



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 _____

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 ^{30.7/30.8} of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) _____

Demolish and rebuild on new foundations three cottages as per attached Plans

Property Address 9 Bay View Rd Map(s) and Parcel(s) 39-21-0

Registry of Deeds title reference: Book 32595, Page 147, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Mark Kinnane Cape Associates Inc.

Applicant's Legal Mailing Address PO Box 1858 N. Eastham Ma 02651

Applicant's Phone(s), Fax and Email 508-255-1770 508-237-0585 mkinnane@capeassociates.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 Sam Lessin 400 Garden City Plaza Ste 510 Garden City, NY 11530

Representative's Name and Address see above

Representative's Phone(s), Fax and Email _____

2. The completed application **shall also** be submitted **electronically** to the Planning Department Administrator at 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)

Mark Kinnane

Applicant(s)/Representative Printed Name(s)

see attached

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

9 Bay View Rd Truro, MA.

8/17/22

Dear Sir,

I Sam Lessin hereby authorize Mark P. Kinnane (Cape Associates Inc.) to act on my behalf and to make changes in specifications or the plans contained in this application and in any other applications or board approvals in order to comply with Building department regulations, and act on my behalf to obtain a building permit

DocuSigned by:
Samuel W. Lessin
B497A1D252A243E...

Sam Lessin

8/17/22



TOWN OF TRURO

Assessors Office

Certified Abutters List Request Form

RECEIVED

AUG 17 2022

ASSESSOR'S OFFICE
TOWN OF TRURO

COPY

DATE: 8/17/22

NAME OF APPLICANT: Mark Kinnane Cape Associates Inc

NAME OF AGENT (if any): _____

MAILING ADDRESS: PO Box 1858 N. Eastham Ma 02651

CONTACT: HOME/CELL 508-237-0585

EMAIL mkinnane@caeassociates.com

PROPERTY LOCATION: 9 Bay View Rd

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 39 PARCEL 21 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)

Board of Health⁵

Planning Board (PB)

Zoning Board of Appeals (ZBA)

Cape Cod Commission

Special Permit¹

Special Permit¹

Conservation Commission⁴

Site Plan²

Variance¹

Licensing

Preliminary Subdivision³

Type: _____

Definitive Subdivision³

Accessory Dwelling Unit (ADU)²

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: Aug 17, 2022

Date completed: Aug 17, 2022

List completed by: Laura Geiges

Date paid: 8/18/2022 Cash/Check # 80046

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: August 17, 2022

To: Mark Kinane, Cape Associates, Inc.

From: Assessors Department

Certified Abutters List: 9 Bay View Rd (Map 39 Parcel 21)

Zoning Board of Appeals, Special Permit

Attached is a combined list of abutters for 9 Bay View Rd (Map 39 Parcel 21)

The current owner is Sea Siblings Three LLC.

The names and addresses of the abutters are as of August 12, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

