



# TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666  
Tel: 508-349-7004 Fax: 508-349-5505

## ZONING BOARD OF APPEALS Agenda

**DATE OF MEETING:** Monday, July 29, 2019  
**TIME OF MEETING:** 5:30 p.m.  
**LOCATION OF MEETING:** Truro Town Hall  
24 Town Hall Road  
Truro, MA 02666

### Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

**Continued Public Hearing: 2019 – 003 ZBA – Ellen and Emily Lanigan**, for property located at 588 Shore Road (Map 5, Parcel 20). Applicant seeks a Special Permit w/ref to section 30.7A of the Truro Zoning Bylaw for the construction of a seven (7) foot, nine (9) inch addition to the front of an existing non-conforming dwelling.

**Public Hearing: 2019-006/ZBA – Jeffrey and Jennifer Goldstein**, for property located at 37 Old Outermost Road (Atlas Map 41, Parcel 2, certificate of title number 219048, land court lot number 11 and plan number 18231-O). Applicants seek a Special Permit under Section 30.7A of the Truro Zoning Bylaw for the reconstruction of a single-family dwelling and construction of a garage/habitable studio. This property is located within the Seashore District.

**Public Hearing: 2019-007/ZBA – Nathaniel McKean**, for property located at 61 Shore Road (Atlas Map 36, Parcel 81). Applicant seeks a Special Permit under Sections 30.2 and 30.8 of the Truro Zoning Bylaw for use of the property, which is less than five acres, for purposes of animal husbandry, specifically to raise two Nigerian Dwarf goats and five chickens.

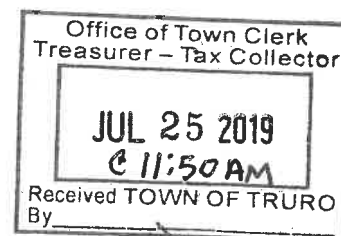
### **New Board Business**

- Discussion and approval of updated ZBA Application for Hearing form

### **Approval of Meeting Minutes**

- August 27, 2018
- October 29, 2018
- February 25, 2019
- April 1, 2019

### **Adjourn**



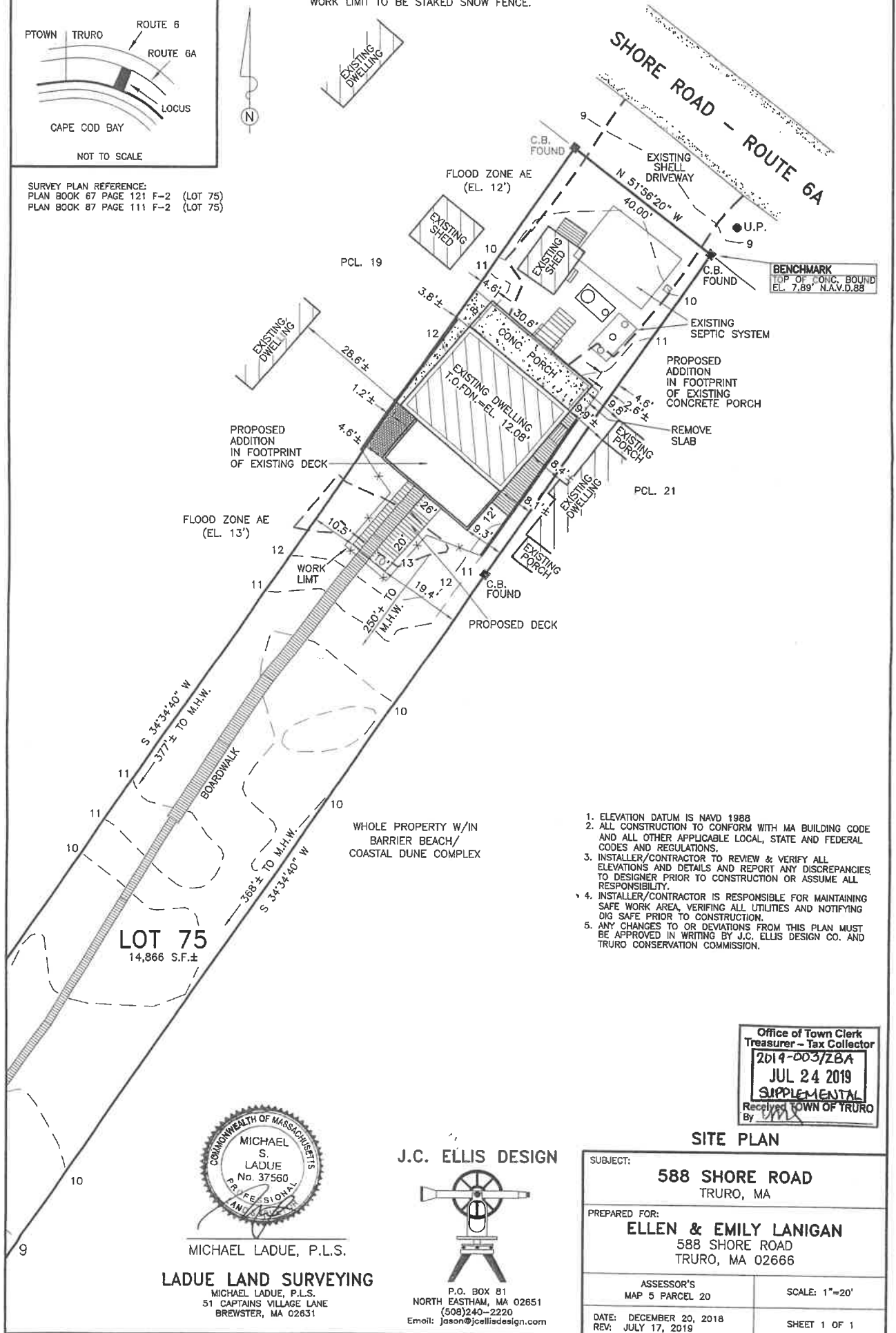
## **PUBLIC HEARING(S)**

# **PUBLIC HEARING (continued)**

**2019-003/ZBA Ellen and Emily Lanigan**

**Packets supplied at previous ZBA Meetings  
of May 20, 2019 and June 24, 2019**

THIS PLAN REQUIRES CONSERVATION COMMISSION APPROVAL.  
WORK LIMIT TO BE STAKED SNOW FENCE.



1. ELEVATION DATUM IS NAVD 1988
2. ALL CONSTRUCTION TO CONFORM WITH MA BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
3. INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
4. INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
5. ALL CHANGES TO CONSTRUCTIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND TRURO CONSERVATION COMMISSION.

Office of Town Clerk  
Treasurer - Tax Collector  
2019-003/ZBA  
JUL 24 2019  
SUPPLEMENTAL  
Received TOWN OF TRURO  
By *[Signature]*

## SITE PLAN

SUBJECT:

588 SHORE ROAD  
TRURO, MA

PREPARED FOR:

ELLEN & EMILY LANIGAN  
588 SHORE ROAD  
TRURO, MA 02666

ASSESSOR'S  
MAP 5 PARCEL 20

SCALE: 1"=20'

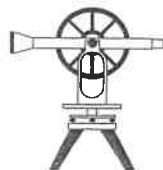
DATE: DECEMBER 20, 2018  
REV: JULY 17, 2019

SHEET 1 OF 1

LADUE LAND SURVEYING

MICHAEL LADUE, P.L.S.  
51 CAPTAINS VILLAGE LANE  
BREWSTER, MA 02631

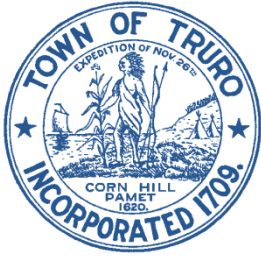
J.C. ELLIS DESIGN



P.O. BOX 81  
NORTH EASTHAM, MA 02651  
(508)240-2220  
Email: [jason@icellisdesign.com](mailto:jason@icellisdesign.com)

## **PUBLIC HEARING(S)**

**2019-006/ZBA – Jeffrey and Jennifer Goldstein  
37 Old Outermost Road**



# TOWN OF TRURO

## Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

To: Zoning Board of Appeals  
From: Jess Bardi, Interim Town Planner  
Date: July 18, 2019  
Re: 2019-006/ZBA 37 Old Outermost Road, Staff Report

---

**2019-006/ZBA – Jeffrey and Jennifer Goldstein**, for property located at 37 Old Outermost Road (Atlas Map 41, Parcel 2, certificate of title number 219048, land court lot number 11 and plan number 18231-O). Applicants seek a Special Permit under Section 30.7A of the Truro Zoning Bylaw for the reconstruction of a single-family dwelling and construction of a garage/habitable studio. This property is located within the Seashore District.

### **Project Narrative**

The subject property is an approximately 3.75 acre parcel within the National Seashore, which contains an approximately 1,528 s.f., three-bedroom single-family dwelling. The Applicants' proposal includes a reconstruction of, and addition to, the existing dwelling, which will remain a three-bedroom dwelling. The Applicants also propose to construct a second structure on the property, which will contain a garage and storage shed on the ground level and a habitable studio, containing one bedroom and bathroom on the second level.

The proposed dwelling = 2,954 s.f. (gross floor area)  
The proposed habitable studio = 529 s.f. (gross floor area)  
Total proposed gross floor area = 3,483 s.f.

Pursuant to Section 30.3.1 of the Bylaw, the proposed total gross floor area is within the square footage amount permitted by right for residential structures within the National Seashore.

### **Town Planner Comments**

The application is before the Board for a Special Permit, pursuant to Section 30.7A of the Bylaw, which states that "lawful, pre-existing, nonconforming uses or structures may, when a variance would otherwise be required, be altered or extended with a special permit if the Board of Appeals finds that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alteration or extension will exist in harmony with the general intent and purpose of this bylaw."

It is my understanding that the existing single-family dwelling is nonconforming under Sections 10.4, 30.3 and 50.1 of the Bylaw based on the lot's inadequate frontage by virtue of the nature of Old Outermost Road. It is my understanding that Old Outermost Road is a dirt road and therefore,

cannot conform to the definition of a “street” under the Bylaw, which requires a paved road with a 40’ width. The burden is on the applicant to show that the dwelling is a pre-existing nonconforming structure, eligible for a Special Permit pursuant to Section 30.7A of the Bylaw. Upon such a showing, the Board may determine whether the proposed extension of the existing dwelling meets the standards of Section 30.7A of the Bylaw.

This project also pending residential site plan review with the Planning Board.

### **Completeness of Application**

The following materials were submitted as part of the application for residential site plan approval:

- Application for Hearing;
- Certified Abutters List from the Town of Truro;
- Filing Fee;
- Memorandum from Ben Zehnder to the Truro Zoning and Planning Boards;
- Property assessment card for FY 2019 from Truro Assessor’s Office;
- Truro Assessor’s Map 41
- Transfer Certificate of Title for Lots 10 and 11, Plan No. 18231-O, Certificate No. 219048, dated April 15, 2019;
- Subdivision Plan of Land in Truro, Plan No. 18231-O, dated June 22, 1959;
- Plans prepared by J.M. O’Reilly & Associates, Inc. for 37 Old Outermost Road:
  - Existing Conditions Site Plan, dated June 21, 2019
  - Site & Sewage Disposal System Design, Sheet 1 of 2, dated June 21, 2019
  - Site & Sewage Disposal System Design, Sheet 2 of 2, dated June 21, 2019
- Building Plans prepared by C & J Katz Studio for 37 Old Outermost Road:
  - A-10: Existing House Plans, dated June 12, 2019
  - A-00: Main House – Existing Basement Plan, dated June 12, 2019
  - A-01: Main House – Proposed First Floor, dated June 12, 2019
  - A-02: Main House – Proposed Second Floor, dated June 12, 2019
  - A-03: Garage & Habitable Studio – Proposed Plans, dated June 12, 2019
  - A-20: Existing Elevations, dated June 20, 2019
  - A-21: Main House – Proposed South Elevation, dated June 20, 2019
  - A-22: Main House – Proposed East Elevation, dated June 20, 2019
  - A-23: Main House – Proposed North Elevation, dated June 20, 2019
  - A-24: Main House – Proposed West Elevation, dated June 20, 2019
  - A-25: Habitable Studio – Proposed Elevations, dated June 20, 2019

### **Public Notice and Public Comments Received**

Notice was published in the Banner on July 11, 2019 and July 18, 2019. Postcards were mailed on July 9, 2019 to abutters.

No public comment was received prior to the date of this staff report.

### **Possible Board Actions**

If the Board is so inclined to approve the request for a Special Permit, it may wish to move the following:

*I move, in the matter of 2019-006/ZBA, Jeffrey and Jennifer Goldstein, to grant a Special Permit pursuant to Section 30.7A of the Truro Zoning Bylaw for the reconstruction of a single-family dwelling and construction of a garage/habitable studio on property located at 37 Old Outermost Road, as per plans filed with the Board.*

*Based on the following findings of fact:*

- *The proposed reconstruction of the single-family dwelling and construction of the garage/habitable studio will not be substantially more detrimental to the neighborhood than the existing non-conforming structure;*
- *The proposed reconstruction of the single-family dwelling and construction of the garage/habitable studio do not change the nature of use of the property and will exist in harmony with the general public good and purpose and intent of this bylaw;*
- *The proposed reconstruction of the single-family dwelling and construction of the garage/habitable studio will not change the manner and purposes of the existing non-conforming structure on the property;*
- \_\_\_\_\_ *[such other findings as the Board may wish to add]*

*Subject to the following conditions:*

If the Board wishes to continue the public hearing, such continuance must be to a date and time specific with specific reasons (such as the need for additional information).

If the Board finds that the proposed construction does not qualify for a Special Permit under Section 30.7A of the Bylaw, in so moving specific findings of fact should be provided as part of the decision.

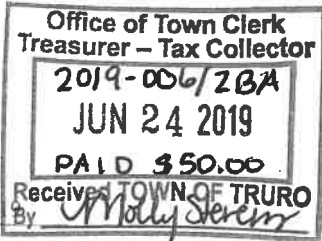


TOWN OF TRURO



BOARD OF APPEALS

## APPLICATION FOR HEARING



To the Town Clerk of the Town of Truro, MA

Date June , 20

The undersigned hereby files with specific grounds for this application: *(check all that apply)*☐ 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 By-law or the Massachusetts Zoning Act.☐ PETITION FOR VARIANCE – Applicant requests a variance from the terms Section \_\_\_\_\_ of the Truro Zoning By-law concerning (describe) \_\_\_\_\_☒ APPLICATION FOR SPECIAL PERMIT☐ Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning By-law concerning (describe) \_\_\_\_\_☒ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7.A of the Truro Zoning By-law and M.G.L. ch.40A, §6 concerning (describe) alteration of existing dwelling structure with addition and construction of habitable studio.Property Address 37 Old Outermost Road Map(s) and Parcel(s) 41-2  
Registry of Deeds title reference: Book n/a, Page n/a, or Certificate of Title Number 219048 and Land Ct. Lot # 11 and Plan # 18231-O

Applicant's Name Jeffrey H. Goldstein and Jennifer L. Goldstein

Applicant's Legal Mailing Address 74 Putnam Street, Newton, MA 02465

Applicant's Phone(s), Fax and Email (617) 624-8640; jgoldstein@bostoncapital.com; jengold1813@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 (same)

Representative's Name and Address Benjamin E. Zehnder; 8 Cardinal Lane P.O. Box 2300 Orleans, MA 02653

Representative's Phone(s) Fax and Email (508) 255-2133 ext. 128; fax (508) 255-3786; bzehnder@latanzi.com

Applicant(s)/Representative Signature

Owner(s) Signature or written permission

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

Applications must be typed or printed clearly with black or blue ink.

12/03/14



**La Tanzi  
Spaulding  
& Landreth**

8 Cardinal Lane  
Orleans

14 Center Street, Suite 4  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

Benjamin E. Zehnder  
ext. 128  
bzezhnder@latanzi.com

June 29, 2019

Town Clerk Cynthia Slade  
Truro Town Hall  
24 Town Hall Road  
P.O. Box 2012  
Truro, MA 02666

Via hand delivery

Re: Zoning Board of Appeals Special Permit Application  
37 Old Outermost Road (Assessor's Parcel ID 41-2)

Dear Ms. Slade,

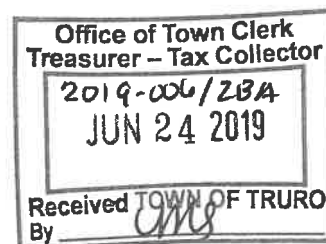
Please find with this letter an original application to the Board of Appeals seeking a special permit, for my clients' property at 37 Old Outermost Road. I have also included payment to the Town of Truro in the amount of \$50.00 for the application fee, as well as 9 additional copies of the application packet.

