

LAW OFFICES OF
WILLIAM C. HENCHY LLC

165 CRANBERRY HIGHWAY
ROUTE 6A
ORLEANS, MA 02653

TELEPHONE: (508) 255-1636
FACSIMILE: (508) 255-1325
INTERNET: whenchy@alumni.tufts.edu
www.henchylaw.com

By Hand Delivery

March 29, 2023

Town of Truro
Kaci Fullerton
Town Clerk
Truro Town Hall
P.O. Box 2030
Truro, MA 02666

RE: Susan Hanway, 59 South Pamet Road (Assessor's Map 51, lot 51)

Dear Ms. Fullerton:

Please find enclosed for filing 10 sets of the following:

1. Application for Special Permit;
2. Certified Abutters' List;
3. WAC Lighting Dark Sky SODOR Model WS-W157 LED Outdoor cut sheet;
4. Plan set by Ambrose Homes, Inc,(4 of 4) consisting of the following:
 - (a) Hanway Residence 59 South Pamet Road, East & South Elevations;
 - (b) Hanway Residence 59 South Pamet Road, West & North Elevations;
 - (c) Hanway Residence 59 South Pamet Road, Proposed First Floor;
 - (d) Hanway Residence 59 South Pamet Road, Proposed Second Floor;
5. Plan set by Ambrose Homes, Inc, (1 of 1) Hanway Residence 59 South Pamet Road, Existing Dwelling Proposed Conversion to Habitable Studio;
6. Septic Plan (previously approved) by William N. Rogers II, P.E. dated November,

2022;

7. Existing Conditions plan by William N. Rogers II ,P.E. dated October, 2021;
8. Proposed Site Plan by William N. Rogers, II, P.E. dated November, 2022 with Zoning Table
9. Proposed Landscaping, Stormwater, Grading and Limit of work plan by William N. Rogers II, P.E. dated October, 2021.
10. Filing fee of \$200.00

Thank you for your courtesy and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'WCH', with a long, sweeping underline that extends to the right and then curves back down.

William C. Henchy

Wch/
Enc.

Cc, Susan Hanway
William N. Rogers II P.E.
Ezra Ambrose
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

Office of Town Clerk
2023-003/281
MAR 29 2023
Paid \$200.00
Received TOWN OF TRURO
By [Signature]

Date March 29, 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

X APPLICATION FOR SPECIAL PERMIT

- Applicant seeks approval and authorization of uses under Section 30.3.1.2 of the Truro Zoning Bylaw concerning (describe) Conversion of an existing 2 BR home to a Habitable Studio and construction of a new home on a parcel of 3.053 acres +/-, totaling 4,252 square feet of gross floor area (maximum by right 3,600 sq. ft., and by Special Permit maximum 4,600 square feet) within the Seashore District.
- Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section _____ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) _____

Property Address 59 South Pamet Road Truro MA 02666 _____ Map(s) and Parcel(s) 51, Parcel 51 _____

Registry of Deeds title reference: Book 31325, Page 107, or Certificate of Title
Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Susan Hanway _____

Applicant's Legal Mailing Address 59 South Pamet Road, Truro, MA 02666 _____

Applicant's Phone(s), Fax and Email c/o William C. Henchy, Esq. _____

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 c/o Susan Hanway, 59 South Pamet Road, Truro, MA 02666 _____

Representative's Name and Address _____

Representative's Phone(s), Fax and Email William C. Henchy Esq. 165 Cranberry Highway Orleans, MA 02653
(508) 255-1636 (w) (508) 246-6776 (cell) whenchy@henchylaw.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)

William C. Henchy, Esq.

Susan Hanway

Applicant(s)/Representative Printed Name(s)

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

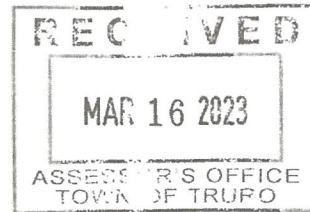
Applicant(s)/Representative Signature

Owner(s) Signature or written permission

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



TOWN OF TRURO
Assessors Office
Certified Abutters List
Request Form



DATE: 3/16/23

NAME OF APPLICANT: Susan Hanway

NAME OF AGENT (if any): William C. Henchy

MAILING ADDRESS: 165 Cranberry Highway Orleans MA 02653

CONTACT: HOME/CELL 508-255-1636 EMAIL whenchy@henchylaw.com

PROPERTY LOCATION: 59 South Pond Rd Truro MA
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 051 PARCEL 051 EXT. _____
(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)

- Board of Health⁵
- Cape Cod Commission
- Conservation Commission⁴
- Licensing
- Type: _____
- Other _____

- Planning Board (PB)
- Special Permit¹
- Site Plan²
- Preliminary Subdivision³
- Definitive Subdivision³
- Accessory Dwelling Unit (ADU)²

- Zoning Board of Appeals (ZBA)
- Special Permit¹
- Variance¹

(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: 3/16/2023

Date completed: 3/17/2023

List completed by: [Signature]

Date paid: 3/16/2023 Cash/Check # 1785

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: March 17, 2023

To: William C. Henchy, Agent for Susan Hanway

From: Assessors Department

Certified Abutters List: 59 South Pamet Road (Map 51, Parcel 51)

Zoning Board of Appeals/ Special Permit

Attached is a combined list of abutters for the property located at 59 South Pamet Road.

The current owner is Susan Hanway.

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.

