

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

October 21, 2022

Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
P.O. Box 2012
Truro, MA 02666

Via hand delivery

Re: New ZBA special permit application /
8 Stick Bridge Road (Assessor's Parcel ID 54-89)

Dear Ms. Fullerton:

On behalf of owners Rober Christopher Anderson and Loic Rossignon, please find enclosed for filing with the Board of Appeals one original and nine copies of a new special permit application for the property at 8 Stick Bridge Road. I have also enclosed payment in the amount of \$200.00 for the filing fee.

Thank you as always for your assistance. I remain –

Very truly yours,



Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Alison Alessi
Barbara Carboni
Brian Carlstrom
Annie Gilson
David Lyttle
Lauren McKean
Elizabeth Sturdy



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 October 21, 2022

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 30.3.1.A.2 of the Truro Zoning Bylaw concerning *(describe)* special permit to exceed by-right Seashore District Total Gross Floor Area.

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)* Addition to existing dwelling, removal of 2nd dwelling and construction garage / studio on non-conforming lot.

Property Address 8 Stick Bridge Road Map(s) and Parcel(s) 54-89

Registry of Deeds title reference: Book 31230, Page 33, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Robert Christopher Anderson and Loic Rossignon

Applicant's Legal Mailing Address 225 Commercial Street, Provincetown, MA 02657

Applicant's Phone(s), Fax and Email (508) 246-6225; robert.christopher.anderson@gmail.com; loicmarcross@gmail.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 _____

Representative's Name and Address Benjamin E. Zehnder 62 Route 6A, Suite B, Orleans, MA 02653

Representative's Phone(s), Fax and Email (508) 255-7766; bzehnder@zehnderllc.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)

Benjamin E. Zehnder Robert Christopher Anderson and Loic Rossignon
Applicant(s)/Representative *Printed* Name(s) Owner(s) *Printed* Name(s) or written permission

[Signature] [Signature]
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

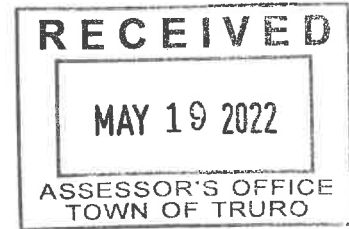


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: May 16, 2022

NAME OF APPLICANT: Robert Christopher Anderson and Loic Rossignon

NAME OF AGENT (if any): Benjamin E. Zehnder

MAILING ADDRESS: 62 Route 6A, Suite B, Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-7766 EMAIL bzehnder@zehnderllc.com

PROPERTY LOCATION: 8 Stick Bridge Road (street address)

PROPERTY IDENTIFICATION NUMBER: MAP 54 PARCEL 89 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 checked="" 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 | |

Other Historical Review (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: 5/19/2022 Date completed: 5/19/2022
List completed by: J. Farrell Date paid: 5/19/2022 Cash/Check # 1114

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: May 19, 2022

To: Benjamin WE. Zehnder, Agent for Robert Christopher Anderson
and Loic Rossignon

From: Assessors Department

Certified Abutters List: 8 Stick Bridge Road (Map 54, Parcel 89)

ZBA/ Special Permit

Attached is a combined list of abutters for the property located at 8 Stick Bridge Road.

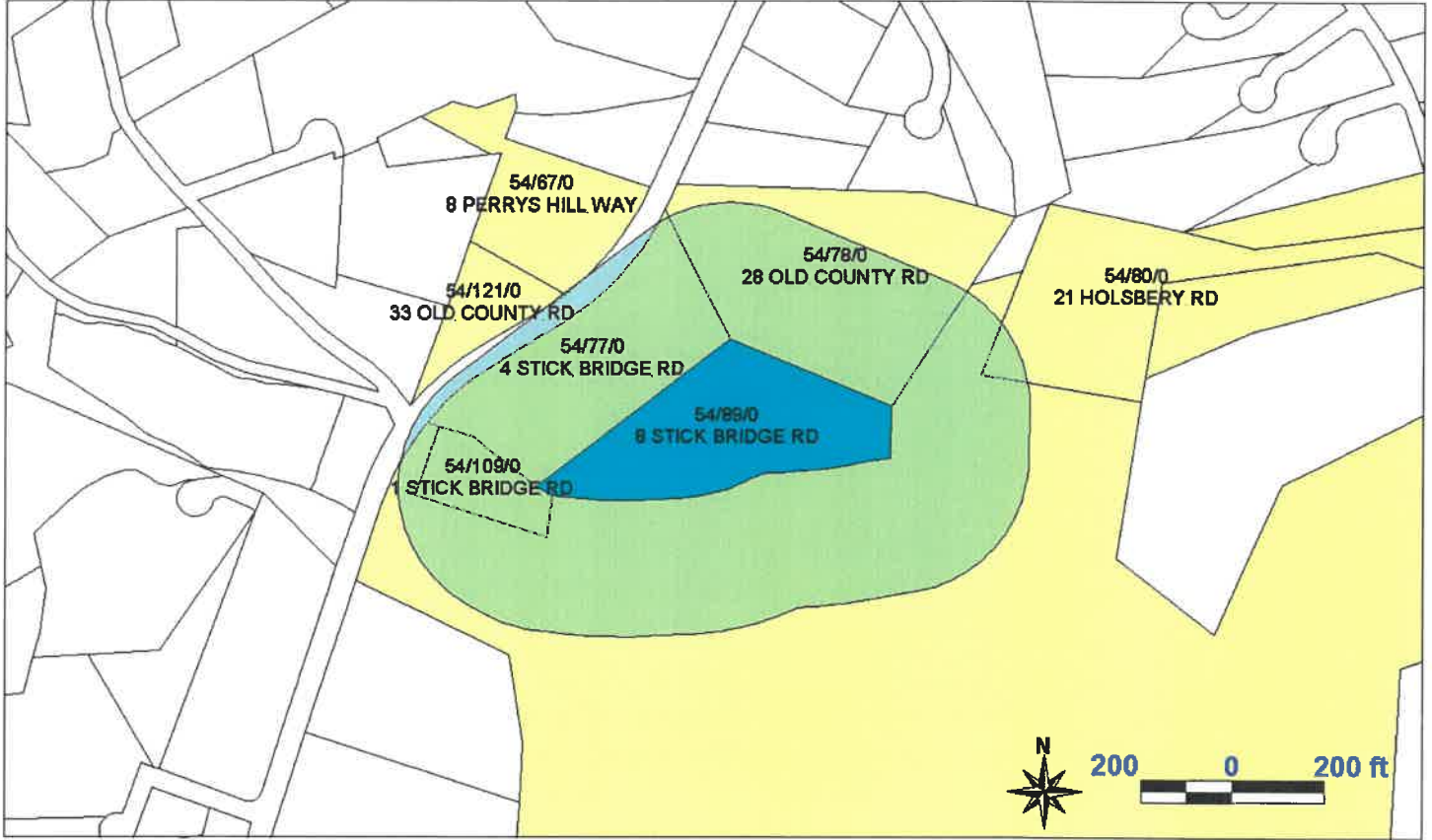
The current owners are Robert Christopher Anderson and Loic Rossignon.

The names and addresses of the abutters are as of May 13, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

Abutters List Within 300 feet of Parcel 54/89/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3300	54-67-0-R	FRANK MARGARET G IRREV TR 2012 TRS: FRANK JEREMIAH D	8 PERRYS HILL WAY	23 CLEVELAND ST #2	ARLINGTON	MA	02474
3308	54-77-0-R	BLAKE SARAH I & WEINER JOSHUA	4 STICK BRIDGE RD	2808 CATHEDRAL ST	WASHINGTON	DC	20008
3309	54-78-0-R	SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A.	28 OLD COUNTY RD	PO BOX 530	TRURO	MA	02666
3311	54-80-0-R	IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18	21 HOLSBERY RD	TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD	WYCKOFF	NJ	07481
3320	54-89-0-R	ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC	8 STICK BRIDGE RD	225 COMMERCIAL ST	PROVINCETOWN	MA	02657
5567	54-109-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	1 STICK BRIDGE RD	PO BOX 327	NO TRURO	MA	02652-0327
7368	54-121-0-R	HAIDLE ANDREW & BALSUS EMILY	33 OLD COUNTY RD	23 VILLAGE ST	SOMERVILLE	MA	02143

Handwritten signature
 5/19/2022

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

54-67-0-R

FRANK MARGARET G IRREV TR 2012
TRS: FRANK JEREMIAH D
23 CLEVELAND ST #2
ARLINGTON, MA 02474

54-77-0-R

BLAKE SARAH I & WEINER JOSHUA
2808 CATHEDRAL ST
WASHINGTON, DC 20008

54-78-0-R

SHENK GEOFFREY C, SHENK NOAH E &
SHENK EHREN G.A.
PO BOX 530
TRURO, MA 02666

54-80-0-R

IRWIN R REIN & MARSHA L REIN
2018 LIVING TRST DTD 7/16/18
TRS: MARSHA L & IRWIN R REIN
424 CARLTON RD
WYCKOFF, NJ 07481

54-89-0-R

ANDERSON ROBERT CHRISTOPHER &
ROSSIGNON LOIC
225 COMMERCIAL ST
PROVINCETOWN, MA 02657

54-109-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

54-121-0-R

HAIDLE ANDREW & BALSUS EMILY
23 VILLAGE ST
SOMERVILLE, MA 02143

Key: 3320

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.420

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657										54-89-0				8 STICK BRIDGE RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
ANDERSON ROBERT CHRISTOPH										04/27/2018	V	850,000	31230-33				
TUDOR LYNNE RAE GROVES-										05/16/2003	J	100,000	16928-209+				
TUDOR LYNNE R GROVES- &										08/04/1978	J		2760-047+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-281	10/05/2020	8	BARN	95,000	01/11/2021	LG	90	90
20-270	09/30/2020	5	DEMO	4,000	01/11/2021	LG	100	100
19-070	03/11/2019	4	REHAB	6,000	11/27/2019	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	431,840	1.00	1	1.00	SR2	1.60	334,680
300	A	2.885	16	1.00	1	32,960	1.00	1	1.00	SR2	1.60	95,090

DETACHED

TOTAL	3.660 Acres				ZONING	NSD	FRNT	39			ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE				N	FY11 - SHF'S WERE CBN'S NOW IN DISUSE & USED AS SHF'S; ST1 CHGD TO BLDG#2+CLASS CHG TO				LAND	429,800	429,800	
Infl1	NO ADJ				O	109(BUT CODE 200 NEVER ADDED PER				BUILDING	292,400	266,900	
Infl2	NO ADJ				T	FY11REVAL+DOR SPECS.FY12 ACRG INCR PER 2010 PLAN.				DETACHED	42,500	3,100	
					E					OTHER	103,300	89,900	
										TOTAL	868,000	789,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12		96	14.91	1,100
SHF	A	1.00	A 0.75 5*6		30	15.54	300
BB2	E	1.80	E 1.00 24*33*13*27	2020	1,143	36.00	41,100

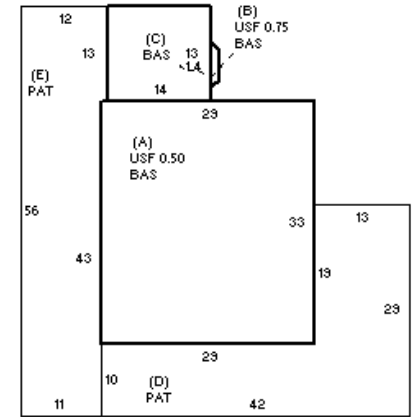
PHOTO 11/27/2019



BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1781	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,788
NET AREA	1,759	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,144	1781	235.18	269,049		
\$NLA(RCN)	\$241	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	615	1781	183.23	112,684		
				ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	1,296		10.16	13,162		
				ROOF COVER	2	WOOD SHINGLES	1.01		F11	O	FPL 1S 1OP	1		8,386.80	8,387		
				FLOOR COVER	2	SOFTWOOD	1.00		F22	O	FPL 2S 2OP	1		16,306.40	16,306		
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										



EFF.YR/AGE	1985 / 35	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$292,400	

Key: 3320

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 3.421

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657				54-89-0				8 STICK BRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

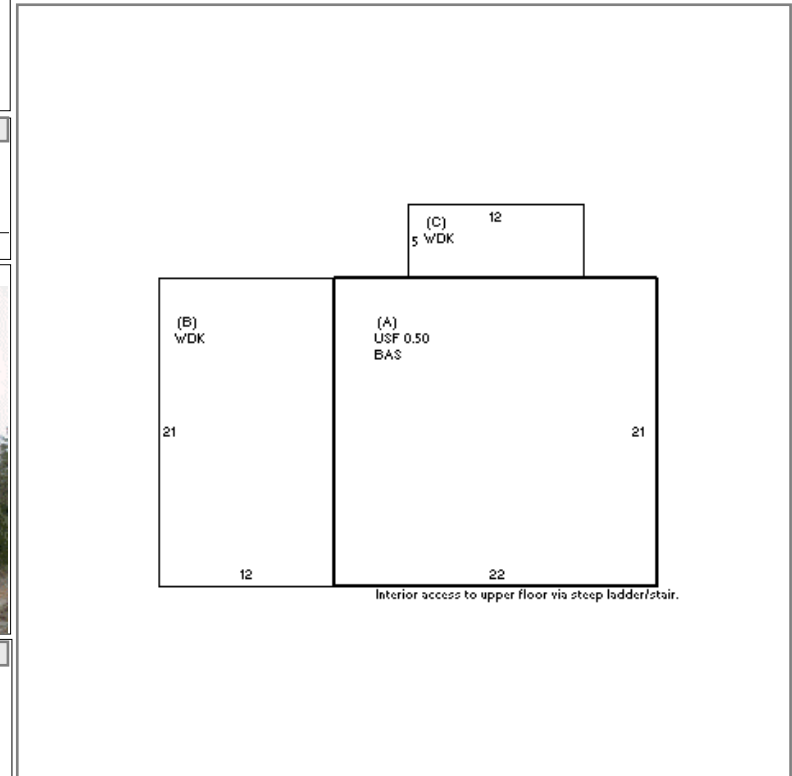
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	103,300	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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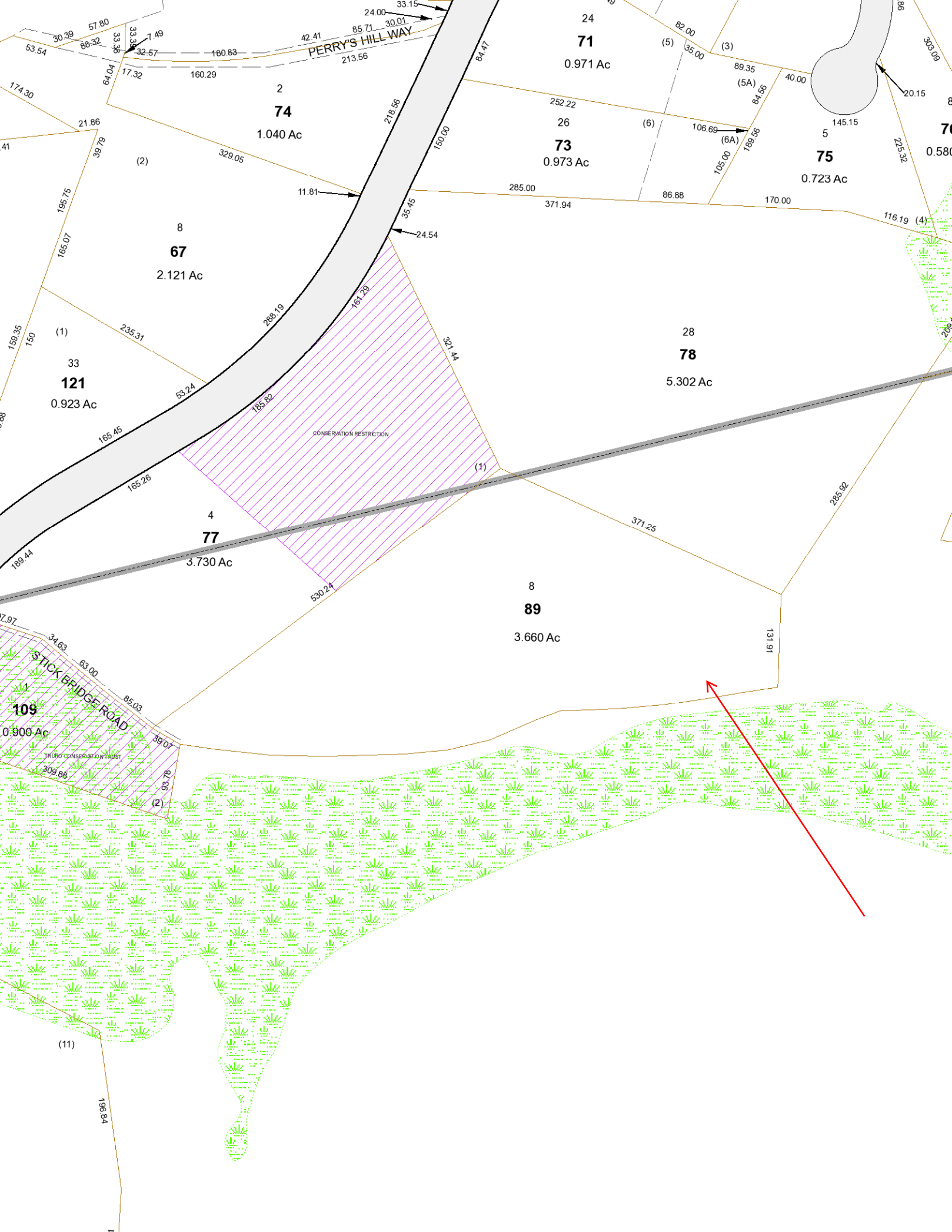


