

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

June 10, 2022

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

Re: New Zoning Board of Appeals Variance Application /
40 South Pamet Road (51-40) /
Benoit Allehaut and Elizabeth Allehaut

Dear Ms. Fullerton:

Please find enclosed for filing a new application to the Zoning Board of Appeals for a variance for the property at 40 South Pamet Road. I have included an additional nine packet copies, as well as check no. 153 in the amount of \$50.00 for the filing fee. My office will email a scan of the entire application to planner1@truro-ma.gov today.

Thank you for your assistance.

Very truly yours,



Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Barbara Carboni
Daniel Costa
Jeffrey Katz
Bradford Malo
David Michniewicz
Shane O'Brien
Theresa Sprague



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date June 10, 2022

The undersigned hereby files with specific grounds for this application: *(check all that apply)*

1. GENERAL INFORMATION

NOTICE OF APPEAL

- Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) _____.
- Applicant is aggrieved by order or decision of the Building Commissioner on (date) _____ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

PETITION FOR VARIANCE – Applicant requests a variance from the terms Section 50.1.A.5a of the Truro Zoning Bylaw concerning (describe) max. building height. Applicants proposed roof is 20' - 7" high, however the railing for proposed roof deck is 24' - 6 3/4" height (n. 5a requires < 23' for a roof without ridge or hip).

APPLICATION FOR SPECIAL PERMIT

- Applicant seeks approval and authorization of uses under Section _____ of the Truro Zoning Bylaw concerning (describe) _____
- Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section _____ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) _____

Property Address 40 South Pamet Road Map(s) and Parcel(s) 51-40

Registry of Deeds title reference: Book 33897, Page 73, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Benoit Allehaut & Elizabeth Allehaut

Applicant's Legal Mailing Address 39 East 29th Street, Apt. 26A, New York, NY 10016

Applicant's Phone(s), Fax and Email (203) 300-6014; allehaut4@gmail.com; benoit.allehaut@gmail.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.

Owner's Name and Address _____

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

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

2. The completed application **shall also** be submitted **electronically** to the Town Planner at planner1@truro-ma.gov in its entirety (including all plans and attachments).

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

Signature(s)

Applicant(s)/Representative Printed Name(s)

Owner(s) Printed Name(s) or written permission

Applicant(s)/Representative Signature

Owner(s) Signature or written permission

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



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form



DATE: June 13, 2022

NAME OF APPLICANT: Benoit Allehaut & Elizabeth Allehaut

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: 40 South Pamet Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 51 PARCEL 40 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 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 type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input type="checkbox"/> Site Plan ² | <input checked="" 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 type="checkbox"/> Other _____ | | |

(Fee: Inquire with Assessors)

(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 6/14/2022

Date completed: 6/14/2022

List completed by: [Signature]

Date paid: 6/14/2022 Cash/Check # 154

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: June 14, 2022

To: Benjamin E. Zehnder, Agent for Benoit & Elizabeth Allehaut

From: Assessors Department

Certified Abutters List: 40 South Pamet Road (Map 51, Parcel 40)

Zoning Board of Appeals/Variance

Attached is a combined list of abutters for the property located at 40 South Pamet Road.

The current owners are Benoit & Elizabeth Allehaut.

The names and addresses of the abutters are as of June 10, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

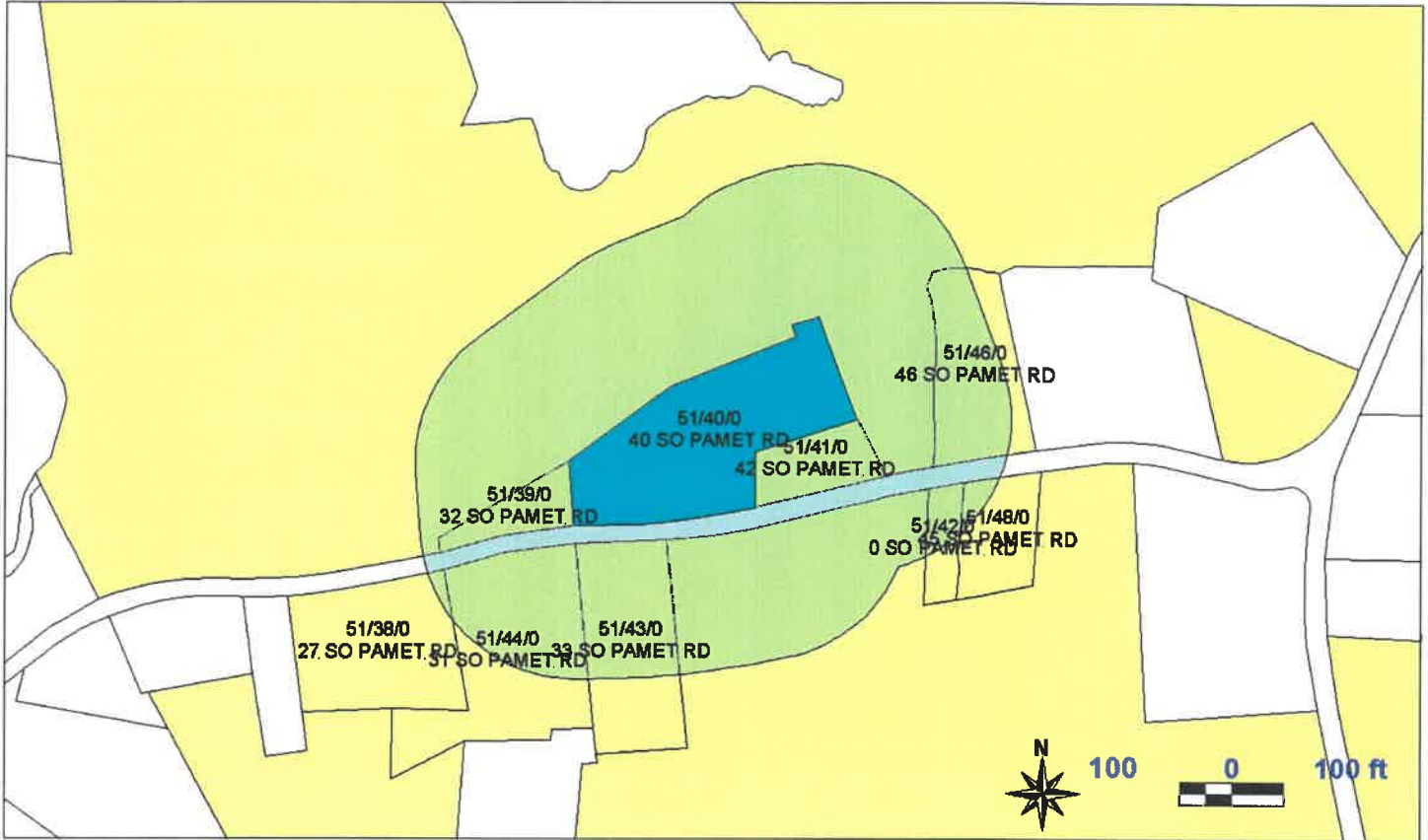
Certified by:

Olga Farrell
Assessing Clerk

40 South Pamet Road
 Map 51, Parcel 40
 ZBA/Variance

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

Abutters List Within 300 feet of Parcel 51/40/0



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
3084	51-38-0-R	BLETHEN ROGER & KEATING PAMELA	27 SO PAMET RD	1225 TUNA COURT	NAPLES	FL	34102-1544
3085	51-39-0-R	KELLEY ANN M	32 SO PAMET RD	PO BOX 0	TRURO	MA	02666-0000
3086	51-40-0-R	ALLEHAUT BENOIT & ELIZABETH	40 SO PAMET RD	PO BOX 967	TRURO	MA	02666
3087	51-41-0-R	LARKIN RICHARD S & PERRY DAVID HENRY	42 SO PAMET RD	8 HASKELL ST SUITE#3	ALLSTON	MA	02134-1529
3088	51-42-0-E	U S A DEPT OF THE INTERIOR	0 SO PAMET RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3089	51-43-0-R	ORMSBY SHARON B C/O SHARON ORMSBY REVOCABLE TR	33 SO PAMET RD	PO BOX 41	TRURO	MA	02666
3090	51-44-0-R	KELLEY ANN M	31 SO PAMET RD	PO BOX 0	TRURO	MA	02666-0000
3092	51-46-0-R	MANUEL FURER QTIP NON EX TRUST & VIVIAN FURER REVOC TRUST	46 SO PAMET RD	care of: JESSICA FURER 3476 LAGUNA AVENUE	OAKLAND	CA	94602
3094	51-48-0-R	MANUEL FURER QTIP NON-EX TRUST & VIVIAN FURER REVOC TRUST	45 SO PAMET RD	care of: JESSICA FURER 3476 LAGUNA AVENUE	OAKLAND	CA	94602

JWZak/1/2022

40-999-0-E

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

51-38-0-R

BLETHEN ROGER & KEATING PAMELA
1225 TUNA COURT
NAPLES, FL 34102-1544

51-39-0-R

KELLEY ANN M
PO BOX 0
TRURO, MA 02666-0000

51-40-0-R

ALLEHAUT BENOIT & ELIZABETH
PO BOX 967
TRURO, MA 02666

51-41-0-R

LARKIN RICHARD S &
PERRY DAVID HENRY
8 HASKELL ST SUITE#3
ALLSTON, MA 02134-1529

51-42-0-E

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

51-43-0-R

ORMSBY SHARON B
C/O SHARON ORMSBY REVOCABLE TR
PO BOX 41
TRURO, MA 02666

51-44-0-R

KELLEY ANN M
PO BOX 0
TRURO, MA 02666-0000

51-46-0-R

MANUEL FURER QTIP NON EX TRUST
& VIVIAN FURER REVOC TRUST
care of: JESSICA FURER
3476 LAGUNA AVENUE
OAKLAND, CA 94602

51-48-0-R

MANUEL FURER QTIP NON-EX TRUST
& VIVIAN FURER REVOC TRUST
care of: JESSICA FURER
3476 LAGUNA AVENUE
OAKLAND, CA 94602

Key: 3086

Town of TRURO - Fiscal Year 2022 Preliminary

6/15/2021 5:05 pm SEQ #: 3.186

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KELSO ALEXANDER S JR C/O ALLEHAUT BENOIT & ELIZABET PO BOX 967 TRURO, MA 02666				51-40-0				40 SO PAMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLEHAUT BENOIT & ELIZABE				03/15/2021	QS	1,049,500	33897-73				
KELSO ALEXANDER S JR				11/30/1990	QS	275,000	7367-213				

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	%
07-132	06/26/2007	10	ALL OTHERS	101,300	06/05/2008	JH	100	100
07-061	04/06/2007	10	ALL OTHERS	10,000	06/05/2008	JH	100	100
96-160	10/01/1996	2	ADDITION	60,000	06/01/1997		100	100
89-184	12/01/1989	2	ADDITION	50,000	12/31/1990		100	100

