



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 2/20/24

The undersigned hereby files with specific grounds for this application: (check all that apply)

I. 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 30.7A 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 Shippway rd Ptown MA 02657

Applicant's Phone(s), Fax and Email 774 722 1467 C+S Framers@hotmail.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 Charles Silva 39 Shippway rd Ptown 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)

CS

Applicant(s)/Representative Signature

Charles Silva

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

CS

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

To Zoning board

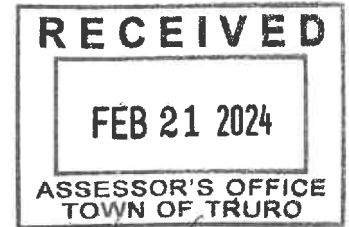
The project at 379 shore B, green trim cottage, is to remove existing cottage and rebuild using existing foundation and same footprint. However the first floor deck will be reduced as well as cottage will be reduced from 3 bedrooms to two bedrooms. Having acknowledged the sideline issues and listening to the boards advice/input I have redesigned the building to be a story and half, not two stories, Which reduces the height by almost 3 feet.(2' 10") Also with this design the second floor deck on street side had to be eliminated. While there is a full basement it cannot be used for housing or any mechanicals as is in flood zone, Its rendered storage space only. I really hope this plan satisfies previous concerns and I believe will fit in very nicely with the neighborhood, surrounding buildings.

Sincerely Chuck Silva



TOWN OF TRURO

Assessors Office
Certified Abutters List
Request Form



DATE: 2/21/24

NAME OF APPLICANT: Charles Silva

NAME OF AGENT (if any): _____

MAILING ADDRESS: 39 Ships way rd.

CONTACT: HOME/CELL 774 222 1467 EMAIL CTSFrancisco@Hotmail.com

PROPERTY LOCATION: 379 Shore rd.
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 10 PARCEL 10 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)

Board of Health⁵

Planning Board (PB)

Zoning Board of Appeals (ZBA)

Cape Cod Commission

Special Permit¹

Special Permit¹

Conservation Commission⁴

Site Plan²

Variance¹

Licensing

Preliminary Subdivision³

Type: _____

Definitive Subdivision³

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: 2/21/24

Date completed: 2/21/24

List completed by: Laura Geiges

Date paid: 2/21/24 Cash Check \$15

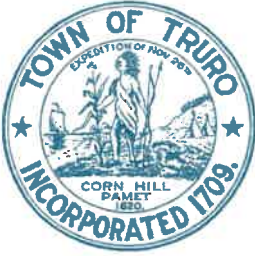
¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

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: February 21, 2024

To: Charles Silva

From: Assessors Department

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

Zoning Board of Appeals – Special Permit

Attached is a combined list of abutters for 379 Shore Road (Map 10 Parcel 10)

The current owner is Charles T. Silva.

The names and addresses of the abutters are as of February 16, 2024 according to the most recent documents received from the Barnstable County Registry of Deeds.

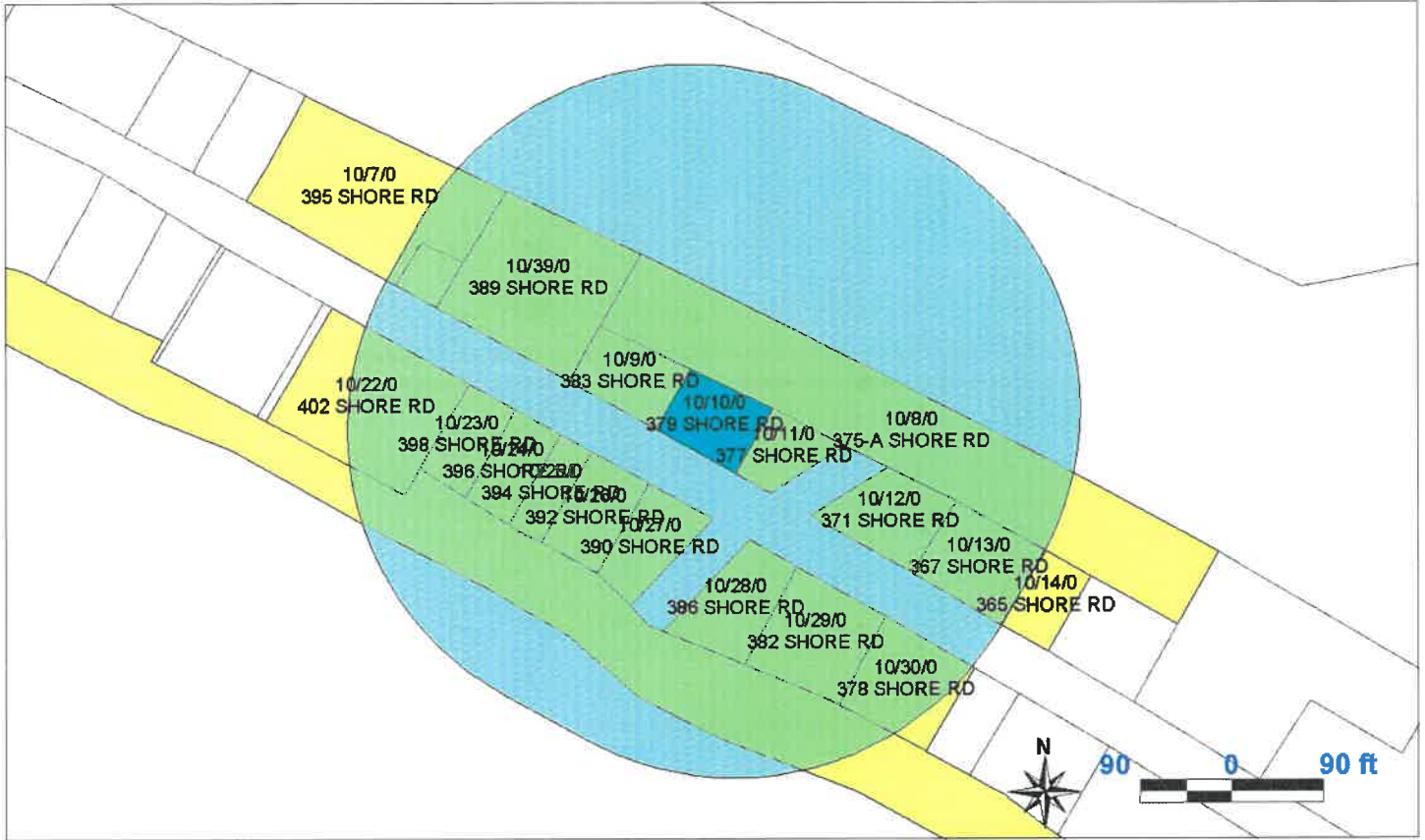
Certified by: _____

Laura Geiges

Assistant Assessor / Data Collector

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

LG 2/21/24

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 BERNARDI TRUST 2013 & DIANE M BERNARDI TRUST 2013	389 SHORE RD	250 GROVE ST	FRAMINGHAM	MA	01701

