



Truro Zoning Board of Appeals Agenda

Remote Meeting

Monday, November 21, 2022 – 5:30 pm

www.truro-ma.gov

TOWN OF TRURO
[Signature]
NOV 15 2022
1:36pm
RECEIVED
TOWN CLERK

Open Meeting

This will be a remote public 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). 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 [1-866-899-4679](tel:1-866-899-4679) and entering the access code [332-284-701#](tel:332-284-701#) 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 Liz Sturdy, Planning Department Administrator, at esturdy@truro-ma.gov.

Meeting link: <https://meet.goto.com/332284701>

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.

Public Hearing – Continued

2022-017/ZBA (VAR/SP) – Ebb Tide on the Bay Condominiums for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A §10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three non-conforming structures on a lot in the Beach Point Limited Business District. **[Original Material in 9/26/2022 and 10/24/2022 packets]**

- ◆ Request to Continue to December 19, 2022

Public Hearing – New

2022-018/ZBA – Robert Christopher Anderson and Loic Rossignon, for property located at 8 Stick Bridge Road (Atlas Map 54, Parcel 89, Registry of Deeds Book 31230 and Page 33). Applicants seek: (1) Special Permit under §30.3.1.A.2 of the Truro Zoning Bylaw to exceed by-right Total Gross Floor Area in the Seashore District; and (2) Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for an addition to an existing dwelling, removal of second dwelling, and construction of garage/studio on non-conforming lot (frontage) in the Seashore District.

Minutes

- ◆ September 26, 2022

Next Meeting

- ◆ Monday, December 19, 2022 at 5:30 p.m.

Adjourn



STAFF MEMORANDUM

To: Truro Zoning Board of Appeals

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: November 18, 2022

Re: Meeting November 18, 2022

2022-017/ZBA - Ebb Tide on the Bay Condominiums for property located at 538 Shore Road, seeking a variance under G.L. c. 40A, s. 10 and s. 40.3.B.2 and 30.9.C of the Zoning Bylaw for a reduction in number of parking spaces from 12 to 9; and a special permit under G.L. c. 40A s. 6 and s. 30.7 and s. 30.8 of the Zoning Bylaw for relocation of two nonconforming structures on lot in Beach Point.

Update: Counsel for the Applicant has submitted a request for a continuance to allow additional time for the Applicant to apply to the Planning Board for Site Plan Approval. I recommended to the Applicant, and recommend to the Board that the hearing be continued to the Board's December 19, 2022 meeting. (Although the Applicant may need additional time and an additional continuance, it is easier to keep track of an application's status if continued month to month rather than for longer periods). The Board may grant this request by motion.

2022-018/ZBA – Robert Christopher Anderson and Loic Rossignon for property located at 8 Stick Bridge Road. Applicants seek 1) a special permit under G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw; and 2) a special permit to exceed Gross Floor Area in the Seashore District under Bylaw section 30.3.1.A.2, to allow demolition of an existing addition to an historic dwelling and construction of new addition; demolition of existing cottage and construction of a garage/studio on a nonconforming lot (frontage).

Existing Conditions and Proposed Project

The 3.66-acre parcel at 8 Stick Bridge Road in the Seashore District is nonconforming due to insufficient frontage. It is currently improved by an historic dwelling (constructed in 1781 per Assessors property card); a second dwelling (cottage; date of construction not indicated in Assessors records); and a barn-type structure constructed in 2020.¹ The submitted site plan indicates that the current Gross Floor Area of the property is 2,359 square feet, comprised of 1,759 square feet in the historic residence and 600 square feet in the cottage.

¹ By decision dated September 2, 2020, the Board granted Residential Site Plan Approval for a project entailing removal of a cottage; moving a shed; and construction of a barn-type structure, usable for storage (no plumbing), with associated gravel parking.

The proposed project entails 1) demolition of the existing cottage, to be replaced by a garage/studio with two bedrooms; and 2) demolition of a an existing addition² to the historic dwelling, and construction of a new addition; and 3) construction of pool and spa with terrace and covered porch pavilion near the dwelling.

The submitted site plan indicates that proposed garage/studio will be located 15.6 feet from the northeastern lot line (within the required 25-foot setback). The footprint of the existing cottage is not clearly indicated, but it is represented that the new structure will be located within the same footprint as the existing cottage. The applicants may be asked to confirm, .

The site plan indicates that the current Gross Floor Area on the parcel is **2,359** square feet (historic dwelling: 1,759 square feet plus cottage 600 square feet). The proposed Gross Floor Area is **4,514** square feet, comprised of 3,338 square feet in the historic dwelling with addition, and 1,176 square feet in the garage/studio. This exceeds the parcel's as-of-right Gross Floor Area, necessitating a special permit under Bylaw section 30.3.1.A.2.

The height calculations on the site plan indicate that the height of the existing dwelling is **21.4 feet** (ridge elevation of 55'9" over average grade of 34.5'), and the height of the proposed dwelling is **28.5 feet** (ridge elevation of 63.3' over average grade of 34.8 feet). Sheet A2.2 of the submitted plans depicting the addition indicates a height of **24' 7"**. Sheet A2.0 indicates a height of **27'2"**. All conform to zoning requirements, but this should be clarified.

The height calculations on the site plan indicate that the height of the existing cottage is **17.3 feet** (ridge elevation of 54.2' above average grade of **36.9** feet), and the height of the proposed garage/studio is **23.8 feet** (ridge elevation of 61.5 feet over average grade of **37.7** feet). From the site plan it appears that the proposed garage/studio will be constructed in the same location as existing cottage, so it is not clear why the average grade would differ from one to the other. This might be clarified as well.

Review by other boards

Planning Board: An application for a Residential Site Plan Review was submitted to the Planning Board; hearing opened on November 16, 2022 and was continued to December 2, 2022. As the Board is aware, the Planning Board's grant of Site Plan Review must precede this Board's decision on the special permits requested.

Historic Commission: An application was submitted to the Building Department for demolition of the cottage and of the addition to the historic structure. As is customary, the Building Department forwarded the demo application to the Historic Commission Chair and Vice Chair for review and determination of whether the Commission has jurisdiction to review the proposal for potential demolition delay under the Town's Preserving Historic Properties Bylaw. On behalf of the Commission, the Chair determined that while the main house would be considered a "significant" building subject to jurisdiction, neither the 1960s-era addition to the main house nor

² The age of this addition is not indicated in application, but Historic Commission correspondence suggests the 1960s for its construction as well as construction of the cottage.

the cottage meet the Bylaw's criteria for significance. The Chair advised that the proposed demolition is not subject to the Commission's review, "provided that the demolition is confined to the above structures and the main house is not compromised in the course of undertaking the project. " See email of Matthew Kiefer (in packet) dated August 30, 2022.

Conservation Commission: The 2020 project received approval from the Conservation Commission in an Order of Conditions issued July 2, 2021. It appears that the proposed project will require review by the Conservation Commission. The Conservation/Health Agent has submitted comments regarding the proposed project by email dated November 16, 2022.

Special Permits

Special Permit to exceed Gross Floor Area under Bylaw Section 30.3.1

This Bylaw section, Residential Building Size Regulations, limits total Gross Floor Area on lots in the Seashore District. The as-of-right Gross Floor Area permitted on a lot of three acres is 3600 square feet, plus 200 sq. ft. for each additional contiguous acre. (See Section 30.1.A.1.a). For this 3.66-acre lot, the prorated as-of-right Gross Floor area is **3,732 square feet**.

This as-of-right Gross Floor Area may be exceeded by special permit under Bylaw s. 30.3.1.A.2. The Applicant proposes a Gross Floor Area of **4,514 square feet**, exceeding the **3,732** square feet allowed as-of-right by **782 square feet**. Section 30.1.A.2 does not provide a standard or criteria for the Board to apply in considering a request to exceed Gross Floor Area, but Section 30.8 of the Bylaw does provide a standard applicable to all special permits:

“Special permits may be approved only after a finding by the Board of Appeals or Planning Board (as applicable, see use table) that the proposed use is in the opinion of the Board in harmony with the general public good and intent of this bylaw. The approval shall be subject to any other applicable provision of this bylaw and the Board may impose conditions, safeguards, and limitations on time and use, which in the Board’s opinion are necessary to comply with the intent and purpose of this bylaw.” 3

Zoning Bylaw Section 30.8. It is recommended that the Board apply the above standard to the applicant’s request to exceed the maximum permitted Gross Floor Area.

Special Permit standard under G.L. c. 40A s. 6 and s. 30.7 (alteration or extension of nonconforming structure/lot)

The lot is nonconforming as to frontage. 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). In this case, the proposal is to alter and expand the existing dwelling, and add structures (sheds) with covered walkway at the front of the property.

The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds that the proposed alternation and 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.”

In this case, the proposed garage/studio is larger than the existing cottage, and the proposed addition to the historic dwelling is larger than the existing addition. The pool area adds a porch pavilion topped by a sundeck; a raised patio, and a bridge connecting to the new house addition. These improvements considerably expand the existing structures and layout. However, the question is whether these alterations/extensions will be “*substantially more detrimental to the neighborhood*” than the existing nonconformities of the lot and structures, (as well as whether they can exist “in harmony with the general purpose and intent” of the Bylaw).

Elizabeth Sturdy

From: office snowandsnowlaw.com <office@snowandsnowlaw.com>
Sent: Wednesday, November 9, 2022 4:53 PM
To: Elizabeth Sturdy
Cc: Barbara Carboni; 'Billy Rogers'; smcswee1@twcny.rr.com; office snowandsnowlaw.com
Subject: RE: 538 Shore Road - Ebb Tide on the Bay Condominiums

So Confirmed,

Chris

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Wednesday, November 9, 2022 3:49 PM
To: office snowandsnowlaw.com <office@snowandsnowlaw.com>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: 538 Shore Road - Ebb Tide on the Bay Condominiums

Attorney Snow,

Please confirm that you would like to continue this Hearing to the next ZBA meeting being held on December 19. If so, I will note that on the Agenda.

Thank you,

Liz

From: office snowandsnowlaw.com <office@snowandsnowlaw.com>
Sent: Wednesday, November 9, 2022 2:37 PM
To: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: 538 Shore Road - Ebb Tide on the Bay Condominiums

We will need to continue month to month as Barbara suggested as we have collectively determined that Planning Board filing needed .

Best,

Chris

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Wednesday, November 9, 2022 12:28 PM
To: office snowandsnowlaw.com <office@snowandsnowlaw.com>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: 538 Shore Road - Ebb Tide on the Bay Condominiums

Attorney Snow,

At the last ZBA meeting, this case was continued to their November 21 mtg. Will you have any new materials for this mtg packet?

Please let me know by the 15th. Thank you,

Liz

Elizabeth Sturdy

Elizabeth Sturdy
Planning Department Administrator
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov



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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elizabeth Sturdy

From: Emily Beebe
Sent: Wednesday, November 16, 2022 12:17 PM
To: Elizabeth Sturdy; Barbara Carboni
Subject: 8 Stick Bridge Road review

Dear Barbara and Liz,

Please find comments and review of the proposed project at 8 Stick Bridge Road, relative to the jurisdiction of the Board of Health and the Conservation Commission.

1. In June 2021 the Conservation Commission reviewed the proposed project at this location, and issued an Order of Conditions. “Site Plan ~ Showing Proposed Dwelling Addition & Proposed Garage/Studio” by Ryder & Wilcox, Inc., dated 5/19/2021, and “Preliminary Site Plan – Proposed Planting within 200’ River Setback” by A. Gilson, dated 5/19/2021.
2. Most of the project area is outside the jurisdiction of the Conservation Commission, and the proposal included an addition to the existing dwelling, reconfiguring the patio area and driveway and addition of native plantings to mitigate disturbance in the resource areas.
3. The Commission determined that the project could be permitted subject to special conditions, which include:
 - Keeping the driveway pervious; all stormwater shall be managed on-site
 - The re-configuration of the driveway shall ensure that on-site stormwater shall not impact the resource areas;
 - Notes on plans are specifically incorporated into the Order;
 - Control of concrete overpour; all overpour shall be removed from the site;
 - Mitigation as proposed is required and not optional;
 - The site will be inspected daily by the contractor to prevent wind-blown debris from entering the resource areas;
 - Dumpsters shall be covered to prevent debris from blowing into the resource areas.
4. The September 2022 revision of the plans appears to have increased the amount of work done on the west side of the property, and a small portion is within the jurisdictional area. These changes (additional patio area and associated re-grading) have not yet been reviewed by the Conservation Commission. The changes do appear minor in nature as they occur at the outside edge of the Riverfront Area; the planting plan has been adjusted to accommodate for the additional work.
5. The property is developed with a single-family dwelling, studio cottage, shed and a new Barn. The septic system serving the property is designed for 5 Bedrooms. The system was inspected in September 2022 by a DEP licensed septic system inspector and passed the inspection. Our review of the proposed floor plans found that the bedroom count proposed does not exceed the design flow for the system.

Thank you for the opportunity to provide comment.

Sincerely,
Emily

Emily Beebe, RS
Truro Health & Conservation Agent
24 Town Hall Road
Truro, MA 02666

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

October 21, 2022

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

Via hand delivery

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

Dear Ms. Fullerton:

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

Thank you as always for your assistance. I remain –

Very truly yours,



Benjamin E. Zehnder

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



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date October 21, 2022

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

1. GENERAL INFORMATION

NOTICE OF APPEAL

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

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

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

APPLICATION FOR SPECIAL PERMIT

Applicant seeks approval and authorization of uses under Section 30.3.1.A.2 of the Truro Zoning Bylaw concerning *(describe)* special permit to exceed by-right Seashore District Total Gross Floor Area.

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7.A of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* Addition to existing dwelling, removal of 2nd dwelling and construction garage / studio on non-conforming lot.

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

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

Applicant's Name Robert Christopher Anderson and Loic Rossignon

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

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

Applicant is one of the following: *(please check appropriate box)* Owner Prospective Buyer* Other* *Written Permission of the owner is required for submittal of this application.

Owner's Name and Address _____

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

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

2. The completed application **shall also** be submitted **electronically** to the Planning Department Administrator at esturdy@truro-ma.gov in its entirety (including all plans and attachments).