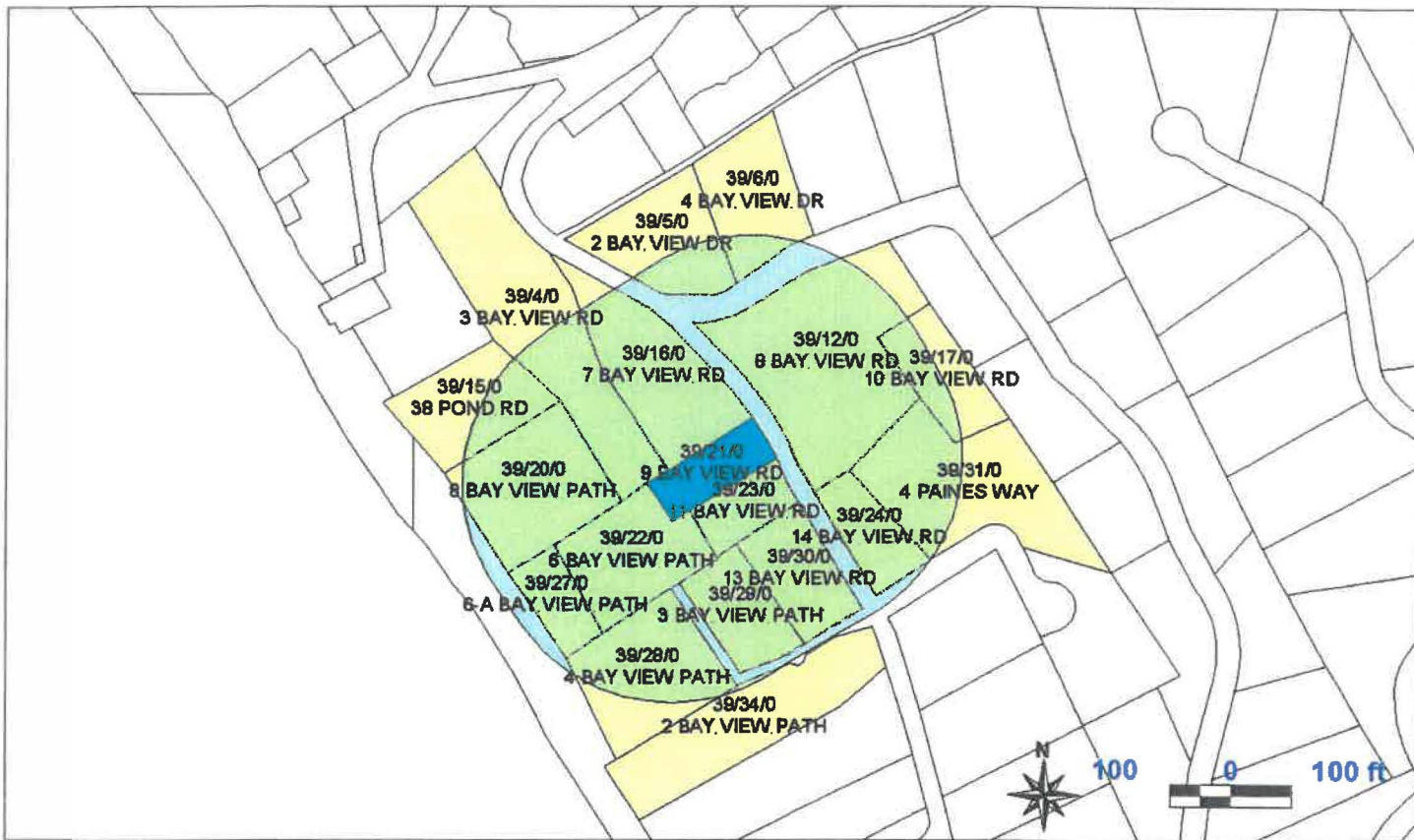
Certified by:

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 39/21/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zr/Cd/Country
1139	39-4-0-R	LESSIN NAIDA S W	3 BAY VIEW RD	C/O NKSFB, LLC 400 GARDEN CITY PLAZA, STE 510	GARDEN CITY	NY	11530-3322
1140	39-5-0-R	RUYMANN KAREN M	2 BAY VIEW DR	PO BOX 283	NO TRURO	MA	02652
1141	39-6-0-R	DAIGLE FAMILY NOMINEE TRUST TRS: DAIGLE THERESA	4 BAY VIEW DR	PO BOX 765	NO TRURO	MA	02652-0765
5945	39-12-0-R	CZYOSKI MICHAEL W & JUDITH A	8 BAY VIEW RD	PO BOX 132	NO TRURO	MA	02652-0132
1150	39-15-0-R	ROEMLEIN CHRISTOPHER & FAYE	38 POND RD	73 HIGH HILL RD	TIVERTON	RI	02878
1151	39-16-0-R	MURPHY CHRISTINE M	7 BAY VIEW RD	PO BOX 497	E DENNIS	MA	02641-0497
1152	39-17-0-R	JACOBS FREDERICK D & JACOBS JENNIFER WILE	10 BAY VIEW RD	10 AUBURN ST	CLINTON	MA	01510
1155	39-20-0-R	LESSIN NAIDA WHARTON FAM TRUST TRS: MILTON CHRISTOPHER H	8 BAY VIEW PATH	C/O NKSFB, LLC 400 GARDEN CITY PLAZA, STE 510	GARDEN CITY	NY	11530-3322
1156	39-21-0-R	SEA SIBLINGS THREE LLC MGR: CHRISTOPHER H MILTON	9 BAY VIEW RD	C/O NKSFB LLC 400 GARDEN CITY PLAZA, STE 510	GARDEN CITY	NY	11530
1157	39-22-0-R	URICCHIO MARC J & SUSAN M	6 BAY VIEW PATH	27 POWDERHORN DR	RIDGEFIELD	CT	06877
1158	39-23-0-R	URICCHIO MARC J	11 BAY VIEW RD	27 POWDERHORN DR	RIDGEFIELD	CT	06877
1159	39-24-0-R	BROWN JAMES HAROLD & JULIE M C/O JAMES H BROWN REVOC TRUST	14 BAY VIEW RD	PO BOX 453	NO TRURO	MA	02652
1162	39-27-0-R	URICCHIO MARC J & HOTKOWSKI ALBA L ET AL	6-A BAY VIEW PATH	27 POWDERHORN DR	RIDGEFIELD	CT	06877
1163	39-28-0-R	SCHWARTZ 1992 REVOCABLE TRUSTS TRS: SCHWARTZ GLORIA S	4 BAY VIEW PATH	c/o Barbara Johnson 5646 8TH RD NORTH	ARLINGTON	VA	22205
1164	39-29-0-R	MARIN FAMILY CAPE TRUST TRS: ARTHUR N MARIN	3 BAY VIEW PATH	76 TEA PARTY CIRCLE	HOLDEN	MA	01520

LG 8/17/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1165	39-30-0-R	ROSE LOIS IRREVOCABLE TRUST TRS: ROSE-MUIR CLAUDIA ET AL	13 BAY VIEW RD	2430 LONGVIEW DR	COATESVILLE	PA	19320-2220
1166	39-31-0-R	POTTS STEVEN E	4 PAINES WAY	PO BOX 6	NO TRURO	MA	02652-0295
1169	39-34-0-R	SHARPLESS KATHY G 2003 FAM TR TRS: SHARPLESS KATHY & GARRETT	2 BAY VIEW PATH	58 COMMERCIAL WHARF EAST	BOSTON	MA	02110

