



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
SE# 75-1133
MassDEP File #

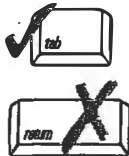
eDEP Transaction #
Truro
City/Town

A. General Information

Please note:
this form has
been modified
with added
space to
accommodate
the Registry
of Deeds
Requirements

- 1. From: Truro
Conservation Commission
- 2. This issuance is for (check one):
a. Order of Conditions b. Amended Order of Conditions
- 3. To: Applicant:

Important:
When filling
out forms on
the
computer,
use only the
tab key to
move your
cursor - do
not use the
return key.



a. First Name Ebbtide on the Bay Condominiums b. Last Name _____
 c. Organization _____
 d. Mailing Address 538 Shore Road
North Truro MA 02652
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

a. First Name _____ b. Last Name _____
 c. Organization _____
 d. Mailing Address _____
 e. City/Town _____ f. State _____ g. Zip Code _____

5. Project Location:

538 Shore Road North Truro
 a. Street Address b. City/Town
7 7
 c. Assessors Map/Plat Number d. Parcel/Lot Number
 Latitude and Longitude, if known: d m s d m s
 d. Latitude e. Longitude



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A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Barnstable

a. County

431,348,263,30288

c. Book

b. Certificate Number (if registered land)

93,97,56,288

d. Page

7. Dates: January 25, 2022 05/02/2022 May 19, 2022
 a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Coastal Dune & Restoration Plan and Construction Protocol

a. Plan Title

Independent Environmental Consultants

02/25/2022

b. Prepared By

03/11/2022

c. Signed and Stamped by

N/A

d. Final Revision Date

Existing Site Plan of Land

e. Scale

9/14/2020

f. Additional Plan or Document Title

g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a. Public Water Supply b. Land Containing Shellfish c. Prevention of Pollution
 d. Private Water Supply e. Fisheries f. Protection of Wildlife Habitat
 g. Groundwater Supply h. Storm Damage Prevention i. Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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B. Findings (cont.)

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
- 3. **Buffer Zone Impacts:** Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	_____ a. linear feet	_____ b. linear feet	_____ c. linear feet	_____ d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
	_____ e. c/y dredged	_____ f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
Cubic Feet Flood Storage	_____ e. cubic feet	_____ f. cubic feet	_____ g. cubic feet	_____ h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	_____ a. square feet	_____ b. square feet		
Cubic Feet Flood Storage	_____ c. cubic feet	_____ d. cubic feet	_____ e. cubic feet	_____ f. cubic feet
9. <input type="checkbox"/> Riverfront Area	_____ a. total sq. feet	_____ b. total sq. feet		
Sq ft within 100 ft	_____ c. square feet	_____ d. square feet	_____ e. square feet	_____ f. square feet
Sq ft between 100-200 ft	_____ g. square feet	_____ h. square feet	_____ i. square feet	_____ j. square feet



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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
12. <input checked="" type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
14. <input checked="" type="checkbox"/> Coastal Dunes	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
15. <input type="checkbox"/> Coastal Banks	_____	_____		
	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	_____	_____		
	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	_____	_____		
	a. c/y dredged	b. c/y dredged		
21. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	_____		
	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	_____	_____		
	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	_____	_____	_____	_____
	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-2300 ft	2300	_____		
	g. square feet	h. square feet	i. square feet	j. square feet
2300-5000 ft	_____	_____		
	k. square feet	l. square feet		



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B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. Restoration/Enhancement *:

a. square feet of BVW

b. square feet of salt marsh

24. Stream Crossing(s):

a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on May 19, 2025 unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]
 "File Number SE#075-1133"
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) is subject to the Massachusetts Stormwater Standards
- (2) is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
 - ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
 - iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

-
20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
2. The Truro Conservation Commission hereby finds (check one that applies):
 - a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw	2. Citation
Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.	
 - b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

<u>Truro Conservation Bylaw</u>	<u>Chapter 8</u>
1. Municipal Ordinance or Bylaw	2. Citation
3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
 The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See pages 10-A, 10-B & 10-C

TOWN OF TRURO—ORDER OF CONDITIONS
538 Shore Rd; Map 7, Parcel 7
DEP file # SE 75-1133
Ebbtide Condominiums, APPLICANT/OWNER

DOCUMENTS

1. Notice of Intent application; wetland fee transmittal form; project description; variance request; locus map; abutters list; abutters notice and proof of certified mailing.
2. DEP notice of file number
3. Coastal Dune Restoration and Planting Plan and Construction Protocol by Independent Environmental Consultants (IEP) dated 2/25/2022.
4. Letter from Stan Humphries, 2/4/2022
5. Emails between IEP & the Truro Conservation Agent dated 2/15/2022 and 2/26/2022
6. Email from Janis Baker, et al to the Truro Conservation Commission dated 2/7/2022
7. Existing Site Plan of Land by William N. Rogers, dated September 14, 2020, revised 10/25/2021 with I/A and PD; and Site Plan with revision dated April 14, 2022 showing the access path and Coastal Dune improvements
8. Plan of Land by William N. Rogers, dated 5/14/2021.
9. Elevation & Floor Plans by William N. Rogers, dated December 2019, 1A.1 thru 1A.5; 2A.1 thru 2A.5; 3A.1 thru 3A.6.

PROJECT DESCRIPTION

1. The area of this waterfront property on Cape Cod Bay is ~15,681 sf, and it is currently developed with three residential condominium buildings. These 3 buildings are located furthest seaward than other dwellings in their vicinity.
2. Over the past 12 year, the buildings at this location have been impacted by significant storms that have damaged the foundations and have required emergency permitting from the Town to facilitate repairs to the structures. The owners have also added compatible beach sand to the areas adjacent to the foundations annually. Because of these conditions the Commission finds that they can approve the variance request.
3. The work approved includes the demolition of the existing buildings and the construction of new buildings that are elevated to conform with current flood zone standards.
4. The resource areas include the Barrier Beach, Coastal Dune, Coastal Beach and Land Subject to Coastal Storm Flowage.

The Commission determined that the project could be permitted subject to the following special conditions. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

CONDITIONS

A. Pre-construction

1. Notice of a work start date shall be given to the Commission in writing at least 48 hours prior to the commencement of work. The applicant or contractor shall provide the name and contact information of the person responsible on site for compliance with this Order.
2. Prior to the commencement of work the following activities shall be completed:
 - The Order of Conditions shall be recorded at the Barnstable County registry of deeds and a stamped copy shall be submitted to the Conservation office.
 - A sign shall be conspicuously displayed at the site showing the DEP file number assigned to this project. The sign shall be 2-3 square feet in size, separately staked and read only: MA DEP file # SE 75-1133. Lettering/numbering shall be clearly and permanently printed, and at least 2" in height.

- A **pre-construction site visit** shall be scheduled by the applicant's representative and include the project Contractor and the Conservation Agent. During this site visit the Order of Conditions, construction protocols, work limit, access plans and site plan details shall be reviewed.
3. Members of the Commission, its Agent or the Department of Environmental Protection (DEP) reserve the right to enter and inspect the property at all reasonable times, until a Certificate of Compliance is issued, to evaluate compliance with this Order of Conditions, the Act, 310 CMR 10.00 and Town regulations, and may acquire any information, measurements, photographs, observations, and/or materials, or may require the submittal of any data or information deemed necessary by the Commission for that evaluation.

B. Construction & Revegetation

1. The Coastal Dune Restoration & Planting plan, along with the Construction Protocol, are specifically incorporated into this Order. Annual reporting to the Commission about the Coastal Dune activities are required for the first 3 years after it is established.
2. During the demolition process, all demo materials, such as concrete shall be removed from the site. Any sandbags used during this process, or placed on the site previously, shall also be removed. This condition shall be an ongoing condition to ensure that any debris from this site and from this project shall be removed from the site, and the beach as it's exposed.
3. All project materials shall be delivered and stockpiled within the existing driveway area.
4. The site shall be inspected daily to prevent any wind-blown material from entering the resource area, and all debris or construction material shall be contained in either a covered truck or a covered dumpster to prevent materials from blowing into the resource area.
5. The easement area may be maintained, but activities in this area must occur in conformance with the performance standards of the coastal dune.
6. The proposal to use driven piles is approved. If the Applicant's engineer finds that they can use a less intrusive and impactful method, such as helical piles, then they shall inform the Commission of the change, in writing.
7. The restricted timeframe for the driving of the piles shall be from Nov 1 to April 1.
8. A construction protocol for driving the piles and ensuring the safety of the neighbor's property, shall be submitted to the Building Commissioner prior to the start of work.
9. The mitigation to reestablish a healthy and functioning Coastal Dune on this property is a required part of this project. At a minimum, annual maintenance to add sand, jute netting, snow fencing and beachgrass to maintain and periodically restore the Dune is expected, and annual sand nourishment volumes must be reported to the Conservation department.
10. The parking area at this location shall remain pervious, using crushed stone.
11. All roof run-off shall be channeled to gutters and downspouts and drywells. Drywells must be listed with proper setback from the septic leaching area.
12. The area under the buildings may not be enclosed and may only be used for seasonal/ temporary storage.

C. General Conditions

1. Prior to the commencement of work or pre-construction site meeting, the form provided at the end of this Order (part G. "Recording Information") shall be completed and stamped at the appropriate Registry of Deeds, after the expiration of the 10-day appeal period and if no request for appeal has been filed with the Department of Environmental Protection.
2. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract

requirements. It is the responsibility of the Applicant, Owner, General Contractor and/or successor(s) to ensure that all Conditions of this Order of Conditions are complied with. A copy of this Order shall be available at the work site, during normal work hours, or posted, until the work is complete.

3. Work shall be halted on the site if the Commission, Conservation Agent or DEP determines that any of the work is not in compliance with this Order of Conditions. Work shall not resume until the Commission is satisfied that the work will comply and has so notified the applicant in writing.
4. **Any changes** in the work described in the Notice of Intent or in the plans and specifications submitted to the Commission shall be submitted to the Commission in writing for a determination of whether the change is significant enough to the interests of the Act to require a new Notice of Intent. **No changes shall be made or implemented in the field** prior to the Commission's determination. Should issuance of additional permits result in a change in the project, the applicant shall promptly submit such changes to the Commission for evaluation under this provision.
5. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. These obligations shall be expressed in covenants in all deeds to succeeding owners of portions of the property.
6. **Upon completion of this project the applicant shall submit a request to the Conservation Commission to receive a Certificate of Compliance.** The Applicant or Owner shall certify in writing that the work was completed as shown on the plans and documents referenced above. The applicant is required to submit an as-built plan from a registered professional Engineer, Land surveyor or Sanitarian certifying that the work has been conducted as shown on the plan(s) and documents referenced above and as conditioned by the Commission for the public record.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE# 75-1133
 MassDEP File #
 eDEP Transaction #
 Truro
 City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

May 19, 2022
 1. Date of Issuance
4
 2. Number of Signers

 Signature

 Signature

 Signature

 Signature

 Signature

 Signature

 Signature

 Printed Name

 Printed Name

 Printed Name

 Printed Name

 Printed Name

 Printed Name

 Printed Name

by hand delivery on

by certified mail, return receipt requested, on

Date

Date

May 19, 2022



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE# 75-1133
 MassDEP File #

eDEP Transaction #
 Truro
 City/Town

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
SE# 75-1133
 MassDEP File # _____
 eDEP Transaction # _____
Truro
 City/Town _____

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Truro
 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Truro
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

538 Shore Road
 Project Location

SE# 075-1133
 MassDEP File Number

Has been recorded at the Registry of Deeds of:

	<u>County</u>	<u>Book</u>	<u>Page</u>
for:	<u>Ebb Tide on the Bay Condominiums</u> Property Owner		

and has been noted in the chain of title of the affected property in:

<u>Book</u>	<u>Page</u>
-------------	-------------

In accordance with the Order of Conditions issued on:

Date May 19, 2022

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

LAW OFFICES OF
SNOW AND SNOW
90 HARRY KEMP WAY
POST OFFICE BOX 291
PROVINGETOWN, MASSACHUSETTS 02657
OFFICE@SNOWANDSNOWLAW.COM
WWW.SNOWANDSNOWLAW.COM

JOHN CLIFFORD SNOW (1920-1985)
CHRISTOPHER J. SNOW
RONALD E. FRIESE

TELEPHONE
(508) 487-1160
487-1980
FAX: 487-2894

4130

August 22, 2022

REFER TO FILE NO.

Hand Delivery

Kaci Fullerton, Town Clerk
Town of Truro
24 Town Hall Road
Truro, Massachusetts 02666

Re: Truro Zoning Board of Appeals Application
Ebb Tide By The Bay
538 Shore Road

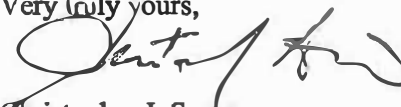
Dear Town Clerk Fullerton:

Enclosed regarding the above referenced property, please find the original and nine (9) copies of the following:

1. Town of Truro Zoning Board of Appeals Application for Hearing;
2. Project Narrative;
3. Abutters List for Special Permit;
4. Abutters List for Variance;
5. Full size 18" x 24" Site Plans;
6. Full size 11" x 17" Building Plans;
7. Photographs; and
8. Our check made payable to the Town of Truro in the amount of \$200.00 representing the required filing fee.

Kindly place this matter on the agenda for the **September 26, 2022** scheduled meeting of the Truro Zoning Board of Appeals. Thank you.

Very truly yours,



Christopher J. Snow

CJS:lk

Enclosures

Cc: Ms. Sally McSween

Barbara Carboni, Esq.

Truro Town Planner/Land Use Counsel (Via Email Only)(w/encs.)



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 8/18/2022

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 40.3.B.2 of the Truro Zoning Bylaw concerning *(describe)* Reduction of parking spaces from existing 12 spaces due to required relocation of buildings.

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)* Rebuilding

3 pre-existing non-conforming structures along non-conforming lines, away from beach toward Shore Road to the 25' setback line with timber pile foundations elevated to meet FEMA standards for velocity zones.

Property Address 638 Shore Road Map(s) and Parcel(s) 7-7

Registry of Deeds title reference: Book 5671, Page 232, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Christopher J. Snow, Esq.

Applicant's Legal Mailing Address P.O. Box 291 Provincetown MA 02657

Applicant's Phone(s), Fax and Email 508-487-1160 - Fax: 508-487-2694 - office@snowandsnowlaw.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 Ebb Tide on the Bay Condominiums

Representative's Name and Address Sally M. McSween - 240 Dale Street Syracuse, NY 13208

Representative's Phone(s), Fax and Email 315-430-6347 - smcswee1@twcny.ny.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)

Christopher J. Snow
Applicant(s)/Representative Printed Name(s)

Applicant(s)/Representative Signature

Sally M. McSween
Owner(s) Printed Name(s) or written permission

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

Variance and Special Permit Application of Ebb Tide on the Bay Condominium
Property Address: 538 Shore Road

I. Introduction

A Variance is requested from the provisions of Section 40.3.B.2 and Section 30.9.C. of the Truro Zoning By-Law for the reduction in the number of parking spaces on the property from the current number of 12 spaces to 9 spaces, a 3-space reduction.

Further, a Special Permit is requested under Section 30.7.A. to authorize the relocation of two (2) of the three (3) buildings on the site along pre-existing non-conforming sidelines to pull them back from the water due to the significantly eroding shoreline.

The Ebb Tide Condominium consists of three (3) buildings, two (2) of which contain a separate Unit as well as a third building that contains four (4) Units for a total of six (6) Units on the site. Over the past few years severe erosion has occurred undermining all of the buildings and requiring emergency repairs to temporarily support the buildings. For almost 3 years the Unit Owners with their engineers and wetlands experts have been attempting to develop an overall comprehensive creative plan to pull the buildings shoreward, provide proper waterfront side support and relocate the fully Board of Health approved, new innovative designed septic system. The plans presented to the Board are a result of that effort and represent the collaboration of the property owners and conservation personnel.

In order to accomplish this relocation, Zoning Relief in the forms of a Variance as well as a Special Permit are required.

II. Variance Request

In order to grant a Variance under General Laws Chapter 40A, Section 10, the Board must make certain specific findings.

- That owing to circumstances related to the soil conditions, shape, or topography of this particular piece of land and especially affecting it, but not affecting the Beach Point Limited Business District generally, a literal enforcement of the two (2) parking spaces per Unit requirement will involve substantial financial hardships to the Unit Owners.

- a reduction from 12 to 9 parking spaces on this site will not cause substantial detriment to the public good.

- such a reduction will not nullify or substantially derogate from the intent and purpose of the parking requirements of the By-law.

At the present time, portions of the Buildings and Units on the site are either uninhabitable or dangerous to use due to the waterfront erosion that has severely damaged the supporting structures or portions of the foundations have washed away. The property owners, their engineer, designer, and wetlands expert have been working with the Conservation Department of the Town for almost three (3) years on a resolution and the project has been approved by the Truro Conservation Commission.

Attempting to install the necessary bulkheads, foundations, supports and other structures in order to maintain the buildings in their present location would not be approved by the Conservation Commission due to the ongoing erosion occurring at this area of Beach Point. The Conservation Agent and the Commission Members made it clear on several occasions that the only manner in which to stabilize the buildings in the long term was to pull them back towards Shore Road and away from the waterfront. This is exactly what was approved by the Conservation Commission and the buildings would be setback 25 feet from the Road, the minimum setback under the Zoning By-law.

However, doing so also means that three (3) tandem parking spaces currently on the site on the northwest side of the property would need to be eliminated. There is not enough distance between the new building locations and Shore road to relocate tandem spaces.

It is clear that the need to relocate the buildings is due both in part to the topography and soil conditions encountered on the water side of the property. The elevations fall off down to the water and we are dealing with coastal beach conditions involving constantly moving soils due to both wind and water action. The buildings are subject to significant storm damage on a regular basis and at times have been unoccupiable. Clearly, this situation presents a severe and significant financial hardship to the Unit Owners, and should they be unable to relocate the buildings as proposed many of the Buildings and Units may become unusable.

The Applicants in this case are faced with a situation that in order to preserve the property and their substantial investments it is necessary to remove three (3) tandem parking spaces from the site to provide space for the relocated buildings. Since Section 40.3.B.2 and Section 30.9.C require that there be two (2) parking spaces for each Residential Unit in the Condominium, absent the grant of the Variance reducing the parking requirement in this case to 1.5 spaces per Unit, the relocation cannot be accomplished without removing two (2) Units from the Condominium.

The Ebb Tide on the Bay Condominium is dealing with a situation in which both the topography of this site as well as the shore front soil conditions create a situation compelling the relocation of the buildings shoreward which makes the ability to locate the three (3) tandem spaces impossible. Accordingly, in order to accomplish the relocation a Variance is necessary authorizing the reduction in the number of parking spaces from twelve (12) to nine (9).

Importantly, this particular situation with the lack of depth of the parcel, erosion of existing supporting structures and limited area between the buildings and Shore Road is not a situation that generally affects properties in the Beach Point Limited Business Zone. Certainly, some other properties on the water side are

experiencing erosion just as some properties are experiencing accretion. None of the Route 6 side properties have any of these conditions and the situation Unit Owners are experiencing here is not occurring generally in the Zoning District.

We submit that a reduction from twelve (12) to nine (9) parking spaces on the site will not cause substantial detriment to the public good nor will it nullify or substantially derogate from the intent and purpose of the Zoning By-law.

One of the Units has three (3) bedrooms, two have two (2) bedrooms and three of the Units have One (1) bedroom. If granted, the Variance would ensure that the Units with multiple bedrooms, and thus more likely to have more occupants, would each still have two (2) parking spaces while each of the one-bedroom Units would have one (1) parking space. For example, rental units in hotels, motels and B&B;s are only required to have 1.25 spaces per Unit, clearly indicating a lesser parking demand for those smaller Units.

The Owners or rental occupants of these three (3) Units will be made aware that there is only one (1) parking space available for each of the Units. The parking space reduction for these three one (1) bedroom Units will not cause substantial detriment to the public good, nor will it cause overcrowding of land, be detrimental to the water supply, cause blight of the environment or damage natural resources, all of which are purposes of the Zoning By-laws.

III. Special Permit Request

In addition to the parking space Variance, we are also requesting relief in the form of a Special Permit under Section 30.7.A to allow two of the buildings to be moved up and along the existing non-conforming side yard setbacks.

Under Section 30.8.C the Board may only grant a Special Permit if it finds that the proposal is in harmony with the general public good and intent of the By-law. Further, under Section 30.7.A, lawful, pre-existing non-conforming structures may be altered or extended if the Board finds that the alteration of extension will not be substantially more detrimental to the neighborhood than the existing non-

conforming structures and that alteration or extension will exist in harmony with the general purpose and intent of the By-law.