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)

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

[Signature] [Signature]
Applicant(s)/Representative Signature Owner(s) Signature or written permission

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

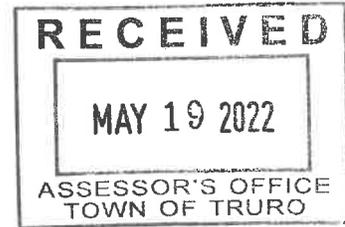


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: May 16, 2022

NAME OF APPLICANT: Robert Christopher Anderson and Loic Rossignon

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

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

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

PROPERTY LOCATION: 8 Stick Bridge Road (street address)

PROPERTY IDENTIFICATION NUMBER: MAP 54 PARCEL 89 EXT. (if condominium)

ABUTTERS LIST NEEDED FOR: (please check all applicable) FEE: \$15.00 per checked item (Fee must accompany the application unless other arrangements are made)

- | | | |
|---|---|---|
| <input type="checkbox"/> Board of Health ⁵ | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input checked="" type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input checked="" type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |

XX Other Historical Review (Fee: Inquire with Assessors) (Please Specify)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 5/19/2022 Date completed: 5/19/2022
List completed by: J. Farrell Date paid: 5/19/2022 Cash/Check # 1114

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.
²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.
³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.
⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.
⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: May 19, 2022

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

From: Assessors Department

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

ZBA/ Special Permit

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

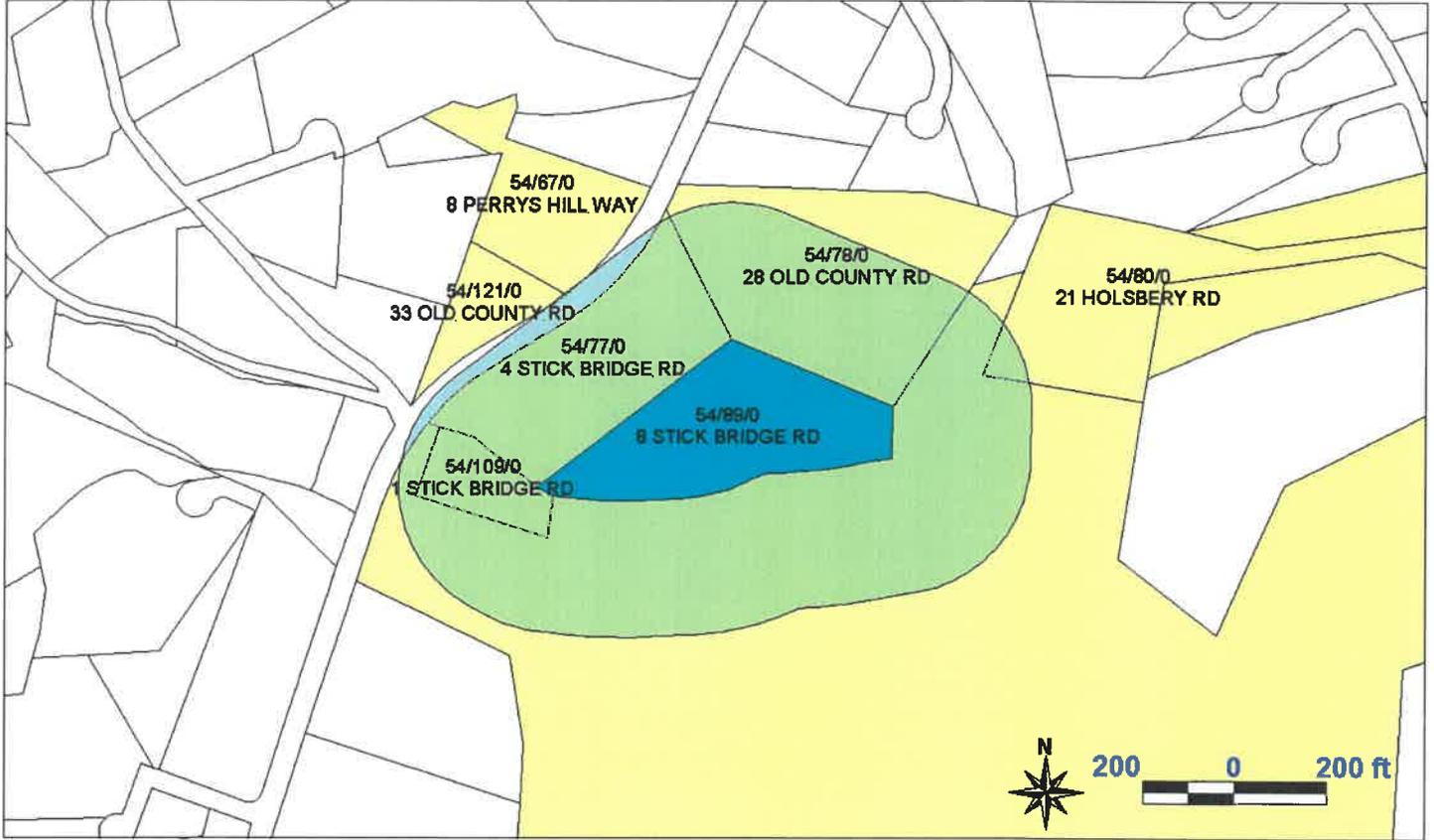
The current owners are Robert Christopher Anderson and Loic Rossignon.

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

Certified by:

Olga Farrell
Assessing Clerk

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



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

Handwritten signature
 5/19/2022

40-999-0-E

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

54-67-0-R

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

54-77-0-R

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

54-78-0-R

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

54-80-0-R

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

54-89-0-R

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

54-109-0-E

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

54-121-0-R

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

Key: 3320

Town of TRURO - Fiscal Year 2022

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

LEGALS

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

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

LAND

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

DETACHED

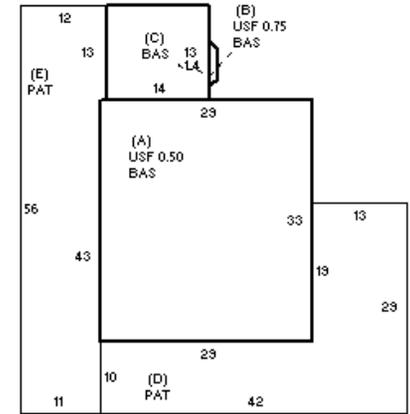
TOTAL	3.660 Acres				ZONING	NSD	FRNT	39			ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE				N	FY11 - SHF'S WERE CBN'S NOW IN DISUSE & USED AS SHF'S; ST1 CHGD TO BLDG#2+CLASS CHG TO 109(BUT CODE 200 NEVER ADDED PER FY11REVAL+DOR SPECS.FY12 ACRG INCR PER 2010 PLAN.				LAND	429,800	429,800	
Infl1	NO ADJ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

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

PHOTO 11/27/2019



BLDG COMMENTS



BUILDING

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

INDIN

YEAR BLT	1781	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,788																				
NET AREA	1,759	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,144	1781	235.18	269,049	CONDITION ELEM CD																					
\$NLA(RCN)	\$241	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	615	1781	183.23	112,684																						
				ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	1,296		10.16	13,162																						
				ROOF COVER	2	WOOD SHINGLES	1.01		F11	O	FPL 1S 1OP	1		8,386.80	8,387																						
				FLOOR COVER	2	SOFTWOOD	1.00		F22	O	FPL 2S 2OP	1		16,306.40	16,306																						
				INT. FINISH	1	PLASTER	1.00																														
				HEATING/COOLING	2	HOT WATER	1.02																														
				FUEL SOURCE	1	OIL	1.00																														
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1985 / 35</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>31</td> <td>31 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>31</td> <td>% GD 69</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$292,400</td> </tr> </tbody> </table>																EFF.YR/AGE	1985 / 35		COND	31	31 %	FUNC	0		ECON	0		DEPR	31	% GD 69	RCNLD	\$292,400	
EFF.YR/AGE	1985 / 35																																				
COND	31	31 %																																			
FUNC	0																																				
ECON	0																																				
DEPR	31	% GD 69																																			
RCNLD	\$292,400																																				

Key: 3320

Town of TRURO - Fiscal Year 2022

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

LEGAL

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

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

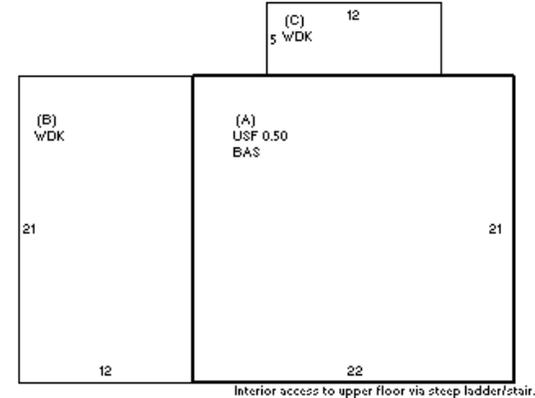
LAND

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

DETACHED

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

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/11/2021

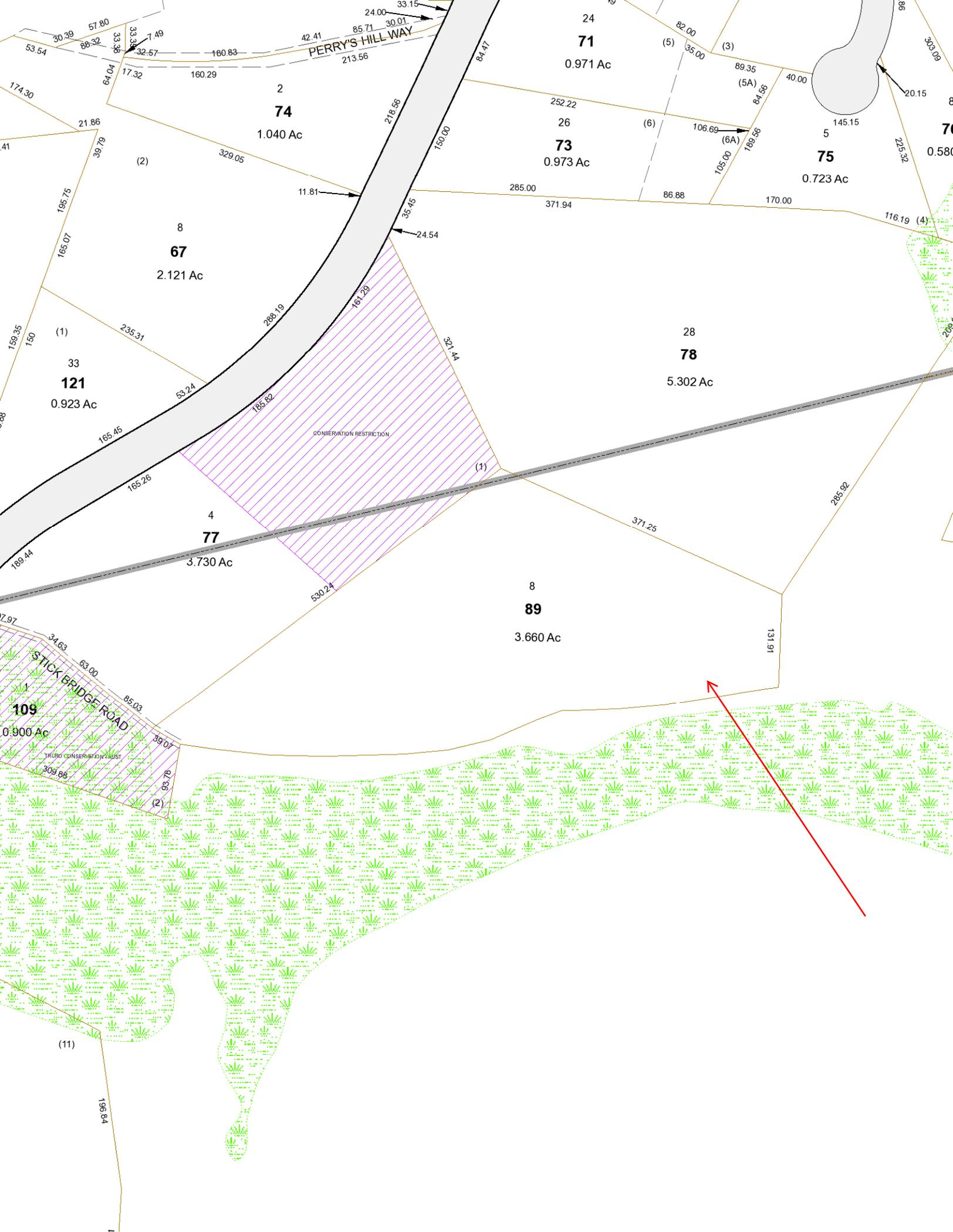


BUILDING

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

G

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



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

QUITCLAIM DEED

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

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

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

with QUITCLAIM COVENANTS,

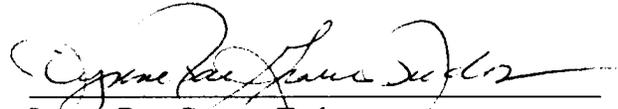
Lot 1 and Lot 2 as shown on a Plan entitled "Plan of Land in Truro as surveyed for Lynne Rae Groves Tudor, scale: 1 inch = 50 feet, May 2010, William N. Rogers, Professional Civil Engineers and Land Surveyors, 41 Off Cemetery Road, Provincetown, Massachusetts", recorded in the Barnstable County Registry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

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

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

8 Stick Bridge Road
Deed – Page 2

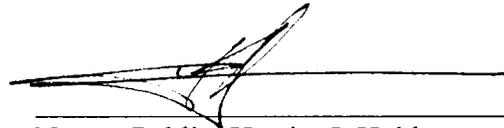
Witness my hand and seal this 18th day of April 2018.



Lynne Rae Groves Tudor

Commonwealth of Massachusetts
Barnstable County

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



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



Benjamin Zehnder

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

Ben,

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

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

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

Best regards,

Lynne G. Budnick

Lynne G. Budnick

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



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

Lynne

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

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

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

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

Good afternoon,

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

Thank you.