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST	11/27/19 Both floors currently used as storage, not furnished. FY11 - CREATED DET BLDG AS EST SEPARATE RENTAL.
STYLE	4	1.10	CAPE [100%]	REVIEW			
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	0	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	149,653
NET AREA	693	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	462	0	208.70	96,418		
\$NLA(RCN)	\$216	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	231	0	165.08	38,134		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	312		35.04	10,934		
STORIES(FAR)	1.5		1.00	ROOF COVER	2	WOOD SHINGLES	1.01		MST	O	MASONRY STACK	1		2,067.00	2,067		
ROOMS	3		1.00	FLOOR COVER	99	N/A	1.00										
BEDROOMS	1		1.00	INT. FINISH	99	N/A	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00										
UNITS	0		1.00														
EFF.YR/AGE																1985 / 35	
COND																31 31 %	
FUNC																0	
ECON																0	
DEPR																31 % GD 69	
RCNLD																\$103,300	



PERRY'S HILLWAY

STICK BRIDGE ROAD

CONSERVATION RESTRICTION

2
74
1.040 Ac

8
67
2.121 Ac

4
77
3.730 Ac

24
71
0.971 Ac

26
73
0.973 Ac

5
75
0.723 Ac

28
78
5.302 Ac

8
89
3.660 Ac

109
0.900 Ac

33
121
0.923 Ac

70
0.580 Ac

(11)

(2)

(1)

(1)

(2)

(5)

(3)

(6)

(6A)

(4)

Property address: 8 Stick Bridge Road, Truro, Massachusetts 02666

QUITCLAIM DEED

I, Lynne Rae Groves Tudor, unmarried, of Framingham, Massachusetts,

for consideration paid of Eight Hundred Fifty Thousand and 00/100 (\$850,000.00) Dollars,

grant to Robert Christopher Anderson and Loic Rossignon, of 225 Commercial Street, Provincetown, Massachusetts 02657, as Joint Tenants,

with QUITCLAIM COVENANTS,

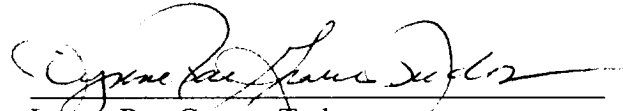
Lot 1 and Lot 2 as shown on a Plan entitled "Plan of Land in Truro as surveyed for Lynne Rae Groves Tudor, scale: 1 inch = 50 feet, May 2010, William N. Rogers, Professional Civil Engineers and Land Surveyors, 41 Off Cemetery Road, Provincetown, Massachusetts", recorded in the Barnstable County Registry of Deeds in Plan Book 635, Page 15.

Meaning and intending to convey the same premises set forth in the deeds recorded with the Barnstable County Registry of Deeds in Book 2760 Page 47 and Book 16928 Page 209 to which reference should be made for Grantor's title.

The Grantor, Lynne Rae Groves Tudor, hereby certifies under the pains and penalties of perjury she is unmarried, hereby waives and release any and all rights of homestead in the above property she may have or be able to claim pursuant to M.G.L. c. 188, and further certifies that no former spouses, partners or former partners in a civil union can claim the benefit of a homestead by court order or otherwise in said property.

8 Stick Bridge Road
Deed – Page 2

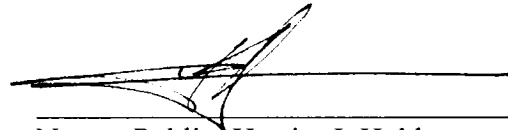
Witness my hand and seal this 18th day of April 2018.



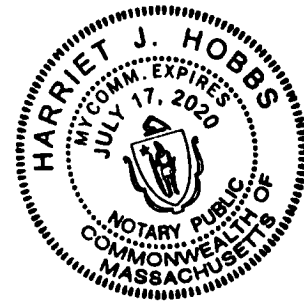
Lynne Rae Groves Tudor

Commonwealth of Massachusetts
Barnstable County

On this 18th day of April 2018, before me, the undersigned notary public, personally appeared Lynne Rae Groves Tudor, as aforesaid, proved to me through satisfactory evidence of identification, which was a Driver's License issued by a state government containing her photograph and her signature, to be the person whose name is signed on the preceding Quitclaim Deed, and acknowledged to me that she signed it as her free act and deed, and swore or affirmed to me under the pains and penalties of perjury the statements in said Deed as to marital status and homestead are true.



Notary Public: Harriet J. Hobbs
My Commission expires: July 17, 2020



Benjamin Zehnder

From: Lynne Budnick <LBudnick@truro-ma.gov>
Sent: Tuesday, September 27, 2022 1:49 PM
To: Benjamin Zehnder
Cc: Rich Stevens
Subject: 8 Stick Bridge Rd

Ben,

Please see the Historical Commission's email below regarding the Building Permit application that was sent to them for the proposed demolition at address: 8 Stick Bridge Rd.

Please call Rich tomorrow morning before 10:30 am or after 2 pm. He does leave at 2:30 pm and will not be back in the office until Monday, October 3, 2022.

Rich's direct line: 508-214-0927.

Best regards,

Lynne G. Budnick

Lynne G. Budnick

Principal Office Assistant/Building/Conservation/Health
Town of Truro
P.O. Box 2030
24 Town Hall Road
Truro, MA 02666
Phone: (508) 349-7004, ext. 131
Direct Line: (508) 214-0920
Fax: (508) 349-5508



From: Kiefer, Matthew J. <MKiefer@GOULSTONSTORRS.com>
Sent: Tuesday, August 30, 2022 2:41 PM
To: Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Rich Stevens <rstevens@truro-ma.gov>; Chuck Steinman <c.e.steinman@comcast.net>; Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Re: 8 Stick Bridge Rd

Lynne

The two structures proposed to be demolished—the former garage and the addition to the main house—appear to have been built in the 1960s and do not meet our age or significance criteria. We note, however, that the consultants for the Historical Commission’s Community-wide Historic Survey found that the main house is individually eligible for National Register listing and that the “east ell and outbuildings do not detract from the integrity of the main house.” Thus the main house would likely be considered a significant building under our by-law. Accordingly, the proposed demolition is not subject to our demolition delay review provided that the demolition is confined to the above structures and the main house is not compromised in the course of undertaking the project.

Please let us know if you have any questions. Thank you.

Matthew Kiefer, Chair
Truro Historical Commission
617-816-6533

From: Lynne Budnick <LBudnick@truro-ma.gov>
Date: Wednesday, August 24, 2022 at 4:08 PM
To: Chuck Steinman <c.e.steinman@comcast.net>, Kiefer, Matthew J. <MKiefer@GOULSTONSTORRS.com>
Cc: Rich Stevens <rstevens@truro-ma.gov>
Subject: 8 Stick Bridge Rd

Good afternoon,

Attached you will find an application for the **Demo/Rebuild** and **Addition** at address: **8 Stick Bridge Rd.** We have instructed the owner/contractor not to proceed until we have your decision on the property.

Thank you.

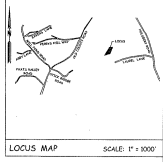
Best regards,

Lynne G. Budnick

Lynne G. Budnick

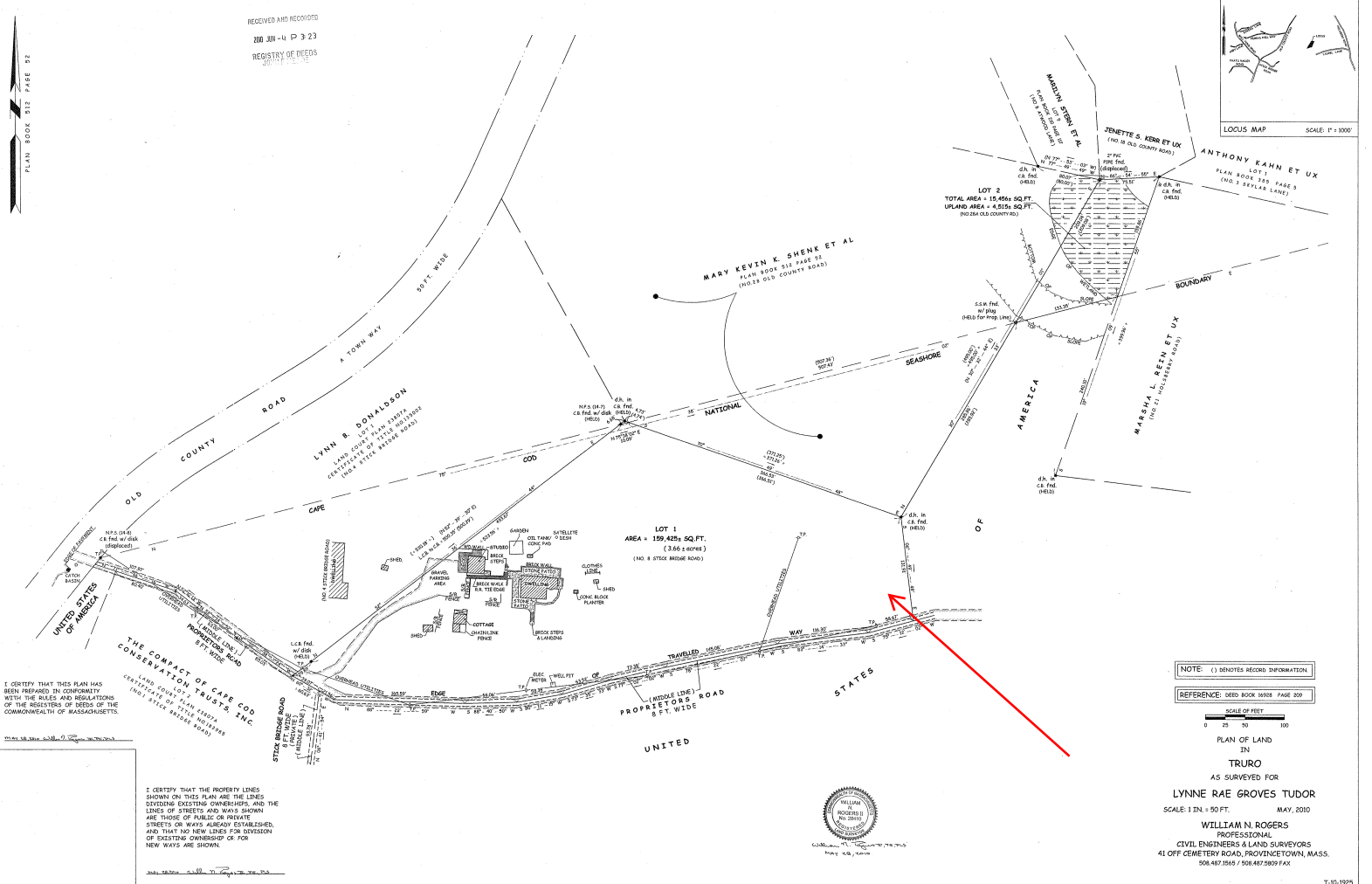
Principal Office Assistant/Building/Conservation/Health
Town of Truro
P.O. Box 2030
24 Town Hall Road
Truro, MA 02666
Phone: (508) 349-7004, ext. 131
Direct Line: (508) 214-0920
Fax: (508) 349-5508

RECEIVED AND RECORDED
 NO 318-4 P 3 23
 REGISTRY OF DEEDS
 JAN 11 2020



PLAN BOOK 512 PAGE 22

635-15



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

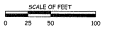
DATE: 10/15/2019 10:58 AM

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 10/15/2019 10:58 AM

NOTE: () DENOTES RECORD INFORMATION

REFERENCE: DEED BOOK 5098 PAGE 209



PLAN OF LAND
 IN
 TRURO
 AS SURVEYED FOR
 LYNNE RAE GROVES TUDOR
 SCALE: 1 IN. = 50 FT. MAY, 2010



WILLIAM K. ROGERS
 PROFESSIONAL
 CIVIL ENGINEERS & LAND SURVEYORS
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
 508.467.1065 / 508.467.5009 FAX

DETAIL

1" = 100'

LOT 1
159,438 S.F. ±
3.66 Ac.

SITE PLAN

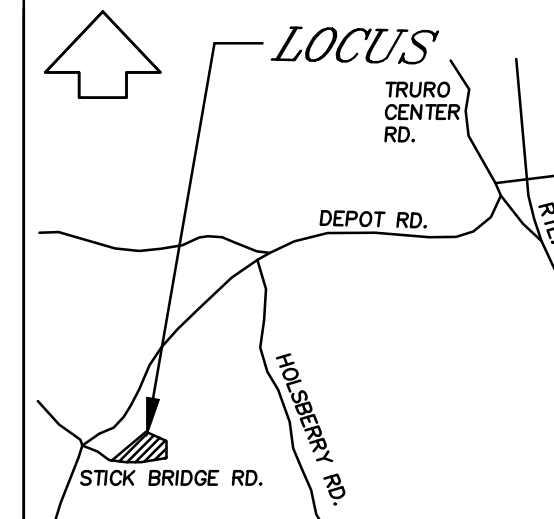
1" = 30'

DATUM

NAVD 88

LOCATION MAP

Not to Scale



Reference

Lot 1, Plan Book 635 Page 15
Deed Book 31230 Page 33
Assessors Map 54, Parcel 89

Gross Floor Area Calcs.

