

# Benjamin E. Zehnder LLC

62 Route 6A, Suite B  
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.

[bzehnder@zehnderllc.com](mailto:bzehnder@zehnderllc.com)

Tel: (508) 255-7766

June 24, 2022

Town Clerk Kaci Fullerton  
Truro Town Hall  
24 Town Hall Road  
P.O. Box 2012  
Truro, MA 02666

Via hand delivery

Re: New ZBA special permit application /  
41 Bay View Road (Assessor's Parcel ID 39-67)

Dear Ms. Fullerton:

On behalf of Lawrence R. Gottesdiener and Seascope LLC, Beth H. Kinsley, resident agent, please find enclosed for filing with the Board of Appeals one original and nine copies of a new special permit application for the property at 41 Bay View Road. I have also enclosed payment in the amount of \$200.00 for the filing fee.

Thank you as always for your assistance. I remain –

Very truly yours,



Benjamin E. Zehnder

Enc.  
cc via email:  
client  
Barbara Carboni  
Daniel Ojala  
Eric Rochon  
Elizabeth Sturdy



# 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 24, 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 \_\_\_\_\_ of the Truro Zoning Bylaw concerning *(describe)* \_\_\_\_\_

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 30.7.A of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* \_\_\_\_\_ addition to dwelling and construction of sheds on pre-existing, non-conforming lot (frontage).

Property Address 41 Bay View Road Map(s) and Parcel(s) 39-67

Registry of Deeds title reference: Book 25984, Page 276, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Lawrence R. Gottesdiener and Seascope LLC, Beth H. Kinsley, Res. Agt.

Applicant's Legal Mailing Address 2150 Washington Street, Newton, MA 02462

Applicant's Phone(s), Fax and Email (617) 240-9500; lrg@northland.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. The completed application **shall also** be submitted **electronically** to the Planning Department Administrator at [esturdy@truro-ma.gov](mailto:esturdy@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

Key: 1199

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 1.184

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SEASCAPE LLC RES AGT: BETH H KINSLEY 2150 WASHINGTON ST NEWTON, MA 02462-1498				39-67-0				41 BAY VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEASCAPE LLC				01/06/2012	QS	2,750,000	25984-276				
MANTEGNA JOSEPH				02/25/2002	QS	925,000	14851-17				
GUINDON FRANCIS X				11/18/1999	99		12671-245				

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	%
18-001	01/05/2018	3	REPAIR/REMOD	65,515	07/09/2018	LG	100	100
17-257X	09/18/2017	99	ALL OTHER	151,156	12/06/2017	LG	100	100
15-084	04/21/2015	90	BP NVC	10,000	10/09/2015	FC	100	100
13-085	04/18/2013	3	REPAIR/REMOD	50,000	11/15/2013	FC	100	100
02-199	10/04/2002	1	SINGLE FAM R	700,000	11/07/2005	LVM	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	11	1.00	1	1,889,300	1.00	1	1.00	WF2	7.00	1,464,210
300	A	0.145	11	1.00	1	144,200	1.00	1	1.00	WF2	7.00	20,910

DETACHED

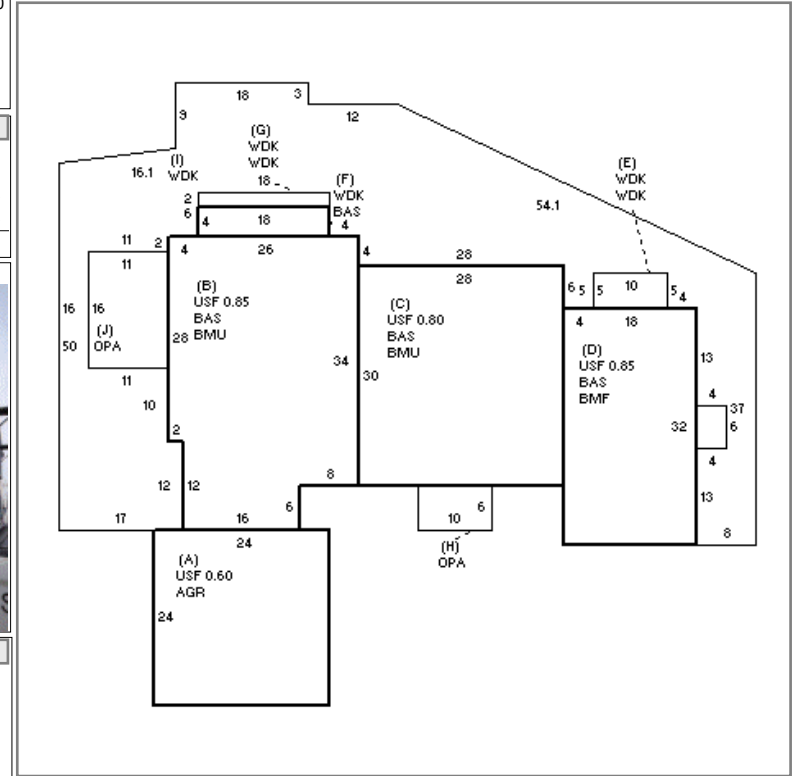
TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	4-BR BOH RESTRICTION IN BK 15937/187. PTD TO LEFT OF SFR.			LAND	1,485,100	1,485,100
Inf1	NO ADJ		BUILDING	1,383,800	1,288,800			
Inf2	NO ADJ		DETACHED	100	100			
						OTHER	0	0
						<b>TOTAL</b>	<b>2,869,000</b>	<b>2,774,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
BCH	A	1.00	E 1.00	BEACH STAIRS	2004	1	0.00	03/18/2013
PTD	A	1.00	A 0.75	CIRCLE 11' D		95	2.10	



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2013	FC
MODEL	1		RESIDENTIAL	LIST	3/18/2012	BE
STYLE	4	1.10	CAPE [100%]	REVIEW	2/15/2013	BE
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

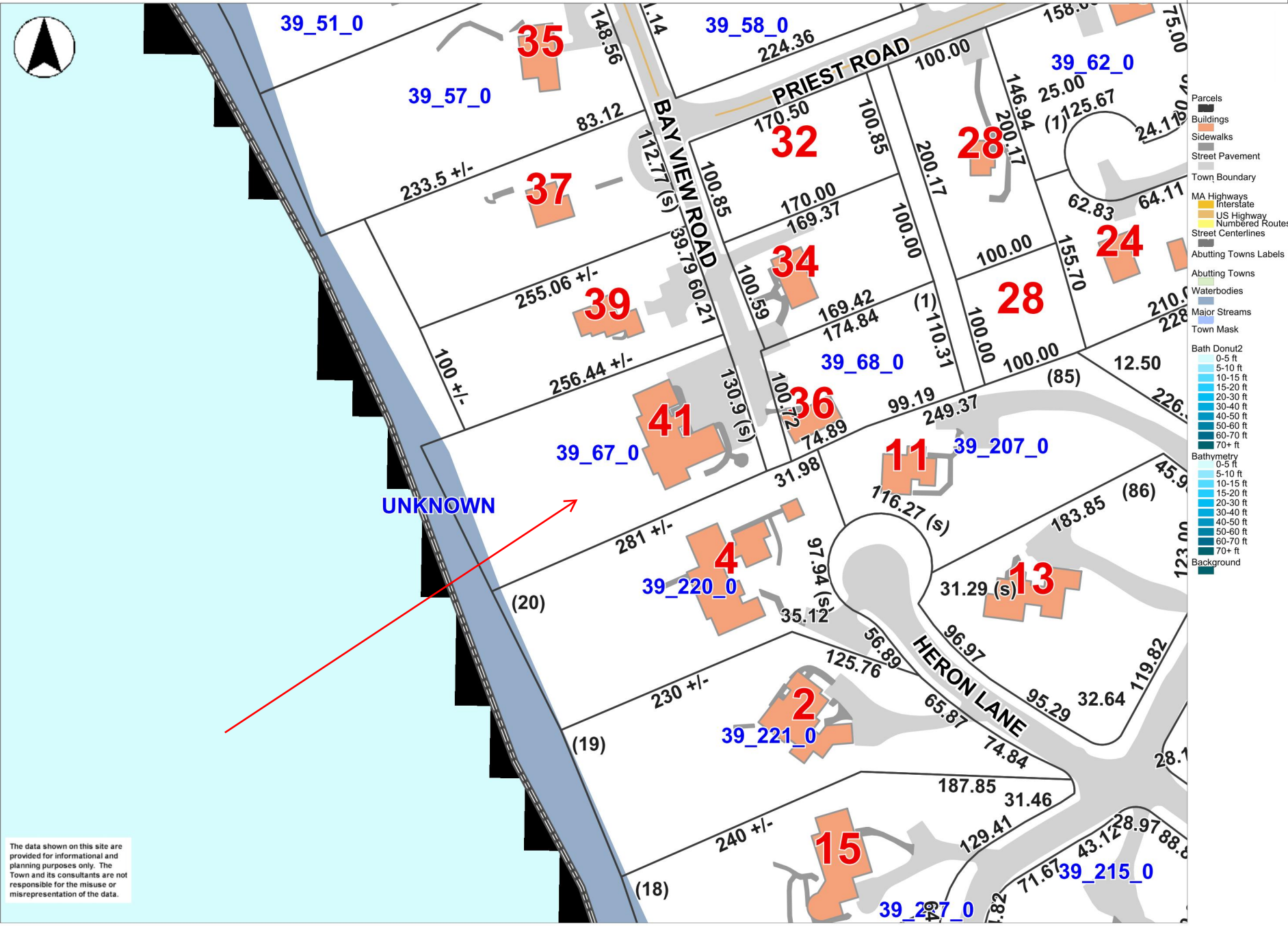
BLDG COMMENTS  
BSMT FINISH (GYM+half bath)



BUILDING

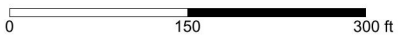
YEAR BLT	2002	SIZE ADJ	0.955	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,647,352
NET AREA	4,786	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	576		94.20	54,262	CONDITION ELEM	CD
\$NLA(RCN)	\$344	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	2,330	2002	226.57	527,897		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,808		63.46	114,739		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BMF	N	BSMT FINISH	576		148.96	85,800		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	2,227		46.92	104,488		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	2,456	2002	291.82	716,718		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	236		73.17	17,267		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		15,681.40	15,681		
									ODS	O	OUT DOOR SHOWER			0.00			

EFF. YR/AGE	2004 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$1,383,800	



- Parcels
- Buildings
- Sidewalks
- Street Pavement
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Street Centerlines
- Abutting Towns Labels
- Abutting Towns
- Waterbodies
  - 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
  - Bathymetry
    - 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.