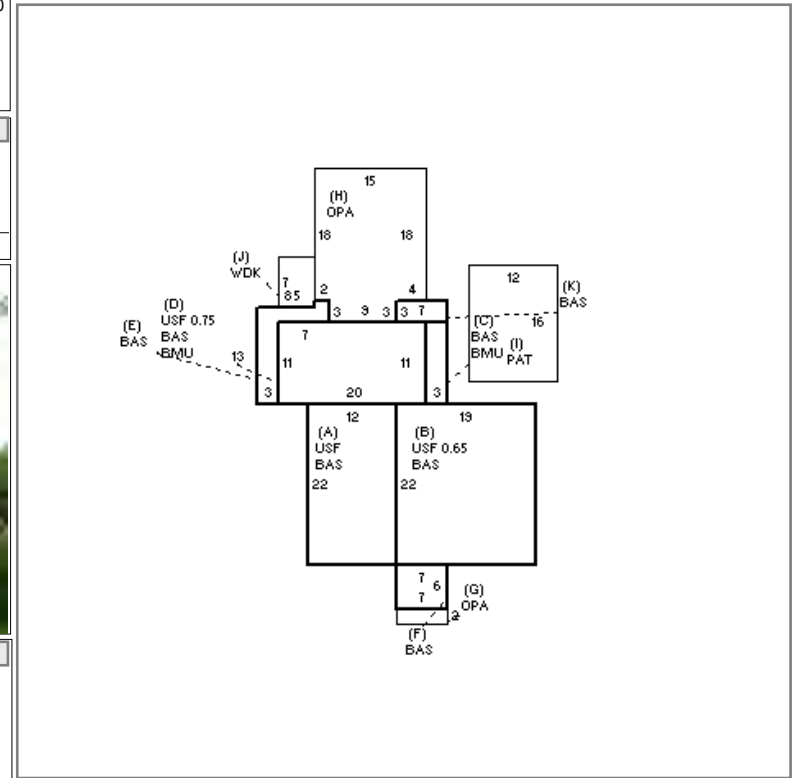
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR4	2.30		481,100
300	A	1.925	16	1.00	1	1.00	1	1.00	SR4	2.30		91,210

TOTAL	2.700 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE FBN=N/V (IN STATE OF DISREPAIR).	LAND		572,300	572,300		
Inf1	NO ADJ		BUILDING		322,500	290,100		
Inf2	NO ADJ		OTHER		0	0		
		TOTAL		894,800	862,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	SV	1.00	SV 1.00	17*16		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2014	FC
MODEL	1		RESIDENTIAL	LIST	7/7/2014	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1840	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,368		
NET AREA	1,754	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,053	1840	256.60	270,198	CONDITION ELEM	CD		
\$NLA(RCN)	\$266	OVERALL	1.220	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	701	1840	199.91	140,137				
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	253		68.95	17,446				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	311		55.99	17,413				
				FLOOR COVER	2	SOFTWOOD	1.00	I	PAT	N	PATIO	192		14.03	2,695				
				INT. FINISH	1	PLASTER	1.00	J	WDK	N	ATT WOOD DECK	35		73.50	2,573				
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		12,707.10	12,707				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1984 / 36
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$322,500



51_16_0

40_999_0

40

51_46_0

46

51_40_0

42

51_41_0

32

SOUTH PAMET ROAD

SOUTH PAMET ROAD

51_42_0

51_48_0

33

31

51_44_0

51_43_0

27

51_38_0

- Parcels
- Buildings
- Sidewalks
- Street Pavement
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Street Centerlines
- Abutting Towns Labels
- Abutting Towns
- Major Streams
- Town Mask
- Bath Donut2
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Background

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 200 400 ft

Printed on 09/14/2021 at 01:13 PM

MapsOnline - Truro, MA

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-15-2021 @ 01:27pm
Ctl#: 1005 Doc#: 17854
Fee: \$3,589.29 Cons: \$1,049,500.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-15-2021 @ 01:27pm
Ctl#: 1005 Doc#: 17854
Fee: \$3,211.47 Cons: \$1,049,500.00

QUITCLAIM DEED

Property Address: 40 South Pamet Road, Truro, MA 02666

ALEXANDER S. KELSO, JR., an Individual, with an address of 842 Washington Avenue, New Orleans, LA 70130

in consideration of **ONE MILLION FORTY-NINE THOUSAND FIVE HUNDRED and no/100 (\$1,049,500.00) DOLLARS**, paid

grants to **BENOIT ALLEHAUT and ELIZABETH ALLEHAUT**, Husband and Wife, as Tenants by the Entirety, with an address of 39 East 29th Street, Apt. 26A, New York, NY 10016

with **QUITCLAIM COVENANTS**,

The land in Truro, Barnstable County, Massachusetts, together with the buildings thereon, located on the north side of South Pamet Road (on the south side of the Pamet River at Head Pamet, so-called),, bounded and described as follows:

Beginning at the Southwest corner at a stake and stone by the Town Road and running:

NORTHERLY by land formerly of the Estate of Antoine Fratus, 127.8 feet to a post and stones at the edge of the meadow;

EASTERLY along the bank by the meadow of Fratus, 241.3 feet to a post and stone in range of the ditch which separates the meadow of said Fratus and the cranberry land of Frederick A. Meier;

EASTERLY along the bank by the meadow and cranberry land of said Meier, 254.2 feet to a post and stones;

NORTHERLY down the bank by land of said Meier, 27.1 feet to a post and stones in the meadow in range of the ditch which separates the cranberry land of said Meier from the former meadow of Peter Morris;

EASTERLY by the Meier meadow, 47.3 feet to a post and stones;

SOUTHERLY in a straight line by land of Meier, five tenths (.05) of a foot from the west end of the barn as it stood when deeded to me, 229.3 feet to a post and stones by the west side of the old Proprietor's Road in range of Antoine S. Gray;

WESTERLY by said Gray, 193.9 feet to a post and stones;

Locus: 40 South Pamet Road, Truro

SOUTHERLY by said Gray, 101.3 feet to a stake and stone by the Town Road; and

WESTERLY by the Town Road, 356.8 feet to the point of the beginning.

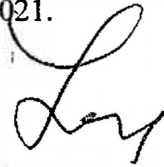
The whole contains about two and seven tenths (2.7) acres, more or less, and is part of the land conveyed to said Meier in 1922 in Book 380, Page 84.

For Grantor's title see deed of Eugene P. Kinkead et ux, dated November 8, 1990, recorded with the Barnstable County Registry of Deeds in Book 7367, Page 213.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO IMMEDIATELY FOLLOW

WITNESS my hand and seal this 11TH day of March, 2021.



Alexander S. Kelso, Jr.

COMMONWEALTH OF MASSACHUSETTS

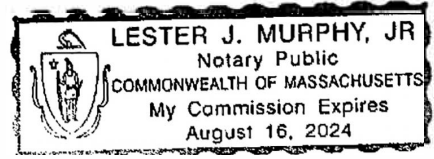
County of Barnstable

On this 11TH day of March, 2021, before me, the undersigned notary public, personally appeared **Alexander S. Kelso, Jr.**, proved to me through satisfactory evidence of identification, which was Louisiana Drivers License, proved 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.



Lester J. Murphy, Jr. Notary Public

My commission expires: Aug 16, 2024



Kaci A Fullerton-Willis, Town Clerk, Town of Truro / May 31, 2022



TOWN OF TRURO

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

DECISION OF THE HISTORICAL COMMISSION

Address: 40 South Pamet Road (Atlas Map 51 Parcel 40)
Title Reference: Barnstable County Registry of Deeds, Book 33897 Page 73
Owners and Applicants: Benoit & Elizabeth Allehaut
Hearing Date: May 11, 2022
Decision Date: May 11, 2022
Sitting: Matthew J. Kiefer, Chair; Charles Steinman, Vice Chair; David Kirchner, Secretary; Amy Rolnick; Jim Summers
Absent: Bart Mitchell
Recused: Richard Larkin
Vote: 5-0

This matter came before the Historical Commission pursuant to Chapter VI, Section 5 of the Truro General Bylaws, on an Application for Demolition referred by the Building Commissioner on March 15, 2022, with supplemental information forwarded on April 5, 2022, and a determination that the dwelling is significant under Section 6-2-1. The Commission held a public hearing on this matter on May 11, 2022.

The following materials were filed with this Board:

- Notice of Intent: Project Description 40 South Pamet Road, Truro, MA
- CAI Technologies Map, 40 S Pamet FEMA Flood Map, dated March 27, 2022
- "Cover Sheet, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale N/A, Sheet C
- "Existing Plans, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-00
- "First Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA" prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4" = 1'-0", Sheet A-01

Kaci A Fullerton-Willis
TOWN CLERK
TOWN OF TRURO
MAY 31 2022

A true copy, attest:

- “Second Floor Plan, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 1/4” = 1’-0”, Sheet A-02
- “Existing West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-20
- “Existing East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-21
- “New West & South Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-22
- “New East & North Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-23
- “Existing Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-24
- “Shed Elevations, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated February 7, 2022, Scale 3/8” = 1’-0”, Sheet A-25
- “Long Section, Allehaut Residence, 40 South Pamet Road, Truro, MA” prepared by C&J Katz Studio, dated January 7, 2022, Scale 3/8” = 1’-0”, Sheet A-30
- “General Notes Plan, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-001.
- “Foundation Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-100.
- “Crawl Space Slab Plans, Allehaut Residence, C&J Katz Studio, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 1, 2022, Sheet S-101.
- “Plan Showing Proposed Building and Site Modifications, Benoit & Elizabeth Allehaut, 40 South Pamet Road, Truro, MA” prepared by Coastal Engineering Co., dated March 18, 2022, Scale 1” = 30’, Sheet C2.1.3
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 Isaac Rich House, file accessed on 4/5/2022.
- Massachusetts Cultural Resource Information System, Inventory No. TRU. 159 The Pamets, file accessed on 5/10/2022.
- Application for Residential Site Plan Review dated March 21, 2022.
- 9th Edition Massachusetts Residential Code Requirements in Floodplains.
- Email chains (only most recent in chain identified).
 - May 10, 2022 at 1:51 pm; Sarah Korjeff (CCC) to Eric Carlson (DCR); Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
 - May 11, 2022 at 3:19 pm; Benjamin Zehnder to Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments

- May 11, 2022 at 2:32 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 3:57 pm; Sarah Korjeff (CCC) to Eric Dray, Chuck Steinman; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road
- May 3, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens, Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- April 20, 2022 at 1:15 pm; Chuck Steinman to Matthew Kiefer, Jim Summers, David Kirchner, Amy Rolnick, Richard Larkin, Bart Mitchell, Barbara Carboni; Historic Information for 40 S. Pamet Road with attachments
- May 11, 2022 at 9:52 am; Benjamin Zehnder to Rich Stevens; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with attachments
- May 11, 2022 at 2:31 pm; Matthew Kiefer to Barbara Carboni; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road with forward message: May 10, 2022 at 4:54 pm; Sarah Korjeff (CCC) to Matthew Kiefer, Eric Dray; Truro Historical Commission Public Hearing Notification for 40 South Pamet Road

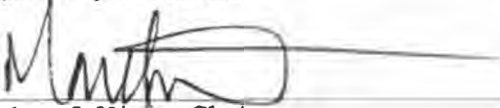
Based on the hearing, and materials and testimony submitted in compliance with Section 6-5-1-1, the Commission makes the following findings:

1. The 2.7 acre property at 40 South Pamet Road is within the National Seashore Zoning District, and within an area pending review by the Massachusetts Historical Commission for eligibility as a National Register Historic District.
2. The subject property on the Pamet River contains the 1-1/2-story "Isaac Rich House," a portion of which was constructed circa 1830 and which has been documented by the Historic American Building Survey and identified in Truro's Comprehensive Survey of Historic Properties. An addition containing a kitchen was likely constructed in the late 19th century and altered in the 1990s, at which time an enclosed porch was also constructed. The property also contains an unusual shed with sloped walls akin to a mansard roof, in poor condition, located near the Pamet River. Both structures are located in an AE Flood Zone.
3. Plan referred to above, submitted to the Commission and presented at the hearing, show removal of the kitchen and porch additions to the house; demolition of the shed; construction of a new flat-roofed two-story addition; alteration of a front façade gable; and construction of a new garage with habitable space above and an attached carport, in a different location.
4. The Commission notes that the size and elevation of the proposed addition would be out of scale with the historic structure. The Commission further notes that the proposed changes to the hipped roof on the second floor of the front (west) façade to the left of the entrance portico to turn it into a gabled roof would alter a distinctive historic feature of the

house. Finally, the Commission notes that the shed could be of historic and architectural interest.

5. In light of the foregoing, the Commission finds that the proposed work would materially diminish the significance of the historic structure and its setting to Truro's heritage.
6. The applicants informed the Commission that they are seeking an exemption (from the Building Commissioner and/or the State Building Code Appeals Board) from the Building Code requirement of elevating the proposed addition, required due to location in AE Flood zone. The Commission supports the applicants' pursuit of an exemption from the requirement to elevate the addition, which would allow the applicants to lower the height of the proposed addition.
7. Due to the potential impacts on the historic structure and landscape, which will vary depending upon the availability of an exemption, the Commission finds that the structures (dwelling and shed) are preferably preserved and imposes a demolition delay. The Commission invites the applicant to return at time of their convenience to present amendments to the proposal addressing the following:
 - a) the scale of the proposed addition in relation to the existing historic structure, which includes the potential of constructing the addition at the same floor level as the house;
 - b) alternatives to altering the existing hipped roof to become a gabled roof on the front gable to the left of the entrance portico; and
 - c) possible salvage of the shed or its structural elements or its relocation; investigation of any further information regarding its history.
8. The demolition delay shall remain in effect unless the Commission votes to suspend the delay after the applicants return to the Commission to present a proposal responsive to the above three issues, consistent with Section 6-5-6 of Chapter VI of the General Bylaws.

Respectfully Submitted



Matthew J. Kieler, Chair

28 May 2022

Date

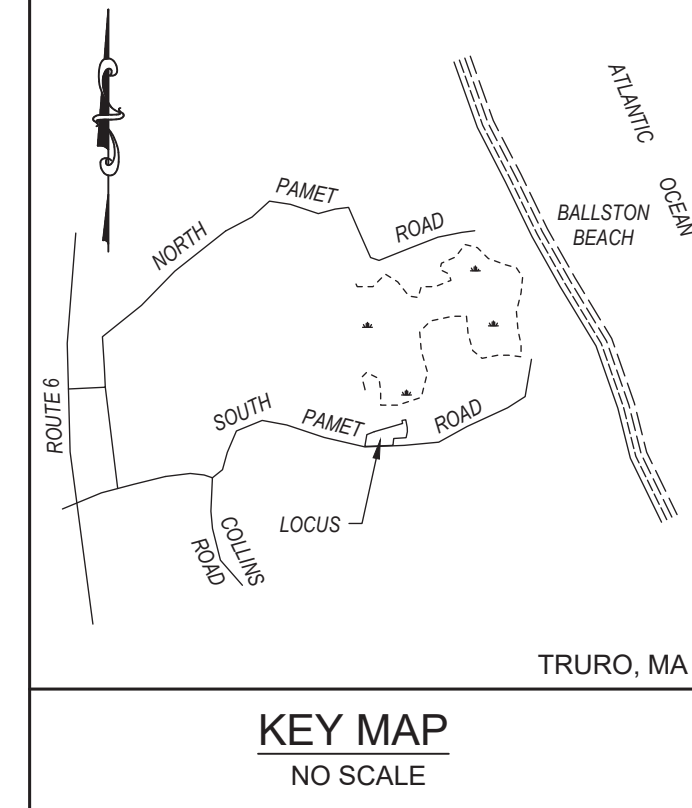
Received, Office of the Town Clerk:



Signature

31 May 2022

Date



NO.	DATE	REVISION
2	3/17/2022	COASTAL BANK AND SPT. BUFFERZONE
1	1-11-2022	EXISTING SHED LAYOUT

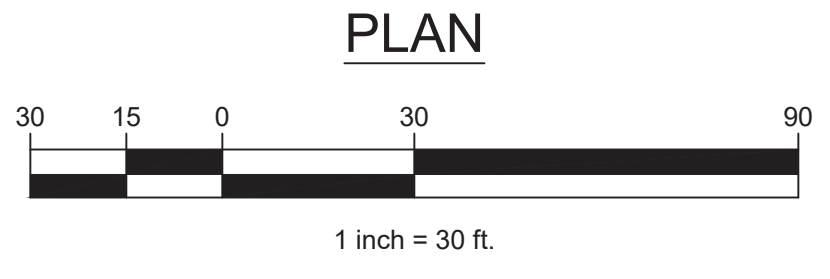
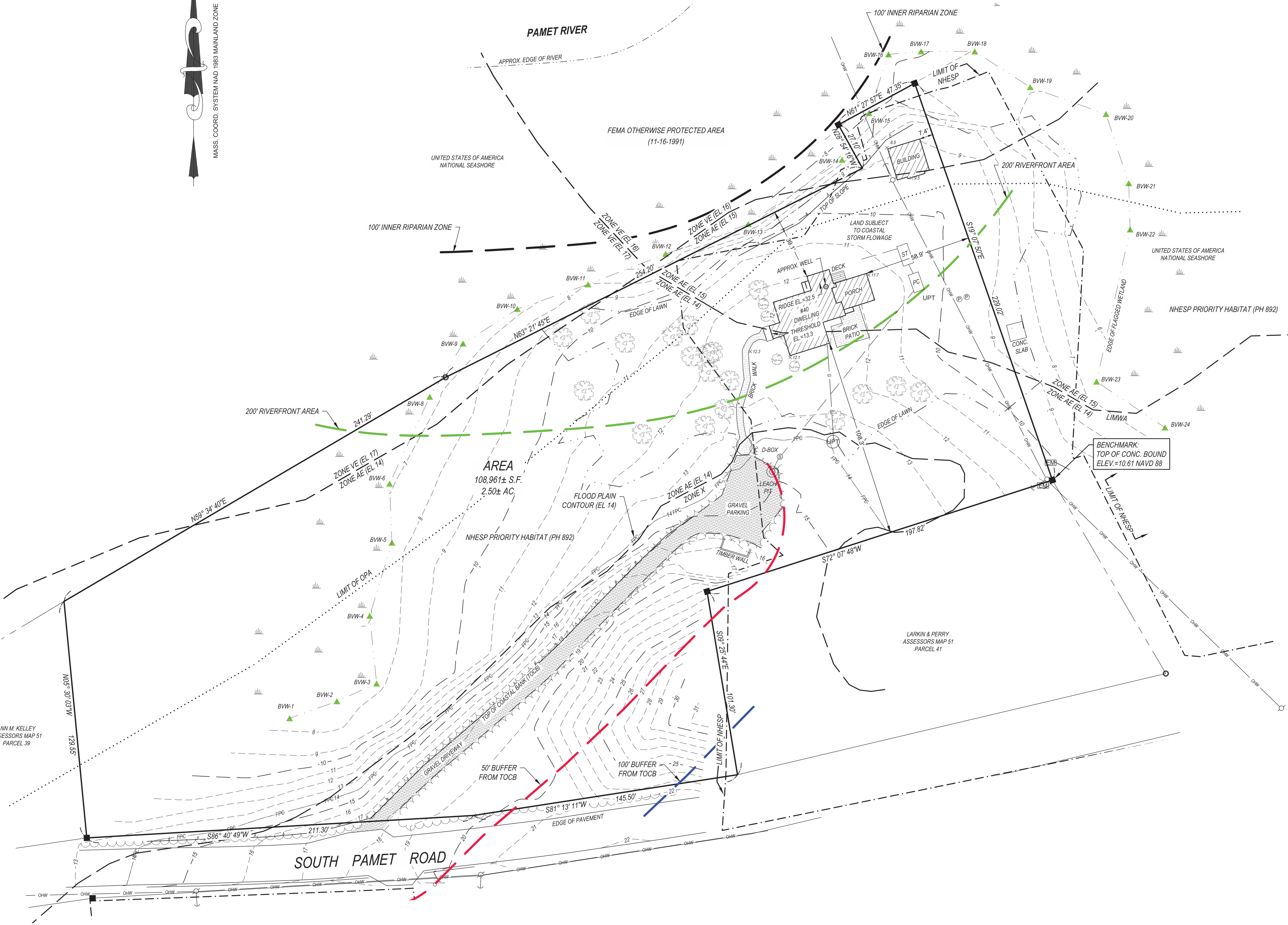
REFERENCE:
 ASSESSORS MAP 51, PARCEL 40
 DEED BOOK 33897, PAGE 73

- NOTES:**
- VERTICAL DATUM IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON RTK GPS OBSERVATIONS ON 09-30-2021 TO THE HEXAGON SMARTNET RTK NETWORK.
 - THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON 09-22-2021.
 - EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
 - THE SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE BASED ON AVAILABLE RECORDS AT THE TRURO BOARD OF HEALTH AND ARE SHOWN AS APPROXIMATE LOCATIONS.
 - THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE VE(EL. 17), ZONE VE(EL. 16), ZONE AE(EL. 15), ZONE AE(EL. 14), AND ZONE X, AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0231J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
 - SOUTH PAMET ROAD MAY BE SUBJECT TO A ROAD LAYOUT.