LG 2/21/24

<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 BERNARDI TRUST 2013 & DIANE M BERNARDI TRUST 2013 250 GROVE ST FRAMINGHAM, MA 01701</p>		

LG 2/21/24

FLOOD ZONE:

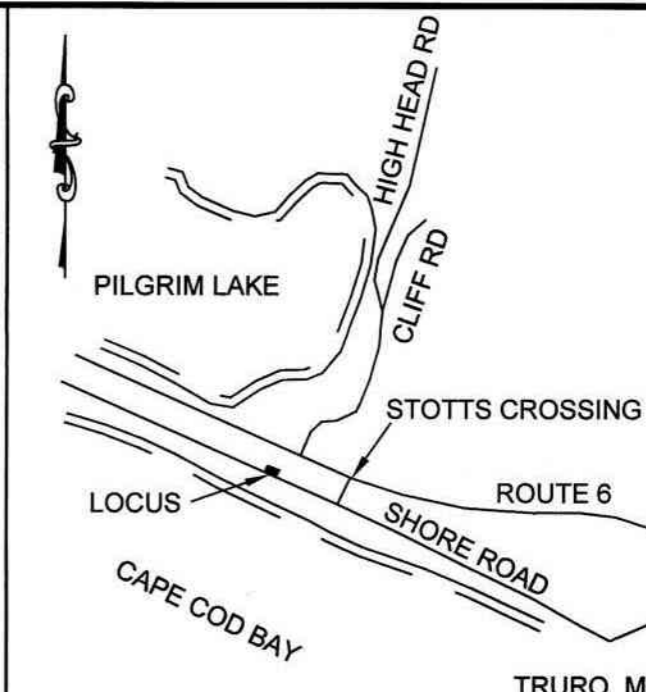
FLOOD ZONE AE (EL 13) SHOWN ON THIS DRAWING IS A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #25001C0136J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED 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
- 10- CONTOUR



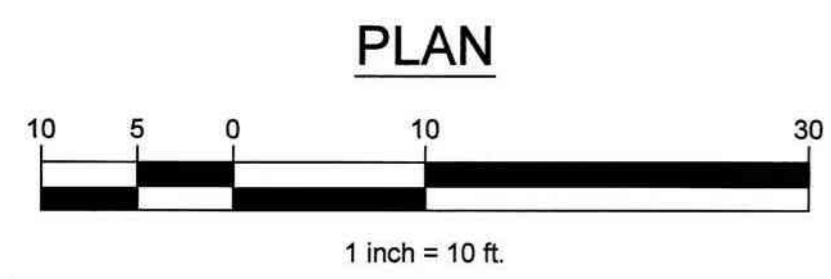
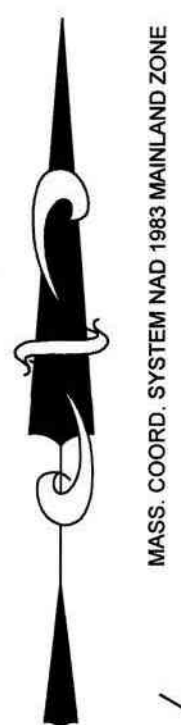
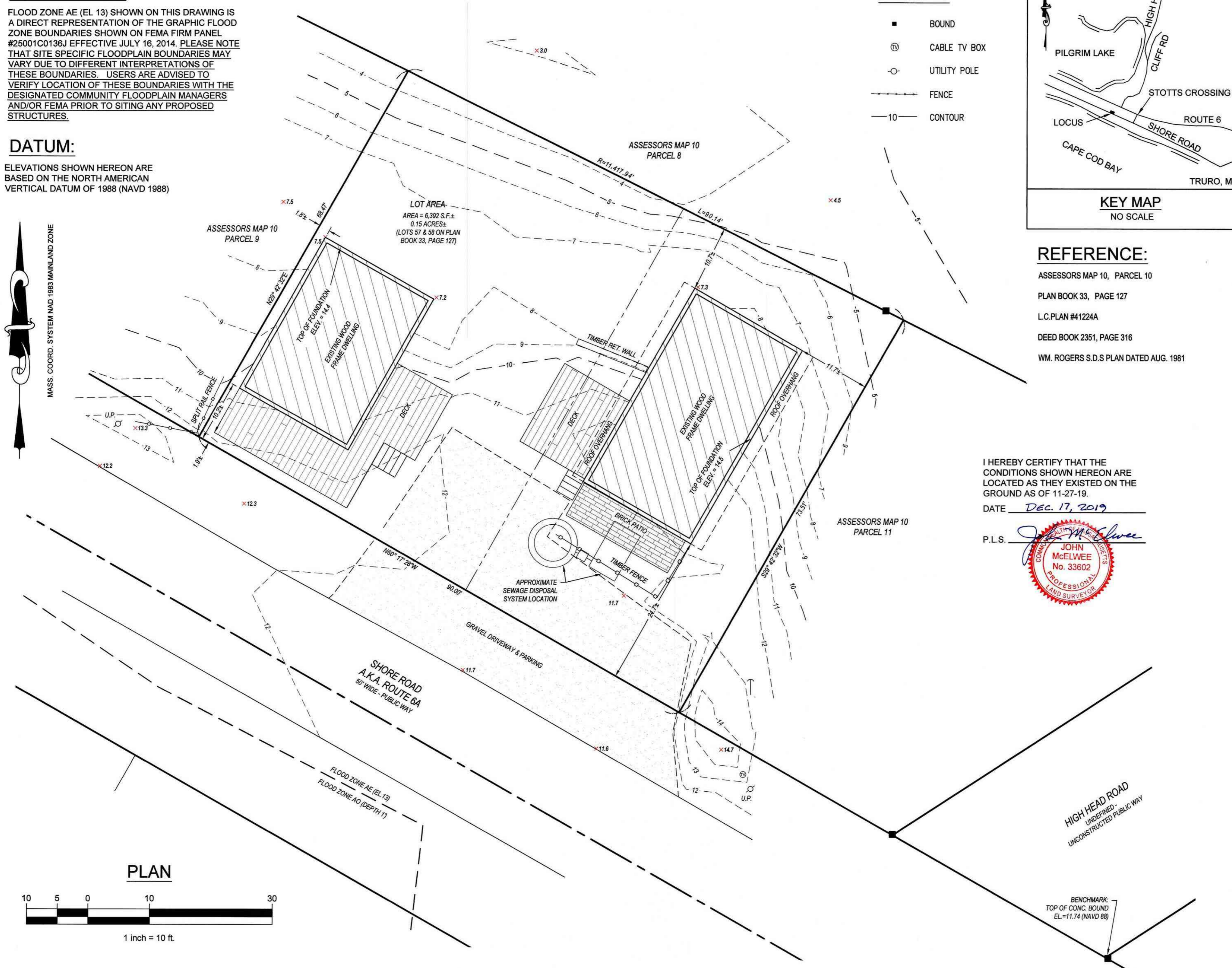
REFERENCE:

- 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.



