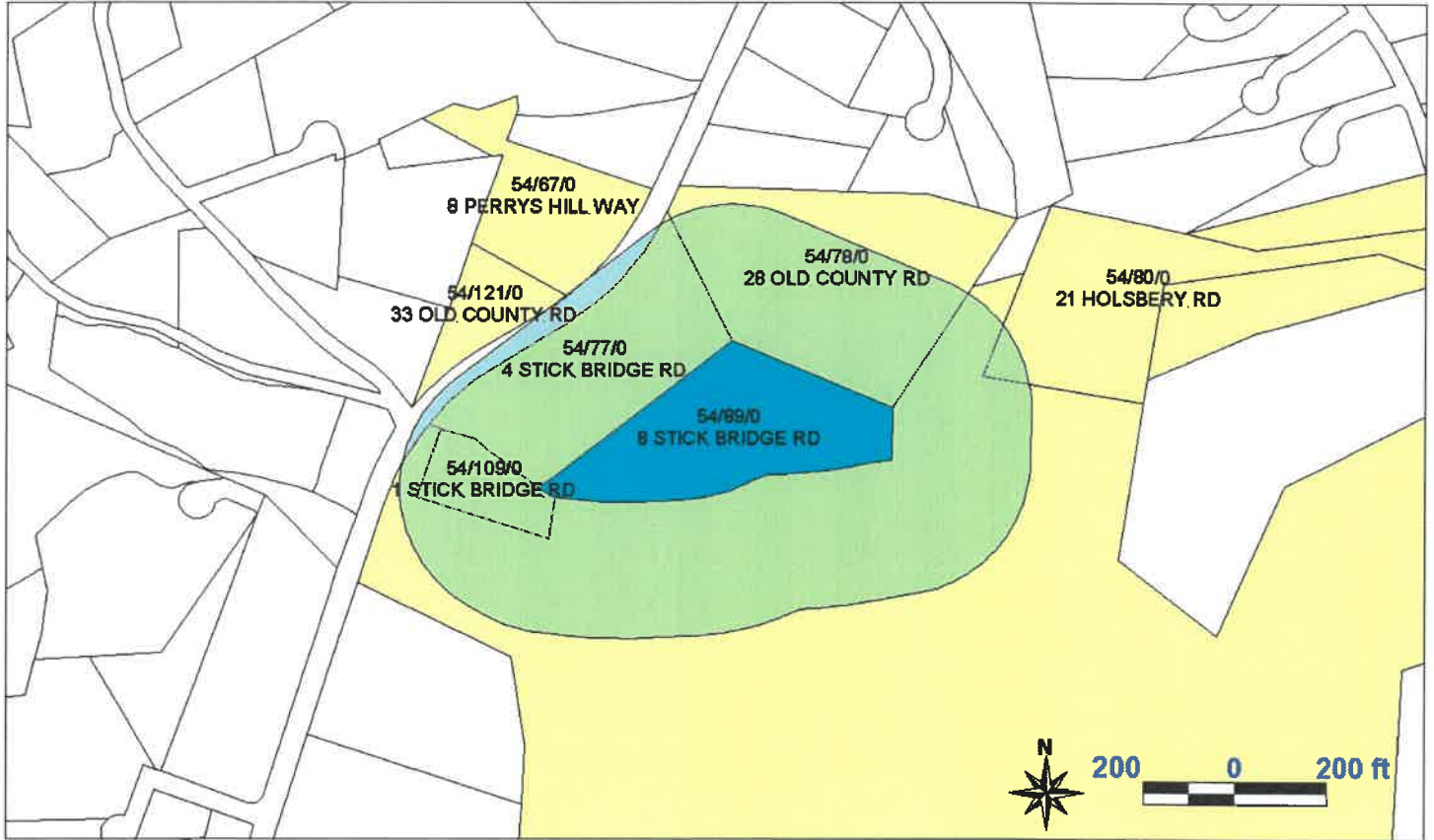
The current owners are Robert Christopher Anderson and Loic Rossignon.

The names and addresses of the abutters are as of May 13, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Olga Farrell
Assessing Clerk

Abutters List Within 300 feet of Parcel 54/89/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3300	54-67-0-R	FRANK MARGARET G IRREV TR 2012 TRS: FRANK JEREMIAH D	8 PERRYS HILL WAY	23 CLEVELAND ST #2	ARLINGTON	MA	02474
3308	54-77-0-R	BLAKE SARAH I & WEINER JOSHUA	4 STICK BRIDGE RD	2808 CATHEDRAL ST	WASHINGTON	DC	20008
3309	54-78-0-R	SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A.	28 OLD COUNTY RD	PO BOX 530	TRURO	MA	02666
3311	54-80-0-R	IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18	21 HOLSBERY RD	TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD	WYCKOFF	NJ	07481
3320	54-89-0-R	ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC	8 STICK BRIDGE RD	225 COMMERCIAL ST	PROVINCETOWN	MA	02657
5567	54-109-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	1 STICK BRIDGE RD	PO BOX 327	NO TRURO	MA	02652-0327
7368	54-121-0-R	HAIDLE ANDREW & BALSKUS EMILY	33 OLD COUNTY RD	23 VILLAGE ST	SOMERVILLE	MA	02143

Handwritten signature
 5/19/2022 Page 1

40-999-0-E

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

54-67-0-R

FRANK MARGARET G IRREV TR 2012
TRS: FRANK JEREMIAH D
23 CLEVELAND ST #2
ARLINGTON, MA 02474

54-77-0-R

BLAKE SARAH I & WEINER JOSHUA
2808 CATHEDRAL ST
WASHINGTON, DC 20008

54-78-0-R

SHENK GEOFFREY C, SHENK NOAH E &
SHENK EHREN G.A.
PO BOX 530
TRURO, MA 02666

54-80-0-R

IRWIN R REIN & MARSHA L REIN
2018 LIVING TRST DTD 7/16/18
TRS: MARSHA L & IRWIN R REIN
424 CARLTON RD
WYCKOFF, NJ 07481

54-89-0-R

ANDERSON ROBERT CHRISTOPHER &
ROSSIGNON LOIC
225 COMMERCIAL ST
PROVINCETOWN, MA 02657

54-109-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

54-121-0-R

HADLE ANDREW & BALSUS EMILY
23 VILLAGE ST
SOMERVILLE, MA 02143

Key: 3320

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.420

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657				54-89-0				8 STICK BRIDGE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ANDERSON ROBERT CHRISTOPH TUDOR LYNNE RAE GROVES- TUDOR LYNNE R GROVES- &				04/27/2018	V	850,000	31230-33	
						05/16/2003	J	100,000	16928-209+			
						08/04/1978	J		2760-047+			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-281	10/05/2020	8	BARN	95,000	01/11/2021	LG	90	90
20-270	09/30/2020	5	DEMO	4,000	01/11/2021	LG	100	100
19-070	03/11/2019	4	REHAB	6,000	11/27/2019	LG	100	100

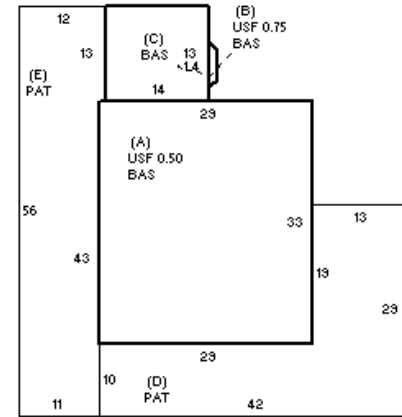
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	431,840	1.00	1	1.00	SR2	1.60	334,680
300	A	2.885	16	1.00	1	32,960	1.00	1	1.00	SR2	1.60	95,090

TOTAL	3.660 Acres	ZONING	NSD	FRNT	39	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N	FY11 - SHF'S WERE CBN'S NOW IN DISUSE & USED AS SHF'S; ST1 CHGD TO BLDG#2+CLASS CHG TO	LAND		429,800	429,800	429,800
Infl1	NO ADJ	O	109(BUT CODE 200 NEVER ADDED PER	BUILDING		292,400	266,900	266,900
Infl2	NO ADJ	T	FY11REVAL+DOR SPECS.FY12 ACRG INCR PER 2010 PLAN.	DETACHED		42,500	3,100	3,100
		E		OTHER		103,300	89,900	89,900
				TOTAL		868,000	789,700	789,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12		96	14.91	1,100
SHF	A	1.00	A 0.75 5*6		30	15.54	300
BB2	E	1.80	E 1.00 24*33*13*27	2020	1,143	36.00	41,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1781	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,788		
NET AREA	1,759	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,144	1781	235.18	269,049				
\$NLA(RCN)	\$241	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	615	1781	183.23	112,684				
				ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	1,296		10.16	13,162				
				ROOF COVER	2	WOOD SHINGLES	1.01		F11	O	FPL 1S 1OP	1		8,386.80	8,387				
				FLOOR COVER	2	SOFTWOOD	1.00		F22	O	FPL 2S 2OP	1		16,306.40	16,306				
				INT. FINISH	1	PLASTER	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1985 / 35
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$292,400

Key: 3320

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.421

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657		54-89-0		8 STICK BRIDGE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

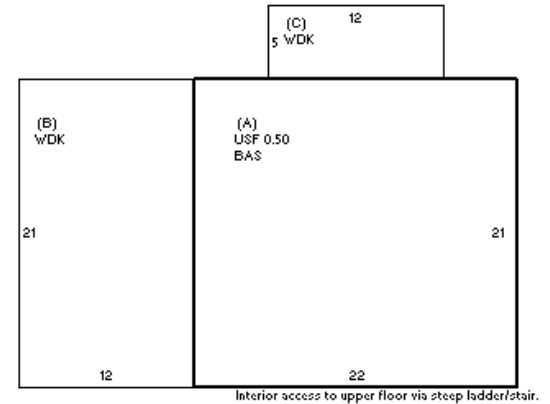
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	103,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