The Buildings involved in this portion of the request are Buildings 1 and 3.

Applicant is proposing to increase the sideline setback of Building 1 from 7.16 feet to 8.00 feet and Building 3 from 2.37 feet to 3.3 feet, so both non-conforming setbacks will be slightly reduced. Although the height of the buildings is being increased, this increase is due to the need to elevate the buildings to remove same from the flood zone. The actual building heights from grade will all be under 30 feet and Zoning compliant. The footprints of the buildings are changing slightly, building 1 is 140 square feet greater, Building 2 is 82 square feet greater and Building 3 is 98 square feet less, overall, a 124 square foot increase from 27.8% to 28.9% lot coverage.

Green space is increasing by 406 square feet from 47.7% to 50.1%. Wood boardwalk areas are not changing. A new Title 5 septic system will be installed with the leaching area being moved further from the water.

The end result will be a much more environmentally sensitive property which has been the goal of the Conservation Department. This will be accompanied with a slight reduction in sideline setback non-conformities, a slight increase in lot coverage, safer and more secure Buildings and Units and an overall more attractive and flood zone compliant property. Given the significant upgrade and improvements we really do not see any substantial detriment to the neighborhood. Although the Buildings will be higher, this is a direct result of flood zone requirements. If, as and when any of the neighboring properties are substantially improved or replaced, they will have to be built to the same standards.

Although some of the neighbors may have concerns with this proposal, it has been very carefully designed by William Rogers and Gary Locke and the end result is a project that meets goals of the Heath Department and Conservation Commission while trying to impact the neighbors the least amount possible.

The purpose of the Truro Zoning By-law, set forth in Section 10.2, is to:

“Promote the health, safety, convenience and welfare of the inhabitants of the Town.”

“Prevent the overcrowding of land, conserve the value of land and buildings, enable the protection of clean and adequate water supply, conserve natural resources, prevent blight of the environment, encourage the most appropriate use of land in Truro and promote the Local Comprehensive Plan.”

As stated, green space is increased by 2.4% while building coverage increases by 1.1%, and presently endangered buildings will be relocated and rebuilt. Property is on Town water and new construction will use water saving devices, existing dangerous conditions with Buildings almost falling into the Bay will be removed and the buildings will be built to flood zone standards. This could avert what is a looming catastrophic threat to health, safety and environmental concerns.

Clearly the proposal is also harmonious with the public good and the purpose and intent of the By-law.

ABUTTERS LIST FOR SPECIAL PERMIT



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

Date: August 9, 2022

To: Christopher J. Snow, Esq. for Ebb Tide On The Bay.

From: Assessors Department

Certified Abutters List: 538 Shore Road (Map 7, Parcel 7, Extension 7)

ZBA/Special Permit

Attached is a combined list of abutters for the property located at 538 Shore Road.

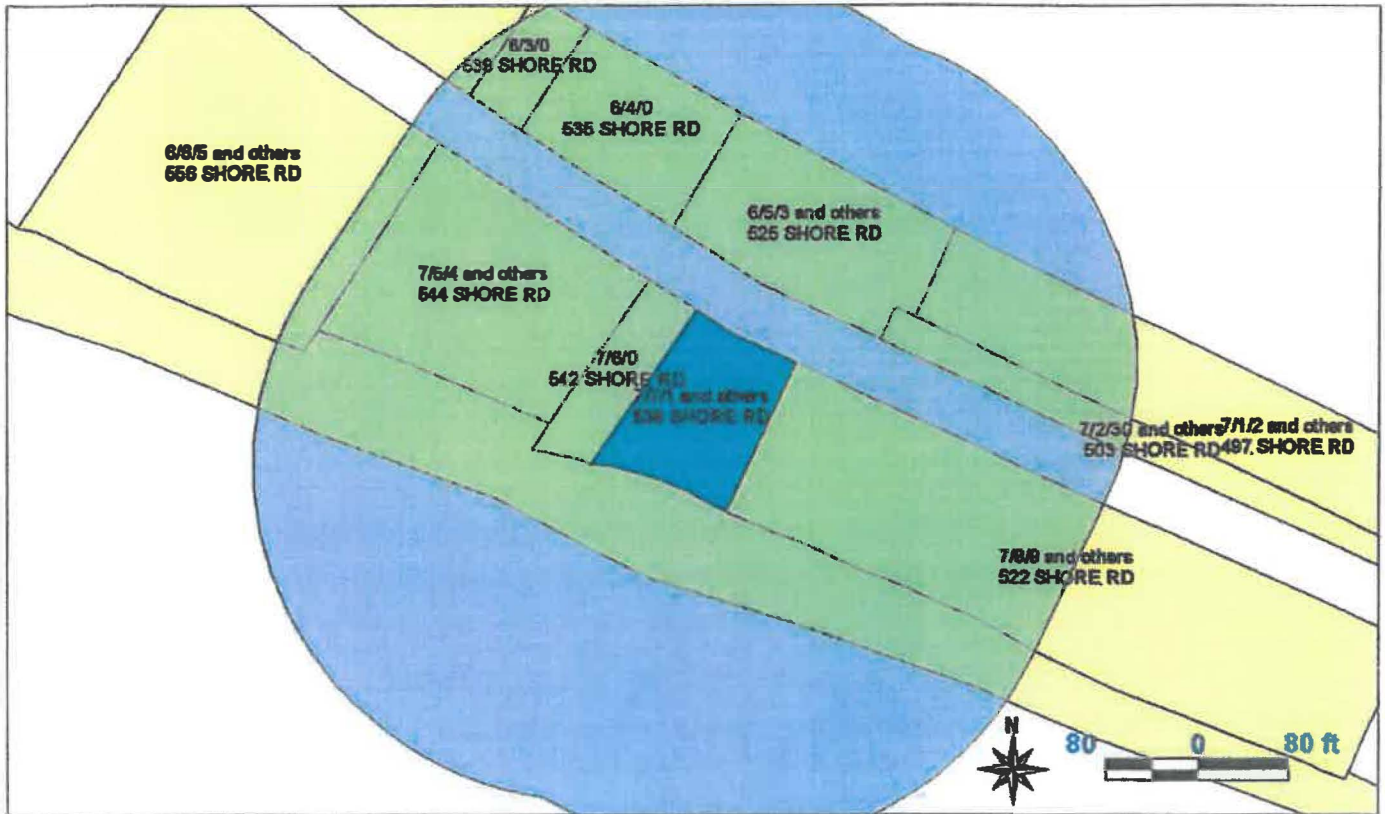
The current owner is Ebb Tide On The Bay Condo Trust.

The names and addresses of the abutters are as of August 5, 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 7/7/1 and others



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
228	6-2-0-R	AIKEN MATTHEW A & PATRICIA B	541 SHORE RD	2835 MONTEVALLE RD	BIRMINGHAM	AL	35223
229	6-3-0-R	BASHIAN RICHARD & CONSTANCE	539 SHORE RD	PO BOX 894	NO TRURO	MA	02652
230	8-4-0-R	ONBASHIAN ALICE T LIFE ESTATE ALICE T ONBASHIAN IRREVOC TRUS	535 SHORE RD	PO BOX 486	NO TRURO	MA	02652
6560	8-5-1-R	JAMES & ELIZ GRACIA IRREV TRST TRS: JAMES & ELIZABETH GRACIA	525 SHORE RD	100 COUNTRY WAY	TAUNTON	MA	02780
6561	6-5-2-R	VECCHIONE NICOLE MARIE	525 SHORE RD	11 POTTER AVE	HYANNIS	MA	02601-4408
6562	6-5-3-R	AMARAL BETTYANN & TEDFORD ANDREA J	525 SHORE RD	6 SEAN DR	MANSFIELD	MA	02048
6563	6-5-4-R	LINDA K WELSH REVOCABLE TRUST TRS: LINDA K WELSH	525 SHORE RD	PO BOX 7889	ST PETERSBURG	FL	33734
6564	6-5-5-R	TINKER MARSHA JO	525 SHORE RD	4081 SOUTH RIVERSIDE DRIVE	LANEXA	VA	23089
6566	6-5-6-R	BAKER JANIS V & RONALD R	525 SHORE RD	PO BOX 951	NORTH TRURO	MA	02652
6566	6-5-7-R	SILVERNAIL CHERYL & PAUL	525 SHORE RD	PO BOX 889	NORTH TRURO	MA	02652
6964	6-5-8-E	SEASONG CONDO TRUST	525 SHORE RD	525 SHORE RD	NO TRURO	MA	02652
6882	6-6-1-R	DILGER JAMES R & DILGER KATHLEEN THOMAS	556 SHORE RD	5 HUYLER ROAD	EAST SETAUKET	NY	11733
6883	6-6-2-R	SENGLE GREGORY R CHIN-HONG PATRICK	556 SHORE RD	108 WILDFLOWER DRIVE	AMHERST	MA	01002
6884	6-6-3-R	CURTIS TIMOTHY M & PATRICIA A	556 SHORE RD	10 BEECHWOOD ROAD	FARMINGTON	CT	06032
6881	6-6-4-R	SHAMU, LLC RES AGT: ARUNT. PRETTI	556 SHORE RD	11 ELLIS RD	NORTON	MA	02766

Handwritten signature
 8/9/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6885	6-6-5-R	PLASSE FAMILY NOMINEE TRUST TRS: MARK D & CLAUDIA PLASSE	556 SHORE RD	109 RIVERS EDGE DR	MIDDLEBORO	MA	02348
6886	6-6-6-R	ROUTHIER DONALD R	556 SHORE RD	PO BOX 671	SOMERSWORTH	NH	03878
6887	6-6-7-R	PETRIE FIONA L C/O BEINER RAYMOND & NANCY LUZ	556 SHORE RD	6 PINEBROOK LOOP	HOPEWELL JUNCTION	NY	12533
6888	6-6-8-R	MUSHA, LLC RES AGT: ARUN T PREETI	556 SHORE RD	11 ELLIS RD	NORTON	MA	02768
6890	6-6-9-R	CASPER ROBERT & SUSAN	556 SHORE RD	100 SCENIC DRIVE	LEOMINSTER	MA	01453
6889	6-6-10-R	PHILIPP RONALD & MARIAM C	556 SHORE RD	241 COUNTY HIGHWAY 145	GLOVERSVILLE	NY	12078
6891	6-6-11-R	LAYNG PAMELA J & MARYANN MCCARTHY	556 SHORE RD	2299 TREASURE ISLE DR, UNIT 81	PALM BEACH GARDENS	FL	33410
6892	6-6-12-R	SALAZAR FERNANDO J & SALAZAR KIM BRODY	556 SHORE RD	75 HILLSIDE AVE	ARLINGTON	MA	02478
6893	6-6-13-R	FRATTAROLI ROBERT F & JULIE B	556 SHORE RD	49 SOUTH FAIRVIEW STREET	ROSLINDALE	MA	02131
6896	6-6-14-E	SHORELINE BEACH CONDO TRUST	556 SHORE RD	556 SHORE RD	NO TRURO	MA	02652
6322	7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: O'DONNELL HENRY J & DIANE M	497 SHORE RD	4 ASHLAND AVE	WEST ROXBURY	MA	02132
6323	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L	497 SHORE RD	186 BROOKBEND ROAD	HANSON	MA	02351
6324	7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L	497 SHORE RD	PO BOX 269	NO TRURO	MA	02652
6325	7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID S	497 SHORE RD	40 TUNNIS ST	FARMINGTON	CT	06032
6326	7-1-5-R	PERRY CHRISTOPHER J & DEBORAH M	497 SHORE RD	322 NASHUA RD	GROTON	MA	01450
6327	7-1-6-R	WESTCREEK VISIONS, LLC MEMBER: STEVEN A PALMER	497 SHORE RD	PO BOX 1713	COTTONWOOD	AZ	85326
6328	7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN	497 SHORE RD	PO BOX 272	NO TRURO	MA	02652-0272
6969	7-1-8-E	SUNRISE COTTAGES CONDO TRUST	497 SHORE RD	497 SHORE RD	NO TRURO	MA	02652
6776	7-2-19-R	ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN	503 SHORE RD	7801 E INDIAN BEND RD APT 1009	SCOTTSDALE	AZ	85260
6777	7-2-20-R	PEEREBOOM WAYNE H & ANN M	503 SHORE RD	11 VILLONE DR	LEEDS	MA	01053
6778	7-2-21-R	MARZILLI JEAN M	603 SHORE RD	34 WORCESTER SQUARE, UNIT 3	BOSTON	MA	02118
6779	7-2-22-R	AZULAY JANET A & RICHARD A	503 SHORE RD	12 COBB AVE	KINGSTON	MA	02364
6780	7-2-23-R	KEARNEY BARBARA ANNE	503 SHORE RD	PO BOX 977	N TRURO	MA	02652
6781	7-2-24-R	ROBERTS JENNIFER J	503 SHORE RD	1831 DUFFIELD LN	ALEXANDRIA	VA	22307
6782	7-2-25-R	LEE STANLEY W & HAYES PETER J	503 SHORE RD	55B BROOKLINE ST	CAMBRIDGE	MA	02139
6783	7-2-26-R	DE ANDRADE PETER	503 SHORE RD	PO BOX 210	NO TRURO	MA	02652
6784	7-2-27-R	MOORE JEAN C	503 SHORE RD	100 BALDWIN ST, UNIT 1	CHARLESTOWN	MA	02129
6785	7-2-28-R	LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND	503 SHORE RD	2 WORCESTER SQUARE #A	BOSTON	MA	02118
6786	7-2-29-R	SERVEDIO CHRISTINE	503 SHORE RD	98 OSTEND RD	ISLAND PARK	NY	11558
6972	7-2-30-E	SUTTON PLACE CONDO TRUST	503 SHORE RD	503 SHORE RD	NO TRURO	MA	02652
5671	7-5-1-R	HAN SHIXIN	544 SHORE RD	12 KELLY FARM WAY	BURLINGTON	MA	01803
5672	7-5-2-R	BEINER RAYMOND & NANCY LUZ	544 SHORE RD	6 PINEBROOK LOOP	HOPEWELL JUNCTION	NY	12533
5673	7-5-3-E	SMILE MASS, INC. PRES: LOTTE DIOMEDE	544 SHORE RD	66 DUDLEY ROAD	SUDBURY	MA	01776
5674	7-5-4-R	CONNOR MITCHELL REALTY TRUST C/O GELDER III JAMES H	544 SHORE RD	35 YORK ST	ANSONIA	CT	06401
5675	7-5-5-R	STOCKS SUSAN E	544 SHORE RD	722 GARLAND RD	DEXTER	ME	04830
5676	7-5-6-R	FRANCO AMERICO & OLGA	544 SHORE RD	46 WINDSOR TERRACE	YONKERS	NY	10701
5677	7-5-7-R	SPINA PETER B	544 SHORE RD	11 SEVEN SPRINGS LN #208	BURLINGTON	MA	01803
5678	7-5-8-R	LOPEZ ALBA	544 SHORE RD	33 STANDISH ST	CAMBRIDGE	MA	02138
5679	7-5-9-R	CARR-DREYFUSS JT REV TRUST C/O GALLO NANCY	544 SHORE RD	17 OLD SAUGATUCK RD	NORWALK	CT	06855
5680	7-5-10-R	MAZZOLA DONNA M & LUNNY SANDRA J	544 SHORE RD	287 ADAMS ST	NEWTON	MA	02458-1351
6838	7-5-11-E	BAYBEACH TOWNHOMES CONDO TR	544 SHORE RD	544 SHORE RD	NO TRURO	MA	02652

Handwritten signature and date:
 [Signature] 8/9/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
238	7-6-0-R	BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL	542 SHORE RD	18 BACON ST	WINCHESTER	MA	01890-3809
239	7-7-1-R	TORTORA-BRIGMAN ELAINE	538 SHORE RD	356 BEECH ST	ROSLINDALE	MA	02131
240	7-7-2-R	63 MYRTLE AVENUE LLC	538 SHORE RD	BELLAIRS IV CLEMENT K AGENT 115 EDEN ROAD	STAMFORD	CT	06907
241	7-7-3-R	PERUMALU ANIL & KERNS MICHAEL	538 SHORE RD	425 MASSACHUSETTS AVE, U 1609	CAMBRIDGE	MA	02139
242	7-7-4-R	HDSL STEARNS REALTY TRUST TRS: PAULA PTAS LEWIS	538 SHORE RD	30 STEARNS ROAD	WEST ROXBURY	MA	02132
243	7-7-5-R	MCSWEEN SALLY M	538 SHORE RD	240 DALE ST	SYRACUSE	NY	13208
244	7-7-6-R	FLANNERY MICHAEL	538 SHORE RD	30 PENNS HILL RD	QUINCY	MA	02189
6849	7-7-7-E	EBB TIDE ON THE BAY CONDO TR	538 SHORE RD	538 SHORE RD	NO TRURO	MA	02652
6759	7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN	522 SHORE RD	21 SNOW HILL ST	BOSTON	MA	02118
6760	7-8-2-R	BOYNTON EMILY	522 SHORE RD	PO BOX 339	PROVINCETOWN	MA	02657
6761	7-8-3-R	JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN	522 SHORE RD	4 BRIDGEVIEW TERRACE	KITTERY	ME	03904
6762	7-8-4-R	SCOUTS LLC	522 SHORE RD	PO BOX 1107	SO ORLEANS	MA	02662
6763	7-8-5-R	MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL	522 SHORE RD	821 NE 22ND DRIVE	WILTON MANORS	FL	33305
6764	7-8-6-R	GALLAGHER REALTY TRUST TRS: GALLAGHER JOSEPH M & DIANE	522 SHORE RD	120 PAGE ROAD	BEDFORD	MA	01730
6765	7-8-7-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6766	7-8-8-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6768	7-8-9-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6767	7-8-10-R	PASCALIE LISA A & BISESI JOANN	522 SHORE RD	298 MENDON RD	NORTH SMITHFIELD	RI	02886
6768	7-8-11-R	SEA PERCH REALTY TRUST C/O ALBERGHETTI PAUL G	522 SHORE RD	4048 WOKING WAY	LOS ANGELES	CA	90027
6769	7-8-12-R	MALER WILLIAM STEVEN & LIQUORI ANTHONY	522 SHORE RD	45 WEST 3RD ST, UNIT 511	BOSTON	MA	02127
6770	7-8-13-R	MALER WILLIAM S & LIQUORI ANTHONY P	522 SHORE RD	45 WEST THIRD ST, UNIT 511	BOSTON	MA	02127
6771	7-8-14-R	SULLIVAN EDWARD & PAMELA	522 SHORE RD	110 FIRST AVE#601	CHARLESTOWN	MA	02129
6772	7-8-15-R	SHEA DENNIS M & SCHNELLER KAREN K	522 SHORE RD	218 LOWELL ST	READING	MA	01867
6773	7-8-16-R	GONSALVES LISA M	522 SHORE RD	69 SHERIDAN ST	JAMAICA PLAIN	MA	02130
6774	7-8-17-R	SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA	522 SHORE RD	1148 HIGHLAND GREENS DR	VENICE	FL	34285
6775	7-8-18-R	STUART S FAY TRUST & BEATRICE M FAY TRUST	522 SHORE RD	580 PEARL HILL ROAD	FITCHBURG	MA	01420
6873	7-8-19-E	SUTTON PLACE CONDO TRUST	522 SHORE RD	522 SHORE RD	NO TRURO	MA	02652