BY	
REVISION	
DATE	
NO.	

SEAL

PROJECT	SILVA
379 SHORE ROAD	TRURO, MA
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

ARCHITECT NOTE:

FOR MORE INFORMATION REGARDING PROPOSED "UNIT 1" RENOVATIONS SEE ARCHITECTURAL PLAN SET PREPARED BY LEIF HAMNQUIST ARCHITECTS.

CONSTRUCTION NOTES:

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

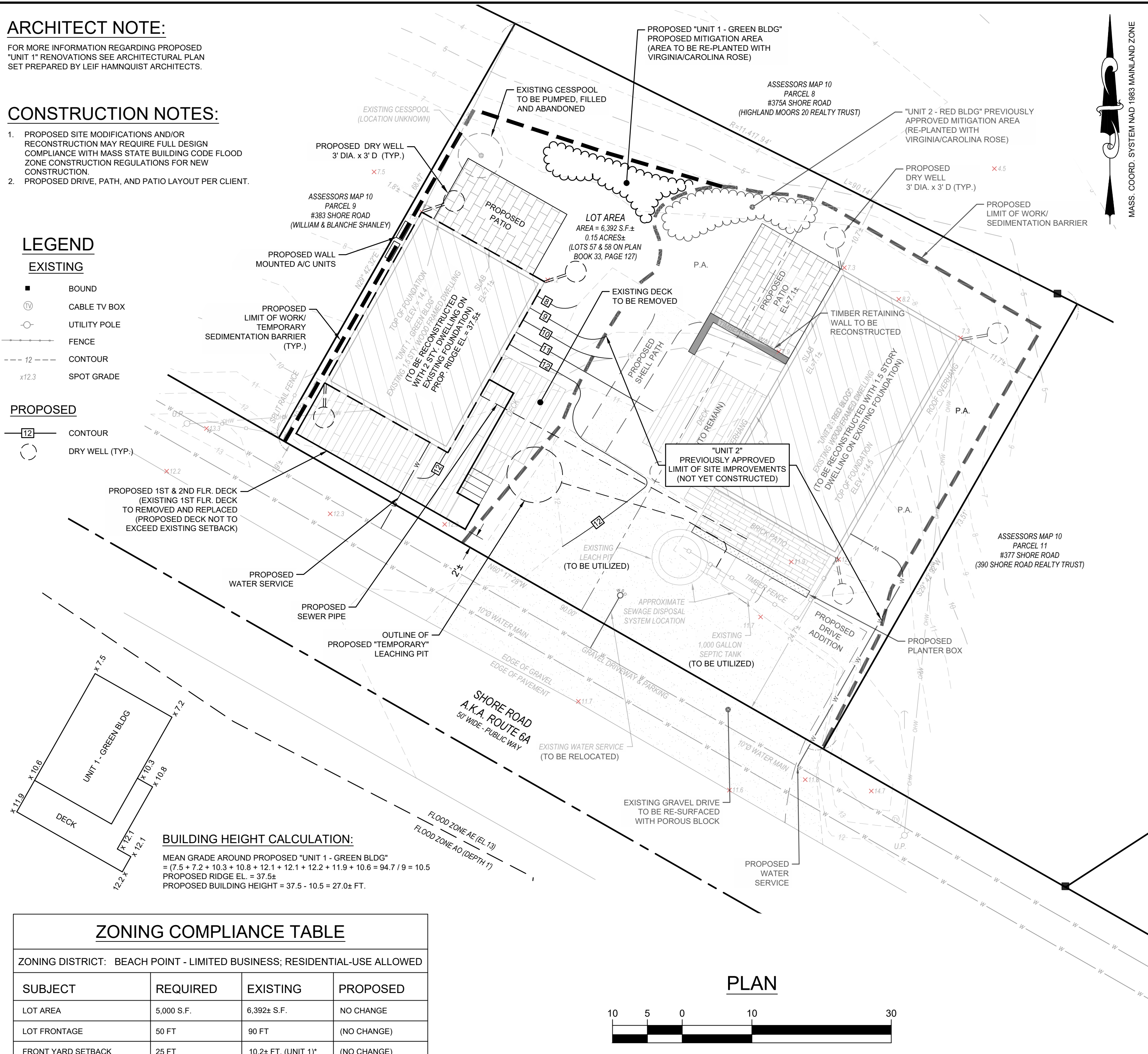
LEGEND

EXISTING

- BOUND
- Ⓞ CABLE TV BOX
- UTILITY POLE
- FENCE
- - - 12 --- CONTOUR
- x12.3 SPOT GRADE

PROPOSED

- 12 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 + 10.6) / 9 = 10.5
 PROPOSED RIDGE EL. = 37.5±
 PROPOSED BUILDING HEIGHT = 37.5 - 10.5 = 27.0± 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)

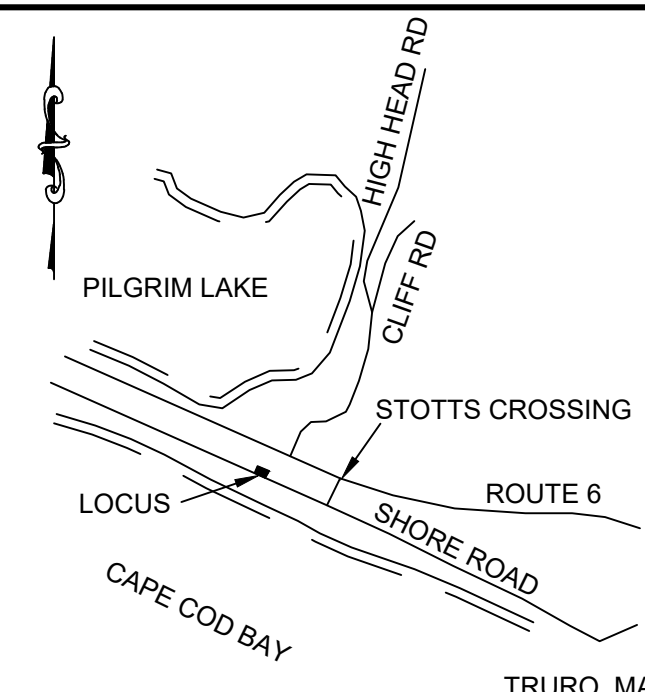
*FRONT YARD SETBACK TO DECK = 1.9±, SIDE YARD SETBACK (WEST) TO DECK = 1.8±

PLAN



1 inch = 10 ft.