Printed on 06/22/2022 at 03:56 PM

## Quitclaim Deed

Bk 25984 Pg 276 #1037  
01-06-2012 @ 02:19p

I, **Joseph Mantegna**, unmarried, with a mailing address of 57 Cypress Drive,  
Stamford, CT 06903,

for consideration paid in the full amount of **Two Million Seven Hundred Fifty  
Thousand & 00/100 Dollars (\$2,750,000.00)**,

grant to **Seascope LLC**, a Massachusetts limited liability company, with a mailing  
address of 2150 Washington Street, Newton, MA 02462,

with **QUITCLAIM COVENANTS**,

MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 01-06-2012 @ 02:19pm  
Ct1#: 950 Doc#: 1037  
Fee: \$9,405.00 Cons: \$2,750,000.00

Certain parcels of land with the buildings thereon located at 41 Bay View Road, Truro  
(North), Barnstable County, Massachusetts, as follows:

Parcel I:

BARNSTABLE COUNTY EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 01-06-2012 @ 02:19pm  
Ct1#: 950 Doc#: 1037  
Fee: \$7,425.00 Cons: \$2,750,000.00

- On the North by land now or formerly of Helen L. Vitelli one hundred sixty-six  
and 4/100 (166.04) feet;
- On the East by other land of grantors formerly Old Colony Railroad  
(Parcel II) one hundred thirty-six and 85/100 (136.85) feet;
- On the South by land now or formerly of John S. Morris, about one hundred  
seventy-eight (178) feet;
- On the West by the waters of Cape Cod Bay one hundred thirty-seven and  
79/100 (137.79) feet;

Being the same premises conveyed to Francis X. Guindon, and Margaret F. Guindon, who died on May 8, 1998, by deed of Lowyd W. Ballantyne and Doris R. Ballantyne, dated January 15, 1972, recorded with the Barnstable Registry of Deeds in Book 1624, Page 110.

Parcel II:

Bounded on the North by land now or formerly of Old County Railroad eighty-two and 65/100 feet (82.65) feet;

On the East by a town way known as Bay View Road one hundred thirty-one and 97/100 (131.97) feet;

On the South by land now or formerly of Old Colony Railroad eighty-three and 9/100 (83.09) feet; and

On the West by land now or formerly of Lowyd W. Ballantyne, Jr. (Parcel I) one hundred thirty-six and 85/100 (136.85) feet.

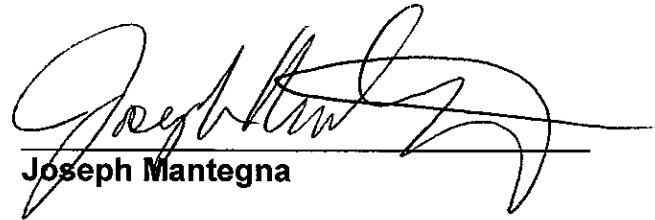
Containing 11,089 square feet of land.

Being the same premises conveyed to Francis X. Guindon and Margaret F. Guindon, who died on May 8, 1998, by deed of Lowyd W. Ballantyne and Doris R. Ballantyne, dated January 15, 1972, recorded with the Barnstable Registry of Deeds in Book 1624, Page 110.

Subject to the Restriction granted to the Town of Truro dated November 14, 2002 and recorded on November 19, 2002 with the Barnstable County Registry of Deeds in Book 15937, Page 187.

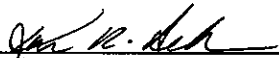
For grantor's title, see a deed recorded with the Barnstable Registry of Deeds in Book 14851, Page 17.

Executed as a sealed instrument on the date written below.

  
Joseph Mantegna

Commonwealth of Massachusetts  
County of Barnstable

On this 3rd day of January, 2012, before me, the undersigned notary public, personally appeared **Joseph Mantegna**, proved to me through satisfactory evidence of identification, which was his CT Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public, Karen R. DePalma  
My commission expires: 11/12/2015



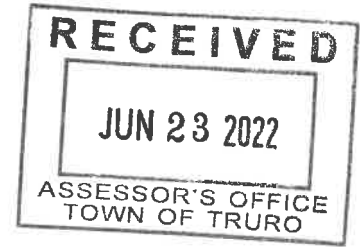


# TOWN OF TRURO

## Assessors Office

### Certified Abutters List

### Request Form



DATE: June 23, 2022

NAME OF APPLICANT: Lawrence R. Gottesdiener, Robyn Belek Gottesdiener, and Seascope LLC

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: 41 Bay View Road  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 39 PARCEL 67 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 <sup>5</sup>         | <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 <sup>1</sup>                | <input checked="" type="checkbox"/> Special Permit <sup>1</sup> |
| <input type="checkbox"/> Conservation Commission <sup>4</sup> | <input type="checkbox"/> Site Plan <sup>2</sup>                     | <input type="checkbox"/> Variance <sup>1</sup>                  |
| <input type="checkbox"/> Licensing                            | <input type="checkbox"/> Preliminary Subdivision <sup>3</sup>       |   |
| Type: _____   | <input type="checkbox"/> Definitive Subdivision <sup>3</sup>        |   |
|   | <input type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup> |   |
| <input type="checkbox"/> Other _____                          |   |   |
- (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: June 23, 2022 Date completed: 6/23/2022

List completed by: June 23, 22 Laura Geiges Date paid: 6/23/2022 Cash/Check 162

<sup>1</sup>Abutters, 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.

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

<sup>3</sup>Landowners 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.

<sup>4</sup>All 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.

<sup>5</sup>Abutters 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 23, 2022

**To:** Benjamin Zehnder

**From:** Assessors Department

**Certified Abutters List:** 41 Bay View Road (Map 39 Parcel 77)

**Board of Health**

Attached is a combined list of abutters for 41 Bay View Road (Map 39 Parcel 77).

The current owner is Seascape LLC.

The names and addresses of the abutters are as of June 17, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: \_\_\_\_\_

Laura Geiges  
Assistant Assessor / Data Collector

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

Abutters List Within 300 feet of Parcel 39/67/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip Cd/Country
1189	39-57-0-R	HINDSON JAMES F LIV TRST-2012 TRS: HINDSON JAMES F	35 BAY VIEW RD	95 HICKS RD	QUEENSBURY	NY	12804-7309
1190	39-58-0-R	DEMETRA REALTY TR TRS: SAMELLAS DEMETRA	30 BAY VIEW RD	53 GRAY CLIFF RD	NEWTON CTR	MA	02459
1191	39-59-0-R	MARJON CAPE REALTY TRUST TRS: SAMELLAS JOHN G	37 BAY VIEW RD	53 GRAY CLIFF RD	NEWTON CTR	MA	02459
1192	39-60-0-R	THE 32-34 TRUST TRS: LARRY R GOTTESDIENER	32 BAY VIEW RD	c/o NORTHLAND INVESTMENT CORP 2150 WASHINGTON ST	NEWTON	MA	02462
1193	39-61-0-R	28 PRIEST ROAD REALTY TR NINA & TANYA LUTTINGER CO-TRS	28 PRIEST RD	C/O LUTTINGER AMY 428 FERSON AVE	IOWA CITY	IA	52246
1197	39-65-0-R	THE 39 TRUST TRS: GOTTESDIENER LAWRENCE R	39 BAY VIEW RD	C/O NORTHLAND INVESTMENT CORP 2150 WASHINGTON STREET	NEWTON	MA	02462
1198	39-66-0-R	THE 32-34 TRUST TRS: LARRY R GOTTESDIENER	34 BAY VIEW RD	c/o NORTHLAND INVESTMENT CORP 2150 WASHINGTON ST	NEWTON	MA	02462
1199	39-67-0-R	SEASCAPE LLC RES AGT: BETH H KINSLEY	41 BAY VIEW RD	2150 WASHINGTON ST	NEWTON	MA	02462-1498
1200	39-68-0-R	BAYVIEW ROAD LTD PARTNERSHIP	36 BAY VIEW RD	C/O CONNOLLY MATTHEW 2402 EAST LILLIAN LANE	ARLINGTON HEIGHTS	IL	60004
1201	39-69-0-R	BAYVIEW ROAD LTD PARTNERSHIP	28-A PRIEST RD	C/O CONNOLLY MATTHEW 2402 EAST LILLIAN LANE	ARLINGTON HEIGHTS	IL	60004
1328	39-207-0-R	MULLEN M DENISE	11 AVOCET RD	PO BOX 582	NO TRURO	MA	02652
1340	39-219-0-R	DAVID C ALLEN LIVING TRUST & KENNETH I FLICK LIVING TRUST	13 AVOCET RD	2600 NW 7TH AVENUE	WILTON MANORS	FL	33311
1341	39-220-0-R	GOTTESDIENER MATTHEW R	4 HERON LN	97 MONTVALE RD	NEWTON	MA	02459
1342	39-221-0-R	HUGH A SIMONS LIVING TRUST TRS: HUGH A SIMONS	2 HERON LN	PO BOX 1113	NO TRURO	MA	02652
1343	39-222-0-R	SUMMERS RICHARD F & BLOOM RONNIE L	15 AVOCET RD	362 MEADOW LANE	MERION STATION	PA	19066

