

McGREGOR
LEGERE & STEVENS

ATTORNEYS AT LAW, P.C.

15 COURT SQUARE – SUITE 660
BOSTON, MASSACHUSETTS 02108
(617) 338-6464
FAX (617) 338-0737

NATHANIEL STEVENS ESQ.
E-mail: nstevens@mcgregorlaw.com
(617) 338-6464 ext. 120

January 26, 2023

Kaci Fullerton, Town Clerk
Town Clerk
Town of Truro
24 Town Hall road
Truro, MA 02666

**RE: Special Permit Application Package – 423 Shore Road, Truro
Our File No. 2922**

Dear Ms. Fullerton,

On behalf of Jennifer Shapiro (Chisolm), Trustee of the Beach Point Trust, please find enclosed for filing with the Zoning Board of Appeals one original and nine (9) copies a new special permit application for the property at 423 Shore Road, which application consists of:

1. Application for Hearing form;
2. McGregor Leger & Stevens PC letter to Zoning Board of Appeals;
3. “Plan Showing Existing Site Conditions”, sheet C1.2.1, by Coastal Engineering Company, June 23, 2021, stamped by John McElwee, P.L.S;
4. “Plan Showing Proposed Site Conditions”, sheet C2.1.2, by Coastal Engineering Company, January 26, 2023;
5. Architectural plans by R. Campbell Design, LLC; dated January 26, 2023, consisting of five sheets: A0.01 (Site Diagrams); A1.01 (Building Plan); A2.01 (Exterior Elevations); A2.02 (Exterior Elevations); and A5.01 (Building Sections);
6. “Planting Plan” by BlueFlax Design llc, January 12, 2023; and
7. Copy of the Certified Abutters List.

Also enclosed is a check for the application filing fee of \$200.

McGREGOR LEGERE & STEVENS

Thank you for your assistance with this matter.

Very truly yours,

Nathaniel Stevens

Nathaniel Stevens

Encls.

cc: L. Sturdy (w/ encls; via email only: esturdy@truro-ma.gov)



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 January 26, 2023

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)* Demolition and reconstruction of dwelling on pre-existing non-conforming lot (lot size; front yard setback)

Property Address 423 Shore Road Map(s) and Parcel(s) 9 - 1

Registry of Deeds title reference: Book 10002/13943, Page 131/346, or Certificate of Title Number n/a and Land Ct. Lot # n/a and Plan # n/a

Applicant's Name Jennifer Shapiro (Chisholm), Trustee, Beach Point Trust

Applicant's Legal Mailing Address 51 Longfellow Road, Wellesley, MA 02481

Applicant's Phone(s), Fax and Email 617-435-1481; shapchiz@aol.com

Applicant is one of the following: *(please check appropriate box)*

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

Owner Prospective Buyer* Other*

Owner's Name and Address _____

Representative's Name and Address Nathaniel Stevens, Esq., McGregor Legere & Stevens PC; 15 Court Square #660, Boston, MA

Representative's Phone(s), Fax and Email 857-449-2217 (phone); 617-338-0737 (fax); nstevens@mcgregorlaw.com

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

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

Signature(s)

Nathaniel Stevens, Esq.

Applicant(s)/Representative *Printed* Name(s)

Nathaniel Stevens

Applicant(s)/Representative Signature

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

Owner(s) Signature or written permission

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

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(617) 338-6464 ext. 120

January 26, 2023

Arthur F. Hultin, Jr., Chair
Zoning Board of Appeals
Town of Truro
24 Town Hall road
Truro, MA 02666
esturdy@truro-ma.gov

**RE: Application for Special Permit – 423 Shore Road
Our File No. 2922**

Dear Mr. Hultin and Members of the Board:

On behalf of Jennifer Shapiro Chisolm, Trustee of the Beach Point Trust, we hereby request that the Zoning Board of Appeals issue a Special Permit under Section 30.7 of the Town's Zoning Bylaws to allow for the reconstruction of a single-family dwelling at 423 Shore Road in the Beach Point neighborhood of Truro (the "Project"). The lot is located between Shore Road and Route 6, with access off Shore Road. According to the Assessor's Office, the two-bedroom structure was constructed in 1920.

Included in this Special Permit application are the following documents:

1. "Plan Showing Existing Site Conditions", sheet C1.2.1, by Coastal Engineering Company, June 23, 2021, stamped by John McElwee, P.L.S;
2. "Plan Showing Proposed Site Conditions", sheet C2.1.2, by Coastal Engineering Company, January 26, 2023;
3. Architectural plans by R. Campbell Design, LLC; dated January 26, 2023, consisting of five sheets: A0.01 (Site Diagrams); A1.01 (Building Plan); A2.01 (Exterior Elevations); A2.02 (Exterior Elevations); and A5.01 (Building Sections);
4. "Planting Plan" by BlueFlax Design llc, January 12, 2023; and

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5. Assessor's Card for 423 Shore Road.

The Project requires a Special Permit because the 25,480-square-foot lot does not meet the minimum lot size of 33,370 square feet for the Beach Point Limited Business zoning district. Also, the current dwelling does not meet the minimum front yard setback of 25 feet. The current structure extends to the front yard lot line onto Shore Road. The rebuilt structure will increase the front yard setback from 0 to 5 feet and meet all other yard setbacks. Please see plans by Coastal Engineering Company.

