

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
REFER TO FILE NO.

4130

January 4, 2023

Hand Delivery

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

Re: Truro Planning Board Site Plan Review
Ebb Tide By The Bay
538 Shore Road

Dear Town Clerk Fullerton:

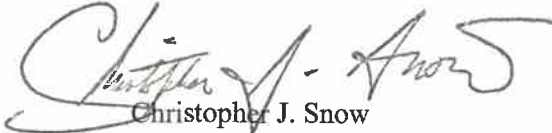
Enclosed regarding the above referenced property, please find the original and nine (9) copies of the following:

1. Town of Truro Planning Board Site Plan Review Application with Checklist and Criteria Review;
2. Permission Letter from owner;
3. Abutters List;
4. Full size Site Plans;
5. Full size Building Plans;
6. Photographs;
7. Truro Conservation Commission Order of Conditions;
8. Dark Sky Light Fixture Specification Sheet; and
9. Our check made payable to the Town of Truro in the amount of \$250.00 representing the required filing fee.

Kaci Fullerton, Town Clerk
Town of Truro
January 4, 2023
Page 2

Kindly place this matter on the agenda for the **February 8, 2023** scheduled meeting of the Truro Planning Board. Thank you.

Very truly yours,



Christopher J. Snow

CJS:lk

Enclosures

Cc: Ms. Sally McSween

Barbara Carboni, Esq.

Truro Town Planner/Land Use Counsel

Elizabeth Sturdy, Truro Planning Department Administrator

William N. Rogers II, P.E., R.L.S. (**All Via Email Only**)(w/encs.)



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR COMMERCIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date January 4, 2023

The undersigned hereby files an application with the Truro Planning Board for the following:

- Site Plan Review** pursuant to §70 of the Truro Zoning Bylaw
- Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning Bylaw
(Note: *Site Plan Review shall not be waived in the Seashore District*)

1. General Information

Description of Property and Proposed Project Ebb Tide on the Bay Condominiums consists of three buildings and severe erosion has undermined all the buildings requiring emergency repairs. The project will move the buildings shoreward, provide proper waterfront side support and relocate the septic system.

Property Address 538 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. for Ebb Tide on the Bay Condominiums

Applicant's Legal Mailing Address Snow and Snow, 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)

*Written Permission of the owner is required for submittal of this application.

- Owner
- Prospective Buyer*
- Other*

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 508-487-1160 - Fax: 508-487-2694 - office@snowandsnowlaw.com

2. Waiver(s) Request – The Planning Board may, upon the request of the applicant, pursuant to §70.3.E, waive requirements of §70.3.D, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

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

Signature(s)

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

See Written Permission

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

Christopher J. Snow

Applicant(s)/Representative Signature(s)

See Written Permission

Owner(s) Signature(s) or written permission

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

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 538 Shore Road, North Truro **Applicant Name:** Ebb Tide On The Bay Condominium **Date:** 12-28-2022

No.	Requirement	Included	Not Included	Explanation, if needed
D. Procedures and Plan Requirements				
1a.	An original and 9 copies of the Application for Site Plan Review	✓		
1b.	10 copies of the required plans and other required information including this Checklist	✓		
1c.	Completed Criteria Review	✓		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	✓		
1e.	3 copies of drainage calculations stamped by a Professional Engineer		✓	N/A – Existing Pervious Surface
1f.	Applicable filing fee			
1g.	Any other information that may be applicable or required by the Planning Board	✓		
	Site Plans			
2a.	Site Plans shall be prepared, signed and stamped by a Registered Land Surveyor and Professional Engineer	✓		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	✓		
3a.	General - Submitted plans shall contain the following:			
3a. 1	North Arrow/Location Map: A north arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	✓		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed. This information shall be placed in a table format which must list all parking; setbacks; percent of lot coverage, broken down by parking, walkways, building(s), etc.; number of dwelling units; total amount of square feet; size of signs, and any other applicable zoning information necessary for the proper review of the site plan.	✓		
	Existing:	✓		
	All parking	✓		
	All setbacks	✓		
	Percent (%) of lot coverage broken down by parking, walkways, building(s), etc.	✓		
	Number of dwelling units	✓		
	Total amount of square feet	✓		

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>538 Shore Road, North Truro</u> Applicant Name: <u>Ebb Tide On The Bay Condominium</u> Date: <u>12-28-2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	Size of signs	✓		Existing 5'4"x3'9" Sign - 6'+/- high
	Any other applicable zoning information necessary for the proper review of the site plan	✓		
	<u>Proposed:</u>	✓		
	All parking	✓		
	All setbacks	✓		
	Percent (%) of lot coverage broken down by parking, walkways, building(s), etc.	✓		
	Number of dwelling units	✓		
	Total amount of square feet			
	Size of signs		✓	No Signs Proposed
	Any other applicable zoning information necessary for the proper review of the site plan	✓		
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	✓		
3a. 4	Graphic Scale	✓		
3a. 5	Title Block - Including:	✓		
	Name and description of the project	✓		
	Address of the property	✓		
	Names of the record owner(s) and the applicant(s)	✓		
	Date of the preparation of the plan(s) and subsequent revision dates	✓		
3a. 6	Legend of all symbols	✓		
3b.	Existing Conditions Plan - showing the following:	✓		
3b. 1	Total area and dimensions of the lot shown on a surveyed plan conforming to the requirements of the Barnstable County Registry of Deeds.	✓		
3b. 2	Location of existing buildings (including the number of stories, overall height in feet, and gross floor area in square feet of all existing buildings), parking, drives, walks, lighting service areas, all utilities, drainage facilities, easements, and other appurtenances, including setbacks from property lines.	✓		
	Location of existing buildings	✓		
	Number of stories	✓		

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>538 Shore Road, North Truro</u> Applicant Name: <u>Ebb Tide On The Bay Condominium</u> Date: <u>12-28-2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	Overall height in feet	✓		
	Gross floor area in square feet	✓		
	Parking	✓		
	Drives		✓	N/A
	Walks	✓		
	Lighting service areas	✓		
	All utilities	✓		
	Draining facilities		✓	N/A - Pervious Surface
	Basements	✓		
	Other appurtenances	✓		
	Setback from property lines	✓		
3b. 3	Existing contours based on two foot (2') contour intervals.	✓		1 Ft. Contours shown
3b. 4	General location of trees having a caliper of ten (10) inches or more diameter at breast height (DBH), all resource areas as defined in M.G.L. Chapter 131, Section 40, landscaping and other significant natural features.		✓	No Existing Trees on Lot - Beach
3b. 5	Respective floor areas and/or square footage of existing uses of buildings and/or the property.	✓		
3b. 6	Existing location(s) of any freestanding sign(s).	✓		
3b. 7	National Flood Insurance Program flood hazard elevation.	✓		
3b. 8	Massachusetts Natural Heritage Endangered Species Act jurisdiction.		✓	CC Order of Conditions -5-19-22
3c.	Proposed Conditions Plan - showing the following:	✓		
3c. 1	Building Location: Identification of all building(s) to be located on the site. The number of stories, overall height in feet and gross floor area in square feet of all buildings shall be indicated.	✓		
3c. 2	Building Elevation: A drawing(s) of the exterior of all building(s), as viewed from all sides, including dimensions, at a scale of no smaller than 1/8" = 1'-0". This drawing must be at least 8" x 11" in size.	✓		

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>538 Shore Road, North Truro</u> Applicant Name: <u>Ebb Tide On The Bay Condominium</u> Date: <u>12-28-2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
3c. 3	Location of Parking/Walkways: Identification of the location of all parking and walkways, including curb cuts that will be used for site access from adjacent roadways or access points. Parking shall be consistent with the requirements outlined in §30.9.	✓		
3c. 4	Easements/Legal Conditions: Identification of legal encumbrances(s), including easements, that are related to the site's physical development, and a listing of any condition(s) placed upon the site by the Zoning Board of Appeals, Planning Board, Conservation Commission, Board of Health or any other public body or agency with the authority to place conditions on the site's development.	✓		
3c. 5	Stormwater Drainage: All storm water drainage facilities utilized by the site shall be shown on the site plan. Storm water drainage calculations, which support the design of the control facilities shown on the plan, shall be calculated using a 2, 10, and 50-year storm events.		✓	
3c. 6	Grades: Topography and a grading plan of the site.	✓		N/A – Pervious Surface
3c. 7	Location of Walls: Identification of the location, height, length, and materials to be used for all retaining walls to be located on the site.		✓	No Walls Proposed
3c. 8	Signs: Identification of the location, height and materials to be used for all signs to be located on the site. Signs will be reviewed using the Town of Truro Sign Code section of the zoning bylaw.		✓	No Signs Proposed
3c. 9	Location of Streets/Drives: Identification of all streets and driveways including the type and dimensions of curbs and gutters. Distances to all the nearest streets and/or curb cuts shall be shown for both sides of any street which is adjacent to the site.	✓		
3c. 10	Outdoor Storage/Display Areas: Identification of the location and type of outdoor storage and display areas on the site.		✓	N/A
3c. 11	Refuse Areas: Identification of the location of each outdoor refuse storage area, including the method of storage and screening. All refuse areas must be fully enclosed.	✓		

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>538 Shore Road, North Truro</u> Applicant Name: <u>Ebb Tide On The Bay Condominium</u> Date: <u>12-28-2022</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
3c. 12	Lighting Facilities: Identification of all illumination, including numbers and locations, indicating the direction and the degree of illumination offered by the lighting facilities and including specifications of the light fixture(s) to be used. (Also see General Bylaws Ch. IV §6.)	✓		
3c. 13	Location of Wetlands and Other Resource Areas: All resource areas as defined in M.G.L. Chapter 131, Section 40. (If applicable, the applicant shall file a Notice of Intent with the Truro Conservation Commission concurrently with the application to the Planning Board for Site Plan Review.)	✓		
3c. 14	Location and Description of Utilities. Identification of all utilities, including sewer line locations and profiles and storm drainage systems.	✓		
3c. 15	Parking and Driveway Cross Section: a cross section identifying the proposed construction of driveways and parking areas on the site.		✓	Existing gravel Parking Area to be maintained
3c. 16	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s).	✓		
3d.	Proposed landscape schedule for, and identification of, the location of all perimeter and interior landscaping – showing the following:		✓	Existing Beachfront Site to be maintained
	Proposed paving materials for walkways		✓	N/A
	Fences		✓	N/A
	Stonewalls		✓	N/A
	All planting materials to be placed on the site		✓	No Proposed Plantings
	All existing trees over 10 inches diameter at breast height (DBH) to be saved or removed shall be shown on the site plan		✓	N/A
3e.	Building Plans – at a scale of no less than 1/8" = 1'-0" showing the following:	✓		
3e. 1	Elevations showing exterior materials and features including but not limited to doors, windows, trim, roof, lighting and including the height of the building(s).	✓		
3e. 2	Floor plans with dimensions.	✓		
3f.	Project Estimate:		✓	
	Estimated date of initiation		✓	Unknown at this time
	Estimated time required to complete the proposed project and any and all phases thereof		✓	Unknown at this time
	Written cost estimate with a breakdown of the building(s) and all site improvements		✓	Unknown at this time

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.3F of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.3F – REVIEW CRITERIA/DESIGN GUIDELINES

The Planning Board will review applications and their supporting information based on the following:

1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw because:
The existing site has pre-existing, nonconforming buildings situated on it and the relocation of the buildings will reduce the sideline setback noncompliance for buildings 1 and 3. The green space will also be increased.

2. The proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses because:
The project will not utilize a vibratory hammer but will use a double acting drop air hammer with a rated energy of 5000 ft./pounds. Its impact zone is approximately 8 feet with no shaking. The plan is to pre-drill (auger) 8-10 feet to minimize hammer use.

3. The proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro because:
See Dark Sky Light Fixture cut sheet included with application.

4. The proposal provides for the protection of significant or important natural, historic, or scenic features because:

See Order of Conditions from Truro Conservation Commission submitted with application.

5. The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention because:

The building site has no publicly accessible locations in the vicinity. Pile foundations will minimize soil removal and the dune will be rebuilt per Truro Conservation Commission Order of Conditions.