LEGEND

■	BOUND
○	IRON PIPE
⊗	SEPTIC MANHOLE
⊕	UTILITY POLE
—○—	GUY WIRE
⊞	ELECTRIC METER
—OHV—	OVERHEAD WIRES
—P—	UNDERGROUND PROPANE SERVICE (APPROX)
—T—	UNDERGROUND PROPANE TANK (APPROX)
⊙	MISC. SHRUB
⊙	DECIDUOUS TREE
---	CONTOUR
•	SPOT ELEV.
TOCB	TOP OF COASTAL BANK
LMWA	LIMIT OF MODERATE WAVE ACTION
OPA	OTHERWISE PROTECTED AREA (FEMA)
NHESP	NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 09-22-2021.
 DATE MARCH 17, 2022



BENOIT & ELIZABETH ALLEHAUT
 PROJECT
 40 SOUTH PAMET ROAD
 TRURO, MA
 SHEET TITLE
PLAN SHOWING EXISTING SITE CONDITIONS

SCALE	AS NOTED
DRAWING FILE	C19717-01-EXCON.dwg
DATE	11-4-2021
DRAWN BY	JLH
CHECKED BY	JDM

C1.2.1
 1 OF 1 SHEETS
 PROJECT NO. C19717.01

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ZONING TABLE

ZONING DISTRICT: SEASHORE DISTRICT USE GROUP: SINGLE FAMILY DWELLING			
SUBJECT	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	130,680± S.F. (3 ACRES).	108,961± S.F.	NO CHANGE
FRONTAGE	150 FT.	356.8 FT.	NO CHANGE
STREET SETBACK	50 FT.	N/A	N/A
ABUTTER SETBACK (SOUTH)	25 FT.	109± FT. (DWELLING) 181± FT. (SHED)	NO CHANGE (DWELLING) 26± FT. (SHED/CARPORT)
ABUTTER SETBACK (EAST)	25 FT.	59± FT. (DWELLING) 7.4± FT. (SHED)	61± FT. (DWELLING) 111± FT. (SHED/CARPORT)
ABUTTER SETBACK (NORTH)	25 FT.	39.1± FT. (DWELLING) 16.3± FT. (SHED)	35± FT. (DWELLING) 123± FT. (SHED/CARPORT)
ABUTTER SETBACK (WEST)	25 FT.	413± FT. (DWELLING) 509± FT. (SHED)	NO CHANGE (DWELLING) 404± FT. (SHED/CARPORT)
GROSS FLOOR AREA*	3,500 SF. (MAX)	1,754 ± S.F.	3,280 ± S.F.
MAX BUILDING HEIGHT	2 STORIES, 30 FT	2 STORIES, 20.6 FT (DWELLING)	2 STORIES; 24.6± FT. (DWELLING) 2 STORIES; 19.6± FT. (SHED/CARPORT)
NUMBER OF DWELLINGS/BUILDINGS	N/A	2	2
LOT COVERAGE (IMPERVIOUS)	N/A	2,318± S.F. (2.1%)	1,994± S.F. (1.83%)
BUILDING COVERAGE (IMPERVIOUS)	N/A	1,710± S.F. (1.5%)	1,966± S.F. (1.8%)
PAVEMENT COVERAGE (IMPERVIOUS)	N/A	0 S.F.	NO CHANGE
LANDSCAPE COVERAGE (IMPERVIOUS)	N/A	608± S.F. (0.6%)	28± S.F. (0.02%)

BUILDING HEIGHT CALCULATIONS:

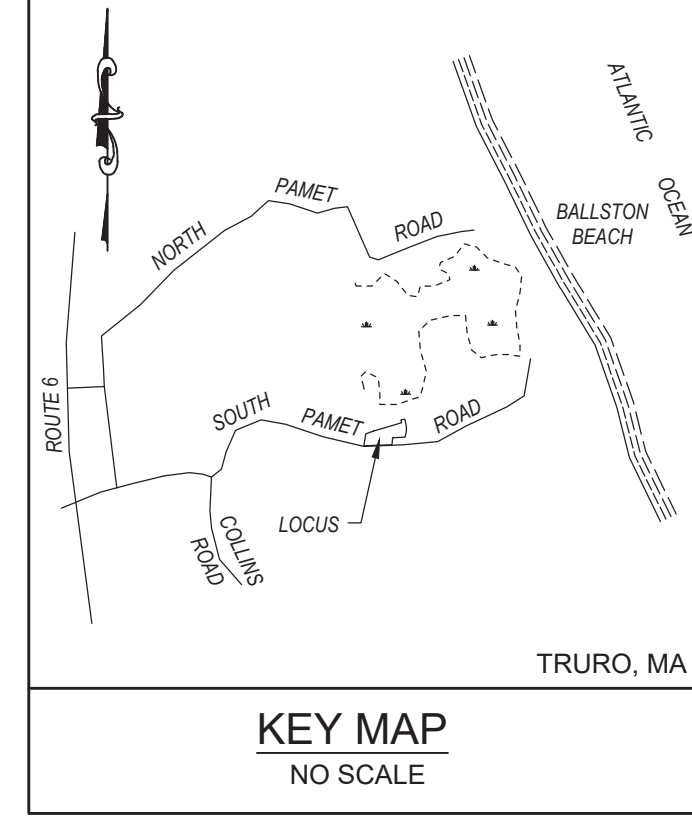
DWELLING:
 AVERAGE EXISTING GRADE:
 = (12.0 + 12.1 + 11.9 + 11.7 + 11.8 + 11.8) / 6 = 11.9± FT.
 EXISTING RIDGE ELEVATION = 32.5 FT.
 EXISTING BUILDING HEIGHT:
 = 32.5 - 11.9 = 20.6± FT.
 PROPOSED RIDGE ELEVATION = 36.5 FT. (SEE ARCH PLANS)
 PROPOSED BUILDING HEIGHT:
 = 36.5 - 11.9 = 24.6± FT.

SHED/CARPORT:
 PROPOSED EXISTING GRADE:
 = (15.3 + 15.3 + 15.3 + 14.1 + 14.3) / 5 = 14.9± FT.
 PROPOSED TOP OF ROOF = 34.5 FT. (SEE ARCH PLANS)
 PROPOSED BUILDING HEIGHT:
 = 34.5 - 14.9 = 19.6± FT.

* GROSS FLOOR AREA CONSISTS THE SUM OF ALL HORIZONTAL FLOOR AREAS OF THE DWELLING AND TWO STORY SHED BEGINNING FROM THE EXTERIOR FACES. EXCLUDES CELLAR/BASEMENT AREAS, GARAGES, PORCHES, DECKS, ATTICS, BARN, SHEDS, GREENHOUSES, AND AGRICULTURAL BUILDINGS (TRURO ZONING BY-LAW DEFINITION, APRIL 2019)

EXISTING GROSS FLOOR AREA
 FIRST FLOOR (DWELLING): 1,053 S.F.
 SECOND FLOOR (DWELLING): 701 S.F.
TOTAL: 1,754 S.F.

PROPOSED GROSS FLOOR AREA
 FIRST FLOOR (DWELLING): 1,341 S.F.
 SECOND FLOOR (DWELLING): 1,297 S.F.
 FIRST FLOOR (SHED): 321 S.F.
 SECOND FLOOR (SHED): 321 S.F.
TOTAL: 3,280 S.F.



REFERENCE:

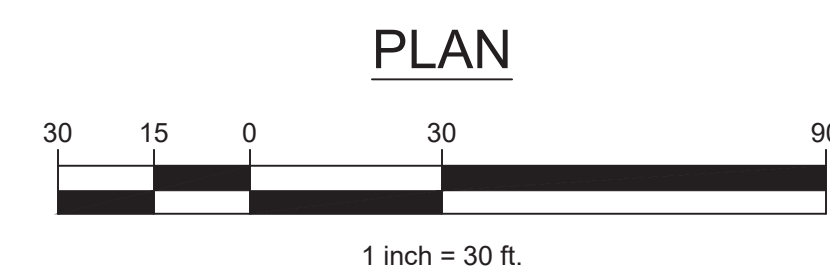
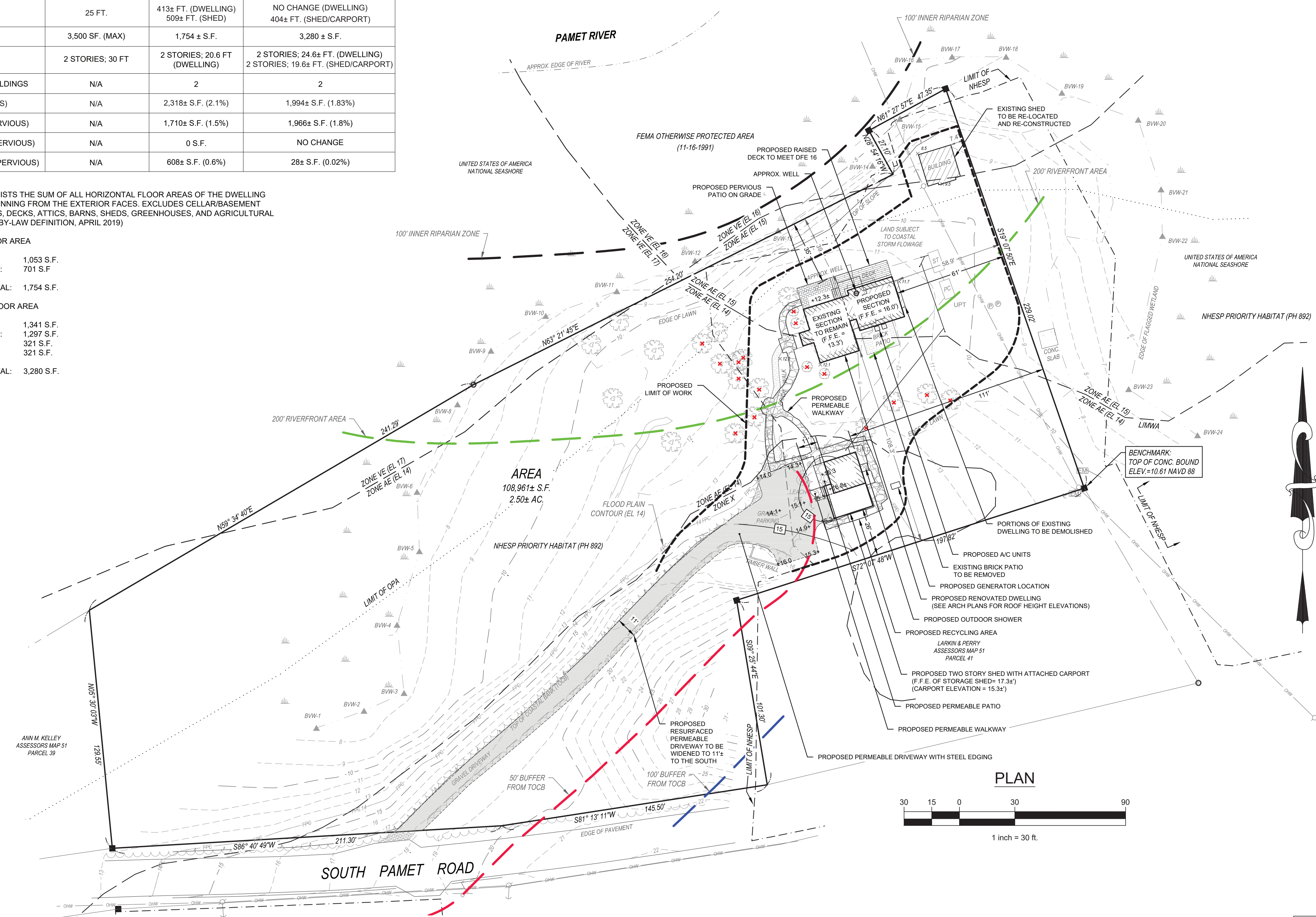
ASSESSORS MAP 51, PARCEL 40
 DEED BOOK 33897, PAGE 73