Ms. Chisholm obtained (in August 2022) a variance from the Board of Health to replace the existing cesspool with an Innovative/Alternative sewage treatment system located in the southeast corner of the lot, as far away as possible from the vegetated wetland to the north of the lot. Ms. Chisholm has filed a Notice of Intent with the Conservation Commission and the first public hearing is scheduled for February 6, 2023.



Photo 1: 423 Shore Road from Shore Road looking north (Photo by B. Malo, Coastal Engineering Company)

The Project will replace the existing wooden two-bedroom structure, which is in disrepair and has an unsafe foundation, with a new two-bedroom home on a foundation consisting of both

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piles and a smaller full concrete foundation with flood vents. The proposed first-floor elevation is three (3) feet above the base flood elevation of the FEMA 100-year flood (the entire lot is within the 100-year floodplain). The replacement dwelling is designed to comply with FEMA/Mass Building Code requirements for flood zone construction. Please see plans by R. Campbell Design, LLC.

The Project will result in the net reduction of 1,993 square feet of impervious surface on the site. There are existing paved or concrete driveways, walkways and slabs located around the existing dwelling.



Photo 2: Rear of existing structure at 423 Shore Road (photo by B. Malo, Coastal Engineering Company)

In addition, the Project includes an extensive planting program, designed by BlueFlax Design, llc. This includes extensive invasive plant species management/removal as well as planting of native shrubs and perennials over 19,881 square feet of the 25,480 square-foot lot. See BlueFlax Design's plan.

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The Project will be in harmony with the general public good and intent of the Zoning Bylaws, as required by Section 30.8.C and Section 9 of the Zoning Act, by promoting public health and safety. With its additional first-floor height and its foundation complying with state and local flood zone requirements, the replacement structure will reduce the potential of storm damage and flood damage to it, other structures in the neighborhood, and the public in general. The Project's significant reduction in impervious surfaces also helps reduce stormwater runoff while allowing for the planting of additional native vegetation.

Furthermore, the Project's new structure will help to conserve the value of land and buildings throughout the neighborhood. The Project's replacement of the existing cesspool with a modern septic disposal system will help protect the Town's waters as well as public health. The Project's reduction of impervious surface and extensive vegetation management and planting plan will help conserve natural resources.

The Project will not be substantially more detrimental to the neighborhood than the existing use. Residential use will continue in the same intensity as no additional bedrooms are proposed. The modernized structure, proposed vegetation management plan, and reduction in impervious surface will be a substantial improvement to the lot and neighborhood in general. Compliance with state and local flood zone requirements will also reduce rather than increase any detriment to the neighborhood (we do not believe there is any existing detriment).

The Project will not increase the nature or extent of the two zoning nonconformities. The nonconforming nature of the front yard setback does not increase but actually improves. The lot size does not change.

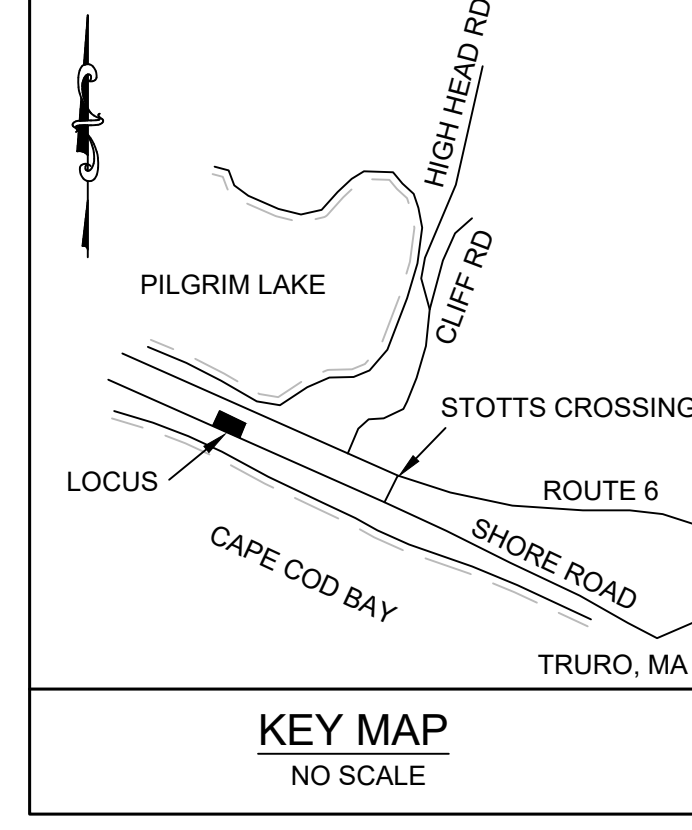
For the foregoing reasons, we respectfully request that the Zoning Board of Appeals grant a Special Permit for the reconstruction of the single-family dwelling at 423 Shore Road.

Thank you for considering this application.

Very truly yours,

Nathaniel Stevens

Nathaniel Stevens



REFERENCE:

ASSESSORS MAP 9, PARCEL 1
DEED BOOK 13943, PAGE 346
PLAN BOOK 268, PAGE 69

EXISTING SITE CONDITIONS PLAN BY COASTAL ENGINEERING COMPANY, INC. DATED 6-23-21

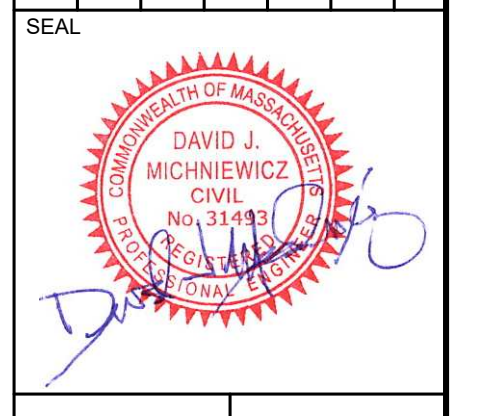
SEE ARCHITECTURAL PLANS BY R. CAMPBELL DESIGN, LLC. DATED 1/26/2023

SEE C2.1.1 "PLAN SHOWING PROPOSED SEWAGE DISPOSAL SYSTEM" BY CEC DATED 8/4/2022, APPROVED BY BOH 8/16/2022

NOTES:

- VERTICAL DATUM IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON THE HEXAGON SMARTNET RTK NETWORK.
- EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
- THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE AE (EL. 13), AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER #25001C0117J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.

NO.	DATE	REVISION



ZONING TABLE			
ZONING DISTRICT: LB BEACH POINT / USE GROUP: SINGLE FAMILY DWELLING			
SUBJECT	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	33,750 S.F.	25,480 S.F.±	NO CHANGE
FRONTAGE	150 FT.	249.78 FT.	NO CHANGE
FRONT YARD SETBACK	25 FT.	0.3 FT. OVER	5 FT.±
SIDEYARD SETBACK (WEST)	10 FT.*	162 FT.±	144 FT.±
SIDEYARD SETBACK (EAST)	10 FT.*	53 FT.±	53 FT.±
BACKYARD SETBACK (NORTH)	10 FT.*	68 FT.±	57 FT.±
BUILDING HEIGHT	30 FT. (MAX)	14.3 FT.±	29.3 FT.±
GROSS FLOOR AREA	3,524 S.F.**	837 S.F.±	2,274 S.F.±***
NUMBER OF DWELLINGS/BUILDINGS	N/A	1	NO CHANGE
LOT COVERAGE (IMPERVIOUS)	N/A	3,749 S.F.± (14.7%)	1,756 S.F.± (6.9%)
BUILDING COVERAGE (IMPERVIOUS)	N/A	837 S.F.± (3.3%)	1,533 S.F.± (6.0%)
PAVEMENT COVERAGE (IMPERVIOUS)	N/A	2,390 S.F.± (9.4%)	0 S.F.± (0.0%)
LANDSCAPE COVERAGE (IMPERVIOUS)	N/A	522 S.F.± (2.0%)	30 S.F.± (0.1%)

*PER 50.1 A. (4) PROPOSED TWO-STORY DWELLING: 5 FT. PER STORY x 2 STORIES = 10 FT.
**PER 50.2 B. 1.b. MAX ALLOWABLE FLOOR AREA: 3,668 S.F. - [(1-0.52)(0.5) x 150 S.F./ACRE = 3,524 S.F.
*** GROSS FLOOR AREA CONSISTS THE SUM OF ALL HORIZONTAL FLOOR AREAS OF THE DWELLING FROM THE EXTERIOR FACES. EXCLUDES CELLAR/BASEMENT AREAS, GARAGES, PORCHES, DECKS, AND ATTICS (TRURO ZONING BY-LAW DEFINITION, APRIL 2021) - INFORMATION BY ARCHITECT

BUILDING HEIGHT CALCULATIONS:

AVERAGE EXISTING GRADE - EXISTING CONDITION:
(11.8 + 12.5 + 11.8 + 11.2 + 11.6 + 12.5 + 12.4 + 12.1 + 12.1 + 12.2) / 10 = 12.0± FT.