6. The proposal adequately provides for refuse disposal because:

The existing refuse area at the condominium located in a stockade fence enclosure has adequately served the property over the past 30 years and will continue to do so. The refuse area is shown on the plans.

7. The proposed sewage disposal and water supply systems within and adjacent to the site shall be adequate to serve the proposed use because:

Board of Health approval received in December, 2021.

8. The proposed drainage system within the site shall be adequate to handle the runoff resulting from the development. Drainage run-off from the project shall not: damage any existing wellfield(s) or public water supply; damage adjoining property; overload, silt up or contaminate any marsh, swamp, bog, pond, stream, or other body of water; or interfere with the functioning of any vernal pool because:

The existing gravel parking area is a pervious surface and the remainder of the lot is sand.

9. A soil erosion plan shall adequately protect all steep slopes within the site and control runoff to adjacent properties and streets both during and after construction because:

See Truro Conservation Commission Order of Conditions submitted with application. See also Project Narrative/

Construction protocol attached to Order of Conditions.

10. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises because:

Not applicable.

11. Buildings and structures within the subject site shall relate harmoniously to each other in architectural style, site location, and building exits and entrances. Building scale, massing, materials, and detailing should be compatible with the surrounding area because:

Buildings are "Cape Cod" style buildings as shown on proposed plans.

12. Electric, telephone, cable, and other such utility lines and equipment shall be placed underground because:

All utilities are presently existing underground.

13. The project shall not place excessive demands on Town services because:

There are no changes to the existing residential use and no change in the number of bedrooms thus no additional Town services will be needed.

14. The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged because:

The existing parking area will be maintained with the existing curb cut (no proposed changes). The entire existing frontage provides access to the property.

15. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project shall be maximized. Traffic patterns for vehicles and pedestrians must show safe and adequate circulation within and access to and from the site because:

Not applicable as the existing parking area and traffic pattern will be maintained.

16. A bicycle rack(s) shall be provided on the site and shall be located near the entrance to the building(s) because:

Proposed bike rack located near existing sign as shown on plan.

Ebb Tide By The Bay Condominiums
c/o Sally M. McSween
240 Dale Street
Syracuse, NY 13208

December 15, 2022

Barbara Carboni, Esq. Town Planner/Land Use Counsel
Town of Truro
24 Town Hall Road
Truro, Massachusetts 02666

**Re: Truro Site Plan Review Application
Ebb Tide By The Bay Condominium
538 Shore Road**

Dear Town Planner Carboni:

Please treat this correspondence as permission on behalf of Ebb Tide by the Bay Condominiums, 538 Shore Road, Truro for Attorney Christopher J. Snow, the Law Offices of Snow and Snow and/or William N. Rogers II, P.E., P.L.S. to act on behalf of the Condominium in all respects concerning the filing and presentation of a site plan review application with the Truro Planning Board.

Thank you.

Very truly yours,

And Counsel for
Sally M. McSween (TRUSTEE)

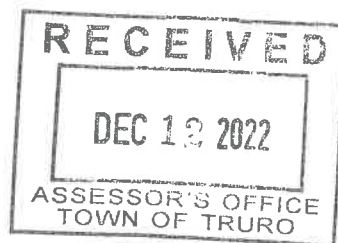
Sally M. McSween for

Ebb Tide by the Bay Condominiums



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form



COPY

DATE: _____

NAME OF APPLICANT: Christopher J. Snow, Esq. for Ebb Tide by the Bay

NAME OF AGENT (if any): _____

MAILING ADDRESS: P. O. Box 291, Provincetown, MA 02657CONTACT: HOME/CELL 508-487-1160 EMAIL office@snowandsnowlaw.comPROPERTY LOCATION: 538 Shore Road
(street address)PROPERTY IDENTIFICATION NUMBER: MAP 7 PARCEL 7 EXT. 7
(if condominium)ABUTTERS LIST NEEDED FOR:
(please check all applicable)FEE: \$15.00 per checked item
(Fee must accompany the application unless other arrangements are made)

- | | | |
|---|---|--|
| <input type="checkbox"/> Board of Health ⁵ | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> Other _____ | (Fee: Inquire with Assessors) | |

(Please Specify)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.**THIS SECTION FOR ASSESSORS OFFICE USE ONLY**Date request received by Assessors: 12/12/2022Date completed: 12/12/2022List completed by: [Signature]Date paid: 12/12/2022 Cash/Check # 23594¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: December 12, 2022

To: Christopher J. Snow, Esq., Agent for Ebb Tide on the Bay

From: Assessors Department

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

Planning Board- Site Plan

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 December 9, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

Custom Abutters List



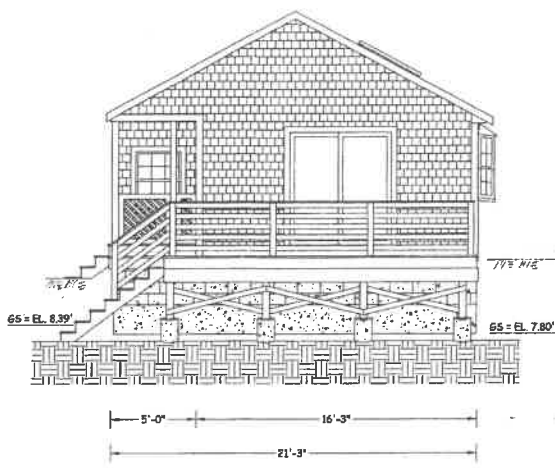
Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6560	6-5-1-R	GRACIA JAMES & ELIZABETH	525 SHORE RD	100 COUNTRY WAY	TAUNTON	MA	02780
6561	6-5-2-R	CORMIER NICOLE MARIE	525 SHORE RD	82 RT 6A	ORLEANS	MA	02653
6562	6-5-3-R	AMARAL BETTYANN & TEDFORD ANDREA J	525 SHORE RD	6 SEAN DR	MANSFIELD	MA	02048
6563	6-5-4-R	HARRINGTON LILY M	525 SHORE RD	5751 TUXEDO TERRACE	HOLLYWOOD	CA	90068
6564	6-5-5-R	TINKER MARSHA JO	525 SHORE RD	4081 SOUTH RIVERSIDE DRIVE	LANEXA	VA	23089
6565	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
238	7-6-0-R	BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL	542 SHORE RD	18 BACON ST	WINCHESTER	MA	01890-3809
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	PROVINGETOWN	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

Handwritten signature and date:
 12/12/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
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	14 CAPT JOHN JACOBS RD APT 106	EAST PROVIDENCE	RI	02914
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	34265
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

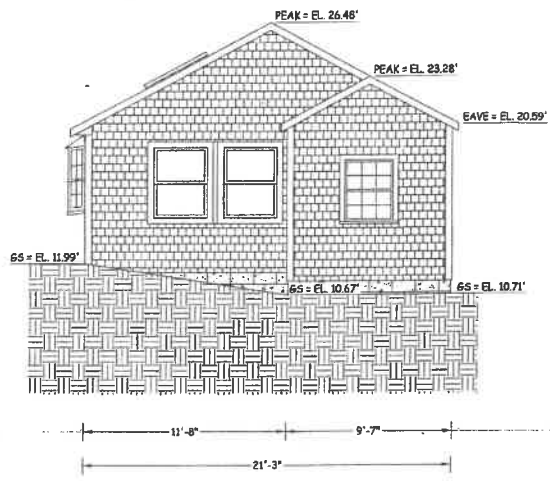
OK 12/12/2022

	6-5-1-R		6-5-2-R		6-5-3-R
	GRACIA JAMES & ELIZABETH 100 COUNTRY WAY TAUNTON, MA 02780		CORMIER NICOLE MARIE 82 RT 6A ORLEANS, MA 02653		AMARAL BETTYANN & TEDFORD ANDREA J 6 SEAN DR MANSFIELD, MA 02048
	6-5-4-R		6-5-5-R		6-5-6-R
	HARRINGTON LILY M 5751 TUXEDO TERRACE HOLLYWOOD, CA 90068		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		7-6-0-R
	SILVERNAIL CHERYL & PAUL PO BOX 889 NORTH TRURO, MA 02652		SEASONG CONDO TRUST 525 SHORE RD NO TRURO, MA 02652		BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL 18 BACON ST WINCHESTER, MA 01890-3809
	7-8-1-R		7-8-2-R		7-8-3-R
	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN 1 DEVONSHIRE PLACE, APT 2913 BOSTON, MA 02109		BOYNTON EMILY PO BOX 339 PROVINCETOWN, MA 02657		JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN 4 BRIDGEVIEW TERRACE KITTERY, ME 03904
	7-8-4-R		7-8-5-R		7-8-6-R
	SCOUTS LLC PO BOX 1107 SO ORLEANS, MA 02662		MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL 621 NE 22ND DRIVE WILTON MANORS, FL 33305		GALLAGHER REALTY TRUST TRS:GALLAGHER JOSEPH M & DIANE 120 PAGE ROAD BEDFORD, MA 01730
	7-8-7-R		7-8-8-R		7-8-9-R
	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420		SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420		SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420
	7-8-10-R		7-8-11-R		7-8-12-R
	PASCALE LISA A & BISESI JOANN 14 CAPT JOHN JACOBS RD APT 106 EAST PROVIDENCE, RI 02914		ALBERGHETTI PAUL G 4046 WOKING WAY LOS ANGELES, CA 90027		MALER WILLIAM STEVEN & LIQUORI ANTHONY 45 WEST 3RD ST, UNIT 511 BOSTON, MA 02127
	7-8-13-R		7-8-14-R		7-8-15-R
	MALER WILLIAM S & LIQUORI ANTHONY P 45 WEST THIRD ST, UNIT 511 BOSTON, MA 02127		SULLIVAN EDWARD & PAMELA 110 FIRST AVE#601 CHARLESTOWN, MA 02129		SHEA DENNIS M & SCHNELLER KAREN K 218 LOWELL ST READING, MA 01867
	7-8-16-R		7-8-17-R		7-8-18-R
	GONSALVES LISA M 69 SHERIDAN ST JAMAICA PLAIN, MA 02130		SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA 1148 HIGHLAND GREENS DR VENICE, FL 34285		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				



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION (FRONT)

SCALE: 3/16" = 1'-0"
 DATUM = MBB H.A.Y.D.
 AVERAGE GRADE = EL. 9.72'

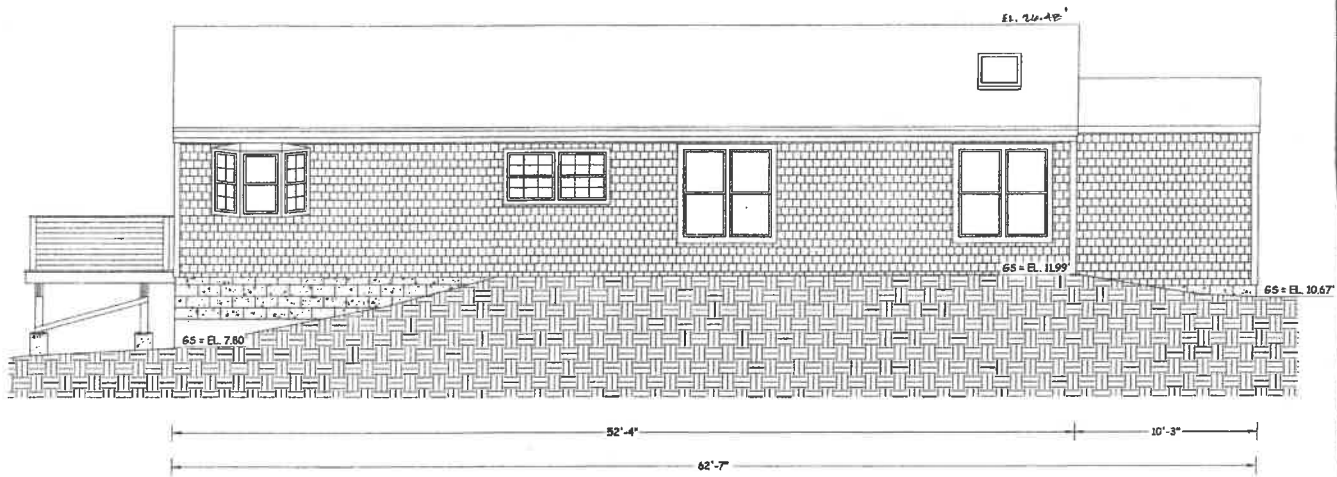
WILHELM N. ROGERS II
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wimrogers@verizon.net

