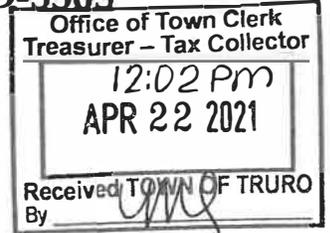




# TOWN OF TRURO

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



## ZONING BOARD OF APPEALS Agenda

**DATE OF MEETING:** Monday, April 26, 2021  
**TIME OF MEETING:** 5:30 pm  
**LOCATION OF MEETING:** Remote Meeting  
[www.truro-ma.gov](http://www.truro-ma.gov)

### Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website ([www.truro-ma.gov](http://www.truro-ma.gov)). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by: entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at **1-877-568-4106** and entering the access code **962-977-773#** when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov).

Meeting link: <https://global.gotomeeting.com/join/962977773>

### Continued Public Hearing

**2020-009/ZBA – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr.** for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1, Certificate of Title Number 208468, Land Ct. Lot # 7, Plan # 15097-H). Applicant seeks a Special Permit under M.G.L. Ch. 40A, §6 and Section 30.3(8) of the Truro Zoning Bylaw for removal and replacement of non-confirming single-family dwelling (height) on a non-confirming lot (street frontage). [Material in 1/25/2021 and 3/22/2021 packets] plus {New material in this packet}

**Continued Public Hearing**

**2020-010/ZBA – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr.** for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1, Certificate of Title Number 208468, Land Ct. Lot # 7, Plan # 15097-H). Applicant seeks a Variance under M.G.L. Ch. 40A, §10 and Section 50.1(A) of the Truro Zoning Bylaw for removal and replacement of a single-family residential dwelling 5 ft. from southerly lot line where minimum setback distance is 25 ft. [*Material in 1/25/2021 and 3/22/2021 packets*] plus **{New material in this packet}**

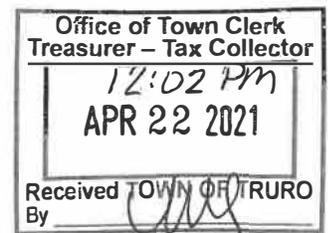
**Approval of Minutes**

None

**Next Meeting**

Monday, May 24, 2021 at 5:30 p.m.

**Adjourn**



## STAFF MEMORANDUM

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To: Truro Zoning Board of Appeals  
From: Barbara Carboni, Town Planner and Land Use Counsel  
Date: April 23, 2021  
Re: April 26, 2021 meeting

---

**2020-009/ZBA – 112 North Pamet Road (Map 48, Parcel 1).** Application of Anne Labouisee Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom Tr. for a Special Permit under G.L. c. 40A, s. 6 and Section 30.7 and 30.8) of the Truro Zoning Bylaw for reconstruction of a nonconforming dwelling (height) on a nonconforming lot (street frontage) on property located in the Seashore District

**2020-010/ZBA – 112 North Pamet Road (Map 48, Parcel 1).** Application of Anne Labouisee Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom Tr. for a variance under G.L. c. 40A, s. 10 and Section 50.1(A) of the Truro Zoning Bylaw for reconstruction of a dwelling 5 feet from lot line (25 feet required) on property located in the Seashore District.

### ***CONTINUED HEARING***

#### Update:

The dwelling has been moved out of the setback from the boundary line with Seashore property to a conforming distance of 25.5 feet (per Zoning Table on Sheet C.2.1.1; note that although the Site Plan itself is stamped by the engineer, the figures in the Zoning Table are indicated as “Provided by Architect,” and therefore not under the stamp). A patio is shown extending into the setback (dimensions not identified). Assuming the patio is of characteristics permissible within the setback, a variance is no longer needed. The height of the building is now reported at a conforming 30 feet (again, provided by architect, see Zoning Table, C.2.1.1); a variance would no longer be needed.

The Applicant has submitted additional materials including a revised site plan showing the proposed dwelling (C2.1.1); a revised grading plan (C2.2.1); floor plans and elevations (A-1 through A-7); a comparative “Old House vs. New House” (A-8); a plan showing ‘Building Profiles in Relation to Top of Coastal Bank” (A-9); a lighting plan (E-1); an additional “Site Plan with Retaining Walls” (S-1); two alternative sites for relocating the dwelling (S-2 and S-3); and a landscape restoration plan. Sheet C.2.2.1 shows a “proposed retaining wall w/fence (wall height varies),” extending from the gravel portion of the driveway along the length of the dwelling, with an additional “L” section around the back. No heights for the retaining wall are provided. Sheet C.2.1.1 indicates “Proposed Retaining Walls” (plural), as does Sheet S-1. The Applicant might be asked to clarify and to provide detail on the dimensions and materials of the retaining wall(s).

The Applicant might be asked to describe the “above grade” patio further; it replaces a deck in an earlier iteration of the project that encroached into the setback. On Sheet A-1 it is referred to as “On Grade El. 69’-9 ½”.

Related permitting:

Hearing is still open before the Planning Board on Residential Site Plan Review, having been continued from April 21, 2021 to May 5, 2021. The Board sought further information on the retaining wall.

Revised draft decision: circulated with this Staff Memo. For the sake of convenience only, it is in the form of a grant, should the Board approve the proposal.

***ADAPTED FROM PRIOR MEMO***

Existing Conditions and Proposed Project.

This property is located in the Seashore District, containing 3.3 acres. The lot is surrounded by National Seashore property and has no residential abutters. The lot has no frontage on North Pamet Road or any street; it is accessed by a dirt road. According to Assessor's records, the existing house was constructed in 1991. It is located close to the top of coastal bank and is proposed to be demolished due to threat from ongoing coastal erosion. A new residence will be constructed away from the bank and close to the property's southern boundary. As the proposed project is a reconstruction of a dwelling on a nonconforming lot, the nonconformity is increased and a special permit is required under G.L. c. 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).

As reported in the revised Zoning Table on Sheet C.2.1.1, the Total Gross Floor area of the dwelling will be reduced from 3,167 sq. ft to 2,590 to sq. ft. Paved areas will remain at 1,500 square feet; walls, steps, patio and terrace areas will increase from 0 to 1,100 square feet. Lot coverage will decrease from 4,441 to 4,383 square feet. A new driveway (in part paved, in part gravel) and a new gravel parking area are proposed. Regrading in the area of the new house site, and re-landscaping of the abandoned house site will occur.

Floor plans indicate that there will be a main level; entry level; and basement; some but not all dimensions are indicated on the floor plans. The house will have two bedrooms. The elevations (see A4-A7) suggest a half-story above the "main level" but no information is provided. The elevations and floor plans are not scaled.

**Special Permit for Reconstruction of a Nonconforming Structure under G.L. c. 40A, s. 6 and Zoning Bylaw Section 30.7**

The lot is nonconforming as to frontage, as it lacks frontage on a street. Alteration, extension, or reconstruction of a dwelling on a nonconforming lot increases the existing nonconformity and requires a special permit under G.L. c. 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008)(nonconforming area). The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds that the proposed reconstruction "shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood." Likewise, the Board may grant a special permit under Section 30.7.A if it 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 alternation or extension will exist in harmony with the general purpose and intent of this bylaw.”



La Tanzi  
Spaulding  
& Landreth

8 Cardinal Lane  
Orleans

14 Center Street, Suite 4  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

April 15, 2021

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

Susan Joseph, Acting Town Clerk  
Truro Town Hall  
24 Town Hall Road  
Truro, MA 02666

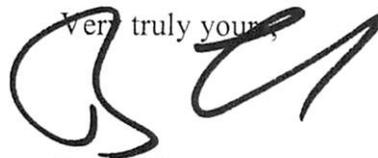
Re: Supplemental Filing /  
Board of Appeals Case Nos. 2020-009/ZBA and 2020-0010/ZBA  
112 North Pamet Road (Assessor's Parcel ID 48-1)

Dear Ms. Joseph:

Please find enclosed for filing with Board of Appeals an original packet of supplemental materials, plus ten additional packet copies. My office will email a scan of the entire application to [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov) today. The enclosed supplemental materials are listed as follows:

1. Site Plan dated April 12, 2021 numbered C2.1.1;
2. Grading Plan dated April 12, 2021 numbered C2.2.1;
3. Architectural floor plans, elevations, lighting plan, and materials and exterior lighting schedules dated March 29, 2021 (9 sheets: S-1; S-2; S-3; A1; A2; A3; A4; A5; A6; A7; A8; A9; E1 and Lighting Specifications);
4. Blueflax Design Landscape Restoration Plan dated April 13, 2021.

Thank you for your assistance.

Very truly yours,  


Benjamin E. Zehnder

Enc.  
cc via email only w/ attachments:  
Barbara Huggins Carboni, Esq., Assistant Town Administrator  
client  
Daniel Costa  
Bradford Malo  
David Michniewicz  
Theresa Sprague

*A Legal Beacon since 1969*

NO.	DATE	BY
2	04-12-2021	BPM
1	02-24-2021	BPM



PROJECT	TRURO, MA
112 NORTH PAMET ROAD	
SHEET TITLE	<b>PROPOSED GRADING PLAN FOR PROPOSED DWELLING RECONSTRUCTION</b>
SCALE	AS NOTED
DRAWING FILE	C11483-C3D.dwg
DATE	04-12-2021
REV.	12-07-2020
DRAWN BY	BPM/MJB
CHECKED BY	
PROJECT NO.	C11483.01

**LEGEND**

**EXISTING**

- NPS BOUND (NATIONAL PARK SERVICE)
- ⊙ SEWER MANHOLE
- ☒ TELEPHONE BOX
- 80- CONTOUR
- +82.1 SPOT GRADE

**PROPOSED**

- 50- CONTOUR
- +56.5 SPOT GRADE
- W- WATER SERVICE
- E- ELECTRIC SERVICE

SITE BENCHMARK:  
TOP OF CONC. BOUND WITH "NPS" SEAL  
ELEV.=36.11 (SEE DATUM NOTE)

PROPOSED FORCE  
MAIN TO CONNECT TO  
EXISTING D-BOX

WELL PIT

PROPOSED GRAVEL WALKWAY

PROPOSED PUMP CHAMBER

PROPOSED RETAINING WALL W/FENCE  
(WALL HEIGHT VARIES)

PROPOSED 1,500 GALL  
SEPTIC TANK

CONC. STAIRWELL WITH  
LEACHING CATCH BASIN  
RIM EL.=50.67

0.2' OX

PROPOSED COVERED PORCH  
EL.=59.50

PROPOSED DWELLING  
MAIN LEVEL EL.=69.90  
MID LEVEL EL.=68.00  
LOWER LEVEL EL.=61.17

PROPOSED TERRACE  
EL.=59.75

PROPOSED SCREENED PORCH

PROPOSED PATIO  
ABOVE GRADE  
EL. 69.79

PROPOSED LANDSCAPE WALL

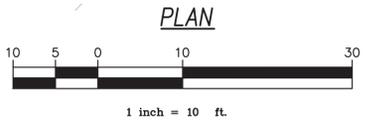
PROPOSED GRAVEL DRIVE

PROPOSED PAVED DRIVE

PROPOSED LIMIT OF WORK/  
SEDIMENTATION BARRIER  
(TYP.)