Thank you as always for your assistance. I remain -

Very truly yours,

Benjamin E. Zehnder

Enc.



*A Legal Beacon since 1969*

# Memo

**To:** Truro Zoning and Planning Boards  
**From:** Ben Zehnder  
**Date:** June 24, 2019  
**RE:** Goldstein – 37 Old Outermost Road – Site Plan Review

---

The following are existing and proposed site coverage calculations for the above project:

Lot Area: 3.75 acres  
Existing Site Coverage: 1,528 square feet (864 square feet each first and second floors)

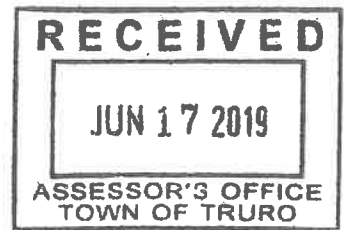
**Permitted Site Coverage: 3,750 square feet (3600 / 3 acres plus 150 for .75 acres)**

**Proposed Site Coverage** (all figures in square feet):

Main House – First Floor South Section:	600
Main House – First Floor North Section:	864
Main House – Second Floor South Section:	600
Main House – Second Floor North Section:	864
Main House – Second Floor Connector:	26
Habitable Studio – Second Floor	529
<b>Total</b>	<b>3,483</b>



**TOWN OF TRURO**  
**Assessors Office**  
**Certified Abutters List**  
**Request Form**



**DATE:** June 13, 2019

**NAME OF APPLICANT:** Jeffrey H. Goldstein and Jennifer L. Goldstein

**NAME OF AGENT (if any):** Benjamin E. Zehnder / La Tanzi, Spaulding & Landreth

**MAILING ADDRESS:** P.O. Box 2300 Orleans, MA 02653

**PHONE: HOME** \_\_\_\_\_ **WORK** (508) 255-2133 ext. 128

**CELL** \_\_\_\_\_ **FAX** (508) 255-3786

**PROPERTY LOCATION:** 37 Old Outermost Road  
**(street address)**

**PROPERTY IDENTIFICATION NUMBER:** **MAP** 41 **PARCEL** 2

**ABUTTERS LIST NEEDED FOR:** (Fee must accompany the application unless other arrangements are made)

**Please check applicable:**

	<b>FEE:</b>		<b>FEE:</b>
<input type="checkbox"/> Board of Health	<b>\$15.00</b>	<input type="checkbox"/> Planning Board	
<input type="checkbox"/> Cape Cod Commission	<b>\$15.00</b>	<input type="checkbox"/> Special Permit	<b>\$15.00</b>
<input type="checkbox"/> Conservation Commission	<b>\$15.00</b>	<input checked="" type="checkbox"/> Site Plan	<b>\$15.00</b>
<input checked="" type="checkbox"/> Zoning Board of Appeals	<b>\$15.00</b>	<input type="checkbox"/> Preliminary Subdivision	<b>\$15.00</b>
<input type="checkbox"/> Licensing	<b>\$15.00</b>	<input type="checkbox"/> Definitive Subdivision	<b>\$15.00</b>
<input type="checkbox"/> Other _____			<b>Inquire</b>

(Please Specify)

**Please Note: Per MGL, processing may take up to 10 calendar days**  
**Please plan accordingly.**

**THIS SECTION FOR ASSESSORS OFFICE USE ONLY**

Date request received by Assessors: June 17, 2019 Date completed: June 30, 2019

List completed by: Kathy Sullivan

Revised 1/21/17



**TRURO ASSESSORS OFFICE**

P.O. Box 2012 Truro, MA 02666  
Telephone: (508) 349-7004 Ext. 117  
Fax: (508) 349-5506

**Date: June 18, 2019**

**To: Jeffrey H. Goldstein and Jennifer L. Goldstein**

**From: Assessors Department**

**Certified abutters list for: Zoning Board of Appeals**

Attached is a list of abutters for the property located at *37 Outermost Road* on Assessor's *Map 41, Parcel 2*. The current owner(s) as of *April 5, 2019* is/are *Jeffrey H. Goldstein and Jennifer L. Goldstein*. The names and addresses of the abutters are as of *June 14, 2019* according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: Kathleen M Sullivan

**Kathleen M Sullivan**

*Assessor's Clerk*

*Town of Truro*

*P.O.Box 2012*

*Truro, MA 02666*

*Telephone: 508-349-7004, x117*

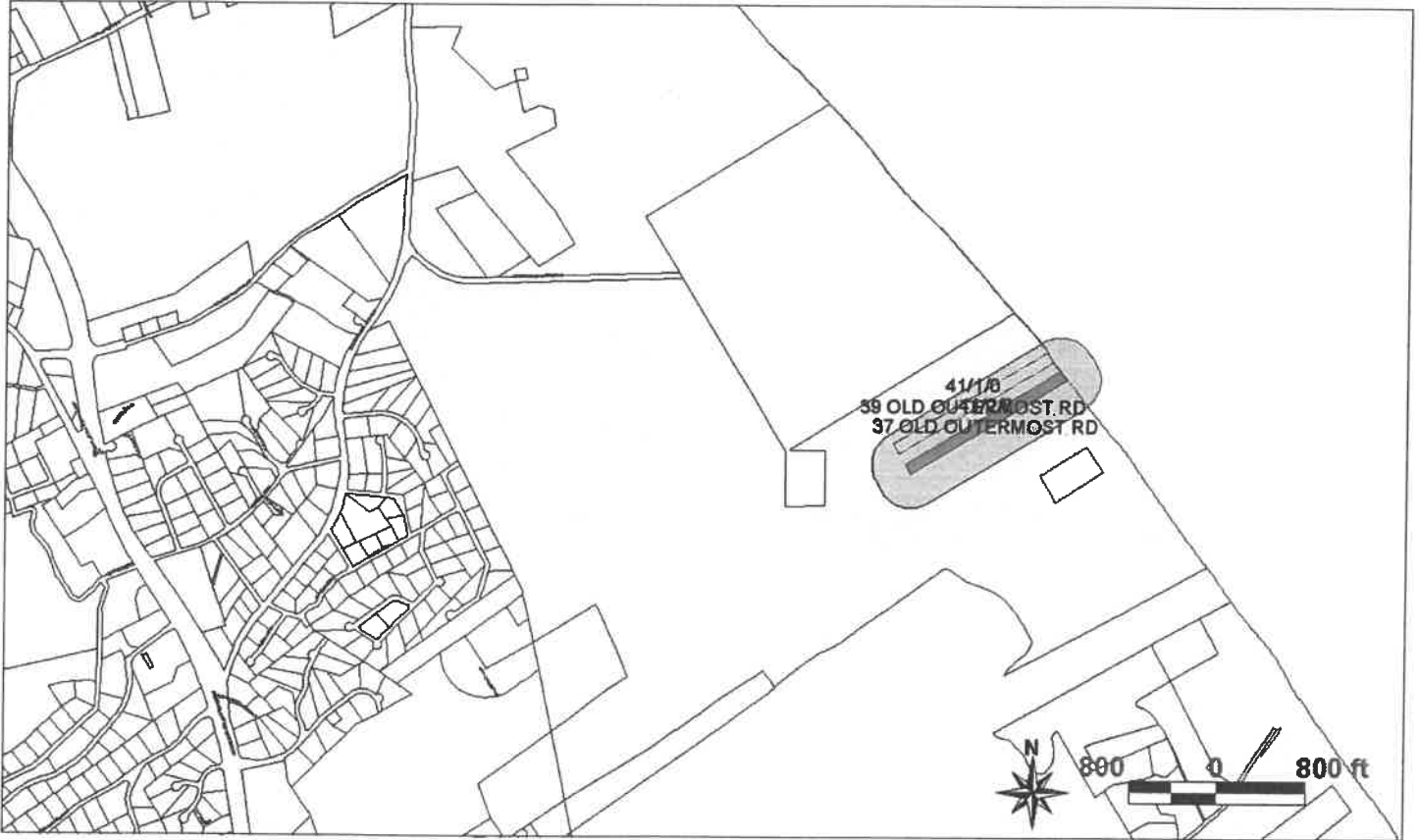
*Fax: 508-349-5506*

*[ksullivan@truro-ma.gov](mailto:ksullivan@truro-ma.gov)*

37 OUTERMOST ROAD  
 MAP 41 PARCEL 2  
 ZONING BOARD OF APPEALS

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

Abutters List Within 300 feet of Parcel 41/2/0

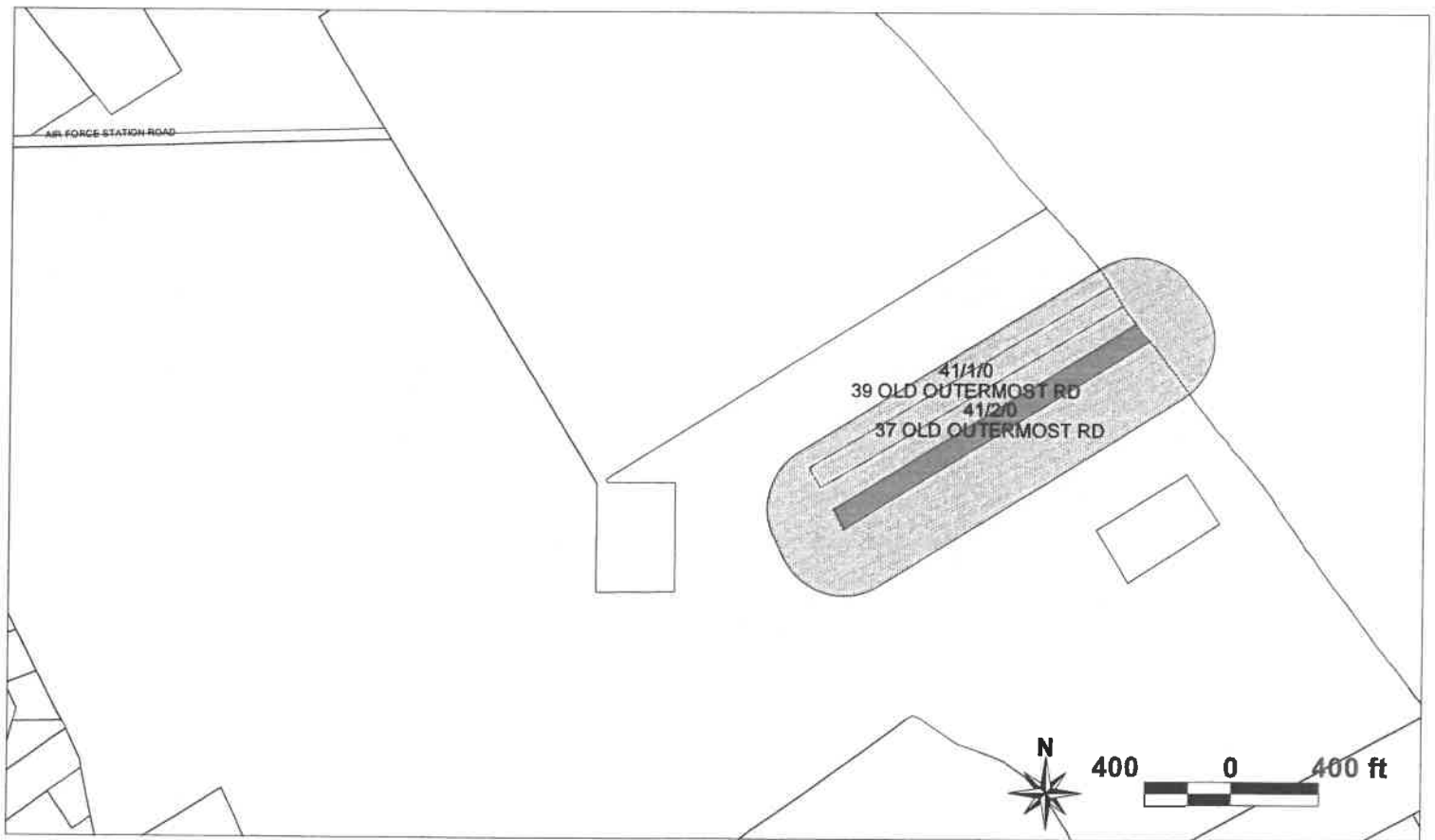


Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 XXXXXXXXXXXXXXXXXXXX	99 Marconi Site Rd	Wellfleet	MA	02667
1574	41-1-0-R	KEENAN JOSEPH P	39 OLD OUTERMOST RD	PO BOX 971	WEST SPRINGFIELD	MA	01090-0971
1575	41-2-0-R	37 OLD OUTERMOST RD RLTY TRUST C/O GOLDSTEIN JEFFREY H & JENN	37 OLD OUTERMOST RD	74 PUTNAM ST	NEWTON	MA	02465

TRURO, MA Abutters List Within 300 feet of Parcel 41/2/0

06/18/2019

37 OUTERMOST ROAD  
MAP 41 PARCEL 2  
ZONING BOARD OF APPEALS



40-999-0-E

41-1-0-R

41-2-0-R

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

KEENAN JOSEPH P  
PO BOX 971  
WEST SPRINGFIELD, MA 01090-0971

37 OLD OUTERMOST RD RLTY TRUST  
C/O GOLDSTEIN JEFFREY H & JENN  
74 PUTNAM ST  
NEWTON, MA 02465



Doc. No. 1,367,411  
Ctf. No. 219048

TRANSFER CERTIFICATE OF TITLE

From Certificate No. 175270, Originally Registered December 7, 2004  
in the Registry District of Barnstable County.

THIS IS TO CERTIFY that JEFFREY H GOLDSTEIN, JENNIFER L GOLDSTEIN, husband and  
wife, as tenants by the entirety, of 74 Putnam Street, Newton, Massachusetts 02465,

the owner(s) in fee simple,

of that land situated in TRURO

in the county of Barnstable and the Commonwealth of Massachusetts, described as  
follows:

LOTS 10 and 11

PLAN 18231-O

So much of said land as is included within the limits of the 20  
foot right of way shown on said plan is subject to its use as a part of the same by  
all those lawfully entitled thereto.

There is appurtenant to said land the right to use all of the  
roads and ways shown on said plan in common with all others lawfully entitled  
thereto.

Said land is also subject to the location of a telephone line of  
the Coast Guard so-called as indicated on said plan and implied rights to enter and  
repair the same.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said owner(s) to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting; and to any and all public rights legally existing in and over the same below mean high water mark in the Atlantic Ocean.

WITNESS GORDON H. PIPER, Chief Justice of the Land Court at Barnstable, in said County of Barnstable,

the fifth day of April in the year two thousand and nineteen  
at 11 o'clock and 42 minutes

Attest, with the Seal of said Court,

JOHN F. MEADE, Assistant Recorder.