SLIDE ON THE "BAY"
 CONDOMINIUM
 110.553 B. SHORE ROAD
 ABERTH TOWN, MA.
 2005 - ACCESSORY MAP 7, PARCEL 7

EXISTING
 ELEVATIONS
 NORTH &
 SOUTH

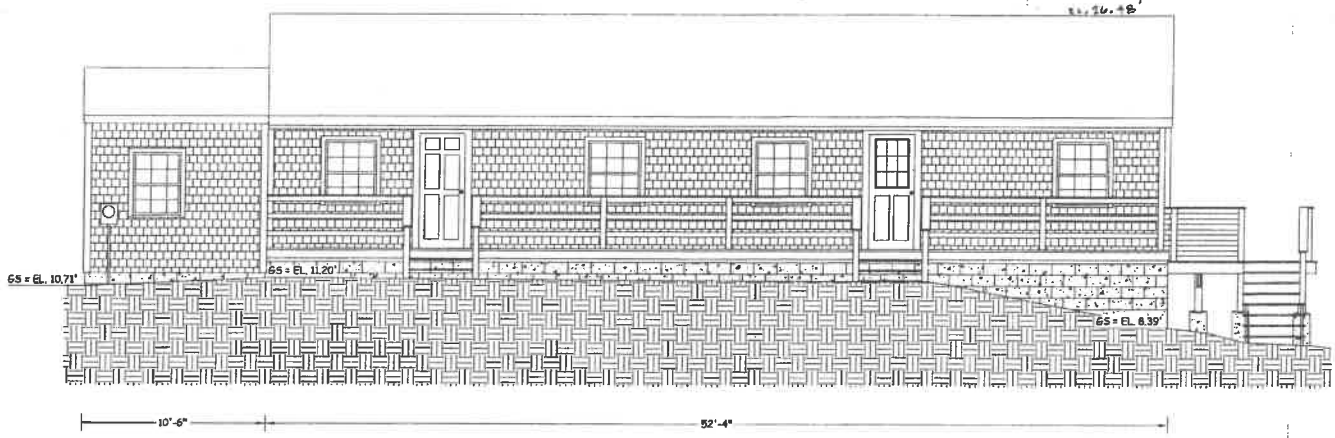
SCALE: 3/16" = 1'-0"
 DATE: 09-27-2022
 DRAWN: AL
 JOB NO.: T-22-0773
 REVISION:

1-E.1



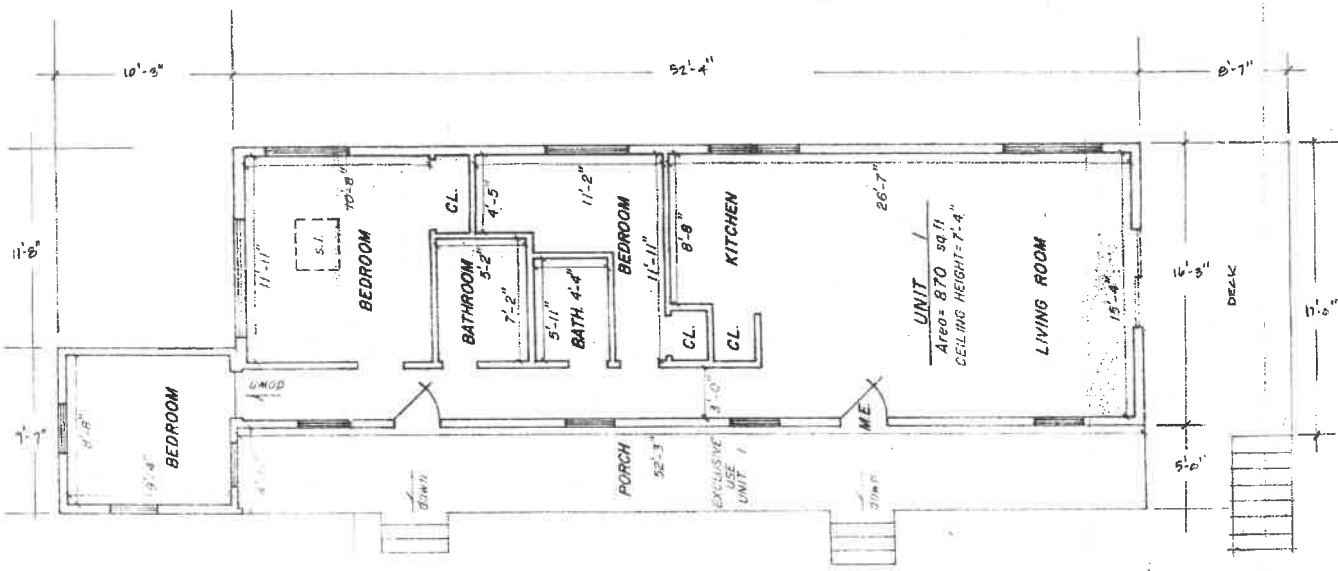
EAST ELEVATION
SCALE: 3/16" = 1'-0"

<p>WILLIAM N. ROGERS II Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Off Caneby Road Provincetown MA 02657 (508) 487-1565 / (508) 487-5809 fax Email: wnr0gers2@verizon.net</p>	
<p>SERVICE ON THE "BAY" CONDOMINIUM NO. 53B, CLOUSE ROAD ROBERT TOWN, MA. PAGES: ASSES605, MAP 7, PARCEL 1</p>	
<p>EXISTING EAST ELEVATION</p>	
<p>SCALE: 3/16" = 1'-0" DATE: 09-17-2022 DRAWN: AL JOB NO.: T-22-0713 REVISION:</p>	
<p>1-E.2</p>	



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

<p>ERRIDGE ON THE BAY CONDOMINIUM NO. 55 B SHORE ROAD NBBETT TOWER, MA. MA01118</p>
<p>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: wnrogens2@verizon.net</p>
<p>EXISTING WEST ELEVATION</p>
<p>SCALE: 3/16" = 1'-0" DATE: 09-29-2022 DRAWN: AL JOB NO.: T-22-07110 REVISION:</p>
<p>1-E.3</p>



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





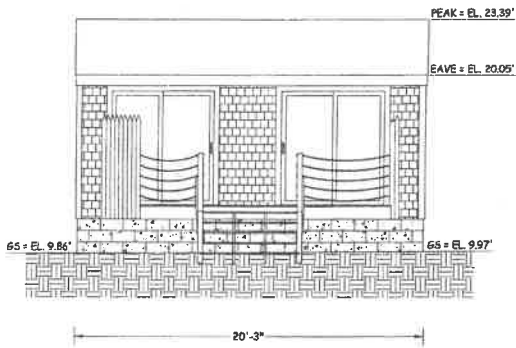
RESIDE ON THE BAY
 CONDOMINIUM
 100 53RD GLOBE ROAD
 SUITE 100, VA
 BOUNDARY #1
 10045-14890603 MAP 7, PARCEL 1

William N. Rogers II
 Civil Engineers and Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cantery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wvrogers2@verizon.net

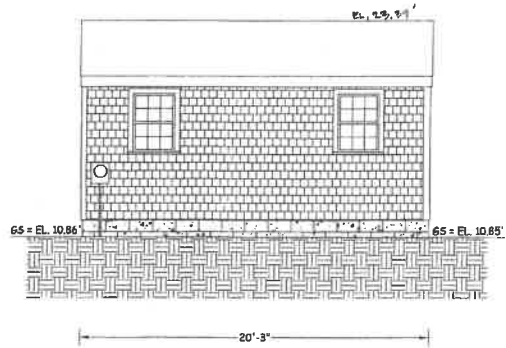
EXISTING 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"
 DATE: 09-23-2022
 DRAWN: AL
 JOB NO.: T-22-27730
 REVISION:

1-E4



SOUTH ELEVATION



NORTH ELEVATION (FRONT)

SCALE : 3/16" = 1'-0"
 DATUM = 1988 NAVD
 AVERAGE GRADE = EL. 10.89'

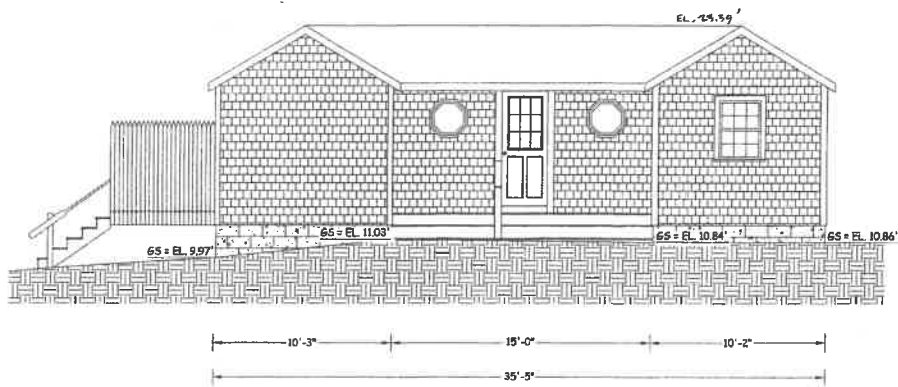
ESTATE ON THE WAY
 CONDOMINIUM
 NO. 55 B WILSON ROAD
 NORTH TRURO, MA.
 BUILDING #1
 PLOTS : ASSESSED MAP T, PARCEL T

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 : wnr02@verizon.net

EXISTING
 ELEVATIONS
 NORTH of
 SOUTH

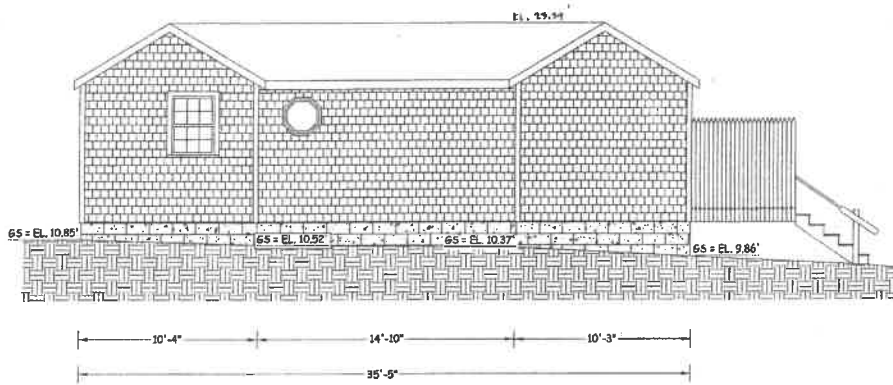
SCALE : 3/16" = 1'-0"
 DATE : 09-29-2022
 DRAWN : AL
 JOB NO. : T-22-07730
 REVISIONS

L.E.1



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

<p>EDWILDE ON THE BAY CONDOMINIUM NO. 538 OLMORE ROAD NORFOLK TOWNSHIP, N.J. BUILDING #1 MAPS: ASSESSOR'S MAP 7, ENCL. 1</p>
<p>William N. Rogers II Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Cliff Cemetery Road Provincetown MA 02657 (508) 487-1565 / (508) 487-5809 fax Email: wnr02s2@verizon.net</p>
<p>EXISTING EAST ELEVATION</p>
<p>SCALE: 3/16" = 1'-0" DATE: 09-09-2022 DRAWN: JAL JOB NO.: T-21-07730 REVISION:</p>
<p>2-E.2</p>



WEST ELEVATION

SCALE: 3/16" = 1'-0"

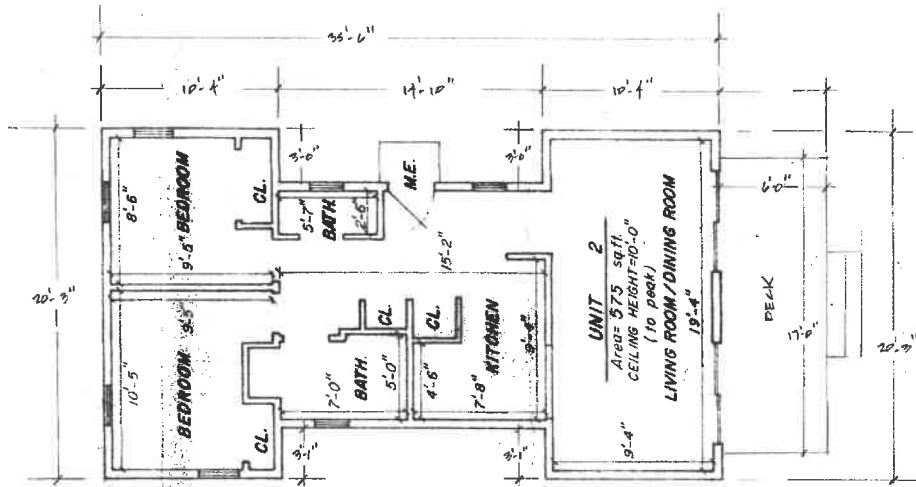
SPRINGS ON THE BAY
CONDOMINIUM
110.538 - SPRING ROAD
ABETH TOWN, MA.
MAPS: 48966083 MAP 7, PARCEL 1

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning and Structural
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnr02657@verizon.net

EXISTING
WEST
ELEVATION


SCALE: 3/16" = 1'-0"
DATE: 09-23-2022
DRAWN: AL
JOB NO.: 11-0713
REVISION:

2-E.3



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





SEASIDE ON THE BAY
CONDOMINIUM

510.538.6100
10011.48859831447.7, ENGLES T.