Best regards,

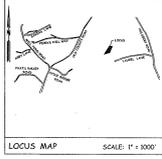
Lynne G. Budnick

Lynne G. Budnick

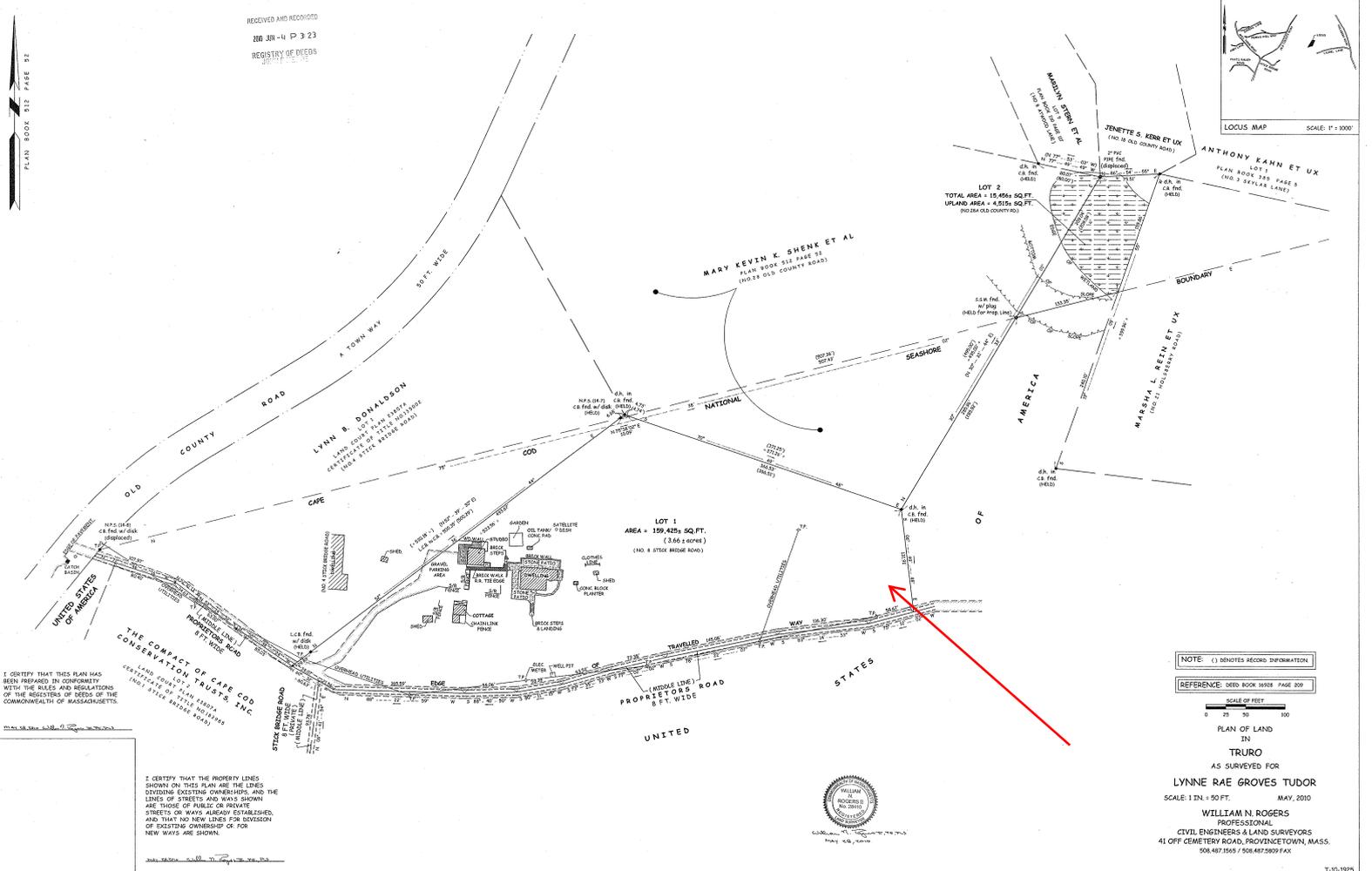
Principal Office Assistant/Building/Conservation/Health
Town of Truro
P.O. Box 2030
24 Town Hall Road
Truro, MA 02666
Phone: (508) 349-7004, ext. 131
Direct Line: (508) 214-0920
Fax: (508) 349-5508

RECEIVED AND RECORDED
NOV 30 - 4 P 3 23
REGISTRY OF DEEDS
STATE OF MASSACHUSETTS

PLAN BOOK 512 PAGE 22



635-15



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

DATE: 10/18/2010 3:48:00 PM

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

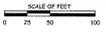
DATE: 10/18/2010 3:48:00 PM

LOT 1
AREA = 109,482 SQ. FT.
(2.66 ACRES)
(NO. 8 STICK BRIDGE ROAD)

LOT 2
TOTAL AREA = 10,006 SQ. FT.
USLAND AREA = 6,525 SQ. FT.
(NO. 204 OLD COUNTY RD.)

NOTE: () DENOTES RECORD INFORMATION

REFERENCE: DEED BOOK 5098 PAGE 209



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



WILLIAM K. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1065 / 508.487.5000 FAX

DETAIL

1" = 100'

LOT 1
159,438 S.F. ±
3.66 Ac.

SITE PLAN

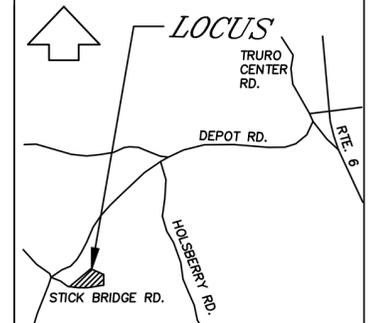
1" = 30'

DATUM

NAVD 88

LOCATION MAP

Not to Scale



Reference

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

Gross Floor Area Calcs.

Existing

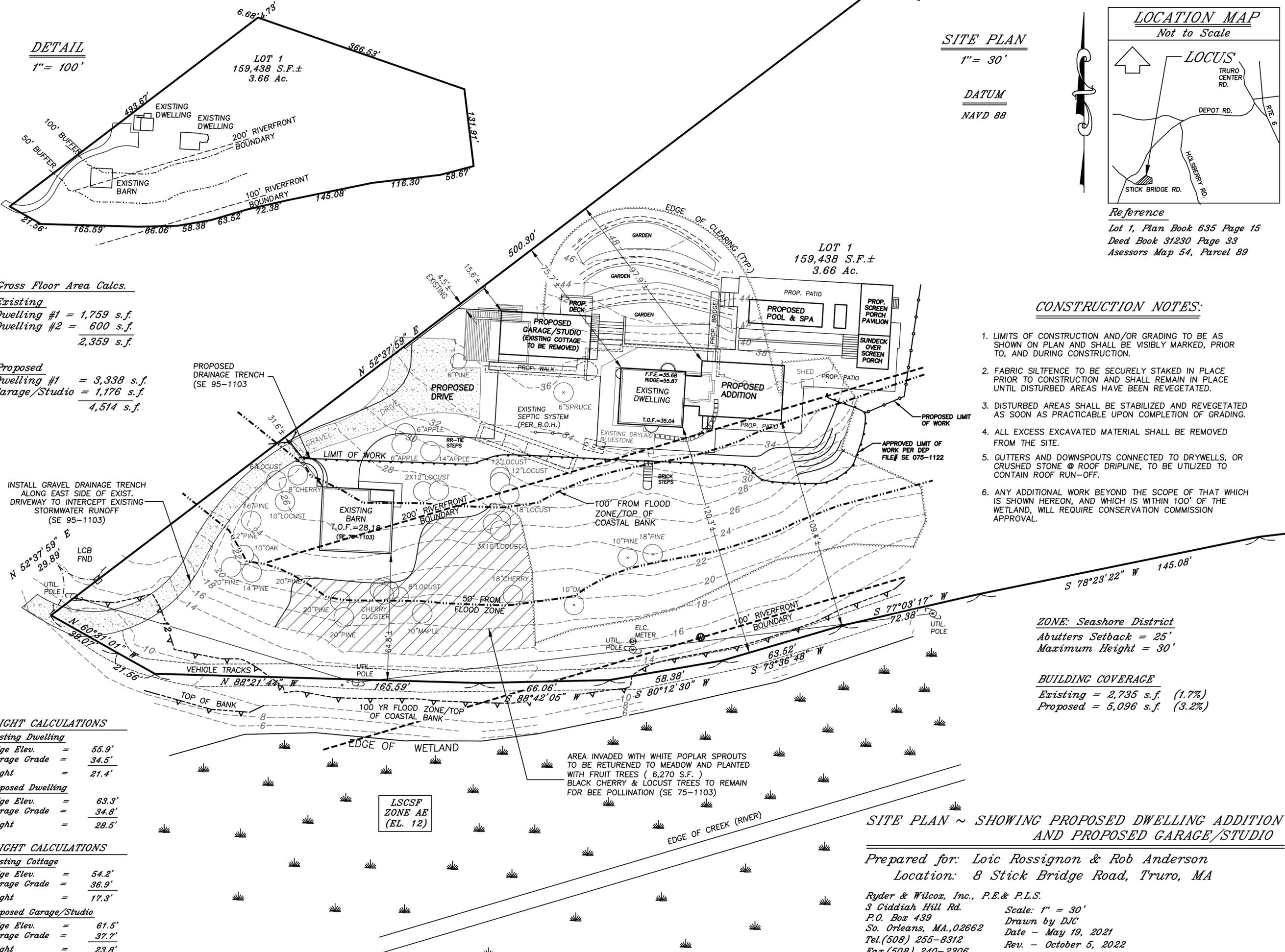
Dwelling #1 = 1,759 s.f.
Dwelling #2 = 600 s.f.
2,359 s.f.

Proposed

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

CONSTRUCTION NOTES:

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



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

BUILDING COVERAGE

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

HEIGHT CALCULATIONS

Existing Dwelling

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

Proposed Dwelling

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

HEIGHT CALCULATIONS

Existing Cottage

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

Proposed Garage/Studio

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

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

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

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

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

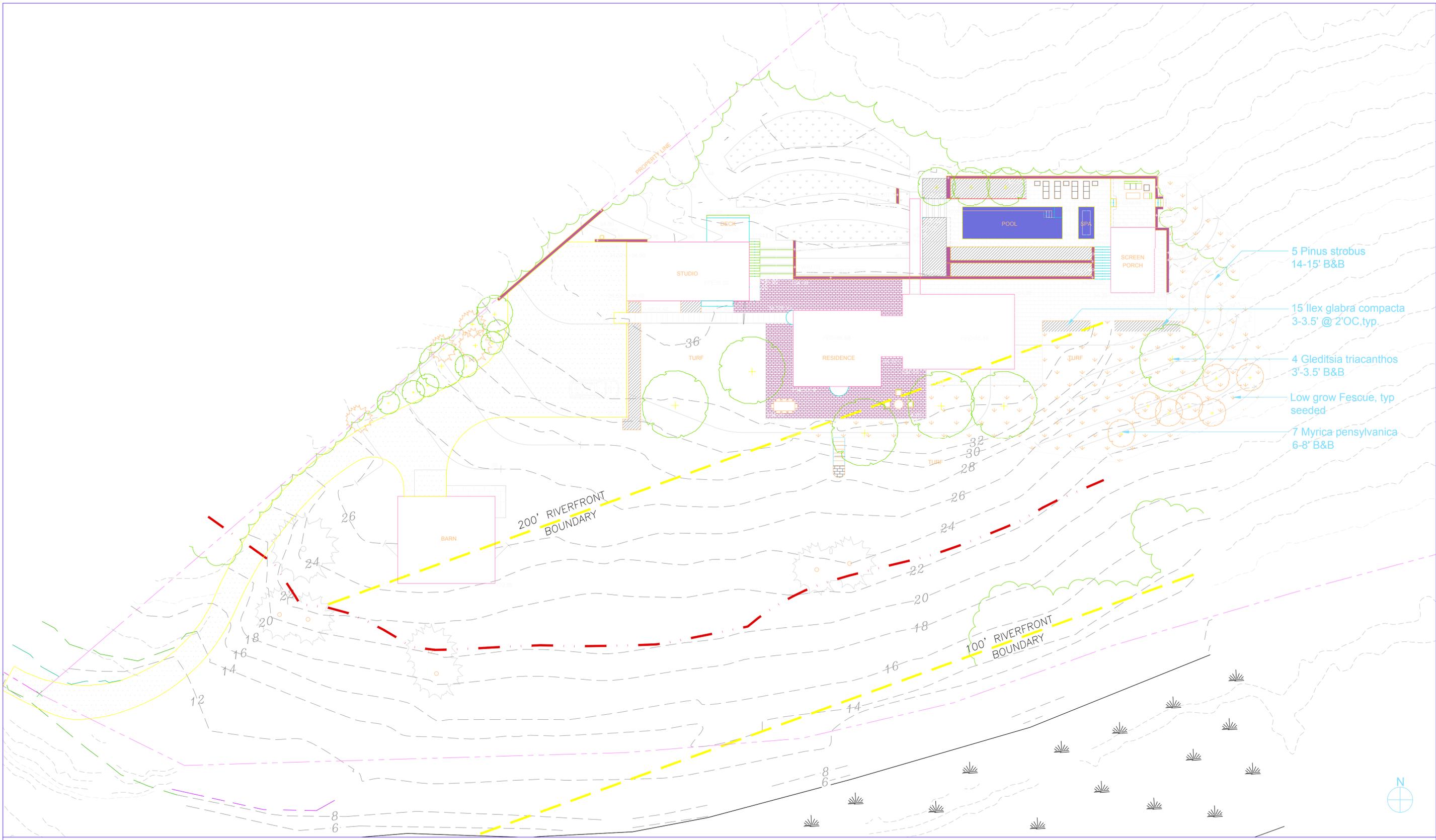
3 Ciddrah Hill Rd.
P.O. Box 439
So. Orleans, MA., 02662
Tel. (508) 255-8312
Fax. (508) 240-2306

Scale: 1" = 30'

Drawn by DJC

Date - May 19, 2021

Rev. - October 5, 2022



ROSSIGNON ANDERSON RESIDENCE
8 STICK BRIDGE ROAD, TRURO

PRELIMINARY SITE PLAN

A. GILSON LANDSCAPES, LLC
September 9, 2022





SOUTH PERSPECTIVE - View from River



NORTH PERSPECTIVE - View from Garden

NEW CONSTRUCTION FOR:

ROB ANDERSEN & LOIC ROSSIGNON
8 STICKBRIDGE ROAD
TRURO MA

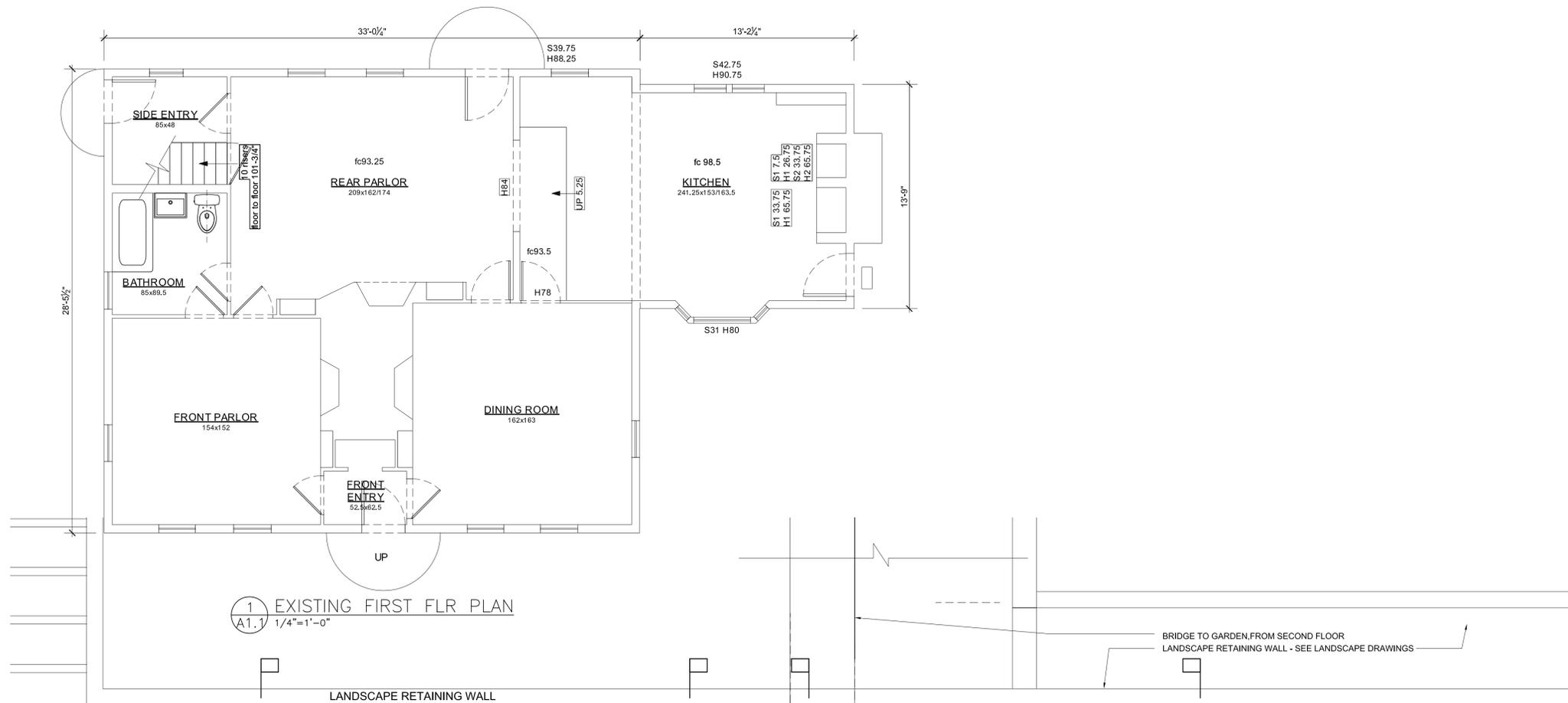
TITLE:
PERSPECTIVES

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

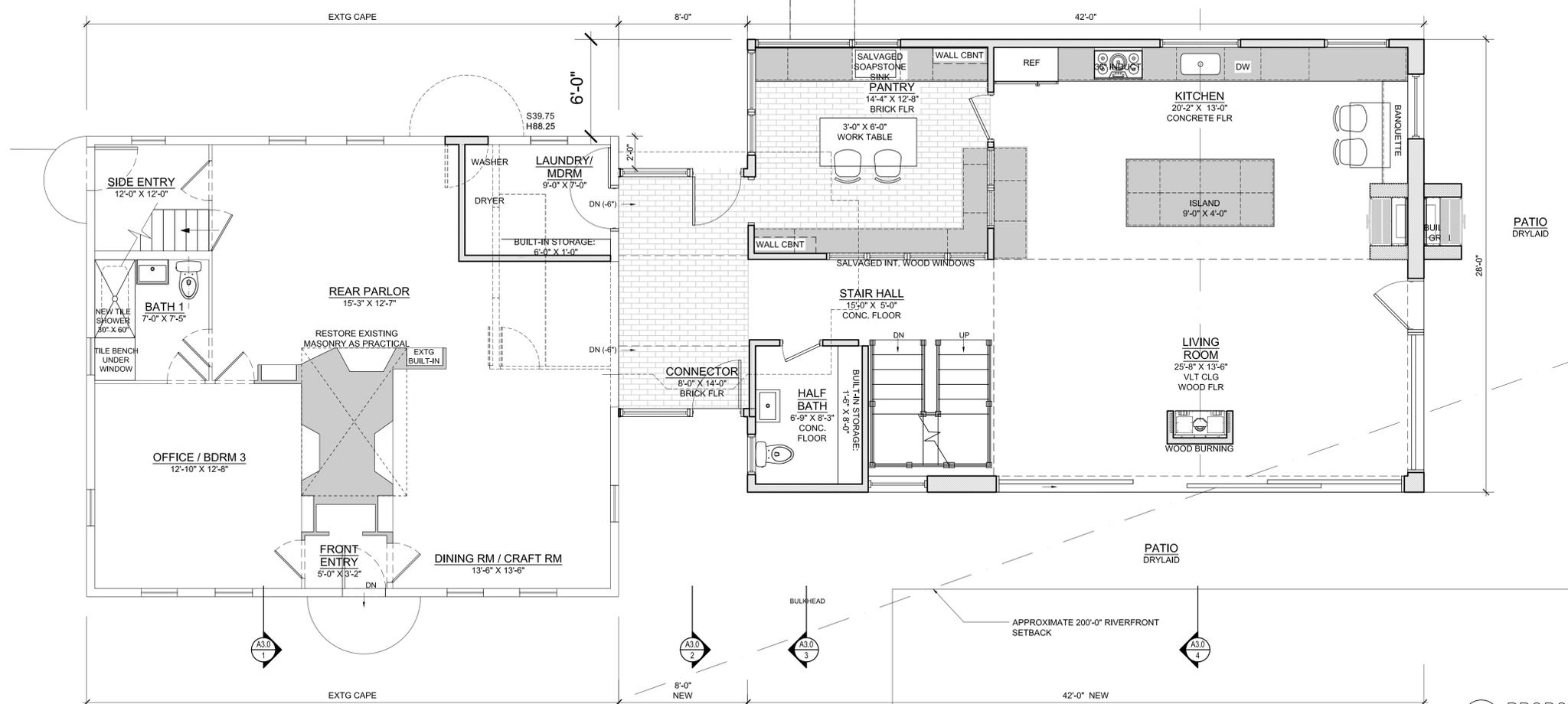
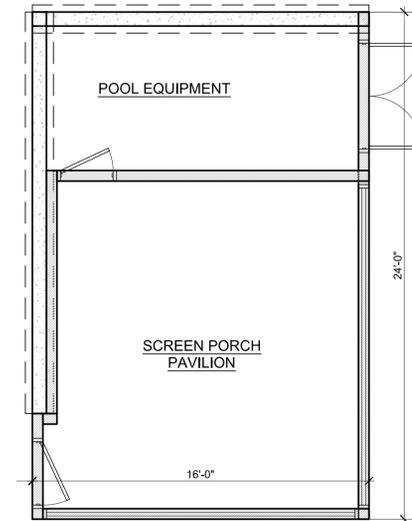
A3 architects, inc
Residential Commercial Net Zero

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DATE:
PLANNING/ZBA:
10.07.2022



1 EXISTING FIRST FLR PLAN
A1.1 1/4"=1'-0"



2 PROPOSED FIRST FLR PLAN
A1.1 1/4"=1'-0"

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

TITLE:
FIRST FLOOR PLAN

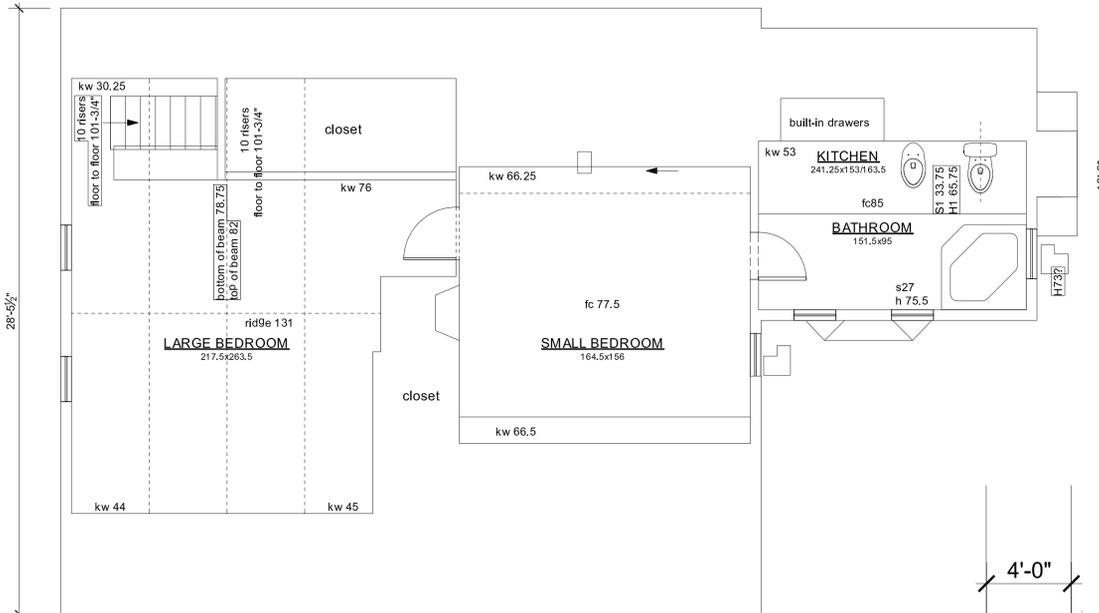
831 Main Street
 Dennis MA 02638
 508.694.7887 phone
 www.a3architectsinc.com

A3 architects, inc
 Residential Commercial Net Zero

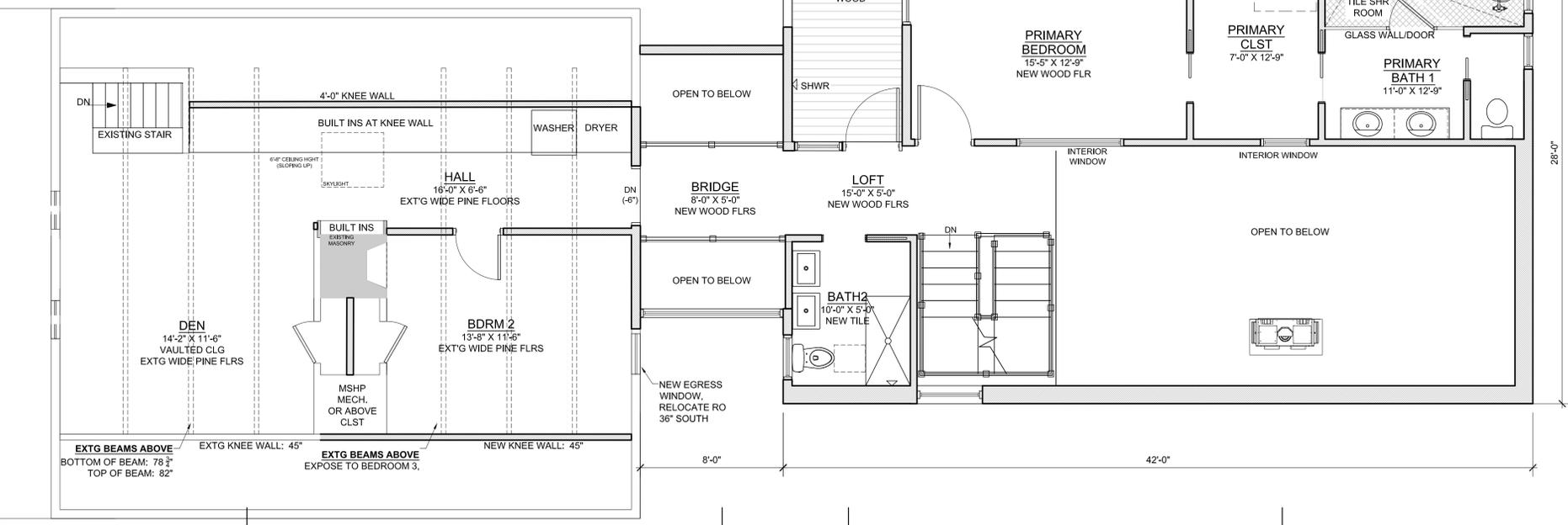
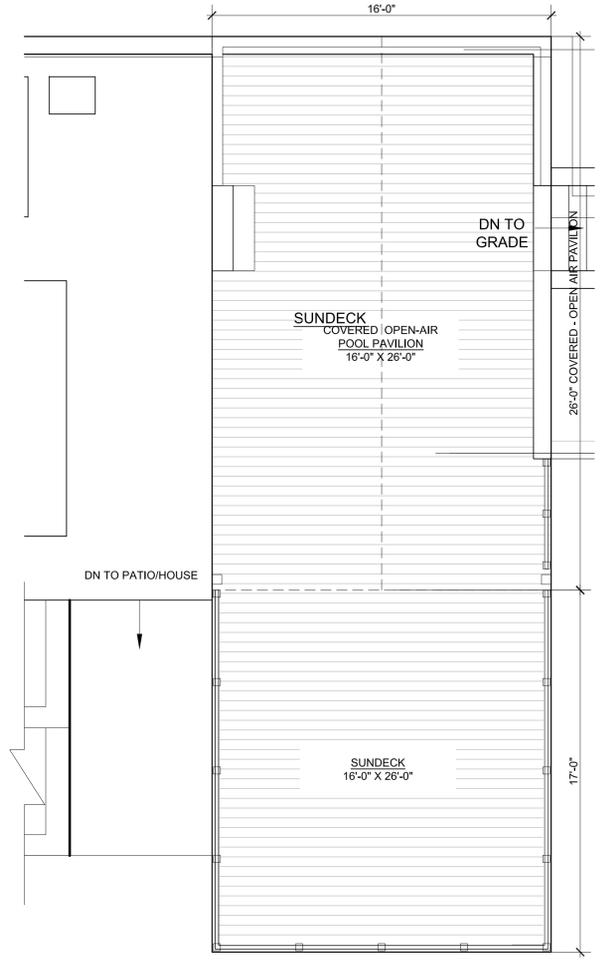
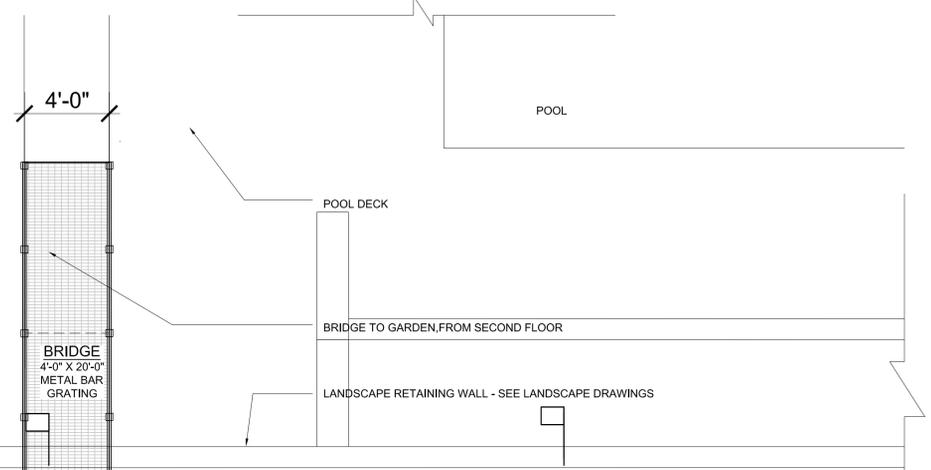
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DATE:
 PLANNING/ZBA 10.07.2022