PROPOSED GRAVEL PARKING

AREA OF HOUSE  
RECONSTRUCTION TO  
BE PLANTED (SEE  
LANDSCAPE NOTE)



PLAN

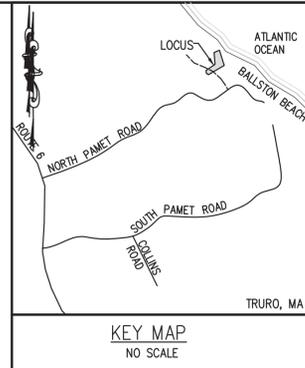
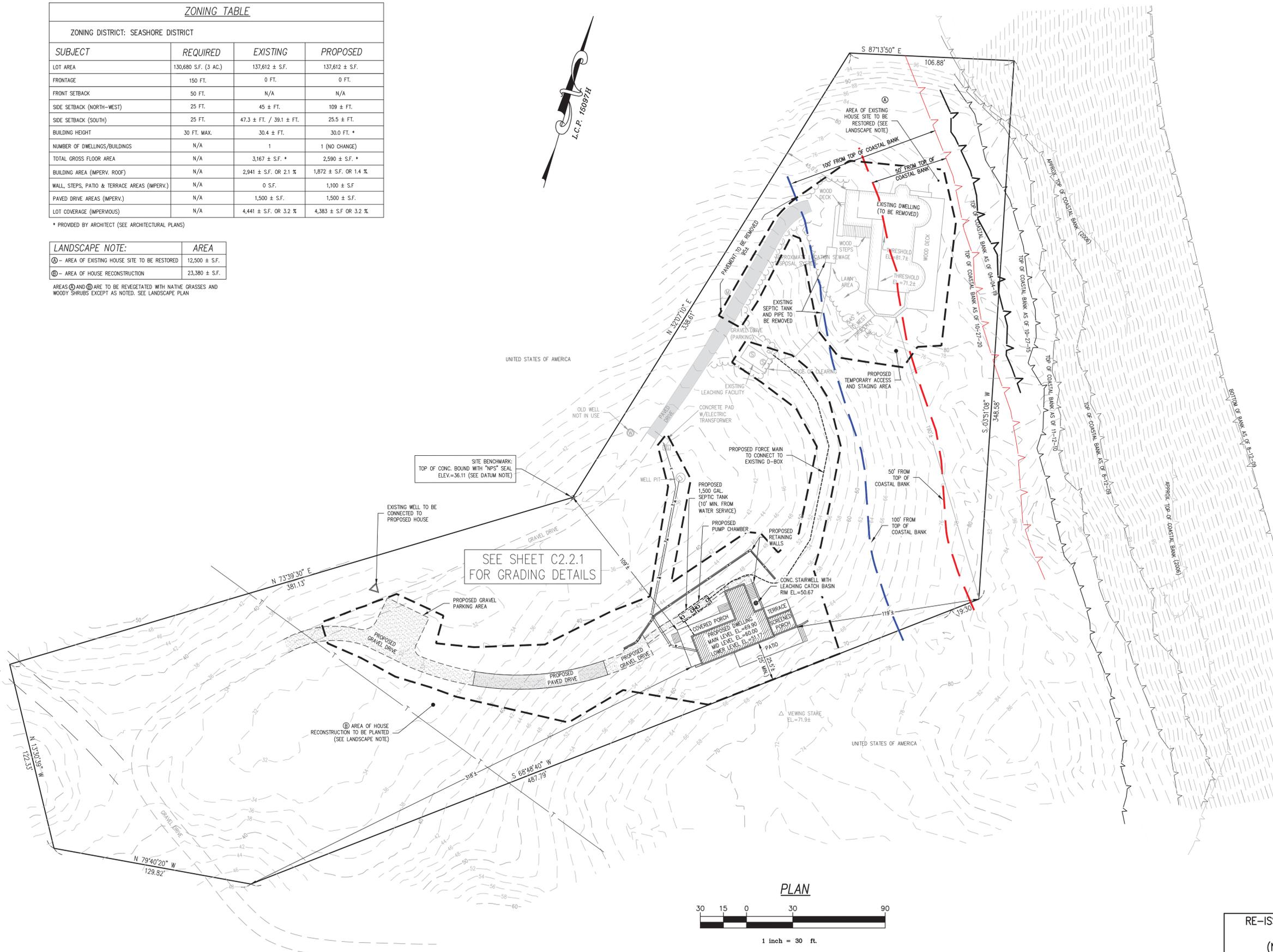
RE-ISSUED FOR PB & ZBA REVIEW  
04-12-2021  
(NOT FOR CONSTRUCTION)

ZONING TABLE			
ZONING DISTRICT: SEASHORE DISTRICT			
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	130,680 S.F. (3 AC.)	137,612 ± S.F.	137,612 ± S.F.
FRONTAGE	150 FT.	0 FT.	0 FT.
FRONT SETBACK	50 FT.	N/A	N/A
SIDE SETBACK (NORTH-WEST)	25 FT.	45 ± FT.	109 ± FT.
SIDE SETBACK (SOUTH)	25 FT.	47.3 ± FT. / 39.1 ± FT.	25.5 ± FT.
BUILDING HEIGHT	30 FT. MAX.	30.4 ± FT.	30.0 FT. *
NUMBER OF DWELLINGS/BUILDINGS	N/A	1	1 (NO CHANGE)
TOTAL GROSS FLOOR AREA	N/A	3,167 ± S.F. *	2,590 ± S.F. *
BUILDING AREA (IMPERV. ROOF)	N/A	2,941 ± S.F. OR 2.1 %	1,872 ± S.F. OR 1.4 %
WALL, STEPS, PATIO & TERRACE AREAS (IMPERV.)	N/A	0 S.F.	1,100 ± S.F.
PAVED DRIVE AREAS (IMPERV.)	N/A	1,500 ± S.F.	1,500 ± S.F.
LOT COVERAGE (IMPERVIOUS)	N/A	4,441 ± S.F. OR 3.2 %	4,383 ± S.F. OR 3.2 %

\* PROVIDED BY ARCHITECT (SEE ARCHITECTURAL PLANS)

LANDSCAPE NOTE:	AREA
Ⓐ - AREA OF EXISTING HOUSE SITE TO BE RESTORED	12,500 ± S.F.
Ⓒ - AREA OF HOUSE RECONSTRUCTION	23,380 ± S.F.

AREAS Ⓐ AND Ⓒ ARE TO BE REVEGETATED WITH NATIVE GRASSES AND WOODY SHRUBS EXCEPT AS NOTED. SEE LANDSCAPE PLAN



**COASTAL engineering co.**  
 260 Cranberry Hwy, Orleans, MA 02653  
 508.255.6511 P 508.255.6700 F

**PLAN & TITLE REFERENCES:**

ASSESSORS MAP 48, PARCEL 1  
 LOT 7 L.C.P. 15097H  
 C.T. OF TITLE 208468  
 OWNERS: WILLIAM T. BURDICK and RICHARD C. VANISON, TRUSTEES DUNE HOUSE NOMINEE TRUST

**DATUM NOTE:**

ELEVATIONS SHOWN HEREON ARE BASED ON APPROXIMATE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929)

**FLOOD NOTE:**

FLOOD ZONE X AS SHOWN ON FEMA FIRM PANEL #25001C0144J REVISED JULY 16, 2014

**NOTE:**

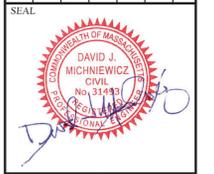
THIS PROPERTY IS SUBJECT TO JURISDICTION UNDER NHESP

**PROPOSED GRADING:**

SEE DRAWING C2.2.1 FOR PROPOSED GRADING DETAILS

- LEGEND**
- EXISTING**
- NPS BOUND (NATIONAL PARK SERVICE)
  - ⊙ SEWER MANHOLE
  - ☒ TELEPHONE BOX
  - 80 — CONTOUR
  - 82.1 SPOT GRADE
- PROPOSED**
- 71.0 — WATER SERVICE
  - 71.0 — ELECTRIC SERVICE

NO.	DATE	REVISION
2	04-12-2021	MODIFY DWELLING ELEV'S, DRIVEWAY LOCATION & GRADING
1	02-24-2021	MODIFY PROPOSED HOUSE LAYOUT & UPDATE ZONING TABLE



PROJECT: ANNE PERETZ  
 112 NORTH PAMET ROAD  
 SHEET TITLE: SITE PLAN SHOWING PROPOSED DWELLING RECONSTRUCTION

SCALE: AS NOTED  
 DRAWING FILE: C11483-C3D.dwg  
 DATE: REV. 04-12-2021 -12-07-2020  
 DRAWN BY: MAP/BPM/MJB  
 CHECKED BY:

PROJECT NO. C11483.01

RE-ISSUED FOR PB & ZBA REVIEW  
 04-12-2021  
 (NOT FOR CONSTRUCTION)