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6-2-0-R	AIKEN MATTHEW A & PATRICIA B 2833 MONTEVALLE RD BIRMINGHAM, AL 35223	6-3-0-R	BASHIAN RICHARD & CONSTANCE PO BOX 894 NO TRURO, MA 02652	6-4-0-R	ONBASHIAN ALICE T LIFE ESTATE ALICE T ONBASHIAN IRREVOC TRUS PO BOX 486 NO TRURO, MA 02652
6-5-1-R	JAMES & ELIZ.GRACIA IRREV TRST TRS: JAMES & ELIZABETH GRACIA 100 COUNTRY WAY TAUNTON, MA 02780	6-5-2-R	VECCHIONE NICOLE MARIE 11 POTTER AVE HYANNIS, MA 02601-4408	6-5-3-R	AMARAL BETTYANN & TEDFORD ANDREA J 6 SEAN DR MANSFIELD, MA 02048
6-5-4-R	LINDA K WELSH REVOCABLE TRUST TRS: LINDA K WELSH PO BOX 7988 ST PETERSBURG, FL 33734	6-5-5-R	TINKER MARSHA JO 4081 SOUTH RIVERSIDE DRIVE LANEXA, VA 23089	6-5-6-R	BAKER JANIS V & RONALD R PO BOX 951 NORTH TRURO, MA 02652
6-5-7-R	SILVERNAIL CHERYL & PAUL PO BOX 889 NORTH TRURO, MA 02652	6-5-8-E	SEASONG CONDO TRUST 525 SHORE RD NO TRURO, MA 02652	6-6-1-R	DILGER JAMES R & DILGER KATHLEEN THOMAS 5 HUYLER ROAD EAST SETAUKET, NY 11733
6-6-2-R	SENGLE GREGORY R CHIN-HONG PATRICK 108 WILDFLOWER DRIVE AMHERST, MA 01002	6-6-3-R	CURTIS TIMOTHY M & PATRICIA A 10 BEECHWOOD ROAD FARMINGTON, CT 06032	6-6-4-R	SHAMU, LLC RES AGT: ARUN T. PRETTI 11 ELLIS RD NORTON, MA 02766
6-6-5-R	PLASSE FAMILY NOMINEE TRUST TRS: MARK D & CLAUDIA PLASSE 109 RIVERS EDGE DR MIDDLEBORO, MA 02346	6-6-6-R	ROUTHIER DONALD R PO BOX 671 SOMERSWORTH, NH 03878	6-6-7-R	PETRIE FIONA L C/O BEINER RAYMOND & NANCY LUZ 6 PINEBROOK LOOP HOPEWELL JUNCTION, NY 12533
6-6-8-R	MUSHA, LLC RES AGT: ARUN T PREETI 11 ELLIS RD NORTON, MA 02766	6-6-9-R	CASPER ROBERT & SUSAN 100 SCENIC DRIVE LEOMINSTER, MA 01453	6-6-10-R	PHILIPP RONALD & MARIAM C 241 COUNTY HIGHWAY 145 GLOVERSVILLE, NY 12078
6-6-11-R	LAYNG PAMELA J & MARYANN MCCARTHY 2299 TREASURE ISLE DR, UNIT 61 PALM BEACH GARDENS, FL 33410	6-6-12-R	SALAZAR FERNANDO J & SALAZAR KIM BRODY 75 HILLSIDE AVE ARLINGTON, MA 02476	6-6-13-R	FRATTAROLI ROBERT F & JULIE B 49 SOUTH FAIRVIEW STREET ROSLINDALE, MA 02131
6-6-14-E	SHORELINE BEACH CONDO TRUST 556 SHORE RD NO TRURO, MA 02652	7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: ODONNELL HENRY J & DIANE M 4 ASHLAND AVE WEST ROXBURY, MA 02132	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L 186 BROOKBEND ROAD HANSON, MA 02351
7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L PO BOX 269 NO TRURO, MA 02652	7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID S 40 TUNXIS ST FARMINGTON, CT 06032	7-1-5-R	PERRY CHRISTOPHER J & DEBORAH M 322 NASHUA RD GROTON, MA 01450

7-1-6-R	WESTCREEK VISIONS, LLC MEMBER: STEVEN A PALMER PO BOX 1713 COTTONWOOD, AZ 86326	7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN PO BOX 272 NO TRURO, MA 02652-0272	7-1-9-E	SUNRISE COTTAGES CONDO TRUST 497 SHORE RD NO TRURO, MA 02652
7-2-19-R	ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN 7601 E INDIAN BEND RD APT 1009 SCOTTSDALE, AZ 85250	7-2-20-R	PEEREBOOM WAYNE H & ANN M 11 VILLONE DR LEEDS, MA 01053	7-2-21-R	MARZILLI JEAN M 34 WORCESTER SQUARE, UNIT 3 BOSTON, MA 02118
7-2-22-R	AZULAY JANET A & RICHARD A 12 COBB AVE KINGSTON, MA 02364	7-2-23-R	KEARNEY BARBARA ANNE PO BOX 977 N TRURO, MA 02652	7-2-24-R	ROBERTS JENNIFER J 1831 DUFFIELD LN ALEXANDRIA, VA 22307
7-2-25-R	LEE STANLEY W & HAYES PETER J 55B BROOKLINE ST CAMBRIDGE, MA 02139	7-2-26-R	DE ANDRADE PETER PO BOX 210 NO TRURO, MA 02652	7-2-27-R	MOORE JEAN C 100 BALDWIN ST, UNIT 1 CHARLESTOWN, MA 02129
7-2-28-R	LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND 2 WORCESTER SQUARE #A BOSTON, MA 02118	7-2-29-R	SERVEDIO CHRISTINE 98 OSTEND RD ISLAND PARK, NY 11558	7-2-30-E	SUTTON PLACE CONDO TRUST 503 SHORE RD NO TRURO, MA 02652
7-5-1-R	HAN SHIXIN 12 KELLY FARM WAY BURLINGTON, MA 01803	7-5-2-R	BEINER RAYMOND & NANCY LUZ 6 PINEBROOK LOOP HOPEWELL JUNCTION, NY 12533	7-5-3-E	SMILE MASS, INC. PRES: LOTTE DIOMEDE 66 DUDLEY ROAD SUDBURY, MA 01776
7-5-4-R	CONNOR MITCHELL REALTY TRUST C/O GELDER III JAMES H 35 YORK ST ANSONIA, CT 06401	7-5-5-R	STOCKS SUSAN E 722 GARLAND RD DEXTER, ME 04930	7-5-6-R	FRANCO AMERICO & OLGA 46 WINDSOR TERRACE YONKERS, NY 10701
7-5-7-R	SPINA PETER B 11 SEVEN SPRINGS LN #208 BURLINGTON, MA 01803	7-5-8-R	LOPEZ ALBA 33 STANDISH ST CAMBRIDGE, MA 02138	7-5-9-R	CARR-DREYFUSS JT REV TRUST C/O GALLO NANCY 17 OLD SAUGATUCK RD NORWALK, CT 06855
7-5-10-R	MAZZOLA DONNA M & LUNNY SANDRA J 267 ADAMS ST NEWTON, MA 02458-1351	7-5-11-E	BAYBEACH TOWNHOMES CONDO TR 544 SHORE RD NO TRURO, MA 02652	7-6-0-R	BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL 18 BACON ST WINCHESTER, MA 01890-3809
7-7-1-R	TORTORA-BRIGMAN ELAINE 356 BEECH ST ROSLINDALE, MA 02131	7-7-2-R	63 MYRTLE AVENUE LLC BELLAIRS IV CLEMENT K AGENT 115 EDEN ROAD STAMFORD, CT 06907	7-7-3-R	PERUMALU ANIL & KERNS MICHAEL 425 MASSACHUSETTS AVE, U 1609 CAMBRIDGE, MA 02139

<p>7-7-4-R</p> <p>HDSL STEARNS REALTY TRUST TRS: PAULA PTAS LEWIS 30 STEARNS ROAD WEST ROXBURY, MA 02132</p>	<p>7-7-5-R</p> <p>MCSWEEN SALLY M 240 DALE ST SYRACUSE, NY 13208</p>	<p>7-7-6-R</p> <p>FLANNERY MICHAEL 30 PENNS HILL RD QUINCY, MA 02169</p>
<p>7-7-7-E</p> <p>EBB TIDE ON THE BAY CONDO TR 538 SHORE RD NO TRURO, MA 02652</p>	<p>7-8-1-R</p> <p>WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN 21 SNOW HILL ST BOSTON, MA 02113</p>	<p>7-8-2-R</p> <p>BOYNTON EMILY PO BOX 339 PROVINCETOWN, MA 02657</p>
<p>7-8-3-R</p> <p>JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN 4 BRIDGEVIEW TERRACE KITTERY, ME 03904</p>	<p>7-8-4-R</p> <p>SCOUTS LLC PO BOX 1107 SO ORLEANS, MA 02662</p>	<p>7-8-5-R</p> <p>MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL 621 NE 22ND DRIVE WILTON MANORS, FL 33305</p>
<p>7-8-6-R</p> <p>GALLAGHER REALTY TRUST TRS:GALLAGHER JOSEPH M & DIANE 120 PAGE ROAD BEDFORD, MA 01730</p>	<p>7-8-7-R</p> <p>SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420</p>	<p>7-8-8-R</p> <p>SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420</p>
<p>7-8-9-R</p> <p>SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420</p>	<p>7-8-10-R</p> <p>PASCALE LISA A & BISESI JOANN 298 MENDON RD NORTH SMITHFIELD, RI 02896</p>	<p>7-8-11-R</p> <p>SEA PERCH REALTY TRUST C/O ALBERGHETTI PAUL G 4046 WOKING WAY LOS ANGELES, CA 90027</p>
<p>7-8-12-R</p> <p>MALER WILLIAM STEVEN & LIQUORI ANTHONY 45 WEST 3RD ST, UNIT 511 BOSTON, MA 02127</p>	<p>7-8-13-R</p> <p>MALER WILLIAM S & LIQUORI ANTHONY P 45 WEST THIRD ST, UNIT 511 BOSTON, MA 02127</p>	<p>7-8-14-R</p> <p>SULLIVAN EDWARD & PAMELA 110 FIRST AVE#601 CHARLESTOWN, MA 02129</p>
<p>7-8-15-R</p> <p>SHEA DENNIS M & SCHNELLER KAREN K 218 LOWELL ST READING, MA 01867</p>	<p>7-8-16-R</p> <p>GONSALVES LISA M 69 SHERIDAN ST JAMAICA PLAIN, MA 02130</p>	<p>7-8-17-R</p> <p>SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA 1148 HIGHLAND GREENS DR VENICE, FL 34285</p>
<p>7-8-18-R</p> <p>STUART S FAY TRUST & BEATRICE M FAY TRUST 580 PEARL HILL ROAD FITCHBURG, MA 01420</p>	<p>7-8-19-E</p> <p>SUTTON PLACE CONDO TRUST 522 SHORE RD NO TRURO, MA 02652</p>	

ABUTTERS LIST FOR VARIANCE



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

Date: August 9, 2022

To: Christopher J. Snow, Esq. for Ebb Tide On The Bay.

From: Assessors Department

Certified Abutters List: 538 Shore Road (Map 7, Parcel 7, Extension 7)

ZBA/Variance

Attached is a combined list of abutters for the property located at 538 Shore Road.

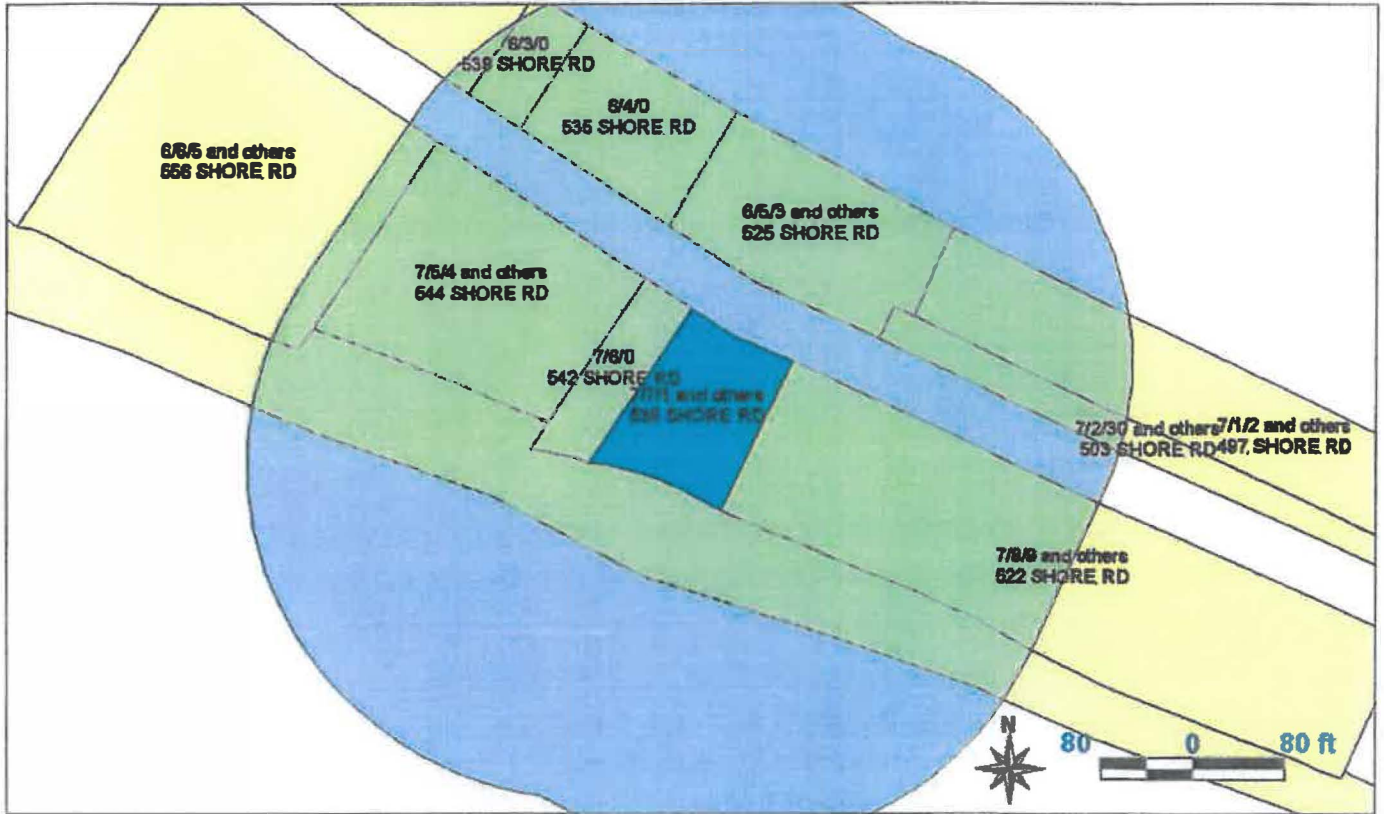
The current owner is Ebb Tide On The Bay Condo Trust.

The names and addresses of the abutters are as of August 5, 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 7771 and others



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
228	6-2-0-R	AIKEN MATTHEW A & PATRICIA B	541 SHORE RD	2633 MONTEVALLE RD	BIRMINGHAM	AL	35223
229	6-3-0-R	BASHIAN RICHARD & CONSTANCE	538 SHORE RD	PO BOX 894	NO TRURO	MA	02652
230	6-4-0-R	ONBASHIAN ALICE T LIFE ESTATE ALICE T ONBASHIAN IRREVOC TRUS	535 SHORE RD	PO BOX 486	NO TRURO	MA	02652
6560	6-5-1-R	JAMES & ELIZ. GRACIA IRREV TRST TRS: JAMES & ELIZABETH GRACIA	525 SHORE RD	100 COUNTRY WAY	TAUNTON	MA	02780
6561	6-5-2-R	VECCHIONE NICOLE MARIE	525 SHORE RD	11 POTTER AVE	HYANNIS	MA	02601-4408
6562	6-5-3-R	AMARAL BETTYANN & TEDFORD ANDREA J	525 SHORE RD	6 SEAN DR	MANSFIELD	MA	02048
6563	6-5-4-R	LINDA K WELSH REVOCABLE TRUST TRS: LINDA K WELSH	525 SHORE RD	PO BOX 7988	ST PETERSBURG	FL	33734
6564	6-5-5-R	TINKER MARSHA JO	525 SHORE RD	4081 SOUTH RIVERSIDE DRIVE	LANEXA	VA	23089
6565	6-6-6-R	BAKER JANIS V & RONALD R	525 SHORE RD	PO BOX 851	NORTH TRURO	MA	02652
6566	6-5-7-R	SILVERNAIL CHE RYL & PAUL	525 SHORE RD	PO BOX 889	NORTH TRURO	MA	02652
6864	6-5-8-E	SEASONG CONDO TRUST	525 SHORE RD	525 SHORE RD	NO TRURO	MA	02652
6862	6-6-1-R	DILGER JAMES R & DILGER KATHLEEN THOMAS	556 SHORE RD	5 HUYLER ROAD	EAST SETAUKET	NY	11739
6863	6-6-2-R	SENGLE GREGORY R CHIN-HONG PATRICK	556 SHORE RD	108 WILDFLOWER DRIVE	AMHERST	MA	01002
6864	6-6-3-R	CURTIS TIMOTHY M & PATRICIA A	556 SHORE RD	10 BEECHWOOD ROAD	FARMINGTON	CT	06032
6881	6-6-4-R	SHAMU, LLC RES AGT: ARUN T. PRETTI	556 SHORE RD	11 ELLIS RD	NORTON	MA	02766

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 8/9/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6885	6-6-6-R	PLASSE FAMILY INMINEE TRUST TRS: MARK D & CLAUDIA PLASSE	556 SHORE RD	109 RIVERS EDGE DR	MIDDLEBORO	MA	02346
6886	6-6-6-R	ROUTHIER DONALD R	556 SHORE RD	PO BOX 671	SOMERSWORTH	NH	03878
6887	6-6-7-R	PETRIE FIONA L C/O BEINER RAYMOND & NANCY LUZ	556 SHORE RD	8 PINEBROOK LOOP	HOPEWELL JUNCTION	NY	12533
6888	6-6-8-R	MUSHA, LLC RES AGT: ARJUN T PREETI	556 SHORE RD	11 ELLIS RD	NORTON	MA	02766
6890	6-6-9-R	CASPER ROBERT & SUSAN	556 SHORE RD	100 SCENIC DRIVE	LEOMINSTER	MA	01453
6889	6-6-10-R	PHILIPP RONALD & MARJAM C	556 SHORE RD	241 COUNTY HIGHWAY 145	GLOVERSVILLE	NY	12078
6891	6-6-11-R	LAYNG PAMELA J & MARYANN MCCARTHY	556 SHORE RD	2299 TREASURE ISLE DR, UNIT 61	PALM BEACH GARDENS	FL	33410
6892	6-6-12-R	SALAZAR FERNANDO J & SALAZAR KIM BRODY	556 SHORE RD	75 HILLSIDE AVE	ARLINGTON	MA	02476
6893	6-6-13-R	FRAATTAROLI ROBERT F & JULIE B	556 SHORE RD	49 SOUTH FAIRVIEW STREET	ROSLINDALE	MA	02131
6896	6-6-14-E	SHORELINE BEACH CONDO TRUST	556 SHORE RD	556 SHORE RD	NO TRURO	MA	02652
6322	7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: ODONNELL HENRY J & DIANE M	497 SHORE RD	4 ASHLAND AVE	WEST ROXBURY	MA	02132
6323	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L	497 SHORE RD	186 BROOKBEND ROAD	HANSON	MA	02351
6324	7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L	497 SHORE RD	PO BOX 289	NO TRURO	MA	02652
6325	7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID S	497 SHORE RD	40 TUNXIS ST	FARMINGTON	CT	06032
6326	7-1-5-R	PERRY CHRISTOPHER J & DEBORAH M	497 SHORE RD	322 NASHUA RD	GROTON	MA	01450
6327	7-1-6-R	WESTCREEK VISIONS, LLC MEMBER: STEVEN A PALMER	497 SHORE RD	PO BOX 1713	COTTONWOOD	AZ	85326
6328	7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN	497 SHORE RD	PO BOX 272	NO TRURO	MA	02652-0272
6866	7-1-9-E	SUNRISE COTTAGES CONDO TRUST	497 SHORE RD	497 SHORE RD	NO TRURO	MA	02652
6776	7-2-19-R	ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN	503 SHORE RD	7801 E INDIAN BEND RD APT 1009	SCOTTSDALE	AZ	85250
6777	7-2-20-R	PEEREBOOM WAYNE H & ANN M	503 SHORE RD	11 VILLONE DR	LEEDS	MA	01053
6778	7-2-21-R	MARZILLI JEAN M	503 SHORE RD	34 WORCESTER SQUARE, UNIT 3	BOSTON	MA	02118
6779	7-2-22-R	AZULAY JANET A & RICHARD A	503 SHORE RD	12 COBB AVE	KINGSTON	MA	02384
6780	7-2-23-R	KEARNEY BARBARA ANNE	503 SHORE RD	PO BOX 977	N TRURO	MA	02652
6781	7-2-24-R	ROBERTS JENNIFER J	503 SHORE RD	1831 DUFFIELD LN	ALEXANDRIA	VA	22307
6782	7-2-25-R	LEE STANLEY W & HAYES PETER J	503 SHORE RD	558 BROOKLINE ST	CAMBRIDGE	MA	02138
6783	7-2-26-R	DE ANDRADE PETER	503 SHORE RD	PO BOX 210	NO TRURO	MA	02652
6784	7-2-27-R	MOORE JEAN C	503 SHORE RD	100 BALDWIN ST, UNIT 1	CHARLESTOWN	MA	02129
6785	7-2-28-R	LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND	503 SHORE RD	2 WORCESTER SQUARE #A	BOSTON	MA	02118
6786	7-2-29-R	SERVEDIO CHRISTINE	503 SHORE RD	98 OSTEND RD	ISLAND PARK	NY	11558
6972	7-2-30-E	SUTTON PLACE CONDO TRUST	503 SHORE RD	503 SHORE RD	NO TRURO	MA	02652
5671	7-5-1-R	HAN SHIXIN	544 SHORE RD	12 KELLY FARM WAY	BURLINGTON	MA	01803
5672	7-5-2-R	BEINER RAYMOND & NANCY LUZ	544 SHORE RD	6 PINEBROOK LOOP	HOPEWELL JUNCTION	NY	12533
5673	7-5-3-E	SMILE MASS, INC. PRES: LOTTE DIOMEDE	544 SHORE RD	68 DUDLEY ROAD	SUDBURY	MA	01776
5674	7-5-4-R	CONNOR MITCHELL REALTY TRUST C/O GELDER III JAMES H	544 SHORE RD	35 YORK ST	ANSONIA	CT	06401
5675	7-5-5-R	STOCKS SUSAN E	544 SHORE RD	722 GARLAND RD	DEXTER	ME	04830
5676	7-5-6-R	FRANCO AMERICO & OLGA	544 SHORE RD	46 WINDSOR TERRACE	YONKERS	NY	10701
5677	7-5-7-R	SPINA PETER B	544 SHORE RD	11 SEVEN SPRINGS LN #208	BURLINGTON	MA	01803
5678	7-5-8-R	LOPEZ ALBA	544 SHORE RD	33 STANDISH ST	CAMBRIDGE	MA	02138
5679	7-5-9-R	CARR-DREYFUSS JT REV TRUST C/O GALLO NANCY	544 SHORE RD	17 OLD SAUGATUCK RD	NORWALK	CT	06855
5680	7-5-10-R	MAZZOLA DONNA M & LUNNY SANDRA J	544 SHORE RD	287 ADAMS ST	NEWTON	MA	02458-1351
6838	7-5-11-E	BAYBEACH TOWNHOMES CONDO TR	544 SHORE RD	544 SHORE RD	NO TRURO	MA	02652

