

**IMQLAW, LLC
15 Northfield Drive
Rockland, MA 02370
(617) 755-0675**

May 23, 2023

Truro Zoning Board of Appeals c/o Town Clerk
24 Town Hall Road
Truro, MA 02536

Re: Special Permit Application under Truro ZBL §30.7.A for 590 Shore Road
 Demolish and Reconstruct a Lawfully Nonconforming Structure

Dear Members of the Zoning Board of Appeals:

Enclosed please find the Special Permit Application (together with 9 copies) by Big Monkey LLC, to obtain relief under Truro Zoning Bylaw §30.7.A to allow the demolition and reconstruction of the lawfully nonconforming front cottage at 590 Shore Road.

The Application includes the following materials:

1. List of Materials Enclosed
2. The Application for Hearing;
3. A Check for \$200, made payable to the Town of Truro;
4. The Certified Abutters' List;
5. The Site Plan;
6. Zoning Chart; and
7. A Narrative describing the Project and the Requested Findings and Relief Requested.

We request that this matter be scheduled for a public hearing on June 26, 2023.

Regards,

Ilana M. Quirk

Enclosures

cc: Town Clerk
 Planner Administrator esturdy@truro-ma.gov

1. Hearing Application
2. Check
3. Certified Abutters List
4. Site Plan
5. Narrative and Requested Findings
 - A. 1887 Plan
 - B. Town's Assessing Records
 - C. Photos of the Property
 - i. High Tide Cottage – 1928
 - ii. High Tide and Low Tide Cottages – Circa 1934
 - iii. Low Tide Cottage 2023 – Street View
 - iv. Low Tide Cottage 2023 – Side/Rear View
 - D. 1936 Zoning Bylaw (Article XVIII)
 - E. Zoning Chart



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 5.22.23

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.A of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* the demolition/replacement of front cottage as shown on the submitted plan, with no new nonconformities

Property Address 590 Shore Road Map(s) and Parcel(s) 5-19

Registry of Deeds title reference: Book 27056, Page 62, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Ross Zachs, Manager - Big Monkey LLC

Applicant's Legal Mailing Address P.O. Box 1315, Provincetown, MA 02657

Applicant's Phone(s), Fax and Email (860) 841-8866 and rosszachs1@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 Same

Representative's Name and Address Ilana Quirk, Esq., IMQLaw, LLC, 15 Northfield Drive, Rockland, MA 02370

Representative's Phone(s), Fax and Email (617) 755-0674 and imq@imqlaw.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)

Ilana M. Quirk, Esq.

Big Monkey LLC

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

Owner(s) *Printed* Name(s) or written permission /s/ Ross Zachs, Manager

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

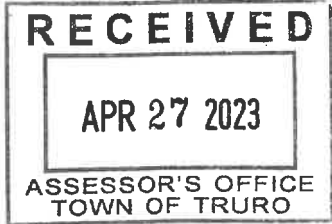


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 4-27-2023

NAME OF APPLICANT: BIG MONKEY LLC

NAME OF AGENT (if any): ROSS ZACHS, MANAGER

MAILING ADDRESS: 590 SHORE ROAD

CONTACT: HOME/CELL 860 841-8866 EMAIL ROSSZACHS1@gmail.com

PROPERTY LOCATION: 590 SHORE ROAD (street address) ROSSZACHS1@gmail.com

PROPERTY IDENTIFICATION NUMBER: MAP 5 PARCEL 19 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)

- | | | |
|---|---|---|
| <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 | <u>ZOL § 30.7. A</u> |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
- (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: 4/27/2023 Date completed: 4/27/2023
 List completed by: [Signature] Date paid: 4/27/2023 Cash/Check #1194

¹ Abutters, 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.
² Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.
³ Landowners 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.
⁴ All 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.
⁵ Abutters 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: April 27, 2023

To: Big Monkey LLC, Ross Zachs, Manager

From: Assessors Department

Certified Abutters List: 590 Shore Road (Map 5, Parcel 19)

Zoning Board of Appeals/ Special Permit

Attached is a combined list of abutters for the property located at 590 Shore Road.

The current owner is Big Monkey LLC.

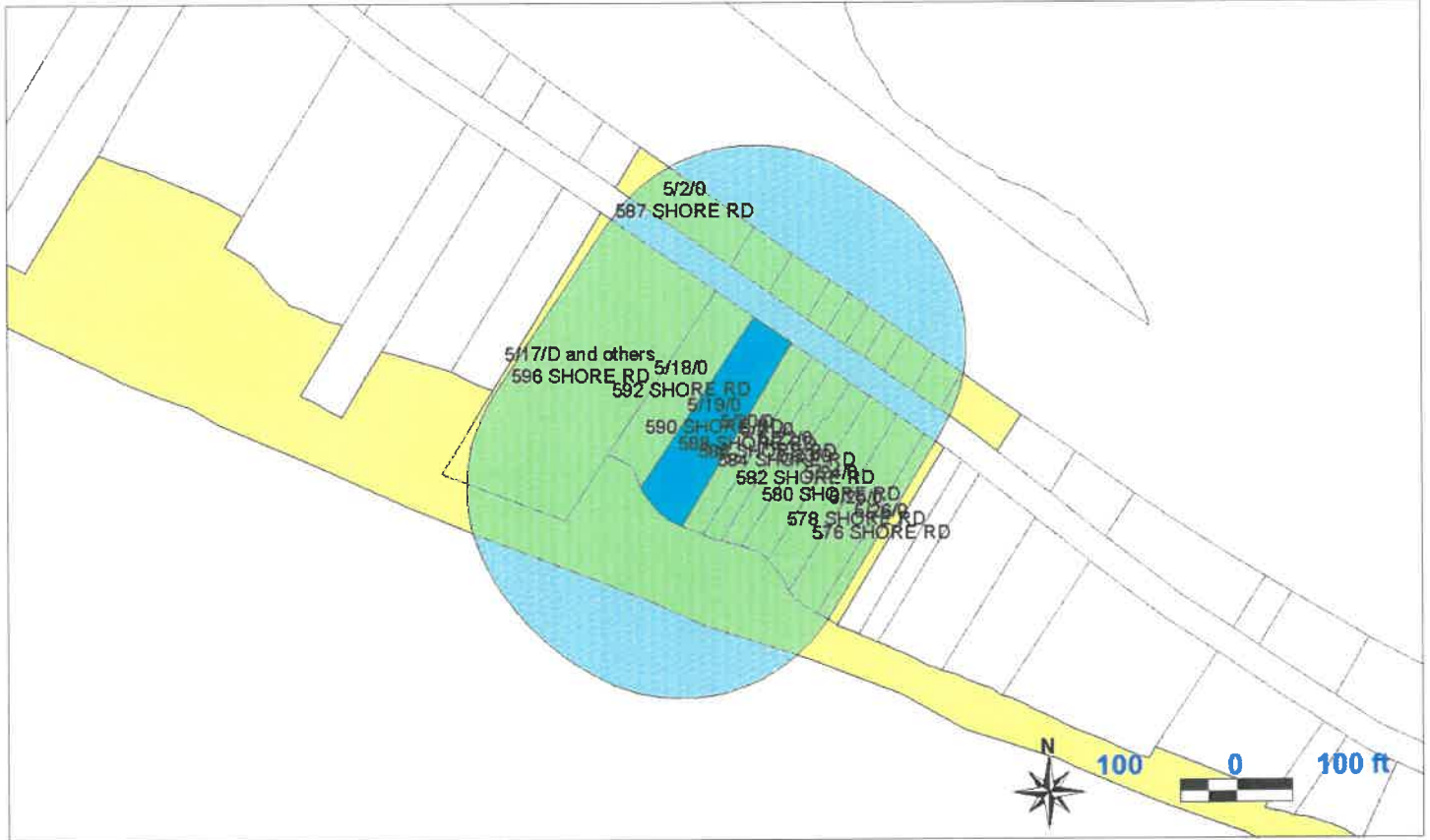
The names and addresses of the abutters are as of April 21, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

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

Abutters List Within 300 feet of Parcel 5/19/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
175	5-2-0-R	PERACHIO JOHN & KAREN	587 SHORE RD	15 BENEDECT RD	MONROE	CT	06468
176	5-3-0-R	KATHERINE A BURROUGHS TRUST TRS: KATHERINE & LORI BURROUGHS	583 SHORE RD	104 ELLINGTON STREET	LONGMEADOW	MA	01106
177	5-4-0-R	BIG MONKEY LLC	579 SHORE RD	PO BOX 1315	PROVINCETOWN	MA	02657-5315
178	5-5-0-R	PATRICIA M CRONIN LIV. TRST & STACY M ROTONDO LIVING TRUST	577 SHORE RD	4 LECLAIR DR	HINGHAM	MA	02043
179	5-6-0-R	CONNOLLY SUSAN & CONNOLLY LEONARD P	575 SHORE RD	30 BEVERLY RD	CHESTNUT HILL	MA	02467
180	5-7-0-R	BIG MONKEY LLC	573 SHORE RD	PO BOX 1315	PROVINCETOWN	MA	02657-5315
181	5-8-0-R	CONNOLLY SUSAN A	571 SHORE RD	838 COMMERCIAL ST	PROVINCETOWN	MA	02657
182	5-9-0-R	STURDY ELIZABETH R (LIFE EST) RMNDR: STURDY RAYMOND III	569 SHORE RD	PO BOX 431	NO TRURO	MA	02652-0431
183	5-10-0-R	LARSON DONALD D	567 SHORE RD	8 CLOVER LN	SCITUATE	MA	02066-2604
184	5-11-0-R	GRIBBIN BEAU L & KATHLEEN	563 SHORE RD	PO BOX 1851	PROVINCETOWN	MA	02657
5521	5-17-1-R	SCHIMANSKI JAMES G & CAROLYN M	596 SHORE RD	59 IVYWOOD DR	SELKIRK	NY	12158
5522	5-17-2-R	MCCUSKER JAMES T	596 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5523	5-17-3-R	WHITLEY LONA TRACEE &	596 SHORE RD	414 FAYETTE PARK	LEXINGTON	KY	40508-1331
5524	5-17-4-R	596 SHORE RD U4 REALTY TRUST TRS: NANCY GADEN & LISA JACOBS	596 SHORE RD	25 MURRAY AVE	MILTON	MA	02186
5525	5-17-A-R	BUCKLEY MICHAEL & SOLOMON ELLEN	596 SHORE RD	16 CIRCLE DR	HASTINGS-ON-HUDSON NY	NY	10706