Land Court Case No. 18231

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

Ctf:219048

1,367,411

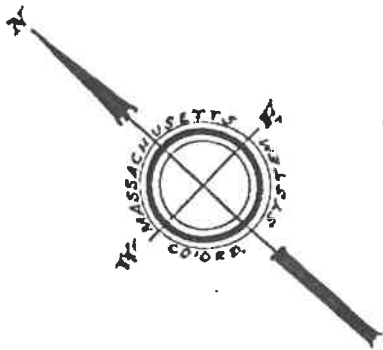
DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT			SIGNATURE
				DATE AND TIME OF REGISTRATION	DISCHARGE		
14,394 1	N		SEE DECREE	11-16-1942 11-17-1942 8:05			<i>John H. Hensel</i>
75,693 1	J		EASEMENT 10 11 18231-O	06-20-1962 10:27			<i>John H. Hensel</i>
315,618 1	A	UNITED STATES OF AMERICA	SEE DOC	11-23-1982 07-25-1983 3:53			<i>John H. Hensel</i>
319,011 1	A	UNITED STATES OF AMERICA	SEE DOC	08-26-1983 09-14-1983 12:41			<i>John H. Hensel</i>
339,704 1	J	UNITED STATES OF AMERICA	10 18231-O	06-27-1984 07-05-1984 1:52			<i>John H. Hensel</i>
339,705 1	O	UNITED STATES OF AMERICA	339,704 001	06-27-1984 07-05-1984 1:52			<i>John H. Hensel</i>
344,763 1	J	UNITED STATES OF AMERICA	10 18231-O	06-27-1984 09-14-1984 3:19			<i>John H. Hensel</i>
859,391 1	ES	COMMONWEALTH ELECTRIC COMPANY	10 & 11 18231-O \$1.00	01-04-2002 01-30-2002 11:03			<i>John H. Hensel</i>

18231<sup>0</sup>

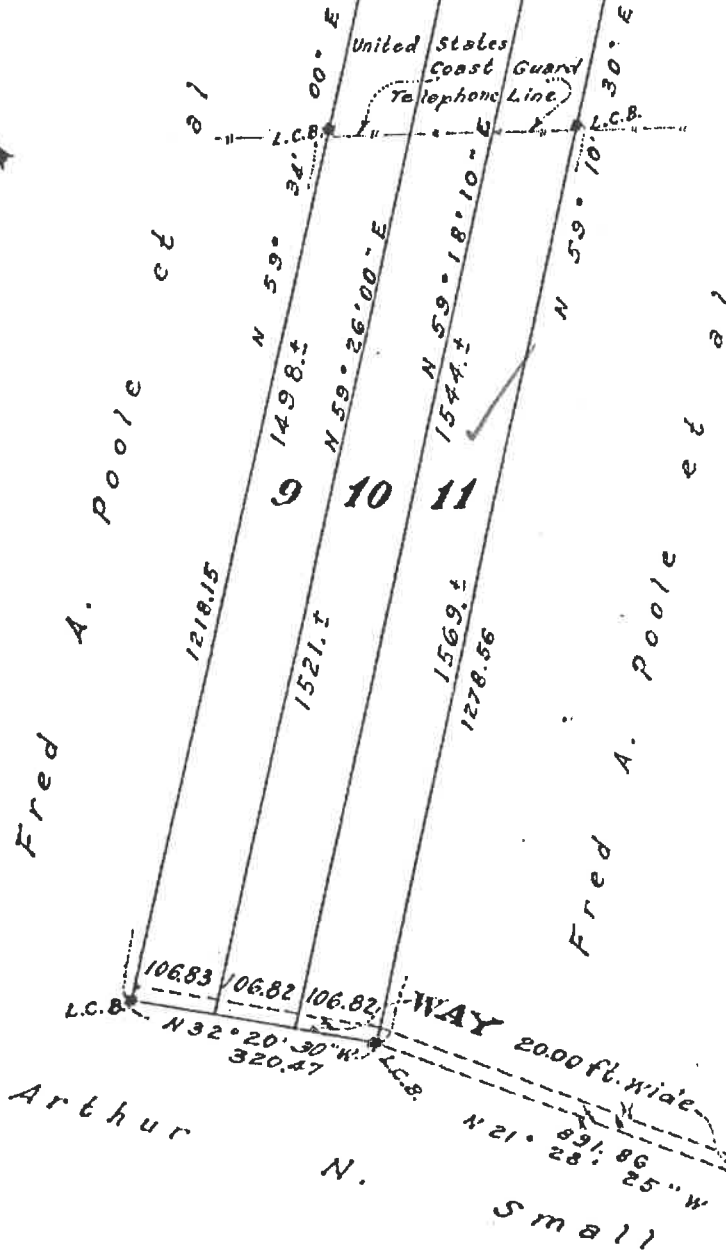
SUBDIVISION PLAN OF LAND IN THURO

Wilfred G. Slade, Surveyor

March 1959



ATLANTIC OCEAN



Subdivision of Lot C  
Shown on Plan 18231A Sh. 1  
Filed with Cert. of Title No. 6379  
Registry District of Barnstable County

Separate certificates of title may be issued for land shown hereon as lots 9, 10, 11.  
By the Court.

*Margaret M. O'Donnell*  
Recorder.

Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
JUNE 22, 1959  
Scale of this plan 200 feet to an inch  
C. M. Anderson, Engineer for Court

JUNE 22, 1959

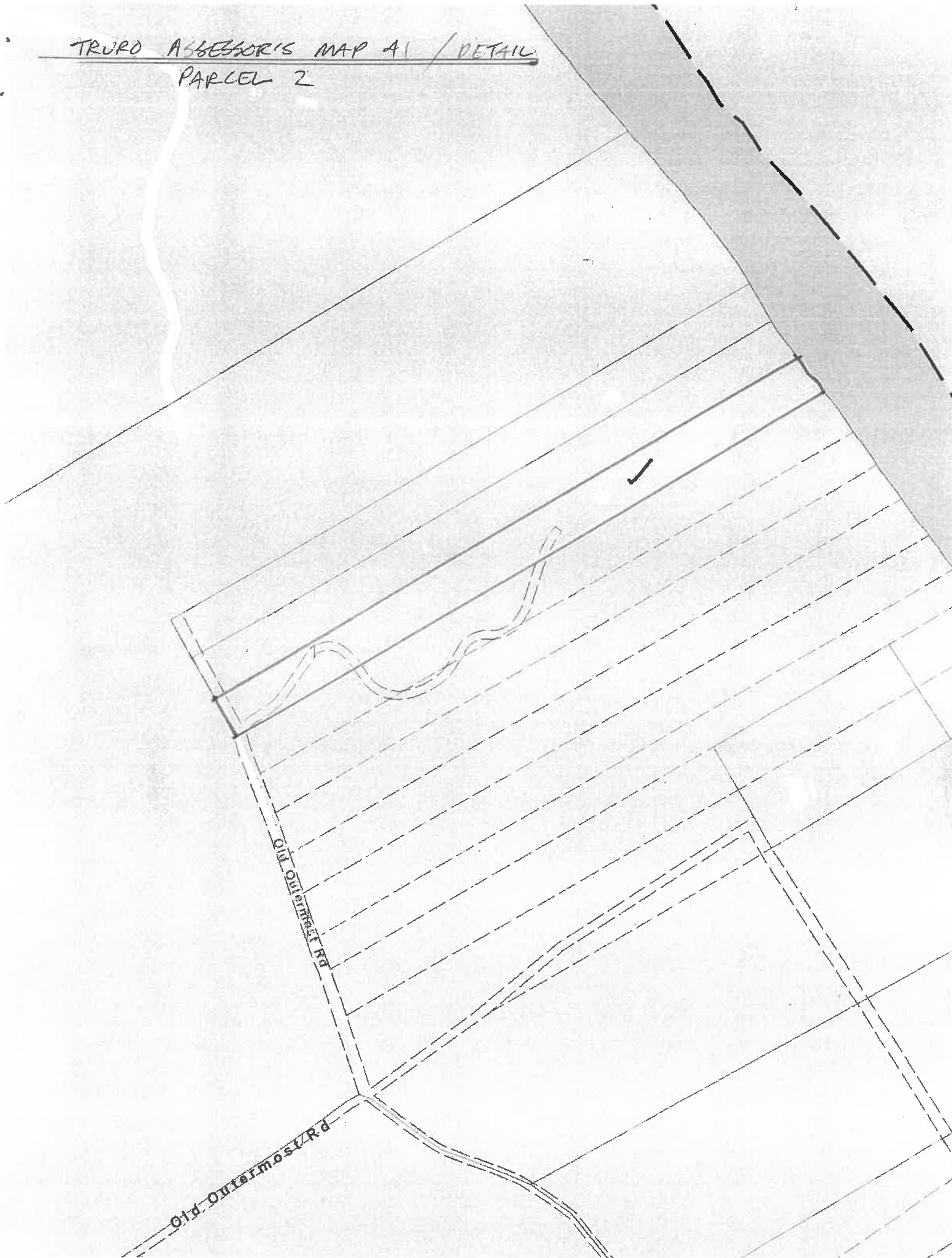
Key: 1575

Town of TRURO - Fiscal Year 2019

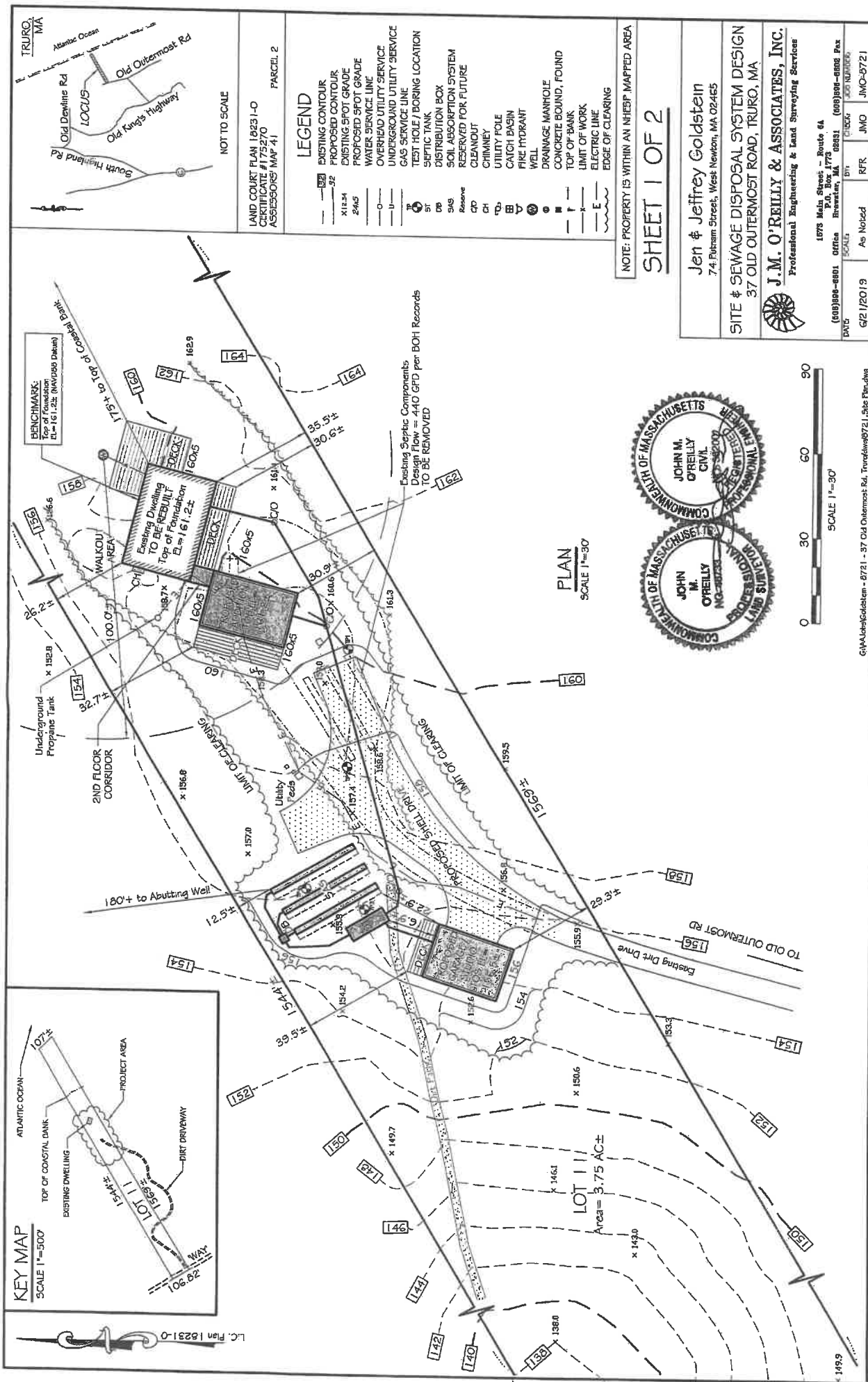
10/14/2018 11:14 pm SEQ # 1.561

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD	
37 OLD OUTERMOST RD RLT TRUST		41-2-0		37 OLD OUTERMOST RD		1010		100		SINGLE FAMILY		1		1		1 of 1	
TRS: SEED RUSSELL G ET AL		TRANSFER HISTORY		DOS		T		T		SALE PRICE		BK-PG (Cert)					
C/O RICHARD SEED		02/03/2005		99						(175270+)							
18494 COUNTY ROAD 9		37 OLD OUTERMOST RD RLT		12/07/2004		99				(175270)							
SILVERHILL, AL 36576		OUMANIAN ZAROOHY		08/28/1957		99				(20885)							
CD		T		AC/SE/UN		Nbhd		Inf1		Inf2		ADJ BASE		SAF		LPI	
100		A		0.775		16		1.00		E10		0.90		1		1.00	
300		A		2.775		16		1.00		1		1.00		1		1.00	
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD			
TOTAL		3.550 Acres		ZONING		N		O		FRNT		0					
Nbhd		NAT'L SEASHORE		EROSION		NO ADJ											
Inf1																	
Inf2																	
TY		QUAL		COND		DIM/NOTE		YB</									