A1.1



1 EXISTING SECOND FLR PLAN
 A1.2 1/4"=1'-0"



2 PROPOSED SECOND FLR PLAN
 A1.2 1/4"=1'-0"

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

TITLE:
 SECOND FLOOR PLAN

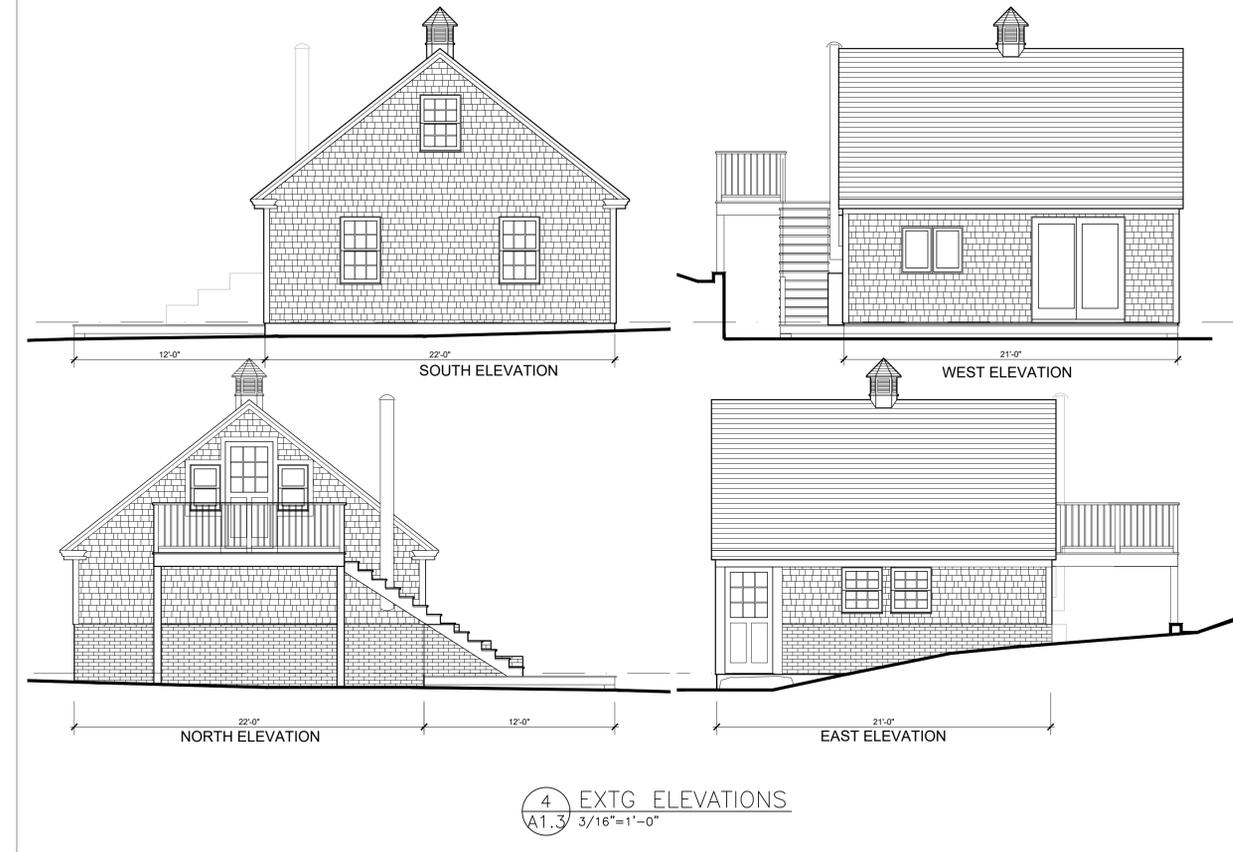
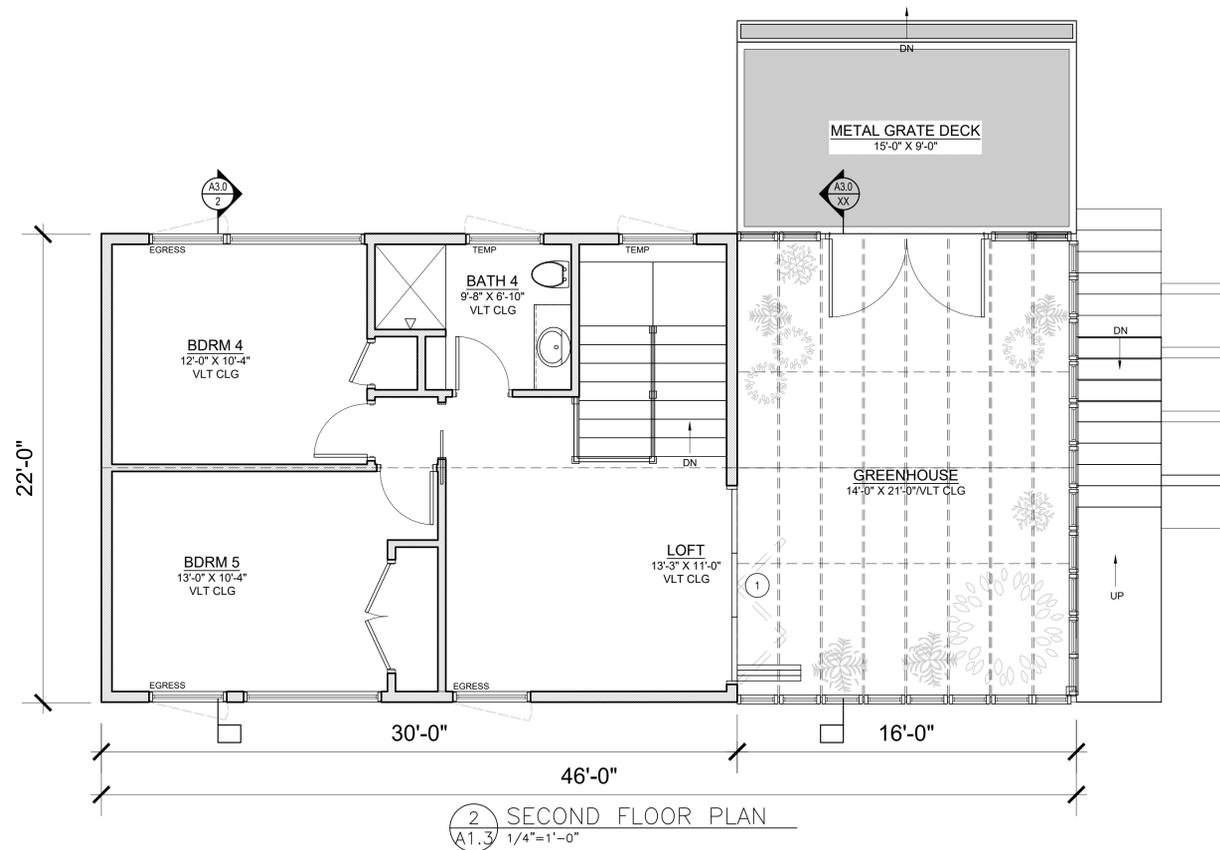
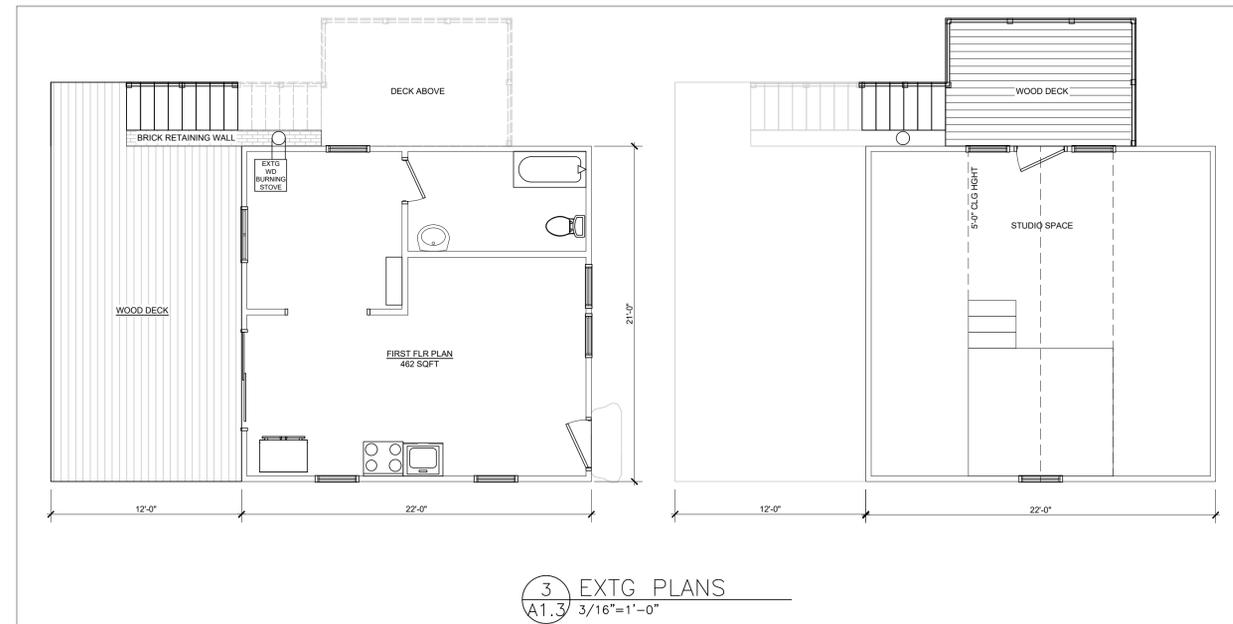
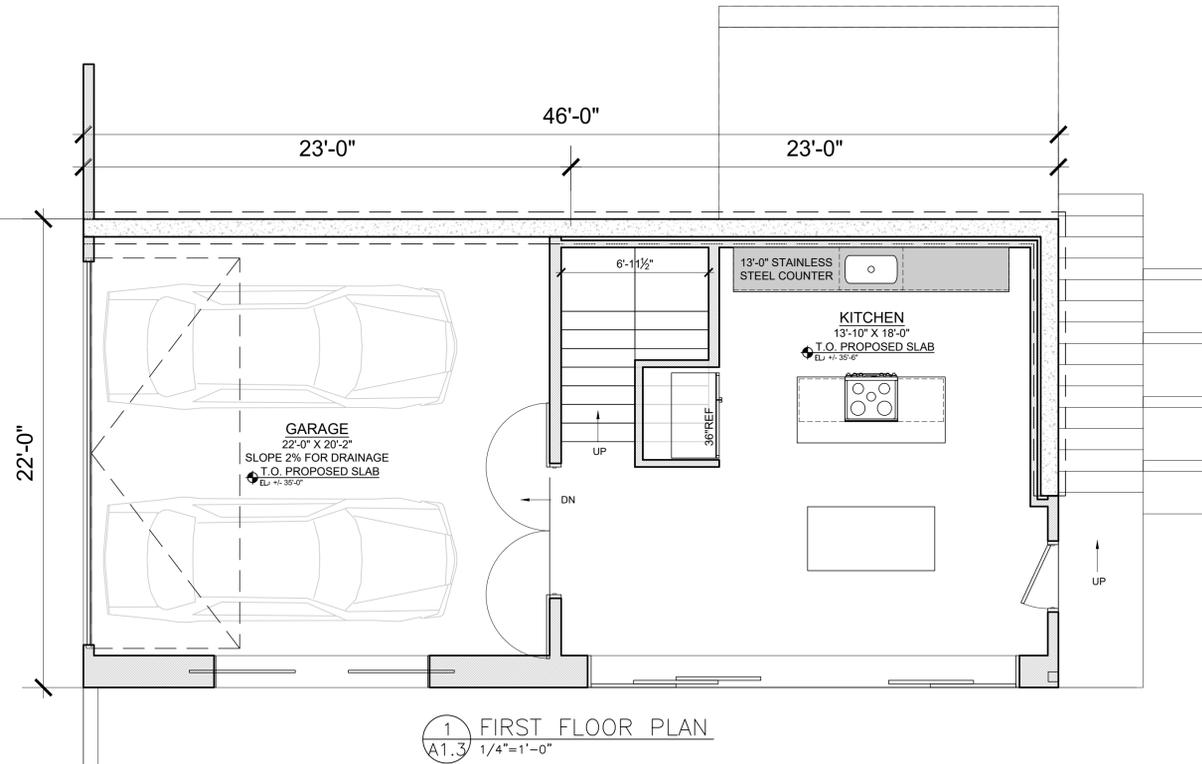
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 Dennis MA 02638
 508.694.7887 phone
 www.a3architectsinc.com

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 Residential Commercial Net Zero

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DATE:
 PLANNING/ZBA 10.07.2022

A1.2



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

TITLE:
 PROPOSED
 DWELLING 2 PLANS:
 GARAGE & STUDIO

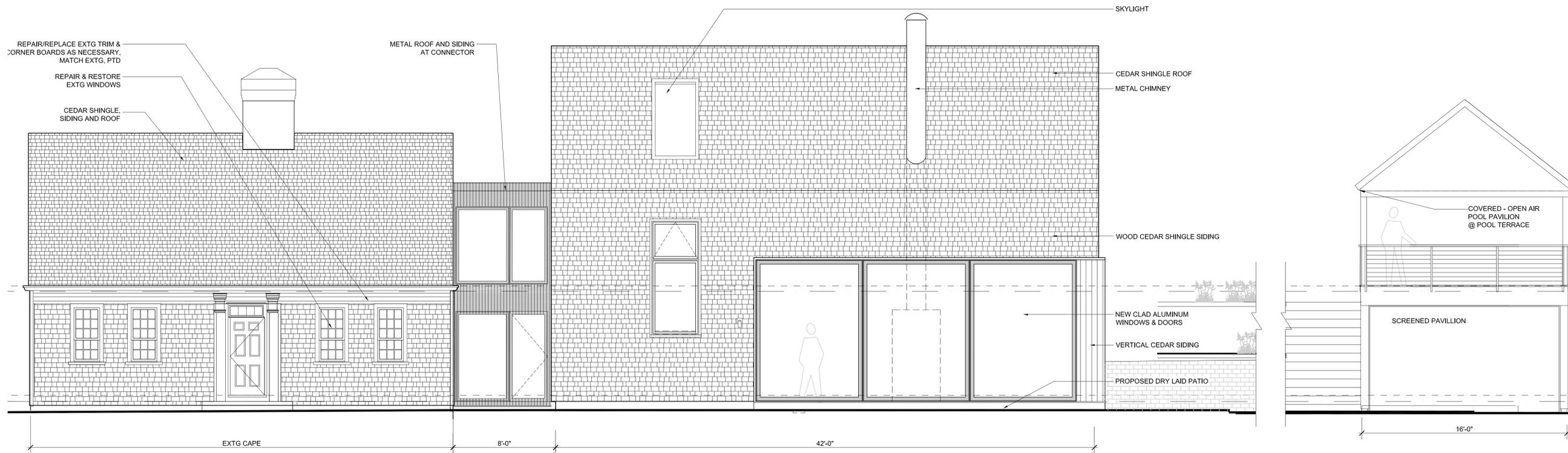
831 Main Street
 Dennis MA 02638
 508.694.7887 phone
 www.a3architectsinc.com