NO. 538 SHORE ROAD
NORFOLK COUNTY, MA.

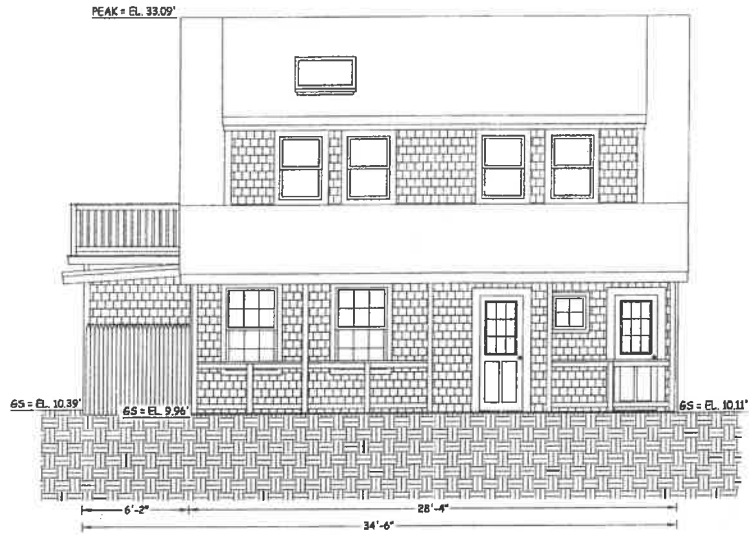
BUILDING # 1

William N. Rogers II,
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1555 / (508) 487-5809 fax
Email: wnr0gers2@verizon.net

EXISTING
1ST FLOOR
PLAN

SCALE: 3/16" = 1'-0"
DATE: 09-23-2022
DRAWN: AL
JOB NO.: T-21-0775
REVISION:

2-E.4



NORTH ELEVATION (FRONT)

SCALE: 3/16" = 1'-0"
 DATUM: 1988 NAVD
 AVERAGE GRADE: EL. 9.06'

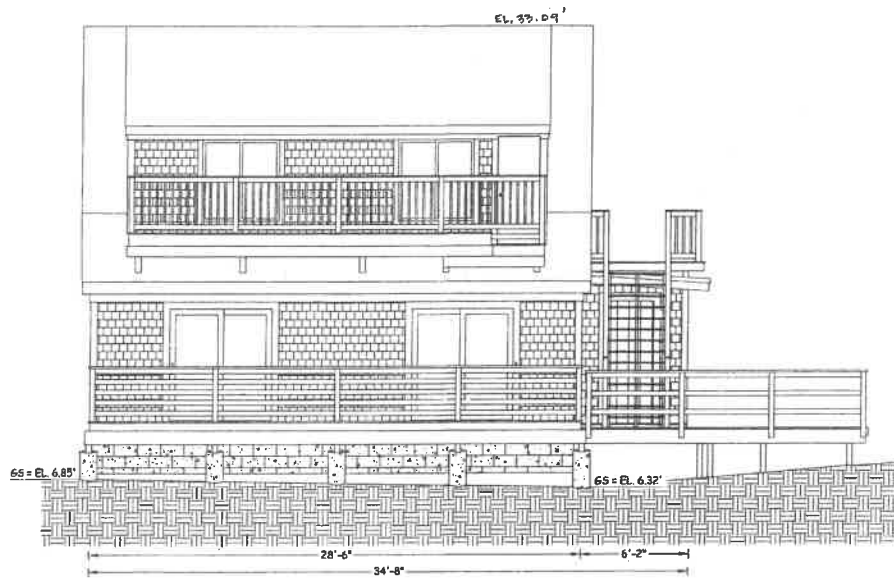
ERBIDE ON THE BAY
 CONDOMINIUM
 NO. 538 SHORE ROAD
 ABETH TRURO, MA
 BUILDING #3
 ROW: 4885602 MAP 7, PARCEL 7

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: wnr02@verizon.net

EXISTING
 NORTH
 ELEVATION

SCALE: 3/16" = 1'-0"
 DATE: 09.23.2022
 DRAWN: AL
 JOB NO.: J-22-0775
 REVISION:

3-E.1



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

WILHELM N. ROGERS II.
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 01957
 (508) 487-1563 / (508) 487-5809 fax
 Email: wvrogers2@verizon.net

EL. 33.09
 EL. 6.85
 EL. 6.32

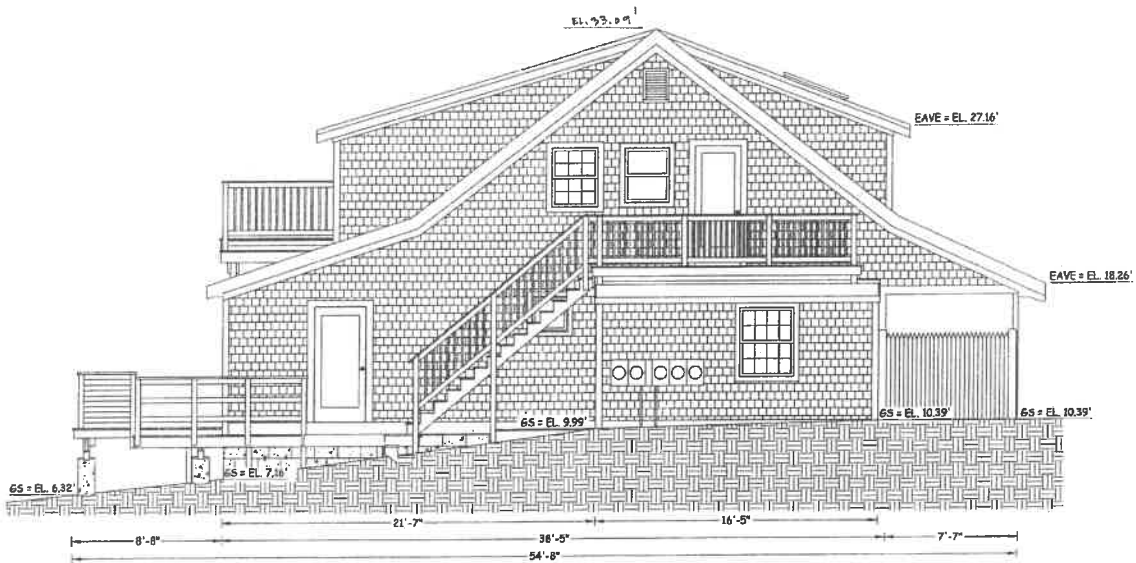
28'-6"
 34'-8"
 6'-2"

EXISTING
 SOUTH
 ELEVATION

SCALE: 3/16" = 1'-0"
 DATE: 09-15-2022
 DRAWN: AL
 JOB NO.: T-12-0775
 REVISION:

3-E, 2

BERLIDE ON THE BAY
 CONDOMINIUM
 150 5th St. Gales Road
 Provincetown, MA
 BUILDING # 3
 1004 : ASSESSOR'S MAP T, PLOT 1



EAST ELEVATION

SCALE: 3/16" = 1'-0"

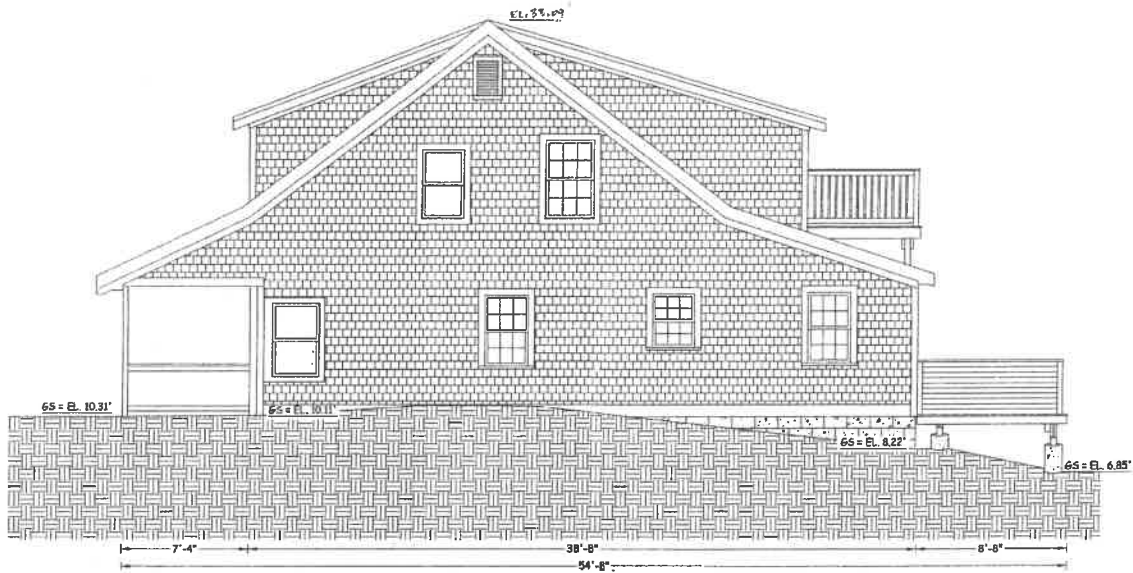
SEASIDE ON THE BAY
CONDOMINIUM
NO. 530 SEASIDE ROAD
NORTH TUNNETT, MA
BUILDING # 3
LADDS: 1855003-1467, PAGE 7

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Old Cemetery Road
Provincetown MA 02657
(508) 487-1565 / (508) 487-5509 fax
Email: wvrogers2@verizon.net