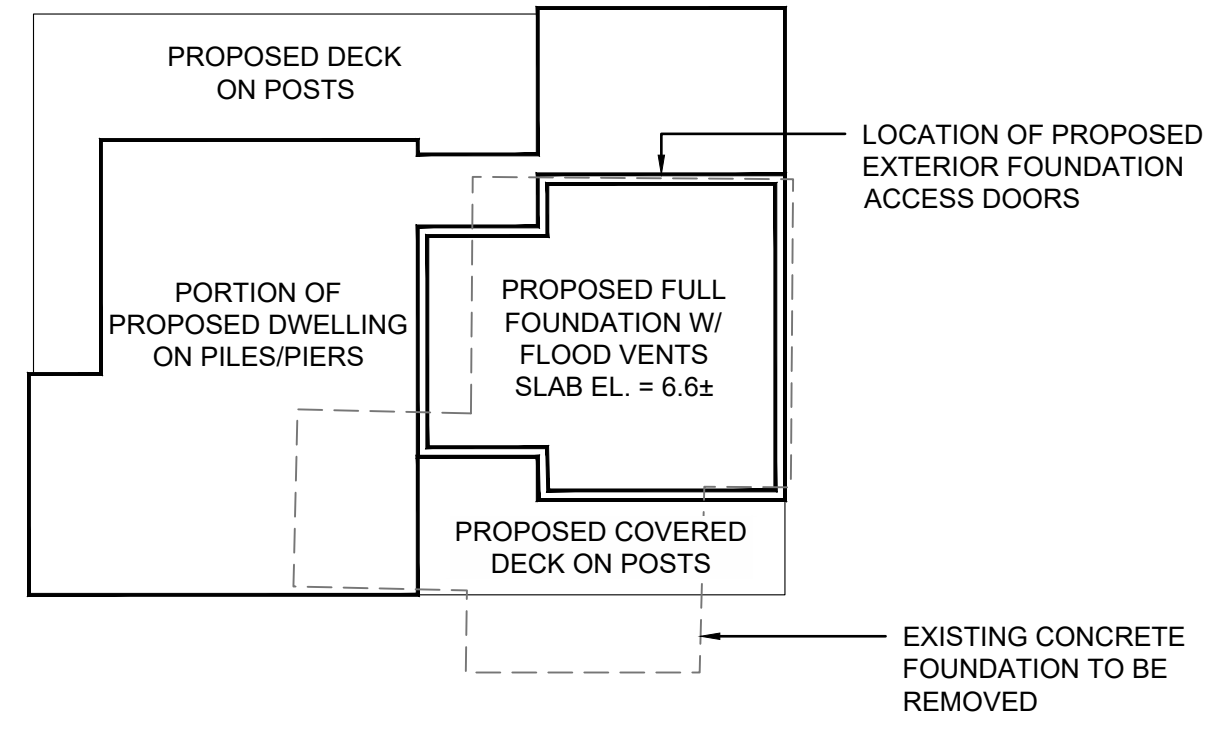
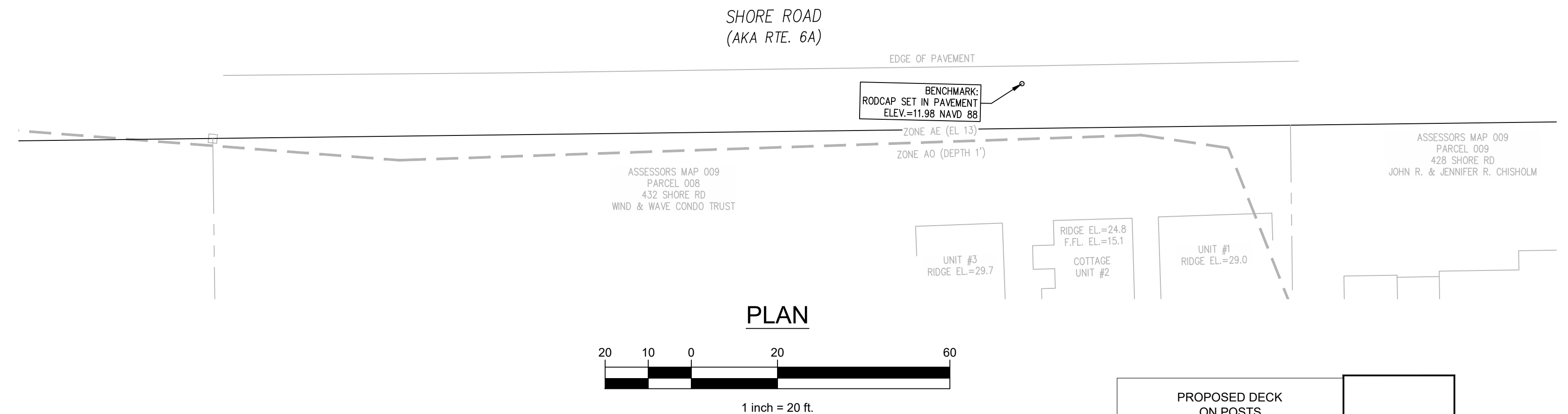
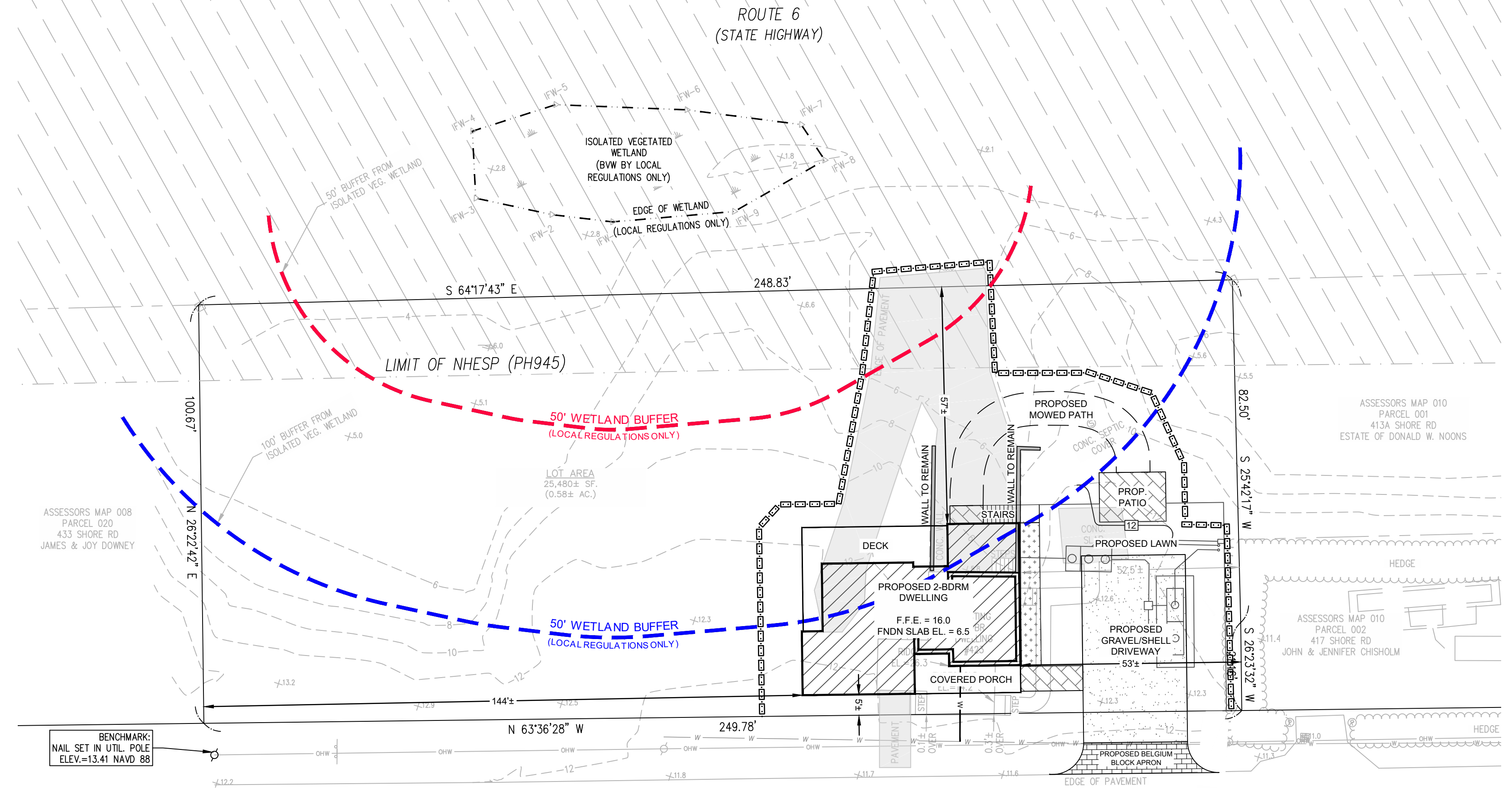
EXISTING RIDGE ELEVATION = 26.3 FT.
EXISTING BUILDING HEIGHT = 26.3 - 12.0 = 14.3± FT.

AVERAGE EXISTING GRADE - PROPOSED CONDITION:
(11.9 + 11.9 + 11.2 + 12.8) / 4 = 12.0± FT.

PROPOSED RIDGE ELEVATION = 41.3 FT.
PROPOSED BUILDING HEIGHT = 41.3 - 12.0 = 29.3± FT.

LEGEND

- EXISTING**
- BOUND
 - CATCH BASIN
 - WATER GATE
 - MISC. SIGN
 - POST
 - UTILITY POLE
 - OVERHEAD WIRES
 - CONTOUR
 - SPOT ELEV.
- PROPOSED**
- PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - SEDIMENTATION BARRIER/WORK LIMIT
 - EXISTING PAVEMENT TO BE REMOVED
 - PERVIOUS PAVERS
 - PLANTING BED
 - EXISTING RETAINING WALL TO REMAIN



PLAN SHOWING EXTENTS OF FULL FOUNDATION
NOT TO SCALE

GENERAL NOTES:

- SEE "PLANTING PLAN" PREPARED BY BLUEFLAX DESIGN DATED 01/12/2023 FOR GROUND RESTORATION AND REPLANTED AREAS.
- WORK WITHIN THE NHESP PRIORITY HABITAT INCLUDES PAVEMENT/CONCRETE REMOVAL AND NATIVE PLANTING ACTIVITY ONLY.
- PROPOSED GRADE CHANGES ARE LESS THAN 2' IN AREA OF CONSTRUCTION.
- ALL CONSTRUCTION TO BE DESIGNED IN COMPLIANCE WITH APPLICABLE MASS STATE BUILDING CODES FOR FLOOD ZONE CONSTRUCTION.
- THE PROPOSED SEWAGE DISPOSAL SYSTEM WITH I/A TECHNOLOGY FOR THIS PROJECT WAS APPROVED BY THE TRURO BOH ON AUGUST 16, 2022.
- ALL ROOF RUNOFF TO BE CONTROLLED VIA GUTTERS TO DOWNSPOUTS + DRYWELL OR STONE DRIP EDGES.

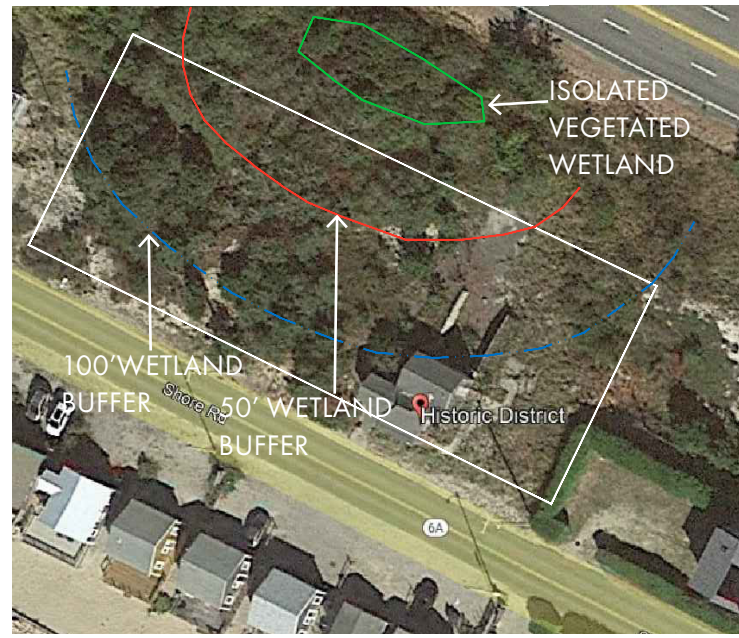
ISSUED FOR ZONING BOARD OF APPEALS
REVIEW. NOT FOR CONSTRUCTION.
01-26-2023

PROJECT: BEACH POINT TRUST TRURO, MA
JENNIFER CHISHOLM, TRUSTEE
423 SHORE ROAD
SHEET TITLE: PLAN SHOWING PROPOSED SITE IMPROVEMENTS

SCALE: AS NOTED
DRAWING FILE: C13065-06-CIV.dwg
DATE: 01-26-2023
DRAWN BY: JJB
CHECKED BY: BPM

C2.1.3
1 OF 1 SHEETS
PROJECT NO. C13065.06

PROJECT AREA



Google Earth aerial image of 423 Shore Road, Truro, MA.

PLAN NOTES

- Site plan provided by Coastal Engineering.
- This plan proposes mitigation for the increase in structure in the form of concrete surface removal and invasive vegetation management restoration in a total area of approximately 19,881 square feet.
- Invasive species on site that will be managed/removed include Asiatic bittersweet (*Celastrus orbiculatus*), autumn olive (*Eleagnus umbellata*) and shrub honeysuckle (*Lonicera spp.*). Invasive plants will be selectively treated with an EPA-approved systemic herbicide and removed mechanically or by hand.
- After invasive species removal the project area will be seeded with a native grass and wildflower mix (see below).
- Native vegetation that was damaged by invasive species or historic pruning may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary drip irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established irrigation will be removed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.

PLANTING SCHEDULE

PLANT SCHEDULE

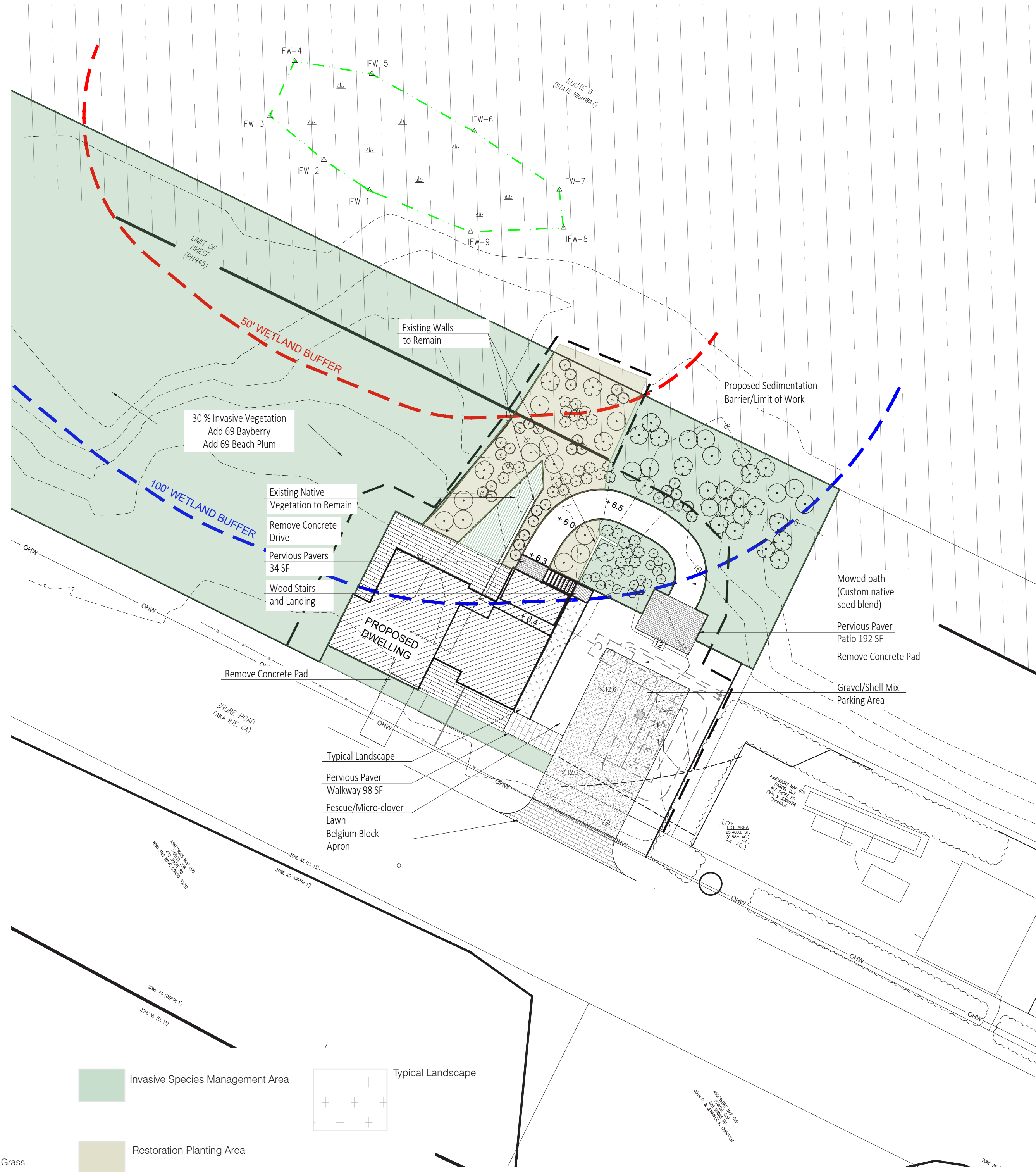
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
○	Morella pensylvanica / Northern Bayberry	3 gal	89
⊙	Prunus maritima / Beach Plum	3 gal	85
⊙	Rosa carolina / Carolina Rose	1 gal	33
⊙	Rosa virginiana / Virginia Rose	1 gal	9
PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
⊕	Asclepias tuberosa / Butterfly Milkweed	1 gal	16
⊕	Solidago sempervirens / Seaside Goldenrod	1 gal	32

CUSTOM NATIVE SEED BLEND

Bouteloua gracilis / Blue Oats Grama
 Bouteloua curtipendula/ Side Oats Grama
 Microclover/ Trifolium repens
 Festuca ovina / Sheep Fescue
 Festuca rubra / Red Fescue
 Juncus tenuis / Path Rush
 Schizachyrium scoparium / Little Bluestem Grass

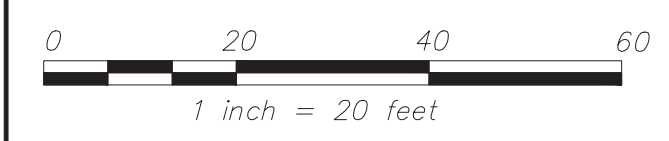
GRASS & WILDFLOWER SEED MIX

Agrostis perennans / Autumn Bentgrass
 Asclepias tuberosa / Butterfly Milkweed
 Echinacea purpurea / Purple Coneflower
 Festuca ovina / Sheep Fescue
 Festuca rubra / Red Fescue
 Juncus tenuis / Path Rush
 Rudbeckia hirta / Black-eyed Susan
 Schizachyrium scoparium / Little Bluestem Grass



PLANTING PLAN

01/12/23
 CHISHOLM RESIDENCE
 423 SHORE RD.
 TRURO, MA



DATE	REVISION	INITIALS



TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: January 18, 2023

NAME OF APPLICANT: Beach Point Trust; Jennifer Shapiro, Trustee

NAME OF AGENT (if any): Nathaniel Stevens, Esq.

MAILING ADDRESS: McGregor Legere & Stevens PC, 15 Court Square - Suite 660, Boston, MA 02108

CONTACT: HOME/CELL 857-449-2217 EMAIL nstevens@mcgregorlaw.com

PROPERTY LOCATION: 423 Shore Road, Truro
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 9 PARCEL 1 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR: **FEE: \$15.00 per checked item**
(please check all applicable) (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 checked="" type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ⁴	<input 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 _____		

(Please Specify) (Fee: Inquire with Assessors)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 1/18/2023

Date completed: 1/19/2023

List completed by: [Signature]

Date paid: 1/18/2023 Cash/Check online CC

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

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

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



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

Date: January 19, 2023

To: Nathaniel Stevens, Esq., Agent for Jennifer Shapiro, Trustee of Beach Point Trust

From: Assessors Department

Certified Abutters List: 423 Shore Road (Map 9, Parcel 1)

Zoning Board of Appeals/ Special Permit

Attached is a combined list of abutters for the property located at 423 Shore Road.

The current owner is Beach Point Trust, J.R. Shapiro, Trustee.