**C2.1.1**  
 1 OF 2 SHEETS

F:\SDSK\PROJECT\1000\C11483\C11483-C3D.dwg Apr 12, 2021 - 3:45pm



PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

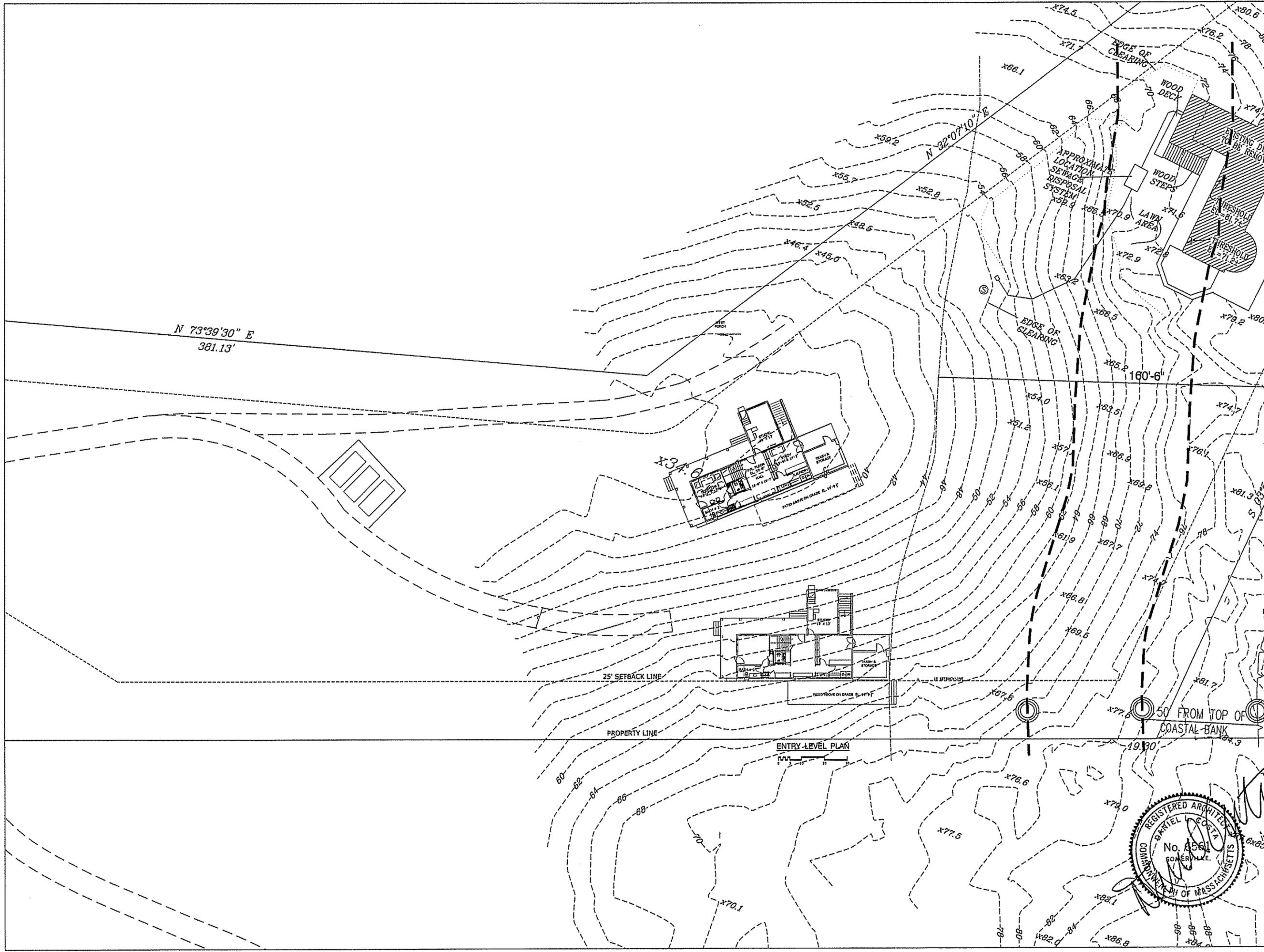
SITE PLAN  
 WITH  
 RETAINING  
 WALLS

GRAPHIC SCALE

MARCH 29, 2021



S-1



PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

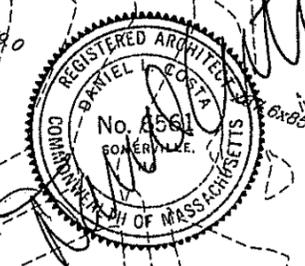
No.	Date	Revision

OWNER SIGN-OFF WITH DATE

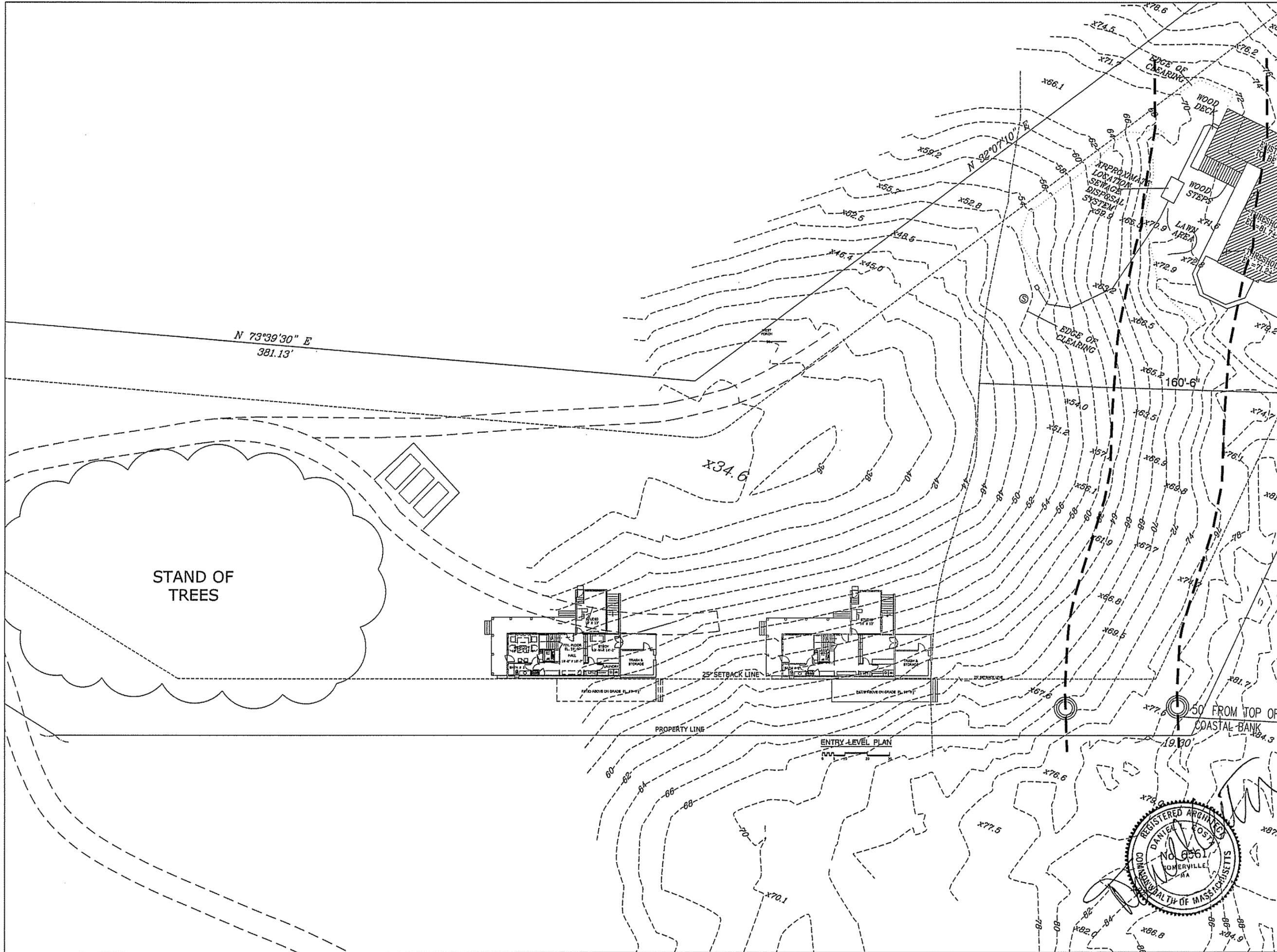
HOUSE MOVE  
 "A"  
 TO  
 FLAT AREA  
 OF SITE