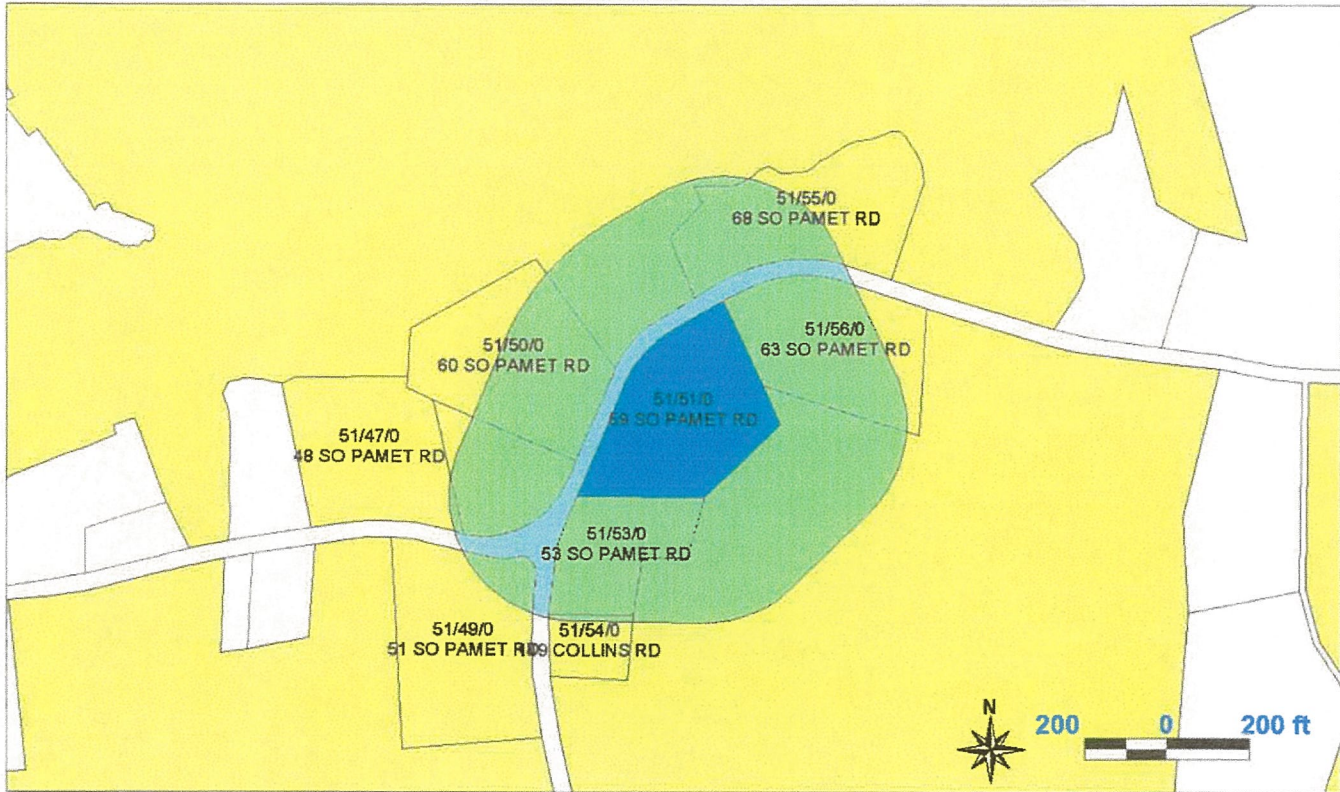
Certified by: _____

Olga Farrell
Assessing Clerk

59 South Pamet Road
 Map 51, Parcel 51
 ZBA/ Special Permit

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

Abutters List Within 300 feet of Parcel 51/51/0



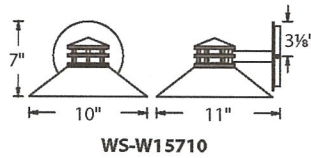
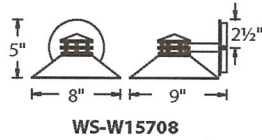
Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3093	51-47-0-R	ANTHONY ELLEN ROE & PETER DEAN	48 SO PAMET RD	PO BOX 712	TRURO	MA	02666
3095	51-49-0-R	DENTON FAMILY REVOC TRUST TRS: DENTON JEFFREY B &	51 SO PAMET RD	DENTON APRIL A 8018 MOUNT HURON TRAIL	COLORADO SPRINGS	CO	80924
3096	51-50-0-R	KAHN ELY JACQUES III & SILVESTER LESLEY	60 SO PAMET RD	243 WEST 60TH ST APT 7D	NEW YORK	NY	10023
3097	51-51-0-R	HANWAY SUSAN	59 SO PAMET RD	42239 LAKE TIMBER DR	BABCOCK RANCH	FL	33982-5019
3099	51-53-0-R	KOCH JOHN & SHARON	53 SO PAMET RD	PO BOX 1192	TRURO	MA	02666
3100	51-54-0-R	PAISNER DANIEL & MEDOFF NANCY	149 COLLINS RD	16 WARWICK RD, UNIT 1	BROOKLINE	MA	02445
3101	51-55-0-R	MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL	68 SO PAMET RD	PO BOX 787	TRURO	MA	02666-0787
3102	51-56-0-R	MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL	63 SO PAMET RD	PO BOX 787	TRURO	MA	02666-0787

JW 3/17/2023

<p>40-999-0-E</p> <p>USA-DEPT OF INTERIOR Cape Cod National Seashore 99 Marconi Site Rd Wellfleet, MA 02667</p>	<p>40-999-0-E</p>	<p>51-47-0-R</p> <p>ANTHONY ELLEN ROE & PETER DEAN PO BOX 712 TRURO, MA 02666</p>	<p>51-47-0-R</p>	<p>51-49-0-R</p> <p>DENTON FAMILY REVOC TRUST TRS: DENTON JEFFREY B & DENTON APRIL A 8018 MOUNT HURON TRAIL COLORADO SPRINGS, CO 80924</p>	<p>51-49-0-R</p>
<p>51-50-0-R</p> <p>KAHN ELY JACQUES III & SILVESTER LESLEY 243 WEST 60TH ST APT 7D NEW YORK, NY 10023</p>	<p>51-50-0-R</p>	<p>51-51-0-R</p> <p>HANWAY SUSAN 42239 LAKE TIMBER DR BABCOCK RANCH, FL 33982-5019</p>	<p>51-51-0-R</p>	<p>51-53-0-R</p> <p>KOCH JOHN & SHARON PO BOX 1192 TRURO, MA 02666</p>	<p>51-53-0-R</p>
<p>51-54-0-R</p> <p>PAISNER DANIEL & MEDOFF NANCY 16 WARWICK RD, UNIT 1 BROOKLINE, MA 02445</p>	<p>51-54-0-R</p>	<p>51-55-0-R</p> <p>MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL PO BOX 787 TRURO, MA 02666-0787</p>	<p>51-55-0-R</p>	<p>51-56-0-R</p> <p>MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL PO BOX 787 TRURO, MA 02666-0787</p>	<p>51-56-0-R</p>

SODOR – model: WS-W157
 dwelLED™ LED Outdoor

WAC LIGHTING
 Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS


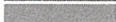
Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish
8"	WS-W15708	9W	750	315	BZ Bronze 
10"	WS-W15710	11.5W	1200	560	GH Graphite 

Example: **WS-W15708-GH**

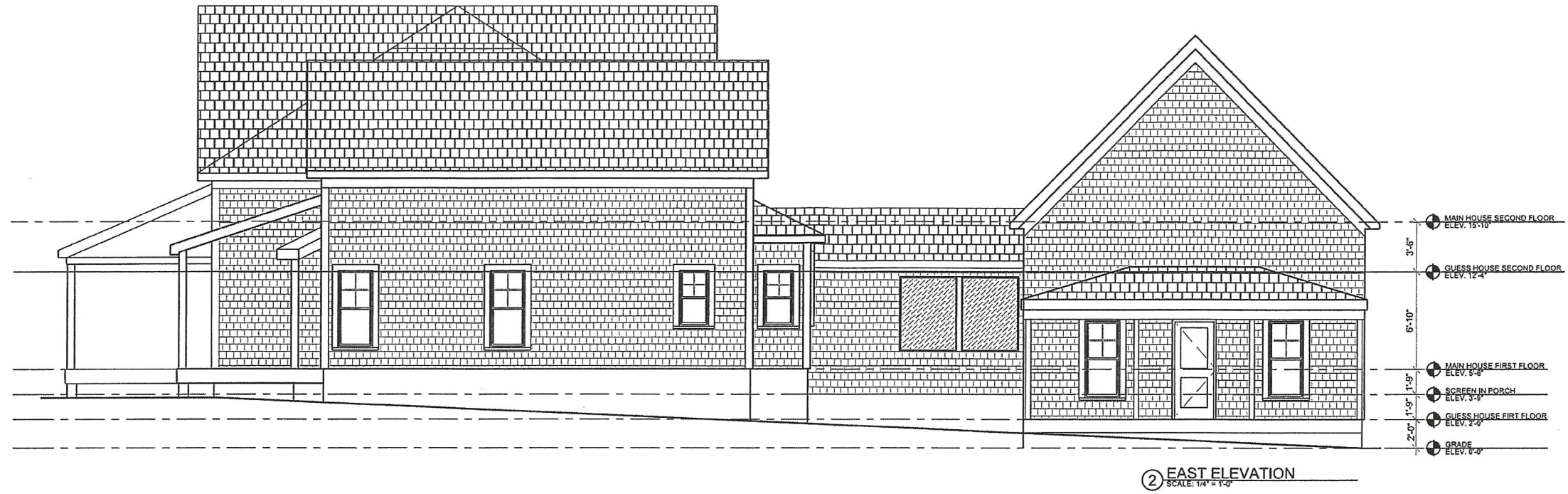
wacighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

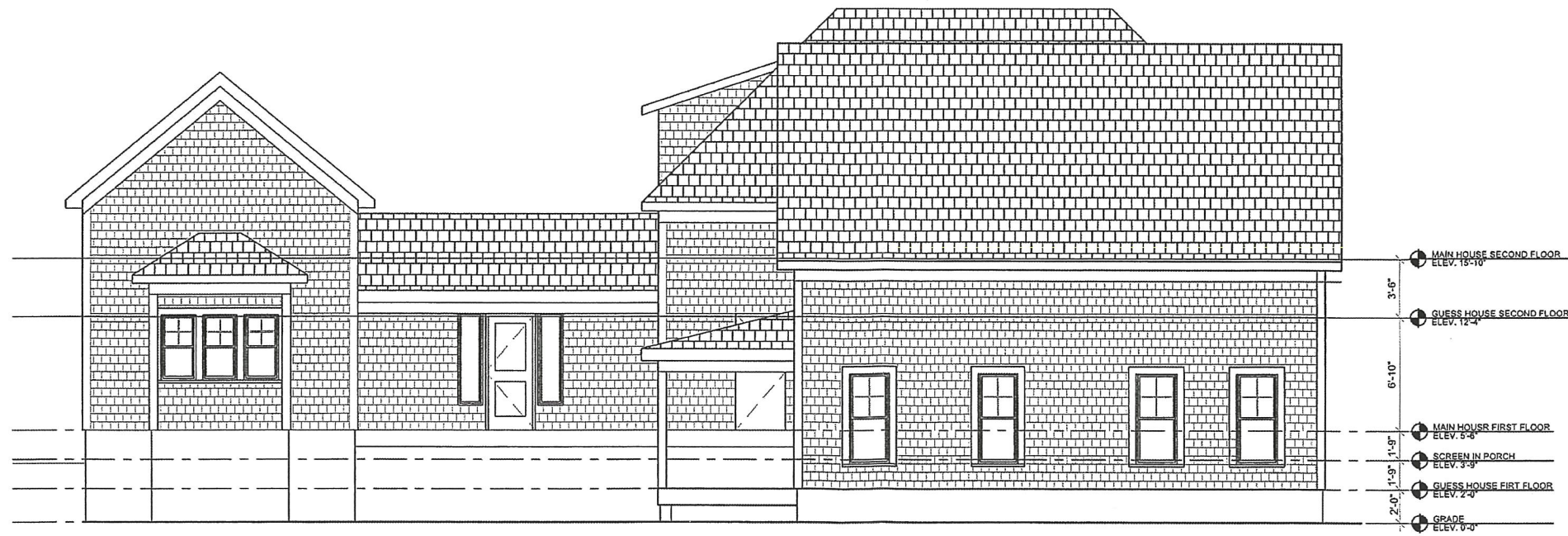
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.