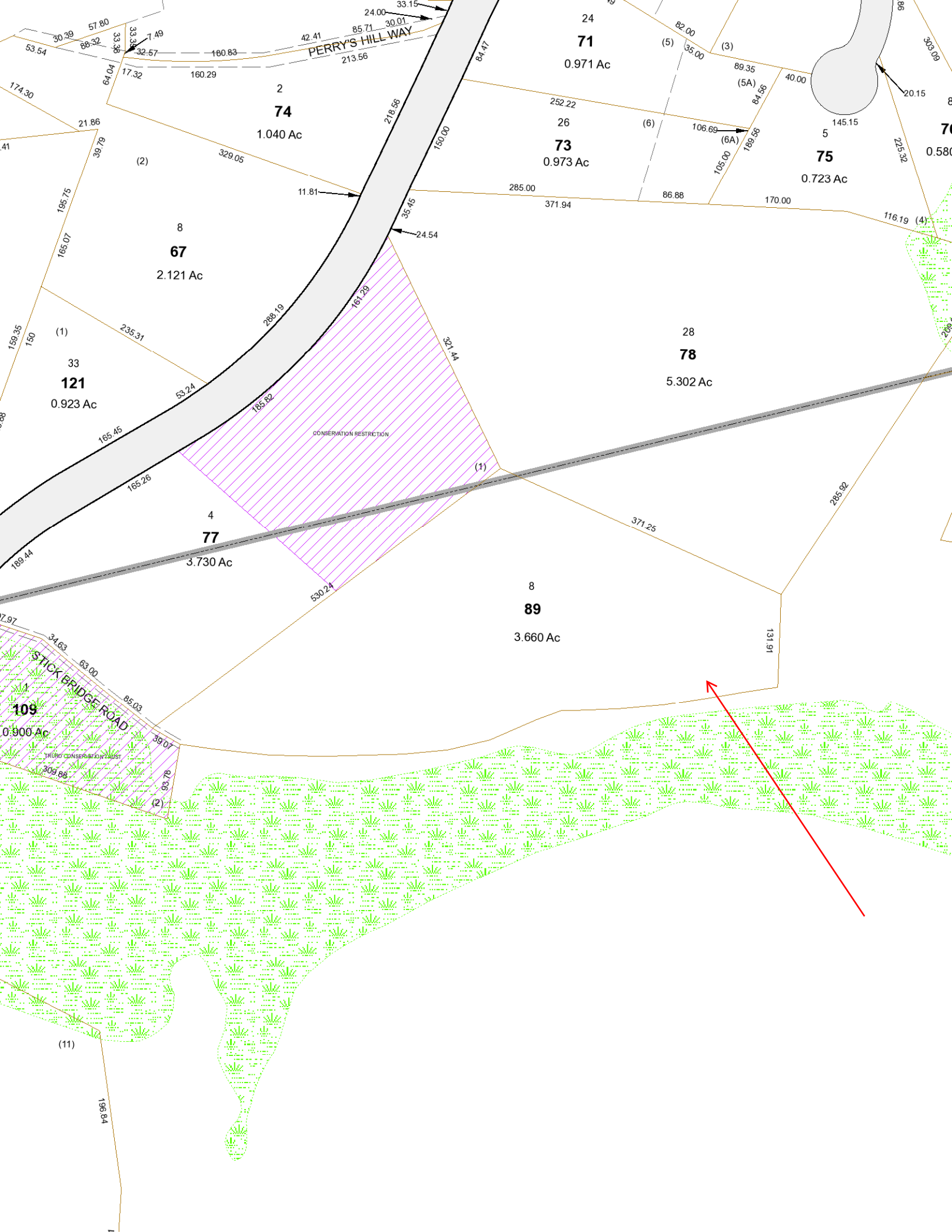
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST	11/27/19 Both floors currently used as storage, not furnished. FY11 - CREATED DET BLDG AS EST SEPARATE RENTAL.
STYLE	4	1.10	CAPE [100%]	REVIEW			
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	0	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	149,653		
NET AREA	693	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	462	0	208.70	96,418				
\$NLA(RCN)	\$216	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	231	0	165.08	38,134				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	312		35.04	10,934				
				ROOF COVER	2	WOOD SHINGLES	1.01		MST	O	MASONRY STACK	1		2,067.00	2,067				
				FLOOR COVER	99	N/A	1.00												
				INT. FINISH	99	N/A	1.00												
				HEATING/COOLING	13	NO HEAT	0.93												
				FUEL SOURCE	8	NONE	1.00												
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1985 / 35
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$103,300



Property address: 8 Stick Bridge Road, Truro, Massachusetts 02666

QUITCLAIM DEED

I, Lynne Rae Groves Tudor, unmarried, of Framingham, Massachusetts,

for consideration paid of Eight Hundred Fifty Thousand and 00/100 (\$850,000.00) Dollars,

grant to Robert Christopher Anderson and Loic Rossignon, of 225 Commercial Street, Provincetown, Massachusetts 02657, as Joint Tenants,

with QUITCLAIM COVENANTS,

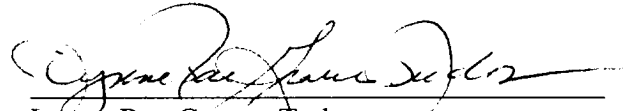
Lot 1 and Lot 2 as shown on a Plan entitled "Plan of Land in Truro as surveyed for Lynne Rae Groves Tudor, scale: 1 inch = 50 feet, May 2010, William N. Rogers, Professional Civil Engineers and Land Surveyors, 41 Off Cemetery Road, Provincetown, Massachusetts", recorded in the Barnstable County Registry of Deeds in Plan Book 635, Page 15.

Meaning and intending to convey the same premises set forth in the deeds recorded with the Barnstable County Registry of Deeds in Book 2760 Page 47 and Book 16928 Page 209 to which reference should be made for Grantor's title.

The Grantor, Lynne Rae Groves Tudor , hereby certifies under the pains and penalties of perjury she is unmarried, hereby waives and release any and all rights of homestead in the above property she may have or be able to claim pursuant to M.G.L. c. 188, and further certifies that no former spouses, partners or former partners in a civil union can claim the benefit of a homestead by court order or otherwise in said property.

8 Stick Bridge Road
Deed – Page 2

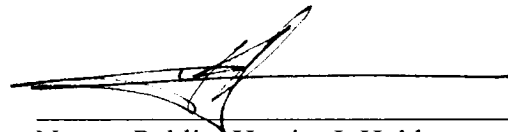
Witness my hand and seal this 18th day of April 2018.



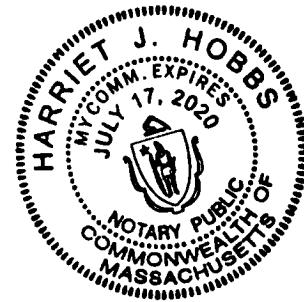
Lynne Rae Groves Tudor

Commonwealth of Massachusetts
Barnstable County

On this 18th day of April 2018, before me, the undersigned notary public, personally appeared Lynne Rae Groves Tudor, as aforesaid, proved to me through satisfactory evidence of identification, which was a Driver's License issued by a state government containing her photograph and her signature, to be the person whose name is signed on the preceding Quitclaim Deed, and acknowledged to me that she signed it as her free act and deed, and swore or affirmed to me under the pains and penalties of perjury the statements in said Deed as to marital status and homestead are true.

