

**Robin B. Reid**  
**Mediator**  
**Attorney at Law**

**Mailing address:** Post Office Box 1713  
Provincetown, Massachusetts 02657

**Telephone:** (508) 487-7445  
**E-mail:** Robin@RobinBReidEsq.com

August 11th, 2023

Kaci Fullerton  
Town Clerk  
Town of Truro

Barbara Carboni  
Town Planner  
Town of Truro

Emily Beebe  
Health Agent  
Town of Truro

by hand at Truro Town Hall

**RE:** 9B Benson Road  
Fischer Road Realty Trust  
Gloria J. Cater and Willie J. Cater, trustees

**APPLICATION FOR APPROVAL OF PRELIMINARY PLAN**

Dear Ms. Fullerton, Ms. Carboni and Ms. Beebe

I represent the Fisher Road Realty Trust, Gloria J. Cater and Willie J. Cater trustees.

Enclosed please find an application by the Fisher Road Realty Trust for Approval of a Preliminary Subdivision Plan, which includes:

- i. Form B, application for Approval of a Preliminary Plan,
- ii. Preliminary Subdivision Plan, Donald T. Poole, PLS, Outermost Land Survey Inc.,
- iii. Access Right of Way Plan, David A. Clark, PE, Clark Engineering, LLC,
- iv. 2.4 Checklist,

Kaci Fullerton, Town Clerk

Barbara Carboni, Town Planner

Emily Beebe, Health Agent

Town of Truro

Re: 9B Benson Road  
page 2 of 2

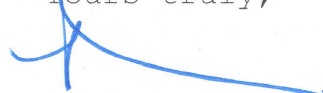
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- v. Abutters List,
- vi. Proposed Notice, and
- vii. my check for the \$275.00 filing fee

Please place this matter on the Planning Board's  
September 13 agenda for hearing.

Thank you for your consideration in this matter.  
Please do not hesitate to call if you have any questions.

Yours truly,



Robin B. Reid, Esq.

cc. Elizabeth Sturdy, Planning Department Administrator  
esturdy@truro-ma.gov

Gloria and Willie Cater

Kate Carter, Dain, Torphy, Le Ray, Weist & Garner, PC



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## FORM B

### APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

To the Planning Board of the Town of Truro, MA

Date 08/07/23

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Subdivision Plan of Land prepared for Fisher Road Realty Trust

by Donald T. Poole PLS, Outermost Land Survey, Inc. dated 06/06/23 and described as follows:

Located: 9B Benson Road Assessor's Map(s) and Parcel(s): Map 53, Parcel 50

Number of Lots Proposed: 2 Total Acreage of Tract: 175,610 sq ft/4.03 acres

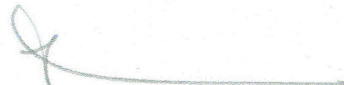
Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Willie J. Cater and Gloria J. ~~cater~~ Cater, dated 03/19/07, and recorded in the Barnstable Registry of Deeds Book and Page 22682/84 or Land Court Certificate of Title No. \_\_\_\_\_ registered in Barnstable County.

Applicant:

Robin B. Reid, Esq., o/b/o Fisher Road Realty Trust

(Printed Name of Applicant)



(Signature of Applicant)

Applicant's Telephone Number(s) 508 487 7445

Applicant's Legal Mailing Address POB 1713, Provincetown, MA 02657

Owner's Signature if not the applicant or applicant's authorization if not the owner:

WJC:   
Willie J. Cater (Aug 9, 2023 22:38 EDT)

GJC: gloria j cater  
gloria j cater (Aug 9, 2023 22:23 EDT)

Willie J. Cater and Gloria J. Cater, trustees of the Fisher Road Realty Trust

(Printed Name)

(Signature)

Owner's Legal Mailing Address 559 Chestnut Hill Avenue, Brookline, MA 02445-4113

Surveyor Name/Address Donald T. Poole, PLS, Outermost Land Survey  
(or person responsible for preparation of the plan)

**File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Administrator at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov)**

## 2.4 - PRELIMINARY SUBDIVISION PLAN REVIEW CHECKLIST - Applicant

<b>Address:</b> <u>9B Benson Road</u> <b>Applicant Name:</b> <u>Fisher Road Realty Trust</u> <b>Date:</b> <u>08/11/23</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
<b><u>2.4.2 Submission Requirements for Preliminary Plans</u></b>				
A submission of a Preliminary Plan shall include the following supporting documentation:				
a.	A properly executed application for Subdivision Preliminary Plan Review. (Form B)	X		
b.	A list of the names and addresses of all abutters, as defined in Section 1.6 and as certified by the Deputy Assessor.	X		
c.	Ten (10) copies of the plan showing:	X		
c.1	the subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan";	X		
c.2	the names of the record owner and the applicant and the name of the designer, engineer or surveyor;	X		
c.3	the names of all abutters, as determined from the most recent local tax list;	X		
c.4	the existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;	X		
c.5	the proposed system of drainage, including, adjacent existing natural waterways, in a general manner;	X		
c.6	the approximate boundary lines of proposed lots, with approximate areas and dimensions;	X		
c.7	the names, approximate location and widths of adjacent streets; and	X		
c.8	the topography of the land in a general manner.	X		

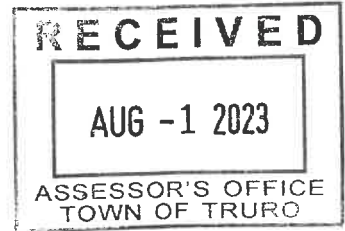


# TOWN OF TRURO

## Assessors Office

### Certified Abutters List

### Request Form



DATE: 08/01/23

NAME OF APPLICANT: Fisher Road Realty Trust, Gloria J and Willie J Cater, trustees

NAME OF AGENT (if any): Robin B Reid Esq

MAILING ADDRESS: POB 1713, Provincetown, MA 02657

CONTACT: HOME/CELL 508 487 7445 EMAIL robin@RobinBReidEsq.com

PROPERTY LOCATION: 9B Benson Road  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 53 PARCEL 50-0 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 <sup>5</sup>         | <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 <sup>1</sup>                     | <input type="checkbox"/> Special Permit <sup>1</sup>   |
| <input type="checkbox"/> Conservation Commission <sup>4</sup> | <input type="checkbox"/> Site Plan <sup>2</sup>                          | <input type="checkbox"/> Variance <sup>1</sup>         |
| <input type="checkbox"/> Licensing                            | <input checked="" type="checkbox"/> Preliminary Subdivision <sup>3</sup> |  |
| Type: _____   | <input type="checkbox"/> Definitive Subdivision <sup>3</sup>             |  |
| <input type="checkbox"/> Other _____                          | <input type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup>      |  |
- (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: 8/1/2023 Date completed: 8/1/2023  
List completed by: [Signature] Date paid: 8/1/2023 Cash/Check # 4660

<sup>1</sup>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.

<sup>2</sup>Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

<sup>3</sup>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.

<sup>4</sup>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.

<sup>5</sup>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:** August 1, 2023

**To:** Robin B. Reid, Esq., Agent for Fisher Road Realty Trust

**From:** Assessors Department

**Certified Abutters List:** 9B Benson Road (Map 53, Parcel 50)

**Planning Board/ Preliminary Subdivision**

Attached is a combined list of abutters for the property located at 9B Benson Road.

