



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 8/9/2023

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 50.2 of the Truro Zoning Bylaw concerning (describe) ADD 900 SF ADU TO ±84,095 SF LOT W/ EXISTING ±3,833 SF HOUSE.
- 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 4 HARRIER WAY TRURO MA Map(s) and Parcel(s) 50-263

Registry of Deeds title reference: Book 509, Page 37, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name KIMBERLY PETERS

Applicant's Legal Mailing Address PO BOX 398 TRURO MA 02666

Applicant's Phone(s), Fax and Email KIPET@OKSTED.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 KIMBERLY PETERS, 4 HARRIER TRURO MA

Representative's Name and Address ALISON ALESSI, A3 ARCHITECTS, 831 MAIN DENNIS MA 026

Representative's Phone(s), Fax and Email (508) 694-7887 alison@a3architectsinc.com

2. The completed application shall also be submitted electronically to the Planning Department Administrator at esturdv@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)

ALISON ALESSI
Applicant(s)/Representative Printed Name(s)

[Signature]
Applicant(s)/Representative Signature

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

Owner(s) Signature or written permission

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

Town of Truro
24 Town Hall Way
Truro MA 02652

RE 4 Harrier Way, Truro MA - Special Permit

To Whom it May Concern,

I, Kimberly Peters, owner of 4 Harrier Way give permission to Alison Alessi of A3 Architects Inc. to sign/act on my behalf with respect to the Zoning Board application.

Sincerely,

A handwritten signature in black ink, appearing to read "Kimberly Peters", written in a cursive style.

Kimberly Peters



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form

DATE: 07/18/2023

NAME OF APPLICANT: Kimberly Peters

NAME OF AGENT (if any): Alison Alessi - A3 Architects Inc

MAILING ADDRESS: 831 Main Street Dennis MA 02638

CONTACT: HOME/CELL 774.487.0547 EMAIL alison@a3architectsinc.com

PROPERTY LOCATION: 4 Harrier Way, Truro MA
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 263 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR: **FEE: \$15.00 per checked item**
(please check all applicable) (Fee must accompany the application unless other arrangements are made)

- | | | |
|---------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Board of Health ⁵ | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input checked="" type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> Other _____ | | (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: July 18, 2023 Date completed: July 18, 2023
List completed by: Laura Geiges Date paid: _____ Cash/Check _____

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: July 18, 2023

To: Alison Alessi – A3 Architects Inc.

From: Assessors Department

Certified Abutters List: 4 Harrier Way (Map 50 Parcel 263)

Zoning Board of Appeals, Special Permit

Attached is a combined list of abutters for 4 Harrier Way (Map 50 Parcel 263).
The current owners are Michael Peters, Debbie Peters and Kimberly Peters.

The names and addresses of the abutters are as of July 14, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Laura Geiges
Assistant Assessor / Data Collector

4 Harrier Way
 Mao 50 Parcel 263
 ZBA Special Permit

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

Abutters List Within 300 feet of Parcel 50/263/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip Cd/Country
2823	50-36-0-R	PAMET REALTY TRUST THE TRS: JOSEPH ROBBAT JR.	50 DEPOT RD	151 OLD CONCORD ROAD	LINCOLN	MA	01773
2831	50-46-0-E	TOWN OF TRURO	21-A MILL POND RD	PO BOX 2030	TRURO	MA	02666-2030
2832	50-47-0-R	FENICHEL PAUL & NANCY	2 MARIAN LN	PO BOX 459	TRURO	MA	02666-0459
2885	50-104-0-R	KERR JENETTE S C/O JENETTE S KERR REV TRST 20	18 OLD COUNTY RD	PO BOX 741	TRURO	MA	02666
2886	50-105-0-R	ST ONGE JANET L	12 OLD COUNTY RD	PO BOX 31	TRURO	MA	02666-0031
2887	50-106-0-R	KRASH JESSICA ANNE & KRASH CARLA BETH	10 OLD COUNTY RD	4824 LANGDRUM LN	CHEVY CHASE	MD	20815
2943	50-164-0-R	KRASH JESSICA ANNE & KRASH CARLA BETH	14 OLD COUNTY RD	4824 LANGDRUM LN	CHEVY CHASE	MD	20815
3004	50-237-0-R	PAMET ASSET TRUST TRS: BINGHAM ERIC & CATHERINE	11 OLD COUNTY RD	PO BOX 755	TRURO	MA	02666
3005	50-238-0-R	NEEDHAM DONNA L & ST ONGE JANET L	13 OLD COUNTY RD	PO BOX 31	TRURO	MA	02666-0031
3008	50-241-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	0 DEPOT RD	PO BOX 327	NO TRURO	MA	02652-0327
3009	50-242-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	7 OLD COUNTY RD	PO BOX 327	NO TRURO	MA	02652-0327
3020	50-256-0-R	MANDELBAUM DAVID G & KATHY C	1 MARIAN LN	71 MERBROOK BEND	MERION STATION	PA	19066
3025	50-261-0-R	OWNER UNKNOWN	17 OLD COUNTY RD	17 OLD COUNTY RD	TRURO	MA	02666
3026	50-262-0-R	GAINEY ANDREA J	2 HARRIER WAY	12 GREAT OAK LAND	UNIONVILLE	CT	06085
3027	50-263-0-R	PETERS MICHAEL P & DEBBIE D & PETERS KIMBERLY A	4 HARRIER WAY	PO BOX 398	TRURO	MA	02666