A3 architects, inc
 Residential Commercial Net Zero

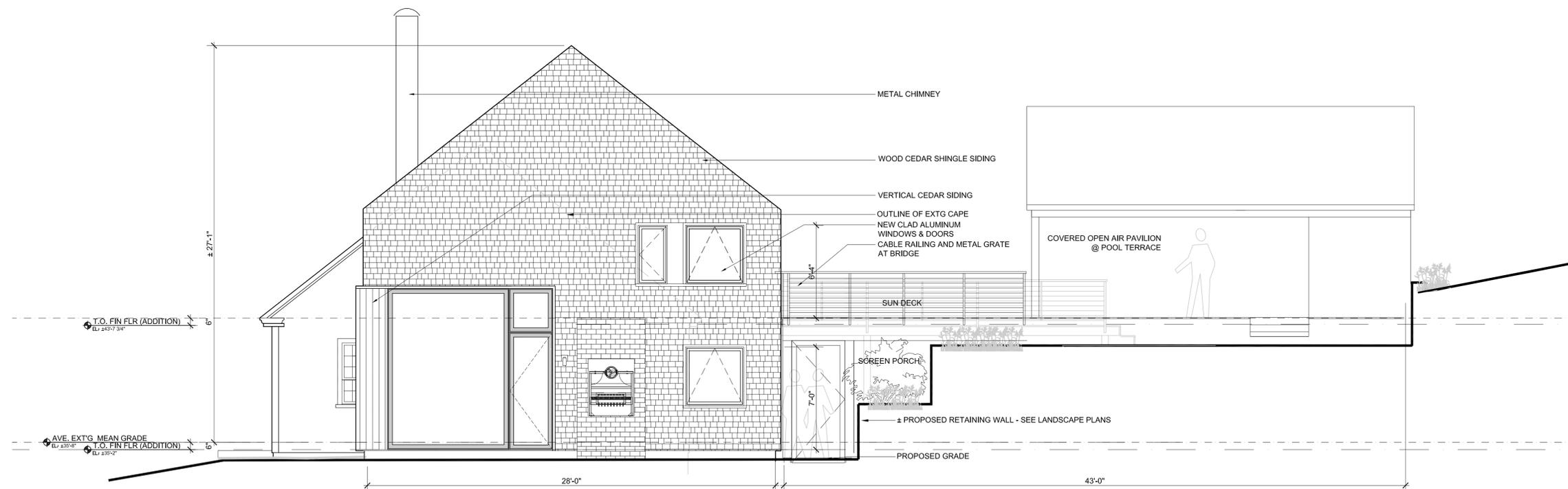
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DATE:
 PLANNING/ZBA
 10.07.2022

A1.3



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



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

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

ELEVATIONS

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Dennis MA 02638
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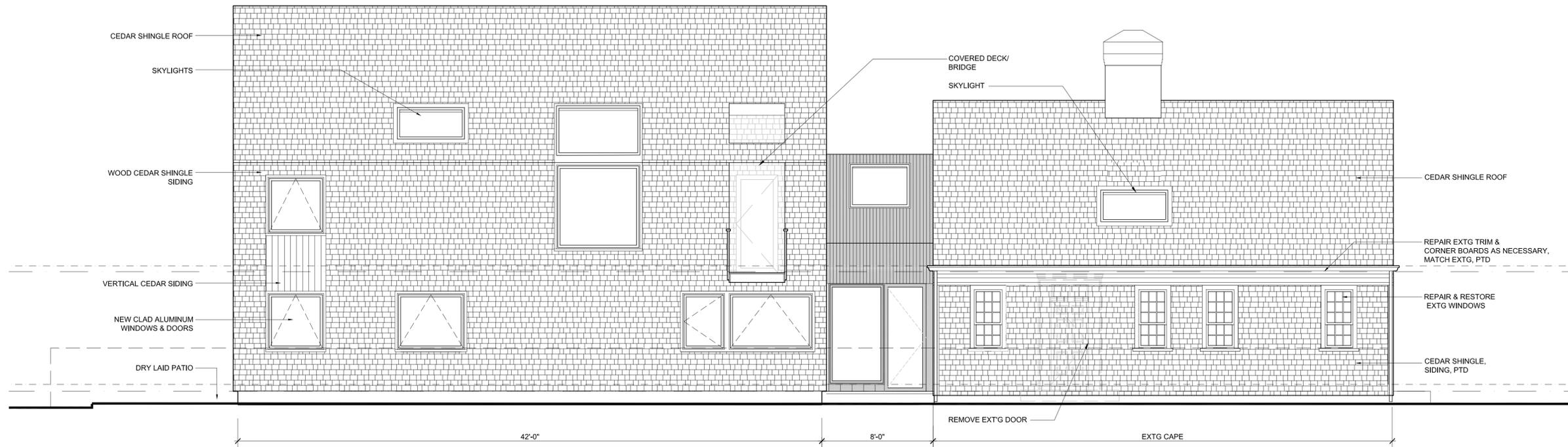
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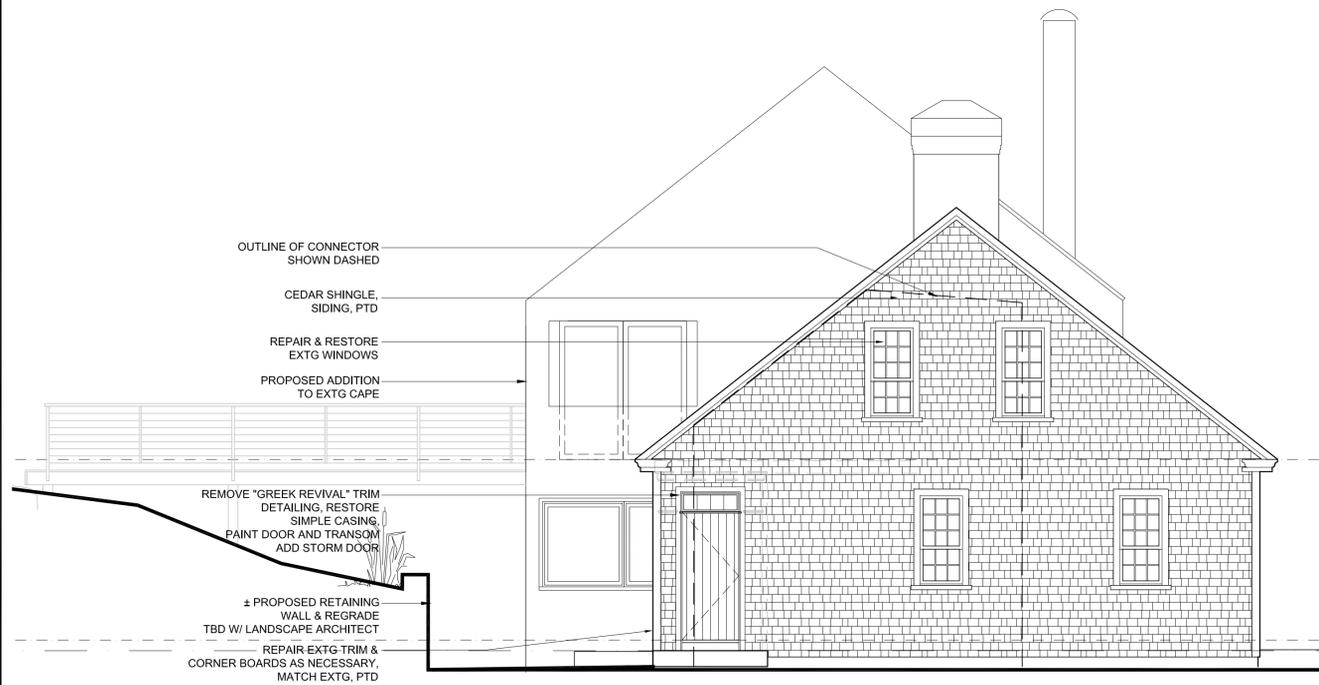
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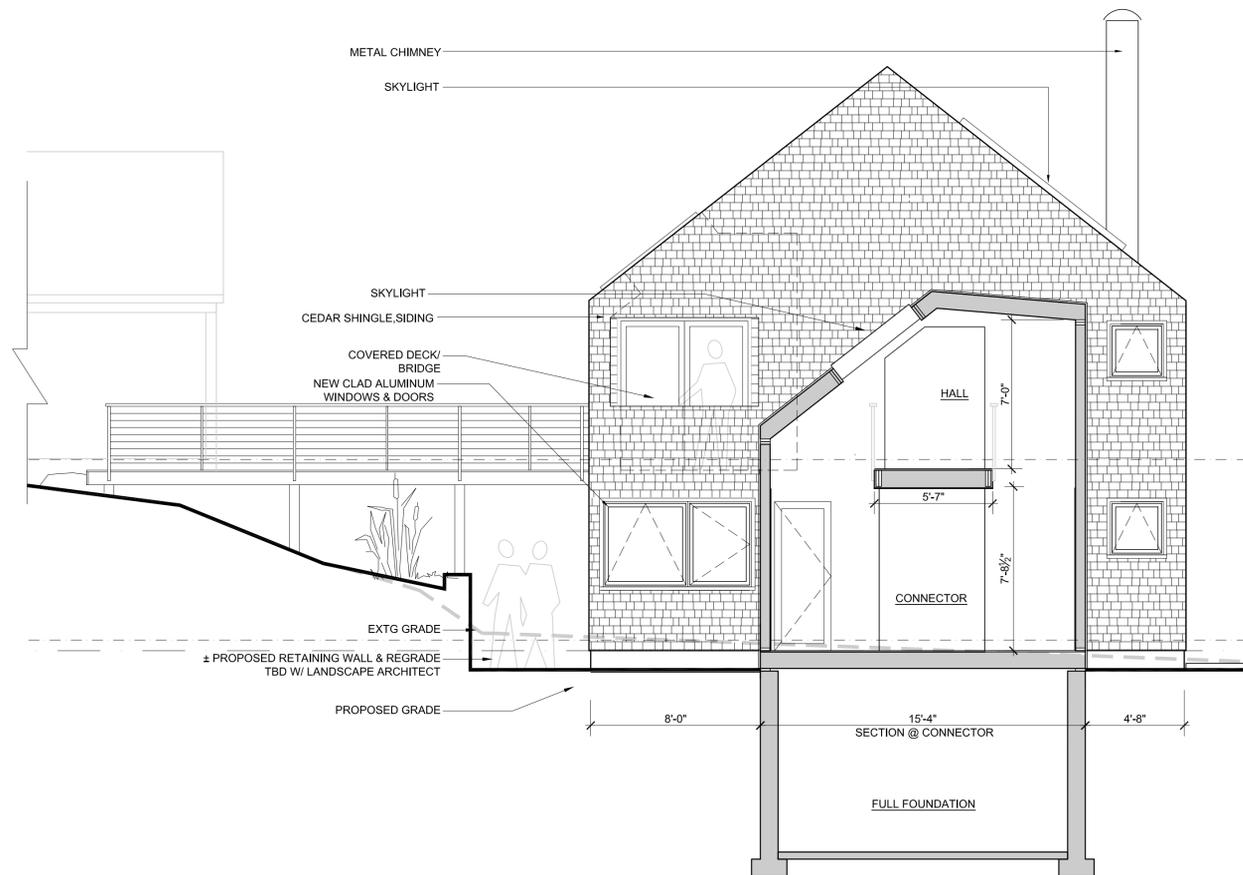
A2.0



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



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



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

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

TITLE:
ELEVATIONS

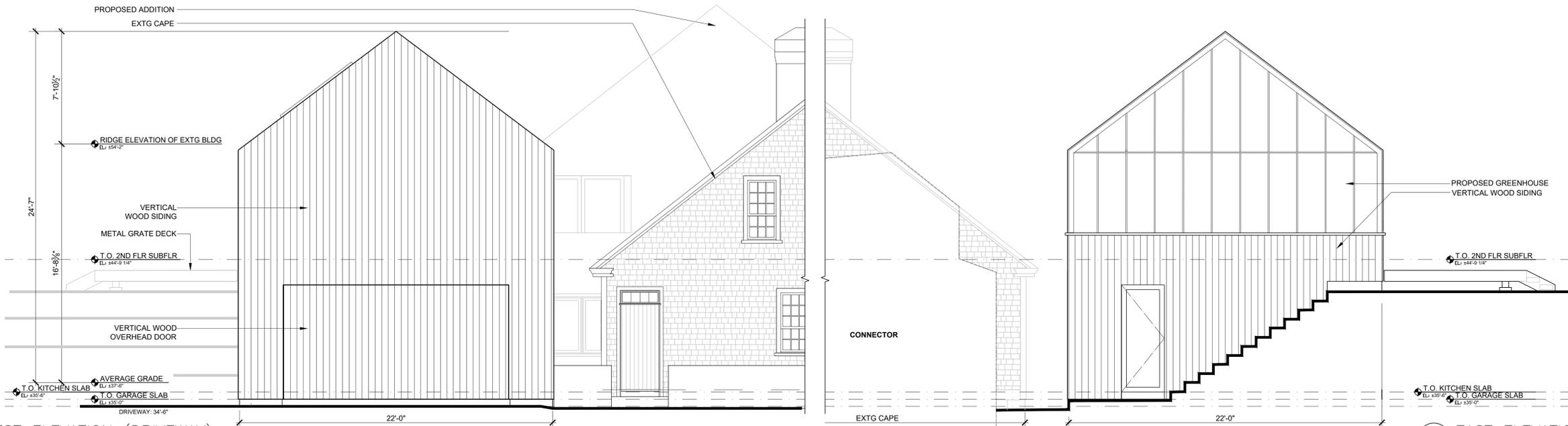
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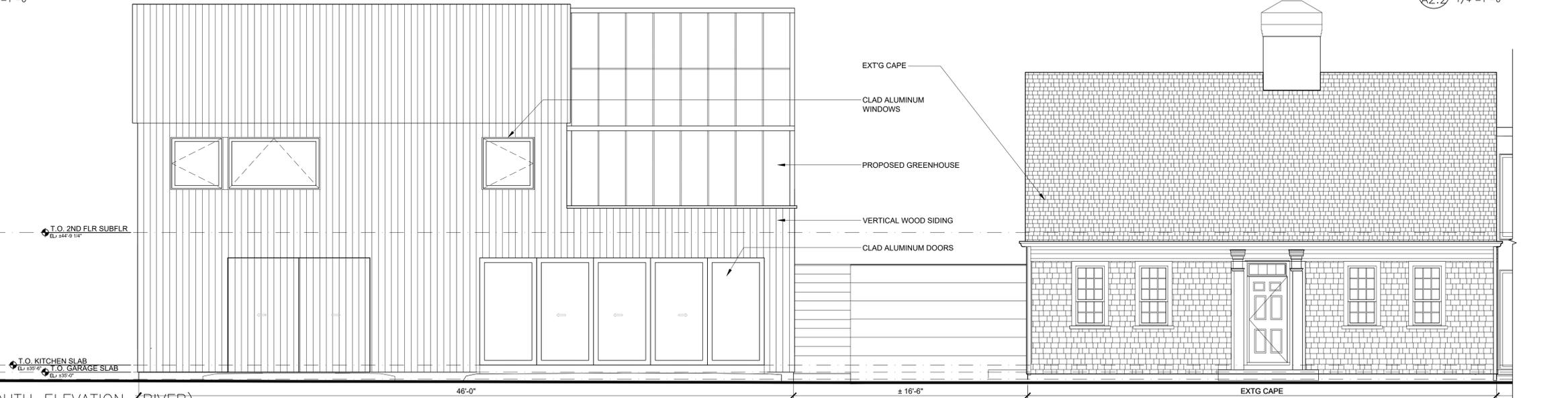
DATE:
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 10.07.2022