RE-ISSUED FOR ZONING REVIEW 02-01-2024



KEY MAP
NO SCALE

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:

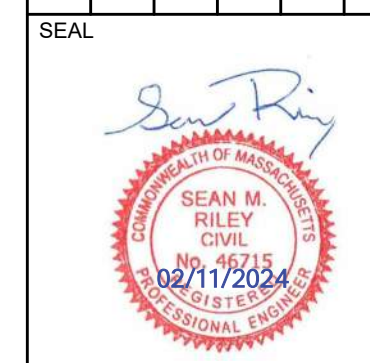
SEE PLAN TITLED "C1.2.1 PLAN SHOWING EXISTING SITE CONDITIONS" FOR 379 SHORE ROAD IN TRURO, MA, PREPARED BY COASTAL ENGINEERING COMPANY INC. AND DATED DECEMBER 17, 2019.

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.



NO.	DATE	REVISION	BY
1	2-1-24	MODIFY PROPOSED RIDGE EL. & ADD A/C UNITS	MJB

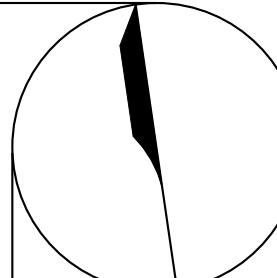


PROJECT: CHUCK SILVA TRURO, MA
 SHEET TITLE: PLAN SHOWING PROPOSED "UNIT 1 - GREEN BLDG" SITE IMPROVEMENTS

SCALE: 1" = 10'
 DRAWING FILE: C17012-CIV.dwg
 DATE REV. 02-01-2024: 07-12-2023
 DRAWN BY: MJB
 CHECKED BY: BPM

C2.2.5
 1 OF 1 SHEETS
 PROJECT NO. C17012.00

F:\SDSKPROJECTS\17000\C17012\CIV.dwg 2/1/2024 2:37 PM



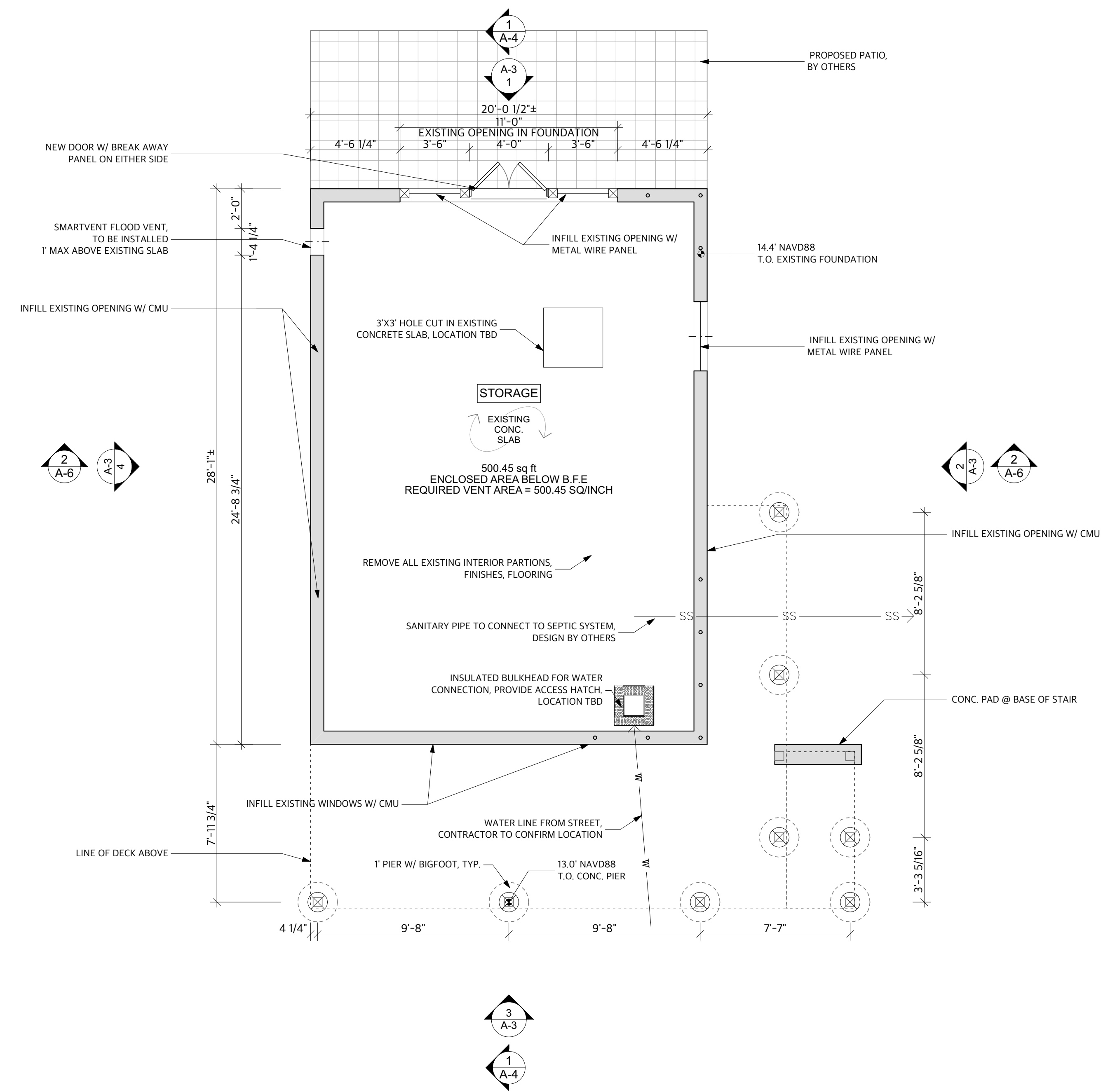
REVISION DATES:

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

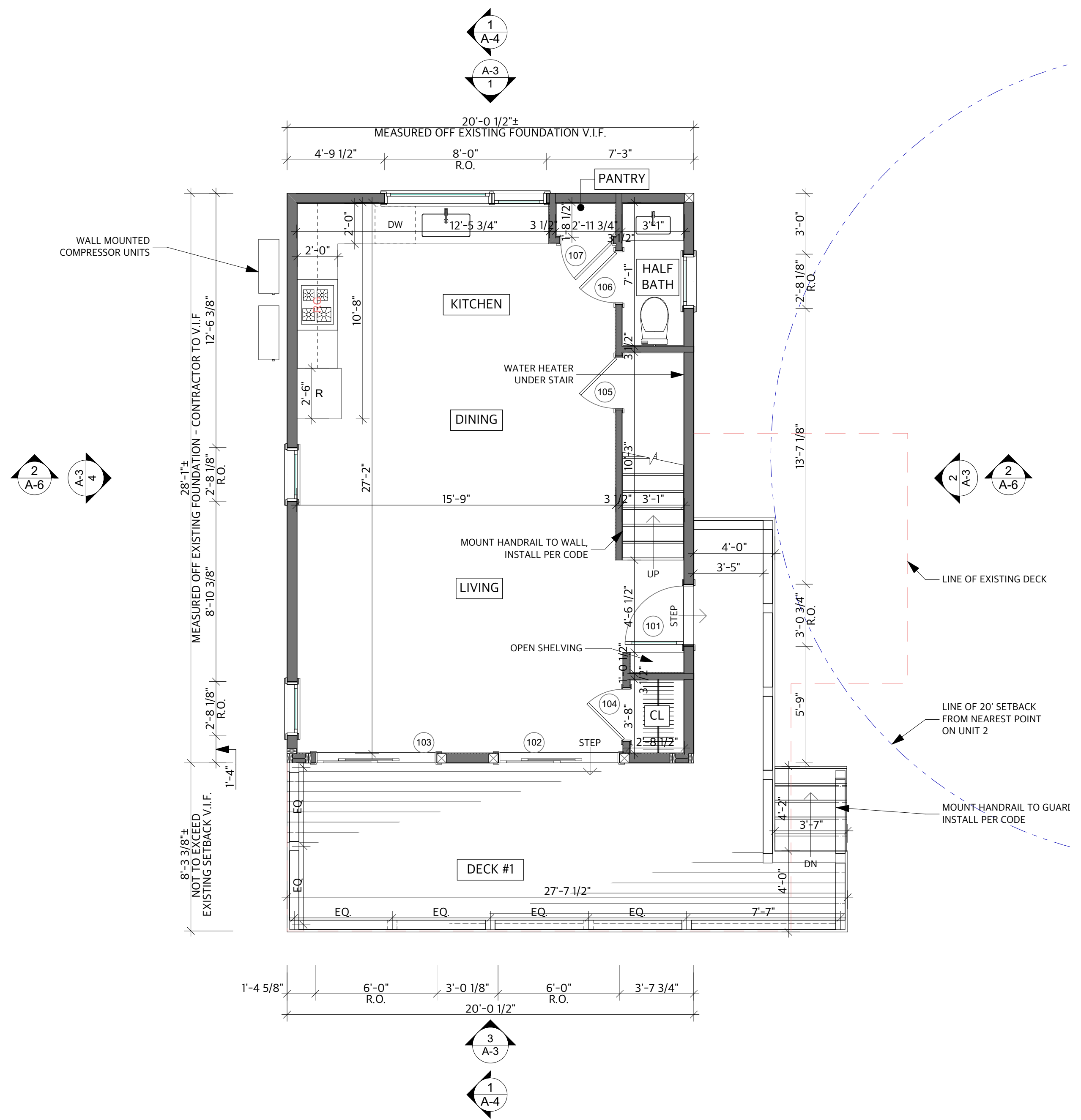
Title: FLOOR PLANS
 Scale: As Noted
 Date: 01.18.24 NOT FOR CONSTRUCTION