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<p>39-4-0-R</p> <p>LESSIN NAIDA S W C/O NKSFB, LLC 400 GARDEN CITY PLAZA, STE 510 GARDEN CITY, NY 11530-3322</p>	<p>39-5-0-R</p> <p>RUYMANN KAREN M PO BOX 283 NO TRURO, MA 02652</p>	<p>39-6-0-R</p> <p>DAIGLE FAMILY NOMINEE TRUST TRS: DAIGLE THERESA PO BOX 765 NO TRURO, MA 02652-0765</p>
<p>39-12-0-R</p> <p>CZYOSKI MICHAEL W & JUDITH A PO BOX 132 NO TRURO, MA 02652-0132</p>	<p>39-15-0-R</p> <p>ROEMLEIN CHRISTOPHER & FAYE 73 HIGH HILL RD TIVERTON, RI 02878</p>	<p>39-16-0-R</p> <p>MURPHY CHRISTINE M PO BOX 497 E DENNIS, MA 02641-0497</p>
<p>39-17-0-R</p> <p>JACOBS FREDERICK D & JACOBS JENNIFER WILE 10 AUBURN ST CLINTON, MA 01510</p>	<p>39-20-0-R</p> <p>LESSIN NAIDA WHARTON FAM TRUST TRS: MILTON CHRISTOPHER H C/O NKSFB, LLC 400 GARDEN CITY PLAZA, STE 510 GARDEN CITY, NY 11530-3322</p>	<p>39-21-0-R</p> <p>SEA SIBLINGS THREE LLC MGR: CHRISTOPHER H MILTON C/O NKSFB LLC 400 GARDEN CITY PLAZA, STE 510 GARDEN CITY, NY 11530</p>
<p>39-22-0-R</p> <p>URICCHIO MARC J & SUSAN M 27 POWDERHORN DR RIDGEFIELD, CT 06877</p>	<p>39-23-0-R</p> <p>URICCHIO MARC J 27 POWDERHORN DR RIDGEFIELD, CT 06877</p>	<p>39-24-0-R</p> <p>BROWN JAMES HAROLD & JULIE M C/O JAMES H BROWN REVOC TRUST PO BOX 453 NO TRURO, MA 02652</p>
<p>39-27-0-R</p> <p>URICCHIO MARC J & HOTKOWSKI ALBA L ET AL 27 POWDERHORN DR RIDGEFIELD, CT 06877</p>	<p>39-28-0-R</p> <p>SCHWARTZ 1992 REVOCABLE TRUSTS TRS: SCHWARTZ GLORIA S c/o Barbara Johnson 5646 8TH RD NORTH ARLINGTON, VA 22205</p>	<p>39-29-0-R</p> <p>MARIN FAMILY CAPE TRUST TRS: ARTHUR N MARIN 76 TEA PARTY CIRCLE HOLDEN, MA 01520</p>
<p>39-30-0-R</p> <p>ROSE LOIS IRREVOCABLE TRUST TRS: ROSE-MUIR CLAUDIA ET AL 2430 LONGVIEW DR COATESVILLE, PA 19320-2220</p>	<p>39-31-0-R</p> <p>POTTS STEVEN E PO BOX 6 NO TRURO, MA 02652-0295</p>	<p>39-34-0-R</p> <p>SHARPLESS KATHY G 2003 FAM TR TRS: SHARPLESS KATHY & GARRETT 58 COMMERCIAL WHARF EAST BOSTON, MA 02110</p>

LG 8/17/2022

N O T
A N
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C O P Y

1-page

Return to:

Christopher H. Milton, Esquire
Greenberg Traurig, LLP
One International Place, Suite 2000
Boston, MA 02110

N O T
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C O P Y
MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 01-02-2020 @ 12:32pm
Ct1#: 499 Doc#: 98
Fee: \$3,420.00 Cons: \$1,000,000.00
N O T
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BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 01-02-2020 @ 12:32pm
Ct1#: 499 Doc#: 98
Fee: \$3,060.00 Cons: \$1,000,000.00

QUITCLAIM DEED

I, **STEVEN CORKIN**, an unmarried individual ("Grantor") of Boston, MA with a mailing address of 1 Franklin Street, #3603, Boston, MA 02110,

For consideration paid of ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS,

Grant to **SEA SIBLINGS THREE, LLC**, a Massachusetts limited liability company with an address c/o Greenberg Traurig, LLP, One International Place, Suite 2000, Boston, MA 02110, with QUITCLAIM COVENANTS,

The land and buildings thereon being two (2) parcels situated in Truro (North), Barnstable County, Massachusetts, bounded and described as follows:

PARCEL 1

A certain piece or parcel of land with buildings thereon, bounded on the North by land now or formerly of one Antoine Silva; on the East by the Town Road Seventy-Five (75) feet; on the South by land now or formerly of said Antoine Silva; and on the West by the New York, New Haven and Hartford Railroad Seventy-Five (75) feet.

The above described premises lies between the Town Road and the Railroad and is Seventy-Five (75) feet in width from North to South.