Existing

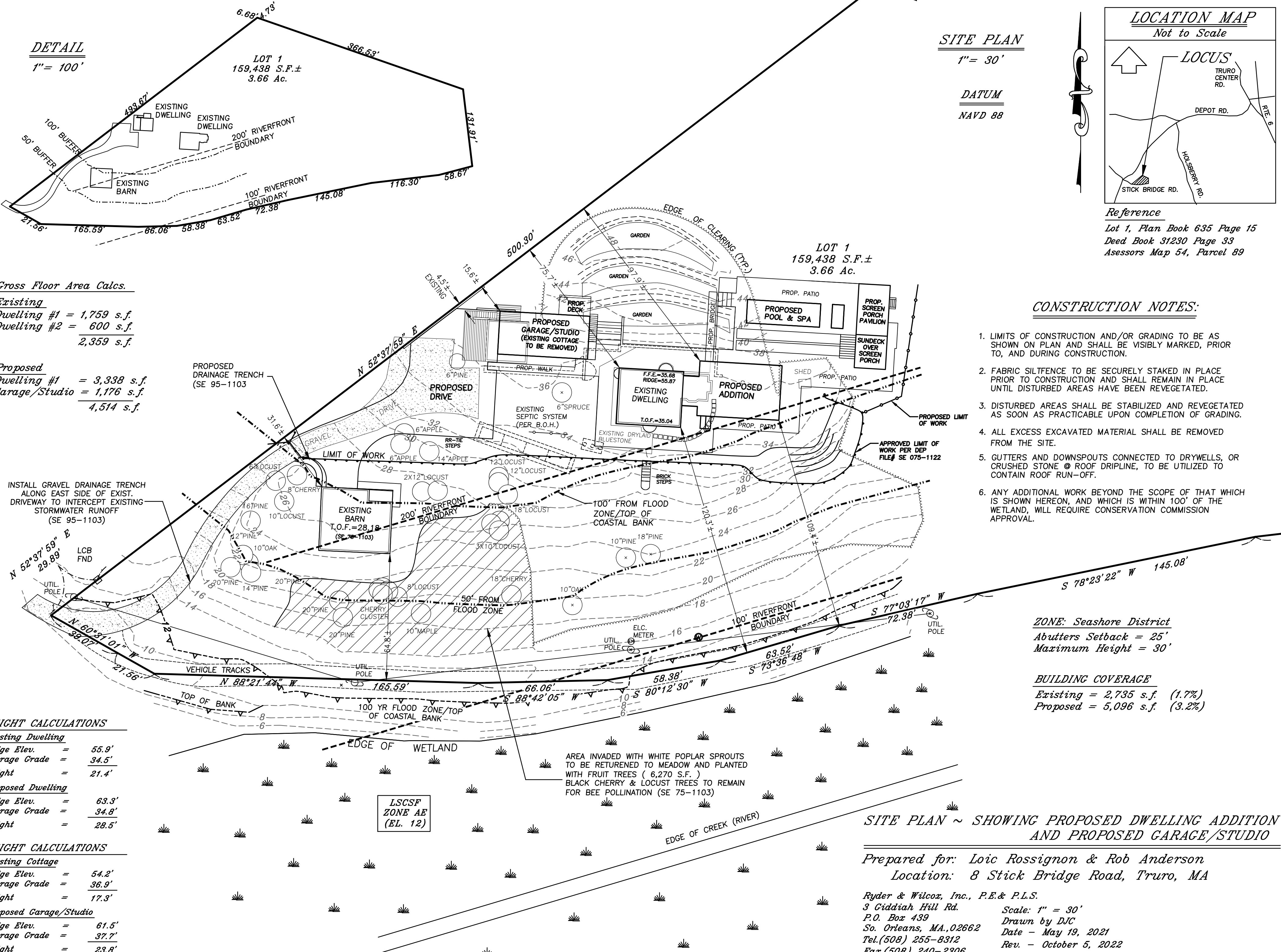
Dwelling #1 = 1,759 s.f.
Dwelling #2 = 600 s.f.
2,359 s.f.

Proposed

Dwelling #1 = 3,338 s.f.
Garage/Studio = 1,176 s.f.
4,514 s.f.

CONSTRUCTION NOTES:

1. LIMITS OF CONSTRUCTION AND/OR GRADING TO BE AS SHOWN ON PLAN AND SHALL BE VISIBLY MARKED, PRIOR TO, AND DURING CONSTRUCTION.
2. FABRIC SILTFENCE TO BE SECURELY STAKED IN PLACE PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
3. DISTURBED AREAS SHALL BE STABILIZED AND REVEGETATED AS SOON AS PRACTICABLE UPON COMPLETION OF GRADING.
4. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
5. GUTTERS AND DOWNSPOUTS CONNECTED TO DRYWELLS, OR CRUSHED STONE @ ROOF DRIPLINE, TO BE UTILIZED TO CONTAIN ROOF RUN-OFF.
6. ANY ADDITIONAL WORK BEYOND THE SCOPE OF THAT WHICH IS SHOWN HEREON, AND WHICH IS WITHIN 100' OF THE WETLAND, WILL REQUIRE CONSERVATION COMMISSION APPROVAL.



ZONE: Seashore District
Abutters Setback = 25'
Maximum Height = 30'

BUILDING COVERAGE

Existing = 2,735 s.f. (1.7%)
Proposed = 5,096 s.f. (3.2%)

HEIGHT CALCULATIONS

Existing Dwelling

Ridge Elev. = 55.9'
Average Grade = 34.5'
Height = 21.4'

Proposed Dwelling

Ridge Elev. = 63.3'
Average Grade = 34.8'
Height = 28.5'

HEIGHT CALCULATIONS

Existing Cottage

Ridge Elev. = 54.2'
Average Grade = 36.9'
Height = 17.3'

Proposed Garage/Studio

Ridge Elev. = 61.5'
Average Grade = 37.7'
Height = 23.8'

AREA INVADDED WITH WHITE POPLAR SPROUTS TO BE RETURNED TO MEADOW AND PLANTED WITH FRUIT TREES (6,270 S.F.)
BLACK CHERRY & LOCUST TREES TO REMAIN FOR BEE POLLINATION (SE 75-1103)

SITE PLAN ~ SHOWING PROPOSED DWELLING ADDITION AND PROPOSED GARAGE/STUDIO

Prepared for: Loic Rossignon & Rob Anderson
Location: 8 Stick Bridge Road, Truro, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.

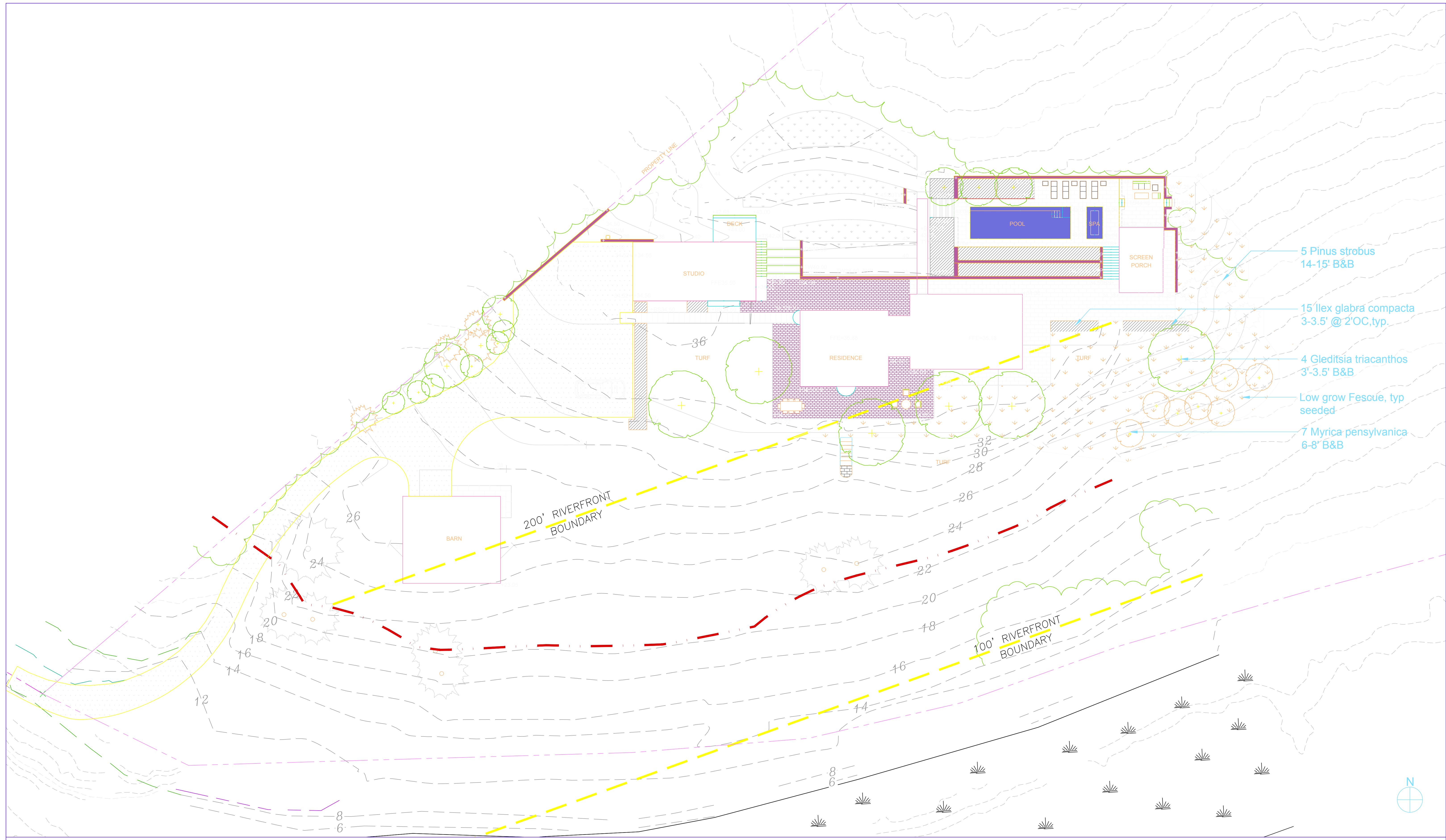
3 Ciddrah Hill Rd.
P.O. Box 439
So. Orleans, MA, 02662
Tel. (508) 255-8312
Fax. (508) 240-2306

Scale: 1" = 30'

Drawn by DJC

Date - May 19, 2021

Rev. - October 5, 2022



ROSSIGNON ANDERSON RESIDENCE
8 STICK BRIDGE ROAD, TRURO

PRELIMINARY SITE PLAN

A. GILSON LANDSCAPES, LLC
September 9, 2022





SOUTH PERSPECTIVE - View from River



NORTH PERSPECTIVE - View from Garden

NEW CONSTRUCTION FOR:

ROB ANDERSEN & LOIC ROSSIGNON
8 STICKBRIDGE ROAD
TRURO MA

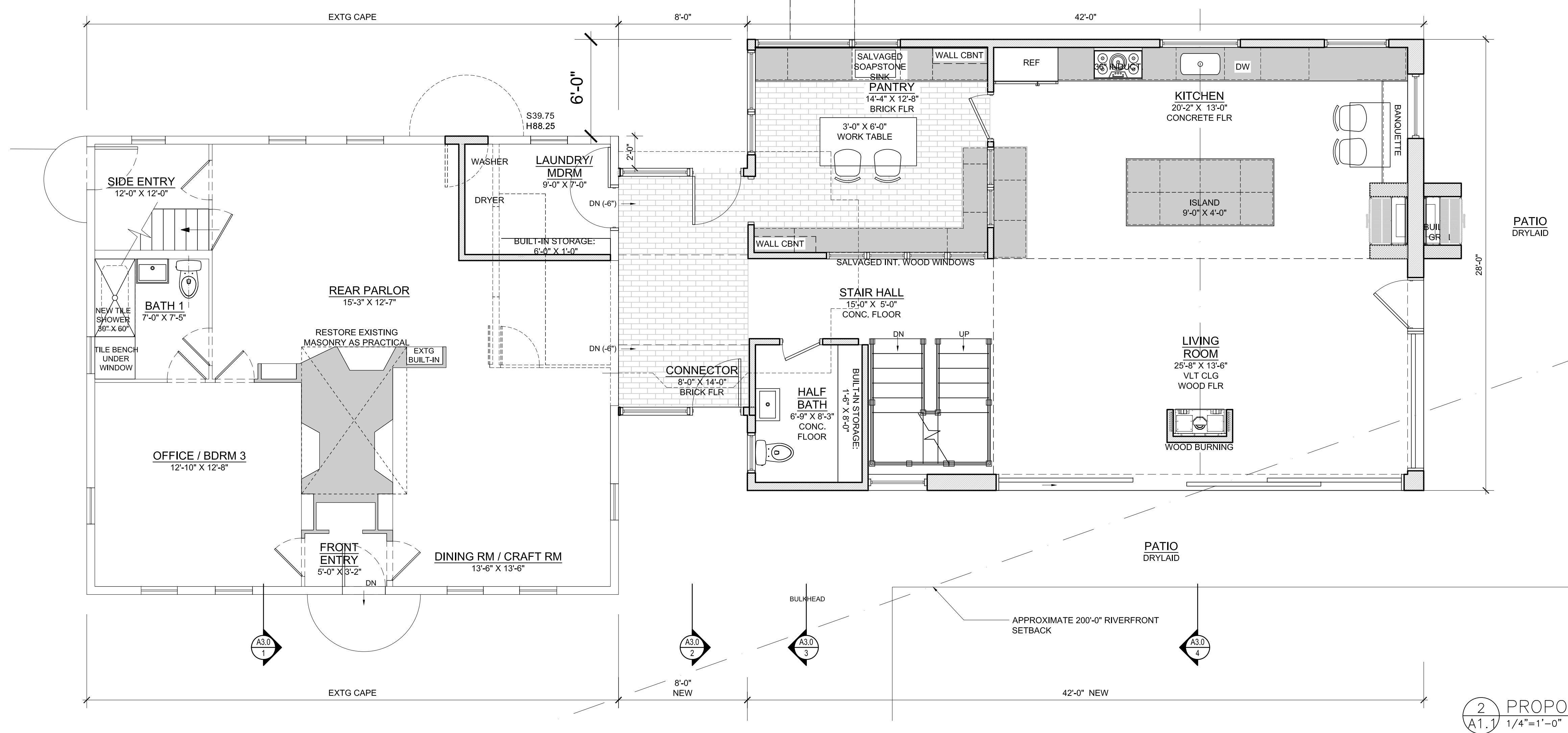
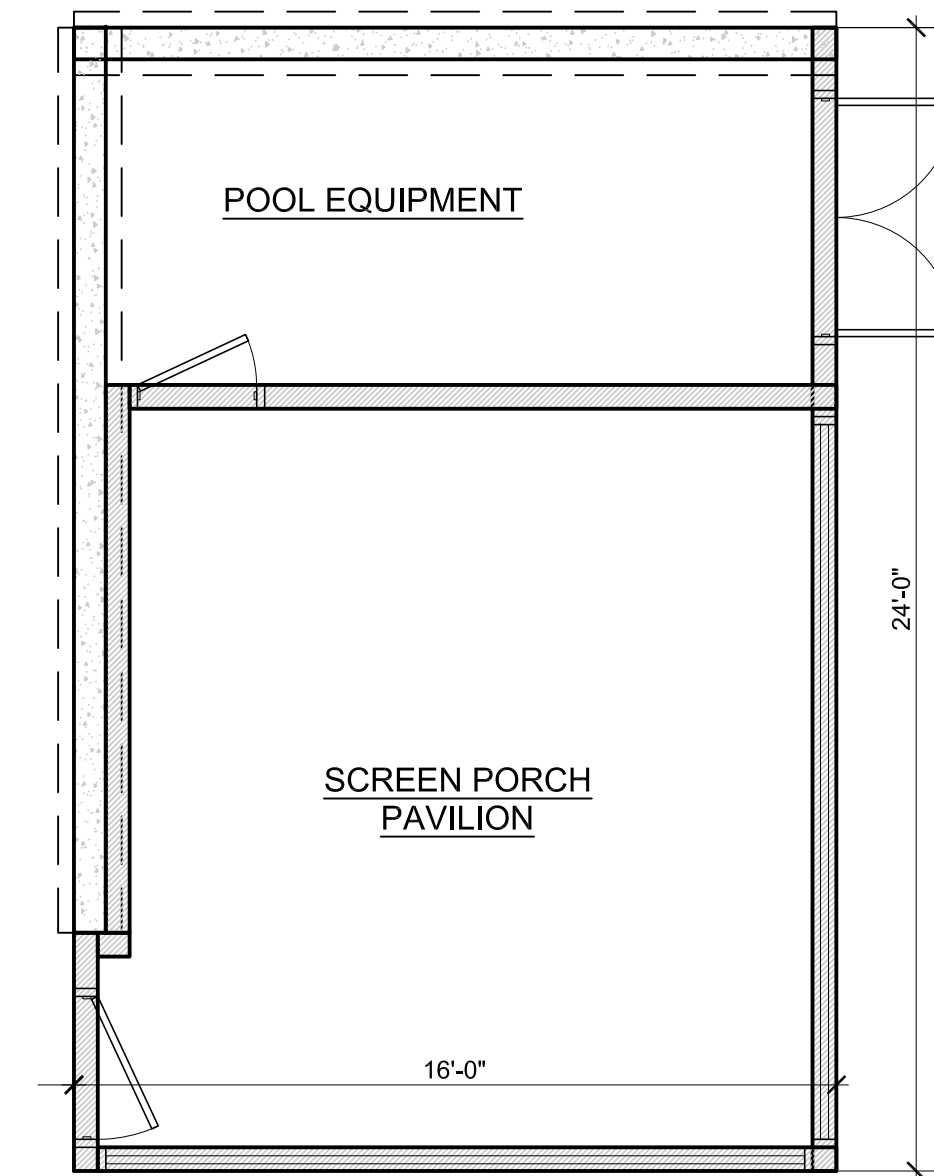
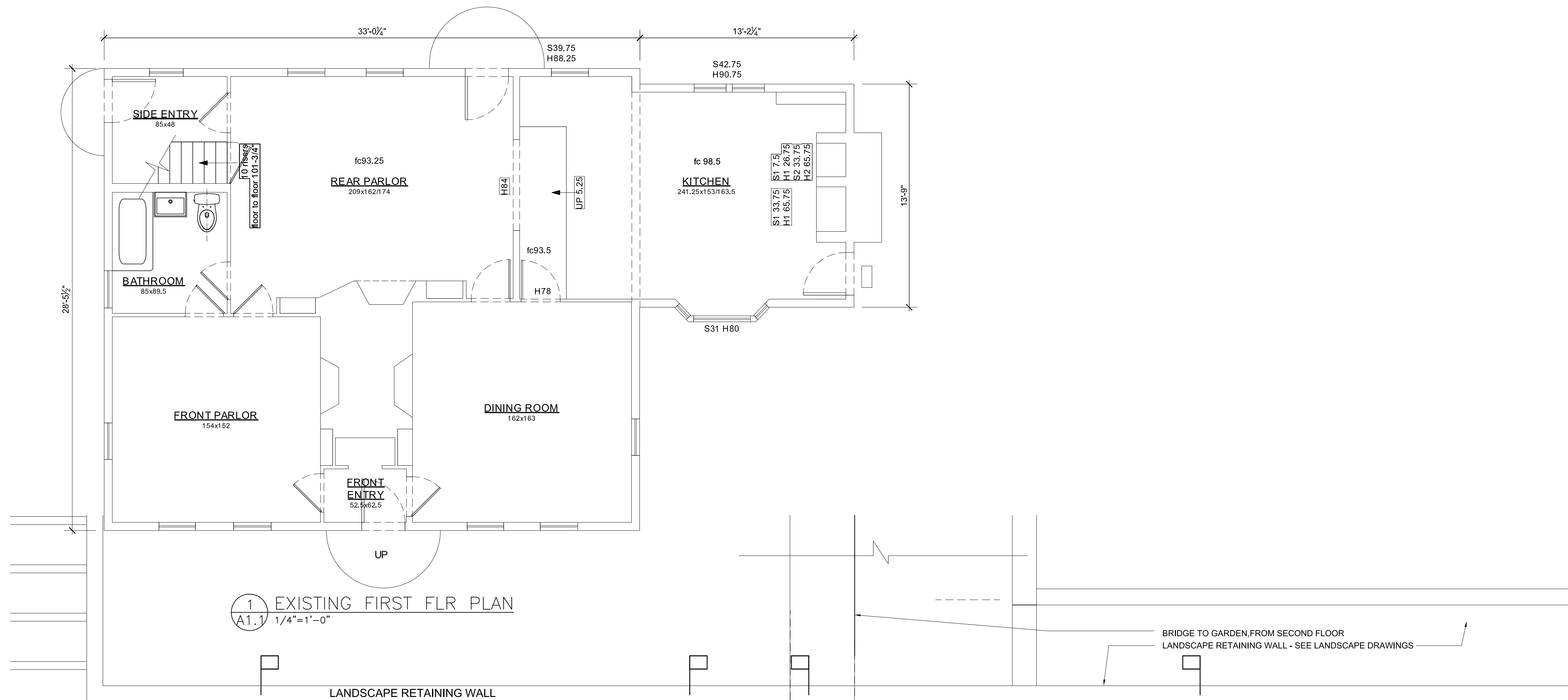
TITLE:
PERSPECTIVES

