



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

PROCEDURE FOR SUBMITTING APPLICATION FOR COMMERCIAL SITE PLAN REVIEW

A completed application consisting of each of the requirements of §70 will be filed as follows:

- ten (10) packets to be filed with the Town Clerk; AND
- a complete copy, including all plans and attachments, submitted electronically to the Planning Department Administrator at esturdy@truro-ma.gov.

Additional material, *electronic and paper*, for a hearing shall be received no later than **Tuesday 4:00 pm** of the **prior** week.

The following information and requirements must be filed with all applications for Commercial Site Plan Review consistent with the Rules, Regulations and Fee Schedule of the Truro Planning Board.

1 – Official Application Form – Original and Nine (9) Copies

Every application for action by the Board shall be made on an official form. Any communications purporting to be an application shall be treated as mere notice of intention until such time as it is made on an official application form accompanied by all requisite supporting data.

2 – Required Plan(s) and Other Information including Checklist (Ten (10) Copies) Every application and petition to the Board shall be accompanied by all the plans and other information required in the Zoning Bylaw. The application shall include each of the requirements of §70 as listed in the attached Checklist which is to be submitted as part of the official application.

3 – Criteria Review

Applicant will briefly state how they meet each of the review criteria in §70 using the format provided in this packet.

4 – Certified Abutters List – Original and Nine (9) Copies

A Certified Abutters List shall be obtained by the Applicant from the Truro Assessors Office and filed as part of the complete application. A copy of the “Certified Abutters List Request Form” is included in this packet.

5 – Filing Fee

All applications shall be filed with the Town Clerk and shall be accompanied by a check payable to the Town of Truro in the amount of **\$250.00** for Site Plan Review and **\$125.00** for Waiver of Site Plan Review. The filing fee is non-refundable.



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 3/15/23

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 No change of use, selling firewood and other materials like the previous tenant.

Property Address 100 Rte 6 Truro Map(s) and Parcel(s) 55-12

Registry of Deeds title reference: Book 34899, Page 326, or Certificate of Title Number 1004 149 and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Robert J. Martin II

Applicant's Legal Mailing Address 9 Pond Village Heights Rd W. Truro P.O. Box 891

Applicant's Phone(s), Fax and Email 774-722-5909 rjmacconst@gmail.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 100 Route 6 LLC, Andrew Aiken

Representative's Name and Address Robert J. Martin II

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

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)

Robert J. Martin II
Applicant(s)/Representative Printed Name(s)

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

[Signature]
Applicant(s)/Representative Signature(s)

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.



Bobby Martin <rjm2const@gmail.com>

Re: Application for Commercial Site Plan Review - Town of Truro

1 message

Andrew aiken <andrewmaiken@icloud.com>

Thu, Mar 16, 2023 at 8:38 AM

To: Bobby Martin <rjm2const@gmail.com>

Cc: "aliaiken@gmail.com" <aliaiken@gmail.com>

Dear Bobby,

I am writing in support of your Application for Commercial Site Plan Review, dated March 15, 2023, to the Town of Truro Planning Board. I represent the property owner, 100 Route 6 LLC, in accordance with our current and effective Lease, dated January 13, 2023, under which you have been and continue to operate in compliance with its terms and conditions. The principal use of the property has been to process and sell firewood and related landscape materials, in accordance with the Lease, as it has been with previous tenants and as my late father, Richard Aiken, used the property over the past forty years. Please let me know if there is anything else you need and thank you for keeping the property in such a first class and presentable condition for visitors and residents passing by on Route 6.

Andrew Aiken
Manager
100 Route 6 LLC

On Mar 15, 2023, at 8:50 PM, Bobby Martin <rjm2const@gmail.com> wrote:

Thank you Andrew

Lisa
<Scan0092.pdf>



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: March 14, 2023

To: Robert J. Martin

From: Assessors Department

Certified Abutters List: 100 Route 6

Planning Board/ Site Plan

Attached is a combined list of abutters for the property located at 100 Route 6.