379 Shore Road Unit 1
 379 Shore Road
 Truro, MA

A-1

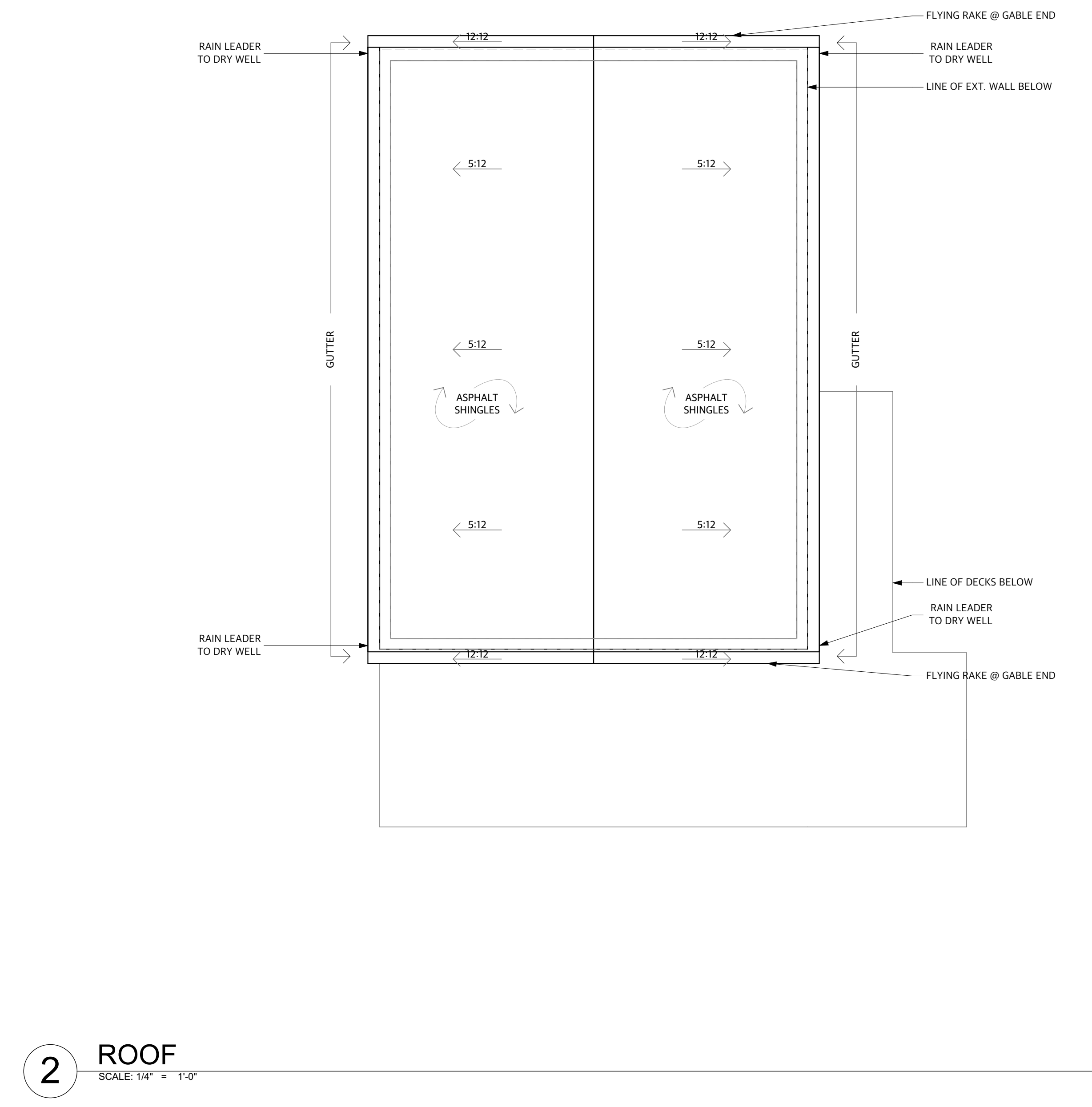
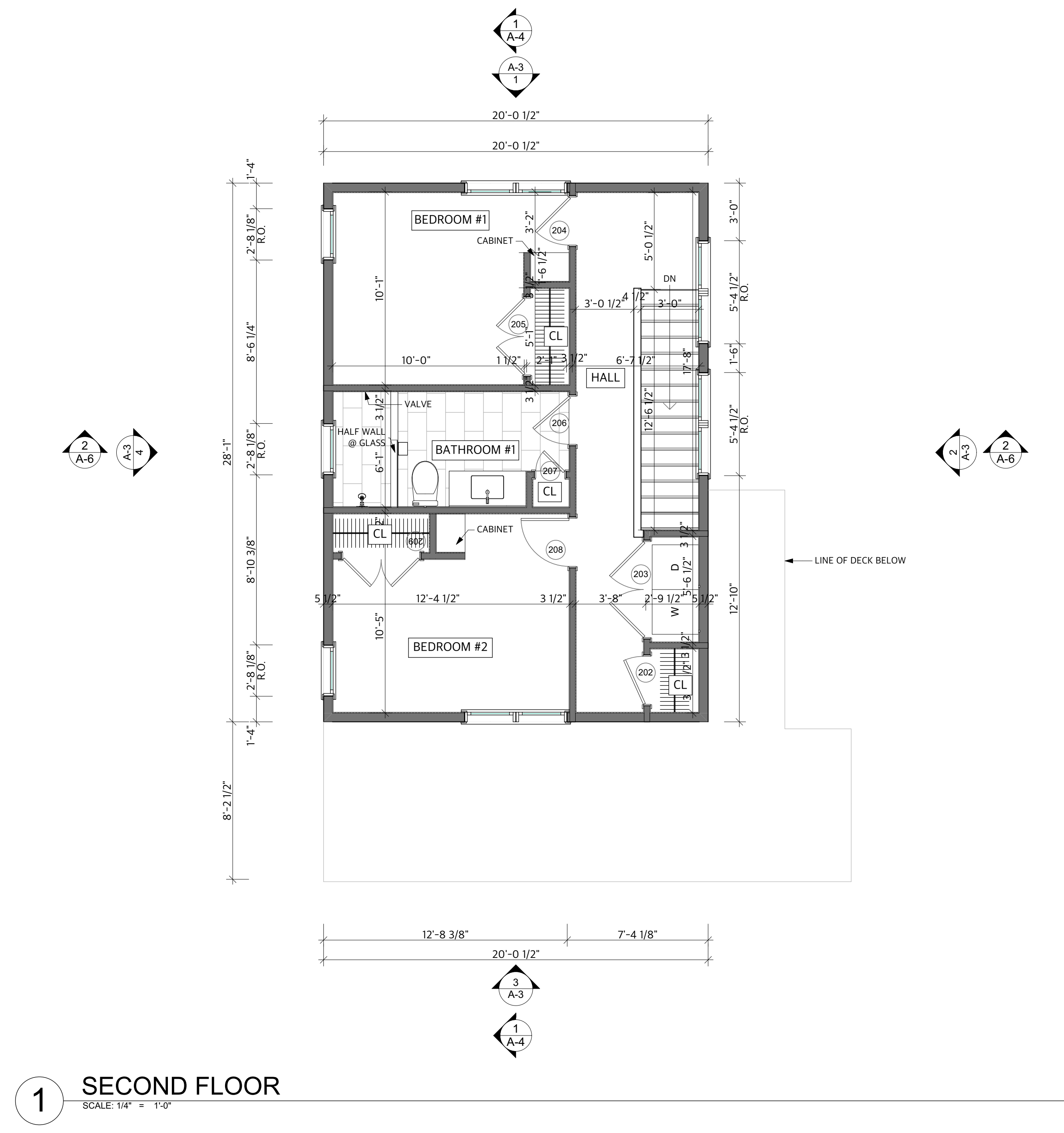