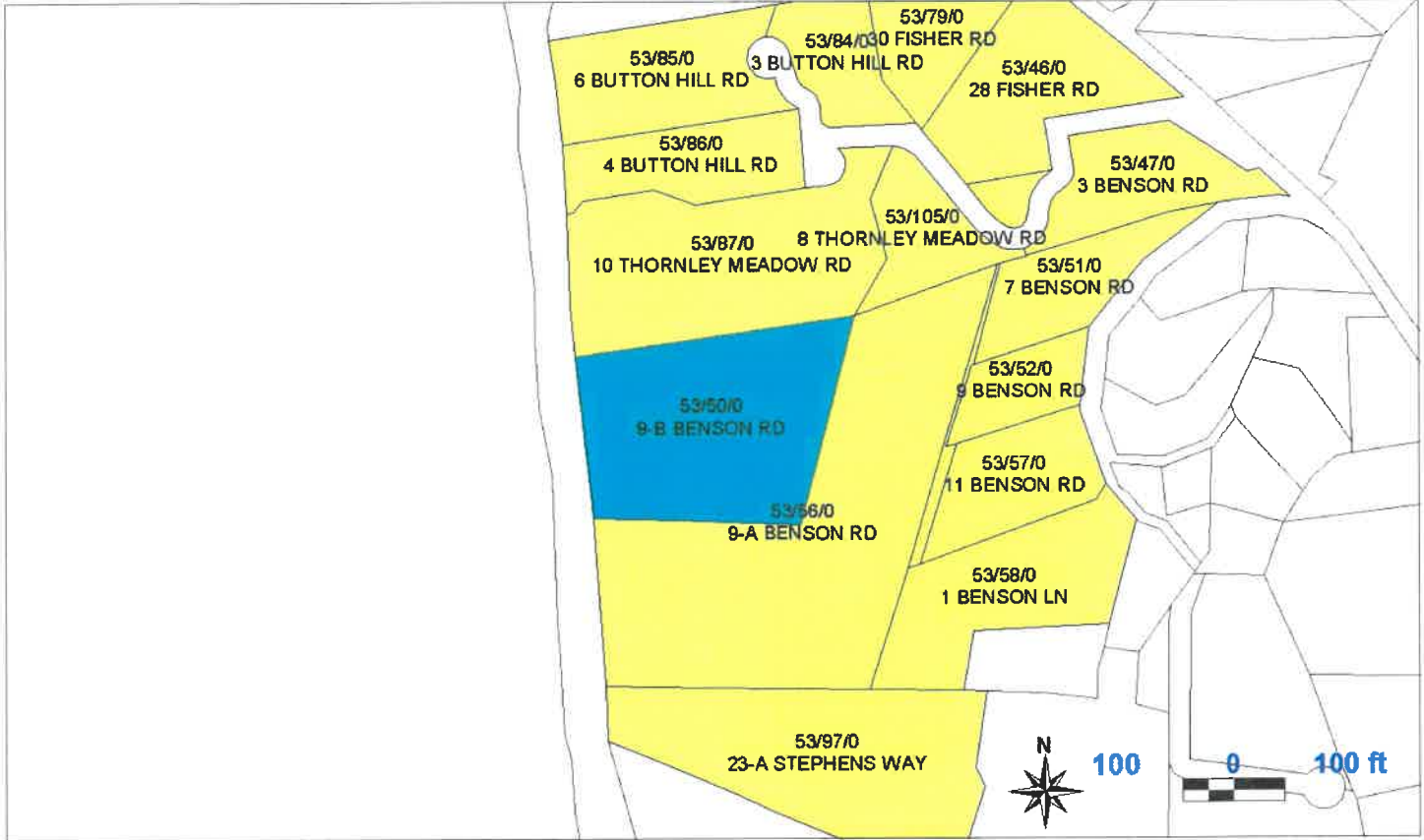
The current owner is Fisher Road Realty Trust, Willie J. & Gloria J. Cater, Trustees.

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

Certified by:

Olga Farrell  
Assessing Clerk

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3191	53-46-0-R	SCHIMEL REALTY TRUST TRS: SCHIMEL DAVID & ELIZABETH	28 FISHER RD	C/O PHYLLIS SCHIMEL 34 N 7th ST, APT 9G	BROOKLYN	NY	11249
3192	53-47-0-R	THORNLEY JOHN M & NANCY O C/O JOHN M THORNLEY LIVING TR	3 BENSON RD	PO BOX 23	TRURO	MA	02666
3195	53-51-0-R	CLARK LUCY P	7 BENSON RD	1217 E ST SE	WASHINGTON	DC	20003
3196	53-52-0-R	LOFFREDO STEPHEN & HERSHKOFF HELEN	9 BENSON RD	242 WEST 12TH ST	NEW YORK	NY	10014
3200	53-56-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	9-A BENSON RD	PO BOX 327	NO TRURO	MA	02652-0327
3201	53-57-0-R	11 BENSON ROAD LLC ACCTG: LAURA GERBERICK	11 BENSON RD	KEYS & SIMPKINSON 8280 MONTGOMERY RD, SUITE 102	CINCINNATI	OH	45236
3202	53-58-0-R	MUELLER TRURO REALTY TRUST MUELLER PHILIP P III ETAL -TRS	1 BENSON LN	171 WIG HILL RD	HADDAM	CT	06438
3220	53-79-0-R	EHRENREICH PAUL & RIKER ELLEN	30 FISHER RD	7400 BARRA DR	BETHESDA	MD	20817
3225	53-84-0-R	AVERBACK MARIAN E & ROBERT S	3 BUTTON HILL RD	601 ELIOT DR	URBANA	IL	61801
3226	53-85-0-R	COLLINS WILLIAM B & COLLINS FELICE IRVINE-	6 BUTTON HILL RD	197 STERLING RD	PRINCETON	MA	01541
3227	53-86-0-R	DUBINSKY JOHN P & YVETTE D	4 BUTTON HILL RD	625 S SKINKER BLVD APT 1503	ST LOUIS	MO	63105-2345
3228	53-87-0-R	TIMSNECK LLC c/o LUCIA LETENDRE	10 THORNLEY MEADOW RD	36 HOLLY WOODS RD	MATTAPOISETT	MA	02739
3229	53-88-0-R	THORNLEY ANN BLAIR-	9 THORNLEY MEADOW RD	3510 PERSHING AVE	SAN DIEGO	CA	92104-3874
3230	53-89-0-R	CABOT-CLARK-FOX REAL EST TRUST TRS: CABOT SUSAN B ET AL	0 BENSON RD	1217 E ST. SE	WASHINGTON	DC	20003
3235	53-97-0-R	SHAMBLES REALTY TRUST TRS: CALLANDER NANCY F ET AL	23-A STEPHENS WAY	3043 HARTWICKE DRIVE	FITCHBURG	WI	53711

*TWR 8/1/2023*

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7367	53-105-0-R	TIMSNECK LLC c/o LUCIA LETENDRE	8 THORNLEY MEADOW RD	36 HOLLY WOODS RD	MATTAPOISETT	MA	02739

*ow 28/1/2023*



<p>53-46-0-R</p> <p>SCHIMEL REALTY TRUST            TRS: SCHIMEL DAVID &amp; ELIZABETH            C/O PHYLLIS SCHIMEL            34 N 7th ST, APT 9G            BROOKLYN, NY 11249</p>	<p>53-47-0-R</p> <p>THORNLEY JOHN M &amp; NANCY O            C/O JOHN M THORNLEY LIVING TR            PO BOX 23            TRURO, MA 02666</p>	<p>53-51-0-R</p> <p>CLARK LUCY P            1217 E ST SE            WASHINGTON, DC 20003</p>
<p>53-52-0-R</p> <p>LOFFREDO STEPHEN &amp;            HERSHKOFF HELEN            242 WEST 12TH ST            NEW YORK, NY 10014</p>	<p>53-56-0-E</p> <p>TRURO CONSERVATION TRUST            TRS: BETSEY BROWN ET AL            PO BOX 327            NO TRURO, MA 02652-0327</p>	<p>53-57-0-R</p> <p>11 BENSON ROAD LLC            ACCTG: LAURA GERBERICK            KEYS &amp; SIMPKINSON            8280 MONTGOMERY RD, SUITE 102            CINCINNATI, OH 45236</p>
<p>53-58-0-R</p> <p>MUELLER TRURO REALTY TRUST            MUELLER PHILIP P III ETAL -TRS            171 WIG HILL RD            HADDAM, CT 06438</p>	<p>53-79-0-R</p> <p>EHRENREICH PAUL &amp; RIKER ELLEN            7400 BARRA DR            BETHESDA, MD 20817</p>	<p>53-84-0-R</p> <p>AVERBACK MARIAN E &amp; ROBERT S            601 ELIOT DR            URBANA, IL 61801</p>
<p>53-85-0-R</p> <p>COLLINS WILLIAM B &amp;            COLLINS FELICE IRVINE-            197 STERLING RD            PRINCETON, MA 01541</p>	<p>53-86-0-R</p> <p>DUBINSKY JOHN P &amp; YVETTE D            625 S SKINKER BLVD APT 1503            ST LOUIS, MO 63105-2345</p>	<p>53-87-0-R</p> <p>TIMSNECK LLC            c/o LUCIA LETENDRE            36 HOLLY WOODS RD            MATTAPOISETT, MA 02739</p>
<p>53-88-0-R</p> <p>THORNLEY ANN BLAIR-            3510 PERSHING AVE            SAN DIEGO, CA 92104-3874</p>	<p>53-89-0-R</p> <p>CABOT-CLARK-FOX REAL EST TRUST            TRS: CABOT SUSAN B ET AL            1217 E ST. SE            WASHINGTON, DC 20003</p>	<p>53-97-0-R</p> <p>SHAMBLES REALTY TRUST            TRS: CALLANDER NANCY F ET AL            3043 HARTWICKE DRIVE            FITCHBURG, WI 53711</p>
<p>53-105-0-R</p> <p>TIMSNECK LLC            c/o LUCIA LETENDRE            36 HOLLY WOODS RD            MATTAPOISETT, MA 02739</p>		

**PLN 23-**

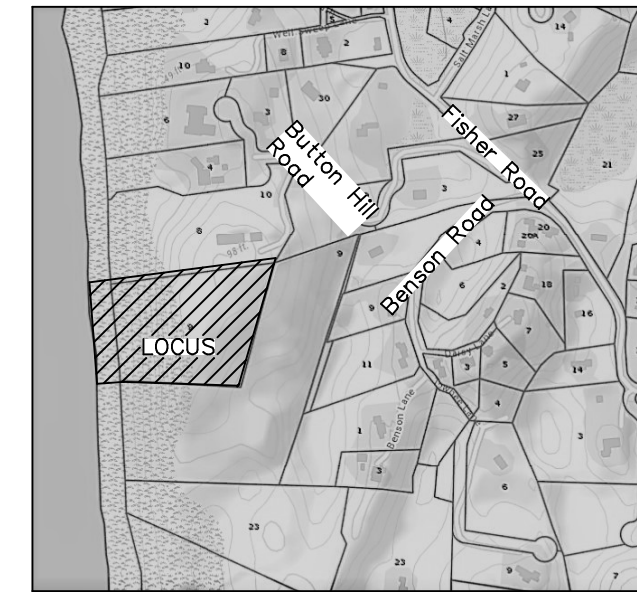
Fisher Road Realty Trust, Gloria J. Cater and Willie J. Cater, trustees, for property located at 9B Benson Road (Atlas Map 53, Parcel 50-0, Barnstable County Registry of Deeds Book 22682 and Page 84). Applicant seeks Approval of a Preliminary Subdivision Plan, a 2 lot subdivision; for property located in the Residential Zoning District.