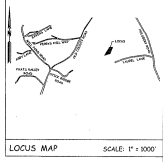


Notary Public: Harriet J. Hobbs
My Commission expires: July 17, 2020

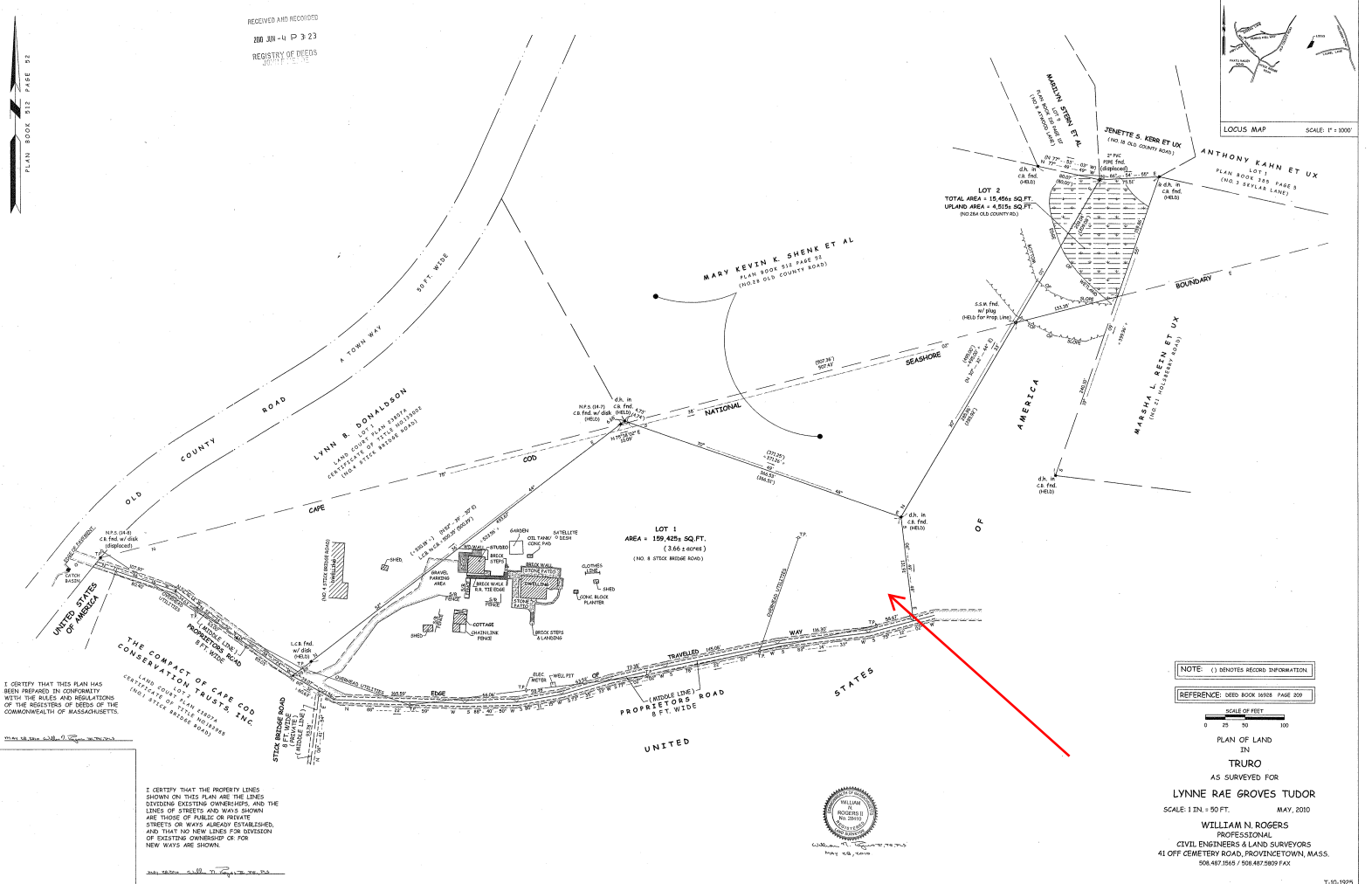


RECEIVED AND RECORDED
NOV 30 - 4 P 3 23
REGISTRY OF DEEDS
STATE OF MASSACHUSETTS

PLAN BOOK 512 PAGE 22



635-15



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



NOTE: (1) DENOTES RECORD INFORMATION

REFERENCE: DEED BOOK 5098 PAGE 209

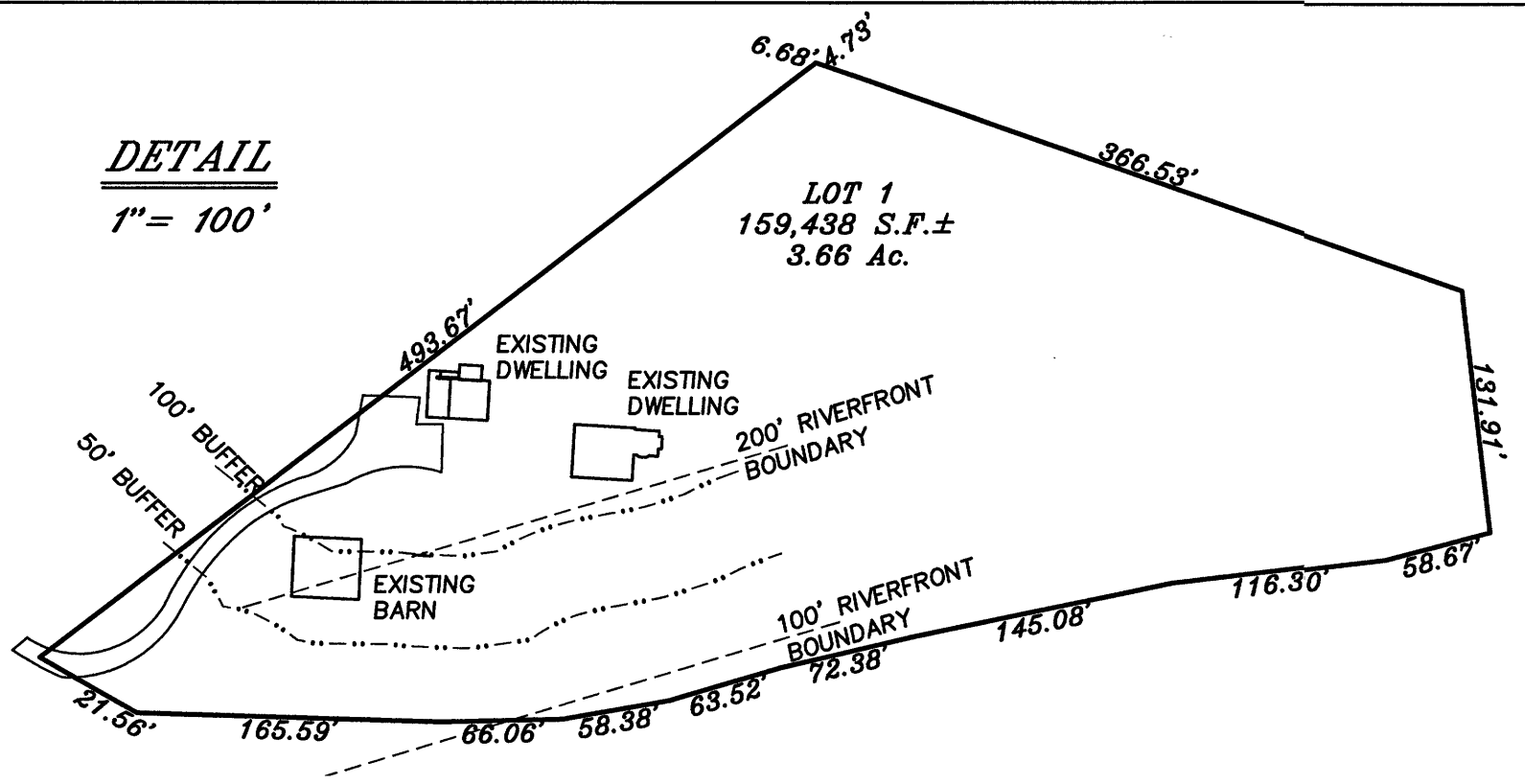


PLAN OF LAND
IN
TRURO
AS SURVEYED FOR
LYNNE RAE GROVES TUDOR
SCALE: 1 IN. = 50 FT. MAY, 2010

WILLIAM K. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1065 / 508.487.5009 FAX

DETAIL

1" = 100'



SITE PLAN

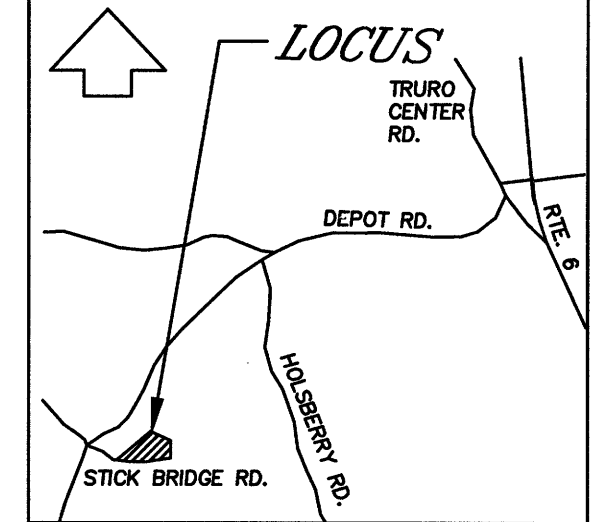
1" = 30'

DATUM

NAVD 88

LOCATION MAP

Not to Scale



Reference
Lot 1, Plan Book 635 Page 15
Deed Book 31230 Page 33
Assessors Map 54, Parcel 89

CONSTRUCTION NOTES:

- LIMITS OF CONSTRUCTION AND/OR GRADING TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED, PRIOR TO, AND DURING CONSTRUCTION.
- FABRIC SILTFENCE TO BE SECURELY STAKED IN PLACE PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
- DISTURBED AREAS SHALL BE STABILIZED AND REVEGETATED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING.
- ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- GUTTERS AND DOWNSPOUTS CONNECTED TO DRYWELLS, OR CRUSHED STONE @ ROOF DRIPLINE, TO BE UTILIZED TO CONTAIN ROOF RUN-OFF.
- ANY ADDITIONAL WORK BEYOND THE SCOPE OF THAT WHICH IS SHOWN HEREON, AND WHICH IS WITHIN 100' OF THE WETLAND, WILL REQUIRE CONSERVATION COMMISSION APPROVAL.

Garage/Studio Height Calculations

Ridge Elevation = 54.2'
Average Grade = 37.5'
Height = 16.7'

Gross Floor Area Calcs.

Existing
Dwelling #1 = 1,759 s.f.
Dwelling #2 = 600 s.f.
2,359 s.f.

Proposed
Dwelling #1 = 3,304 s.f.
Garage/Studio = 954 s.f.
4,258 s.f.

INSTALL GRAVEL DRAINAGE TRENCH ALONG EAST SIDE OF EXIST. DRIVEWAY TO INTERCEPT EXISTING STORMWATER RUNOFF (SE 95-1103)

LCB FND
UTIL. POLE

VEHICLE TRACKS
TOP OF BANK

100 YR FLOOD ZONE/TOP OF COASTAL BANK

EDGE OF WETLAND

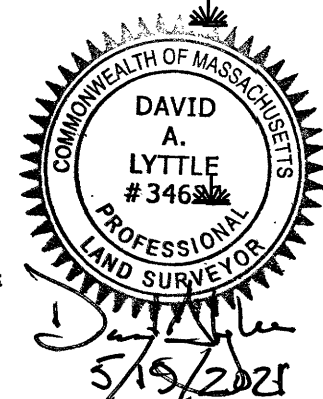
EDGE OF CREEK (RIVER)

LSCSF ZONE AE (EL. 12)

AREA INVADDED WITH WHITE POPLAR SPROUTS TO BE RETURNED TO MEADOW AND PLANTED WITH FRUIT TREES (6,270 S.F.) BLACK CHERRY & LOCUST TREES TO REMAIN FOR BEE POLLINATION (SE 95-1103)

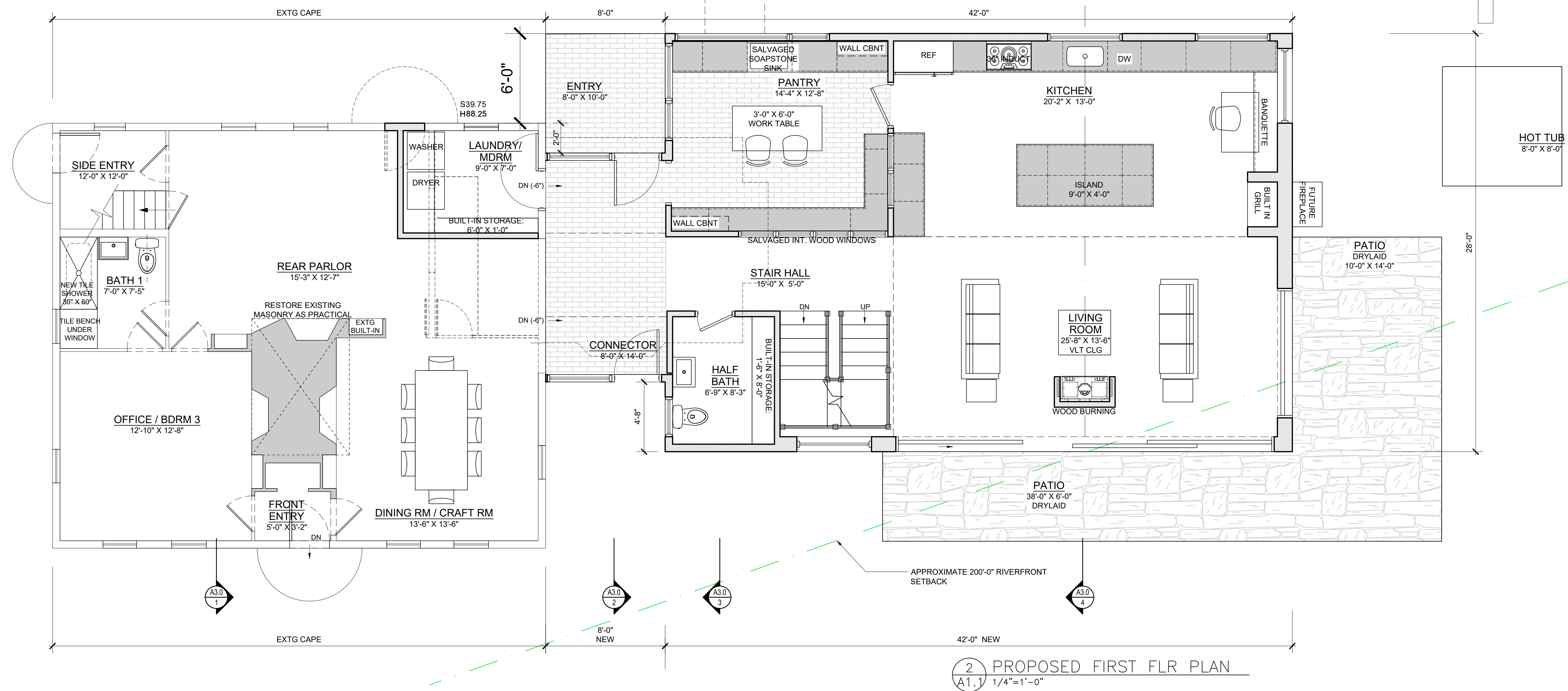
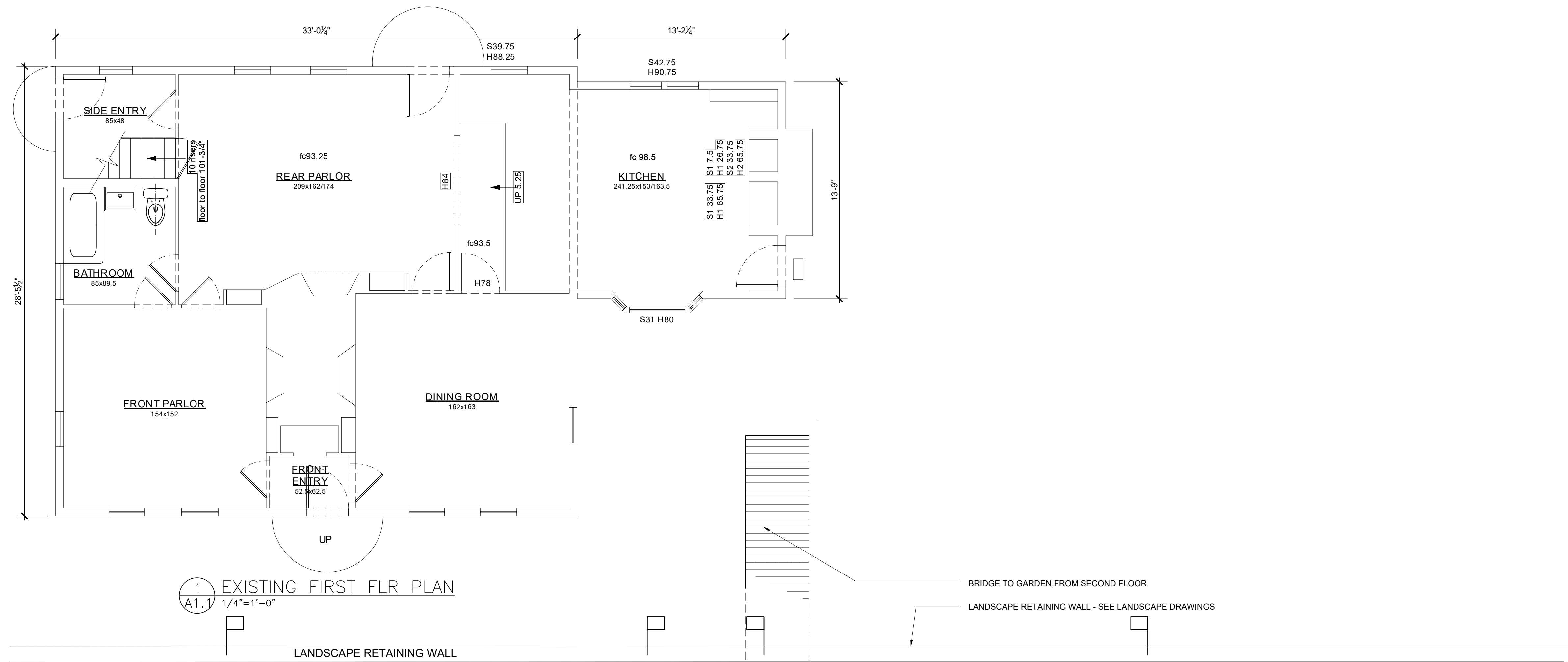
SITE PLAN ~ SHOWING PROPOSED DWELLING ADDITION AND PROPOSED GARAGE/STUDIO

Prepared for: Loic Rossignon & Rob Anderson
Location: 8 Stick Bridge Road Truro, MA



Ryder & Wilcox, Inc., P.E. & P.L.S.
3 Giddiah Hill Rd.
P.O. Box 439
So. Orleans, MA, 02662
Tel. (508) 255-8312
Fax. (508) 240-2306

Scale: 1" = 30'
Drawn by DJC
Date - May 19, 2021



A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
FIRST FLOOR PLAN

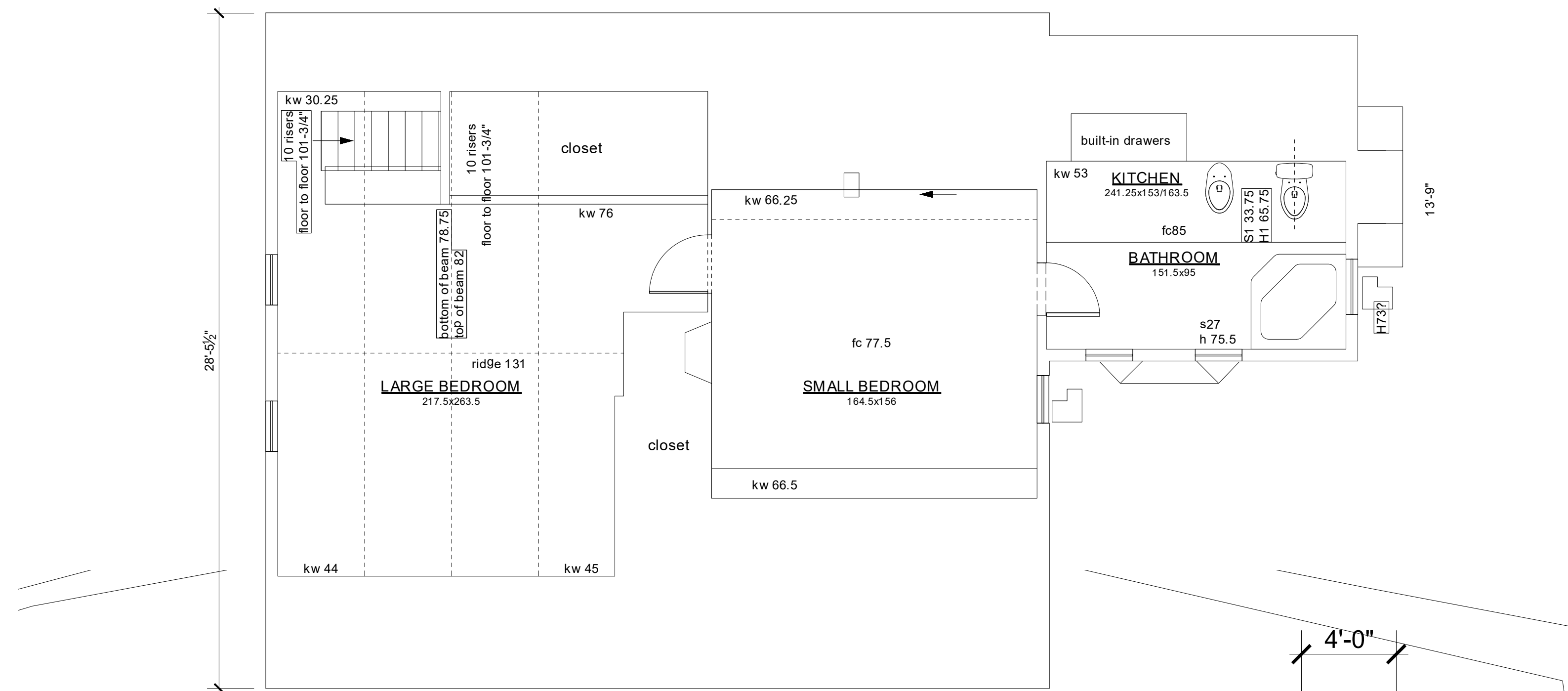
831 Main Street
 Dennis MA 02638
 508.694.7887 phone
 www.a3architectsinc.com

A3 architects, inc
 Residential Commercial Net Zero

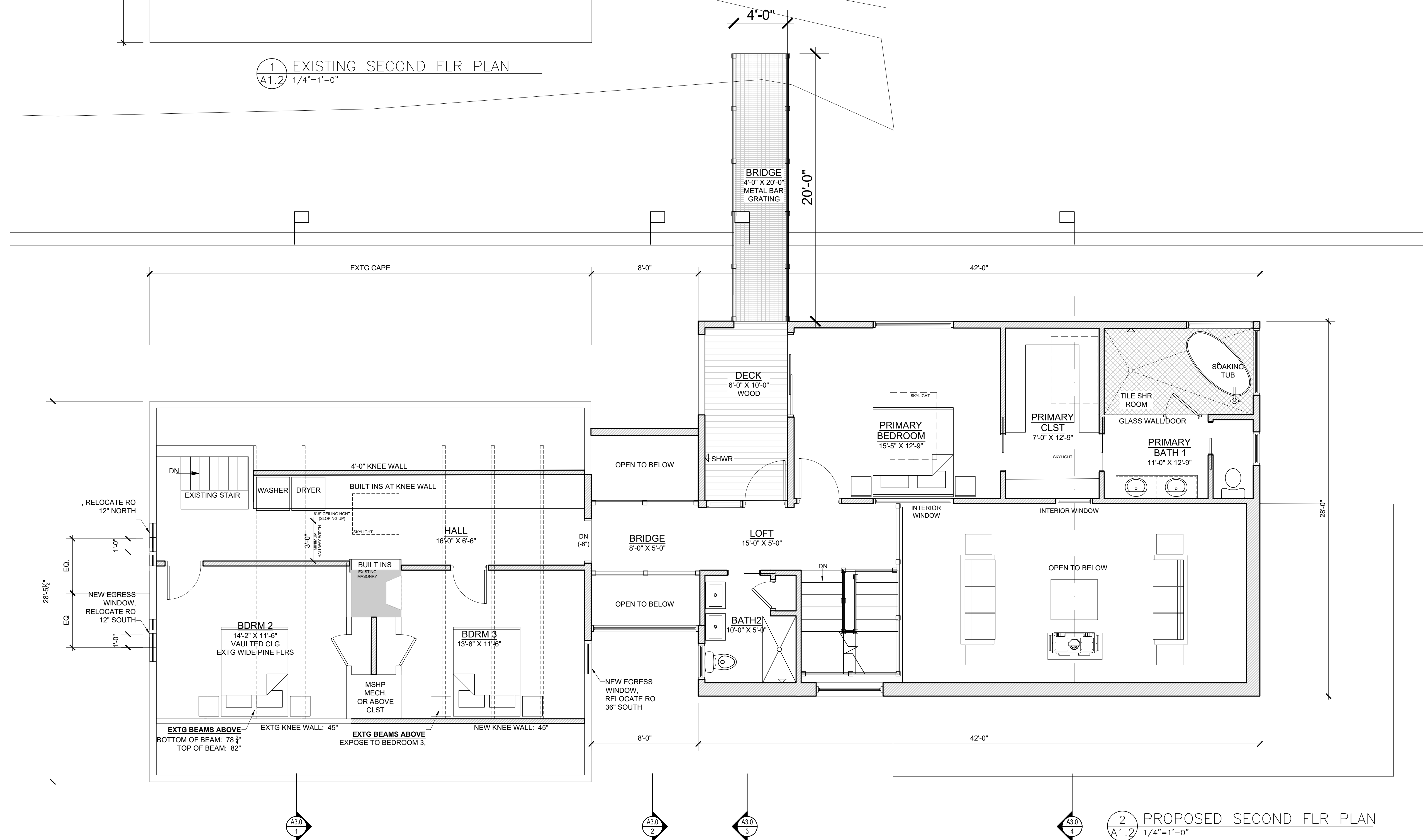
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DATE:
 REGULATORY: 06.24.2022

A1.1



1 EXISTING SECOND FLR PLAN
A1.2 1/4"=1'-0"



2 PROPOSED SECOND FLR PLAN
A1.2 1/4"=1'-0"

A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
SECOND FLOOR PLAN

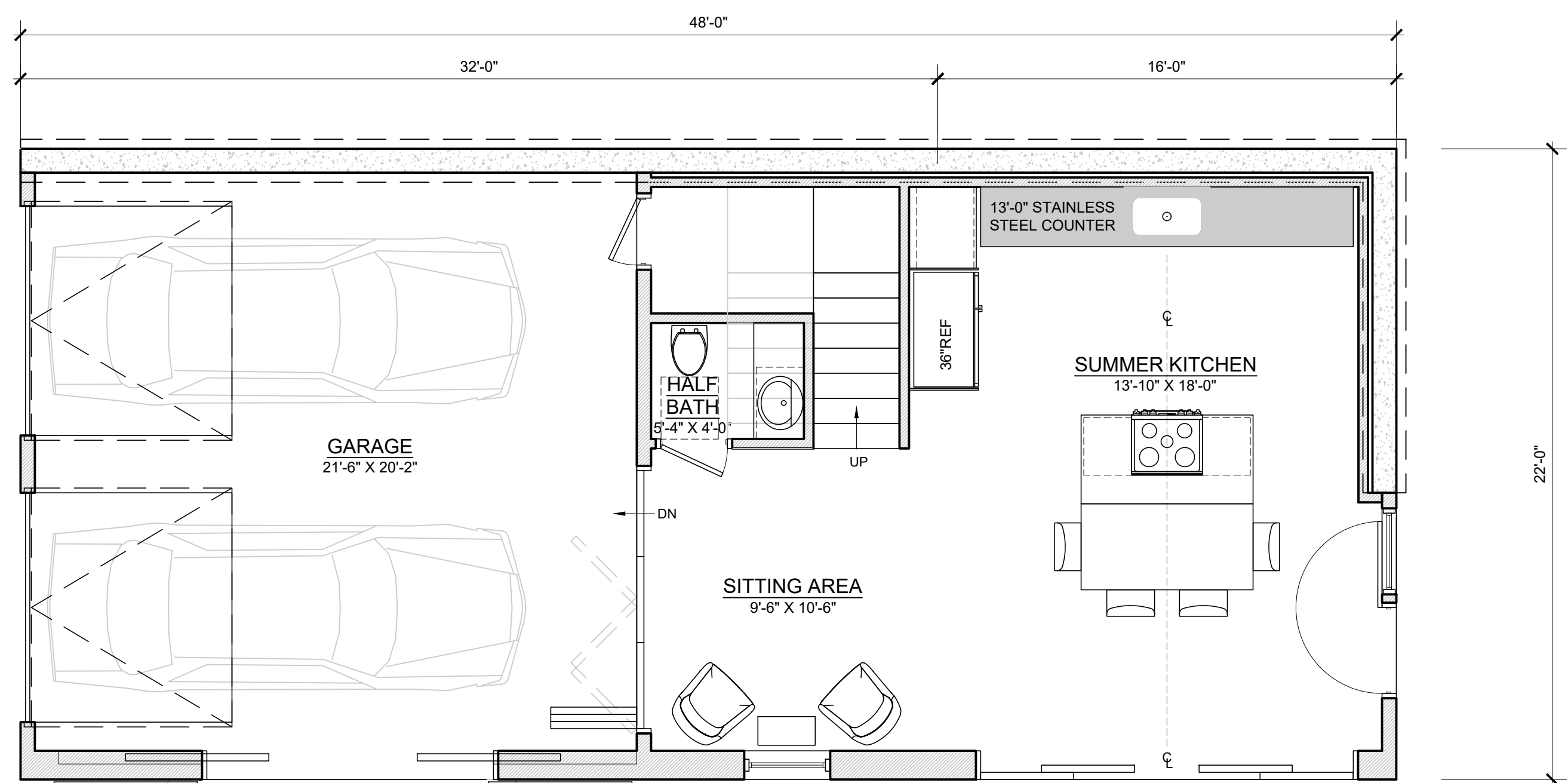
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 Dennis MA 02638
 508.694.7887 phone
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 Residential Commercial Net Zero

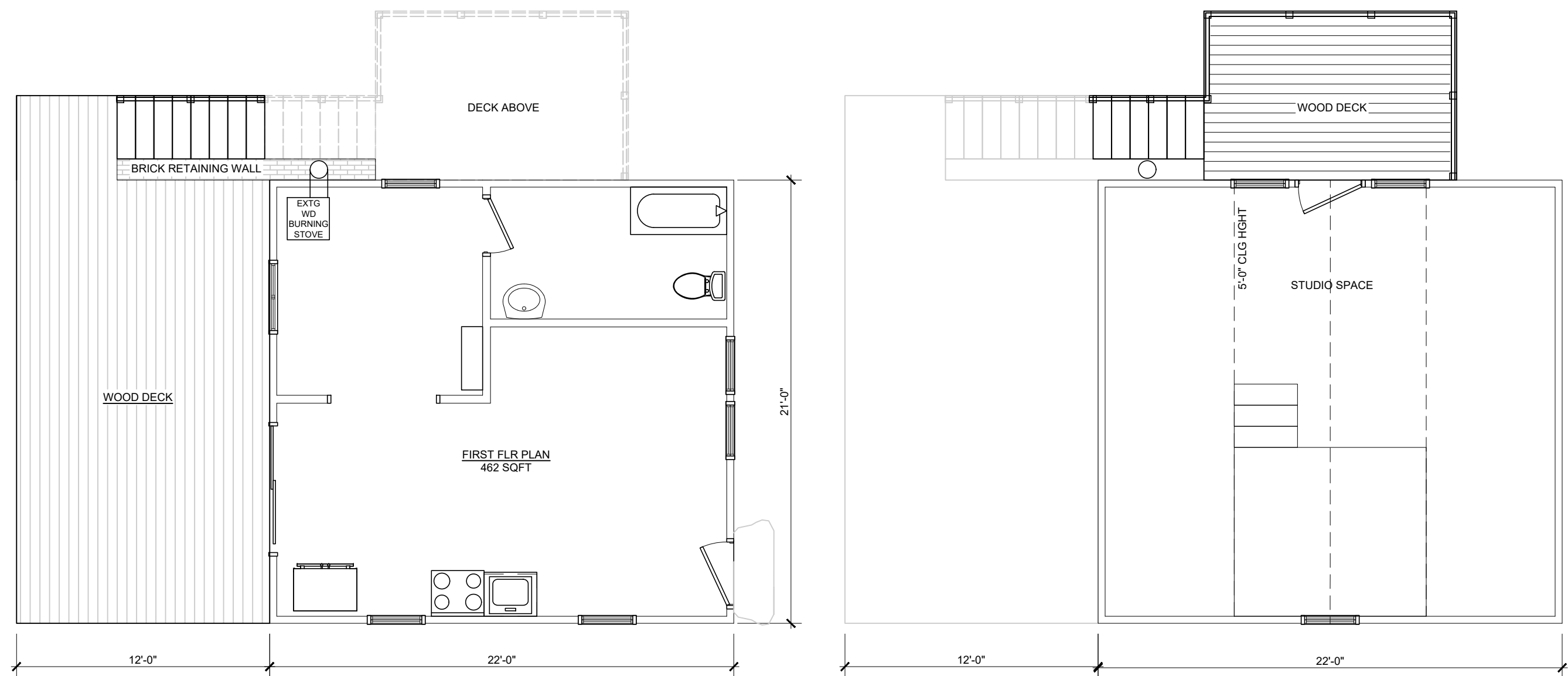
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DATE:
 REGULATORY: 06.24.2022

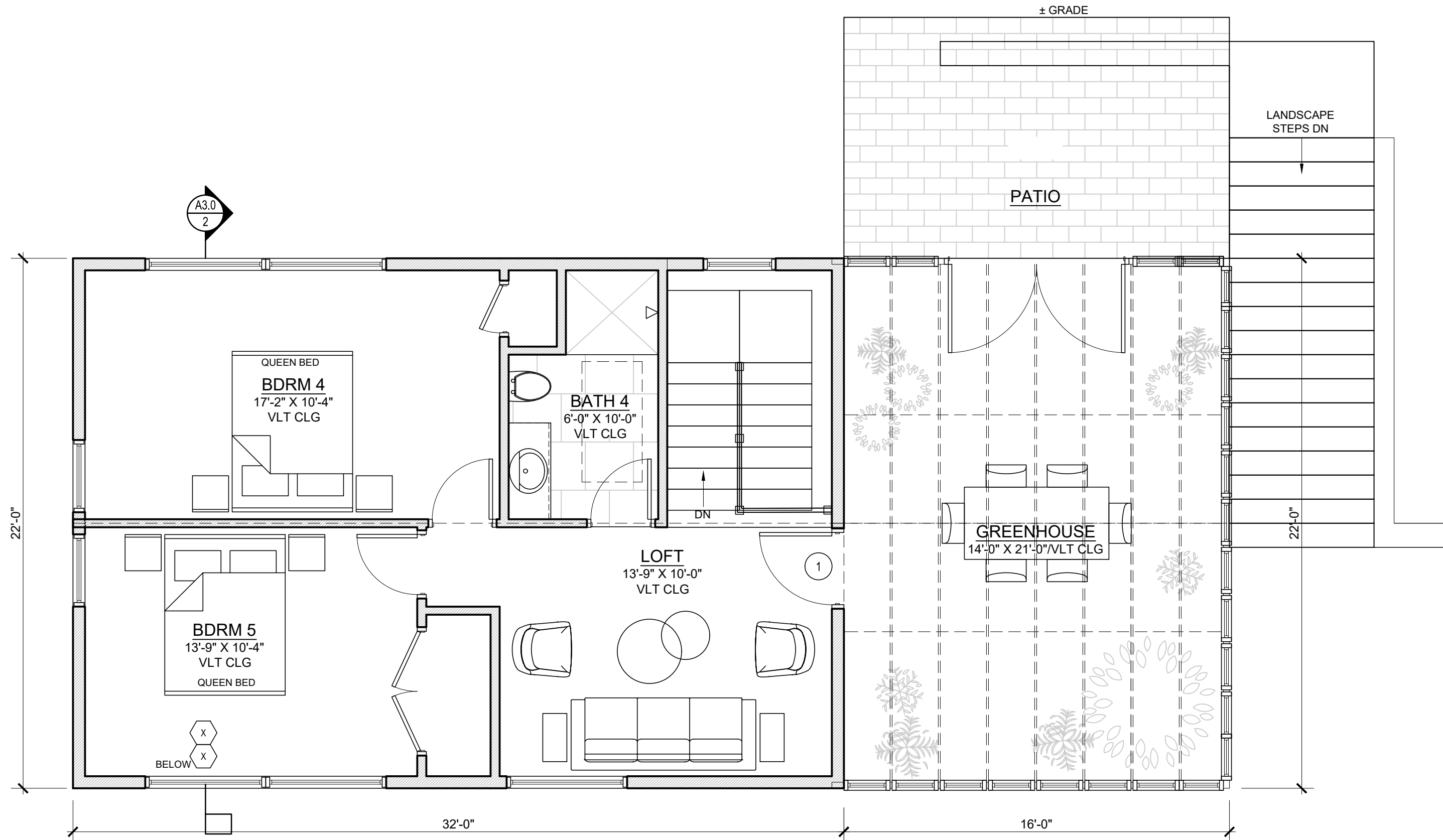
A1.2



1 FIRST FLOOR PLAN
A1.3 1/4"=1'-0"



3 EXTG PLANS
A1.3 3/16"=1'-0"



2 SECOND FLOOR PLAN
A1.3 1/4"=1'-0"



4 EXTG ELEVATIONS
A1.3 3/16"=1'-0"

A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:
PLANS:
STUDIO &
GARAGE

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A3architects, inc
Residential Commercial Net Zero

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DATE:
REGULATORY: 06.24.2022

A1.3



1 SOUTH ELEVATION (RIVER VIEW)
2.0 1/4"=1'-0"



2 EAST ELEVATION
2.0 1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

ELEVATIONS

831 Main Street
Dennis MA 02638
508.694.7887 phone
www.a3architectsinc.com

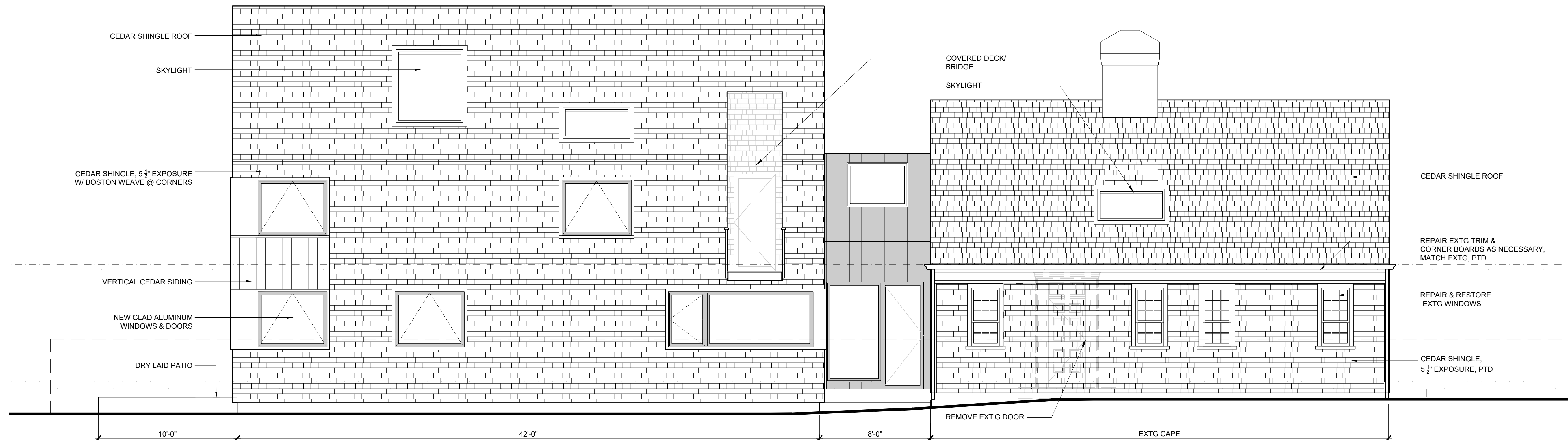
A3 architects, inc
Residential Commercial Net Zero

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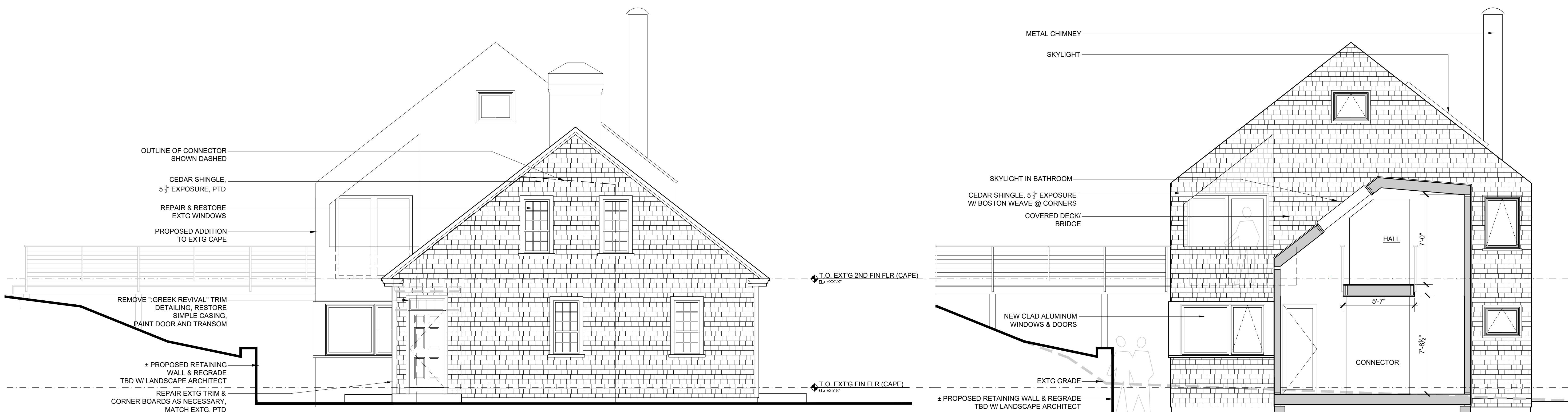
DATE:

REGULATORY: 06.24.2022

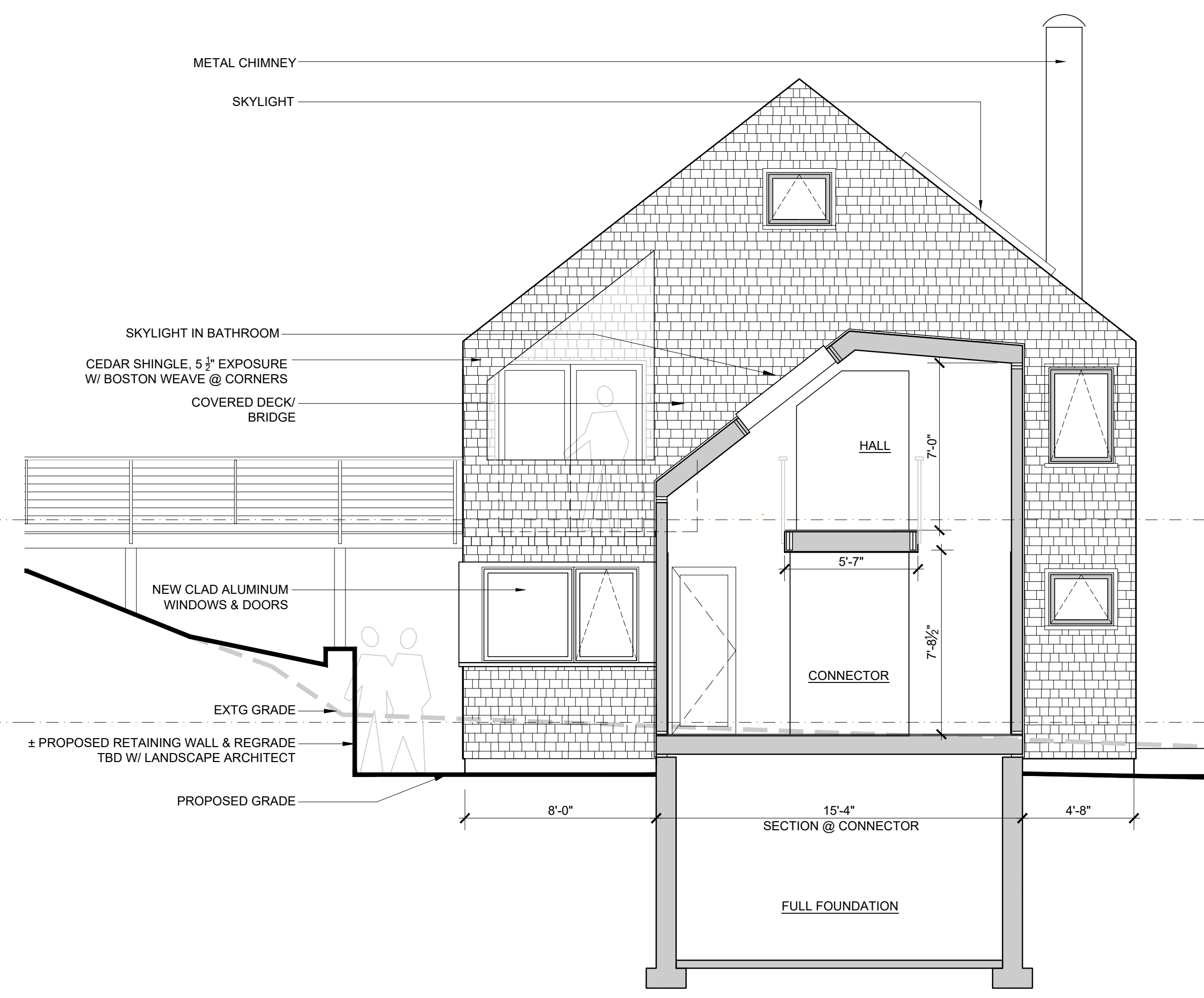
A2.0



1 NORTH ELEVATION (GARDEN VIEW)
2.1 1/4"=1'-0"



2 WEST ELEVATION
2.1 1/4"=1'-0"



3 WEST ELEVATION/SECTION
2.1 1/4"=1'-0"

A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:
ELEVATIONS

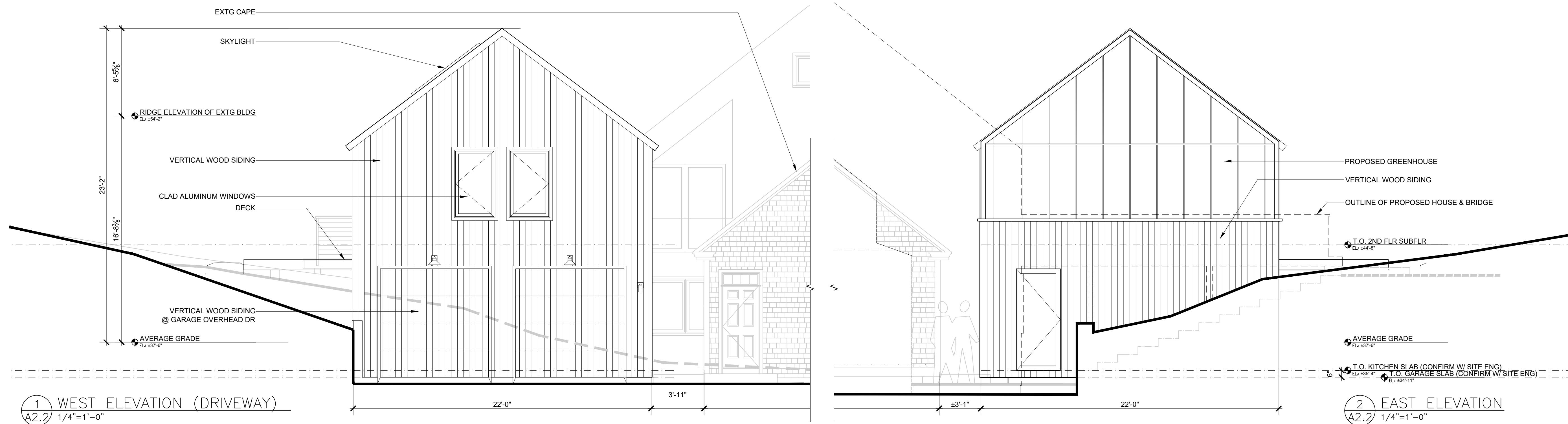
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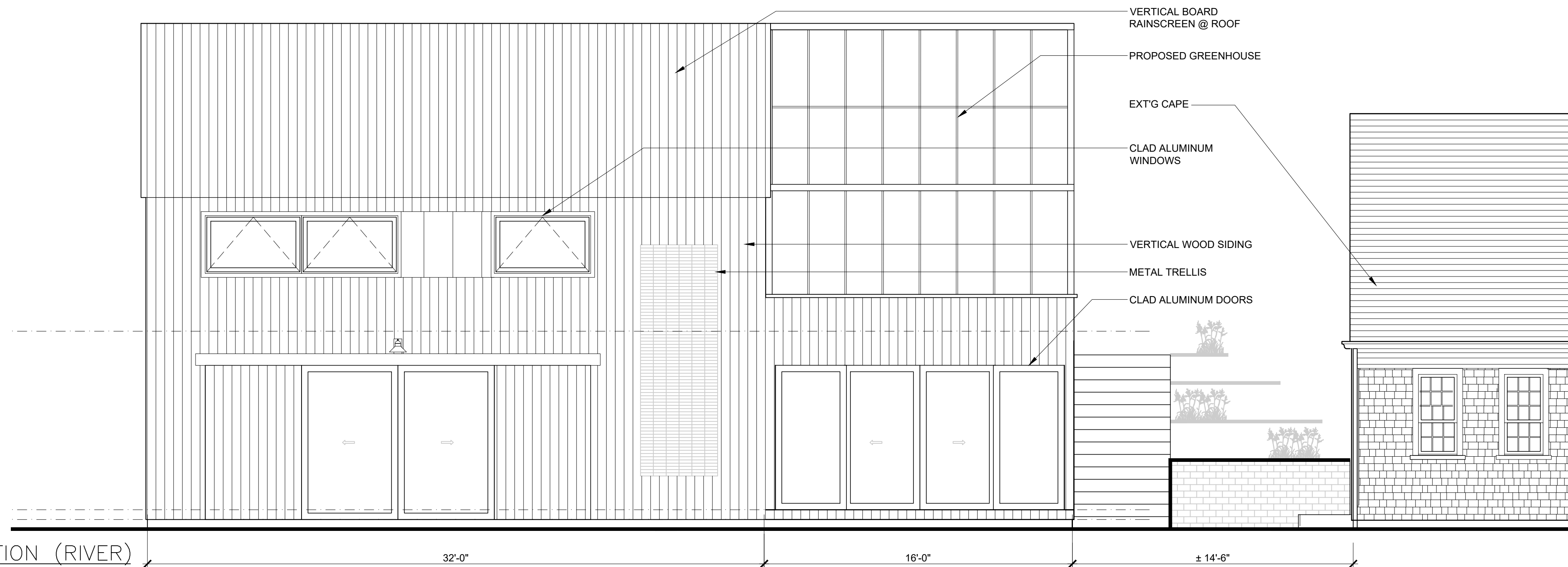
DATE:
REGULATORY: 06.24.2022