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8/9/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
238	7-6-0-R	BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL	542 SHORE RD	18 BACON ST	WINCHESTER	MA	01890-3809
239	7-7-1-R	TORTORA-BRIGMAN ELAINE	538 SHORE RD	358 BEECH ST	ROSLINDALE	MA	02131
240	7-7-2-R	63 MYRTLE AVENUE LLC	538 SHORE RD	BELLAIRS IV CLEMENT K AGENT 115 EDEN ROAD	STAMFORD	CT	06907
241	7-7-3-R	PERUMALU ANIL & KERNS MICHAEL	538 SHORE RD	425 MASSACHUSETTS AVE, U 1809	CAMBRIDGE	MA	02139
242	7-7-4-R	HDSL STEARNS REALTY TRUST TRS: PAULA PTAS LEWIS	538 SHORE RD	30 STEARNS ROAD	WEST ROXBURY	MA	02132
243	7-7-5-R	MCSWEEN SALLY M	538 SHORE RD	240 DALE ST	SYRACUSE	NY	13208
244	7-7-6-R	FLANNERY MICHAEL	538 SHORE RD	30 PENNS HILL RD	QUINCY	MA	02169
6949	7-7-7-E	EBB TIDE ON THE BAY CONDO TR	538 SHORE RD	538 SHORE RD	NO TRURO	MA	02652
6759	7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN	522 SHORE RD	21 SNOW HILL ST	BOSTON	MA	02113
6760	7-8-2-R	BOYNTON EMILY	522 SHORE RD	PO BOX 338	PROVINCETOWN	MA	02657
6761	7-8-3-R	JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN	522 SHORE RD	4 BRIDGEVIEW TERRACE	KITTERY	ME	03904
6762	7-8-4-R	SCOUTS LLC	522 SHORE RD	PO BOX 1107	SO ORLEANS	MA	02662
6763	7-8-5-R	MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL	522 SHORE RD	621 NE 22ND DRIVE	WILTON MANORS	FL	33305
6764	7-8-6-R	GALLAGHER REALTY TRUST TRS: GALLAGHER JOSEPH M & DIANE	522 SHORE RD	120 PAGE ROAD	BEDFORD	MA	01730
6765	7-8-7-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6766	7-8-8-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6758	7-8-9-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6767	7-8-10-R	PASCALIE LISA A & BISESI JOANN	522 SHORE RD	288 MENDON RD	NORTH SMITHFIELD	RI	02896
6768	7-8-11-R	SEA PERCH REALTY TRUST C/O ALBERGHETTI PAUL G	522 SHORE RD	4048 WOKING WAY	LOS ANGELES	CA	90027
6769	7-8-12-R	MALER WILLIAM STEVEN & LIQUORI ANTHONY	522 SHORE RD	45 WEST 3RD ST, UNIT 511	BOSTON	MA	02127
6770	7-8-13-R	MALER WILLIAM S & LIQUORI ANTHONY P	522 SHORE RD	45 WEST THIRD ST, UNIT 511	BOSTON	MA	02127
6771	7-8-14-R	SULLIVAN EDWARD & PAMELA	522 SHORE RD	110 FIRST AVE#801	CHARLESTOWN	MA	02129
6772	7-8-15-R	SHEA DENNIS M & SCHNELLER KAREN K	522 SHORE RD	218 LOWELL ST	READING	MA	01867
6773	7-8-16-R	GONSALVES LISA M	522 SHORE RD	69 SHERIDAN ST	JAMAICA PLAIN	MA	02130
6774	7-8-17-R	SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA	522 SHORE RD	1148 HIGHLAND GREENS DR	VENICE	FL	34285
6775	7-8-18-R	STUART S FAY TRUST & BEATRICE M FAY TRUST	522 SHORE RD	580 PEARL HILL ROAD	FITCHBURG	MA	01420
6673	7-8-19-E	SUTTON PLACE CONDO TRUST	522 SHORE RD	522 SHORE RD	NO TRURO	MA	02652

8/9/2022

6-2-0-R		6-3-0-R	6-4-0-R
AIKEN MATTHEW A & PATRICIA B 2833 MONTEVALLE RD BIRMINGHAM, AL 35223	BASHIAN RICHARD & CONSTANCE PO BOX 894 NO TRURO, MA 02652	ONBASHIAN ALICE T LIFE ESTATE ALICE T ONBASHIAN IRREVOC TRUS PO BOX 486 NO TRURO, MA 02652	
6-5-1-R		6-5-2-R	6-5-3-R
JAMES & ELIZ.GRACIA IRREV TRST TRS: JAMES & ELIZABETH GRACIA 100 COUNTRY WAY TAUNTON, MA 02780	VECCHIONE NICOLE MARIE 11 POTTER AVE HYANNIS, MA 02601-4408	AMARAL BETTYANN & TEDFORD ANDREA J 6 SEAN DR MANSFIELD, MA 02048	
6-5-4-R		6-5-5-R	6-5-6-R
LINDA K WELSH REVOCABLE TRUST TRS: LINDA K WELSH PO BOX 7988 ST PETERSBURG, FL 33734	TINKER MARSHA JO 4081 SOUTH RIVERSIDE DRIVE LANEXA, VA 23089	BAKER JANIS V & RONALD R PO BOX 951 NORTH TRURO, MA 02652	
6-5-7-R		6-5-8-E	6-6-1-R
SILVERNAIL CHERYL & PAUL PO BOX 889 NORTH TRURO, MA 02652	SEASONG CONDO TRUST 525 SHORE RD NO TRURO, MA 02652	DILGER JAMES R & DILGER KATHLEEN THOMAS 5 HUYLER ROAD EAST SETAUKET, NY 11733	
6-6-2-R		6-6-3-R	6-6-4-R
SENGLE GREGORY R CHIN-HONG PATRICK 108 WILDFLOWER DRIVE AMHERST, MA 01002	CURTIS TIMOTHY M & PATRICIA A 10 BEECHWOOD ROAD FARMINGTON, CT 06032	SHAMU, LLC RES AGT: ARUN T. PRETTI 11 ELLIS RD NORTON, MA 02766	
6-6-5-R		6-6-6-R	6-6-7-R
PLASSE FAMILY NOMINEE TRUST TRS: MARK D & CLAUDIA PLASSE 109 RIVERS EDGE DR MIDDLEBORO, MA 02346	ROUTHIER DONALD R PO BOX 671 SOMERSWORTH, NH 03878	PETRIE FIONA L C/O BEINER RAYMOND & NANCY LUZ 6 PINEBROOK LOOP HOPEWELL JUNCTION, NY 12533	
6-6-8-R		6-6-9-R	6-6-10-R
MUSHA, LLC RES AGT: ARUN T PREETI 11 ELLIS RD NORTON, MA 02766	CASPER ROBERT & SUSAN 100 SCENIC DRIVE LEOMINSTER, MA 01453	PHILIPP RONALD & MARIAM C 241 COUNTY HIGHWAY 145 GLOVERSVILLE, NY 12078	
6-6-11-R		6-6-12-R	6-6-13-R
LAYNG PAMELA J & MARYANN MCCARTHY 2299 TREASURE ISLE DR, UNIT 61 PALM BEACH GARDENS, FL 33410	SALAZAR FERNANDO J & SALAZAR KIM BRODY 75 HILLSIDE AVE ARLINGTON, MA 02476	FRATTAROLI ROBERT F & JULIE B 49 SOUTH FAIRVIEW STREET ROSLINDALE, MA 02131	
6-6-14-E		7-1-1-R	7-1-2-R
SHORELINE BEACH CONDO TRUST 556 SHORE RD NO TRURO, MA 02652	ODONNELL HENRY J IRREV TR ETAL TRS: O'DONNELL HENRY J & DIANE M 4 ASHLAND AVE WEST ROXBURY, MA 02132	MULLIGAN JAMES M & MULLIGAN JANICE L 186 BROOKBEND ROAD HANSON, MA 02351	
7-1-3-R		7-1-4-R	7-1-5-R
HEBERT IRENE M & ABBOTT CAROL L PO BOX 269 NO TRURO, MA 02652	PEARCE KATHLEEN M & KUEBLER DAVID S 40 TUNXIS ST FARMINGTON, CT 06032	PERRY CHRISTOPHER J & DEBORAH M 322 NASHUA RD GROTON, MA 01450	

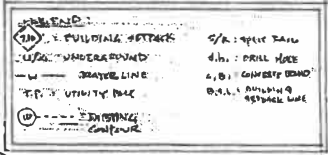
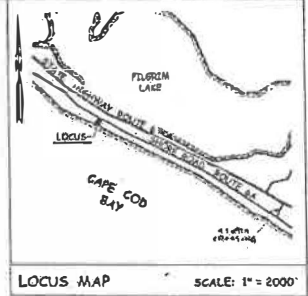
<p>7-1-6-R</p> <p>WESTCREEK VISIONS, LLC MEMBER: STEVEN A PALMER PO BOX 1713 COTTONWOOD, AZ 86326</p>	<p>7-1-7-R</p> <p>VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN PO BOX 272 NO TRURO, MA 02652-0272</p>	<p>7-1-9-E</p> <p>SUNRISE COTTAGES CONDO TRUST 497 SHORE RD NO TRURO, MA 02652</p>
<p>7-2-19-R</p> <p>ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN 7601 E INDIAN BEND RD APT 1009 SCOTTSDALE, AZ 85250</p>	<p>7-2-20-R</p> <p>PEEREBOOM WAYNE H & ANN M 11 VILLONE DR LEEDS, MA 01053</p>	<p>7-2-21-R</p> <p>MARZILLI JEAN M 34 WORCESTER SQUARE, UNIT 3 BOSTON, MA 02118</p>
<p>7-2-22-R</p> <p>AZULAY JANET A & RICHARD A 12 COBB AVE KINGSTON, MA 02364</p>	<p>7-2-23-R</p> <p>KEARNEY BARBARA ANNE PO BOX 977 N TRURO, MA 02652</p>	<p>7-2-24-R</p> <p>ROBERTS JENNIFER J 1831 DUFFIELD LN ALEXANDRIA, VA 22307</p>
<p>7-2-25-R</p> <p>LEE STANLEY W & HAYES PETER J 55B BROOKLINE ST CAMBRIDGE, MA 02139</p>	<p>7-2-26-R</p> <p>DE ANDRADE PETER PO BOX 210 NO TRURO, MA 02652</p>	<p>7-2-27-R</p> <p>MOORE JEAN C 100 BALDWIN ST, UNIT 1 CHARLESTOWN, MA 02129</p>
<p>7-2-28-R</p> <p>LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND 2 WORCESTER SQUARE #A BOSTON, MA 02118</p>	<p>7-2-29-R</p> <p>SERVEDIO CHRISTINE 98 OSTEND RD ISLAND PARK, NY 11558</p>	<p>7-2-30-E</p> <p>SUTTON PLACE CONDO TRUST 503 SHORE RD NO TRURO, MA 02652</p>
<p>7-5-1-R</p> <p>HAN SHIXIN 12 KELLY FARM WAY BURLINGTON, MA 01803</p>	<p>7-5-2-R</p> <p>BEINER RAYMOND & NANCY LUZ 6 PINEBROOK LOOP HOPEWELL JUNCTION, NY 12533</p>	<p>7-5-3-E</p> <p>SMILE MASS, INC. PRES: LOTTE DIOMEDE 66 DUDLEY ROAD SUDBURY, MA 01776</p>
<p>7-5-4-R</p> <p>CONNOR MITCHELL REALTY TRUST C/O GELDER III JAMES H 35 YORK ST ANSONIA, CT 06401</p>	<p>7-5-5-R</p> <p>STOCKS SUSAN E 722 GARLAND RD DEXTER, ME 04930</p>	<p>7-5-6-R</p> <p>FRANCO AMERICO & OLGA 46 WINDSOR TERRACE YONKERS, NY 10701</p>
<p>7-5-7-R</p> <p>SPINA PETER B 11 SEVEN SPRINGS LN #208 BURLINGTON, MA 01803</p>	<p>7-5-8-R</p> <p>LOPEZ ALBA 33 STANDISH ST CAMBRIDGE, MA 02138</p>	<p>7-5-9-R</p> <p>CARR-DREYFUSS JT REV TRUST C/O GALLO NANCY 17 OLD SAUGATUCK RD NORWALK, CT 06855</p>
<p>7-5-10-R</p> <p>MAZZOLA DONNA M & LUNNY SANDRA J 267 ADAMS ST NEWTON, MA 02458-1351</p>	<p>7-5-11-E</p> <p>BAYBEACH TOWNHOMES CONDO TR 544 SHORE RD NO TRURO, MA 02652</p>	<p>7-6-0-R</p> <p>BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL 18 BACON ST WINCHESTER, MA 01890-3809</p>
<p>7-7-1-R</p> <p>TORTORA-BRIGMAN ELAINE 356 BEECH ST ROSLINDALE, MA 02131</p>	<p>7-7-2-R</p> <p>63 MYRTLE AVENUE LLC BELLAIRS IV CLEMENT K AGENT 115 EDEN ROAD STAMFORD, CT 06907</p>	<p>7-7-3-R</p> <p>PERUMALU ANIL & KERNS MICHAEL 425 MASSACHUSETTS AVE, U 1609 CAMBRIDGE, MA 02139</p>

<p>7-7-4-R</p> <p>HDSL STEARNS REALTY TRUST TRS: PAULA PTAS LEWIS 30 STEARNS ROAD WEST ROXBURY, MA 02132</p>	<p>7-7-5-R</p> <p>MCSWEEN SALLY M 240 DALE ST SYRACUSE, NY 13208</p>	<p>7-7-6-R</p> <p>FLANNERY MICHAEL 30 PENNS HILL RD QUINCY, MA 02169</p>
<p>7-7-7-E</p> <p>EBB TIDE ON THE BAY CONDO TR 538 SHORE RD NO TRURO, MA 02652</p>	<p>7-8-1-R</p> <p>WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN 21 SNOW HILL ST BOSTON, MA 02113</p>	<p>7-8-2-R</p> <p>BOYNTON EMILY PO BOX 339 PROVINCETOWN, MA 02657</p>
<p>7-8-3-R</p> <p>JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN 4 BRIDGEVIEW TERRACE KITTERY, ME 03904</p>	<p>7-8-4-R</p> <p>SCOUTS LLC PO BOX 1107 SO ORLEANS, MA 02662</p>	<p>7-8-5-R</p> <p>MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL 621 NE 22ND DRIVE WILTON MANORS, FL 33305</p>
<p>7-8-6-R</p> <p>GALLAGHER REALTY TRUST TRS:GALLAGHER JOSEPH M & DIANE 120 PAGE ROAD BEDFORD, MA 01730</p>	<p>7-8-7-R</p> <p>SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420</p>	<p>7-8-8-R</p> <p>SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420</p>
<p>7-8-9-R</p> <p>SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420</p>	<p>7-8-10-R</p> <p>PASCALE LISA A & BISESI JOANN 298 MENDON RD NORTH SMITHFIELD, RI 02896</p>	<p>7-8-11-R</p> <p>SEA PERCH REALTY TRUST C/O ALBERGHETTI PAUL G 4046 WOKING WAY LOS ANGELES, CA 90027</p>
<p>7-8-12-R</p> <p>MALER WILLIAM STEVEN & LIQUORI ANTHONY 45 WEST 3RD ST, UNIT 511 BOSTON, MA 02127</p>	<p>7-8-13-R</p> <p>MALER WILLIAM S & LIQUORI ANTHONY P 45 WEST THIRD ST, UNIT 511 BOSTON, MA 02127</p>	<p>7-8-14-R</p> <p>SULLIVAN EDWARD & PAMELA 110 FIRST AVE#601 CHARLESTOWN, MA 02129</p>
<p>7-8-15-R</p> <p>SHEA DENNIS M & SCHNELLER KAREN K 218 LOWELL ST READING, MA 01867</p>	<p>7-8-16-R</p> <p>GONSALVES LISA M 69 SHERIDAN ST JAMAICA PLAIN, MA 02130</p>	<p>7-8-17-R</p> <p>SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA 1148 HIGHLAND GREENS DR VENICE, FL 34285</p>
<p>7-8-18-R</p> <p>STUART S FAY TRUST & BEATRICE M FAY TRUST 580 PEARL HILL ROAD FITCHBURG, MA 01420</p>	<p>7-8-19-E</p> <p>SUTTON PLACE CONDO TRUST 522 SHORE RD NO TRURO, MA 02652</p>	

SITE PLANS

PLAN BOOK 161 3008

ZONING NOTES: (EXISTING)
 1. THIS PROPERTY LIES WITHIN ZONE: Beach Point Limited Business
 2. NO. OF PRINCIPAL BUILDINGS: 3
 3. NO. OF ACCESSORY BUILDINGS: 0
 4. LOT COVERAGE: 27.8% (3960 sq.ft.)
 Building 1: 952 sq.ft. - Building 2: 628 sq.ft. - Building 3: 1200 sq.ft.
Decks (Includes Covered Porches/Decks) total: 1180 sq.ft.
 5. GREEN SPACE: 47.7% (6786 sq.ft.)
 Buildings (total): 3960 sq.ft. - Stone Parking Area: 3058 sq.ft.
 Wood Boardwalks: 420 sq.ft.
 6. LOT AREA: 14,224 sq.ft.



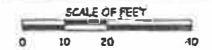
NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 2500100177 FOR THE TOWN OF TRURO COMMUNITY NO. 235222 DATED JULY 16, 2014.

NOTE: * 14.95' DENOTES SPOT ELEVATION.

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

NOTE: DATUM "NAD 83" IS USED.

REFERENCE: PLAN BOOK 431 PAGE 93
 PLAN BOOK 348 PAGE 97
 PLAN BOOK 263 PAGE 56
 DEED BOOK 30288 PAGE 288

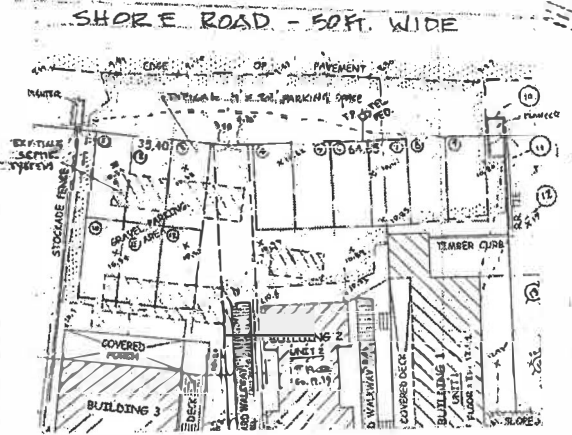
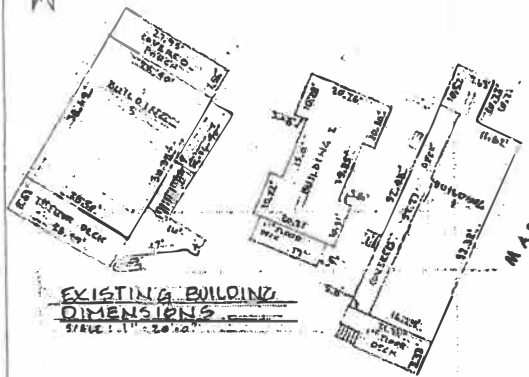
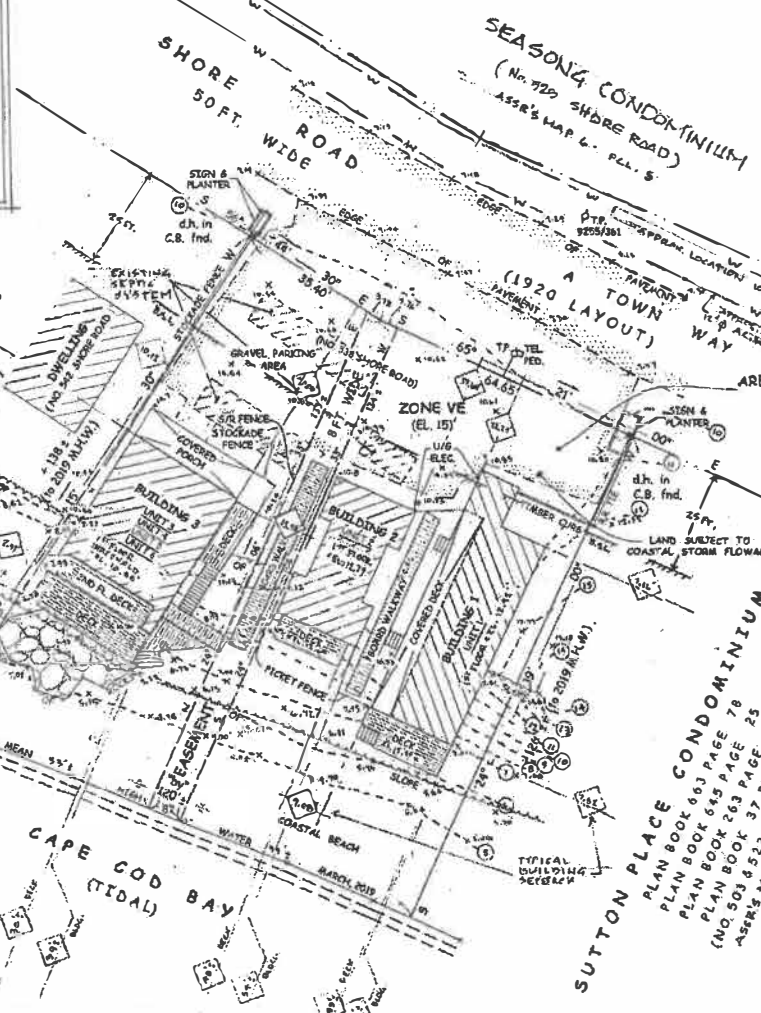


EXISTING SITE PLAN OF LAND IN (NORTH) TRURO AS PREPARED FOR EBB TIDE ON THE BAY CONDOMINIUM (NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT. SEPTEMBER, 2020.

WILLIAM N. ROGERS PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 41 OFF CEMETERY ROAD, PROVINCE TOWN, MASS. 508.487.1565 / 508.487.5809 FAX

SE.1



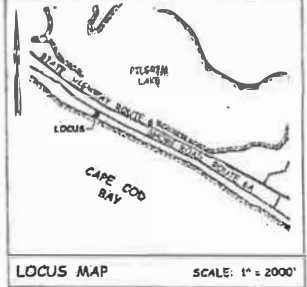
GENERAL NOTES:

- Datum = 1988 N.A.V.D.
- Buildings 1, 2 & 3 to be raised in accordance with MA. State Building Code, 9th Edition (2015 IRC & IRC w/ MA Amendments), 2018 AWC Prescriptive Residential Wood Deck Construction Guide, 2015 IECC, FEMA Technical Bulletin 348 - Protecting Building Utilities From Flood Damage & FEMA Technical Bulletin 449 - Home Builder's Guide To Coastal Construction.
- MA. State Building Code, 9th Edition (2015 IRC w/MA Amendments), Section R322.1.4 requires: For "V" Zones, the design flood elevation (DFE) shall be the base flood elevation (BFE) + Elev. BFE (EL 15) + 2 feet = EL 17 (DFE).
- Section R322.3 requires: "bottom of lowest portion of horizontal members...to be Elevated to the DFE".
- Buildings to be moved up to the 25 foot Front Yard setback line.
- Buildings to have timber pile foundations.
- All disturbed areas to be regraded with beach sand & revegetated immediately after construction with native plants & shrubs - American beach grass, Rugosa rose, etc.
- All roof runoff to be directed to subsurface drains - use Flo-well system by NDS or equal.

ZONING NOTES: (PROPOSED)

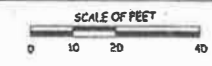
- THIS PROPERTY LIES WITHIN ZONE: Beach Point Limited Business
- NO. OF PRINCIPAL BUILDINGS: 3
- NO. OF ACCESSORY BUILDINGS: 0
- LOT COVERAGE: 27.8% (4112 sq. ft.)
Building 1: 1092 sq.ft. - Building 2: 710 sq.ft. - Building 3: 1102 sq.ft.
Decks (Includes Covered Porches) total: 1180 sq.ft.
- GREEN SPACE: 30.1% (7192 sq.ft.)
Buildings (total): 4112 sq.ft. - Stone Parking Area: 2500 sq.ft.
Wood Boardwalks: 420 sq.ft.
- LOT AREA: 14,224 sq.ft.

NOT TO SCALE TO SHEET 1.P. FOR BUILDING SETBACKS & HEIGHT REGULATIONS



- NOTE:** ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE:** EXISTING AND PROPOSED USE: RESIDENTIAL.
- NOTE:** ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- NOTE:** ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WEEL SYSTEMS, OR EQUAL).
- NOTE:** FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO 23001C0117J FOR THE TOWN OF TRURO COMMUNITY NO. 235222 DATED JULY 16, 2014.
- NOTE:** THIS PROPERTY IS COVERED BY UNDERGROUND ELECTRIC SERVICE.
- NOTE:** x 4.55' DENOTES SPOT ELEVATION.
- NOTE:** ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE:** DATUM = 1988 N.A.V.D.

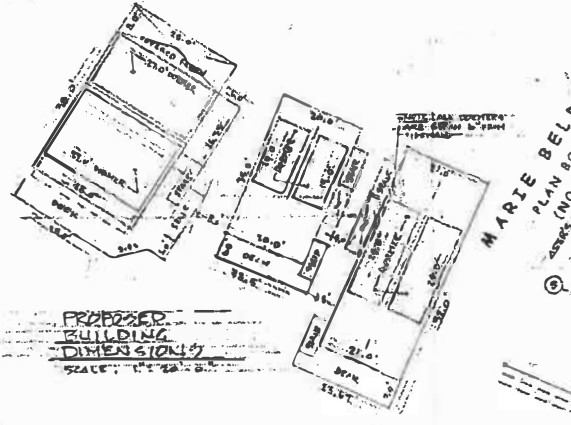
REFERENCE: PLAN BOOK 431 PAGE 93
PLAN BOOK 348 PAGE 97
PLAN BOOK 263 PAGE 56
DEED BOOK 30288 PAGE 288



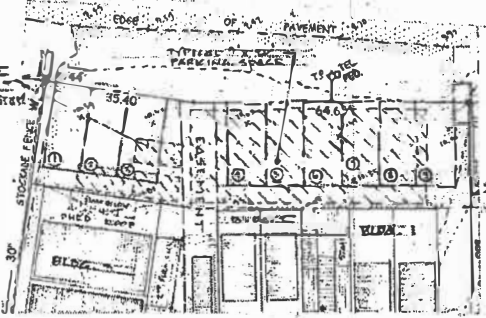
PROPOSED
SITE PLAN OF LAND
IN
(NORTH) TRURO
AS PREPARED FOR
EBB TIDE ON THE BAY
CONDOMINIUM
(NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT. DATE: 11/20/20

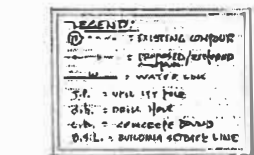
WILLIAM N. ROGERS SP.1
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
508.467.1565 / 508.467.5809 FAX



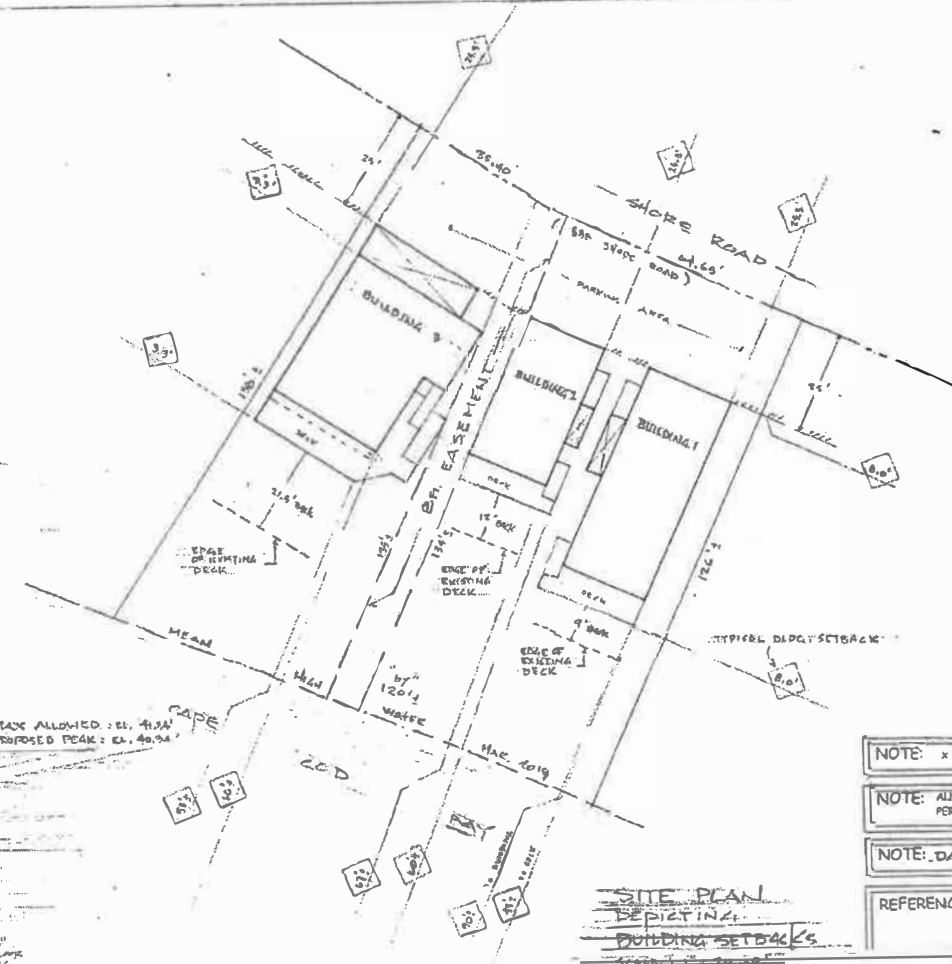
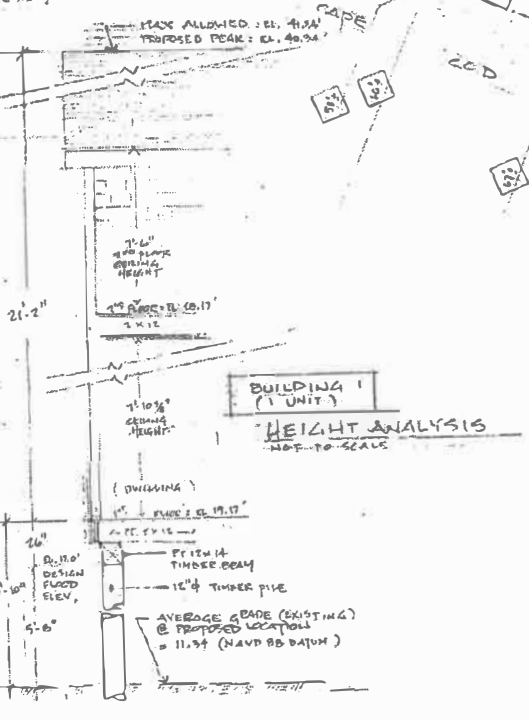
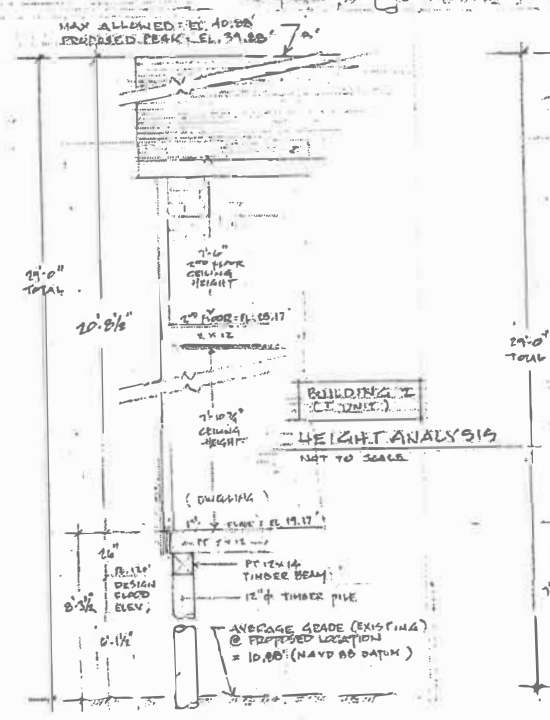
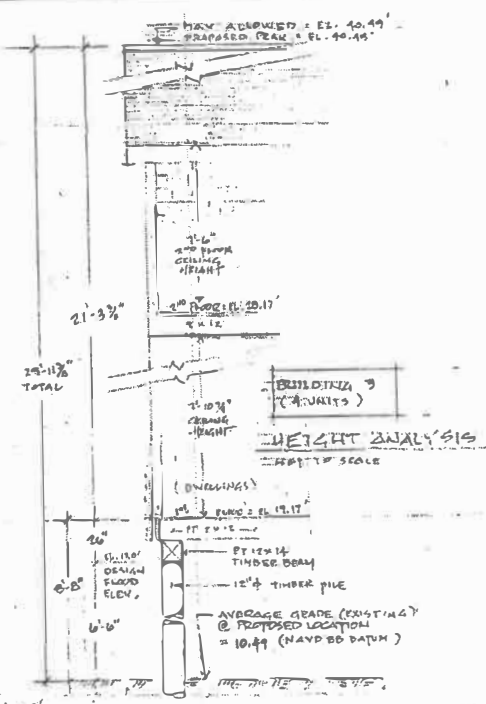
SHORE ROAD - 50 FT. WIDE



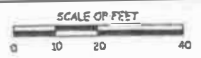
DETAIL OF PROPOSED PARKING
SCALE: 1" = 20'



11/20/20



- NOTE: x 14.55' DENOTES SPOT ELEVATION.
- NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE: DATUM = 1988 N.A.V.D.
- REFERENCE: PLAN BOOK 431 PAGE 93
PLAN BOOK 348 PAGE 97
PLAN BOOK 283 PAGE 55
DEED BOOK 30288 PAGE 288



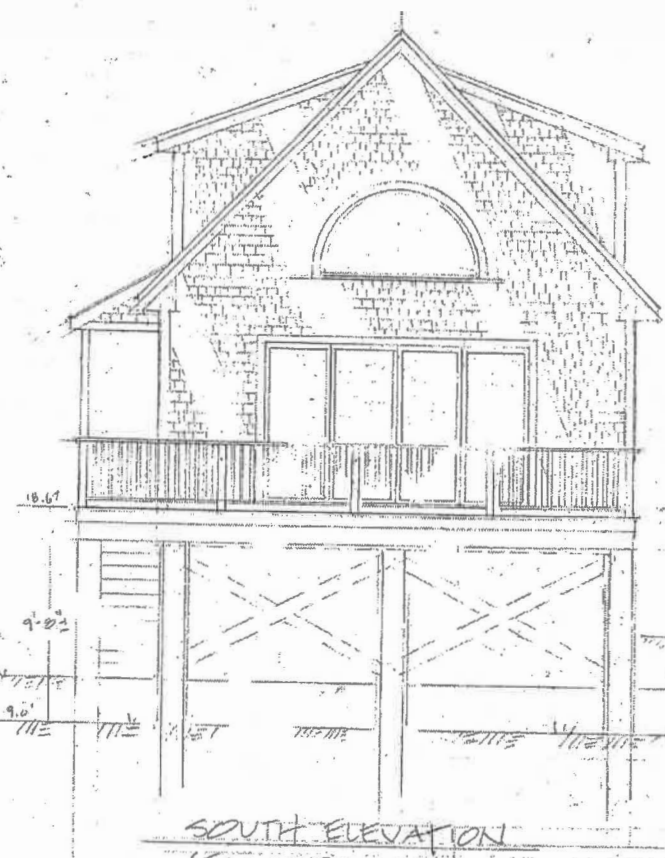
**PROPOSED
SITE PLAN & HEIGHT ANALYSIS
IN
(NORTH) TRURO
AS PREPARED FOR
EBB TIDE ON THE BAY
CONDOMINIUM
(NO. 538 SHORE ROAD)**

SCALE: 1 IN. = 20 FT. SEPTEMBER, 2020

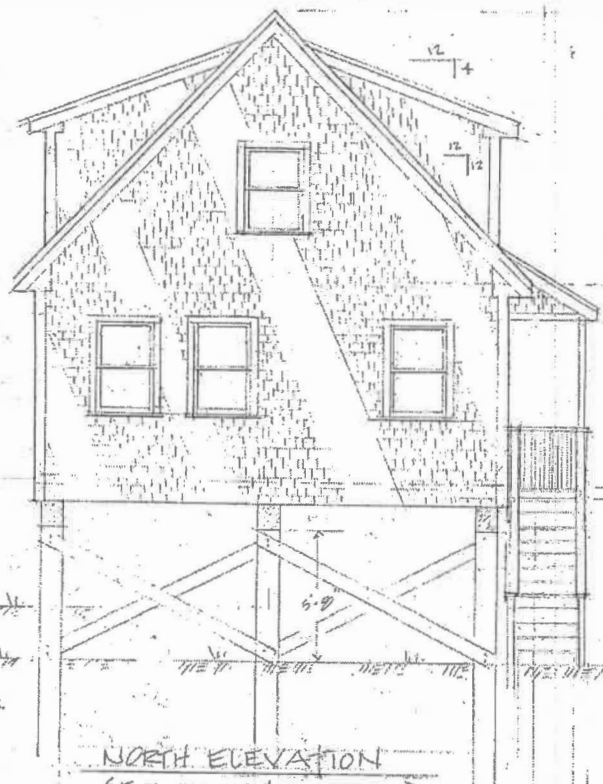
WILLIAM N. ROGERS **SP.2**
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINGTOWN, MASS
508.487.1565 / 508.487.5609 FAX



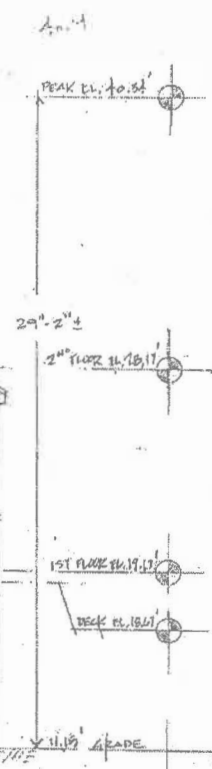
BUILDING PLANS



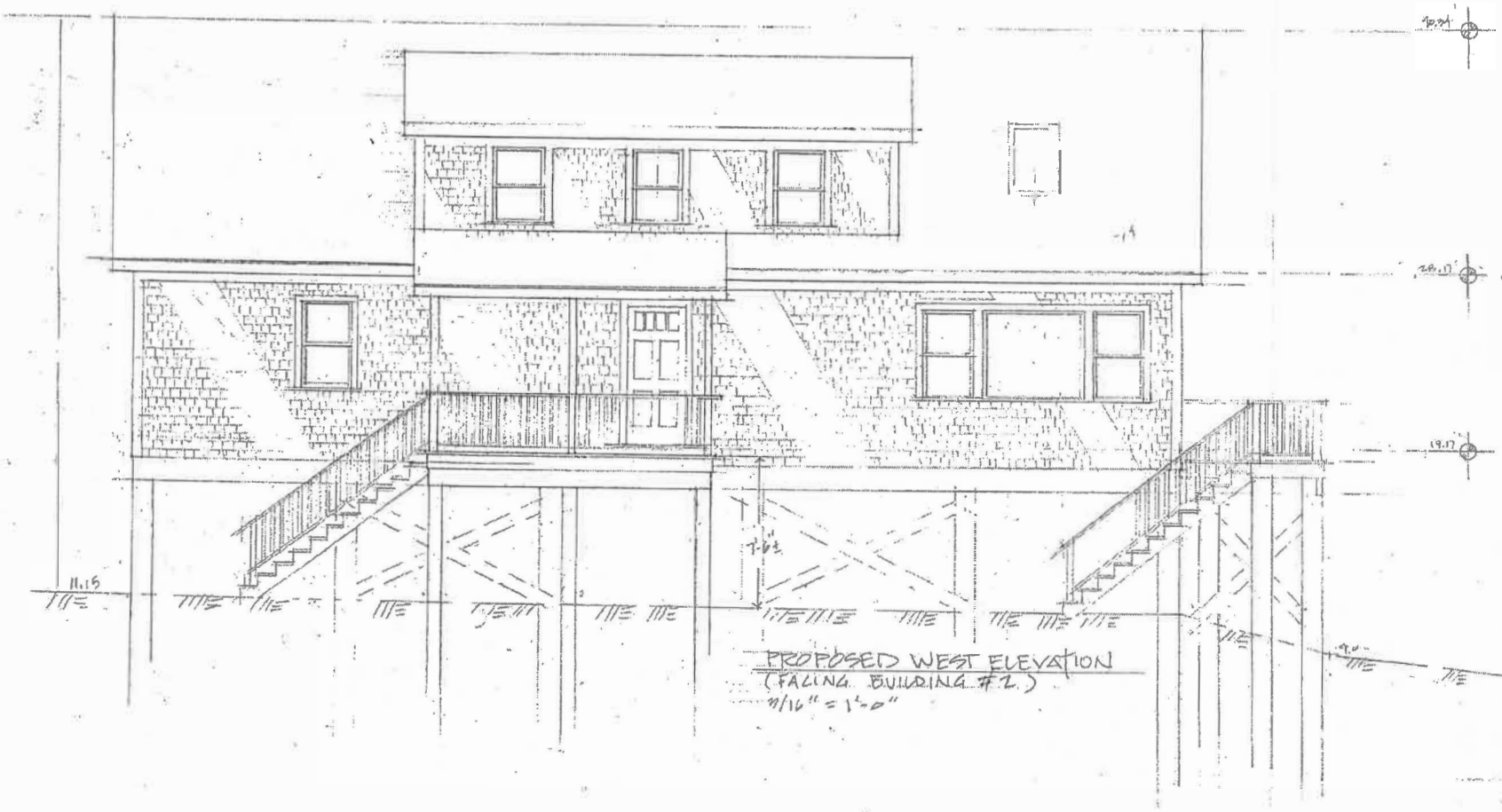
SOUTH ELEVATION
(FACING BEACH)
3/16" = 1'-0"



NORTH ELEVATION
(FACING SHORE ROAD)
3/16" = 1'-0"



<p>EBBESIDE ON THE BAY CONDOMINIUM NO. 538 SHORE ROAD NORTH TRURO, MA. UNIT # 1 TAXES: ASSESSED MAR 7, PARCEL 7</p>
<p>William N. Rogers II. Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Old Cemetery Road Provincetown MA 02657 (508) 487-1565 / (508) 487-5809 fax Email: wnr@verizon.net</p>
<p>PROPOSED ELEVATIONS NORTH SOUTH</p>
<p>SCALE OF FEET 0 5 10</p> <p>SCALE: 3/16" = 1'-0" DATE: DEC, 2019 DRAWN: AW JOB NO.: T-19-02130 REVISION:</p>
<p>T-A-I</p>



EBBLIDE ON THE BAY
CONDOMINIUM
NO. 53 B SHORE ROAD
NORFOLK TRURO, MA.
BUILDING #1
10055-485505514P 7, PRJ004-1

William N. Rogers II.
Civil Engineers & Land Surveyors
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Planning
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Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr0gers2@verizon.net

PROPOSED
WEST
ELEVATION

SCALE: 1/16" = 1'-0"

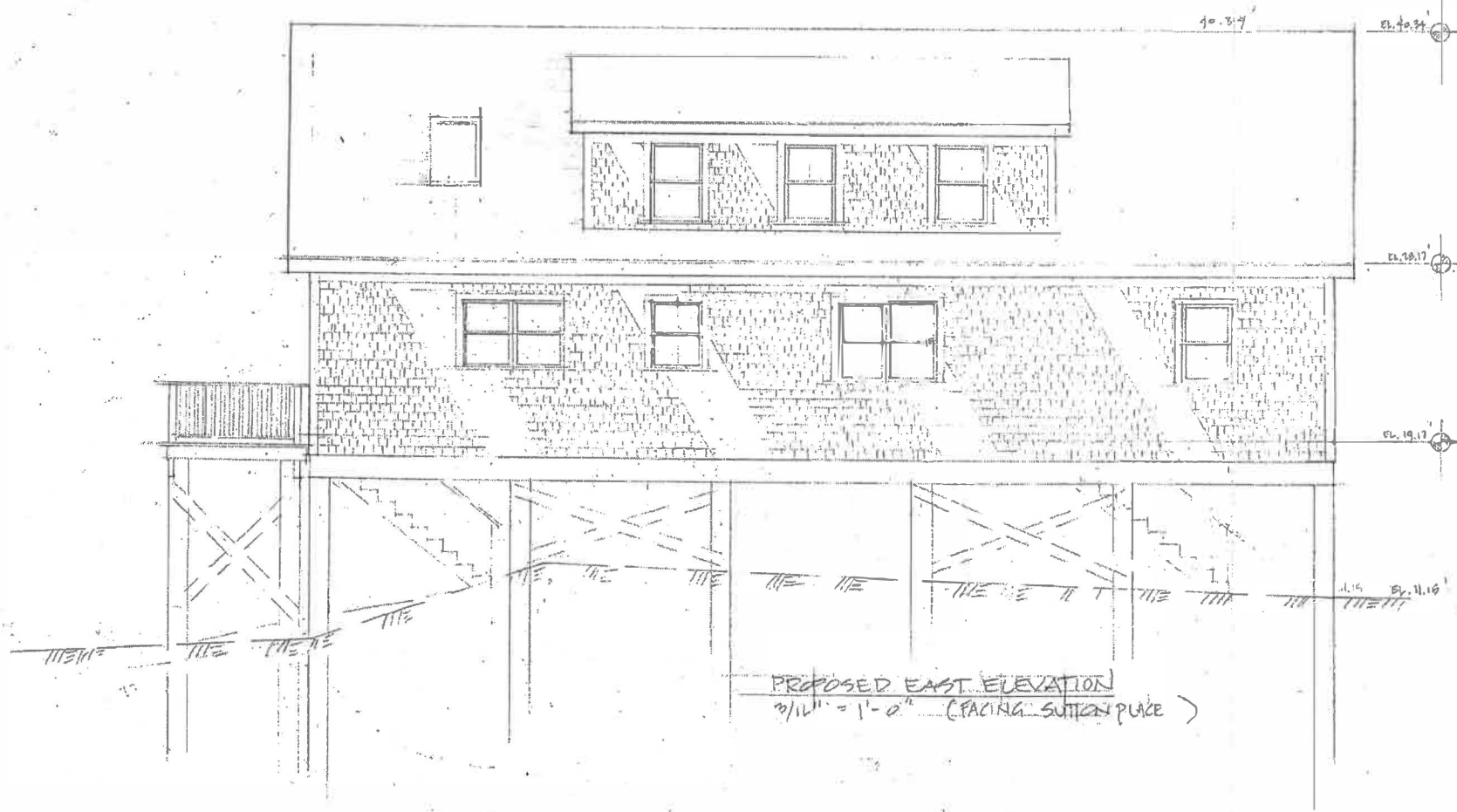
DATE: DEC 2019

DRAWN: [Signature]

JOB NO.: T-19-0713D

REVISION:

1-A-2



PROPOSED EAST ELEVATION
 3/16" = 1'-0" (FACING SUTTON PLACE)

EBBtide ON THE BAY
 CONDOMINIUM
 NO. 133 B SHORE ROAD
 NORTH TRURO, MA
 BUILDING #1
 15005 T-ASSESSORS MAP 7, PARCEL 1

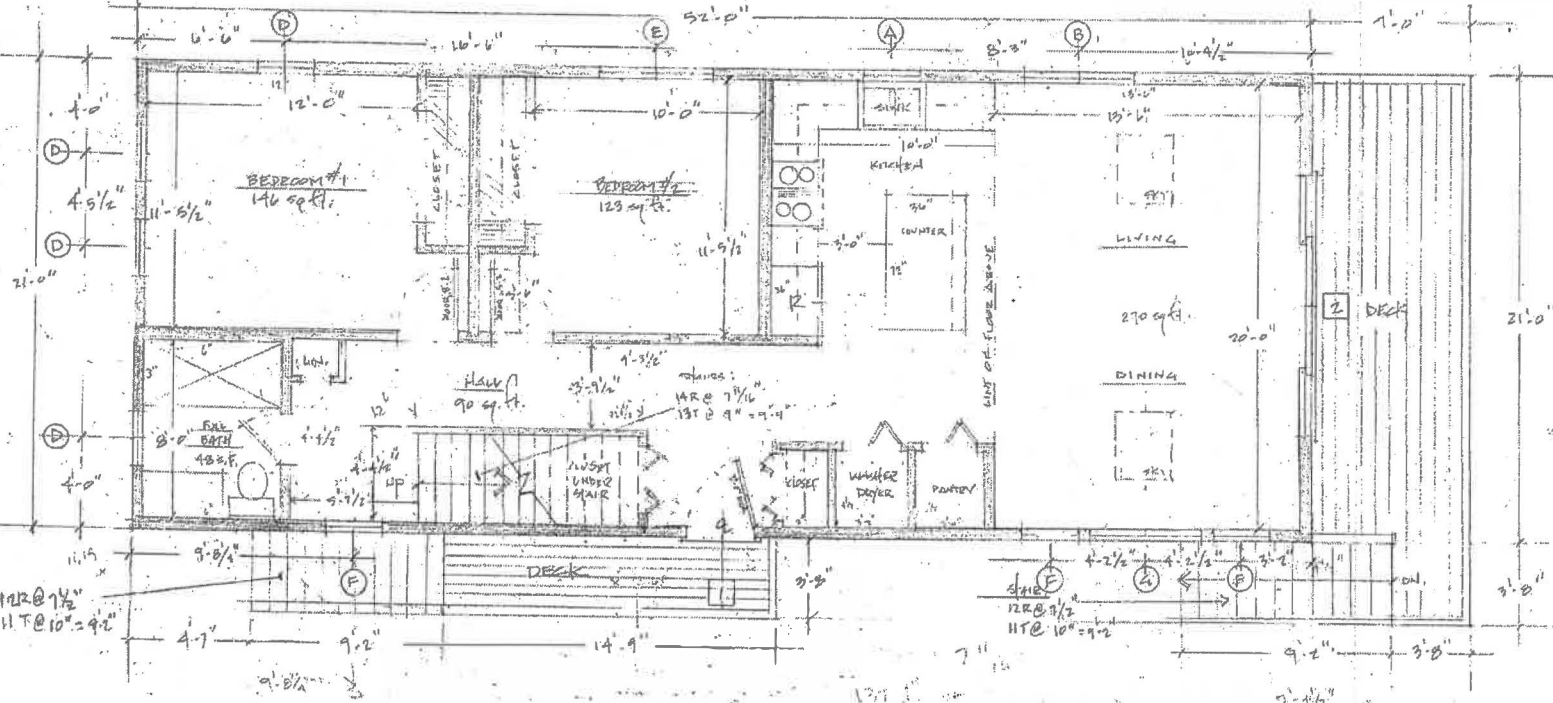
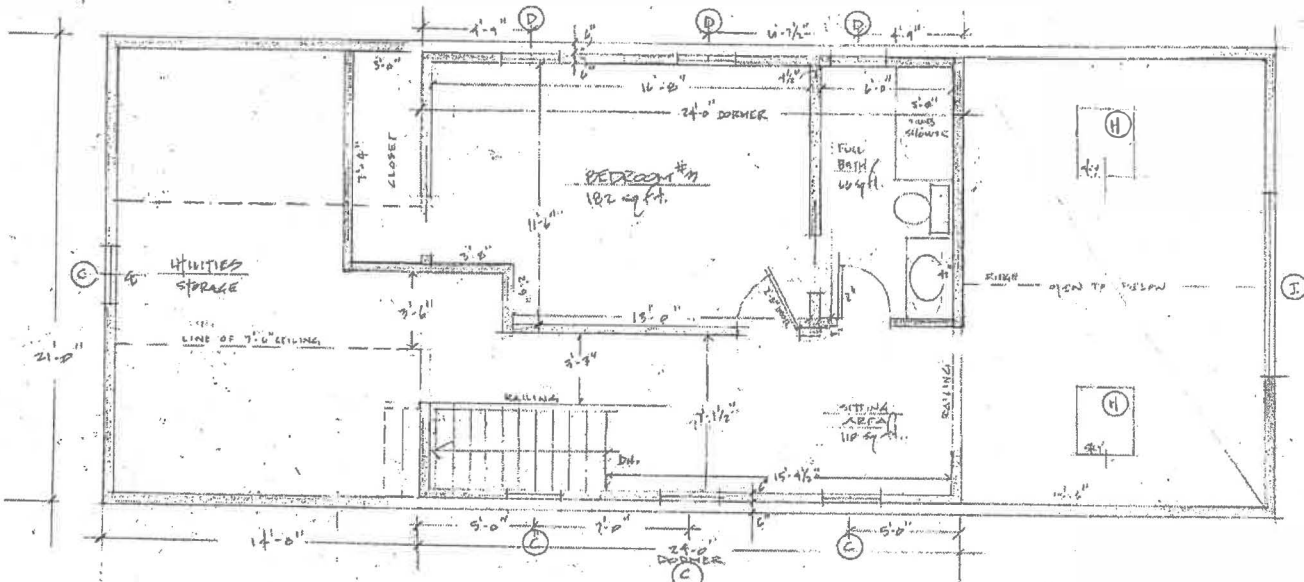
William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnrrogus2@verizon.net

PROPOSED
 EAST
 ELEVATION

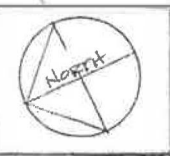
SCALE OF ARCH.
 0 1 2 3 4 5 6 7 8 9 10
 FEET

SCALE: 3/16" = 1'-0"
 DATE: DEC, 2017
 DRAWN: GT
 JOB NO.: J-19-0773D
 REVISION:

1-A.11



STAIR = 12R @ 1 1/2"
HT @ 10" = 9'-2"



SEBRIDE ON THE BAY
CONDOMINIUM
NO. 53 B SHORE ROAD
NORTH TRURO, MA.
BUILDING #

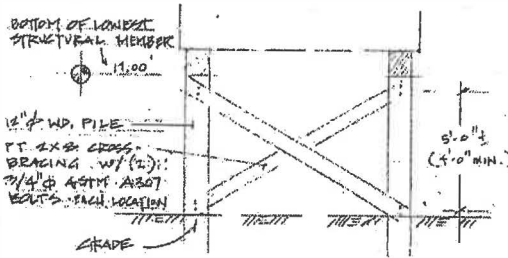
William N. Rogers II.,
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 482-1565 / (508) 487-5809 fax
Email: wnrrogers2@verizon.net

PROPOSED
1ST & 2ND
FLOOR PLANS

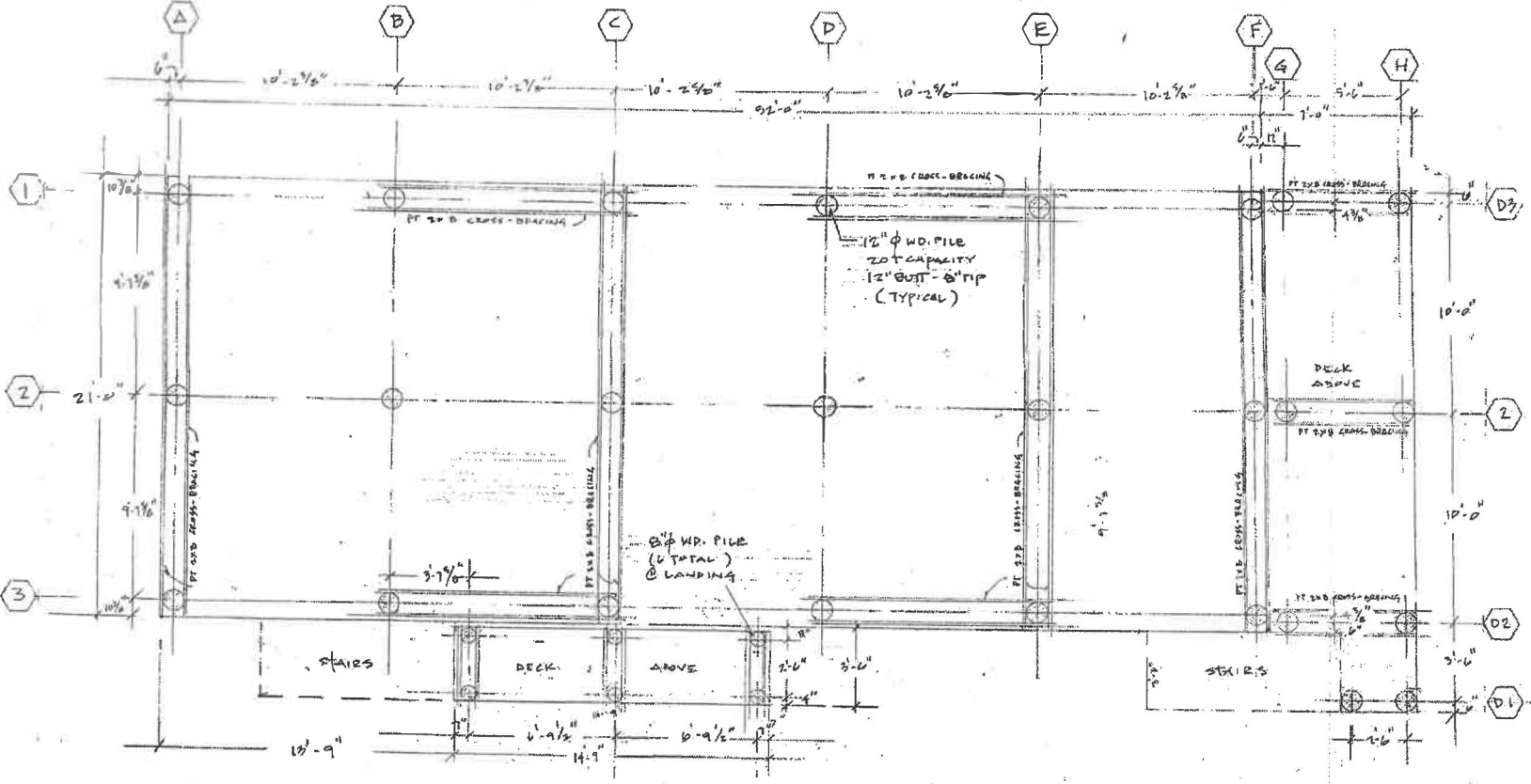


SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: ZPL
JOB NO. T-19-0173D
REVISION:

1-A.4



1 TYPICAL CROSS-BRACING DETAIL
SCALE: 3/16" = 1'-0"



PROPOSED TIMBER PILE FOUNDATION
SCALE: 3/16" = 1'-0"



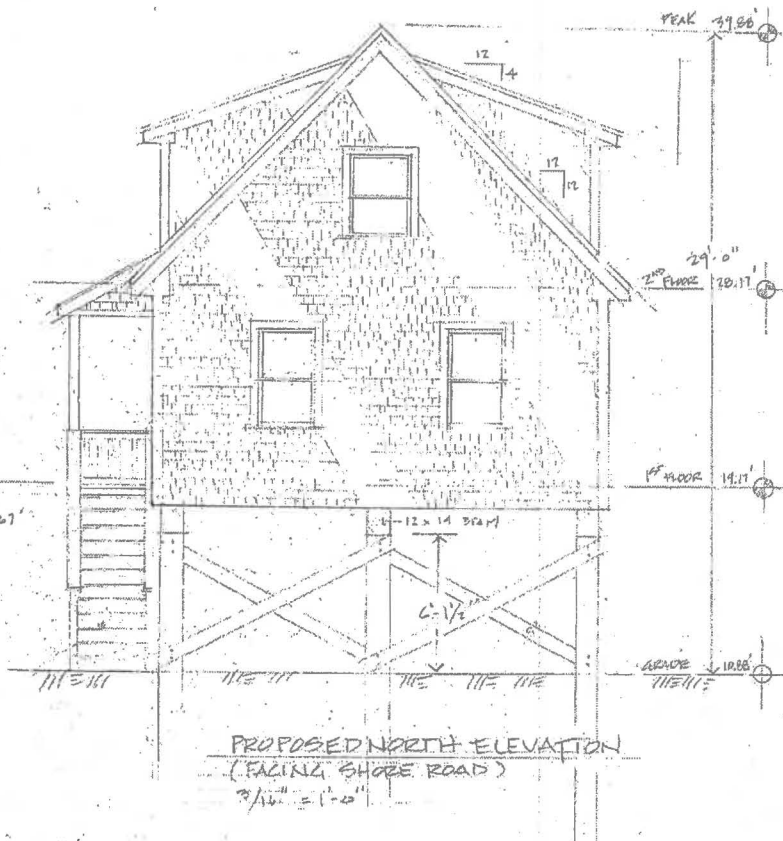
EBBESIDE ON THE BAY
CONDOMINIUM
NO. 53 B SHORE ROAD
NORTH TRURO, MA.
BUNNING

William N. Rogers II,
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Building and Structural Design
Planning
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Provincetown, MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr@rogers2@verizon.net

FOUNDATION
PLAN
DETAILS

SCALE: AS NOTED
DATE: DEC. 2019
DRAWN: ZCL
JOB NO.: T-19-0778D
REVISION:

1-A.5



EBBULIDE ON THE BAY CONDOMINIUM NO. 530 SHORE ROAD NPBETH TRURO, MA. BUILDING #2 MAPS: ASSESSOR'S MAP 7, PARCEL 7
William N. Rogers II, Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Off Cemetery Road Provincetown MA 02657 (508) 487-4565 / (508) 487-5809 fax Email: wnr@rogers2@verizon.net
PROPOSED ELEVATIONS NORTH & SOUTH
SCALE: 3/16" = 1'-0" DATE: DEC. 2019 DRAWN: CW JOB NO. T-19-01730 REVISION:
2-A.1

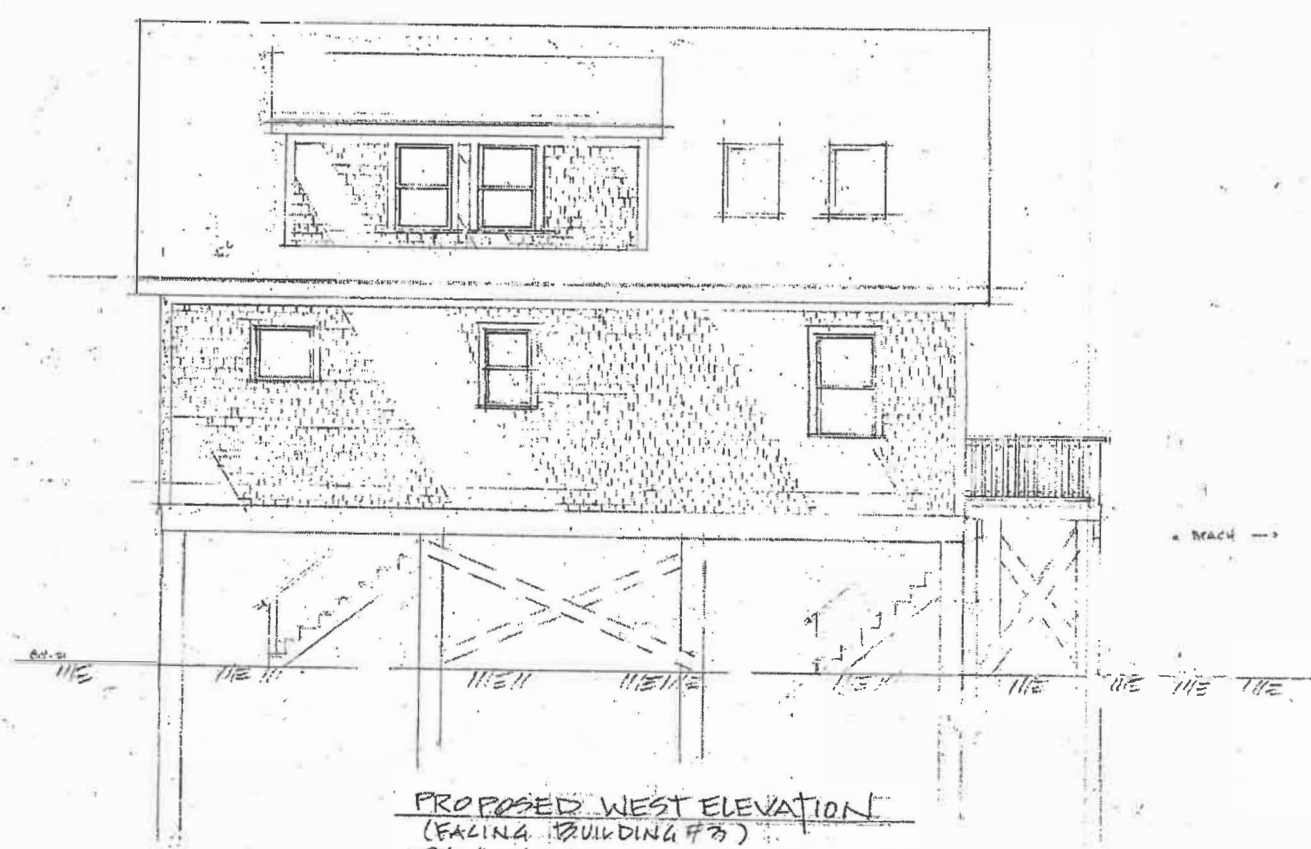
AD 8

1108



PROPOSED EAST ELEVATION
 (FACING BUILDING #1)
 3/16" = 1'-0"

<p>EBBETIDE ON THE BAY CONDOMINIUM NO. 538 SHORE ROAD NIDRETH TRURO, MA. BUILDING # 1 EXCISE: 48555003 PAR 7, PARCEL 1</p>
<p>William N. Rogers II - Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Off Cemetery Road Provincetown MA 02657 (508) 487-1585 / (508) 487-5809 fax Email: wvrogers2@verizon.net</p>
<p>PROPOSED EAST ELEVATION</p>
<p>SCALE: 3/16" = 1'-0" DATE: DEC., 2019 DRAWN: [Signature] JOB NO.: T-1920775D REVISION:</p>
<p>Z.A.Z</p>



PROPOSED WEST ELEVATION
 (FACING BUILDING #3)
 3/16" = 1'-0"

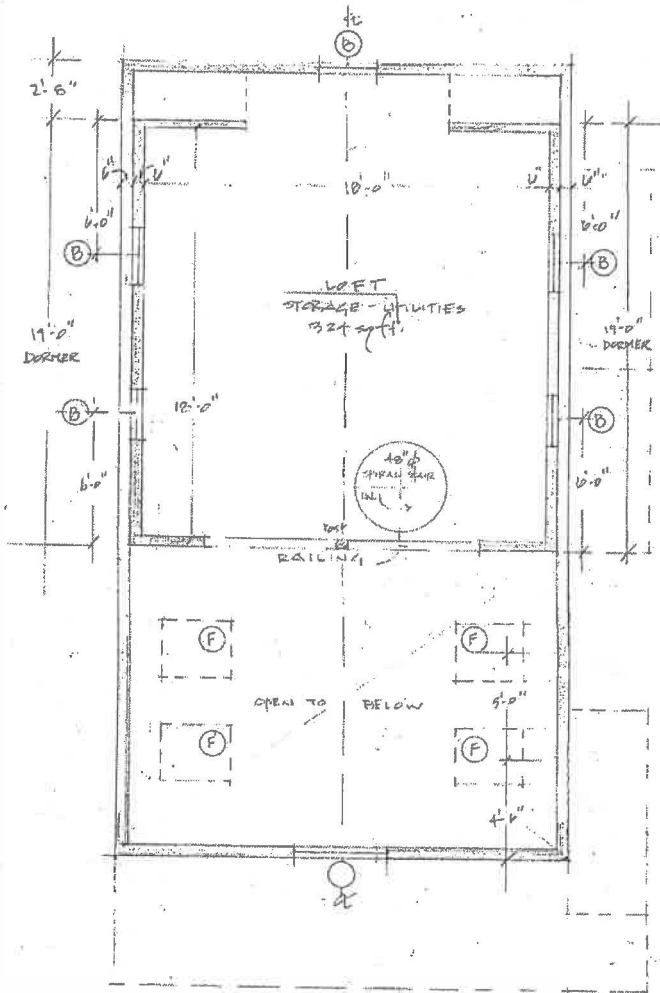
EBBIDE ON THE BAY
 CONDOMINIUM
 NO. 53 SHORE ROAD
 NORTH TRURO, MA.
 BUILDING #2
 PLANS: ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr0gers2@verizon.net

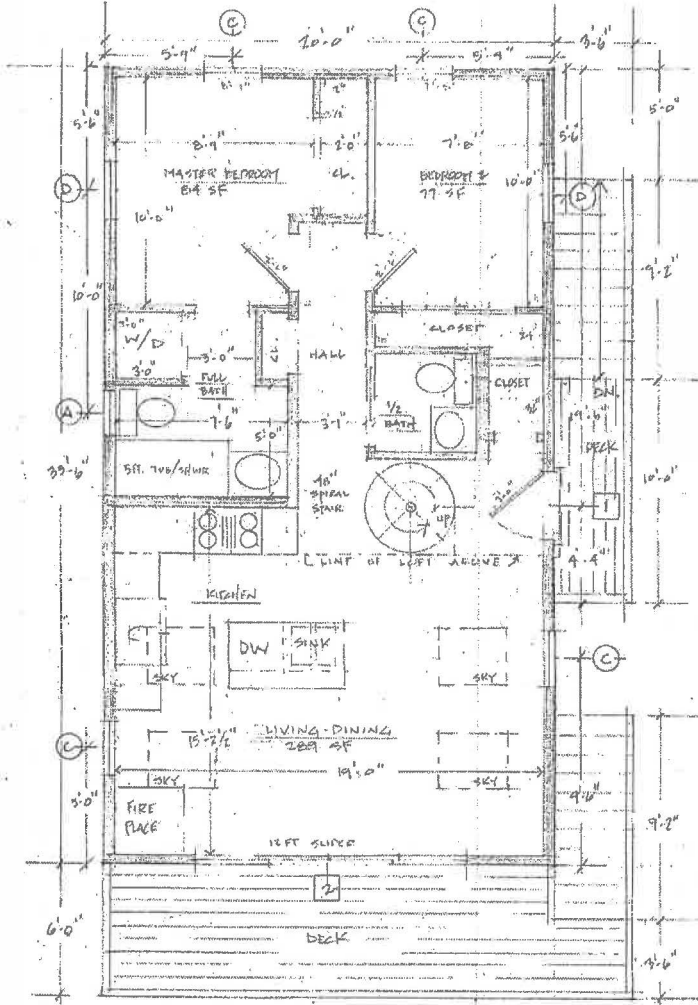
PROPOSED
 WEST
 ELEVATION

SCALE OF FEET
 0 1 2 3 4 5 6
 SCALE: 3/16" = 1'-0"
 DATE: DEC. 2018
 DRAWN: [signature]
 PROJ. NO. T-19-20130
 REVISION:

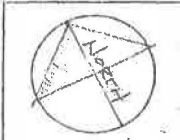
2-A-3



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EDGEHIDE ON THE BAY
CONDOMINIUM
NO. 53B SHORE ROAD
NORTH TRURO, MA.
BUILDING # 1

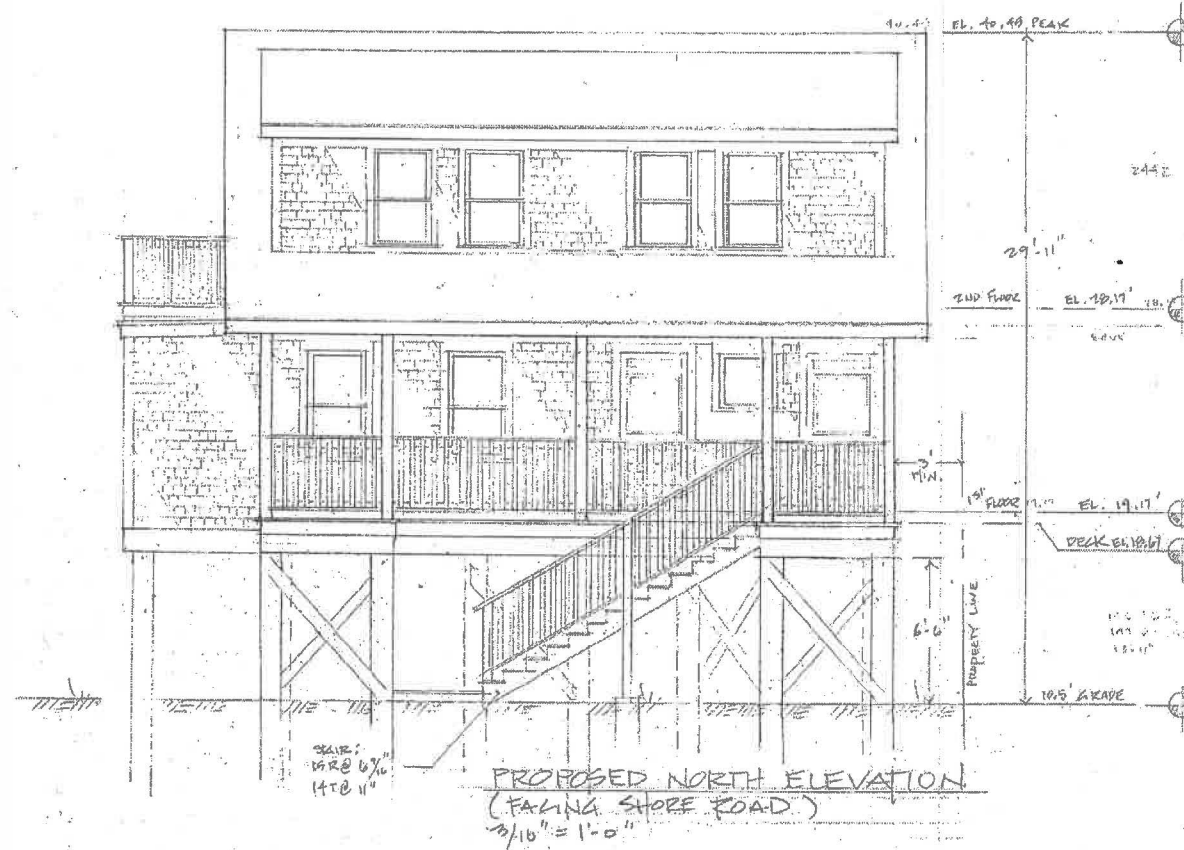
William N. Rogers II,
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 01957
(508) 487-1565 / (508) 487-5809 fax
Email: wvrogers2@verizon.net

PROPOSED
1ST & 2ND
FLOOR PLANS

SCALE OF FEET

SCALE: 3/16" = 1'-0"
DATE: DEC. 22, 2009
DRAWN: ZIF
JOB NO.: T-19-0775D
REVISION:

Z-A4



SEASIDE ON THE BAY
 CONDOMINIUM
 NO. 53B SHORE ROAD
 NORTH TRURO, MA.
 BUILDING #12
 14206-1-ASSESSOR'S MAP 7, PARCEL 1

William N. Rogers III
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 Email: wnr0gers2@verizon.net

PROPOSED
 NORTH
 ELEVATION

SCALE: 3/16" = 1'-0"
 DATE: DEC. 2019
 DRAWN: ZL
 JOB NO. T-19-0113-D
 REVISION:

3-A-1

2091



FEBTIDE ON THE BAY
CONDOMINIUM

NO. 578 SHORE ROAD
NORTH TRURO, MA.
BUILDING # 2

2005; ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II
Civil Engineers & Land Surveyors
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Planning
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Provincetown MA 02657
(508) 487-1565 / (508) 487-5509 fax
Email: wnrrogers2@verizon.net

PROPOSED
EAST
ELEVATION

SCALE OF FEET
0 3 6

SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWING: 41
JOB NO.: T-19-07730
REVISION:

3-A.2



PROPOSED SOUTH ELEVATION
(FACING BAY.) SCALE: 3/16" = 1'-0"

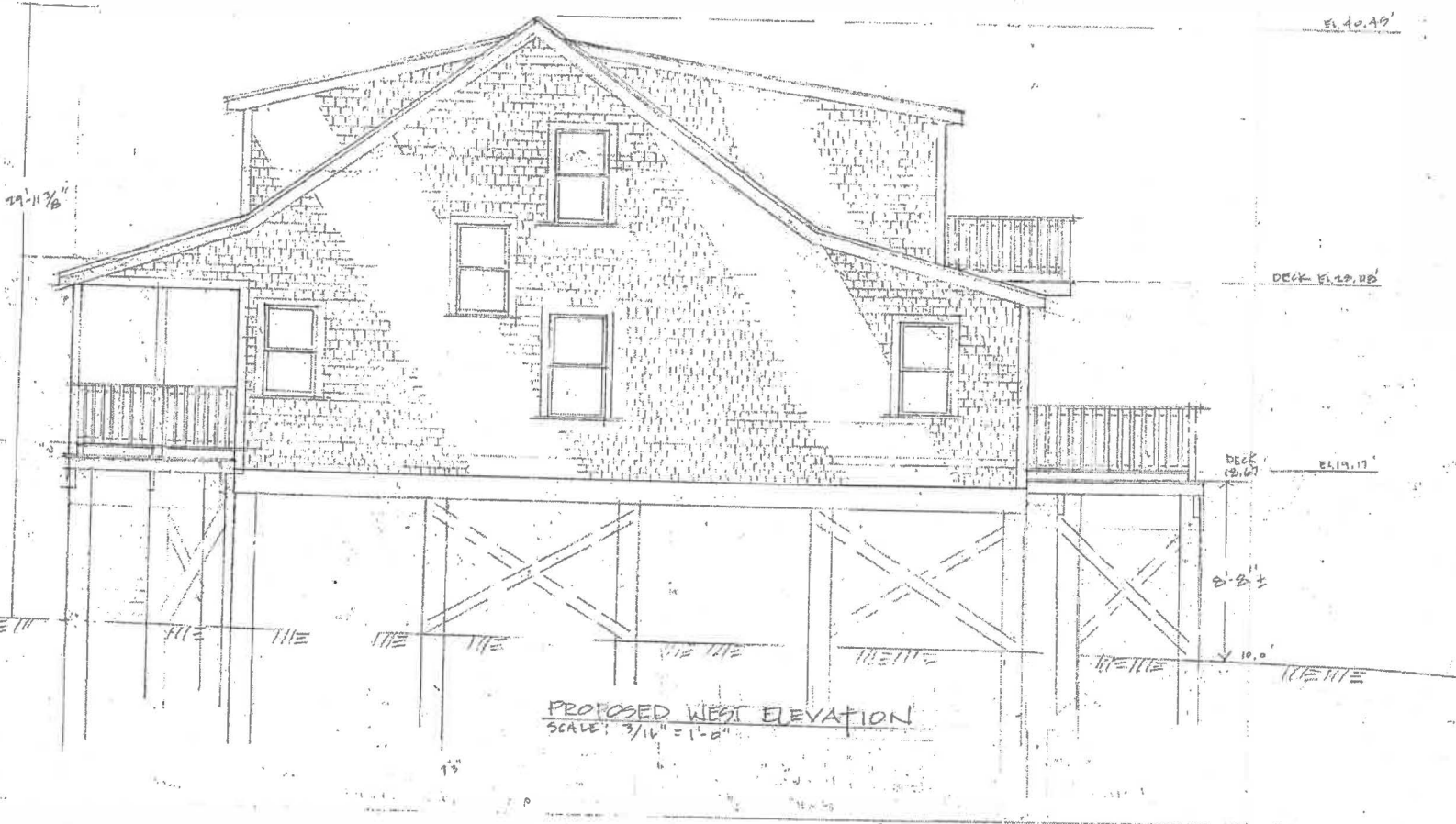
EBBIDE ON THE BAY
CONDOMINIUM
NO. 53 B SHORE ROAD
NORTH TRURO, MA.
BUILDING # 75
15205 - ASSESSOR'S MAP 7, PARCEL 7

William N. Rogers II.
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
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Provincetown, MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnrogers2@verizon.net

PROPOSED
SOUTH
ELEVATION

SCALE: 3/16" = 1'-0"
DATE: DEC 2019
DRAWN: 4L
JOB NO. T-19-0773D
REVISION:

3-A.7



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

EBBSIDE ON THE BAY
CONDOMINIUM
40, 53B EBBIDE ROAD
NORTH TRURO, MA.
BUILDING #5
LADDY: ASSESSORS MAP T, PARCEL 7

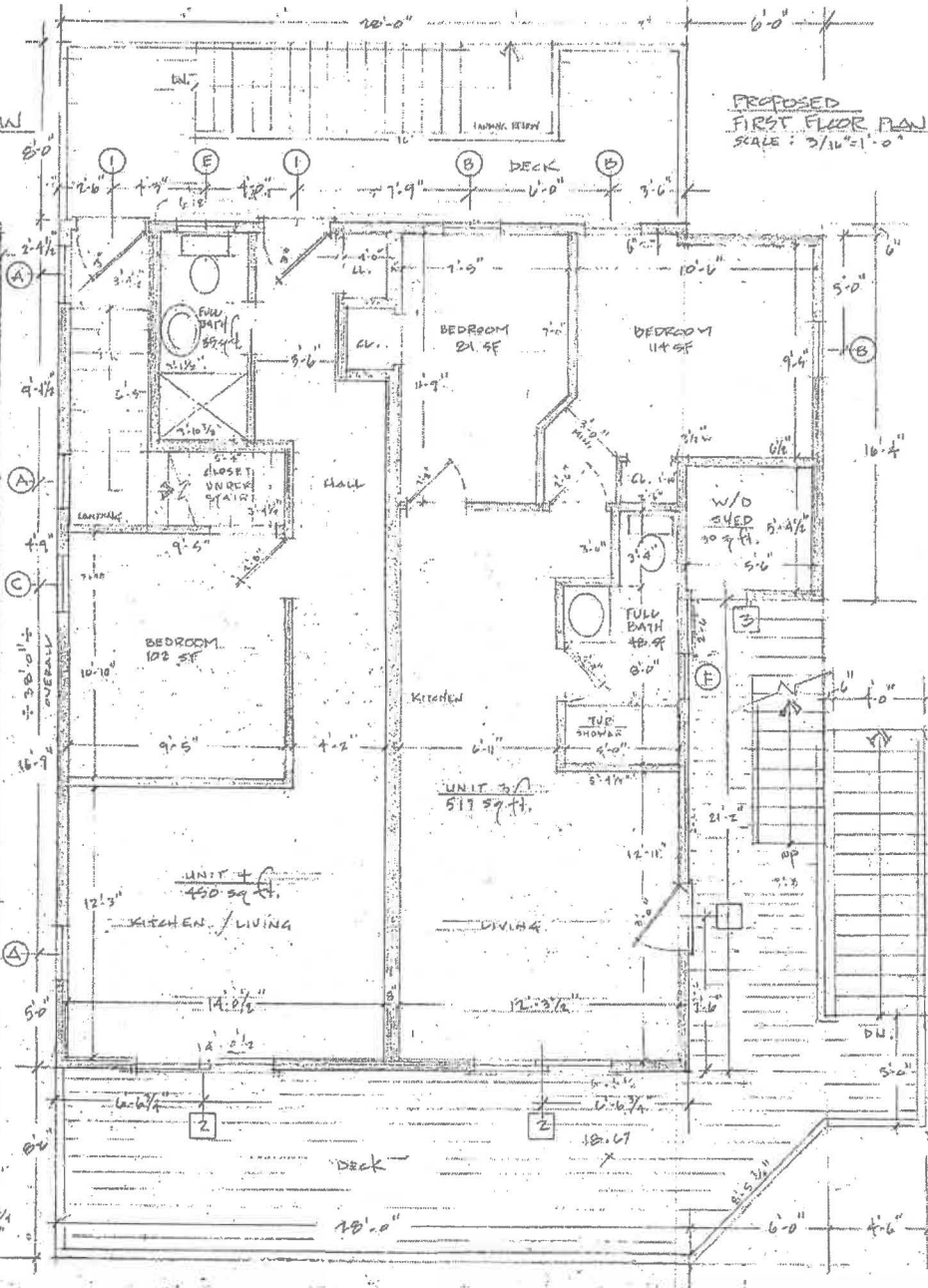
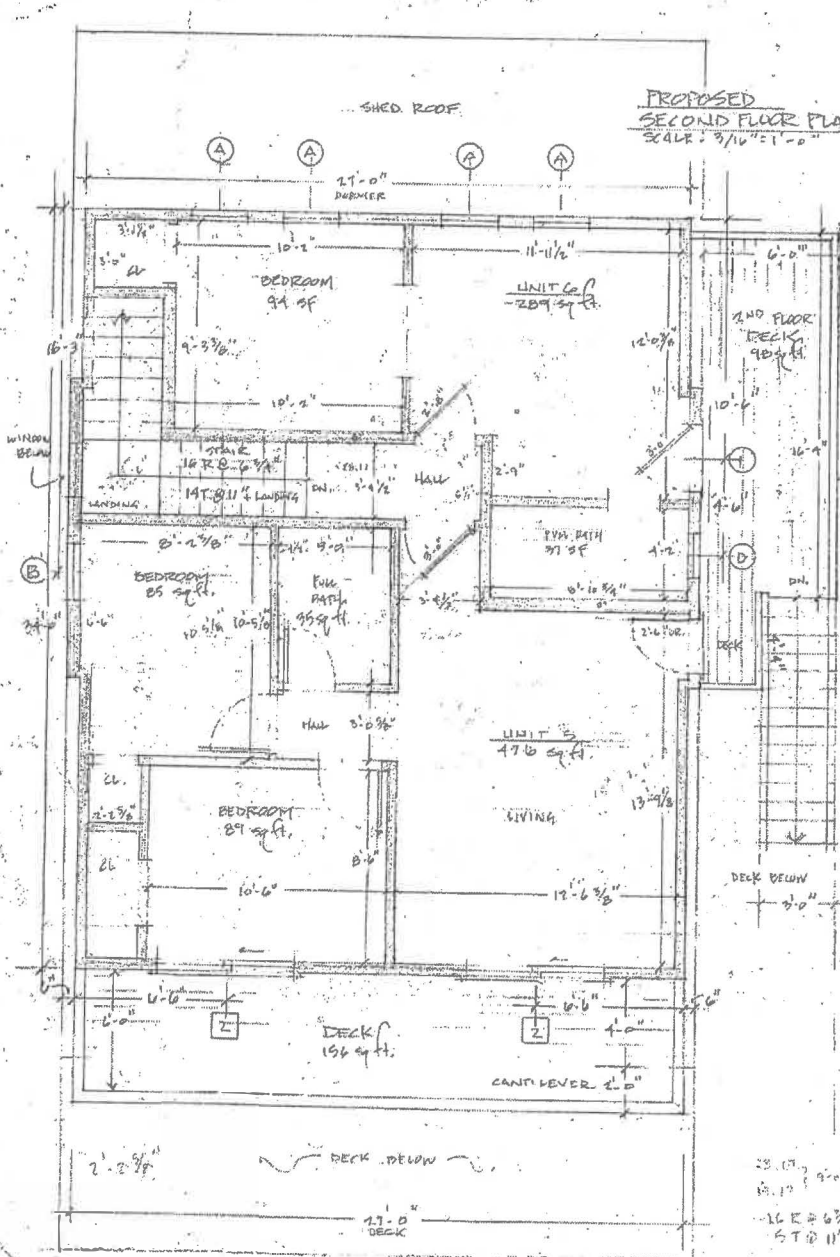
William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-3809 fax
Email: wnr0gers2@verizon.net

PROPOSED
WEST
ELEVATION



SCALE: 3/16" = 1'-0"
DATE: DEC. 2019
DRAWN: [Signature]
JOB NO.: T-19-077SD
REVISION:

M-A-F



NORTH

EDGEWIDE ON THE BAY
CONDOMINIUM
NO. 53B SHORE ROAD
NORFOLK TRURO, MA.
BUILDING # 77

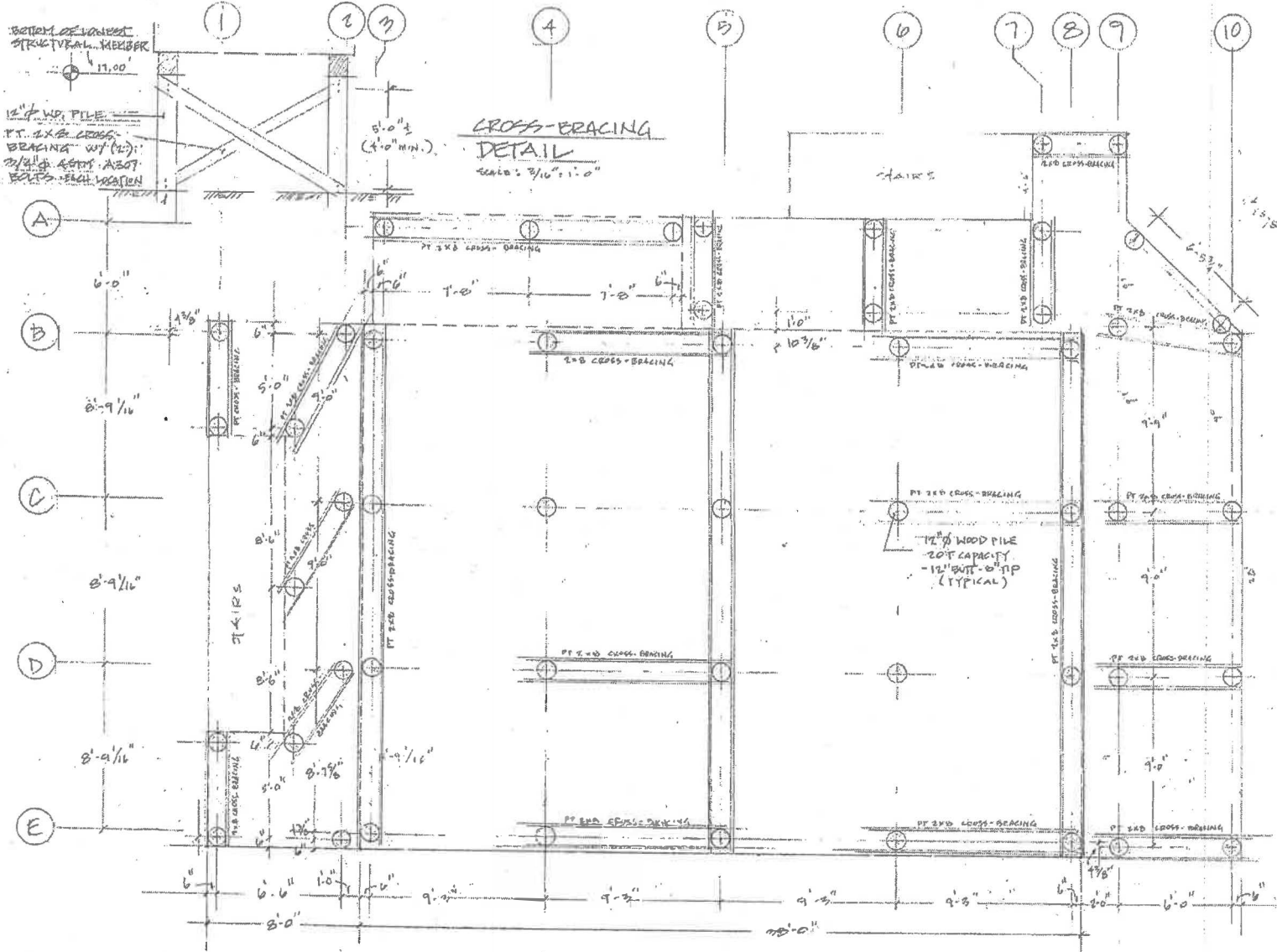
William N. Rogers II.
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Camerley Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: winrogers@verizon.net

**PROPOSED
1ST & 2ND
FLOOR PLANS**

SCALE OF FEET
0 1 2 3 4 5 6
SCALE: 3/16" = 1'-0"

DATE: DEC. 20 19
DRAWN: JAL
JOB NO. T-19-0173.D
REVISION:

7-A-5



PROPOSED TIMBER PILE FOUNDATION
SCALE: 3/16" = 1'-0"

NORTH

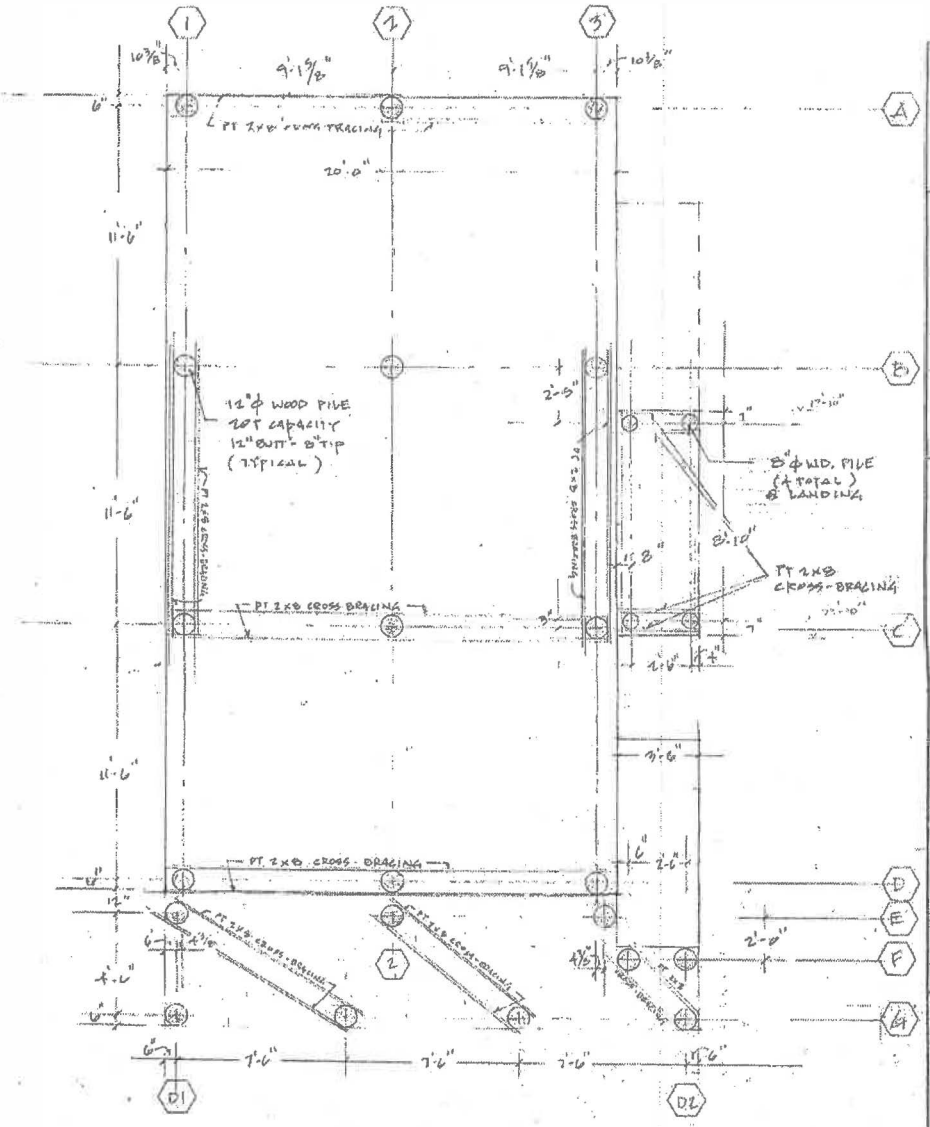
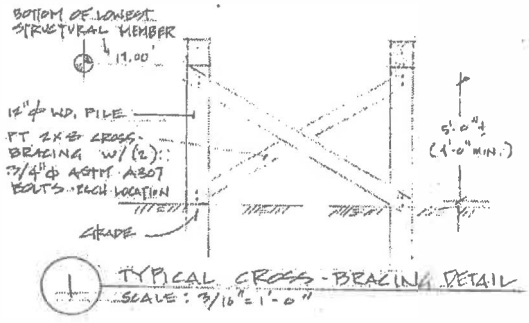
EBBESIDE IN THE BAY
 CONDOMINIUM
 NO. 539 SHORE ROAD
 NORTH TRURO, MA.
 BUILDING #3
 1005 MASSACHUSETTS MAP 7, SHEET 7

William N. Rogers II,
 Civil Engineers & Land Surveyors
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 Planning
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 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr@rogers2@verizon.net

**PROPOSED
 FOUNDATION
 PLAN**

SCALE: 3/16" = 1'-0"
 DATE: DEC 2019
 DRAWN: ZH
 JOB NO.: T-19-0113D
 REVISION:

7-A.6



PROPOSED TIMBER PILE FOUNDATION
SCALE: 3/16" = 1'-0"



SEBASTE ON THE BAY
 CONDOMINIUM
 NO. 538 SHORE ROAD
 NORTH TRURO, MA.
 LOCUS: ASSESSORS MAP 7, PARCEL 7

William N. Rogers II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 OR Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnrrogers2@verizon.net

FOUNDATION
 PLAN &
 DETAILS

Date of Year
~~3/16" = 1'-0"~~

SCALE: AS NOTED
 DATE: DEC. 2019
 DRAWN BY:
 JOB NO.: I-19-0773 D
 REVISION:

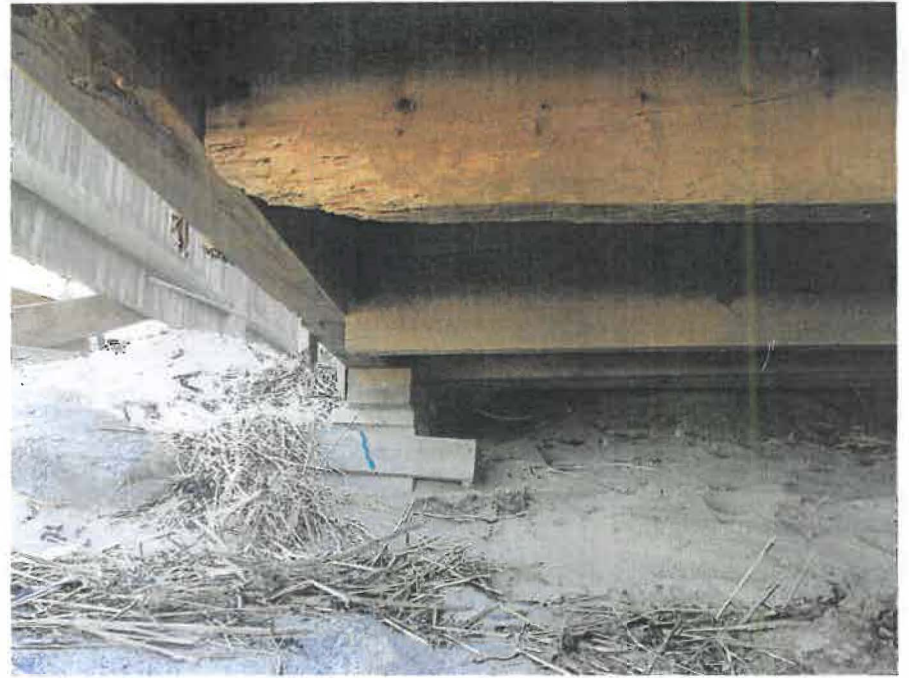
2-A.5

PHOTOGRAPHS

BUILDING 3
MARCH 18, 2019



BUILDING 3
MARCH 18, 2019



• 538 SHORE ROAD (2)
DAMAGE PHOTO'S 2019



BUILDING 3
MARCH 18, 2019



BUILDING 2
MARCH 18, 2019

BUILDING 1
JAN. 28, 2018



BUILDING 1
JAN. 9, 2018

538 SHORE ROAD
DAMAGE PHOTO'S 2018 ①



NOTE: EMERGENCY SHORING IN PLACE



BUILDING 1
JAN. 28, 2018

BUILDING 1
JAN. 28, 2018