Plan Note:  
 1) No Lots may be conveyed and no building permits shall be issued by the Town of Truro until all applicable requirements of the rules and Regulations Governing the Subdivision of Land have been met.  
 2) All utilities shall be underground.  
 3) Zoning District = Residential  
 4) Owner: Fisher Road Realty Trust  
 559 Chestnut Hill Avenue  
 Brook line MA 02146  
 5) Concrete bounds to be set as required by the Truro Planning Board.  
 6) There are not any ancient ways or historic walls to be identified on this plan

**Preliminary Approval  
 Truro Planning Board**

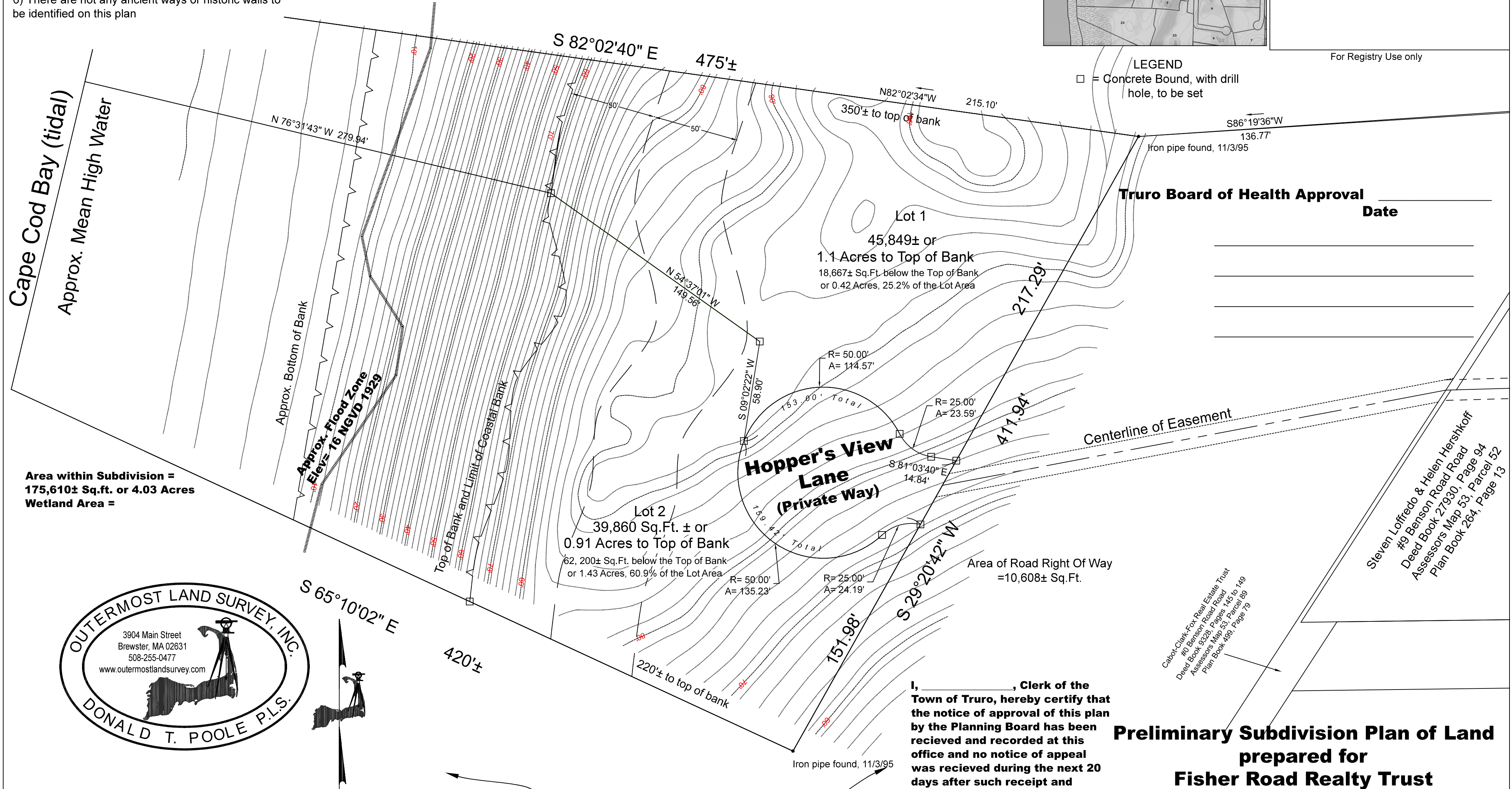
**Application Date**      **Date Approved**


Timsneck LLC  
 #10 Thornley Meadow Road  
 Deed Book 30529 Page 134  
 Assessors Map 53, Parcel 87  
 Lot 4C Plan Book 617, Page 20



For Registry Use only

**LEGEND**  
 □ = Concrete Bound, with drill hole, to be set



Area within Subdivision =  
 175,610± Sq.ft. or 4.03 Acres  
 Wetland Area =



Truro Conservation Trust  
 #9-A Benson Road  
 Deed Book 21988, Page 71  
 Assessors map 53, Parcel 56

I, \_\_\_\_\_, Clerk of the  
 Town of Truro, hereby certify that  
 the notice of approval of this plan  
 by the Planning Board has been  
 received and recorded at this  
 office and no notice of appeal  
 was received during the next 20  
 days after such receipt and  
 reording of said notice.

Truro Town Clerk



**Truro Board of Health Approval** \_\_\_\_\_  
**Date** \_\_\_\_\_



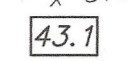
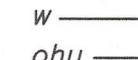
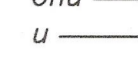
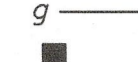
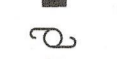


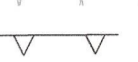




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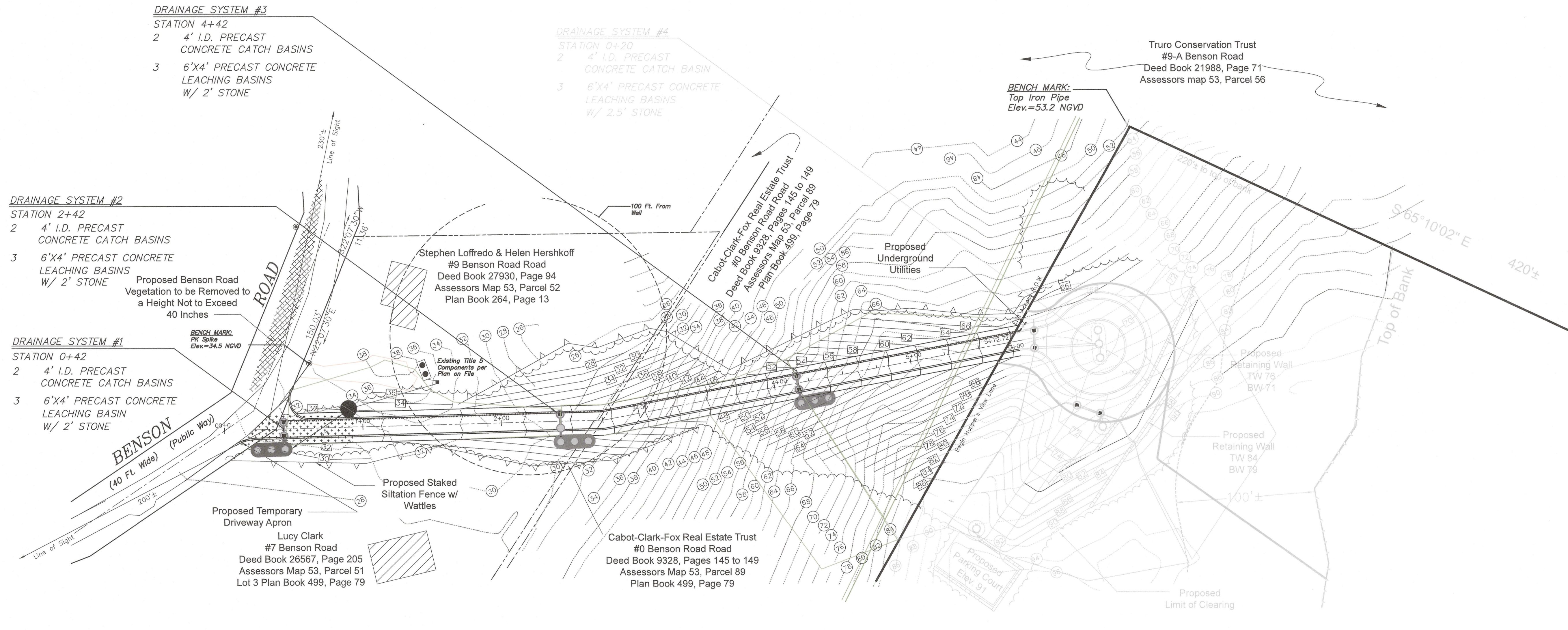
Steven Loffredo & Helen Hershkoff  
 #9 Benson Road Road  
 Deed Book 27930 Page 94  
 Assessors Map 53, Parcel 94  
 Plan Book 264, Page 13