EXISTING
EAST
ELEVATION

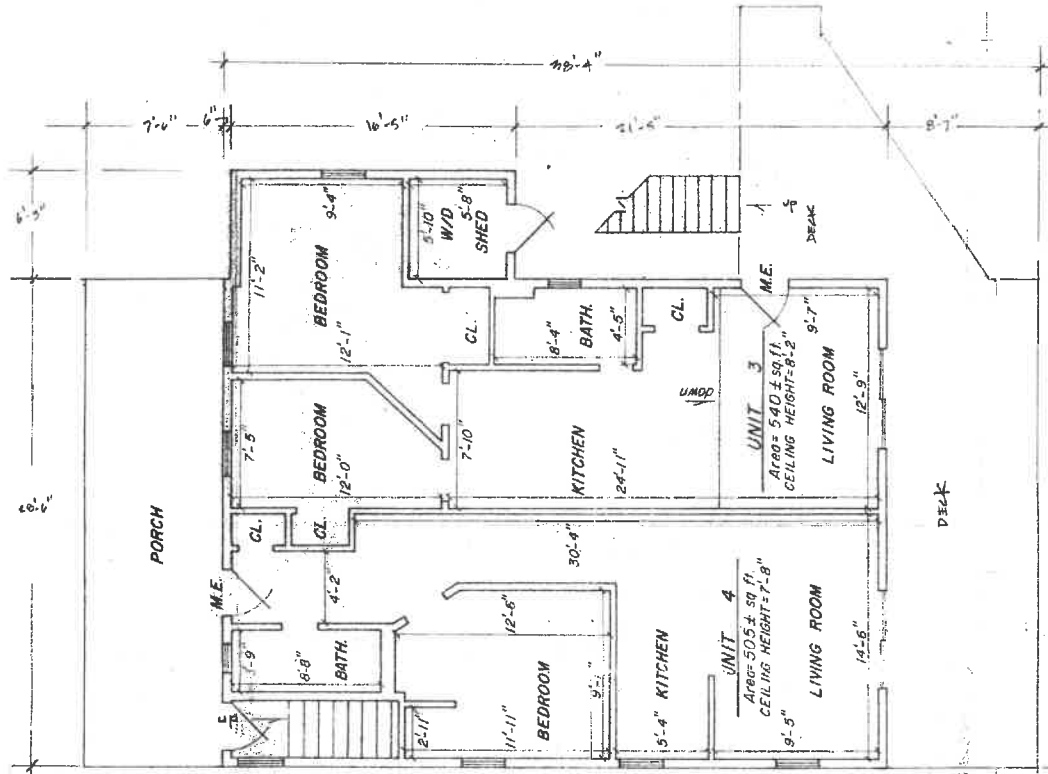
SCALE: 3/16" = 1'-0"
DATE: 09-13-2022
DRAWN: AL
JOB NO.: T-22-0773
REVISION:

3 E.3



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

ERBIDE ON THE BAY CONDOMINIUM NO. 538 SHORE ROAD WOBURN, MA BUILDING #15 DRAW: 48655063.PAR 7, MODEL 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: wnrogers2@verizon.net	EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0" DATE: 09-23-2022 DRAWN: AL JOB NO.: T-22-0773 REVISION:	3-E.4



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



North

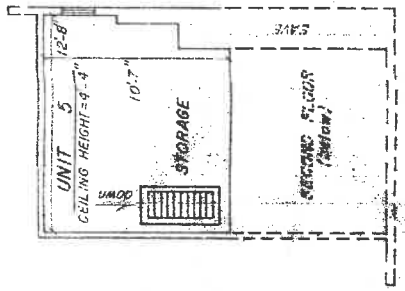
ESPLANADE ON THE BAY
CONDOMINIUM
110, 55B ESPLANADE ROAD
NORFOLK COUNTY, MA
BUILDING #10
LAW: 487-1555 / 487-5809 FAX: 487-5809
EMAIL: wnr02@verizon.net

William N. Rogers II
Civil Engineer & Land Surveyor
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 02657
(508) 487-1555 / (508) 487-5809 FAX: 487-5809
EMAIL: wnr02@verizon.net

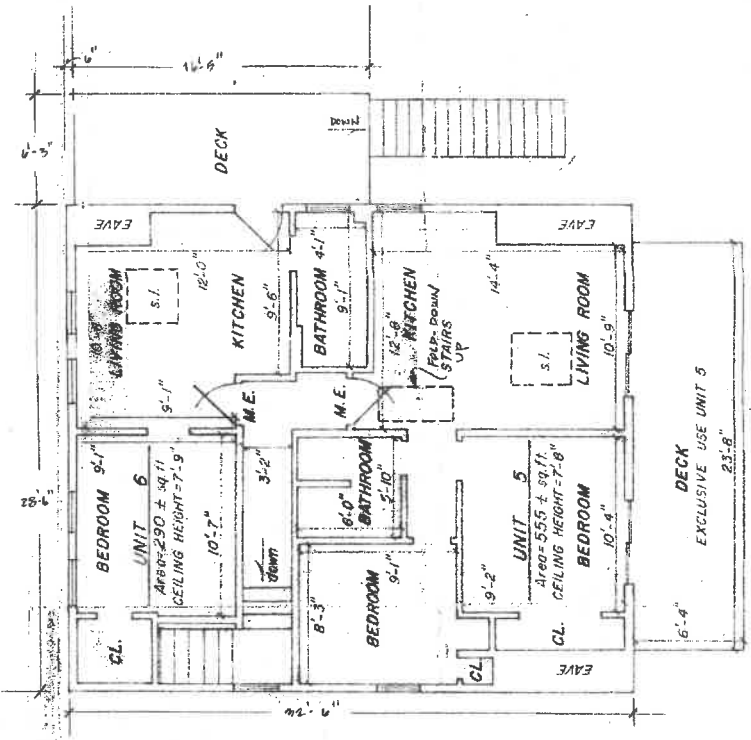
EXISTING
1ST
FLOOR
PLAN

SCALE: 3/16" = 1'-0"
DATE: 01-23-2022
DRAWN: AL
JOB NO.: T-22-073
REVISION:

M-E-5



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



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0" ; 2/16"



NORTH

ERBIDE ON THE BAY
CONDOMINIUM
110, 538, 51000 ROAD
NORFOLK TOWN, MA
BUILDING # 3
MAP: ASSESSORS MAP 7, PARCEL 1

William H. Rogers II
Civil Engineer & Land Surveyor
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown MA 01957
(508) 487-1555 / (508) 487-5809 fax
Email: w.rogers2@verizon.net

EXISTING
2ND FLOOR
PLAN

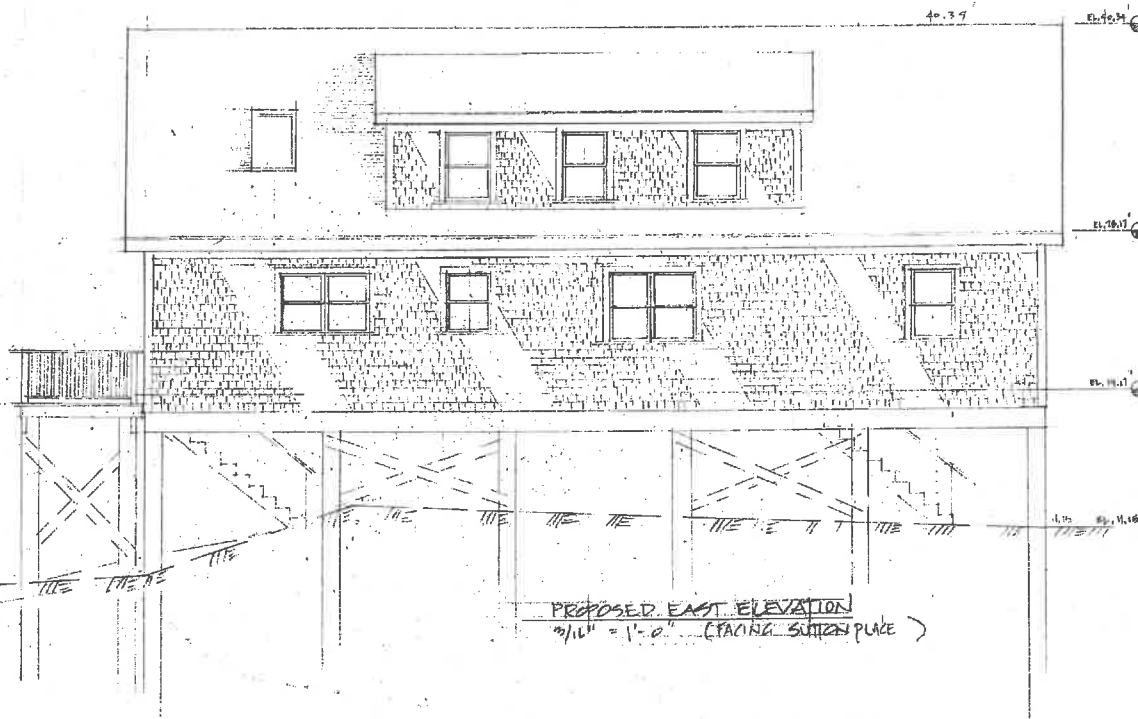
SCALE: 3/16" = 1'-0"
DATE: 09-23-2021
DRAWN: AL
JOB NO.: T-21-0775
REVISION:

M-E-10



PROPOSED WEST ELEVATION
 (FACING BUILDING # 2)
 3/16" = 1'-0"

WILMINGTON BEACH CONDOMINIUM NO. 53 B SHORE ROAD NORTH TRURO, MA. BUILDING # 1 408.487.5655	WILMINGTON BEACH CONDOMINIUM NO. 53 B SHORE ROAD NORTH TRURO, MA. BUILDING # 1 408.487.5655
William N. Rogers II. Civil Engineer & Land Surveyor Building & Structural Design 41 Old Church Road Provincetown MA 02657 (508) 487-1565 / (508) 487-5609 fax Email: wnrogas2@verizon.net	William N. Rogers II. Civil Engineer & Land Surveyor Building & Structural Design 41 Old Church Road Provincetown MA 02657 (508) 487-1565 / (508) 487-5609 fax Email: wnrogas2@verizon.net
PROPOSED WEST ELEVATION	
SCALE 3/16" = 1'-0" DATE DEC 2019 DRAWN ZL JOB NO. T-19-0779 REVISION	
1-A.2	



SEBRIDE ON THE WAY
 4000 HILLWAY
 NO. 55 B - BRIDGE ROAD
 NORTH TRURO, MA
 01961
 TEL: 487-5565 FAX: 487-5609
 WWW: WWW.PENNSHIRE.COM

WILLIAM N. ROGERS II.
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Camerley Road
 Provincetown MA 02657
 (508) 487-5565 / (508) 487-5609 fax
 Email: wnr02652@verizon.net

PROPOSED
 EAST
 ELEVATION

SCALE 3/16" = 1'-0"
 DATE DEC 2017
 DRAWN BY
 JOB NO. 17-0173D
 REVISION

I.A.M.



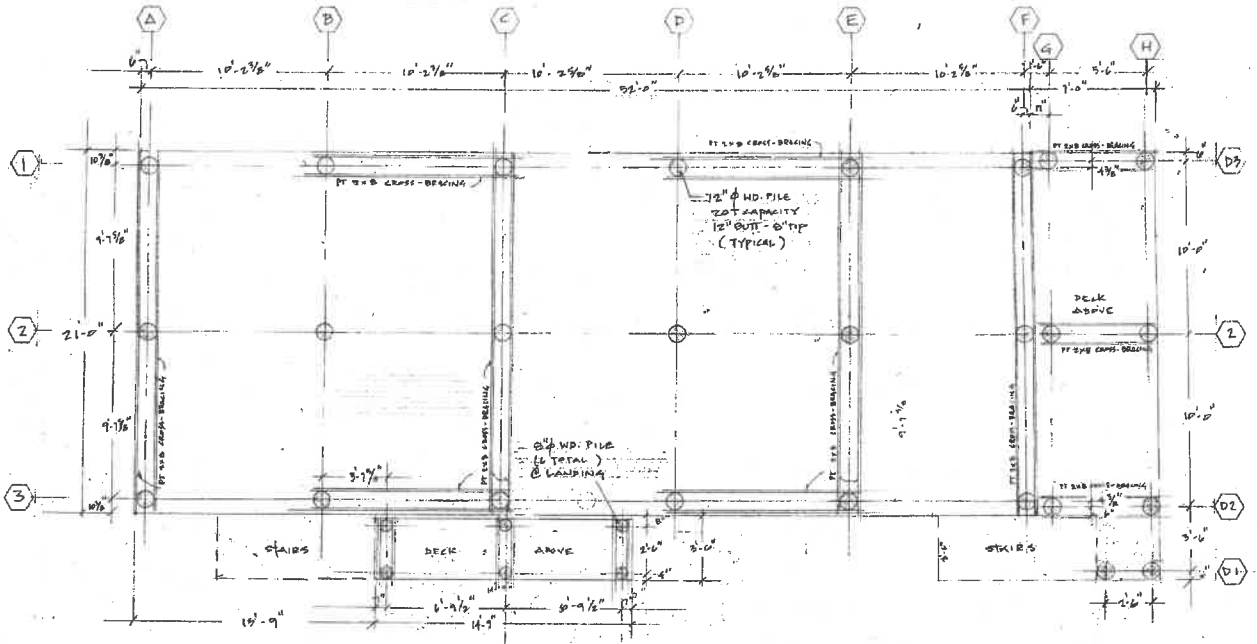
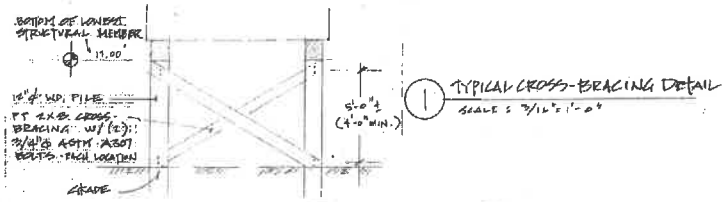
BRIDGE ON THE WAY
 COMPLETION
 NO. 53 B SHORE ROAD
 NORTH TRURO, MA.
 BUILDING #1
 LEGS: 4585502467, PAGE 7