LEGEND

- EXISTING**
- BOUND
 - IRON PIPE
 - ⊙ SEPTIC MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - ⊞ ELECTRIC METER
 - OVERHEAD WIRES
 - UNDERGROUND PROPANE SERVICE (APPROX)
 - UPT UNDERGROUND PROPANE TANK (APPROX)
 - MISC. SHRUB
 - DECIDUOUS TREE
 - CONTOUR
 - x23.5 SPOT ELEV.
 - TOCB TOP OF COASTAL BANK
 - LIMMA LIMIT OF MODERATE WAVE ACTION
 - OPA OTHERWISE PROTECTED AREA (FEMA)
 - NHESP NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM
- PROPOSED**
- +12.3± SPOT GRADE
 - ✗ EXISTING VEGETATION TO BE REMOVED (SEE BLUE FLAX PLANS DATED 02-23-2022)
 - LIMIT OF WORK

NOTES:

- SEE PLANS BY BLUE FLAX DESIGN, LLC FOR PROPOSED SITE MODIFICATIONS.
- SEE PLANS BY C&J KATZ STUDIO FOR ARCHITECTURAL DRAWINGS & LIGHTING PLAN.



NO.	DATE	REVISION	BY



PROJECT: BENOIT & ELIZABETH ALLEHAUT
 40 SOUTH PAMET ROAD
 TRURO, MA

SHEET TITLE: PLAN SHOWING PROPOSED BUILDING AND SITE MODIFICATIONS

SCALE: AS NOTED

DRAWING FILE: C19717-01-CIV.dwg

DATE: 03-18-2022

DRAWN BY: DAP

CHECKED BY: BPM

C2.1.3

1 OF 1 SHEETS
 PROJECT NO. C19717.01

THIS PLAN IS ISSUED FOR ZBA REVIEW

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GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: NA

COVER SHEET

C



DRAWING INDEX

- C1.2.1 EXISTING PLOT PLAN
- C1.2.2 PROPOSED PLOT PLAN
- XX.XX LANDSCAPE PLAN
- A-00 EXISTING FIRST & SECOND FLOOR
- A-01 FIRST FLOOR PLAN
- A-02 SECOND FLOOR PLAN
- A-20 EXISTING WEST & SOUTH ELEVATIONS
- A-21 EXISTING EAST & NORTH ELEVATIONS
- A-22 PROPOSED WEST & SOUTH ELEVATIONS
- A-23 PROPOSED EAST & NORTH ELEVATIONS
- A-24 EXISTING SHED ELEVATIONS
- A-25 PROPOSED SHED ELEVATIONS
- A-30 LONG SECTION

AREA CALCULATION

EXISTING:

FIRST FLOOR	1324 SQFT
SECOND FLOOR	871 SQFT
SHED	330 SQFT

TOTAL: 2559 SQFT

PROPOSED:

FIRST FLOOR	1341 SQFT
SECOND FLOOR	1298 SQFT
SHED	642 SQFT

TOTAL: 3281 SQFT

ALLEHAUT RESIDENCE

40 South Pamet Road
Truro, MA

STRUCTURAL ENGINEER

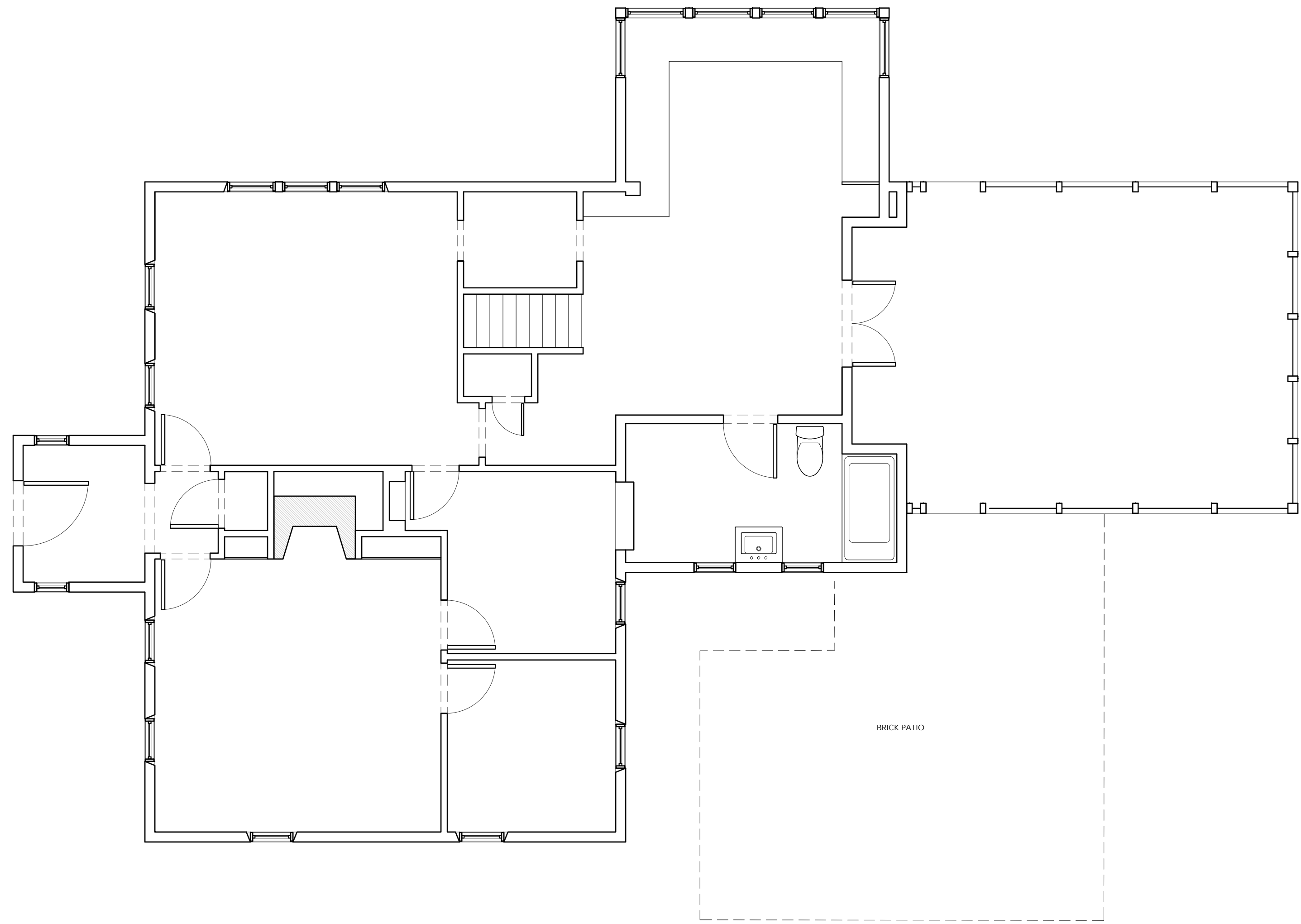
COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

CIVIL ENGINEER

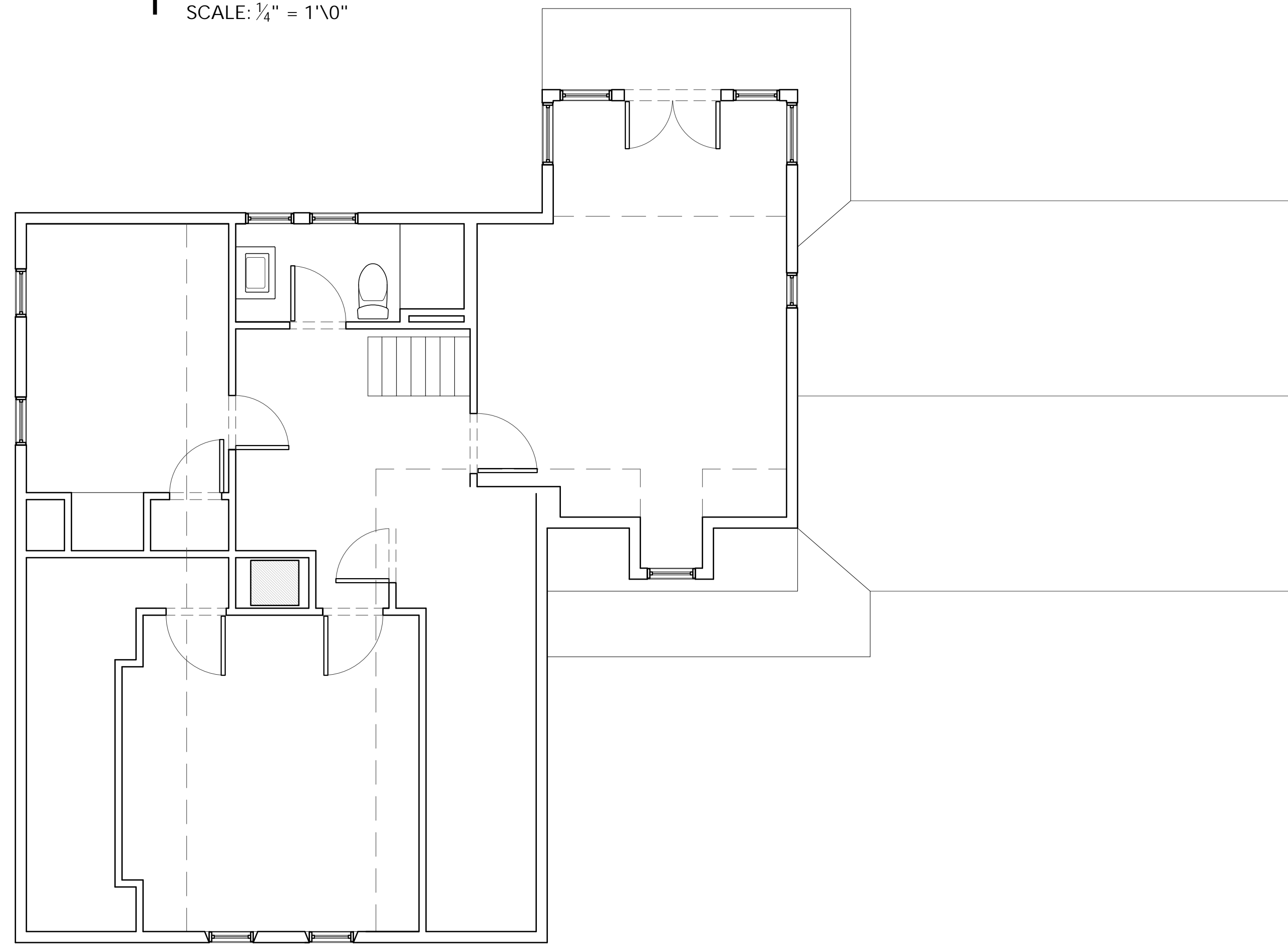
COASTAL ENGINEERING CO.
260 Cranberry Hwy
Orleans, MA
508-255-6511