TRURO ASSESSOR'S MAP 41 / DETAIL  
PARCEL 2



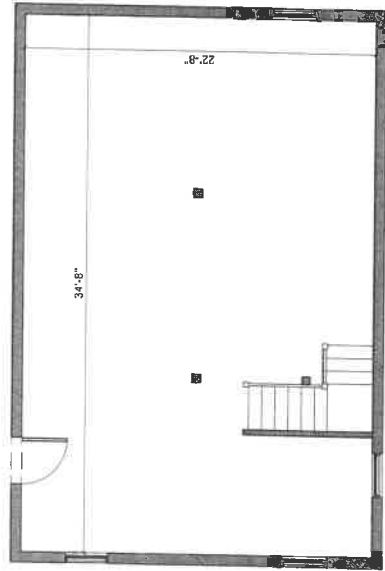




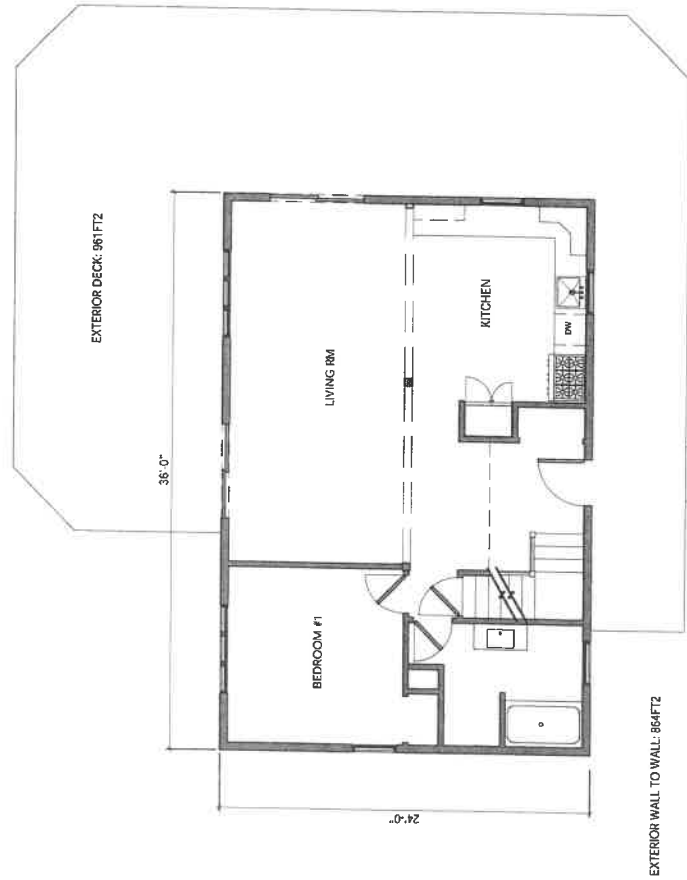


# SOIL TEST LOGS:

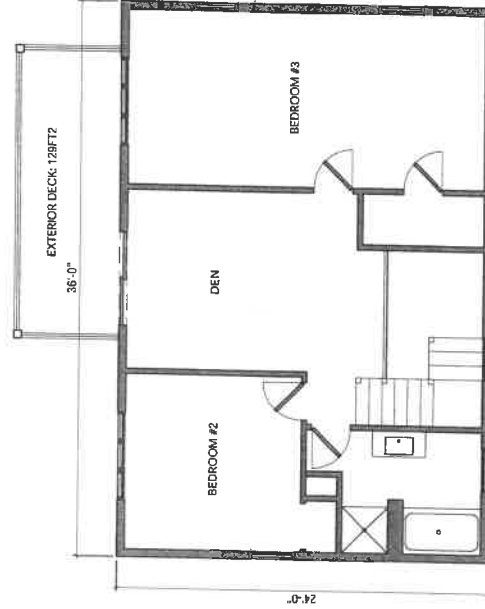
TEST HOLE 1: EL=119.5±	TEST HOLE 2: EL=156.2±	TEST HOLE 3: EL=156.1±	TEST HOLE 4: EL=156.1±
DEPTH FROM SURFACE (INCHES)	DEPTH FROM SURFACE (INCHES)	DEPTH FROM SURFACE (INCHES)	DEPTH FROM SURFACE (INCHES)
0-3	0-3	0-10	0-10
3-6	3-6	10-33	10-33
6-12	6-12	33-70	33-70
12-20	12-20	70-140	70-140
20-24	20-24	140-210	140-210
24-30	24-30	210-280	210-280
30-36	30-36	280-350	280-350
36-42	36-42	350-420	350-420
42-48	42-48	420-490	420-490
48-54	48-54	490-560	490-560
54-60	54-60	560-630	560-630
60-66	60-66	630-700	630-700
66-72	66-72	700-770	700-770
72-78	72-78	770-840	770-840
78-84	78-84	840-910	840-910
84-90	84-90	910-980	910-980
90-96	90-96	980-1050	980-1050
96-102	96-102	1050-1120	1050-1120
102-108	102-108	1120-1190	1120-1190
108-114	108-114	1190-1260	1190-1260
114-120	114-120	1260-1330	1260-1330
120-126	120-126	1330-1400	1330-1400
126-132	126-132	1400-1470	1400-1470
132-138	132-138	1470-1540	1470-1540
138-144	138-144	1540-1610	1540-1610
144-150	144-150	1610-1680	1610-1680
150-156	150-156	1680-1750	1680-1750
156-162	156-162	1750-1820	1750-1820
162-168	162-168	1820-1890	1820-1890
168-174	168-174	1890-1960	1890-1960
174-180	174-180	1960-2030	1960-2030
180-186	180-186	2030-2100	2030-2100
186-192	186-192	2100-2170	2100-2170
192-198	192-198	2170-2240	2170-2240
198-204	198-204	2240-2310	2240-2310
204-210	204-210	2310-2380	2310-2380
210-216	210-216	2380-2450	2380-2450
216-222	216-222	2450-2520	2450-2520
222-228	222-228	2520-2590	2520-2590
228-234	228-234	2590-2660	2590-2660
234-240	234-240	2660-2730	2660-2730
240-246	240-246	2730-2800	2730-2800
246-252	246-252	2800-2870	2800-2870
252-258	252-258	2870-2940	2870-2940
258-264	258-264	2940-3010	2940-3010
264-270	264-270	3010-3080	3010-3080
270-276	270-276	3080-3150	3080-3150
276-282	276-282	3150-3220	3150-3220
282-288	282-288	3220-3290	3220-3290
288-294	288-294	3290-3360	3290-3360
294-300	294-300	3360-3430	3360-3430
300-306	300-306	3430-3500	3430-3500
306-312	306-312	3500-3570	3500-3570
312-318	312-318	3570-3640	3570-3640
318-324	318-324	3640-3710	3640-3710
324-330	324-330	3710-3780	3710-3780
330-336	330-336	3780-3850	3780-3850
336-342	336-342	3850-3920	3850-3920
342-348	342-348	3920-3990	3920-3990
348-354	348-354	3990-4060	3990-4060
354-360	354-360	4060-4130	4060-4130
360-366	360-366	4130-4200	4130-4200
366-372	366-372	4200-4270	4200-4270
372-378	372-378	4270-4340	4270-4340
378-384	378-384	4340-4410	4340-4410
384-390	384-390	4410-4480	4410-4480
390-396	390-396	4480-4550	4480-4550
396-402	396-402	4550-4620	4550-4620
402-408	402-408	4620-4690	4620-4690
408-414	408-414	4690-4760	4690-4760
414-420	414-420	4760-4830	4760-4830
420-426	420-426	4830-4900	4830-4900
426-432	426-432	4900-4970	4900-4970
432-438	432-438	4970-5040	4970-5040
438-444	438-444	5040-5110	5040-5110
444-450	444-450	5110-5180	5110-5180
450-456	450-456	5180-5250	5180-5250
456-462	456-462	5250-5320	5250-5320
462-468	462-468	5320-5390	5320-5390
468-474	468-474	5390-5460	5390-5460
474-480	474-480	5460-5530	5460-5530
480-486	480-486	5530-5600	5530-5600
486-492	486-492	5600-5670	5600-5670
492-498	492-498	5670-5740	5670-5740
498-504	498-504	5740-5810	5740-5810
504-510	504-510	5810-5880	5810-5880
510-516	510-516	5880-5950	5880-5950
516-522	516-522	5950-6020	5950-6020
522-528	522-528	6020-6090	6020-6090
528-534	528-534	6090-6160	6090-6160
534-540	534-540	6160-6230	6160-6230
540-546	540-546	6230-6300	6230-6300
546-552	546-552	6300-6370	6300-6370
552-558	552-558	6370-6440	6370-6440
558-564	558-564	6440-6510	6440-6510
564-570	564-570	6510-6580	6510-6580
570-576	570-576	6580-6650	6580-6650
576-582	576-582	6650-6720	6650-6720
582-588	582-588	6720-6790	6720-6790
588-594	588-594	6790-6860	6790-6860
594-600	594-600	6860-6930	6860-6930
600-606	600-606	6930-7000	6930-7000
606-612	606-612	7000-7070	7000-7070
612-618	612-618	7070-7140	7070-7140
618-624	618-624	7140-7210	7140-7210
624-630	624-630	7210-7280	7210-7280
630-636	630-636	7280-7350	7280-7350
636-642	636-642	7350-7420	7350-7420
642-648	642-648	7420-7490	7420-7490
648-654	648-654	7490-7560	7490-7560
654-660	654-660	7560-7630	7560-7630
660-666	660-666	7630-7700	7630-7700
666-672	666-672	7700-7770	7700-7770
672-678	672-678	7770-7840	7770-7840
678-684	678-684	7840-7910	7840-7910
684-690	684-690	7910-7980	7910-7980
690-696	690-696	7980-8050	7980-8050
696-702	696-702	8050-8120	8050-8120
702-708	702-708	8120-8190	8120-8190
708-714	708-714	8190-8260	8190-8260
714-720	714-720	8260-8330	8260-8330
720-726	720-726	8330-8400	8330-8400
726-732	726-732	8400-8470	8400-8470
732-738	732-738	8470-8540	8470-8540
738-744	738-744	8540-8610	8540-8610
744-750	744-750	8610-8680	8610-8680
750-756	750-756	8680-8750	8680-8750
756-762	756-762	8750-8820	8750-8820
762-768	762-768	8820-8890	8820-8890
768-774	768-774	8890-8960	8890-8960
774-780	774-780	8960-9030	8960-9030
780-786	780-786	9030-9100	9030-9100
786-792	786-792	9100-9170	9100-9170
792-798	792-798	9170-9240	9170-9240
798-804	798-804	9240-9310	9240-9310
804-810	804-810	9310-9380	9310-9380
810-816	810-816	9380-9450	9380-9450
816-822	816-822	9450-9520	9450-9520
822-828	822-828	9520-9590	9520-9590
828-834	828-834	9590-9660	9590-9660
834-840	834-840	9660-9730	9660-9730
840-846	840-846	9730-9800	9730-9800
846-852	846-852	9800-9870	9800-9870
852-858	852-858	9870-9940	9870-9940
858-864	858-864	9940-10010	9940-10010
864-870	864-870	10010-10080	10010-10080
870-876	870-876	10080-10150	10080-10150
876-882	876-882	10150-10220	10150-10220
882-888	882-888	10220-10290	10220-10290
888-894	888-894	10290-10360	10290-10360
894-900	894-900	10360-10430	10360-10430
900-906	900-906	10430-10500	10430-10500
906-912	906-912	10500-10570	10500-10570
912-918	912-918	10570-10640	10570-10640
918-924	918-924	10640-10710	10640-10710
924-930	924-930	10710-10780	10710-10780
930-936	930-936	10780-10850	10780-10850
936-942	936-942	10850-10920	10850-10920
942-948	942-948	10920-10990	10920-10990
948-954	948-954	10990-11060	10990-11060
954-960	954-960	11060-11130	11060-11130
960-966	960-966	11130-11200	11130-11200
966-972	966-972	11200-11270	11200-11270
972-978	972-978	11270-11340	11270-11340
978-984	978-984	11340-11410	11340-11410
984-990	984-990	11410-11480	11410-11480
990-996	990-996	11480-11550	11480-11550
996-1002	996-1002	11550-11620	11550-11620
1002-1008	1002-1008	11620-11690	11620-11690
1008-1014	1008-1014	11690-11760	11690-11760
1014-1020	1014-1020	11760-11830	11760-11830
1020-1026	1020-1026	11830-11900	11830-11900
1026-1032	1026-1032	11900-11970	11900-11970
1032-1038	1032-1038	11970-12040	11970-12040
1038-1044	1038-1044	12040-12110	12040-12110
1044-1050	1044-1050	12110-12180	12110-12180
1050-1056	1050-1056	12180-12250	12180-12250
1056-1062	1056-1062	12250-12320	12250-12320
1062-1068	1062-1068	12320-12390	12320-12390
1068-1074	1068-1074	12390-12460	12390-12460
1074-1080	1074-1080	12460-12530	12460-12530
1080-1086	1080-1086	12530-12600	12530-12600
1086-1092	1086-1092	12600-12670	12600-12670
1092-1098	1092-1098	12670-12740	12670-12740
1098-1104	1098-1104	12740-12810	12740-12810
1104-1110	1104-1110	12810-12880	12810-12880
1110-1116	1110-1116	12880-12950	12880-12950
1116-1122	1116-1122	12950-13020	12950-13020
1122-1128	1122-1128	13020-13090	13020-13090
1128-1134	1128-1134	13090-13160	13090-13160
1134-1140	1134-1140	13160-13230	13160-13230
1140-1146	1140-1146	13230-13300	13230-13300
1146-1152	1146-1152	13300-13370	13300-13370
1152-1158	1152-1158	13370-13440	13370-13440
1158-1164	1158-1164	13440-13510	13440-13510
1164-1170	1164-1170	13510-13580	13510-13580
1170-1176	1170-1176	13580-13650	13580-13650
1176-1182	1176-1182	13650-13720	13650-13720
1182-1188	1182-1188	13720-13790	13720-13790
1188-1194	1188-1194	13790-13860	13790-13860
1194-1200	1194-1200	13860-13930	13860-13930
1200-1206	1200-1206	13930-14000	13930-14000
1206-1212	1206-1212	14000-14070	14000-14070
1212-1218	1212-1218	14070-14140	14070-14140
1218-1224	1218-1224	14140-14210	14140-14210
1224-1230	1224-1230	14210-14280	



**1** EXISTING BASEMENT PLAN  
SCALE:  $\frac{1}{8}" = 1'-0"$



**2** EXISTING FIRST FLOOR PLAN (864FT2)  
SCALE:  $\frac{1}{8}" = 1'-0"$



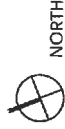
**3** EXISTING SECOND FLOOR PLAN (864FT2)  
SCALE:  $\frac{1}{8}" = 1'-0"$

**C&J KATZ STUDIO**

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

**GOLDSTEIN RESIDENCE**  
37 Old Outermost Road  
Truro, MA

ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887



GENERAL NOTES:  
1.

DATE: June 12, 2019

SCALE:  $\frac{1}{8}" = 1'-0"$   
EXISTING HOUSE  
PLANS

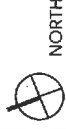
**A-10**

C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Truro, MA

ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887



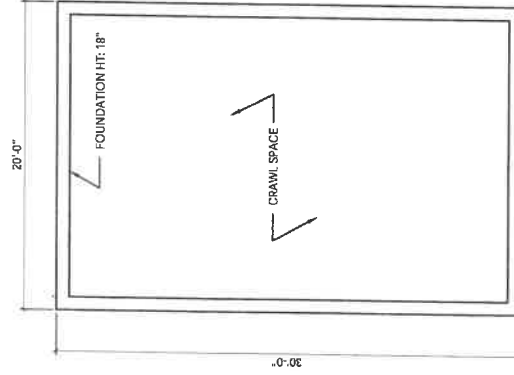
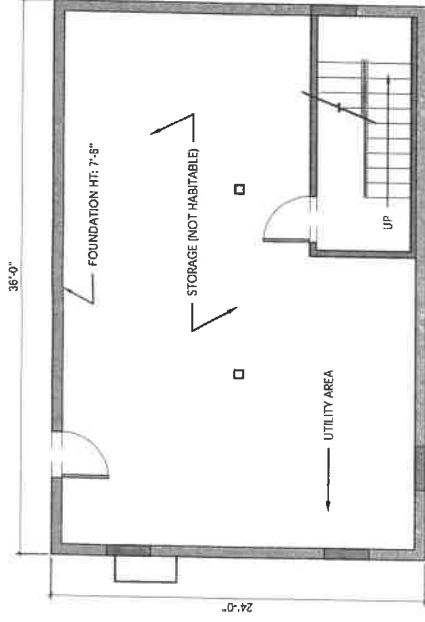
GENERAL NOTES:  
1.

DATE: June 12, 2019

SCALE:  $\frac{1}{8}" = 1'-0"$

MAIN HOUSE- EXISTING  
BASEMENT PLAN

A-00

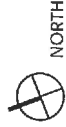


C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Troy, MA

ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887



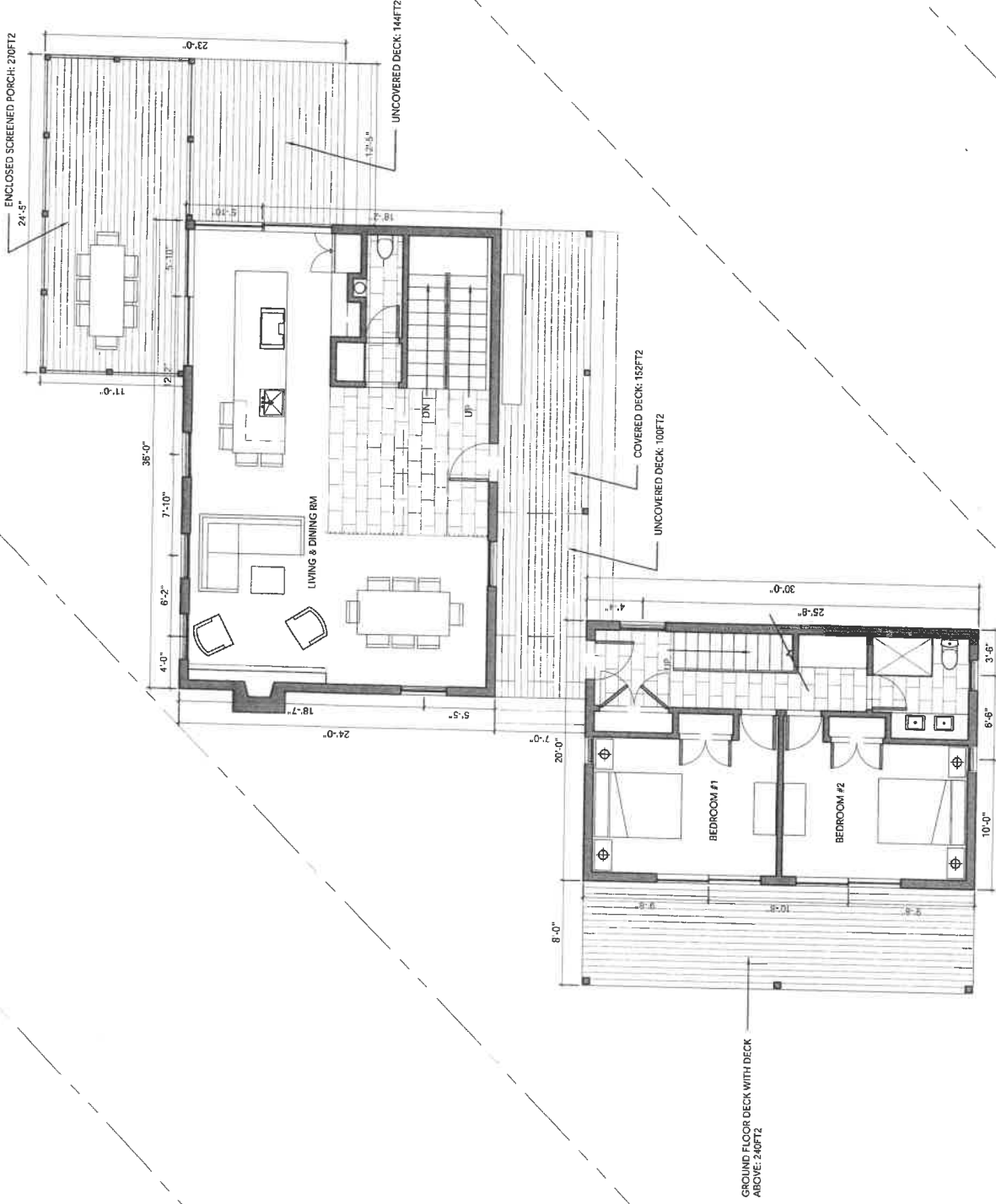
GENERAL NOTES:  
1.