AMBROSE HOMES INC. 2766 RTE 6, WELLFLEET, MA 508-349-8252 www.AMBROSEHOMES.com		Date: 8/13/2021 Revision: 7/21/2022 Project ID: K10989 Drawing Code: CAD File Name: Plot Date: 00/00/00	Issue Notes
Designed By: AMBROSE HOMES, INC. Drawn By: ASA Checked By: Reviewed By: Submitted By: Project Manager: EFA/ASA	No.	Date	Issue Notes
Project Title: HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA	Drawing Title: EAST & SOUTH ELEVATIONS	Scale: Sheet Scale	Drawing No. 1 of 4



② WEST ELEVATION
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Design Firm
AMBROSE HOMES INC.
2766 RTE 6, WELFLEET, MA
508-349-8252
www.AMBROSEHOMES.com

Project Title
HANWAY RESIDENCE
59 SOUTH PAMET ROAD
TRURO, MA

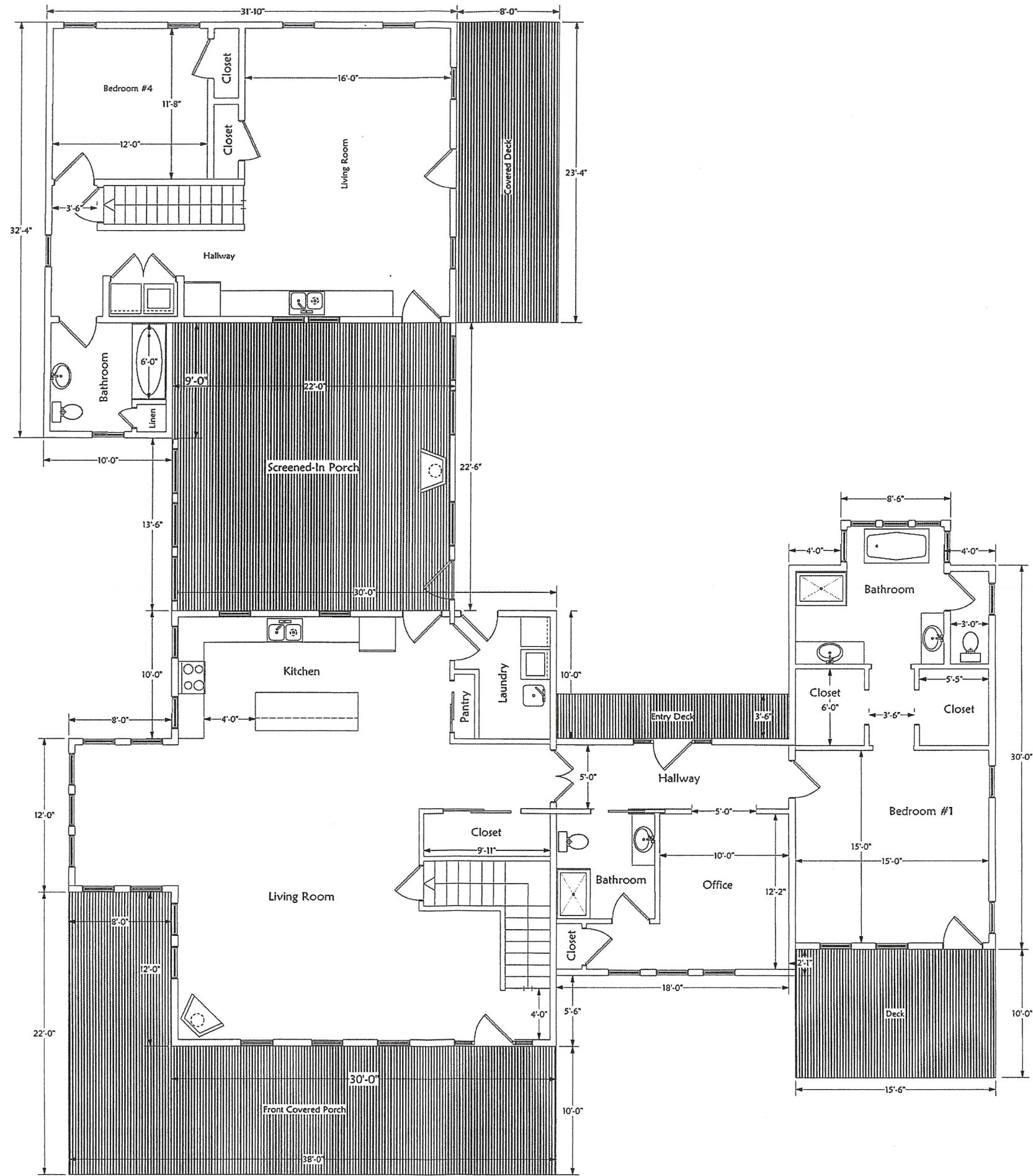
Drawing Title
WEST & NORTH ELEVATIONS

Scale
Sheet Scale

Drawing No.
2
of
4

Designed By AMBROSE HOMES, INC.	Date 8/13/2021
Drawn By ASA	Revision 7/21/2022
Checked By	Project ID K10989
Reviewed By	Drawing Code
Submitted By	CAD File Name
Project Manager EFA/ASA	Plot Date 00/00/00

No.	Date	Issue Notes



Design Firm
 Consultant
 2766 RTE 6, WELLFLEET, MA
 508-349-8252
 www.AMBROSEHOMES.com

Project Title
 HANWAY RESIDENCE
 59 SOUTH PAMET ROAD
 TRURO, MA

Drawing Title
 PROPOSED FIRST FLOOR

Scale: 1/4" = 1'

Drawing No.

3
 of
 4

Designed By
 AMBROSE HOMES, INC.

Drawn By
 ASA

Checked By
 K10989

Reviewed By
 Drawing Code

Submitted By
 CAD File Name

Project Manager
 EFA/ASA

Date
 8/13/2021

Revision
 9/15/2022

Project ID
 K10989

Drawing Code

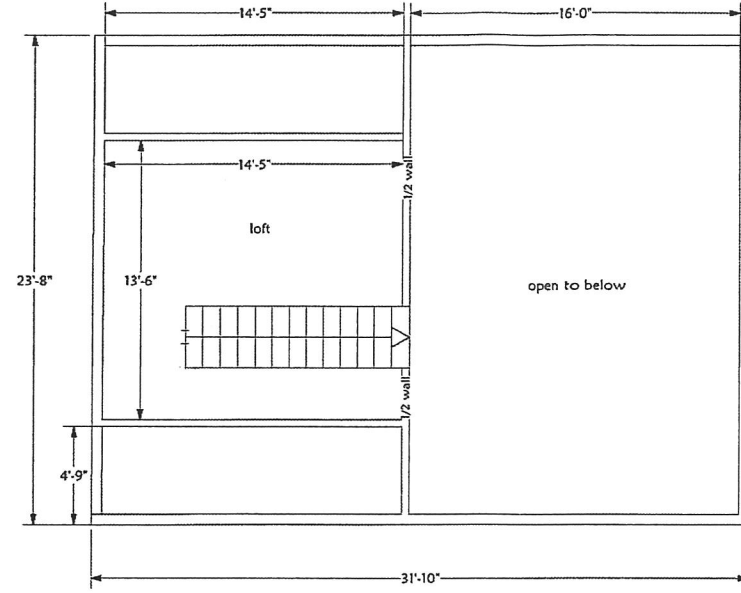
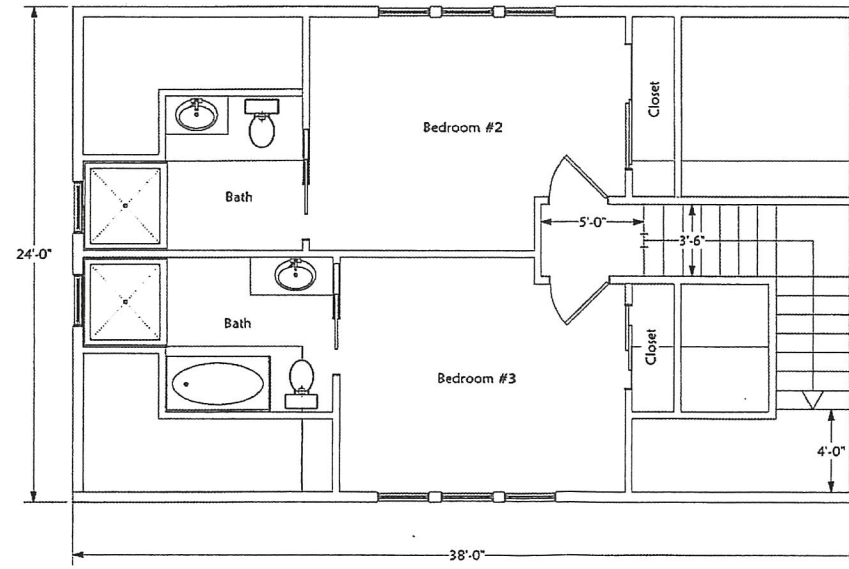
CAD File Name

Plot Date
 00/00/00

No.

Date

Issue Notes



Project Title
HANWAY RESIDENCE
 59 SOUTH PAMET ROAD
 TRURO, MA

Design Firm
AMBROSE HOMES INC.
 2766 RTE 6, WELLFLEET, MA
 508-349-8252
 www.AMBROSEHOMES.com

Scale
 Scale: 1/4" = 1'

Drawing No.
 4
 of
 4

Drawing Title
PROPOSED SECOND FLOOR

Developed By
 AMBROSE HOMES, INC.

Drawn By
 ASA

Checked By

Reviewed By

Submitted By

Project Manager
 EFA/ASA

Date
 8/13/2021

Revision
 9/15/2022

Project ID
 K10989

Drawing Code

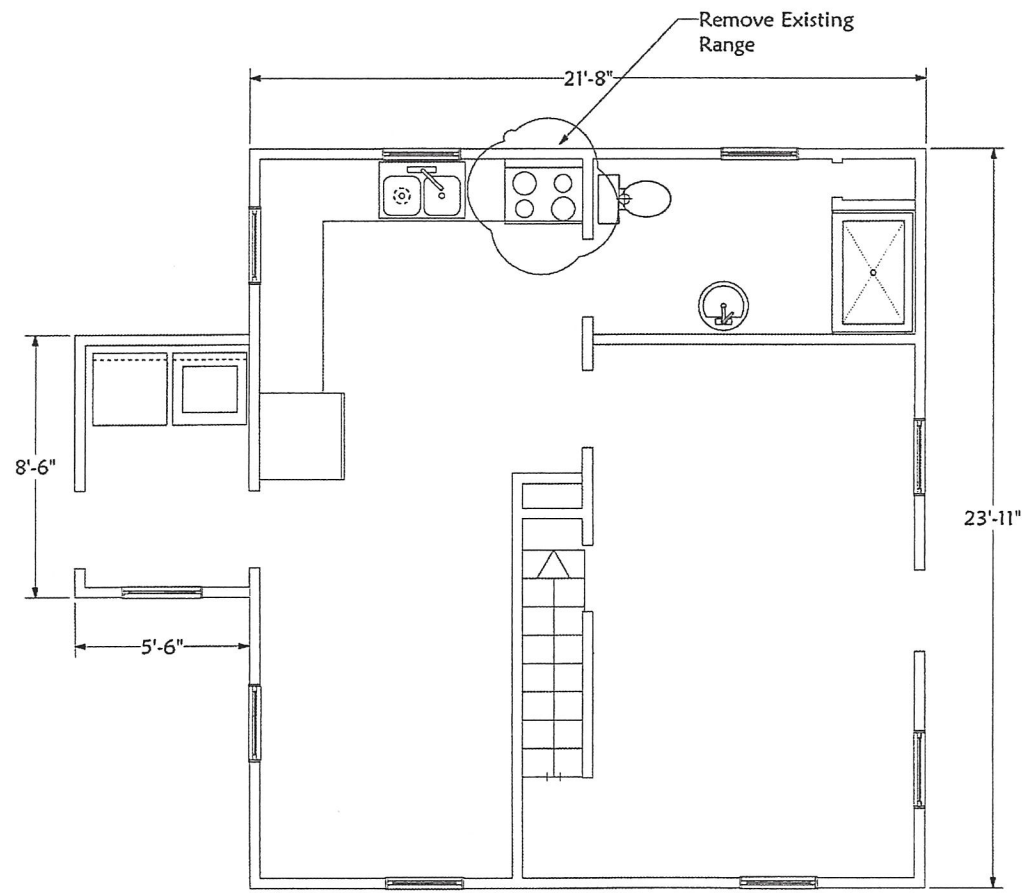
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Plot Date
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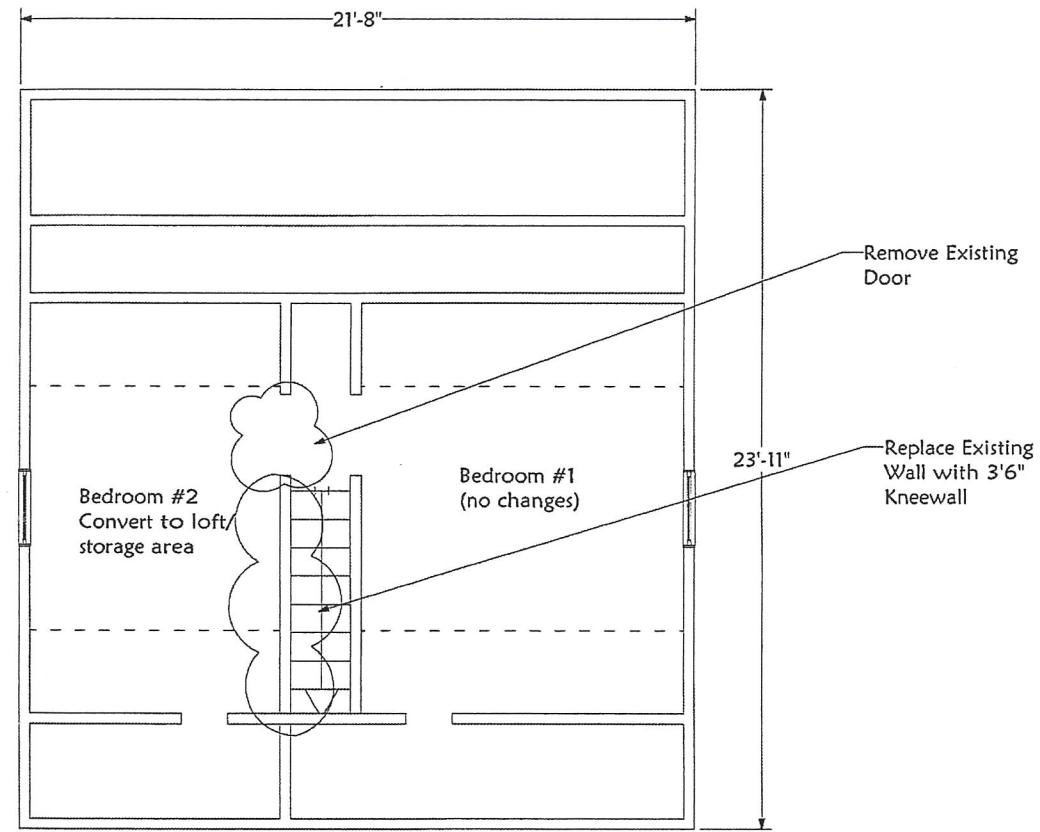
No.