02/24/27/10/23

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
5526	5-17-B-R	KELLY AMY K	596 SHORE RD	10 FARMINGTON RD	WEST NEWTON	MA	02465
5527	5-17-C-R	596 SHORE ROAD UNIT C RLTY TR TRS: MATTHEWS PATRICIA L	596 SHORE RD	29 BLOSSOM ST	ARLINGTON	MA	02474
5528	5-17-D-R	FISHER LAWRENCE G	596 SHORE RD	14 COPPERWOOD DR	STOUGHTON	MA	02072
5529	5-17-E-R	KANE STACEY C	596 SHORE RD	11 RIVERVIEW RD	BRIGHTON	MA	02135
5530	5-17-F-R	BONE STEVEN AUSTIN & C/O BALLESTER DANIEL KOPEL	596 SHORE RD	89 JAMESON HILL RD	CLINTON CORNERS	NY	12514
5531	5-17-G-R	MYERS JOY A	596 SHORE RD	1680 WOLF RUN DRIVE	RICHFIELD	WI	53076-9685
5532	5-17-H-R	ELIOPOULOS ELAINE M & FRANKOSKY RICHARD J	596 SHORE RD	475 CONANT RD	WESTON	MA	02492
5533	5-17-I-R	FISHER LAWRENCE G	596 SHORE RD	14 COOPERWOOD DR	STOUGHTON	MA	02072
5534	5-17-J-R	DIZON DON S & STOLL HENRY W	596 SHORE RD	275B COMMERCIAL ST	WHITMAN	MA	02382
6937	5-17-K-E	ANCHORAGE ON THE BAY CONDO TR	596 SHORE RD	596 SHORE RD	NO TRURO	MA	02652
205	5-18-0-R	KATHERINE A BURROUGHS TRUST TRS: KATHERINE & LORI BURROUGHS	592 SHORE RD	104 ELLINGTON STREET	LONGMEADOW	MA	01106
206	5-19-0-R	BIG MONKEY LLC	590 SHORE RD	P O BOX 1315	PROVINCETOWN	MA	02657-5315
207	5-20-0-R	PATRICIA M CRONIN LIV TRUST & STACY M ROTONDO LIVING TRUST	588 SHORE RD	4 LECLAIR DR	HINGHAM	MA	02043
208	5-21-0-R	CONNOLLY SUSAN & CONNOLLY LEONARD P	586 SHORE RD	30 BEVERLY RD	CHESTNUT HILL	MA	02467
209	5-22-0-R	BIG MONKEY LLC	584 SHORE RD	P O BOX 1315	PROVINCETOWN	MA	02657-5315
210	5-23-0-R	CONNOLLY SUSAN A	582 SHORE RD	838 COMMERCIAL ST	PROVINCETOWN	MA	02657
211	5-24-0-R	STURDY RAYMOND III & MARK E	580 SHORE RD	PO BOX 431	NO TRURO	MA	02652-0431
212	5-25-0-R	LARSON DOROTHY & POVALL R (L E) RMNDR: LARSON DONALD D	578 SHORE RD	C/O LARSON 8 CLOVER LN	SCITUATE	MA	02066-2604
213	5-26-0-R	MURRAY RICHARD P IRREV TRUST & MURRAY LUCIE W IRREV TRUST	576 SHORE RD	C/O MURRAY LUCIE 110 CLARKS CHAPEL RD	NASSAU	NY	12123

WJZuk
4/27/2023

	5-2-0-R		5-3-0-R		5-4-0-R
PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468		KATHERINE A BURROUGHS TRUST TRS:KATHERINE & LORI BURROUGHS 104 ELLINGTON STREET LONGMEADOW, MA 01106		BIG MONKEY LLC PO BOX 1315 PROVINCETOWN, MA 02657-5315	
	5-5-0-R		5-6-0-R		5-7-0-R
PATRICIA M CRONIN LIV. TRST & STACY M ROTONDO LIVING TRUST 4 LECLAIR DR HINGHAM, MA 02043		CONNOLLY SUSAN & CONNOLLY LEONARD P 30 BEVERLY RD CHESTNUT HILL, MA 02467		BIG MONKEY LLC PO BOX 1315 PROVINCETOWN, MA 02657-5315	
	5-8-0-R		5-9-0-R		5-10-0-R
CONNOLLY SUSAN A 838 COMMERCIAL ST PROVINCETOWN, MA 02657		STURDY ELIZABETH R (LIFE EST) RMNDR:STURDY RAYMOND III PO BOX 431 NO TRURO, MA 02652-0431		LARSON DONALD D 8 CLOVER LN SCITUATE, MA 02066-2604	
	5-11-0-R		5-17-1-R		5-17-2-R
GRIBBIN BEAU L & KATHLEEN PO BOX 1851 PROVINCETOWN, MA 02657		SCHIMANSKI JAMES G & CAROLYN M 59 IVYWOOD DR SELKIRK, NY 12158		MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767	
	5-17-3-R		5-17-4-R		5-17-A-R
WHITLEY LONA TRACEE & 414 FAYETTE PARK LEXINGTON, KY 40508-1331		596 SHORE RD U4 REALTY TRUST TRS: NANCY GADEN & LISA JACOBS 25 MURRAY AVE MILTON, MA 02186		BUCKLEY MICHAEL & SOLOMON ELLEN 16 CIRCLE DR HASTINGS-ON-HUDSON, NY 10706	
	5-17-B-R		5-17-C-R		5-17-D-R
KELLY AMY K 10 FARMINGTON RD WEST NEWTON, MA 02465		596 SHORE ROAD UNIT C RLTY TR TRS: MATTHEWS PATRICIA L 29 BLOSSOM ST ARLINGTON, MA 02474		FISHER LAWRENCE G 14 COPPERWOOD DR STOUGHTON, MA 02072	
	5-17-E-R		5-17-F-R		5-17-G-R
KANE STACEY C 11 RIVERVIEW RD BRIGHTON, MA 02135		BONE STEVEN AUSTIN & C/O BALLESTER DANIEL KOPEL 89 JAMESON HILL RD CLINTON CORNERS, NY 12514		MYERS JOY A 1680 WOLF RUN DRIVE RICHFIELD, WI 53076-9685	
	5-17-H-R		5-17-I-R		5-17-J-R
ELIOPOULOS ELAINE M & FRANKOSKY RICHARD J 475 CONANT RD WESTON, MA 02492		FISHER LAWRENCE G 14 COOPERWOOD DR STOUGHTON, MA 02072		DIZON DON S & STOLL HENRY W 275B COMMERCIAL ST WHITMAN, MA 02382	
	5-17-K-E		5-18-0-R		5-19-0-R
ANCHORAGE ON THE BAY CONDO TR 596 SHORE RD NO TRURO, MA 02652		KATHERINE A BURROUGHS TRUST TRS:KATHERINE & LORI BURROUGHS 104 ELLINGTON STREET LONGMEADOW, MA 01106		BIG MONKEY LLC P O BOX 1315 PROVINCETOWN, MA 02657-5315	
	5-20-0-R		5-21-0-R		5-22-0-R
PATRICIA M CRONIN LIV TRUST & STACY M ROTONDO LIVING TRUST 4 LECLAIR DR HINGHAM, MA 02043		CONNOLLY SUSAN & CONNOLLY LEONARD P 30 BEVERLY RD CHESTNUT HILL, MA 02467		BIG MONKEY LLC P O BOX 1315 PROVINCETOWN, MA 02657-5315	

5-23-0-R

CONNOLLY SUSAN A
838 COMMERCIAL ST
PROVINCETOWN, MA 02657

5-24-0-R

STURDY RAYMOND III & MARK E
PO BOX 431
NO TRURO, MA 02652-0431

5-25-0-R

LARSON DOROTHY & POVALL R (L E)
RMNDR: LARSON DONALD D
C/O LARSON
8 CLOVER LN
SCITUATE, MA 02066-2604

5-26-0-R

MURRAY RICHARD P IRREV TRUST &
MURRAY LUCIE W IRREV TRUST
C/O MURRAY LUCIE
110 CLARKS CHAPEL RD
NASSAU, NY 12123

I. NARRATIVE

Big Monkey LLC, owner of 590 Shore Road (“Property”) seeks a special permit under Zoning Bylaw §30.7. A to allow demolition of the front cottage and to allow its reconstruction as shown on the plan submitted. As noted in the History of the Property and Zoning History set forth below, the Property and its structures became lawfully nonconforming in 1936.

1. History of the Property

• **1887. Property Created.**

The Property was created under a May 1887 Plan (“1887 Plan”) that was entitled “Plan of Sea Shore Lots in Truro, Massachusetts, owned by the Beach Point Land Co., Horace A. Spear, Jr., Trustee, Walpole, Mass., Edw. Grover, C.E. Surveyor, May 1887.” The 1887 Plan was recorded in Barnstable Registry of Deeds Plan Book 23, Pages 37-38.

The Property is shown on the 1887 Plan as Lots 73 and 74 (Plan, Page 38). Copies of pages 37-38 of the 1887 Plan are attached. (Exhibit A.)

• **1928. One Dwelling and Garage Constructed at the Property.**

In 1928, a dwelling, referred to by the owners as “High Tide Cottage,” was built at the Property, together with a garage. The Town’s Assessing Records note the 1928 construction date for this structure. See the enclosed Photographs and Assessing Records. (Exhibits B and C.)

• **1934. The Garage was converted to use a cottage.**

In 1934, the garage at the front of the property was converted to a second dwelling. This structure is referred to by the owners as “Low Tide Cottage.” The Town’s Assessing Records note the 1934 construction date. See the enclosed Photographs and Assessing Records. (Exhibits B and C.)