PARCEL 2

Starting at the Northeast corner of the premises at a point and range of land now or formerly of Antoine Silva and other land of the grantors; then Southerly Seventy-Five (75) feet, more or less, by other land of the grantors to the land of Ephram J. Mirza et ux; thence Westerly Forty-One and 27/100 (41.27) feet, more or less, by land now or formerly of the New York, New Haven and Hartford Railroad to the cement bound; thence Northerly Seventy-Five (75) feet, more or less, by land now or formerly of said Railroad to a cement bound; thence Easterly Forty-One and 27/100 (41.27) feet, more or less, by land now or formerly of said Railroad to the point of beginning.

Property Address: 9 Bay View Road, North Truro, MA 02666

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

A N A N

Grantor hereby releases any and all rights of homestead in said premises and certifies under the pains and penalties of perjury that there is no former spouse nor any other person who could claim the rights under or be entitled to protection of the Homestead Act in said Premises.

For title, see Deed dated October 19, 2009 with the Barnstable County Registry of Deeds in Book 24123, Page 315.

A N A N

O F F I C I A L O F F I C I A L

Executed as a sealed instrument this 24 day of December, 2019.


STEVEN CORKIN

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this 24 day of December, 2019, before me, the undersigned notary public, personally appeared STEVEN CORKIN, proved to me, through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, and/or oath or affirmation of a credible witness, and/or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and he acknowledged to me that he signed it voluntarily for its stated purpose.



MANAL KAYYALI
Notary Public

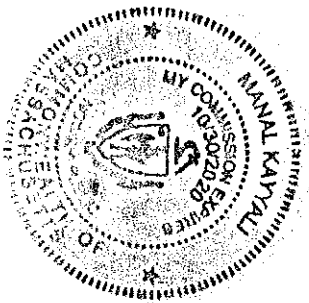
Commonwealth of Massachusetts
My Commission Expires 10/30/2020

[PRINT NAME]:

My commission expires: 10-24-2019
[DATE]



MANAL KAYYALI
Notary Public
Commonwealth of Massachusetts
My Commission Expires 10/30/2020