Date

Issue Notes

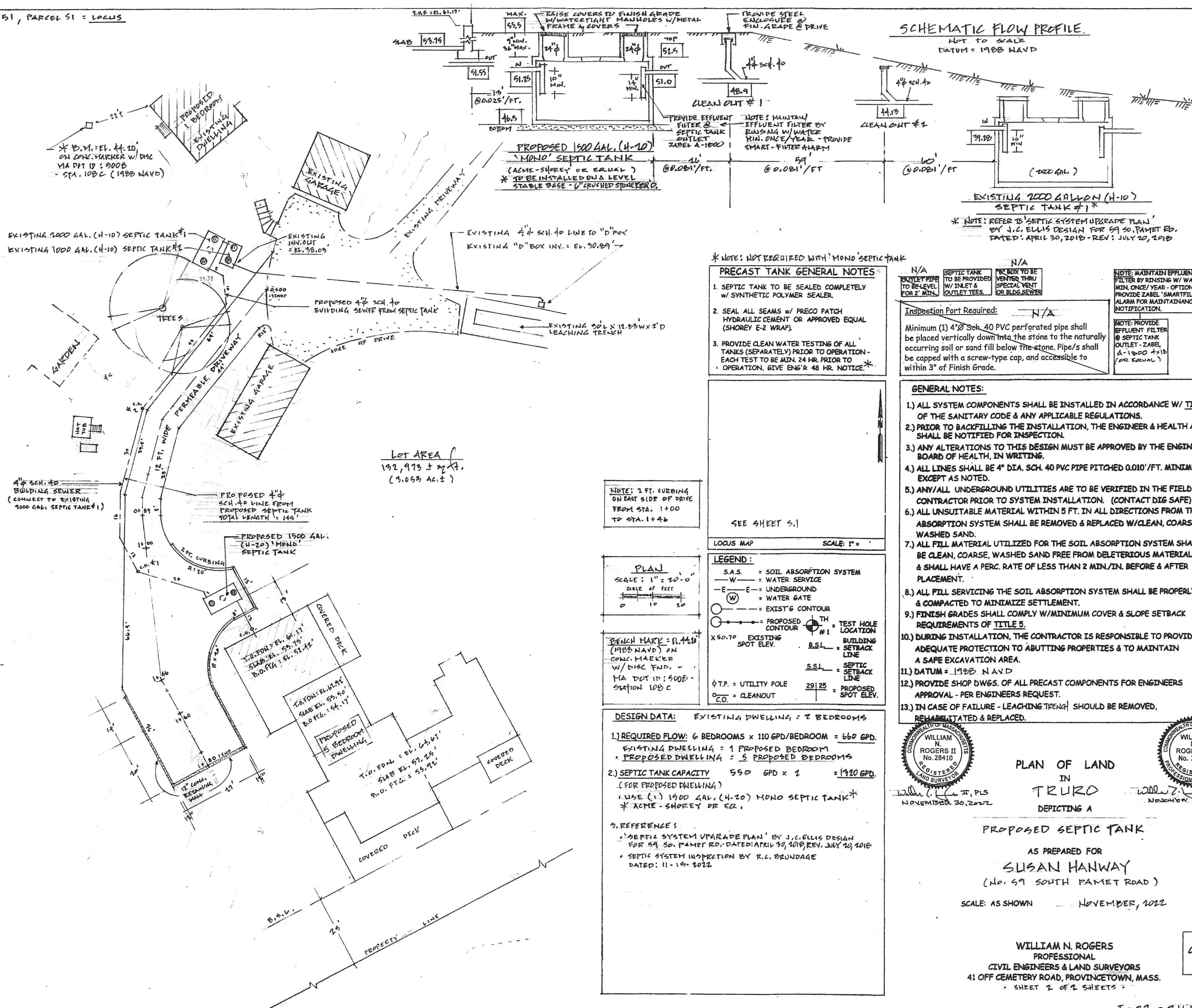


1ST FLOOR

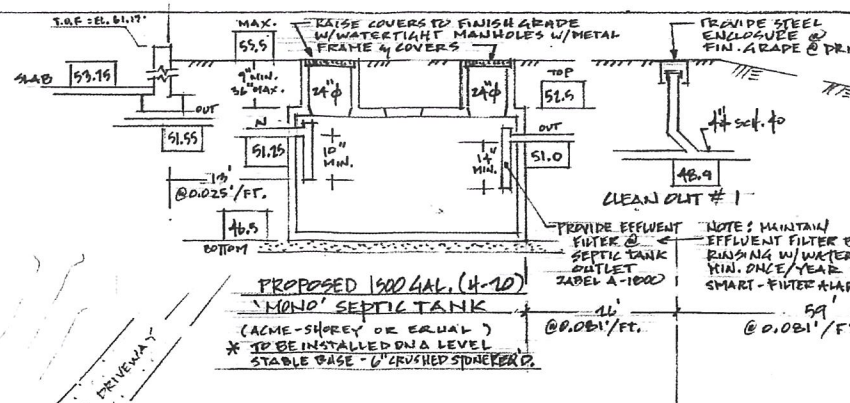


2ND FLOOR

AMBROSE HOMES INC. 2766 RTE 6, WELFLEET, MA 508-349-8252 www.AMBROSEHOMES.com		Date: 9/15/2022 Revision: Project ID: K10989 Drawing Code: CAD File Name: Plot Date: 00/00/00	No. _____ Date _____ Issue Notes _____
Project Title: HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA	Drawing Title: EXISTING DWELLING PROPOSED CONVERSION TO HABITABLE STUDIO	Design Firm: AMBROSE HOMES INC.	Project Manager: EFA/ASA
Scale: Sheet Scale		Drawing No.: 1 of 1	



LOT AREA
192,975 ± sq. ft.
(3.053 AC. ±)



SCHEMATIC FLOW PROFILE

PRECAST TANK GENERAL NOTES

1. SEPTIC TANK TO BE SEALED COMPLETELY W/ SYNTHETIC POLYMER SEALER.
2. SEAL ALL SEAMS W/ PRECO PATCH HYDRAULIC CEMENT OR APPROVED EQUAL (SHOREY E-2 WRAP).
3. PROVIDE CLEAN WATER TESTING OF ALL TANKS (SEPARATELY) PRIOR TO OPERATION - EACH TEST TO BE MIN. 24 HR. PRIOR TO OPERATION. GIVE ENGR 48 HR. NOTICE.

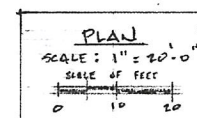
- * NOTE: NOT REQUIRED WITH 'MONO' SEPTIC TANK
- * NOTE: MAINTAIN EFFLUENT FILTER BY RINSING W/ WATER MIN. ONCE/YEAR - OPTION: PROVIDE LABEL 'SMARTFILTER' ALARM FOR MAINTENANCE NOTIFICATION.
- * NOTE: PROVIDE EFFLUENT FILTER @ SEPTIC TANK OUTLET - LABEL A-1000 (±) (OR EQUAL)

GENERAL NOTES:

- 1.) ALL SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE W/ TITLE 5 OF THE SANITARY CODE & ANY APPLICABLE REGULATIONS.
- 2.) PRIOR TO BACKFILLING THE INSTALLATION, THE ENGINEER & HEALTH AGENT SHALL BE NOTIFIED FOR INSPECTION.
- 3.) ANY ALTERATIONS TO THIS DESIGN MUST BE APPROVED BY THE ENGINEER & BOARD OF HEALTH, IN WRITING.
- 4.) ALL LINES SHALL BE 4" DIA. SCH. 40 PVC PIPE PITCHED 0.010' / FT. MINIMUM, EXCEPT AS NOTED.
- 5.) ANY/ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO SYSTEM INSTALLATION. (CONTACT DIG SAFE)
- 6.) ALL UNSUITABLE MATERIAL WITHIN 5 FT. IN ALL DIRECTIONS FROM THE SOIL ABSORPTION SYSTEM SHALL BE REMOVED & REPLACED W/ CLEAN, COARSE WASHED SAND.
- 7.) ALL FILL MATERIAL UTILIZED FOR THE SOIL ABSORPTION SYSTEM SHALL BE CLEAN, COARSE, WASHED SAND FREE FROM DELETERIOUS MATERIAL & SHALL HAVE A PERC. RATE OF LESS THAN 2 MIN./IN. BEFORE & AFTER PLACEMENT.
- 8.) ALL FILL SERVING THE SOIL ABSORPTION SYSTEM SHALL BE PROPERLY PLACED & COMPACTED TO MINIMIZE SETTLEMENT.
- 9.) FINISH GRADES SHALL COMPLY W/ MINIMUM COVER & SLOPE SETBACK REQUIREMENTS OF TITLE 5.
- 10.) DURING INSTALLATION, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE PROTECTION TO ADJACENT PROPERTIES & TO MAINTAIN A SAFE EXCAVATION AREA.
- 11.) DATUM = 1988 NAVD
- 12.) PROVIDE SHOP DWGS. OF ALL PRECAST COMPONENTS FOR ENGINEERS APPROVAL - PER ENGINEERS REQUEST.
- 13.) IN CASE OF FAILURE - LEACHING TRENCH SHOULD BE REMOVED, REHABILITATED & REPLACED.

NOTE: 2 FT. CURBING ON EAST SIDE OF DRIVE FROM STA. 1+00 TO STA. 1+46

SEE SHEET S.1



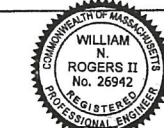
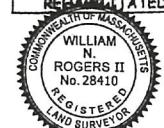
BENCH MARK = 81.416 (1988 NAVD) ON CONC. MARKER W/ DISC FND. MA DOT ID: 600B - STATION 10B C

LEGEND:

— S.A.S	= SOIL ABSORPTION SYSTEM
— W	= WATER SERVICE
— E	= UNDERGROUND
(W)	= WATER GATE
○	= EXIST'G CONTOUR
○ (with dot)	= PROPOSED CONTOUR
⊙	= TEST HOLE LOCATION
—	= BUILDING SETBACK LINE
—	= SEPTIC TANK SETBACK LINE
⊕	= UTILITY POLE
○	= CLEANOUT

DESIGN DATA: EXISTING DWELLING = 2 BEDROOMS

- 1.) REQUIRED FLOW: 6 BEDROOMS x 110 GPD/BEDROOM = 660 GPD.
EXISTING DWELLING = 1 PROPOSED BEDROOM
PROPOSED DWELLING = 5 PROPOSED BEDROOMS
- 2.) SEPTIC TANK CAPACITY 550 GPD x 1 = 550 GPD.
(FOR PROPOSED DWELLING)
USE (1) 1500 GAL. (H-10) MONO SEPTIC TANK*
* ACME - SHOREY DR EQ.
3. REFERENCE:
SEPTIC SYSTEM UPGRADE PLAN BY J.C. ELLIS DESIGN FOR 59 SO. PAMET RD., DATED: APRIL 30, 2018, REV. JULY 20, 2018
SEPTIC SYSTEM INSPECTION BY R.C. BRUNDAGE DATED: 11-18-2022



PLAN OF LAND IN TRURO DEPICTING A

PROPOSED SEPTIC TANK AS PREPARED FOR SUSAN HANWAY (No. 59 SOUTH PAMET ROAD)

SCALE: AS SHOWN NOVEMBER, 2022

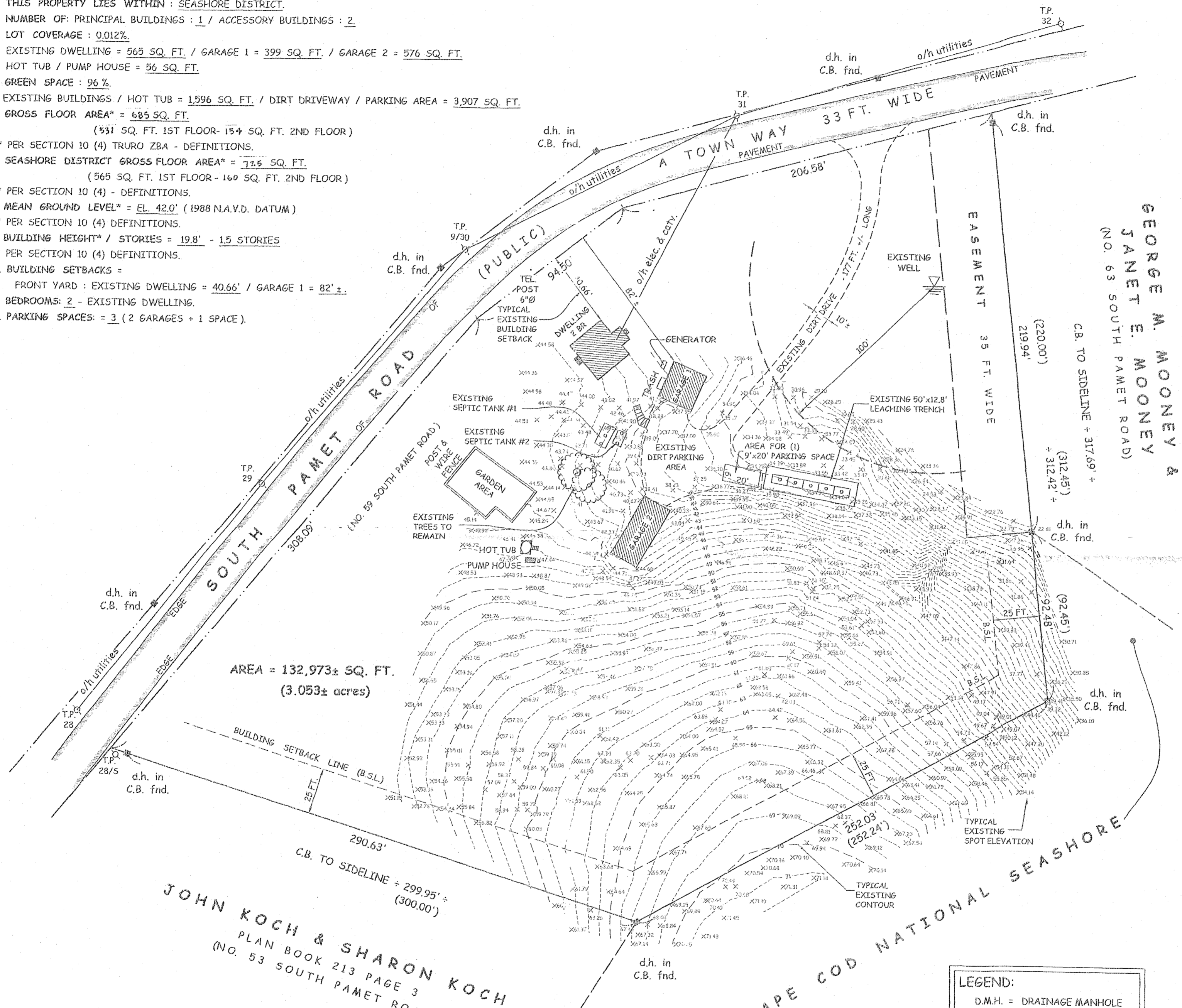
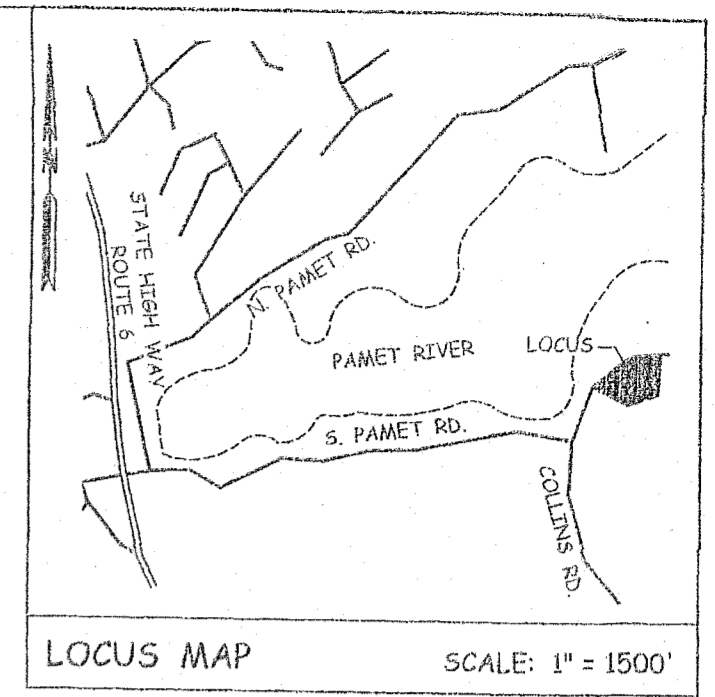
WILLIAM N. ROGERS II PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS. SHEET 2 OF 2 SHEETS

S.1

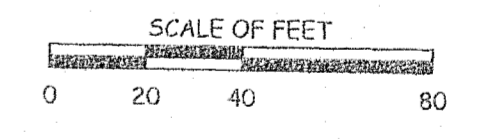
PLAN BOOK 606 PAGE 66

ZONING NOTES - EXISTING

1. LOT AREA = 132,973 ± SQ. FT. (3.053 ± AC.)
2. THIS PROPERTY LIES WITHIN : SEASHORE DISTRICT.
3. NUMBER OF PRINCIPAL BUILDINGS : 1 / ACCESSORY BUILDINGS : 2.
4. LOT COVERAGE : 0.012%
EXISTING DWELLING = 565 SQ. FT. / GARAGE 1 = 399 SQ. FT. / GARAGE 2 = 576 SQ. FT.
HOT TUB / PUMP HOUSE = 56 SQ. FT.
5. GREEN SPACE : 96 %
EXISTING BUILDINGS / HOT TUB = 1,596 SQ. FT. / DIRT DRIVEWAY / PARKING AREA = 3,907 SQ. FT.
6. GROSS FLOOR AREA* = 685 SQ. FT.
(531 SQ. FT. 1ST FLOOR- 154 SQ. FT. 2ND FLOOR)
* PER SECTION 10 (4) TRURO ZBA - DEFINITIONS.
7. SEASHORE DISTRICT GROSS FLOOR AREA* = 71.5 SQ. FT.
(565 SQ. FT. 1ST FLOOR- 160 SQ. FT. 2ND FLOOR)
* PER SECTION 10 (4) - DEFINITIONS.
8. MEAN GROUND LEVEL* = EL. 42.0' (1988 N.A.V.D. DATUM)
* PER SECTION 10 (4) DEFINITIONS.
9. BUILDING HEIGHT* / STORIES = 19.8' - 1.5 STORIES
* PER SECTION 10 (4) DEFINITIONS.
10. BUILDING SETBACKS =
FRONT YARD : EXISTING DWELLING = 40.66' / GARAGE 1 = 82' ±.
11. BEDROOMS : 2 - EXISTING DWELLING.
12. PARKING SPACES : = 3 (2 GARAGES + 1 SPACE).