Cabot Clark-Fox Real Estate Trust  
 #0 Benson Road Road  
 Deed Book 929 Page 146 to 149  
 Assessors Map 53, Parcel 89  
 Plan Book 459, Page 79

**Preliminary Subdivision Plan of Land  
 prepared for  
 Fisher Road Realty Trust  
 Deed Book 22682, Page 84  
 Assessors Map 53, Parcel 50  
 Truro, MA  
 June 6, 2023 Scale 1"=40'  
 ols#155-1**

**LEGEND**

-  Existing Contour
-  Proposed Contour
-  Existing Spot Grade
-  Proposed Spot Grade
-  Water Service
-  Overhead Utility Line(s)
-  Underground Utility Line(s)
-  Gas Line
-  Concrete Bound (CB)
-  Utility Pole
-  Catch Basin
-  Fire Hydrant
-  Limit of Clearing
-  Staked Siltation Fence



PLAN VIEW  
**ACCESS RIGHT OF WAY IMPROVEMENTS**  
 SCALE: HORIZONTAL 1"=40'



**ACCESS RIGHT OF WAY  
 CONSTRUCTION  
 PLAN**  
 Prepared For  
**DOCTOR WILLIE J.  
 and GLORIA J. CATER**

**OUTERMOST LAND SURVEY, INC.**  
 3904 Main Street, Brewster, MA 02631  
 Tel.: (508) 255-0477; Fax.: (508) 255-0577

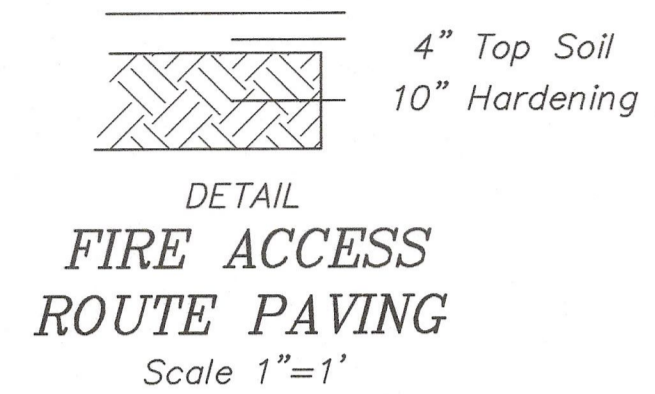
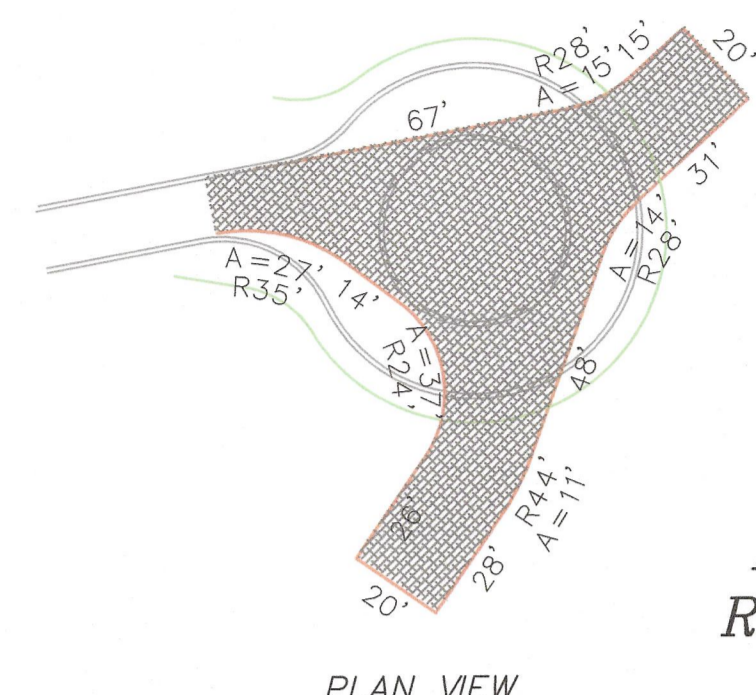
**CLARK ENGINEERING LLC**  
 156 Crowell Road Suite B, Chatham, MA. 02633  
 Tel.: (508) 945-5454; Fax.: (508) 945-5458

Rev. #	Description of Revision	Date

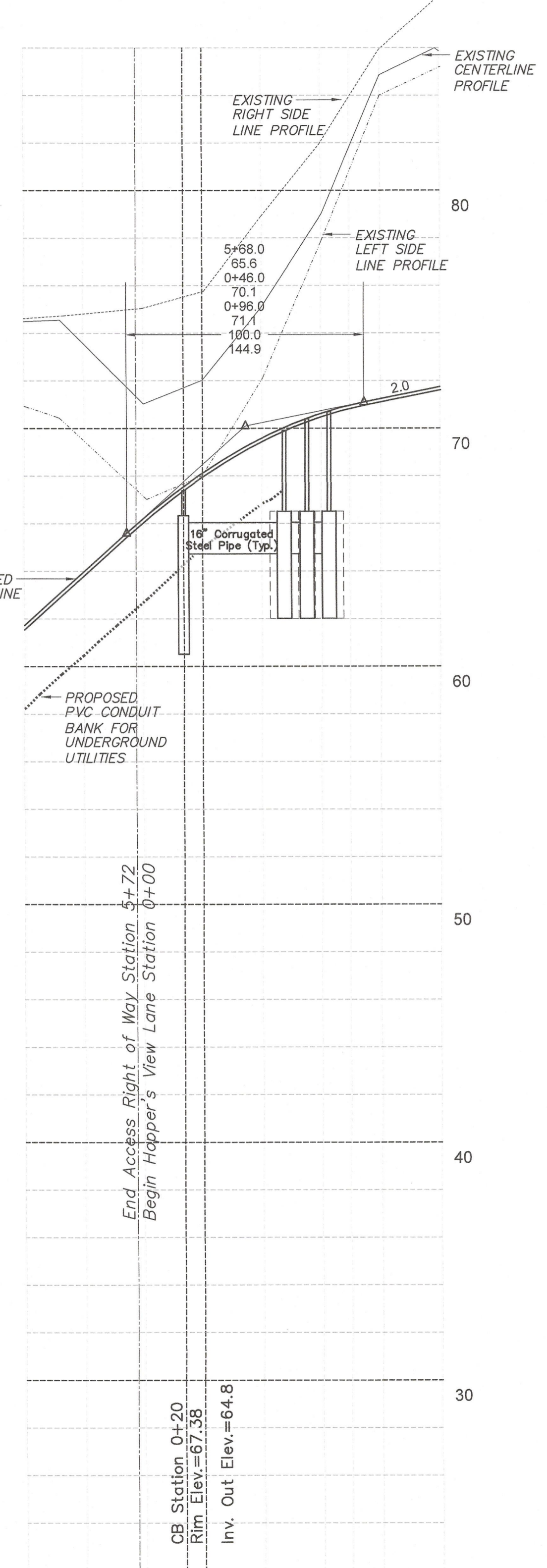
Date: 07-14-2023 Drawing No.: 0802010D  
 Scale: SEE PLAN Sheet No.: 2 of 5

**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Concrete Bound (CB)
- Utility Pole
- Catch Basin
- Fire Hydrant
- Limit of Clearing
- Staked Siltation Fence