2. Truro Zoning History

• **1936. Truro Town Meeting Adopted Zoning.**

In 1936 (February 17, 1936), the Truro Town Meeting adopted zoning (Article XVIII). As a result, the Property and the structures became lawfully nonconforming. A copy of the cover page for the 1936 Bylaws and copies of pages 20-29 (Article XVIII) are attached. (Exhibit D.)

3. The Project

The Property owner seeks special permit relief under Truro Zoning Bylaw §3.0.7.A to obtain permission to demolish the front cottage (referred to as Low Tide Cottage) and then reconstruct the Low Tide Cottage in a more conforming location (“Project”). Specifically, the managers of the Owner wish to make Low Tide Cottage their retirement home and seek to completely reconstruct it so as to:

- **Site the reconstructed cottage in conformity with side setback requirements.**

The Low Tide Cottage presently is nonconforming as to the side yard setback and is partially located on the adjacent lot. The reconstructed cottage will eliminate this nonconformity.

This will be very beneficial, especially to the abutting landowner.

- **Build the reconstructed cottage in conformity with FEMA requirements.**

The reconstructed cottage will be elevated in conformance with FEMA requirements. This will mitigate and, perhaps, even eliminate future storm damage.

This will be very beneficial, to the environment, the Owner and nearby property owners.

- **Build the reconstructed cottage, so that it creates no new nonconformities.**

The Building Official was asked to review the plan to determine if he had any concerns or objections and he raised no objections. (See Zoning Chart. Ex. E.)

- **Build the reconstructed cottage, in conformance with code requirements.**

Demolition of the existing cottage and its full reconstruction will mean that the reconstructed structure will be in full conformance with the requirements of the State Building Code, including incorporated codes (electric, plumbing, fire, etc.).

This will be very beneficial, to the Owner and to the community.

4. Other Permits

- **Wetlands.**

The Owner has obtained an Order of Conditions for the Project. The OOC was recorded on April 27, 2023 at the Barnstable Registry of Deeds at Book 35712, Page 36.

- **Demolition Delay**

The Project will undergo Demolition Delay Review with the Historical Commission.

II. REQUESTED FINDINGS AND SPECIAL PERMIT RELIEF REQUESTED

The Owner requests the Zoning Board of Appeals, at the conclusion of the public hearing and after a review of all of the evidence presented, to vote to make the following findings and to then vote to issue the requested special permit:

- **FIND:** The Property is lawfully nonconforming as it was created under the 1887 Plan before zoning was adopted by Truro in 1936.
- **FIND:** The structures at the Property, including the front cottage (i.e., the Low Tide Cottage), are lawfully nonconforming as they were constructed in 1928 and used as dwellings before zoning was adopted by Truro in 1936.
- **FIND:** The Project, to alter or extend the front cottage (Low Tide Cottage), is eligible for relief under Zoning Bylaw §30.7.A as it is a lawfully nonconforming structure within the meaning of Zoning Bylaw §30.7.A.

FIND: The Project will extend and alter the lawfully nonconforming front cottage (Low Tide Cottage) in a manner that would not be substantially more detrimental to the neighborhood than the existing nonconforming cottage and will be in harmony with the general purpose and intent of the Zoning Bylaw because:

- i. An existing side yard setback nonconformity will be eliminated.

The nonconforming structure proposed to be demolished does not conform to the side yard setback and is located partially on adjacent property. The reconstructed cottage will be wholly on the Property and be constructed in conformance with the current side yard setback requirement. This improvement will be a great benefit to the adjacent property owners in particular and to the community at large as it will make the Property more conforming.

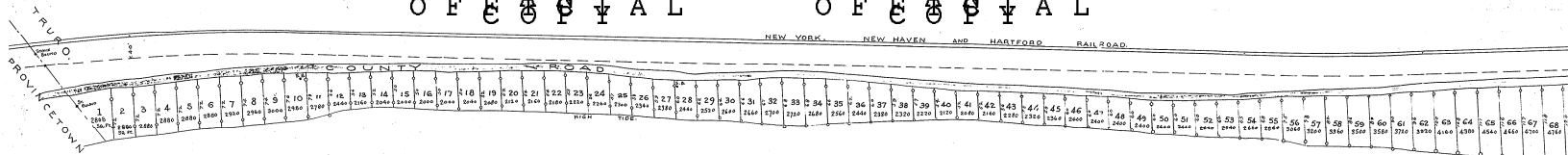
- ii. No new zoning nonconformities will be created by the Project.

- iii. The reconstructed cottage will come into compliance with FEMA flood requirements and with State Building Code requirements (including its incorporated codes such as electrical, plumbing and fire), making the reconstructed cottage a safer structure. This will be a great benefit to both the Owner and to the community.

MOVE: Based upon all of the evidence presented at the public hearing and upon the findings made, the Zoning Board of Appeals votes to grant special permit relief under Zoning Bylaw §30.7.A for the Property to allow the front cottage (Low Tide Cottage) to be demolished and reconstructed as shown on the plan submitted.

O F F E N S I V E 23-37
 O F F E N S I V E A L
 O F F E N S I V E A L

F-1
 O F F E N S I V E A L
 O F F E N S I V E A L



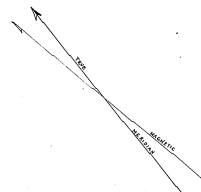
PLAN OF SEA-SHORE LOTS,
 IN
 TRURO, MASS.

OWNED BY
 THE BEACH POINT LAND CO.
 HORACE A. SPEAR, JR., TRUSTEE.
 WALPOLE, MASS.

Edwin Grover, C.E. Surveyor, May, 1897.

NOTE: ALL LOTS EXCEPT Nos 1st & 52
 ARE 40 FT. WIDE, AND THEIR SIDES
 BEAR N. 47° 30' E. MAGNETIC.

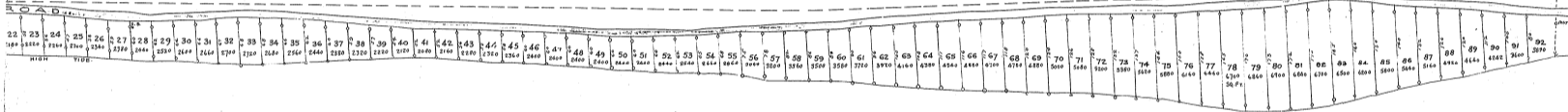
SCALE: 80 FT. = 1 IN.



23-37
 O F E N A O N T V A L
 O F E N A O N T V A L

F-2
 O F E N A O N T V A L
 O F E N A O N T V A L

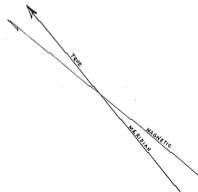
NEW YORK, NEW HAVEN AND HARTFORD RAILROAD.



MINUTE LOW TIDE

NOTE: ALL LOTS EXCEPT Nos 1 and 92
 ARE 40 FT. WIDE, AND THEIR SIDES
 BEAR N. 47° 30' E. MAGNETIC.

SCALE: 80 FT. = 1 IN.



23-37

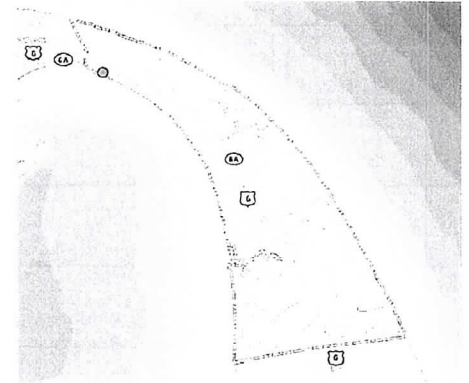
F-2

23-37

TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	5-19-0	KEY:	206	LOCATION:	590 SHORE RD
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CURRENT OWNER	FY 2023 PARCEL VALUE	
BIG MONKEY LLC,	LAND VAL:	\$1,340,000.00
P O BOX 1315	BUILDING VAL:	\$399,000.00
	DETACH VAL:	\$2,000.00
PROVINCETOWN, MA 02657-5315	APPR VAL:	\$1,741,000.00
	TAX VAL:	\$1,741,000.00



STATE CLASS:	1090	ZONING:	LB BEACH POINT
DESCRIPTION:	MULTIPLE HSES	BILL SQ FT:	29621

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
BIG MONKEY LLC	V	27056 / 62	18-Jan-2013	\$ 730,000
BROWN DELOS BENJAMIN & MARY ELL	99	7989 / 160+	27-Apr-1992	\$ 0

BUILDING	1	KEY:	206	LOCATION:	590 SHORE RD
YEAR BUILT	1928				
STYLE	COTTAGE/BUNG				
QUALITY	A				
NET SF	1485				

DATE MEASURED	25-Mar-2022
DATE LISTED	25-Mar-2022

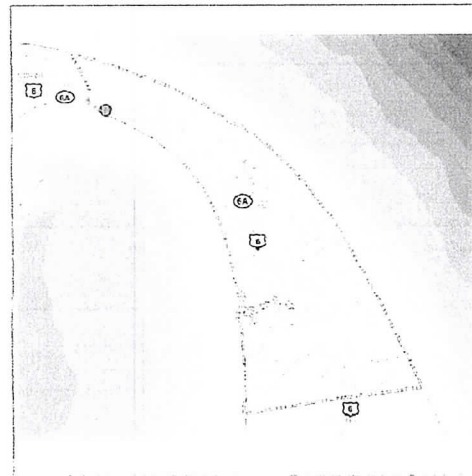
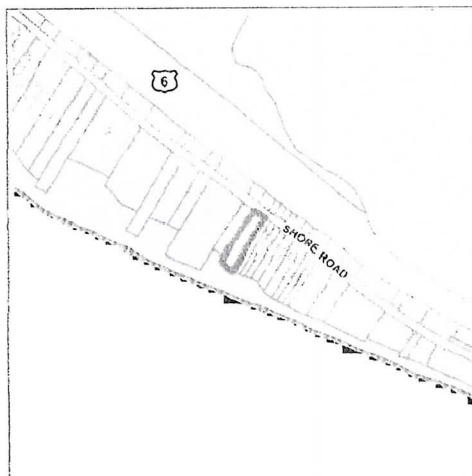
ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
FOUNDATION	PIER	1	STORIES(FAR)	1.35
EXT. COVER	WOOD SHINGLES	1	ROOMS	6
ROOF SHAPE	GABLE	1	BEDROOMS	4
ROOF COVER	ASPHALT SHINGLE	1	BATHROOMS	2
FLOOR COVER	SOFTWOOD	2	FIXTURES	6
INT. FINISH	DRYWALL	2	UNITS	1
HEATING/COOL	WARM/COOL AIR	9		
FUEL SOURCE	ELECTRIC	3		