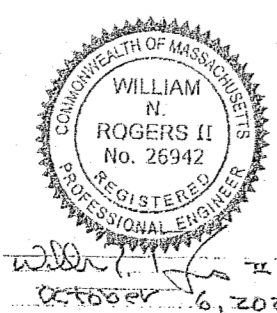
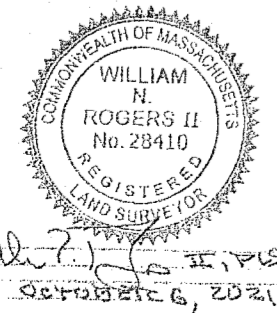
- NOTE: DATUM: 1988 N.A.V.D.
- NOTE: x 34.55' DENOTES SPOT ELEVATION.
- NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE: () DENOTES RECORD INFORMATION.
- REFERENCE: PLAN BOOK 606 PAGE 66
BEED BOOK 31325 PAGE 107



EXISTING SITE PLAN
IN
TRURO
(NO. 59 SOUTH PAMET ROAD)
AS PREPARED FOR
SUSAN HANWAY
SCALE: 1 IN. = 40 FT. OCTOBER, 2021
WILLIAM N. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1565 / 508.487.5809 FAX

- LEGEND:**
- D.M.H. = DRAINAGE MANHOLE
 - S.M.H. = SEWER MANHOLE
 - ⊕ = WATER GATE
 - T.P. = UTILITY POLE
 - U/G = UNDERGROUND
 - L.P. = LIQUID PROPANE
 - o/h = OVERHEAD
 - d.h. = DRILL HOLE
 - 64--- = EXISTING CONTOUR

JOHN KOCH & SHARON KOCH
PLAN BOOK 213 PAGE 3
(NO. 53 SOUTH PAMET ROAD)

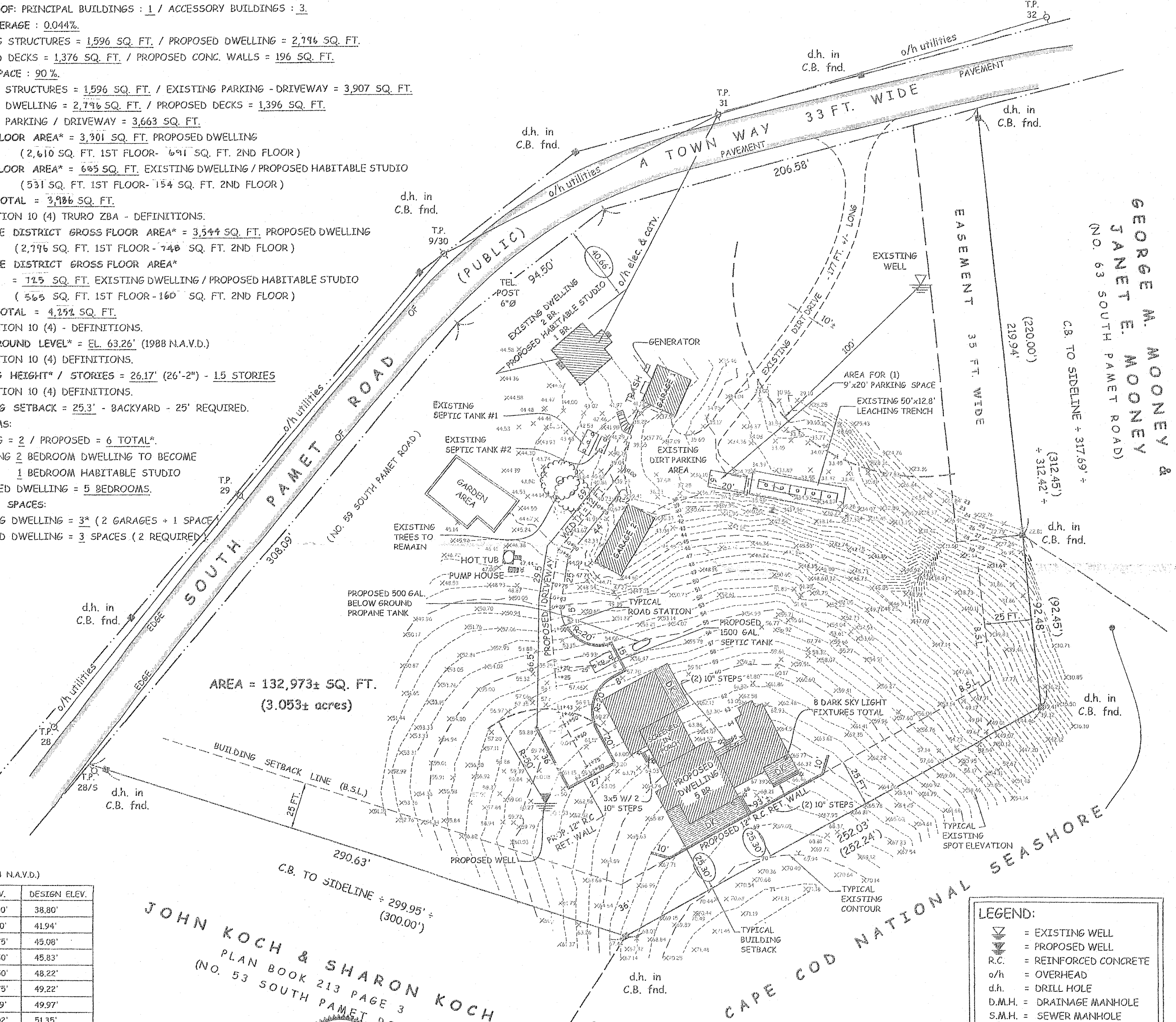
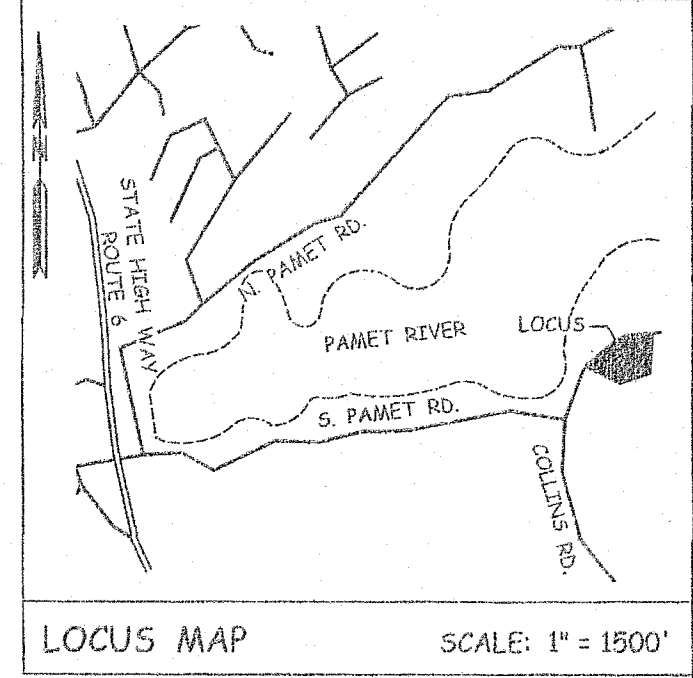


ASSESSOR'S MAP 51 PARCEL 51 = LOCUS

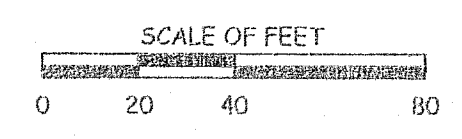
ZONING NOTES - PROPOSED

1. LOT AREA = 132,973 ± SQ. FT. (3.053 ± AC.)
2. THIS PROPERTY LIES WITHIN : SEASHORE DISTRICT.
3. NUMBER OF: PRINCIPAL BUILDINGS : 1 / ACCESSORY BUILDINGS : 3.
4. LOT COVERAGE : 0.044%.
EXISTING STRUCTURES = 1,596 SQ. FT. / PROPOSED DWELLING = 2,796 SQ. FT.
PROPOSED DECKS = 1,376 SQ. FT. / PROPOSED CONC. WALLS = 196 SQ. FT.
5. GREEN SPACE : 90%.
EXISTING STRUCTURES = 1,596 SQ. FT. / EXISTING PARKING - DRIVEWAY = 3,907 SQ. FT.
PROPOSED DWELLING = 2,796 SQ. FT. / PROPOSED DECKS = 1,396 SQ. FT.
PROPOSED PARKING / DRIVEWAY = 3,663 SQ. FT.
6. GROSS FLOOR AREA* = 3,901 SQ. FT. PROPOSED DWELLING
(2,610 SQ. FT. 1ST FLOOR - 691 SQ. FT. 2ND FLOOR)
GROSS FLOOR AREA* = 665 SQ. FT. EXISTING DWELLING / PROPOSED HABITABLE STUDIO
(531 SQ. FT. 1ST FLOOR - 134 SQ. FT. 2ND FLOOR)
TOTAL = 3,986 SQ. FT.
* PER SECTION 10 (4) TRURO ZBA - DEFINITIONS.
7. SEASHORE DISTRICT GROSS FLOOR AREA* = 3,544 SQ. FT. PROPOSED DWELLING
(2,796 SQ. FT. 1ST FLOOR - 748 SQ. FT. 2ND FLOOR)
SEASHORE DISTRICT GROSS FLOOR AREA*
= 125 SQ. FT. EXISTING DWELLING / PROPOSED HABITABLE STUDIO
(565 SQ. FT. 1ST FLOOR - 160 SQ. FT. 2ND FLOOR)
TOTAL = 4,254 SQ. FT.
* PER SECTION 10 (4) - DEFINITIONS.
8. MEAN GROUND LEVEL* = EL. 63.26' (1988 N.A.V.D.)
* PER SECTION 10 (4) DEFINITIONS.
9. BUILDING HEIGHT* / STORIES = 26.17' (26'-2") - 1.5 STORIES
* PER SECTION 10 (4) DEFINITIONS.
10. BUILDING SETBACK = 25.3' - BACKYARD - 25' REQUIRED.
11. BEDROOMS:
EXISTING = 2 / PROPOSED = 6 TOTAL.
* EXISTING 2 BEDROOM DWELLING TO BECOME
1 BEDROOM HABITABLE STUDIO
* PROPOSED DWELLING = 5 BEDROOMS.
12. PARKING SPACES:
EXISTING DWELLING = 3* (2 GARAGES + 1 SPACE)
PROPOSED DWELLING = 3 SPACES (2 REQUIRED)