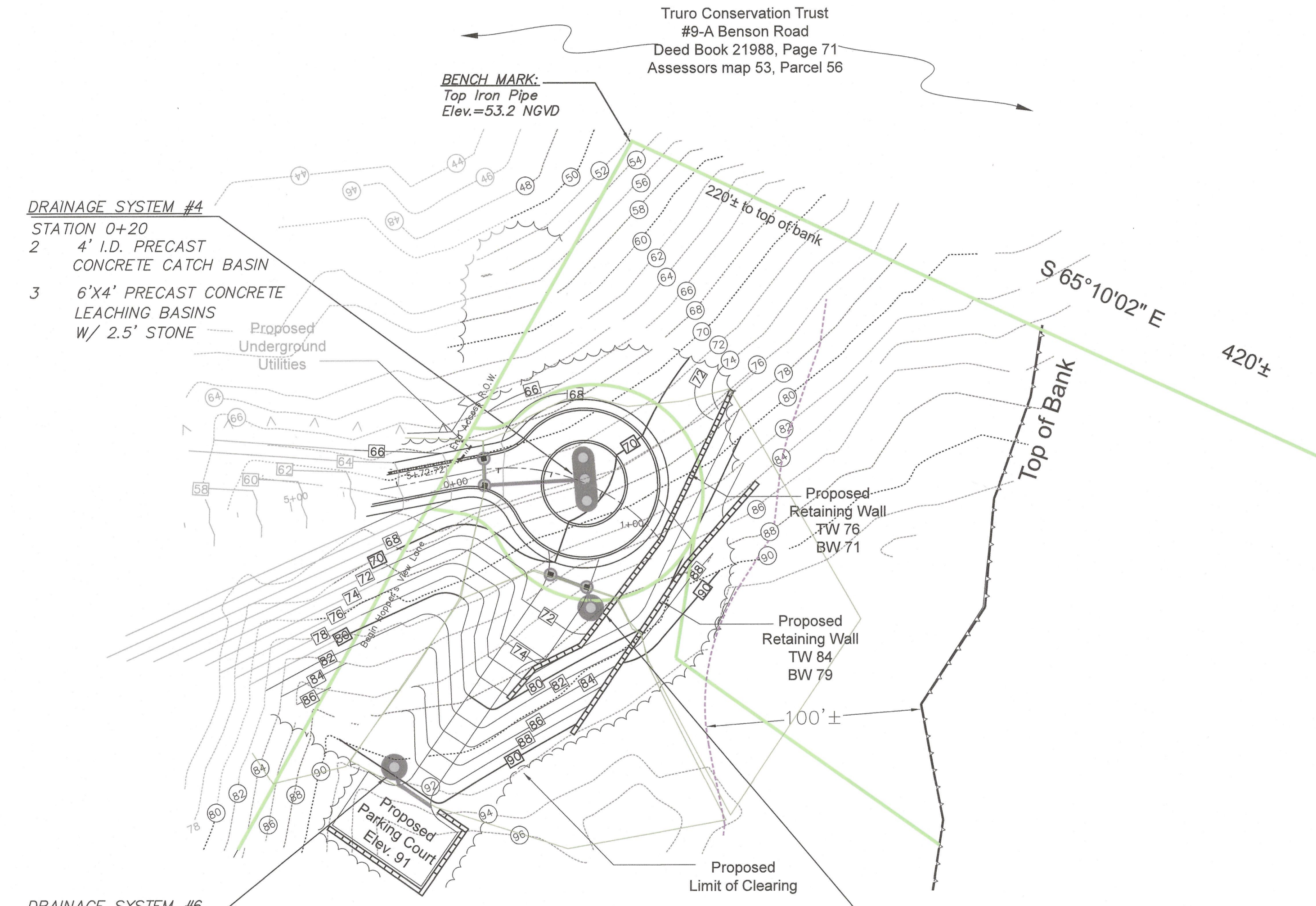


**FIRE ACCESS ROUTE**  
SCALE: HORIZONTAL 1"=40'



74.5	61.73	73.6	63.91	71.0	66.21	72.0	68.12	75.1	69.58	78.0	84.9	71.25
5+25	5+50	0+03	0+28	0+53	0+78	1+03	1+28					

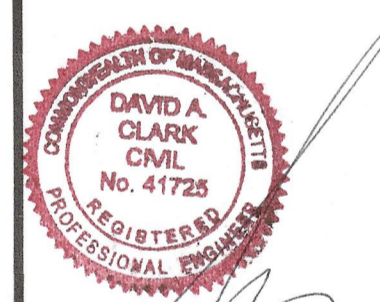
**HOPPER'S VIEW LANE**  
SCALE: HORIZONTAL 1"=40'  
VERTICAL 1"=4'



**HOPPER'S VIEW LANE**  
SCALE: HORIZONTAL 1"=40'



- DRAINAGE SYSTEM #5**
- 1 6'X6' PRECAST CONCRETE LEACHING BASIN W/ 2.0' STONE
  - 2 4' I.D. PRECAST CONCRETE CATCH BASIN



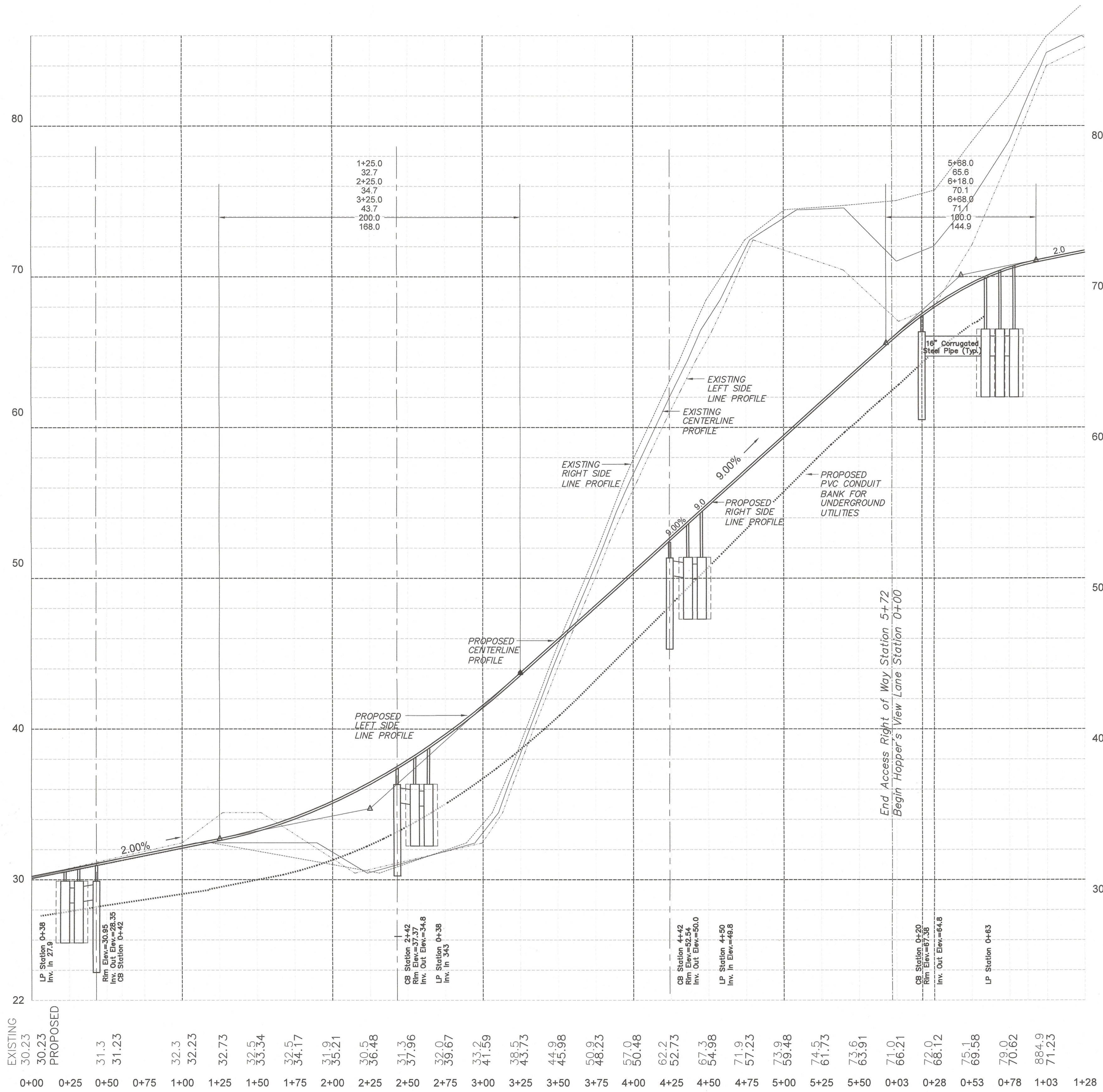
**HOPPER'S VIEW LANE  
PLAN AND PROFILE**  
Prepared For  
**DOCTOR WILLIE J.  
and GLORIA J. CATER**