William H. Rogers II,
 Civil Engineer & Land Surveyor
 Building and Structural Design
 41 Off Centre Road
 Provincetown MA 02557
 (508) 487-1565 / (508) 487-5809 fax
 Email: whrogers2@verizon.net

FOUNDATION
 PLAN &
 DETAILS

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

1-A.5



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

14.4



ERBSTEDE ON THE BAY
 CONDOMINIUM
 NO. 539 SHORE ROAD
 NUBETH TOWN, MA.
BUILDING #2
 MAP: 4892980374P 7, PAGES 7

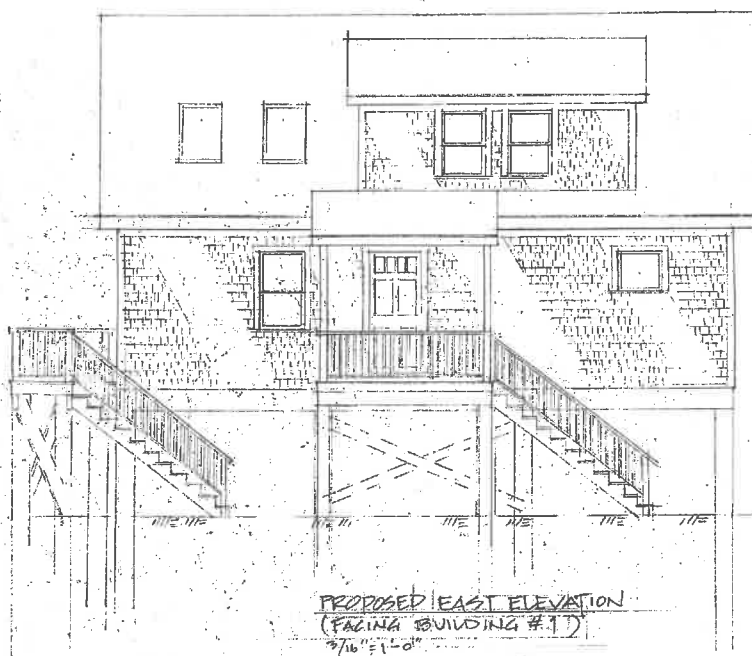
William N. Rogers II,
 Civil Engineers & Land Surveyors
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnr029823@verizon.net

PROPOSED ELEVATIONS NORTH & SOUTH

SCALE: 3/16" = 1'-0"
 DATE: DEC. 2019
 DRAWN: GAV
 JOB NO.: T-19-07750
 REVISIONS:

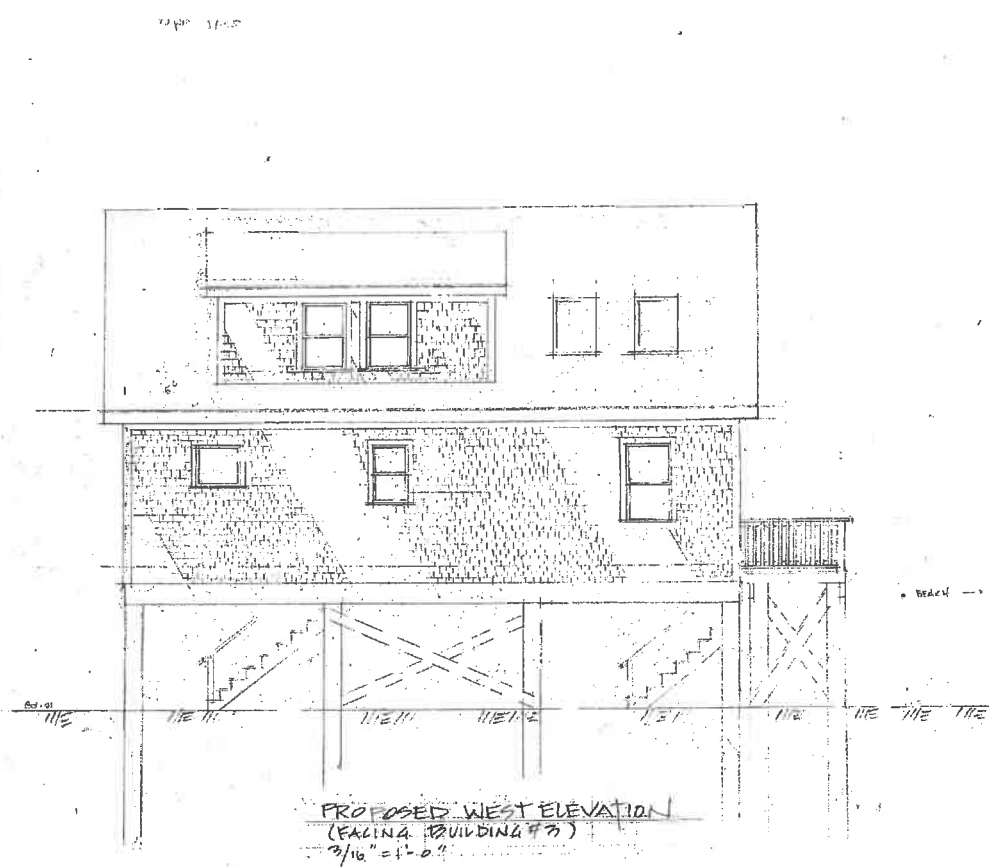
2-A.1

me 8
1908/7



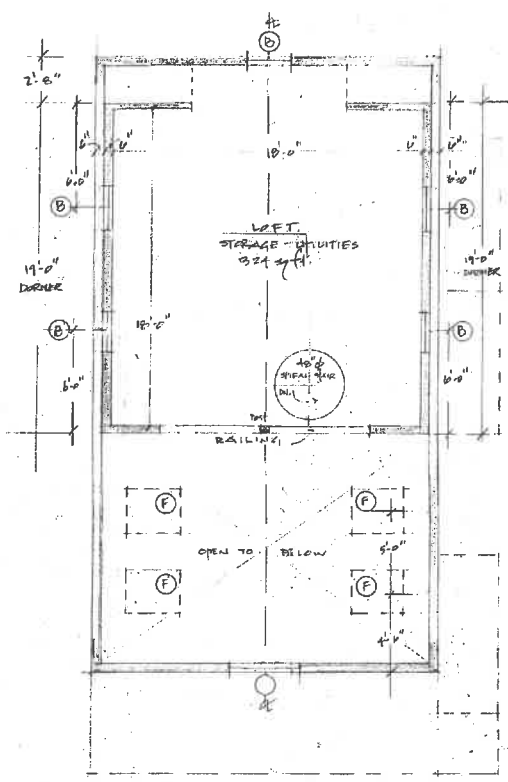
PROPOSED EAST ELEVATION
 (FACING BUILDING #1)
 7/16" = 1'-0"

<p>ERSTIDE ON THE BAY CONDOMINIUM NO. 538 GUNPOLE ROAD NORTH TOWN, MA. BUILDING #1</p>	<p>William H. 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: wvrogers2@verizon.net</p>
<p>PROPOSED EAST ELEVATION</p>	
<p>SCALE: 7/16" = 1'-0" DATE: DEC. 2019 DRAWN: ZL JOB NO.: 19-0771D REVISION:</p>	
<p>Z.A.Z</p>	

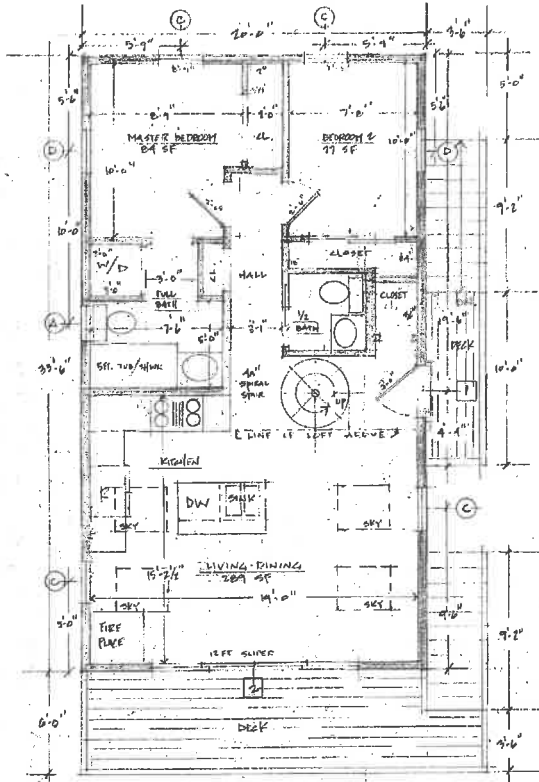


PROPOSED WEST ELEVATION
 (FACING BUILDING #3)
 3/16" = 1'-0"

SEATTLE ON THE BAY CONDOMINIUM 110.535 GHOSE ROAD NORTH TRURO, MA. BUILDING #1	WILLIAM N. ROBERTS II Civil Engineer & Land Surveyor Building and Structural Design Planning 41 Old Cemetery Road Provincetown, MA 02657 (508) 487-1565 / (508) 487-5809 fax Email: wnrroberts2@verizon.net
PROPOSED WEST ELEVATION	
SCALE OF FEET 	
SCALE: 3/16" = 1'-0" DATE: DEC. 2018 DRAWN: [initials] JOB NO.: T-18-0713D REVISION:	
2-A.3	



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



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



EBBESIDE ON THE BAY
CONDOMINIUM
NO. 955B SHORE ROAD
NORFOLK COUNTY, MA
BUILDING # 1

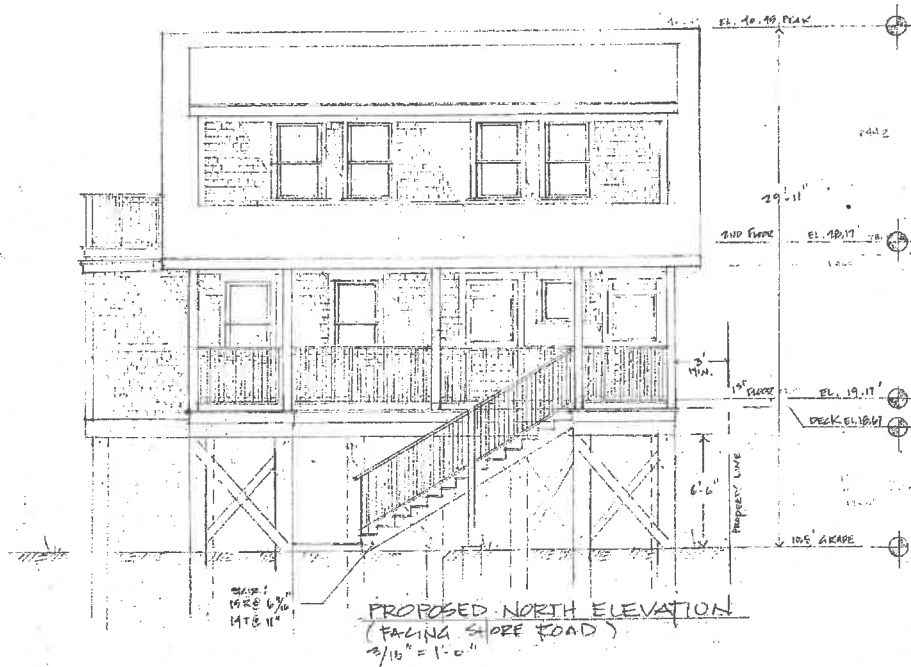
William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
and Planning
41 Off Camberly Road
Provincetown, MA 02657
(508) 487-5657 / (508) 487-5609 fax
Email: wnr02@verizon.net