DATE: June 12, 2019

SCALE:  $\frac{1}{8}" = 1'-0"$

MAIN HOUSE-  
PROPOSED FIRST FLOOR

A-01

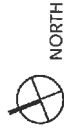


C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Truro, MA

ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

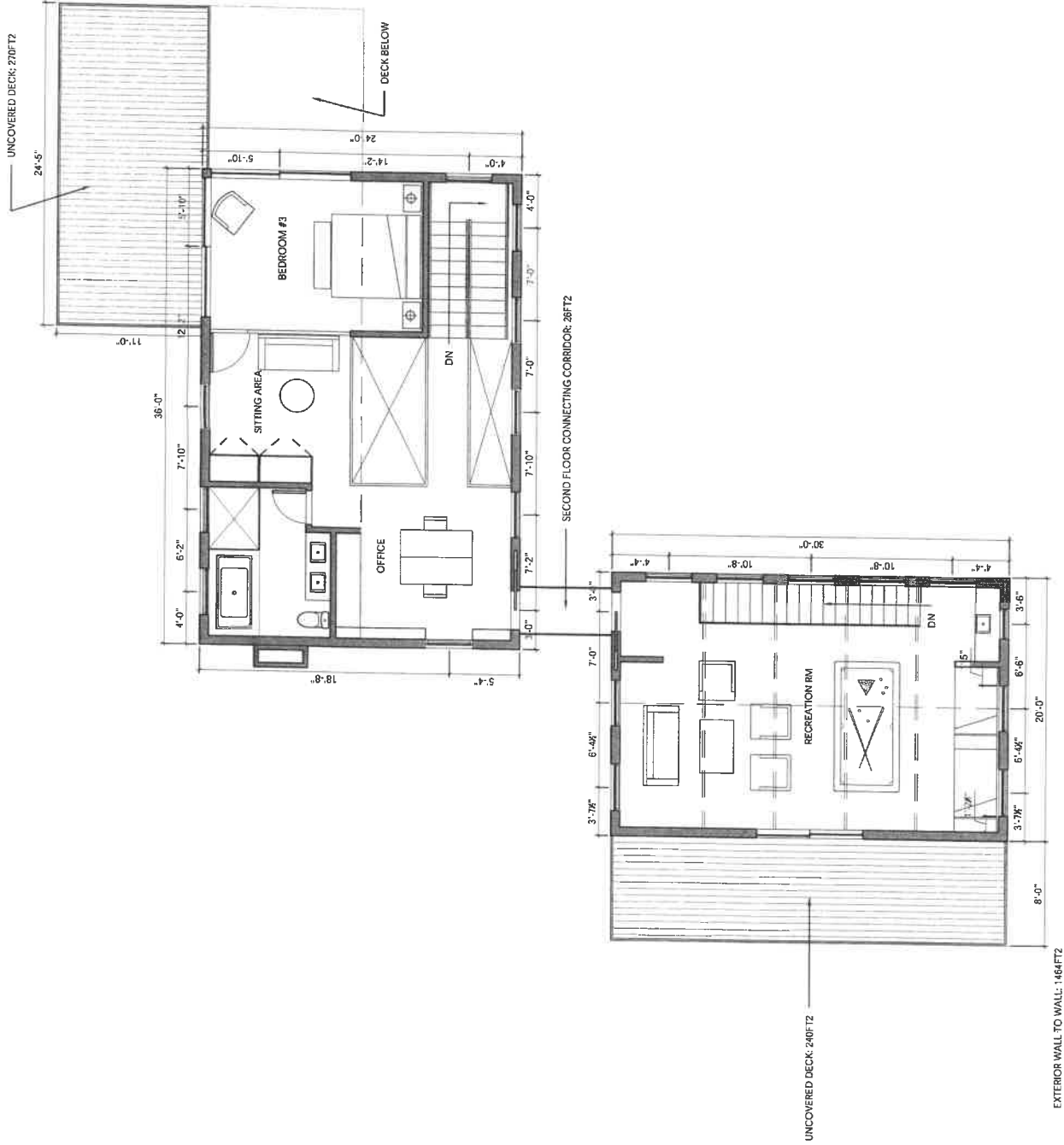


GENERAL NOTES:  
1.

DATE: June 12, 2019

SCALE:  $\frac{1}{8}$ " = 1'-0"

MAIN  
HOUSE-PROPOSED  
SECOND FLOOR  
**A-02**




C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE

37 Old Outernmost Road  
Turo, MA

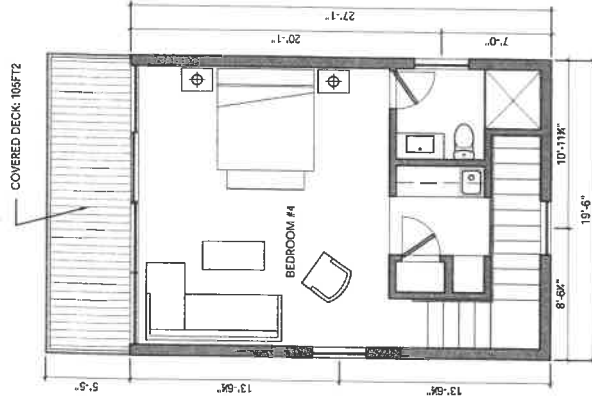
ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

 NORTH

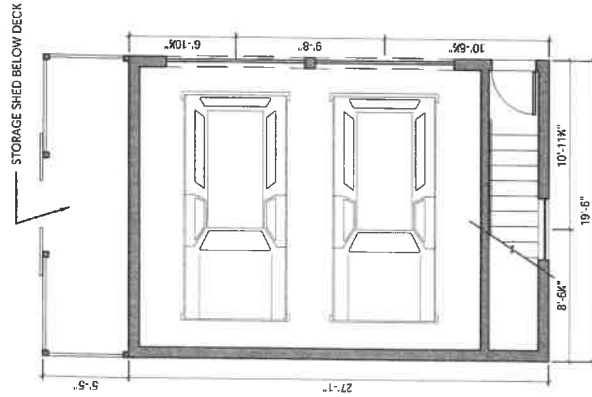
GENERAL NOTES:  
1.

DATE: June 12, 2019

SCALE: 1/8" = 1'-0"  
GARRAGE &  
HABITABLE STUDIO-  
PROPOSED PLANS  
A-03



2 SECOND FLOOR  
SCALE: 1/8" = 1'-0"



1 GARAGE & STORAGE  
SCALE: 1/8" = 1'-0"

**C&J KATZ STUDIO**

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

**GOLDSTEIN RESIDENCE**  
37 Old Outermost Road  
Truro, MA

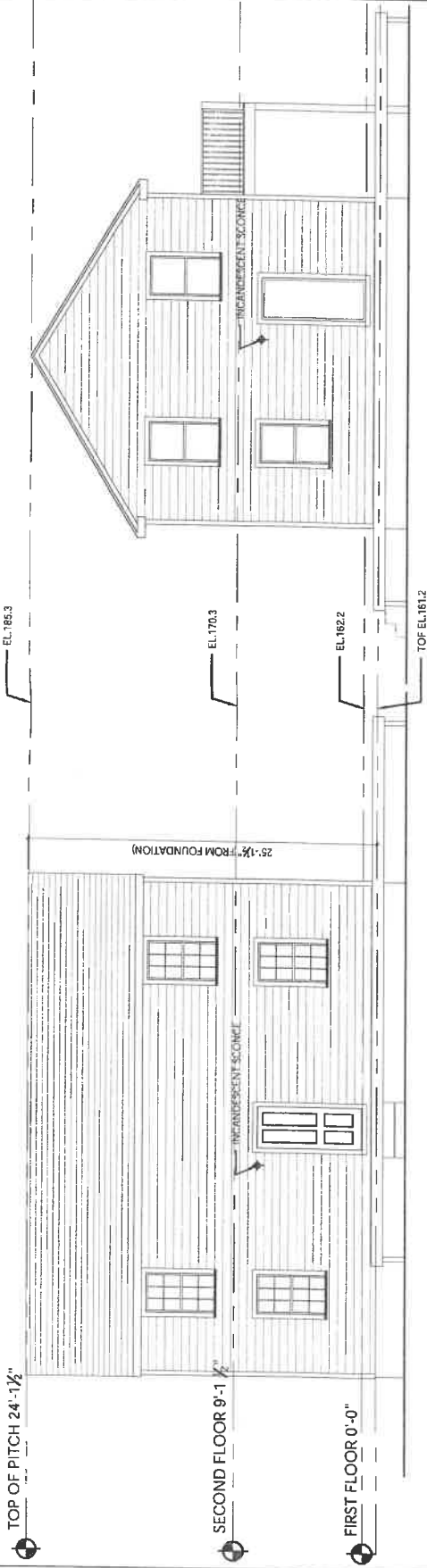
**ARCHITECT**  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

**CONTRACTOR**  
NAME  
Street Address  
City, State  
Phone Number

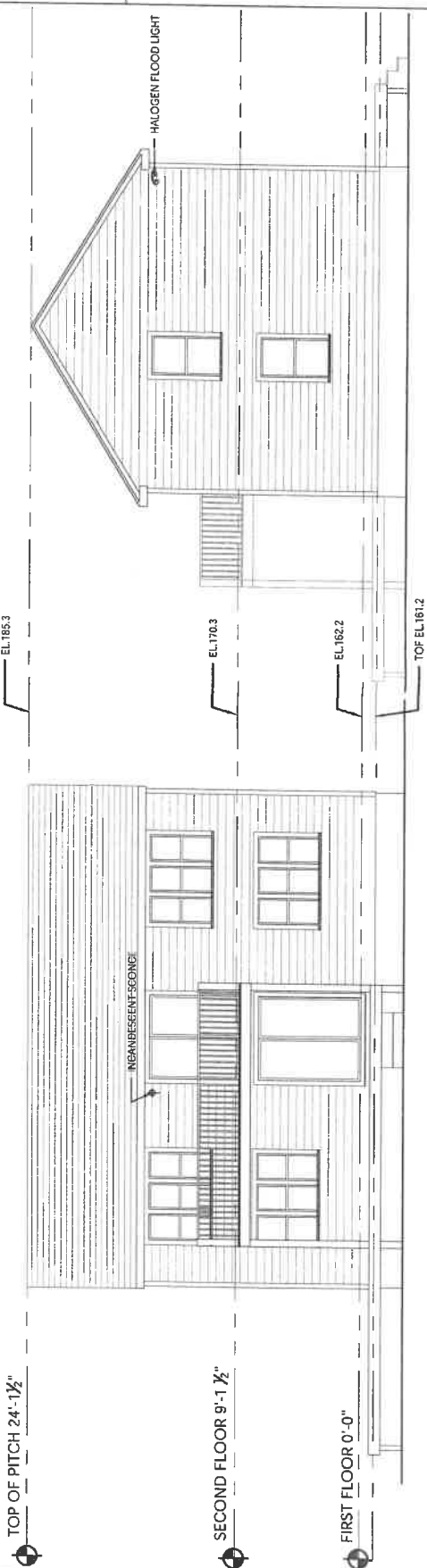
DATE: June 20, 2019

SCALE: AS NOTED  
EXISTING ELEVATIONS

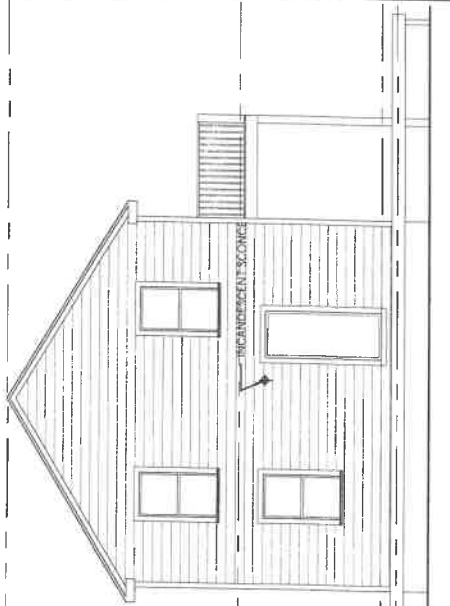
**A-20**



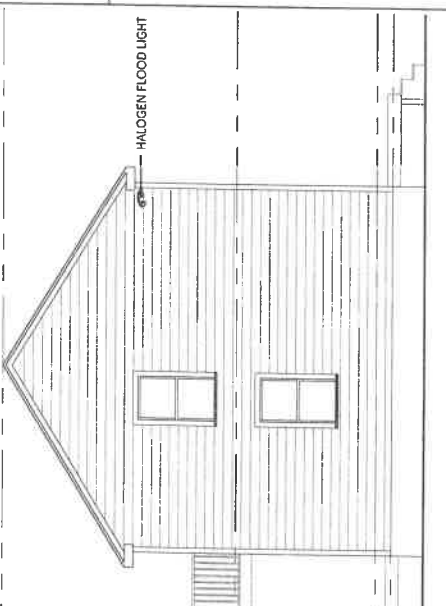
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Turo, MA

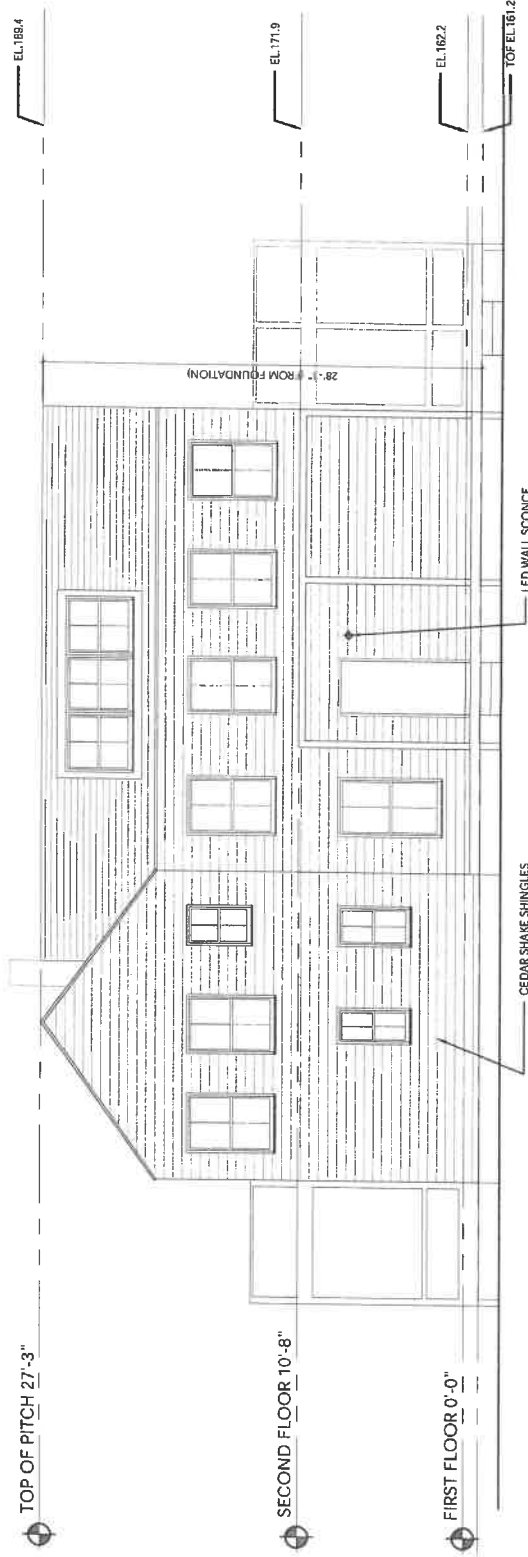
ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