**OUTERMOST LAND SURVEY, INC.**  
3904 Main Street, Brewster, MA 02631  
Tel.: (508) 255-0477; Fax.: (508) 255-0577

**CLARK ENGINEERING LLC**  
156 Crowell Road Suite B, Chatham, MA 02633  
Tel.: (508) 945-5454; Fax.: (508) 945-5458

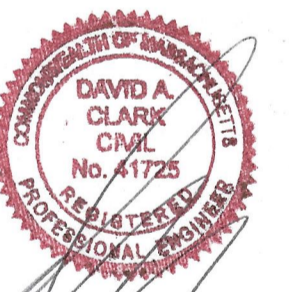
Rev. #	Description of Revision	Date

Date: 07-14-2023 Drawing No.: 0802010D  
Scale: SEE PLAN Sheet No.: 3 of 5



**HOPPER'S VIEW LANE**

SCALE: HORIZONTAL 1"=40'  
VERTICAL 1"=4'



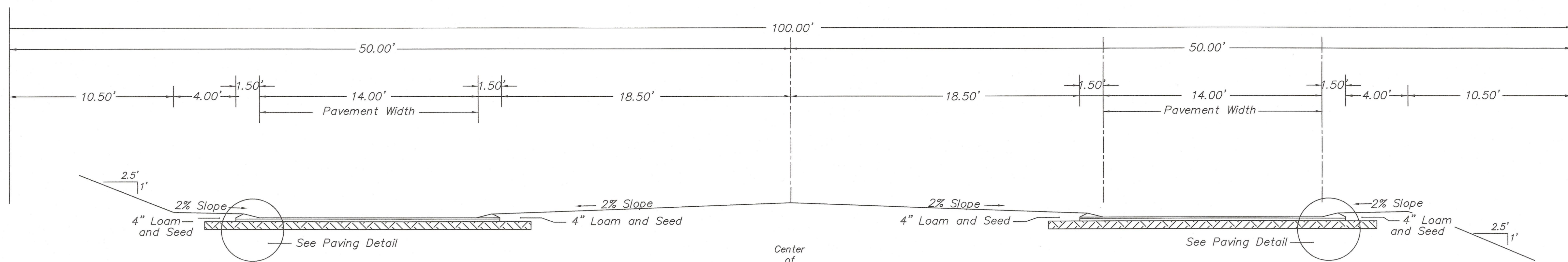
**ACCESS RIGHT OF WAY  
PROFILE  
PLAN**  
Prepared For  
**DOCTOR WILLIE J.  
and GLORIA J. CATER**

**OUTERMOST LAND SURVEY, INC.**  
3904 Main Street, Brewster, MA 02631  
Tel.: (508) 255-0477; Fax.: (508) 255-0577

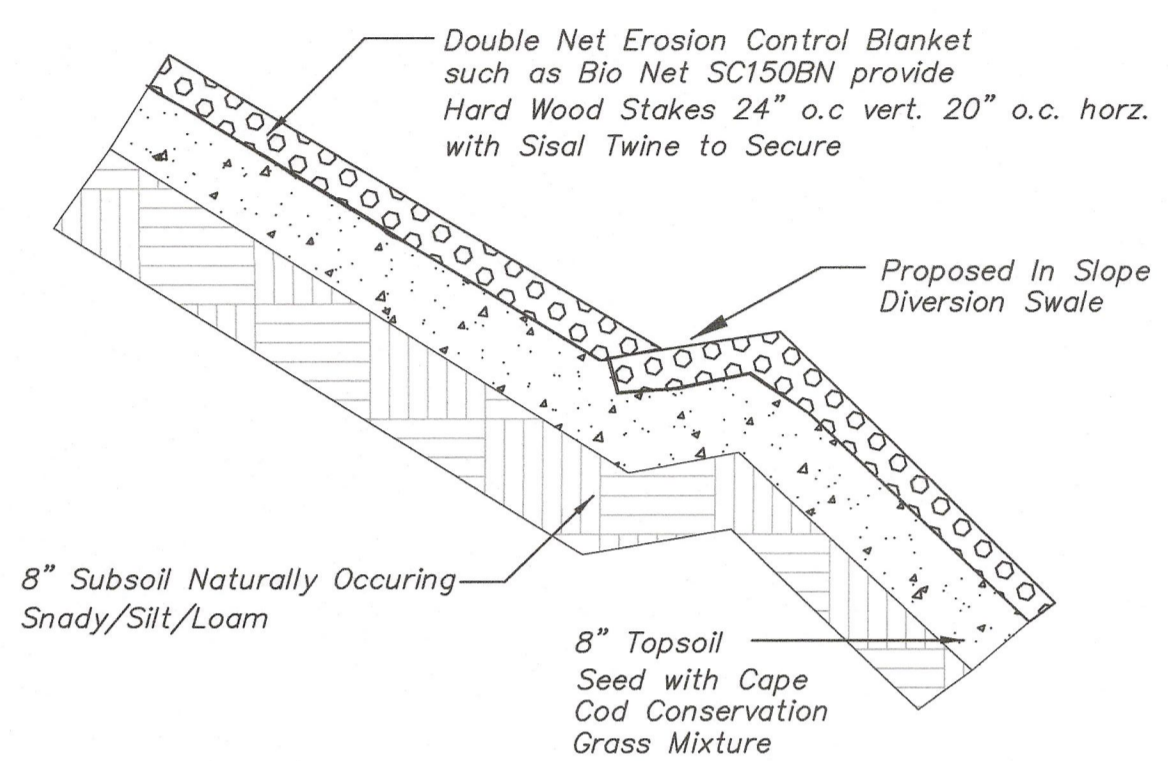
**CLARK ENGINEERING LLC**  
156 Crowell Road Suite B, Chatham, MA. 02633  
Tel.: (508) 945-5454; Fax.: (508) 945-5458

Rev. #	Description of Revision	Date

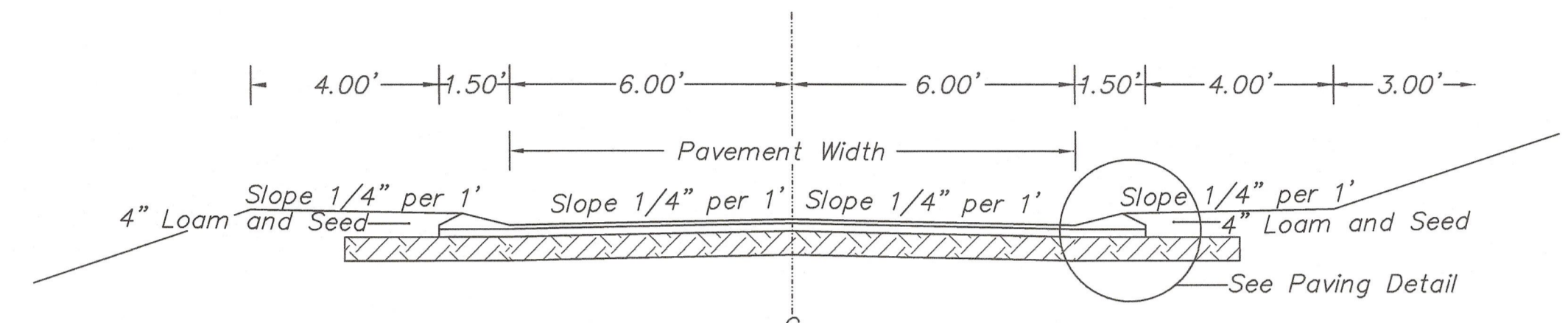
Date: 07-14-2023  
Scale: SEE PLAN  
Drawing No.: 0802010D  
Sheet No.: 4 of 5



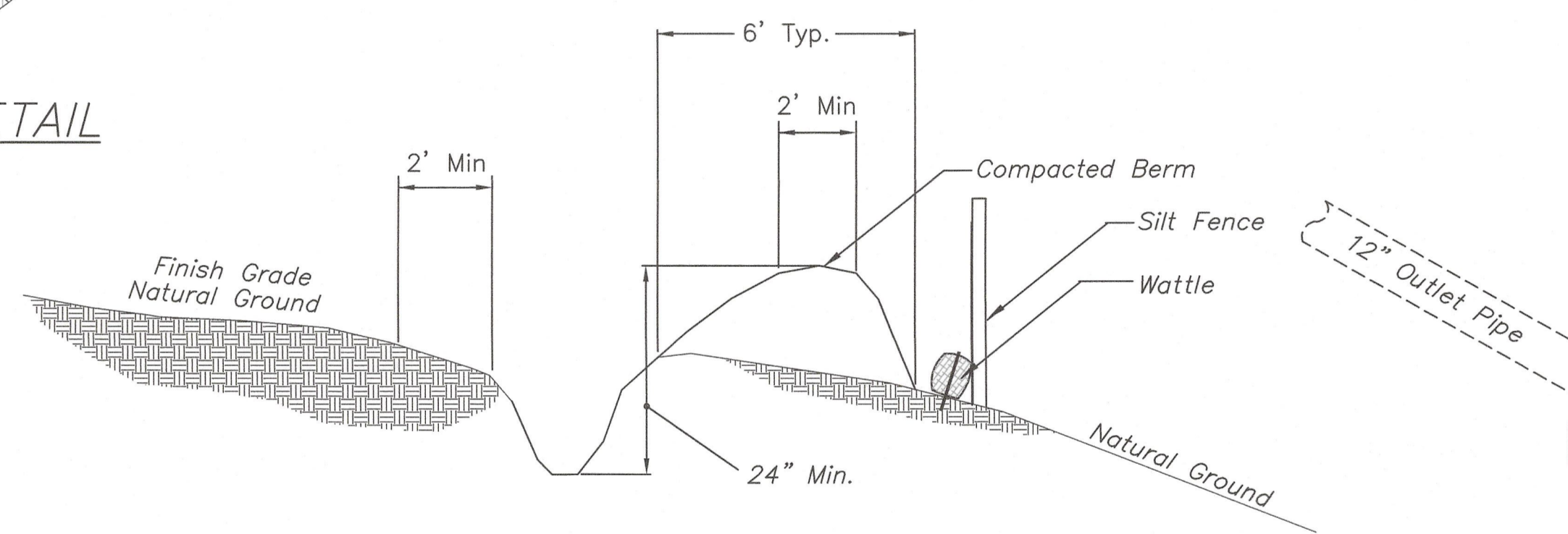
Center of Layout  
CROSS-SECTION  
**TURN-AROUND  
HOPPER'S VIEW LANE**  
Scale 1"=4'



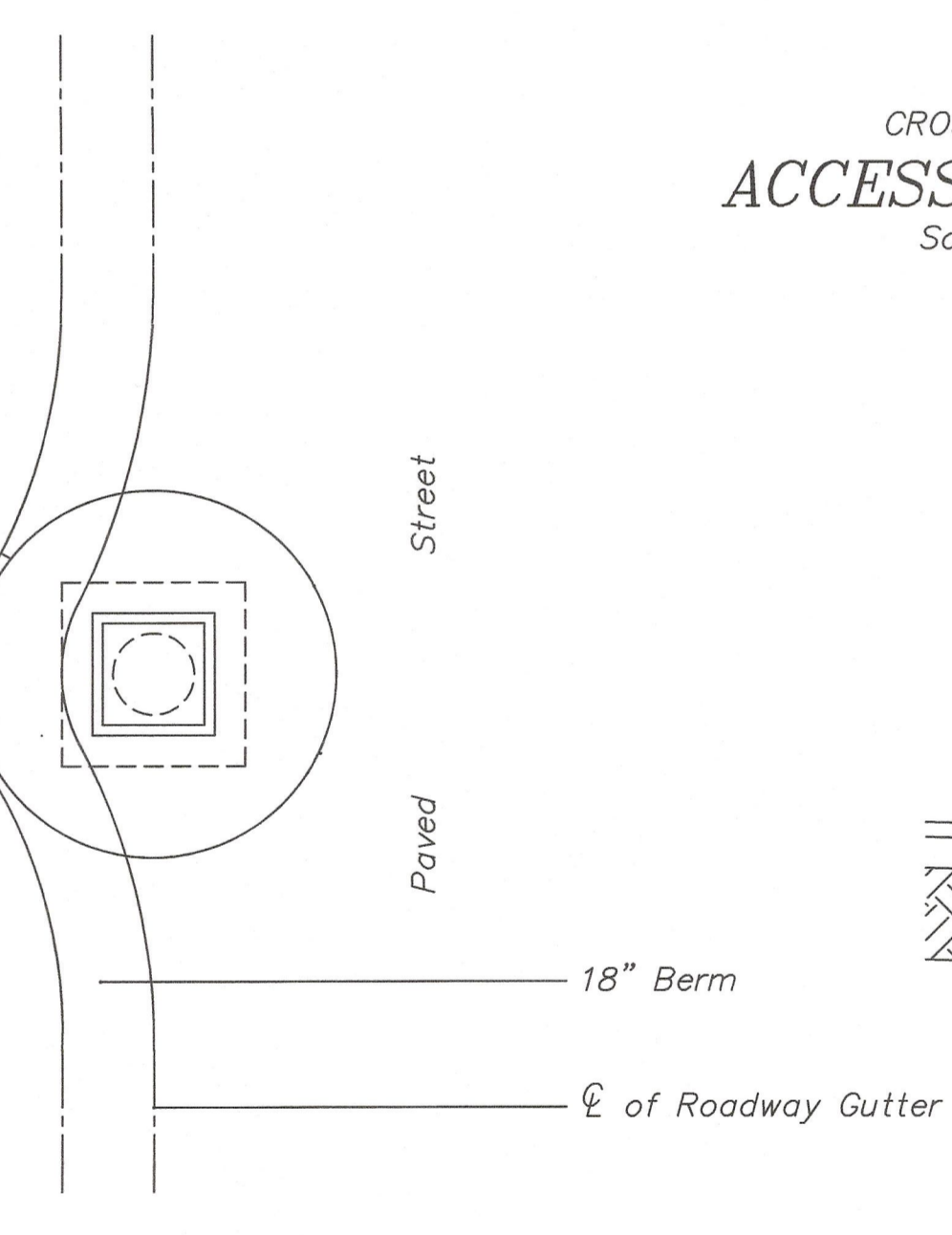
**SLOPE STABILIZATION DETAIL**  
Not to Scale



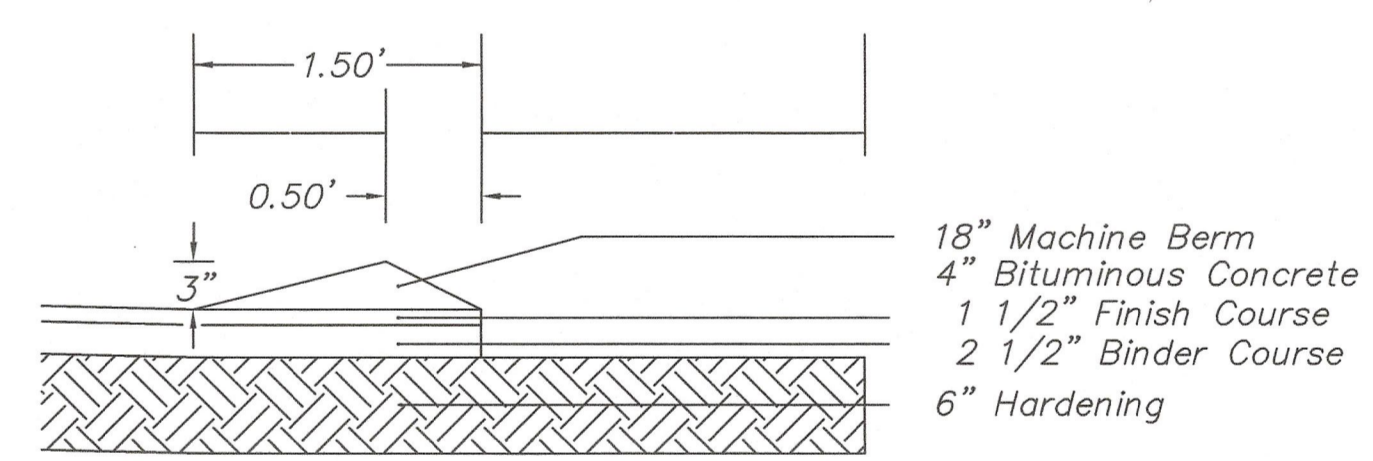
CROSS-SECTION  
**ACCESS ROADWAY**  
Scale 1"=3'