LG 7/18/23

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6430	50-292-0-R	SLESINGER/BRADBURY FAMILY TRST TRS: PAUL AVERY SLESINGER ETAL	1 MARIA ROSE PATH	54 MAPLEWOOD ST	LARCHMONT	NY	10538

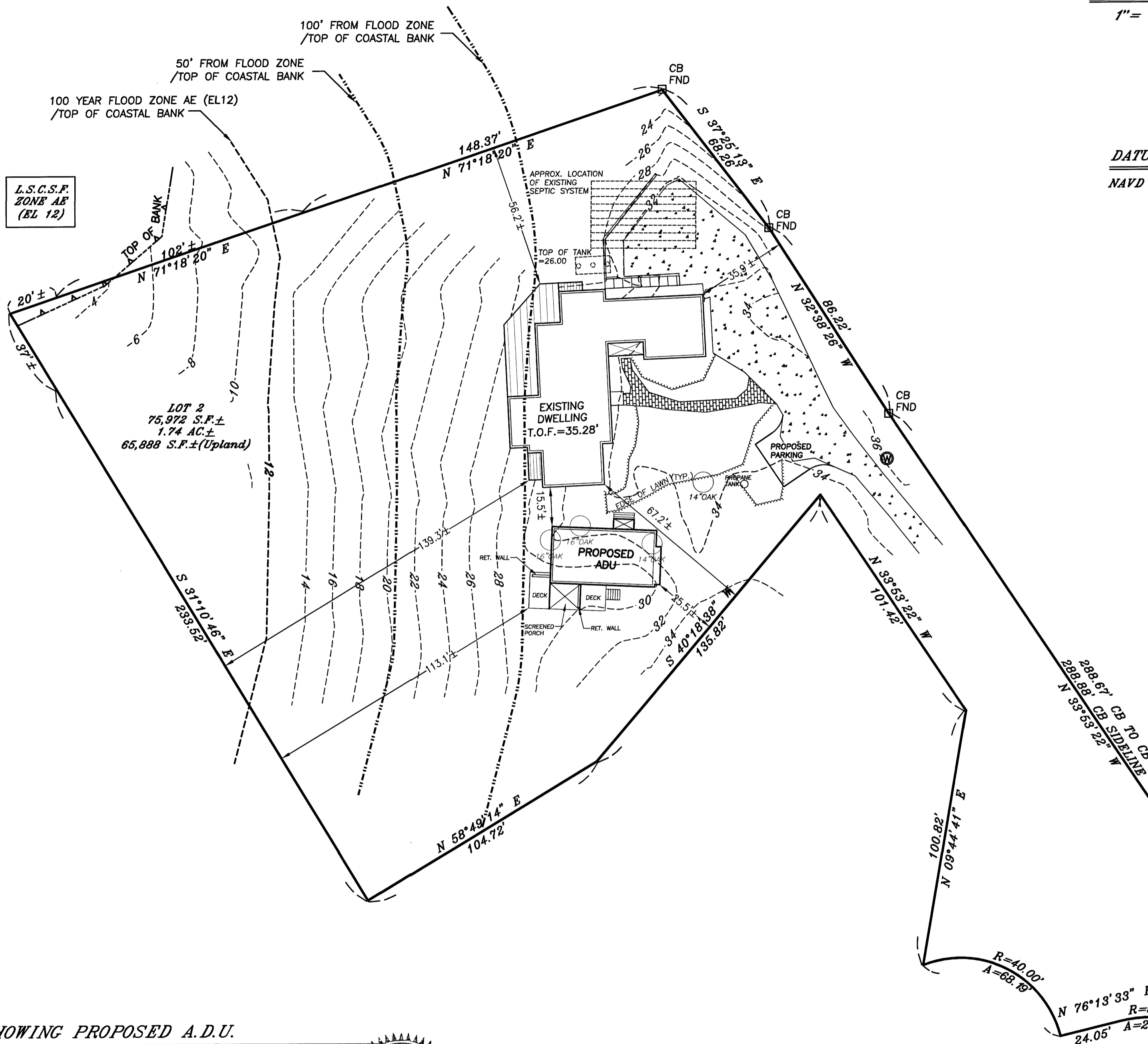
LG 7/18/23

<p>50-36-0-R</p> <p>PAMET REALTY TRUST THE TRS: JOSEPH ROBBAT JR. 151 OLD CONCORD ROAD LINCOLN, MA 01773</p>	<p>50-46-0-E</p> <p>TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030</p>	<p>50-47-0-R</p> <p>FENICHEL PAUL & NANCY PO BOX 459 TRURO, MA 02666-0459</p>
<p>50-104-0-R</p> <p>KERR JENETTE S C/O JENETTE S KERR REV TRST 20 PO BOX 741 TRURO, MA 02666</p>	<p>50-105-0-R</p> <p>ST ONGE JANET L PO BOX 31 TRURO, MA 02666-0031</p>	<p>50-106-0-R</p> <p>KRASH JESSICA ANNE & KRASH CARLA BETH 4824 LANGDRUM LN CHEVY CHASE, MD 20815</p>
<p>50-164-0-R</p> <p>KRASH JESSICA ANNE & KRASH CARLA BETH 4824 LANGDRUM LN CHEVY CHASE, MD 20815</p>	<p>50-237-0-R</p> <p>PAMET ASSET TRUST TRS: BINGHAM ERIC & CATHERINE PO BOX 755 TRURO, MA 02666</p>	<p>50-238-0-R</p> <p>NEEDHAM DONNA L & ST ONGE JANET L PO BOX 31 TRURO, MA 02666-0031</p>
