



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 July 18/2023

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) Pre-existing nonconforming two buildings on one lot, Sidelines

Property Address 379 B Shore Rd N. Truro Map(s) and Parcel(s) 10 10

Registry of Deeds title reference: Book 2351, Page 316, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Charles Silva

Applicant's Legal Mailing Address 39 Shiplers Way Rd. Ptarm MA 02657

Applicant's Phone(s), Fax and Email 774 722 1467 CTSFrames@hotmail.com

Applicant is one of the following: (please check appropriate box) Owner Prospective Buyer* Other* *Written Permission of the owner is required for submittal of this application.

Owner's Name and Address Charles Silva 39 Shiplers Way Rd. Ptarm MA 02657

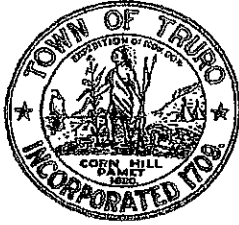
Representative's Name and Address _____

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

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).

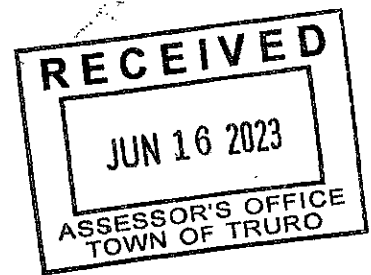
- The applicant is advised to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)
Charles Silva Applicant(s)/Representative Printed Name(s)
Charles Silva Owner(s) Printed Name(s) or written permission
Charles Silva Applicant(s)/Representative Signature
Charles Silva Owner(s) Signature or written permission



TOWN OF TRURO

COPY Assessors Office Certified Abutters List Request Form



DATE: 6/16/

NAME OF APPLICANT: Charles Silen

NAME OF AGENT (if any):

MAILING ADDRESS: 39 Ships Way Rd. Ptarm MA 02657

CONTACT: HOME/CELL 774 722 1467 EMAIL ctsframer@Hotmail.com

PROPERTY LOCATION: 379 Shore Rd. N. Truro (street address)

PROPERTY IDENTIFICATION NUMBER: MAP 10 PARCEL 10 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

(Fee: Inquire with Assessors)

(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

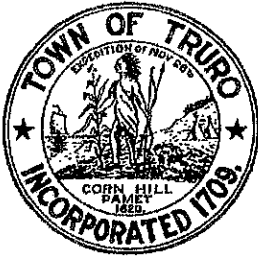
Date request received by Assessors: 6/16/2023

Date completed: 6/16/2023

List completed by: OFennell

Date paid: 6/16/2023 Cash/Check #486

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: June 16, 2023

To: Charles Silva

From: Assessors Department

Certified Abutters List: 379 Shore Road (Map 10, Parcel 10)

ZBA/ Special Permit

Attached is a combined list of abutters for the property located at 379 Shore Road.

The current owner is Charles T. Silva.

The names and addresses of the abutters are as of June 9, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

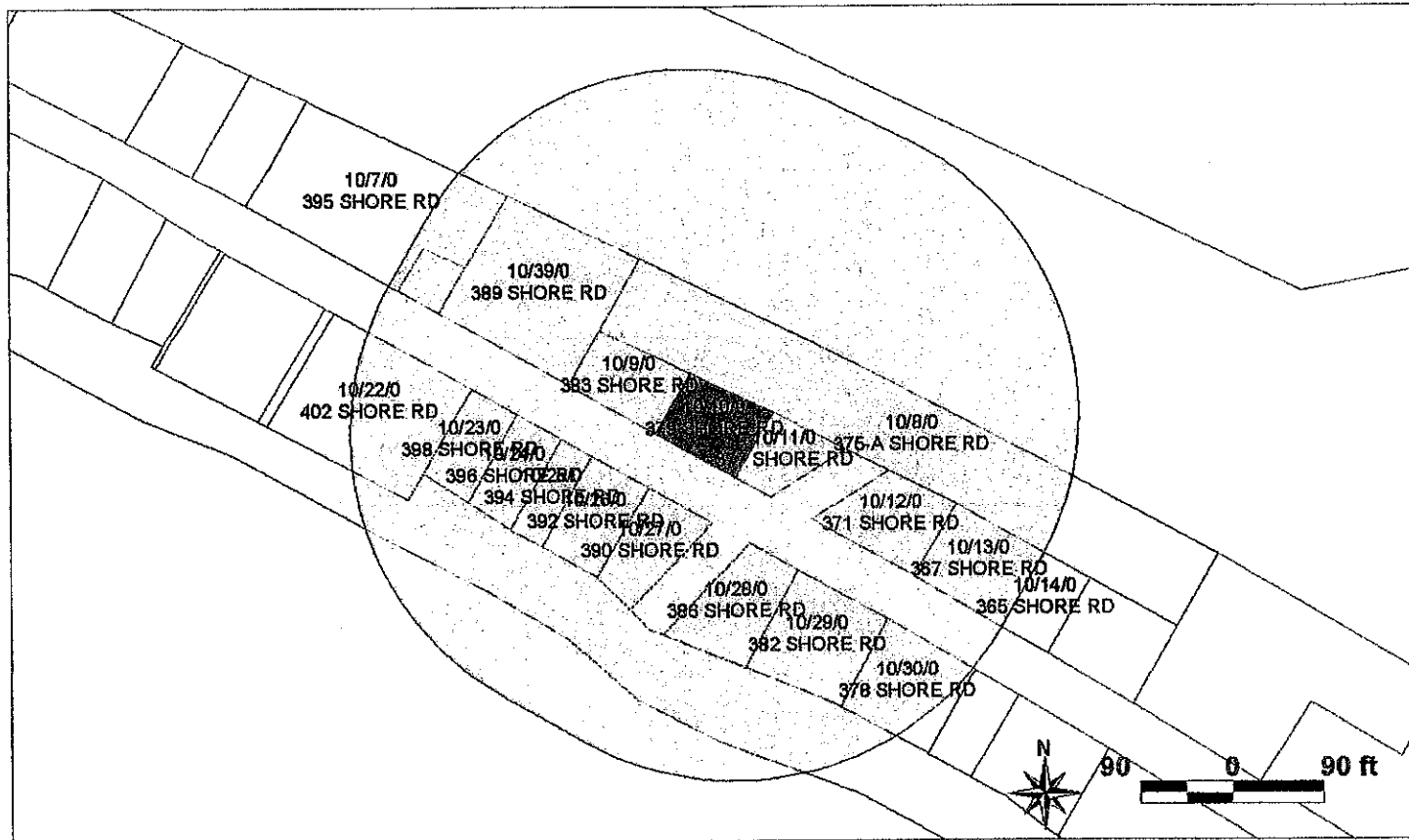
Certified by:

Olga Farrell
Assessing Clerk

379 Shore Road
 Map 10, Parcel 10
 ZBA/ Special Permit

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

Abutters List Within 300 feet of Parcel 10/10/0



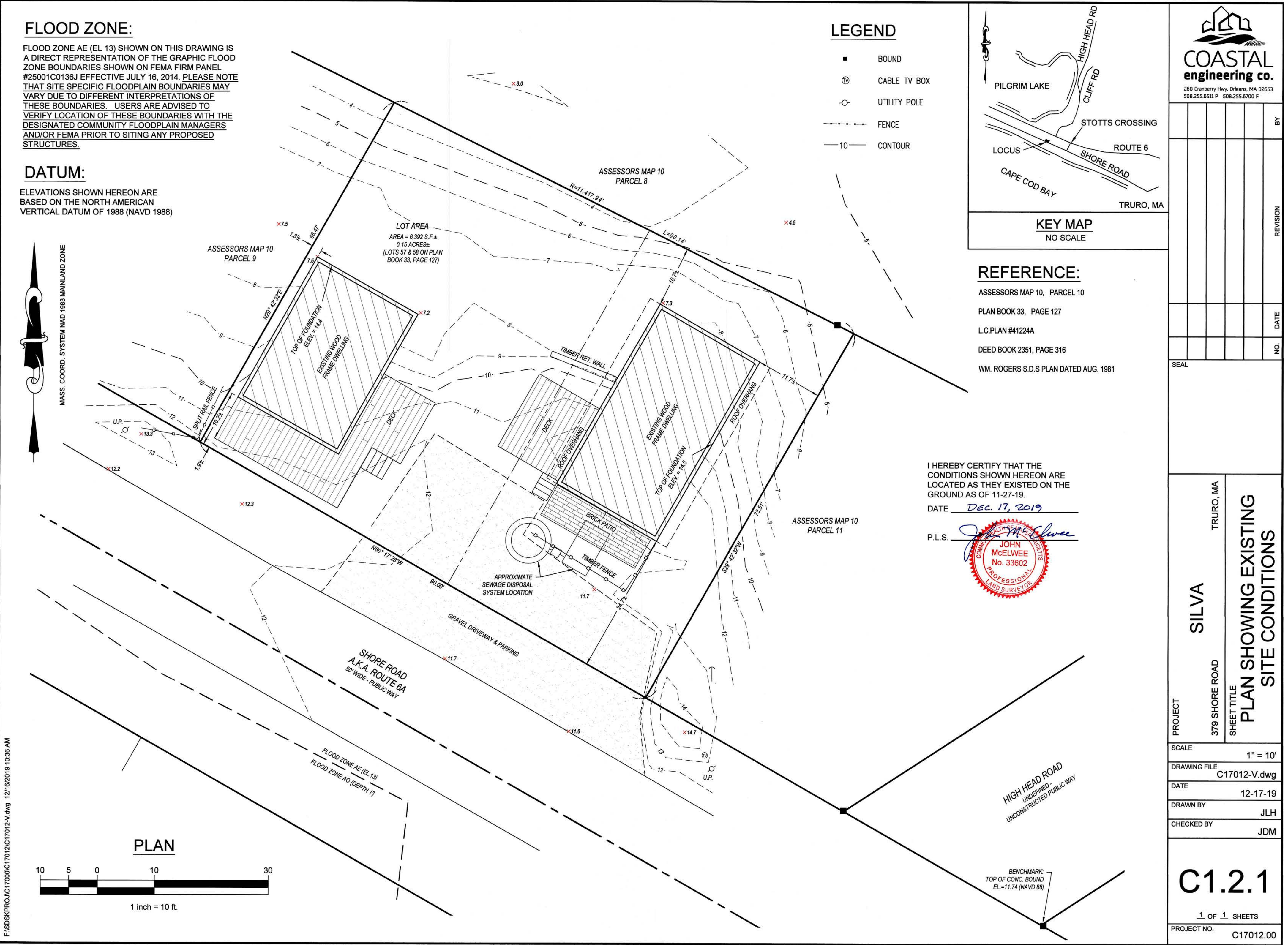
Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
302	10-7-0-R	MURTAGH JULIE & PORZIO MARIE	395 SHORE RD	27 OLD CHATHAM RD	BREWSTER	MA	02631
303	10-8-0-R	HIGHLAND MOORS 20 REALTY TRUST TRS: SILVA CHARLES W & HELEN T	375-A SHORE RD	39 SHIPS WAY ROAD	PROVINCETOWN	MA	02657
304	10-9-0-R	WILLIAM & BLANCHE SHANLEY TRST TRS: SHANLEY WILLIAM & BLANCHE	383 SHORE RD	326 COUNTRY CLUB RD	AVON	CT	06001
305	10-10-0-R	SILVA CHARLES T	379 SHORE RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
306	10-11-0-R	390 SHORE ROAD REALTY TRUST TRS: WILLIAM J SEMPOLINSKI	377 SHORE RD	98 BEACH ST	QUINCY	MA	02170
307	10-12-0-R	HIGHLAND MOORS 20 REALTY TRUST TRS: SILVA CHARLES W & HELEN T	371 SHORE RD	39 SHIPS WAY ROAD	PROVINCETOWN	MA	02657
308	10-13-0-R	RIDOLFI EDWARD JR & CHRISTINE	367 SHORE RD	3525 TURTLE CREEK BLVD, U 16C	DALLAS	TX	75219
309	10-14-0-R	GAROFALO ANGELO A	365 SHORE RD	P O BOX 3249	SPRING HILL	FL	34611-3249
317	10-22-0-R	SHEA KEVIN R & RICHLAND JUDITH	402 SHORE RD	357 HARVARD ST APT 1	CAMBRIDGE	MA	02138
318	10-23-0-R	COTTAGE REALTY TRUST TRS: MCDERMOTT JAMES E ET AL	398 SHORE RD	C/O JOHN MCDERMOTT 603 SUGAR MILL RD	GREER	SC	29650
319	10-24-0-R	MORSE MARJORIE J REV TR ETAL TRS: MORSE MARJORIE J	396 SHORE RD	4 SUFFOLK PARK	NASHUA	NH	03063-7018
320	10-25-0-R	WILLIAM & BLANCHE SHANLEY TRST TRS: SHANLEY W BLANCHE	394 SHORE RD	326 COUNTRY CLUB RD	AVON	CT	06001
321	10-26-0-R	GOLDBERG RICHARD	392 SHORE RD	95 MILL HILL RD	WELLFLEET	MA	02667
322	10-27-0-R	390 SHORE ROAD REALTY TRUST TRS: WILLIAM J SEMPOLINSKI	390 SHORE RD	98 BEACH ST	QUINCY	MA	02170
323	10-28-0-R	386 SHORE ROAD REALTY TRUST TRS: SILVA CHARLES W & HELEN T	386 SHORE RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657

Handwritten signature: M. R. Col...
 6/16/2023 Page 1

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
324	10-29-0-R	HIGHLAND MOORS 20 REALTY TRUST TRS: SILVA CHARLES W & HELEN T	382 SHORE RD	39 SHIPS WAY ROAD	PROVINCETOWN	MA	02657
325	10-30-0-R	GOODWIN STEPHEN L & GOODWIN MARINA SURIANO	378 SHORE RD	420 BURNT SWAMP RD	WRENTHAM	MA	02093
331	10-34-0-R	MURTAGH JULIE & PORZIO MARIE	393 SHORE RD	27 OLD CHATHAM RD	BREWSTER	MA	02631
332	10-39-0-R	STEPHEN P BERNARDI TRUST 2013 C/O STEPHEN BERNARDI TRUST 201	389 SHORE RD	250 GROVE ST	FRAMINGHAM	MA	01701

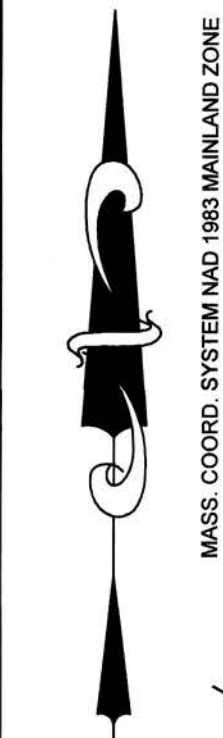
on Kalia/2023

<p>10-7-0-R</p> <p>MURTAGH JULIE & PORZIO MARIE 27 OLD CHATHAM RD BREWSTER, MA 02631</p>	<p>10-8-0-R</p> <p>HIGHLAND MOORS 20 REALTY TRUST TRS: SILVA CHARLES W & HELEN T 39 SHIPS WAY ROAD PROVINCETOWN, MA 02657</p>	<p>10-9-0-R</p> <p>WILLIAM & BLANCHE SHANLEY TRST TRS: SHANLEY WILLIAM & BLANCHE 326 COUNTRY CLUB RD AVON, CT 06001</p>
<p>10-10-0-R</p> <p>SILVA CHARLES T 39 SHIPS WAY RD PROVINCETOWN, MA 02657</p>	<p>10-11-0-R</p> <p>390 SHORE ROAD REALTY TRUST TRS: WILLIAM J SEMPOLINSKI 98 BEACH ST QUINCY, MA 02170</p>	<p>10-12-0-R</p> <p>HIGHLAND MOORS 20 REALTY TRUST TRS: SILVA CHARLES W & HELEN T 39 SHIPS WAY ROAD PROVINCETOWN, MA 02657</p>
<p>10-13-0-R</p> <p>RIDOLFI EDWARD JR & CHRISTINE 3525 TURTLE CREEK BLVD, U 16C DALLAS, TX 75219</p>	<p>10-14-0-R</p> <p>GAROFALO ANGELO A P O BOX 3249 SPRING HILL, FL 34611-3249</p>	<p>10-22-0-R</p> <p>SHEA KEVIN R & RICHLAND JUDITH 357 HARVARD ST APT 1 CAMBRIDGE, MA 02138</p>
<p>10-23-0-R</p> <p>COTTAGE REALTY TRUST TRS: MCDERMOTT JAMES E ET AL C/O JOHN MCDERMOTT 603 SUGAR MILL RD GREER, SC 29650</p>	<p>10-24-0-R</p> <p>MORSE MARJORIE J REV TR ETAL TRS: MORSE MARJORIE J 4 SUFFOLK PARK NASHUA, NH 03063-7018</p>	<p>10-25-0-R</p> <p>WILLIAM & BLANCHE SHANLEY TRST TRS: SHANLEY W BLANCHE 326 COUNTRY CLUB RD AVON, CT 06001</p>
<p>10-26-0-R</p> <p>GOLDBERG RICHARD 95 MILL HILL RD WELLFLEET, MA 02667</p>	<p>10-27-0-R</p> <p>390 SHORE ROAD REALTY TRUST TRS: WILLIAM J SEMPOLINSKI 98 BEACH ST QUINCY, MA 02170</p>	<p>10-28-0-R</p> <p>386 SHORE ROAD REALTY TRUST TRS: SILVA CHARLES W & HELEN T 39 SHIPS WAY RD PROVINCETOWN, MA 02657</p>
<p>10-29-0-R</p> <p>HIGHLAND MOORS 20 REALTY TRUST TRS: SILVA CHARLES W & HELEN T 39 SHIPS WAY ROAD PROVINCETOWN, MA 02657</p>	<p>10-30-0-R</p> <p>GOODWIN STEPHEN L & GOODWIN MARINA SURIANO 420 BURNT SWAMP RD WRENTHAM, MA 02093</p>	<p>10-34-0-R</p> <p>MURTAGH JULIE & PORZIO MARIE 27 OLD CHATHAM RD BREWSTER, MA 02631</p>
<p>10-39-0-R</p> <p>STEPHEN P BERNARDI TRUST 2013 C/O STEPHEN BERNARDI TRUST 201 250 GROVE ST FRAMINGHAM, MA 01701</p>		

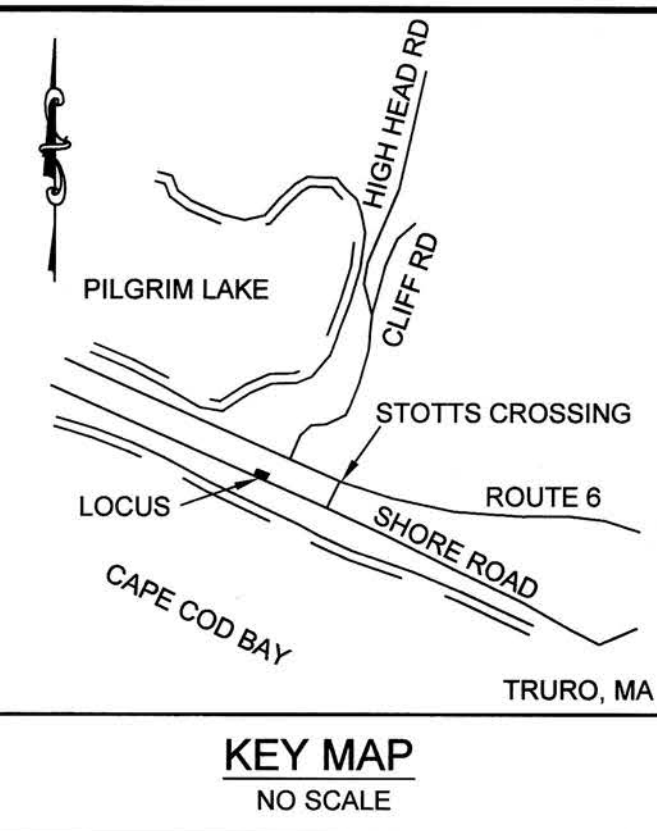


FLOOD ZONE:
 FLOOD ZONE AE (EL 13) SHOWN ON THIS DRAWING IS A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #25001C0136J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED TO VERIFY LOCATION OF THESE BOUNDARIES WITH THE DESIGNATED COMMUNITY FLOODPLAIN MANAGERS AND/OR FEMA PRIOR TO SITING ANY PROPOSED STRUCTURES.

DATUM:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)



- LEGEND**
- BOUND
 - Ⓣ CABLE TV BOX
 - UTILITY POLE
 - FENCE
 - - - - - CONTOUR



REFERENCE:
 ASSESSORS MAP 10, PARCEL 10
 PLAN BOOK 33, PAGE 127
 L.C.PLAN #41224A
 DEED BOOK 2351, PAGE 316
 WM. ROGERS S.D.S PLAN DATED AUG. 1981

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 11-27-19.
 DATE Dec. 17, 2019
 P.L.S. *John McElwee*
 JOHN McELWEE
 No. 33602
 PROFESSIONAL LAND SURVEYOR

 265 Cranberry Hwy., Orleans, MA 02653 508.255.6111 P 508.255.6100 F		BY	
		REVISION	
		DATE	
NO.			
SEAL			
PROJECT	TRURO, MA		
379 SHORE ROAD	SILVA		
SHEET TITLE	PLAN SHOWING EXISTING SITE CONDITIONS		
SCALE	1" = 10'		
DRAWING FILE	C17012-V.dwg		
DATE	12-17-19		
DRAWN BY	JLH		
CHECKED BY	JDM		
C1.2.1			
1 OF 1 SHEETS			
PROJECT NO.	C17012.00		

1

SITE PLAN EXISTING

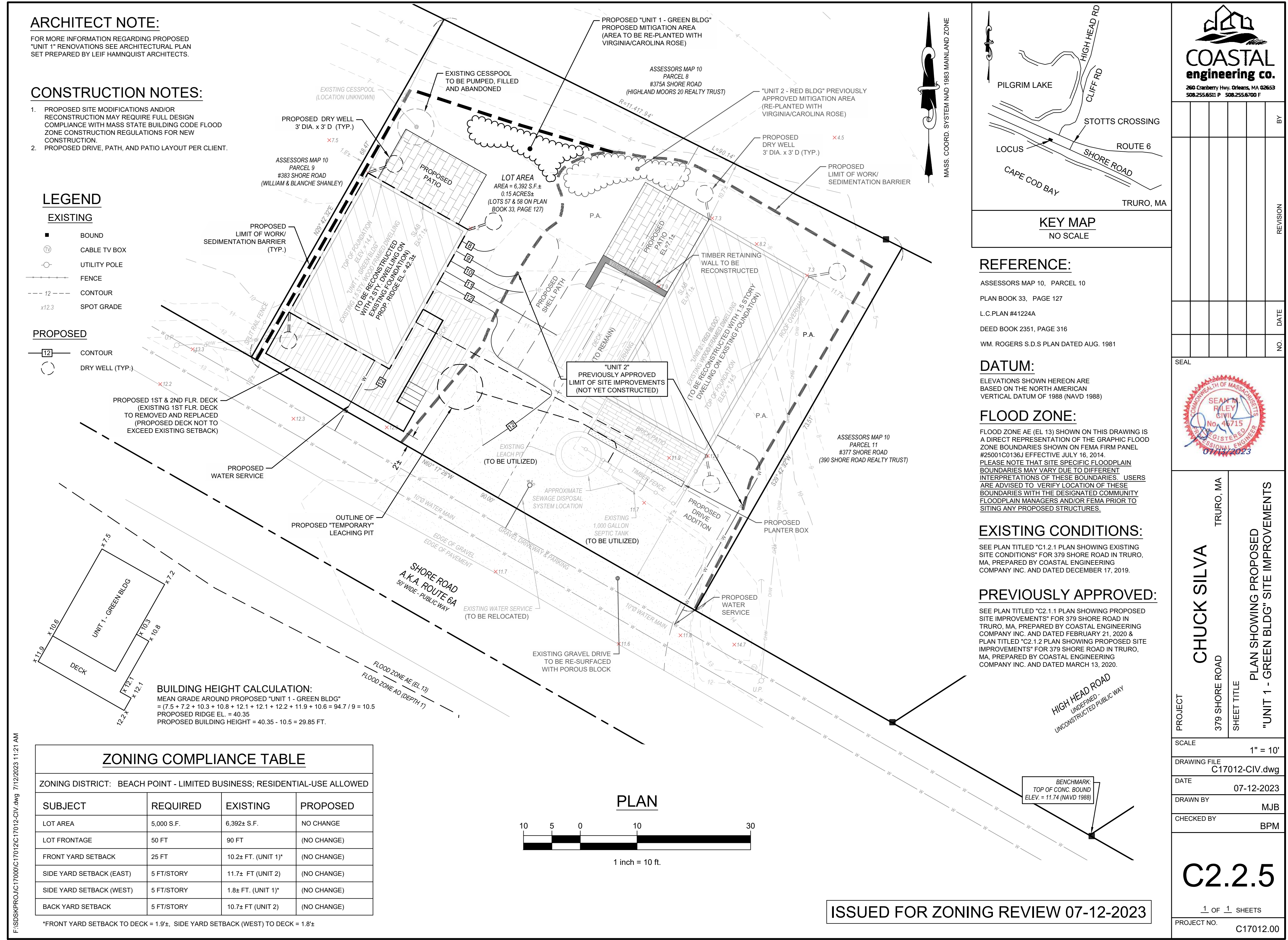
REVISION DATES:

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Leif Hammquist Architects
 info@lha.design 617.365.0130
 www.lha.design

Title: SITE PLAN EXISTING
 Scale: As Noted
 Date: 07.12.23 NOT FOR CONSTRUCTION

379 Shore Road Unit 1
 379 Shore Road
 Truro, MA



ARCHITECT NOTE:
FOR MORE INFORMATION REGARDING PROPOSED "UNIT 1" RENOVATIONS SEE ARCHITECTURAL PLAN SET PREPARED BY LEIF HAMMQUIST ARCHITECTS.

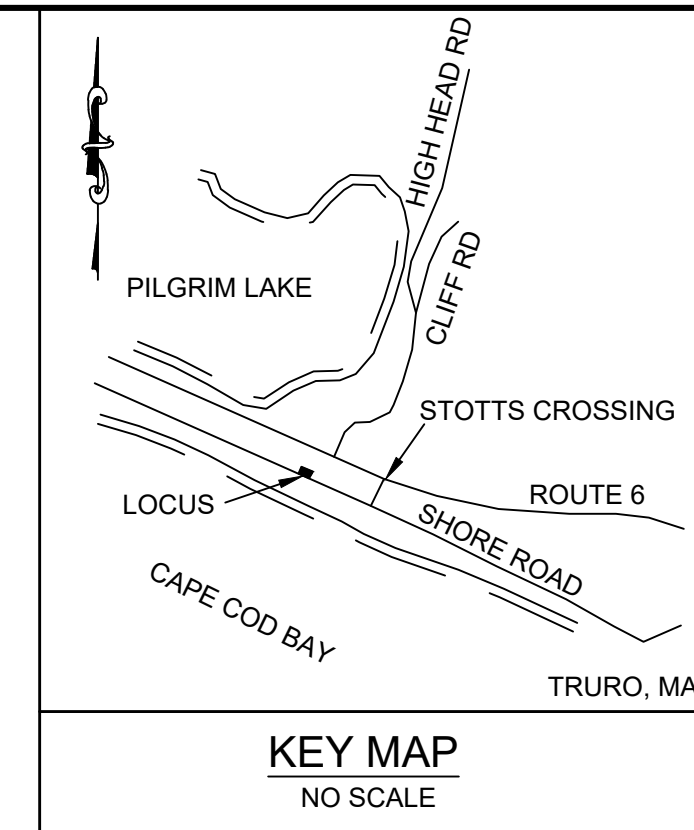
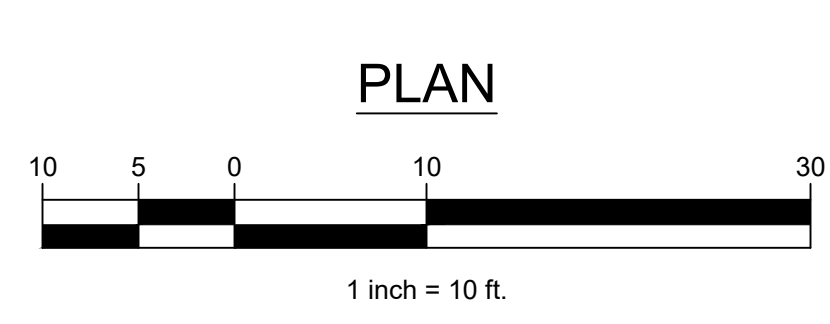
CONSTRUCTION NOTES:
1. PROPOSED SITE MODIFICATIONS AND/OR RECONSTRUCTION MAY REQUIRE FULL DESIGN COMPLIANCE WITH MASS STATE BUILDING CODE FLOOD ZONE CONSTRUCTION REGULATIONS FOR NEW CONSTRUCTION.
2. PROPOSED DRIVE, PATH, AND PATIO LAYOUT PER CLIENT.

LEGEND
EXISTING
■ BOUND
○ CABLE TV BOX
○ UTILITY POLE
- - - FENCE
- - - 12' CONTOUR
x12.3 SPOT GRADE
PROPOSED
- - - CONTOUR
○ DRY WELL (TYP.)

BUILDING HEIGHT CALCULATION:
MEAN GRADE AROUND PROPOSED "UNIT 1 - GREEN BLDG"
= (7.5 + 7.2 + 10.3 + 10.8 + 12.1 + 12.1 + 12.2 + 11.9 + 10.8 + 94.7 / 9 = 10.5
PROPOSED RIDGE EL. = 40.35
PROPOSED BUILDING HEIGHT = 40.35 - 10.5 = 29.85 FT.

ZONING COMPLIANCE TABLE			
ZONING DISTRICT: BEACH POINT - LIMITED BUSINESS; RESIDENTIAL-USE ALLOWED			
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 S.F.	6,392± S.F.	NO CHANGE
LOT FRONTAGE	50 FT	90 FT	(NO CHANGE)
FRONT YARD SETBACK	25 FT	10.2± FT. (UNIT 1)*	(NO CHANGE)
SIDE YARD SETBACK (EAST)	5 FT/STORY	11.7± FT (UNIT 2)	(NO CHANGE)
SIDE YARD SETBACK (WEST)	5 FT/STORY	1.8± FT. (UNIT 1)*	(NO CHANGE)
BACK YARD SETBACK	5 FT/STORY	10.7± FT (UNIT 2)	(NO CHANGE)

*FRONT YARD SETBACK TO DECK = 1.9±. SIDE YARD SETBACK (WEST) TO DECK = 1.8±



REFERENCE:
ASSESSORS MAP 10, PARCEL 10
PLAN BOOK 33, PAGE 127
L.C. PLAN #41224A
DEED BOOK 2351, PAGE 316
WM. ROGERS S.D.S. PLAN DATED AUG. 1981

DATUM:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

FLOOD ZONE:
FLOOD ZONE AE (EL. 13) SHOWN ON THIS DRAWING IS A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #25001C0136J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED TO VERIFY LOCATION OF THESE BOUNDARIES WITH THE DESIGNATED COMMUNITY FLOODPLAIN MANAGERS AND/OR FEMA PRIOR TO SITING ANY PROPOSED STRUCTURES.

EXISTING CONDITIONS:
SEE PLAN TITLED "C1.1 PLAN SHOWING EXISTING SITE CONDITIONS" FOR 379 SHORE ROAD IN TRURO, MA, PREPARED BY COASTAL ENGINEERING COMPANY INC. AND DATED DECEMBER 17, 2019.

PREVIOUSLY APPROVED:
SEE PLAN TITLED "C2.1.1 PLAN SHOWING PROPOSED SITE IMPROVEMENTS" FOR 379 SHORE ROAD IN TRURO, MA, PREPARED BY COASTAL ENGINEERING COMPANY INC. AND DATED FEBRUARY 21, 2020 & PLAN TITLED "C2.1.2 PLAN SHOWING PROPOSED SITE IMPROVEMENTS" FOR 379 SHORE ROAD IN TRURO, MA, PREPARED BY COASTAL ENGINEERING COMPANY INC. AND DATED MARCH 13, 2020.

COASTAL engineering co.
260 Cranbury Hwy, Orleans, MA 02653
508.255.6521 P. 508.255.6700 F

NO.	DATE	BY	REVISION

CHUCK SILVA
TRURO, MA
PROJECT: 379 SHORE ROAD
SHEET TITLE: "UNIT 1 - GREEN BLDG" SITE IMPROVEMENTS
SCALE: 1" = 10'
DRAWING FILE: C17012-CIV.dwg
DATE: 07-12-2023
DRAWN BY: MJB
CHECKED BY: BPM

C2.2.5

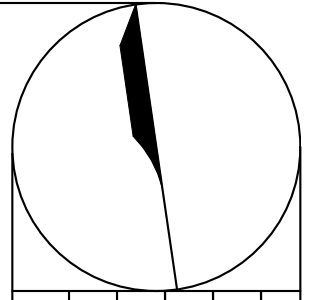
1 OF 1 SHEETS
PROJECT NO. C17012.00

REVISION DATES:

Leif Hammquist Architects
info@lha.design 617.365.0130
www.lha.design

Title: SITE PLAN PROPOSED (ZBA)
Scale: As Noted
Date: 07.12.23 NOT FOR CONSTRUCTION