PROPOSED
1ST & 2ND
FLOOR PLANS

SCALE: 3/16" = 1'-0"

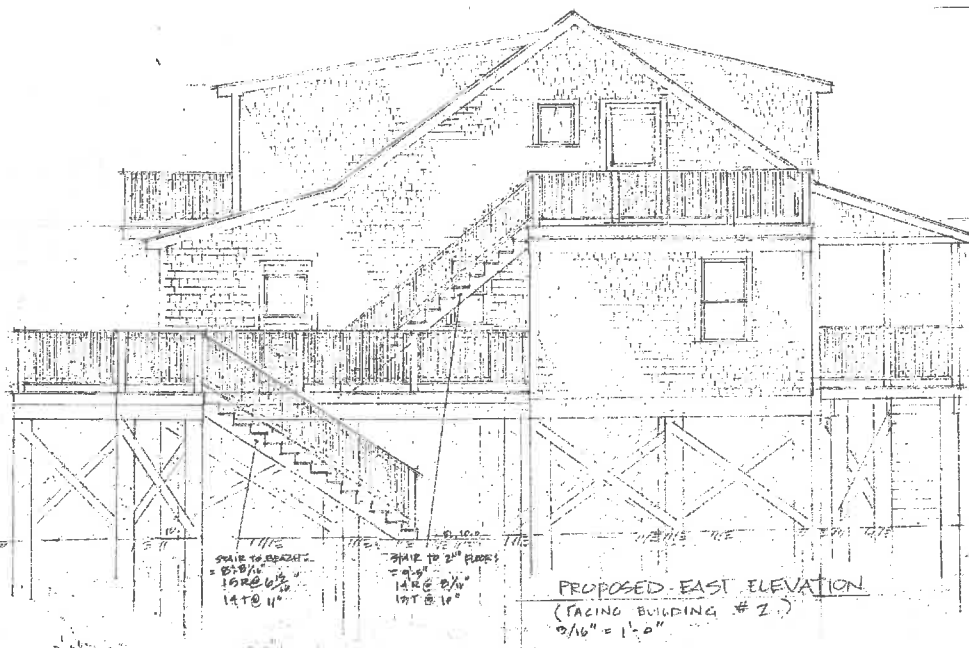
DATE: DEC. 2019
DRAWN: ZAF
JOB NO. T-19-077315
REVISION:

ZAF



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

<p>WILLIAM N. ROGERS II Civil Engineers & Land Surveyors Building and Structural Design Planning</p> <p>41 Off Cemetery Road Provincetown MA 02657 (508) 487-1565 / (508) 487-5009 fax Email: wnrrogers2@verizon.net</p>	<p>RESIDENT ON THE BAY CONDOMINIUM NO. 558 S. RELEASE ROAD NORFOLK COUNTY, MA BUILDING # 7</p> <p>PROJECT: ADDRESS: MAP 7, MODEL 1</p>
<p>PROPOSED NORTH ELEVATION</p>	
<p>SCALE: 3/16" = 1'-0"</p> <p>DATE: DEC. 2019</p> <p>DRAWN: [initials]</p> <p>JOB NO. T-19-00773-D</p> <p>REVISION:</p>	
<p>B-A.1</p>	



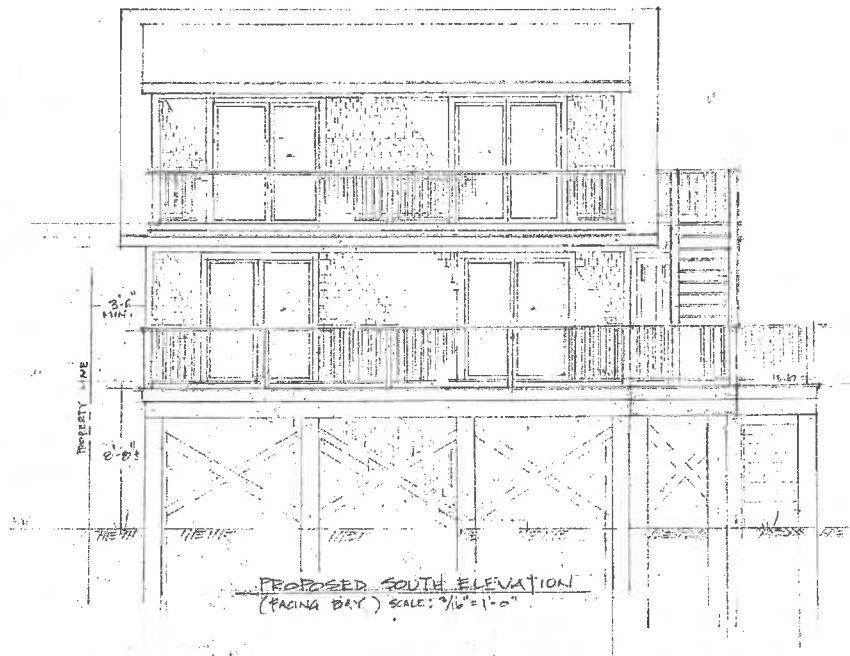
ERBIDE ON THE BAY
 CONSULTANT
 NO. 53B ERIE ROAD
 WILMINGTON, MA.
 BUILDING # 3
 DATE: 4.10.19

William N. Rogers II,
 Civil Engineer & Land Surveyor
 Building and Structural Design
 Planning
 41 Off Cemetery Road
 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5009 fax
 Email: wnr0gers2@verizon.net

PROPOSED
 EAST
 ELEVATION

SCALE: 3/16" = 1'-0"
 DATE: DEC. 2019
 DRAWN: AL
 JOB NO. T-19-0779D
 REVISION:

3-A.2



EBERTIDE OF THE BAY
 CONDOMINIUM
 NO. 535 SHORE ROAD
 NORTON TOWN, MA.
 BUILDING # 3

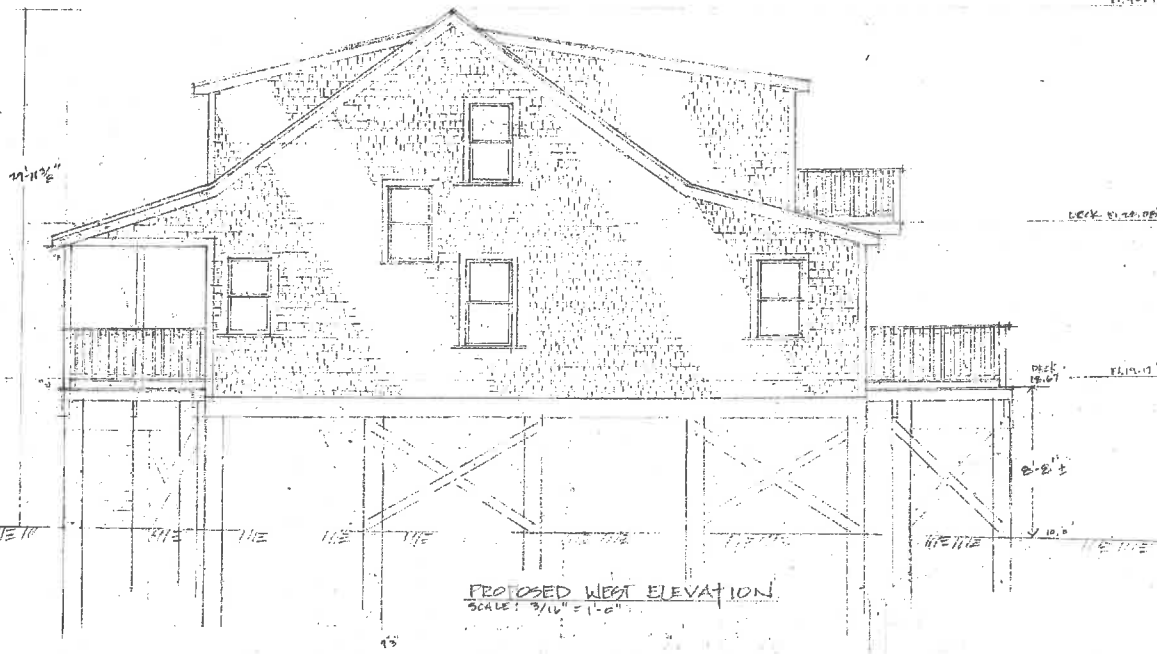
William N. Rogers II.
 Civil Engineer & Land Surveyor
 Building and Structural Design
 Planning
 41 Old Cemetery Road
 Provincetown, MA 02657
 (508) 487-1565 / (508) 487-5809 Fax
 Email: wnr02@evr-inc.com

PROPOSED
 SOUTH
 ELEVATION

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

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

3-A.3



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

EBBETIDE ON THE BAY
COMBINATION
NO. 53 B HORSE ROAD
NORTH TRURO, MA.
BUILDING # 22
LAWS: 469-5503, PAR 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) 487-5609 fax
Email: wnr02@verizon.net