A2.1

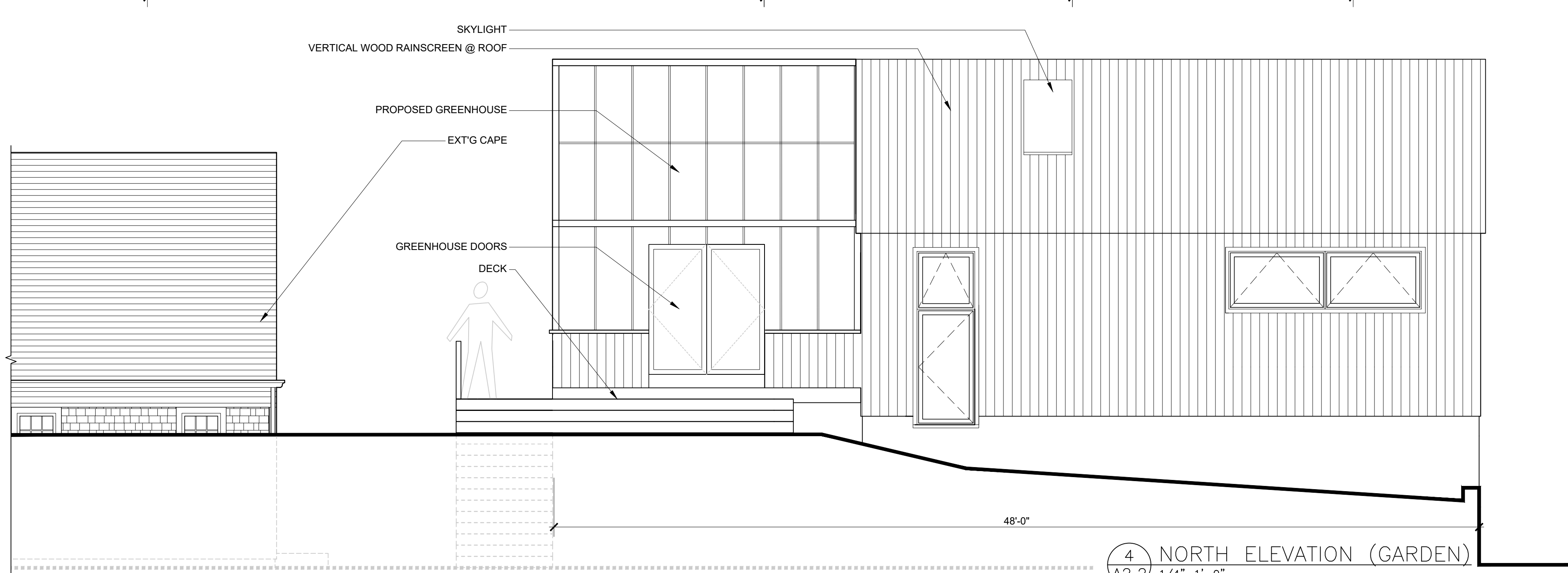


1 WEST ELEVATION (DRIVEWAY)
A2.2 1/4"=1'-0"

2 EAST ELEVATION
A2.2 1/4"=1'-0"



3 SOUTH ELEVATION (RIVER)
A2.2 1/4"=1'-0"



4 NORTH ELEVATION (GARDEN)
A2.2 1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

ELEVATIONS:
STUDIO &
GARAGE

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DATE:
REGULATORY: 06.24.2022

A2.2



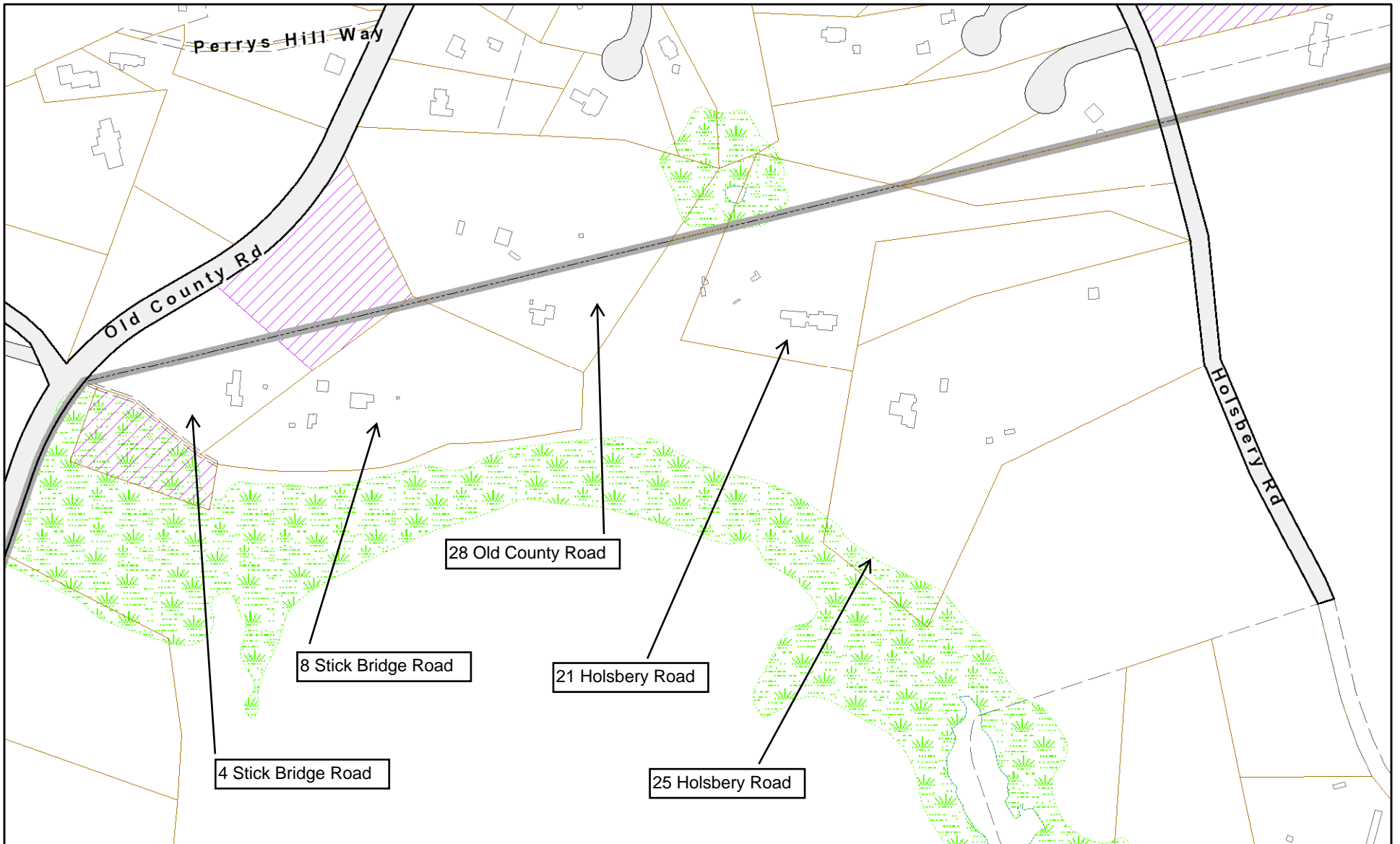
Truro, MA



June 27, 2022

1 inch = 279 Feet

www.cai-tech.com



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Key: 3308

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.407

LEGAL LAND

CURRENT OWNER						PARCEL ID				LOCATION			
BLAKE SARAH I & WEINER JOSHUA 2808 CATHEDRAL ST WASHINGTON, DC 20008						54-77-0				4 STICK BRIDGE RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
BLAKE SARAH I & WEINER JO						06/19/2014	W	725,000	(203699)				
DONALDSON LYNN BURROWS RE						07/28/2011	99		(194830)				
DONALDSON LYNN B						09/16/1994	J	220,000	(135002)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-263	09/23/2020	80	SOLAR TAXABL	26,577	01/25/2021	LG	100	100
20-153	06/22/2020	2	ADDITION	15,000	08/31/2020	LG	100	100
04-090	06/04/2004	90	BP NVC	10,000	05/25/2007	JH	100	100
92-090	08/05/1992	3	REPAIR/REMOD	50,000	06/09/1993		100	100
90-118	10/03/1990	2	ADDITION	30,000	05/17/1991		100	100


LAND

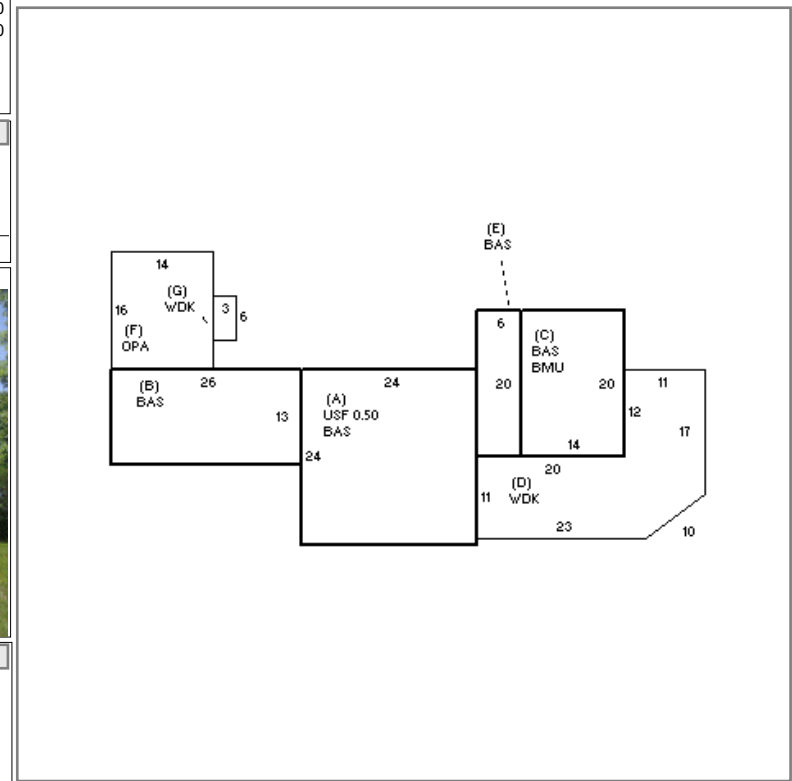
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	RV1	1.45		303,300
300	A	1.135	15	1.00	1	1.00	1	1.00	RV1	1.45		33,900
300	A	1.820	15	1.00	CR	0.25	1	1.00	RV1	1.45		13,590

DETACHED

TOTAL	3.730 Acres				ZONING	RES	FRNT	291		ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO				N O T E	FY15 ADDED CONSERVATION RESTRICTION. P/O PCL W/ SFR IN CCNS+REST OUTSIDE.				LAND	350,800	350,800
Inf1	NO ADJ					BUILDING	319,900	264,500				
Inf2	NO ADJ					DETACHED	300	300				
										OTHER	0	0
										TOTAL	671,000	615,600

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/24/2015
SHF	A	1.00	P 0.45 6X8		48	15.54	300		