39-57-0-R

HINDSON JAMES F LIV TRST-2012  
TRS: HINDSON JAMES F  
95 HICKS RD  
QUEENSBURY, NY 12804-7309

39-58-0-R

DEMETRA REALTY TR  
TRS: SAMELLAS DEMETRA  
53 GRAY CLIFF RD  
NEWTON CTR, MA 02459

39-59-0-R

MARJON CAPE REALTY TRUST  
TRS: SAMELLAS JOHN G  
53 GRAY CLIFF RD  
NEWTON CTR, MA 02459

39-60-0-R

THE 32-34 TRUST  
TRS: LARRY R GOTTESDIENER  
c/o NORTHLAND INVESTMENT CORP  
2150 WASHINGTON ST  
NEWTON, MA 02462

39-61-0-R

28 PRIEST ROAD REALTY TR  
NINA & TANYA LUTTINGER CO-TRS  
C/O LUTTINGER AMY  
428 FERSON AVE  
IOWA CITY, IA 52246

39-65-0-R

THE 39 TRUST  
TRS: GOTTESDIENER LAWRENCE R  
C/O NORTHLAND INVESTMENT CORP  
2150 WASHINGTON STREET  
NEWTON, MA 02462

39-66-0-R

THE 32-34 TRUST  
TRS: LARRY R GOTTESDIENER  
c/o NORTHLAND INVESTMENT CORP  
2150 WASHINGTON ST  
NEWTON, MA 02462

39-67-0-R

SEASCAPE LLC  
RES AGT: BETH H KINSLEY  
2150 WASHINGTON ST  
NEWTON, MA 02462-1498

39-68-0-R

BAYVIEW ROAD LTD PARTNERSHIP  
C/O CONNOLLY MATTHEW  
2402 EAST LILLIAN LANE  
ARLINGTON HEIGHTS, IL 60004

39-69-0-R

BAYVIEW ROAD LTD PARTNERSHIP  
C/O CONNOLLY MATTHEW  
2402 EAST LILLIAN LANE  
ARLINGTON HEIGHTS, IL 60004

39-207-0-R

MULLEN M DENISE  
PO BOX 582  
NO TRURO, MA 02652

39-219-0-R

DAVID C ALLEN LIVING TRUST &  
KENNETH I FLICK LIVING TRUST  
2600 NW 7TH AVENUE  
WILTON MANORS, FL 33311

39-220-0-R

GOTTESDIENER MATTHEW R  
97 MONTVALE RD  
NEWTON, MA 02459

39-221-0-R

HUGH A SIMONS LIVING TRUST  
TRS: HUGH A SIMONS  
PO BOX 1113  
NO TRURO, MA 02652

39-222-0-R

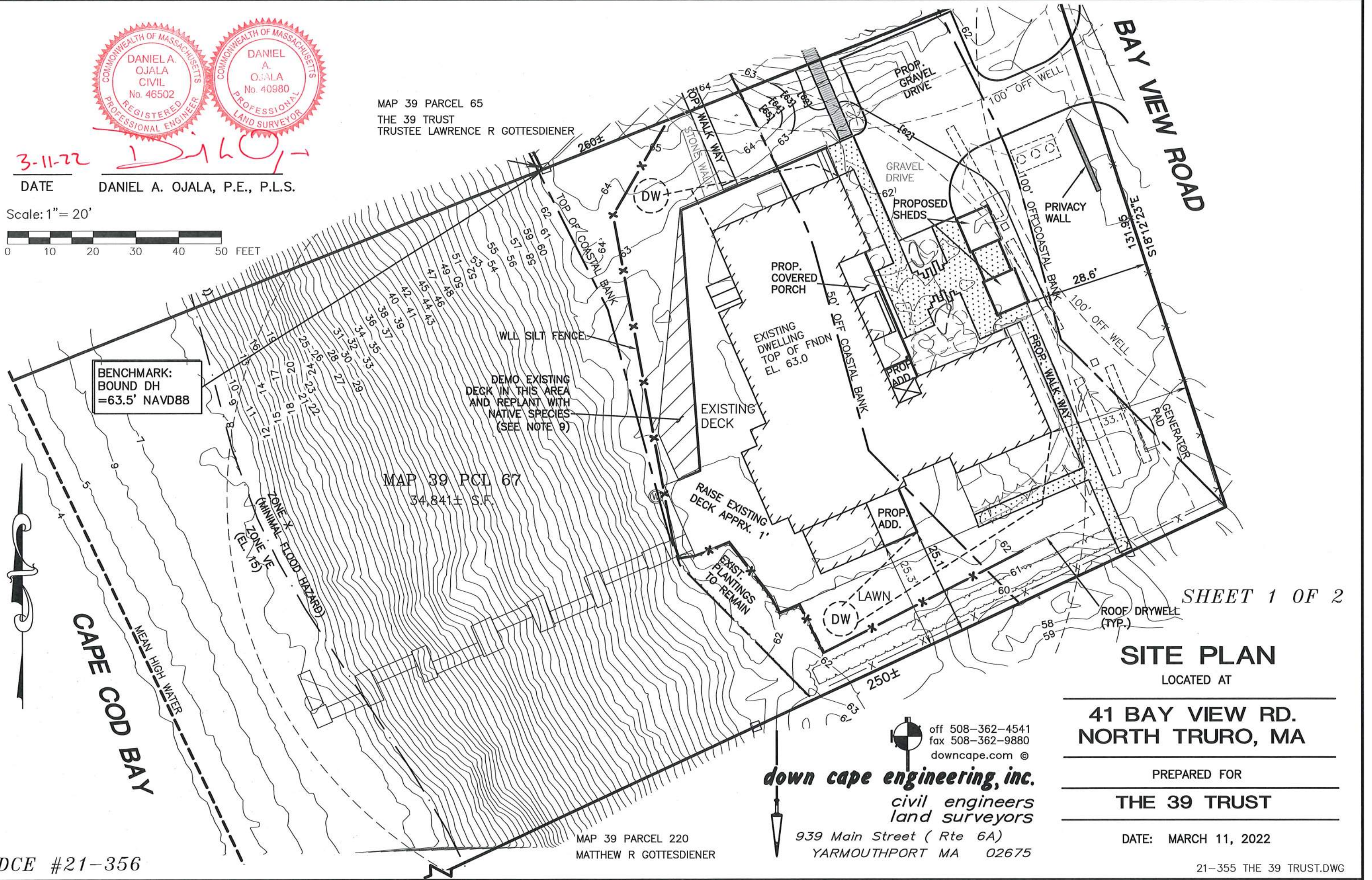
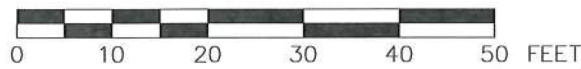
SUMMERS RICHARD F &  
BLOOM RONNIE L  
362 MEADOW LANE  
MERION STATION, PA 19066



MAP 39 PARCEL 65  
 THE 39 TRUST  
 TRUSTEE LAWRENCE R GOTTESDIENER

3-11-22  
 DATE DANIEL A. OJALA, P.E., P.L.S.

Scale: 1" = 20'



BENCHMARK:  
 BOUND DH  
 =63.5' NAVD88

MAP 39 PCL 67  
 34,841± S.F.