<p>50-241-0-E</p> <p>TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL PO BOX 327 NO TRURO, MA 02652-0327</p>	<p>50-242-0-E</p> <p>TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL PO BOX 327 NO TRURO, MA 02652-0327</p>	<p>50-256-0-R</p> <p>MANDELBAUM DAVID G & KATHY C 71 MERBROOK BEND MERION STATION, PA 19066</p>
<p>50-261-0-R</p> <p>OWNER UNKNOWN 17 OLD COUNTY RD TRURO, MA 02666</p>	<p>50-262-0-R</p> <p>GAINNEY ANDREA J 12 GREAT OAK LAND UNIONVILLE, CT 06085</p>	<p>50-263-0-R</p> <p>PETERS MICHAEL P & DEBBIE D & PETERS KIMBERLY A PO BOX 398 TRURO, MA 02666</p>
<p>50-292-0-R</p> <p>SLESINGER/BRADBURY FAMILY TRST TRS: PAUL AVERY SLESINGER ETAL 54 MAPLEWOOD ST LARCHMONT, NY 10538</p>		

LG 7/18/23

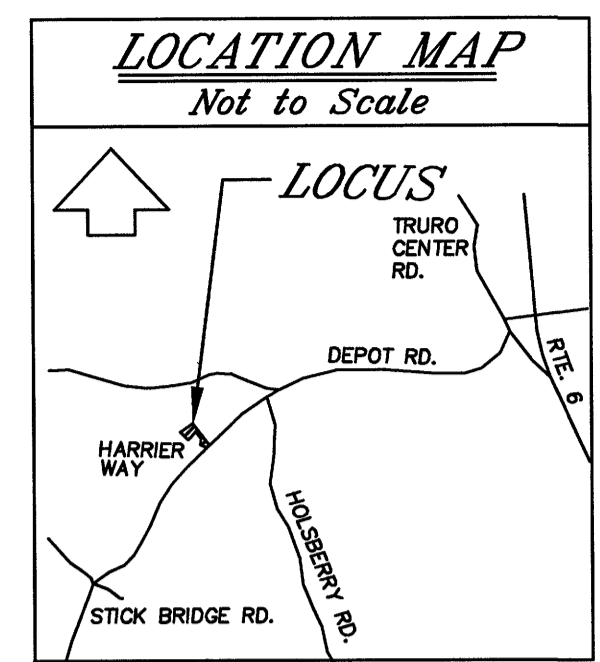
MILL POND

L.S.C.S.F.
ZONE AE
(EL 12)



SITE PLAN
1" = 30'