TOWN OF TRURO - PROPERTY SUMMARY REPORT

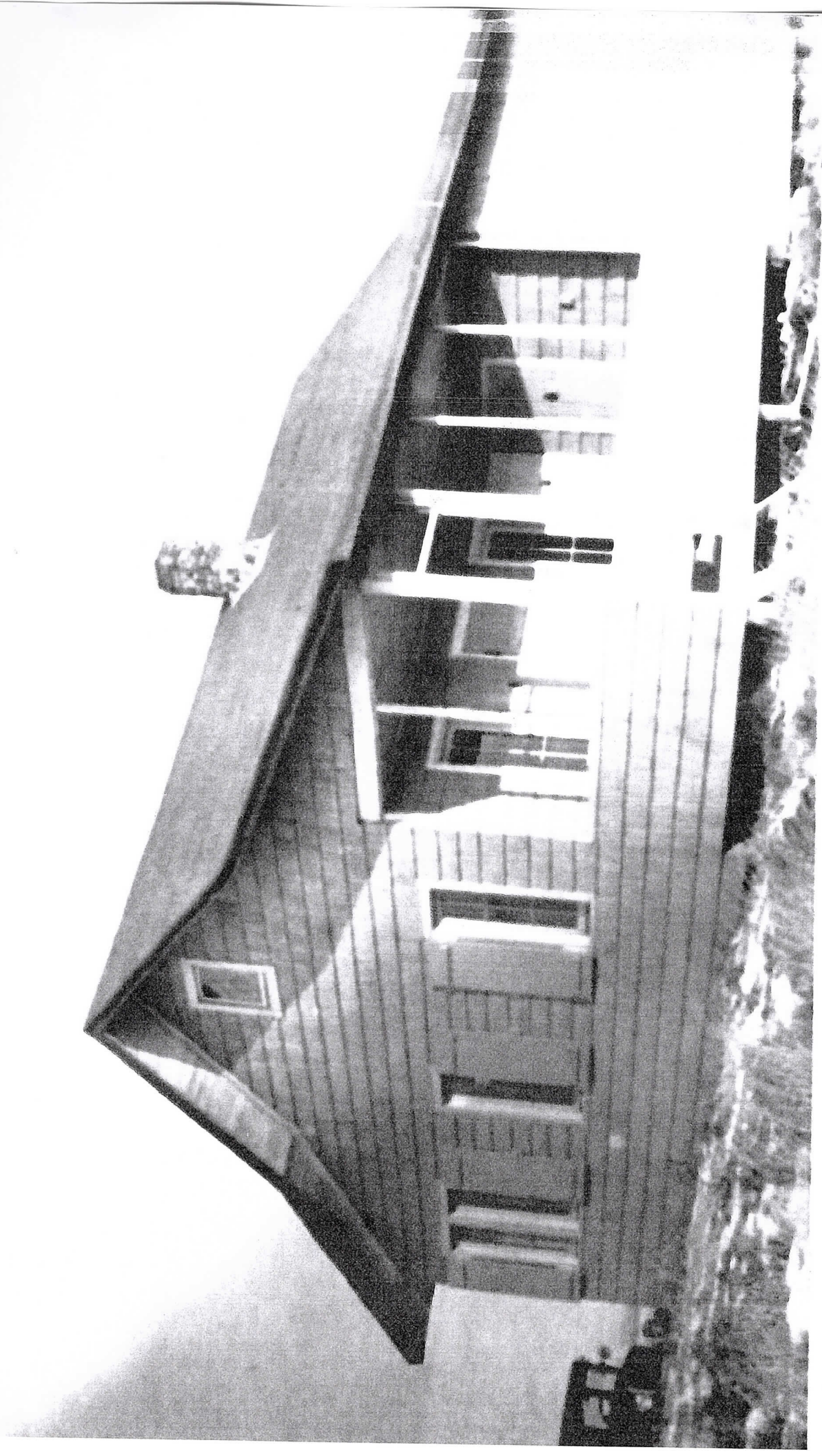
BUILDING	2	KEY:	206	LOCATION:	590 SHORE RD
YEAR BUILT	1934				
STYLE	COTTAGE/BUNG				
QUALITY	-				
NET SF	632				

DATE MEASURED	25-Mar-2022
DATE LISTED	25-Mar-2022

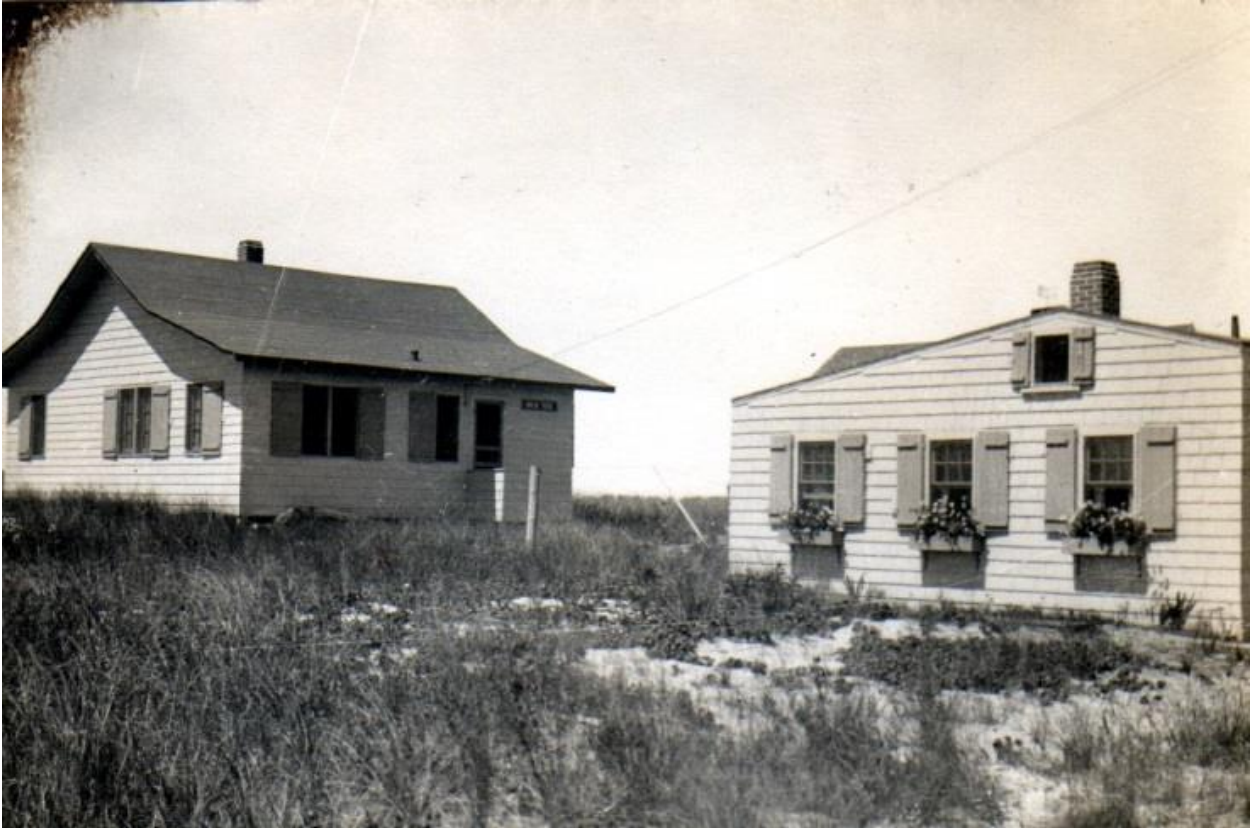
ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
FOUNDATION	PIER	1	STORIES(FAR)	1
EXT. COVER	WOOD SHINGLES	1	ROOMS	4
ROOF SHAPE	GABLE	1	BEDROOMS	2
ROOF COVER	ASPHALT SHINGLE	1	BATHROOMS	1
FLOOR COVER	W/W CARPET	3	FIXTURES	3
INT. FINISH	WOOD PANEL	3	UNITS	1
HEATING/COOL	WARM/COOL AIR	9		
FUEL SOURCE	ELECTRIC	3		



HIGH TIDE
COTTAGE 1928



High Tide Cottage and Low Tide Cottage. Circa 1934







TOWN OF TRURO

BY-LAWS

Adopted February 17, 1936

and

Protective Regulations



the planting of the area as to suitable cover. The Board may, after a public hearing on proof of violation of any condition, revoke any permits so issued. No permit shall be issued under the provisions of this by-law for a period of more than three years.

Section 3. Notwithstanding the provisions of the above, the Board shall issue a permit for the removal of topsoil, loam, sand, gravel, clay, hardening, subsoil, and earth from any parcel in the Town where such removal is necessarily incidental to and in connection with the construction of a road or other facility involving a permanent change in the use of land. The Board shall issue no permits unless it is reasonably satisfied that the construction will be completed and evidence thereof shall be made part of the records of the Board.

Section 4. Removal of topsoil, loam, sand, gravel, clay, hardening, subsoil and earth to the extent of 5 cubic yards in any calendar year shall be exempt from this by-law.

Section 5. Whoever violates the provisions of any of these regulations shall be subject to a fine of not exceeding twenty dollars for each offense.

ARTICLE XVIII.