MAP 39 PARCEL 220  
 MATTHEW R GOTTESDIENER

SHEET 1 OF 2

**SITE PLAN**

LOCATED AT

**41 BAY VIEW RD.  
 NORTH TRURO, MA**

PREPARED FOR

**THE 39 TRUST**

DATE: MARCH 11, 2022

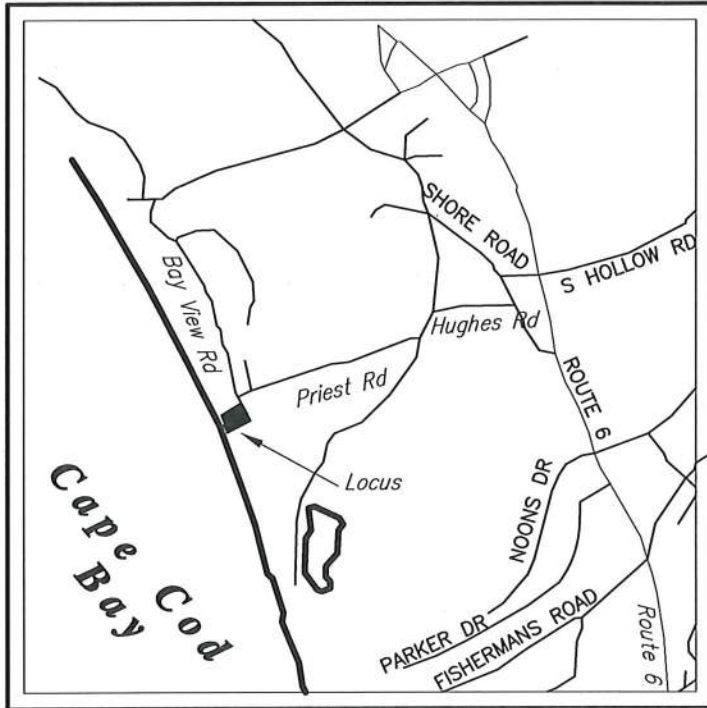
off 508-362-4541  
 fax 508-362-9880  
 downcape.com ©

**down cape engineering, inc.**  
 civil engineers  
 land surveyors

939 Main Street ( Rte 6A)  
 YARMOUTHPORT MA 02675

DCE #21-356

21-355 THE 39 TRUST.DWG



## LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 39 PARCEL 67

LOCUS IS WITHIN FEMA FLOOD ZONE VE EL. 15 & ZONE X AS SHOWN ON COMMUNITY PANEL #25001C0139J DATED 7/16/2014

## NOTES

1. DATUM IS NAVD88
2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. EXISTING SEPTIC LOCATION PER DESIGN PLAN ON FILE WITH TOWN.
5. MUNICIPAL WATER IS NOT AVAILABLE
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
9. REFERENCE MITIGATION PLANS BY WILKINSON ECOLOGICAL DESIGN DATED 3-10-2022
10. REFERENCE LANDSCAPE PLAN BY LEBLANC JONES LANDSCAPE ARCHITECTS DATED 3-10-2022
11. ALL ROOF RUNOFF TO BE DIRECTED TO ROOF DRYWELLS

## ZONING SUMMARY

ZONING DISTRICT: R RESIDENTIAL DISTRICT

	REQ.	EXISTING	PROPOSED
MIN. LOT SIZE	33,750 S.F.	34,841 S.F.	34,841 S.F.
MIN. LOT FRONTAGE	150'	131.95'	131.95'
MIN. FRONT SETBACK	25'	33.1'	28.6'
MIN. SIDE SETBACK	25'	25.3'	25.1'
MAX. BUILDING HEIGHT	2 STORIES; 30'	<30'	<30'

LOT WAS CREATED PRIOR TO THE ADOPTION OF THE BYLAW BY TRURO TOWN MEETING ON FEBRUARY 15, 1960.

## HARDSCAPE CALCULATIONS:

HARDSCAPE	0-50'	50-100'
EXISTING:	3970 SF	3502 SF
PROPOSED:	3648 SF	4006 SF
INCREASE:	-322 SF	504 SF
TOTAL: NET INCREASE OF 182 SF		

## LEGEND

- 99 — EXISTING CONTOUR
- × 99.1 EXIST. SPOT ELEV.
- [99] — PROPOSED CONTOUR
- [98.4] PROPOSED SPOT EL.
- TH1 TEST HOLE
- 2% SLOPE OF GROUND
- UTILITY POLE
- FIRE HYDRANT

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING


▨ DISTURBED AREA IN 50' BUFFER


 off 508-362-4541  
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 land surveyors  
 939 Main Street ( Rte 6A)  
 YARMOUTHPORT MA 02675

DCE #21-356

SHEET 2 OF 2



3/11/22  
  
 DATE DANIEL A. OJALA, P.E., P.L.S.

## DETAIL SHEET

TO ACCOMPANY

## SITE PLAN

LOCATED AT

**41 BAY VIEW RD.  
NORTH TRURO, MA**

PREPARED FOR

**THE 39 TRUST**

DATE: MARCH 11, 2022

# GOTTESDIENER HOUSE

TRURO, MA

ISSUE: 3.10.2022 – REVIEW



1 HOUSE #41 FROM EAST - FROM DRIVEWAY



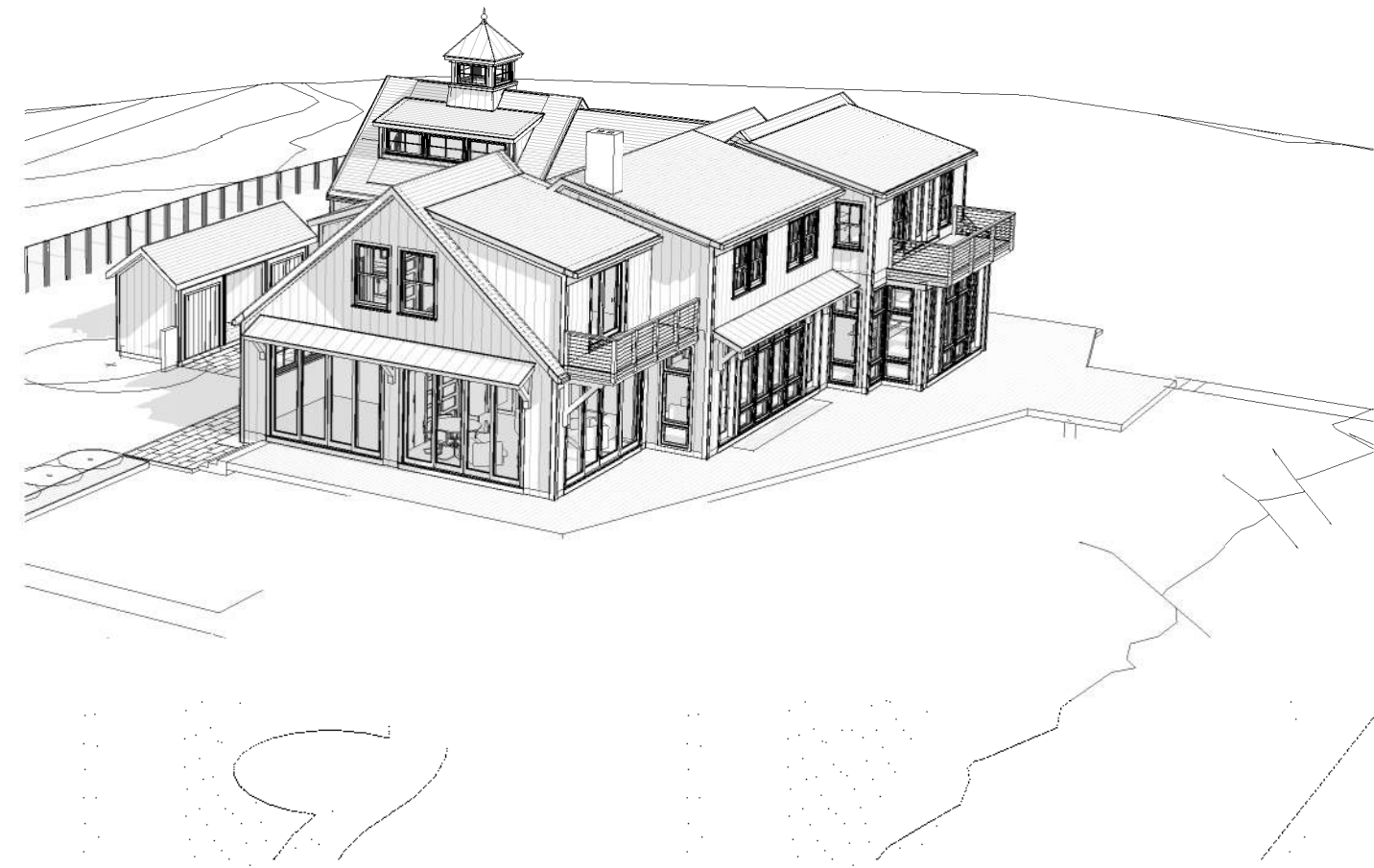
2 HOUSE #41 VIEW FROM NORTH - FROM POOL HOUSE



3 HOUSE #41 - VIEW FROM SOUTH



4 HOUSE #41 BIRDSEYE VIEW - FROM EAST



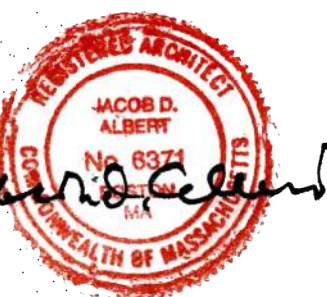
5 HOUSE #41 BIRDSEYE VIEW FROM NORTH WEST - FROM OCEAN



6 HOUSE #41 VIEW FROM WEST - FROM OCEAN

TABLE OF CONTENTS - MAIN HOUSE	
SHEET #	SHEET TITLE
A0.1	#41 - COVER
A1.1	#41 SITE PLAN
A2.0	#41 BASEMENT PLAN
A2.1	#41 FIRST FLOOR PLAN
A2.2	#41 SECOND FLOOR PLAN
A2.3	#41 ROOF PLAN
A3.0	#41 EAST & NORTH ELEVATIONS
A3.1	#41 WEST & SOUTH ELEVATIONS
A3.2	#41 PLAN & ELEVATIONS - BIKE SHED
A4.0	#41 BUILDING SECTIONS
A4.1	#41 BUILDING SECTIONS
A7.1	#41 INTERIOR ELEVATIONS - STAIRS
X	#41 FIRST FLOOR PLAN - ALTERNATE