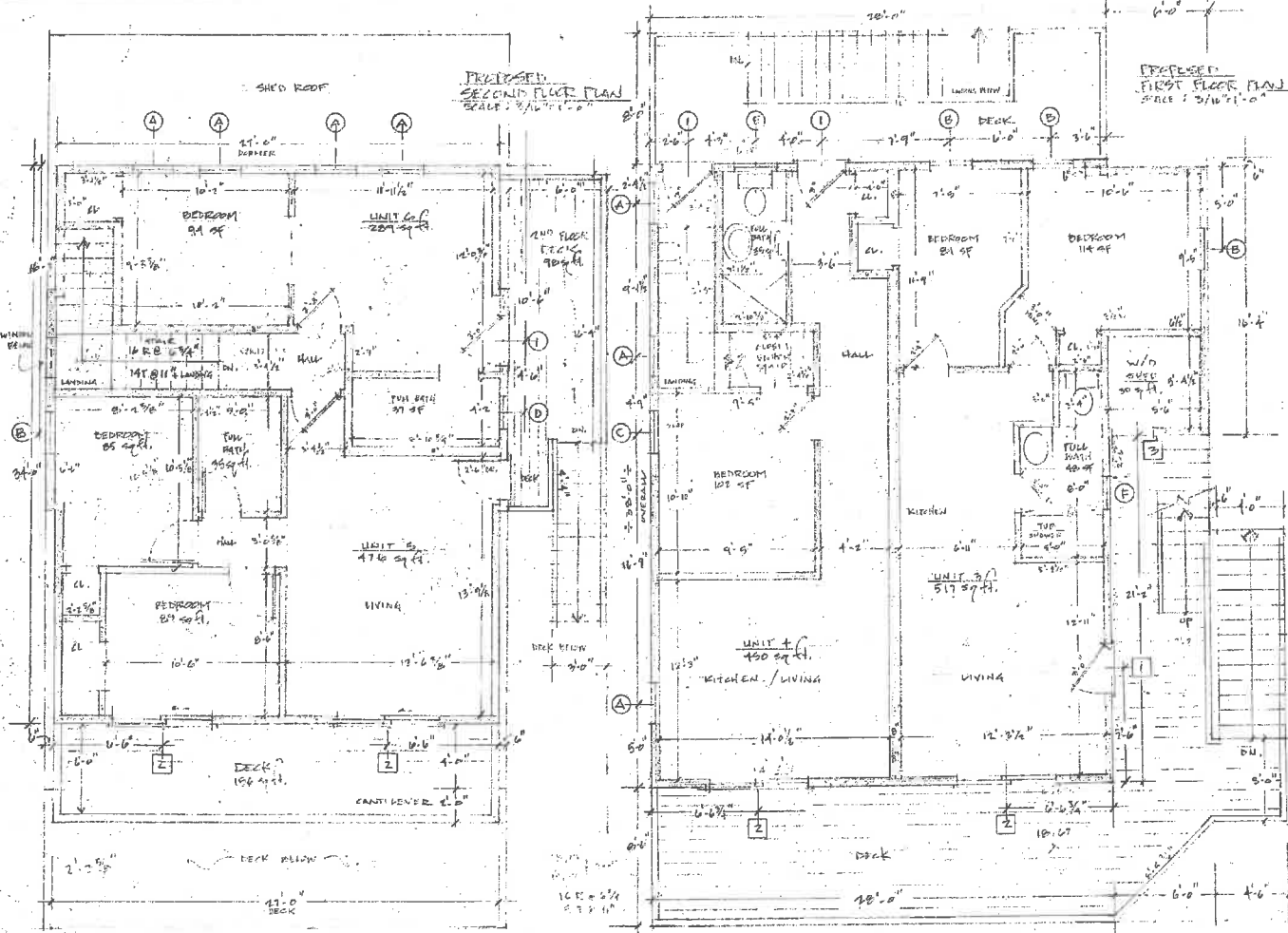
PROPOSED
WEST
ELEVATION

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

3-A.4

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

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



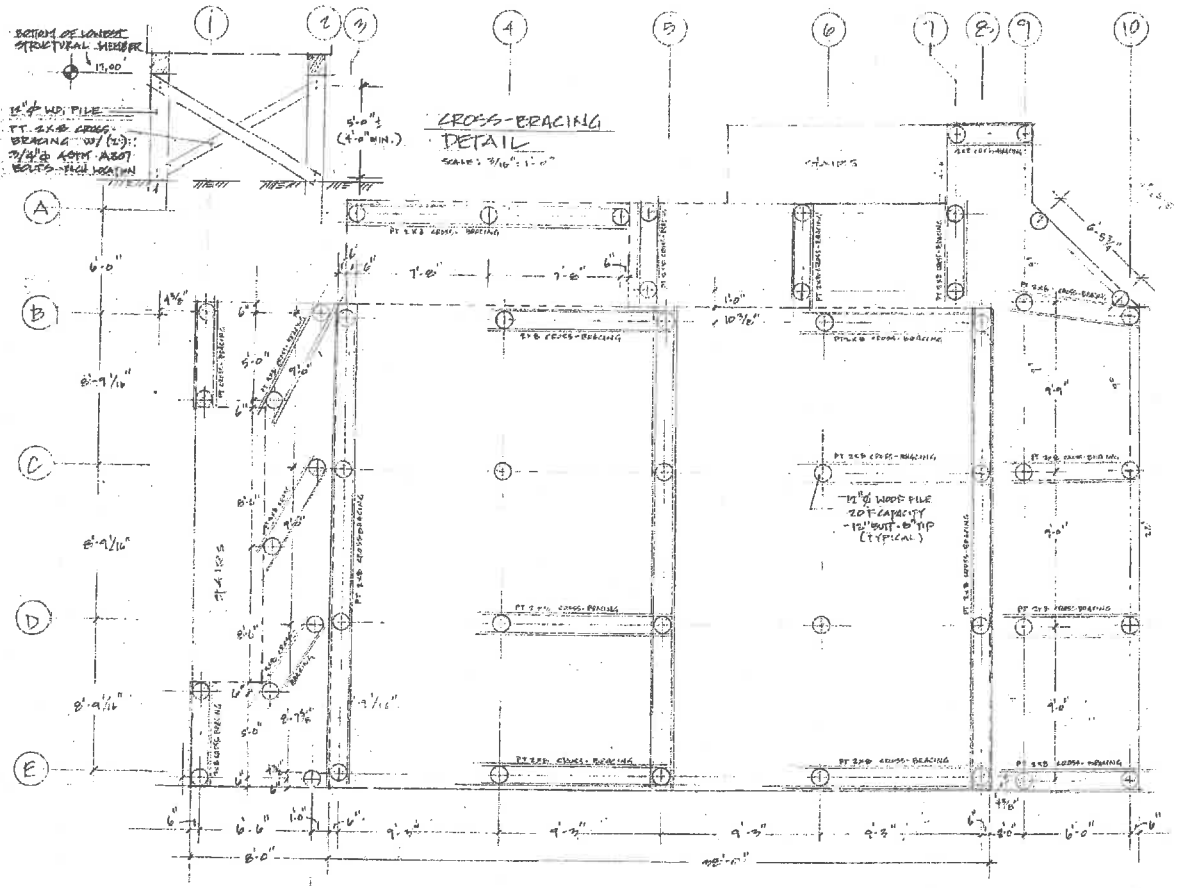
EPSTEIN ON THE BAY
 CONDOMINIUM
 NO. 55B, OLSHE ROAD
 WOBURN TOWN, MA.
 BUILDING # 7
 UNIT # 202

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: wnr02@verizon.net


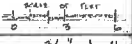
PROPOSED
 1ST & 2ND
 FLOOR PLANS

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

M.A.S



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

	
FORTIDE ON THE BAY COMMONWEALTH AIR 95 B SHORE ROAD NORFOLK COUNTY, MA BUILDING # 5 SCALE: 3/16" = 1'-0"	
William N. Rogers II Civil Engineers & Structural Design Building and Structural Design Planning 41 Off Cemetery Road Provincetown MA 01957 (508) 487-1565 / (508) 487-5809 fax Email: wnrsgen2@verizon.net	
PROPOSED FOUNDATION PLAN	
SCALE OF FOOT 	
SCALE: 3/16" = 1'-0" DATE: DEC. 2019 DRAWN: JH JOB NO.: T-19-0773D REVISION:	
7-A, 6	

BUILDING 1
JAN. 28, 2018



BUILDING 1
JAN. 9, 2018

• 538 SHORE ROAD
DAMAGE PHOTOS 2018 ①



NOTE: EMERGENCY SHORING IN PLACE



BUILDING 1
JAN. 28, 2018



BUILDING 1
JAN. 28, 2018

BUILDING 3
MARCH 18, 2019



13

BUILDING 3
MARCH 18, 2019



• 538 SHORE ROAD ②
DAMAGE PHOTO'S 2019



BUILDING 3
MARCH 18, 2019



BUILDING 2
MARCH 18, 2019

538 SHORE ROAD
DAMAGE PHOTOS 10/22 (3)



BUILDING 3 FOUNDATION DAMAGE 12-27-22



BUILDING 3 FOUNDATION DAMAGE FACING BEACH



BETWEEN BLDG. 2 & BLDG. 3 12-27-2022



BUILDING 3 REMAINS OF DECK 12-27-2022



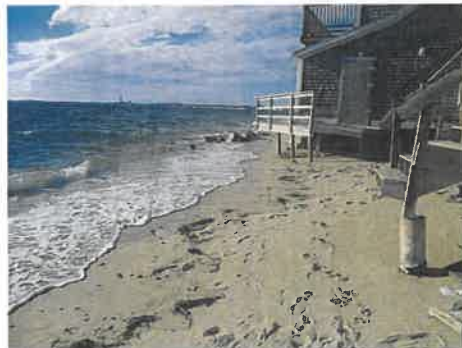
BUILDING 2 FOUNDATION DAMAGE FACING BEACH



BUILDING 1 FOUNDATION DAMAGE - EAST SIDE



BUILDING 2 FOUNDATION DAMAGE - WEST



BUILDING 3 LOOKING WEST - NOTE HOW CLOSE TIDE IS TO BUILDING



BUILDING 1 - LOOKING EAST

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# 76-1133
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.

May 19, 2022

1. 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.

4

2. Number of Signers

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.

[Handwritten Signature]
Signature

Robert M. White
Printed Name

[Handwritten Signature]
Signature

[Handwritten Name]
Printed Name

[Handwritten Signature]
Signature

DIANE MASSINGHAM
Printed Name

[Handwritten Signature]
Signature

[Handwritten Name]
Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

by hand delivery on

by certified mail, return receipt requested, on

Date

May 19, 2022
Date

Project Narrative / Construction Protocol
Ebb Tide Condominium, 538 Shore Road, North Truro

The proposed project at 538 Shore Road will follow all of the approved Conditions and Special Conditions required by the Truro Conservation Commission. Prior to the commencement of any work activities, the project contractor, the project engineer, and the Truro Conservation Commission Agent will meet onsite to review the approved site plans and the approved Order of Conditions. No work will commence until this onsite meeting occurs with the Truro Conservation Commission Agent.

1. Installation of erosion controls at the limit of work lines, and the installation of temporary plastic fencing to prevent debris from blowing into the coastal dune, coastal beach, and the marine/tidal waters of Cape Cod Bay.
2. The existing pedestrian easement and pathway leading to the coastal beach and Cape Cod Bay, which is located at the location of the 3 buildings within this property will be maintained, kept open, to provide safe pedestrian access to the coastal beach and Cape Cod Bay, for all of the subject property owners and guests (Ebb Tide), and all of the abutting property owners, who have rights to this subject pathway area leading to the coastal beach and Cape Cod Bay. There will be no obstruction of this access pathway to the beach, from any construction activities associated with the building construction located at 538 Shore Road (Ebb Tide Condominium). The beach access path must remain clear and open at all times.
3. All access for construction workers, vehicles, and equipment will be from Shore Road, for this proposed project. All construction workers must stay off of the primary coastal dune wetland resource areas.
4. Demolition and removal of the three existing buildings onsite at 538 Shore Road will be completed first within this site. All construction equipment required for the required demolition of the existing buildings and the removal of the demolished building materials from the property will access the site from Shore Road. A large front-end loader and large dump truck will be utilized to remove the old building structures. The removal of all demolished building materials includes the use of a dump truck to take the materials to a proper off-property location (upland location), for the proper disposal of the construction materials and debris.
5. Proper installation of the required piles for the new flood-compliant structures will occur next. Construction of the 3 new flood-compliant buildings, and wooden decks will follow after the installation of the required pilings.
6. Proper removal of old septic system components will occur next. Proper installation of the proposed Title 5 septic system (FAST system) and leaching field, located as close to Shore Road as possible will be completed next.
7. Installation of the new sand and shell parking area located landward of the buildings towards Shore Road will be done next.

8. Restoration of the primary coastal dune, and the dune profile located just seaward of the new buildings and pilings, showing existing and proposed dune elevations, the volume of sand required to match the contours at the property lines and at the existing easement area (beach access), with suitable sand (color, grain size, texture), planting of the dune with American Beach Grass, Bayberry shrubs, and Beach Plum shrubs. A plan for monitoring and maintaining the primary coastal dune within this subject property. Match the existing elevations of the coastal dune located at the property lines. Monitoring of the new coastal dune and the native dune plantings will occur next, with annual reports submitted to the Truro Conservation Commission.

9. The project contractor is responsible for making sure that the subject building site is kept clean and free of trash and debris. It is the responsibility of the project contractor to keep the building site clean on a daily basis, to prevent any trash and/or debris from blowing into the abutting property owners lands, into Shore Road and the properties (Sutton Place) located on the other side of Shore Road, or into the protected coastal wetland resource areas and/or wetland buffer zones, including the primary coastal dune, the coastal beach, and the marine/tidal waters of Cape Cod Bay.

10. At the completion of the project, a Request for a Final Certificate of Compliance will be submitted to the Truro Conservation Commission.



Bayport Collection Dark Sky 7 3/4" High Outdoor Porch Wall Light

ADD TO CART

Home / Outdoor Lighting / Wall Light / 10 in. high or less / Bronze / Style # M5911



Bayport Collection Dark Sky 7 3/4" High Outdoor Porch Wall Light

4 Reviews

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

[Ships in 6 to 10 Days](#)

1

ADD TO CART

SAVE

Good To Know

Dark Sky



DESIGN CHAT

Product Details

The Bayport Dark Sky outdoor porch light comes in a rich bronze finish and is Dark Sky rated.

Additional Info:

The Bayport Collection of exterior lighting offers subtle, handsome styling. This design was created according to Dark Sky standards for preserving the nighttime environment. Bayport lights offer casual charm with a seaside feel. This outdoor wall light features a bronze finish. Illuminate your outdoor spaces with this simple, distinctive fixture.

Designers Fountain
Distinctive Lighting

[Shop all Designers Fountain](#)

- 7 3/4" high x 7" wide. Extends 8" from the wall.
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Bayport Collection outdoor wall light from Designers Fountain. Features an industrial or barn light look.
- Bronze finish. Cast aluminum construction.
- Wet location outdoor rated, Dark Sky compliant.

SPECIFICATIONS

PRODUCT ATTRIBUTES

Finish	Bronze
Style	Farmhouse
Brand	Designers Fountain
Dark Sky	Yes

TECHNICAL SPECIFICATIONS

Height	7.75 inches
Width	7.00 inches