Zoning

Section I. Purpose

The purpose of this By-law is to promote the health, safety, convenience and welfare of the inhabitants of Truro; to prevent the overcrowding of land, to conserve the value of land and buildings, and to encourage the most appropriate use of the premises throughout the Town of Truro as author-

ized by the General Laws of the Commonwealth of Massachusetts, Chapter 40A, and any amendments thereof.

Section II. Definitions

In this by-law the following terms, unless a contrary meaning is required by context or is specifically prescribed, shall have the following meanings:

1. Customary or self home occupations

This shall include resident carpenters, plumbers, paperhangers, shellfish opening, masons, radio TV repairs, dressmaking, hand laundering, home handicrafts, home cooking, lawn mower and bicycle repairs, the practice of any recognized profession and any others of similar nature which may be approved by the Board of Appeals; but shall not include the operation of a store or display to the passing public of goods not manufactured on the premises.

2. Cottage Colonies, Cabins, Motor Courts

This shall include cottages or cabins for human habitation customarily rented by the day, week, month or season, consisting of two or more units under one ownership, located on a parcel of land wherein the lot area occupied by each unit does not meet the lot area requirements in the district where located.

3. Motels

A group of rental units for human habitation under one roof with separate outside entrances for each unit. Motels may provide space for cooking within each unit, and include an apartment and office for resident manager as well as lounge for patrons.

ZONING CHART

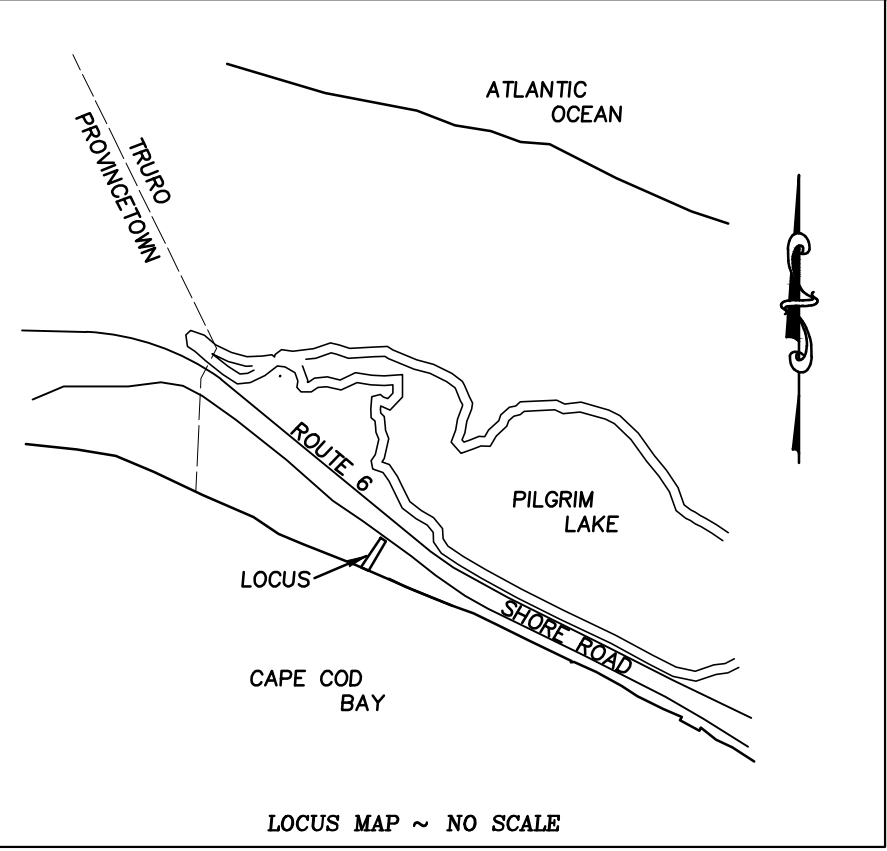
EX. E

The Project's compliance with Truro Beach Point Zoning District Requirements is set forth below:

<u>Item</u>	<u>Required</u>	<u>Property Has</u>	<u>Conforms</u>	<u>Proposed</u>	<u>Will Conform</u>
Lot Size	33,750 sf	30,700	No	No change	No change
Frontage	150 feet	80 feet	No	No change	No change
Front yard	25 feet	Less than 25	No	No change	No change
Side yard	5' per story	Over the line	No	10' for 2 story	Yes
Rear Yard	5 feet per story		Yes		Yes
Building Height	2 Stories Max		Yes	2 Stories Max	Yes
Building Height	30 feet Max.		Yes	30' or less	Yes
Back Yard	5 feet per story		Yes	No change	Yes
Lot shape	N/A				

Minimum Building Separation:

2 and 1.5 story bldgs.	15 feet			15.5 feet	Yes
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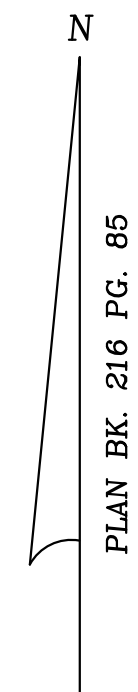


ZONING TABLE
BEACH POINT LIMITED BUSINESS DISTRICT

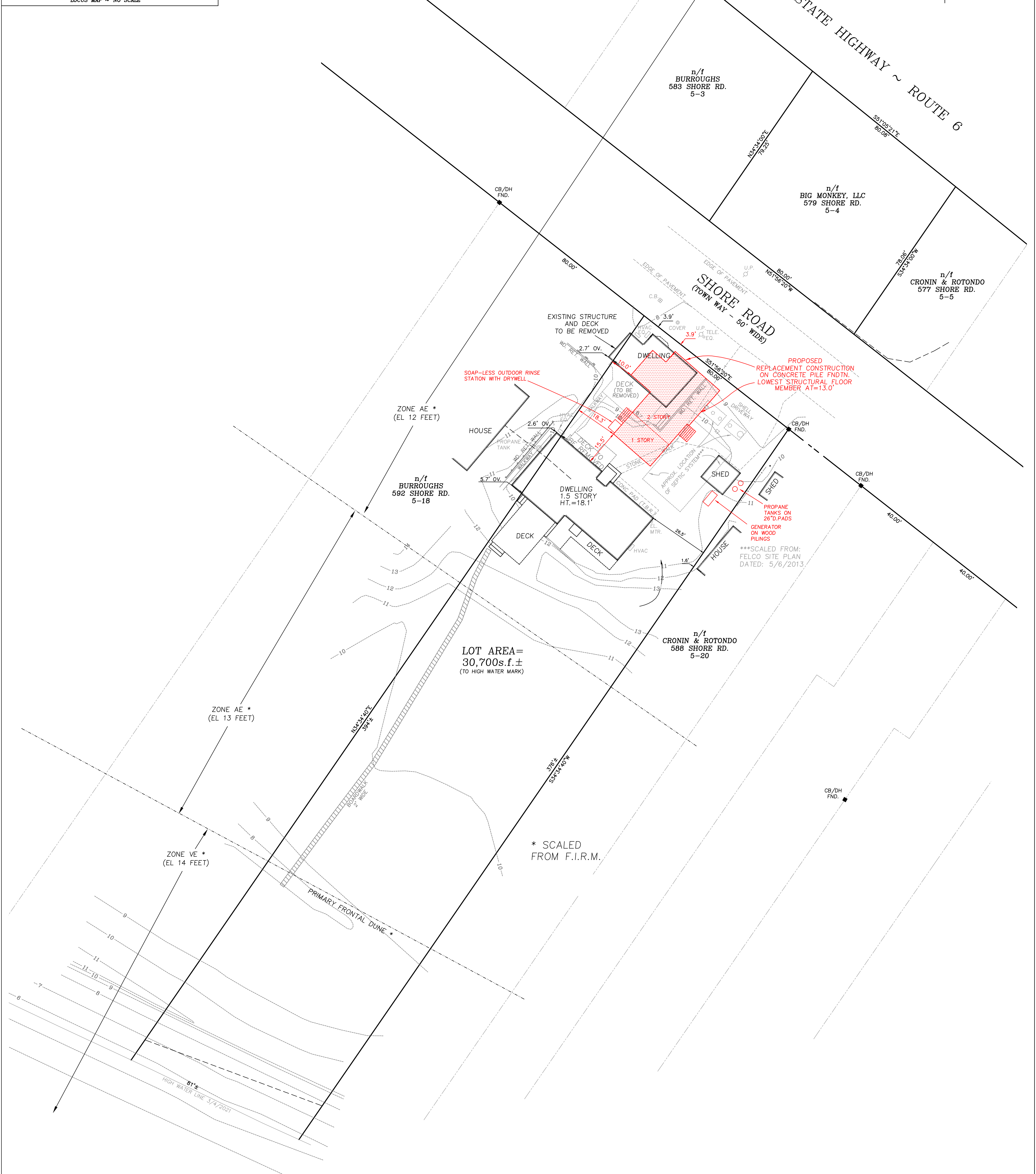
	REQUIRED	EXISTING	CONFORMS	PROPOSED	CONFORMS
LOT SIZE	33,750	30,700±	NO***	30,700±	NO***
LOT FRONTAGE	150'	80'	NO***	80'	NO***
FRONT YARD	25'	3.9'	NO***	3.9'	NO***
SIDE YARD	10'*	2.7' OVER	NO***	10.0'	YES
BACK YARD	10'*	358±	YES	330±	YES
BUILDING HEIGHT	30'	16.4'	YES	26.2'	YES
GROSS FLOOR AREA	3579**	2594	YES	3490	YES
LOT COVERAGE		11.8%		11.4%	
BUILDING SEPARATION	15'	39'	YES	15.5'	YES

* BYLAW SEC. 50.1 A, NOTE 4.
 ** BYLAW SEC. 50.2 B.1.b.
 *** LAWFULLY EXISTING CONDITION

PLEASE NOTE: BUILDING HEIGHT, FRONT YARD, SIDE YARD AND BACK YARD SETBACKS PERTAIN TO STREETSIDE STRUCTURE. GROSS FLOOR AREA AND LOT COVERAGE INCLUDES BOTH STREETSIDE AND BEACHSIDE STRUCTURES.