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

A3 architects, inc
Residential Commercial Net Zero

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DATE:
PLANNING/ZBA:
10.07.2022



A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
FIRST FLOOR PLAN

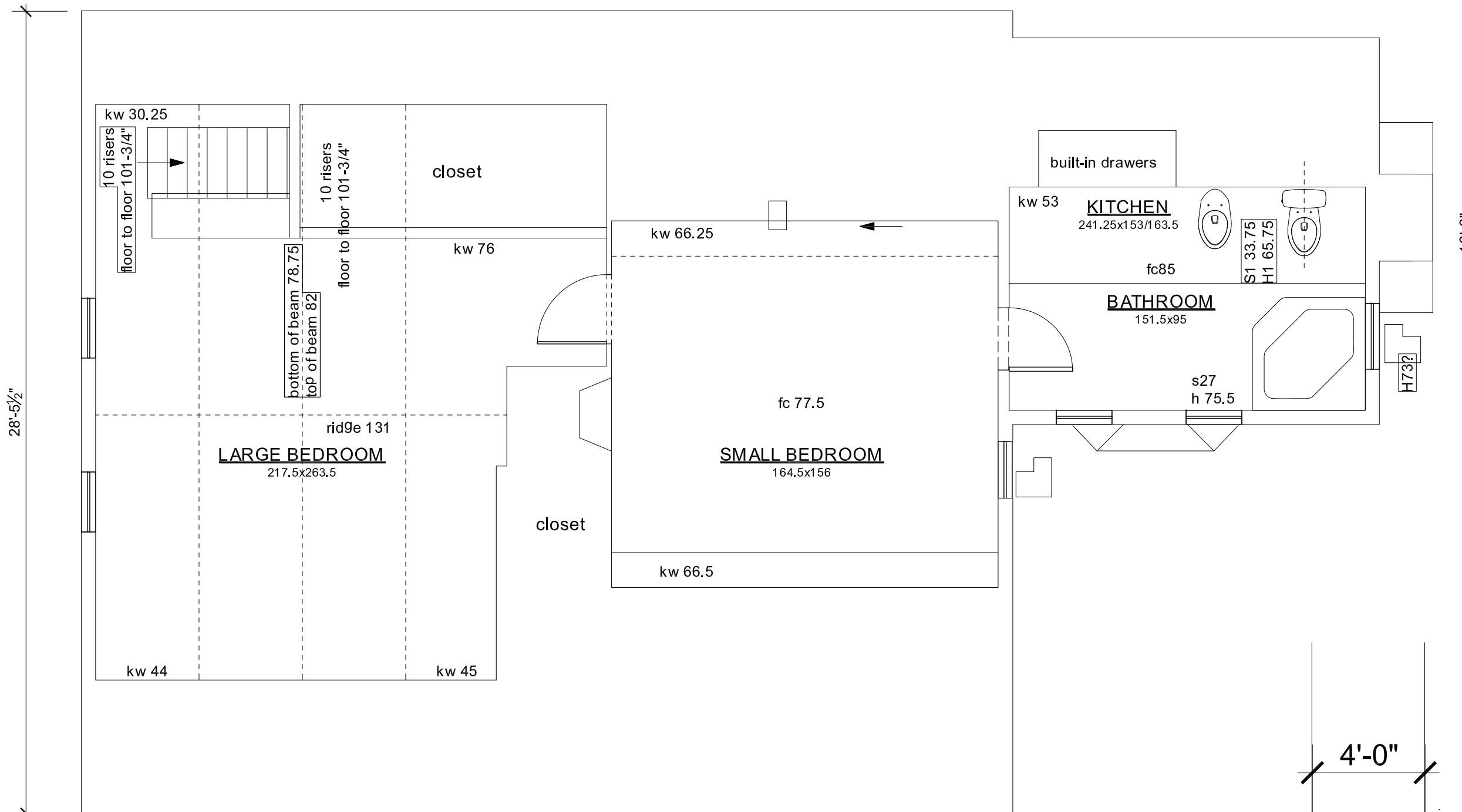
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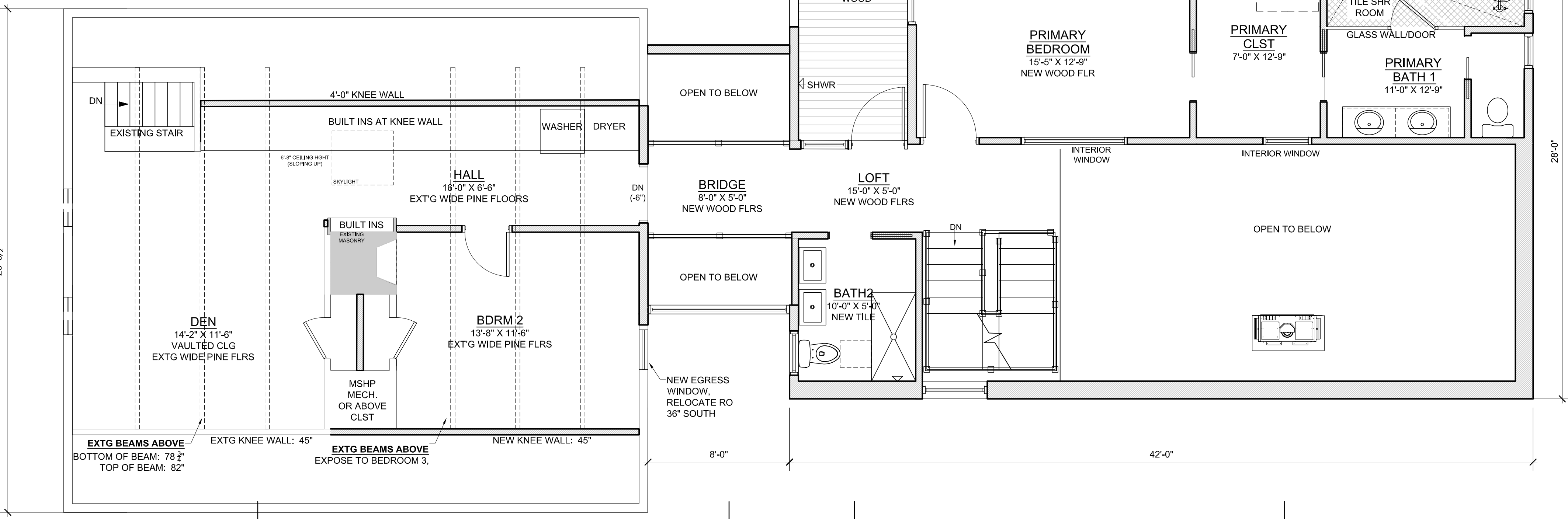
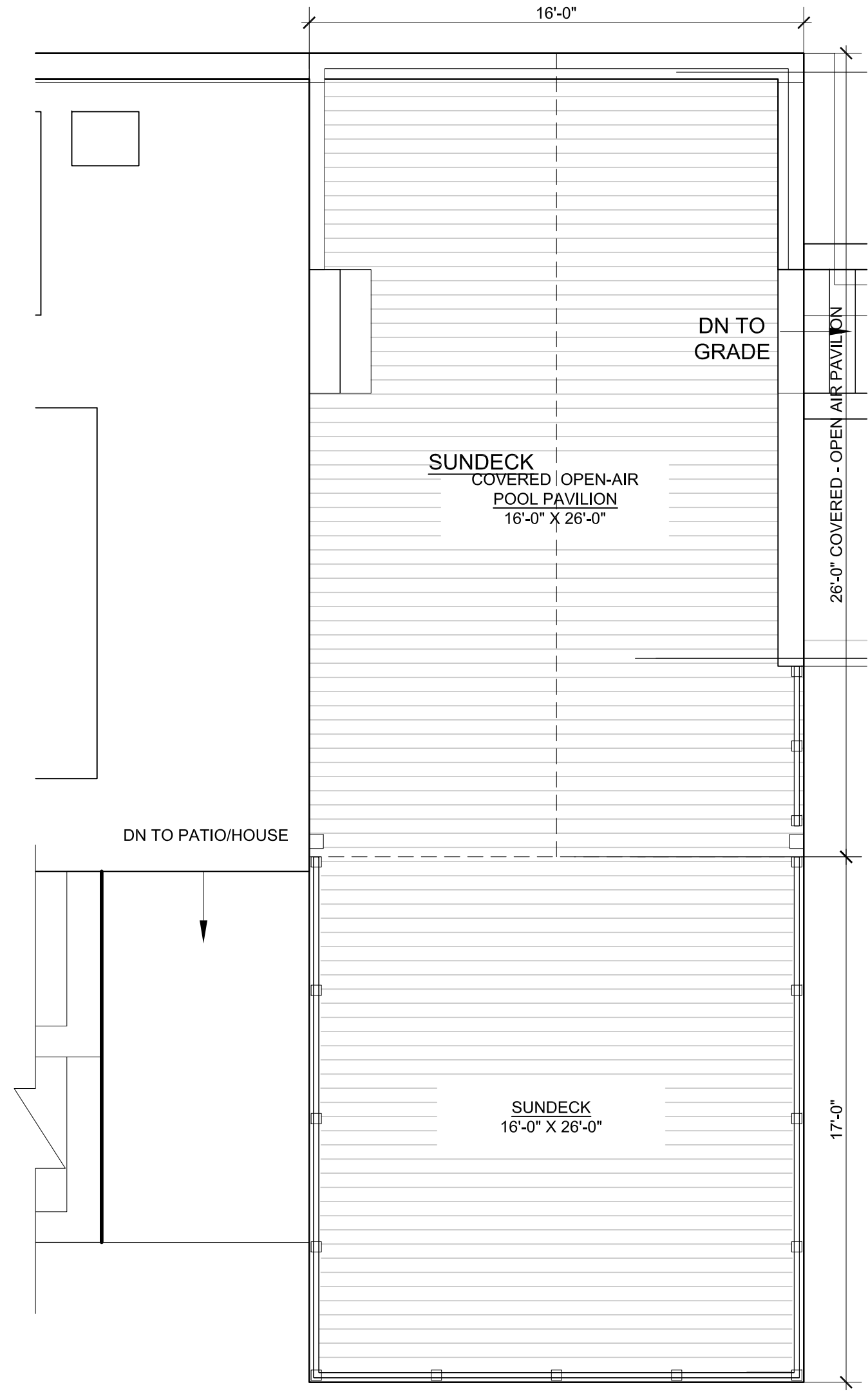
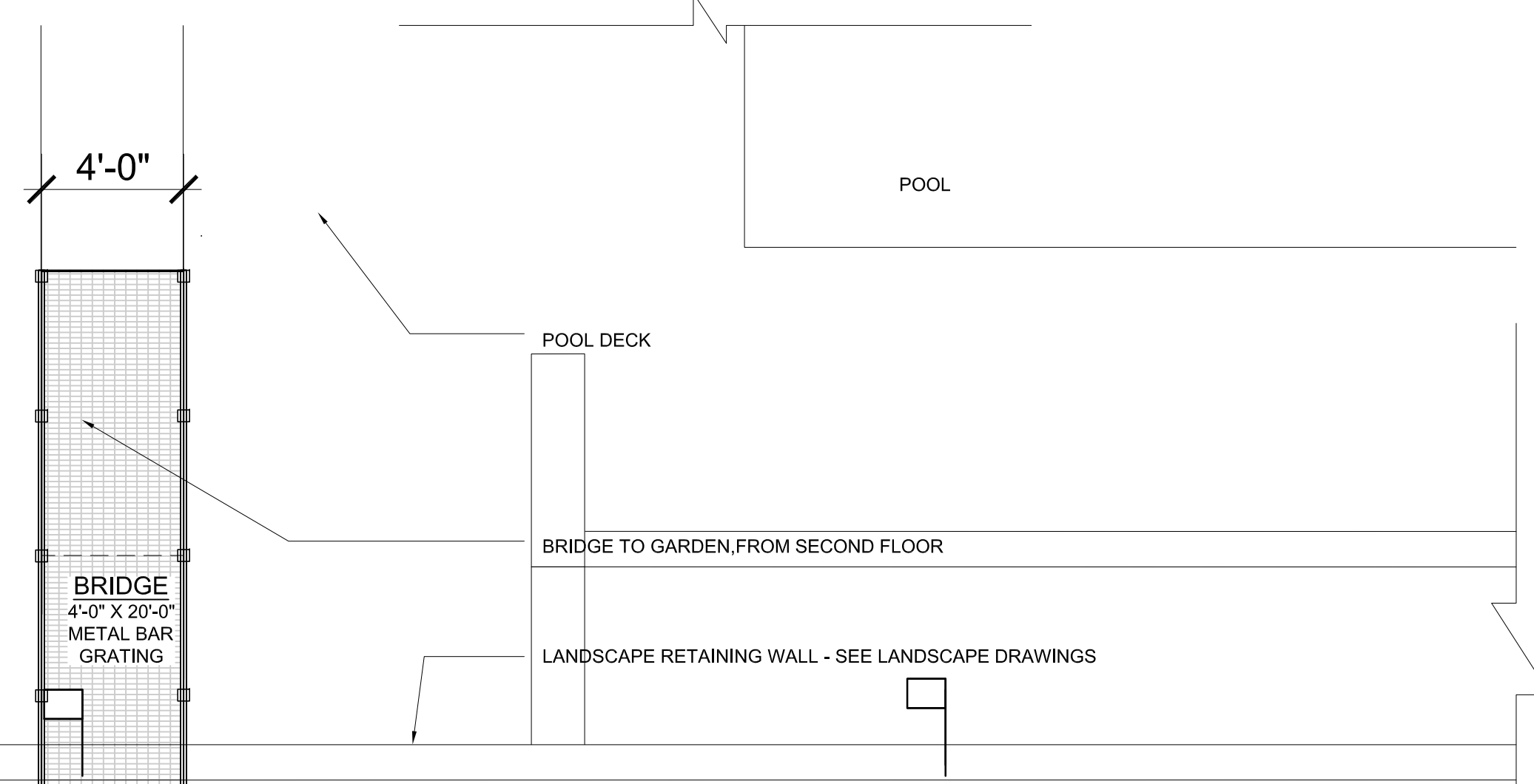
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A1.1



1 EXISTING SECOND FLR PLAN
1/4"=1'-0"



2 PROPOSED SECOND FLR PLAN
1/4"=1'-0"

A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
SECOND FLOOR PLAN

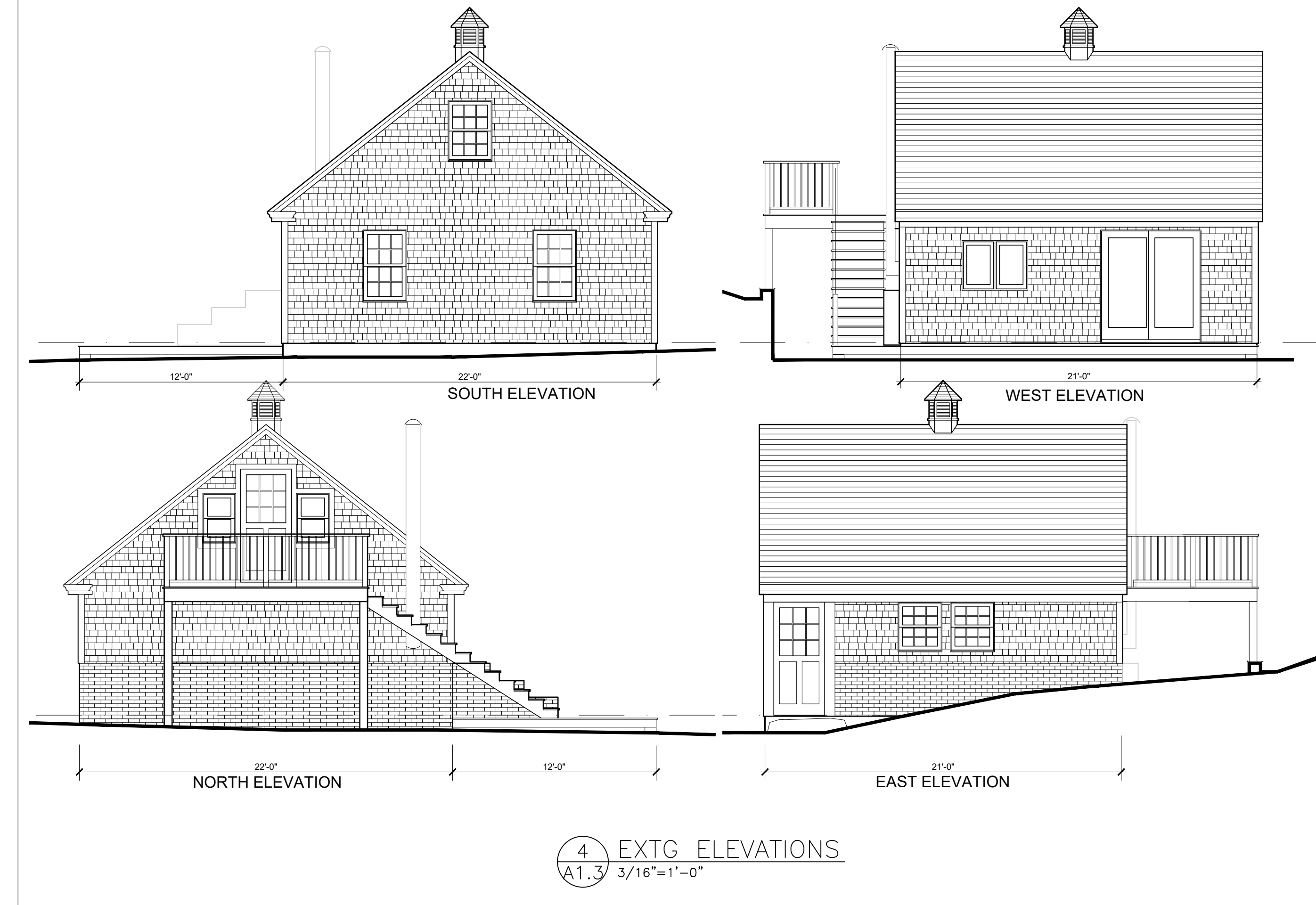
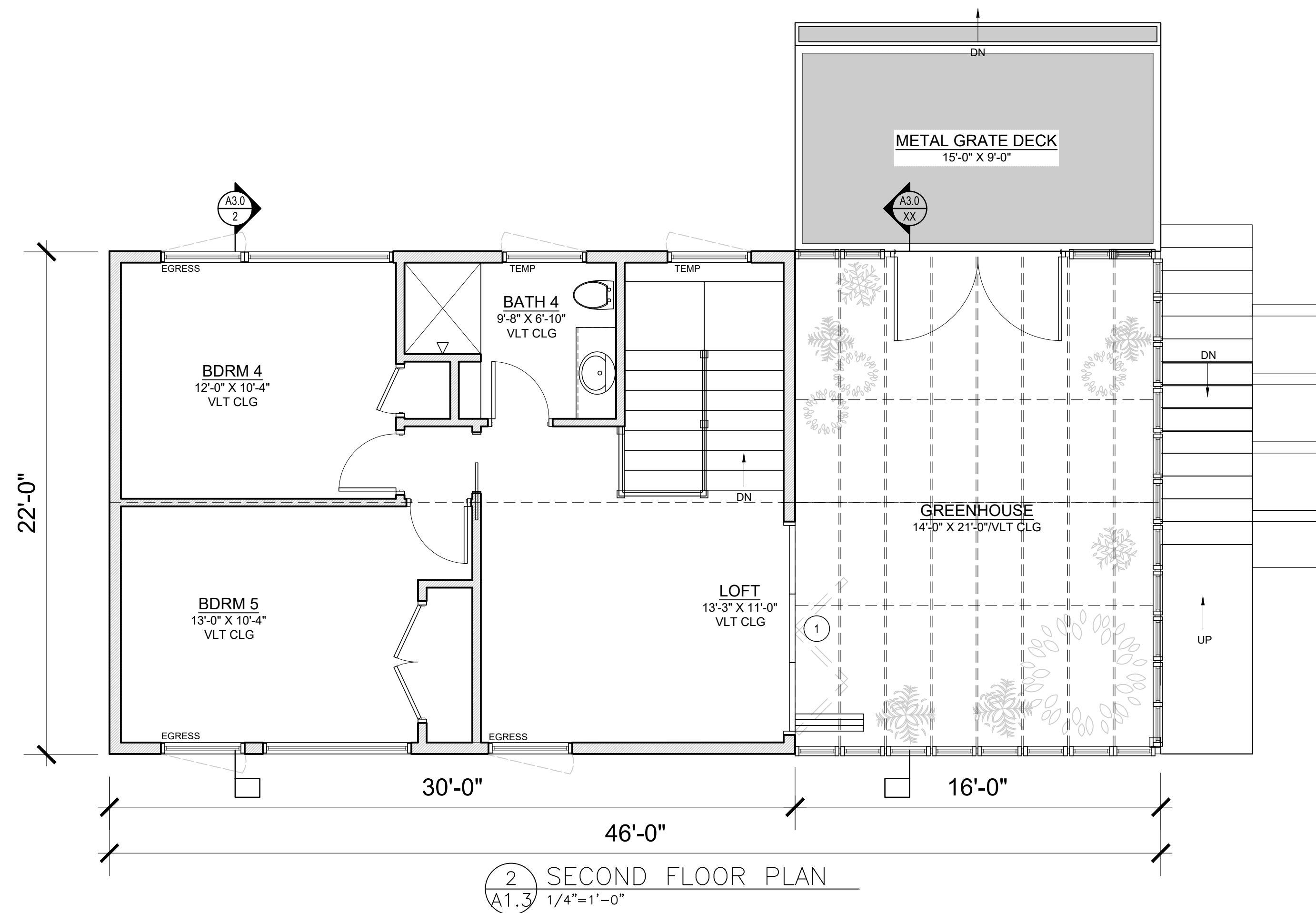
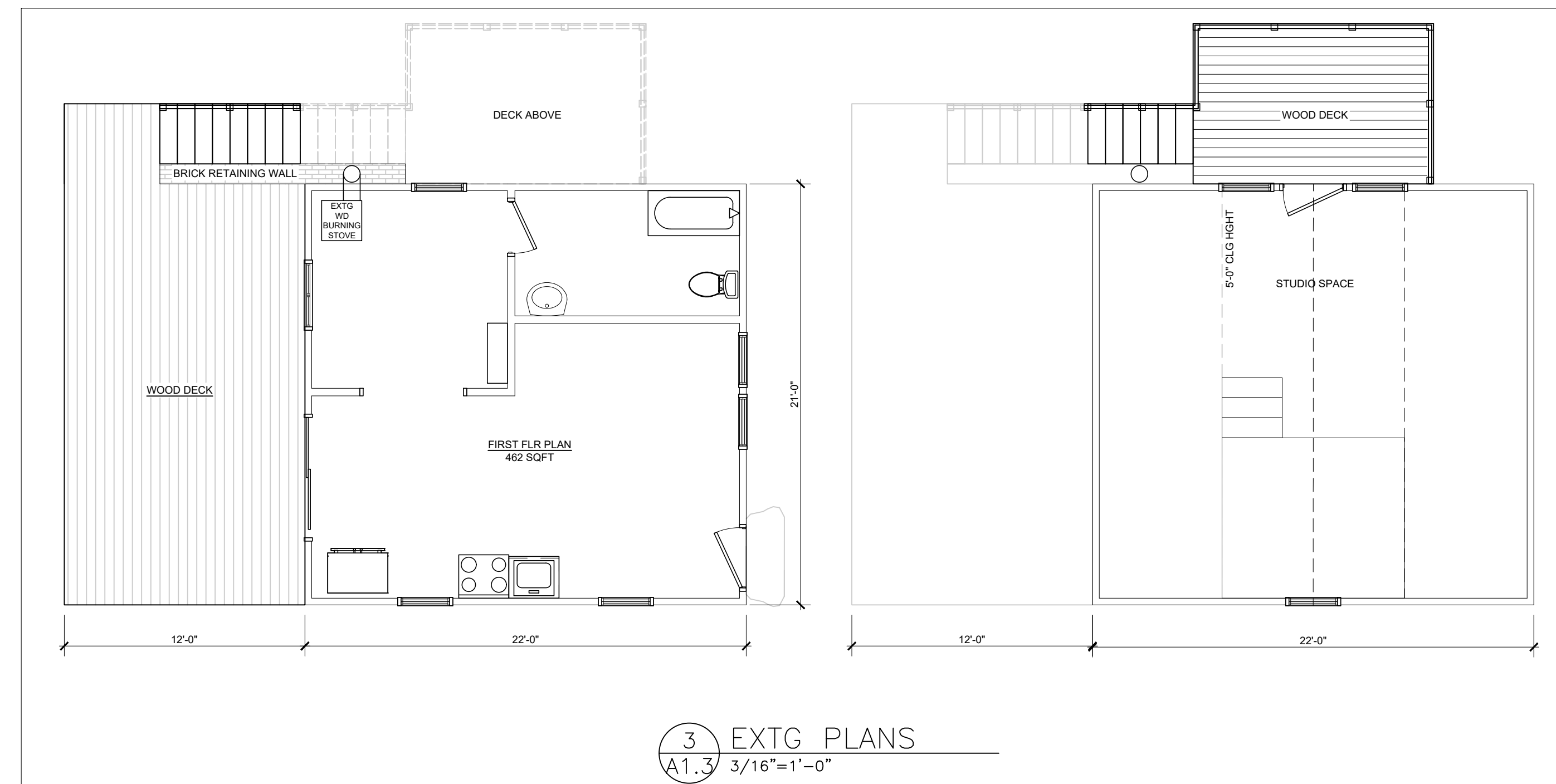
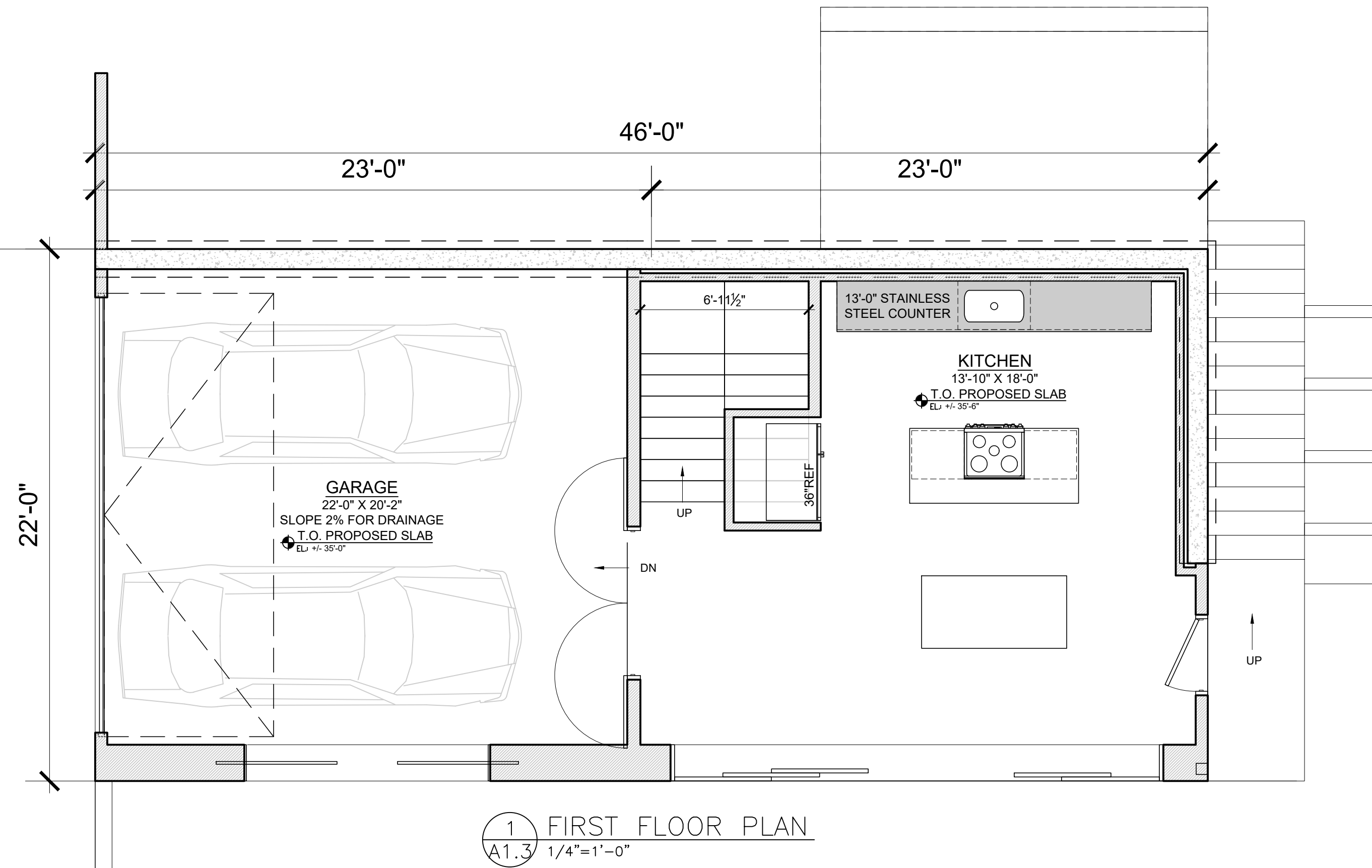
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A1.2



A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:
 PROPOSED
 DWELLING 2 PLANS:
 GARAGE & STUDIO

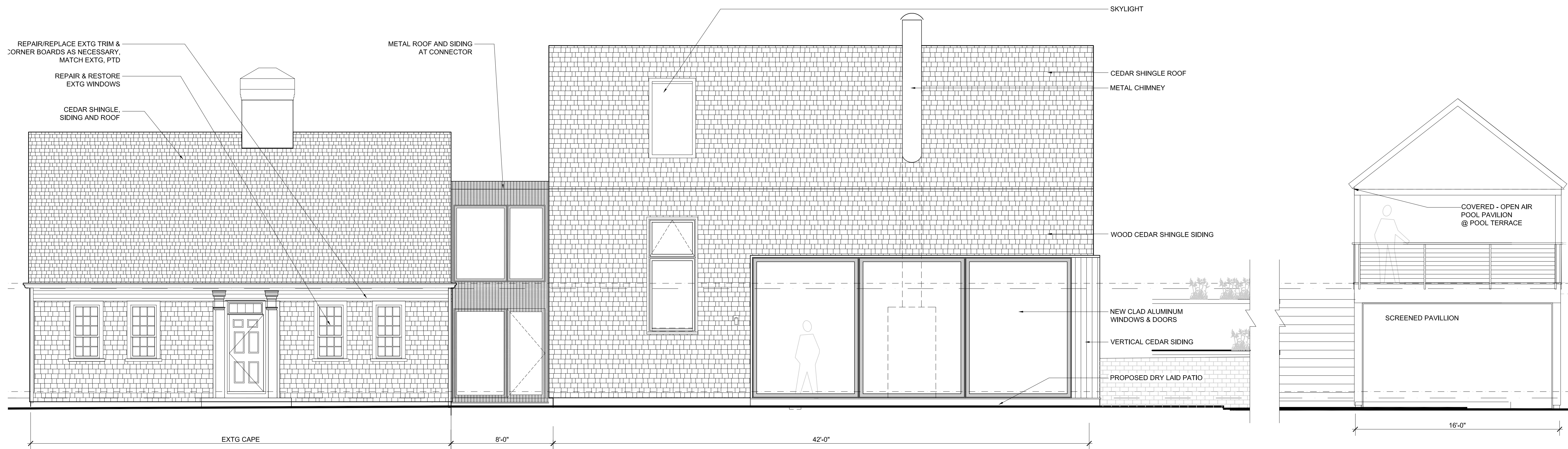
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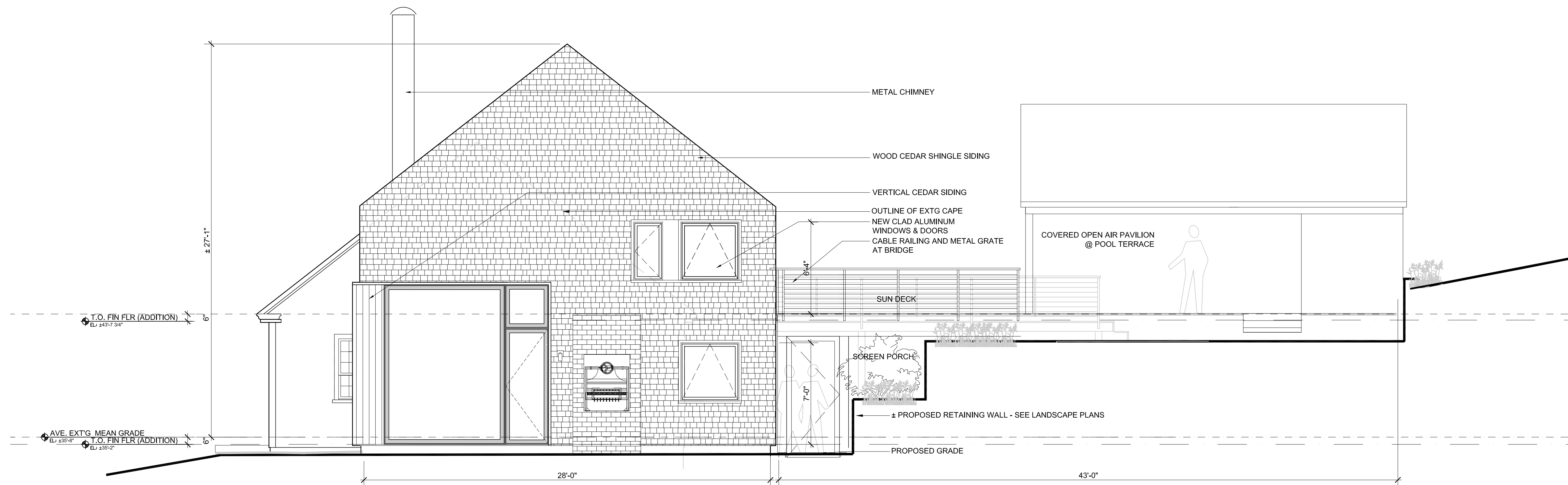
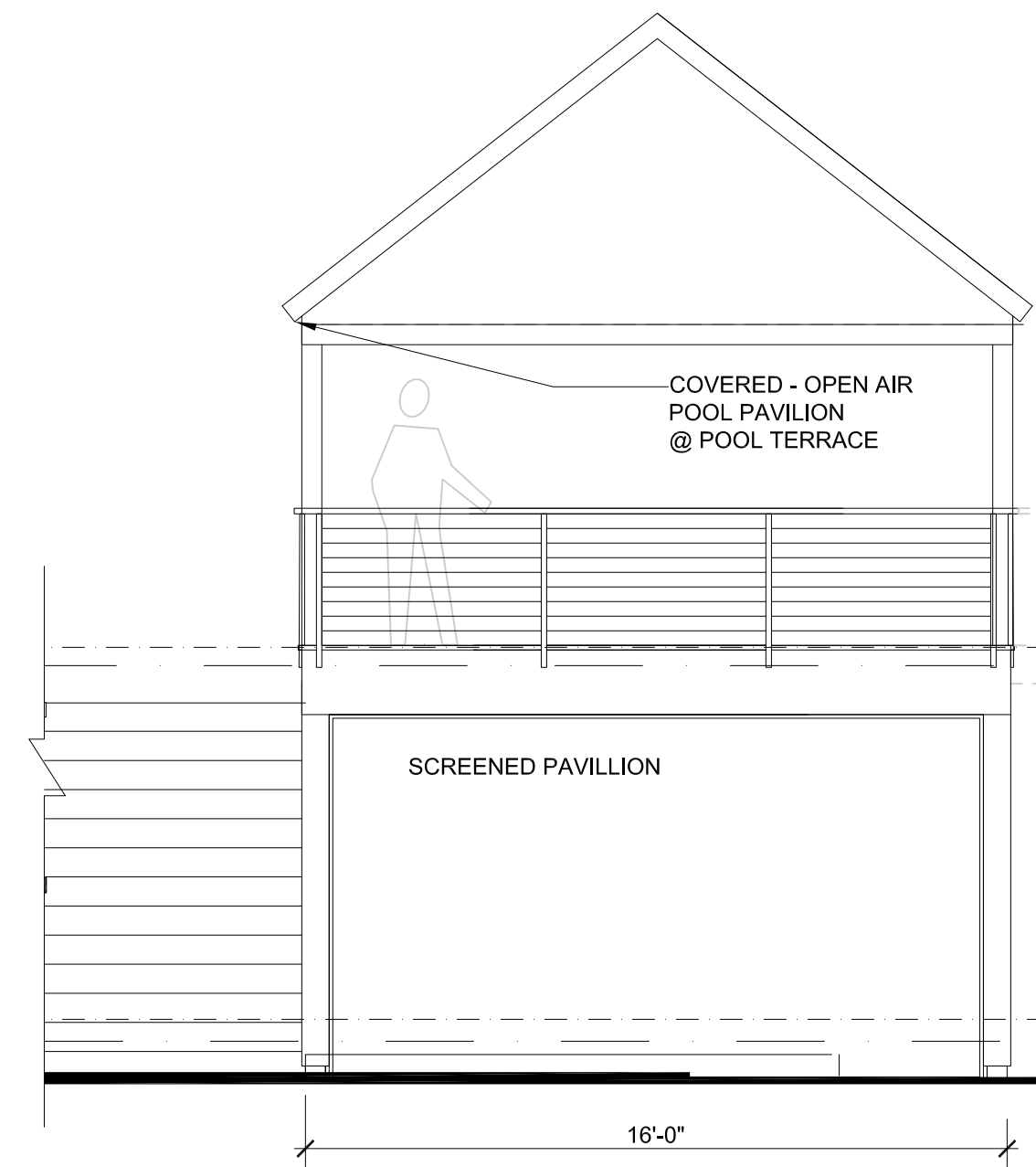
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A1.3



1 SOUTH ELEVATION (RIVER VIEW)
2.0 1/4"=1'-0"



2 EAST ELEVATION
2.0 1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

ELEVATIONS

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Residential Commercial Net Zero

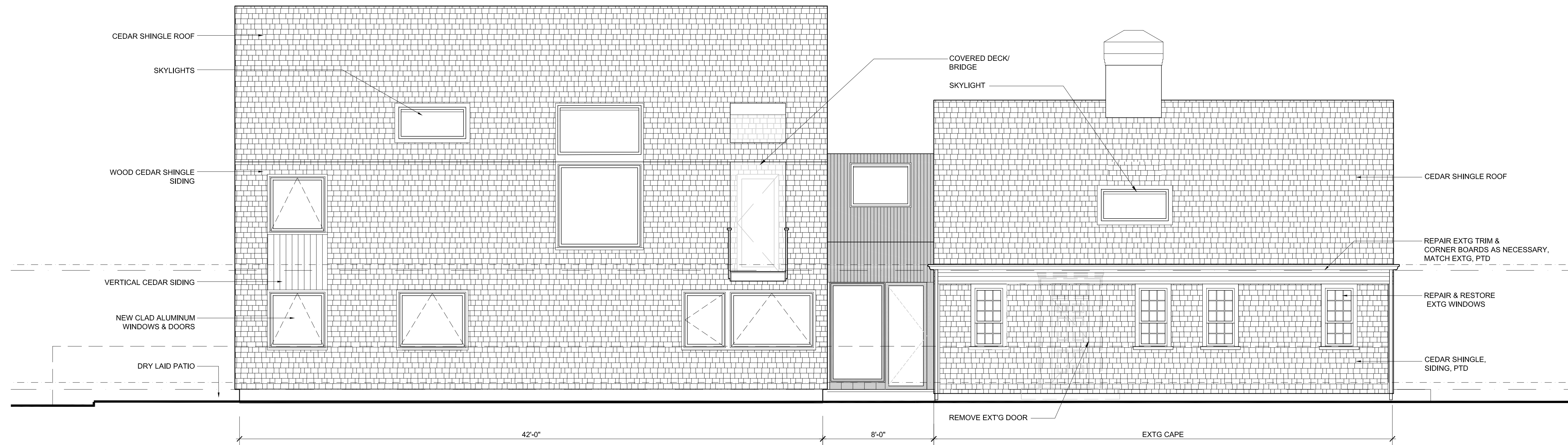
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DATE:

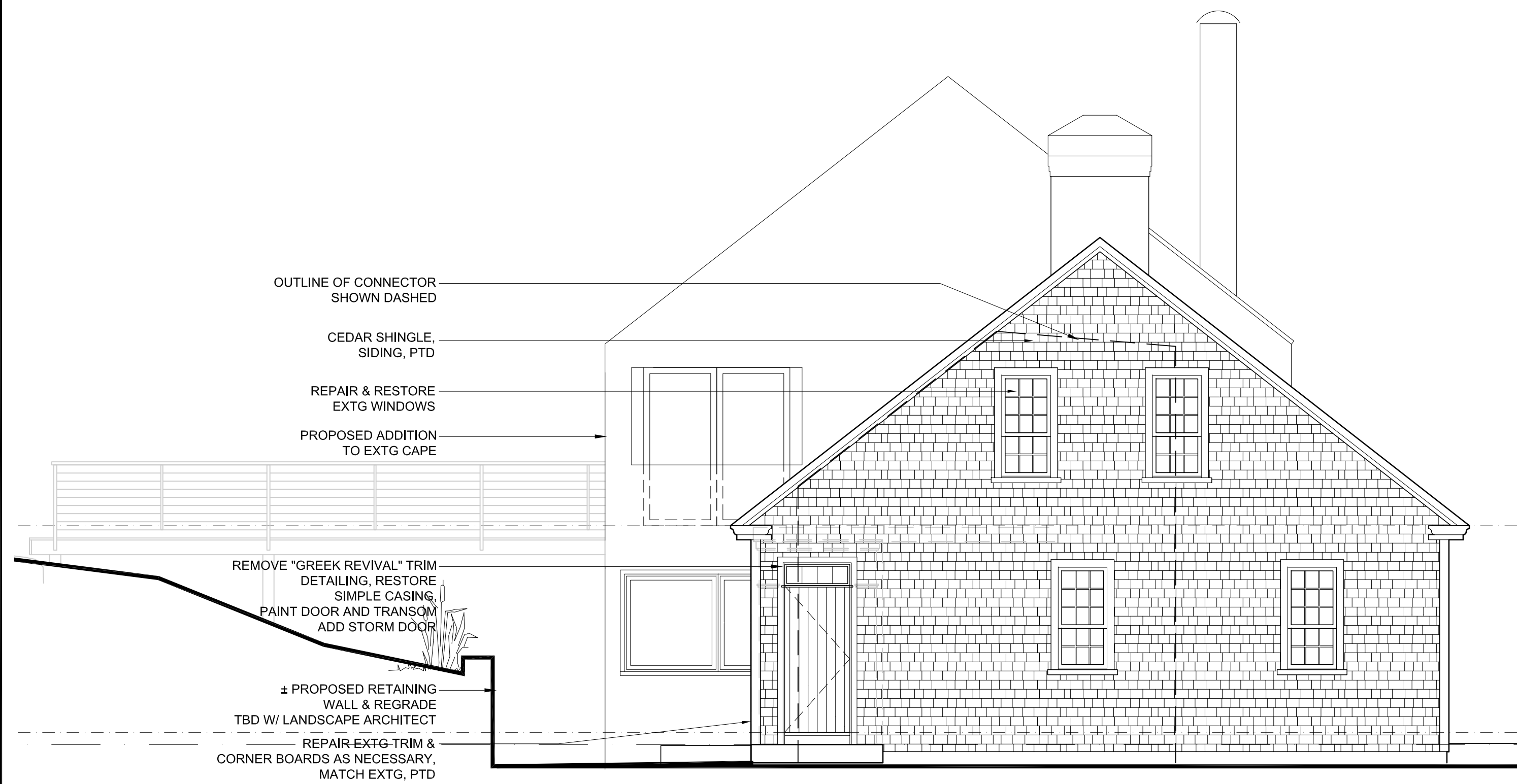
PLANNING/ZBA

10.07.2022

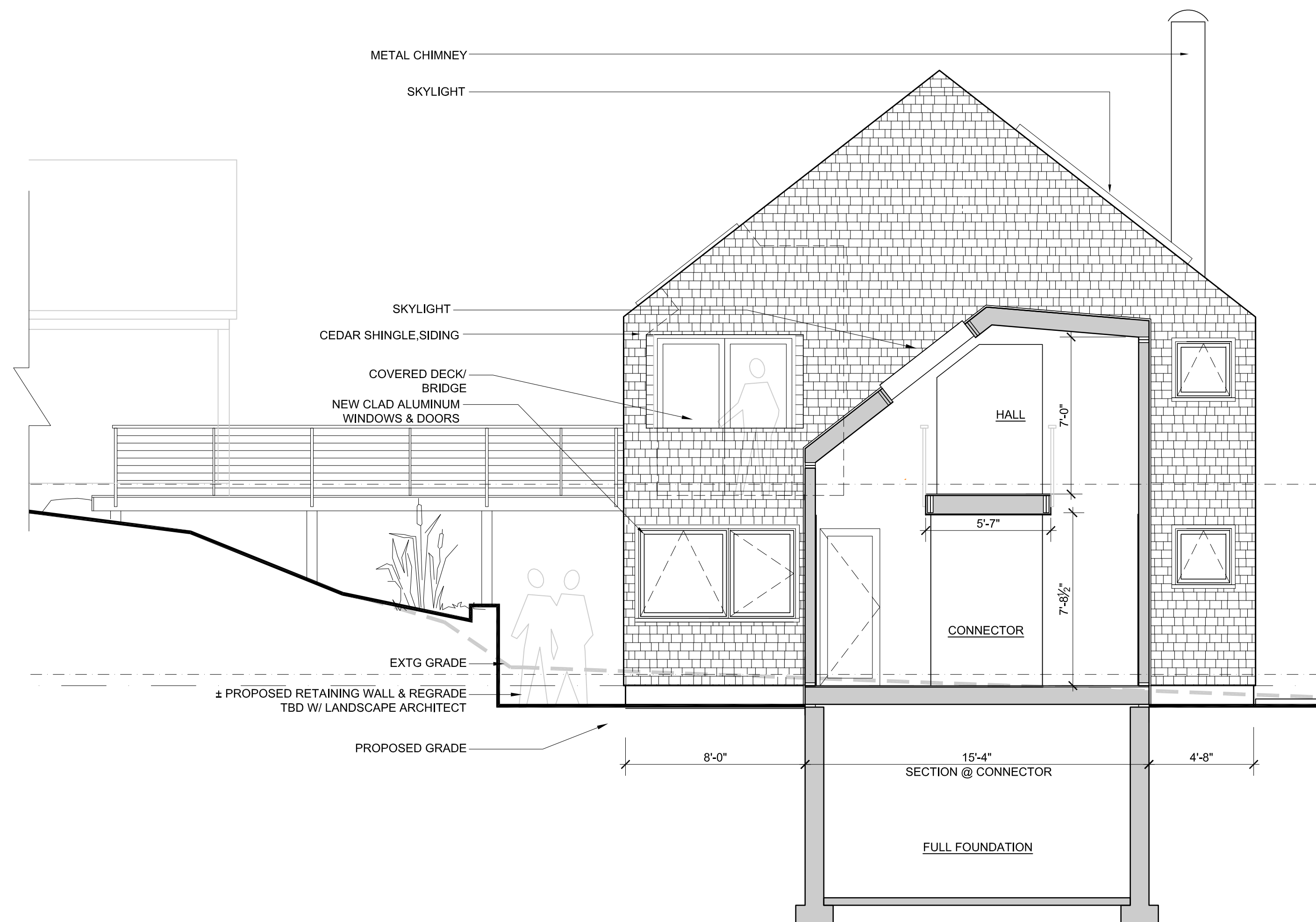
A2.0



1 NORTH ELEVATION (GARDEN VIEW)
2.1 1/4"=1'-0"



2 WEST ELEVATION
2.1 1/4"=1'-0"



3 WEST ELEVATION/SECTION
2.1 1/4"=1'-0"

A RENOVATION/ADDITION FOR:
ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:
ELEVATIONS

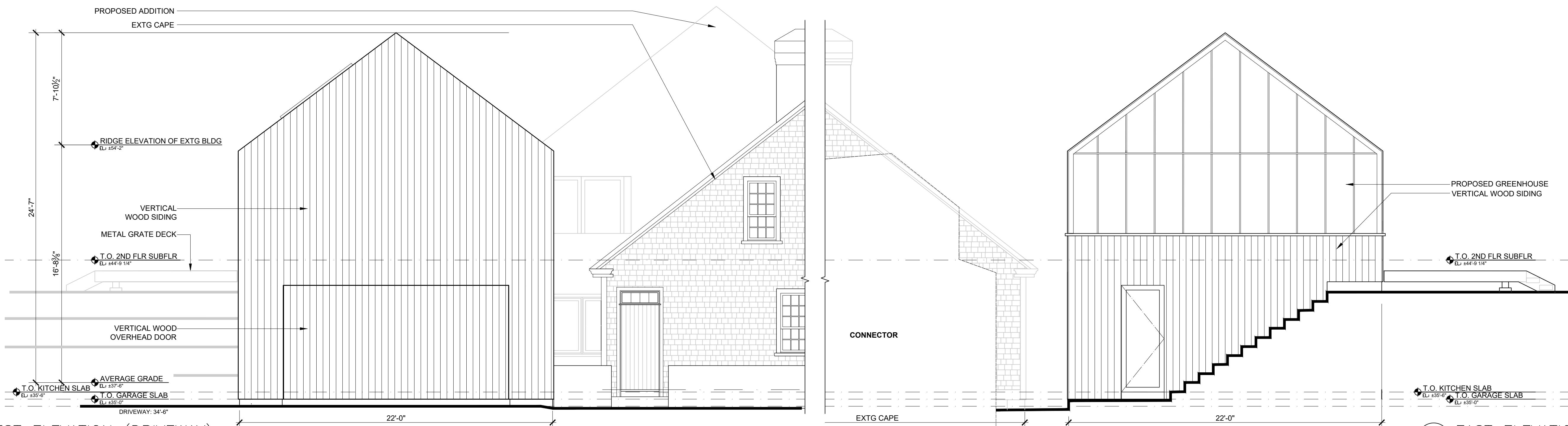
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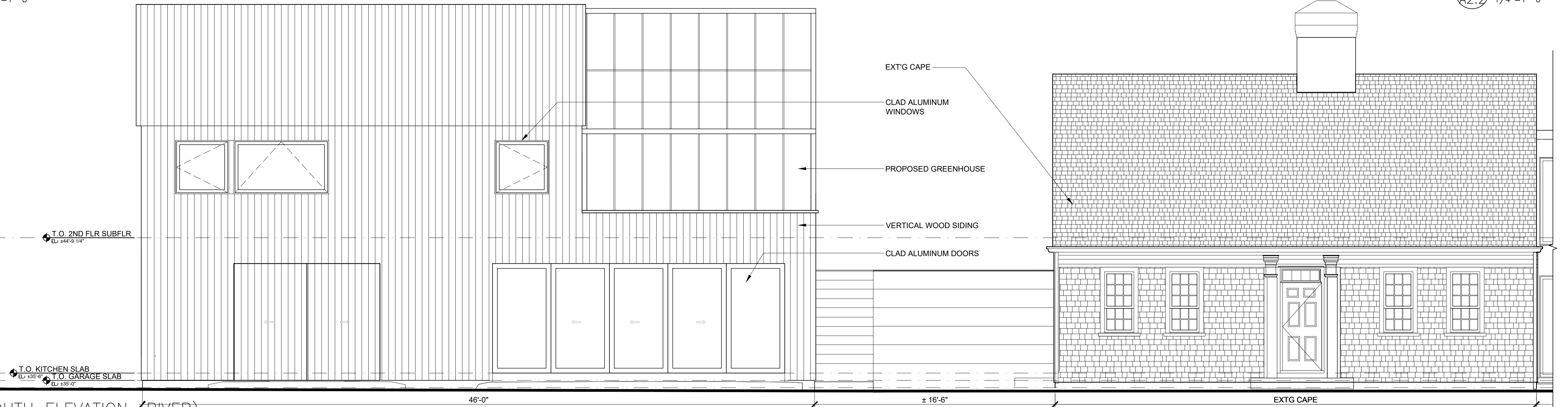
DATE:
PLANNING/ZBA
10.07.2022

A2.1



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

2 EAST ELEVATION
A2.2 1/4"=1'-0"



3 SOUTH ELEVATION (RIVER)
A2.2 1/4"=1'-0"

4 NORTH ELEVATION (GARDEN)
A2.2 1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

PROPOSED DWELLING 2
ELEVATION:
GARAGE & STUDIO

831 Main Street
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DATE:

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A2.2

SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant Yes
www.kichler.com/warranty

Dimensions

Base Backplate 5.00 X 4.75
 Extension 8.50"
 Weight 1.25 LBS
 Height from center of Wall opening (Spec Sheet) 4.00"
 Height 7.75"
 Width 5.75"

Light Source

Lamp Included Not Included
 Lamp Type BR40
 Light Source Incandescent
 Max or Nominal Watt 120.00
 # of Bulbs/LED Modules 1
 Socket Type Medium
 Socket Wire 150"

Mounting/Installation

Interior/Exterior Exterior
 Location Rating Wet
 Mounting Style Wall Mount

FIXTURE ATTRIBUTES

Housing

Primary Material ALUMINUM

Product/Ordering Information

SKU 9236AZ
 Finish Architectural Bronze
 Style Contemporary
 UPC 783927923644

Finish Options

 Architectural Bronze

LIGHT FIXTURE: A



ALSO IN THIS FAMILY



9234AZ



9234BK



9234BA



9234WH



9244BK



9244BA

LIGHT FIXTURE: B

LSW16 POLARIS

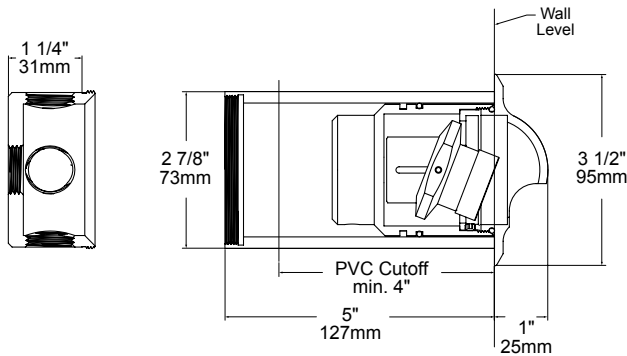


Shown w/ optional Conduit Hub (CHA)

The **LSW16** wall light is a state-of-the-art high performance LED luminaire. Machined entirely from solid brass bar and gasketed with durable silicone O-rings to ensure the fixture remains hermetically sealed under the most extreme conditions.

Features include:

- 3 Watts
- Cree XLAMP® (XP-L) LED
- 2700, 3000 or 4000K (CRI 80 typ.)
- Thermally Integrated® and Field Serviceable LED Module
- IC Rated for Interior and Exterior Use
- Dimmable to <10% typ.
- 12 VAC Electronic or Magnetic
- Solid Brass Construction



Optional Conduit Hub

With 2 1/2" Sched. 40 PVC Sleeve (included)

ORDERING GUIDE: ^{Prefix} **LSW16** L (LED) SW (STEP/WALL LIGHT) 16 (16 X 1/8 = 2")

□ INDICATES REQUIRED FIELD ▭ INDICATES OPTIONAL FIELD

LIGHT SOURCE	OPTIC	LED COLOR	LENS	ACCESSORIES	MOUNT	FINISH
[A] Adjustable [F] Fixed	[N] 15° Narrow [M] 25° Medium [W] 40° Wide [WF] 60° Wide Flood [A] All Optics Kit	[27D] 2700K [30D] 3000K [40D] 4000K [D] = Dimmable	[F] Frosted [C] Clear	(Select 4 unless LB is selected, limit 2 with LB): [H] Hex Baffle [L] Linear Spread [P] Prismatic Lens [MP] Micro Prismatic [F] Frost (Diffusion) [R1, 2, 3 or 4] Red [G1, 2, 3, or 4] Green [B1, 2, 3, or 4] Blue [Y1, 2, 3 or 4] Yellow [LB] Linear Baffle (AR required if paired with second accessory) [AR] Accessory Retainer	[PVC] PVC Sleeve (default) [CHA] Conduit Hub, Aluminum w/PVC [CHB] Conduit Hub, Brass w/PVC	[NAT] Natural [BLP] Bronze Living Patina [BLP-XD] BLP Extra Dark [NI] Nickel PVD [PC] Powder Coat- Specify Color



Lineal Bollard Illuminated Aluminum Bollard

FIXTURE TYPE: _____

PROJECT NAME: _____



High performance slender aluminum bollard with accent panel and configuration options.

FEATURES:

- Small 4" x 3" footprint
- Available with wood or aluminum front accent panel
- Multiple distribution options
- Concealed mounting hardware

SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Secures to an A36 steel base weldment. Gasketed handhole access behind accent panel.

ELECTRICAL: Powered by a Class P 120-277VAC primary integral power supply behind gasketed handhole cover behind accent panel. System is 0-10V dimmable. Minimum -40°C operating temperature.

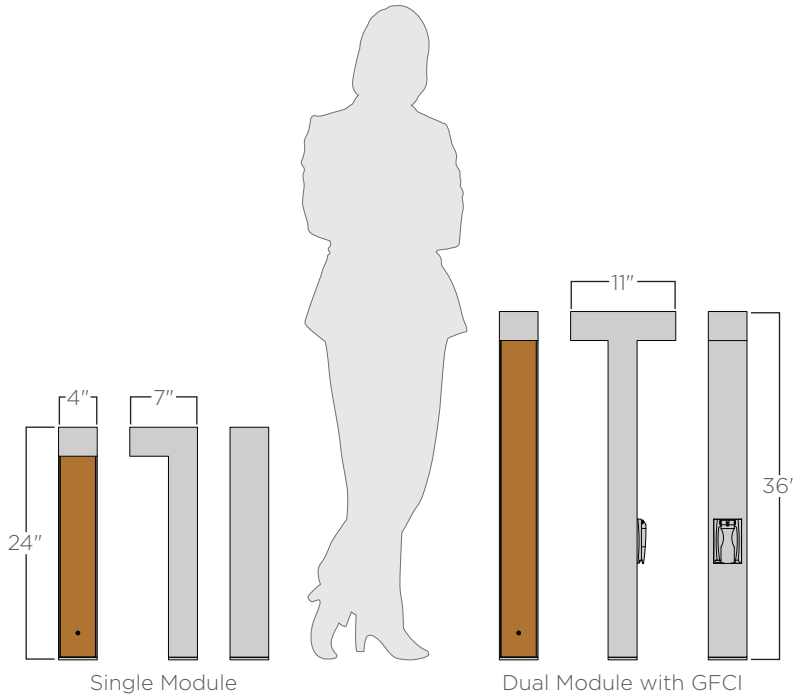
OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in 2700K, 3000K, 3500K and 4000K color temperatures with >90 CRI. Optics are UV resistant molded PMMA in Type II and V distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

FINISHES AND MATERIALS: All exterior aluminum parts are polyester powder coat painted to AAMA-2604 standards. Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. [Care and Maintenance](#)

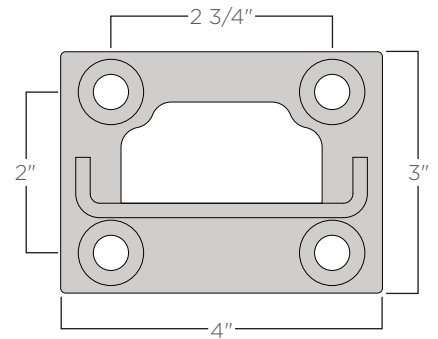
HARDWARE: All luminaire hardware is stainless steel. Anchor bolt kit is hot dipped galvanized.



LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598. Suitable for wet locations. LM-80 test reported L70 > 60,500 hours and calculated L70 > 154,000 hours.



		Standard Output	
Module	Type	Lumens ⁽¹⁾	Watts
Single	II	721	11
Single	IV	725	11
Dual	II	1442	22
Dual	IV	1450	22
Dual	II/IV	1446	22
Dual	IV/II	1446	22



ORDERING GUIDE: EXAMPLE: LBL-5-36-L30S0-2-C5-P1/S3-UNV-STD



1	2	3	4	5	6	7	8	9	10	11
LBL				SO				UNV		

1	Series
LBL	Lineal Bollard
2	Module
S	Single
D	Dual
3	Overall Height
24	24"
36	36"
4	Light Color
L27	2700K ⁽²⁾
L30	3000K ⁽²⁾
L35	3500K
L40	4000K
AMB	Amber

5	Light Source⁽³⁾
SO	Standard Output
6	Distribution⁽⁴⁾
2	Type II
4	Type IV
2/4	Front Type II/Back IV
4/2	Front Type IV/Back II
7	Metal Finish
C*	See color options on finishes technical sheet
CSM	Custom Color

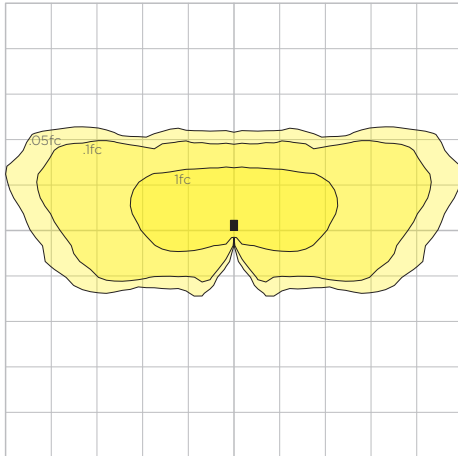
8	Panel Material⁽⁵⁾
P1/S*	Wood (specify color) ⁽⁶⁾
P2/C*	Aluminum (specify color) ⁽⁶⁾
9	Voltage
UNV	120-277V
10	Options
GFCI	GFCI Box ⁽⁷⁾
11	Special
STD	Standard
MOD	Modified

1. Lumen output based upon 2700K color temperature.
 2. 2700K or 3000K color temperature required for IDA certification.
 3. Consult factory for other output options.
 4. BUG rating of B0-U1-G1
 5. Accent panel only on front side of bollard.
 6. See color options on finishes technical sheet.
 7. GFCI box requires 36" bollard height.

FIXTURE TYPE: _____

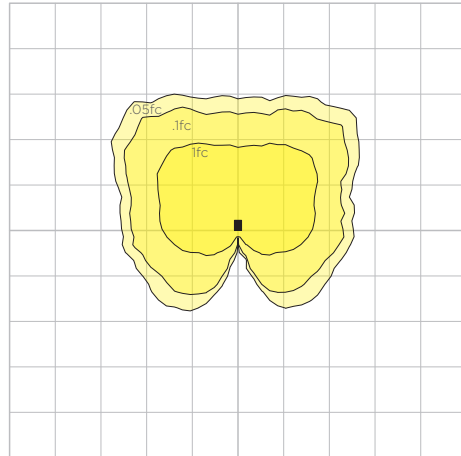
PROJECT NAME: _____

Single Type II Distribution ┌4'┐



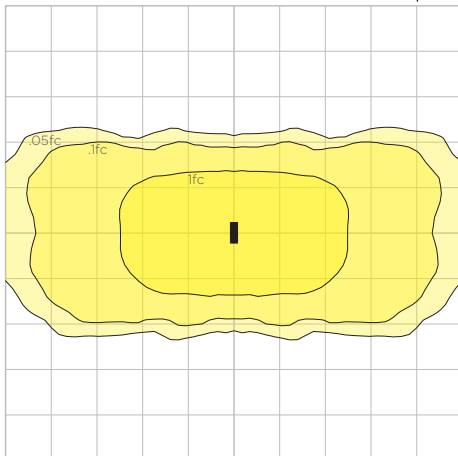
LBL-S-36-L27SO-2-C(X)-P(X)/(XX)-UNV-STD

Single Type IV Distribution ┌4'┐



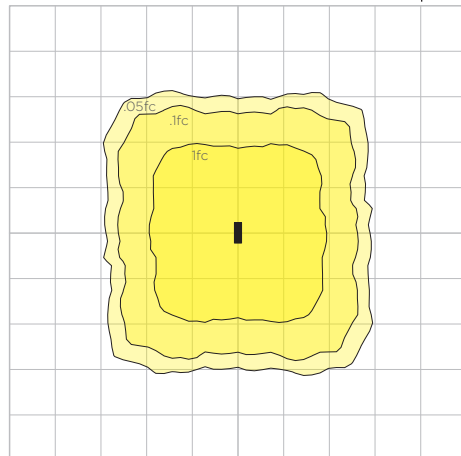
LBL-S-36-L27SO-4-C(X)-P(X)/(XX)-UNV-STD

Dual Type II Distribution ┌4'┐



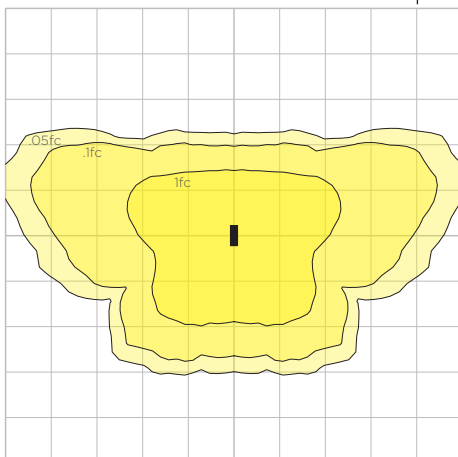
LBL-D-36-L27SO-2-C(X)-P(X)/(XX)-UNV-STD

Dual Type IV Distribution ┌4'┐



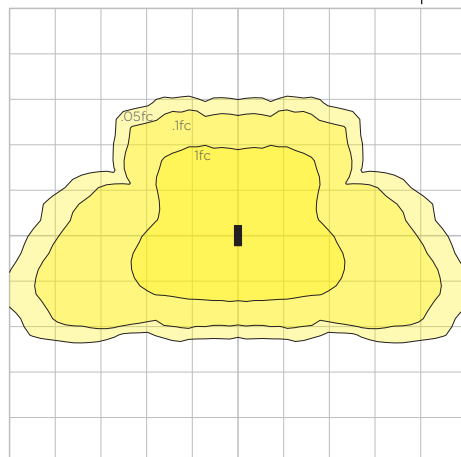
LBL-D-36-L27SO-4-C(X)-P(X)/(XX)-UNV-STD

Dual Type II/IV Distribution ┌4'┐



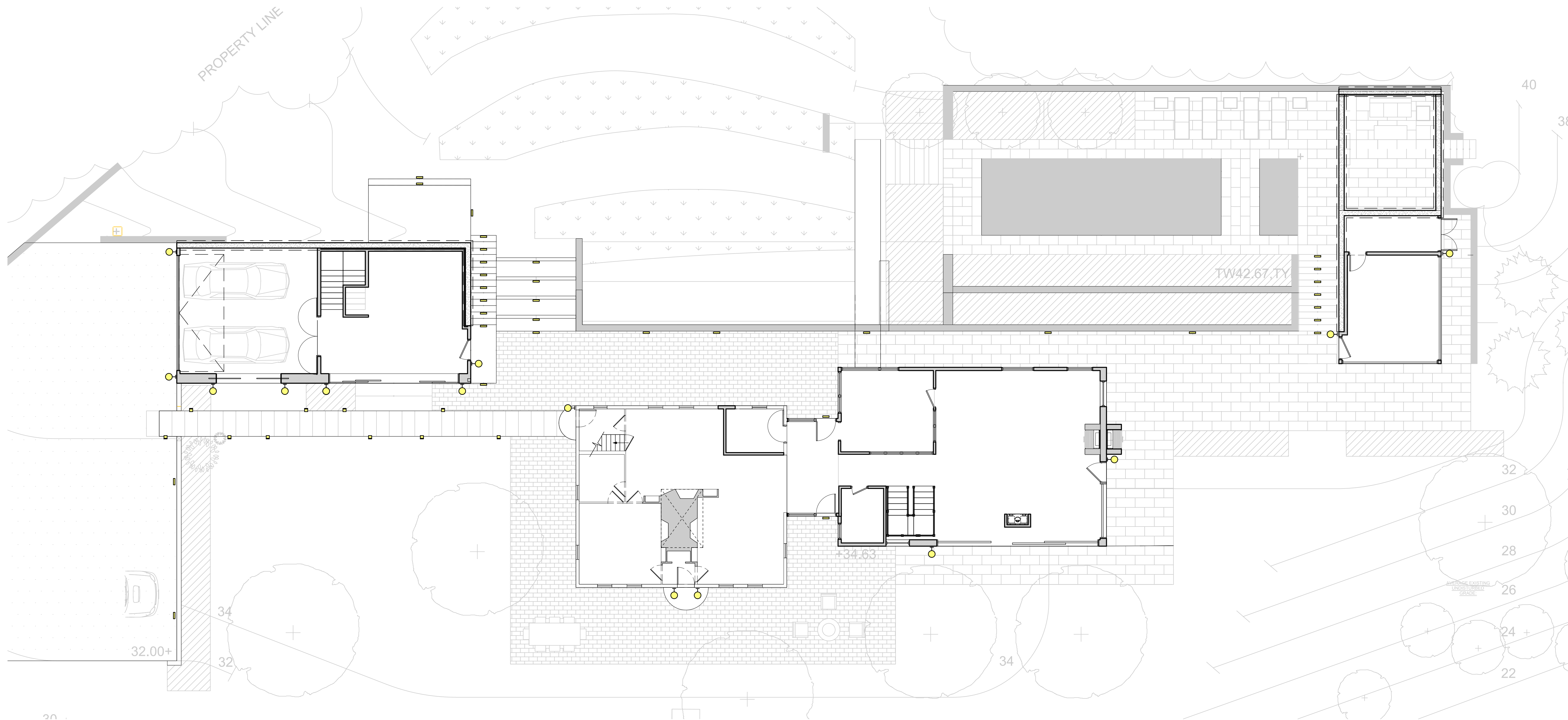
LBL-D-36-L27SO-2/4-C(X)-P(X)/(XX)-UNV-STD

Dual Type IV/II Distribution ┌4'┐



LBL-D-36-L27SO-4/2-C(X)-P(X)/(XX)-UNV-STD

[IES file download](#)



1 FIRST FLOOR PLAN - LANDSCAPE PLAN
 E1.1 1/8"=1'-0"

LANDSCAPE LIGHTING SCHEDULE

EXTERIOR LIGHTS

- ⊕ A - EXTERIOR WALL SCNCE
- B - EXTERIOR STEP LIGHTS
- C - EXTERIOR PATH LIGHTS



A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:

PROPOSED
 LANDSCAPE LIGHTING

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

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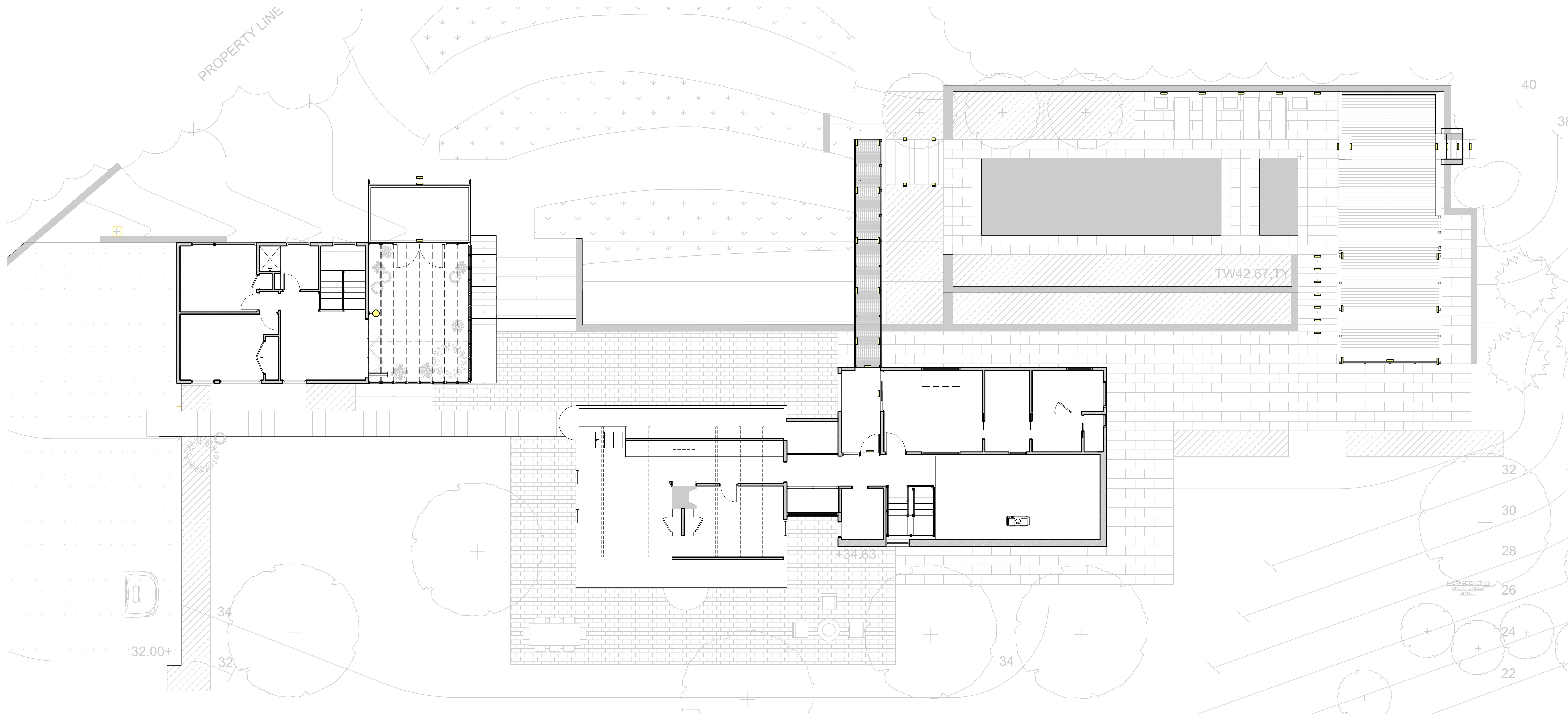
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E1.1



1 SECOND FLOOR PLAN - LANDSCAPE PLAN
 E1.2 1/8"=1'-0"

LANDSCAPE LIGHTING SCHEDULE

EXTERIOR LIGHTS

- ⊕ A - EXTERIOR WALL SCONCE
- B - EXTERIOR STEP LIGHTS
- C - EXTERIOR PATH LIGHTS



A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:

PROPOSED
 LANDSCAPE LIGHTING

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

A3 architects, inc
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