The names and addresses of the abutters are as of January 13, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Olga Farrell
Assessing Clerk

Abutters List Within 300 feet of Parcel 9/1/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip/Cd/Country
261	8-16-0-R	TREE HOLDINGS 445 LLC RES AGT: ERIC SHAPIRO	445 SHORE RD	141 PARKER ST, SUITE 305	MAYNARD	MA	01754
262	8-17-0-R	454 SHORE ROAD RLTY TR TRS: GOEDICKE PAULINE F	443 SHORE RD	5 LINDBERGH AVE	W NEWTON	MA	02465
263	8-18-0-R	ALTOMARE GEORGE & CAMPBELL VERA A	439 SHORE RD	60 1ST AVE APT 16C	NEW YORK	NY	10009-7339
264	8-19-0-R	OWNER UNKNOWN	439-A SHORE RD	439 A SHORE RD	TRURO	MA	02666
265	8-20-0-R	DOWNEY JAMES T & JOY F	433 SHORE RD	PO BOX 743	NO TRURO	MA	02652-0743
281	9-1-0-R	BEACH POINT TR TRS: SHAPIRO J R	423 SHORE RD	51 LONGFELLOW RD	WELLESLEY	MA	02481-5220
282	9-2-0-R	454 SHORE ROAD RLTY TR TRS: GOEDICKE PAULINE F	454 SHORE RD	5 LINDBERGH AVE	W NEWTON	MA	02465
283	9-3-0-R	GRISWOLD WILLIAM F JR & SUSAN C MCGUANE SHERRY G	452 SHORE RD	463 WOODLAND ST	SO GLASTONBURG	CT	06073
284	9-4-0-R	ALTOMARE GEORGE & CAMPBELL VERA A	450 SHORE RD	60 1ST AVE APT 16C	NEW YORK	NY	10009-7339
285	9-5-0-R	DOWNEY JAMES T	448 SHORE RD	PO BOX 743	NO TRURO	MA	02652-0743
286	9-6-0-R	YOUNG MARK R & SULLIVAN GARY J	446 SHORE RD	27 SALCOMBE ST, UNIT 2	DORCHESTER	MA	02125
287	9-7-0-R	SHAPIRO JOSEPH & CLARK LYNN	444 SHORE RD	59 DWIGHT ST	BOSTON	MA	02118
6978	9-8-0-E	WIND & WAVE CONDO TRUST	432 SHORE RD	432 SHORE RD	NO TRURO	MA	02652
288	9-8-1-R	SHAPIRO MARTIN J REV TRUST TRS: SHAPIRO MARTIN J & BETTE J	432 SHORE RD	77 FLORENCE ST UNIT 111	CHESTNUT HILL	MA	02467
289	9-8-2-R	BEACH POINT TR TRS: SHAPIRO J R	432 SHORE RD	51 LONGFELLOW RD	WELLESLEY	MA	02481-5220

Handwritten signature
 1/19/2023

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
290	9-8-3-R	MORENO VITO & MARIA	432 SHORE RD	95 WINDY HILL DR	SO WINDSOR	CT	06074
291	9-8-4-R	MORENO VITO & MARIA	432 SHORE RD	95 WINDY HILL DR	SO WINDSOR	CT	06074
292	9-8-5-R	LAURIE LLC MEMBER: DAVID M LAURIE ET AL	432 SHORE RD	C/O MICHAEL LAURIE 2892 LONG HILL RD	GUILFORD	CT	06437
293	9-8-6-R	UNIT 6 WIND & WAVE CONDO TRUST TRS: CATER GLORIA J & WILLIE J	432 SHORE RD	559 CHESTNUT HILL AVE	BROOKLINE	MA	02445-4113
294	9-8-7-R	STRITTER TIMOTHY J	432 SHORE RD	167 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
295	9-8-8-R	ZUKOWSKI TRAVIS D & ANNE	432 SHORE RD	149 NELSON ROAD	PETERSHAM	MA	01366
296	9-9-0-R	CHISHOLM JOHN R & JENNIFER R	428 SHORE RD	51 LONGFELLOW RD	WELLESLEY	MA	02481-5220
297	10-1-0-R	NOONS DONALD W ESTATE OF	413-A SHORE RD	PO BOX 23	NO TRURO	MA	02652-0023
298	10-2-0-R	CHISHOLM JOHN R & JENNIFER R	417 SHORE RD	51 LONGFELLOW RD	WELLESLEY	MA	02481-5220
299	10-3-0-R	NOONS-ROSE LINDA J & NOONS DEBRA	413 SHORE RD	PO BOX 175	NO TRURO	MA	02652
300	10-4-0-R	JOLLY DAY LLC MGR: MARCIA BRILL	407 SHORE RD	25 MINETTA LANE, UNIT 4FG	NEW YORK	NY	10012
313	10-18-0-R	NOONS-ROSE LINDA J & NOONS DEBRA	426 SHORE RD	PO BOX 175	NO TRURO	MA	02652
314	10-19-0-R	MARCIA BRILL FIVE YEAR TRUST & MARCIA BRILL SIX YEAR TRUST	420 SHORE RD	TRS: MARCIA & ANTHONY BRILL 25 MINETTA LANE, UNIT 4F	NEW YORK	NY	10012-1253

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