1 LOWER LEVEL
 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR
 SCALE: 1/4" = 1'-0"

WALL LEGEND	
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	

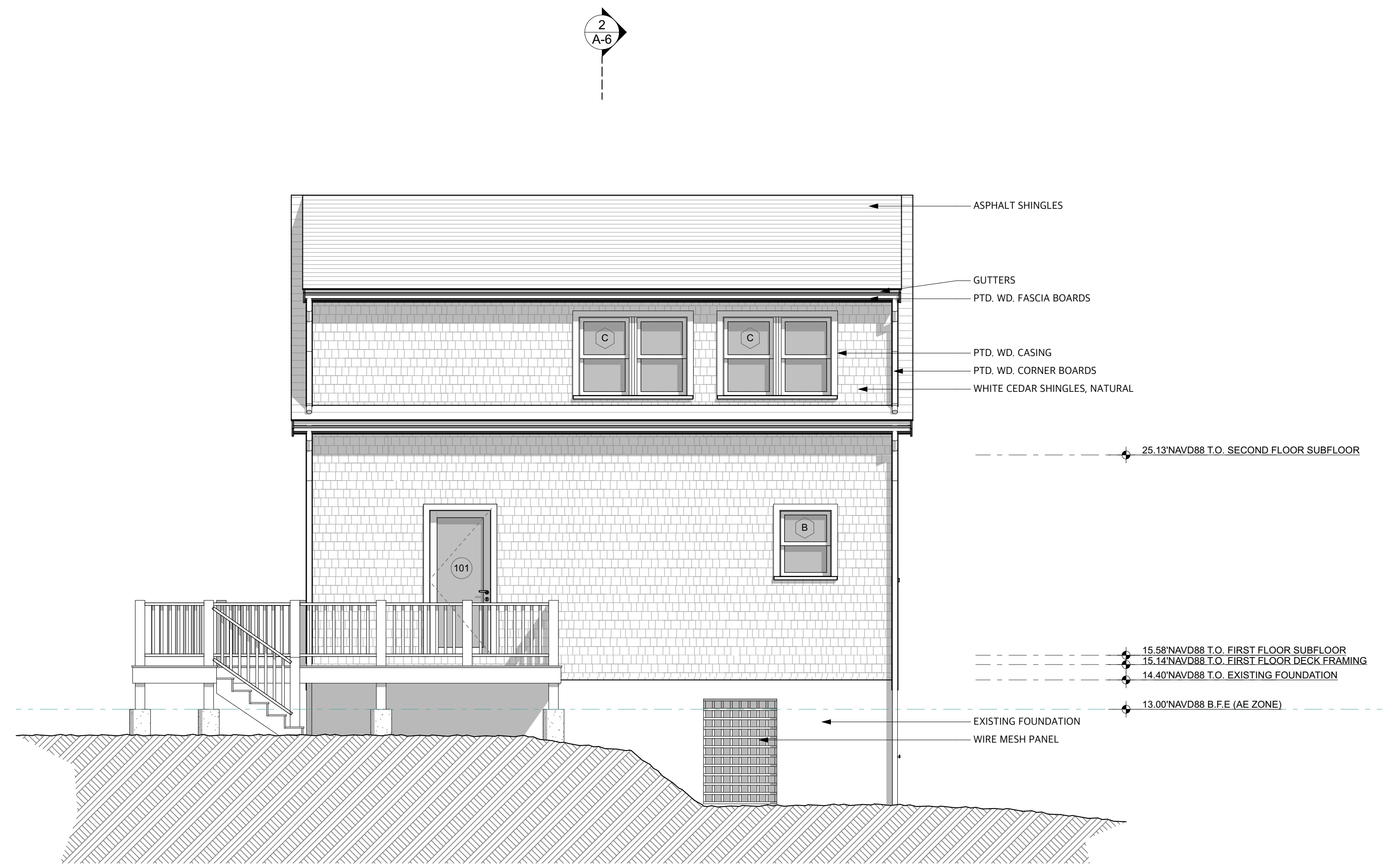


WALL LEGEND

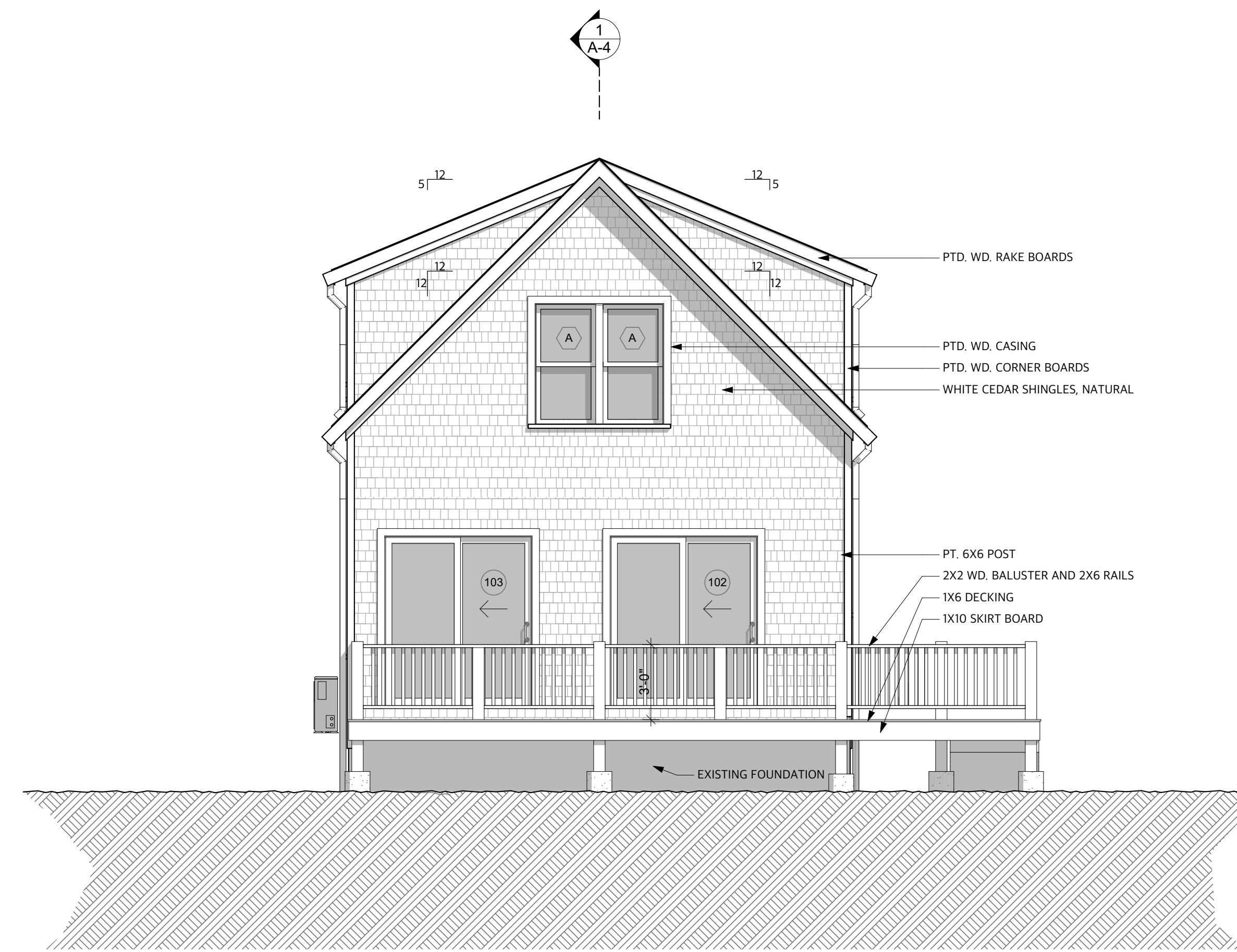
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	