CONTRACTOR  
NAME  
Street Address  
City, State  
Phone Number

DATE: June 20, 2019

SCALE: AS NOTED  
MAIN HOUSE-PROPOSED  
SOUTH ELEVATION

A-21



1 SOUTH ELEVATION  
SCALE:  $\frac{1}{8}$ " = 1'-0"



C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Turo, MA

ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

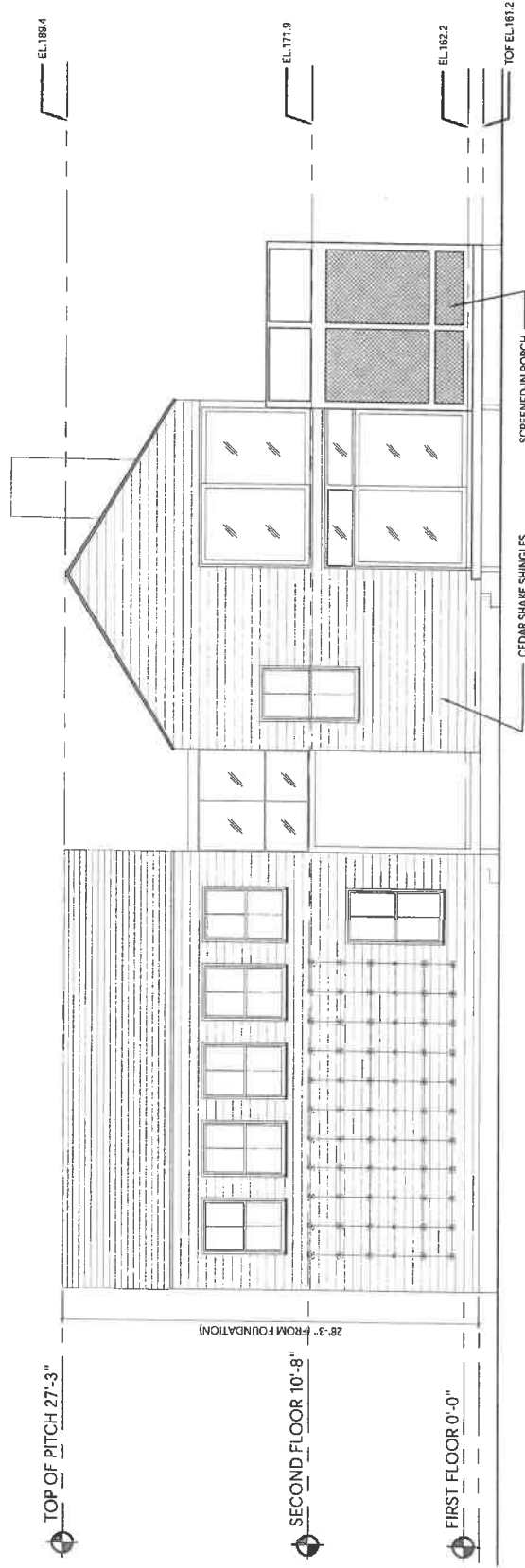
CONTRACTOR  
NAME  
Street Address  
City, State  
Phone Number

DATE: June 20, 2019

SCALE: AS NOTED

MAIN HOUSE- PROPOSED  
EAST ELEVATION

A-22



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Truro, MA

ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

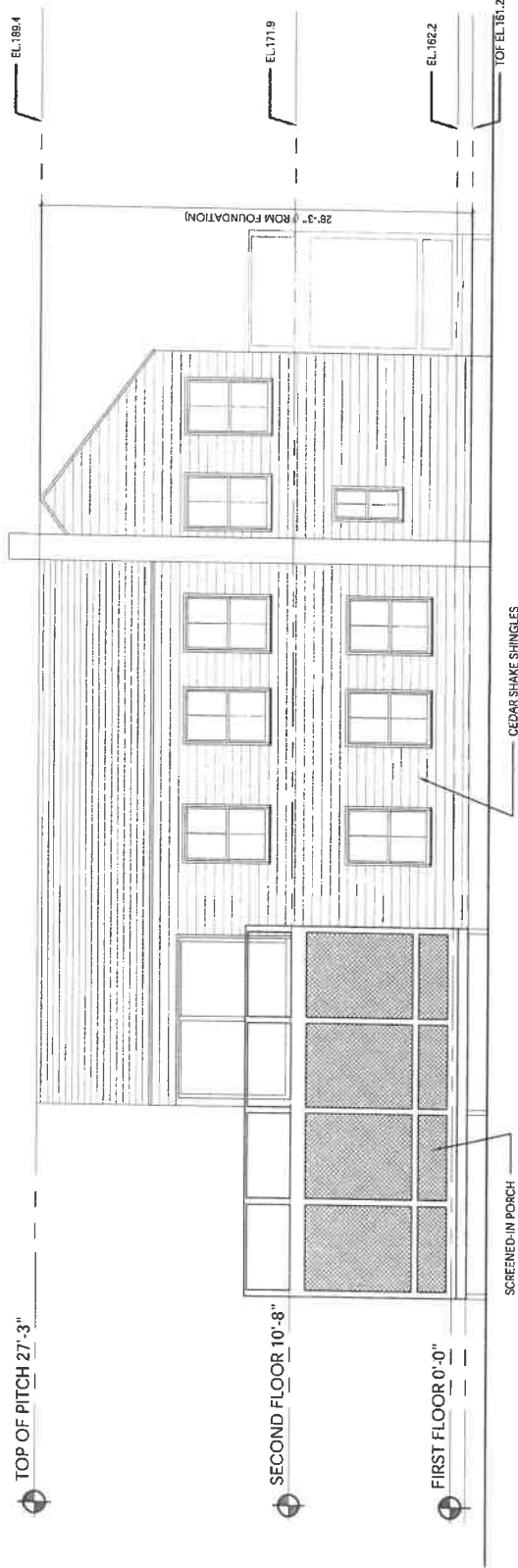
CONTRACTOR  
NAME  
Street Address  
City, State  
Phone Number

DATE: June 20, 2019

SCALE: AS NOTED

MAIN HOUSE- PROPOSED  
NORTH ELEVATION

A-23



1 NORTH ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'-0''$

60 K Street  
Boston, MA 02127  
617 464 0330  
[www.candjkatz.com](http://www.candjkatz.com)

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Truro, MA

ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

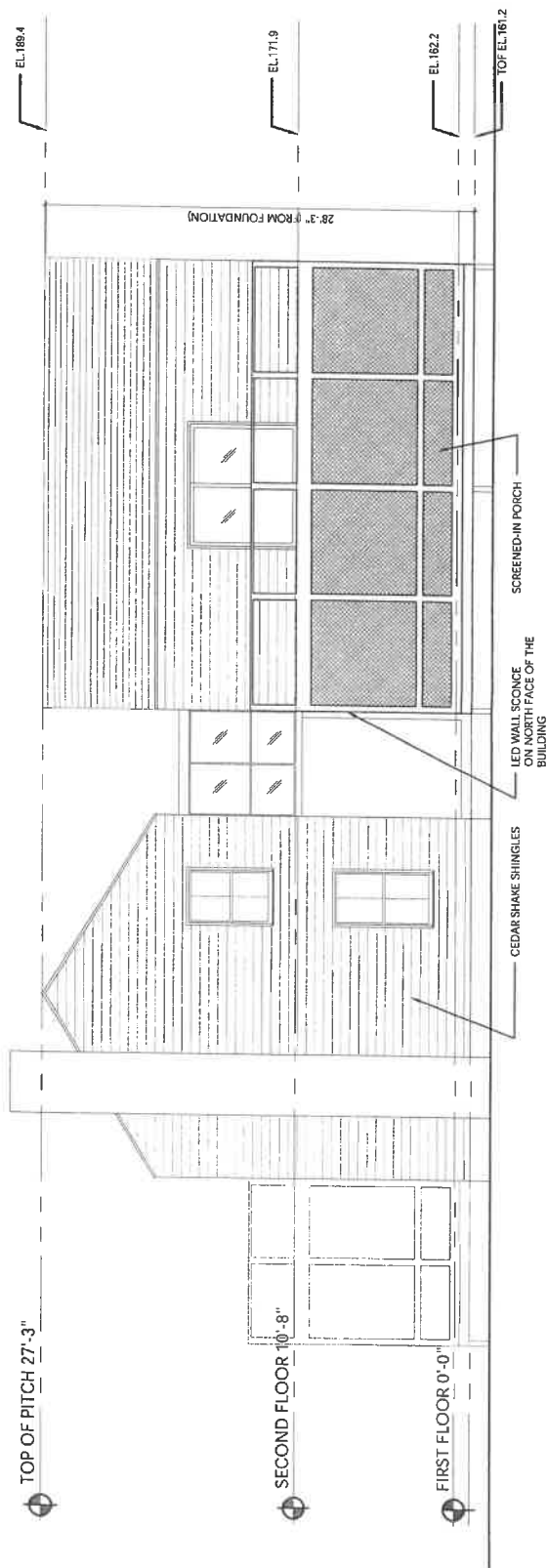
CONTRACTOR  
NAME  
Street Address  
City, State  
Phone Number

DATE: June 20, 2019

SCALE: AS NOTED

MAIN HOUSE- PROPOSED  
WEST ELEVATION

A-24



**1**  
**WEST ELEVATION**  
**SCALE:  $\frac{1}{8}" = 1'-0"$**

C&J KATZ STUDIO

60 K Street  
Boston, MA 02127  
617 464 0330  
www.candjkatz.com

GOLDSTEIN RESIDENCE  
37 Old Outermost Road  
Truro, MA

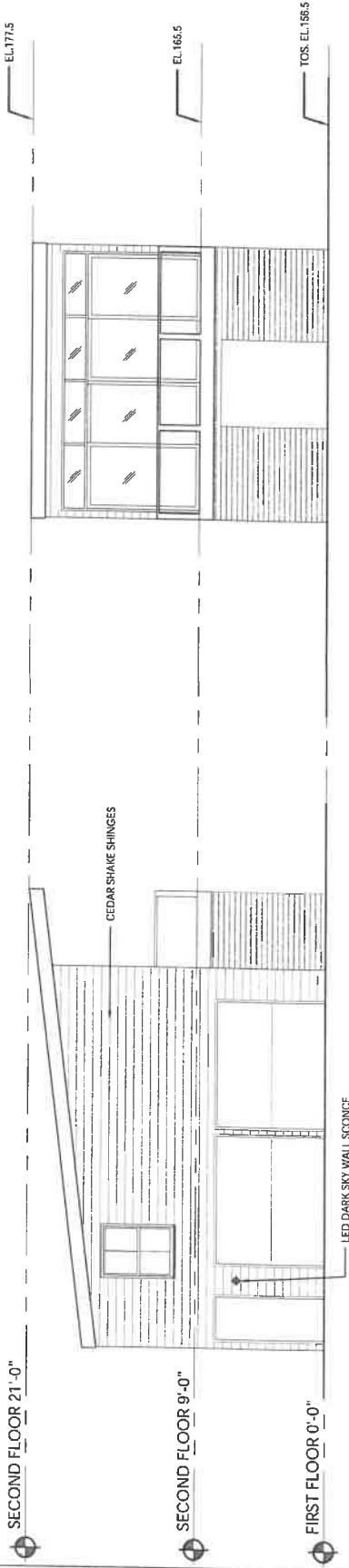
ARCHITECT  
A3 Architects  
831 Main Street  
Dennis, MA  
508-694-7887

CONTRACTOR  
NAME  
Street Address  
City, State  
Phone Number

DATE: June 20, 2019

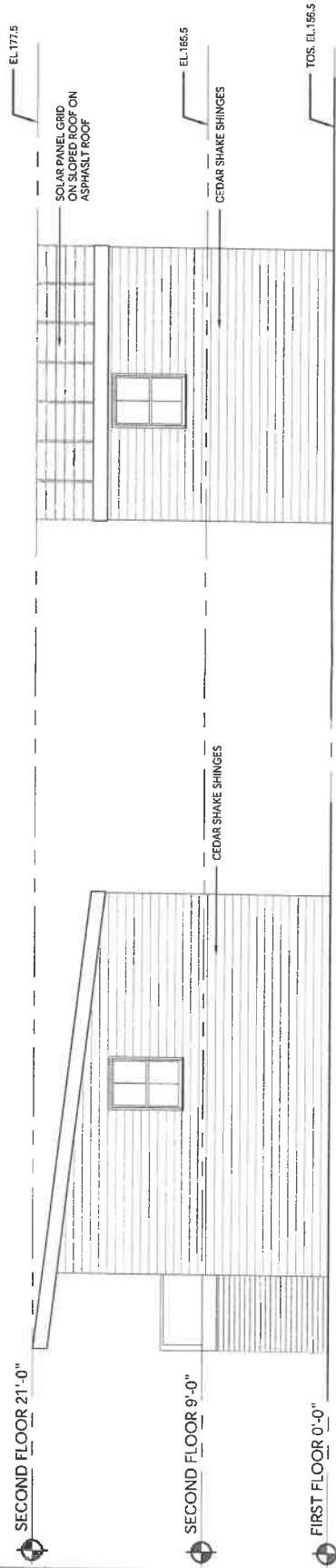
SCALE: AS NOTED  
HABITABLE STUDIO:  
PROPOSED ELEVATIONS

A-25



1 EAST ELEVATION  
SCALE:  $\frac{1}{8}$ " = 1'-0"

2 NORTH ELEVATION  
SCALE:  $\frac{1}{8}$ " = 1'-0"



2 WEST ELEVATION  
SCALE:  $\frac{1}{8}$ " = 1'-0"

4 SOUTH ELEVATION  
SCALE:  $\frac{1}{8}$ " = 1'-0"

# **PUBLIC HEARING(S)**

**2019-007/ZBA – Nathaniel McKean**

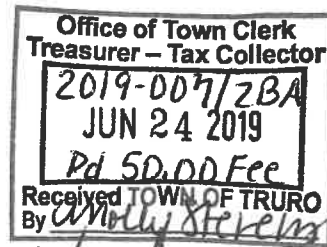
**61 Shore Road**

TOWN OF TRURO



BOARD OF APPEALS

APPLICATION FOR HEARING



To the Town Clerk of the Town of Truro, MA

Date 6/12/19

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

☐ 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 By-law or the *Massachusetts Zoning Act*.

☐ PETITION FOR VARIANCE – Applicant requests a variance from the terms Section \_\_\_\_\_ of the Truro Zoning By-law concerning (describe) \_\_\_\_\_.

☒ APPLICATION FOR SPECIAL PERMIT

☒ Applicant seeks approval and authorization of uses under Section 30.2 Use Table of the Truro Zoning By-law concerning (describe) animal husbandry: 2 Nigerian Dwarf goats + 5 chickens on a parcel less than 5 acres

☐ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section \_\_\_\_\_ of the Truro Zoning By-law and M.G.L. ch.40A, §6 concerning (describe) \_\_\_\_\_.

Property Address 61 Shore Rd. Map(s) and Parcel(s) 36-81  
Registry of Deeds title reference: Book 22353, Page 208, or Certificate of Title Number \_\_\_\_\_  
and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Applicant's Name Nathaniel McKean

Applicant's Legal Mailing Address Po Box 612 N-Truro MA 02632

Applicant's Phone(s), Fax and Email 774-269-8462

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 \_\_\_\_\_

Representative's Phone(s), Fax and Email \_\_\_\_\_

[Signature]  
Applicant(s)/Representative Signature

[Signature]  
Owner(s) Signature or written permission

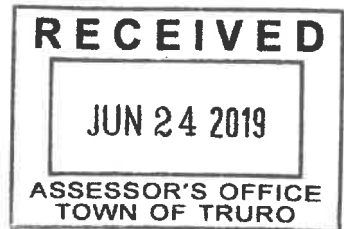
Your signature on this application authorizes the Members of the Board of Appeals and town staff to visit and enter upon the subject property.

Applications must be typed or printed clearly with black or blue ink.