PLAN BK. 218 PG. 85

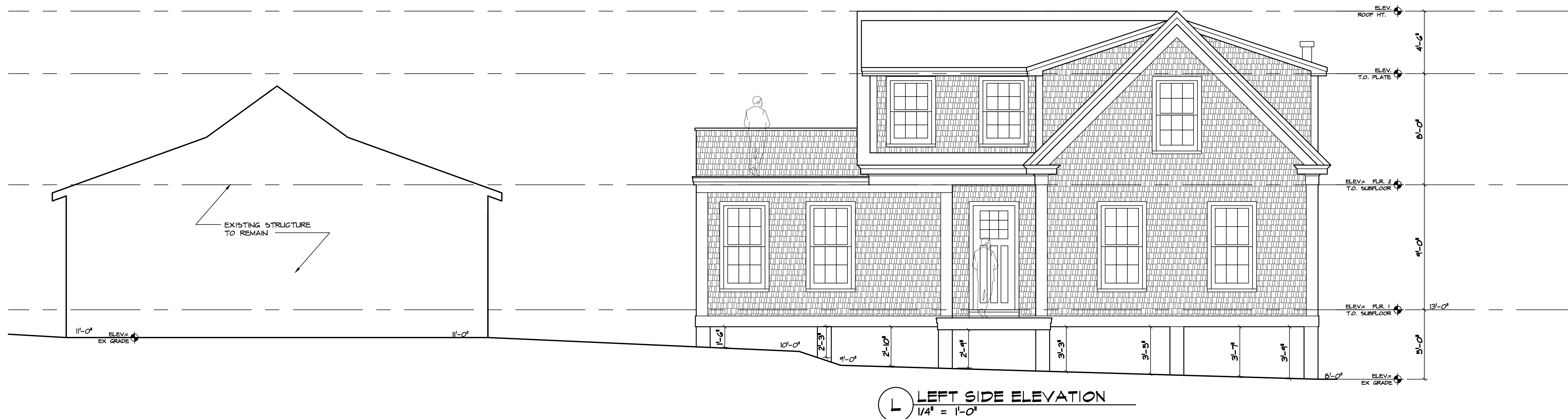
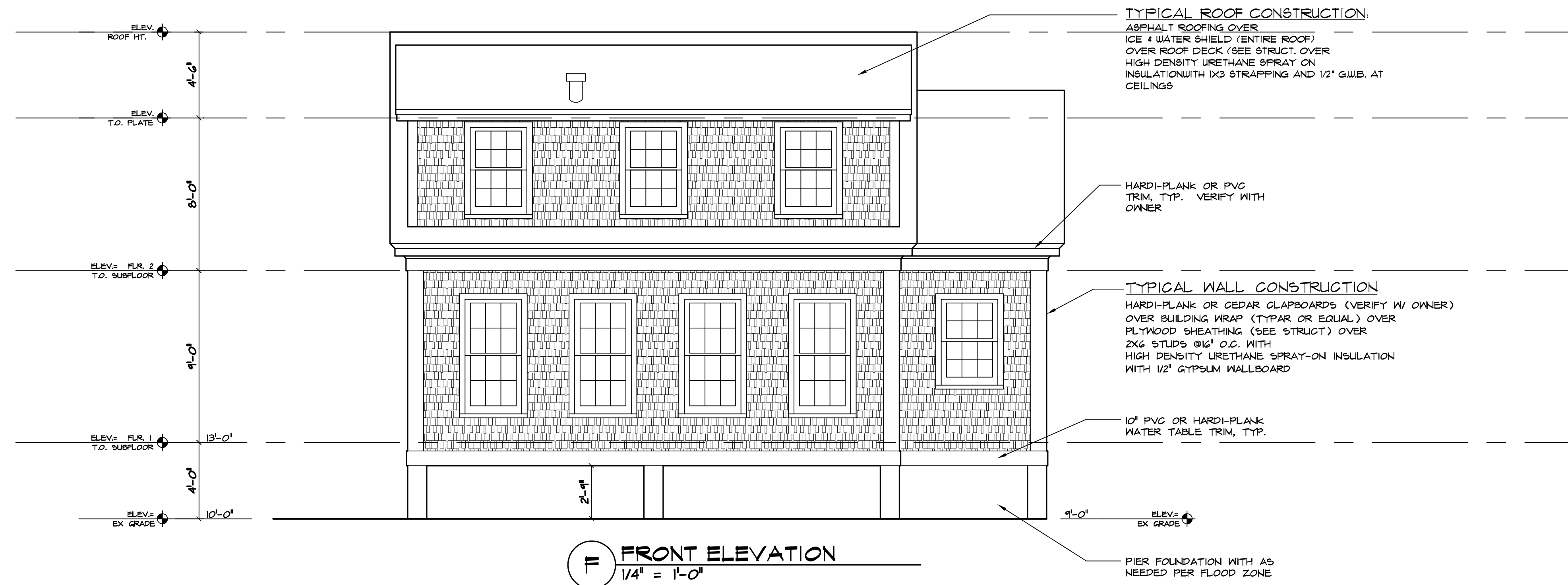


REFERENCES:
 LOCUS DEED: BK 27056 PG. 62
 ASSESSORS MAP 5 PARCEL 19
 LOCUS PLAN: PLAN BK. 23 PG. 37
 ELEVATIONS ON NAVD88
 ZONING DISTRICT: BEACH POINT LIMITED BUSINESS
 F.I.R.M. 25001C0117J, EFF. 7/16/2014

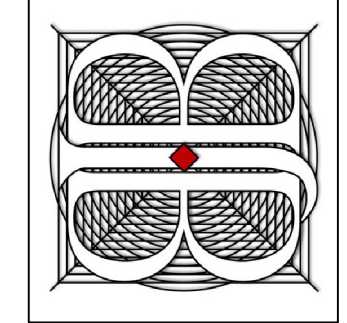
PROPOSED NEW CONSTRUCTION, ADDITIONS AND ALTERATIONS FROM PLANS BY BRIAN J. BEAUDETTE, ARCHITECT AND FROM INFORMATION SUPPLIED BY OWNER.
 REFER TO ARCHITECTURAL PLANS FOR PROPOSED ELEVATIONS.



PROPOSED SITE PLAN
 590 SHORE ROAD
 TRURO, MA
 LAND OF
 BIG MONKEY, LLC
 KANE LAND SURVEYORS
 30 HIGGINS LANE
 WELFLEET, MA
 SCALE: 1"=20' APRIL 21, 2023



BRIAN J. BEAUDETTE
ARCHITECT
207-985-2700 | www.bjbaichitect.com
Offices in Kennebunk, ME and Provincetown, MA