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/24/2015	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS																			
YEAR BLT	1850	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,013		
NET AREA	1,602	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	914	1850	252.39	230,685	CONDITION ELEM	CD		
\$NLA(RCN)	\$285	OVERALL	1.200	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	288	1850	201.62	58,066				
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	280		68.49	19,178				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	467		40.29	18,813				
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	400	1990	252.39	100,956				
				INT. FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	224		58.89	13,192				
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1			12,622.50	12,623				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER				0.00					
																EFF.YR/AGE	1990 / 30		
																COND	30 30 %		
																FUNC	0		
																ECON	0		
																DEPR	30	% GD	70
																RCNLD	\$319,900		



Key: 3311

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.410

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18 TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD WYCKOFF, NJ 07481		54-80-0		21 HOLSBERY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
IRWIN R REIN & MARSHA L R		08/23/2018	F	1	31483-214
REIN MARSHA L & IRWIN R		05/02/2002	99		15119-233
REIN MARSHA L		02/09/2001	QS	290,000	13548-179

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
11-227	10/26/2011	2	ADDITION	250,000	10/26/2012	FC	100 100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	431,840	1.00	1	1.00	SR2	1.60	334,680
300	A	2.895	16	1.00	1	32,960	1.00	1	1.00	SR2	1.60	95,420

TOTAL	3.670 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E FY14=DELETED GHP (NO FTG OR FDN SO=PP) +SHF@42 SF (=GARBAGE SHED).				LAND	430,100	430,100
Inf1	NO ADJ		BUILDING	532,500	527,000			
Inf2	NO ADJ		DETACHED	1,600	1,600			
			OTHER	0	0			
			TOTAL	964,200	958,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12		96	14.91	1,100
OSH	-	0.90	F 0.60 ATT TO SHF 5		35	5.67	100
PH1	A	1.00	A 0.75 8*8		64	5.90	300
PTD	A	1.00	D 0.20 IRREG 12*22		264	2.10	100



SEC A+B=ORIG SFR; REST=2012 ADDN (1ST FL=KITCH+GREAT RM+2 BR+2 FULL BA; 2ND FL=BR+FULL BA+LOFT)
1 BR CONVERTED TO OFFICE IN ORIG SFR (ALSO HAS LR+KITCH+3 BR+FULL BA)

D\WLG IS STILL A SFR PER 10/23/12 E-MAIL FROM BLDG COMMISH

SEC E+F HAS 10' RT FRONT DORMER+FULL REAR DORMER; SEC E HAS CATH CLG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/21/2019	REF
MODEL	1		RESIDENTIAL	LIST	11/21/2019	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1858	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	739,553
NET AREA	3,160	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,092	1858	210.64	230,020	CONDITION ELEM	CD
\$NLA(RCN)	\$234	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	392	1858	178.07	69,805		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,046	2012	210.64	220,330		
STORIES(FAR)	1.75	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,008		51.88	52,294		
ROOMS	11	1.00		FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BAS AREA	378	2012	210.64	79,622		
BEDROOMS	6	1.00		INT. FINISH	1	PLASTER	1.00	F	USF	L	UP-STRY FIN	252	2012	178.07	44,874		
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	ATT WOOD DECK	462		36.12	16,689		
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00	H	OPA	N	OPEN PORCH	64		76.29	4,883		
UNITS	0	1.00							KIT	O	XTRA KITCHEN	1		12,472.00	12,472		
									MST	O	MASONRY STACK	1		2,263.80	2,264		
EFF.YR/AGE																1992 / 28	
COND																28 28 %	
FUNC																0	
ECON																0	
DEPR																28 % GD 72	
RCNLD																\$532,500	



Key: 3321

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.422

LEG
AL
LAND

CURRENT OWNER										PARCEL ID				LOCATION			
POWERS KSENIJA O REV LIV TR TRS: POWERS KSENIJA O C/O ODETTE NEWTON 1108 HEMPFIELD DR LANCASTER, PA 17601										54-90-0				25 HOLSBERY RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
POWERS KSENIJA O REV LIV										10/13/2000	F		13295-031				
POWERS KSENIJA O										12/23/1998	99		11938-094				
POWERS KSENIJA O										07/06/1965	99		1304-643				
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	16	1.00	1	809,700	1.00	1	1.00	SV1	3.00	627,520					
300	A	5.515	16	1.00	1	61,800	0.96	1	1.00	SV1	3.00	325,560					
350	A	0.370	16	1.00	1	5,200	1.00	1	1.00	TWP	1.00	1,920					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
FY2018		35	RES EXEMPT		10/01/2017		0 0
13-204	08/23/2013	90	BP NVC	2,800	12/02/2013	FC	100 100
13-035	02/26/2013	6	SHED	5,000	11/29/2012	FC	100 100
12-233	10/05/2012	90	BP NVC	9,300	01/07/2013	FC	100 100
12-198	08/24/2012	9	DECK	4,375	11/29/2012	FC	100 100

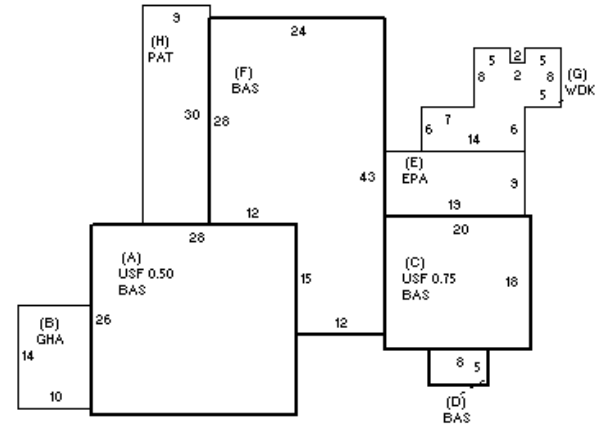
DE
TAC
HE
D

TOTAL	6.660 Acres	ZONING	NSD	FRNT	253	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	IS SUBDIVIDABLE INTO 2 LOTS? MIN LOT SIZE IN NSS=3.00 AC BUT PCL HAS ONLY 253.08' FRONTAGE				LAND	955,000	907,300
Infl1	NO ADJ	PER SEWALL MAP.				BUILDING	391,200	364,500
Infl2	NO ADJ					DETACHED	44,500	44,000
						OTHER	91,700	73,000
						TOTAL	1,482,400	1,388,800

ST1 HAS CAB W/ SINK+FRIDGE+BATH (FULL?) PER 11/29/12 MEAS

BU
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DIN
G

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	A 0.75 7200 SF		1	19,069.60	14,300
ST1	A	1.00	A 0.75 15*25		372	86.60	24,200
PTD	A	1.00	P 0.45 20*10		200	2.10	200
GHD	A	1.00	A 0.75 8*20	1991	160	34.86	4,200
SHF	A	1.00	G 0.90 10*12	2010	120	14.49	1,600



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2012	FC
MODEL	1		RESIDENTIAL	LIST	7/8/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	575,364
NET AREA	2,614	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,980	1800	203.48	402,886	CONDITION ELEM	CD
\$NLA(RCN)	\$220	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	634	1800	165.00	104,609		
				ROOF SHAPE	1	GABLE	1.00	B	GHA	N	GREENHOUSE	140		96.66	13,532		
				ROOF COVER	2	WOOD SHINGLES	1.01	E	EPA	N	ENCL PORCH	171		91.83	15,702		
				FLOOR COVER	1	HARDWOOD	1.00	G	WDK	N	ATT WOOD DECK	176		39.75	6,995		
				INT. FINISH	1	PLASTER	1.00	H	PAT	N	PATIO	270		10.98	2,963		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	2		10,488.35	20,977		
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1980 / 40
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$391,200

Key: 3321

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.423

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
POWERS KSENIJA O REV LIV TR		54-90-0	25 HOLSBERY RD			
TRS: POWERS KSENIJA O		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
C/O ODETTE NEWTON						
1108 HEMPFIELD DR						
LANCASTER, PA 17601						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	91,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LIST REFUSAL BY TENANT 7/10 BUT GAVE BR COUNT+ INFO ON FIN BSMT+SAID BLDG HAS NO STOVE. FLR COVER=ESTIMATE.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2012	FC
MODEL	1		RESIDENTIAL	LIST	7/8/2010	REF
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(B) WDK PAT	22
10	
(A) BAS LLF 0.75 LLU 0.25	22
18	

G

YEAR BLT	1976	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	132,865
NET AREA	693	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	99		94.57	9,363	CONDITION ELEM	CD
\$NLA(RCN)	\$192	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	297	1976	126.49	37,568		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	A	BAS	L	BAS AREA	396	1976	184.62	73,109		
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	PAT	N	PATIO	220		9.57	2,105		
ROOMS		2	1.00	FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	ATT WOOD DECK	220		32.82	7,221		
BEDROOMS		2	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1.5	1.00	HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES		5	\$3,500	FUEL SOURCE	1	OIL	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1981 / 39
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$91,700



Key: 3309

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.408

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SHENK MARY KEVIN K & EHREN G A C/O SHENK GEOFFREY C, SHENK NOA PO BOX 530 TRURO, MA 02666		54-78-0		28 OLD COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHENK GEOFFREY C, SHENK NO		01/22/2021	A	1	33714-237
SHENK MARY KEVIN K & EHRE		05/16/1995	A		9669-106

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/07/2010	20	NO PERMIT		03/04/2013	FC	100	100

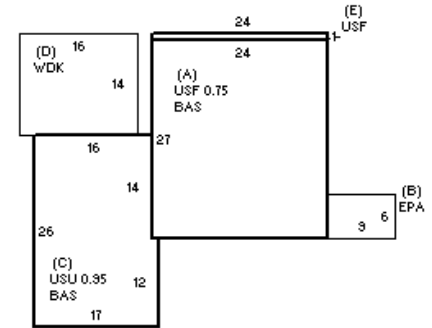
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	310,385	1.00	1	R05	1.15		240,550
300	A	4.335	15	1.00	1	23,690	1.00	1	R05	1.15		102,700
350	A	0.190	15	1.00	1	5,200	1.00	1	TWP	1.00		990

TOTAL	5.300 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	1.179 AC W/ SFR+SHF WITHIN CCNS+4.123 AC W/			LAND	344,200	344,200
Inf1	NO ADJ	O	BARN OUTSIDE CCNS PER PLAN 512-52. GUL=GAR			BUILDING	230,100	209,100
Inf2	NO ADJ	T	(12X28) ON LEFT+UNFIN WORKSHOP (16X28) ON			DETACHED	18,000	17,800
		E	RIGHT PER 2/29/12 BP INSPEC.			OTHER	0	0
						TOTAL	592,300	571,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	P 0.45 28*28		784	42.80	15,100
SHF	A	1.00	P 0.45 9*5		45	15.54	300
UTB	A	1.00	A 0.75 10*12		120	17.80	1,600
CAN	A	1.00	A 0.75 12*16 ON UTB		192	6.60	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2013	FC
MODEL	1		RESIDENTIAL	LIST	7/7/2010	EST
STYLE	15	1.30	ANTIQUE [100%]	REVIEW	5/27/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FLR COVER=ESTIMATE.

G

YEAR BLT	1790	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	469,683		
NET AREA	1,586	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,076	1790	254.89	274,262	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.320	EXT. COVER	1	WOOD SHINGLES	1.00	B	EPA	N	ENCL PORCH	54		151.22	8,166				
				ROOF SHAPE	1	GABLE	1.00	C	USU	N	UPPER STORY UNF	407		111.62	45,428				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	WDK	N	ATT WOOD DECK	224		45.32	10,152				
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	510	1790	200.61	102,309				
				INT. FINISH	1	PLASTER	1.00	F23	O	FPL 2S 3OP	1		27,267.30	27,267					
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1960 / 60
																		COND	51 51 %
																		FUNC	0
																		ECON	0
																		DEPR	51 % GD 49
																		RCNLD	\$230,100