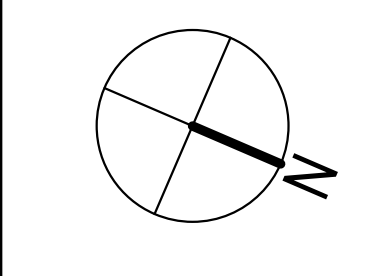
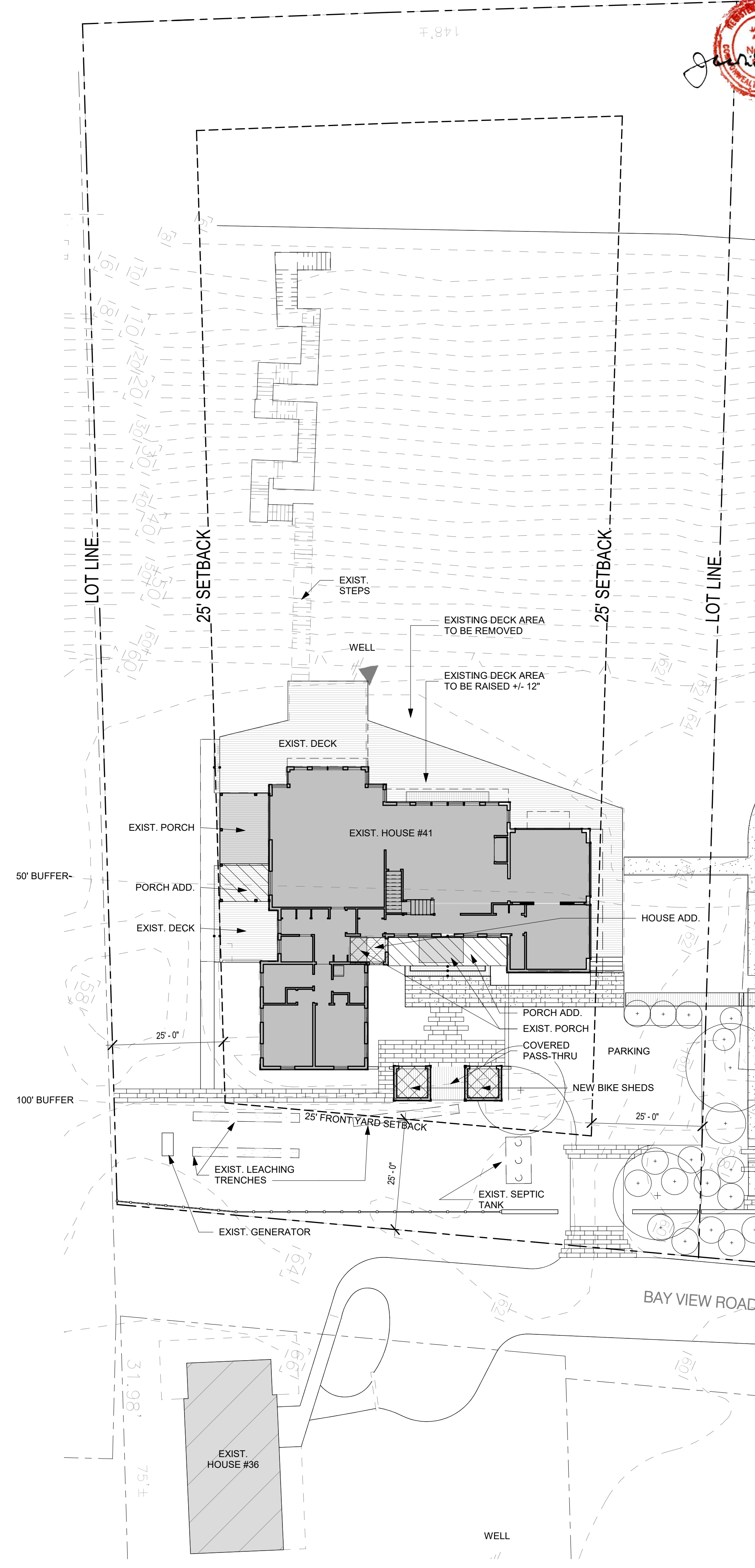
ART Albert · Richter · Tittmann  
ARCHITECTS  
33 Union Street 4th Floor Boston, MA 02108  
617-451-5740 ARTarchitects.com



GOTTESDIENER  
HOUSE #41  
TRURO, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
#41 - COVER	4.23.21	REVIEW	EJR	JDA
	4.29.2021	REVIEW	EJR	JDA
	8.04.2021	REVIEW	EJR	JDA
	8.18.2021	REVIEW	EJR	JDA
	11.05.2021	REVIEW	EJR	JDA
	2.08.2022	REVIEW	EJR	JDA
JOB NUMBER	2050	SCALE		

A0.1

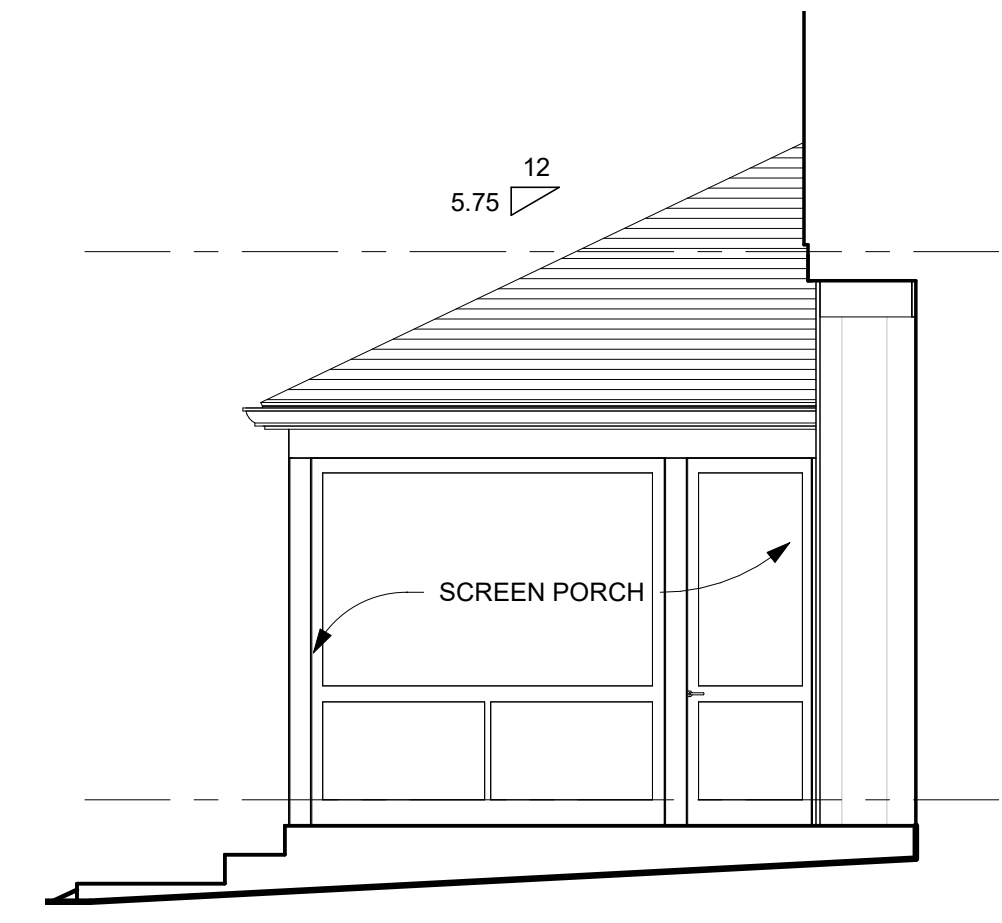


**GOTTESDIENER  
HOUSE #41  
TRURO, MA**

TITLE	DATE	ISSUE	DRAWN	CHECKED
#41 SITE PLAN	2.08.2022	REVIEW	EJR	JDA
	3.10.2022	REVIEW	EJR	JDA
<b>JOB NUMBER</b>	2050	<b>SCALE</b>	1/16" = 1'-0"	



**1 EAST ELEVATION**  
1/4" = 1'-0"



**3 EAST ELEVATION - PORCH**  
1/4" = 1'-0"



**2 NORTH ELEVATION**  
1/4" = 1'-0"

3/11/2022 8:12:00 AM

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**GOTTESDIENER  
HOUSE #41  
TRURO, MA**

DATE	ISSUE	DRAWN	CHECKED
4.29.2021	REVIEW	EJR	JDA
8.04.2121	REVIEW	EJR	JDA
8.17.2021	REVIEW	EJR	JDA
12.22.2021	REVIEW	EJR	JDA
2.08.2022	REVIEW	EJR	JDA
3.10.2022	REVIEW	EJR	JDA