379 Shore Road Unit 1
379 Shore Road
Truro, MA



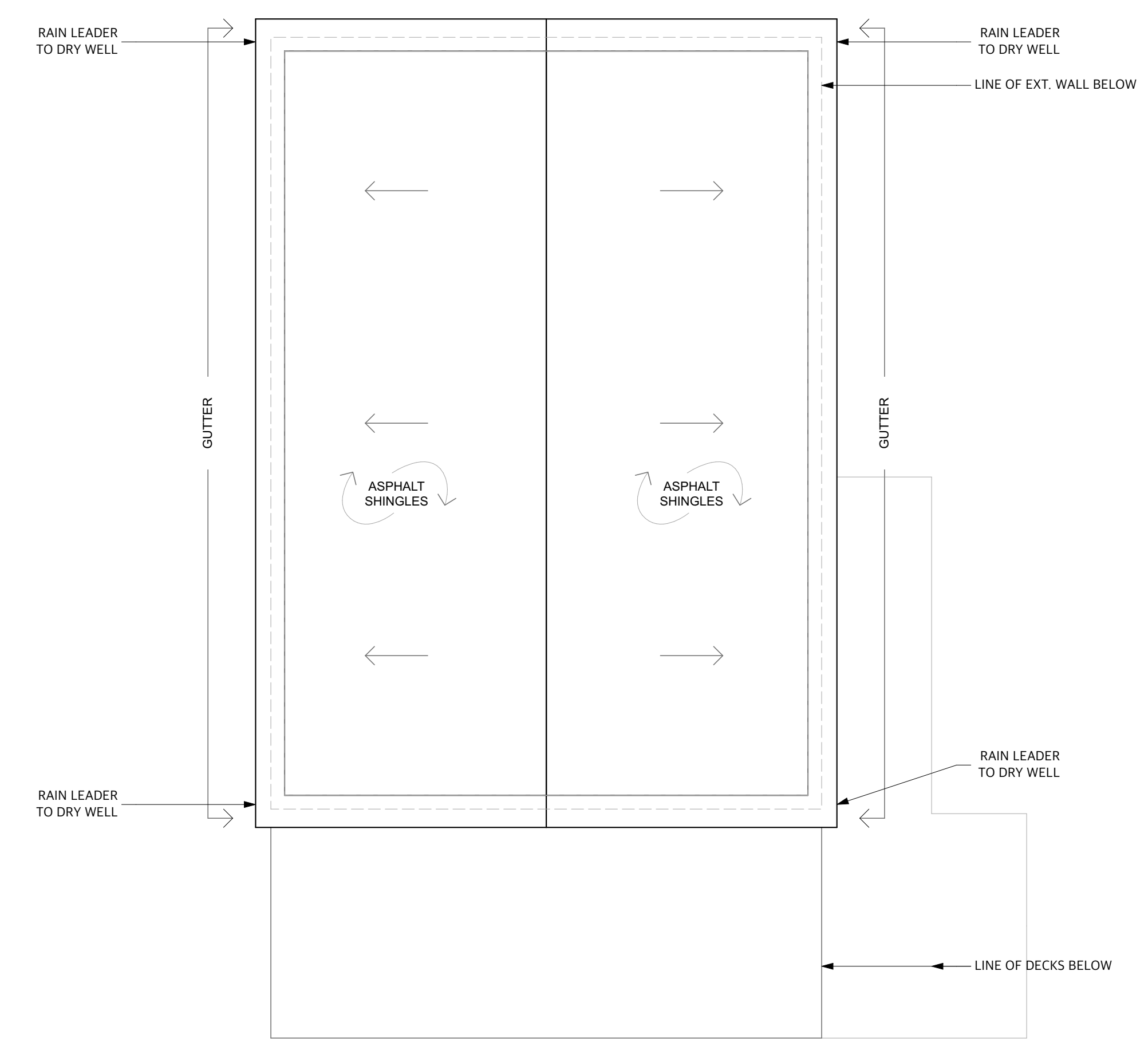
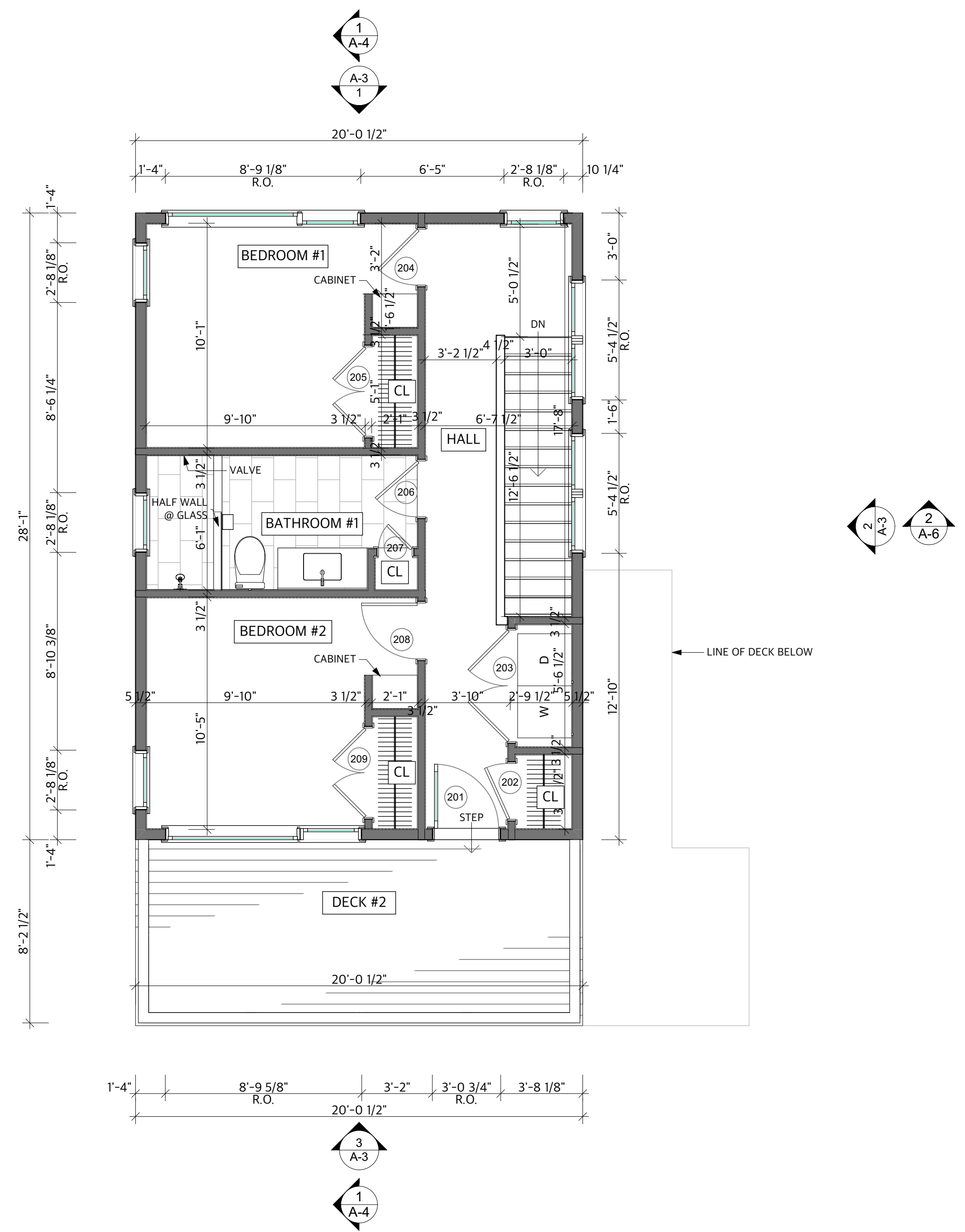
REVISION DATES:

Leif Hammquist Architects
info@lha.design 617.365.0130
www.lha.design

Title: FLOOR PLANS
Scale: As Noted
Date: 07.12.23 NOT FOR CONSTRUCTION

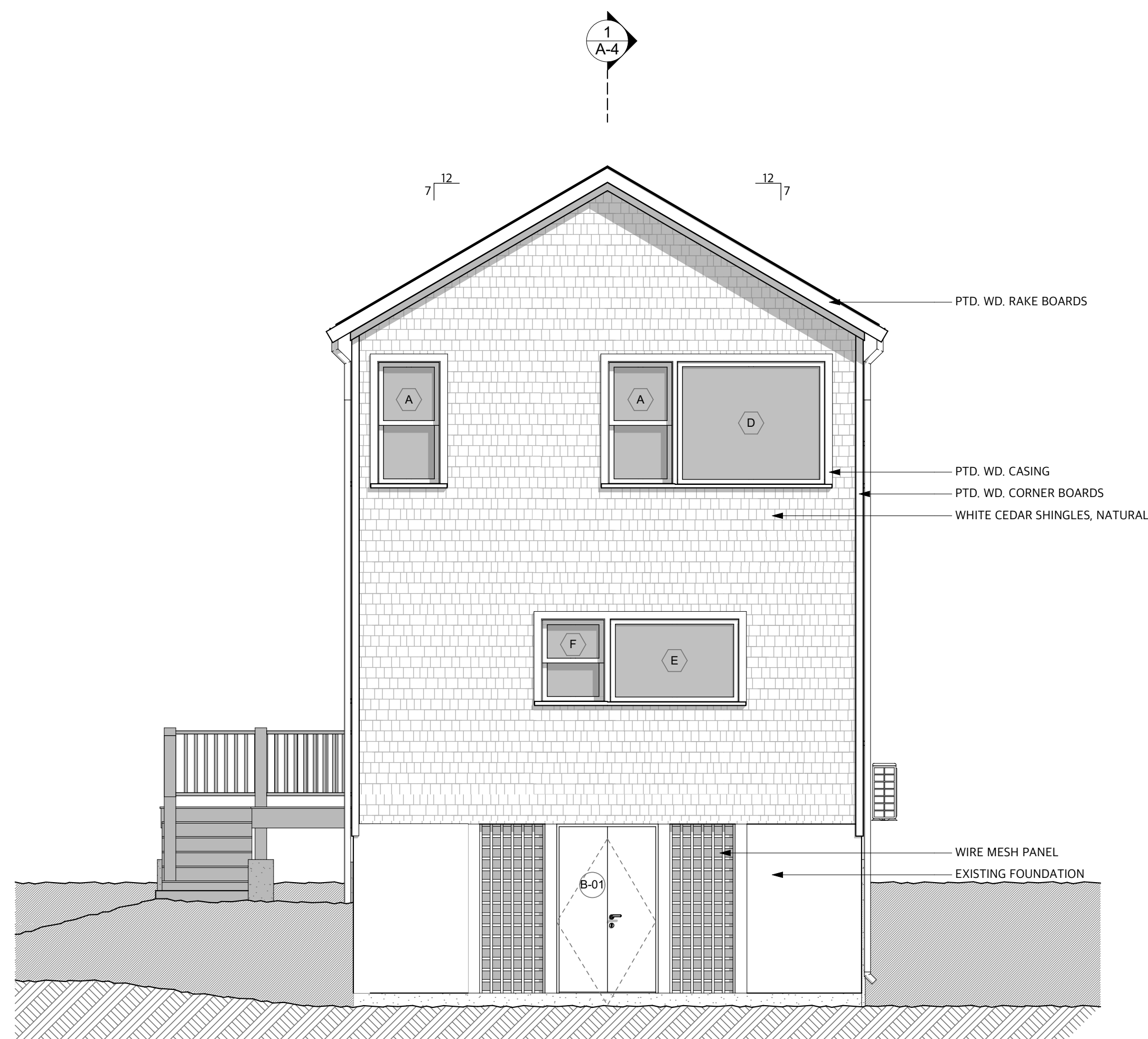
379 Shore Road Unit 1
379 Shore Road
Truro, MA