LANDSCAPE DESIGN

BLUE FLAX DESIGN
815 Route MA 28
Harwich Port, MA
774-408-7718



1 FIRST FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"



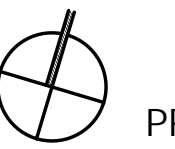
2 SECOND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

C&J KATZ STUDIO

60 K Street
Boston, MA 02127
617 464 0330

www.candjkatz.com

ALLEHAUT RESIDENCE
40 South Pamel Rd
Truro, MA



PROJECT NORTH

GENERAL NOTES:

DATE: Jan 7, 2022

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

EXISTING PLANS

A-00



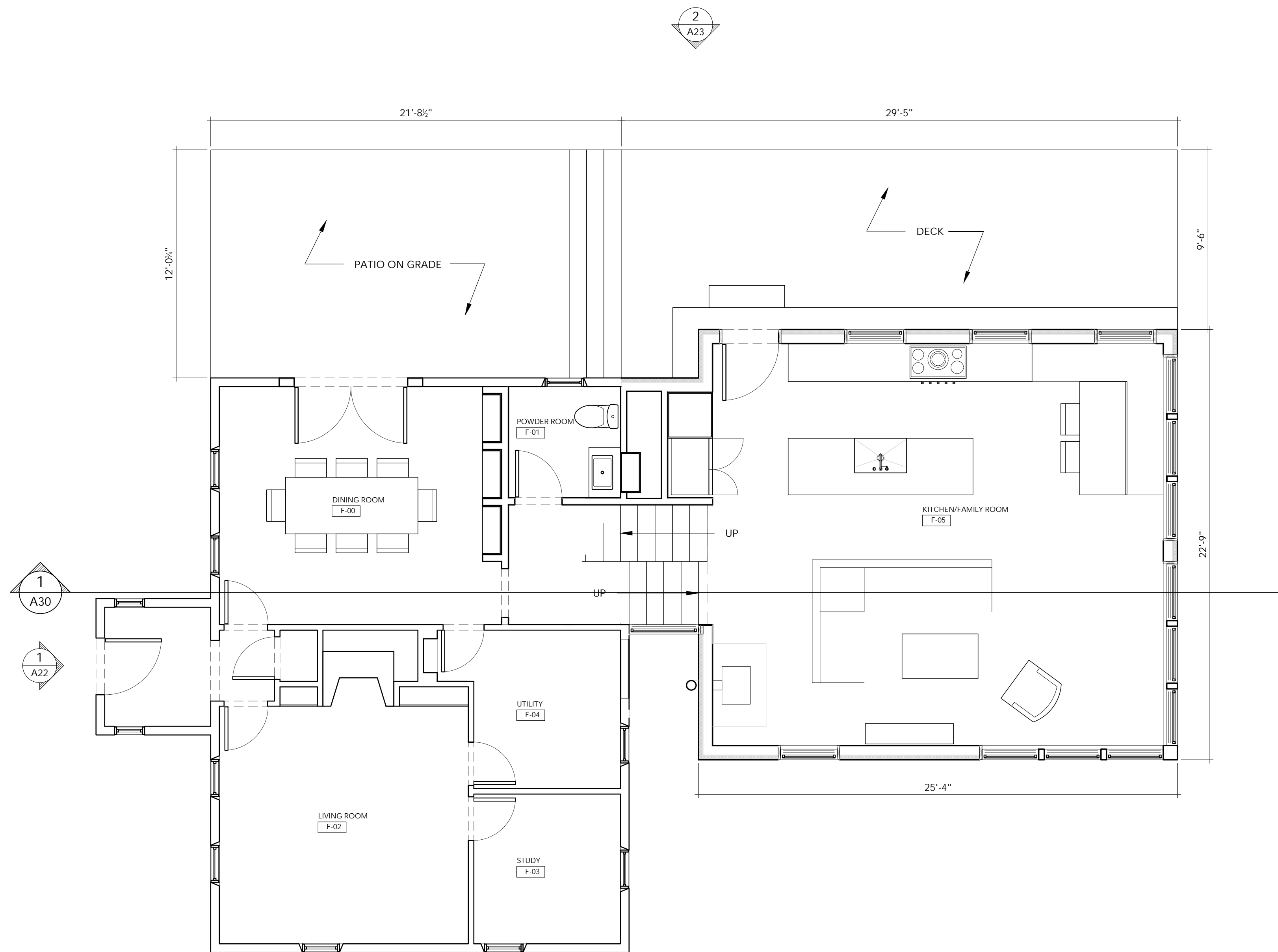
GENERAL NOTES:

DATE: Jan 7, 2022

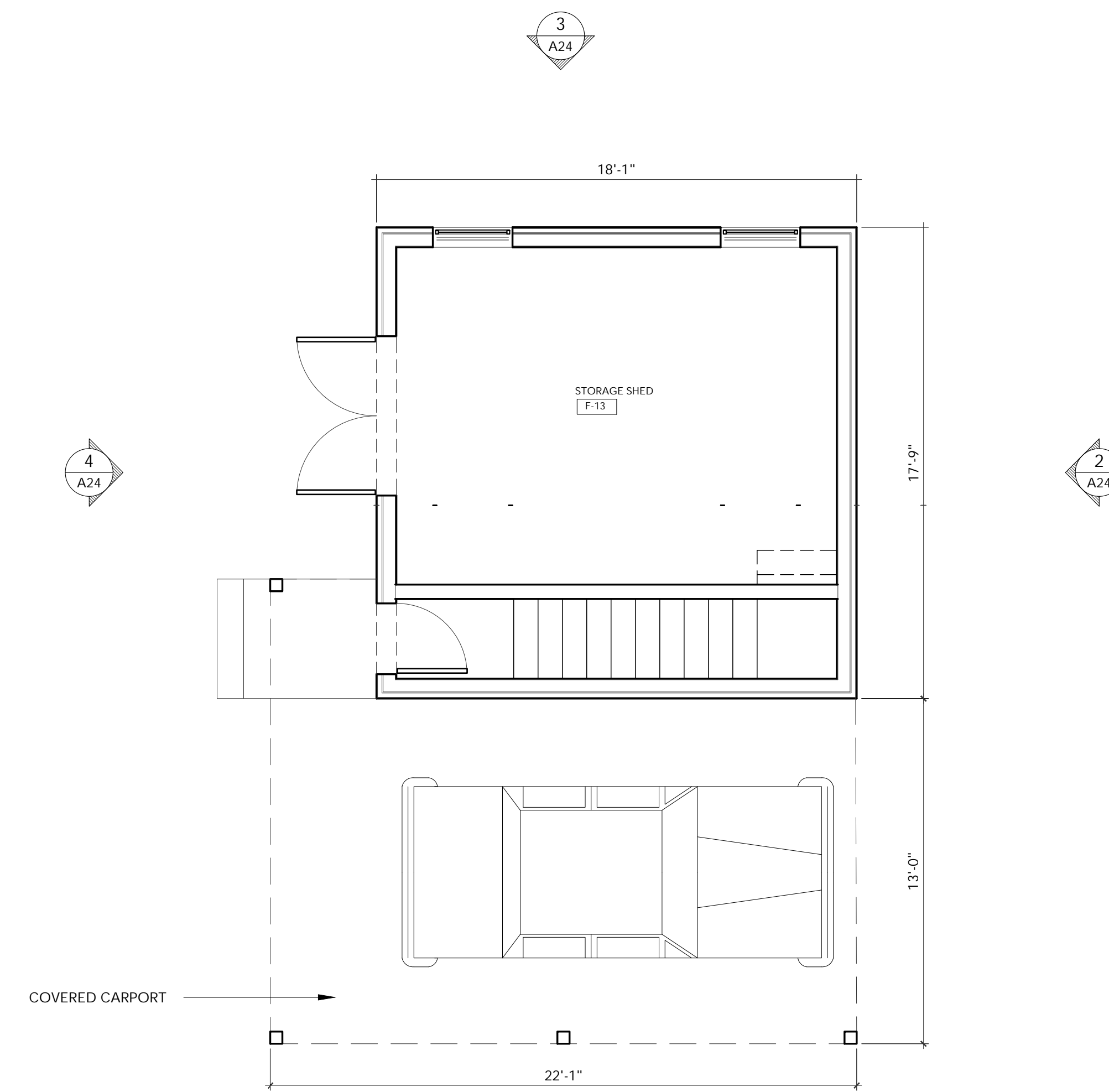
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

A-01



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SHED PLAN- FIRST FLOOR
SCALE: 1/4" = 1'-0"