**TITLE** #41 EAST & NORTH ELEVATIONS  
**JOB NUMBER** 2050  
**SCALE** 1/4" = 1'-0"

**A3.0**





**1 WEST ELEVATION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

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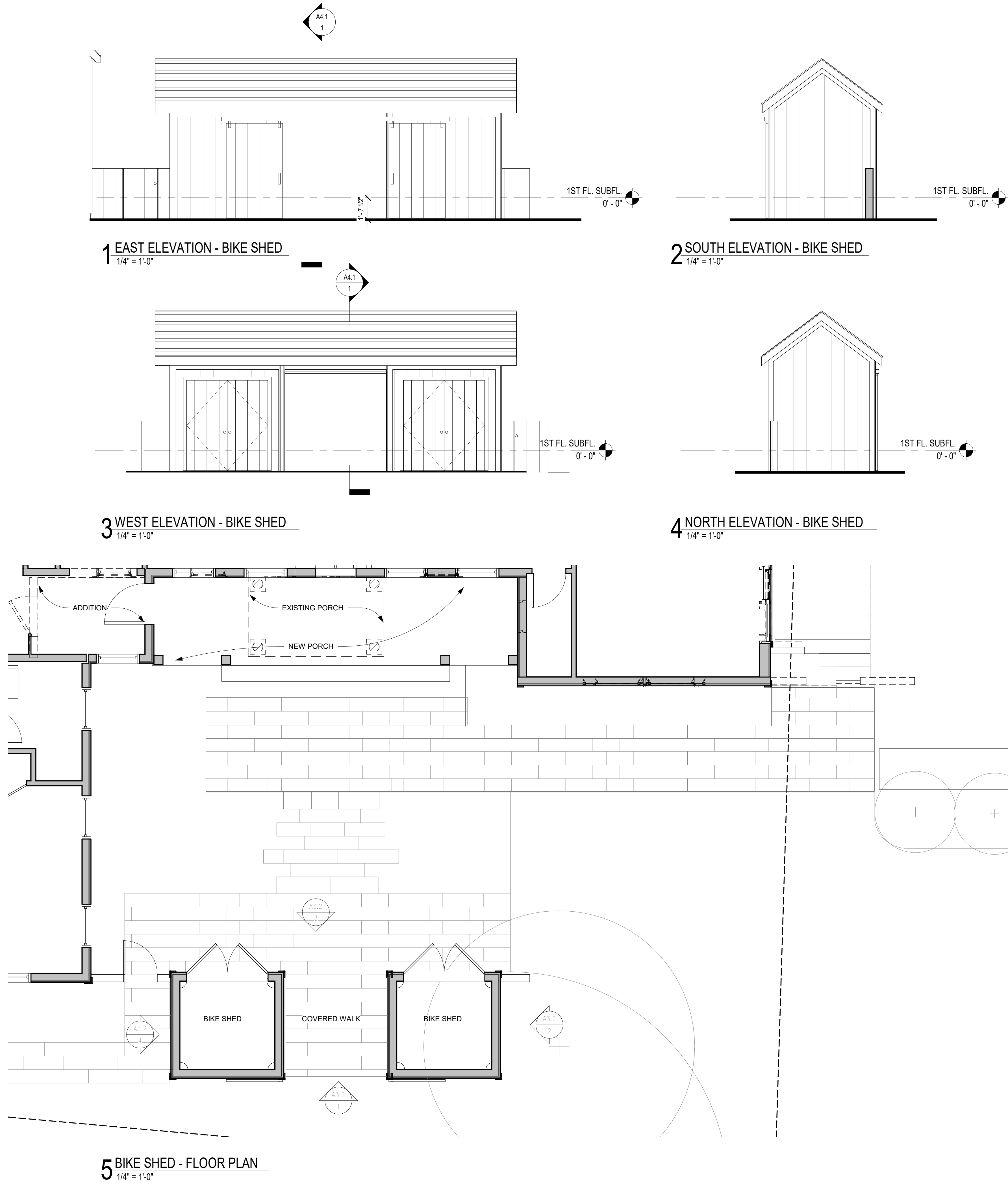


**GOTTESDIENER**  
**HOUSE #41**  
TRURO, MA

DATE	ISSUE	DRAWN	CHECKED
4.29.2021	REVIEW	EJR	JDA
8.04.2121	REVIEW	EJR	JDA
8.17.2021	REVIEW	EJR	JDA
2.08.2022	REVIEW	EJR	JDA
3.10.2022	REVIEW	EJR	JDA

TITLE #41 WEST & SOUTH ELEVATION  
JOB NUMBER 2050  
SCALE 1/4" = 1'-0"

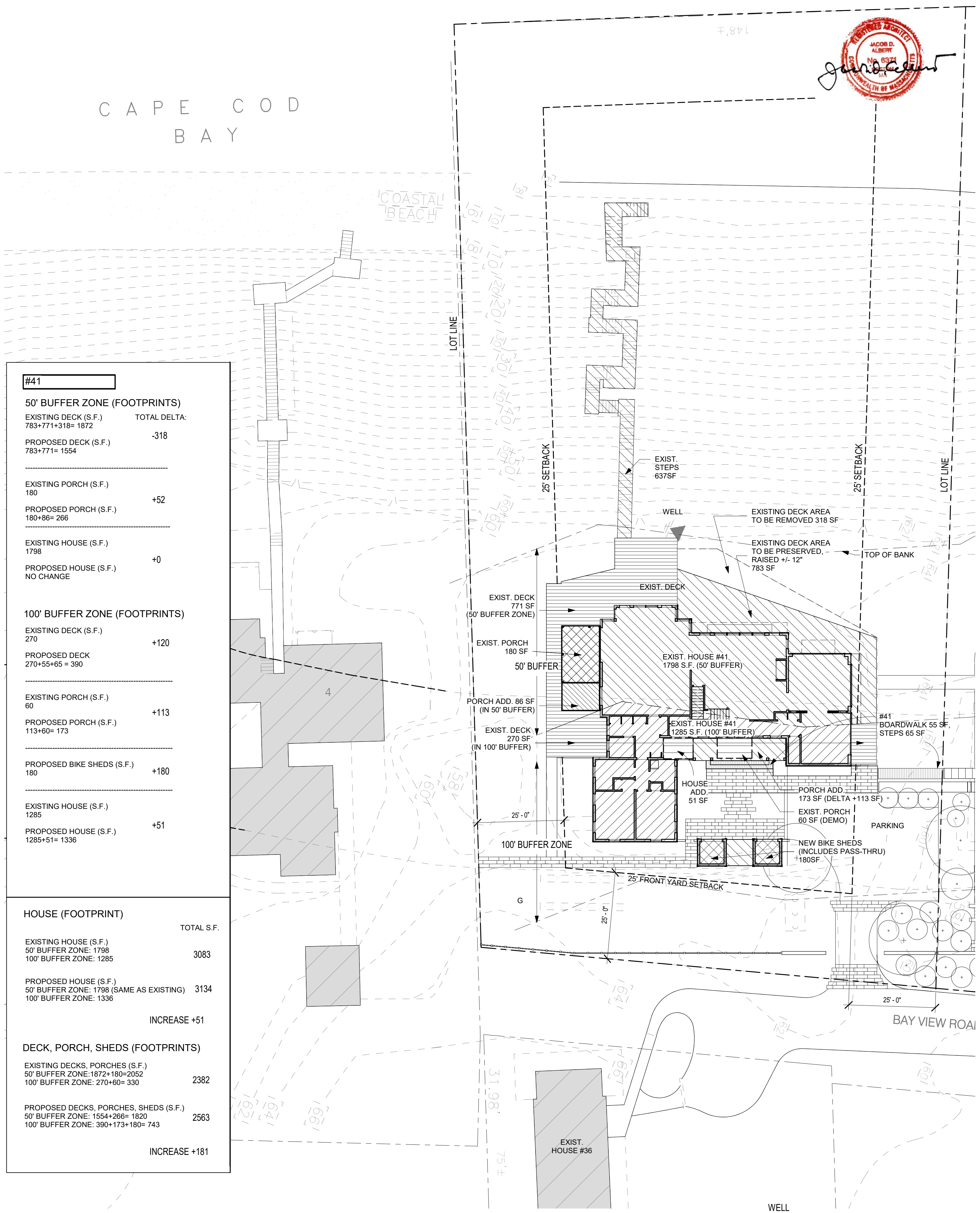
**A3.1**



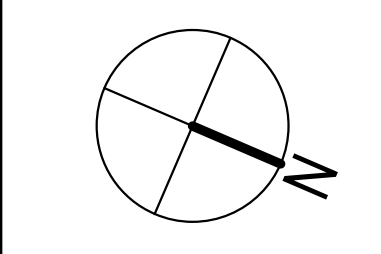
**GOTTESDIENER**  
**HOUSE #41**  
TRURO, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
#41 PLAN & ELEVATIONS - BIKE SHED	4.29.2021	REVIEW	JDA	JDA
	2.08.2022	REVIEW	JDA	JDA
	3.10.2022	REVIEW	JDA	JDA
<b>JOB NUMBER</b>	2050	<b>SCALE</b>	1/4" = 1'-0"	