FOR PERMITTING
ONLY
2/5/23

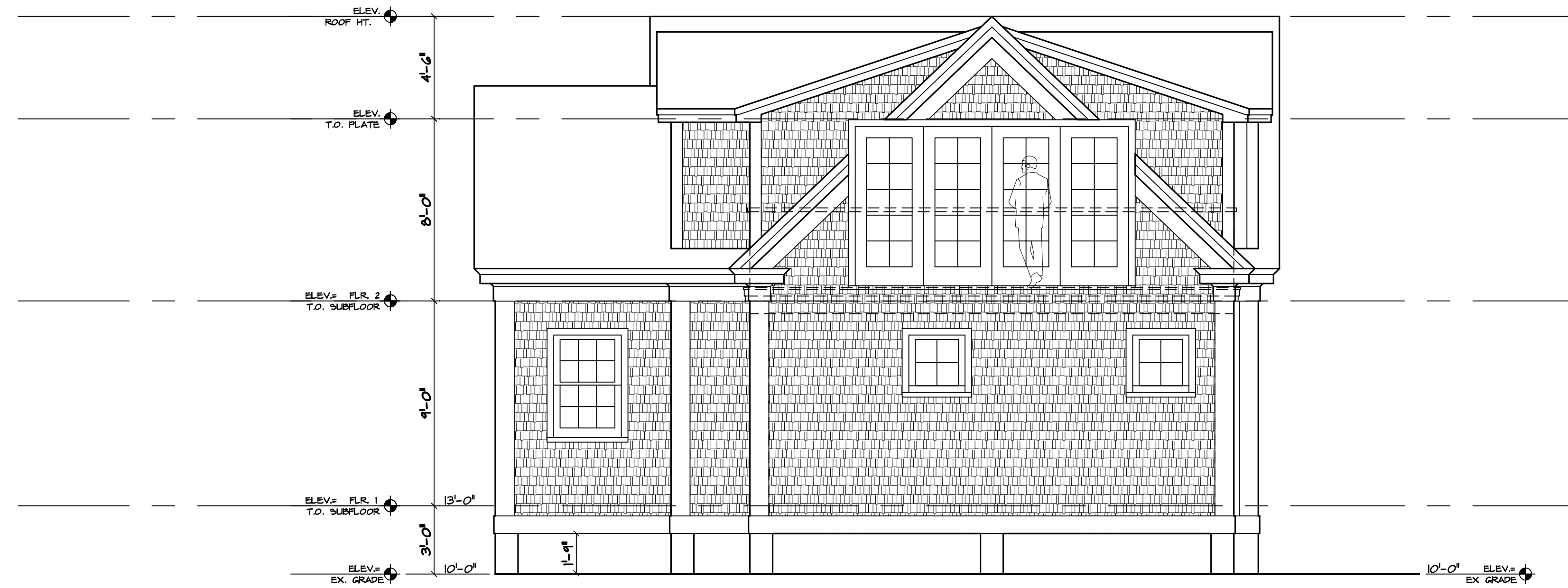
MILLER/ZACHS RESIDENCE
REMODEL/ ADDITION
590 SHORE ROAD
TRURO, MAINE

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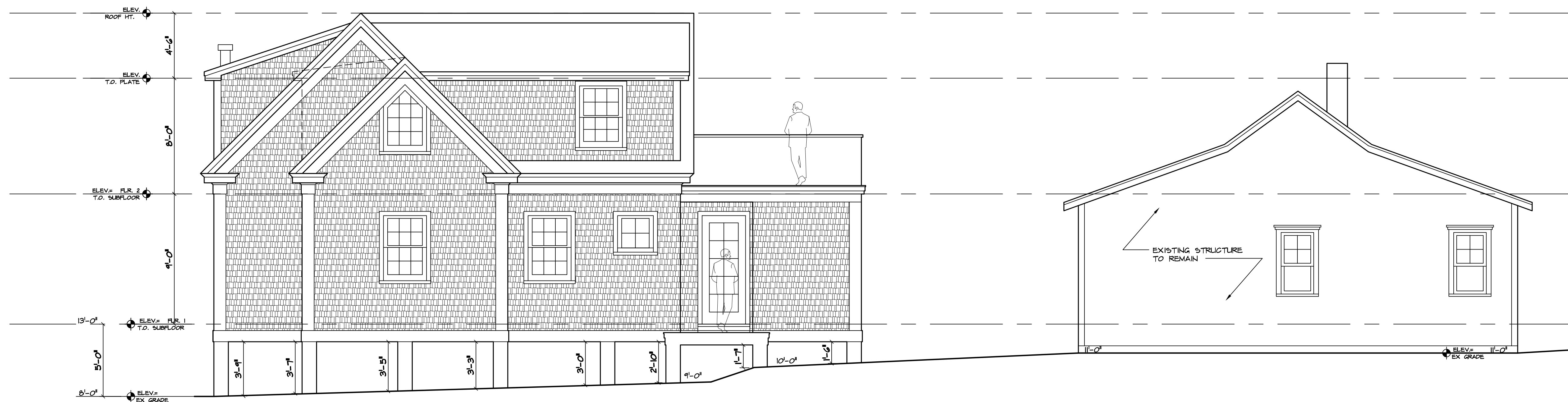
© Beauds-Art
DATE:
DRAWN BY:
ISSUED: DATE:

DRAWING TITLE:
EXTERIOR
ELEVATIONS

A-2.1

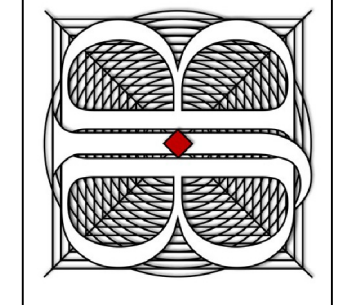


D BACK ELEVATION
 $1/4" = 1'-0"$



R RIGHT SIDE ELEVATION
 $1/4" = 1'-0"$

BRIAN J. BEAUDETTE
 ARCHITECT
 207-985-2700 | www.bjbarchitect.com
 Offices in Kennebunk ME and Provincetown MA



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 ONLY

2/5/23

MILLER/ ZACHS RESIDENCE
 REMODEL/ ADDITION
 590 SHORE ROAD
 TRURO, MAINE

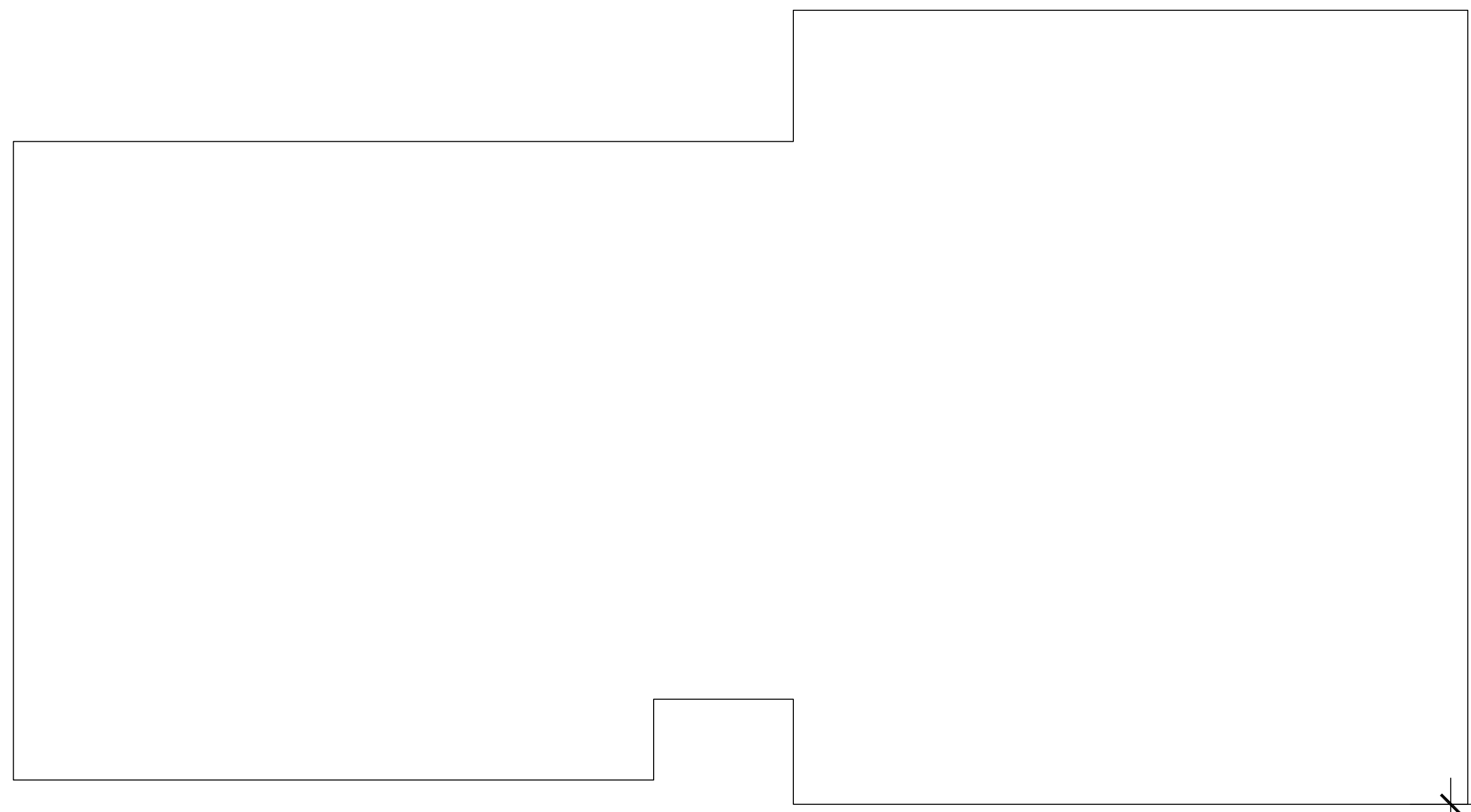
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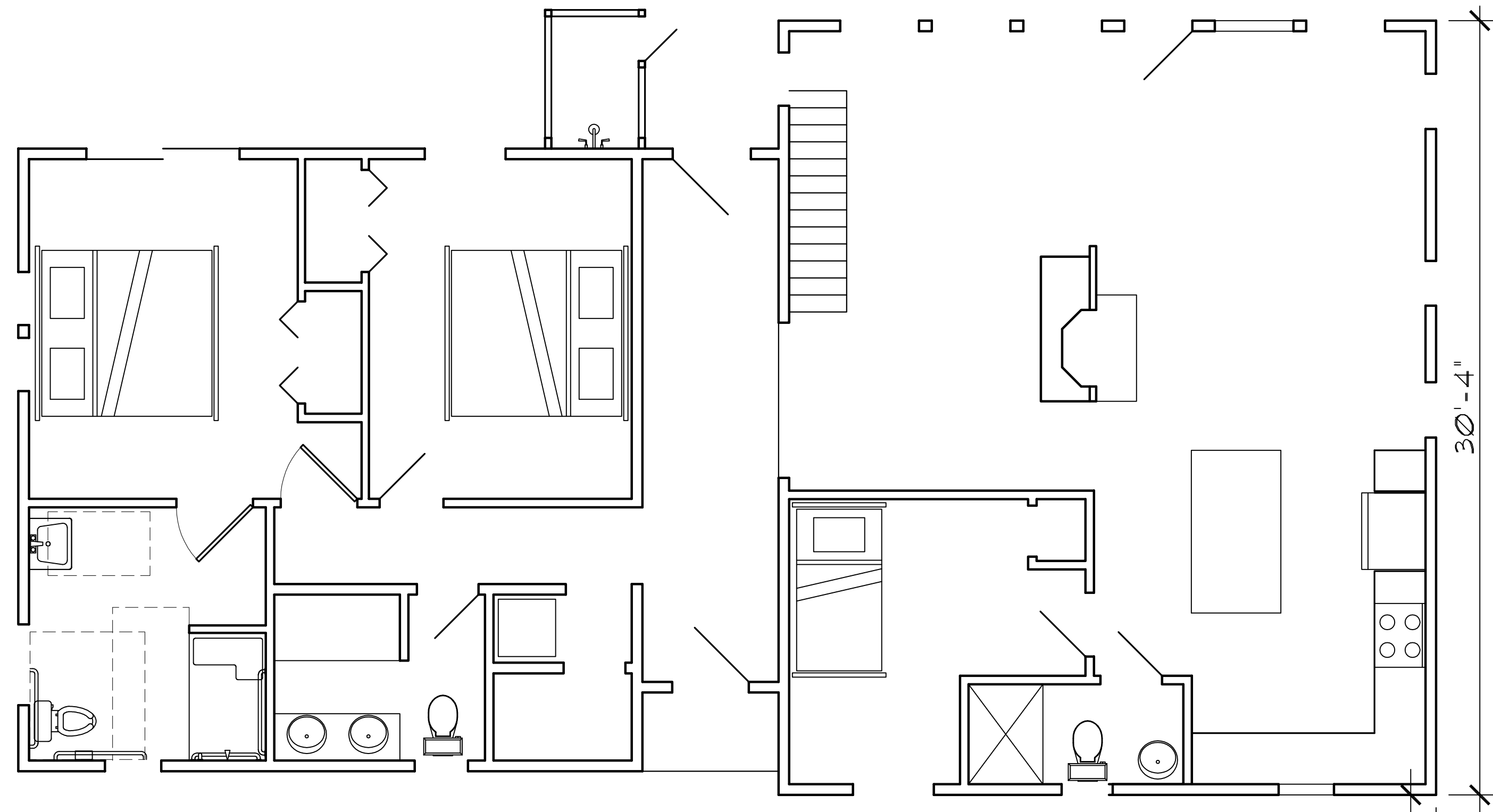
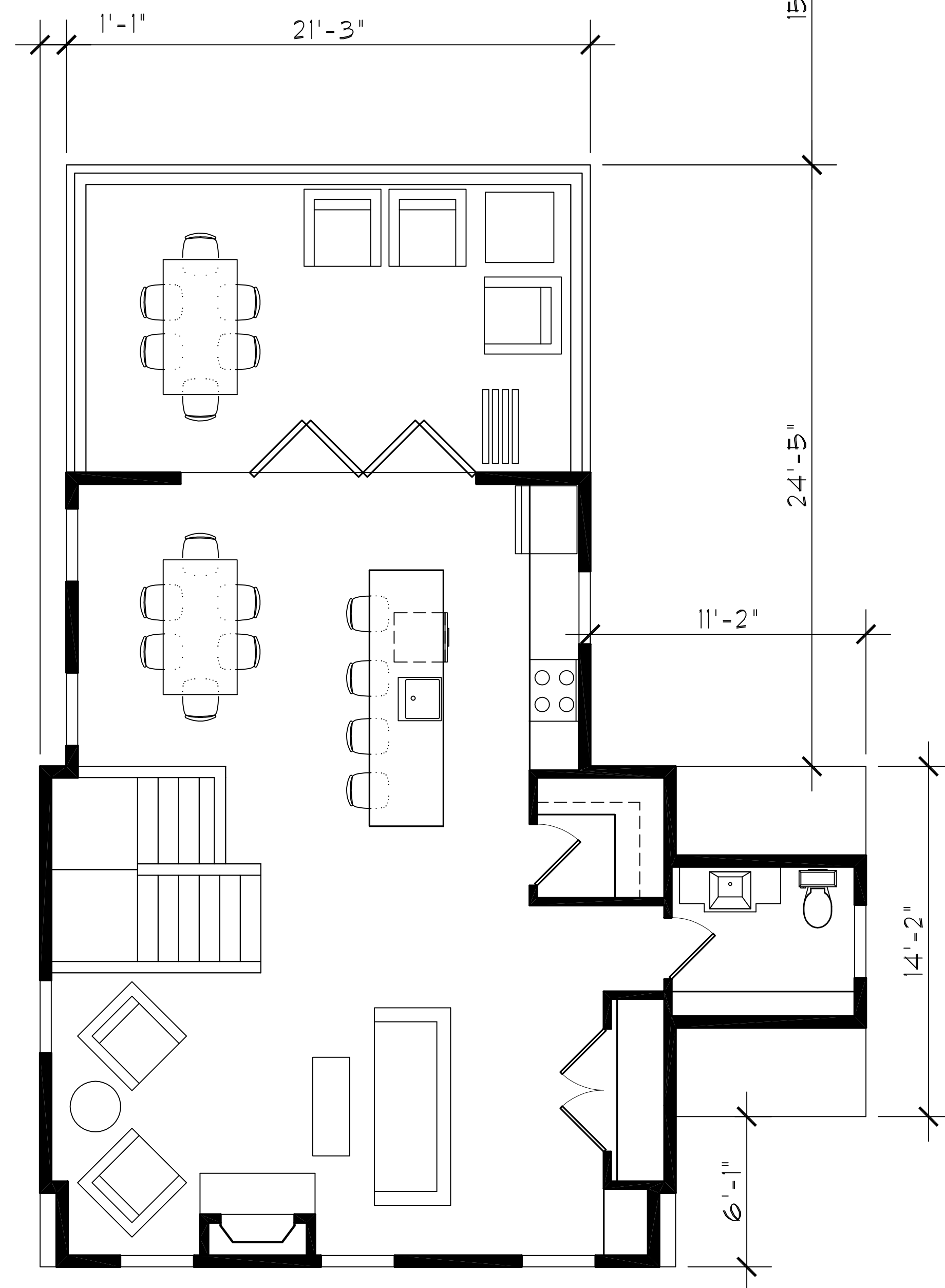
DATE:
 DRAWN BY:
 ISSUED: DATE:

DRAWING TITLE:
 EXTERIOR
 ELEVATIONS

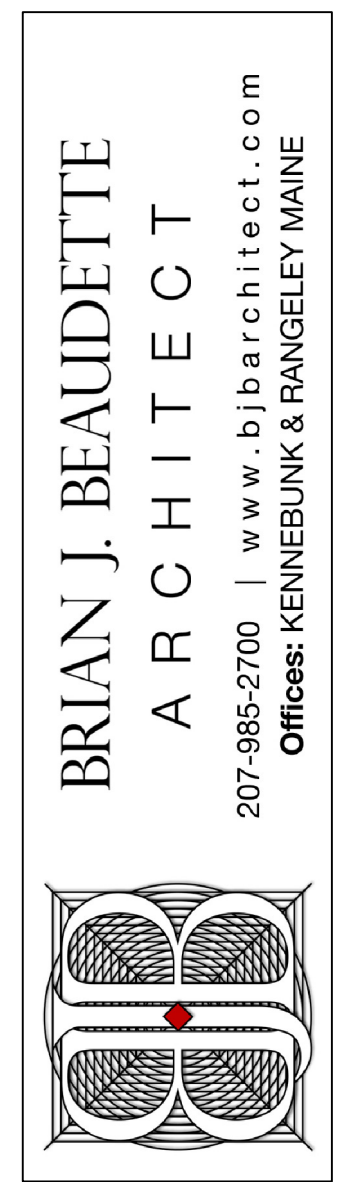
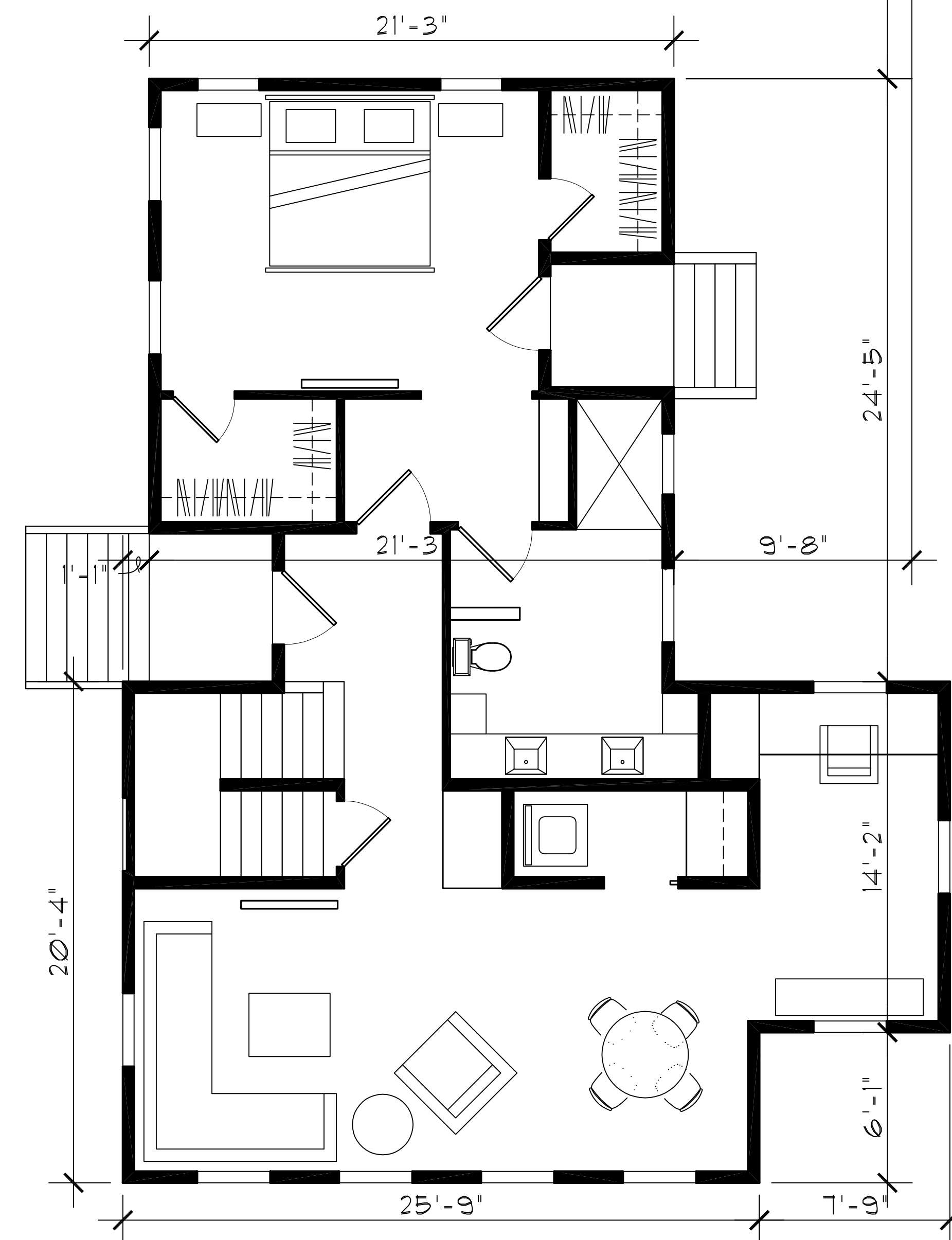
A-2.2



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



FOR PERMITTING ONLY
4/11/22

MILLER/ZACHS RESIDENCE
REMODEL/ ADDITION
590 SHORE ROAD
TRURO, MAINE

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DATE:
DRAWN BY:
ISSUED: DATE:

DRAWING TITLE:
FLOOR PLANS

A-1