PLAN BOOK 606 PAGE 66



- NOTE: ALL NEW UTILITY SERVICE TO BE UNDERGROUND.
- NOTE: PROPOSED DRIVEWAY - 12 FT. WIDE - SHALL HAVE PERMEABLE SURFACE.
- NOTE: PROPOSED 2 FT. CURBING - STATION 1+00 TO STATION 1+46 ON EAST SIDE OF DRIVEWAY.
- NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE: EXISTING AND PROPOSED USE: RESIDENTIAL.
- NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- NOTE: ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS OR EQUAL).
- NOTE: DATUM: 1988 N.A.V.D.
- NOTE: x 34.55' DENOTES SPOT ELEVATION.
- NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE: () DENOTES RECORD INFORMATION.
- REFERENCE: PLAN BOOK 606 PAGE 66
BEED BOOK 31325 PAGE 107

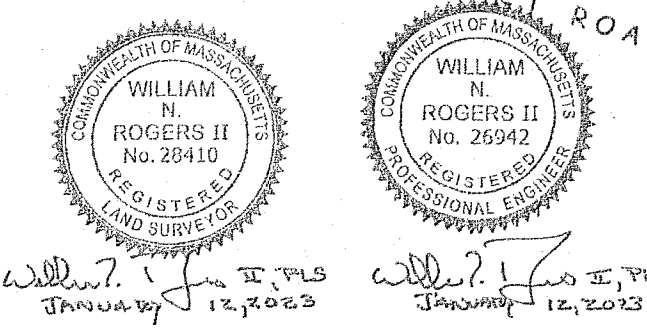


PROPOSED SITE PLAN
IN
TRURO
(NO. 59 SOUTH PAMET ROAD)
AS PREPARED FOR
SUSAN HANWAY
SCALE: 1 IN. = 40 FT. NOVEMBER, 2022
WILLIAM N. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1565 / 508.487.5809 FAX

ROAD GRADES (1988 N.A.V.D.)

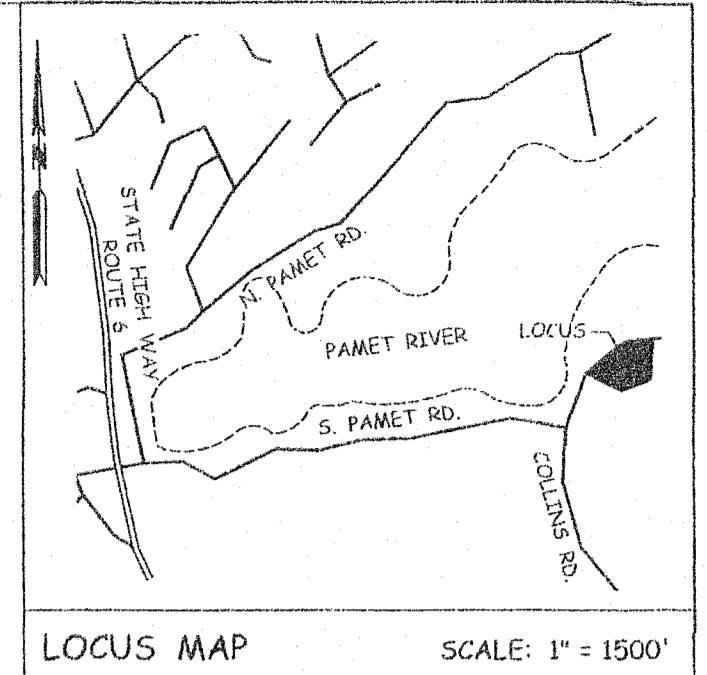
STATION	ELEV.	DESIGN ELEV.
0+00	38.80'	38.80'
0+25	41.50'	41.94'
0+50	44.75'	45.08'
0+56	45.50'	45.83'
0+75	48.50'	48.22'
0+83	49.75'	49.22'
0+89	50.19'	49.97'
1+00	52.02'	51.35'
1+20	55.72'	53.86'
1+25	56.38'	54.49'
1+43	58.61'	55.80'
1+50	59.42'	56.31'
1+60	60.46'	57.04'
1+75	61.95'	58.13'
1+80	62.50'	58.50'

JOHN KOCH & SHARON KOCH
PLAN BOOK 213 PAGE 3
(NO. 53 SOUTH PAMET ROAD)

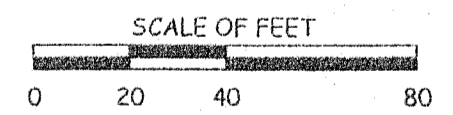


- LEGEND:**
- ⊕ = EXISTING WELL
 - ⊕ = PROPOSED WELL
 - R.C. = REINFORCED CONCRETE
 - o/h = OVERHEAD
 - d.h. = DRILL HOLE
 - D.M.H. = DRAINAGE MANHOLE
 - S.M.H. = SEWER MANHOLE
 - ⊕ = WATER GATE
 - ⊕ = UTILITY POLE
 - U/G = UNDERGROUND
 - L.P. = LIQUID PROPANE
 - DK = COVERED DECK
 - ⊕ = PROPOSED DARK SKY LIGHT FIXTURE
 - 46--- = EXISTING CONTOUR

PROPOSED- LANDSCAPING, STORM WATER, GRADING AND LIMIT OF WORK



- NOTE: ALL NEW UTILITY SERVICE TO BE UNDERGROUND.
- NOTE: PROPOSED DRIVEWAY - 12 FT. WIDE - SHALL HAVE PERMEABLE SURFACE.
- NOTE: PROPOSED 2 FT. CURBING - STATION 1+00 TO STATION 1+46 ON EAST SIDE OF DRIVEWAY.
- NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE: EXISTING AND PROPOSED USE: RESIDENTIAL.
- NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- NOTE: ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS OR EQUAL).
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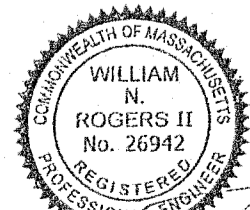
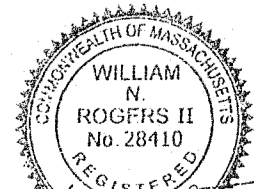


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ROAD GRADES (1988 N.A.V.D.)

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0+50	44.75'	45.08'
0+56	45.50'	45.83'
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0+83	49.75'	49.22'
0+89	50.19'	49.97'
1+00	52.02'	51.35'
1+20	55.72'	53.86'
1+25	56.38'	54.49'
1+43	58.61'	55.80'
1+50	59.42'	56.31'
1+60	60.46'	57.04'
1+75	61.95'	58.13'
1+80	62.50'	58.50'

JOHN KOCH & SHARON KOCH
PLAN BOOK 213 PAGE 3
(NO. 53 SOUTH PAMET ROAD)



WILLIAM N. ROGERS II, PLS
JANUARY 12, 2023

WILLIAM N. ROGERS II, PE
JANUARY 12, 2023

- LEGEND:
- = EXISTING WELL
 - = PROPOSED WELL
 - = REINFORCED CONCRETE
 - = OVERHEAD
 - = DRILL HOLE
 - = DRAINAGE MANHOLE
 - = SEWER MANHOLE
 - = WATER GATE
 - = UTILITY POLE
 - = UNDERGROUND
 - = LIQUID PROPANE
 - = COVERED DECK
 - = PROPOSED DARK SKY LIGHT FIXTURE
 - = EXISTING CONTOUR
 - = PROPOSED CONTOUR