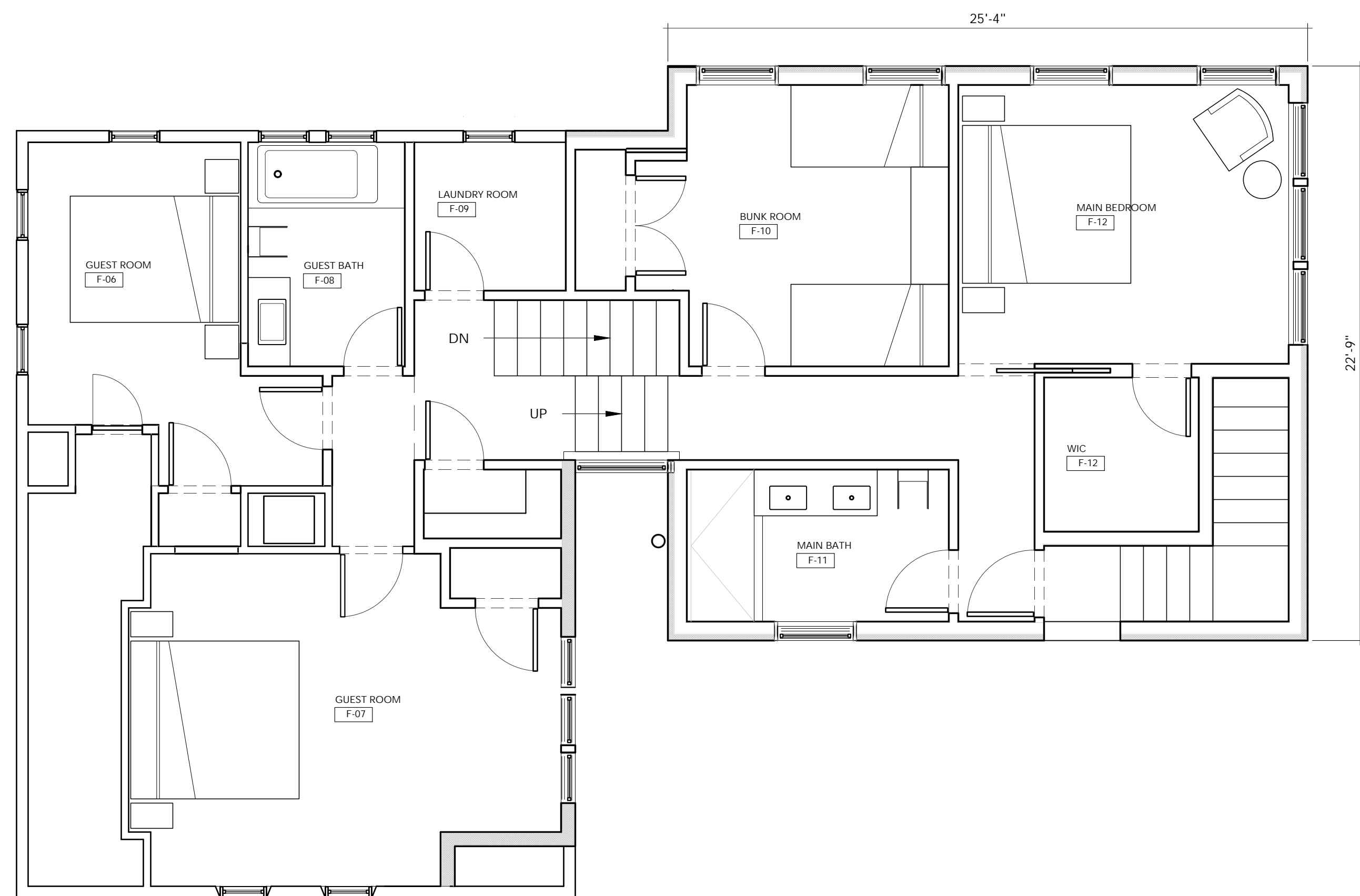
GENERAL NOTES:

DATE: Jan 7, 2022

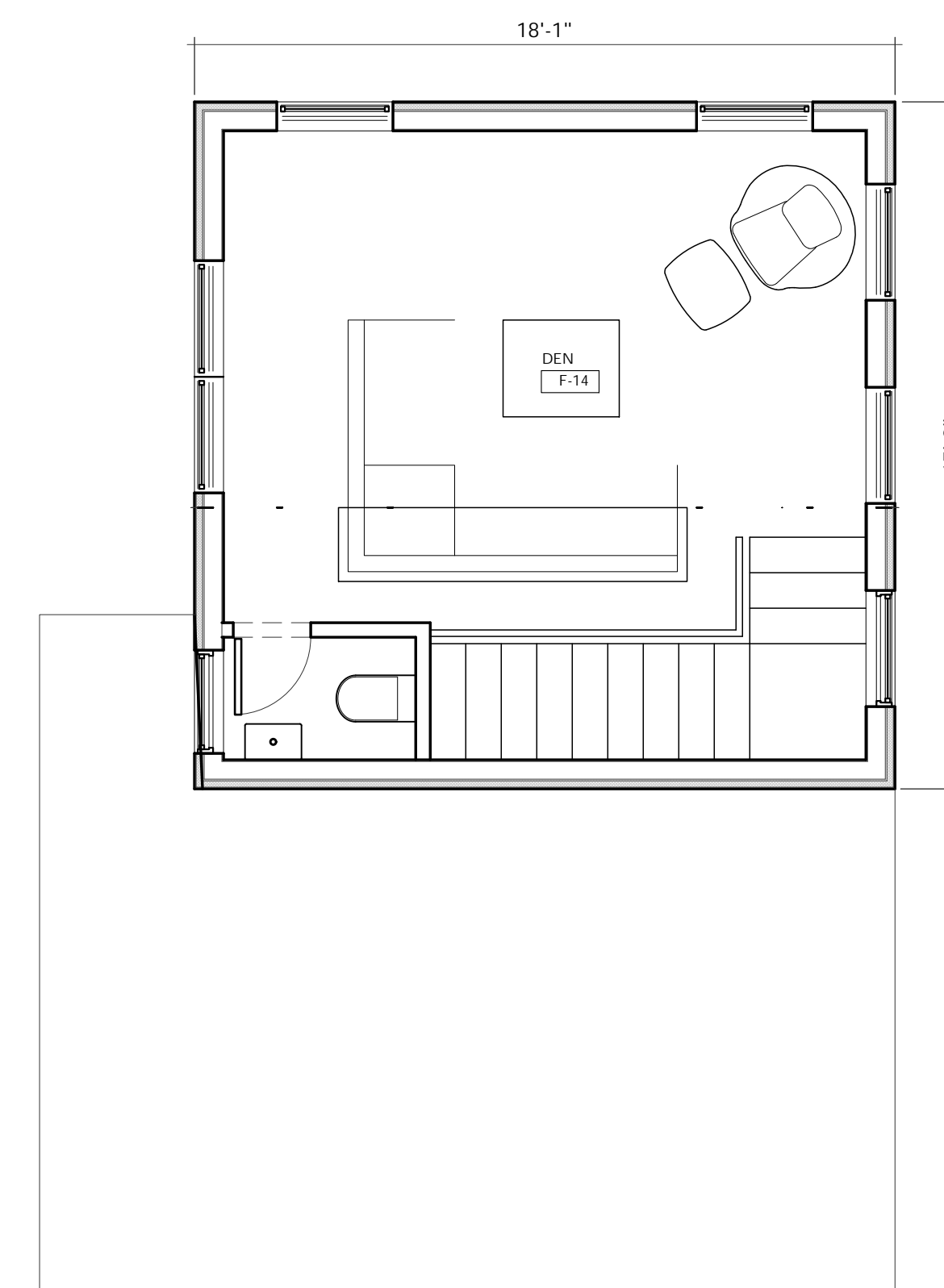
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN

A-02



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SHED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'\text{0}"$

EXISTING WEST &
SOUTH ELEVATIONS

A-20



1 EXISTING WEST ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$



2 EXISTING SOUTH ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$

ALLEHAUT RESIDENCE
40 South Pamel Rd
Truro, MA

GENERAL NOTES:



1 EXISTING EAST ELEVATION
SCALE: $\frac{3}{8}'' = 1'-0''$



2 EXISTING NORTH ELEVATION
SCALE: $\frac{3}{8}'' = 1'-0''$

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}'' = 1'-0''$

EXISTING EAST &
NORTH ELEVATIONS

A-21

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}" = 1'\text{0}"$

NEW WEST & SOUTH
ELEVATIONS

A-22



1 NEW WEST ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$



2 NEW SOUTH ELEVATION
SCALE: $\frac{3}{8}" = 1'\text{0}"$

GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: 3/8" = 1'0"

NEW EAST & NORTH
ELEVATIONS

A-23



1 NEW EAST ELEVATION
SCALE: 3/8" = 1'0"



2 NEW NORTH ELEVATION
SCALE: 3/8" = 1'0"

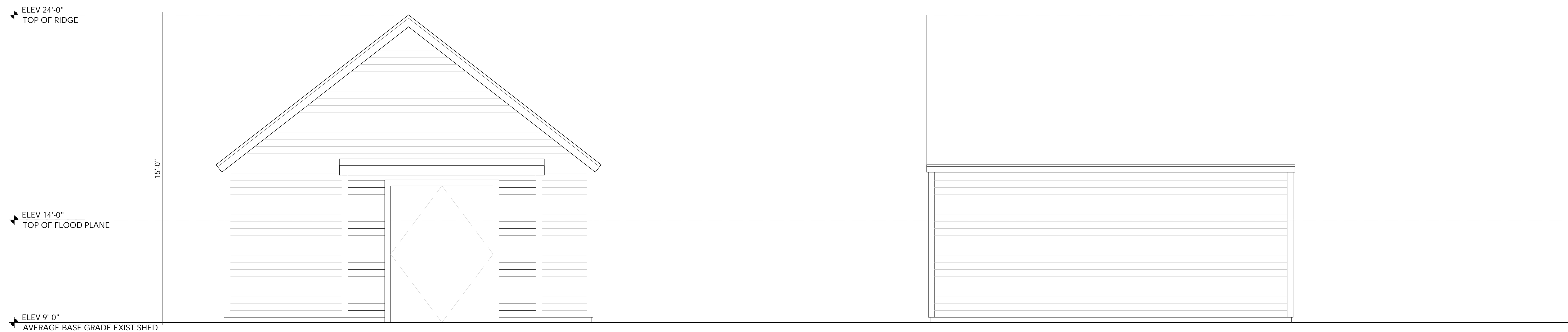
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DATE: Jan 7, 2022

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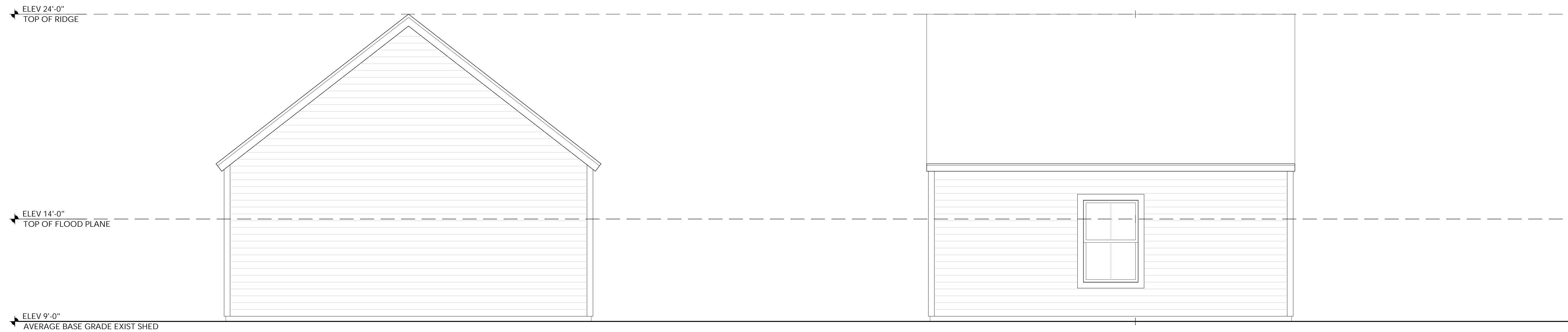
EXISTING SHED
ELEVATIONS