DATUM
NAVD 88

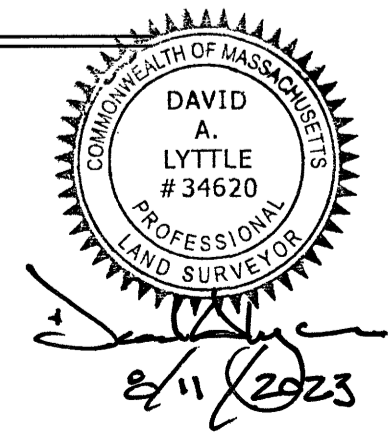


Reference
Assr's Map 50, Pcl. 263
Pl. Bk. 509, Pg. 37

ZONING COMPLIANCE TABLE ZONING DISTRICT - RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	33,750 S.F.	75,972 S.F. 1.74 Ac.	75,972 S.F. 1.74 Ac.
FRONTAGE	150'	166.66'	166.66'
REQUIRED SETBACKS: DWELLING			
SOUTH SIDE	25'	67.2'	25.5'
EAST SIDE	25'	35.9'	35.9'
WEST SIDE	25'	139.3'	113.1'
REAR	25'	56.2'	56.2'
BUILDING COVERAGE		3,109 SF (4.1%)	4,191 SF (5.5%)
GROSS FLOOR AREA	3,891 S.F. MAX.	3,833 S.F.	4,733 S.F.
BUILDING HEIGHT GARAGE/STUDIO	30' MAX.	-	26.17'

SITE PLAN ~ SHOWING PROPOSED A.D.U.

Prepared for: Kimberly Peters
Location: 4 Harrier Way, Truro, MA
Ryder & Wilcox, Inc., P.E. & P.L.S.
3 Giddiah Hill Rd.
P.O. Box 439
So. Orleans, MA, 02662
Tel. (508) 255-8312
Fax. (508) 240-2306
Scale: 1" = 30'
Drawn by DJC, SMM
Date - August 3, 2023



HARRIER WAY

OLD COUNTY ROAD

LIST OF ARCH. DRAWINGS

A1.0 FND PLAN
A1.1 FIRST FLR PLAN

A2.0 EAST ELEVATION
A2.1 NORTH ELEVATION
A2.2 WEST ELEVATION
A2.3 SOUTH ELEVATION

AREA CALCULATIONS:

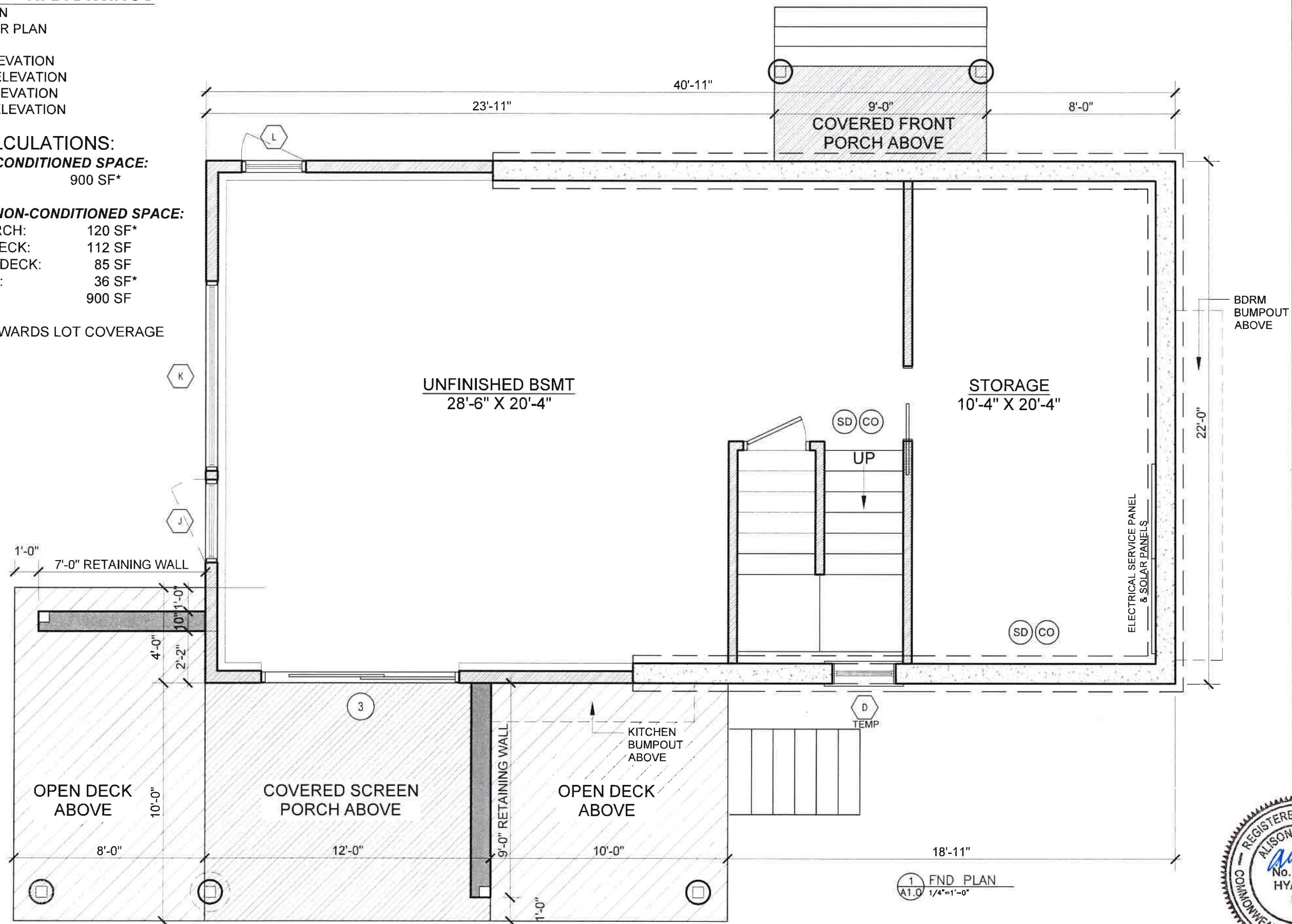
PROPOSED CONDITIONED SPACE:

1ST FLOOR: 900 SF*

PROPOSED NON-CONDITIONED SPACE:

SCREEN PORCH: 120 SF*
WEST SUN DECK: 112 SF
SOUTH SIDE DECK: 85 SF
ENTRY DECK: 36 SF*
BASEMENT: 900 SF

*COUNTS TOWARDS LOT COVERAGE



NEW CONSTRUCTION FOR:

KIM PETERS
4 HARRIER WAY
TRURO MA

TITLE:

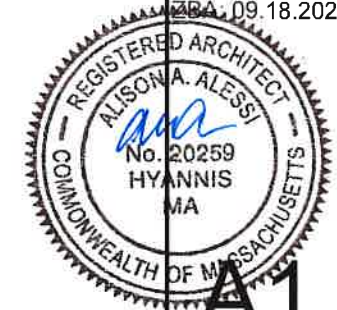
PLANS

831 Main Street
Dennis, MA 02638
508.694.7887 phone
www.a3architectsinc.com

A3 architects, inc
Residential Commercial Net Zero

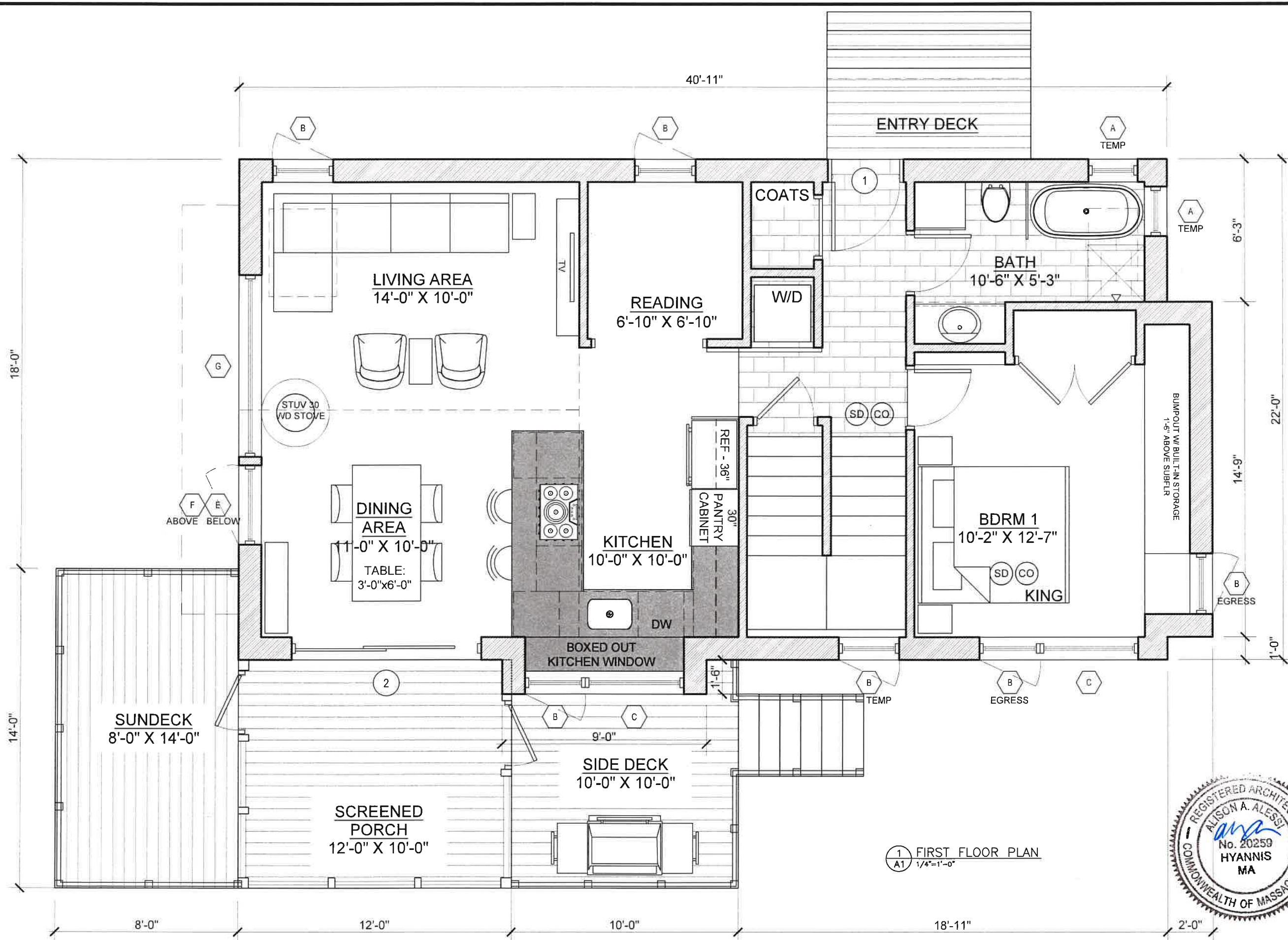
SCALE: 1/4"=1'-0"
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Date:
ZBA: 09.18.2023



1 FND PLAN
A1.0 1/4"=1'-0"

A1.0



NEW CONSTRUCTION FOR:

KIM PETERS
4 HARRIER WAY
TRURO MA

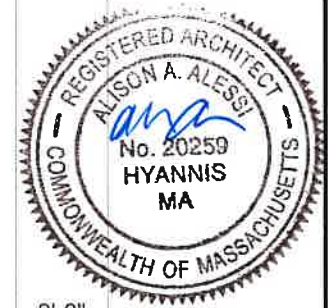
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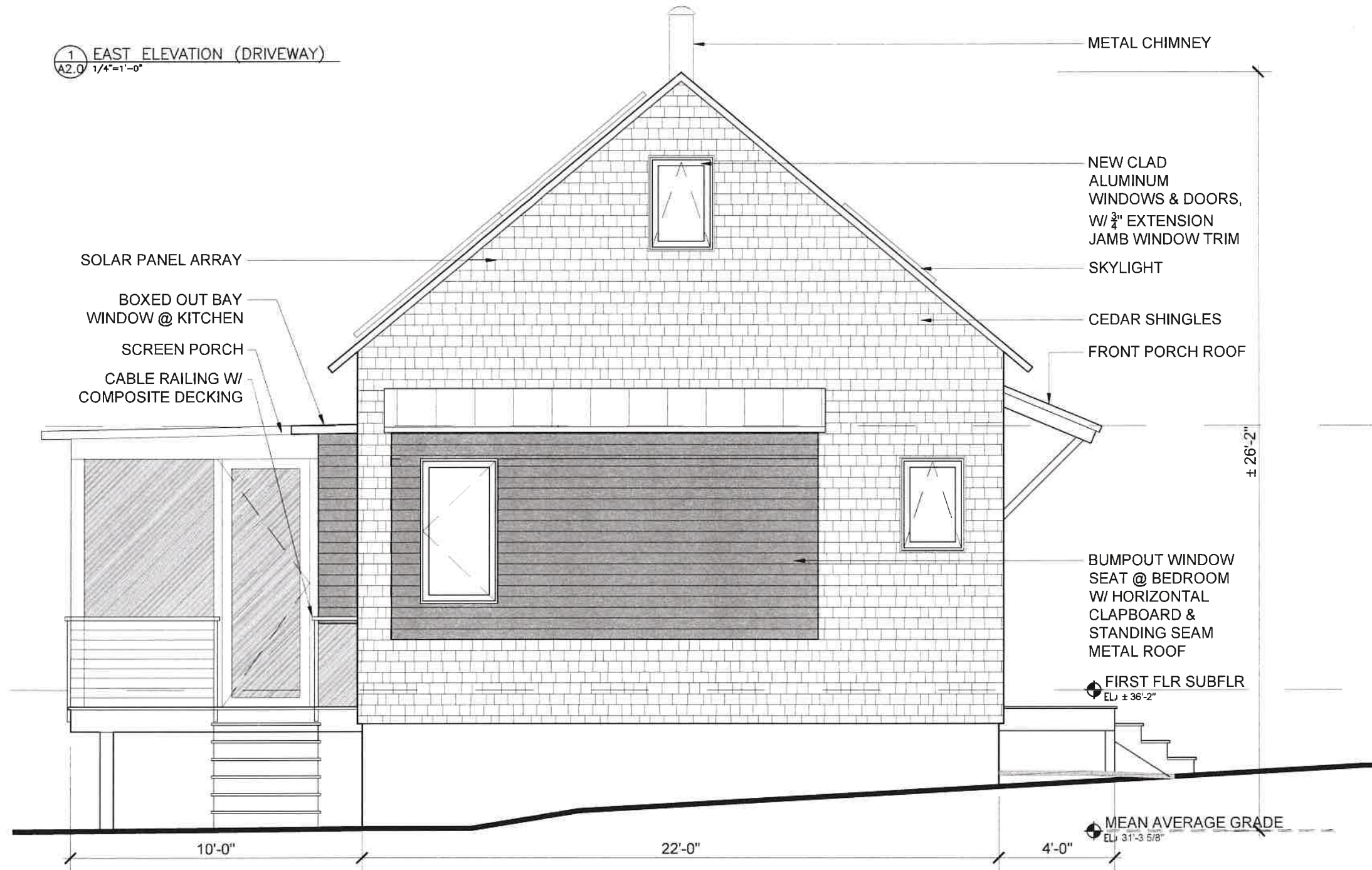
Date:
ZBA: 06.26.2023



1 FIRST FLOOR PLAN
A1 1/4"=1'-0"

A1.1

1 EAST ELEVATION (DRIVEWAY)
A2.0 1/4"=1'-0"



METAL CHIMNEY

NEW CLAD ALUMINUM WINDOWS & DOORS, W/ 3/4" EXTENSION JAMB WINDOW TRIM

SKYLIGHT

CEDAR SHINGLES

FRONT PORCH ROOF

SOLAR PANEL ARRAY

BOXED OUT BAY WINDOW @ KITCHEN

SCREEN PORCH

CABLE RAILING W/ COMPOSITE DECKING

BUMPOUT WINDOW SEAT @ BEDROOM W/ HORIZONTAL CLAPBOARD & STANDING SEAM METAL ROOF

FIRST FLR SUBFLR EL: ±36'-2"

MEAN AVERAGE GRADE EL: ±31'-3 5/8"

±26'-2"

10'-0"

22'-0"

4'-0"

NEW CONSTRUCTION FOR:

KIM PETERS
4 HARRIER WAY
TRURO MA

TITLE:
ELEVATION

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Date:
ZBA: 09.18.2023



A2.0



NEW CONSTRUCTION FOR:

KIM PETERS
4 HARRIER WAY
TRURO MA

TITLE:

ELEVATION

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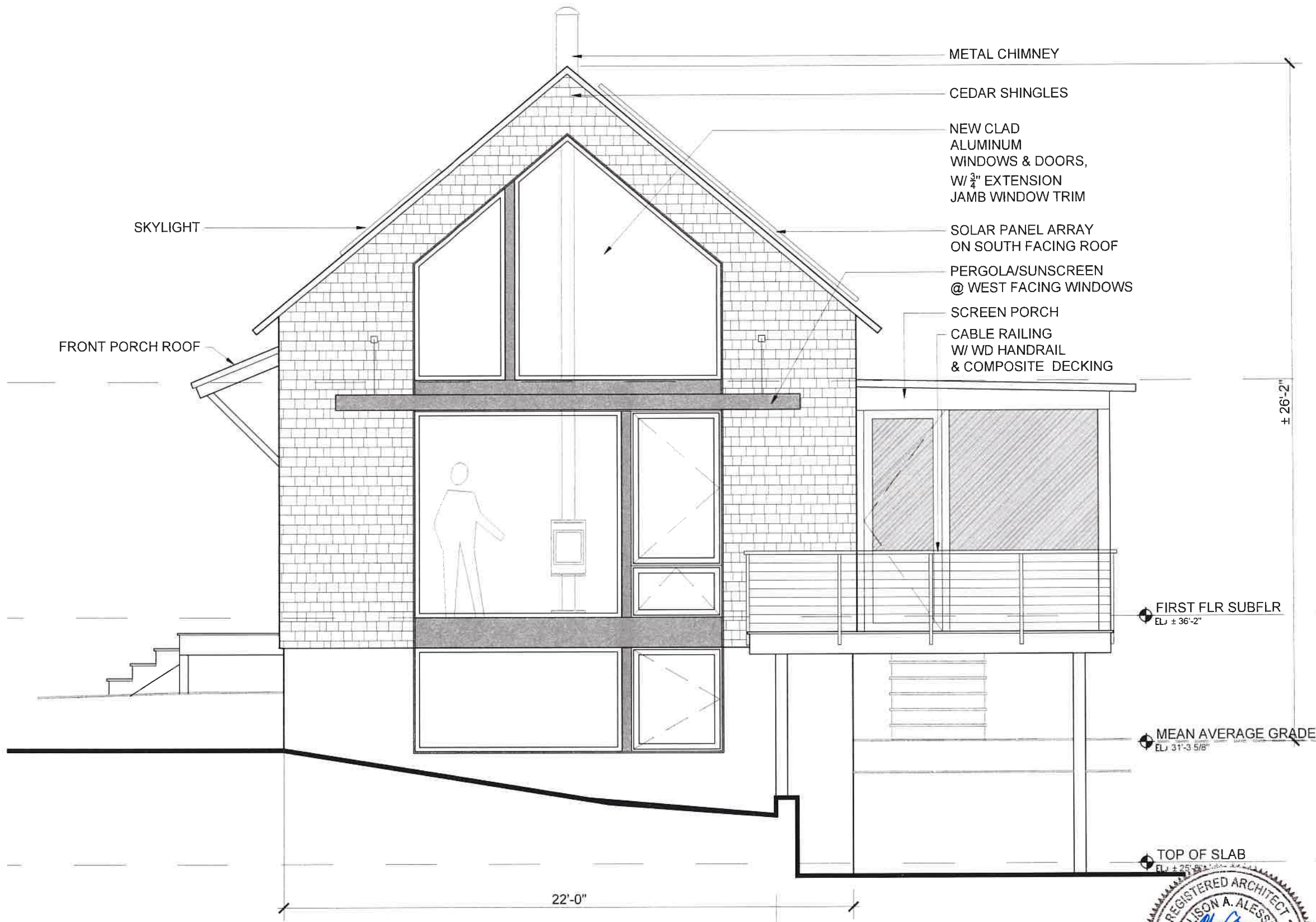
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Date:
ZBA: 09.18.2023



1 NORTH ELEVATION (SIDE)
A2.1 1/4"=1'-0"

A2.1



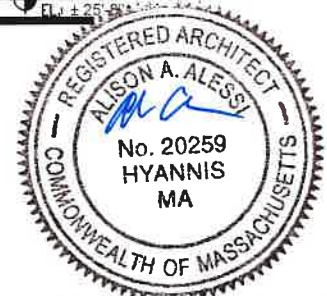
NEW CONSTRUCTION FOR:
 KIM PETERS
 4 HARRIER WAY
 TRURO MA

TITLE:
 ELEVATION

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 Residential Commercial Net Zero

Date:
 ZBA: 09.18.2023



1 WEST ELEVATION (MARSH)
 A2.2 1/4"=1'-0"

A2.2



METAL CHIMNEY

STANDING SEAM METAL ROOF

SOLAR PANEL ARRAY

BOXED OUT BAY WINDOW @ KITCHEN

CEDAR SHINGLES

PERGOLA/SUNSCREEN @ WEST FACING WINDOWS

SCREEN PORCH CABLE RAILING W/ COMPOSITE DECKING

BUMP OUT WINDOW SEAT @ BEDROOM

NEW CLAD ALUMINUM WINDOWS & DOORS, W/ 3/4" EXTENSION JAMB WINDOW TRIM

FIRST FLR SUBFLR EL. ± 36'-2"

HORIZONTAL CLAPBOARD

MEAN AVERAGE GRADE EL. 31'-3 5/8"

PROPOSED RETAINING WALL

TOP OF SLAB EL. 35'-2 1/2"

± 26'-2"

8'-0"

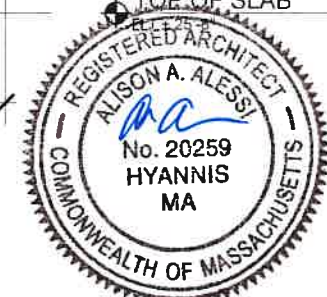
12'-0"

10'-0"

18'-11"

10"

1 SOUTH ELEVATION (SIDE)
A2.3 1/4"=1'-0"



NEW CONSTRUCTION FOR:

KIM PETERS
4 HARRIER WAY
TRURO MA

TITLE:

ELEVATION

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A3 architects, inc
Residential Commercial Net Zero

Date:
ZBA: 09.18.2023

A2.3