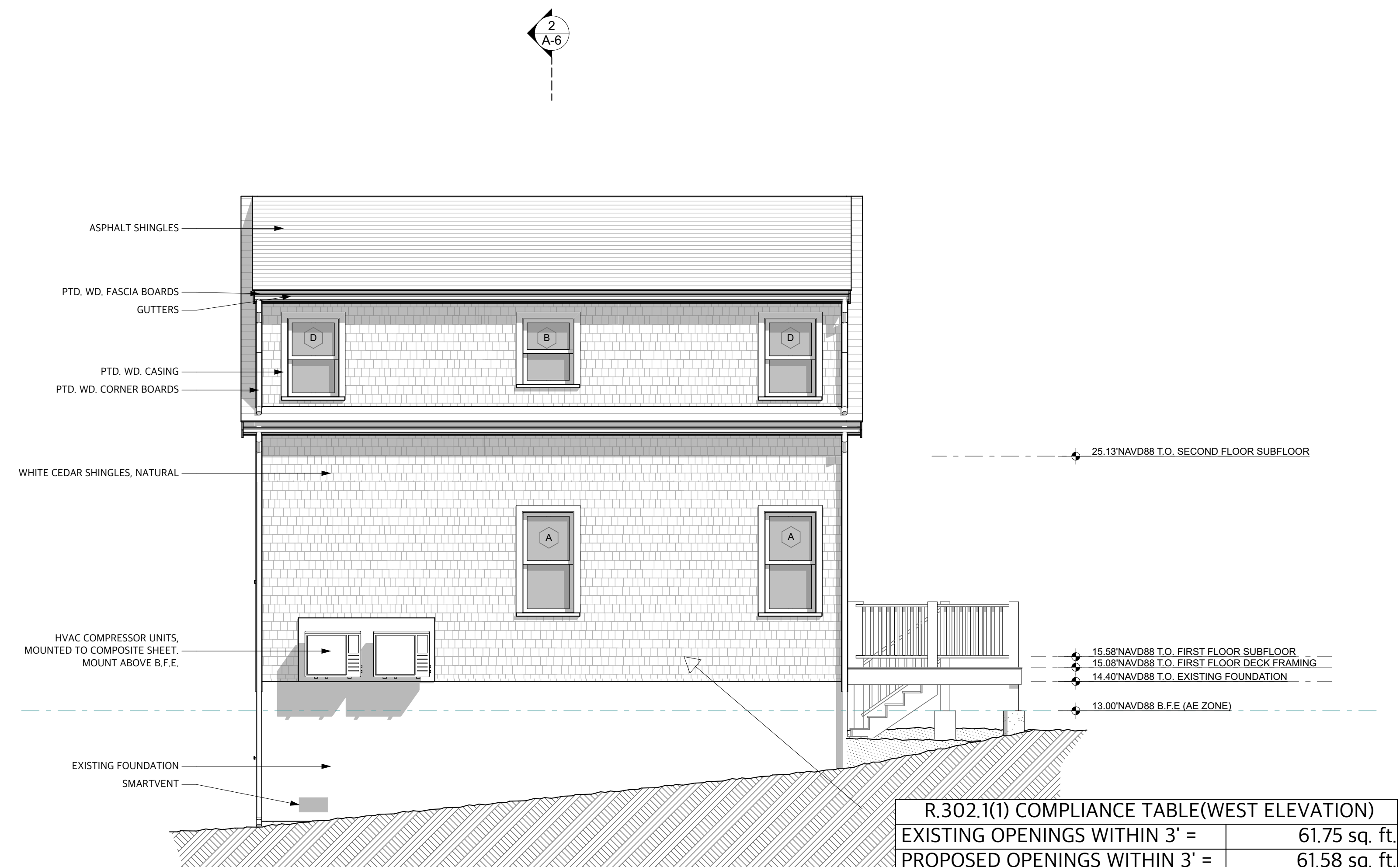
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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	

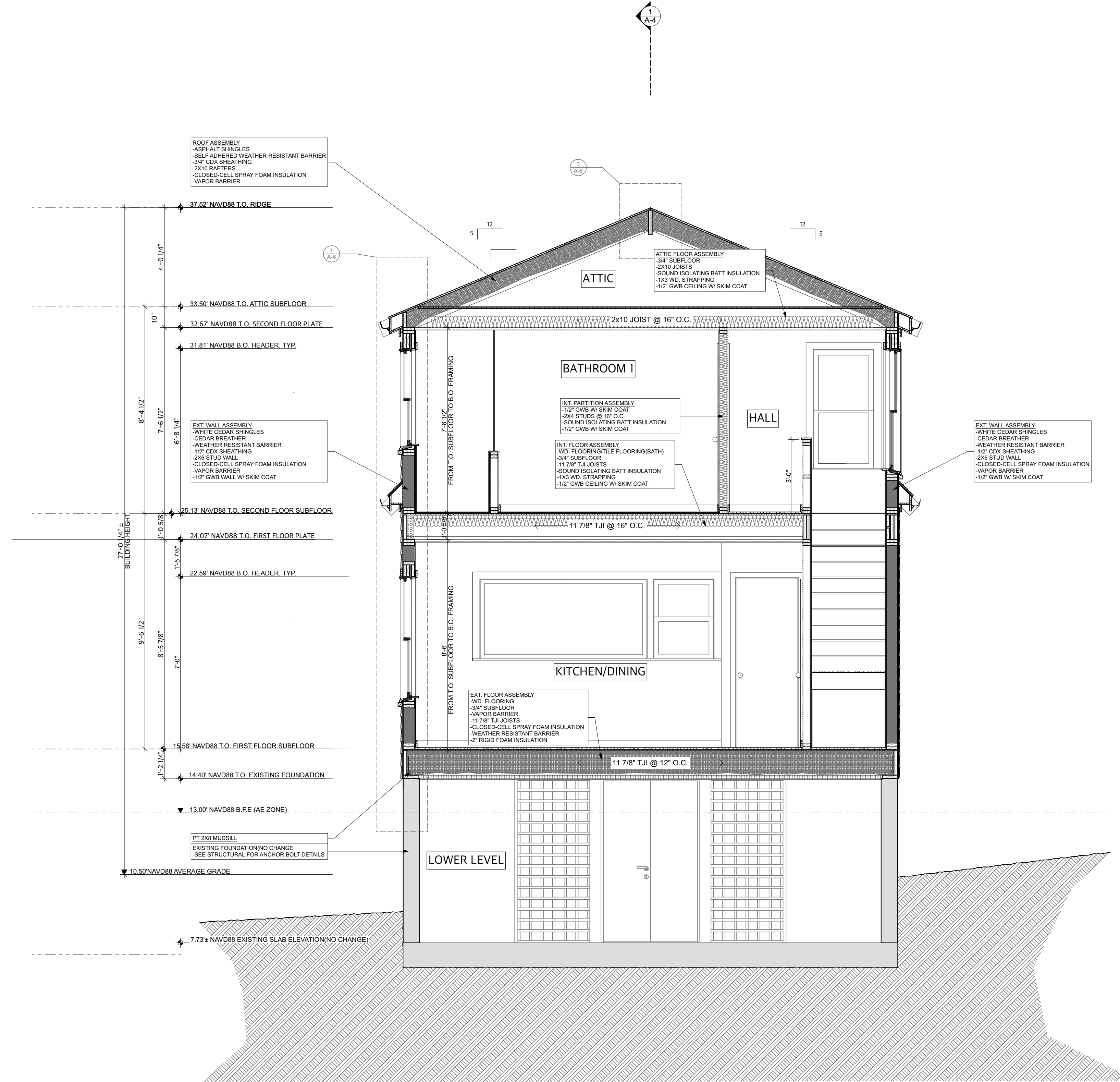
REVISION DATES:

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

Title: ELEVATIONS
Scale: As Noted
Date: 01.18.24 NOT FOR CONSTRUCTION

379 Shore Road Unit 1
379 Shore Road
Truro, MA

A-3



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: 01.18.24 NOT FOR CONSTRUCTION

379 Shore Road Unit 1
 379 Shore Road
 Truro, MA

A-6