A-24



1 SHED SOUTH ELEVATION
SCALE: 3/8" = 1'0"

2 SHED EAST ELEVATION
SCALE: 3/8" = 1'0"



3 SHED NORTH ELEVATION
SCALE: 3/8" = 1'0"

4 SHED WEST ELEVATION
SCALE: 3/8" = 1'0"

ALLEHAUT RESIDENCE
40 South Pamet Rd
Truro, MA

ARCHITECT
NAME
Street Address
City, State
Phone Number

CONTRACTOR
NAME
Street Address
City, State
Phone Number



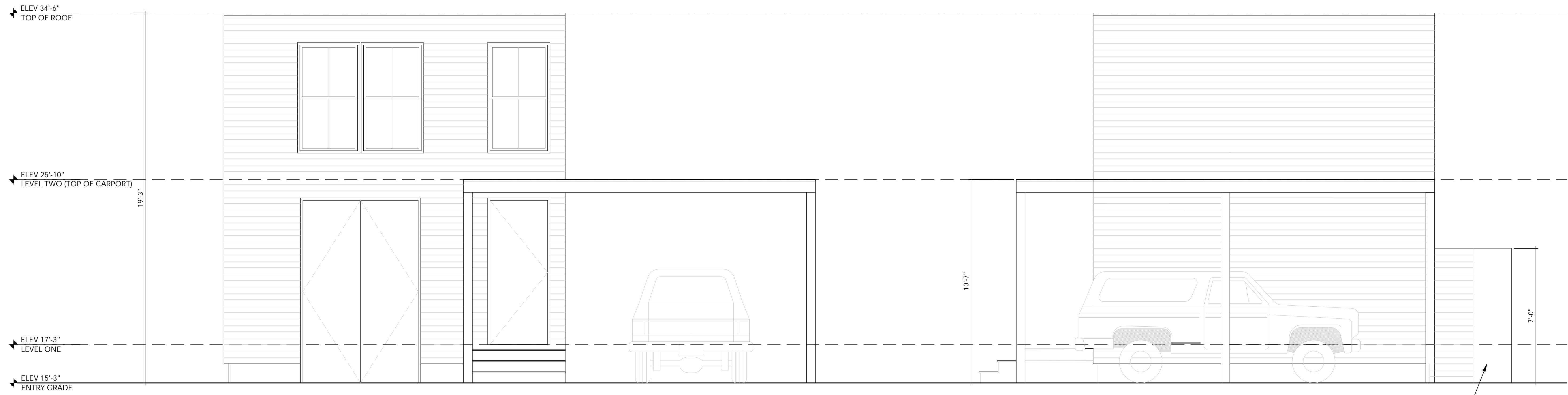
GENERAL NOTES:

DATE: FEB 9, 2022

SCALE: 3/8" = 1'-0"

SHED ELEVATIONS

A-25

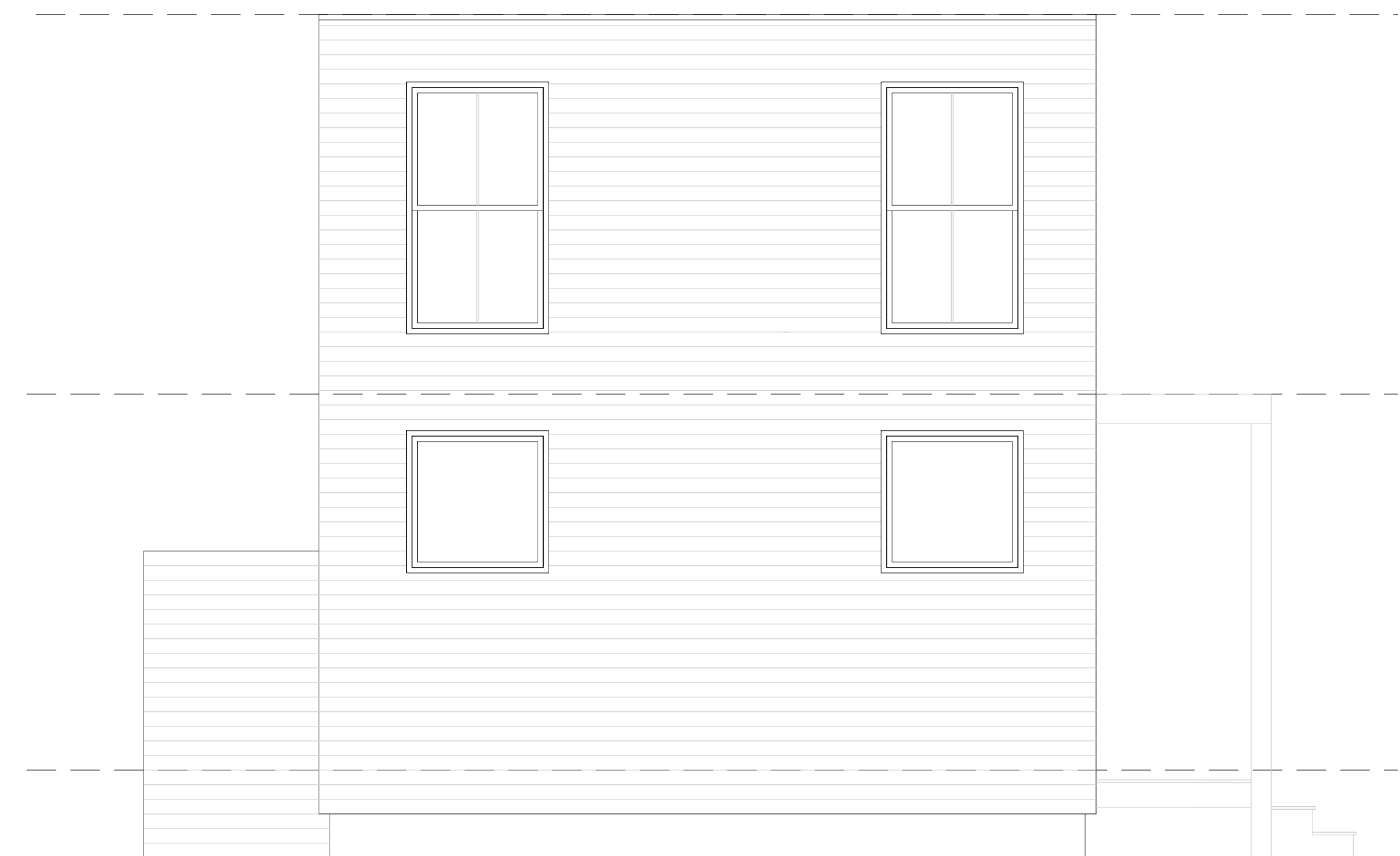


1 SHED WEST ELEVATION
SCALE: 3/8" = 1'-0"

2 SHED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 SHED EAST ELEVATION
SCALE: 3/8" = 1'-0"



4 SHED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

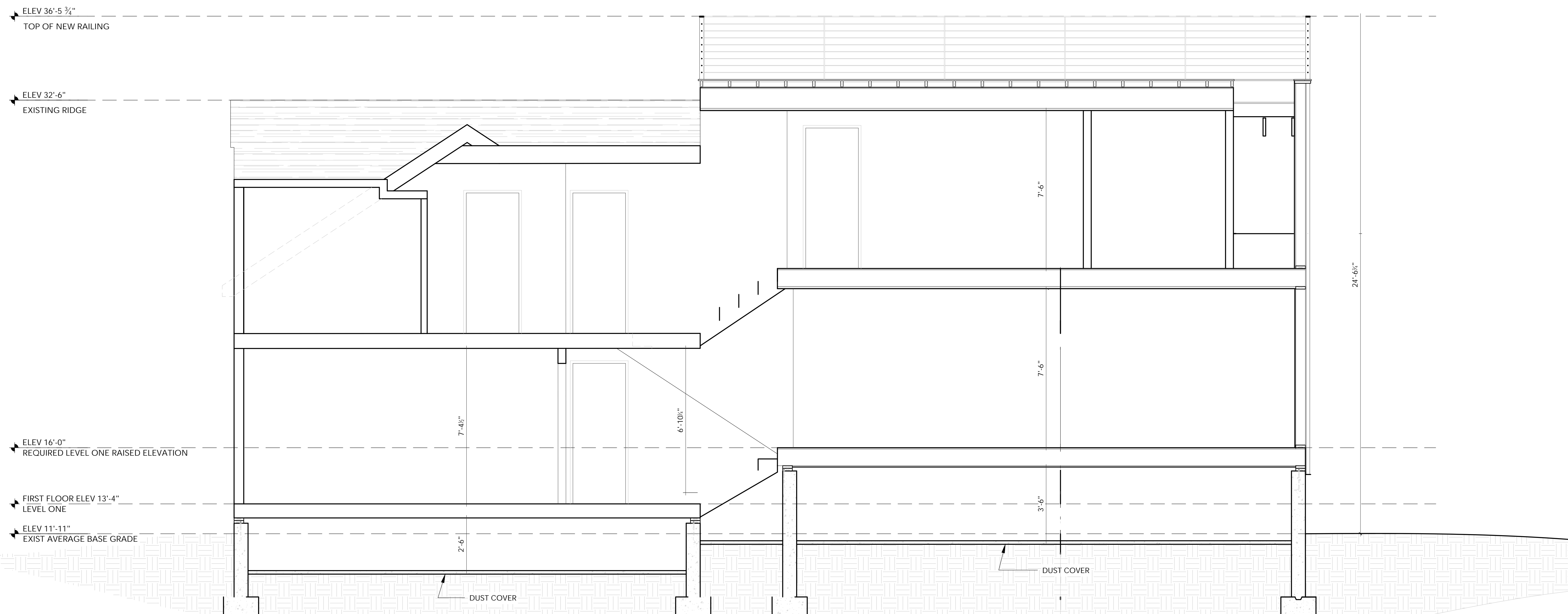
GENERAL NOTES:

DATE: Jan 7, 2022

SCALE: $\frac{3}{8}$ " = 1'-0"

LONG SECTION

A-30



1 LONG SECTION
SCALE: $\frac{3}{8}$ " = 1'-0"