A2.1



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

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



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

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

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

PROPOSED DWELLING 2
ELEVATION:
GARAGE & STUDIO

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A2.2

SPECIFICATIONS

Certifications/Qualifications	
Dark Sky Compliant	Yes www.kichler.com/warranty
Dimensions	
Base Backplate	5.00 X 4.75
Extension	8.50"
Weight	1.25 LBS
Height from center of Wall opening (Spec Sheet)	4.00"
Height	7.75"
Width	5.75"
Light Source	
Lamp Included	Not Included
Lamp Type	BR40
Light Source	Incandescent
Max or Nominal Watt	120.00
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount

FIXTURE ATTRIBUTES

Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	9236AZ
Finish	Architectural Bronze
Style	Contemporary
UPC	783927923644
Finish Options	
	Architectural Bronze

LIGHT FIXTURE: A



ALSO IN THIS FAMILY



LIGHT FIXTURE: B

LSW16 POLARIS

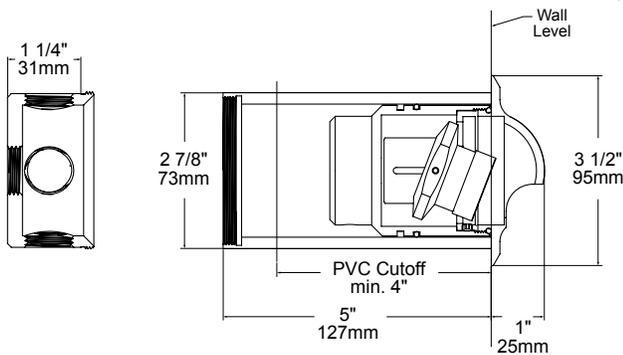


Shown w/ optional Conduit Hub (CHA)

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

Features include:

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



Optional Conduit Hub

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

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

□ INDICATES REQUIRED FIELD ▭ INDICATES OPTIONAL FIELD

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



Lineal Bollard Illuminated Aluminum Bollard

FIXTURE TYPE: _____

PROJECT NAME: _____



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

FEATURES:

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

SPECIFICATIONS:

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

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

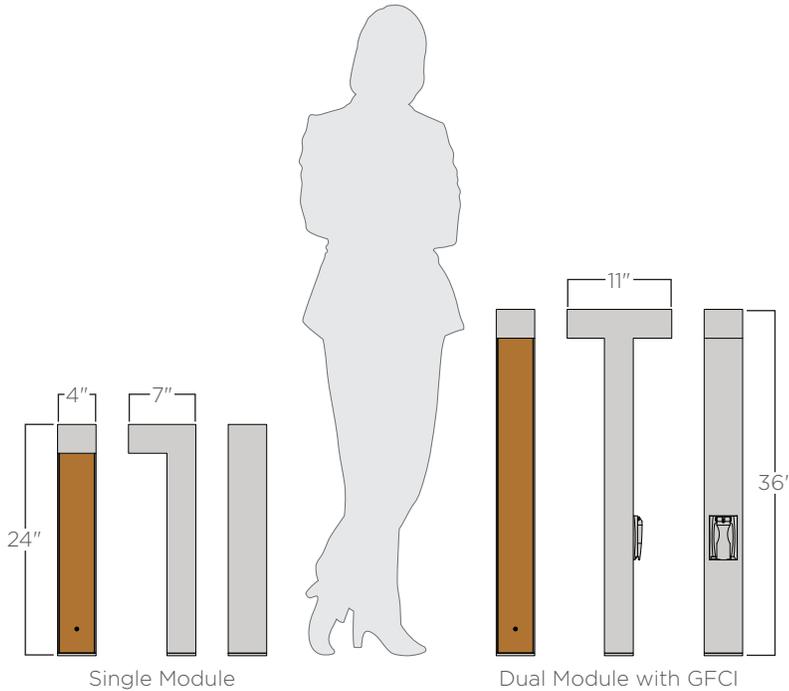
OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in 2700K, 3000K, 3500K and 4000K color temperatures with >90 CRI. Optics are UV resistant molded PMMA in Type II and V distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

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

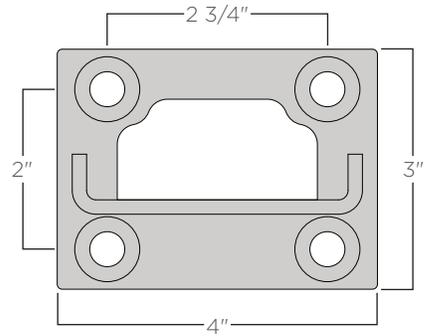
HARDWARE: All luminaire hardware is stainless steel. Anchor bolt kit is hot dipped galvanized.



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



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



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



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

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

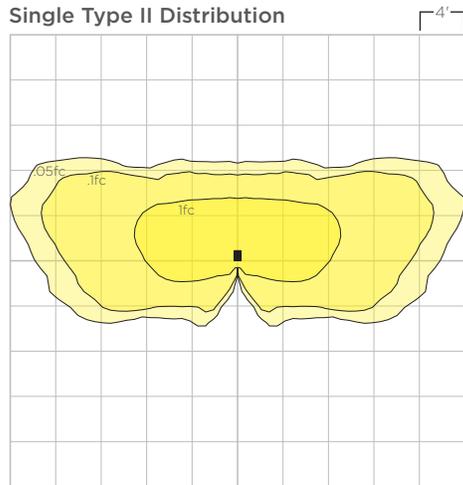
5	Light Source⁽³⁾
SO	Standard Output
6	Distribution⁽⁴⁾
2	Type II
4	Type IV
2/4	Front Type II/Back IV
4/2	Front Type IV/Back II
7	Metal Finish
C*	See color options on finishes technical sheet
CSM	Custom Color

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

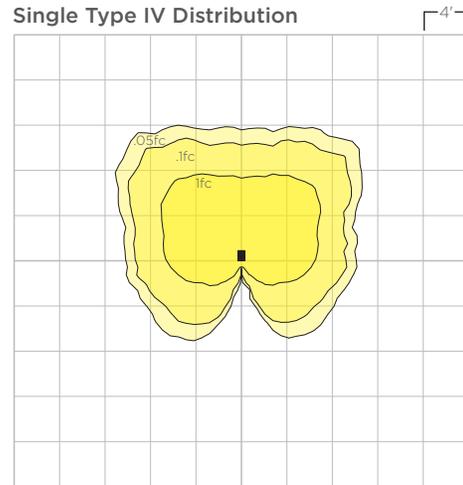
1. Lumen output based upon 2700K color temperature.
 2. 2700K or 3000K color temperature required for IDA certification.
 3. Consult factory for other output options.
 4. BUG rating of B0-U1-G1
 5. Accent panel only on front side of bollard.
 6. See color options on finishes technical sheet.
 7. GFCI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

FIXTURE TYPE: _____

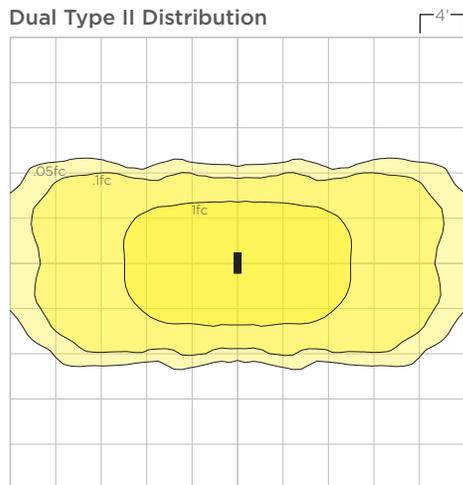
PROJECT NAME: _____



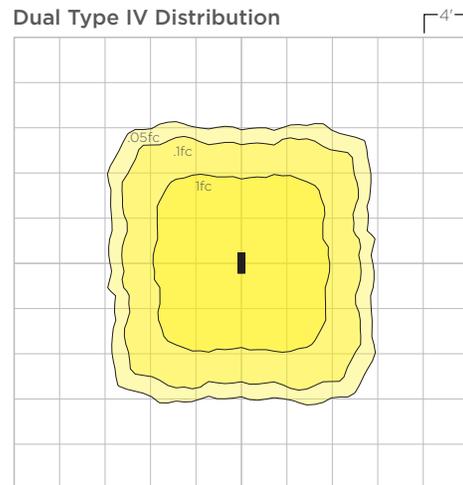
LBL-S-36-L27SO-2-C(X)-P(X)/(XX)-UNV-STD



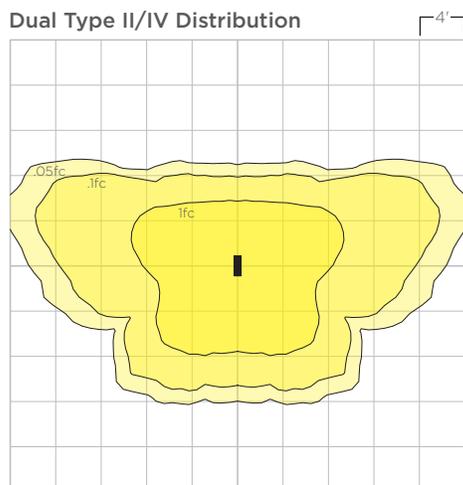
LBL-S-36-L27SO-4-C(X)-P(X)/(XX)-UNV-STD



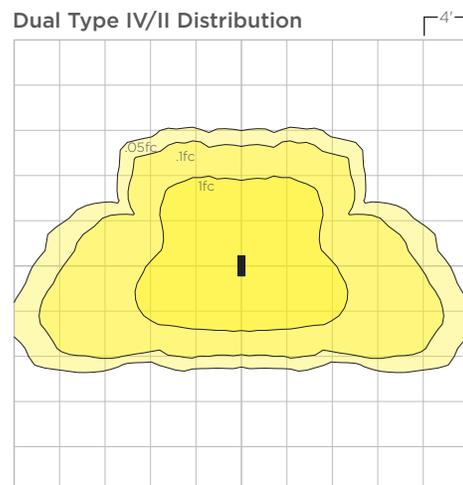
LBL-D-36-L27SO-2-C(X)-P(X)/(XX)-UNV-STD



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

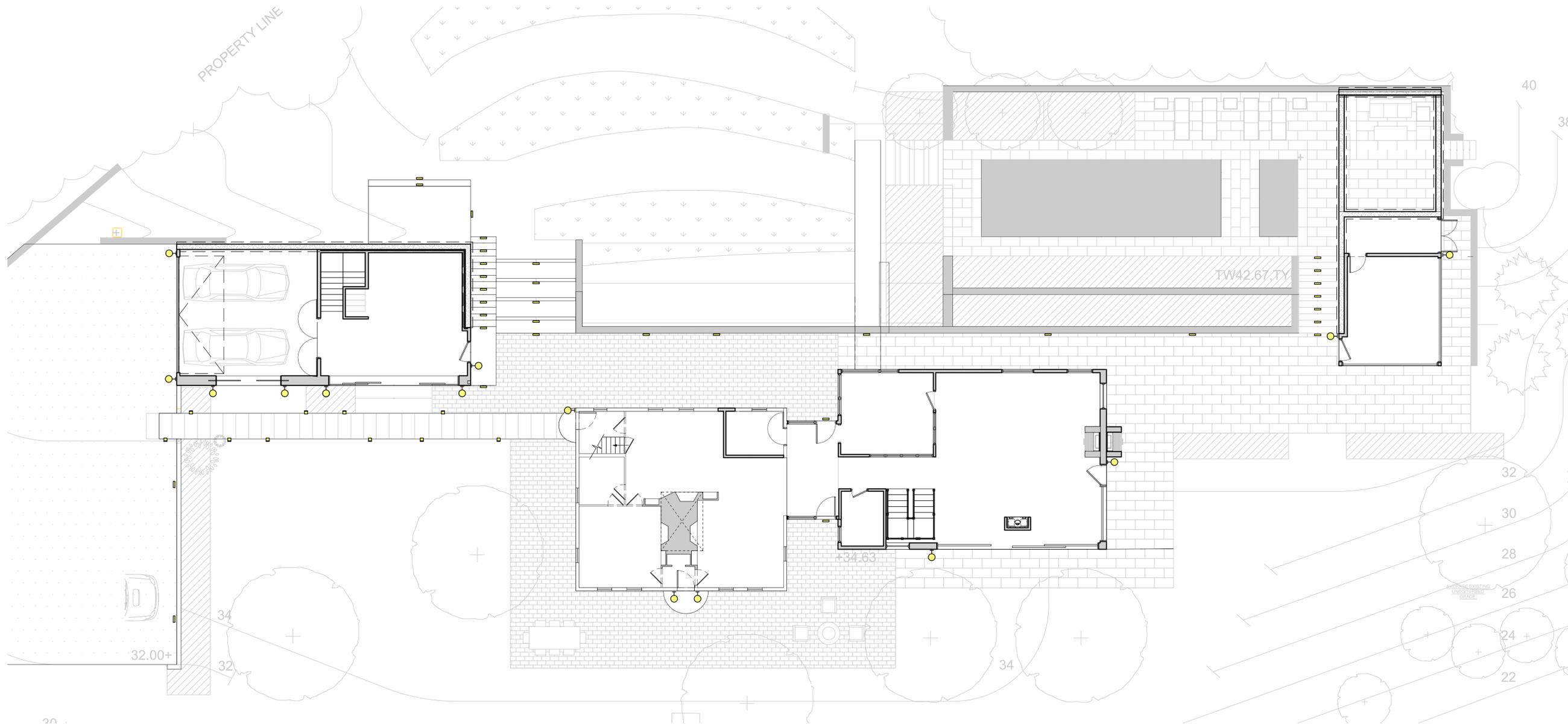


LBL-D-36-L27SO-2/4-C(X)-P(X)/(XX)-UNV-STD



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

[IES file download](#)



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

LANDSCAPE LIGHTING SCHEDULE

EXTERIOR LIGHTS

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



A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:

PROPOSED
 LANDSCAPE LIGHTING

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 Dennis MA 02638
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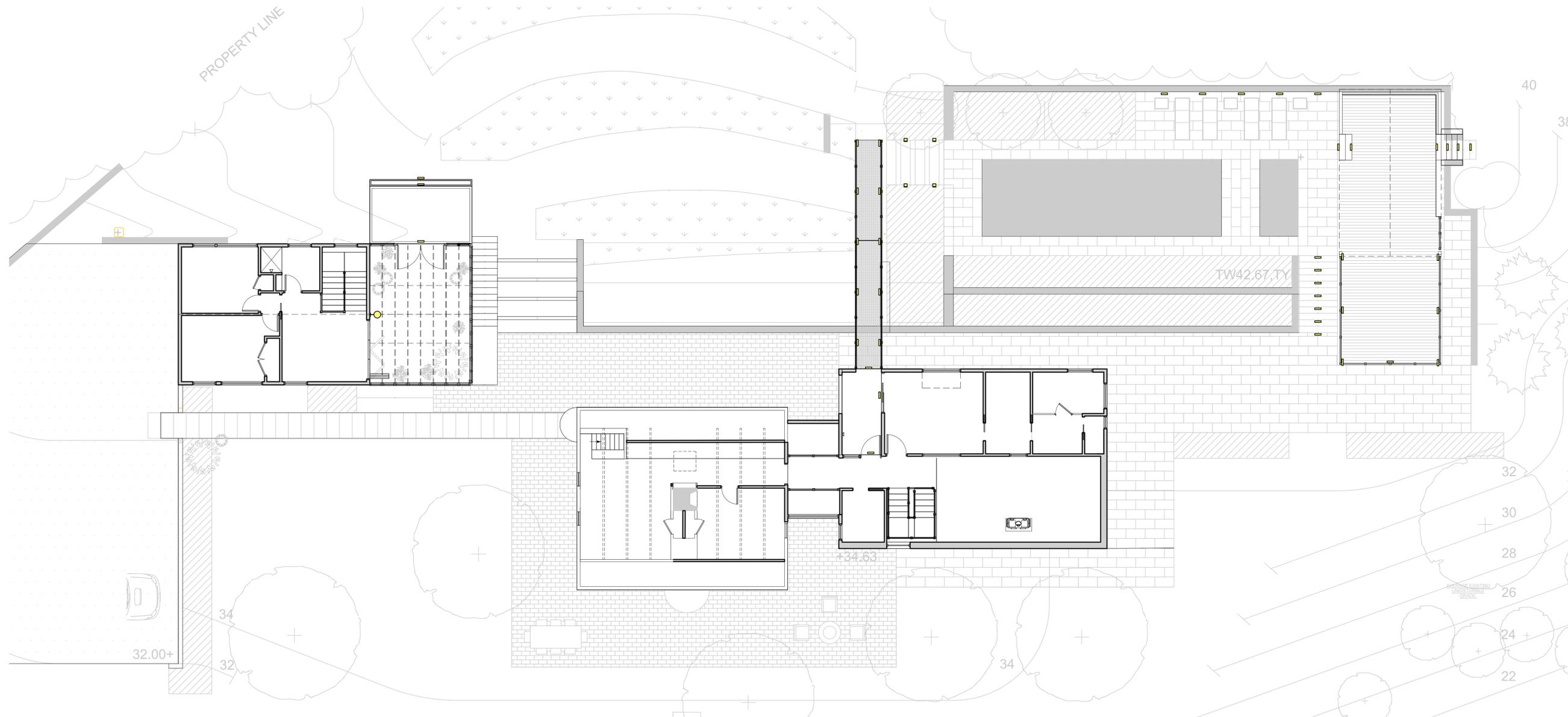
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1 SECOND FLOOR PLAN - LANDSCAPE PLAN
 E1.2 1/8"=1'-0"

LANDSCAPE LIGHTING SCHEDULE

EXTERIOR LIGHTS

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



A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
 8 STICKBRIDGE
 TRURO MA

TITLE:

PROPOSED
 LANDSCAPE LIGHTING

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PLANNING/ZBA

10.07.2022

E1.2



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

September 26, 2022 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

Members Present (Quorum): Chris Lucy (Vice Chair); Darrell Shedd; Heidi Townsend; Virginia Frazier; Curtis Hartman (Alt.); Nancy Medoff (Alt.)

Members Absent: Art Hultin (Chair)

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Liz Sturdy – Planning Department Administrator; Select Board Liaison John Dundas; Ben Zehnder (Attorney for Rachel Kalin – Trustee/Applicant); John Bologna (Coastal Engineering and Representative for Rachel Kalin – Applicant); Tim Cappuccino (Hutker Architects and Representative for Rachel Kalin – Applicant); Ben Zehnder (Attorney for Douglas Ambrose – Applicant); John Casale (MarJon Builders and Representative for Douglas Ambrose – Applicant); Robin Reid (Attorney for George M. Shimko – Applicant); Martin Kinnane (Cape Associates and Representative for Sam Lessin – Applicant); Paul Krueger (Architect and Representative for Sam Lessin – Applicant); Christopher J. Snow (Attorney and Applicant); Sally McSween (Representative for the Condominium Association); Ben Zehnder (Attorney and Representative for Abutters: Marie Belding and Pat Callinan); Marie Belding (Abutter); Pat Callinan (Abutter)

Remote meeting convened at 5:30 pm, Monday, September 26, 2022, by Town Planner/Land Use Counsel Carboni who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded. Town Planner/Land Use Counsel Carboni also provided information as to how the public may call into the meeting or provide written comment. Vice Chair Lucy introduced the Members.

Public Comment Period

No public comments were made.

Public Hearings (Continued)

2022-006/ZBA (SP's) - Outer Shore Nominee Trust, Rachel Kalin, Trustee for property located at 17 Coast Guard Road (Atlas Map 34, Parcel 3, Registry of Deeds title reference: Book 34387, Page 1). Applicant seeks: (1) a Special Permit under M.G.L. Ch. 40A §6 and §30.3.(A)2 of the Truro Zoning Bylaw to exceed total Gross Floor Area limit in the Seashore District; and (2) a Special Permit under M.G.L. Ch. 40A §6 and §30.7(A) of the Truro Zoning Bylaw to demolish 5 of 6 pre-existing, non-conforming cottages; construct new single-family dwelling; convert nonconforming cottage into an accessory pool structure in the Seashore District.

Vice Chair Lucy recognized Attorney Zehnder who provided background and an update to include highlighting the new modifications of the single-family structure which were submitted to the Town last month. Changes included: the reduced the gross floor area, an unfinished basement will now be a crawl space, a screen porch has been lowered in height, the railing heights have been significantly lowered, and the property will be significantly regraded to lower the structure.

Members and the Applicant's representatives discussed the following topics: the relevance and purpose of oversized structures in the Seashore District; and the appreciation for the Applicant's commitment to address the ZBA's concerns, reduce the structure's footprint, and modify the plan accordingly.

Vice Chair Lucy asked if any members of the public wanted to make any comments, in favor or opposition, and there were none.

Town Planner/Land Use Counsel Carboni advised that the four regular Members of the ZBA and one designated alternate Member (Hartman selected by Vice Chair Lucy) to vote on this matter.

Member Shedd made a motion to grant a Special Permit in the matter of 2022-006/ZBA to exceed the total Gross Floor Area limit in the Seashore District.

Member Frazier seconded the motion.

So voted, 5-0, motion carries.

Member Shedd made a motion to grant a Special Permit in the matter of 2022-006/ZBA for the demolition of 5 of 6 pre-existing, non-conforming cottages to construct a new single-family dwelling and convert a cottage into an accessory pool structure in the Seashore District.

Member Frazier seconded the motion.

So voted, 5-0, motion carries.

2022-008/ZBA (SP/VAR)-Douglas Ambrose for property located at 49 Fisher Road (Atlas Map 53, Parcel 24, Registry of Deeds title reference: Book 21922/32678, Page 177/75). Applicant seeks a Special Permit under M.G.L. Ch. 40A §6 and §30.7(A) of the Truro Zoning Bylaw concerning demolition and reconstruction of dwelling on a pre-existing, non-conforming lot (minimum lot size). Applicant also seeks a Variance under M.G.L. Ch. 40A, §10 and §50.I(A) of the Truro Zoning Bylaw for minimum side yard setback distances to locate a replacement dwelling 18.1 feet from easterly property line, where 25 ft. are required.

Vice Chair Lucy recognized Attorney Zehnder who provided background and an update on this project. Attorney Zehnder said that the builder has identified a new location for the alternate staircase. The building inspector has determined that 4" short of the 25-foot requirement as *de minimis*.

Vice Chair Lucy asked if any member of the public would like to make any comments and Mr. Jack Riemer, speaking as a private citizen, expressed concerns about scale and mass of the structure (that Mr. Riemer noted was available for rental) with access to a public beach.

Vice Chair Lucy identified the four regular Members and one designated alternate Member (Hartman selected by Vice Chair Lucy) to vote on this matter. Town Planner/Land Use Counsel Carboni opined that the Members could vote on the Special Permit, and following that vote, the Applicant could request to withdraw the Variance request.

Member Shedd made a motion to grant a Special Permit in the matter of 2022-008/ZBA to demolish and reconstruct a dwelling on a non-conforming lot M.G.L. Ch. 40A §6.

Member Hartman seconded the motion.

So voted, 5-0, motion carries.

Attorney Zehnder made a request for the Members to consider a motion to grant the withdrawal for the Variance without prejudice.

Vice Chair Lucy made a motion to grant the withdrawal for the Variance without prejudice.

Member Shedd seconded the motion.

So voted, 5-0, motion carries.

2022-015/ZBA (SP)- George M. Shimko for property located at 2 Moses Way (Atlas Map 40, Parcel 14, Registry of Deeds title reference: Book 21691, Page 299). Applicant seeks a Special Permit under §40.3 of the Truro Zoning Bylaw to convert a former 3-unit cottage colony to 3-unit year-round multifamily use (condominium).

Vice Chair Lucy recognized Attorney Reid who provided background and reviewed the conditions which were discussed at the previous hearing. The only condition that was not acceptable to the buyer was to designate one of the cottages for year-round rental only and in perpetuity.

Member Shedd offered a compromise of designating one of the cottages for year-round rental only and for five years and then expire. Before replying to the compromise, Attorney Reid texted the buyer and stated that she had just received a reply from the buyer that accepted the condition to designate one cottage for year-round rental only for a period five years and then expire.

Vice Chair Lucy identified the four regular Members and one designated alternate Member (Hartman selected by Vice Chair Lucy) to vote on this matter.

Member Hartman made a motion to grant a Special Permit under §40.3 of the Truro Zoning Bylaw in the matter of 2022-015/ZBA with the following conditions: 1. there will be no rentals for less than 12 months. 2. one cottage will be designated for year-round rental only for a term of five years.

Member Shedd seconded the motion.

So voted, 5-0, motion carries.

Public Hearings

2022-016/ZBA (SP) - Mark Kinnane, Cape Associates Inc. for property located at 9 Bay View Road (Atlas Map 39, Parcel 21, Registry of Deeds title references: Book 32595, Page 147). Applicant seeks a Special Permit under M.G.L. Ch. 40A §6 and §30.7/§30.8 of the Truro Zoning Bylaw to demolish and reconstruct three cottages on new foundations in the Residential District.

Vice Chair Lucy recognized Mr. Kinnane who provided background on the proposed project as well as deed history of the property. Mr. Kinnane said that the proposed project adheres to the Local Comprehensive Plan and maintains the character of the neighborhood. Town Planner/Land Use Counsel Carboni noted that there she noted in her staff memorandum that according to an affidavit in the record the property had at one time been used as a cottage colony; therefore, the Applicant would have to apply for a Special Permit for a cottage colony conversion first. Town Planner/Land Use Counsel Carboni

further added that the Applicant could provide evidence to show that the property had not been used as a cottage colony since there is now factual dispute. Member Hartman and Member Shedd expressed their preference for the Members to deal with the issue of the cottage colony conversion to multifamily use prior to discussing the current Special Permit application at tonight's hearing. A discussion ensued among Members, Town Planner/Land Use Counsel Carboni, Mr. Kinnane, and Mr. Krueger as to the history of the property to include the affidavit stating that the property had been used previously as a cottage colony.

Vice Chair Lucy identified the four regular Members and one designated alternate Member (Medoff selected by Vice Chair Lucy) to vote on this matter.

Vice Chair Lucy made a motion to continue the matter of 2022-016/ZBA until October 24, 2022, to provide the Applicant an opportunity to provide additional information. Member Medoff seconded the motion. So voted, 5-0, motion carries.

2022-017/ZBA (VAR/SP)- Ebb Tide on the Bay Condominiums for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Variance under M.G.L. Ch. 40A § 10 and §40.3.B.2/§30.9.C of the Truro Zoning Bylaw for a reduction in number of parking spaces (from 12 spaces to 9); Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three nonconforming structures on a lot in the Beach Point Limited Business District.

Vice Chair Lucy recognized Attorney Snow who provided background on the proposed project. The plans submitted address the Conservation Commission's concerns and Attorney Snow requested a Variance for parking spaces and a Special Permit to relocate the three nonconforming structures towards Shore Road and closer to the 25' setback. Attorney Snow concluded that the Application included photographs of the property, the Order of Conditions from the Conservation Commission, and the Board of Health's decision on the innovative septic system to be installed.

Members and the Applicant discussed the following topics: the reduction of parking spaces, the property photographs from 2018 and 2019, previous foundation repairs, continuous erosion issues, and the governing and enforcement of the number of cars parked on the property during the summer season and limitations for owner/occupant parking spaces versus dedicated parking spaces for rental units.

Vice Chair Lucy invited the members of the public if they had any comments or questions and Vice Chair Lucy recognized Attorney Zehnder who represents abutters to the property. Attorney Zehnder objected to the proposed increased sizes of the structures which nearly double the current gross floor area and number of floors from 1-story to 2-story on two structures. A discussion ensued regarding the number of bedrooms in the units which would determine the correct number of parking spaces. One member of the public stated that one "bedroom" was not a bedroom as it didn't have a closet. Town Planner/Land Use Counsel Carboni asked the Applicant to provide a table, for each building, with the number of bedrooms along with the square footage for the current structures and for the proposed structures. Attorney Zehnder then asked for the Applicant to include the square footage for each room as it was unclear whether the gross floor area was measured from the interior or the exterior wall although the Applicant's engineer summarized the square footage in the submitted plan.

After Attorney Zehnder expressed his clients' concerns, Town Planner/Land Use Counsel Carboni said that she would write a memorandum to the Applicant listing the Members' and Attorney Zehnder's questions and concerns regarding this project. Town Planner/Land Use Counsel Carboni added that she would then provide guidance to the ZBA Members based upon the responses she received.

Vice Chair Lucy identified the four regular Members and one designated alternate Member (Medoff selected by Vice Chair Lucy) to vote on this matter.

Vice Chair Lucy made a motion to continue the matter of 2022-017/ZBA be continued until October 24, 2022, to give the Applicant time to provide additional requested information.

Member Shedd seconded the motion.

So voted, 5-0, motion carries.

Minutes

Vice Chair Lucy led the review of the minutes from July 25, 2022, for any corrections or edits and there were none. Member Medoff stated that she would abstain from these minutes as she was not present at the meeting.

Member Shedd made a motion to approve the minutes as presented.

Vice Chair Lucy seconded the motion.

So voted, 5-0, motion carries.

Vice Chair Lucy led the review of the minutes from August 22, 2022, for any corrections or edits and there were none. Member Frazier abstained as she was not present at the meeting.

Member Hartman made a motion to approve the minutes as presented.

Member Shedd seconded the motion.

So voted, 5-0, motion carries.

Member Shedd made a motion to adjourn at 7:51 pm.

Member Townsend seconded the motion.

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff