



# 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 Nov. 13, 2022

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

### 1. GENERAL INFORMATION

NOTICE OF APPEAL

Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) \_\_\_\_\_.

Applicant is aggrieved by order or decision of the Building Commissioner on (date) \_\_\_\_\_ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

PETITION FOR VARIANCE – Applicant requests a variance from the terms Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning (describe) \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning (describe) \_\_\_\_\_

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) see attached

Property Address 491 SHORE RD Map(s) and Parcel(s) 7, 4

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

Applicant's Name Jennifer Cabral

Applicant's Legal Mailing Address 160 Commercial St. Provincetown, MA

Applicant's Phone(s), Fax and Email 508-240-4469 jencabral@yahoo.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 Neaven & Cubberly Nominee Trust

Representative's Name and Address Chris Snow, Trustee 68 Harry Kemp Way

Representative's Phone(s), Fax and Email 508-487-1160 Provincetown, MA office@snowandsnowlaw.com

2. The completed application shall also be submitted electronically to the Planning Department Administrator at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov) in its entirety (including all plans and attachments).

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

Signature(s) Jennifer Cabral  
Applicant(s)/Representative Printed Name(s)

Christopher Snow, trustee  
Owner(s) Printed Name(s) or written permission

J.C. Cabral  
Applicant(s)/Representative Signature

Christopher Snow  
Owner(s) Signature or written permission

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

TOWN OF TRURO ZONING BOARD OF APPEALS

PROJECT DESCRIPTION – 491 Shore Road, Map 7, Parcel 4, North Truro, MA

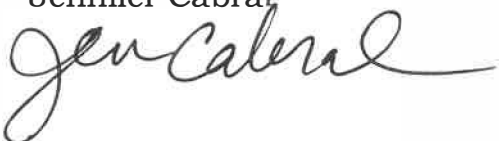
*Applicant seeks approval for a CONTINUATION of a nonconforming structure or use under Section 30.7 of the Truro Zoning Bylaw and M.G.A.Ch. 40A, §6 concerning*

the proposed construction of a small workshop structure within the same footprint of the existing two-door garage structure located at 491 Shore Drive. The proposed structure is modest in design and in harmony with both the site's built history and the intent of the town bylaw. Please refer to the attached EXISTING site plans (4 pages) prepared by Paul Shea, Independent Environmental Consultants, Inc. of Plymouth, MA. and the PROPOSED project site plans (6 pages) prepared by William N. Rogers Engineers & Surveyors, Provincetown, MA.

This curious parcel at 491 Shore Road is a remnant plot leftover from the days of the railroad. The existing building is in extreme disrepair. Our proposed structure is intended for private use as a personal woodworking space for cabinet making, house repair projects, and minor carpentry, as well as storage of tools and carpentry supplies. (My husband is a retired master carpenter; he and I are long-term, year-round residents of Provincetown.) The proposed structure remains within the existing footprint, only slightly elevated to accommodate stormwater overflow as demanded by FEMA and requested by the Truro Conservation Commission. We have already received board approval from the Truro Conservation Commission and have an Order of Conditions on record with the Barnstable Registry of Deeds. We also filed a Notice of Intent with the Department of Environmental Protection and have been assigned a file number (**SE 075-1150.**) Site access will continue to be located off Shore Road. The majority of this property will remain in the current native conditions and the proposed structure will have limited site impacts. All proposed building construction will be within an area of past building construction within this property and within the existing building footprint located within the property. The visual presentation of the property will be greatly improved from its current dilapidated state and will not look out of place among the smaller buildings on Shore Road.

We have designed this project in good faith and in harmony with local bylaws. I hope the Zoning Board will approve our request for a continuance of this lawful, pre-existing, non-conforming structure.

Sincerely,  
Jennifer Cabral





office snowandsnowlaw.com

491 Shore Road North Truro. Ma.



From office@snowandsnowlaw.com

To jencabral@yahoo.com & 1 more

Today at 4:04 PM ✓

To Whom it May Concern:

This serves to register my approval for Jennifer Cabral and Ian Leahy to petition the town of Truro governing Boards for land use related permits for proposed renovations to the above described property owned by the undersigned, Christopher J. Snow , Trustee of The Nearen and Cubberly Trust.

Respectfully Submitted,

Christopher J. Snow, Trustee

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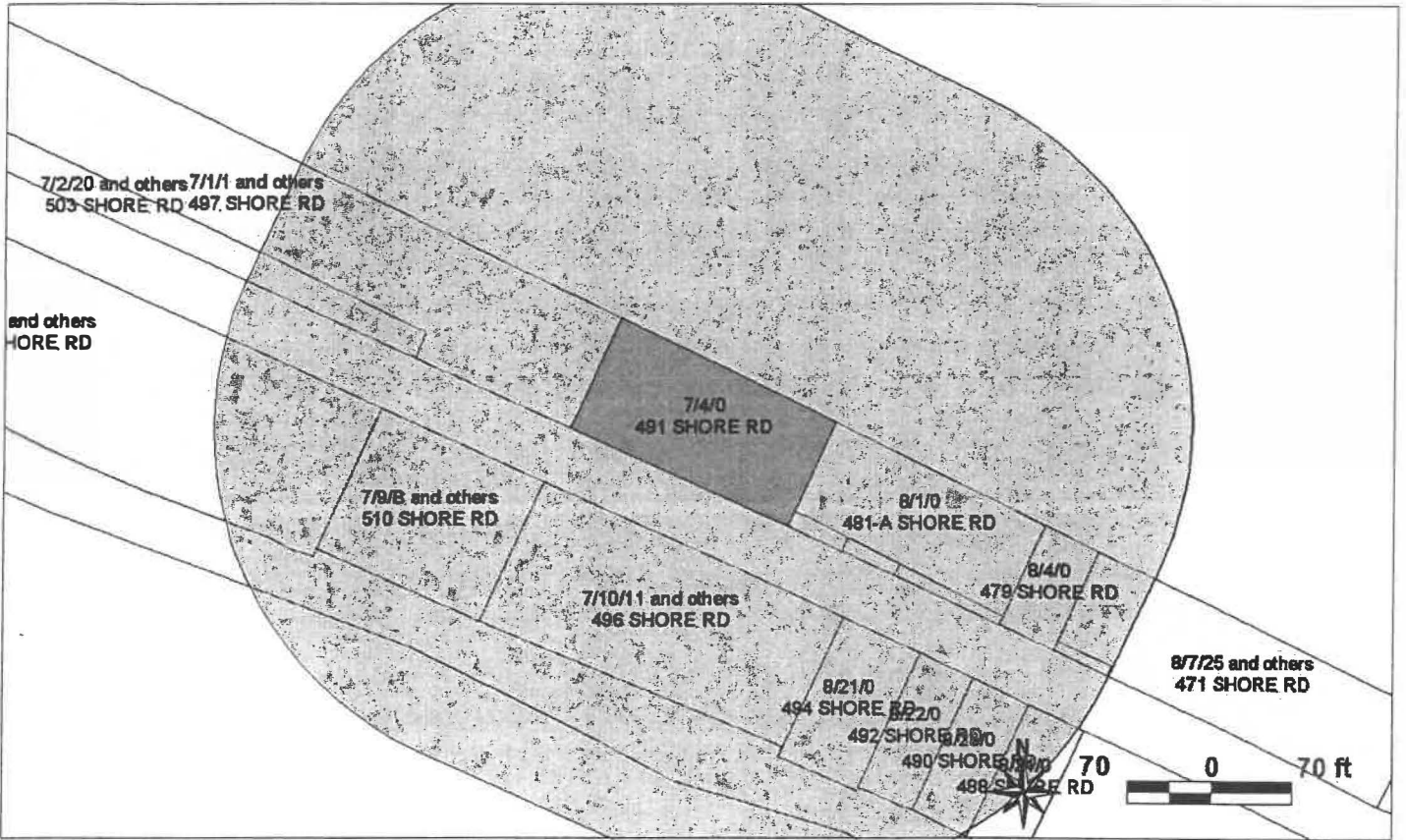
Christopher J. Snow, Esq.  
Law Offices of Snow and Snow  
90 Harry Kemp Way  
Post Office Box 291  
Provincetown, MA 02657  
(508) 487-1160  
Fax (508) 487-2694  
office@snowandsnowlaw.com  
snowandsnowlaw.com



491 Shore Road  
 Map 7, Parcel 4  
 ZBA/ Special Permit

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

Abutters List Within 300 feet of Parcel 7/4/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
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 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	86326
6328	7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN	497 SHORE RD	PO BOX 272	NO TRURO	MA	02652-0272
6969	7-1-9-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	7601 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	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

*M. J. [Signature]*  
 9/23/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
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
236	7-4-0-R	NEAREN & CUBBERLEY NOMINEE TR TRS: CHRISTOPHER SNOW	491 SHORE RD	PO BOX 291	PROVINCETOWN	MA	02657
6759	7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN	522 SHORE RD	1 DEVONSHIRE PLACE, APT 2913	BOSTON	MA	02109
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	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	PASCALE LISA A & BISESI JOANN	522 SHORE RD	298 MENDON RD	NORTH SMITHFIELD	RI	02896
6768	7-8-11-R	ALBERGHETTI PAUL G	522 SHORE RD	4046 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
6973	7-8-19-E	SUTTON PLACE CONDO TRUST	522 SHORE RD	522 SHORE RD	NO TRURO	MA	02652
5901	7-9-A-R	SMITH SUZANNE & BOTTEGARO CRISTINA	510 SHORE RD	254 WOODROW AVE	SOUTHPORT	CT	06890
5902	7-9-B-R	MARY H WELLS TRUST TRS: MARY H WELLS	510 SHORE RD	406 MAPLE DR	FAYETTEVILLE	NY	13066
5903	7-9-C-R	BRAUN RUSSELL J	510 SHORE RD	PO BOX 272	NO TRURO	MA	02652
6961	7-9-D-E	SEA HAVEN CONDO TRUST	510 SHORE RD	510 SHORE RD	NO TRURO	MA	02652
5915	7-10-1-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5916	7-10-2-R	WADE JEFFREY S & PAMELA J	496 SHORE RD	5 JANS PATH	HARWICH	MA	02645
5917	7-10-3-R	MCHUGH STEPHEN M	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5918	7-10-4-R	MCHUGH STEPHEN M	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5919	7-10-5-R	MEDAGLIA JANE E	496 SHORE RD	700 QUINOBEQUIN RD	WABAN	MA	02468
5920	7-10-6-R	SHEPARD SUSAN & HAMS MARCIA	496 SHORE RD	95 CLIFTON STREET	CAMBRIDGE	MA	02140
5921	7-10-7-R	FEATHERSTONE THERESA I	496 SHORE RD	603 SANDERS AVE	SCOTIA	NY	12302
5922	7-10-8-R	MCHUGH STEPHEN	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5923	7-10-9-R	DUNCAN BAILEY PROPERTIES LLC MGR: THOMAS PFLEPSEN	496 SHORE RD	2601 NE 14TH AVE, FLAGLER #303	WILTON MANORS	FL	33334
5924	7-10-10-R	MCHUGH STEPHEN	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5925	7-10-11-R	PINSLEY LAUREN J & KLEPSCH NANCY S	496 SHORE RD	166 1ST ST	TROY	NY	12180
5926	7-10-12-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767-1767

7/29/23/2022  
9/23/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip/Cd/Country
5927	7-10-13-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767-1767
5928	7-10-14-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767-1767
5929	7-10-15-R	JOAN THOMPSON LIVING TRUST TRS: JOAN F THOMPSON	496 SHORE RD	126 PARKER ST	NEWTON	MA	02459
5930	7-10-16-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5931	7-10-17-R	DUBOIS REALTY TRUST TRS: DUBOIS LEONARD A ET AL	496 SHORE RD	975 FOREST ST	NO ANDOVER	MA	01845-3346
5932	7-10-18-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5933	7-10-19-R	MCCAFFREY MATTHEW J & LEE	496 SHORE RD	201 BAY STREET	TAUNTON	MA	02780
5934	7-10-20-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5935	7-10-21-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
6947	7-10-22-E	CROWS NEST CONDO TRUST c/o James McCusker	496 SHORE RD	804 BROADWAY	RAYNHAM	MA	02767
248	B-1-0-R	VANNELLI ROBERT L & MICHELE E	481-A SHORE RD	1152 POQUONOCK AVE	WINDSOR	CT	06095
249	B-2-0-R	BEARCE WILLIAM C III	487 SHORE RD	670 PLEASANT ST	BROCKTON	MA	02301
250	B-3-0-R	ALKIRE DOROTHEA DALY	485 SHORE RD	5 AUDUBON RD	LEXINGTON	MA	02421-6802
251	B-4-0-R	SILVA CHARLES W	479 SHORE RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
252	B-6-0-R	FERRI HENRY J	477 SHORE RD	234 WILD HARBOR RD	NO FALMOUTH	MA	02556-2306
6455	B-7-24-R	BETH N WOOD 2016 LIVING TRUST TRS: RICHARD B & BETH N WOOD	471 SHORE RD	PO BOX 1175	TRURO	MA	02666
6456	B-7-25-R	SHERLOCK SUSAN M TRUST TRS: SHERLOCK SUSAN M	471 SHORE RD	PO BOX 483	CAPTIVA	FL	33924
6457	B-7-26-R	NEILY HILDA & SHEARER NEILY CATHERINE	471 SHORE RD	PO BOX 1402	PROVINCETOWN	MA	02657
6962	B-7-27-E	SEASIDE INN ON CC BAY CONDO TR	471 SHORE RD	471 SHORE RD	NO TRURO	MA	02652
266	B-21-0-R	SANTANGELO SHARON M & FAYDONNA M	494 SHORE RD	591 SUMMER ST	DUXBURY	MA	02332
267	B-22-0-R	KEEGAN LAURA	492 SHORE RD	8 MILLIKEN DR	KINGSTON	MA	02364
268	B-23-0-R	490 SHORE ROAD REALTY TRUST TRS: SILVA CHARLES W & HELEN T	490 SHORE RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
269	B-24-0-R	SHAPIRO JORDAN L	488 SHORE RD	C/O DOROTHY SHAPIRO 127 MARLBOROUGH ST	BOSTON	MA	02116
279	B-34-0-R	OWNER UNKNOWN	481 SHORE RD	481 SHORE RD	TRURO	MA	02666

71.2 9/23/2022

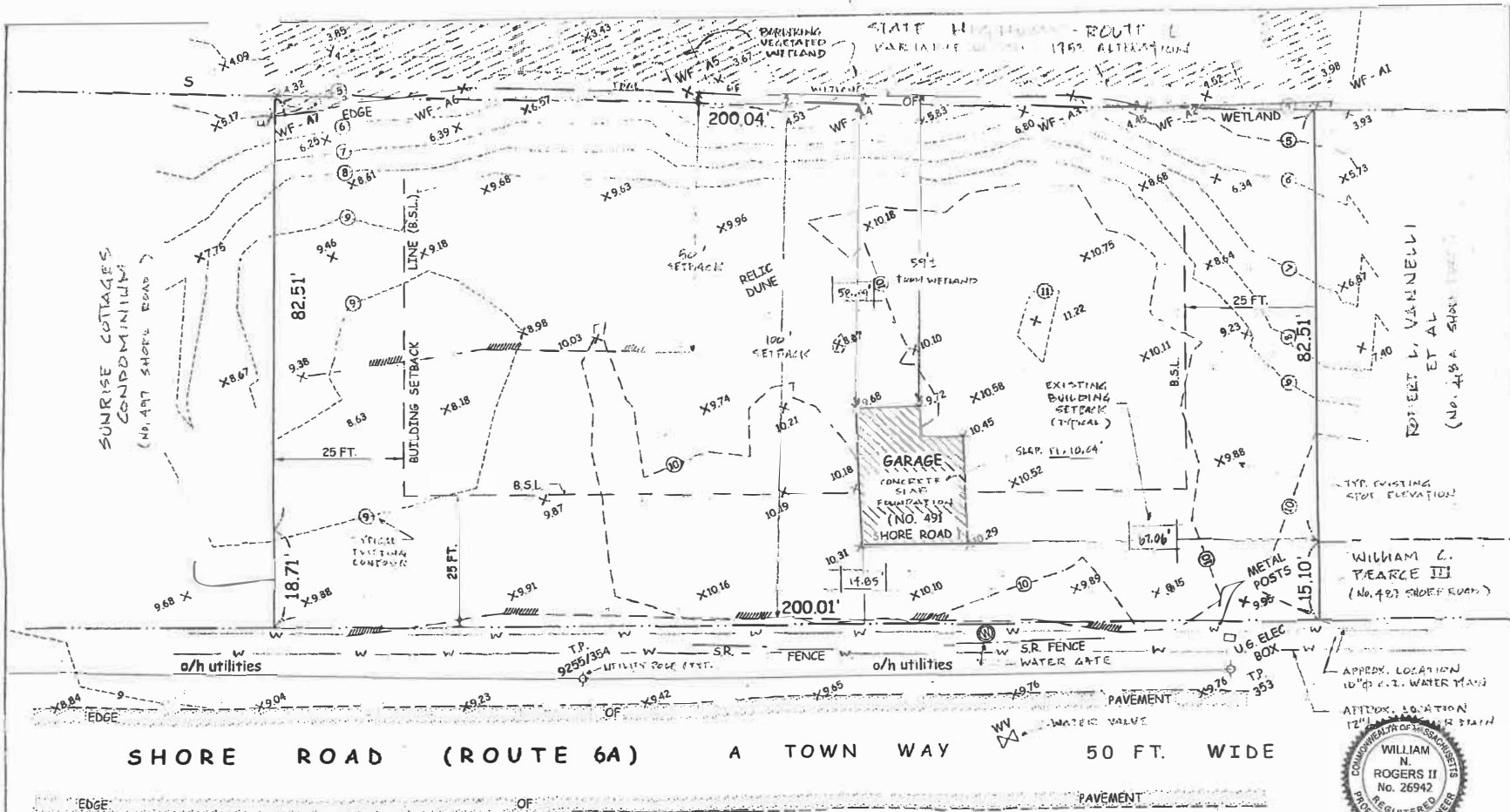
7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: ODONNELL HENRY J & DIANE M 4 ASHLAND AVE WEST ROXBURY, MA 02132	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L 186 BROOKBEND ROAD HANSON, MA 02351	7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L PO BOX 269 NO TRURO, MA 02652
7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID 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	7-4-0-R	NEAREN & CUBBERLEY NOMINEE TR TRS: CHRISTOPHER SNOW PO BOX 291 PROVINCETOWN, MA 02657
7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN 1 DEVONSHIRE PLACE, APT 2913 BOSTON, MA 02109	7-8-2-R	BOYNTON EMILY PO BOX 339 PROVINCETOWN, MA 02657	7-8-3-R	JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN 4 BRIDGEVIEW TERRACE KITTERY, ME 03904
7-8-4-R	SCOUTS LLC PO BOX 1107 SO ORLEANS, MA 02662	7-8-5-R	MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL 621 NE 22ND DRIVE WILTON MANORS, FL 33305	7-8-6-R	GALLAGHER REALTY TRUST TRS: GALLAGHER JOSEPH M & DIANE 120 PAGE ROAD BEDFORD, MA 01730
7-8-7-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420	7-8-8-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420	7-8-9-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420



7-8-10-R	PASCALE LISA A & BISESI JOANN 298 MENDON RD NORTH SMITHFIELD, RI 02896	7-8-11-R	ALBERGHETTI PAUL G 4046 WOKING WAY LOS ANGELES, CA 90027	7-8-12-R	MALER WILLIAM STEVEN & LIQUORI ANTHONY 45 WEST 3RD ST, UNIT 511 BOSTON, MA 02127
7-8-13-R	MALER WILLIAM S & LIQUORI ANTHONY P 45 WEST THIRD ST, UNIT 511 BOSTON, MA 02127	7-8-14-R	SULLIVAN EDWARD & PAMELA 110 FIRST AVE#601 CHARLESTOWN, MA 02129	7-8-15-R	SHEA DENNIS M & SCHNELLER KAREN K 218 LOWELL ST READING, MA 01867
7-8-16-R	GONSALVES LISA M 69 SHERIDAN ST JAMAICA PLAIN, MA 02130	7-8-17-R	SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA 1148 HIGHLAND GREENS DR VENICE, FL 34285	7-8-18-R	STUART S FAY TRUST & BEATRICE M FAY TRUST 580 PEARL HILL ROAD FITCHBURG, MA 01420
7-8-19-E	SUTTON PLACE CONDO TRUST 522 SHORE RD NO TRURO, MA 02652	7-9-A-R	SMITH SUZANNE & BOTTEGARO CRISTINA 254 WOODROW AVE SOUTHPORT, CT 06890	7-9-B-R	MARY H WELLS TRUST TRS: MARY H WELLS 406 MAPLE DR FAYETTEVILLE, NY 13066
7-9-C-R	BRAUN RUSSELL J PO BOX 272 NO TRURO, MA 02652	7-9-D-E	SEA HAVEN CONDO TRUST 510 SHORE RD NO TRURO, MA 02652	7-10-1-R	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767
7-10-2-R	WADE JEFFREY S & PAMELA J 5 JANS PATH HARWICH, MA 02645	7-10-3-R	MCHUGH STEPHEN M 15 DESERT WIND LN ROCHESTER, NH 03867	7-10-4-R	MCHUGH STEPHEN M 15 DESERT WIND LN ROCHESTER, NH 03867
7-10-5-R	MEDAGLIA JANE E 700 QUINOBEQUIN RD WABAN, MA 02468	7-10-6-R	SHEPARD SUSAN & HAMS MARCIA 95 CLIFTON STREET CAMBRIDGE, MA 02140	7-10-7-R	FEATHERSTONE THERESA I 603 SANDERS AVE SCOTIA, NY 12302
7-10-8-R	MCHUGH STEPHEN 15 DESERT WIND LN ROCHESTER, NH 03867	7-10-9-R	DUNCAN BAILEY PROPERTIES LLC MGR: THOMAS PFLEPSSEN 2601 NE 14TH AVE, FLAGLER #303 WILTON MANORS, FL 33334	7-10-10-R	MCHUGH STEPHEN 15 DESERT WIND LN ROCHESTER, NH 03867
7-10-11-R	PINSLEY LAUREN J & KLEPSCH NANCY S 166 1ST ST TROY, NY 12180	7-10-12-R	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767	7-10-13-R	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767
7-10-14-R	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767	7-10-15-R	JOAN THOMPSON LIVING TRUST TRS: JOAN F THOMPSON 126 PARKER ST NEWTON, MA 02459	7-10-16-R	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767

7-10-17-R		7-10-18-R	7-10-19-R
DUBOIS REALTY TRUST TRS: DUBOIS LEONARD A ET AL 975 FOREST ST NO ANDOVER, MA 01845-3346		MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767	MCCAFFREY MATTHEW J & LEE 201 BAY STREET TAUNTON, MA 02780
7-10-20-R		7-10-21-R	7-10-22-E
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767		CROWS NEST CONDO TRUST c/o James McCusker 804 BROADWAY RAYNHAM, MA 02767
8-1-0-R		8-2-0-R	8-3-0-R
VANNELLI ROBERT L & MICHELE E 1152 POQUONOCK AVE WINDSOR, CT 06095	BEARCE WILLIAM C III 670 PLEASANT ST BROCKTON, MA 02301		ALKIRE DOROTHEA DALY 5 AUDUBON RD LEXINGTON, MA 02421-6802
8-4-0-R		8-6-0-R	8-7-24-R
SILVA CHARLES W 39 SHIPS WAY RD PROVINCETOWN, MA 02657	FERRI HENRY J 234 WILD HARBOR RD NO FALMOUTH, MA 02556-2306		BETH N WOOD 2016 LIVING TRUST TRS: RICHARD B & BETH N WOOD PO BOX 1175 TRURO, MA 02666
8-7-25-R		8-7-26-R	8-7-27-E
SHERLOCK SUSAN M TRUST TRS: SHERLOCK SUSAN M PO BOX 483 CAPTIVA, FL 33924	NEILY HILDA & SHEARER NEILY CATHERINE PO BOX 1402 PROVINCETOWN, MA 02657		SEASIDE INN ON CC BAY CONDO TR 471 SHORE RD NO TRURO, MA 02652
8-21-0-R		8-22-0-R	8-23-0-R
SANTANGELO SHARON M & FAY DONNA M 591 SUMMER ST DUXBURY, MA 02332	KEEGAN LAURA 8 MILLIKEN DR KINGSTON, MA 02364		490 SHORE ROAD REALTY TRUST TRS: SILVA CHARLES W & HELEN T 39 SHIPS WAY RD PROVINCETOWN, MA 02657
8-24-0-R		8-34-0-R	
SHAPIRO JORDAN L C/O DOROTHY SHAPIRO 127 MARLBOROUGH ST BOSTON, MA 02116	OWNER UNKNOWN 481 SHORE RD TRURO, MA 02666		

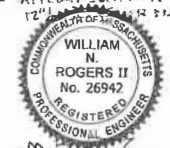
# EXISTING 491 SHORE RD.



Proposed Workshop  
No. 491 Shore Road  
No. Truro, Ma. 02652  
Prepared For:  
Ian S. Leahy & Jennifer E. Cabral  
Assessor's Map 7, Parcel 4

William N. Rogers II  
Civil Engineers & Land Surveyors  
Building and Structural Design  
Planning  
41 Off Cemetery Road  
Provincetown, MA 02657  
(508) 487-1565 / (508) 487-5805 fax  
Email: wnr@engr.com

Existing Site Plan

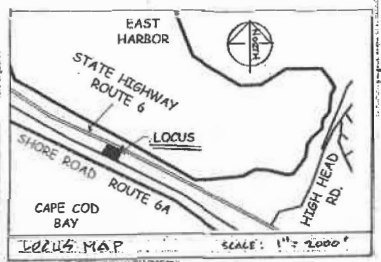


MARCH 29, 2022

SCALE: 1" = 20'-0"  
DATE: MARCH, 2022  
DRAWN: SK/LC  
JOB NO.: T-22-2013A  
REVISION:

NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J THE TOWN OF TRURO COMMUNITY NO. 255222 DATED JULY 16, 2014.

NOTE: BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 4, 2021.

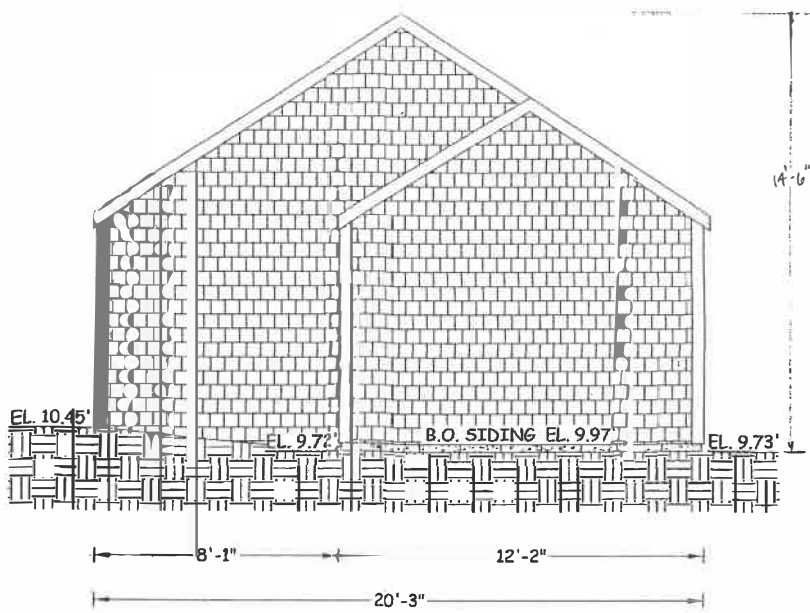


NOTE: DATUM = 1985 NAVD

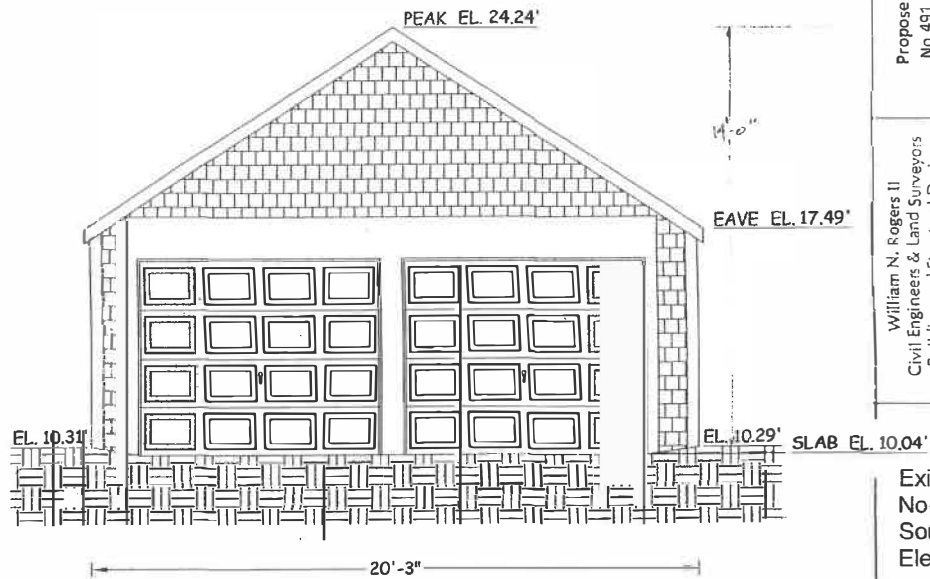
LEGEND:  
S.R. = SPUR RAIL  
o/h = OVERHEAD  
WF = WETLAND FLAG  
T.P. = TELEPHONE POLE (UTILITY)  
B.S.L. = BUILDING SETBACK LINE  
W.V. = WATER VALVE  
U.G. = UNDER GROUND

OWNER: NEAREN AND CUBBERLY NOMINEE TRUST  
CHRISTOPHER J. SNOW, TRUSTEE

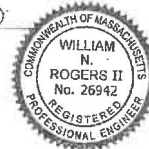
Ex.0



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION (FRONT)**  
SCALE: 1/4" = 1'-0"



Proposed Workshop  
No. 491 Shore Road  
No. Truro, Ma. 02552  
Prepared For:  
Ian S. Leahy & Jennifer E. Cabral  
Assessor's Map 7, Parcel 4

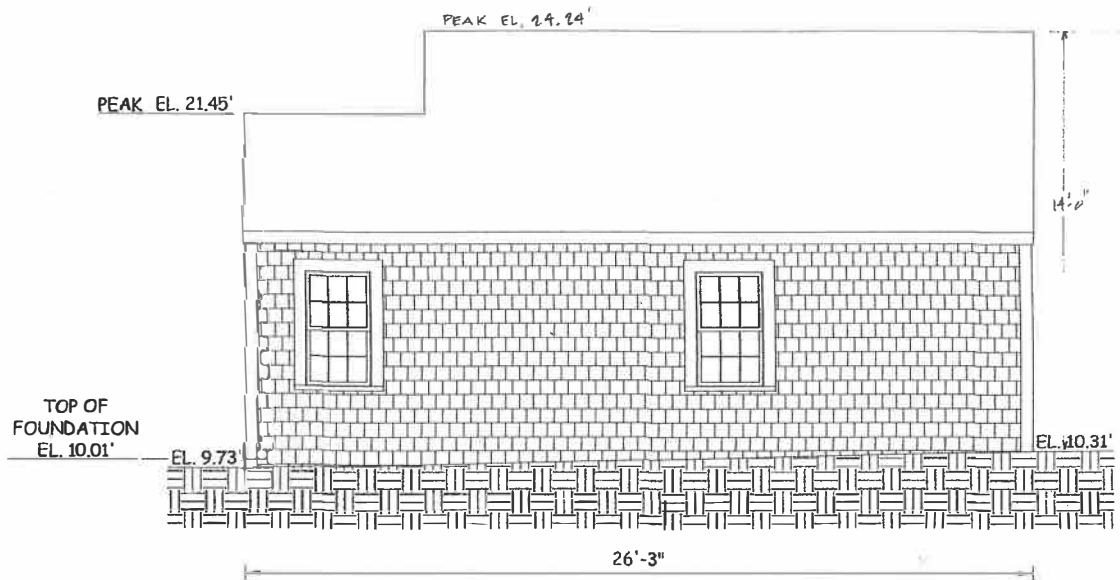
William N. Rogers II  
Civil Engineers & Land Surveyors  
Building and Structural Design  
Planning  
41 Off Cemetery Road  
Provincetown MA 02657  
(508) 487-1565 / (508) 487-5809 fax  
Email: wnrrogers2@verizon.net

Existing  
North &  
South  
Elevations

PLEASE SEE FOOTNOTES  
0 1 2 3 4

SCALE: 1/4" = 1'-0"  
DATE: MARCH, 2002  
DRAWN: LEZ/SL  
JOB NO.: T-22-2075A  
REVISION:

**Ex.1**



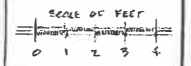
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



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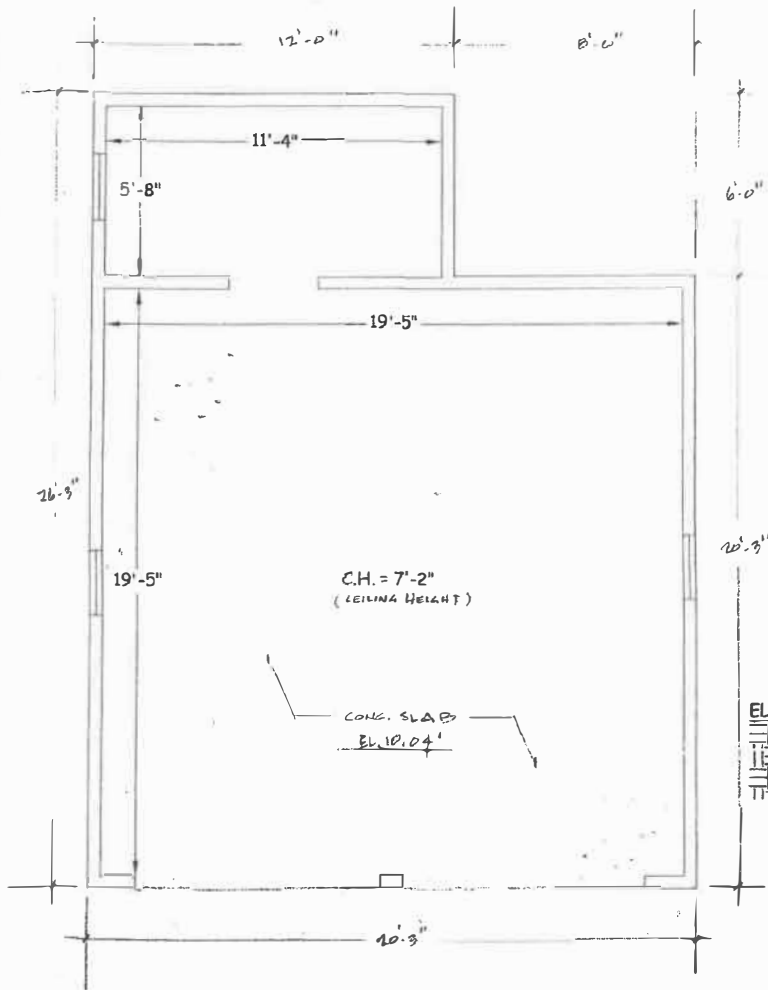
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Existing  
 West  
 Elevation

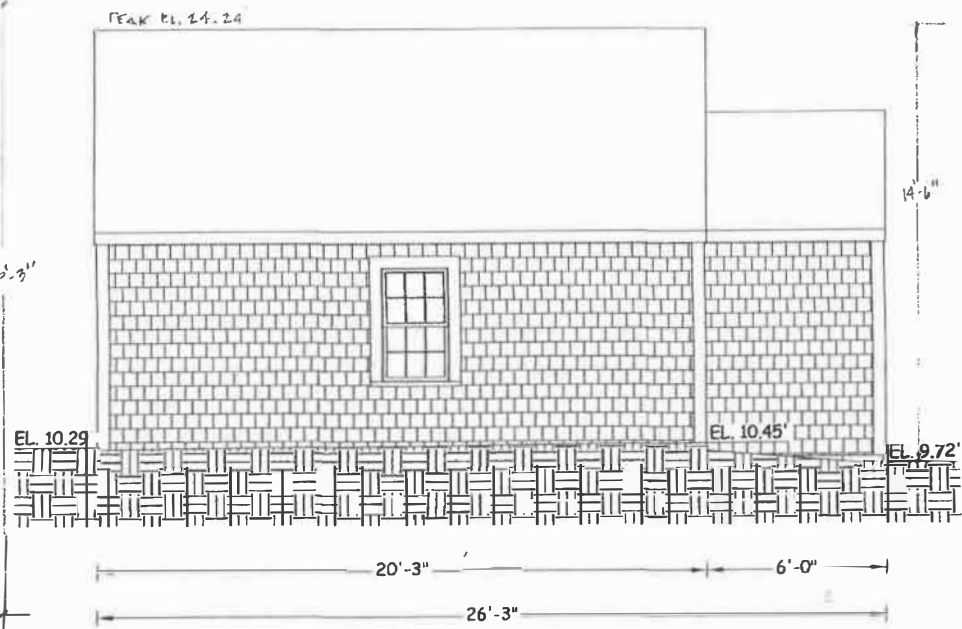


SCALE: 1/4" = 1'-0"  
 DATE: MARCH, 2022  
 DRAWN: LEZ/GL  
 JOB NO.: T-22-20731  
 REVISION:

**Ex.2**



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



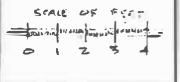
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**Proposed Workshop**  
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No. Truro, Ma. 02652  
Prepared For:  
Ian S. Leahy & Jennifer E. Cabral  
Assessor's Map 7, Parcel 4

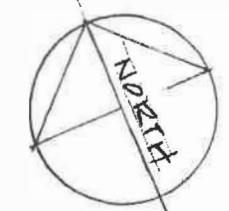
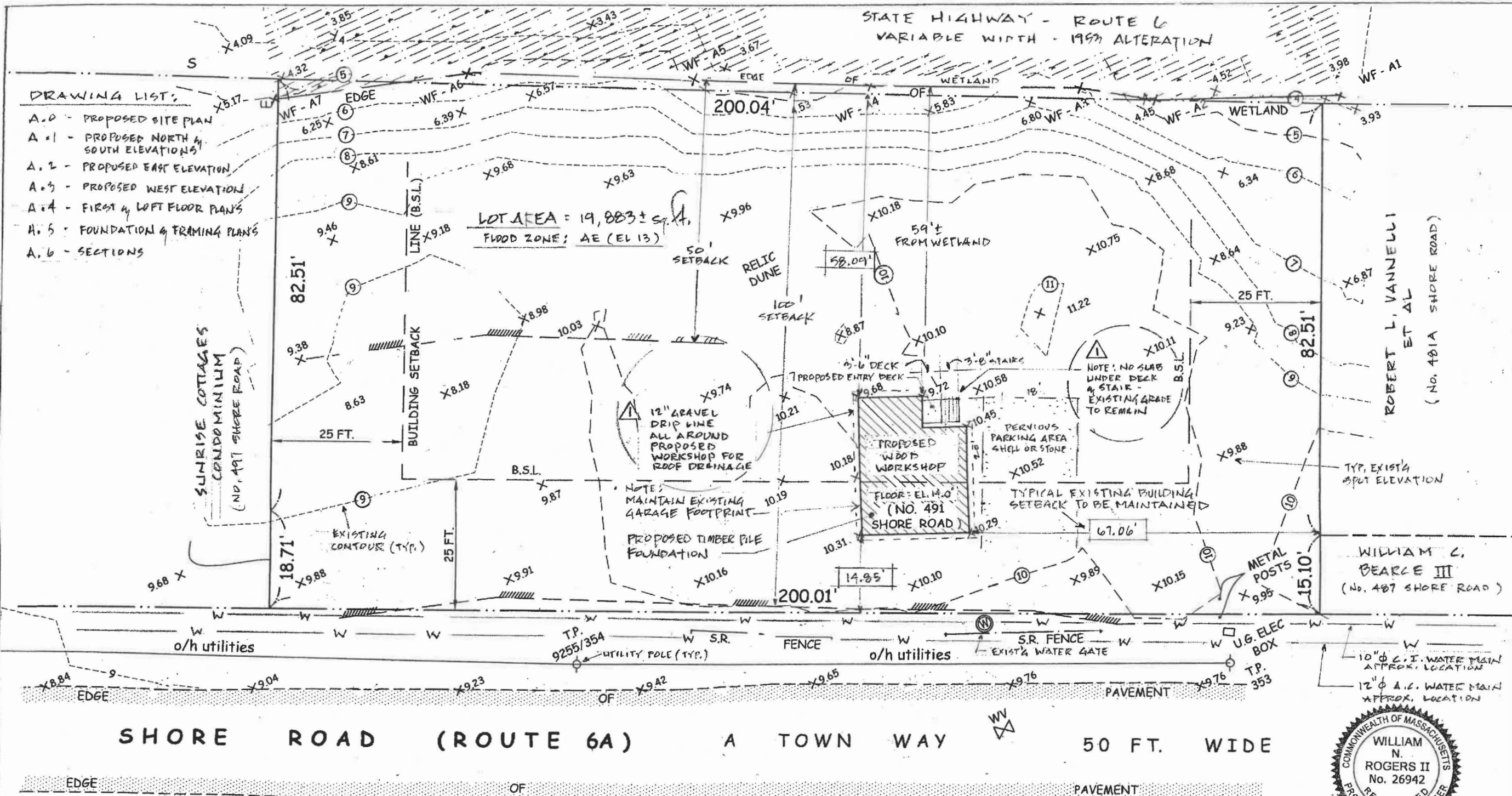
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(508) 487-1565 / (508) 487-5809 fax  
Email: wvrogers@verizon.net

**Existing East Elevation & Floor Plan**



SCALE: 1/4" = 1'-0"  
DATE: MARCH, 2012  
DRAWN: LEZ/LL  
JOB NO.: T-22-2013A  
REVISION:

**Ex.3**



- DRAWING LIST:**
- A.0 - PROPOSED SITE PLAN
  - A.1 - PROPOSED NORTH & SOUTH ELEVATIONS
  - A.2 - PROPOSED EAST ELEVATION
  - A.3 - PROPOSED WEST ELEVATION
  - A.4 - FIRST & LOFT FLOOR PLANS
  - A.5 - FOUNDATION & FRAMING PLANS
  - A.6 - SECTIONS

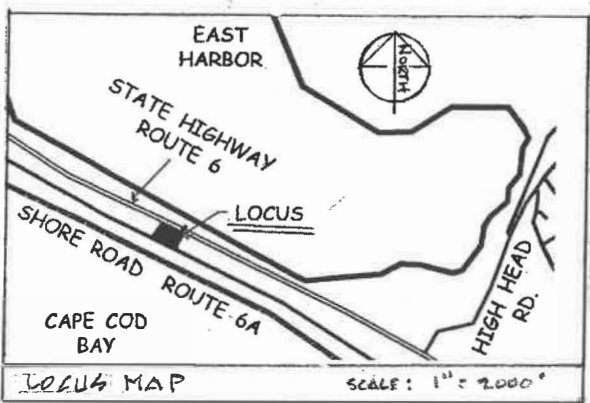
Proposed Workshop  
 No. 491 Shore Road  
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Proposed Site Plan

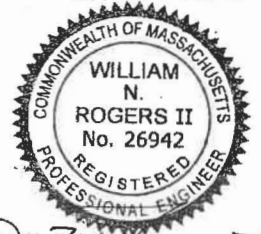
**NOTE:** FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J THE TOWN OF TRURO COMMUNITY NO. 255222 DATED JULY 16, 2014.

**NOTE:** BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 4, 2021.



**NOTE:** DATUM = 1988 NAVD

- LEGEND:**
- S.R. = SPLIT RAIL
  - O/H = OVERHEAD
  - WF = WETLAND FLAG
  - T.P. = TELEPHONE POLE (UTILITY)
  - B.S.L. = BUILDING SETBACK LINE
  - W.V. = WATER VALVE
  - U.G. = UNDERGROUND



*William N. Rogers II, PE*  
 MARCH 29, 2022

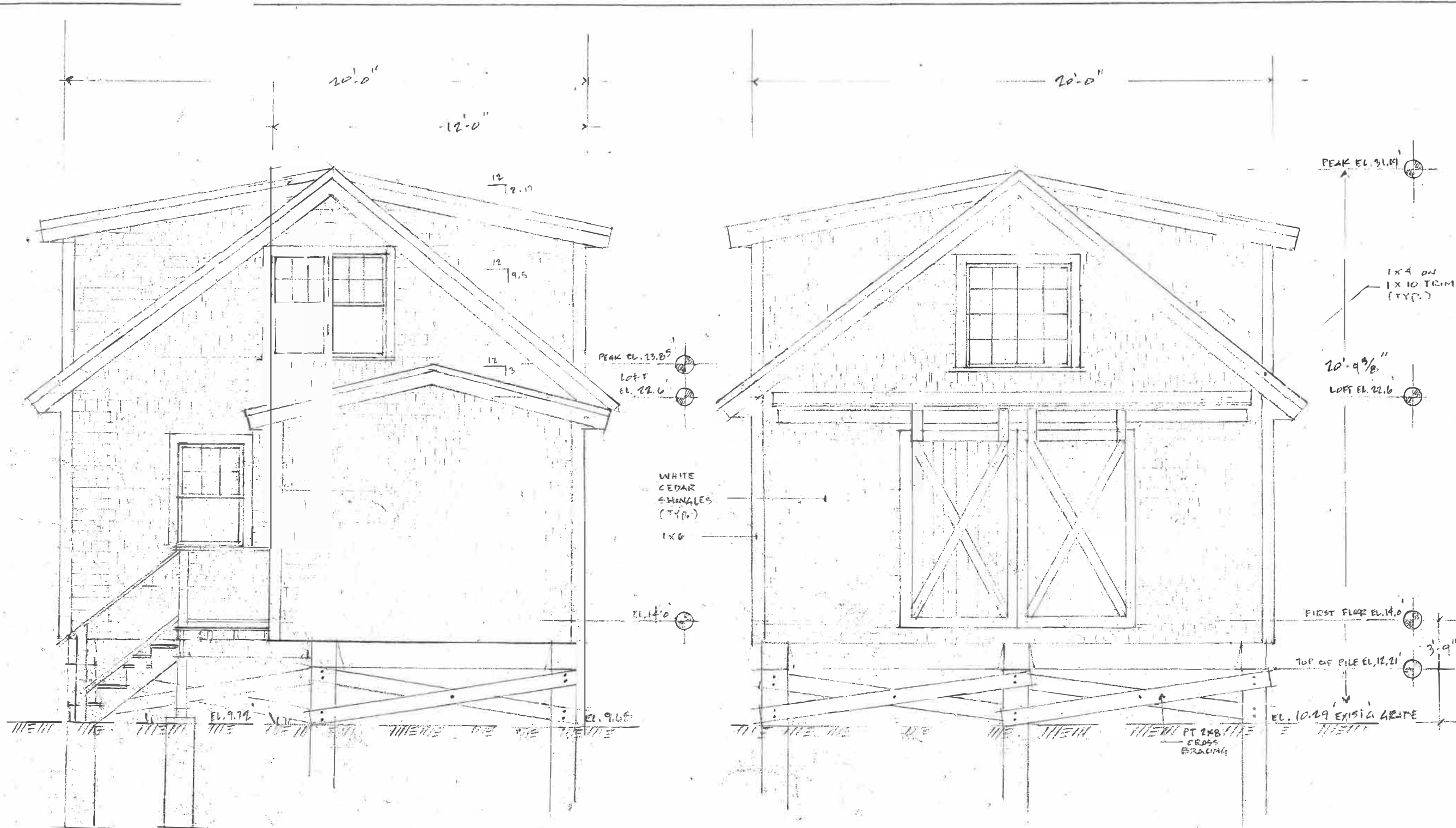
SCALE OF FEET  
 5 10 20

SCALE: 1" = 20' 0"  
 DATE: MARCH, 2022  
 DRAWN: SK/EL  
 JOB NO.: I-22-2073A  
 REVISION:  $\Delta$  07-27-22  
 • ADD 12" DRIP LINE  
 • ADD NOTE FOR STAIRS  
 • REMOVE BATH

**OWNER:** NEAREN AND CUBBERLY NOMINEE TRUST  
 CHRISTOPHER J. SNOW, TRUSTEE

**A.0**





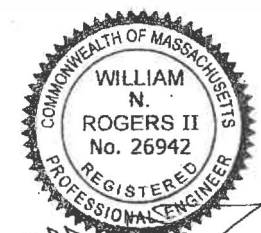
**NORTH ELEVATION**

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

**SOUTH ELEVATION (FRONT)**

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

NOTE: DATUM = 1988 NAVD



*William N. Rogers II, PE*  
MARCH 29, 2022

Proposed Workshop  
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Assessor's Map 7, Parcel 4

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Proposed  
North &  
South  
Elevations

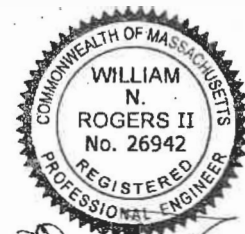
SCALE: 1/4" = 1'-0"  
DATE: MARCH, 2022  
DRAWN: GL  
JOB NO.: T-22-2079A  
REVISION:





**EAST ELEVATION**

SCALE: 1/4" = 1'-0"  
 NOTE: DATUM = 1988 NAVD

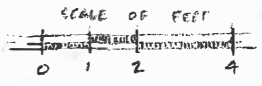


*William N. Rogers II*  
 MARCH 29, 2022

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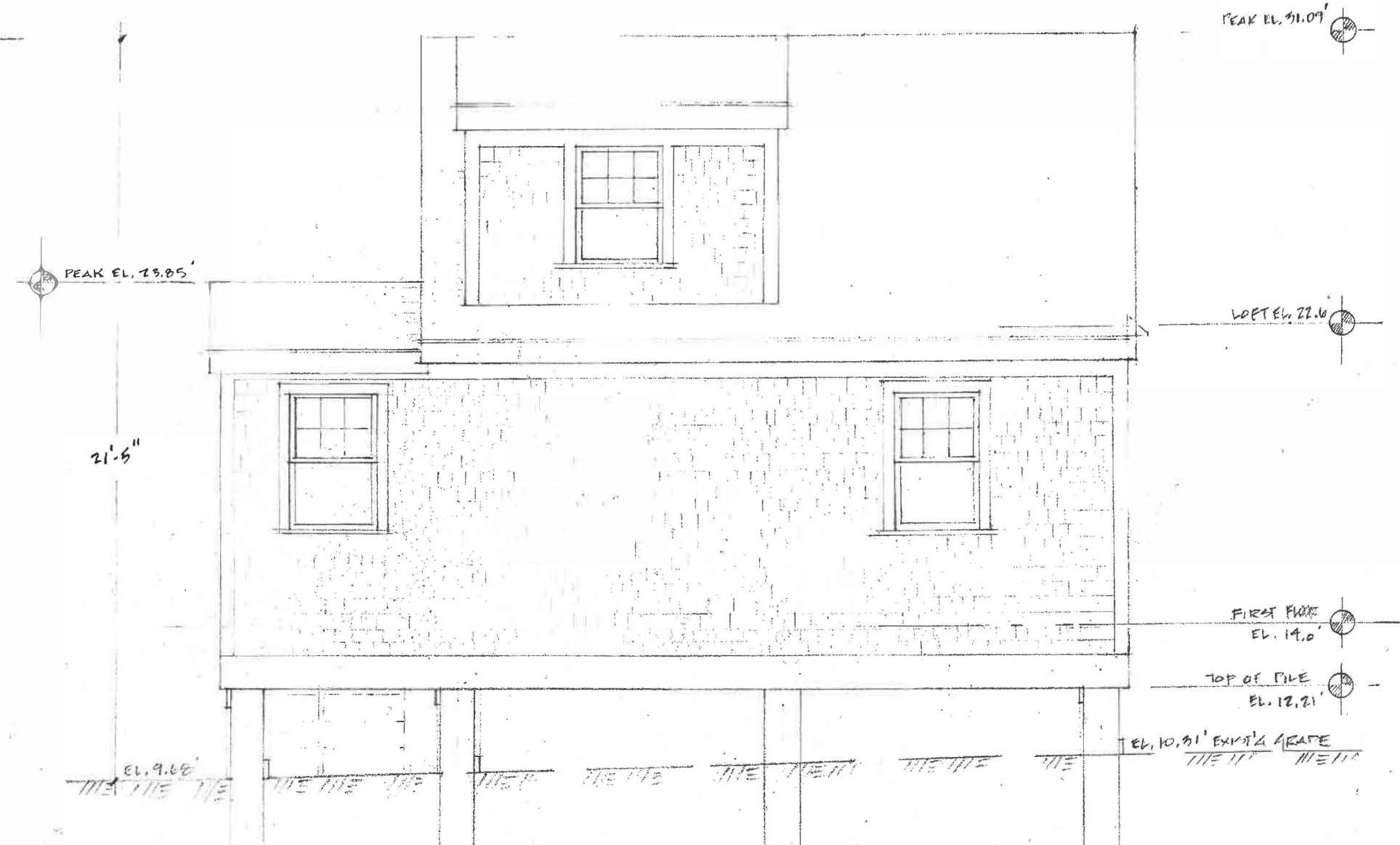
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Proposed  
 East  
 Elevation



SCALE: 1/4" = 1'-0"  
 DATE: MARCH, 2022  
 DRAWN: AL  
 JOB NO.: T-22-2073A  
 REVISION:

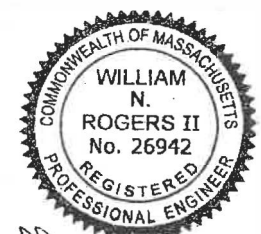
**A.2**



WINDOW & DOOR SCHEDULE					
MARK	TYPE	QTY.	MODEL #	R.O. (W x H)	COMMENTS
(A)	DOUBLE-HUNG	2	TW2432	2'-6 1/8" x 3'-4 7/8"	PROVIDE SCREEN
(B)		5	TW24310	2'-6 1/8" x 4'-0 7/8"	
(C)		1	TW20310-2	2'-2 1/8" x 4'-0 7/8"	
(D)	PICTURE	1	DHF310310	3'-11 7/8" x 4'-0 7/8"	
1	ENTRY DOOR	1	F-37944U	3'-0" x 6'-8"	BROSSO/SIMPSON MANUFACTURER
2	BARN DOOR	2	PER OWNER	4'-6" x 7'-0"	PROVIDE FLASHING & WEATHER STRIPPING

• MANUFACTURER: ANDERSEN - 400 SERIES  
 • COLOR: WHITE

WEST ELEVATION  
 SCALE: 1/4" = 1'-0"  
 NOTE: DATUM = 1988 NAVD



WILLIAM N. ROGERS II  
 MARCH 29, 2027

Proposed Workshop  
 No. 491 Shore Road  
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 Assessor's Map 7, Parcel 4

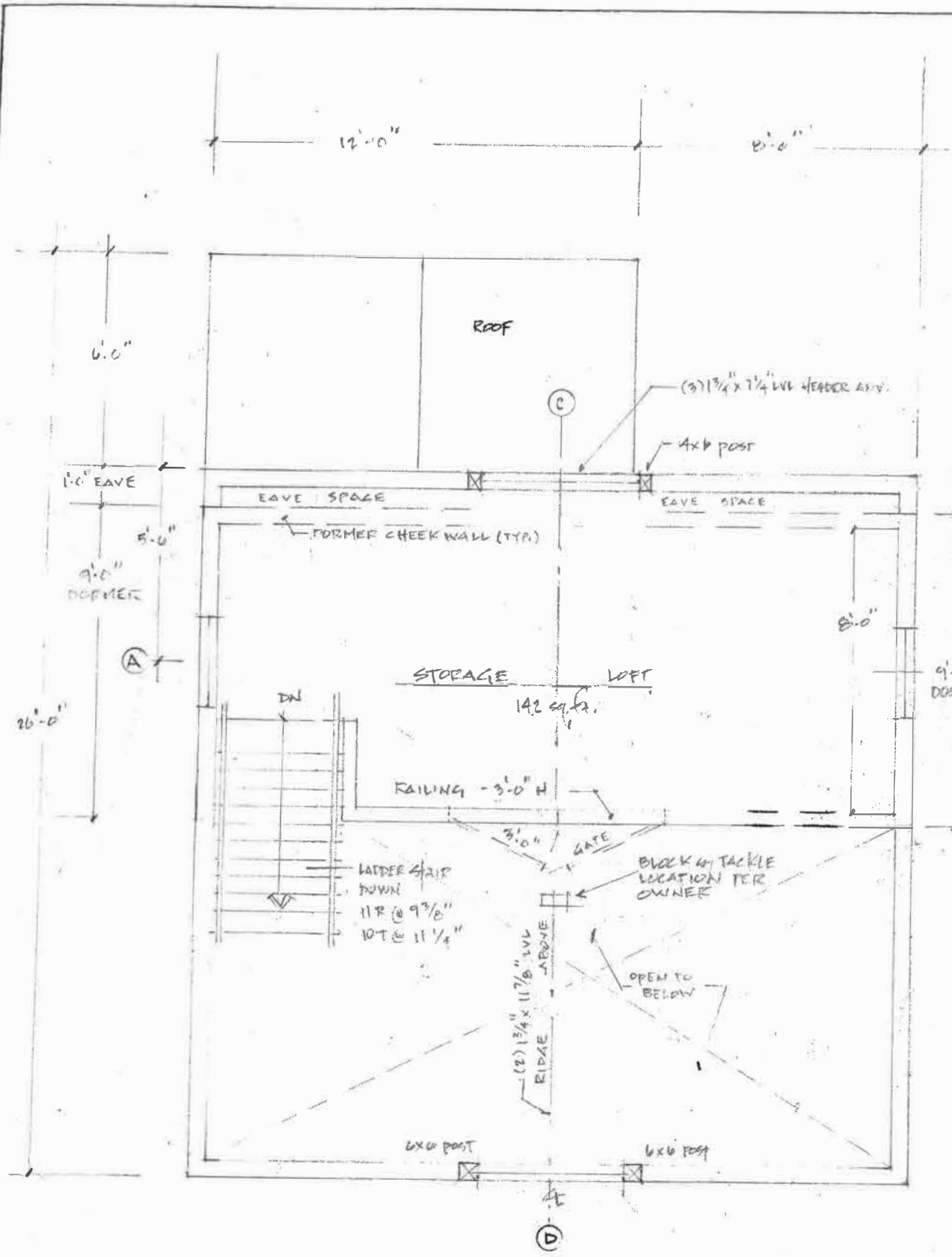
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Proposed  
 West  
 Elevation

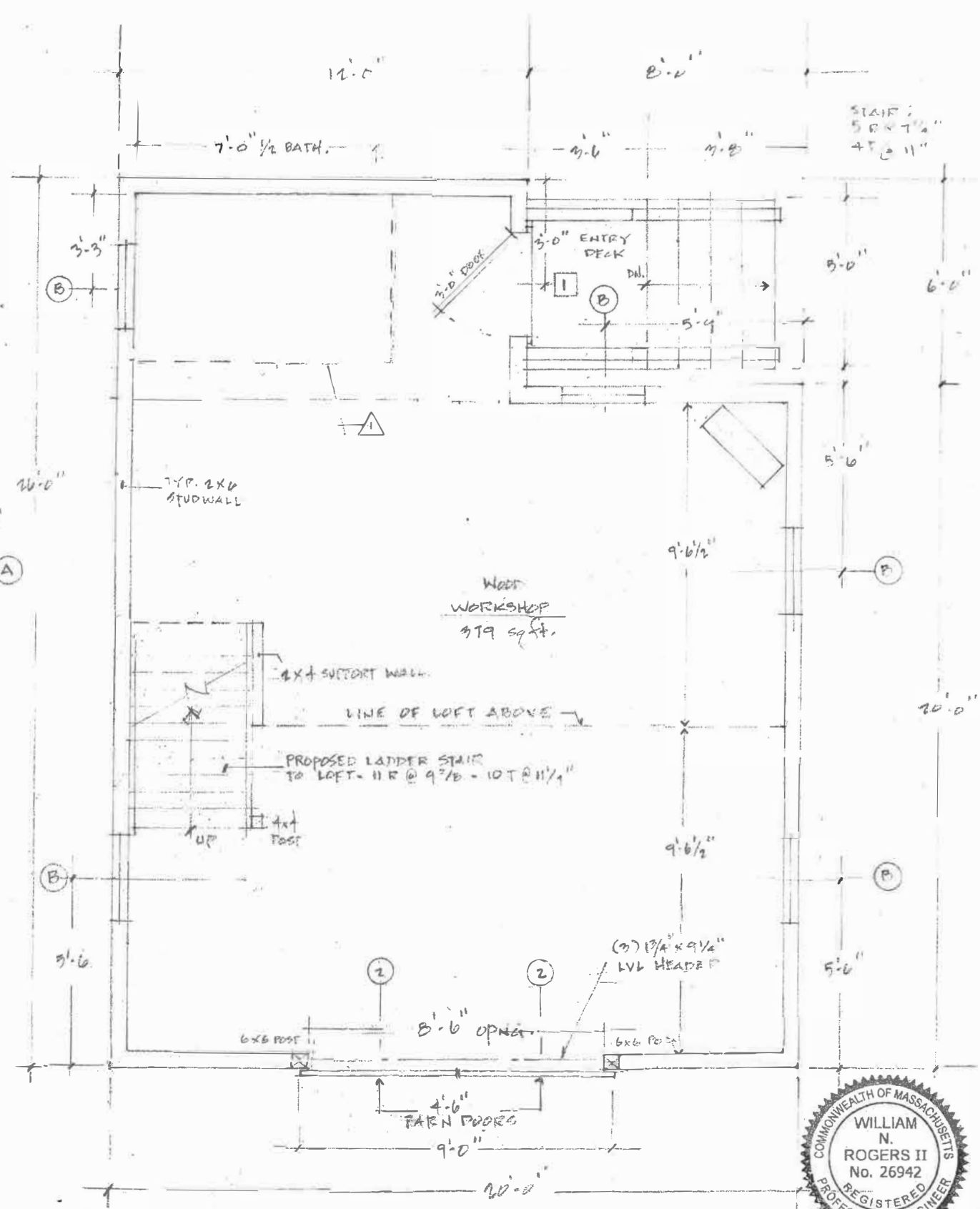
SCALE OF FEET  
 0 1 2 4

SCALE: 1/4" = 1'-0"  
 DATE: MARCH, 2027  
 DRAWN: LAL  
 JOB NO.: T-22-2075A  
 REVISION:

A.3



**LOFT PLAN**  
SCALE: 1/4" = 1'-0"



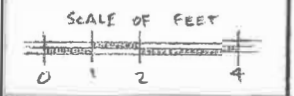
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



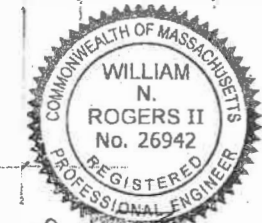
Proposed Workshop  
No 491 Shore Road  
No Truro, Ma. 02652  
Prepared For:  
Ian S. Leahy & Jennifer E. Cabral  
Assessor's Map 7, Parcel 14

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Email: wnr Rogers2@verizon.net

**First & Loft Floor Plans**



SCALE: 1/4" = 1'-0"  
DATE: MARCH, 2022  
DRAWN: AL  
JOB NO.: T-22-2073A  
REVISION: 1 07-27-22  
REMOVE BATH



William N. Rogers II, P.E.  
MARCH 29, 2022

**A.4**