GRAPHIC SCALE

APRIL 4, 2021



S-2



PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

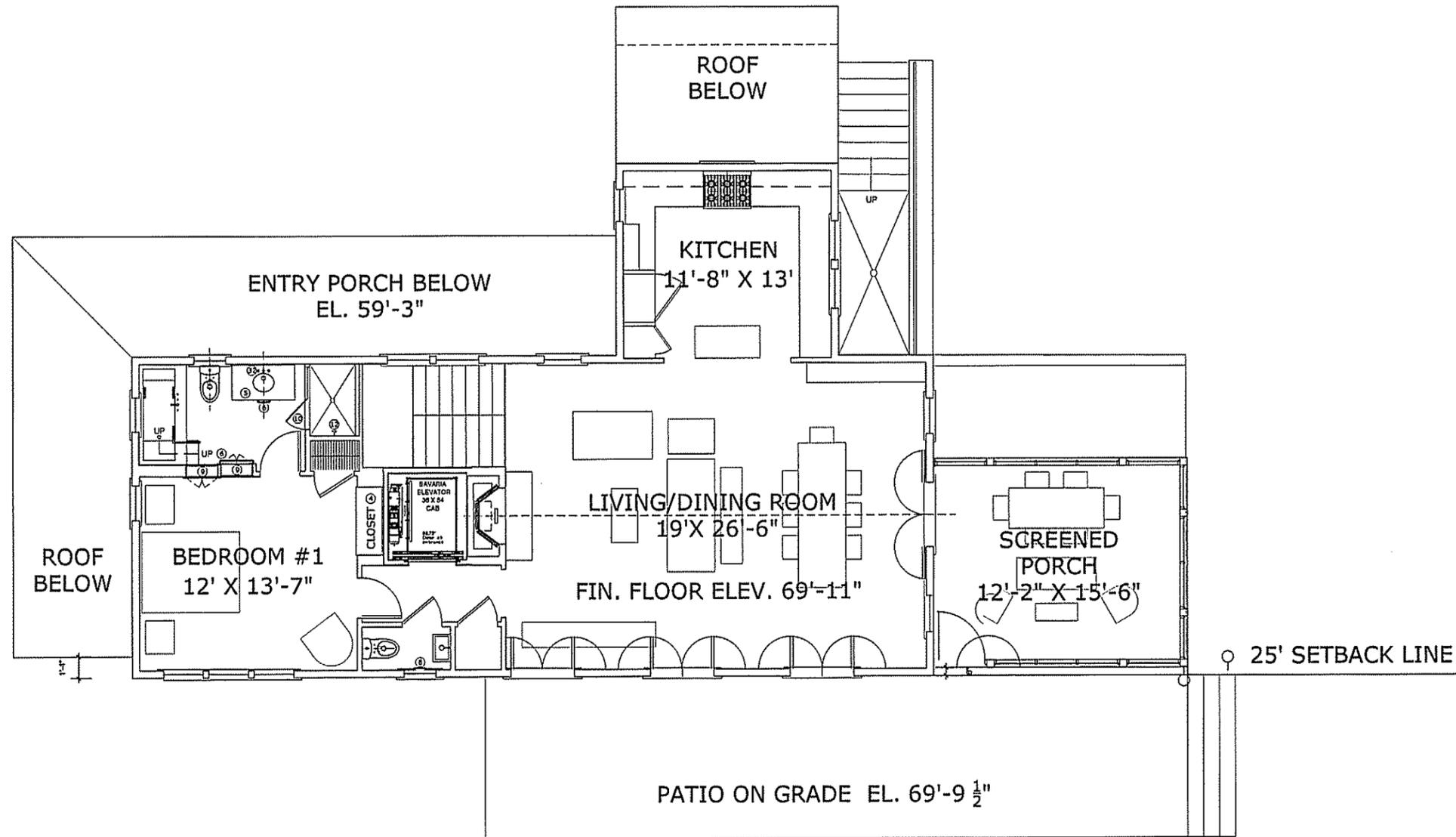
HOUSE MOVE  
 "B"  
 TO  
 THE WEST

GRAPHIC SCALE

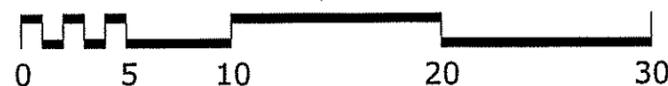
APRIL 4, 2021

S-3





# MAIN LEVEL PLAN 3.29.21



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

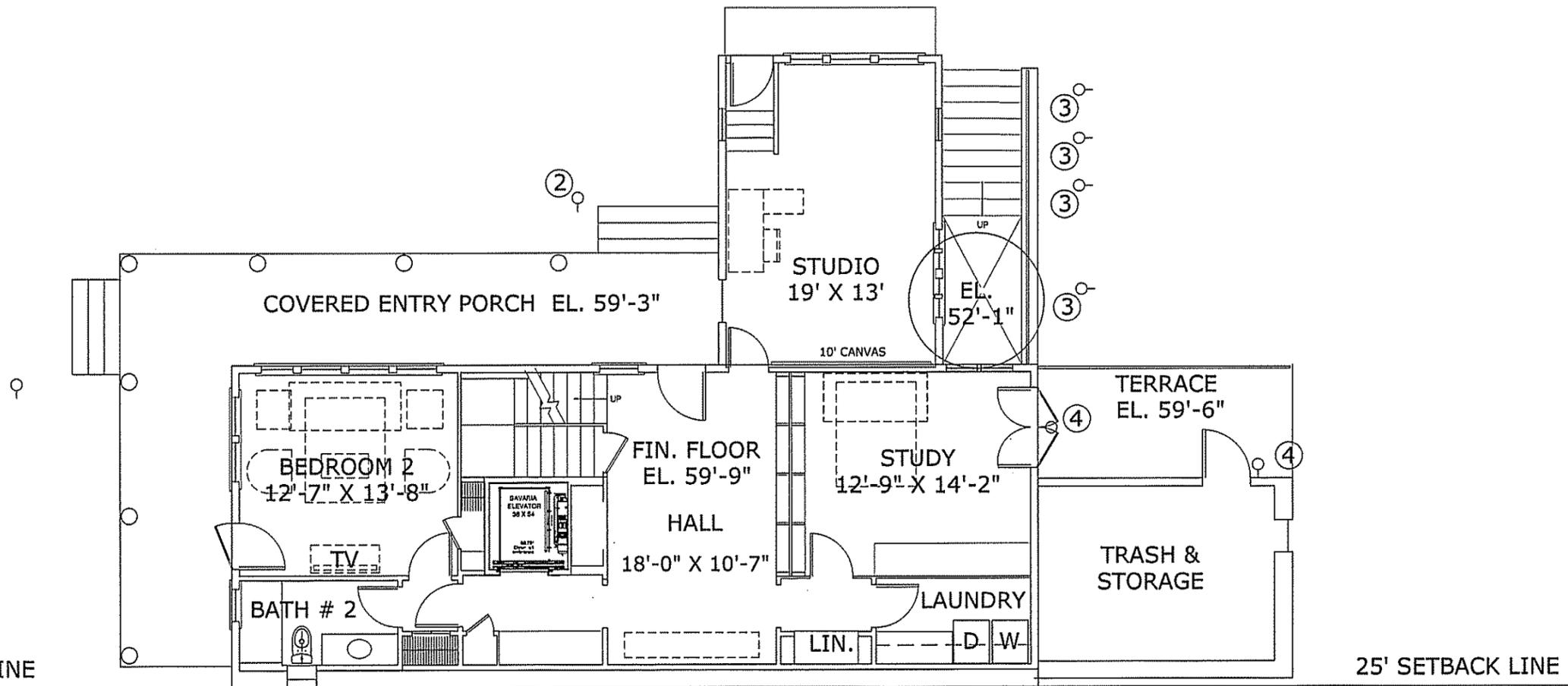
OWNER SIGN-OFF WITH DATE

MAIN LEVEL  
PLAN

GRAPHIC SCALE

MARCH 29, 2021

A-1



# ENTRY LEVEL PLAN 3.29.21



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

ENTRY LEVEL  
PLAN

GRAPHIC SCALE

MARCH 29, 2021

A-2

PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

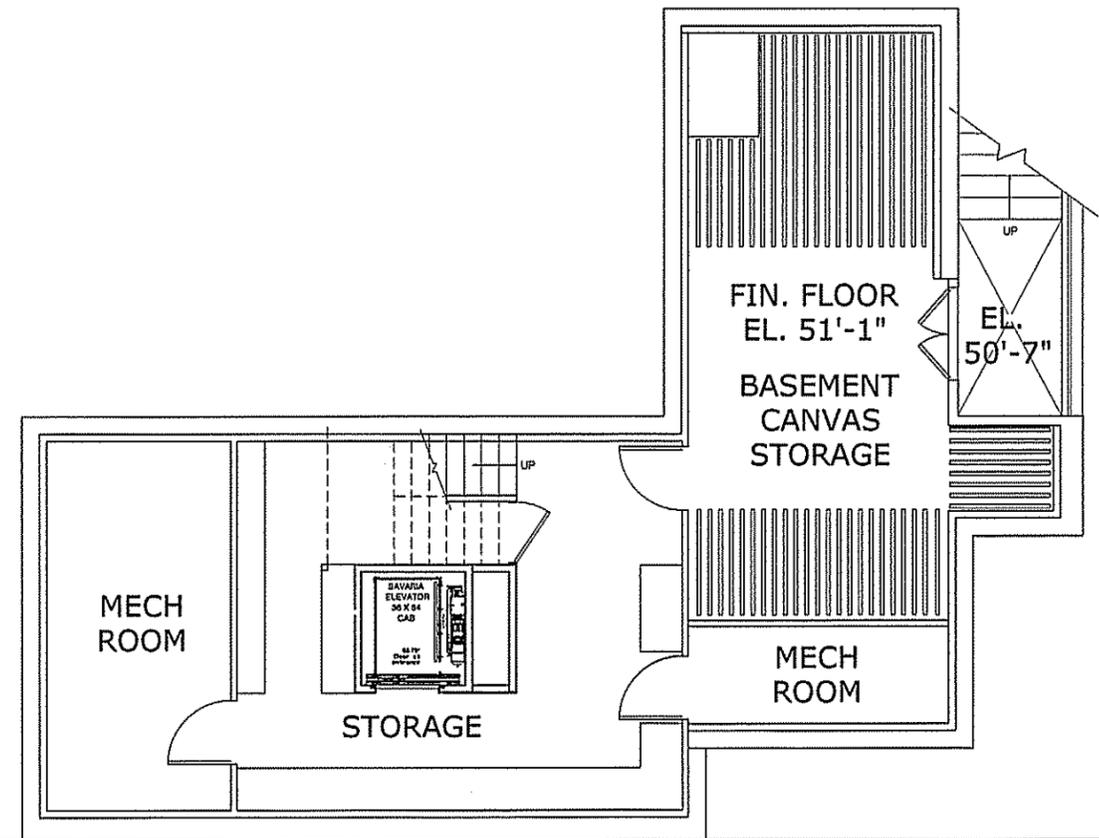
OWNER SIGN-OFF WITH DATE

**BASEMENT  
 PLAN**

GRAPHIC SCALE

MARCH 29, 2021

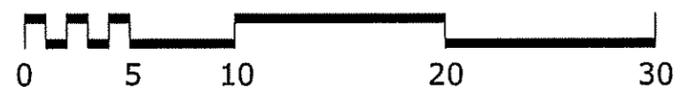
A-3

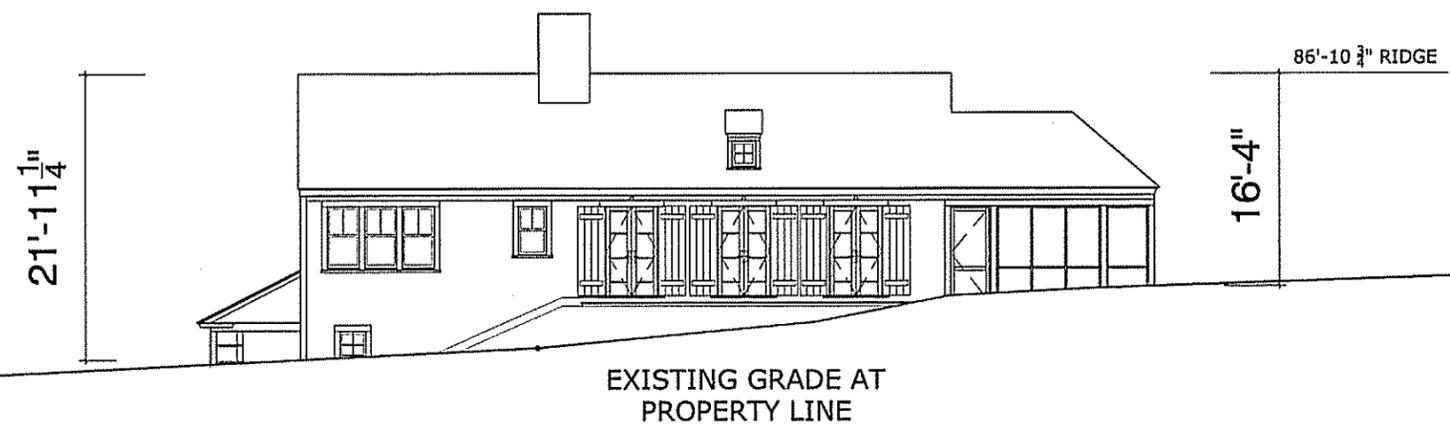


25' SETBACK LINE

25' SETBACK LINE

**BASEMENT PLAN 3.29.21**





**SOUTH ELEVATION 3.29.21**



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

**SOUTH ELEVATION**

GRAPHIC SCALE

MARCH 29, 2021

A-4

86'-10 3/4" RIDGE

69'-11" MAIN

59'-9" PORCH ENTRY

56'-6"