#41	
<b>50' BUFFER ZONE (FOOTPRINTS)</b>	
EXISTING DECK (S.F.)	TOTAL DELTA:
783+771+318= 1872	
PROPOSED DECK (S.F.)	-318
783+771= 1554	
-----	
EXISTING PORCH (S.F.)	+52
180	
PROPOSED PORCH (S.F.)	
180+86= 266	
-----	
EXISTING HOUSE (S.F.)	+0
1798	
PROPOSED HOUSE (S.F.)	
NO CHANGE	
-----	
<b>100' BUFFER ZONE (FOOTPRINTS)</b>	
EXISTING DECK (S.F.)	+120
270	
PROPOSED DECK	
270+55+65 = 390	
-----	
EXISTING PORCH (S.F.)	+113
60	
PROPOSED PORCH (S.F.)	
113+60= 173	
-----	
PROPOSED BIKE SHEDS (S.F.)	+180
180	
-----	
EXISTING HOUSE (S.F.)	+51
1285	
PROPOSED HOUSE (S.F.)	
1285+51= 1336	
-----	
<b>HOUSE (FOOTPRINT)</b>	
	TOTAL S.F.
EXISTING HOUSE (S.F.)	3083
50' BUFFER ZONE: 1798	
100' BUFFER ZONE: 1285	
-----	
PROPOSED HOUSE (S.F.)	3134
50' BUFFER ZONE: 1798 (SAME AS EXISTING)	
100' BUFFER ZONE: 1336	
-----	
	INCREASE +51
<b>DECK, PORCH, SHEDS (FOOTPRINTS)</b>	
EXISTING DECKS, PORCHES (S.F.)	
50' BUFFER ZONE: 1872+180=2052	2382
100' BUFFER ZONE: 270+60= 330	
-----	
PROPOSED DECKS, PORCHES, SHEDS (S.F.)	2563
50' BUFFER ZONE: 1554+266= 1820	
100' BUFFER ZONE: 390+173+180= 743	
-----	
	INCREASE +181



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**GOTTESDIENER**  
**HOUSE #41**  
TRURO, MA

DATE	ISSUE	DRAWN	CHECKED
9.08.2021	REVIEW	JDA	JDA
11.15.21	REVIEW	JDA	JDA
2.08.2022	REVIEW	JDA	JDA

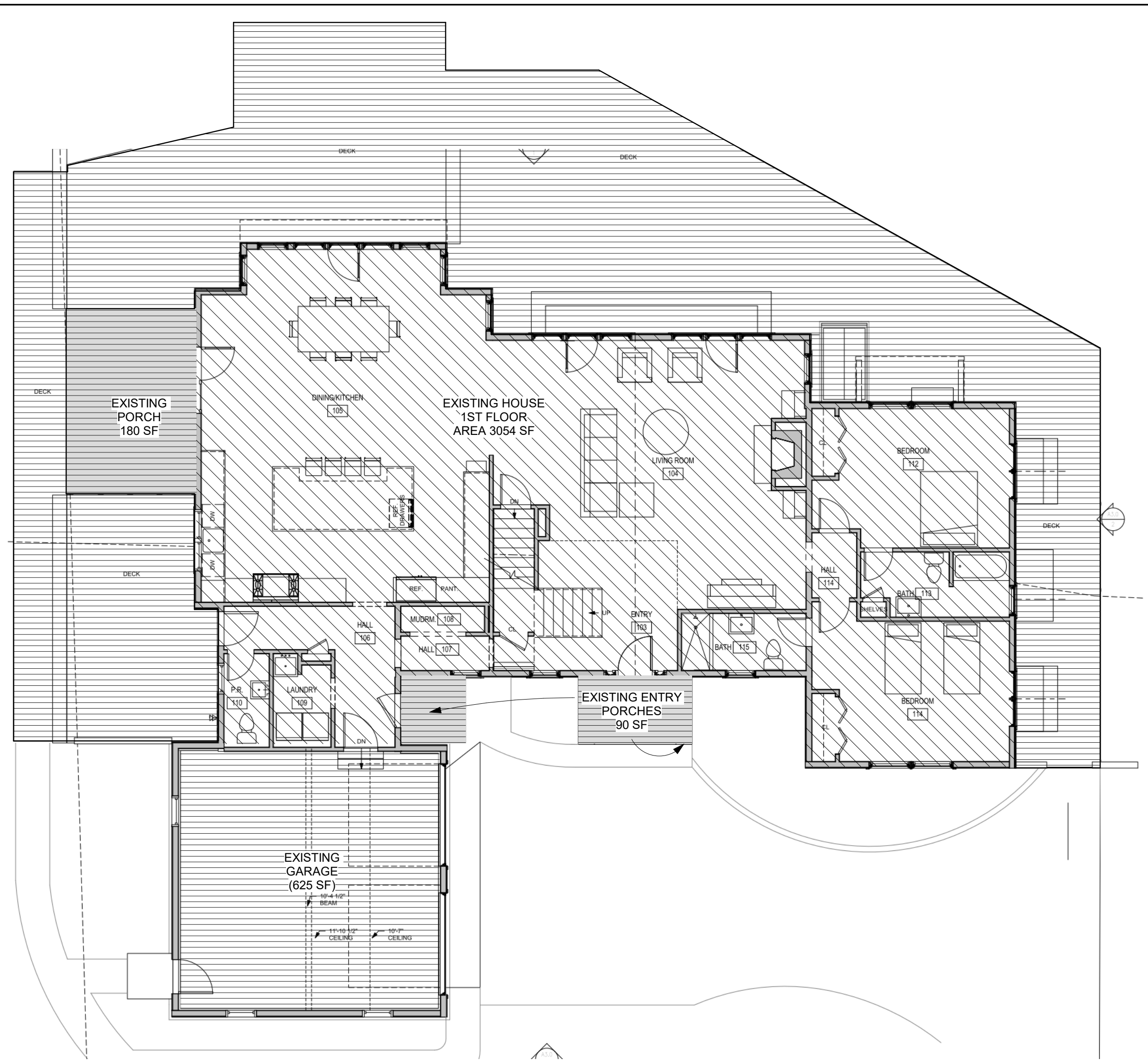
  

TITLE	SCALE
#41 SITE AREA PLAN	1/16" = 1'-0"

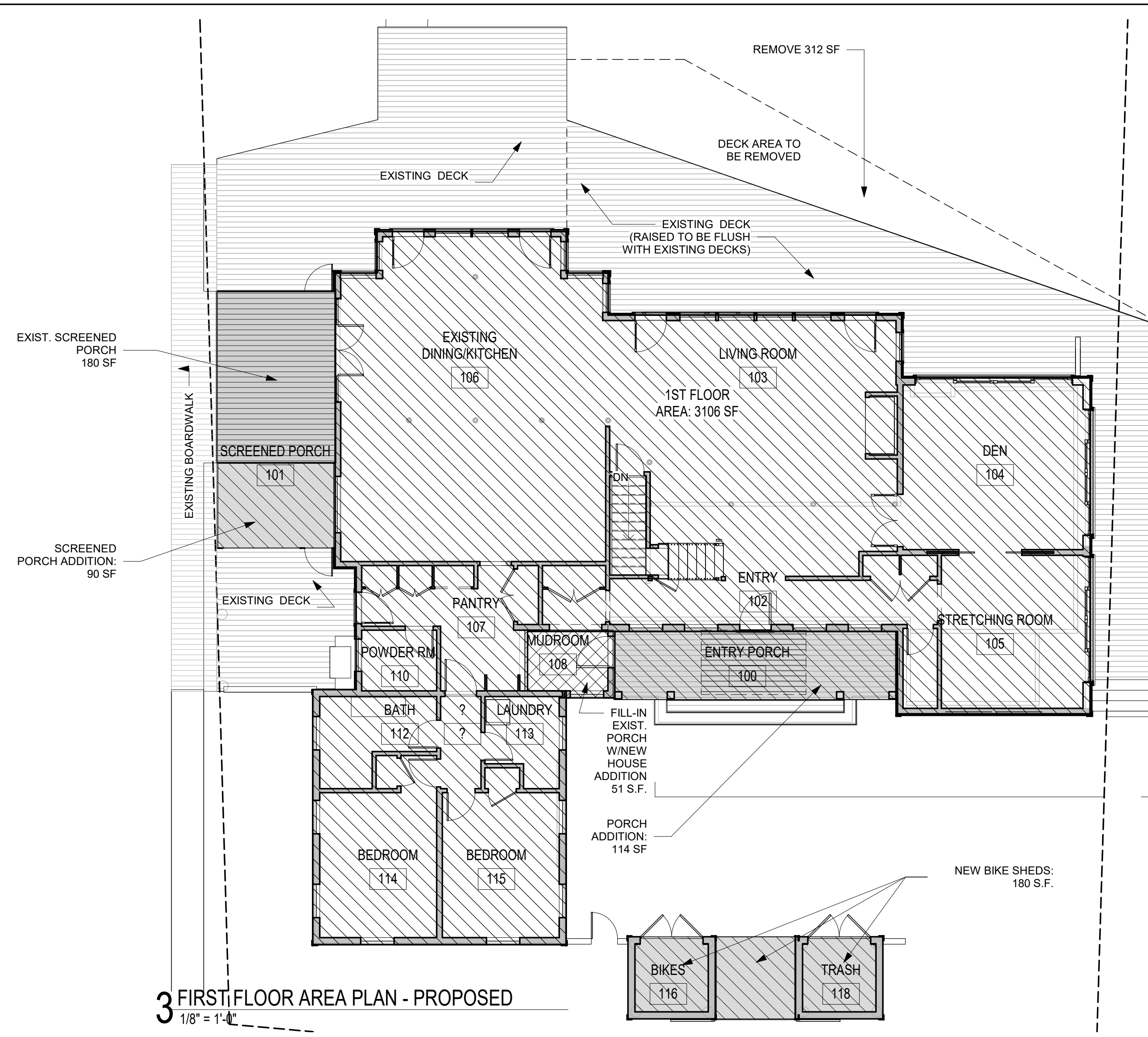
  

JOB NUMBER
2050

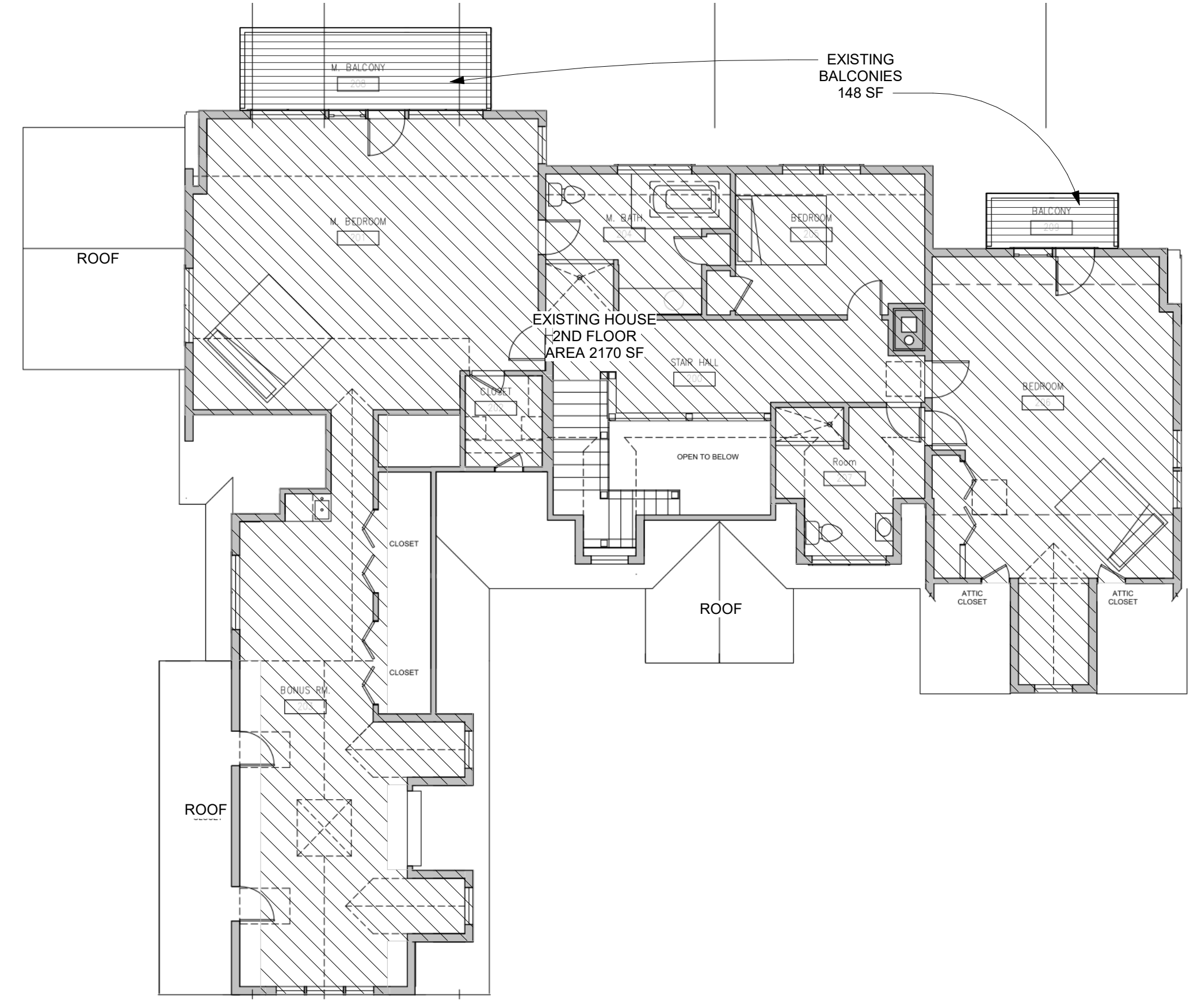
**AA1.3**



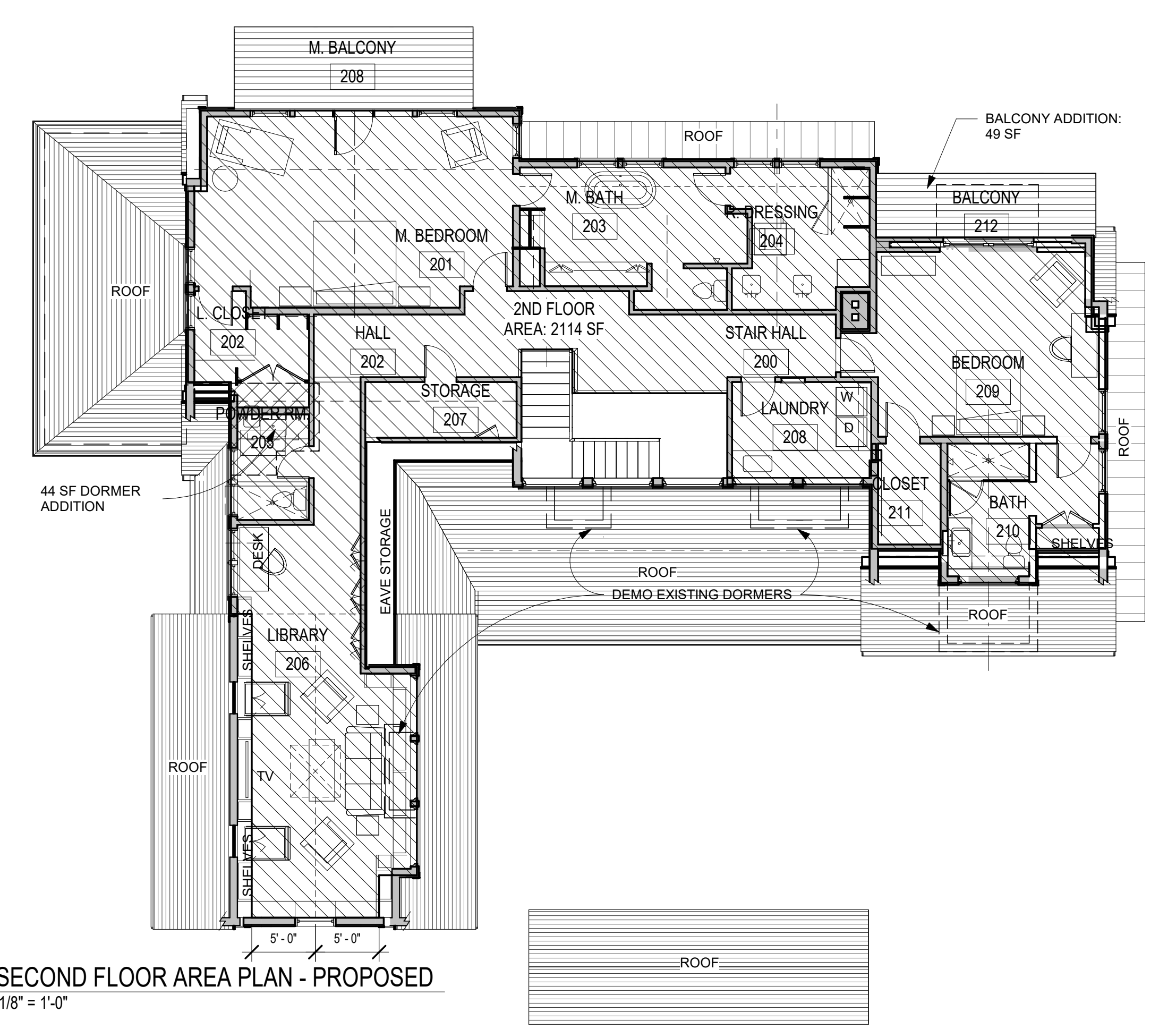
1 FIRST FLOOR AREA PLAN - EXISTING  
6" = 1'-0"



3 FIRST FLOOR AREA PLAN - PROPOSED  
1/8" = 1'-4"



2 SECOND FLOOR AREA PLAN - EXISTING  
6" = 1'-0"



4 SECOND FLOOR AREA PLAN - PROPOSED  
1/8" = 1'-0"



#41	
<b>GROSS HOUSE CONDITIONED AREA</b>	
EXISTING HOUSE:	TOTAL
FIRST FLOOR (G.S.F.)	3054
SECOND FLOOR (G.S.F.)	2170
PROPOSED HOUSE:	TOTAL
FIRST FLOOR (G.S.F.)	3106
SECOND FLOOR (G.S.F.)	2114
TOTAL (G.S.F.) = 5220	
DELTA (G.S.F.) = - 4	
#41	
<b>EXTERIOR AREA</b>	
EXISTING HOUSE:	TOTAL
BASEMENT:	2500
FIRST FLOOR	
SCREEN PORCH:	180
ENTRY PORCHES:	90
SECOND FLOOR (G.S.F.)	
BALCONIES:	148
PROPOSED HOUSE:	TOTAL
BASEMENT:	2500
BIKE SHED:	180
SCREEN PORCH:	270
ENTRY PORCH:	114
SECOND FLOOR (G.S.F.)	
BALCONIES:	197
TOTAL EXTERIOR AREA = +343 SF	

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GOTTESDIENER  
HOUSE #41  
TRURO, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
#41 FIRST & SECOND FLOOR AREA PLANS	6.18.2021	REVIEW	W/ER	JDA
	11.15.21	REVIEW	EJR	JDA
	01.24.2022	REVIEW	EJR	JDA
JOB NUMBER	2050			
SCALE	As indicated			

AA2.1