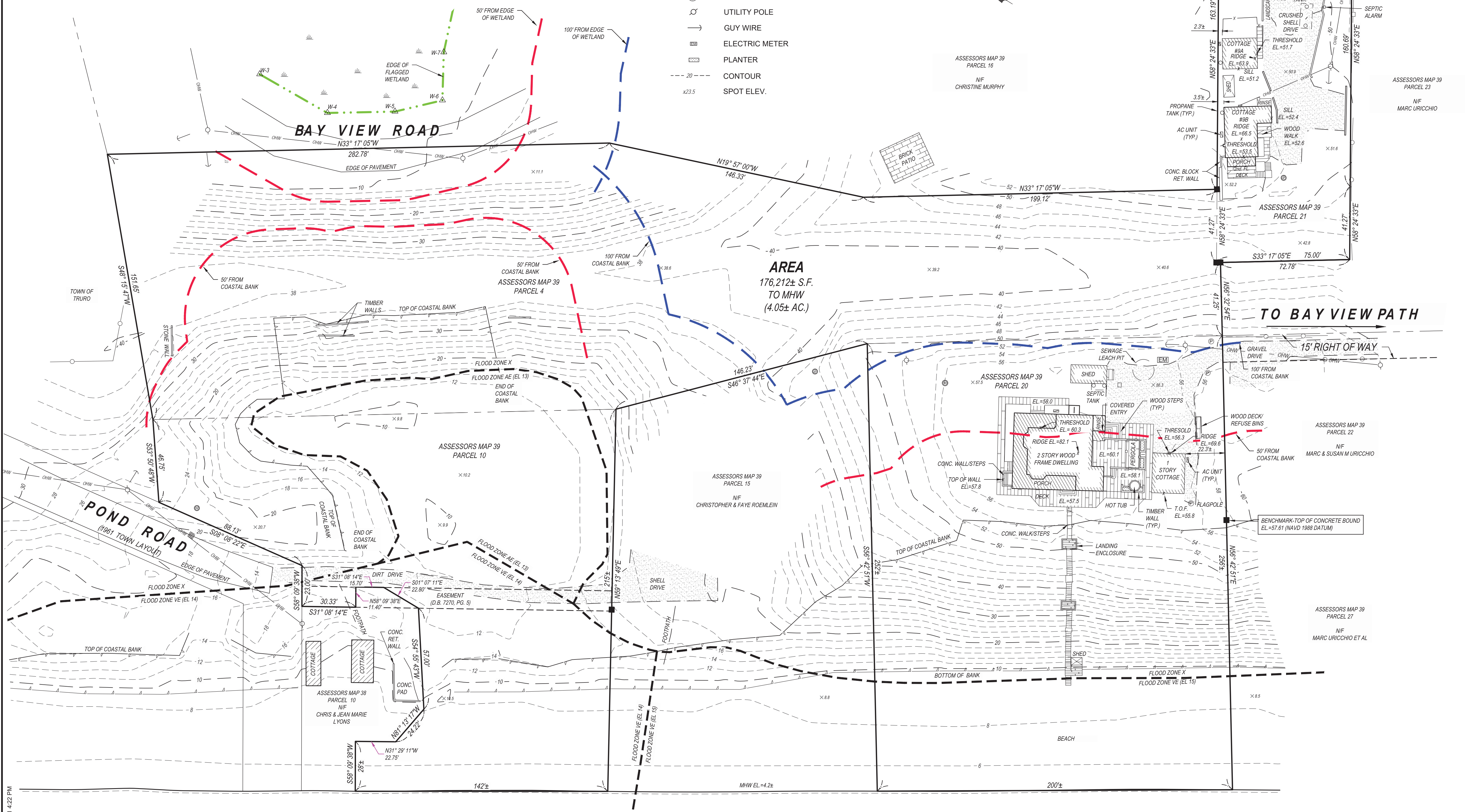
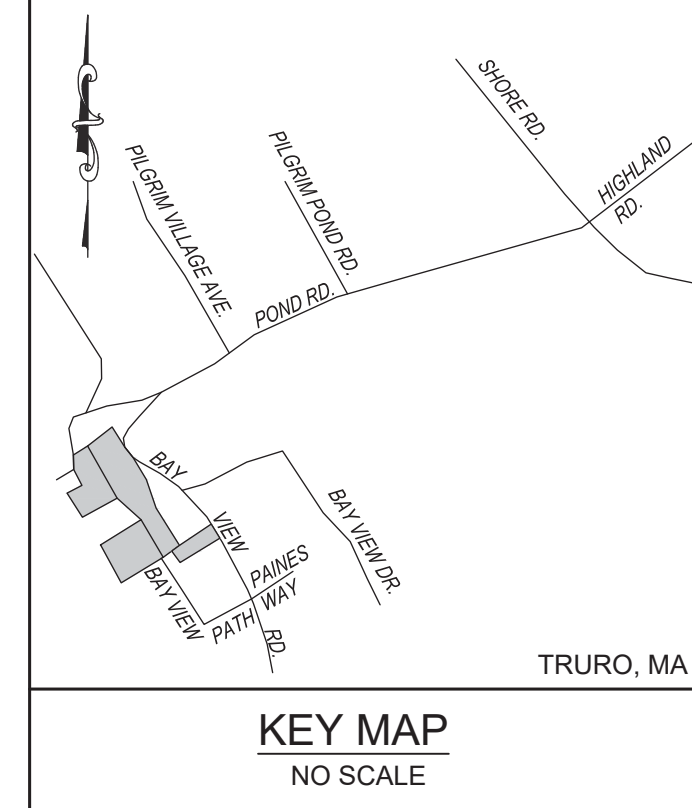
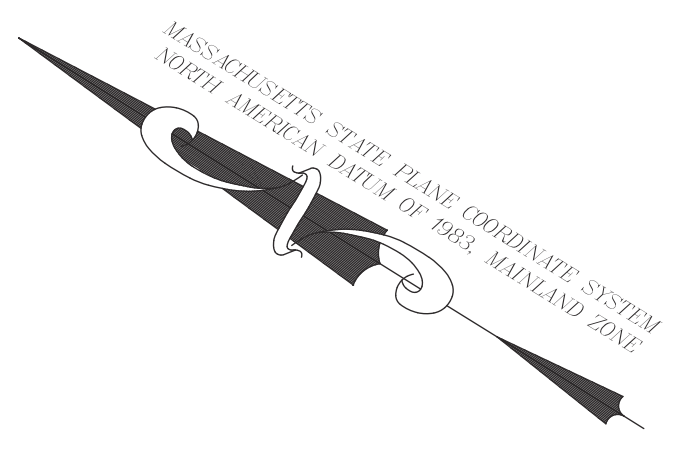
BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

ZONING CLASSIFICATION:

RESIDENTIAL
 MINIMUM REQUIREMENTS:
 AREA 33,750 S.F.
 FRONTAGE 150 FT.
 SETBACKS:
 FRONT 25 FT.
 ABUTTER 25 FT.
 MAX. BUILDING HEIGHT 2 STY. OR 30 FT.

LEGEND

- BOUND
- CATCH BASIN
- POST
- SPLIT RAIL FENCE
- ⊕ WELL
- UTILITY POLE
- GUY WIRE
- ⊕ ELECTRIC METER
- PLANTER
- CONTOUR
- SPOT ELEV.



REFERENCE:

- ASSESSORS MAP 39, PARCELS 20, 21 4 & 10
- PLAN BOOK 131, PAGE 87
- PLAN BOOK 161, PAGE 81
- PLAN BOOK 214, PAGE 137
- PLAN BOOK 479, PAGE 78
- OLD COLONY RAILROAD VALUATION PLAN
- OWNERS OF RECORD:
- NAIDA WHARTON LESSIN FAMILY TRUST
DEED BOOK 14823, PAGE 195
- SEA SIBLINGS THREE LLC
DEED BOOK 32595, PAGE 147
- NAIDA S. W. LESSIN
DEED BOOK 11699, PAGE 35

NOTES:

1. VERTICAL DATUM IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON THE HEXAGON SMARTNET RTK NETWORK.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON 09-29-2021.
3. 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.
4. THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE VE (EL.15), ZONE VE (EL.14), FLOOD ZONE AE (EL. 13) AND FLOOD ZONE X AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0139J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
6. SEPTIC COMPONENTS ARE TAKEN FROM TRURO BOARD OF HEALTH RECORDS AND ARE CONSIDERED APPROXIMATE IN LOCATION.

NO.	DATE	REVISION

PROJECT: NAIDA WHARTON LESSIN FAMILY TRUST
 TRURO MA
 8 BAY VIEW PATH, 3 & 9 BAY VIEW ROAD & 34 POND ROAD
 SHEET TITLE: EXISTING CONDITIONS PLAN

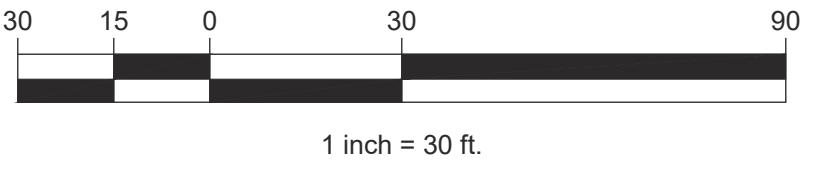
SCALE	AS NOTED
DRAWING FILE	C19730-ExCon.dwg
DATE	11-08-2021
DRAWN BY	MAP
CHECKED BY	JDM

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE ON THE GROUND AS OF FIELD SURVEY 10-18-2021.

DATE: NOVEMBER 8, 2021



CAPE COD BAY PLAN



F:\SDSKPROJ\19000\19730\C19730-00\C19730-ExCon.dwg 11/08/2021 1:22 PM