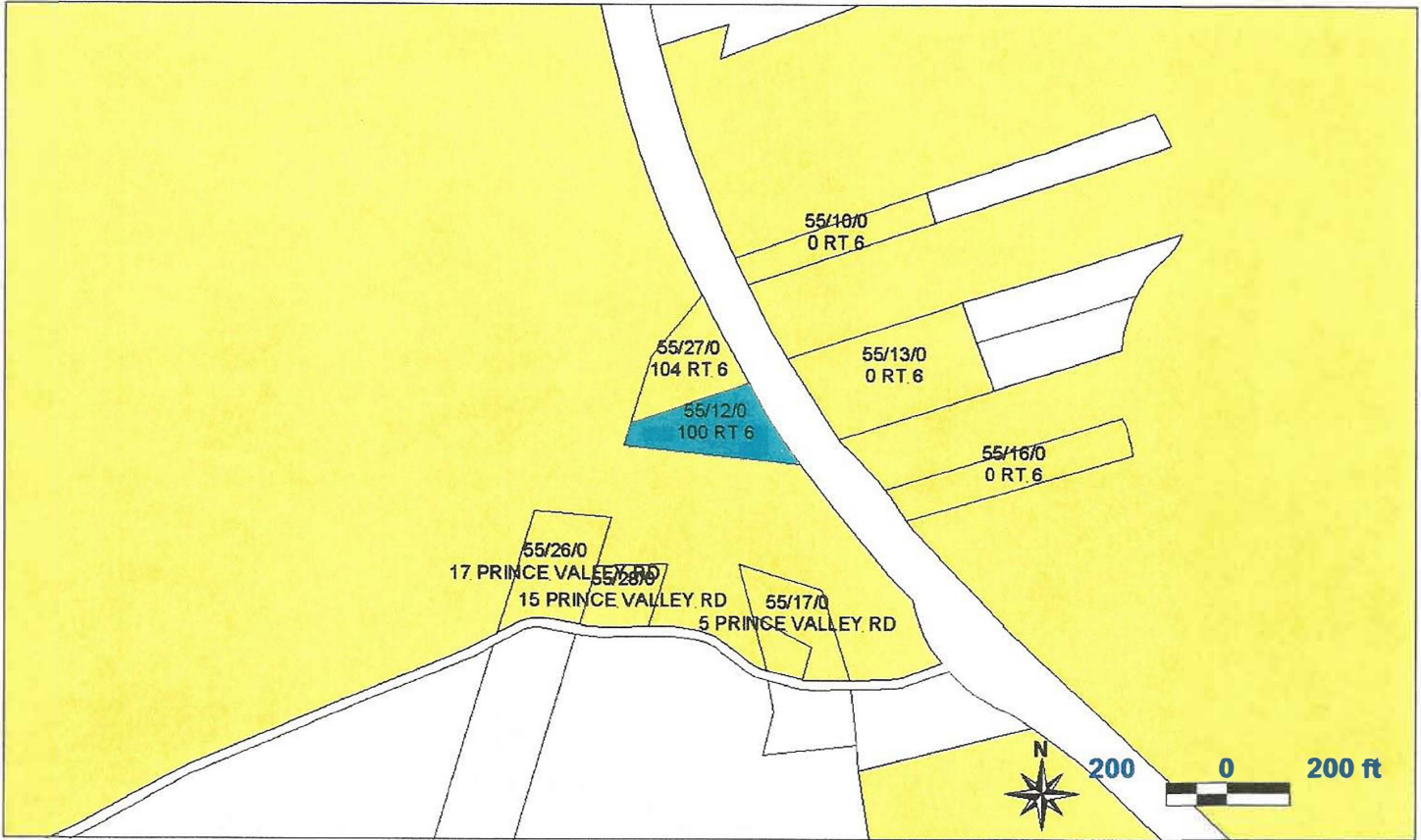
The current owner is 100 Route 6 LLC, Andrew M. Aiken, Manager.