A-2

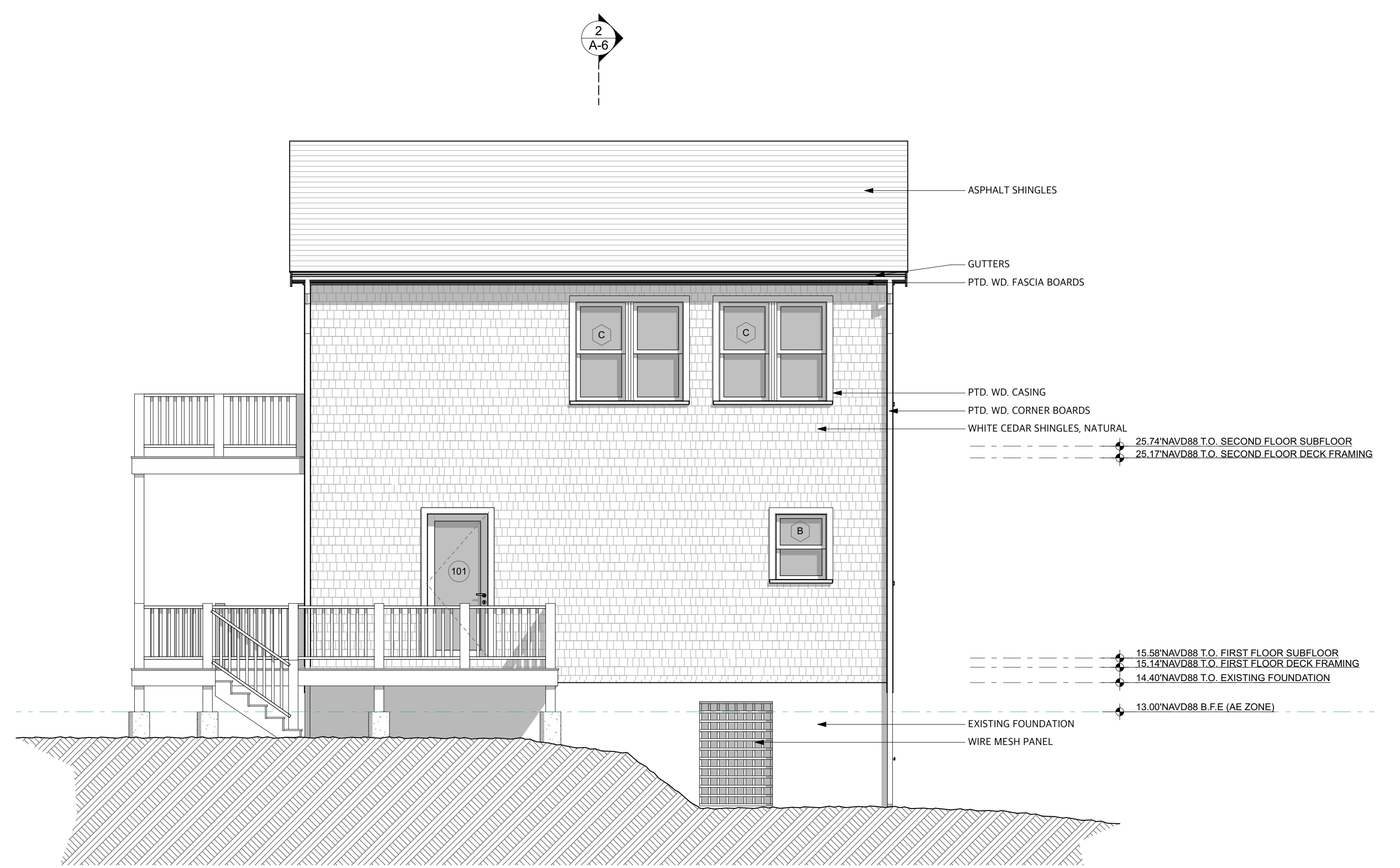


WALL LEGEND

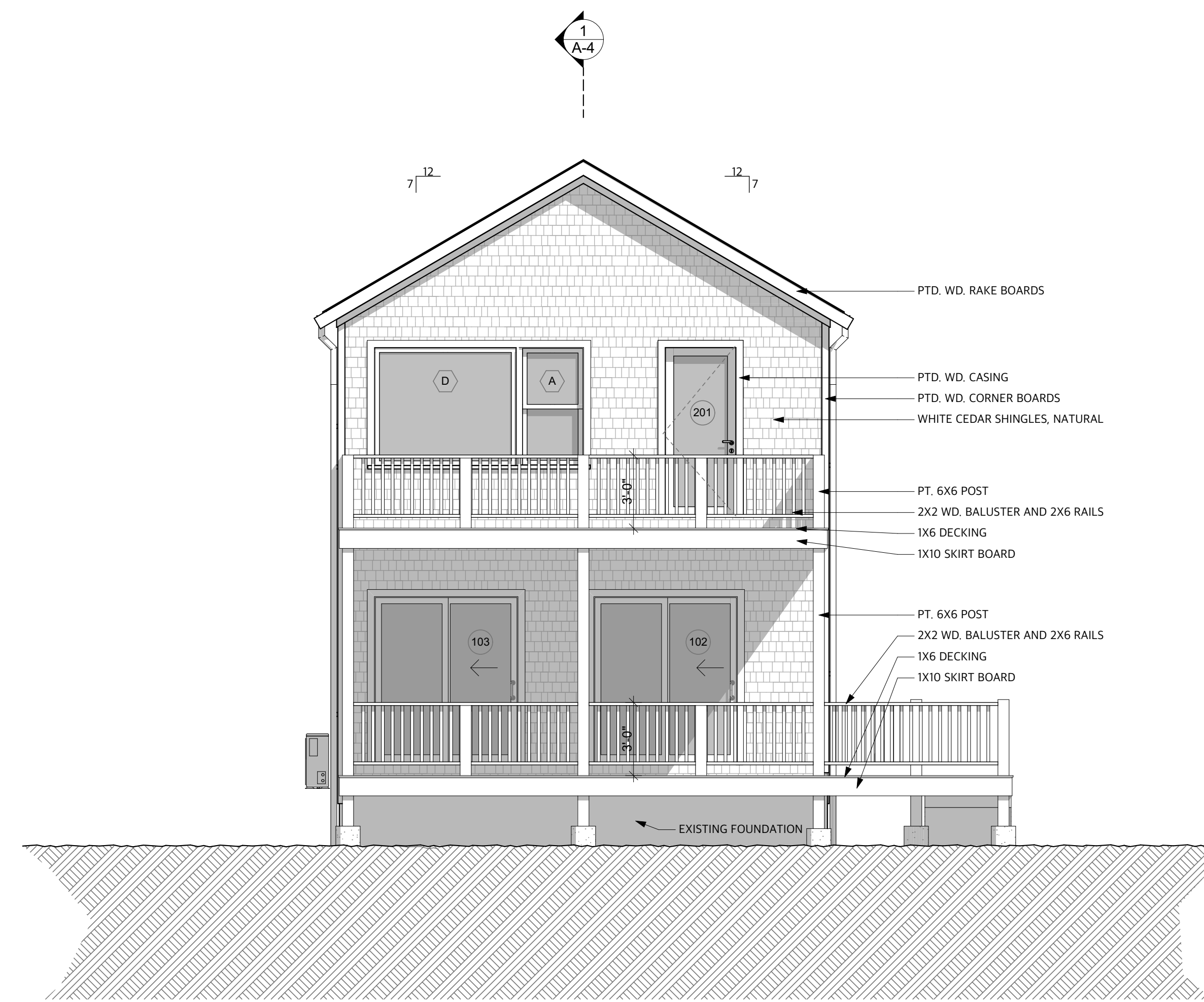
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	



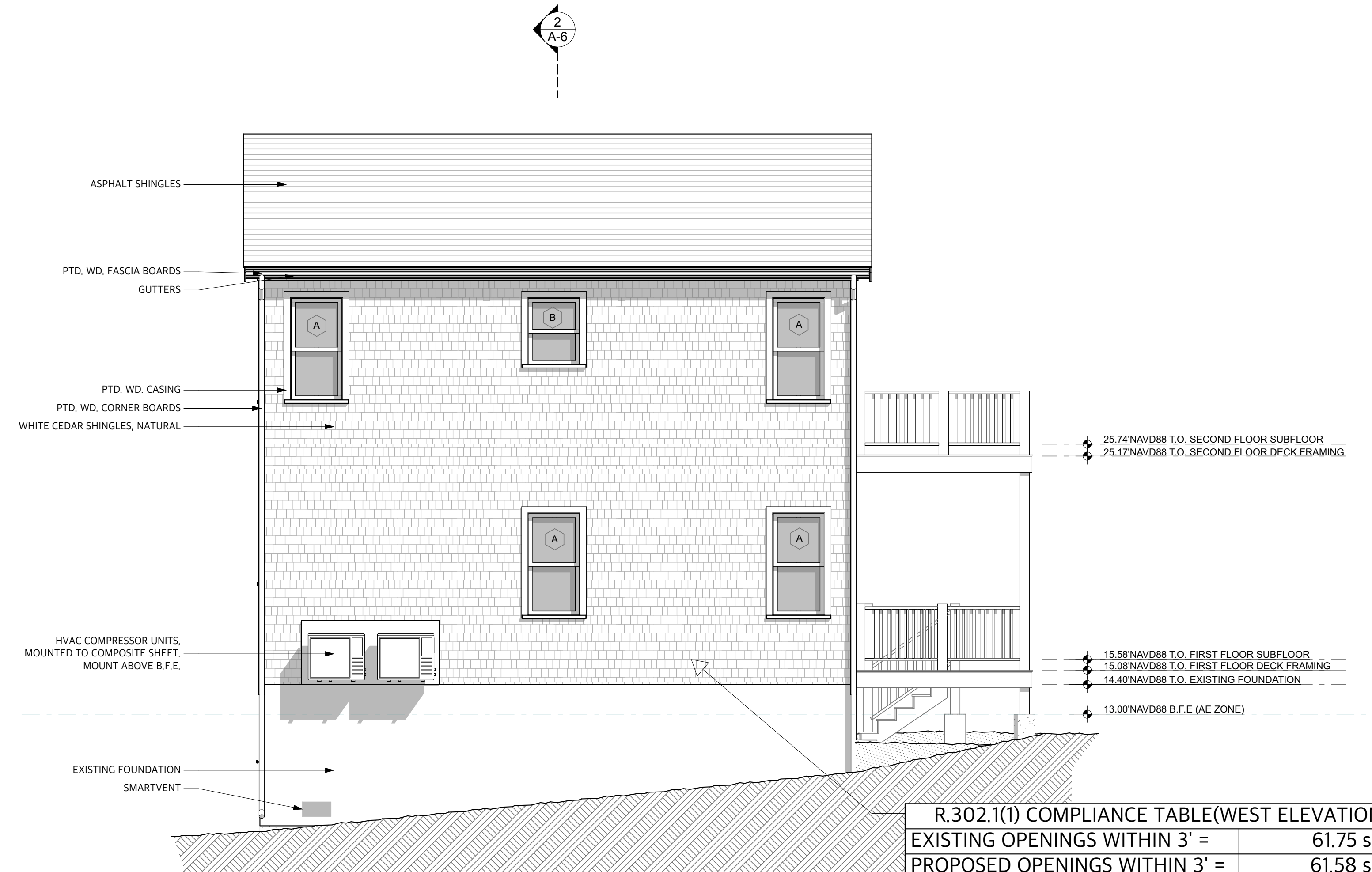
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

R.302.1(1) COMPLIANCE TABLE(WEST ELEVATION)	
EXISTING OPENINGS WITHIN 3' =	61.75 sq. ft.
PROPOSED OPENINGS WITHIN 3' =	61.58 sq. ft.
-WEST ELEVATION IS WITHIN 3'-5" OF SIDELINE SETBACK	
-AREA OF OPENINGS MEASURED AND CONFIRMED BY ARCHITECT	

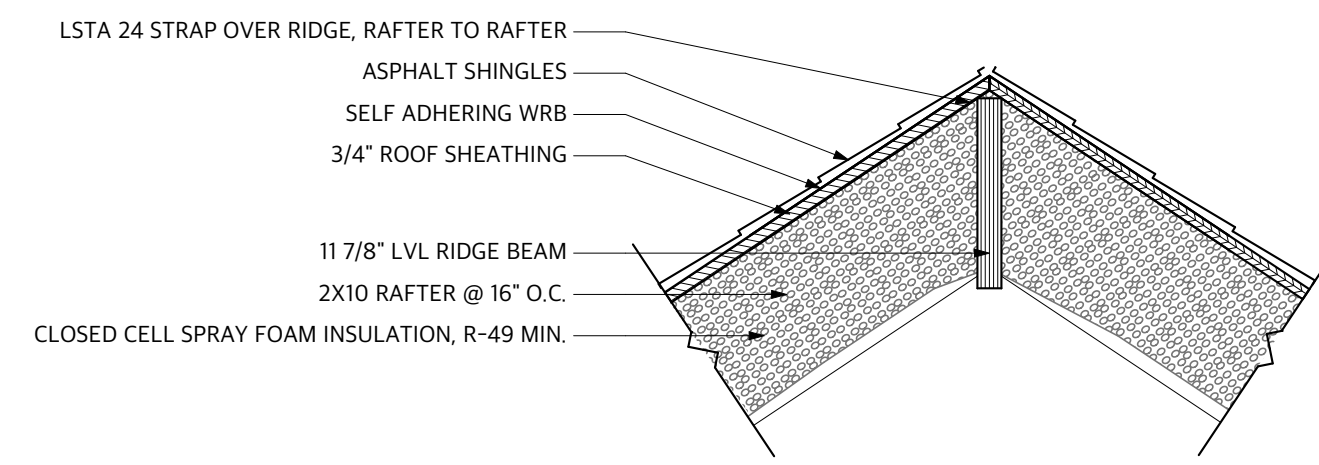
REVISION DATES:

Leif Hammquist Architects
info@lha.design 617.365.0130
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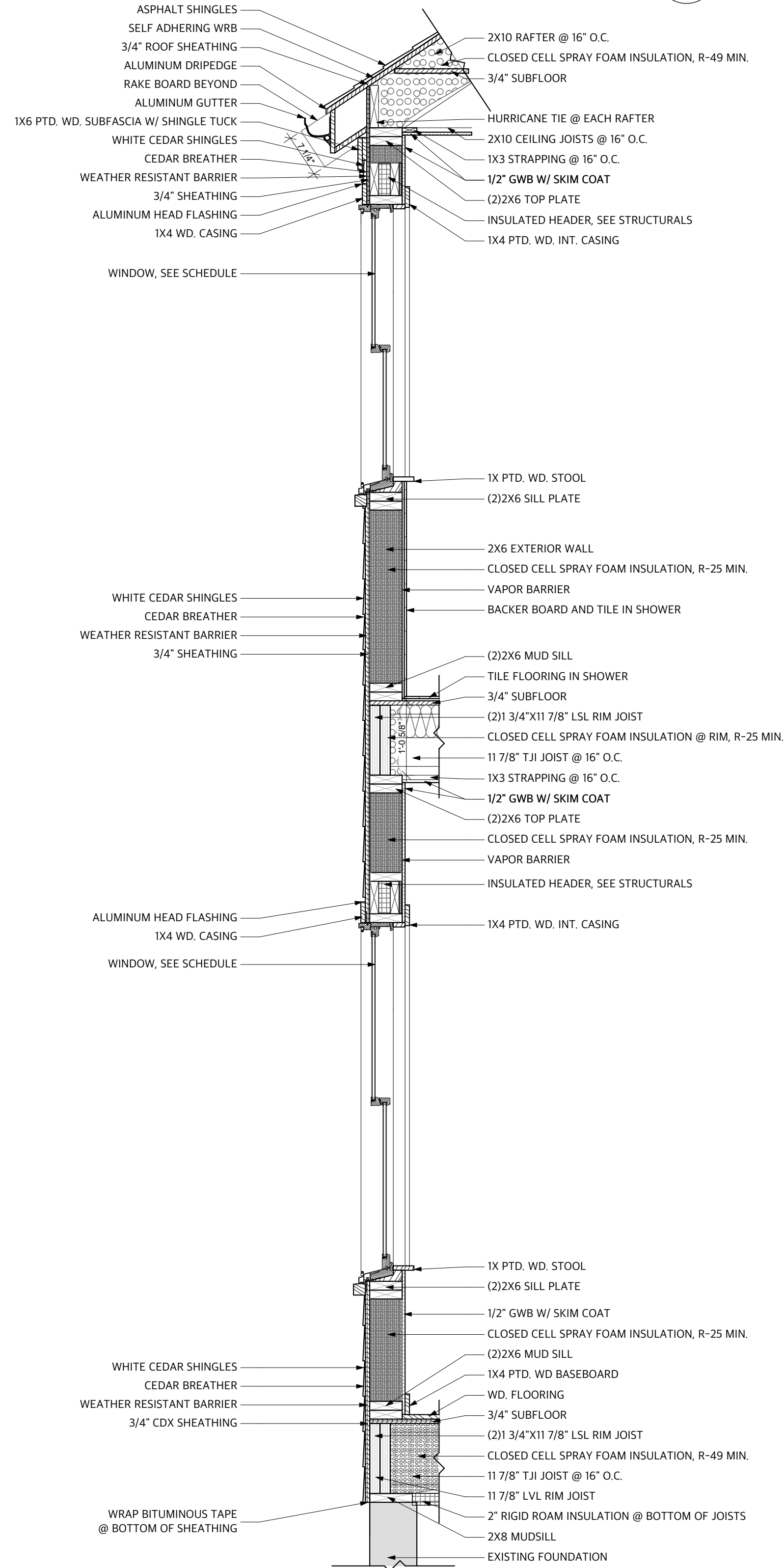
Title: ELEVATIONS
Scale: As Noted
Date: 07.12.23 NOT FOR CONSTRUCTION

379 Shore Road Unit 1
379 Shore Road
Truro, MA

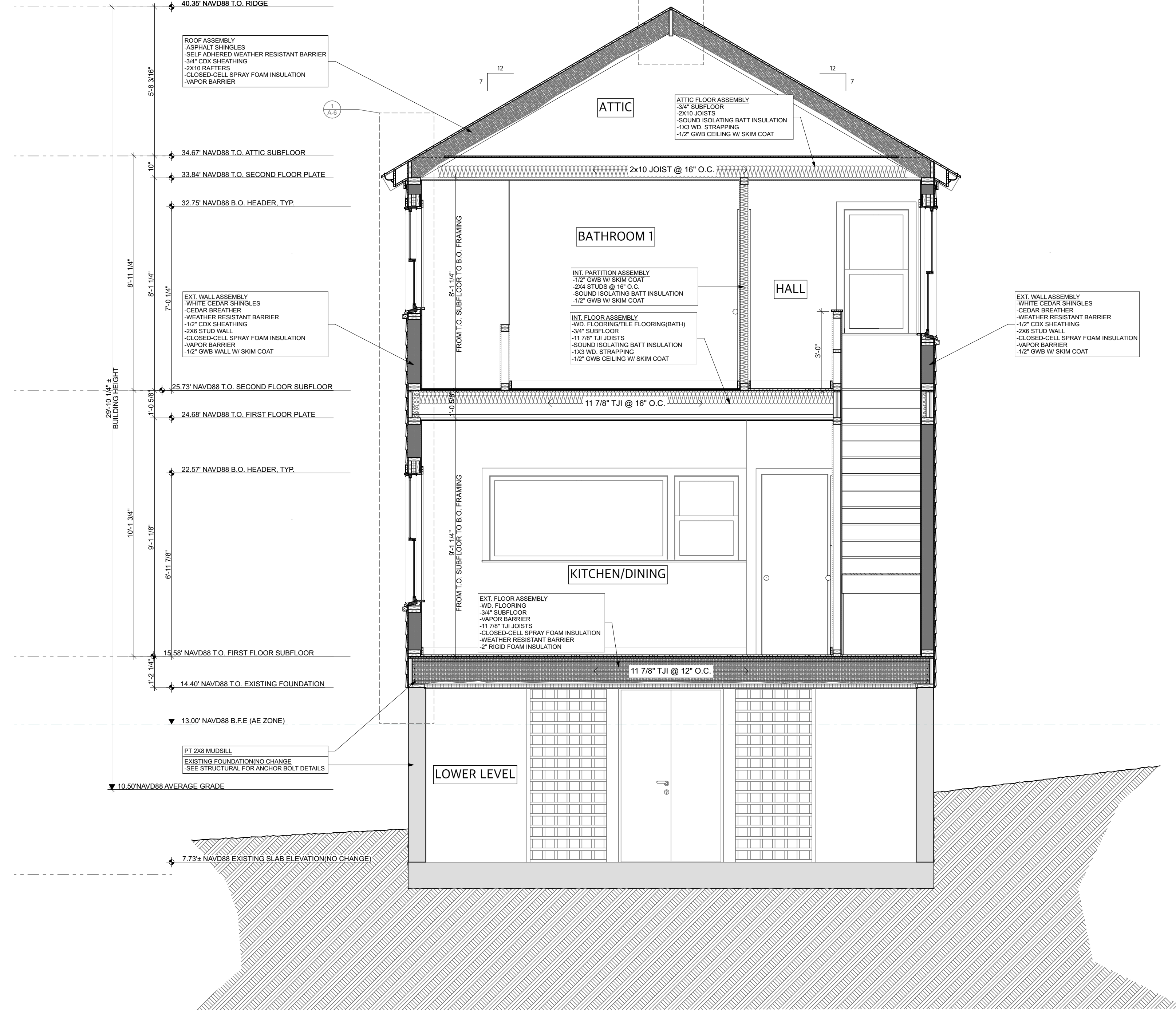
A-3



3 RIDGE DETAIL
SCALE: 1" = 1'-0"



1 WALL SECTION BB
SCALE: 3/4" = 1'-0"



2 BUILDING SECTION BB
SCALE: 3/8" = 1'-0"

REVISION DATES:

Leif Hammquist Architects
 info@lha.design 617.365.0130
 www.lha.design

Title: BUILDING SECTIONS
 Scale: As Noted
 Date: 07.12.23 NOT FOR CONSTRUCTION

379 Shore Road Unit 1
 379 Shore Road
 Truro, MA

A-6