PROPERTY LINE

WEST ELEVATION 3.29.21



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

WEST  
ELEVATION

GRAPHIC SCALE

MARCH 29, 2021

A-5



NORTH ELEVATION 3.29.21



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

NORTH  
ELEVATION

GRAPHIC SCALE

MARCH 29, 2021

A-6

PERETZ 112  
 112 NORTH PAMET RD.  
 TRURO, MA

DAN COSTA  
 P.O BOX 411  
 MYSTIC, CT 06355  
 617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

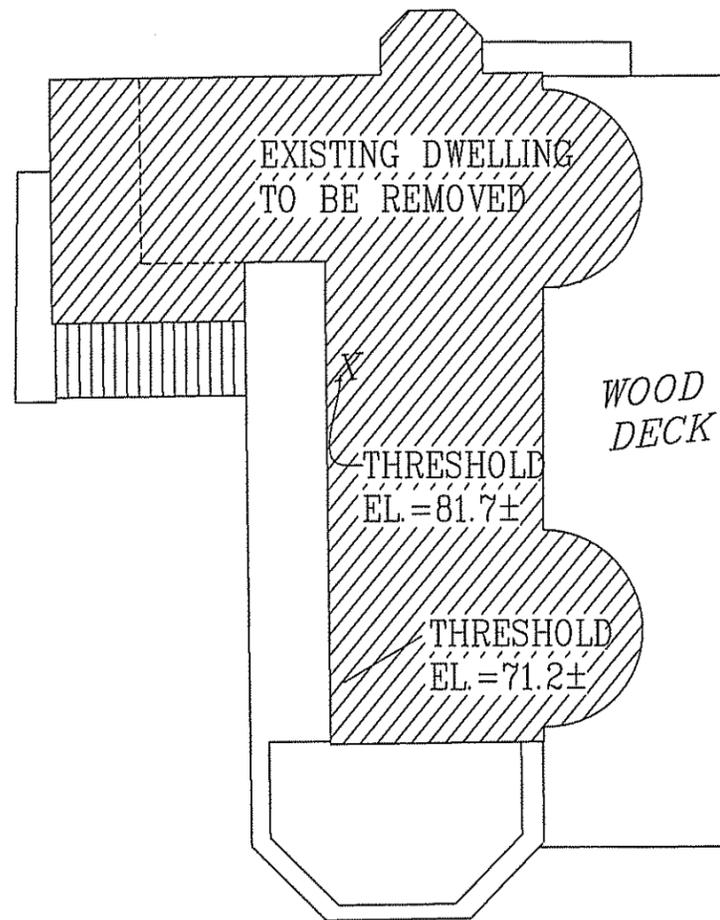
EAST  
 ELEVATION

GRAPHIC SCALE

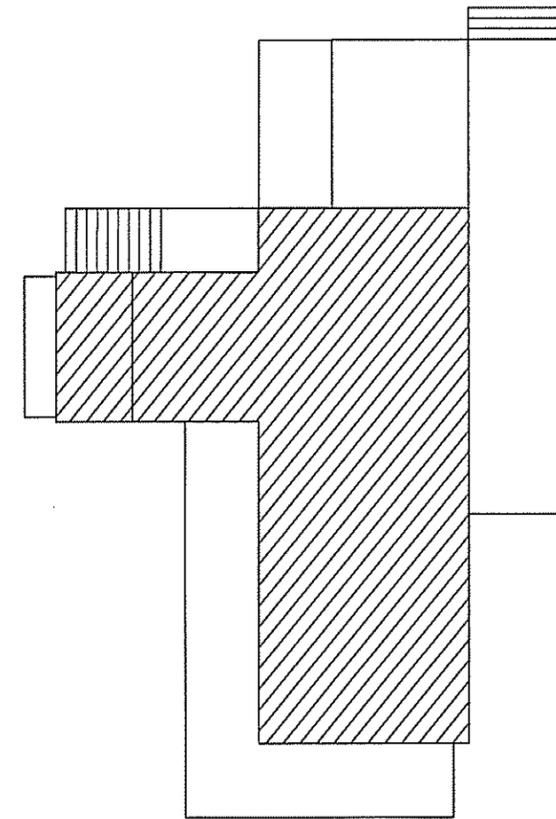
MARCH 29, 2021

A 7



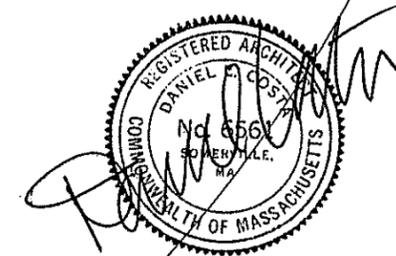


EXISTING HOUSE TO BE  
DEMOLISHED



PROPOSED NEW HOUSE

# 3.18.21



PERETZ 112  
112 NORTH PAMET RD.  
TRURO, MA

DAN COSTA  
P.O BOX 411  
MYSTIC, CT 06355  
617-448-9954

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

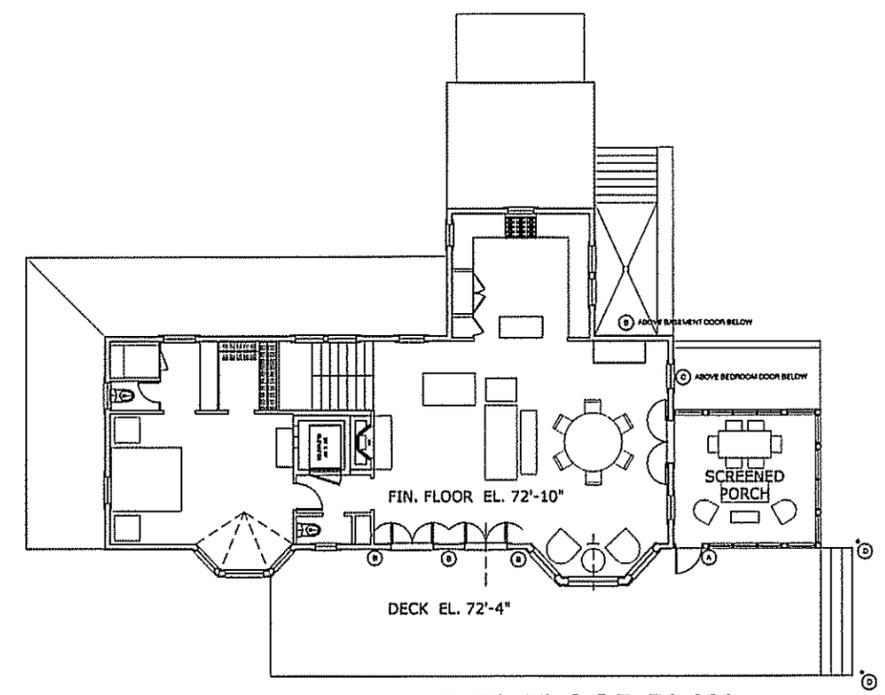
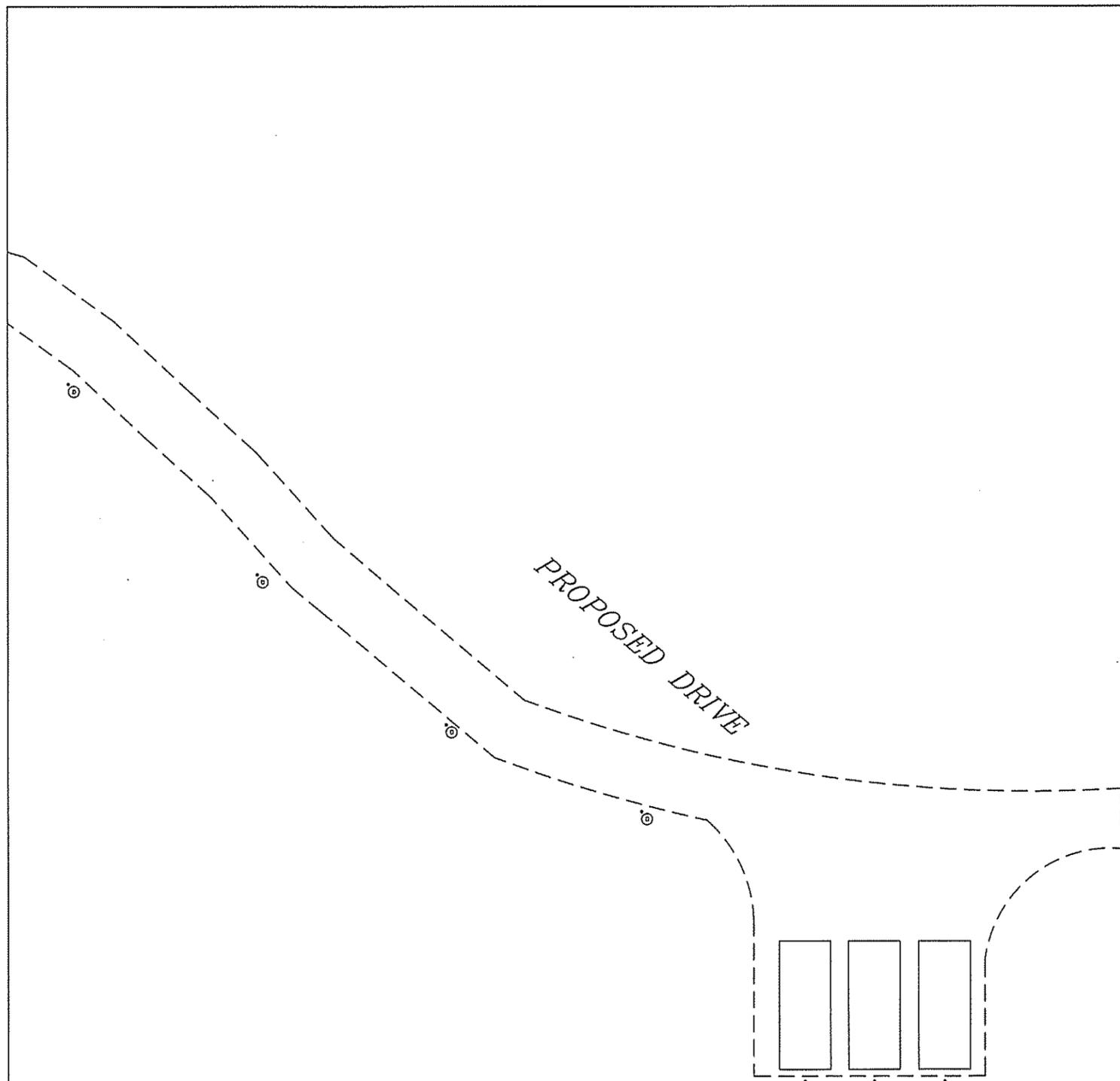
OLD HOUSE  
VS.  
NEW HOUSE