# TOWN OF TRURO

## Assessors Office Certified Abutters List Request Form



DATE: 6/24/19

NAME OF APPLICANT: Nathaniel McKean

NAME OF AGENT (if any): \_\_\_\_\_

MAILING ADDRESS: Po Box 612 N-truro MA 02652

CONTACT: HOME/CELL 774-269-8462 EMAIL nate.mckean@gmail.com

PROPERTY LOCATION: 61 Shore road N-truro MA 02652  
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 36-81 PARCEL \_\_\_\_\_ EXT. \_\_\_\_\_  
(if condominium)

### ABUTTERS LIST NEEDED FOR:

(please check all applicable)

**FEE: \$15.00 per checked item**

(Fee must accompany the application unless other arrangements are made)

☐ Board of Health<sup>5</sup>  
☐ Cape Cod Commission  
☐ Conservation Commission<sup>4</sup>  
☐ Licensing  
Type: \_\_\_\_\_

☐ Planning Board (PB)  
☐ Special Permit<sup>1</sup>  
☐ Site Plan<sup>2</sup>  
☐ Preliminary Subdivision<sup>3</sup>  
☐ Definitive Subdivision<sup>3</sup>  
☐ Accessory Dwelling Unit (ADU)<sup>2</sup>

☐ Zoning Board of Appeals (ZBA)  
☒ Special Permit<sup>1</sup>  
☐ Variance<sup>1</sup>

*pl  
CL#1809  
6-24-19*

☐ 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: June 24, 2019 Date completed: June 24, 2019

List completed by: Kathy Sullivan

<sup>1</sup> Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred 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.

<sup>4</sup> All abutters within three hundred feet of parcel. 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**

**P.O. Box 2012 Truro, MA 02666**

**Telephone: (508) 349-7004 Ext. 117**

**Fax: (508) 349-5506**

**Date: June 24, 2019**

**To: Nathaniel S. McKean & Braunwyn K. Jackett**

**From: Assessors Department**

**Certified abutters list for: Zoning Board of Appeals – Special Permit**

Attached is a list of abutters and reasonable abutters to abutters for the property located at *61 Shore Road* on Assessor's Map 36, Parcel 81. The current owner(s) as of *September 21, 2007* is/are *Nathaniel S. McKean & Braunwyn K. Jackett*. The names and addresses of the abutters are as of *June 21, 2019* according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: \_\_\_\_\_

**Kathleen M Sullivan**

*Assessor's Clerk*

*Town of Truro*

*P.O.Box 2012*

*Truro, MA 02666*

*Telephone: 508-349-7004, x117*

*Fax: 508-349-5506*

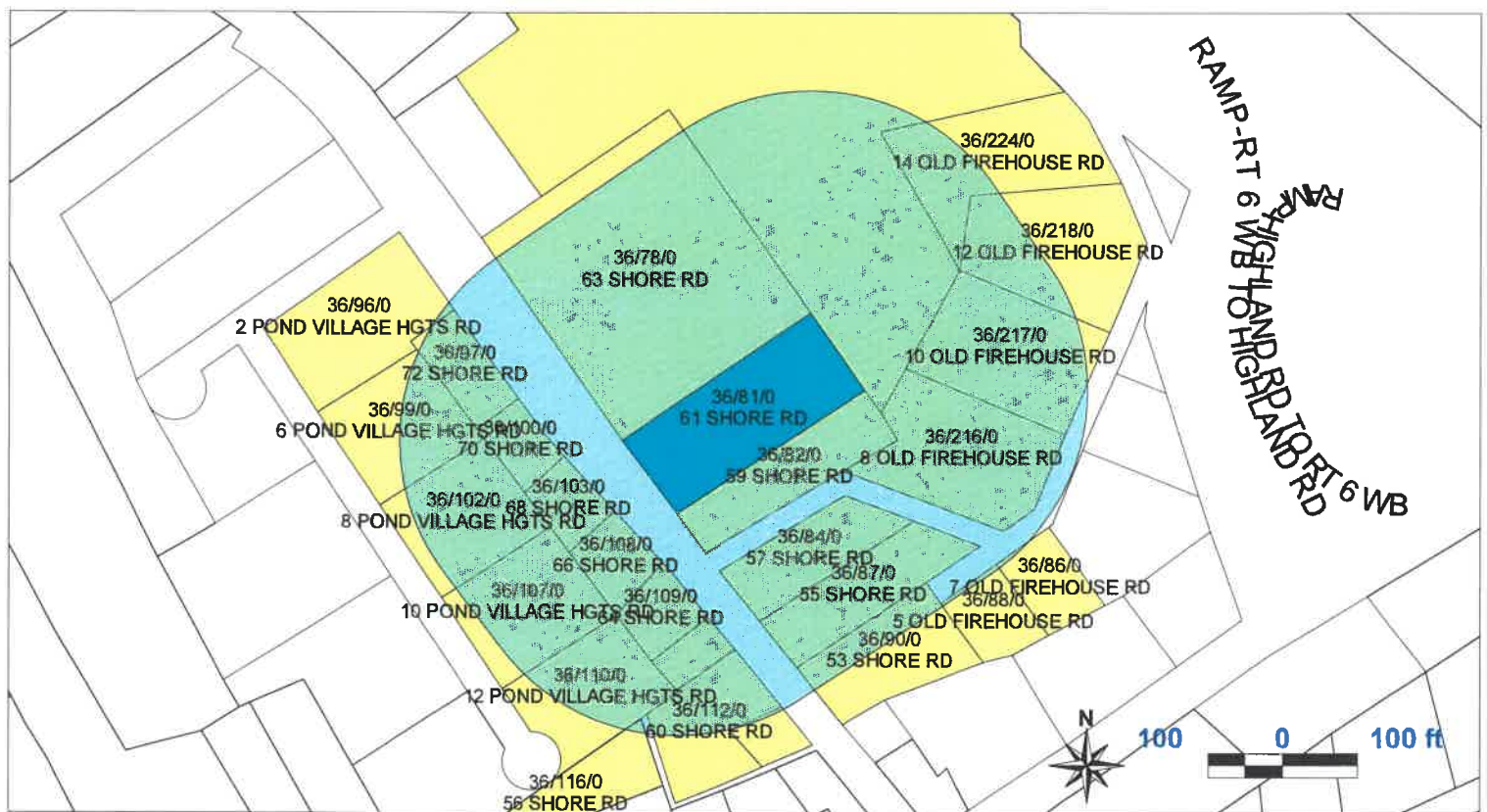
*[ksullivan@truro-ma.gov](mailto:ksullivan@truro-ma.gov)*



TRURO, MA Abutters List Within 300 feet of Parcel 36/81/0

06/24/2019

61 SHORE ROAD  
MAP 36 PARCEL 81  
ZONING BOARD OF APPEALS - Special Permit



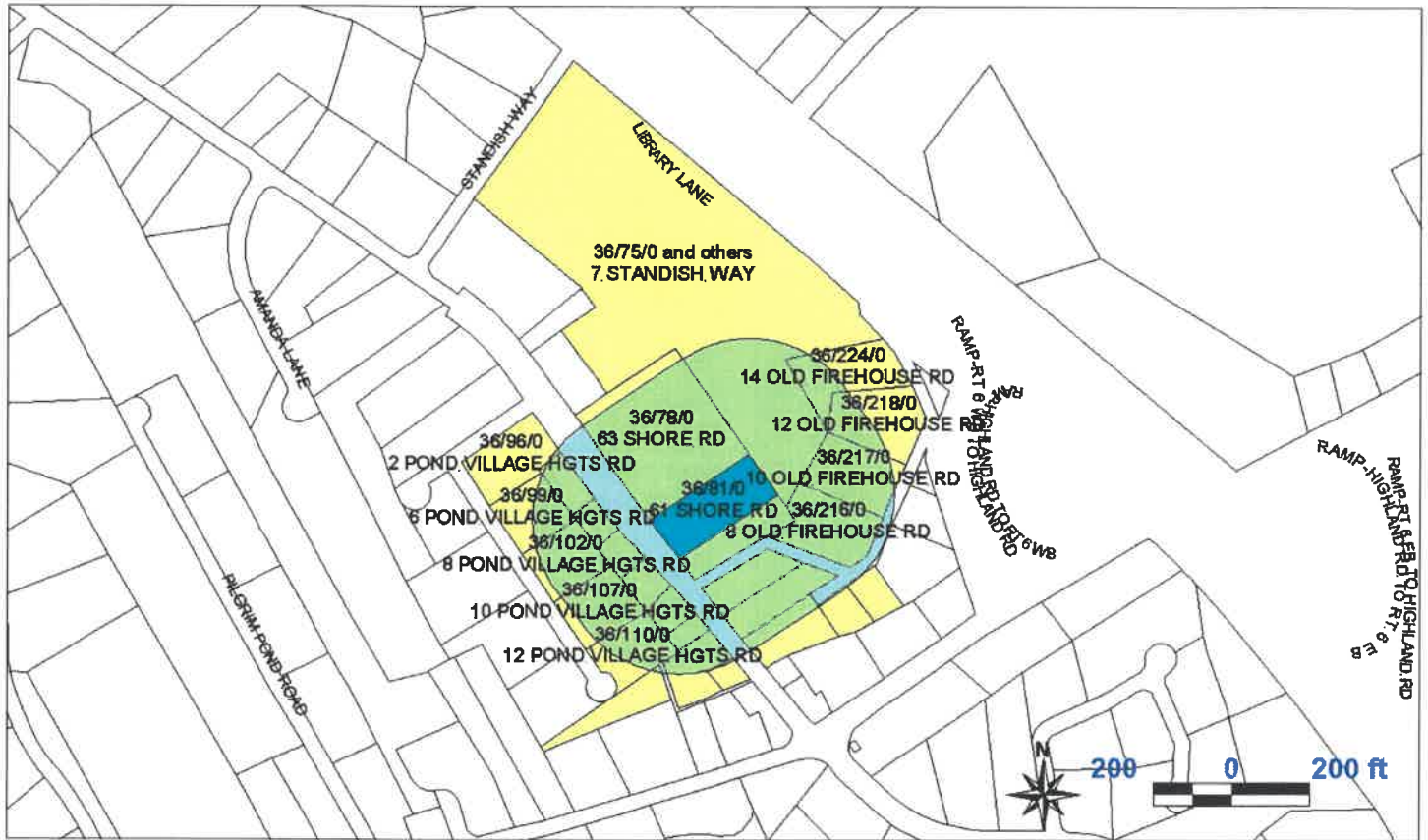
TOWN OF TRURO, MA  
BOARD OF ASSESSORS  
P.O. BOX 2012, TRURO MA 02666

61 SHORE ROAD

MAP 36 PARCEL 81

ZONING BOARD OF APPEALS - Special Permit

Abutters List Within 300 feet of Parcel 36/81/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
966	36-75-0-E	TOWN OF TRURO	7 STANDISH WAY	PO BOX 2030	TRURO	MA	02666-2012
6880	36-75-A-R	CHR TRURO HOMES INC	7 STANDISH WAY	PO BOX 1015	PROVINCETOWN	MA	02657
968	36-78-0-R	BOESPFLUG REALTY TR TRS: BOESPFLUG CLAUDIA	63 SHORE RD	PO BOX 352	NO TRURO	MA	02652-0352
971	36-81-0-R	MCKEAN NATHANIEL S & JACKETT BRAUNWYN K	61 SHORE RD	PO BOX 612	NO TRURO	MA	02652
972	36-82-0-R	WIEMERS SIGRID D	59 SHORE RD	PO BOX 919	NO TRURO	MA	02652
974	36-84-0-R	SKOWRON CATHERINE J & PIRES THOMAS	57 SHORE RD	PO BOX 715	NO TRURO	MA	02652-0715
975	36-86-0-R	TOBIAS WARREN D & DIANA C	7 OLD FIREHOUSE RD	PO BOX 291	NO TRURO	MA	02652-0291
976	36-87-0-R	LECLERC ROBIN & BELLEMARE JOCELYN	55 SHORE RD	2327 LA FONTAINE ST MONTREAL	QUEBEC		H2K 1Z8 CANADA
977	36-88-0-R	WELLS JENNIFER GRACE MORROW & WELLS STEPHEN HOLDEN	5 OLD FIREHOUSE RD	PO BOX 934	NORTH TRURO	MA	02652
979	36-90-0-R	TRURO HOUSING AUTHORITY	53 SHORE RD	PO BOX 2030	TRURO	MA	02666-2030
985	36-96-0-R	EPSTEIN MERYL J	2 POND VILLAGE HGTS RD	7 HOLLAND STREET	NEWTON	MA	02458
986	36-97-0-R	BEAN NANCY E & OBRIEN CHRISTINA	72 SHORE RD	33 E MOHAWK TRL	MARLBORO	CT	06447-1399
988	36-99-0-R	ROBERTS ELIZABETH COWLEY	6 POND VILLAGE HGTS RD	PO BOX 663	N TRURO	MA	02652
989	36-100-0-R	MOWERY DOROTHY R	70 SHORE RD	PO BOX 536	NO TRURO	MA	02652-0536
991	36-102-0-R	BRADY DAVID	8 POND VILLAGE HGTS RD	PO BOX 345	NO TRURO	MA	02652-0345

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
992	36-103-0-R	RENEY MICHAEL	68 SHORE RD	37 RUTLAND SQ #4	BOSTON	MA	02118
995	36-107-0-R	PODOLAK ALICE M LIVING TRUST TRS: PODOLAK ALICE M	10 POND VILLAGE HGTS RD	1034 ALLSTON RD	CLEVELAND HEIGHTS	OH	44121-2418
996	36-108-0-R	SILVA MARK & DEBORAH	66 SHORE RD	PO BOX 535	NO TRURO	MA	02652-0535
997	36-109-0-R	THOMAS ELAINE ROOP LIV FAM TR TRS: THOMAS ELAINE ROOP	64 SHORE RD	PO BOX 536	NO TRURO	MA	02652-0536
998	36-110-0-R	KAUFMANN NOMINEE TRUST TRS: KAUFMANN FRED M& VIRGINIA	12 POND VILLAGE HGTS RD	2 COURTLAND LN	WARREN	NJ	07059
999	36-111-0-R	MCGOWAN ROBERT & WILLIAM L	62 SHORE RD	7 RAPALJE RD	FISHKILL	NY	12524
1000	36-112-0-R	GONSALVES MAURICE J & KATHLEEN	60 SHORE RD	PO BOX 374	NO TRURO	MA	02652-0374
1001	36-113-0-R	ROACH DAVID A & LISA ANNE	58 SHORE RD	PO BOX 786	NO TRURO	MA	02652-0786
1004	36-116-0-E	TOWN OF TRURO	56 SHORE RD	PO BOX 2030	TRURO	MA	02666-2030
1100	36-216-0-R	COREA SHANNON L	8 OLD FIREHOUSE RD	PO BOX 13	NO TRURO	MA	02652-0013
1101	36-217-0-R	GLATZEL MARA G & HEBERT LAURA J	10 OLD FIREHOUSE RD	PO BOX 493	NO TRURO	MA	02652
1102	36-218-0-R	THOMPSON JAMES M & PASCAL	12 OLD FIREHOUSE RD	PO BOX 488	NO TRURO	MA	02652
5656	36-224-0-E	TOWN OF TRURO	14 OLD FIREHOUSE RD	PO BOX 2030	TRURO	MA	02666-2030