The names and addresses of the abutters are as of March 10, 2023 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
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3349	55-10-0-E	U S A DEPT OF THE INTERIOR	0 RT 6	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3352	55-13-0-E	U S A DEPT OF THE INTERIOR	0 RT 6	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3355	55-16-0-E	U S A DEPT OF THE INTERIOR	0 RT 6	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3356	55-17-0-R	DAVIS SAMUEL S &FREDERICK J JR	5 PRINCE VALLEY RD	83 PAUL REVERE RD	NEEDHAM	MA	02494
3357	55-18-0-R	PRINCESS VALLEY REALTY TRUST TRS: EHRENBERG BETSY L ET AL	7 PRINCE VALLEY RD	67 WARREN STREET	MEDFORD	MA	02155
3365	55-26-0-R	RICHARDSON ALBERT/JUDITH TR & BENNETT FREDERICK & JANE ET AL	17 PRINCE VALLEY RD	C/O CHRISTOPHER WHARFF 10 DEACON RD	YARMOUTH	MA	04096
3366	55-27-0-E	COMMONWEALTH OF MASS EXEC OFFICE OF TRANSPORTATION	104 RT 6	10 PARK PLAZA SUITE 3170	BOSTON	MA	02116
3367	55-28-0-E	USA Cape Cod National Seashore	15 PRINCE VALLEY RD	99 Marconi Site Rd	Wellfleet	MA	02667

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40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

55-10-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

55-13-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

55-16-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

55-17-0-R

DAVIS SAMUEL S & FREDERICK J JR
83 PAUL REVERE RD
NEEDHAM, MA 02494

55-18-0-R

PRINCESS VALLEY REALTY TRUST
TRS: EHRENBERG BETSY L ET AL
67 WARREN STREET
MEDFORD, MA 02155

55-26-0-R

RICHARDSON ALBERT/JUDITH TR &
BENNETT FREDERICK & JANE ET AL
C/O CHRISTOPHER WHARFF
10 DEACON RD
YARMOUTH, MA 04096

55-27-0-E

COMMONWEALTH OF MASS
EXEC OFFICE OF TRANSPORTATION
10 PARK PLAZA
SUITE 3170
BOSTON, MA 02116

55-28-0-E

USA
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

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:

No change of use

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:

Yes it does
The noise level will be less than ~~consistent~~ noise than the State DPW

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:

2 shielded lights facing in the property

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

Does not apply

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:

Does not apply
No building structure on site and none proposed at this time.

6. The proposal adequately provides for refuse disposal because:

Does not apply

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

Does not apply

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:

Does not apply

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:

Does not apply
There is no construction

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:

Does not apply

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:

Does not apply

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

Does not apply

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

Does not apply
Town services will not 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:

Does not apply

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:

Does not apply

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

Does not apply

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 100 Rte 6 Applicant Name: Robert J. Martin II Date: 3/15/23

No.	Requirement	Included	Not Included	Explanation, if needed
<u>D. Procedures and Plan Requirements</u>				
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			
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.	Does not apply		
	Existing:			
	All parking	Does not apply		
	All setbacks	no construction		
	Percent (%) of lot coverage broken down by parking, walkways, building(s), etc.	no construction		
	Number of dwelling units	no construction		
	Total amount of square feet	no construction		

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 100 Pike Ln Applicant Name: Robert J. Martin II Date: _____

No.	Requirement	Included	Not Included	Explanation, if needed
	Size of signs			
	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		✓	
	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: _____		Applicant Name: _____		Date: _____
No.	Requirement	Included	Not Included	Explanation, if needed
	Overall height in feet			
	Gross floor area in square feet			
	Parking			
	Drives			
	Walks			
	Lighting service areas			
	All utilities			
	Draining facilities			
	Easements			
	Other appurtenances			
	Setback from property lines			
3b. 3	Existing contours based on two foot (2') contour intervals.			
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.			
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.			
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

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: _____		Applicant Name: _____		Date: _____
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.			
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.			
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.			
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.			
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.			

Do not apply

70.3 - COMMERCIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: _____		Applicant Name: _____		Date: _____
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.			
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:		<i>Not applicable</i>	
	Proposed paving materials for walkways			
	Fences			
	Stonewalls			
	All planting materials to be placed on the site			
	All existing trees over 10 inches diameter at breast height (DBH) to be saved or removed shall be shown on the site plan			
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			
	Estimated time required to complete the proposed project and any and all phases thereof			
	Written cost estimate with a breakdown of the building(s) and all site improvements			