SCALE: 1/8" = 1'-0"  
OR AS NOTED

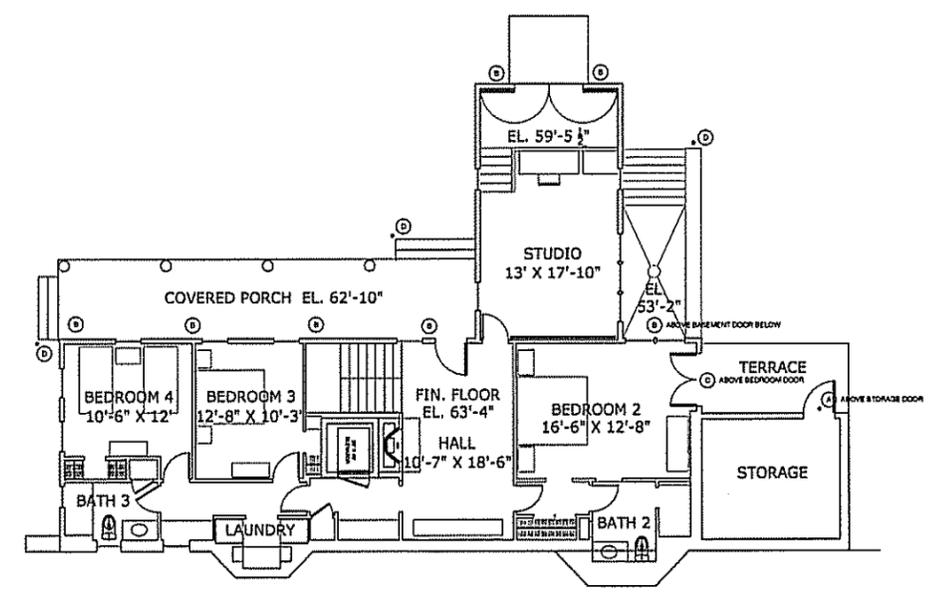
MARCH 19, 2021

A-8





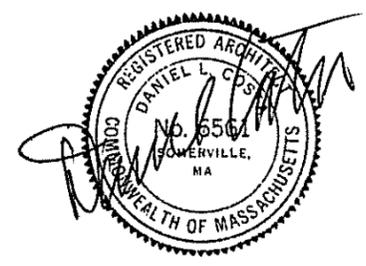
**MAIN LEVEL FLOOR PLAN**



**LOWER, LEVEL FLOOR PLAN**

EXTERIOR BUILDING LIGHTING FIXTURES

1	2	3	4	5	6



**PERETZ RESIDENCE**  
**112 NORTH PAMET ROAD**  
**TRURO. MA**

NOTE: RECORD OWNERS LISTED BELOW NORTH ELEVATION

**DAN COSTA**  
**P.O BOX 411**  
**MYSTIC, CT 06355**  
**617-448-9954**

No.	Date	Revision

OWNER SIGN-OFF WITH DATE

**EXTERIOR LIGHTING PLAN & FIXTURES**

SCALE: 1/8" = 1'-0"  
 OR AS NOTED

MARCH 17, 2017

**E1**

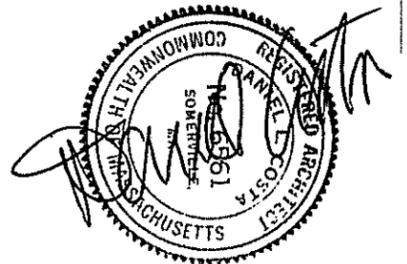


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## TIER LITE

Pole Mount  
CAT. NO TL

The Tier Lite is designed for illuminating medium level foliage. It provides 360 degree illumination on a horizontal plane and does not project any vertical light. The luminaire is mounted onto a 700mm pole to provide a soft pool of light suitable for a wide variety of landscape situations.



1

## Pure LED

### LED Chip

Cree XHP-50-2 Plug and Play field replaceable LED board

### Output

510 Lumens @ 1050mA

### Lumens Per Watt

85 Lumens @ 6 watts

### Colour Temperature

2700K, 3000K, 4000K

### CRI Warm White (3000K)

90 standard

### Beam Angles

360 degrees

## Physical Properties

### Materials

Solid Powdercoated Aluminium, Copper or 316 Stainless Steel

### Ingress Protection

IP56/IP66

### Standards

As/NZS 61046, UL1838, CSA C22.2 No. 250.7

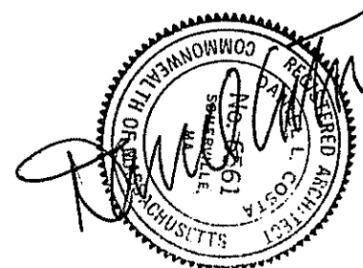
## Other Light Sources

### Alternative Light Sources

G4 bi-pin 5, 10 or 20 watt, Promus G4JCLEd, Fluorescent 110/240V

## Power Supply Options

### Recommended Power Supply



1

Remote (Series) Driver, Integral 12VAC Driver with Transformer, Retro 110/240VAC Driver

[View All LED Power Supplies →](#)

**Downloads**

 **IES**  
(7 Kb)

 **Installation Instructions Halogen**  
(238 Kb)

 **Installation Instructions Halogen USA**  
(407 Kb)

 **Installation Instructions Halogen Retro USA**  
(135 Kb)

 **Installation Instructions PureLED**  
(998 Kb)

 **Installation Instructions PureLED USA**  
(1329 Kb)

 **Product Diagram**  
(206 Kb)

 **Product Photo**  
(1208 Kb)

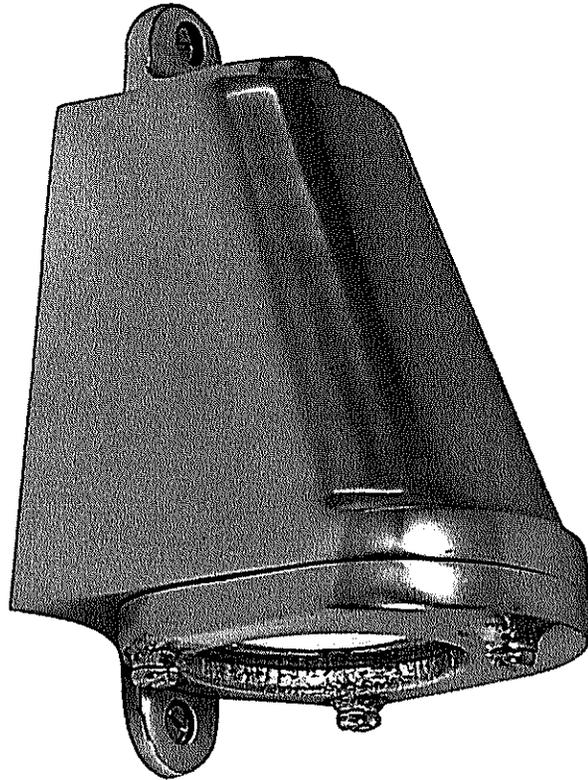
 **Specification Sheet**  
(796 Kb)



3

FIND YOUR STYLE EVENT Save up to 40% Limited time only. SHOP NOW

Wall Lights : Wall Sconces : Outdoor Sconces : Mast Outdoor Wall Sconce by Original BTC



### Mast Outdoor Wall Sconce

by Peter Bowles for Original BTC

★★★★★ 5.0 (1) Write a review

\$419.00 - \$479.00 + FREE SHIPPING

Select Finish (5) : Anodized Aluminum



Low Price Guarantee

Easy Returns

\$419.00

+ FREE SHIPPING

1

ADD TO CART

Available to ship after Mon Apr 12 2021

ADD TO PROJECT

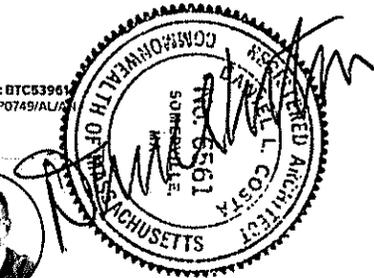
#### Questions about the Mast Outdoor Wall Sconce?