36-75-0-E	36-75-A-R	36-78-0-R
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2012	CHR TRURO HOMES INC PO BOX 1015 PROVINCETOWN, MA 02657	BOESPFLUG REALTY TR TRS: BOESPFLUG CLAUDIA PO BOX 352 NO TRURO, MA 02652-0352
36-81-0-R	36-82-0-R	36-84-0-R
MCKEAN NATHANIEL S & JACKETT BRAUNWYN K PO BOX 612 NO TRURO, MA 02652	WIEMERS SIGRID D PO BOX 919 NO TRURO, MA 02652	SKOWRON CATHERINE J & PIRES THOMAS PO BOX 715 NO TRURO, MA 02652-0715
36-86-0-R	36-87-0-R	36-88-0-R
TOBIAS WARREN D & DIANA C PO BOX 291 NO TRURO, MA 02652-0291	LECLERC ROBIN & BELLEMARE JOCELYN 2327 LA FONTAINE ST MONTREAL QUEBEC, H2K 1Z8 CANADA	WELLS JENNIFER GRACE MORROW & WELLS STEPHEN HOLDEN PO BOX 934 NORTH TRURO, MA 02652
36-90-0-R	36-96-0-R	36-97-0-R
TRURO HOUSING AUTHORITY PO BOX 2030 TRURO, MA 02666-2030	EPSTEIN MERYL J 7 HOLLAND STREET NEWTON, MA 02458	BEAN NANCY E & OBRIEN CHRISTINA 33 E MOHAWK TRL MARLBORO, CT 06447-1399
36-99-0-R	36-100-0-R	36-102-0-R
ROBERTS ELIZABETH COWLEY PO BOX 663 N TRURO, MA 02652	MOWERY DOROTHY R PO BOX 536 NO TRURO, MA 02652-0536	BRADY DAVID PO BOX 345 NO TRURO, MA 02652-0345
36-103-0-R	36-107-0-R	36-108-0-R
RENEY MICHAEL 37 RUTLAND SQ #4 BOSTON, MA 02118	PODOLAK ALICE M LIVING TRUST TRS: PODOLAK ALICE M 1034 ALLSTON RD CLEVELAND HEIGHTS, OH 44121-2418	SILVA MARK & DEBORAH PO BOX 535 NO TRURO, MA 02652-0535
36-109-0-R	36-110-0-R	36-111-0-R
THOMAS ELAINE ROOP LIV FAM TR TRS: THOMAS ELAINE ROOP PO BOX 536 NO TRURO, MA 02652-0536	KAUFMANN NOMINEE TRUST TRS: KAUFMANN FRED M & VIRGINIA 2 COURTLAND LN WARREN, NJ 07059	MCGOWAN ROBERT & WILLIAM L 7 RAPALJE RD FISHKILL, NY 12524
36-112-0-R	36-113-0-R	36-116-0-E
GONSALVES MAURICE J & KATHLEEN PO BOX 374 NO TRURO, MA 02652-0374	ROACH DAVID A & LISA ANNE PO BOX 786 NO TRURO, MA 02652-0786	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030
36-216-0-R	36-217-0-R	36-218-0-R
COREA SHANNON L PO BOX 13 NO TRURO, MA 02652-0013	GLATZEL MARA G & HEBERT LAURA J PO BOX 493 NO TRURO, MA 02652	THOMPSON JAMES M & PASCAL PO BOX 488 NO TRURO, MA 02652
36-224-0-E		
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030		





**Truro, MA**

1 inch = 67 Feet

201



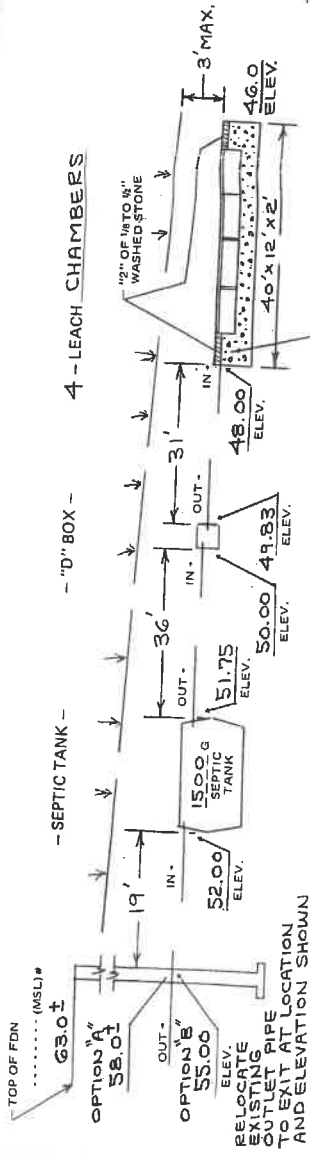
**CAI Technologies**  
Progress. Mapping. Geospatial Solutions.

**www.cai-tech.com**



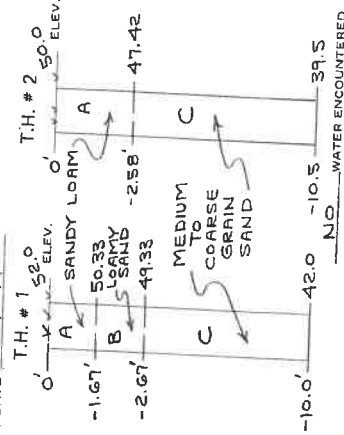
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# SECTION - SEWAGE



## TEST HOLE LOG

TEST BY JANE EVANS R.S. JANE CROWLEY B.O.H.  
WITNESS  
TEST DATE 2-11-97



## DESIGN

PERC RATE < 2 MIN/IN.  
FLOW RATE 110 (GAL/DAY)  
SEPTIC TANK 440 (200%) = 1500 GALLONS  
REQ'D SEPTIC TANK SIZE  
LEACH FACILITY  
SIDE WALL 2(40x12)(2) = 208 S.F. (74) = 154 G/D.  
BOTTOM 40x12 = 480 S.F. (74) = 355 G/D.  
TOTAL 688 S.F. 509 G/D.

USE: 4 (8'x4'x1') LEACHING CHAMBERS  
WITH 4.0' OF 3/4" TO 1 1/2" WASHED  
STONE ALL AROUND AND 1.04'  
BENEATH.

## NOTES: (UNLESS OTHERWISE NOTED)

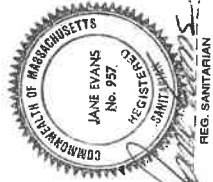
- DATUM (MSL) TAKEN FROM TRURO QUADRANGLE MAP
- MUNICIPALITY OF TRURO AVAILABLE
- PIPE PITCH: 1/8" PER FOOT
- DESIGN LOADING FOR ALL PRE-CAST UNITS: 4000 LB/H-10-44, H-20-44 WHERE VEHICLE LOADS ARE ANTICIPATED OR WHEN SUBJECT TO 4 FT. OR MORE OF COVER.
- MIN. GROUND COVER OVER ALL SEWAGE LEACHING FACILITIES: (1) FT.
- DESIGN DOES NOT PROVIDE FOR THE INSTALLATION OF GARBAGE
- ALL UNSUITABLE MATERIAL WITHIN 5 FEET IN ALL DIRECTIONS FROM THE LEACHING FACILITY SHALL BE REMOVED AND REPLACED WITH CLEAN MEDIUM SAND.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH COMM. OF MASS. STATE ENVIRONMENTAL CODE TITLE 5.
- CONTRACTOR TO NOTIFY DIG-SAFE PRIOR TO CONSTRUCTION.

(1-800-322-4844)

CONTOURS (EXISTING) .....  
(PROPOSED) 0-0-0-0-

APPROVED: JANE CROWLEY DATE 3/27/97 TRURO, MA  
BOARD OF HEALTH

East Cape Engineering  
CIVIL ENGINEERS  
LAND SURVEYORS  
844 Route 28, Orleans, Mass.



NOTE: THIS SITE PLAN WAS NOT PREPARED FROM AN INSTRUMENT SURVEY. UNDER NO CIRCUMSTANCES ARE DISTANCES, BEARINGS, OR OTHER FEATURES SHOWN TO BE USED TO ESTABLISH PROPERTY LINES.

SEWAGE REPAIR  
SITE PLAN

LOCUS: G1 SHORE RD. (RTE. 6A)

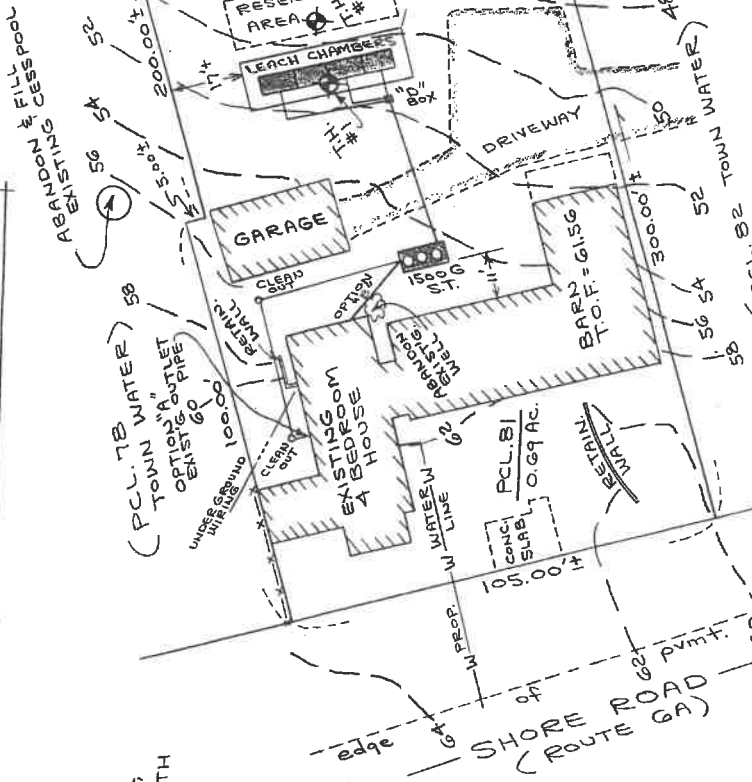
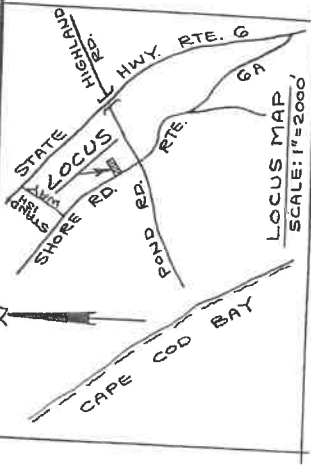
NO. TRURO, MASS.

REF: ASSRS. MAP 36, PCL. 81

PREPARED FOR: SIOBHAN STACKPOLE

SCALE 1" = 30' 2-14-97

Office of Town Clerk  
Treasurer - Tax Collect  
2019-00776A  
JUN 24 2019  
received JANE OF TRURO



## **NEW BOARD BUSINESS**



# 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 \_\_\_\_\_

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

### 1. GENERAL INFORMATION

☐ **NOTICE OF APPEAL**

☐ Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on *(date)* \_\_\_\_\_.

☐ Applicant is aggrieved by order or decision of the Building Commissioner on *(date)* \_\_\_\_\_ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

☐ **PETITION FOR VARIANCE** – Applicant requests a variance from the terms Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning *(describe)* \_\_\_\_\_

☐ **APPLICATION FOR SPECIAL PERMIT**

☐ Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning *(describe)* \_\_\_\_\_

☐ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section \_\_\_\_\_ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* \_\_\_\_\_

Property Address \_\_\_\_\_ Map(s) and Parcel(s) \_\_\_\_\_

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

Applicant's Name \_\_\_\_\_

Applicant's Legal Mailing Address \_\_\_\_\_

Applicant's Phone(s), Fax and Email \_\_\_\_\_

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 \_\_\_\_\_

Representative's Name and Address \_\_\_\_\_

Representative's Phone(s), Fax and Email \_\_\_\_\_

2. The completed application **shall also** be submitted **electronically** to the Town Planner at [planner1@truro-ma.gov](mailto:planner1@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, and/or Health Department prior to submitting this application.

### Signature(s)

Applicant(s)/Representative *Printed* Name(s)

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

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 Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

## APPLICATION FOR HEARING

EXAMPLE PAGE  
\*how to fill out  
application for each  
type of request\*  
DO NOT SUBMIT

To the Town Clerk of the Town of Truro, MA

Date: June 1, 2019

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)* May 15, 2014 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 50.1 of the Truro Zoning Bylaw concerning *(describe)* a 14' x 16' addition to an existing dwelling that would be 21 feet from the side yard setback where 25' is required

☐ **APPLICATION FOR SPECIAL PERMIT**

- ☐ Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning Bylaw concerning *(describe)* \_\_\_\_\_
- ☐ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7.A of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* Construction of a 14' x 16' addition onto a pre-existing nonconforming dwelling. The existing dwelling is 14' from the side yard and the proposed addition would maintain that 14' setback.

Property Address 13 Main Street, Truro, MA Map(s) and Parcel(s) 43/123

Registry of Deeds title reference: Book 12345, Page 678, or Certificate of Title Number \_\_\_\_\_ and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Applicant's Name Jonathan and Jane Doe

Applicant's Legal Mailing Address 123 Maple Street, Anytown, MA 01000

Applicant's Phone(s), Fax and Email (555) 555-1234, jjdoe@email.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 Same

Representative's Name and Address J.Q. Engineering, P.O. Box 1234, Anytown, MA 01000

Representative's Phone(s), Fax and Email (555) 555-5678, (555) 555-5679 (F), JQEng@email.com

2. The completed application **shall also** be submitted **electronically** to the Town Planner at [planner1@truro-ma.gov](mailto:planner1@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, and/or Health Department prior to submitting this application.

### Signature(s)

J.Q. Engineer, P.E.

Applicant(s)/Representative Printed Name(s)

Jonathan Doe

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

Jane Doe

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 Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

## PROCEDURE FOR SUBMITTING APPLICATION FOR HEARING

The following information and requirements must be filed with all Applications for Hearings consistent with the Rules, Regulations and Fee Schedule of the Truro Board of Appeals. **Note: Submittals must be collated into fifteen (15) packets.**

☐ **Section 1 – Application Form – Original and Fourteen (14) Copies**

Every application for action by the Board shall be made on an official form. These forms shall be furnished by the Town Clerk and/or Building Department upon request. Any communications purporting to be an application shall be treated as mere notice of intention to such relief until such time as it is made on an official application form accompanied by all requisite supporting data.

☐ **Section 2 – Denial from Building Commissioner – Filing Period – Fifteen (15) Copies**

Any appeal under M.G.L. Ch. 40A, §8, shall be taken within thirty (30) days from the date of the order or decision being appealed. A copy of said order of decision shall be filed with the required application form in Section 1 above. Note: this is not required for an application for a special permit.

☐ **Section 3 – Required Plan(s) – Fifteen (15) Copies**

Every application and petition to the Board shall be accompanied by a Certified Plot Plan(s) drawn at a scale of no smaller than 1" = 20' and of a size at least 8½" x 11", providing the following information:

North arrow; locus map; names of streets; zoning district in which the property lies; names of owners of abutters, including owners of land directly opposite on any adjacent public or private way; boundaries of the property lines, including lengths and distances; the location of all existing and proposed buildings, and additions, including dimensions and setbacks to all property lines; use(s) of each building, structure, and the property; entrances, exits, driveways, and walkways shall be shown, including existing or proposed required parking and existing and proposed distances to property lines.

In addition, floor plans and elevation plans drawn to scale shall be provided if applicable to the request before the Board of Appeals.

☐ **Section 4 – Filing Fee**

All applications shall be accompanied by a check payable to the Town of Truro. For Special Permit Applications pursuant to §40.3 (Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel), the fee is **\$50.00 per unit**. For all other applications, the fee is **\$50.00**. All fees are non-refundable.

☐ **Section 5 – Certified Abutters List – Original and Fourteen (14) Copies**

A Certified Abutters List shall be obtained by the Applicant from the Truro Assessors Office and filed along with the items outline in Sections 1 – 4 above. A copy of the "Request for Certified Abutters List" is included in this packet.

☐ **Section 6 – §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel – Original and Fourteen (14) Copies and a copy of your deed for the property (required)**

The completed application **shall also** be submitted **electronically** to the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov) in its entirety (including all plans and attachments).

Upon receipt of a complete application, with this information before it, the Board of Appeals will then proceed to post notice of a public hearing in accordance with Chapter 40A, §11, of the General Laws of Massachusetts.

Either you or your agent/representative shall appear before the Board at the scheduled hearing. If you need to reschedule, you must submit a request for a continuance.

Additional information for an application/petition shall be submitted by the applicant/representative to the Truro Town Clerk no less than seven (7) calendar days prior to the scheduled public hearing or the continuation of the public hearing. *(Voted by the Board of Appeals August 27, 2007)*

**Please do not include a copy of these instructions with the application**



# TOWN OF TRURO

## Assessors Office Certified Abutters List Request Form

DATE: \_\_\_\_\_

NAME OF APPLICANT: \_\_\_\_\_

NAME OF AGENT (if any): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CONTACT: HOME/CELL \_\_\_\_\_ EMAIL \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP \_\_\_\_\_ PARCEL \_\_\_\_\_ 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 <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 type="checkbox"/> Preliminary Subdivision <sup>3</sup>	
Type: _____	<input type="checkbox"/> Definitive Subdivision <sup>3</sup>	
	<input type="checkbox"/> Accessory Dwelling Unit (ADU) <sup>2</sup>	
<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: \_\_\_\_\_ Date completed: \_\_\_\_\_

List completed by: \_\_\_\_\_

<sup>1</sup>Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred 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.

<sup>4</sup>All abutters within three hundred feet of parcel. 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.