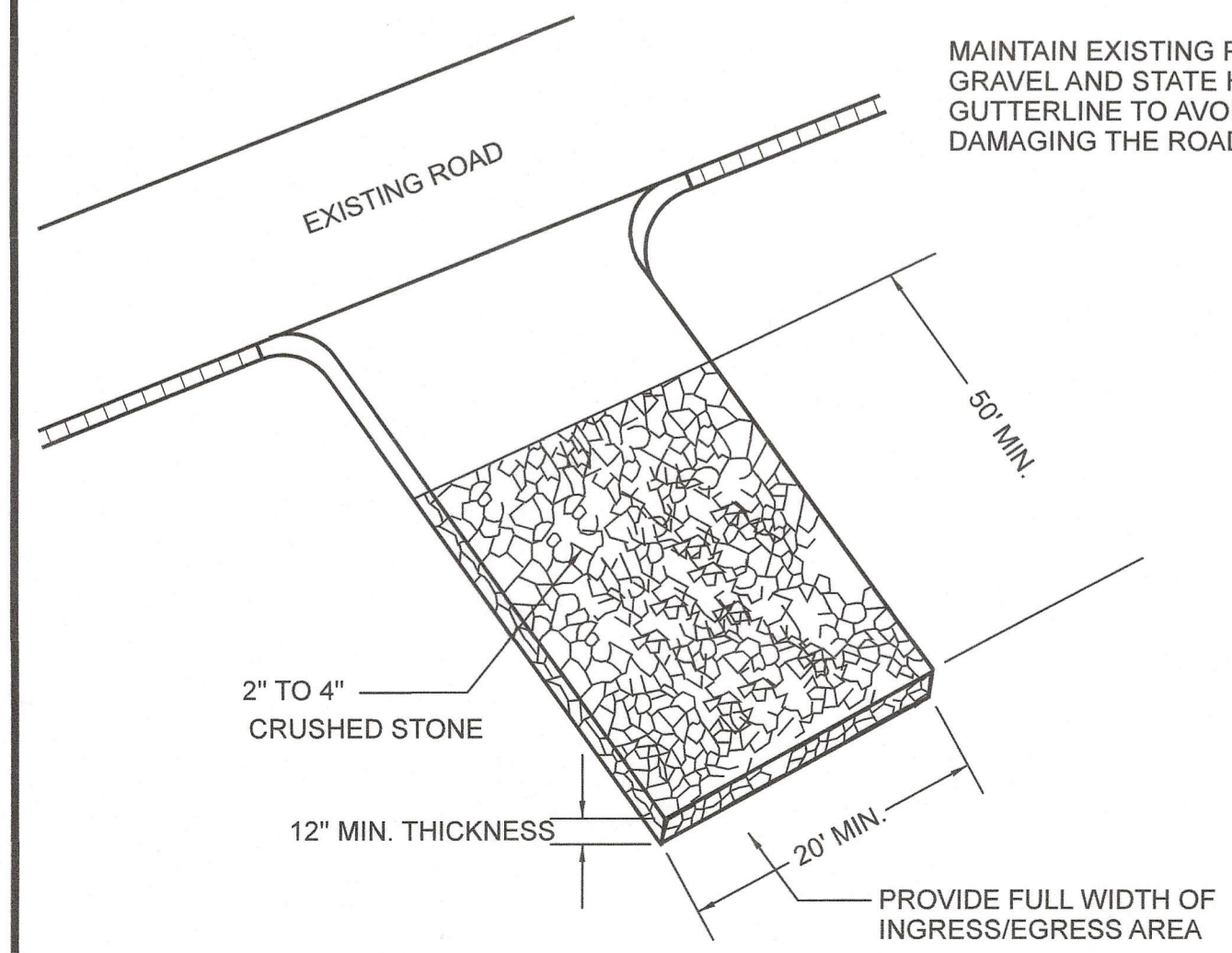
DETAIL  
**SILTFENCE/BERM**  
NOT TO SCALE



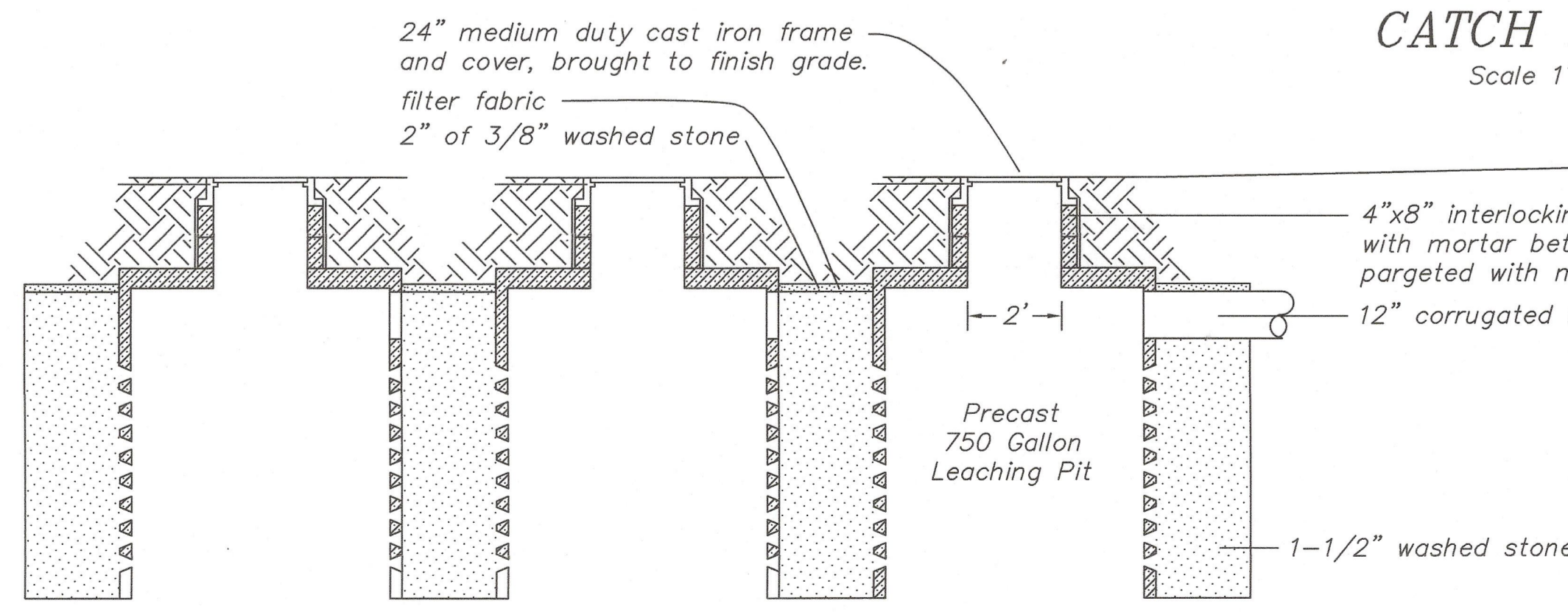
PLAN VIEW  
**CATCH BASIN**  
Scale 1"=3'



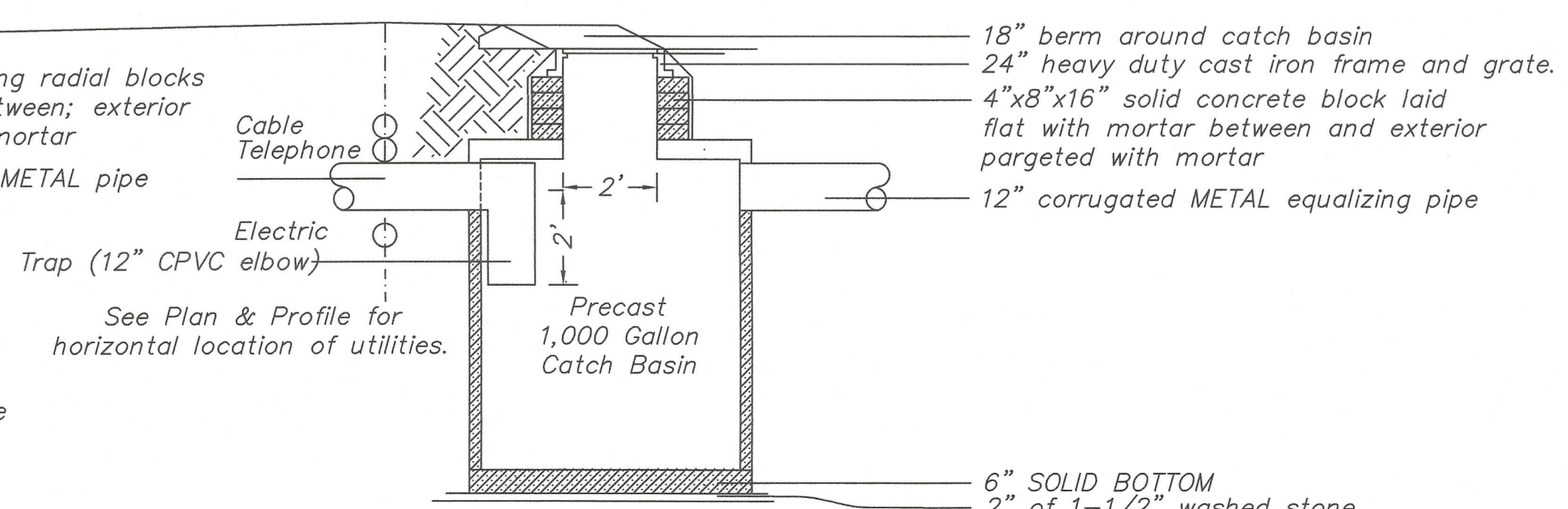
DETAIL  
**PAVING**  
Scale 1"=1'



DETAIL  
**TEMPORARY  
CONSTRUCTION APRON**  
Not To Scale



CROSS-SECTION  
**LEACHING PIT**  
Not To Scale



CROSS-SECTION  
**CATCH BASIN**  
Scale 1"=3'



**PAVING AND DRAINAGE  
DETAILS**

Prepared For  
**DOCTOR WILLIE J.  
and GLORIA J. CATER**

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