Our 100% US-based ALA-certified product specialists can help you find the perfect product

888.675.0790 | Email Us | Live Chat

Available to ship after  
Mon Apr 12 2021

ITEM#: BTC5396  
MFR ID: BT-DP0749/AL



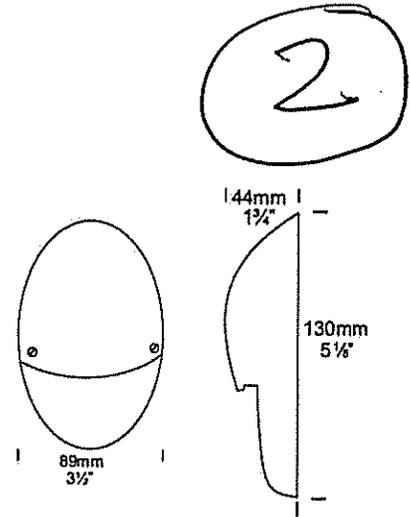
## Mouse Lite

PROJECT:
TYPE:
SOURCE:
NOTES:

### PURELED SPECIFICATIONS

<b>LED Chip</b>	Cree XPG-3 Plug and Play field replaceable LED board
<b>Luminaire Output</b>	120 Lumens @ 700mA (2 watts), delivered from luminaire with unobstructed beam.
<b>Lumens Per Watt</b>	60 Lumens minimum @ 2 watts, delivered from luminaire with unobstructed beam
<b>CRI (3000K)</b>	90+
<b>Colour Temperatures</b>	2700K, 3000K, 4000K
<b>Beam Angles</b>	120 degrees
<b>Ingress Protection</b>	IP66

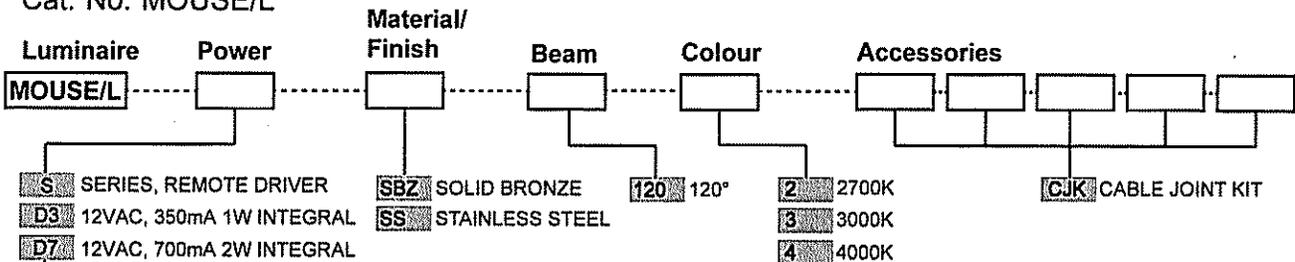
<b>Warranty</b>	Electronics = 5 years Body SS/SBZ = 10 years
<b>Standards</b>	AS/NZS 61046, EN60598 cUL 1838, 2108 CSA C22.2 No.250.7, No.250.0-08 CE



### PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. MOUSE/L



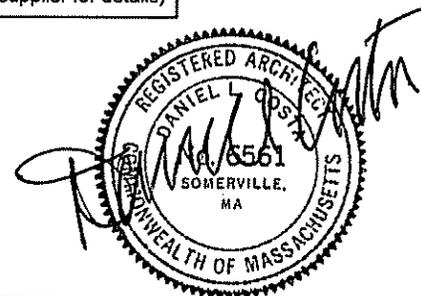
**SERIES, REMOTE DRIVER REQUIRED:**  
Constant current driver  
Individual fixtures require 3vdc @ 700mA maximum

**12VAC INTEGRAL DRIVER:**  
Hunza Buckbullet driver (included)  
Input: 12VAC, 3watt total  
Output: 3vdc @ D3=350mA, D7=700mA

[Click here for halogen specification sheet](#)

**OTHER LAMP OPTIONS:**  
MOUSE/H - G4 Halogen 12V Lamp  
MOUSE/GL - G4 LED Retrofit 12V Lamp (lamps vary by market - please refer to supplier for details)

[Click here for 240v Remote Power Supply Guidance Charts](#)  
[Click here for USA Remote Power Supply Guidance Charts](#)



# LUMINAIRE CONSTRUCTION

CNC machined from one of the following metals:  
**Solid Bronze:** investment cast in solid bronze with forge mounting plate.

**Luminaire Weight:**  
 SBZ: 0.820kg (1lb 13oz)  
 SS: 0.750kg (1lb 10oz)



**316 Stainless Steel:** investment cast in 316 stainless steel with investment cast 316 stainless steel mounting plate.

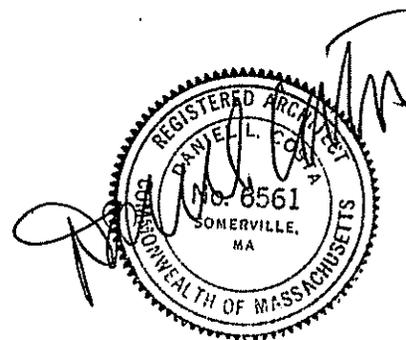
**Lens:** 2mm (1/16") frosted tempered shatter resistant glass.  
 Lifetime Warranty.

**Mounting:** mount using a mounting plate fixed to the wal, etc with 316 stainless screws. The luminaire is then fitted to the back plate using two pan head screws.

## ACCESSORIES

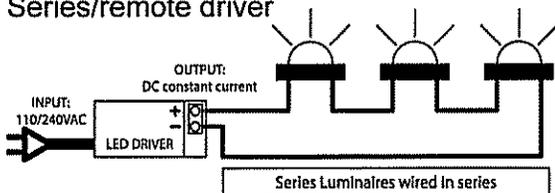
## BEAM ANGLES

IES files available for download: [hunzalighting.com/downloads](http://hunzalighting.com/downloads)



## WIRING GUIDE

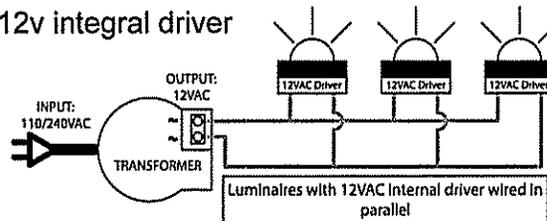
### Series/remote driver



Diagrams are a guide only, wire colours and polarity may change depending on fixture and country

Available for download: [hunzalighting.com/downloads](http://hunzalighting.com/downloads)

### 12v integral driver



Specifications may change without notification Aug 2017

PROJECT AREA



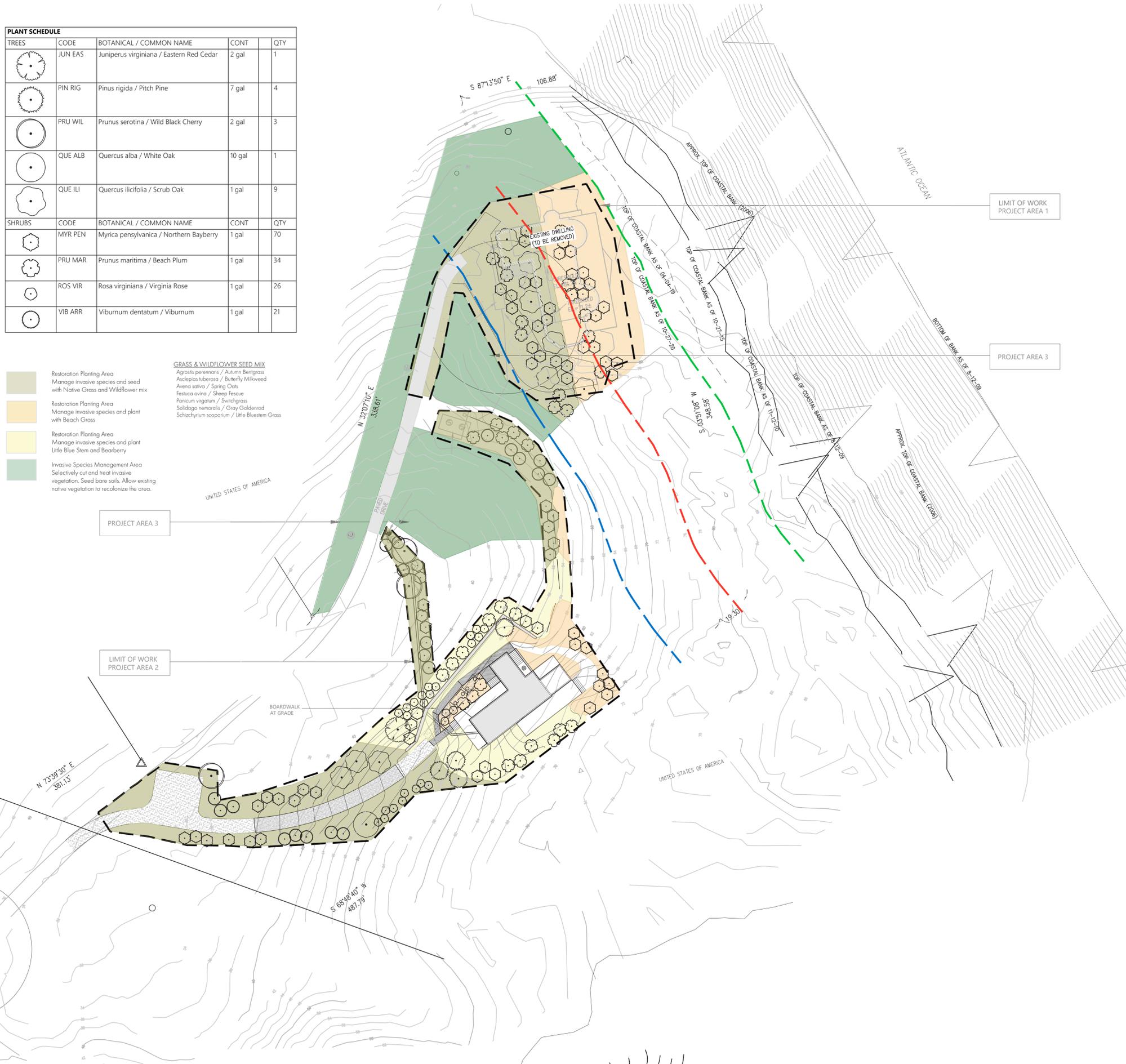
Google Earth aerial image of 112 N. Pamet Rd. Truro, MA.

PLAN NOTES

- Site plan provided by Coastal Engineering, Orleans, Ma.
  - The proposed land management/restoration program addresses three project areas on the site.
- Project Area 1 - Restoration of existing structure demolition area located at the top of the coastal bank - approximately 12,455 square feet:
    - After demolition and re-contouring of the demolition site, restore the area with planting as illustrated in the planting plan.
    - In areas not excavated as part of the structure demolition, manage invasive vegetation including Autumn olive (*Elaeagnus umbellata*), Asiatic bittersweet (*Celastrus orbiculatus*), and shrub Honeysuckle (*Lonicera spp.*) by selectively treating with an EPA-approved systemic herbicide using a cut and wipe method to avoid disturbing soils and surrounding native vegetation. All existing native vegetation in undisturbed areas will be protected throughout the invasive plant management process and will remain intact.
    - All steep slopes remaining after land re-contouring will be seeded as shown, and blanketed with 100% biodegradable coconut/straw erosion control blanket, followed by planting of beach grass and/or woody vegetation.
  - Project Area 2 - New construction site - approximately 12,100 square feet:
    - Restore areas within the limit of work of the proposed new construction with an appropriate native community to stabilize slopes, restore biomass, biodiversity, and wildlife habitat as illustrated in the planting plan.
    - Prior to excavation of the site for construction, harvest existing heathland groundcovers within the structure footprint (bearberry (*Arctostaphylos uva-ursi*), beach heather (*Hudsonia tomentosa/ericoides*), reindeer lichen (*Cladonia rangiferina*), bayberry (*Myrica pennsylvanica*), and beach plum (*Prunus maritima*) in 2x3 and 4x4 sections. Store harvested heathland sections on site (in open areas located in Project Area 1) to be used for restoration throughout disturbed areas on Project Area 2.
    - All steep slopes remaining after land re-contouring will be seeded as shown, and blanketed with 100% biodegradable coconut/straw erosion control blanket, followed by planting of beach grass and/or woody vegetation.
  - Project Area 3 - Selective invasive vegetation management in areas between the two main project sites - approximately 12,685 square feet:
    - Invasive species on site that will be managed/removed include Autumn olive (*Elaeagnus umbellata*), Asiatic bittersweet (*Celastrus orbiculatus*), and shrub Honeysuckle (*Lonicera spp.*). Invasive plants will be removed using a cut and wipe method with an EPA-approved systemic herbicide to avoid disturbing soils and surrounding native vegetation.
    - After invasive species removal any bare soils will be seeded with a native grass and wildflower mix as necessary.
    - Native vegetation that was damaged by invasive species or historic pruning may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
    - Existing native vegetation will be supported and allowed to naturally regenerate and recolonize the areas.
    - All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.
  - Temporary irrigation will be required for restoration plantings for the first two to three growing seasons while plants establish. Once plants are established temporary irrigation will be removed.

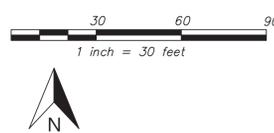
PLANT SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JUN EAS	Juniperus virginiana / Eastern Red Cedar	2 gal	1
	PIN RIG	Pinus rigida / Pitch Pine	7 gal	4
	PRU WIL	Prunus serotina / Wild Black Cherry	2 gal	3
	QUE ALB	Quercus alba / White Oak	10 gal	1
	QUE ILI	Quercus ilicifolia / Scrub Oak	1 gal	9
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MYR PEN	Myrica pennsylvanica / Northern Bayberry	1 gal	70
	PRU MAR	Prunus maritima / Beach Plum	1 gal	34
	ROS VIR	Rosa virginiana / Virginia Rose	1 gal	26
	VIB ARR	Viburnum dentatum / Viburnum	1 gal	21

- Restoration Planting Area  
Manage invasive species and seed with Native Grass and Wildflower mix
  - Restoration Planting Area  
Manage invasive species and plant with Beach Grass
  - Restoration Planting Area  
Manage invasive species and plant Little Blue Stem and Bearberry
  - Invasive Species Management Area  
Selectively cut and treat invasive vegetation. Seed bare soils. Allow existing native vegetation to recolonize the area.
- GRASS & WILDFLOWER SEED MIX**  
 Agrostis perennans / Autumn Bentgrass  
 Asclepias tuberosa / Butterfly Milkweed  
 Avena sativa / Spring Oats  
 Festuca ovina / Sheep Fescue  
 Panicum virgatum / Switchgrass  
 Solidago nemoralis / Gray Goldenrod  
 Schizachyrium scoparium / Little Bluestem Grass



RESTORATION PLAN

02/24/21 RSVD 04/13/21  
 PERETZ RESIDENCE  
 112 N. PAMET ROAD  
 TRURO, MA



DATE	REVISION	INITIALS

# DECISION OF THE ZONING BOARD OF APPEALS

## Special Permit

Atlas Map 48 Parcel 1

Address: 112 North Pamet Road

Case Reference No.: 2020-009/ZBA

Applicant: Anne Labouisse Peretz,  
William T. Burdick & Richard C.  
Vanison, Trustees, Dune House Nom Tr.

Hearing Dates: January 25, 2021; *DATES (continuances)*; April 23, 2021

Decision Date: *Vote: X-X*

Sitting: *Arthur F. Hultin, Jr., Chair; Fred Todd, Vice Chair; Chris Lucy, Clerk;  
John Dundas; John Thornley; Darrell Shedd; Heidi Townsend*

**Motion (*M. ; M. second*).** In the matter of 2020-009/ZBA, Application of Anne Labouisse Peretz, William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom Tr. to **[grant]** **[deny]** a Special Permit to reconstruct a nonconforming dwelling in the Seashore District under G.L. c. 40A, s. 6 and Section 30.7 and 30.8 of the Zoning on property at 112 North Pamet Road (Map 48, Parcel 1), based upon the following materials filed with this Board:

- Application for Hearing
- Project Narrative - Common Narrative for Variance and Special Permit Applicants
- Certified Abutters List
- Assessor's Records
- Owner's Authorization
- Transfer Certificate of Title and Memoranda of Encumbrances
- Subdivision Plan of Land in Truro, No. 15097H, W. G. Slade, Surveyor, August 1973
- Grade calculations, Coastal Engineering (Feb. 23, 2017 and November 12, 2020)
- "Plan Showing Existing Site Conditions, 112 North Pamet Road, Truro, MA" prepared for Anne Peretz by Coastal Engineering, dated August 20, 2009, Scale 1" = 30 ft.
- "Site Plan Showing Proposed Dwelling Reconstruction, 112 North Pamet Road, Truro, MA" prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Rev. April 12, 2021, Scale 1" = 30 ft.
- "Proposed Grading Plan for Proposed Dwelling Reconstruction, 112 North Pamet Road, Truro, MA" prepared for Anne Peretz by Coastal Engineering, dated December 7, 2020, Rev. April 12, 2021, Scale 1" = 10 ft.
- "Restoration Plan, Peretz Residence, 112 N. Pamet Road, Truro, MA" prepared by BlueFlax Design dated February 24, 2021, RSVD April 13, 2021, Scale 1" = 30 ft.
- "Site Plan with Retaining Walls, Peretz 112, 112 North Pamet Rd., Truro, MA" prepared by Dan Costa, dated March 29, 2021, Sheet S-1.

- “House Move ‘A’ to Flat Area of Site, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated March 29, 2021, Sheet S-2.
- “House Move ‘B’ to the West, Peretz 112, 112 North Pamet Rd., Truro, MA” prepared by Dan Costa, dated March 29, 2021, Sheet S-3.
- Floor Plans, “Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 29, 2021, Sheets A1-A3.
- Elevations, “Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 29, 2021, Sheets A4-A7.
- “Old House vs. New House, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 19, 2021, Scale 1/8” = 1’-0” or as noted, Sheet A8.
- “Building Profiles in Relation to Top of Coastal Bank, Peretz 112, 112 North Pamet Road, Truro, MA” prepared by Dan Costa dated March 29, 2021, Sheet A-9.

The Board also received:

- *Add letters*

This Special Permit Decision is based on the following findings of fact:

1. This property is located in the Seashore District, containing 3.3 acres, conforming as to setbacks. The lot is surrounded by National Seashore property and has no residential abutters. The property has no frontage on North Pamet Road or any street; it is accessed by a dirt road.
1. According to Assessor’s records, the existing house was constructed in 1991. It is located close to the top of coastal bank and is proposed to be demolished due to threat from ongoing coastal erosion. A new residence will be constructed away from the coastal bank, near the property’s southern boundary, to provide protection from erosion and storm damage.
2. The proposed dwelling itself has a modest footprint, similar to the existing footprint. A terrace, screened porch, patio and covered porch surround the proposed structure. The height of the existing structure is 30.4 feet; the height of the proposed structure will be conforming at 30 feet. The elevations for the proposed dwelling indicate a peak ridge height of 86’-10 <sup>3</sup>/<sub>4</sub>” feet. The structure complies with setback requirements.
3. A new driveway (in part paved, in part gravel) and a new gravel parking area are proposed. Regrading in the area of the new house site, and landscape restoration will occur. The Total Gross Floor area of the dwelling will be reduced from 3,167 sq. ft to 2,590 to sq. ft. (conforming). Paved areas will remain at 1,500 square feet; walls, steps, patio and terrace areas will increase from 0 to 1,100 square feet. Lot coverage will decrease from 4,441 sq. ft to 4,383 square feet.

4. Floor plans indicate that there will be a main level, entry level and basement. The house will have two bedrooms. The elevations suggest a half-story above the “main level” level” [*more information?*]. Exterior material will be red cedar shingles.

Findings under Zoning Bylaw Section 30.7 and Section 30.8 and G.L. c. 40A, s. 6

5. The Board finds that the lot is nonconforming as to frontage (lacking any frontage on a street), and that the proposed reconstruction increases existing nonconformities. A special permit is required under Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).
6. The Board further finds that the existing structure is nonconforming as to height, at 30’4”. The Board finds that the proposed structure will be conforming at 30 feet, and will be conforming as to all setback requirements.
7. The Board finds that the proposed dwelling essentially recreates the dimensions of the existing dwelling, and that other proposed modifications (relocation of driveway; new parking area) will not alter the character of the lot.
8. Based on the above, the Board finds under Section 30.7 of the Zoning Bylaw that as conditioned herein, the proposed reconstruction of the existing nonconforming dwelling will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Board further finds that the proposed reconstruction will exist in harmony with the general purpose and intent of the Bylaw.
9. The Board further finds pursuant to Section 30.8 that the proposed use is in harmony with the general public good and intent of the Zoning Bylaw.
10. The Board likewise finds under G.L. c 40A, s. 6 that the proposed reconstruction will not be substantially more detrimental than the existing nonconforming dwelling to the neighborhood.

Conditions[if a grant]

This Special Permit is granted subject to the following conditions:

1. Construction shall conform to the plans referenced in this decision, including referenced building materials.
2. The height of the new dwelling structure is limited to 30 feet in height (peak ridge height of 86’-10 ¾” feet).
3. Prior to issuance of an occupancy permit, the Applicant shall submit a stamped, As-Built Plan of the residence confirming that the residence conforms to the above limits and dimensions indicated on the Plans.



Signature

Date

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NOTE: Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17)

**THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.**

DRAFT