



Truro Zoning Board of Appeals Agenda

Remote Meeting

Monday, December 19, 2022 – 5:30 pm

www.truro-ma.gov

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 [1-877-309-2073](tel:1-877-309-2073) and entering the access code [243-339-893#](tel:243-339-893#) 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/243339893>

Public Comment Period

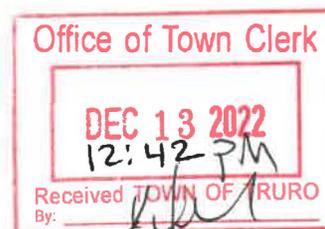
The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Minutes

- ◆ October 24, 2022

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]**



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. [Original material in 11/21/2022 packet] {New Material in this packet}

Public Hearing – New

2022-019/ZBA – Katherine S. Cook and Christine Van Genderen, for property located at 38 Cliff Road (Atlas Map 32, Parcel 19, Registry of Deeds Book 33307 and Page 344). Applicants seek a special permit under G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw for alterations to a nonconforming structure (frontage; setback) to reflect construction not authorized by special permit granted in Case 2020-007/ZBA, including enclosure of screened porch to create living room and addition of second floor living space in place of deck, located in Seashore District.

2022-020/ZBA – Jennifer Cabral (Nearen & Cubberly Nominee Trust), for property located at 491 Shore Road (Atlas Map 7, Parcel 4, Registry of Deeds Book 8309 and Page 131). Applicant seeks a special permit under G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw for construction of a small workshop replacing existing garage structure on nonconforming lot in the Beach Point Limited Business District.

Update on Housing Ad Hoc Committee (Heidi Townsend)

Next Meeting

- ◆ Monday, January 23, 2023 at 5:30 p.m.

Adjourn



STAFF MEMORANDUM

To: Truro Zoning Board of Appeals

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: December 15, 2022

Re: Meeting December 19, 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: At this Board's last meeting, the Board granted the Applicant's request to continue these hearings to December 19, 2022 to allow time for the Applicant to file for Site Plan Review with the Planning Board. The Applicant has not yet submitted an application to the Planning Board. This Board may grant further continuances of these hearings to January 23, 2022 as requested by the Applicant.

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).

Update: The Planning Board granted Site Plan approval following the close of hearing on December 7, 2022. Certain conditions were imposed (including obtaining the necessary zoning relief from this Board), but none affecting the siting of structures and other features. The Applicants have submitted supplemental materials (also reviewed by the Planning Board prior to its vote); these include a stamped site plan with a zoning table and additional height calculations as requested. The following additional information is noted:

Zoning Table: The required Lot Area is inaccurately stated as 33,750 square feet; it is 3 acres. The property is compliant at 3.66 acres.

The Maximum Gross Floor Area as of right is 3,732; the figure given of 4,732 is the Maximum Gross Floor Area that could be permitted by special permit from the ZBA.

Height Calculations: The Zoning Table on the site plan indicates that the height of the existing main dwelling is **21.4 feet**, and the height of the proposed dwelling is **28.5 feet**. Sheets A2.0 and A2.1 of the newly-submitted plans indicate that the height of the addition to the main

dwelling will be 27' 11 3/8" (see South Elevation and North Elevation). Both conform to zoning requirements, but this should be clarified.

The Zoning Table indicates the height of the current cottage at 17.3 feet and the height of the proposed cottage 23.8 feet. Plan sheet A2.2. of the newly-submitted materials indicates that the height of the cottage will be 23' 0-1/2" above average grade (see West Elevation). Both are conforming but this should be clarified.

Nonconforming setback: The garage/studio will be less nonconforming (i.e., more conforming) than the existing cottage, being located 15.6 feet from the side lot line, as opposed to the current 4.5 feet.

Floor Plans and Elevations: The applicants have submitted additional and more detailed floor plans and elevations for main dwelling (A1.0 to A1.2; A2.0 - A2.1); garage/studio (A1.3; A2.0; A2.2); main dwelling plus pool/pavilion area (A2.0); and a "birdseye sketch rendering" of the several proposed structures (A3.0).

Analysis of Gross Floor Area The applicants have submitted the assessors property record cards for 25 neighboring properties and a table indicating for each a "Net Area" (unclear from where derived); Lot Acreage; Lot Area (in square feet); and "Gross Floor Area" expressed as a percentage (of what not indicated). The Zoning Bylaw does not contain any measurement by percentage for Gross Floor Area; presumably the applicants intend to demonstrate that as a percentage of total lot area, the proposed construction's gross floor area is not an outlier. Counsel may provide more explanation.

Status of cottage: At the last meeting, applicant's counsel stated that he would provide information regarding the status of the cottage, identified in the application as a second dwelling unit and represented as lawfully preexisting. It has been suggested that the cottage no longer has that status.

The following is adapted from the previous Staff Memo:

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 note, status in question*); 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 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 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.

Review by other boards

Planning Board: The Planning Board granted Site Plan Approval on December 7, 2022. The ZBA may now act on the special permits here 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 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**

²The 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.

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.40As.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).

2022-019/ZBA- Katherine S. Cook and Christine Van Genderen, for property located at 38 Cliff Road. Applicants seek a special permit under G.L. c. 40A s. 6 and section 30.7 of the Bylaw to extend a nonconforming structure, including enclosure of screened porch to create living room and addition of second floor living space in place of deck, located in Seashore

District. The relief is requested to reflect construction not authorized by a prior special permit granted in Case 2020-007/ZBA

Note: the Planning Board opened public hearing on an application for Residential Site Plan Review reflecting the unpermitted construction. Hearing will resume on December 21, 2022.

Project History. The property is nonconforming as to area (.64 acres in the Seashore District, where 3 acres required). By decision dated January 25, 2021, the ZBA granted a special permit under G.L. c. 40A, s. 6 and section 30.7 of the Zoning Bylaw to expand a nonconforming structure located on the property.

Prior to the renovations, the dwelling was nonconforming as to front setback (16.5 feet where 50 required) and contained a total of 1,389 square feet, plus a covered deck of 76 square feet. The project as approved allowed for the construction of a screened porch of 296 square feet on the north side of the house, and the construction of an additional 213 square feet of living space on the east side of the house.

As approved, the total Gross Floor Area of the dwelling was to be 1,767 square feet (1,253 square feet on the first floor; 515 square feet on the second), plus a porch/deck of 373 square feet. See Plan of Land (Outermost) dated October 23, 2020 and stamped plans dated October 26 2020 revised January 8 2021 (A1.1-A2.5).

As is standard, the Board's decision included a condition that "[c]onstruction shall conform to the plans referenced in this decision." The project also required Site Plan Review by the Planning Board; approval was granted by decision of that Board dated January 6, 2022. The Planning Board's decision likewise required that construction conform to the approved plans.

Project as constructed. The project as constructed deviates from the plans as approved by the ZBA and Planning Board. The screened porch was constructed as an enclosed living room. An unapproved dormer and additional living space was added on the second floor. The total as-built Gross Floor Area totals 2,697 square feet, as opposed to the 1,767 square feet approved. (The as-built Gross Floor Area does not exceed Bylaw limits). The first floor contains 1,527 square feet (1,253 approved); the second floor contains 1,170 square feet (515 approved). The basement and first floor layouts were evidently not constructed in conformity with the plans, since the current application to the Planning Board for amendment of the Site Plan Approval is "to change approved screened porch to living room, revise basement plan, revise interior first floor layout, remove second floor deck, and add second floor living space." See also as built plans dated May 2, 2022 (A1.0-A2.4).

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

The lot is nonconforming as to area, and both the preexisting and the expanded dwelling are nonconforming with respect to the setback from Cliff Road. 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 after-the fact "proposal" is to alter and expand the preexisting nonconforming dwelling.

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.”

2022-20/ZBA - Jennifer Cabral (Nearen & Cubberly Nominee Trust) for property located at 491 Shore Road. Applicant seeks a special permit under G.L. c. 40A s. 6 and s. 30.7 of the Zoning Bylaw for construction of workshop replacing existing garage structure on nonconforming lot in Beach Point Limited Business District.

Existing Conditions and Proposed Project

The lot at 491 Shore Road is nonconforming as to area (19,883 square feet where 33,750 required). A 20' 3" x 26' 3" garage is currently located on the property, at a nonconforming 14.85 feet from Shore Road (25 feet required). The peak elevation of the existing garage roof is 24.24 feet above elevations ranging from 9.73 to 10.45 around the structure. See Ex.0-2. The existing garage use is nonconforming, in that it is an accessory use without a principal use on the property.

The applicants propose to replace the garage with a workshop topped by a storage loft, in the same location. A half bath is proposed on the first floor.³ See A.4. The 20 ft x 26 ft structure will be elevated 3' 9" above ground, with stairs and a landing added for access. The peak elevation above ground is proposed at 31.09 feet. See A.1 (north and south elevations). The proposed workshop use is likewise nonconforming, as it would be an accessory use without a principal use on the property.

The applicants were granted an Order of Conditions for the project by the Conservation Commission dated August 22, 2022 (included in the meeting packet by staff).

Alterations/Extensions of Nonconforming Structures and Uses

The lot is nonconforming as to area; the existing garage is nonconforming as to the setback from Shore Road; and the garage use is nonconforming, as no principal use is located on the property. Expansion of the *nonconforming structure* and change in the *nonconforming use* should be addressed separately.

1. Extension of Nonconforming Structure

The new structure will have an expanded footprint due to the landing and stairs.

G.L. c. 40A s. 6 provides in part:

³ The garage is not currently served by water or septic. See Order of Conditions at p. 10-A.

"Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority . . .that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming [structure or⁴] use to the neighborhood."

Section 30.7 of the Bylaw likewise provides that:

"Lawful, pre-existing, nonconforming uses and structures may, when a variance would otherwise be required, be altered or extended with a special permit if the Board of Appeals finds that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure, and that the alternation or extension will exist in harmony with the general purpose and intent of this bylaw."

It is recommended that the Board consider and make findings as to:

- A. whether the proposed extension (larger dimensions of workshop) is not substantially more detrimental than the existing structure to the neighborhood (necessary findings under G.L. c. 40A s. 6 and Bylaw s .30.7); and
- B. whether such extension will exist in harmony with the general purpose and intent of the Bylaw (necessary finding under Bylaw s. 30.7)

2. Alteration of Nonconforming Use

The nonconforming garage use is proposed to be changed to a different nonconforming use, a workshop. ⁵ As stated above in the text of G.L. c. 40A, s. 6 and Bylaw s. 30.7, alteration of a nonconforming use is permitted:

- A. where the Board finds that altered use is "not substantially more detrimental" to the neighborhood than the existing nonconforming use (40A s. 6 and s. 30.7); and
- B. where the Board finds that such use "will existing in harmony with the general purpose and intent of the Bylaw." (s. 30.7)

It is recommended that the Board consider and make the findings on A and B above.

Additional findings (!) under the *Powers* Test

There is a body of caselaw that requires, where one nonconforming use is being changed (or has changed) to another nonconforming use, the application of the *Powers* test, named for the

⁴ Although the phrase "structure or" is not in the text of G.L. c. 40A, s. 6, court cases have interpreted the statute to include this language for consistency.

⁵ It should be noted that there is nothing inherently nonconforming about the workshop. This use (like the garage use) would be a *conforming* accessory use if there were a principal use on the property, such as single-family residential. An accessory use is not allowed on a lot absent a principal use.

case *Powers v. Building Inspector of Barnstable*, 363 Mass. 648 (1973) in which the Court considered changes to certain nonconforming uses (manufacturing, wholesaling, and retail sale of candles) on two parcels. The short version of this interesting body of case law is this: if an altered nonconforming use does not satisfy the *Powers* test, the property must conform to current zoning. In this case, that would mean the workshop use would not be permitted. The three *Powers* factors are:

1. Does the new nonconforming use reflect the nature and purpose of the preexisting nonconforming use?
2. Is there a difference in the quality, character, or degree of use between the new nonconforming use and the original nonconforming use?
3. Is the new nonconforming use different in kind in its effect on the neighborhood than the original nonconforming use?

See *O'Brien v. McCloud*, 2022 WL 14459661 (Land Court, October 25, 2022); *Derby Refining Co. v. City of Chelsea*, 407 Mass. 703 (1990); *Powers v. Building Inspector of Barnstable*, 363 Mass. 648 (1973). If the answers to the above questions are 1 - "yes" 2 - "no" and 3 - "yes," respectively, then the new nonconforming use is *lawfully* nonconforming (i.e., permitted).

In staff's view, the above findings can be made and the *Powers* test met in this case. These are of course factual findings for the Board.



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

October 24, 2022 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

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

Members Absent: Curtis Hartman (Alt.)

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel; Liz Sturdy – Planning Department Administrator; Select Board Liaison John Dundas; Mark Kinnane (Cape Associates – Applicant/Builder); David S. Reid (Attorney for Abutter to 9 Bay View Road); Susan Uricchio; Brittany Murphy; Jay Murphy; Christine Murphy; Marie Belding (Abutter to 538 Shore Road); Pat Callinan (Abutter to 538 Shore Road)

Remote meeting convened at 5:30 pm, Monday, October 24, 2022, by Vice Chair Lucy who announced that this was a remote meeting which is being broadcast live on Truro TV Channel 18 and is being recorded.

Public Comment Period

Vice Chair Lucy invited the public to offer public comment, and none were made.

Public Hearings (Continued)

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 announced that the Applicant had requested a withdrawal of this application without prejudice and then offered Mr. Kinnane an opportunity to provide any additional comments or updates. Mr. Kinnane stated that he would resubmit when he was ready to move forward.

Member Shedd made a motion to grant the request for withdrawal of the application in the matter of 2022-016/ZBA (SP) without prejudice.

Member Frazier seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Abstained

Member Frazier – Aye

Member Townsend – Aye

Member Medoff – Aye
Vice Chair Lucy – Aye
So voted, 5-0-1, 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 announced that the Applicant’s attorney had requested a continuance in this matter until November 21, 2022 to allow the Applicant to submit a Site Plan Review to the Planning Board. Vice Chair Lucy asked if there was anyone present to speak on behalf of the Applicant and there was none.

Member Shedd made a motion to continue the matter of 2022-017/ZBA (VAR/SP) to November 21st, 2022.

Chair Hultin seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Aye

Member Frazier – Aye

Member Townsend – Aye

Member Medoff – Aye

Vice Chair Lucy – Aye

So voted, 6-0-0, motion carries.

Board Action/Review

Vice Chair Lucy turned the meeting over to Chair Hultin who then led the review and approval of the 2023 hearing/meeting schedule with the Members.

Chair Hultin made a motion to approve the 2023 hearing/meeting schedule.

Member Shedd seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Aye

Member Frazier – Aye

Member Townsend – Aye

Member Medoff – Aye

Vice Chair Lucy – Aye

So voted, 6-0-0, motion carries.

Discussion of Potential Bylaw Amendments

Chair Hultin led the discussion with Members regarding criteria for the approval of a Special Permit. Chair Hultin noted that Town Planner/Land Use Counsel Carboni had emailed Members examples of criteria considered by other Cape Cod towns regarding the approval of a Special Permit. Chair Hultin

recognized Vice Chair Lucy who stated that the criteria from the other towns which may be unique to a specific town or may not have applicability for Truro. All the Members concurred with the comments made by Vice Chair Lucy.

Chair Hultin commented that the Members may want to consider that a Special Permit, once approved, be extended from 1-year to 2-years. With unanimous support from the Members, Chair Hultin asked Town Planner/Land Use Counsel Carboni to draft a Bylaw amendment that would extend the approval for a Special Permit from 1-year to 2-years. Town Planner/Land Use Carboni stated that she would start the draft document which would then go through a review process with the Select Board and then a hearing would be conducted by the Planning Board. Prior to the review process, Town Planner/Land Use Counsel Carboni would review the draft Bylaw amendment with the Members.

Chair Hultin thanked the Members for their comments and stated his appreciation for the Members' careful considerations when making reasonable judgments as appeals are presented.

Member Shedd made a motion to adjourn at 6:02 pm.

Vice Chair Lucy seconded the motion.

ROLL CALL VOTE:

Member Shedd – Aye

Chair Hultin – Aye

Member Frazier – Aye

Member Townsend – Aye

Member Medoff – Aye

Vice Chair Lucy – Aye

So voted, 6-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

Elizabeth Sturdy

From: office snowandsnowlaw.com <office@snowandsnowlaw.com>
Sent: Thursday, December 15, 2022 3:00 PM
To: Elizabeth Sturdy
Cc: Barbara Carboni; office snowandsnowlaw.com; 'Billy Rogers'; smcswee1@twcny.rr.com; 'Benjamin Zehnder'
Subject: Ebb Tide By The Bay - 538 Shore Road, Truro

Elizabeth:

Please treat this as our written request to continue the December 19, 2022 ZBA hearing on the above property to **January 23, 2023** to allow for the filing of the Planning Board site plan review application.

Thank you and please advise if you have any questions.

Chris Snow

Christopher J. Snow, Esq.
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Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

December 12, 2022

Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Via hand delivery

Re: 8 Stick Bridge Road (Parcel 54-89) / Rossignon and Anderson
2022-018/ZBA – Zoning Board of Appeals
Supplemental Materials Filing

Dear Ms. Fullerton:

Please find enclosed for filing with the above matter 10 copies of the following supplemental materials:

1. Ryder and Wilcox Stamped Site Plan dated 11-22-2022;
2. Gilson Landscapes, LLC Landscape Plan dated August 20, 2022;
3. A3 Architects Floor and Site Plans dated 11-28-2022 A1.0, A1.1, A1.2, A1.3, A2.0, A2.1, A2.2, A3.0;
4. Analysis of Gross Floor Area of nearby properties, with supporting Field Cards.

Thank you for your attention.

Very truly yours,



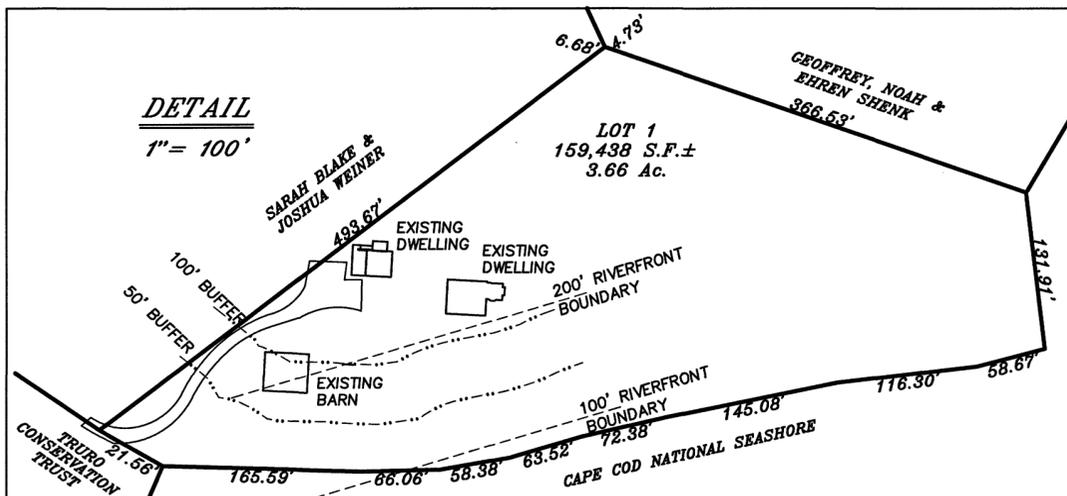
Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client

Barbara Carboni, Truro Land Use Counsel / Town Planner
Elizabeth Sturdy, Truro Board Manager
Brian Carlstrom, CCNS Superintendent
Lauren McKean, CCNS Planner
David Lyttle
Alison Alessi

DETAIL

1" = 100'

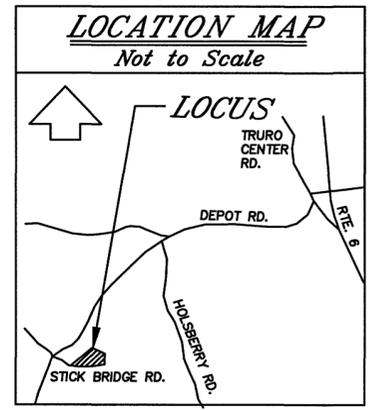


SITE PLAN

1" = 30'

DATUM

NAVD 88



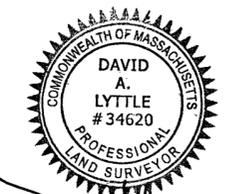
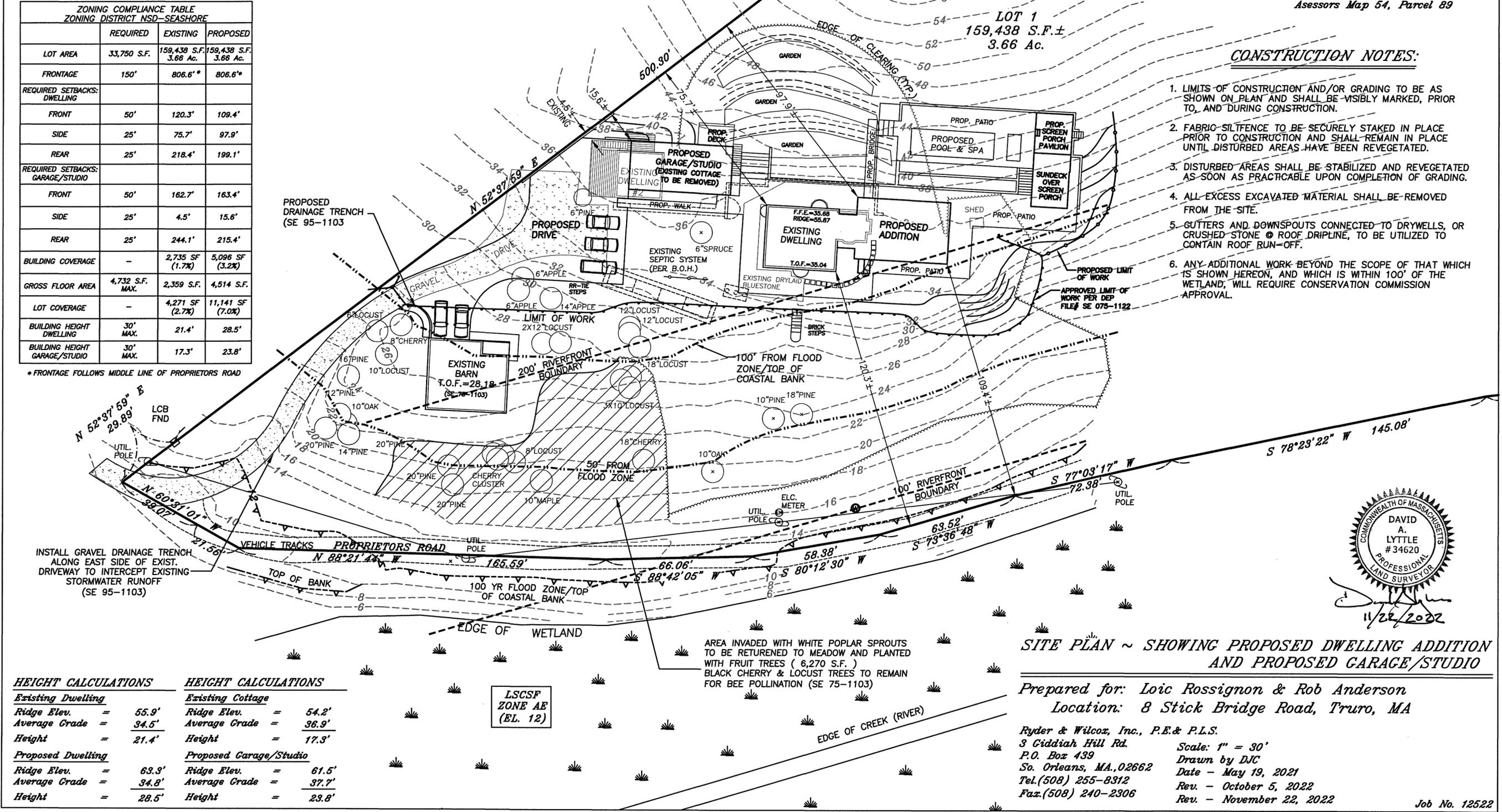
Reference
 Lot 1, Plan Book 695 Page 15
 Deed Book 31230 Page 33
 Assessors Map 54, Parcel 89

ZONING COMPLIANCE TABLE			
ZONING DISTRICT NSD-SEASHORE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	33,750 S.F.	159,438 S.F. 3.66 Ac.	159,438 S.F. 3.66 Ac.
FRONTAGE	150'	806.6'*	806.6'*
REQUIRED SETBACKS: DWELLING			
FRONT	50'	120.3'	109.4'
SIDE	25'	75.7'	97.9'
REAR	25'	218.4'	199.1'
REQUIRED SETBACKS: GARAGE/STUDIO			
FRONT	50'	162.7'	163.4'
SIDE	25'	4.5'	15.6'
REAR	25'	244.1'	215.4'
BUILDING COVERAGE	-	2,735 SF (1.7%)	5,096 SF (3.2%)
GROSS FLOOR AREA	4,732 S.F. MAX.	2,359 S.F.	4,514 S.F.
LOT COVERAGE	-	4,271 SF (2.7%)	11,141 SF (7.0%)
BUILDING HEIGHT DWELLING	30' MAX.	21.4'	28.5'
BUILDING HEIGHT GARAGE/STUDIO	30' MAX.	17.3'	23.8'

*FRONTAGE FOLLOWS MIDDLE LINE OF PROPRIETORS ROAD

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.



11/22/2022

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

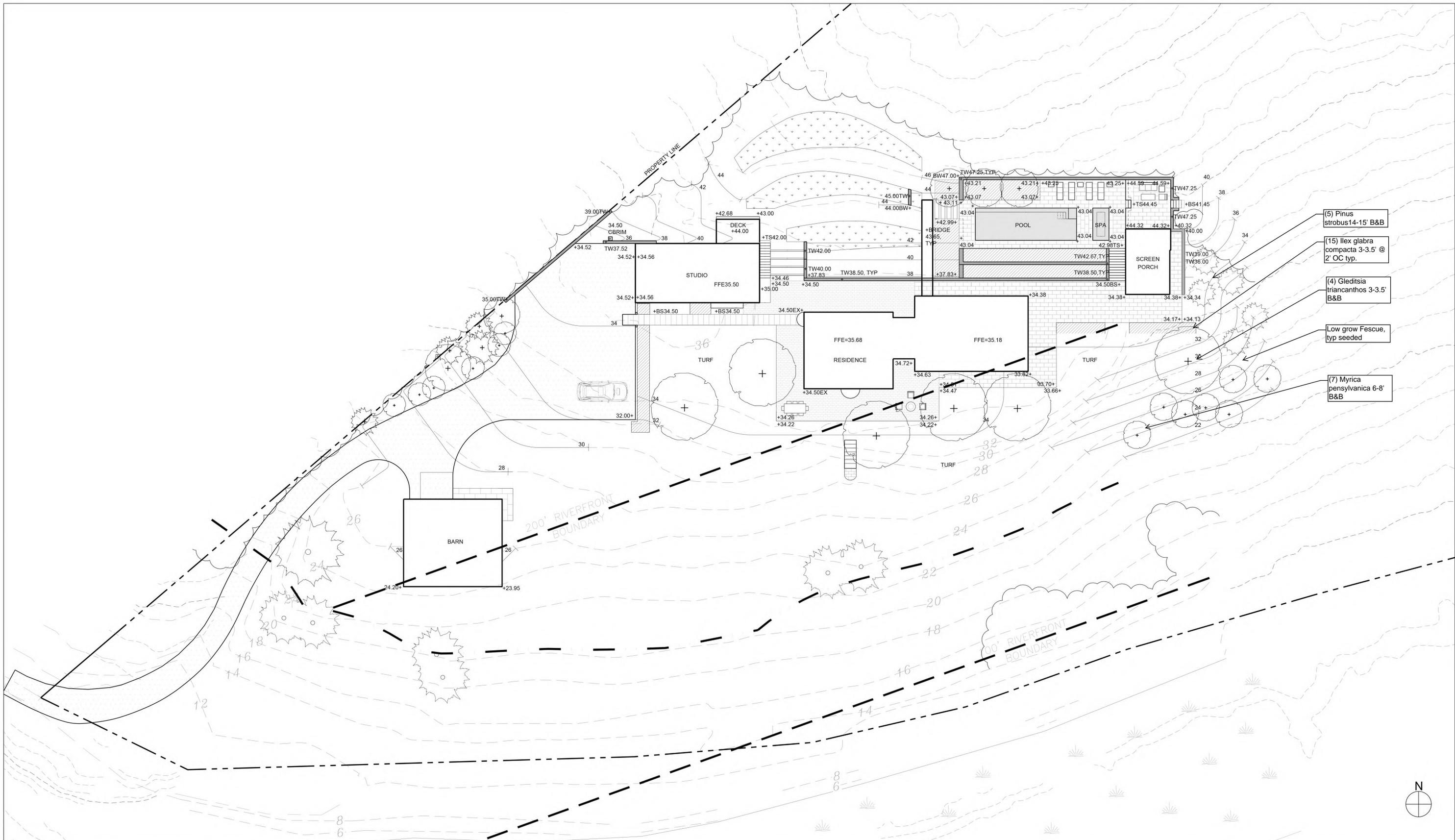
Scale: 1" = 30'
 Drawn by DJC
 Date - May 19, 2021
 Rev. - October 5, 2022
 Rev. - November 22, 2022

Job No. 12522

HEIGHT CALCULATIONS		HEIGHT CALCULATIONS	
Existing Dwelling		Existing Cottage	
Ridge Elev.	= 55.9'	Ridge Elev.	= 54.2'
Average Grade	= 34.5'	Average Grade	= 36.9'
Height	= 21.4'	Height	= 17.3'
Proposed Dwelling		Proposed Garage/Studio	
Ridge Elev.	= 63.9'	Ridge Elev.	= 61.5'
Average Grade	= 34.8'	Average Grade	= 37.7'
Height	= 28.5'	Height	= 23.8'

LSCSF ZONE AE (EL. 12)

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)



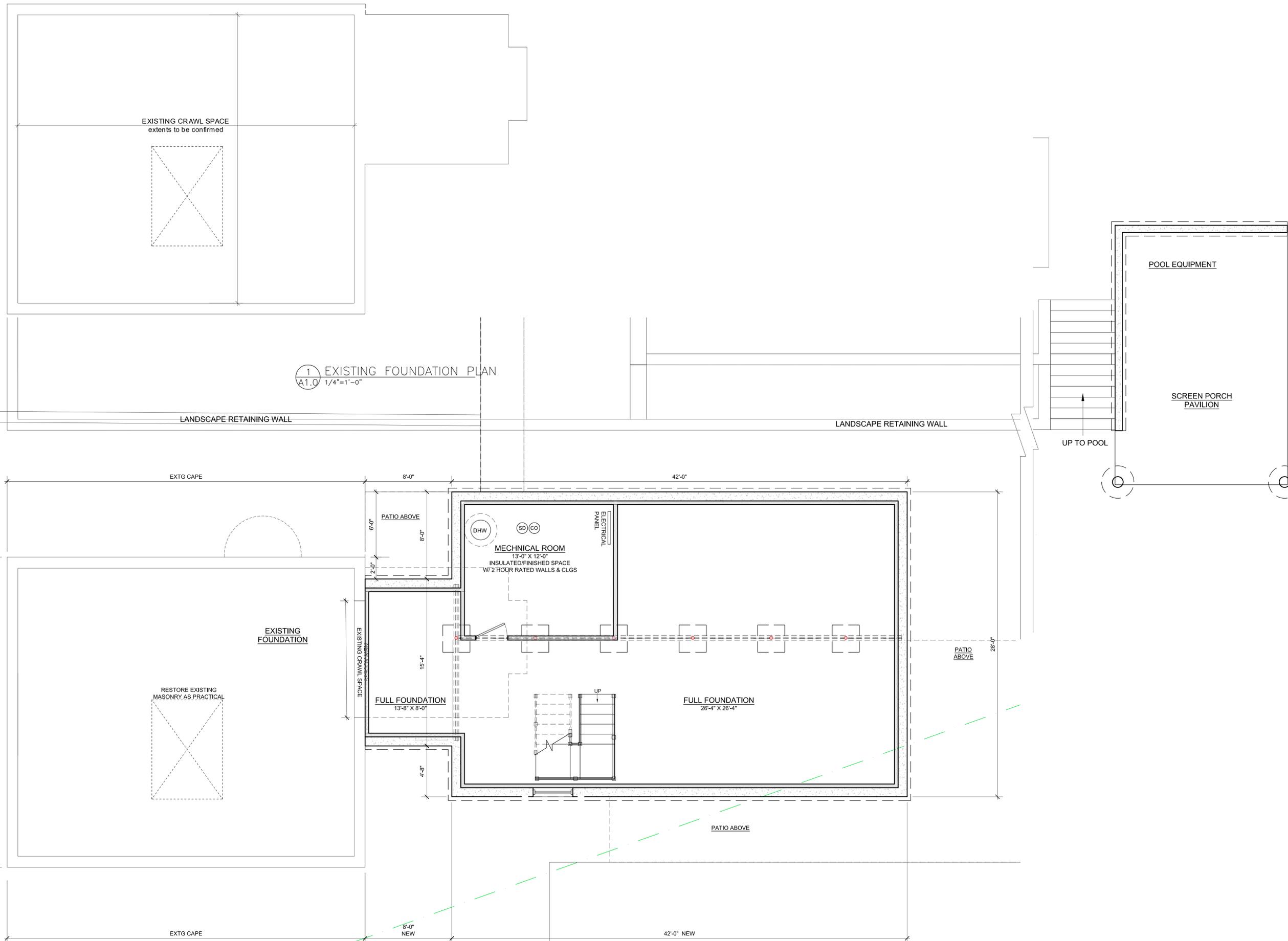
- (5) *Pinus strobus* 14-15' B&B
- (15) *Ilex glabra compacta* 3-3.5' @ 2' OC typ.
- (4) *Gleditsia triacanthos* 3-3.5' B&B
- Low grow Fescue, typ seeded
- (7) *Myrica pennsylvanica* 6-8' B&B

ROSSIGNON ANDERSON RESIDENCE
8 STICK BRIDGE ROAD, TRURO

PRELIMINARY SITE PLAN

A. GILSON LANDSCAPES, LLC
August 20, 2022
REVISED 11.28.2022





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

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

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

TITLE:
FOUNDATION PLAN

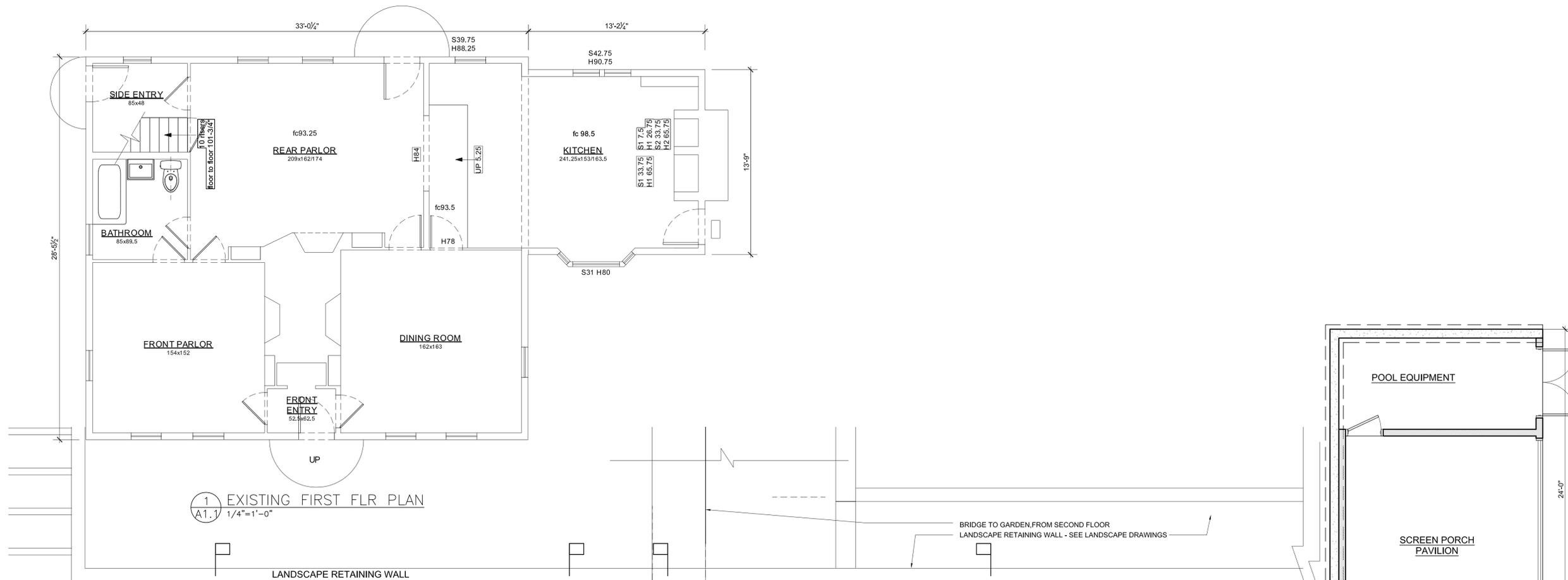
83 I Main Street
 Dennis MA 02638
 508.694.7887 phone
 www.a3architectsinc.com

A3 architects, inc
 Residential Commercial Net Zero

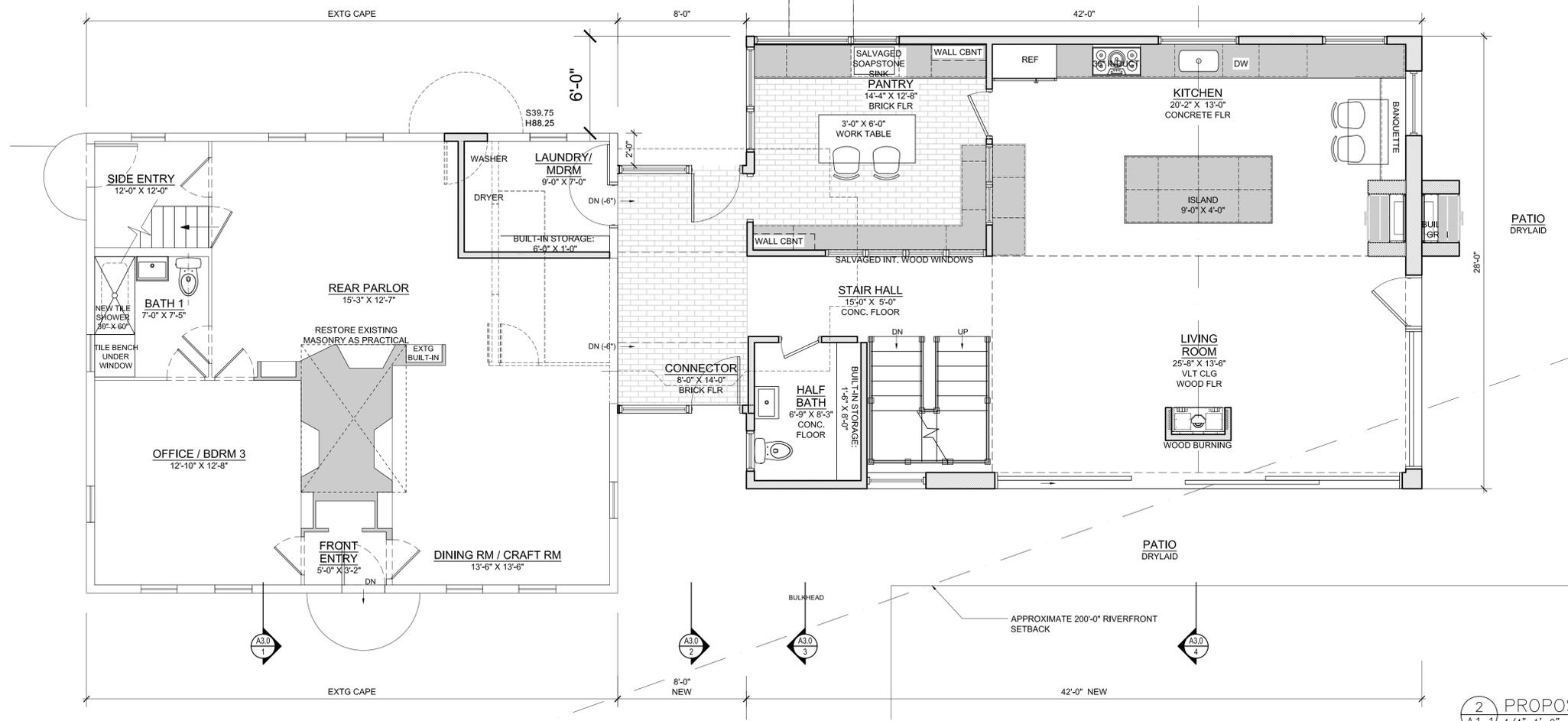
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DATE:
 PLANNING 11.28.2022

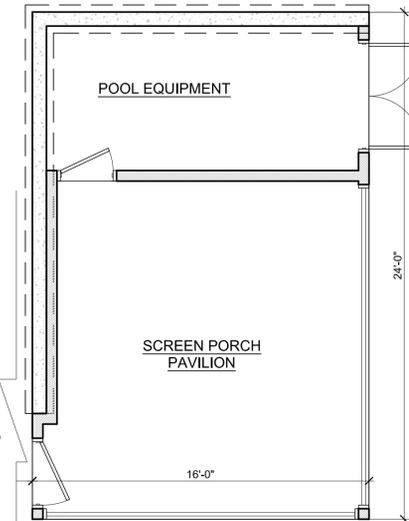
A1.0



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

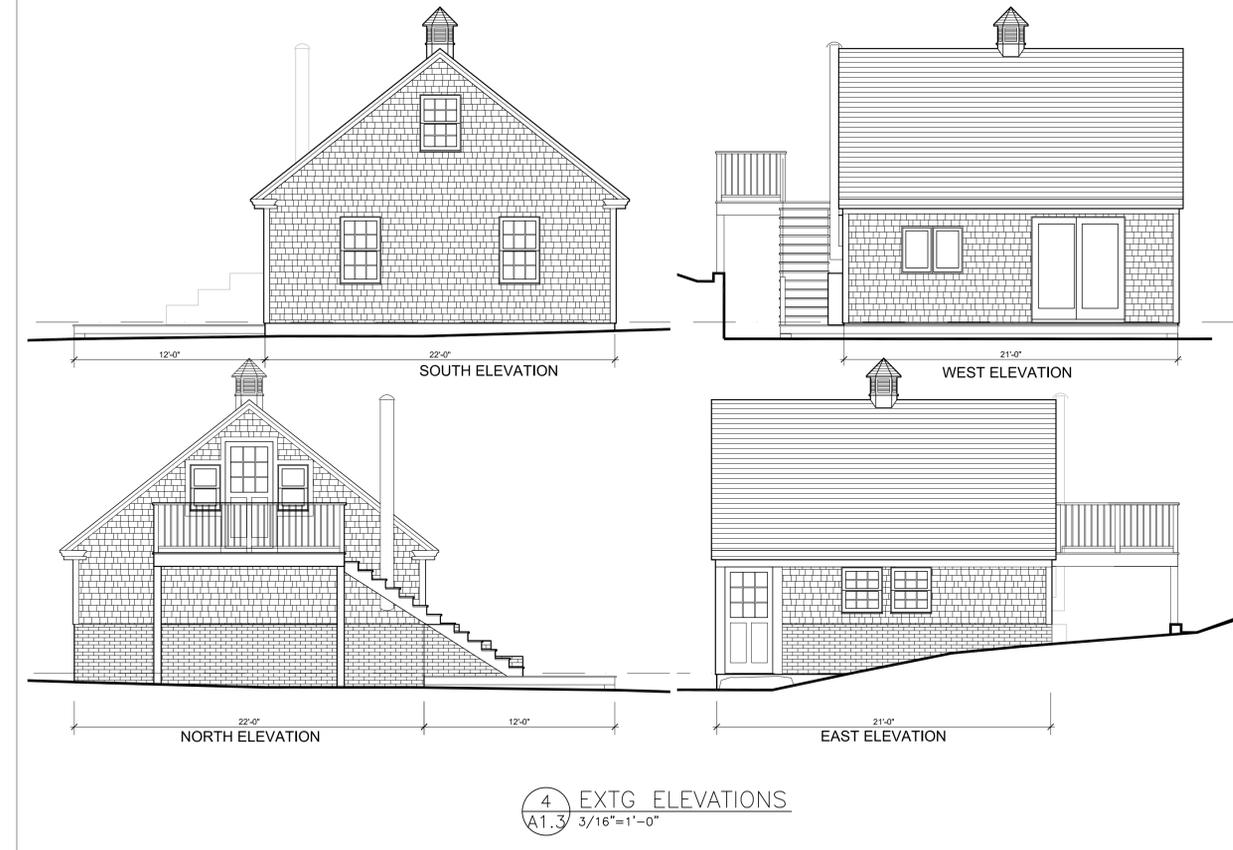
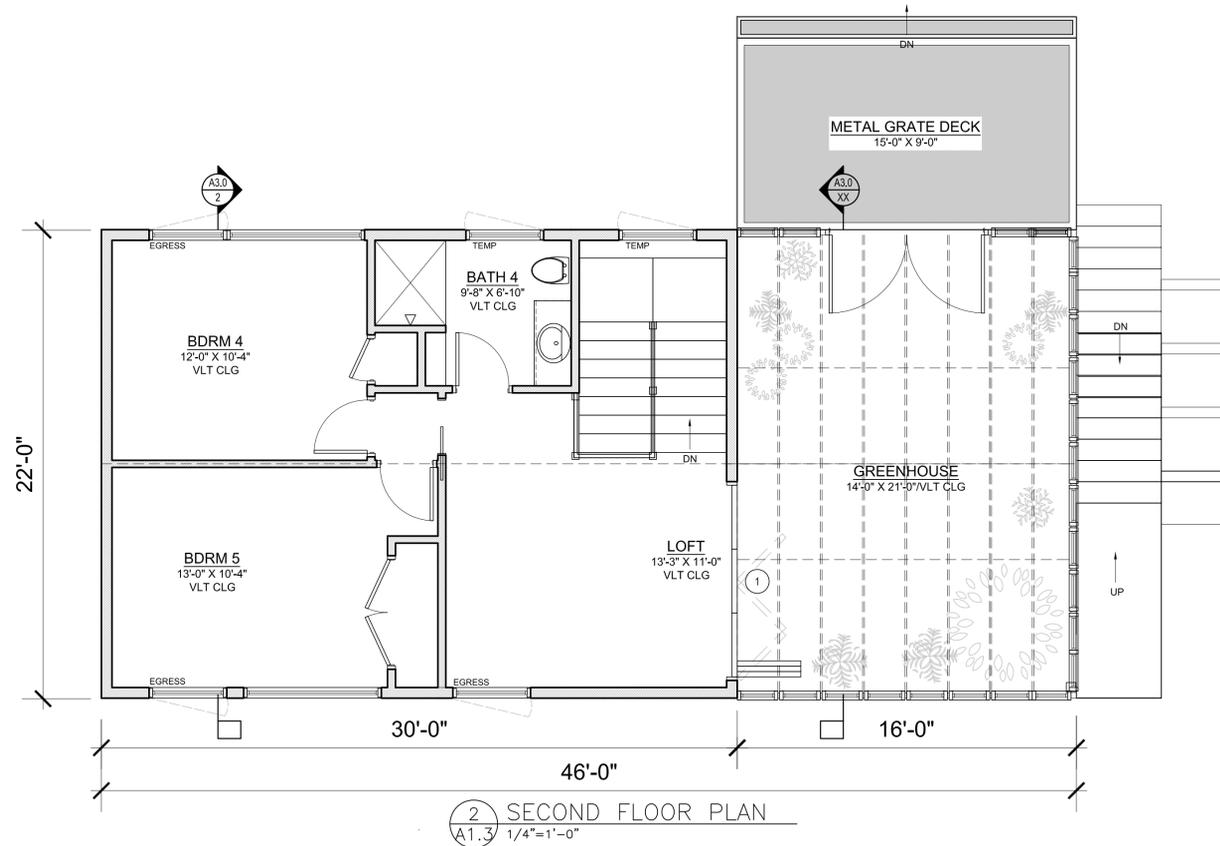
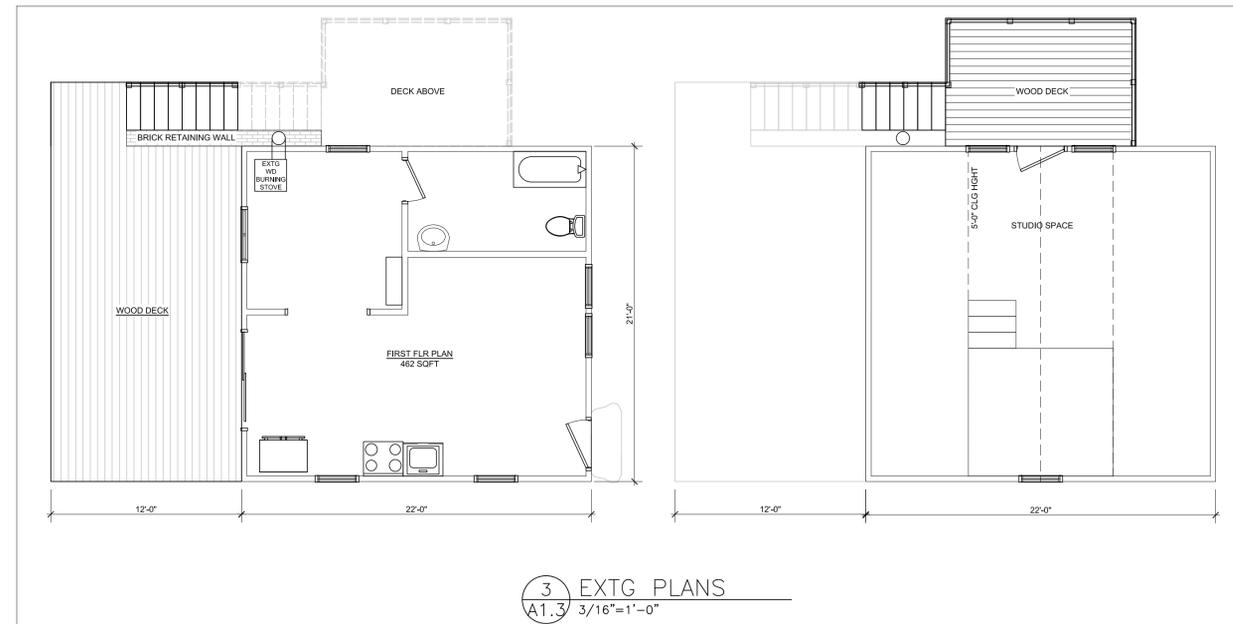
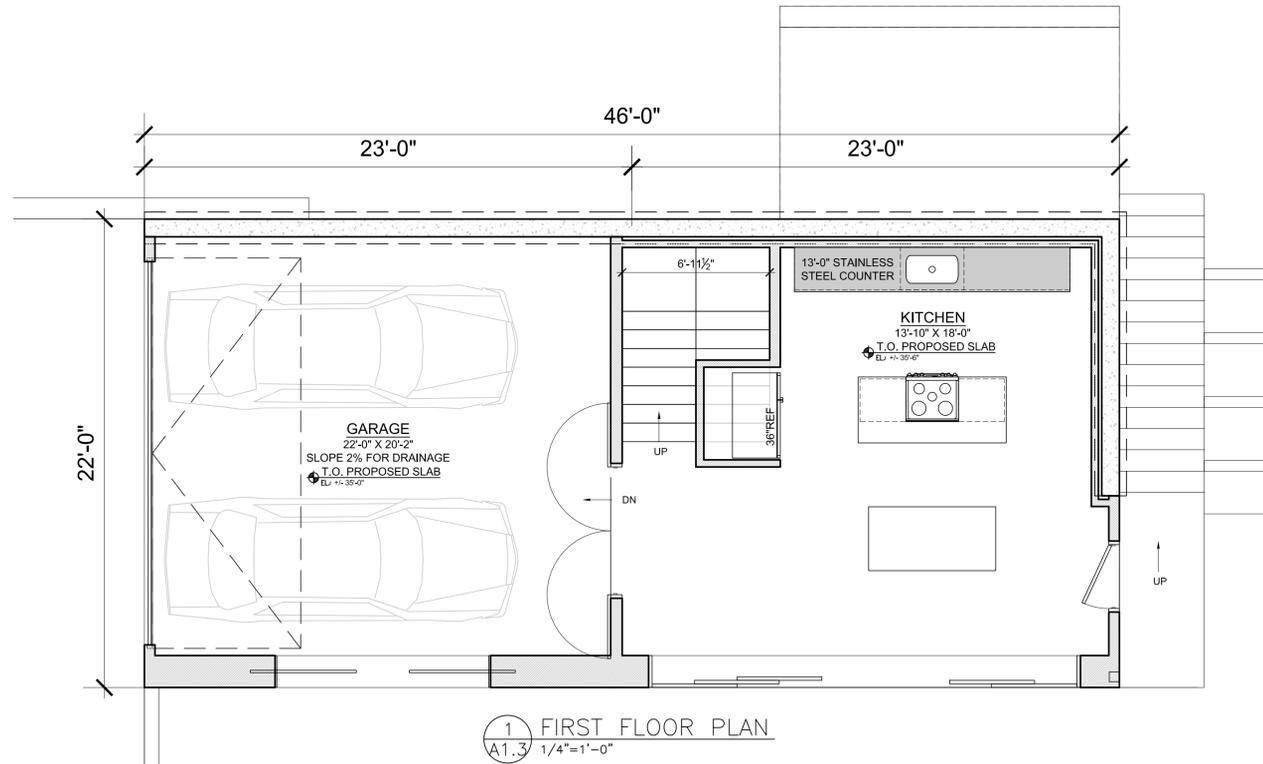
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DATE:
 PLANNING 11.28.2022

A1.1



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

TITLE:
 PROPOSED
 DWELLING 2 PLANS:
 GARAGE & STUDIO

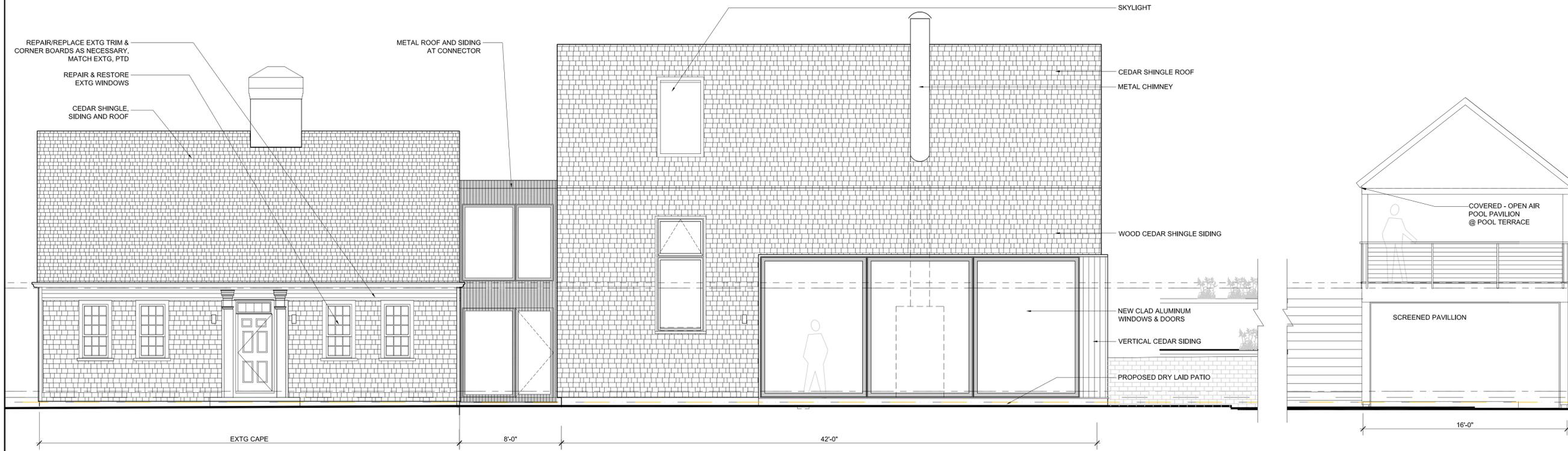
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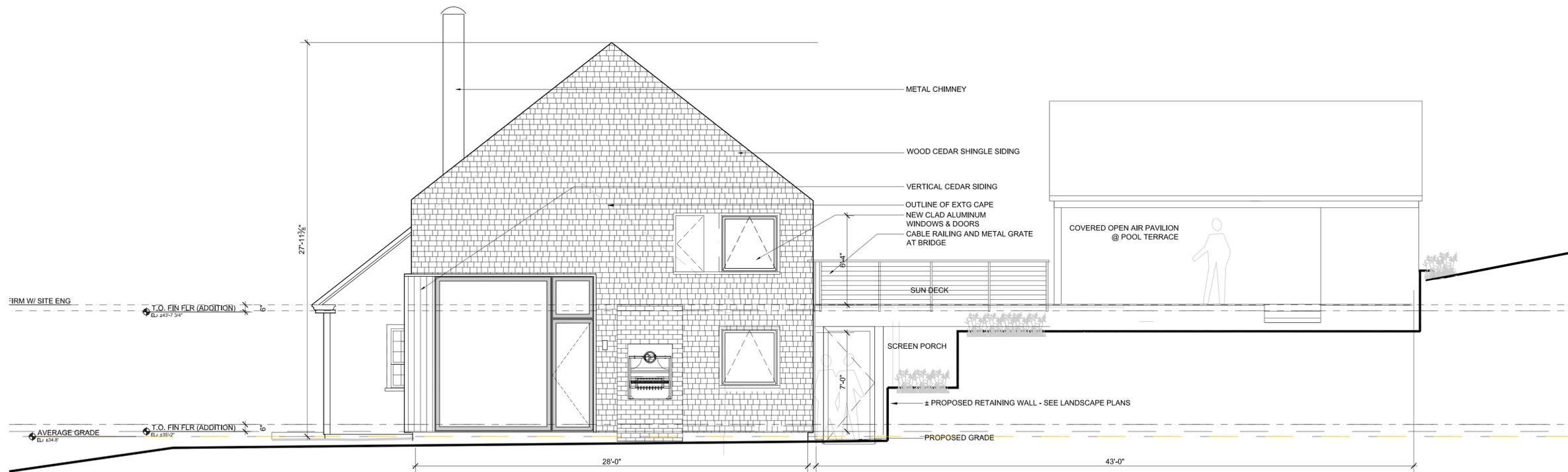
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DATE:
 PLANNING 11.28.2022

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

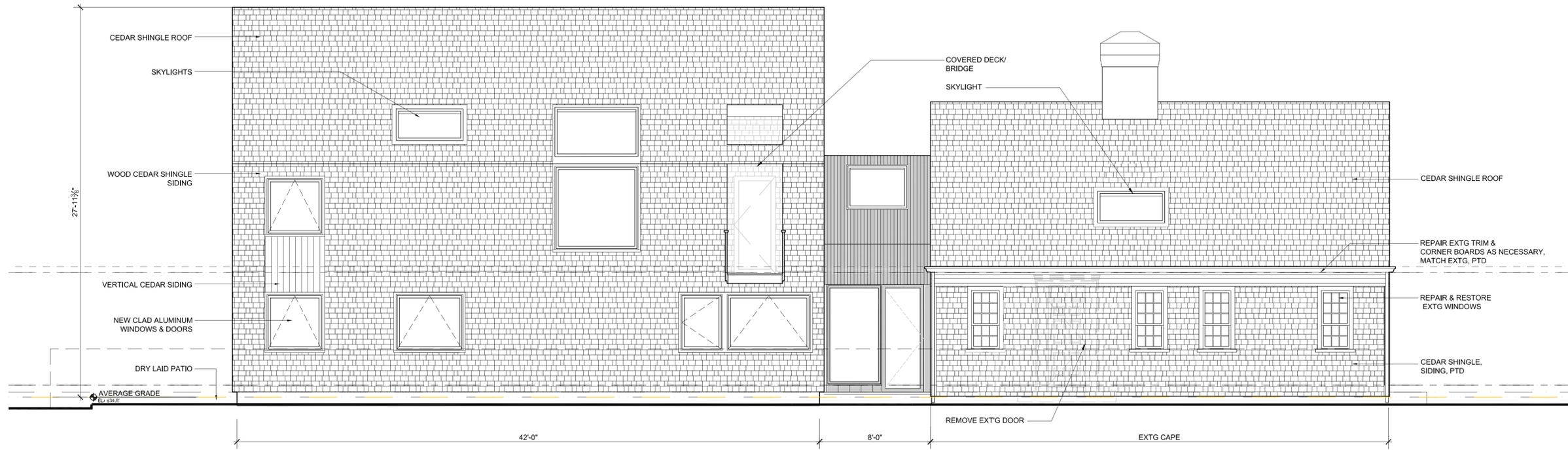
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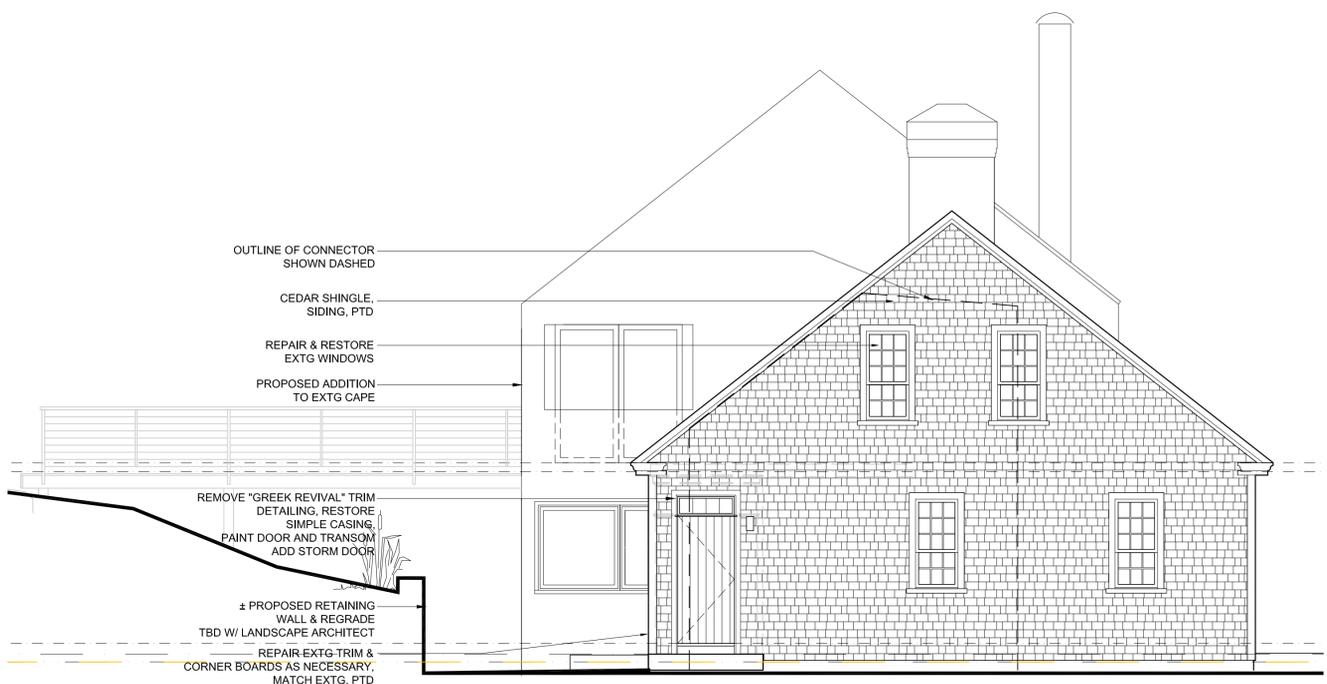
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DATE: PLANNING 11.28.2022

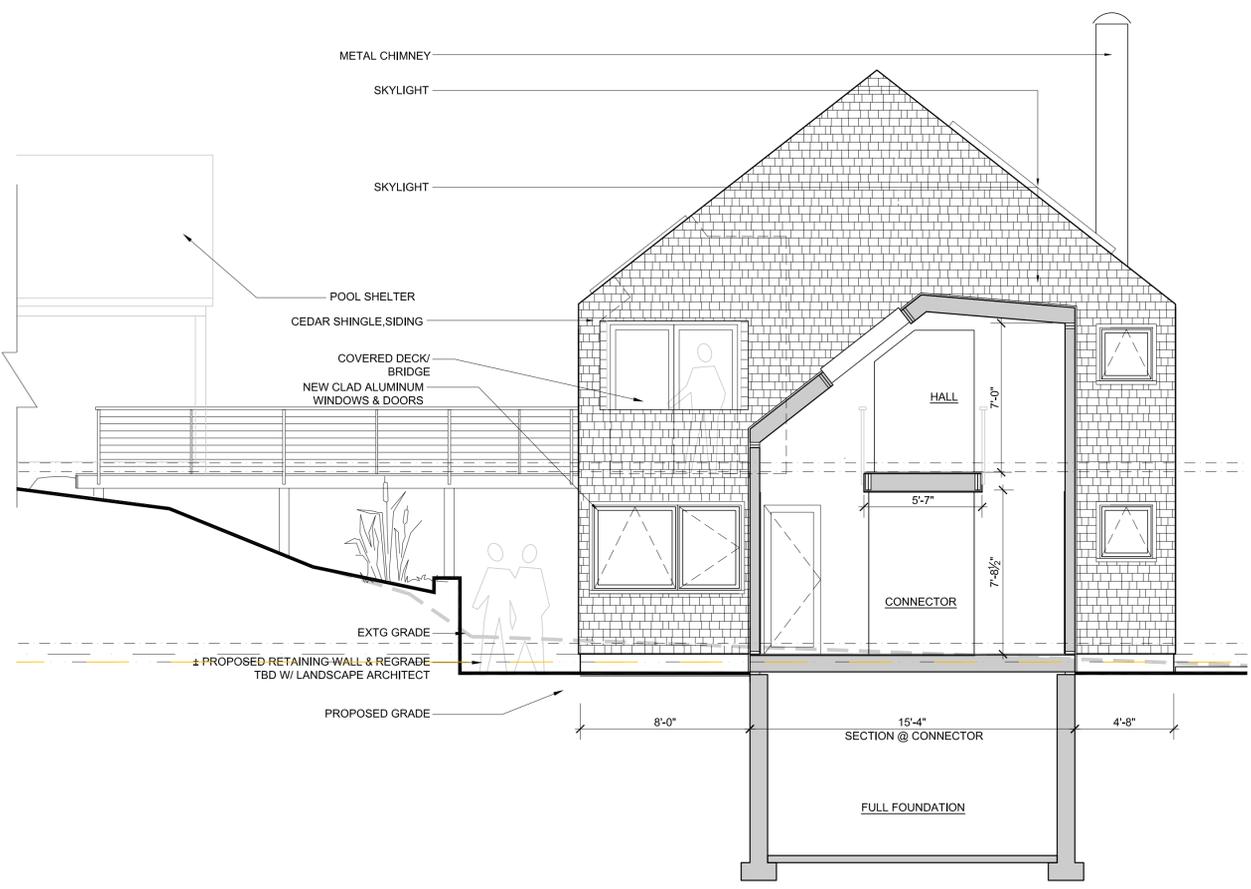
A2.0



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



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



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

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:
ELEVATIONS

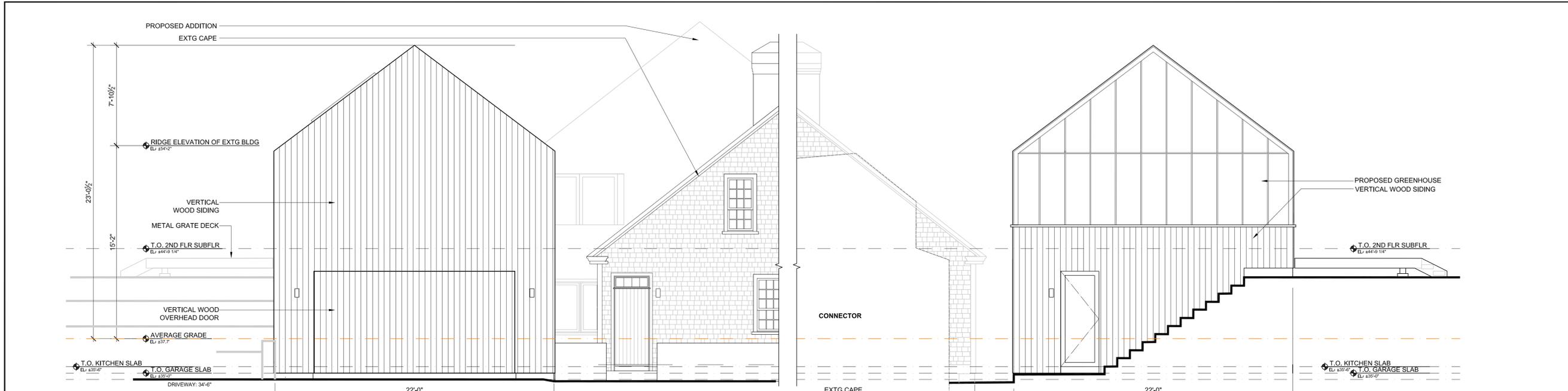
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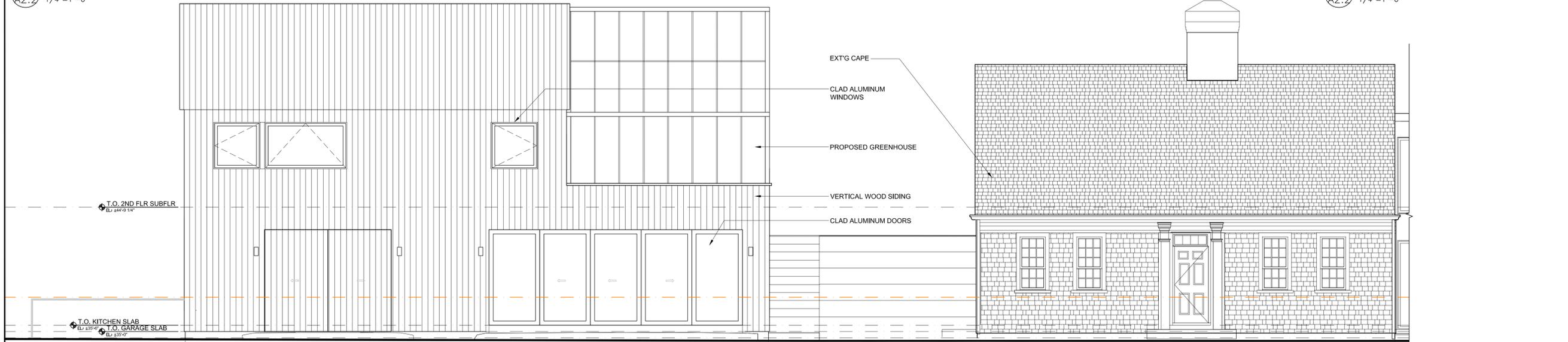
DATE:
PLANNING 11.28.2022

A2.1



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

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



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

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

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

TITLE:
 PROPOSED
 DWELLING 2
 ELEVATION:
 GARAGE & STUDIO

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

A3 architects, inc
 Residential Commercial Net Zero

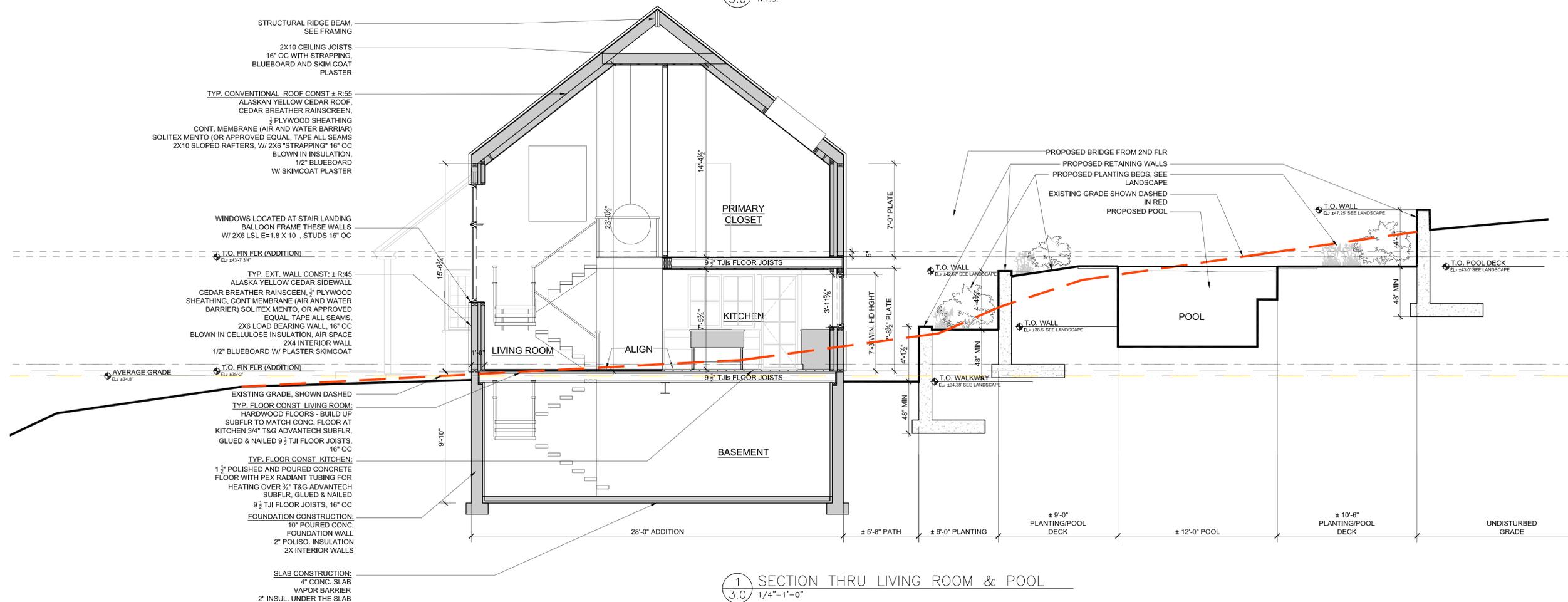
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DATE:
 PLANNING 11.28.2022

A2.2



2 BIRDSYE SKETCH RENDERING
3.0 N.T.S.



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

TITLE:
SECTIONS

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DATE:
PLANNING 11.28.2022

A3.0

<u>Address:</u>	<u>Net Area:</u>	<u>Lot Acreage:</u>	<u>Lot S.F.:</u>	<u>Gross Floor Area</u>
8 Stick Bridge Road	2,452	3.66	159,438	1.54%
4 Stick Bridge Road	1,826	3.73	162,479	1.12%
6 Perry's Hill Way	5,160	2.00	87,120	5.92%
28 Old County Road	2,047	5.30	230,868	0.89%
21 Holsberry Road	3,224	3.67	159,865	2.02%
25 Holsberry Road	3,478	6.66	290,109	1.20%
33 Holsberry Road	2,176	8.80	383,328	0.57%
41 Holsberry Road	1,174	3.00	130,680	0.90%
54 Old County Road	3,213	8.30	361,548	0.89%
26 Old County Road	2,801	0.96	42,253	6.63%
5 Atwood Lane	2,126	0.72	31,363	6.78%
2 Skylar Lane	2,400	0.93	40,511	5.92%
20 Holsberry Road	8,277	2.29	99,752	8.30%
11 Old Bridge Road	4,979	1.42	64,855	7.68%
18 Old County Road	2,898	3.90	169,884	1.71%
24 Old County Road	923	0.97	42,300	2.18%
22 Old County Road	2,224	1.10	47,916	4.64%
8 Atwood Lane	2,114	0.58	25,265	8.37%
8 Mill Pond Road	3,164	1.38	60,113	5.26%
10 Mill Pond Road	2,378	0.97	42,123	5.65%
2 Perry's Hill Way	1,876	1.04	45,302	4.14%
7 Mill Pond Road	1,876	1.31	57,063	3.29%
9 Mill Pond Road	3,440	1.15	50,094	6.87%
11 Abby Lane	3,724	1.07	46,609	7.99%
47 Old County Road	1,618	3.03	131,968	1.23%
53 Old County Road	1,535	0.78	33,977	4.52%
AVERAGE	2,812			4.08%
PROPOSAL	4,514		159,438	2.83%

Key: 3320

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.428

LEGAL LAND

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+		
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	1.00	1.00	500,960	1.00	1	1.00	SR2	1.60		
300	A	2.885	16	1.00	1	1.00	1.00	38,240	1.00	1	1.00	SR2	1.60		

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 %
22-228	05/11/2022	4	REHAB	7,500			0 0
20-281	10/05/2020	8	BARN	95,000	03/10/2022	LG	100 100
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

TOTAL	3.660 Acres		ZONING	NSD	FRNT	39	ASSESSED	CURRENT	PREVIOUS
Nbhd	NATL SEASHORE		N FY11 - SHF'S WERE CBN'S NOW IN DISUSE & USED AS SHF'S; ST1 CHGD TO BLDG#2+CLASS CHG TO T 109(BUT CODE 200 NEVER ADDED PER E FY11REVAL+DOR SPECS.FY12 ACRG INCR PER 2010 PLAN.				LAND	498,600	429,800
Infl1	NO ADJ						BUILDING	396,600	292,400
Infl2	NO ADJ						DETACHED	63,000	42,500
							OTHER	139,900	103,300
							TOTAL	1,098,100	868,000

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A	0.75	8X12		15.62	1,100
SHF	A	1.00	A	0.75	5*6		16.28	400
WSH	E	1.80	E	1.00	24*33+13*27	2020	53.82	61,500

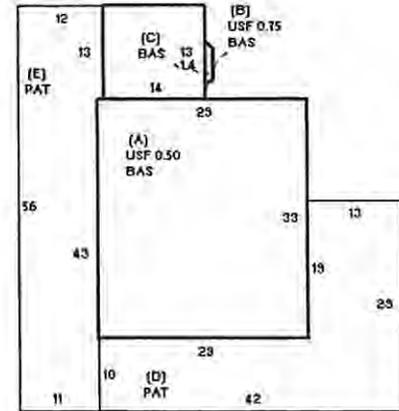


BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST
STYLE	7	1.20	OLD STYLE (100%)	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

YEAR BLT	1781	SIZE ADJ	1.010
NET AREA	1,759	DETAIL ADJ	1.000
SNLA(RCN)	\$327	OVERALL	1.230
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.5	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	54,200
UNITS		0	1.00

BLDG COMMENTS

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,803
FOUNDATION			1.00	+	BAS	L	BAS AREA	1,144	1781	319.83	365,883		
EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	615	1781	249.21	153,266		
ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	1,296		13.79	17,872		
ROOF COVER	2	WOOD SHINGLES	1.01		F11	O	FPL 1S 1OP	1		11,405.60	11,406		
FLOOR COVER	2	SOFTWOOD	1.00		F22	O	FPL 2S 2OP	1		22,176.30	22,176		
INT. FINISH	1	PLASTER	1.00										
HEATING/COOLING	2	HOT WATER	1.02										
FUEL SOURCE	1	OIL	1.00										



BUILDING

Key: 3308

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ#: 3.415

LEGAL
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
BLAKE SARAH I & WEINER JOSHUA 2808 CATHEDRAL ST WASHINGTON, DC 20008		54-77-0		4 STICK BRIDGE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BLAKE SARAH I & WEINER JO		06/19/2014	W	725,000	(203699)
DONALDSON LYNN BURROWS RE		07/28/2011	99		(194830)
DONALDSON LYNN B		09/16/1994	J	220,000	(135002)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-263	09/23/2020	80	SOLAR TAXABL	26,577	01/25/2021	LG	100 100
20-153	06/22/2020	2	ADDITION	15,000	08/31/2020	LG	100 100
04-080	06/04/2004	90	BP NVC	10,000	05/25/2007	JH	100 100
92-090	08/05/1992	3	REPAIR/REMOD	50,000	06/09/1993		100 100
90-118	10/03/1990	2	ADDITION	30,000	05/17/1991		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lp1	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	RV1	1.45		351,850
300	A	1,135	15	1.00	1	1.00	1	1.00	RV1	1.45		39,330
300	A	1,820	15	1.00	CR	0.25	1	1.00	RV1	1.45		15,770

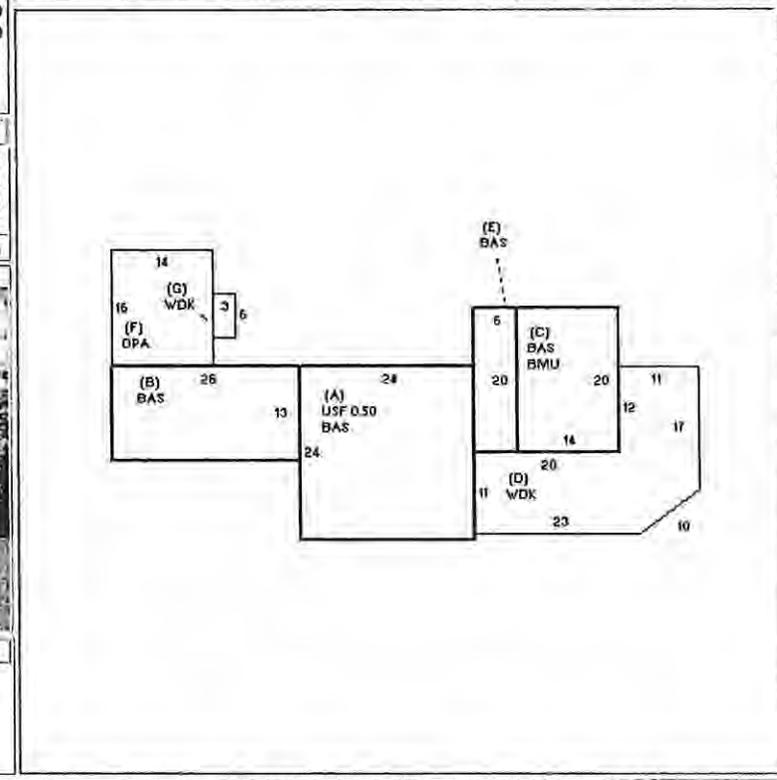
TOTAL	3.730 Acres	ZONING	RES	FRNT	291	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N FY15 ADDED CONSERVATION RESTRICTION. P/O				LAND	407,000	350,800
Infl1	NO ADJ	O PCL W/ SFR IN CCNS+REST OUTSIDE.				BUILDING	434,200	319,900
Infl2	NO ADJ	E				DETACHED	400	300
						OTHER	0	0
						TOTAL	841,600	671,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	P 0.45 6X8		48	16.28	400



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/24/2015	FC
STYLE	7	1.20	OLD STYLE (100%)	REVIEW	12/16/2010	MR
QUALITY	+	1.10	GOOD-AVE+ (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLOG COMMENTS



DETACHED
BUILDING
FINISH

YEAR BLT	1850	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,294
NET AREA	1,802	DETAIL ADJ	1,000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	914	1850	343.23	313,713	CONDITION ELEM	CD
SNLA(RCN)	\$387	OVERALL	1,200	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	288	1850	274.23	78,979		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	280		93.20	26,097		
STORIES(FAR)	1.5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	467		54.82	25,603			
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	400	1990	343.23	137,292			
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	224		80.10	17,942			
BATHROOMS	1.5	1.00	HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1			17,167.90	17,168			
FIXTURES	5	\$3,500	FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER				0.00				
UNITS	1	1.00															
																EFF.YR/AGE	1990 / 31
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$434,200

Key: 3299

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEO #: 3,406

CURRENT OWNER										PARCEL ID				LOCATION			
WERTKIN GERARD & BARBARA D PO BOX 793 TRURO, MA 02666										54-66-0				6 PERRYS HILL WAY			
TRANSFER HISTORY										DOS		T	SALE PRICE		BK-PG (Cert)		
WERTKIN GERARD & BARBARA LEVY ETHEL H & LEVY, ETHEL & ROBERT TIC										10/01/2004 10/09/1998		O 99	1,100,000		19097-185 11753-108+ 7121-174		
CD	T	AC/SF/JN	Nbhd		Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	15	1.00	1	1.00	1,127,160	1.00	1.00	V16	3.60		873,550				
300	A	1.225	15	1.00	1	1.00	85,040	1.00	1.00	V16	3.60		105,400				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2022		35	RES EXEMPT		04/12/2022		0	0
21-340	09/20/2021	3	REPAIR/REMOD	125,000	03/10/2022	LG	100	100
07-072	04/13/2007	70	POOL	75,928	06/05/2008	JH	100	100
05-131	06/15/2006	1	SINGLE FAM R	875,000	06/05/2008	JH	100	100
04-200	11/04/2004	5	DEMO	12,500			100	100

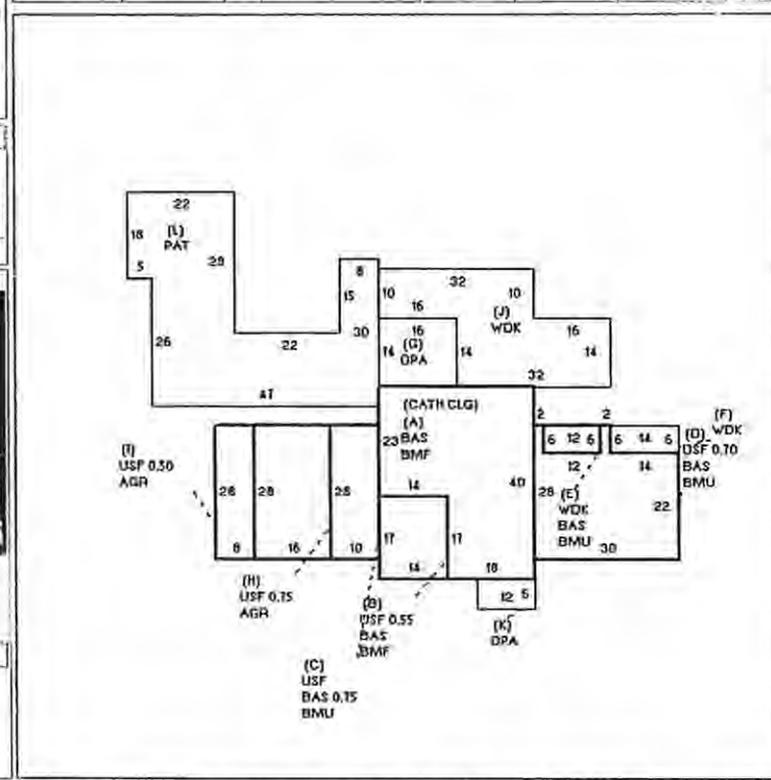
TOTAL	2.000 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO	N HAS EASEMENT OVER PERRY HILL WAY.				LAND	979,000	843,900	
Infl1	NO ADJ	O T E					BUILDING	1,926,600	1,325,100
Infl2	NO ADJ		OTHER	34,400	32,800	TOTAL	2,940,000	2,201,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	V	1.50	G+ 0.95 20'40	2007	800	45.25	34,400



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/10/2022	LG
STYLE	16	1.30	NEW STYLE (100%)	REVIEW	12/13/2010	MR
QUALITY	V	1.52	VERY GOOD (88%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS



YEAR BLT	2006	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,214,467		
NET AREA	3,584	DETAIL ADJ	1,010	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,280		195.39	250,100	CONDITION ELEM	CD		
\$NLA(RCN)	\$618	OVERALL	1,340	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,042	2006	470.85	490,628				
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,204	2006	470.85	566,905				
STORIES(FAR)		1.55	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UP-STRY FIN	890	2006	383.90	341,670				
ROOMS	9	1.00	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	1,036		116.04	120,222				
BEDROOMS	5	1.00	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	924		75.76	70,004				
BATHROOMS	4.5	1.00	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	296		118.06	34,946				
FIXTURES	17	\$11,900		FUEL SOURCE	2	GAS	1.00	+	AGR	N	ATTACHED GARAGE	672		148.49	99,782				
UNITS	1	1.00	1.00					+	USF	L	UP-STRY FIN	448	2006	383.90	171,987				
								L	PAT	N	PATIO	1,408		22.03	31,017				
									F21	O	FPL 2S 10P	1		25,305.30	25,305				
									GEN	O	GENERATOR	1		0.00					
									ODS	O	OUT DOOR SHOWER	1		0.00					
EFF. YR/AGE																		2008 / 13	
COND																		13 13 %	
FUNC																0			
ECON																0			
DEPR																13 % GD 87			
RCNLD																\$1,926,600			

Key: 3309

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,416

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION								
SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A. c/o APRYL SHENK PO BOX 1030 NORTH TRURO, MA 02652-1030		54-78-0		28 OLD COUNTY RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A.		01/22/2021	A	33714-237								
SHENK MARY KEVIN K & EHRE		05/16/1995	A	9669-106								
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	360,065	1.00	1	R05	1.15		279,050
300	A	4.335	15	1.00	1	27,485	1.00	1	R05	1.15		119,150
350	A	0.190	15	1.00	1	6,000	1.00	1	TWP	1.00		1,140

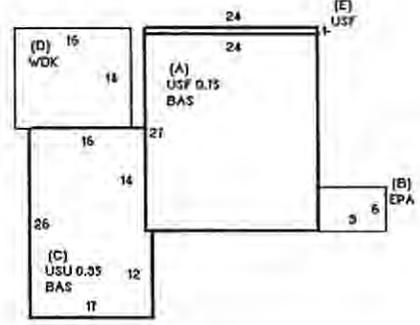
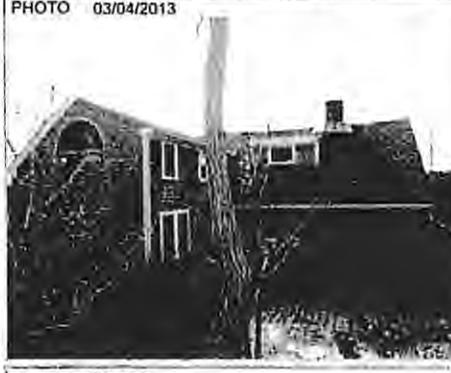
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
	07/07/2010	20	NO PERMIT		03/04/2013	FC	100 100

DETACHED

TOTAL	5.300 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N 1.179 AC W/ SFR+SHF WITHIN CCNS+4.123 AC W/ BARN OUTSIDE CCNS PER PLAN 512-52. GUL=GAR				LAND	399,300	344,200
Infl1	NO ADJ	T (12X28) ON LEFT+UNFIN WORKSHOP (16X28) ON RIGHT PER 2/29/12 BP INSPEC.				BUILDING	260,000	230,100
Infl2	NO ADJ					OTHER	18,800	18,000
						TOTAL	678,100	592,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	P 0.45 28'28"		784	44.90	15,800
SHF	A	1.00	P 0.45 9'5"		45	16.28	300
UTB	A	1.00	A 0.75 10'12"		120	18.70	1,700
CAN	A	1.00	A 0.75 12'16 ON UTB		192	6.90	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2013	FC
MODEL	1		RESIDENTIAL	LIST	7/7/2010	EST
STYLE	15	1.10	ANTIQUE (100%)	REVIEW	5/27/2011	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS
FLR COVER=ESTIMATE.

BUILDING

YEAR BLT	1790	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	541,642
NET AREA	1,586	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,076	1790	294.11	316,461		
SNLA(RCN)	\$342	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	EPA	N	ENCL PORCH	54		174.51	9,424		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	USU	N	UPPER STORY UNF	407		128.75	52,401		
STORIES(FAR)	1.75	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	WDK	N	ATT WOOD DECK	224		52.33	11,722		
ROOMS	0	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	510	1790	231.51	118,071		
BEDROOMS	6		1.00	INT. FINISH	1	PLASTER	1.00	F23	O	FPL 2S 3OP	1		31,464.00	31,464			
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	3		52,100	FUEL SOURCE	1	OIL	1.00										
UNITS	0		1.00														

EFF. YR/AGE	1960 / 61
COND	52 52 %
FUNC	0
ECON	0
DEPR	52 % GD 48
RCNLD	\$260,000

Key: 3311

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEO #: 3,418

CURRENT OWNER										PARCEL ID				LOCATION			
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										54-80-0				21 HOLSBERY RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
IRWIN R REIN & MARSHA L R										08/23/2018		F		1 31483-214			
REIN MARSHA L & IRWIN R										05/02/2002		99		15119-233			
REIN MARSHA L										02/09/2001		QS		290,000		13548-179	

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	1.00	1	1.00	SR2	1.60		388,240
300	A	2.895	16	1.00	1	1.00	1	1.00	SR2	1.60		110,700

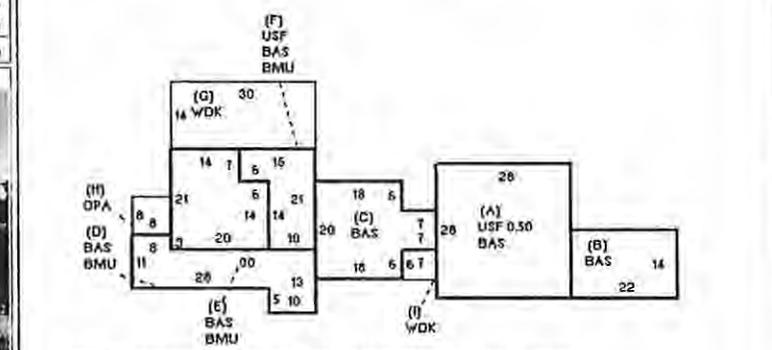
TOTAL	3.670 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N FY14=DELETED GHP (NO FTG OR FDM SO=PP) O +SHF@42 SF (=GARBAGE SHED).				LAND	498,900	430,100
Infl1	NO ADJ	E				BUILDING	712,500	532,500
Infl2	NO ADJ					DETACHED	1,600	1,600
						OTHER	0	0
						TOTAL	1,213,000	964,200

TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	A 0.75 8*12		96	15.62	1,100	
QSH	-	0.90	F 0.60 ATT TO SHF 5		35	5.94	100	
PH1	A	1.00	A 0.75 8*8		64	6.20	300	
PTD	A	1.00	D 0.20 IRREG 12*22		264	2.20	100	

BUILDING	CD	ADJ	DESC	MEASURE	11/21/2019	REF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	11/21/2019	REF	
STYLE	4	1.10	CAPE (100%)	REVIEW	12/15/2010	MR	
QUALITY	+	1.10	GOOD-AVE+ (100%)				
FRAME	1	1.00	WOOD FRAME (100%)				

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-227	10/26/2011	2	ADDITION	250,000	10/26/2012	FC	100	100

SEC A+B=ORIG SFR; REST=2012 ADDN (1ST FL-KITCH+GREAT RM+2 BR+2 FULL BA; 2ND FL=BR-FULL BA+(LOFT))
1BR CONVERTED TO OFFICE IN ORIG SFR (ALSO HAS LR-KITCH-3 BR-FULL BA)
DWLG IS STILL A SFR PER 10/29/12 E-MAIL FROM BLDG COMMISH



SEC E-F HAS 10' FT FRONT DORMER+FULL REAR DORMER; SEC E HAS CATH CLG

YEAR BLT	1858	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,003,555
NET AREA	3,160	DETAIL ADJ	1,000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,092	1858	286.45	312,808	CONDITION ELEM	CD
\$NLA(RCN)	\$318	OVERALL	1,120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	392	1858	242.21	94,944		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,046	2012	286.45	299,631		
STORIES(FAR)	1.75	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,008		70.60	71,162		
ROOMS	11	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BAS AREA	378	2012	286.45	108,280		
BEDROOMS	6		1.00	INT. FINISH	1	PLASTER	1.00	F	USF	L	UP-STRY FIN	252	2012	242.21	61,036		
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	ATT WOOD DECK	462		49.16	22,714		
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00	H	OPA	N	OPEN PORCH	64		103.76	6,641		
UNITS	0	1.00							KIT	O	XTRA KITCHEN	1		16,962.20	16,962		
									MST	O	MASONRY STACK	1		3,078.80	3,079		

EFF.YR/VAGE	1992 / 29
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$712,500

Key: 3321

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,430

CURRENT OWNER											PARCEL ID			LOCATION		
POWERS KSENIJA O REV LIV TR TRS: POWERS KSENIJA O C/O ODETTA NEWTON 1108 HEMPFIELD DR LANCASTER, PA 17601											54-90-0			25 HOLSBERY RD		
TRANSFER HISTORY											DOS	T	SALE PRICE	BK-PG (Cert)		
POWERS KSENIJA O REV LIV											10/13/2000	F		13295-031		
POWERS KSENIJA O											12/23/1998	99		11938-094		
POWERS KSENIJA O											07/08/1965	99		1304-643		

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 %
FY2018		35	RES EXEMPT		10/01/2017		0 0
13-204	08/23/2013	90	BP NVC	2,800	12/02/2013	FC	100 100
13-035	02/26/2013	6	SHED	5,000	11/29/2012	FC	100 100
12-233	10/05/2012	90	BP NVC	9,300	01/07/2013	FC	100 100
12-199	08/24/2012	9	DECK	4,375	11/29/2012	FC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lbl	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	939,300	1.00	1	SV1	3.00		727,960
300	A	5.515	16	1.00	1	71,700	0.98	1	SV1	3.00		377,710
350	A	0.370	16	1.00	1	6,000	1.00	1	TWP	1.00		2,220

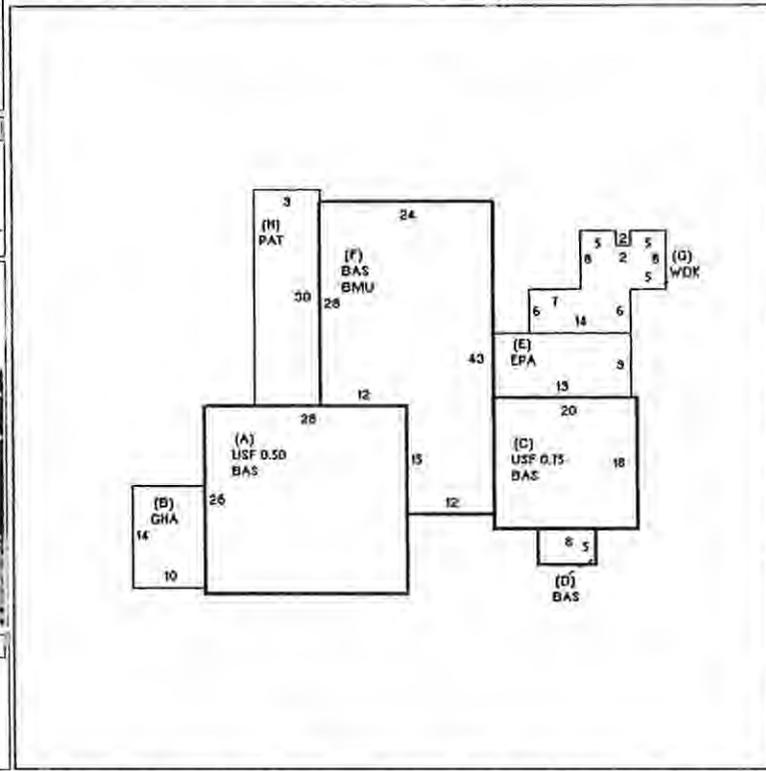
TOTAL	6.660 Acres		ZONING	NSD	FRNT	253	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		N IS SUBDIVIDABLE INTO 2 LOTS? MIN LOT SIZE IN O NSS=3.00 AC BUT PCL HAS ONLY 253.08' FRONTAGE				LAND	1,107,900	955,000
Infl1	NO ADJ		T PER SEWALL MAP.				BUILDING	569,800	391,200
Infl2	NO ADJ		E				DETACHED	35,600	44,500
							OTHER	123,500	91,700
							TOTAL	1,836,800	1,482,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	D 0.20	TENNIS 7200	1	20,023.10	4,000
ST1	A	1.00	A 0.75	15'25	372	90.90	25,400
PTD	A	1.00	P 0.45	20'10	200	2.20	200
GHD	A	1.00	A 0.75	8*20	1991	36.65	4,400
SHF	A	1.00	G 0.90	10'12	2010	15.18	1,600



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/14/2021	LG
STYLE	4	1.10	CAPE (100%)	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS
10/14/2021 Tenant of ST1 confirmed interior details of all bldgs (C-19).



YEAR BLT	1800	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	837,935		
NET AREA	2,614	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,980	1800	276.71	547,891				
SNLA(RCN)	\$321	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	634	1800	224.42	142,281				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	GHA	N	GREENHOUSE	140		131.45	18,403				
STORIES(FAR)	1.5	UNITS	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	E	EPA	N	ENCL PORCH	171		124.88	21,354				
ROOMS	11	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00	F	BMU	N	BSMT UNFINISHED	852		68.35	58,235				
BEDROOMS	6		1.00	INT. FINISH	1	PLASTER	1.00	G	WDK	N	ATT WOOD DECK	176		54.09	9,520				
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02	H	PAT	N	PATIO	270		14.90	4,023				
FIXTURES	11		\$7,700	FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 10P	2		14,264.00	28,528				
UNITS	0		1.00																

EFF. YR/AGE	1980 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$569,600

Key: 3321

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.431

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
POWERS KSENJA O REV LIV TR				54-90-0				25 HOLSBERY RD				
TRS: POWERS KSENJA O				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
C/O ODETTA NEWTON												
1108 HEMPFIELD DR												
LANCASTER, PA 17601												
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

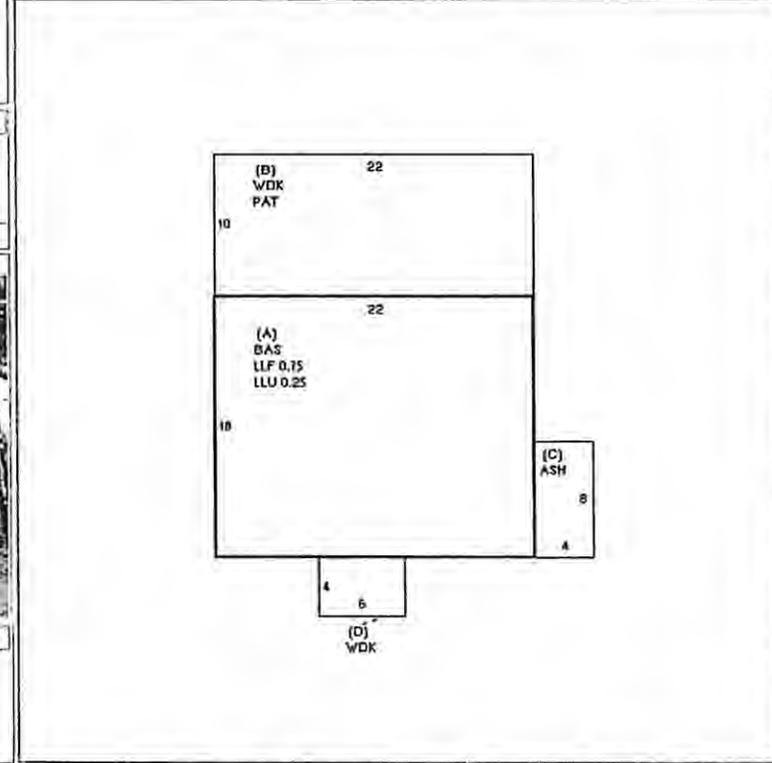
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	N O T E		LAND	123.500	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
At driveway, marker points to 25A. 10/14/2021 Interior info confirmed by person at ST1. 2 BR on lower level. FLR COVER=ESTIMATE.



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/14/2021	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.060
NET AREA	693	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	0.920
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		2	1.00
BEDROOMS		2	1.00
BATHROOMS		1.5	1.00
FIXTURES		5	\$3,500
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	99		128.60	12,731
EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	297	1976	171.99	51,081
ROOF SHAPE	4	FLAT/SHED	1.00	A	BAS	L	BAS AREA	396	1976	251.05	99,421
ROOF COVER	1	ASPHALT SHINGLE	1.00	B	PAT	N	PATIO	220		12.99	2,857
FLOOR COVER	2	SOFTWOOD	1.00	C	ASH	N	ATT SHED	32		34.62	1,108
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	244		44.66	10,901
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	181,599
CONDITION ELEM	CD
EFF.YR/AGE	1981 / 40
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$123,500

Key: 3323

Town of TRURO - Fiscal Year 2023

9/1/2022

6:23 pm

SEQ #: 3,433

CURRENT OWNER										PARCEL ID			LOCATION		
SEBASTIAN JUNGER REV TRUST TRS: JUNGER SEBASTIAN M 141 ATTORNEY ST, UNIT 3B NEW YORK, NY 10002										54-92-0			33 HOLSBERY RD		
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)		
SEBASTIAN JUNGER REV TRUS										04/28/2016	F		29611-2B1		
JUNGER M SEBASTIAN										09/18/2000	H	475,000	13246-336		
FRANK JEAN K EST OF & JON										12/31/1999	H		N/A-N/A		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
02-029	02/28/2002	4	REHAB		05/02/2004	BT	100 100
01-041	03/23/2001	4	REHAB	45,000	05/02/2004	BT	100 100

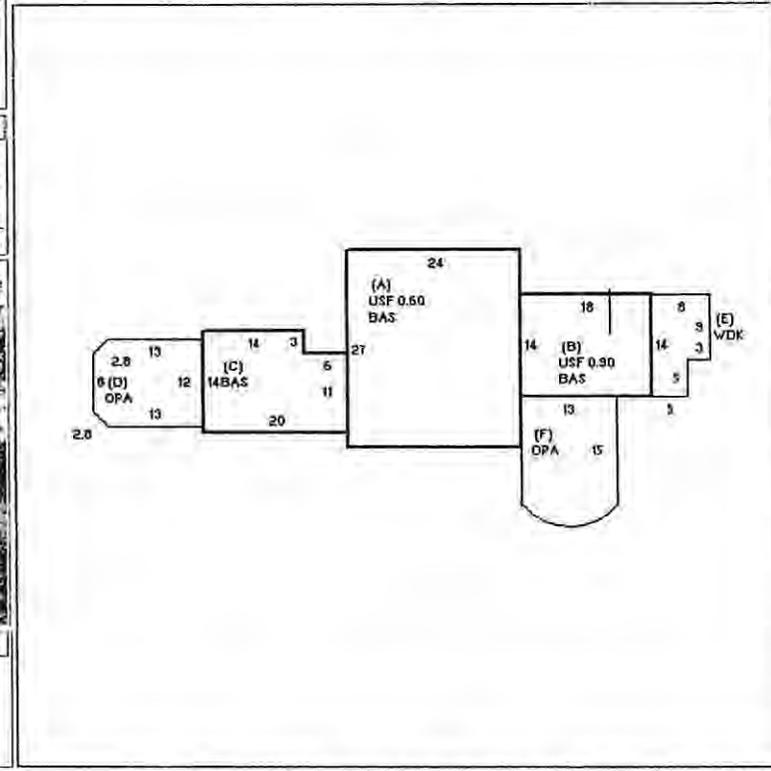
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	A	0.775	16	1.00	1	1.00	1	1.00	939,300	1.00	1	1.00	SV1 3.00	727,960
300	A	8.025	16	1.00	1	1.00	1	1.00	71,700	0.79	1	1.00	SV1 3.00	454,500

TOTAL	8.800 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N	VW=MARSH. CAN'T SUBDIVIDE (NO FRONTAGE).			LAND	1,182,500	1,019,300
Infl1	NO ADJ	O			BUILDING	505,500	372,800	
Infl2	NO ADJ	T			DETACHED	19,800	10,000	
		E			OTHER	0	0	
					TOTAL	1,707,800	1,402,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	A 0.75 21*27		567	44.90	19,100
ASH	A	1.00	A 0.75 ATT TO GAR 8		80	11.22	700



BLDG COMMENTS
10/14/2021 Owner confirmed interior data at door (C-19). BMU=13x29.



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/14/2021	LG
STYLE	4	1.10	CAPE (100%)	REVIEW	12/15/2010	LVM
QUALITY	G	1.27	GOOD (85%)			
FRAME	1	1.00	WOOD FRAME (100%)			

YEAR BLT	1800	SIZE ADJ	1,010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	722,213		
NET AREA	1,778	DETAIL ADJ	1,000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	648	1800	366.84	237,713	CONDITION ELEM	CD		
SNLA(RCN)	\$406	OVERALL	1,110	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	389	1800	285.85	111,195				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	252	2002	366.84	92,444				
STORIES(FAR)				ROOF COVER	2	WOOD SHINGLES	1.01	B	USF	L	UP-STRY FIN	227	2002	285.85	64,888				
ROOMS				FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BAS AREA	262	1800	366.84	96,112				
BEDROOMS				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	398		80.06	31,864				
BATHROOMS				HEATING/COOLING	1	FORCED AIR	1.00	E	WDK	N	ATT WOOD DECK	97		83.41	8,091				
FIXTURES				FUEL SOURCE	2	GAS	1.00	BMU	N	BSMT UNFINISHED	377		98.64	37,188					
UNITS								F11	O	FPL 1S 1OP	1		13,082.20	13,082					
								F22	O	FPL 2S 2OP	1		25,436.20	25,436					
EFF. YR/AGE																		1990 / 31	
COND																		30 30 %	
FUNC																		0	
ECON																		0	
DEPR																		30 % GD 70	
RCNLD																\$505,500			

Key: 3324

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,434

LEGAL LAND

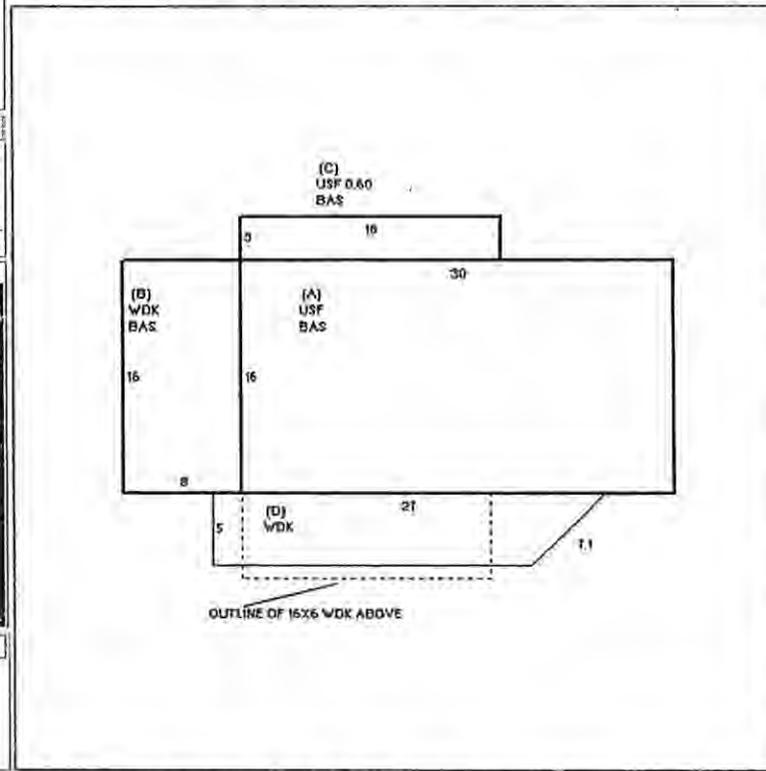
CURRENT OWNER				PARCEL ID				LOCATION				
M SEBASTIAN JUNGER REV TRUST TRS: M SEBASTIAN JUNGER 141 ATTORNEY ST 3B NEW YORK, NY 10022				54-93-0				41 HOLSBERY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
M SEBASTIAN JUNGER REV TR				05/05/2016	F		29630-116					
JUNGER M SEBASTIAN				02/02/2005	QS	850,000	19498-62					
HERRICK KATE D				04/27/1993	J	50,000	8541-330					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Ldi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 16	1.00	1	1.00	1	1.00	SR2	1.60			388,240
300	A	2.225 16	1.00	1	1.00	1	1.00	SR2	1.60			85,080

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
97-182	12/01/1997	8	BARN	4,000	01/01/2001		100 100
97-004	01/01/1997	10	ALL OTHERS	1,200	01/01/2001		100 100
93-005	01/15/1993	6	SHED	4,000	06/07/1993		100 100
91-080	07/31/1991	2	ADDITION	8,000	07/27/1992		100 100
90-087	07/16/1990	9	DECK	2,500	12/31/1990		100 100

TOTAL	3,000 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N OPA+8X12 SHF ATT TO 20X16 SHP (=OFFICE W/DRYWALL+PROPANE HEATER+WOODSTOVE).				LAND	473,300	408,000
Inf1	NO ADJ	T SHF@1134SF=4 ATT SHEDS/HORSE BARN (SEE E SKETCH IN PRC FILE).				BUILDING	238,800	176,100
Inf2	NO ADJ					DETACHED	37,500	35,900
						OTHER	0	0
						TOTAL	749,600	620,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST2	A	1.00	A 0.75 16*12	1988	192	113.80	16,400
SHP	A	1.00	A 0.75 20*16	1993	320	18.20	4,400
OPA	A	1.00	A 0.75 4*12	1993	48	10.50	400
SHF	A	1.00	A 0.75 8*12	1993	96	15.62	1,100
SHF	A	1.00	A 0.75 8*10	1989	80	15.62	900
SHF	A	1.00	A 0.75 20*12		240	14.08	2,500
SHF	A	1.00	A 0.75 VARIOUS	1987	1,134	10.01	8,500
SHF	A	1.00	A 0.75 26*10	1998	260	14.08	2,700
SHF	A	1.00	A 0.75 6*8		48	16.28	600



BLDG COMMENTS
FY07 CHGS PER 6/06 INSPEC. 10 GREENHOUSES=PP (NO CONC FDN'S).

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/26/2016	FC
STYLE	5	1.05	COLONIAL (100%)	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BUILDING

YEAR BLT	1976	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	341,155
NET AREA	1.174	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	662	1976	286.49	189,656		
SNLA(RCN)	\$291	OVERALL	1.070	EXT. COVER	8	TEX PLYWOOD	1.00	+	USF	L	UP-STRY FIN	512	1976	225.51	115,462		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	WDK	N	ATT WOOD DECK	251		50.98	12,795		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		WDK	N	ATT WOOD DECK	96		65.13	6,253		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 10P	1		14,189.30	14,189		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY																	
				STORIES(FAR)	2		1.00										
				ROOMS	4		1.00										
				BEDROOMS	2		1.00										
				BATHROOMS	1		1.00										
				FIXTURES	4	\$2,800											
				UNITS	0	1.00											
																EFF. YR/AGE	1990 / 31
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$238,800

Key: 3322

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,432

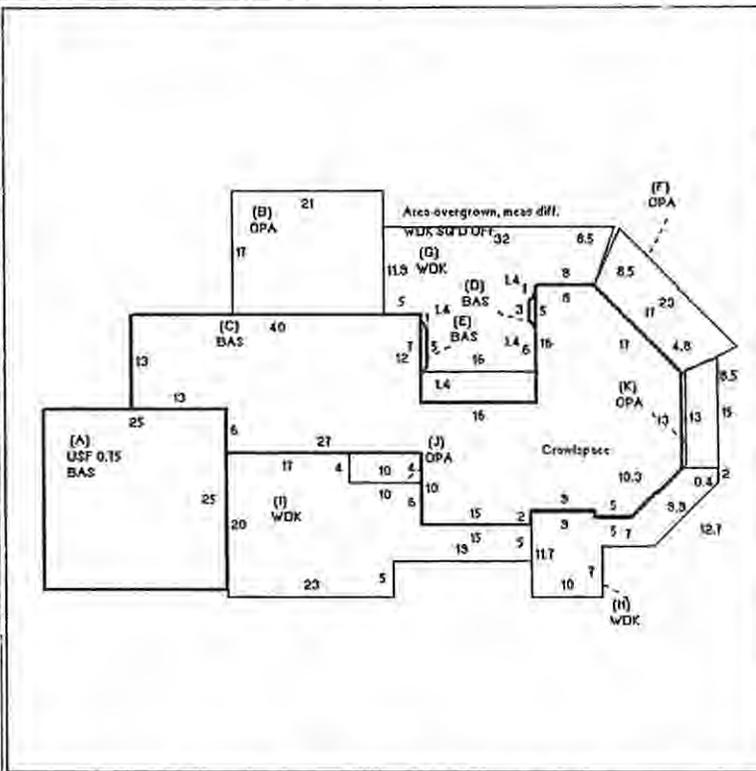
LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION								
FARNSWORTH ANNE 1 ROCKEFELLER PLAZA - 31ST FLR NEW YORK, NY 10020		54-91-0		54 OLD COUNTY RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
FARNSWORTH ANNE		10/19/2007	QS	2,350,000	(184405)							
LONDON-PAYNE SUSAN		04/03/2003	99		(168768+)							
LONDON-PAYNE SUSAN		10/01/1999	99		(49174+)							
CD	T	AC/SF/JN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1,001,920	1.00	1	1.00	SV2	3.20	776,490
300	A	7.532	16	1.00	1	76,480	0.82	1	1.00	SV2	3.20	470,230
400	F	150	16	1.00	1	736	1.00	1	1.00	SV2	3.20	110,400

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-399	11/08/2018	40	STUDIO	50,000	11/06/2019	LG	100	100
17-044	02/14/2017	4	REHAB	3,000	07/18/2018	JN	100	100
16-237X	10/13/2016	99	ALL OTHER	20,000	12/30/2016	LG	100	100
16-178X	08/19/2016	3	REPAIR/REMOD	30,000	12/30/2016	LG	100	100
16-176X	08/18/2016	10	ALL OTHERS	80,000	12/30/2016	LG	100	100

TOTAL	8.307 Acres	ZONING	NSD	FRNT	859	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E	FY09=DECR ACRG PER 2007 SUBDV.			LAND	1,357,100	1,170,700
Infl1	NO ADJ		BUILDING	1,041,600	748,300			
Infl2	NO ADJ		DETACHED	89,100	96,100			
			OTHER	0	0			
			TOTAL	2,487,800	2,015,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
CTA	A	1.00	D 0.20 60*120		1	20,023.10	4,000	
SHF	A	1.00	A 0.75 6*8 POOL SHE		48	16.28	600	
SPG	E	1.80	G 0.90 15*65	2009	975	51.84	45,500	
ST1	V	1.50	G 0.90 14*22	2019	308	136.35	37,800	
WDK	G	1.18	A 0.75 ON ST1 8*16	2019	128	12.39	1,200	



BUILDING	CD	ADJ	DESC	MEASURE	11/16/2021	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	8/8/2014	FC	AUG 2014 INSP OF 1ST FLR ONLY; 2ND FLR OCCUPIED (PER OWNER, 2ND FLR HAS 2 BR+FULL BATH). BATHS=3 FULL+2 HALF. ST1=WORKING ART STUDIO.
STYLE	4	1.10	CAPE (100%)	REVIEW	12/15/2010	MR	
QUALITY	E	2.00	EXCELLENT (100%)				
FRAME	1	1.00	WOOD FRAME (100%)				

BUILDING

YEAR BLT	1782	SIZE ADJ	0.990
NET AREA	2.592	DETAIL ADJ	1.000
SNLA(RCN)	\$574	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		9	1.00
BEDROOMS		5	1.00
BATHROOMS		4	1.00
FIXTURES		16	\$11,200
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	2,123	1782	508.55	1,079,646
EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	469	1782	425.33	199,478
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	621		104.05	64,614
ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	1,194		80.12	95,665
FLOOR COVER	1	HARDWOOD	1.00		F22	O	FPL 2S ZOP	1		37,465.70	37,466
INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
HEATING/COOLING	5	ELECTRIC	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	1,488,069
CONDITION ELEM	CD
EFF.YR/AGE	1987 / 34
COND	30 30%
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$1,041,600

Key: 3304

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,411

LEGAL LAND

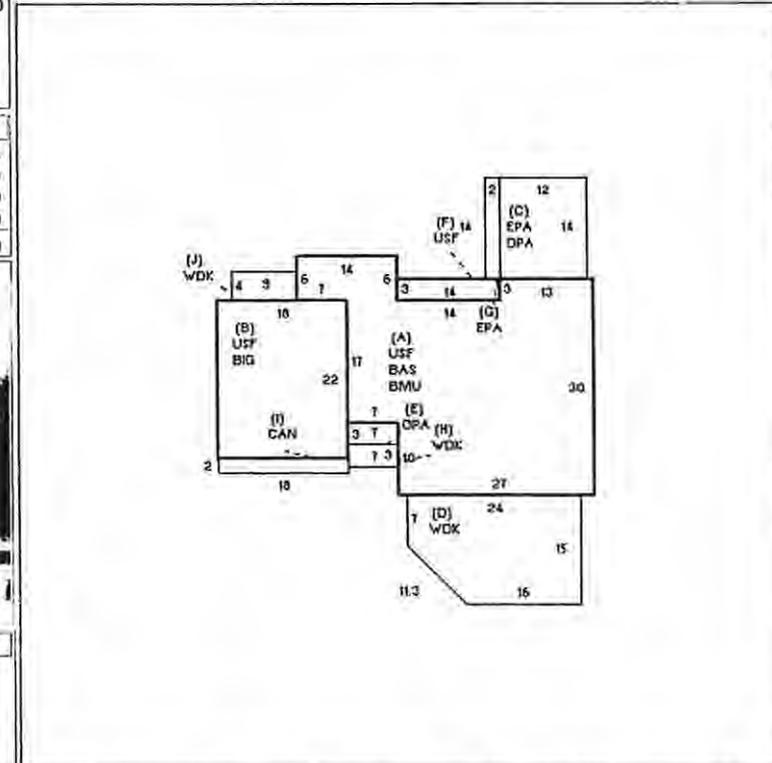
CURRENT OWNER				PARCEL ID				LOCATION				
DEE JEFFERY C/O DEE FAMILY REALTY TRUST 927 GOLF COURSE DR ST. LOUIS, MO 63132				54-73-0				26 OLD COUNTY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DEE FAMILY REALTY TRUST				03/01/2022	F	100	34938-84					
DEE JEFFERY				08/20/2015	A		29085-179					
DEE ELAINE E				06/03/2005	99		9938-132+					
CD	I	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lbi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15 1.00	1	1.00	1	547,925	1.00	1	1.00	V5	1.75	424,640
300	A	0.195 15 1.00	1	1.00	1	41,825	1.00	1	1.00	V5	1.75	8,160

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-264X	06/22/2022	4	REHAB	25,000			0 0
19-195	06/26/2019	80	SOLAR TAXABL	18,360	09/11/2019	LG	100 100
12-273	11/02/2012	90	BP NVC	15,000	01/07/2013	FC	100 100
96-003	01/15/1996	1	SINGLE FAM R	178,500	05/01/1997		100 100
95-150	12/04/1995	10	ALL OTHERS	8,000	08/01/1996		100 100

TOTAL	42,253 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N FY11=DELETED ROW ADJ (ONLY ON CORNER OF LOT FOR DRIVEWAY TO 54-78=NO IMPACT ON LAND T VALUE).				LAND	432,800	373,100
Infl1	NO ADJ					BUILDING	619,500	457,000
Infl2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,052,300	830,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/01/2022



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/1/2022	LG
STYLE	4	1.10	CAPE (100%)	REVIEW	12/10/2010	MR
QUALITY	+	1.10	GOOD+AVE+ (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BUILDING

YEAR BLT	1996	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	825,949
NET AREA	2,380	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	971		74.90	72,727		
\$NLA(RCN)	\$347	OVERALL	1,120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	971	1996	315.59	306,438		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	396		83.91	33,226		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	189		76.98	14,548		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	385		53.04	20,419		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	1,409	1996	233.36	328,811		
				HEATING/COOLING	2	HOT WATER	1.02	+	EPA	N	ENCL PORCH	195		136.84	26,820		
				FUEL SOURCE	1	OIL	1.00	+	CAN	N	CANOPY	38		48.05	1,730		
									F21	O	FPL 2S 10P	1		15,630.70	15,631		
									ODS	O	OUT DOOR SHOWER	1		0.00			

EFF.YR/AGE	1996 / 25
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$619,500

Key: 3306

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 am SEQ #: 3.413

CURRENT OWNER				PARCEL ID				LOCATION			
KUMATA ELLEN N 17 SHEPARD ST CAMBRIDGE, MA 02139				54-75-0				5 ATWOOD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUMATA ELLEN N HAMMER MARK D &				05/27/2008	99		22935-166				
				11/13/1995	OS	275,000	9928-013				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-271	08/02/2021	80	SOLAR TAXABL	9,300	11/24/2021	LG	100	100
12-336	12/03/2012	2	ADDITION	30,000	10/30/2013	FC	100	100

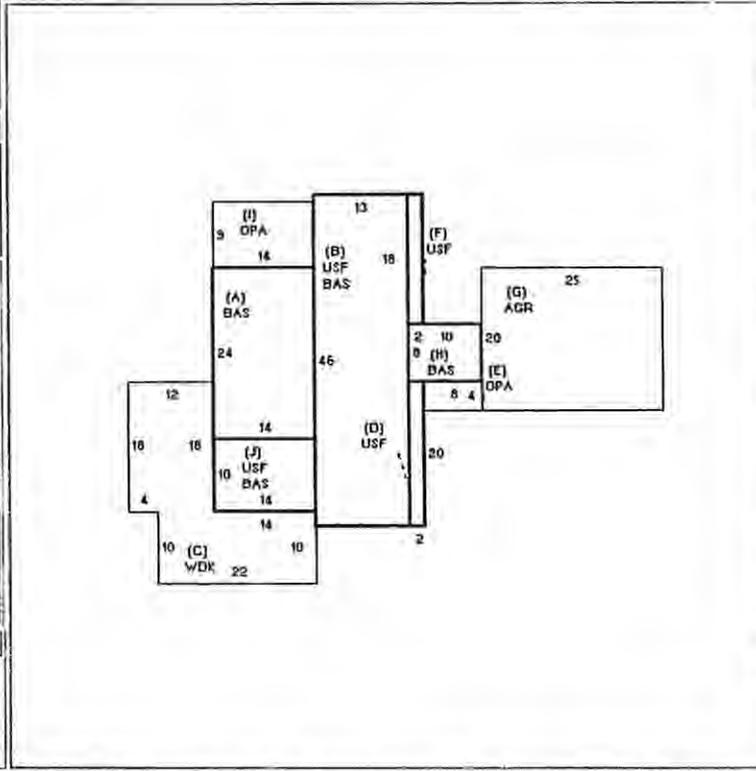
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Ldi	VC	CREDIT AMT	ADJ VALUE
100	A	0.720	15	1.00	1	1.00	1	1.00	R07	1.45		343,940

TOTAL	31,363 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	DET WDK TO LEFT OF SFR OVERLOOKING MARSH.			LAND	343,900	296,500
Infl1	NO ADJ		BUILDING	400,100	295,400			
Infl2	NO ADJ		DETACHED	1,000	900			
						OTHER	0	0
						TOTAL	745,000	592,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
WDK	A	1.00	A 0.75	11*11		121	10.50	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/30/2013	EST
STYLE	3	1.00	SPLIT LEVEL (100%)	REVIEW	12/13/2010	MR
QUALITY	+	1.10	GOOD-+VE+ (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			



YEAR BLT	1985	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	571,598
NET AREA	1,968	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,154	1985	271.72	313,569		
\$NLA(RCN)	\$290	OVERALL	0.950	EXT. COVER	8	TEX PLYWOOD	1.00	C	WDK	N	ATT WOOD DECK	436		42.98	18,739		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	814	1985	209.57	170,589		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	158		66.28	10,472		
				FLOOR COVER	1	HARDWOOD	1.00	G	AGR	N	ATTACHED GARAGE	500		84.48	42,239		
				INT. FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 10P	1		9,690.10	9,690		
				HEATING/COOLING	5	ELECTRIC	0.95	OD5	O	O	OUT DOOR SHOWER	1		0.00			
				FUEL SOURCE	3	ELECTRIC	1.00										

EFF. YR/AGE	1990 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$400,100

Key: 3331

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,441

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION								
KAHN ANTHONY & REISEN HARRIET 425 W 23 RD ST APT 14B NEW YORK, NY 10011-1433		54-100-0		2 SKYLAR LN								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
KAHN ANTHONY &		12/24/1986	99		5478-009							
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R07	1.45		351,850
300	A	0.155	15	1.00	1	1.00	1	1.00	R07	1.45		5,370

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
13-278	10/31/2013	90	BP NVC	13,000	12/19/2013	FC
95-111	09/15/1995	10	ALL OTHERS	10,000	06/19/1996	

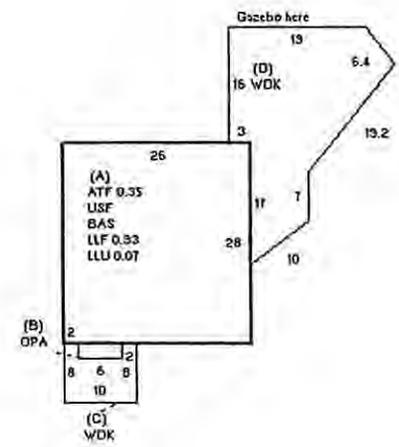
TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E				LAND	357,200	307,900
Infl1	NO ADJ					BUILDING	429,700	316,700
Infl2	NO ADJ					DETACHED	3,000	2,900
						OTHER	0	0
TOTAL						TOTAL	789,900	627,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	+	1.10	A 0.75	8 SIDES@6' E	1995	174	23.22
							3,000



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2019	LG
MODEL	1		RESIDENTIAL	LIST	10/30/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LLF has 7x7 Mech Rm (LLU). Address AKA 19 Holsbery.



YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	622,740
NET AREA	2,133	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	51		155.20	7,915	CONDITION ELEM	CD
\$NLA(RCN)	\$292	OVERALL	1.070	EXT. COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	677	1985	203.74	137,929		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	728	1985	303.02	220,596		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	A	USF	L	UP-STRY FIN	728	1985	236.11	171,890		
STORIES(FAR)	1.75		1.00	FLOOR COVER	1	HARDWOOD	1.00	A	ATF	N	FINISHED ATTIC	255		155.88	39,749		
ROOMS	0		1.00	INT. FINISH	2	DRYWALL	1.00	B	OPA	N	OPEN PORCH	12		140.07	1,681		
BEDROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	ATT WOOD DECK	496		47.93	23,772		
BATHROOMS	2		1.00	FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 10P	1		15,007.90	15,008		
FIXTURES	6		\$4,200														
UNITS	0		1.00														
																EFF.YR/AGE	1985 / 36
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$429,700

BUILDING

Key: 3313

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,427

CURRENT OWNER				PARCEL ID				LOCATION			
TRURO TRUST				54-82-0				20 HOLSBERY RD			
TRS: CASSILETH GREGORY M & LISA				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
2112 LINDA FLORA DRIVE				TRURO TRUST				04/18/2014 U 950,000 (203136)			
LOS ANGELES, CA 90077				DIJS HENDRICK J REV TRUST				03/14/2008 99 (185460)			
				DIJS HENDRICK & LAURA				10/28/2003 QS 930,000 (171020)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-316	11/30/2017	90	BP NVC	5,400	07/17/2018	JN	100	100
17-169	06/13/2017	7	GARAGE	350,000	03/15/2019	LG	100	100
17-130	05/15/2017	70	POOL	65,000	03/06/2018	LG	100	100
16-041	03/14/2016	10	ALL OTHERS		12/14/2016	LG	100	100
14-272	12/22/2014	2	ADDITION	1,100,000	07/17/2018	JN	100	100

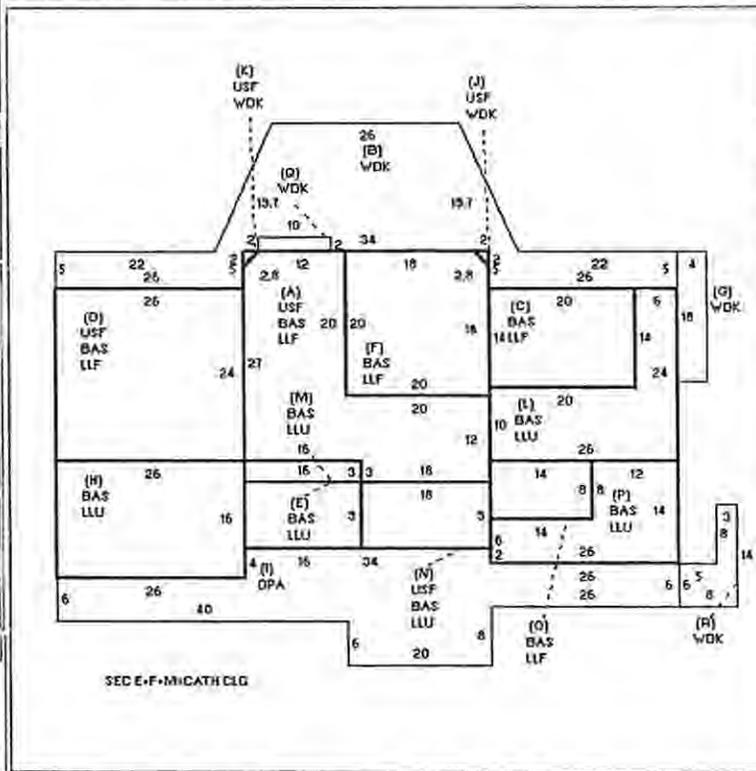
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V7	2.00		485,310
300	A	1.515	15	1.00	1	1.00	1	1.00	V7	2.00		72,420

TOTAL	2.290 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NO VIEW FROM 1ST FL PER 12/2/14 BP INSPEC.				LAND	557,700	480,800
Infl1	NO ADJ	NO VIEW FROM 1ST FL PER 12/2/14 BP INSPEC.	BUILDING	2,556,100	1,906,400			
Infl2	NO ADJ		DETACHED	30,400	29,100			
	NO ADJ		OTHER	252,700	188,200			
						TOTAL	3,396,900	2,604,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*12	1997	144	15.18	1,600
CTA	A	1.00	A 0.75 60*120	2016	1	20,023.10	15,000
SPG	A	1.00	A 0.75 12*41	2017	492	36.00	13,300
WDK	A	1.00	A 0.75 6*9	2017	69	10.50	500



BLDG COMMENTS
HEAT TYPE PER BP#14-272; PER PLANS HAS 6 EN SUITE BR'S (5 ON 1ST FLR+1 IN BSMT)+BBS=FAM RM+EXERCISE RM+BR+1.5 BATHS+BMF=LAUNDRY RM. DO LIST WHEN 100% COMP.



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2016	LG
MODEL	1		RESIDENTIAL	LIST	12/14/2016	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,872,028		
NET AREA	6,898	DETAIL ADJ	1,000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	2,052	1973	263.16	540,002	CONDITION ELEM	CD		
\$NLA(RCN)	\$416	OVERALL	1,140	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	3,418	1973	398.27	1,361,286				
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	1,428	1973	319.57	456,341				
STORIES(FAR)	2	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,040		64.08	66,646				
ROOMS	12	ADJ	1.00	FLOOR COVER	3	WW CARPET	1.00	+	LLU	N	LOWER LEVEL UNF	1,366		207.01	282,779				
BEDROOMS	8		1.00	INT. FINISH	2	DRYWALL	1.00	I	OPA	N	OPEN PORCH	772		83.22	64,245				
BATHROOMS	9		1.00	HEATING/COOLING	8	HEAT PUMP	1.04		PAT	N	PATIO	2,658		18.63	49,527				
FIXTURES	34		\$23,800	FUEL SOURCE	1	OIL	1.00		WDK	N	ATT WOOD DECK	54		111.07	5,998				
UNITS	1		1.00						F21	O	FPL 2S TOP	1		21,404.50	21,405				
												ODS	O	OUT DOOR SHOWER					

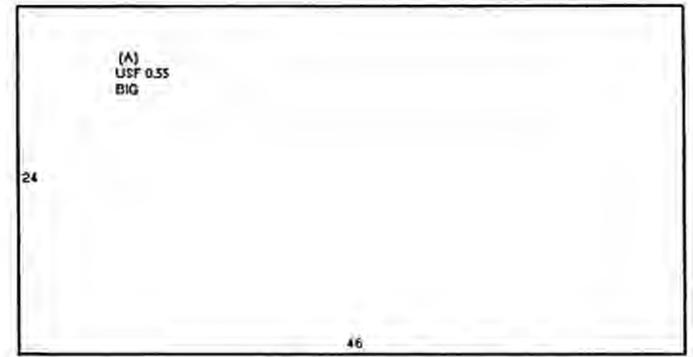
EFF.YR/AGE	2010 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$2,556,100

Key: 3313

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,423

CURRENT OWNER													PARCEL ID			LOCATION			CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
TRURO TRUST TRS:CASSILETH GREGORY M & LISA 2112 LINDA FLORA DRIVE LOS ANGELES, CA 90077													54-82-0			20 HOLSBERY RD			1010	100	SINGLE FAMILY				2	2 of 2	
TRANSFER HISTORY													DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpl	VC	CREDIT AMT	ADJ VALUE															
TOTAL													ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS										
Nbhd													N O T E	LAND BUILDING DETACHED OTHER TOTAL													
Infl1														252,700													
Infl2																											
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/06/2018																		
																											
BLDG COMMENTS													3/15/19 Left door tag for List.														
BUILDING	CD	ADJ	DESC			MEASURE	3/6/2018	LG	3/15/19 Left door tag for List.																		
MODEL	1		RESIDENTIAL			LIST																					
STYLE	17	1.00	GAR W/OTRS (100%)																								
QUALITY	G	1.30	GOOD (100%)			REVIEW	4/5/2021	MR																			
FRAME	1	1.00	WOOD FRAME (100%)																								
YEAR BLT	2017	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	263,180										
NET AREA	607	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BIG	N	BUILT-IN GARAGE	1,104		84.50	93,284	CONDITION ELEM	CD										
\$NLA(RCN)	\$434	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	607	2017	276.44	167,796												
CAPACITY				UNITS	ADJ	ROOF SHAPE	1				ODS	O			0.00												
STORIES(FAR)				2	1.00	ROOF COVER	1																				
ROOMS				1	1.00	FLOOR COVER	6																				
BEDROOMS				1	1.00	INT. FINISH	2																				
BATHROOMS				1	1.00	HEATING/COOLING	99																				
FIXTURES				3	\$2,100	FUEL SOURCE	99																				
UNITS				0	1.00													EFF.YR/AGE	2017 / 4								
																	COND	04 04 %									
																	FUNC	0									
																	ECON	0									
																	DEPR	4 % GD 96									
																	RCNLD	\$252,700									



Key: 2967

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.071

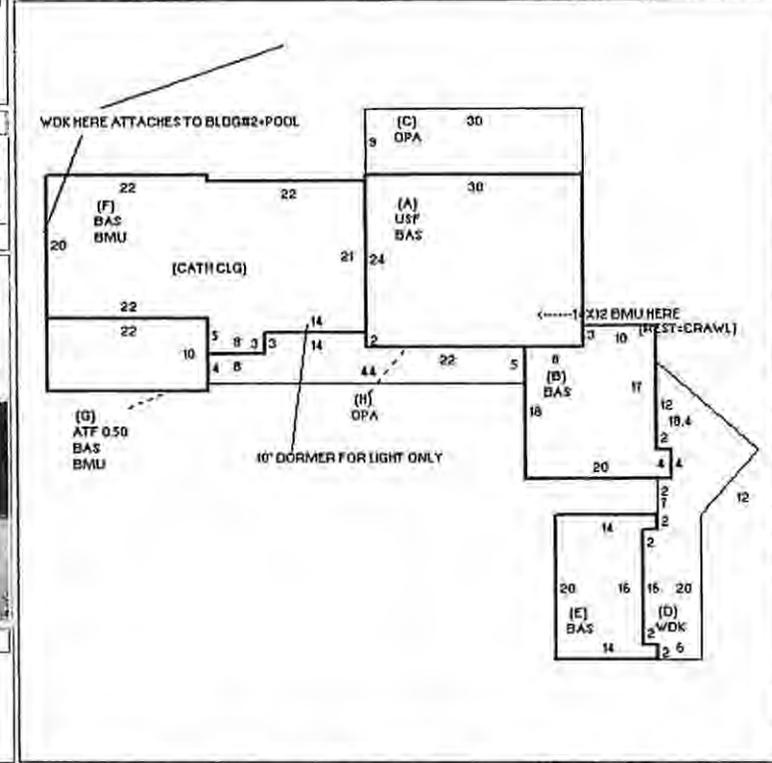
LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CLARK KATHERINE M & DOWELL RODNEY S 15 OCEAN PIER AVE UNIT A REVERE, MA 02151				50-198-0				11 OLD BRIDGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CLARK KATHERINE M & CLARK KATHERINE M & JUDITH S CLARK QUALIFIED				11/01/2017	A	650,000	(DD/N)					
				10/13/2017	F	1	(214355 & 214356)					
				10/13/2017	F	1						
CD	T	AC/SF/UJN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R07	1.45		351,850
300	A	0.645	15	1.00	1	1.00	1	1.00	R07	1.45		22,350

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-308	10/07/2019	80	SOLAR TAXABL	39,694	01/06/2020	LG	100	100
18-340X	10/02/2018	90	BP NVC	850	01/06/2020	LG	100	100
08-004	01/08/2008	2	ADDITION	380,000	05/26/2010	JH	100	100
06-299	12/26/2006	40	STUDIO	250,000	06/02/2008	JH	100	100
92-054	05/29/1992	40	STUDIO	15,000	06/14/1993		100	100

TOTAL	1.420 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	374,200	322,600
Infl1	NO ADJ					BUILDING	1,096,200	818,900
Infl2	NO ADJ					DETACHED	19,200	18,300
						OTHER	244,600	182,900
						TOTAL	1,734,200	1,342,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A	1.00	A 0.75 20'x40	1990	800	30.17	18,100
SHF	A	1.00	A 0.75 8'x12	1992	96	15.62	1,100



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2014	FC
MODEL	1		RESIDENTIAL	LIST	9/11/2014	EST
STYLE	4	1.10	CAPE (100%)	REVIEW	12/13/2010	MR
QUALITY	G	1.30	GOOD (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS
WDK@1908=BETWEEN BLDG#1+2+POOL.

DETACHED

BUILDING

YEAR BLT	1967	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,405,374
NET AREA	3.196	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,082	1967	344.58	372,837		
\$NLA(RCN)	\$440	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	720	1967	291.35	209,773		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	510		72.00	36,720		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	WDK	N	ATT WOOD DECK	318		62.84	19,982		
				FLOOR COVER	2	SOFTWOOD	1.00	E	BAS	L	BAS AREA	248	1992	344.58	85,455		
				INT. FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	1,146		84.92	97,323		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	1,146	2008	344.58	394,889		
				FUEL SOURCE	1	OIL	1.00	G	ATF	N	FINISHED ATTIC	110		193.31	21,264		
									BMU	N	BSMT UNFINISHED	168		100.54	16,891		
									WDK	N	ATT WOOD DECK	1,908		55.44	105,787		
									F11	O	FPL 1S 10P	1		13,334.10	13,334		
									F21	O	FPL 2S 10P	1		18,519.00	18,519		

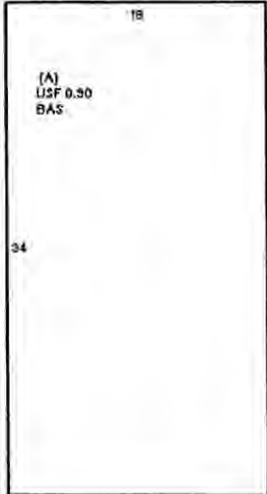
CONDITION ELEM	CD
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$1,096,200

Key: 2967

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.072

CURRENT OWNER	PARCEL ID		LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD				
CLARK KATHERINE M & DOWELL RODNEY S 15 OCEAN PIER AVE UNIT A REVERE, MA 02151	50-198-0		11 OLD BRIDGE RD				1010	100	SINGLE FAMILY				2	2 of 2				
	TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lbl	VC	CREDIT AMT	ADJ VALUE						
TOTAL		ZONING		FRNT		ASSESSED		CURRENT		PREVIOUS								
Nbhd		NOTE		LAND		BUILDING		244,600										
Infl1				OTHER														
Infl2				TOTAL														
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO 01/06/2020										
																		
BLDG COMMENTS								INT WALL-SHAPLAP WOOD. EXTRA FIXT=WET BAR ON 1ST FLR.										
BUILDING	CD	ADJ	DESC		MEASURE	9/11/2014	FC											
MODEL	1		RESIDENTIAL		LIST	9/11/2014	EST											
STYLE	14	0.90	DET BLDG (100%)		REVIEW	12/13/2010	MR											
QUALITY	+	1.10	GOOD-AVE+ (100%)															
FRAME	1	1.00	WOOD FRAME (100%)															
YEAR BLT	2007	SIZE ADJ	1.040	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	284,469
NET AREA	1,163	DETAIL ADJ	1.000	FOUNDATION	5	OTHER		1.00	A	BAS	L	BAS AREA	612	2007	268.01	164,024	CONDITION ELEM CD	
SNLA(RCN)	\$245	OVERALL	0.910	EXT. COVER	1	WOOD SHINGLES		1.00	A	USF	L	UP-STRY FIN	551	2007	210.97	116,245		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE		1.00										
STORIES(FAR)		2	1.00	ROOF COVER	2	WOOD SHINGLES		1.01										
ROOMS		3	1.00	FLOOR COVER	2	SOFTWOOD		1.00										
BEDROOMS		2	1.00	INT. FINISH	5	OTHER		1.00										
BATHROOMS		1.5	1.00	HEATING/COOLING	1	FORCED AIR		1.00										
FIXTURES		6	\$4,200	FUEL SOURCE	2	GAS		1.00										
UNITS		0	1.00															
EFF.YR/AGE		2007 / 14																
COND		14 14 %																
FUNC		0																
ECON		0																
DEPR		14 % GD																
RCNLD		\$244,600																



Key: 2885

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 2,976

CURRENT OWNER		PARCEL ID		LOCATION	
KERR JENETTE S PO BOX 741 TRURO, MA 02666-0741		50-104-0		18 OLD COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KERR JENETTE S		06/05/2012	A		26387-302
KERR JENETTE S & REDO PHI		12/21/1993	OS	270,000	8957-347

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
FY2018		35	RES EXEMPT		10/01/2017	
17-012X	01/17/2017	90	BP NVC	900	07/20/2018	JN
03-191	10/14/2003	1	SINGLE FAM R	350,000	10/04/2005	WL
03-177	09/30/2003	7	GARAGE	20,000	10/04/2005	WL

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	15	1.00	1	1.00	1	1.00	782,750	1.00	1	1.00	606,630
300	A	3.125	15	1.00	1	1.00	1	1.00	59,750	1.00	1	1.00	186,720
400	F	150	15	1.00	1	1.00	1	1.00	575	1.00	1	1.00	86,250

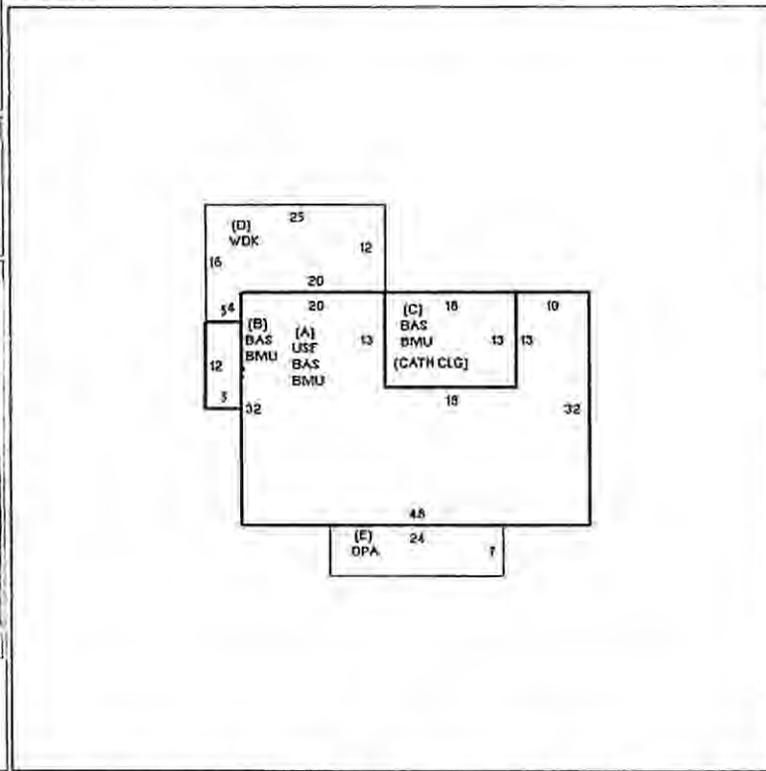
TOTAL	3.900 Acres	ZONING	RES	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N ADDITIONAL 427' FRONTAGE ON ATWOOD LN. O GUS=1 RM & HALF BATH (no kitchen) (DRYWALL, T PINE FLR,20' DORMER RIGHT+LEFT).				LAND	879,600	758,900
Infl1	NO ADJ					BUILDING	751,600	561,300
Infl2	NO ADJ					DETACHED	25,600	24,400
						OTHER	0	0
						TOTAL	1,656,800	1,344,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	+	1.10	E 1.00 16*24	2004	384	66.65	25,600



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/1/2022	LG
STYLE	5	1.05	COLONIAL (100%)	REVIEW	12/10/2010	MR
QUALITY	+	1.10	GOOD-AVE+ (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS



YEAR BLT	2004	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	905,541		
NET AREA	2,898	DETAIL ADJ	1,000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,596		63.78	101,787	CONDITION ELEM	CD		
SNLA(RCN)	\$312	OVERALL	1,080	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,362	2004	295.35	402,272				
				ROOF SHAPE	3	GAMBRELL	1.00	A	USF	L	UP-STRY FIN	1,302	2004	226.36	294,723				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	234	2004	295.35	69,113				
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	ATT WOOD DECK	320		50.63	16,201				
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	168		73.48	12,345				
				HEATING/COOLING	9	WARM/COOL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2004 / 17
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$751,600

Key: 3303

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,410

LEGAL LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GUGGENHEIM POLLY R 60 BEACON ST ARLINGTON, MA 02474		54-71-0		24 OLD COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GUGGENHEIM POLLY R		10/22/2020	QS	900,000	33387-109
BIRD KIRSTINA, BIRD JULIE		10/17/2018	A	1	31601-105
BIRD MATHILDE GOODWIN IRR		02/28/2012	99		14737-170+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1040	100	TWO FAMILY		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-179	09/19/2011	90	BP NVC	7,000	02/29/2012	FC	100	100
06-031	01/27/2006	2	ADDITION	45,000	05/25/2007	JH	100	100
		30	CHECK DATA		01/01/2001		100	100
99-165	09/01/1999	2	ADDITION	5,000	07/01/2000		100	100
99-034	03/01/1999	10	ALL OTHERS	1,100	12/31/2000		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Ldi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V5	1.75		424,640
300	A	0.196	15	1.00	1	1.00	1	1.00	V5	1.75		8,200

TOTAL	42,300 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	10/22/2020 SF chng per Deed 33387-109.				LAND	432.800	426,400
Inf1	NO ADJ	LAND				448,300	415,600	
Inf2	NO ADJ	DETACHED				31,500	30,000	
		OTHER				0	0	
		TOTAL				912,600	872,000	

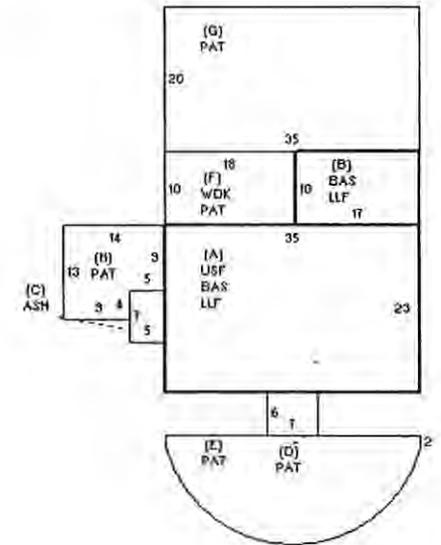
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A 0.75 20*18*8*11		448	90.90	30,500
SHF	A	1.00	A 0.75 7*7		49	16.28	600
PTD	A	1.00	A 0.75 ATT ST1 IRRE		220	2.20	400



BUILDING	CD	ADJ	DESC	MEASURE	8/26/2014	FC
MODEL	1		RESIDENTIAL	LIST	8/26/2014	EST
STYLE	15	1.10	ANTIQUE (100%)	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS
APT IN BSMT. OUTDOOR SHOWERS ON HOUSE AND STUDIO.

YEAR BLT	1835	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	689,618
NET AREA	2,755	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	805	1835	177.99	143,283	CONDITION ELEM CD	
SNLA(RCN)	\$250	OVERALL	1.064	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	805	1835	269.82	217,202		
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	USF	L	UP-STRY FIN	805	1835	208.10		167,519
STORIES(FAR)		2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	LLF	L	LOWER LEVEL FIN	170	2006	177.99	30,258		
ROOMS		8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BAS AREA	170	2006	269.81	45,869		
BEDROOMS		4	1.00	INT. FINISH	1	PLASTER	1.00	C	ASH	N	ATT SHED	35		37.22	1,303		
BATHROOMS		2.5	1.00	HEATING/COOLING	2	HOT WATER	1.02	+	PAT	N	PATIO	1,489		11.63	17,322		
FIXTURES		8	\$5,600	FUEL SOURCE	1	OIL	1.00	F	WDK	N	ATT WOOD DECK	180		50.68	9,122		
UNITS		2	.95					F22	O	FPL 2S 2OP	2		18,708.55	37,417			
								KIT	O	XTRA KITCHEN	1		14,723.90	14,724			
								ODS	O	OUT DOOR SHOWER	2		0.00				
EFF.YR/AGE 1975 / 45																	
COND 35 35 %																	
FUNC 0																	
ECON 0																	
DEPR 35 % GD 65																	
RCNLD \$448,300																	



Key: 2883

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 2974

LEGAL LAND

CURRENT OWNER		PARCEL ID	LOCATION			
REDO MARTHA 201 GILLESPIE DR #13204 FRANKLIN, TN 37067		50-102-0	22 OLD COUNTY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
REDO MARTHA		06/28/2016	A	99	29759-167	
REDO MARIA		08/17/1987	J		5887-52+	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
06-232	10/10/2006	3	REPAIR/REMOD	6,500	05/25/2007	JH	100 100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpl	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15 1.00		1 1.00	1 1.00	547,925	1.00	1 1.00	V5	1.75		424,640
300	A	0.335 15 1.00		1 1.00	1 1.00	41,825	1.00	1 1.00	V5	1.75		14,010

TOTAL	1,110 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E				LAND	438,700	378,100
Inf1	NO ADJ					BUILDING	546,400	402,800
Inf2	NO ADJ					DETACHED	2,000	1,900
						OTHER	0	0
TOTAL							987,100	782,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,600.40	2,000



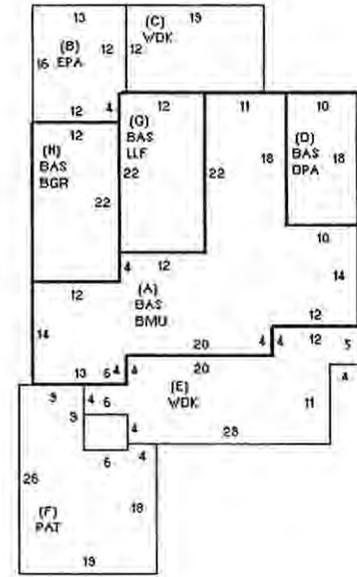
BLDG COMMENTS
LLF=FAM RM. HALF BATH IS IN BMU.

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2014	FC
MODEL	1		RESIDENTIAL	LIST	5/30/2014	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/10/2010	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	803,543
NET AREA	1,840	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	868		82.63	71,724	CONDITION ELEM	CD
\$NLA(RCN)	\$437	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,575	1969	341.34	537,956		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	204		143.02	29,175		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	640		51.63	33,042		
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	180		84.92	15,286		
				INT. FINISH	2	DRYWALL	1.00	F	PAT	N	PATIO	408		16.01	6,533		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	LLF	L	LOWER LEVEL FIN	264	1969	238.51	62,967		
				FUEL SOURCE	1	OIL	1.00	H	BGR	N	SF BSMT GARAGE	264		109.25	28,842		
									F11	O	FPL 1S 10P	1		12,416.30	12,416		

DETACHED

BUILDING



EFF. YR/AGE	1979 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$546,400

Key: 3307

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,414

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
STERN MARILYN & REILY ELAINE 195 CHESTNUT AVE JAMAICA PLAIN, MA 02130		54-76-0		8 ATWOOD LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
STERN MARILYN & REILY ELA RILEY ELAINE & STERN MARI MACNEIL MARGARET F		08/23/2004	99	745,000	18960-122 15811-176
		10/28/2002	QS	70,000	10811-255
		06/20/1997	QS		

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
20-304	10/19/2020	80	SOLAR TAXABL	27,024	03/16/2021	LG
19-343X	10/23/2019	90	BP NVC	6,700	12/19/2019	LG
98-139	08/01/1998	2	ADDITION	5,000	01/01/2001	
98-132	07/01/1998	1	SINGLE FAM R	100,000	01/01/2000	
97-127	09/01/1997	6	SHED	2,000	01/01/1998	

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0,580	15	1.00	T10 0.85 1	1.00	385,896	1.22	1	1.00	R07 1.45	273,490

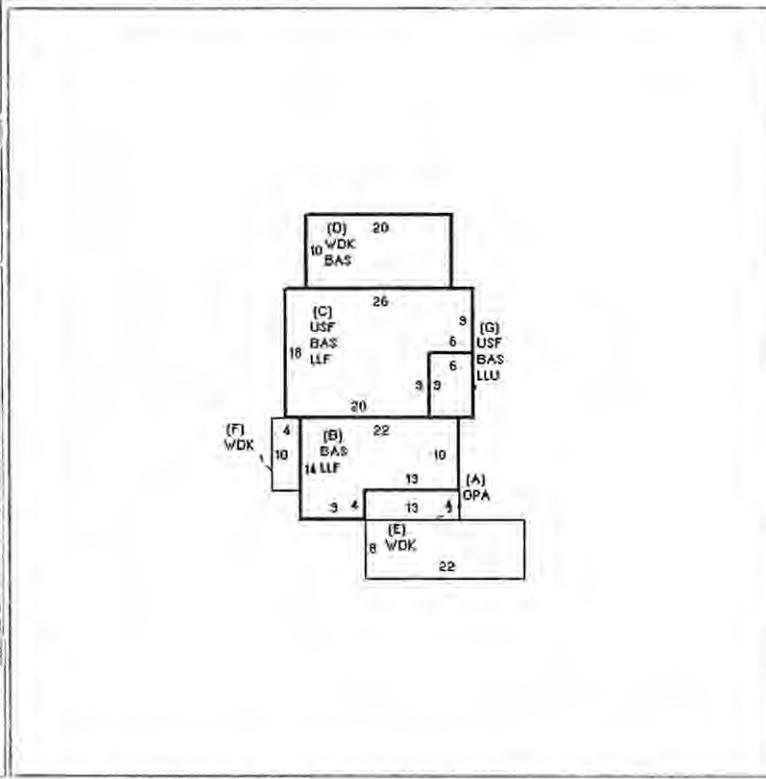
TOTAL	25,265 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	ST1=SHED REHAB TO STUDIO 1998. (UNHEATED W/ O HALF BATH BUT NO KITCH PER 2002 SALE QUEST.)	LAND	273.500	235,800		
Inf1	TOPOGRAPHY	O	NO VIEW PER 7/10 M+L	BUILDING	440.200	329,300		
Inf2	NO ADJ	T		DETACHED	16.600	15,800		
		E		OTHER	0	0		
				TOTAL	730.300	580,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A 0.75 16*12	1998	192	90.90	13,100
WDK	A	1.00	A 0.75 IRREG, ST1		440	10.50	3,500



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/14/2019	LG
STYLE	5	1.05	COLONIAL (100%)	REVIEW	4/2/2021	MR
QUALITY	+	1.10	GOOD-AVE+ (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	A	OPA	N	OPEN PORCH	52		101.13	5,259
EXT. COVER	2	CLAPBOARD	1.00	+	LLF	L	LOWER LEVEL FIN	670	1998	203.74	136,504
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	468	1998	238.52	111,629
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	924	1998	303.02	279,987
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	ATT WOOD DECK	416		47.93	19,938
INT. FINISH	2	DRYWALL	1.00	G	LLU	N	LOWER LEVEL UNF	54		155.21	8,381
HEATING/COOLING	2	HOT WATER	1.02	MST	O		MASONRY STACK	1		3,001.40	3,001
FUEL SOURCE	2	GAS	1.00								



DETACHED

BUILDING

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,062	DETAIL ADJ	1.000
SNLA(RCN)	\$277	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	3.5	1.00	
FIXTURES	10	\$7,000	
UNITS	0	1.00	

TOTAL RCN	571,700
CONDITION ELEM	CD
EFF.YR/AGE	1998 / 23
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$440,200

Key: 3293

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,402

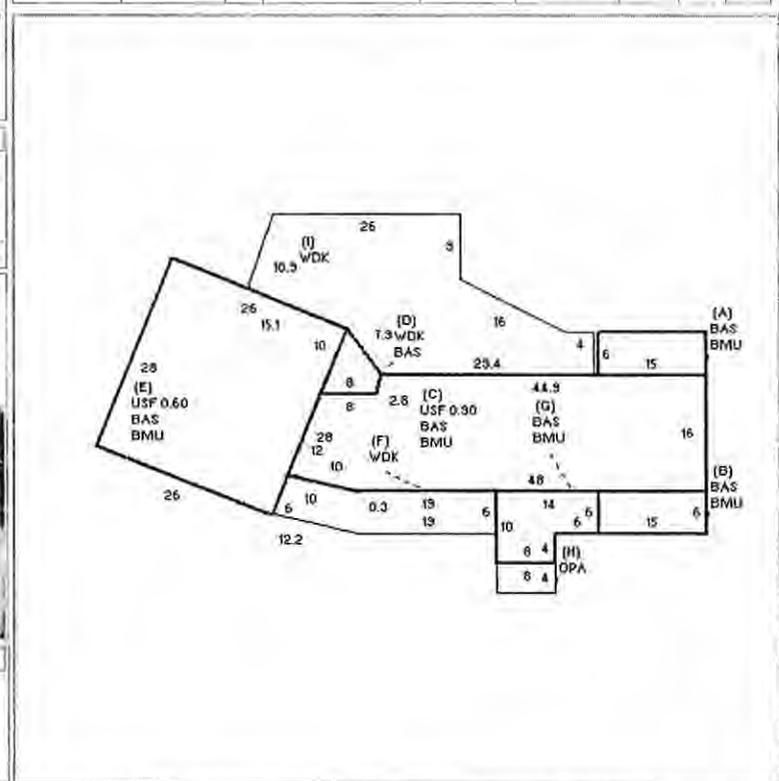
LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION								
TRACEY DENNIS H III & C/O MAUREEN P MANNING TRUST 26 ARLINGTON ST CAMBRIDGE, MA 02140		54-60-0		8 MILL POND RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MAUREEN P MANNING TRUST		05/10/2022	V	2,388,000	35108-311							
TRACEY DENNIS H III &		10/10/2014	V	1,450,000	28440-206							
LITTAUER THOMAS J		05/15/2007	L	1,387,000	22026-66							
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lbi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15 1.00	1	1.00	1	547,925	1.00	1	1.00	HV1	1.75	424,640
300	A	0.605 15 1.00	1	1.00	1	41,825	1.00	1	1.00	HV1	1.75	25,300

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-157	06/12/2015	2	ADDITION	152,000	10/05/2015	FC	100	100
	01/01/2004	50	SPLIT SUB				100	100
03-252	12/23/2003	4	REHAB	100,000	04/28/2004	BT	100	100
00-013	03/01/2000	4	REHAB	225,000	04/28/2004	BT	100	100
94-044	05/04/1994	9	DECK	900	01/01/1995		100	100

TOTAL	1.380 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N FY05 MERGED PCLS 60+61 (PRIOR ASSMNT WAS FOR P/O DWELL ON EACH PCL W/LOT LINE THRU CENTER).				LAND	449,900	387,900
Infl1	NO ADJ					BUILDING	1,255,900	937,400
Infl2	NO ADJ					DETACHED	1,100	1,100
						OTHER	0	0
						TOTAL	1,705,900	1,326,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12		96	15.62	1,100



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/21/2022	LG
STYLE	4	1.10	CAPE (100%)	REVIEW	12/16/2010	MR
QUALITY	V	1.55	VERY GOOD (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1870	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,477,563
NET AREA	3,132	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,880		88.62	166,606	CONDITION ELEM	CD
\$NLA(RCN)	\$472	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,207	1870	332.04	400,768		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,809	1870	424.57	768,052		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	875		65.53	57,335		
				FLOOR COVER	2	SOFTWOOD	1.00	G	BAS	L	BAS AREA	116	2015	424.58	49,251		
				INT. FINISH	2	DRYWALL	1.00	H	OPA	N	OPEN PORCH	32		164.51	5,264		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 10P	1			21,886.70	21,887		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			
				EFF. YR/AGE 2006 / 15													
				COND 15 15 %													
				FUNC 0													
				ECON 0													
				DEPR 15 % GD 85													
				RCNLD \$1,255,900													

Key: 3292

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,401

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION								
10 MILL POND LLC REG. AGT: BYRNE MARSTON 4917 WEST BAY WAY DRIVE TAMPA, FL 33629		54-59-0		10 MILL POND RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
10 MILL POND LLC		06/19/2019	F		32100-143							
MARSTON AUDREY T REV FAM		01/31/2006	99		20698-28							
MARSTON BYRNE R REV FAMIL		11/30/1999	99		12690-302+							
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15	1.00	1	1.00	547,925	1.00	1	1.00	HV1	1.75	424,640
300	A	0.192 15	1.00	1	1.00	41,825	1.00	1	1.00	HV1	1.75	8,030

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
96-134	09/01/1996	1	SINGLE FAM R	280,000	06/01/1997		100	100

DETACHED

TOTAL	42,123 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO	N FY06 ADDED VIEW PER PHOTO & SITE VISIT 11/05.				LAND	432,700	373,000	
Inf1	NO ADJ	NOTE					BUILDING	600,500	448,400
Inf2	NO ADJ						DETACHED	900	900
						OTHER	0	0	
						TOTAL	1,034,100	822,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*10		80	15.62	900



BUILDING	CD	ADJ	DESC	MEASURE	6/4/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/6/2019	LG
STYLE	1	1.00	RANCH (100%)	REVIEW	12/16/2010	MR
QUALITY	G	1.30	GOOD (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

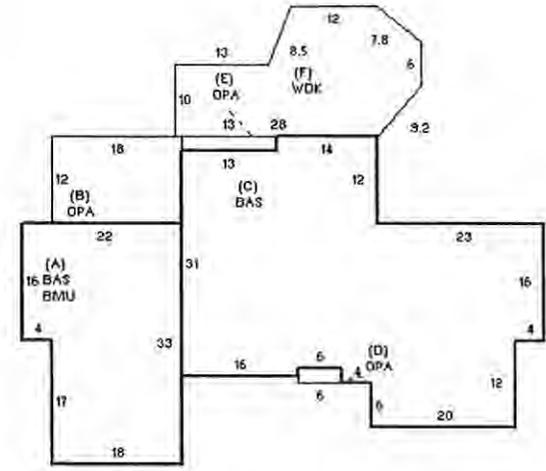
BLDG COMMENTS
FY21 Chngd sketch per CYC meas + bldng plan.
YB=1997 PER OWNER

BUILDING

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,124	DETAIL ADJ	1.000
SNLA(RCN)	\$377	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$4,900
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	658		85.56	56,295
EXT. COVER	1	WOOD SHINGLES	1.00	+	OPA	N	OPEN PORCH	254		78.88	20,036
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	2,124	1996	321.30	682,431
ROOF COVER	1	ASPHALT SHINGLE	1.00	F	WDK	N	ATT WOOD DECK	460		53.99	24,837
FLOOR COVER	1	HARDWOOD	1.00	F11	O		FPL 1S 10P	1		12,174.00	12,174
INT. FINISH	2	DRYWALL	1.00	ODS	O		OUT DOOR SHOWER			0.00	
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	600,674
CONDITION ELEM	CD
EFF.YR/AGE	1996 / 25
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$600,500



Key: 3305

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,412

LEG
AL
LAND

CURRENT OWNER										PARCEL ID			LOCATION		
STEIGMAN MICHAEL & BOLAND GENEVIEVE 58 CENTRAL ST SOMERVILLE, MA 02148										54-74-0			2 PERRYS HILL WAY		
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)		
STEIGMAN MICHAEL & SAKHEIM ILSE H										03/01/2021	QS	770,000	33846-9		
SAKHEIM GEORGE A & ILSE H										11/17/2003	99		17933-258		
										12/19/1980	99		3213-033		
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	15	1.00	1	1.00	1	1.00	V9	2.00		485,310			
300	A	0.265	15	1.00	1	1.00	1	1.00	V9	2.00		12,670			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
NP		20	NO PERMIT		03/10/2022	JN	100 100
21-450X	12/22/2021	90	BP NVC	3,975	06/30/2022	LG	100 100
21-423X	11/30/2021	90	BP NVC	28,470	06/30/2022	LG	100 100
94-140	10/21/1994	2	ADDITION	12,000	06/26/1995		100 100

LAND

TOTAL	1.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N FY11 VW INCR PER FIELD REV= DISTANT PARTIAL OBSTRUCTION.				LAND	498,000	429,300
Infl1	NO ADJ					BUILDING	339,600	260,600
Infl2	NO ADJ					DETACHED	600	0
						OTHER	0	0
						TOTAL	838,200	689,900

DETACHED

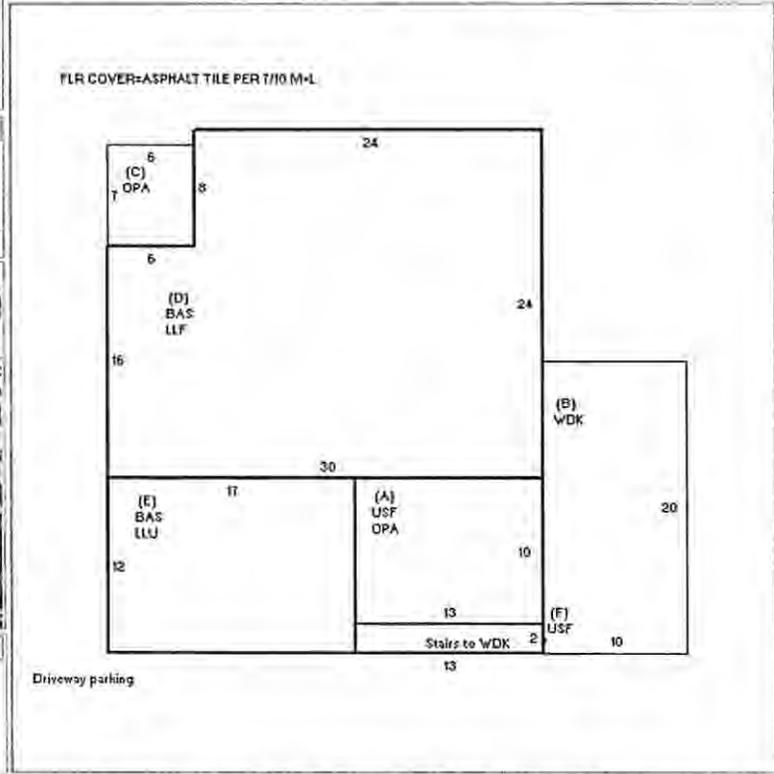
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18	E 1.00	5'6"	2021	30	19.21
PHOTO 03/10/2022							



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/9/2010	JH
STYLE	8	1.10	CONTEMPORARY (100%)	REVIEW	4/6/2021	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS
Mits. H2i heat pump minisplit.



YEAR BLT	1981	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	492,123
NET AREA	1,704	DETAIL ADJ	1,000	FOUNDATION			1.00	+	OPA	N	OPEN PORCH	172		71.10	12,229	CONDITION ELEM CD	
\$NLA(RCN)	\$289	OVERALL	1,110	EXT. COVER	10	VERT. BOARD	1.00	B	WDK	N	ATT WOOD DECK	200		54.75	10,950		
				ROOF SHAPE	1	GABLE	1.00	D	LLF	L	LOWER LEVEL FIN	672	1981	195.98	131,700		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	876	1981	291.48	255,338		
				FLOOR COVER	6	OTHER	1.00	E	LLU	N	LOWER LEVEL UNF	204		149.30	30,457		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	156	1981	231.76	36,155		
				HEATING/COOLING	19	MINISPLIT W/AC	1.01	F11	O	FPL 1S 10P	1			10,394.70	10,395		
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			
																EFF.YR/AGE	1983 / 38
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$339,600

Key: 3298

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.405

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KNAPP CHARLOTTE R 13217 CORALBERRY DRIVE FAIRFAX, VA 22033		54-65-0	7 MILL POND RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KNAPP CHARLOTTE R		03/21/2017	QS	716,549	(163405+)	
MILLPONDE LLC		11/14/2001	99		(163405+)	
MILLPONDE TR THE		12/31/2000	F		(D800257)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
01-086	05/23/2001	7	GARAGE	36,000	04/28/2004	BT	100 100
91-077	07/27/1991	7	GARAGE	12,000	06/09/1993		100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lol	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V7	2.00		485,310
300	A	0.535	15	1.00	1	1.00	1	1.00	V7	2.00		25,570

TOTAL	1.310 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N GUS=1-CAR BSMT GAR W/ 1STY LIV AREA ABOVE. O HAS EASMNT OVER 54-119 (LOT 3 LCP 28240C) PER T DOC 1066923 (6/07). VW= PEEKS OF BAY FROM 1ST E FLR PER FY11 FIELD REV (NO ACCESS TO 2ND FLR).				LAND	510,900	440,400
Inf1	NO ADJ					BUILDING	274,500	304,200
Inf2	NO ADJ					DETACHED	39,800	37,900
						OTHER	0	0
						TOTAL	825,200	782,500

TY	QUAL	COND	QIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GUS	G	1.18	G 0.90	20*30	2001	600	70.77	38,200
SHF	G	1.18	A 0.75	10*12		120	17.91	1,600



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/28/2017	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
GUS has full bath, small kitchenette in studio space above, used for storage. Ground floor is unfinished bsmnt/gar.

* - Previous value excludes abatement.

HEAT+ELEC BB-FPL IS INOP

YEAR BLT	1820	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	465,290
NET AREA	1,668	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,304	1820	273.02	356,023		
SNLA(RCN)	\$279	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	364	1820	218.14	79,402		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	208		113.26	23,558		
STORIES(FAR)	1.5	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	PAT	N	PATIO	133		15.85	2,108		
ROOMS	0	1.00		FLOOR COVER	99	N/A	1.00										
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00										
BATHROOMS	1.5	1.00		HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	6	\$4,200		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															

EFF. YR/AGE	1970 / 51
COND	41 41 %
FUNC	0
ECON	0
DEPR	41 % GD 59
RCNLD	\$274,500

Key: 6298

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 4,141

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
WATERS VAUGHN & GREENOUGH PAUL GREGG 157 PLEASANT ST UNIT 301 CAMBRIDGE, MA 02139		54-119-0		9 MILL POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WATERS VAUGHN & LEVINE WENDY & LEVINE MIC		10/16/2018	U	356,291	(217580)
		06/19/2006	99		(180368)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-373	11/18/2019	80	SOLAR TAXABL	21,890	11/02/2020	LG	100	100
19-141	05/13/2019	1	SINGLE FAM R	900,000	11/23/2020	LG	100	100
07-SM02	06/04/2007	50	SPLIT SUB				100	100

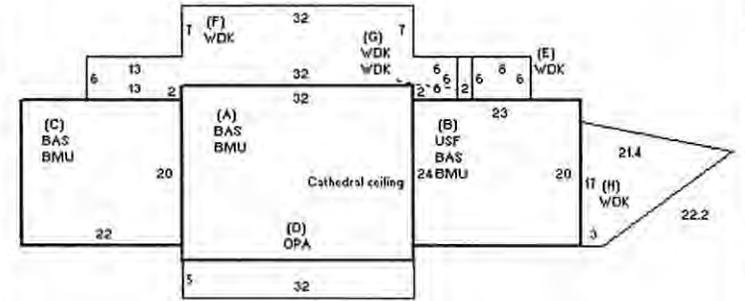
LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V9	2.00		485,310
300	A	0.374	15	1.00	1	1.00	1	1.00	V9	2.00		17,880

TOTAL	1.149 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	503,200	433,800
Inf1	NO ADJ					BUILDING	719,800	536,400
Inf2	NO ADJ					DETACHED	0	0
						OTHER	171,900	128,400
						TOTAL	1,394,900	1,098,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/23/2020



BLDG COMMENTS
11/23/2020 New constr. List w/owner at door (per COVID).

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/23/2020	LG
STYLE	1	1.00	RANCH (100%)			
QUALITY	+	1.10	GOOD-AVE+ (100%)	REVIEW		
FRAME	1	1.00	WOOD FRAME (100%)			

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	734,458
NET AREA	2,128	DETAIL ADJ	1.030	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,668		60.02	100,112	CONDITION ELEM	CD
\$NLA(RCN)	\$345	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,208	2019	281.68	340,269		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	460	2019	281.68	129,572		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	460	2019	229.61	105,618		
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	160		71.15	11,383		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	736		43.25	31,834		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O		GAS FIREPLACE	1		8,668.60	8,669		
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2019 / 2
COND	02 02 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$719,800

Key: 6298

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 4,142

LEGAL

LAND

DETACHED

BUILDING

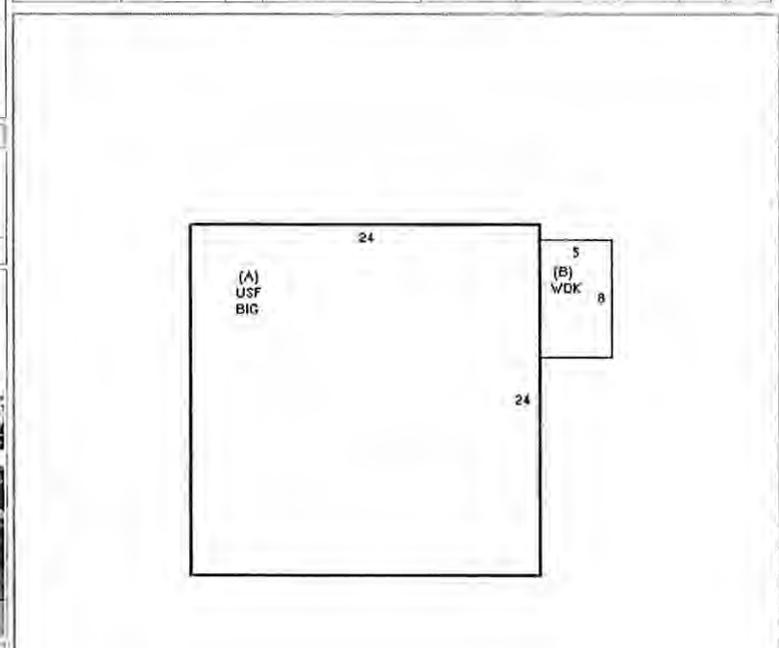
CURRENT OWNER		PARCEL ID	LOCATION		
WATERS VAUGHN & GREENOUGH PAUL GREGG 157 PLEASANT ST UNIT 301 CAMBRIDGE, MA 02139		54-119-0	9 MILL POND RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Ldi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER	171,900	
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2019	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	11/23/2020	LG	11/23/2020 New constr. List with owner at door (per COVID). Guest quarters w/wet bar kitchenette.
STYLE	17	1.00	GAR W/QTRS (100%)	REVIEW			
QUALITY	+	1.10	GOOD-AVE+ (100%)				
FRAME	1	1.00	WOOD FRAME (100%)				

YEAR BLT	2019	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	175,403
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		69.50	40,033	CONDITION ELEM	CD
\$NLA(RCN)	\$305	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	576	2019	224.48	129,300		
CAPACITY						ROOF SHAPE	1.00	B	WDK	N	ATT WOOD DECK	40		81.75	3,270		
STORIES(FAR)		UNITS	ADJ	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	3		1.00	FLOOR COVER	6	OTHER	1.00										
BEDROOMS	1		1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	4	\$2,800		FUEL SOURCE	2	GAS	1.00										
UNITS	0		1.00														
																EFF.YR/AGE	2019 / 2
																COND	02 02 %
																FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$171,900

Key: 3291

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,398

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
MORRIS GREGORY M LIFE ESTATE RMNDR: GREGORY F MORRIS ET AL PO BOX 356 TRURO, MA 02666		54-58-0		11 ABBY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MORRIS GREGORY M LIFE EST		10/15/2021	F		1 (227905)
MORRIS GREGORY M		08/28/2001	99		(162587)
MORRIS GREGORY M & TERESA		10/09/1996	H		(142290)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE HSES			1	1 of 3		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-129	08/05/2004	6	SHED	2,400	06/05/2008	JH	100	100
95-022	03/03/1995	10	ALL OTHERS	10,000	06/19/1996		100	100
90-120	10/05/1990	10	ALL OTHERS	2,500	07/28/1992		100	100
87-063	05/12/1987	7	GARAGE	5,000	12/31/1987		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	HV1	1.75		424,640
300	A	0.295	15	1.00	1	1.00	1	1.00	HV1	1.75		12,340

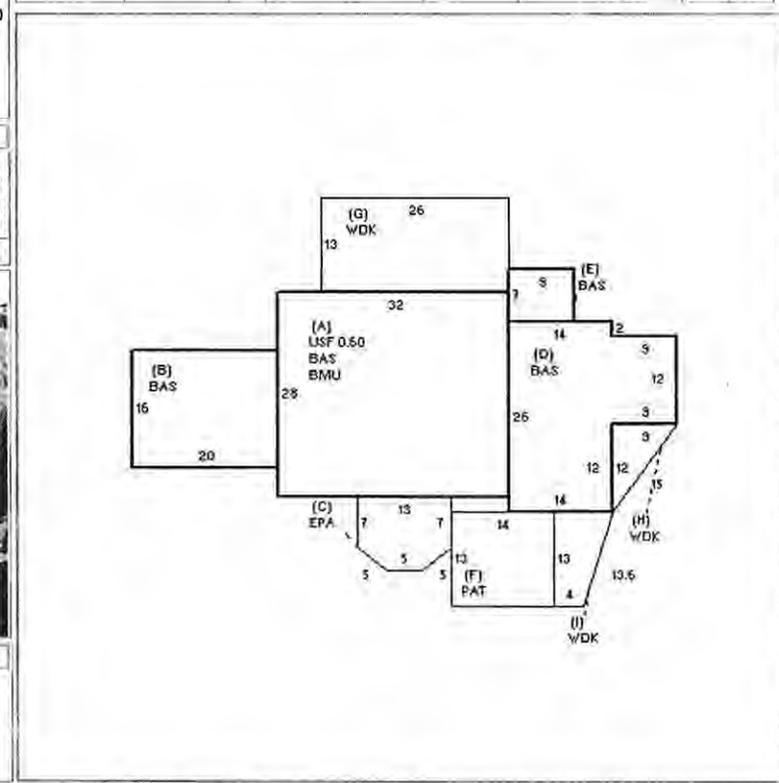
TOTAL	1.070 Acres	ZONING	RES	FRNT	312	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N CABANA HAS TILE FLR+ELEC+full bar.				LAND	437,000	376,700
Inf1	NO ADJ					BUILDING	632,900	466,200
Inf2	NO ADJ					DETACHED	24,400	23,200
						OTHER	376,900	279,800
						TOTAL	1,471,200	1,145,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	G 0.90 L-SHAPED	1991	368	22.54	7,500
SHF	G	1.18	A 0.75 8X10	2004	80	18.43	1,100
CAB	G+	1.25	G 0.90 18X16	2005	1,000	3.50	3,200
PTD	A	1.00	A 0.75		1,338	2.20	2,200
WDK	G	1.18	G 0.90 EST 13*20+16		516	12.39	5,800
WDK	G	1.18	G 0.90 IRREG		170	12.39	1,900
GZB	G	1.18	G 0.90 8 SIDES S' E		121	24.91	2,700



BUILDING	CD	ADJ	DESC	MEASURE	5/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/12/2010	JH
STYLE	5	1.05	COLONIAL (100%)	REVIEW	12/16/2010	MR
QUALITY	G	1.30	GOOD (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS
LEFT INSP CARD 9/22/06+SENT LETTER 7/25/08 (BR IN BSMT PER HEALTH DEPT FILE).



DETACHED

BUILDING

YEAR BLT	1976	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	930,694				
NET AREA	2,289	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		85.36	76,479	CONDITION ELEM	CD				
\$NLA(RCN)	\$407	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	896	1976	347.31	311,189						
				ROOF SHAPE	3	GAMBRELL	1.00	A	USF	L	UP-STRY FIN	538	1976	283.10	152,309						
				ROOF COVER	2	WOOD SHINGLES	1.01	B	BAS	L	BAS AREA	320	1984	347.31	111,138						
				FLOOR COVER	4	TILE	1.00	C	EPA	N	ENCL PORCH	118		164.14	19,369						
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BAS AREA	472	1980	347.31	163,930						
				HEATING/COOLING	2	HOT WATER	1.02	E	BAS	L	BAS AREA	63	1990	347.32	21,881						
				FUEL SOURCE	2	GAS	1.00	F	PAT	N	PATIO	182		19.64	3,575						
													+ WDK	N	ATT WOOD DECK	470		56.88	26,735		
													F21	O	FPL 2S 10P	1		17,812.90	17,813		
													GFP	O	GAS FIREPLACE	2		10,688.30	21,377		

EFF.YR/AGE	1979 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$632,900

Key: 3291

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,399

LEGAL

LAND

DETACHED

BUILDING

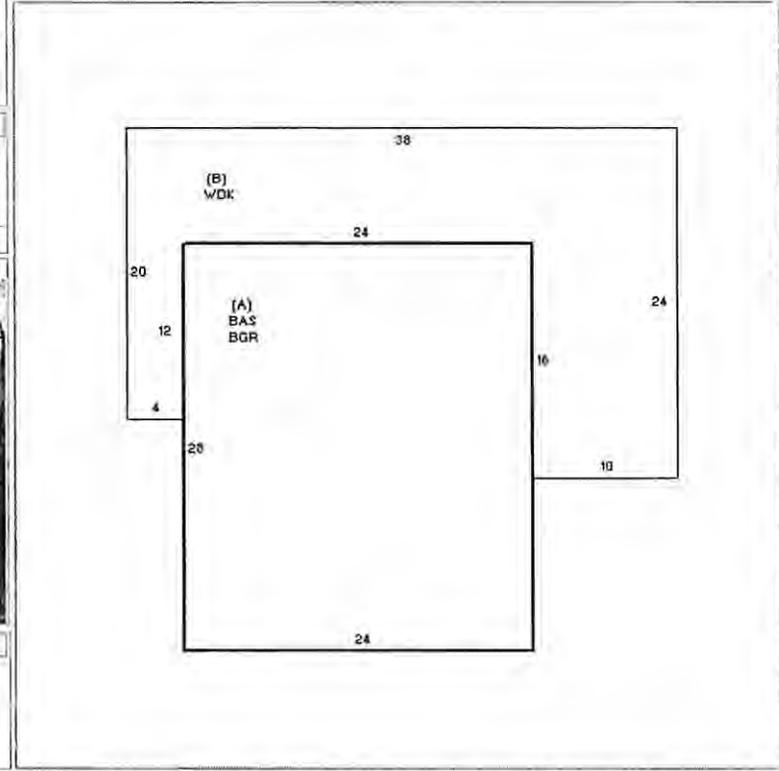
CURRENT OWNER				PARCEL ID				LOCATION			
MORRIS GREGORY M LIFE ESTATE				54-58-0				11 ABBY LN			
RMNDR: GREGORY F MORRIS ET AL				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
PO BOX 356											
TRURO, MA 02666											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Ldi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND	181,900	
			BUILDING		
			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/19/2013	EST
STYLE	1	1.00	RANCH (100%)	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS
HAS APT PER ZBA SPEC PERMIT 6/17/96. LADDER TO LOFT BUT NO HEAD HEIGHT PER 8/22/05 LIST.

YEAR BLT	1989	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,837
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	672		79.81	53,633	CONDITION ELEM	CD
\$NLA(RCN)	\$387	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	672	1989	272.89	183,385		
CAPACITY				ROOF SHAPE	2	HIP	1.00	B	WDK	N	ATT WOOD DECK	512		40.47	20,719		
STORIES(FAR)	1		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	3		1.00	FLOOR COVER	3	WW CARPET	1.00										
BEDROOMS	1		1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	3		\$2,100	FUEL SOURCE	1	OIL	1.00										
UNITS	0		1.00														

EFF.YR/AGE	1989 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$181,900

Key: 3291

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,400

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
MORRIS GREGORY M LIFE ESTATE RMNDR: GREGORY F MORRIS ET AL PO BOX 356 TRURO, MA 02666		54-58-0	11 ABBY LN		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

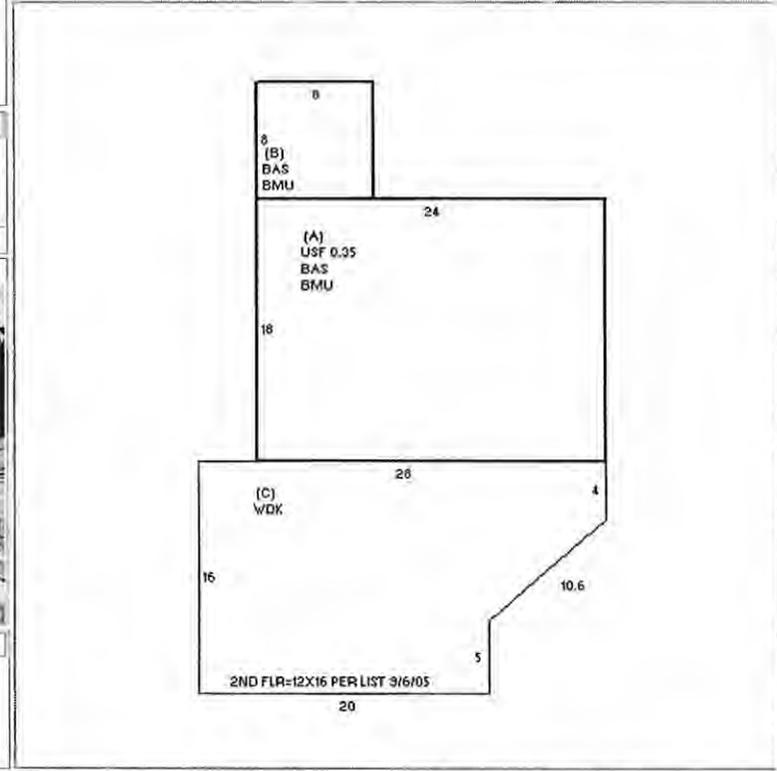
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	N O T E		LAND	195,000	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HAS KITCHEN PER 2005 LIST.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/19/2013	EST
STYLE	4	1.10	CAPE (100%)	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

YEAR BLT	1995	SIZE ADJ	1.060
NET AREA	647	DETAIL ADJ	1.000
\$NLA(RCN)	\$407	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES(FAR)	1.35	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	495		81.45	40,400
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	496	1995	302.91	150,245
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	151	1995	240.85	36,369
ROOF COVER	2	WOOD SHINGLES	1.01	C	WDK	N	ATT WOOD DECK	380		50.91	19,345
FLOOR COVER	4	TILE	1.00	F21	O		FPL 2S 1OP	1		15,002.80	15,003
INT. FINISH	2	DRYWALL	1.00	MST	O		MASONRY STACK			0.00	
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	263,461
CONDITION ELEM	CD
EFF. YR/AGE	1995 / 26
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$195,000

Key: 3247

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,353

LEGAL LAND

CURRENT OWNER										PARCEL ID				LOCATION			
RUSSIANOFF SYLVIA 128 ROCHELLE AVE PHILADELPHIA, PA 19128										54-11-0				47 OLD COUNTY RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSIANOFF SYLVIA										09/10/2004	99		(174343)				
RUSSIANOFF PENELOPE OPR T										04/22/1999	F		(152799+)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
05-055	04/29/2005	90	BP NVC	22,500	05/25/2007	JH	100 100
04-058	04/29/2004	90	BP NVC	2,400	05/25/2007	JH	100 100
98-083	05/01/1998	9	DECK	600	05/01/1999		100 100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lbl	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15	1.00 1	1.00 1	1.00 1	782,750	1.00 1	1.00 V10	2.50			606,630
300	A	2.255 15	1.00 1	1.00 1	1.00 1	59,750	1.00 1	1.00 V10	2.50			134,740
400	F	300 15	1.00 1	1.00 1	1.00 1	575	1.00 1	1.00 V10	2.50			172,500

DETACHED

TOTAL	3.030 Acres		ZONING	RES	FRNT	484	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N FY08=CHGD SHF@100 SF TO ST1 PER 5/07 BP				LAND	913,900	789,100
Infl1	NO ADJ		O INSPEC (=1 RM+WDK BUT NO KITCH). FY11 VW INCR				BUILDING	321,600	240,800
Infl2	NO ADJ		E UNOBSTRUCTED OF BAY+POND.				DETACHED	7,500	7,200
							OTHER	0	0
							TOTAL	1,243,000	1,037,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00 A-	0.70 10*10		100	90.90	6,400
SHF	A	1.00 A-	0.70		48	16.28	500
WDK	A	1.00 A-	0.70 4*10 ATT TO		40	10.50	300
PTD	A	1.00 A	0.75 8*18+6*10		204	2.20	300

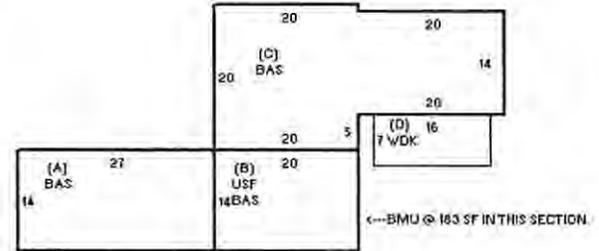
BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/26/2012	EST
STYLE	4	1.10	CAPE (100%)	REVIEW	12/10/2010	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,618	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,338	1955	291.22	389,659
SNLA(RCN)	\$297	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	USF	L	UP-STRY FIN	280	1955	232.68	65,150
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	WDK	N	ATT WOOD DECK	112		58.15	6,513
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	BMU	N	N	BSMT UNFINISHED	183		79.08	14,472
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00								
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00								
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02								
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00								
UNITS	0	1.00													

EFF.YR/AGE 1977 / 44

COND	33	33 %
FUNC	0	
ECON	0	
DEPR	33	% GD 67
RCNLD		\$321,600



TOTAL RCN	479,994
CONDITION ELEM	CD

Key: 3253

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEO #: 3.358

LEGAL LAND

CURRENT OWNER		PARCEL ID	LOCATION		
HERRON CAROLINE RAND RLTY TRST TRS: ELIZABETH M HERRON PO BOX 66 TRURO, MA 02666		54-17-0	53 OLD COUNTY RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HERRON CAROLINE RAND RLTY		10/12/2010	99		(192649)
HERRON CAROLINE RAND		10/12/2010	99		(192648)
HERRON CAROLINE RAND RLTY		04/23/2008	99		(185743)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-395X	11/27/2019	3	REPAIR/REMOD	500	02/24/2020	LG	100	100

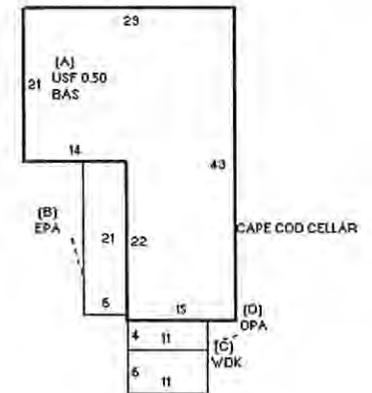
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lol	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15	1.00	1	1.00	1	1.00	R05	1.15			279,050
300	A	0.005 15	1.00	1	1.00	1	1.00	R05	1.15			140

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N ST1 HAS BR+BATH BUT NO STOVE PER 7/10 LIST. O ST1 has ODS.				LAND	279,200	240,700
Infl1	NO ADJ	T				BUILDING	312,800	230,700
Infl2	NO ADJ	E				DETACHED	23,000	22,000
						OTHER	0	0
TOTAL						TOTAL	615,000	493,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A 0.75 13*26		338	90.90	23,000



BLDG COMMENTS
YB=1860 PER OWNER.



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/4/2019	LG
STYLE	7	1.20	OLD STYLE (100%)	REVIEW	12/10/2010	MR
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	1	1.00	WOOD FRAME (100%)			

BUILDING

YEAR BLT	1863	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,066
NET AREA	1.409	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	939	1863	326.16	306,266	CONDITION ELEM	CD
\$NLA(RCN)	\$327	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	470	1863	256.74	120,668		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	126		148.86	18,757		
STORIES(FAR)	1.5	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	C	WDK	N	ATT WOOD DECK	66		83.83	5,533		
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	44		121.42	5,343		
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00	ODS	O	O	OUT DOOR SHOWER			0.00			
BATHROOMS	1.5	1.00		HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	5	\$3,500		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
																EFF. YR/AGE	1980 / 41
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$312,800

Elizabeth Sturdy

From: Rich Stevens
Sent: Wednesday, November 9, 2022 10:36 AM
To: Elizabeth Sturdy; Emily Beebe; Arozana Davis; Jarrod Cabral
Cc: Barbara Carboni; Lynne Budnick; Nina Richey
Subject: RE: Review of PB and ZBA Applications - 38 Cliff Road

Good Morning,

My only comment is that the builder deviated from original plans submitted and approved by changing and adding dormer and approval for those changes are required.

Regards,

Rich

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, November 8, 2022 11:18 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of PB and ZBA Applications - 38 Cliff Road

Emily, Rich, Zana, Jarrod:

The attached PB and ZBA Applications will be on upcoming meetings: PB December 21 and ZBA December 19.

Please respond with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

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



Elizabeth Sturdy

From: Benjamin Zehnder <bzehnder@zehnderllc.com>
Sent: Wednesday, November 9, 2022 11:00 AM
To: Brian Carlstrom (brian_carlstrom@nps.gov); Lauren McKean (lauren_mckean@nps.gov)
Cc: Barbara Carboni; Elizabeth Sturdy
Subject: RE: 38 Cliff Road, Truro
Attachments: VANGENDEREN. AS FILED - Truro PB RSPR Application. 10-28-2022.pdf; VANGENDEREN. AS FILED - Truro ZBA SP Application. 11-4-2022.pdf

Hello Brian:

The Planning Board and ZBA previously approved alterations to this structure with the benefit of Seashore comment. During construction, the owner improved a part of the second floor to add a dormer and increased floor area within the approved building. They also converted a screen porch to enclosed living area. This requires approval of amendment of the prior permits by Planning and Zoning.

In the original application, total gross floor area was increased from 1389 to 1767 square feet. The additional second floor area. The new total gross floor area is 2,697 square feet. The by-right allowance based on lot size is 2,892 square feet, so the project as modified does not need a special permit to exceed the by-right allowance. The attached applications include the approved and as built structures for comparison. Also included are photographs as constructed.

The new dormer is on the rear of the house not easily visible to the public.

Public hearings for the applications are: December 7, 2022 at 5:00 for Planning Board and December 19, 2022 at 5:30 PM for Zoning.

Call or email me anytime with questions.

My regards,

Ben

Please note new email and contact information below and update your address book:

Benjamin E. Zehnder
Benjamin E. Zehnder, LLC
62 Route 6A, Unit B
Orleans, MA 02653
508.255.7766 – Office
508.246.4064 – Mobile
bzehnder@zehnderllc.com

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Elizabeth Sturdy

From: Emily Beebe
Sent: Wednesday, December 14, 2022 1:41 PM
To: Elizabeth Sturdy
Subject: RE: Review of PB and ZBA Applications - 38 Cliff Road
Attachments: Message from Building Dept KM_C308

Good afternoon,

We have reviewed the files for this property, which includes a plan developed by Outermost Land survey in May 2021, and is attached.

The plan shows the jurisdiction of the Conservation Commission. There is a buffer zone to the Coastal Bank on the southeast side of the parcel, which extends approximately 12-15' onto the lot.

Based on the project narrative it does not appear that the proposed project will impact the wetland resource area, provided that all work is outside of the "limit of work" as shown on the plan.

The dwelling unit is served by a title 5 septic system, which passed its inspection in 2020. The 2 bedroom home is located on this 27,443 sf property, and therefore compliant with the nitrogen loading standards of title 5.

Thank you for the opportunity to comment.

-Emily Beebe

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, November 8, 2022 11:18 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of PB and ZBA Applications - 38 Cliff Road

Emily, Rich, Zana, Jarrod:

The attached PB and ZBA Applications will be on upcoming meetings: PB December 21 and ZBA December 19.

Please respond with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

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

I hereby certify that the structures shown hereon are located as they exist on the ground.

Donald T. Poole PLS #32662 Date

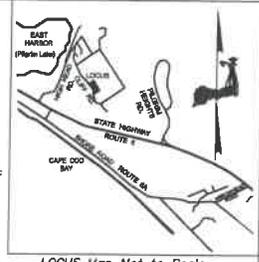
Cape Cod National Seashore
USA Dept. of the Interior



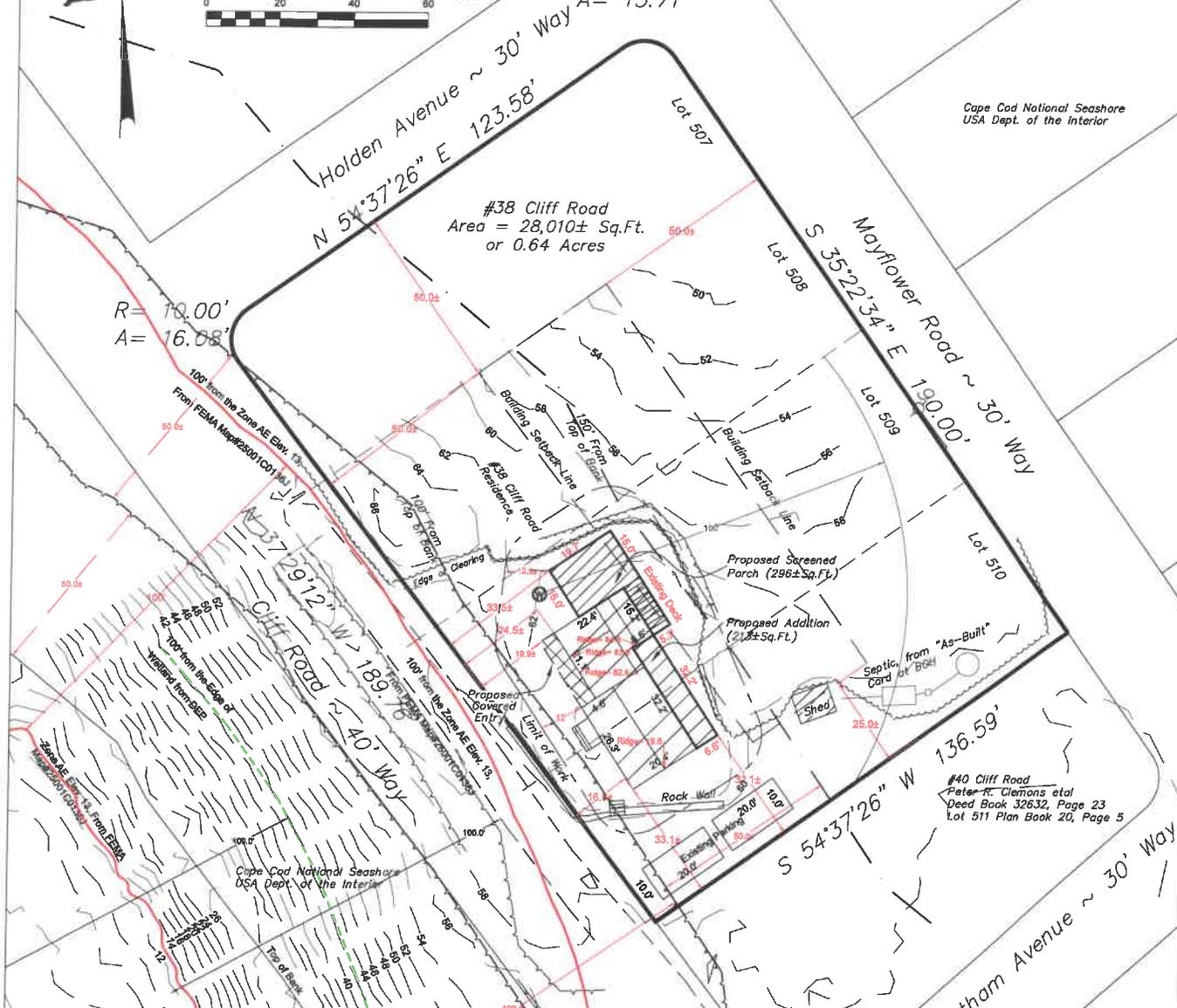
PLAN NOTES:

- 1) Property is located within the Seashore Zoning District
- 2) Bearings are based on MA Coordinate System NAD83
- 3) Elevations are based on NAVD88
- 4) Existing Grade = $61.8+60.5+63.0+63.3+63.5+64.1+63.0 = 439.2 / 7 = 62.7'$ NAVD88
- 5) Existing Ridge Height = $84.8' - 62.7' = 22.1'$
- 6) Proposed Ridge Height = Fin Flr ($65.9'$) + $22.9'$ (Proposed Ridge) = $88.8' - 62.7' = 26.1'$

$R = 10.00'$
 $A = 15.71'$



Cape Cod National Seashore
USA Dept. of the Interior



Holden Avenue ~ 30' Way
N 54°37'26" E 123.58'

#38 Cliff Road
Area = 28,010± Sq.Ft.
or 0.64 Acres

Mayflower Road ~ 30' Way
S 35°22'34" E 190.00'

$R = 18.00'$
 $A = 16.08'$

Cliff Road ~ 40' Way
N 37°29'12" W 189.0'

Chatham Avenue ~ 30' Way
S 54°37'26" W 136.59'

#40 Cliff Road
Peter R. Clemons et al
Deed Book 32632, Page 23
Lot 511 Plan Book 20, Page 5

Plan of Land
#38 Cliff Road, Truro
prepared for
Katherine S. Cook & Christine Van Genderen
Deed Book 333507, Page 344
Lots 507, 508, 509, 510
Plan Book 20, Page 5
Scale 1" = 20' May 12, 2021
ols #933001



Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

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

November 4, 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 application to amend special permit in Case No. 2020-007/ZBA
38 Cliff Road (Assessor's Parcel ID 32-19)

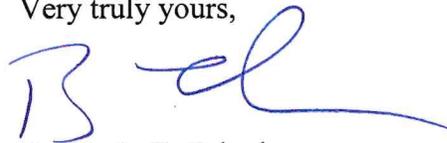
Dear Ms. Fullerton:

Please find enclosed an original application packet to the Board of Appeals on behalf of Katherine S. Cook and Christine Van Genderen for their property at 38 Cliff Road. The application seeks to amend a special permit issued in prior Case No. 2020-007/ZBA.

I have included nine additional copy sets as well as payment in the amount of \$200.00 for the application 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
Barbara Carboni
Brian Carlstrom
Lauren McKean
Donald T. Poole
Ted Smith
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 November 4, 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 _____ of the Truro Zoning Bylaw concerning *(describe)* _____

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* _____ amendment of special permit in Case No. 2020-007/ZBA to change previously approved design.

Property Address 38 Cliff Road Map(s) and Parcel(s) 32-19

Registry of Deeds title reference: Book 33307, Page 344, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Katherine S. Cook and Christine Van Genderen

Applicant's Legal Mailing Address 171 Imperial Avenue, Westport, CT 03840

Applicant's Phone(s), Fax and Email (203) 247-7242; cvangen171@gmail.com

Applicant is one of the following: *(please check appropriate box)*

*Written Permission of the owner is required for submittal of this application.

Owner Prospective Buyer* Other*

Owner's Name and Address _____ (same)

Representative's Name and Address Benjamin E. Zehnder 62 Rte. 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)

Katherine S. Cook and Christine Van Genderen
Applicant(s)/Representative *Printed* Name(s)

Katherine S. Cook and Christine Van Genderen
Owner(s) *Printed* Name(s) or written permission

[Signature]
Applicant(s)/Representative Signature

11/14/22
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

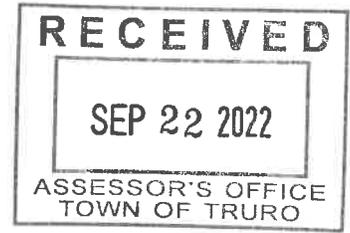


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: September 16, 2022

NAME OF APPLICANT: Katherine S. Cook and Christine Van Genderen

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

MAILING ADDRESS: Benjamin E. Zehnder LLC 62 Rte. 6A, Suite B, Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-766 EMAIL bzehnder@zehnderllc.com

PROPERTY LOCATION: 38 Cliff Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 32 PARCEL 19 EXT. _____
(if condominium)

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

- | | | |
|---|---|---|
| <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 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 | |
| <input type="checkbox"/> Other _____ | | (Fee: Inquire with Assessors) |
- (Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

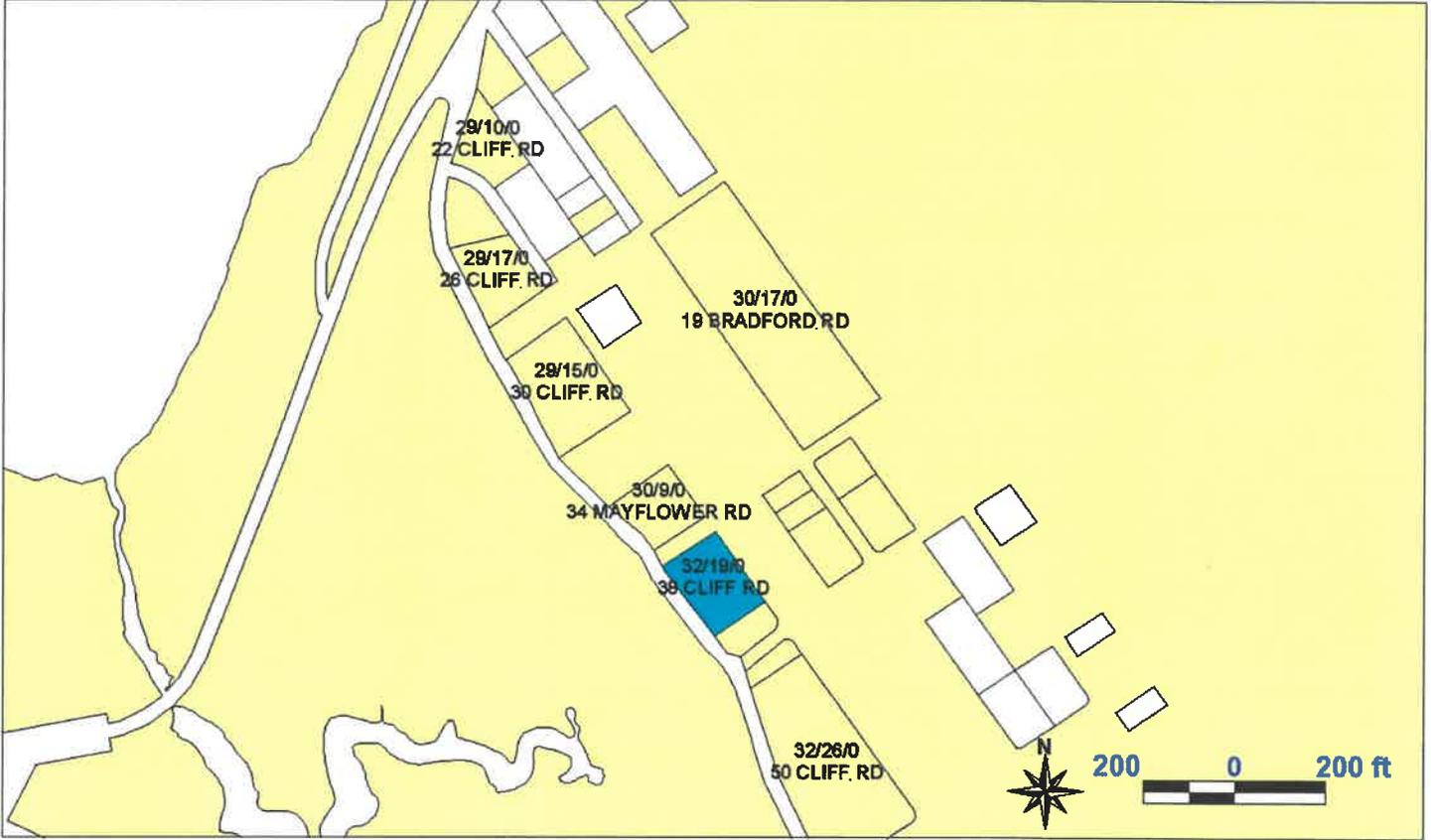
Date request received by Assessors: 9/22/2022 Date completed: 9/22/2022
List completed by: [Signature] Date paid: _____ Cash/Check [Signature]

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.

38 Cliff Road
 Map 32, Parcel 19
 Zoning Board of Appeals/
 Special Permit

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

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
643	29-8-0-R	TWENTY CLIFF ROAD NOM TRUST TRS: GERARD PETER MICERA	20 CLIFF RD	141 STOWE DRIVE	POUGHQUAG	NY	12570
645	29-10-0-R	STELLO ROBERT & JENNIFER	22 CLIFF RD	PO BOX 762	SO CHATHAM	MA	02633
648	29-13-0-R	RESIKA PAUL & BLAIR	24 CLIFF RD	175 RIVERSIDE DR #6E	NEW YORK	NY	10024
650	29-15-0-E	U S A DEPT OF THE INTERIOR	30 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
6294	29-17-0-E	U S A DEPT OF THE INTERIOR	26 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
659	30-9-0-E	U S A DEPT OF THE INTERIOR	34 MAYFLOWER RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
660	30-10-0-E	U S A DEPT OF THE INTERIOR	13 HOLDEN AVE	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
661	30-11-0-E	U S A DEPT OF THE INTERIOR	15 HOLDEN AVE	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
662	30-12-0-E	TOWN OF TRURO	39 ALDEN RD	PO BOX 2030	TRURO	MA	02666-2030
663	30-13-0-E	U S A DEPT OF THE INTERIOR	43 ALDEN RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
664	30-14-0-E	U S A DEPT OF THE INTERIOR	44 ALDEN RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
667	30-17-0-E	U S A DEPT OF THE INTERIOR	19 BRADFORD RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
700	32-19-A-R	CLEMONS PETER ET AL	40 CLIFF RD	15 KIDDER AVE	SOMERVILLE	MA	02143
691	32-24-0-R	CLEMONS PETER & BENSON MARIANNE	42 CLIFF RD	15 KIDDER AVE	SOMERVILLE	MA	02143
693	32-26-0-E	U S A DEPT OF THE INTERIOR	50 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667

WZa/p/2022
 9/22/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip Cd/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

Handwritten signature
9/22/2022

29-8-0-R

TWENTY CLIFF ROAD NOM TRUST
TRS: GERARD PETER MICERA
141 STOWE DRIVE
POUGHQUAG, NY 12570

29-10-0-R

STELLO ROBERT & JENNIFER
PO BOX 762
SO CHATHAM, MA 02633

29-13-0-R

RESIKA PAUL & BLAIR
175 RIVERSIDE DR #6E
NEW YORK, NY 10024

29-15-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

29-17-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-9-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-10-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-11-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-12-0-E

TOWN OF TRURO
PO BOX 2030
TRURO, MA 02666-2030

30-13-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-14-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-17-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

32-19-A-R

CLEMONS PETER ET AL
15 KIDDER AVE
SOMERVILLE, MA 02143

32-24-0-R

CLEMONS PETER & BENSON MARIANNE
15 KIDDER AVE
SOMERVILLE, MA 02143

32-26-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

40-999-0-E

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



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: September 22, 2022

To: Benjamin E. Zehnder, Agent for Katherine S. Cook and Christine Van Genderen

From: Assessors Department

Certified Abutters List: 38 Cliff Road (Map 32, Parcel 19)

Zoning Board of Appeals/ Special Permit

Attached is a combined list of abutters for the property located at 38 Cliff Road.

The current owners are Katherine S. Cook and Christine Van Genderen.

The names and addresses of the abutters are as of September 16, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

Key: 685

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 603

LEGAL

LAND

DETACHED

BUILDING

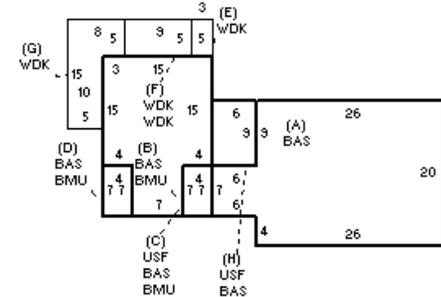
CURRENT OWNER				PARCEL ID				LOCATION			
COOK KATHARINE S & VAN GENDEREN CHRISTINE 171 IMPERIAL AVE WESTPORT, CT 03840				32-19-0				38 CLIFF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOK KATHARINE S & ERNEST N DICKINSON REV L				09/29/2020	QS	925,000	33307-344				
DICKINSON ERNEST N				01/17/2002	99		14711-1				
				02/07/1995	99		9550-262				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-191	06/01/2021	5	DEMO	625,000	08/20/2021	LG	100	100
21-191	06/01/2021	1	SINGLE FAM R	625,000		LG	0	0
12-172	07/10/2012	90	BP NVC	5,700	02/06/2013	FC	100	100
89-019	03/03/1989	2	ADDITION		12/31/1989	SW	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.630	16	1.00	50	0.50	1	1.00	944,650	1.15	1	1.00	SV5	7.00		686,720

TOTAL	27,443 SF	ZONING	NSD	FRNT	0	ASSESSED	686,700	CURRENT	1,373,400	PREVIOUS	1,373,400	
Nbhd	NAT'L SEASHORE	NOTE	INFL1=RESTRICTION TO 2 BEDROOM				LAND	192,600	BUILDING	500	DETACHED	500
Inf1	50%	OTHER		OTHER	0	TOTAL	879,800	TOTAL	1,546,500			
Inf2	NO ADJ											

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/08/2020
SHF	A	1.00	P 0.45 8*10		80	14.91	500		

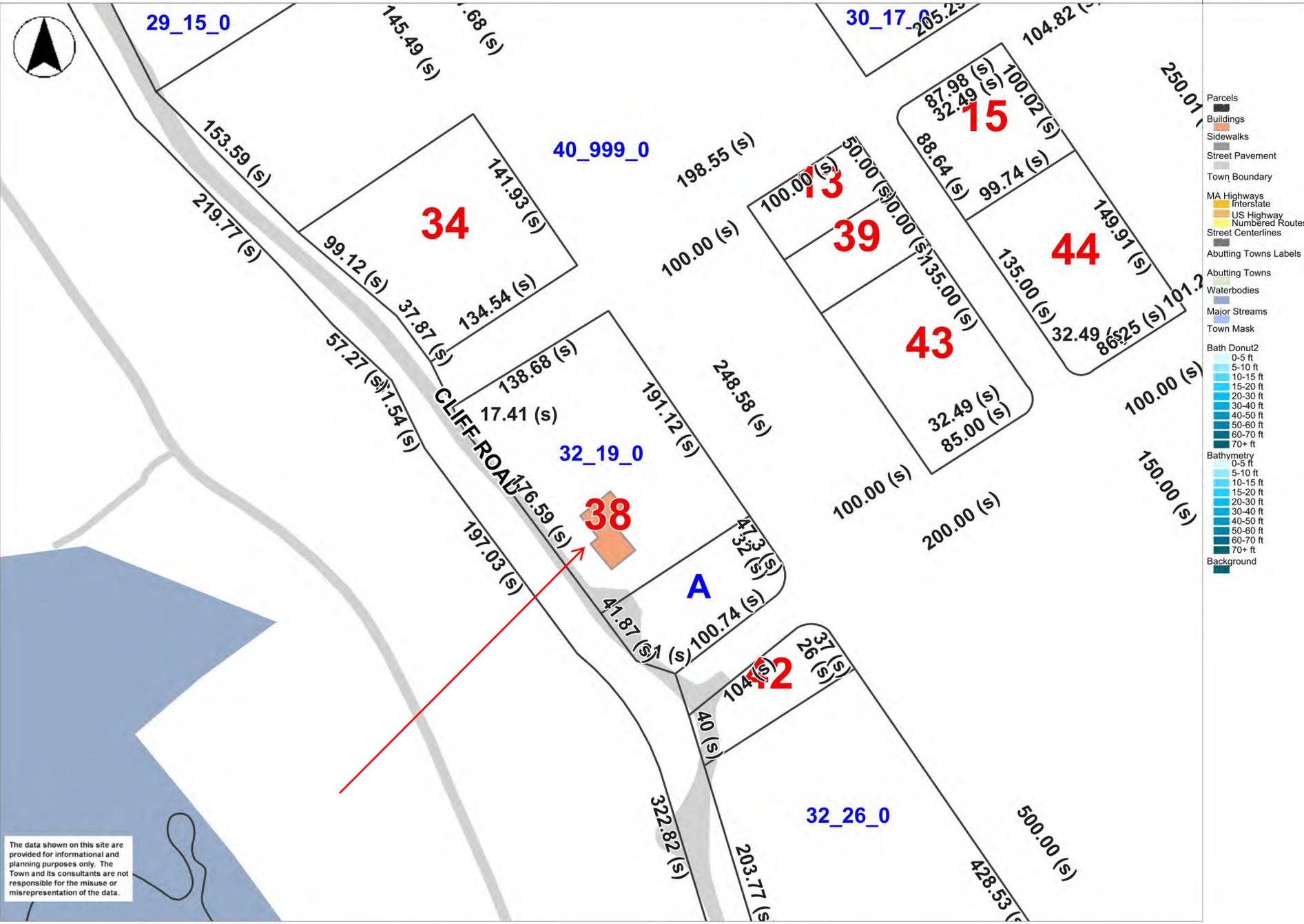


BUILDING	CD	ADJ	DESC	MEASURE	12/8/2020	LG
MODEL	1		RESIDENTIAL	LIST	12/8/2020	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

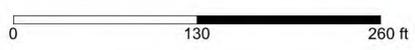
BLDG COMMENTS
Wood stove in living room. Upper floor is open loft.

YEAR BLT	1950	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	296,280
NET AREA	1,274	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	946	1950	218.39	206,597	CONDITION ELEM	CD
\$NLA(RCN)	\$233	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	330		58.69	19,367		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	328	1950	172.75	56,661		
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	195			40.99	7,992		
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00		MST	O	MASONRY STACK	1			2,163.00	2,163		
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00											
BATHROOMS	1.5	1.00	HEATING/COOLING	2	HOT WATER	1.02											
FIXTURES	5	\$3,500	FUEL SOURCE	1	OIL	1.00											
UNITS	1	1.00															

EFF.YR/AGE	1974 / 46
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$192,600



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 09/23/2022 at 10:54 AM

MapsOnline - Truro, MA

- Parcels
- Buildings
- Sidewalks
- Street Pavement
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Street Centerlines
- Abutting Towns
- Abutting Towns Labels
- Waterbodies
- Major Streams
- Town Mask
- Bath Donut2
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Background

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-29-2020 @ 01:39pm
Ctl#: 1039 Doc#: 52080
Fee: \$3,163.50 Cons: \$925,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-29-2020 @ 01:39pm
Ctl#: 1039 Doc#: 52080
Fee: \$2,830.50 Cons: \$925,000.00

QUITCLAIM DEED

I, ERNEST N. DICKINSON, Trustee of the Restatement of the Ernest N. Dickinson Revocable Living Trust Agreement, said Restatement dated December 10, 1999 and recorded with Barnstable County Registry of Deeds in Book 14710, Page 338, with a mailing address of 36 Trask Road, Vienna, ME 04360, ("Grantor")

for consideration paid in the amount of **NINE HUNDRED TWENTY-FIVE THOUSAND and 00/100 (\$925,000.00) DOLLARS**,

grant to **KATHARINE S. COOK and CHRISTINE VAN GENDEREN**, a married couple, as Tenants by the Entirety, with a mailing address of 171 Imperial Avenue, Westport, CT 03840, ("Grantees"),

WITH QUITCLAIM COVENANTS, the land in Truro, Barnstable County, Massachusetts, together with the buildings thereon, described as follows:

PARCEL I - the land in Truro, Barnstable County, Massachusetts being shown as **Lots 507 and 508** on a plan hereinafter mentioned and being bounded and described as follows:

Beginning at Cliff Road and running in an Easterly direction by Lot 509 one hundred (100) feet more or less to Mayflower Road, thence;

NORTHERLY along said Mayflower Road one hundred (100) feet more or less, thence;

WESTERLY one hundred (100) feet more or less to said Cliff Road and thence;

SOUTHERLY one hundred (100) feet more or less along said Cliff Road to the point of beginning.

Said Lots shown as 507 and 508 on Plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June, 1924, by John S. Crossman, filed at the Barnstable Registry of Deeds.

PARCEL II - the land in Truro, Barnstable County, Massachusetts being shown as **Lot 510** on a plan hereinafter mentioned as Plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June 1924, by John S. Crossman, which plan is filed in Barnstable Registry of Deeds and bounded and described as follows beginning at the point of intersection of Cliff Road and Chatham Avenue as shown on said plan, thence;

EASTERLY along said Chatham Avenue one hundred (100) feet more or less to the intersection of Chatham Avenue and Mayflower Road, thence;

Property Address: 38 Cliff Road, Truro, Massachusetts 02666

NORTHERLY along said Mayflower Road one hundred (100) feet more or less, thence;

WESTERLY by land now or formerly of Frank Rich one hundred feet (100 ft) more or less to said Cliff Road, and thence;

SOUTHERLY one hundred (100) feet more or less along Cliff Road.

PARCEL III - the land in Truro, Barnstable County, Massachusetts, being **Lot 509** on plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June, 1924 by John S. Crossman recorded in Barnstable Registry of Deeds and bounded and described as follows:

Beginning at Cliff Road, thence;

EASTERLY by Lot 510 one hundred (100) feet more or less to Mayflower Road, thence;

NORTHERLY along said Mayflower Road fifty (50) feet more or less, thence;

WESTERLY by Lot 508 one hundred (100 feet) more or less to said Cliff Road, and thence;

SOUTHERLY fifty (50) feet more or less along said Cliff Road to the point of beginning.

The undersigned Trustee hereby certifies that:

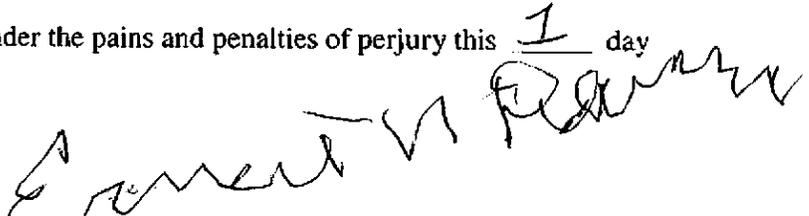
1. Said Trust is in full force and effect.
2. All beneficiaries are of full age.
3. All the beneficiaries are competent.
4. All the beneficiaries of said Trust have authorized and directed me as Trustee to convey the herein described premises for the consideration stated above.

Meaning and intending to convey those same premises described in deed dated December 10, 2001 and recorded with Barnstable County Registry of Deeds in Book 14711, Page 1.

Grantor hereby releases any and all rights of homestead in the above property, created either automatically by operation of law or by written declaration that is recorded, and further certifies under the pains and penalties of perjury that there are no other individuals entitled to homestead rights to the property conveyed herein.

SIGNATURE ON FOLLOWING PAGE

Executed as a sealed instrument under the pains and penalties of perjury this 1 day of September, 2020.



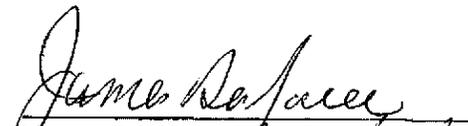
ERNEST N. DICKINSON, Trustee

COMMONWEALTH OF MASSACHUSETTS

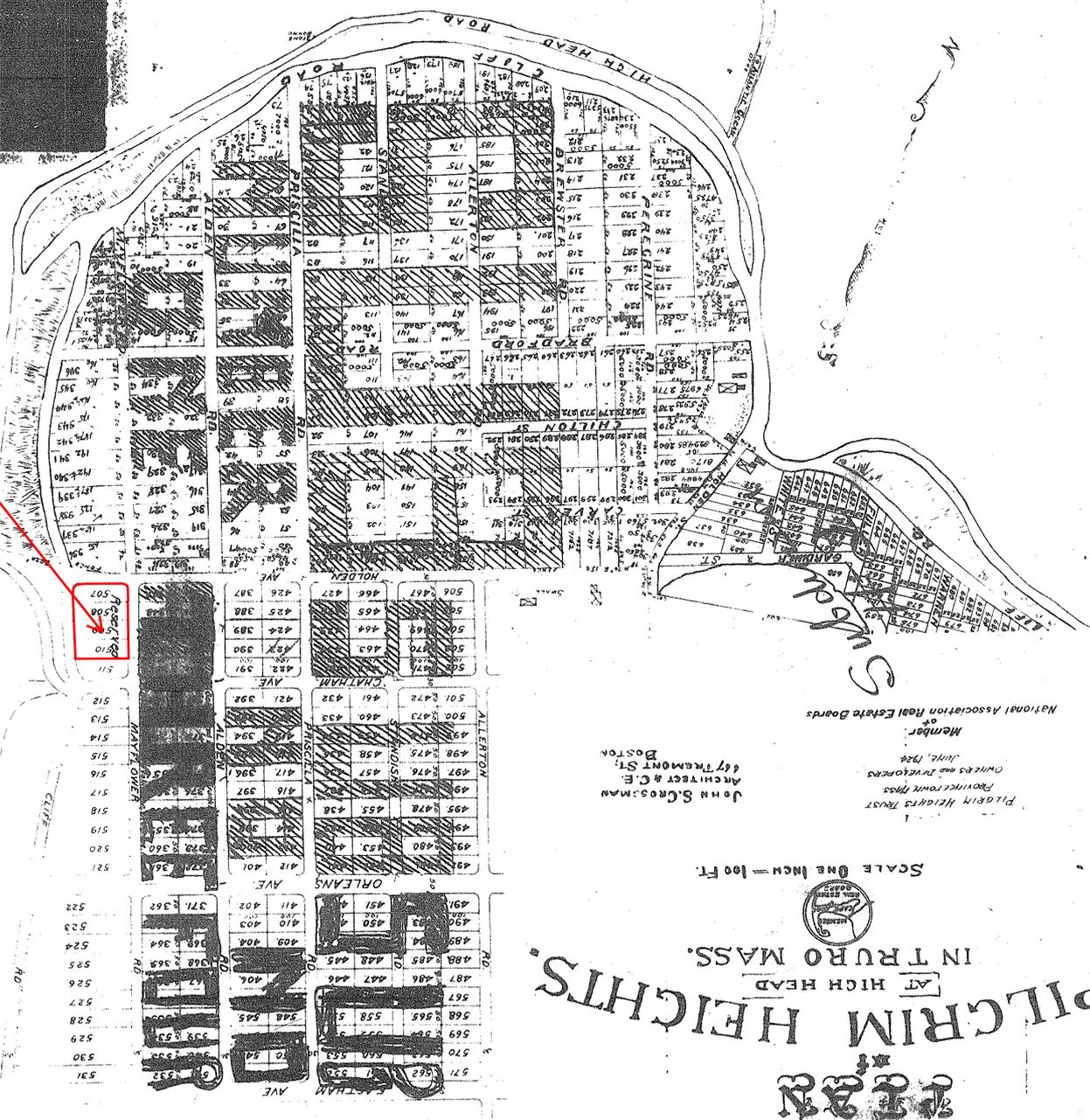
Barnstable, ss.
County

September 1, 2020

On the above date, before me, the undersigned Notary Public, personally appeared **ERNEST N. DICKINSON, Trustee as aforesaid**, who proved to me through satisfactory evidence of identification, which was Personnel Records, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the attached document are truthful and accurate to the best of his knowledge and belief.



Notary Public: Massachusetts
My commission expires: 5/13/2022



PLAN BOOK 20 PAGE 5

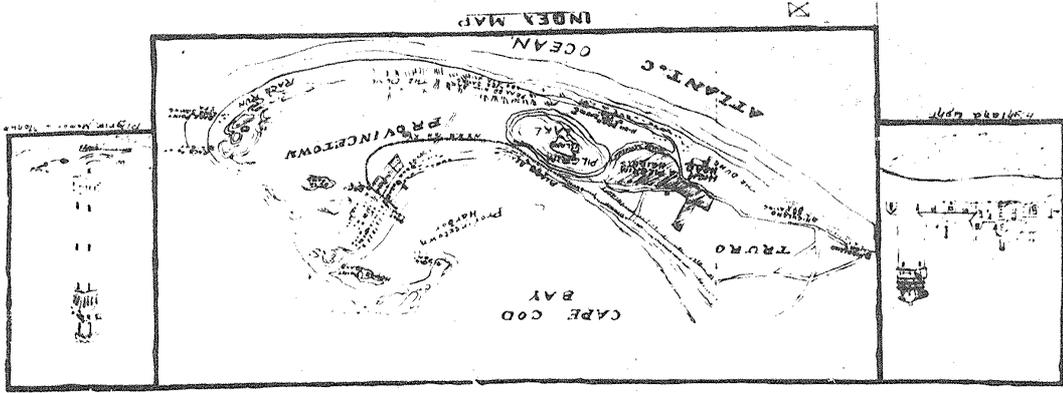
PILGRIM HEIGHTS AT HIGH HEAD IN TRURO MASS.

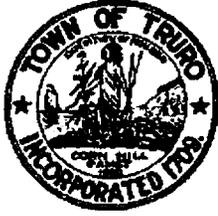
John S. Grossman
 ARCHITECT & C.E.
 697 TREMONT ST.
 BOSTON

Member of
 National Association of Real Estate Boards
 June, 1926

Pilgrim Heights Trust
 Owners and Trustees

SCALE ONE INCH = 100 FT.





Zoning Board of Appeals

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE ZONING BOARD OF APPEALS

Special Permit

Case Reference No.: 2020-007/ZBA

Atlas Map 32, Parcel 19

Address: 38 Cliff Road

Title Reference: Barnstable County Registry of Deeds Book 33307, Page 344

Owners and Applicants: Katherine S. Cook and Christine Van Genderen

Hearing Dates: December 14, 2020; January 25, 2021

Decision Date: January 25, 2021 Vote: 5-0

Sitting: Arthur F. Hultin, Jr., Chair; Fred Todd, Vice Chair; John Thornley; Darrell Shedd; Heidi Townsend

Motion (Mr. Shedd; Mr. Hultin. second). In the matter of 2020-007/ZBA, Katherine S. Cook and Christine Van Genderen to grant a Special Permit to expand a nonconforming structure in the Seashore District under G.L. c. 40A, s. 6 and Sections 30.7 and 30.8 of the Zoning Bylaw on property located at 38 Cliff Road (Atlas Map 32, Parcel 19) based upon the following materials filed with this Board:

- Cover Letter dated November 4, 2020
- Application for Hearing
- Certified Abutters List
- Owner's Authorization
- Quitclaim Deed
- Title 5 Official Inspection Form
- "Plan of Land, #38 Cliff Road, Truro," prepared for Katherine S. Cook and Christine Van Genderen by Donald T. Poole, Outermost Land Survey, Scale 1" = 20' dated October 23, 2020
- Plan Set (Existing), "38 Cliff Road, Truro, Massachusetts" prepared by Ted Smith, Architect, Scale 3/16" = 1'-0", dated October 26, 2020 Sheets E1.1-E1.2; E2.1-E2.4
- Plan Set (Proposed), "38 Cliff Road, Truro, Massachusetts" prepared by Ted Smith, Architect, Scale 3/16" = 1'-0", dated October 26, 2020, revision date January 8, 2021 Sheets A1.1-A1.3; A2.1-A2.6

A true copy, attest: Susan A. Joseph, Temporary Town Clerk, Town of Truro / February 19, 2021 / pages 1-4

The Board also received:

- Email dated December 2, 2020 from Peter Clemons and Marianne Benson, 40 Cliff Road
- Email from Lauren McKean, AICP, Park Planner, Cape Cod National Seashore dated December 16, 2020

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

1. This property is located in the Seashore District, nonconforming as to lot area (.64 acres where 3 acres required) and as to setback of the existing house from Cliff Road (16.5 feet where 50 feet required). A shed encroaches into the side yard setback from the property boundary with 40 Cliff Road.
2. The existing two-story house was constructed in 1950. The first floor contains 1,020 square feet (plus a 76 square foot covered deck), and the second floor contains 369 square feet, for a total of 1,389 square feet plus the 76 square ft deck.
3. The proposed project consists of alterations that include a 213 square foot addition constructed on the east side (rear) of the house, and a screened porch of 296 square feet on the north side of the house. The proposed first floor will contain 1,252 square feet, plus 373 square feet porch/deck, and the proposed second floor will contain 515 square feet. The total proposed area is 1,767 square feet, plus the 373 sq ft porch/deck.
4. Based on the existing and proposed elevations provided, the structure will increase in from an existing ridge height of 22.1 feet above grade to 26.1 feet above grade.

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

1. The Board finds that the existing lot and structure is nonconforming, 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).
2. The Board finds that the proposed project is a reasonably-scaled addition to the existing nonconforming dwelling that modestly expands and updates living space in keeping with the existing configuration of the structure.
3. The Board finds that the proposed expansion is consistent with single-family structures on Cliff Road and neighboring roads.
4. Based on the above, the Board finds under Section 30.7 of the Zoning Bylaw that as conditioned herein, the proposed expansion 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 expansion will exist in harmony with the general purpose and intent of the Bylaw.

- 5. 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.
- 6. The Board likewise finds under G.L. c 40A, s. 6 that the proposed expansion will not be substantially more detrimental than the existing nonconforming dwelling to the neighborhood.

Conditions

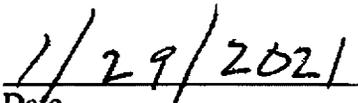
This Special Permit is granted subject to the following conditions:

- 1. Construction shall conform to the plans referenced in this decision.
- 2. The height of the expanded structure is limited to 26.1 feet above grade.
- 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.
- 4. The use of the Property shall be in strict conformance with the Town of Truro Bylaw.
- 5. Construction shall conform to all conditions imposed by the Planning Board under Residential Site Plan Review.

This Special Permit shall lapse after one year if substantial use is not commenced with that time. See Zoning Bylaw Section 30.8.

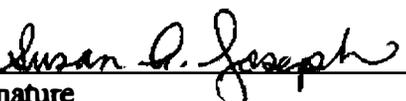


 Art Hultin, Chair

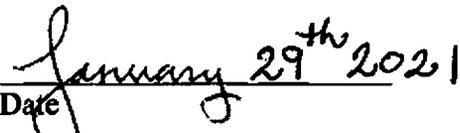


 Date

Received, Office of the Town Clerk:



 Signature



 Date

I hereby certify that this decision was filed with the Office of the Town Clerk on January 29th 2021 and 20 (twenty) days have elapsed since the date of filing, and:

No Appeal has been filed.

An Appeal has been filed and received in this office on: _____

Susan A. Joseph
Signature

February 19th 2021
Date

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.



Planning Board

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE PLANNING BOARD

Residential Development Site Plan Review

Atlas Map 32 Parcel 19

Address: 38 Cliff Road

Case Reference No.: 2020-005/SPR

**Applicants: Katherine S. Cook and
Christine Van Genderen**

Hearing Dates: December 16, 2020; January 6, 2021

Decision Date: January 6, 2021

**Sitting: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer,
Clerk; Paul Kiernan; Bruce Boleyn; Peter Herridge**

Following duly posted and noticed Truro Planning Board hearings held on December 16, 2020, and January 6, 2021, the Board voted to approve the application for Residential Development Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw for additions to an existing residence on property located at 38 Cliff Road, Map 32, Parcel 19, in the Seashore District.

The following materials were submitted as part of the complete application for review:

- Application for Site Plan Review (Residential)
- Certified Abutters List
- Plan of Land, #38 Cliff Road, Truro, prepared for Katherine S. Cook & Christine Van Genderen, Deed Book 333507, Page 344, Lots 507, 508, 509, 510, Plan Book 20, Page 5"
- Survey of 38 Cliff Road, Truro, Massachusetts, prepared by Ted Smith Architect, LLC, Scale 1"= 20' dated October 23, 2020
- "Site Plan for 38 Cliff Road, Truro, Massachusetts," prepared by Ted Smith Architect, LLC, Scale 1"= 20' dated October 26, 2020, Sheets E1.1-E1.2; E2.1-E2.4, inclusive; A1.1 (revised December 12, 2020), A1.2 (revised December 12, 2020); A2.1, A2.s, A2.3, A2.5
- "38 Cliff Road – Planning Board Site Plan Review Zoning Table" dated November 9, 2020
- Review Criteria form, completed
- Residential Site Plan Review Checklist
- Product specifications for lighting fixture
- Town of Truro Assessor's Records and photographs

Susan A. Joseph, Temporary Town Clerk, Town of Truro / January 11, 2021 / pages 1-4

A true copy, attest:

- Pilgrim Heights Plan
- Quitclaim Deed

The following additional material was submitted:

- Email from Lauren McKean, AICP, Park Planner, Cape Cod National Seashore dated December 16, 2020

Board Vote:

At the January 6, 2021 meeting, Mr. Boleyn made a motion, seconded by Mr. Kiernan, to approve the application for residential development site plan. Vote was 5-1 in favor.

In favor of the Motion: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Paul Kiernan; Bruce Boleyn

Opposed to the Motion: Peter Herridge

The application of Katherine S. Cook and Christine Van Genderen for Residential Site Plan approval pursuant to s. 70.4 of the Truro Zoning Bylaw was granted by the Planning Board.

This decision is pursuant to the following facts and conditions:

Findings:

1. This is an application by Katherine S. Cook and Christine Van Genderen for Residential Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw ("Bylaw"). Residential Site Plan Review is required under Section 70.4 of the Zoning Bylaw, as the project is an addition to an existing single-family dwelling in the Seashore District.
2. The Property is located at 38 Cliff Road and is shown on Truro Assessor's Map 32, Parcel 19. The Property contains .64 acres and is located in the Seashore District. The lot is nonconforming as to lot area where three acres are required, and as to front setback from Cliff Road (16.5 feet where 50 feet required).
3. The existing single-family house is located toward the southwest corner of the property. It contains a total of 1,389 square feet, plus a 76 foot covered deck. The first floor contains 1,020 square feet plus the deck; the second floor contains 369 square feet.
4. The proposed project removes most of the existing dwelling and reconstructs it on a somewhat enlarged footprint. A screened porch of 296 square feet will be constructed on the north side of the house, and an additional 213 square feet of living space will be constructed on the east side of the house (rear). The total Gross Floor Area will be 1,767 square feet plus a 373 square foot porch/deck. The first floor will contain 1,252 square

feet, plus the deck; the second floor will contain 515 square feet. The height of the dwelling will increase from an existing ridge height of 22.1 feet above grade to 26.1 feet above grade.

5. No additional alterations to the property are proposed.
6. The Board has reviewed all plans with respect to this Application and has found that they comply with all requirements set forth in Section 70.4(C) of the Bylaw.
7. The Board found that the house will be reconstructed in a manner that is in keeping with the scale of the existing building and other buildings in the neighborhood. This contributes to preserving the characteristics of the Seashore District.
8. Pursuant to Section 70.4(D) of the Bylaw, the Board found:
 - a. Relation of Buildings and Structures to the Environment. The Board finds that the reconstructed dwelling relates to the existing terrain and lot, as it modestly expands the footprint of the existing house and preserves the scale of the existing building.
 - b. Building Design and Landscaping. The Board finds that the reconstructed house is in an updated vernacular style consistent with other dwellings in the Seashore District and complementary to the landscape, particularly in its compactness on an undersized Seashore lot. The materials are likewise complementary and appropriate to the location.
 - c. Preservation of Landscape. The Board finds that the landscape will be preserved as the house is being expanded only modestly and no new parking areas or other appurtenances will be created.
 - d. Circulation. The Board finds that the existing driveway and parking area will adequately and safely serve the expanded house.
 - e. Lighting. The Board finds that as conditioned below, the lighting proposed for the structure will be consistent with General Bylaw Chapter IV, Section 6, and that adjacent properties and the night sky will be protected from intrusive lighting.

Conditions

1. The use of the Property shall be in strict conformance with the Town of Truro Bylaw.
2. Construction shall conform to the plans referenced in this decision.

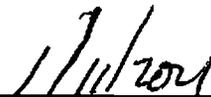
3. Lighting shall be installed and maintained so as to comply with the Truro of Truro Outdoor Lighting Bylaw, Chapter IV, Section 6 of the General Bylaws.
4. The Applicant must obtain a special permit from the Zoning Board of Appeals under Section 30.7 and 30.8, and G.L. c. 40A s. 6, to expand a nonconforming structure.
5. Prior to issuance of a Building Permit, the Applicant shall submit to the Board revised, stamped architectural plans with a complete zoning table that includes all required dimensions, including but not limited to Gross Floor Area, that conforms to this Decision.
6. 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.

This Site Plan Approval for a Residential Site Plan shall expire two (2) years from the date of approval.

Pursuant to Zoning Bylaw Section 70.6, it is the responsibility of the applicant to obtain a true attested copy of this decision from the Town Clerk and to record this decision in the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.



 Anne Greenbaum, Chair

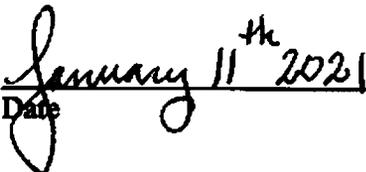


 Date

Received, Office of the Town Clerk:



 Signature



 Date











I hereby certify that the structures shown hereon are located as they exist on the ground.

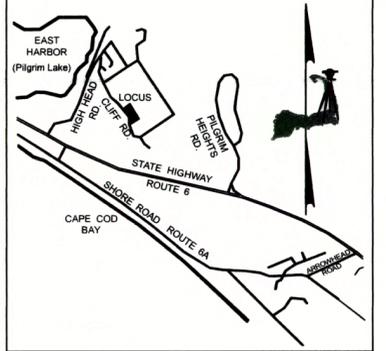
Donald T. Poole
 Donald T. Poole PLS #32662
 Date 11/9/2020

Cape Cod National Seashore
 USA Dept. of the Interior



PLAN NOTES:

- 1) Property is located within the Seashore Zoning District
- 2) Bearings are based on MA Coordinate System NAD83
- 3) Elevations are based on NAVD88
- 4) Existing Grade = $61.8+60.5+63.0+63.3+63.5+64.1+63.0 = 439.2/7 = 62.7'$ NAVD88
- 5) Existing Ridge Height = $84.8' - 62.7' = 22.1'$
- 6) Proposed Ridge Height = $\text{Fin Flr (65.9')} + 22.9' \text{ (Proposed Ridge)} = 88.8' - 62.7' = 26.1'$



LOCUS Map Not to Scale

Cape Cod National Seashore
 USA Dept. of the Interior

#38 Cliff Road
 Area = 28,010± Sq.Ft.
 or 0.64 Acres

$R = 10.00'$
 $A = 16.08'$

100' from the Zone AE Elev. 13
 From FEMA Map #25001C0136J

100' from the Edge of
 Wetland from DEP

Zone AE Elev. 13, From FEMA
 Map #25001C0136J

Cape Cod National Seashore
 USA Dept. of the Interior

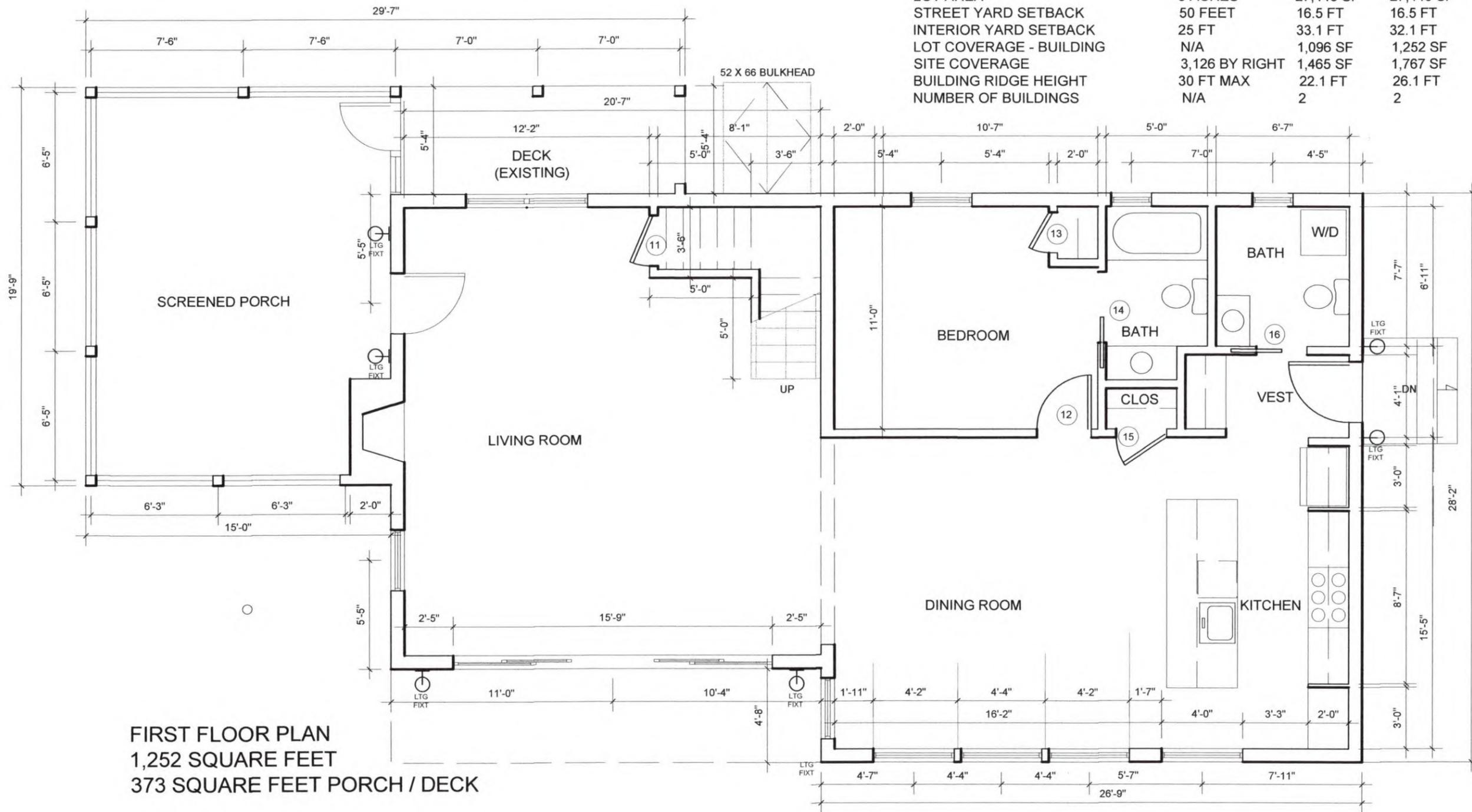
Top of Bank



Plan of Land
 #38 Cliff Road, Truro
 prepared for
 Katherine S. Cook & Christine Van
 Genderen
 Deed Book 333507, Page 344
 Lots 507, 508, 509, 510
 Plan Book 20, Page 5
 Scale 1" = 20' Oct 23, 2020
 ols #933001

ZONING TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	3 ACRES	27,443 SF	27,443 SF
STREET YARD SETBACK	50 FEET	16.5 FT	16.5 FT
INTERIOR YARD SETBACK	25 FT	33.1 FT	32.1 FT
LOT COVERAGE - BUILDING	N/A	1,096 SF	1,252 SF
SITE COVERAGE	3,126 BY RIGHT	1,465 SF	1,767 SF
BUILDING RIDGE HEIGHT	30 FT MAX	22.1 FT	26.1 FT
NUMBER OF BUILDINGS	N/A	2	2

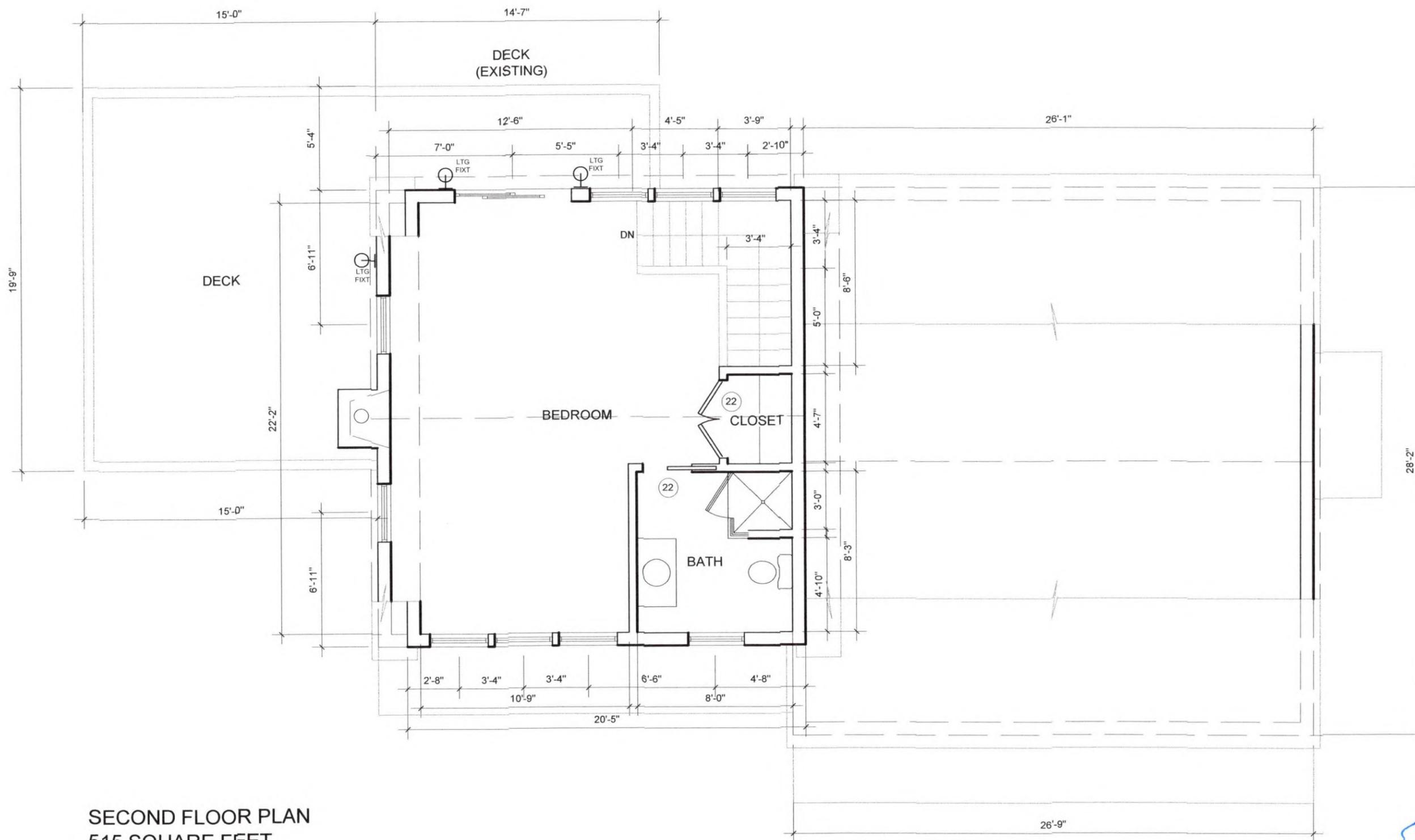


FIRST FLOOR PLAN
 1,252 SQUARE FEET
 373 SQUARE FEET PORCH / DECK



TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE PROPOSED FIRST FLOOR PLAN	SCALE 3/16" = 1'-0"	SHEET NO. A1.1
			DATE 26 OCTOBER 2020 8 JANUARY 2021	

AS APPROVED

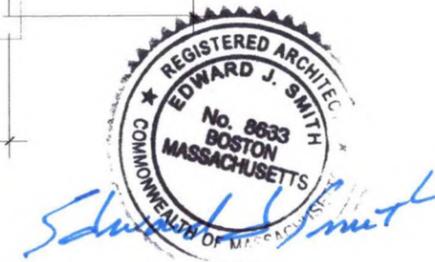
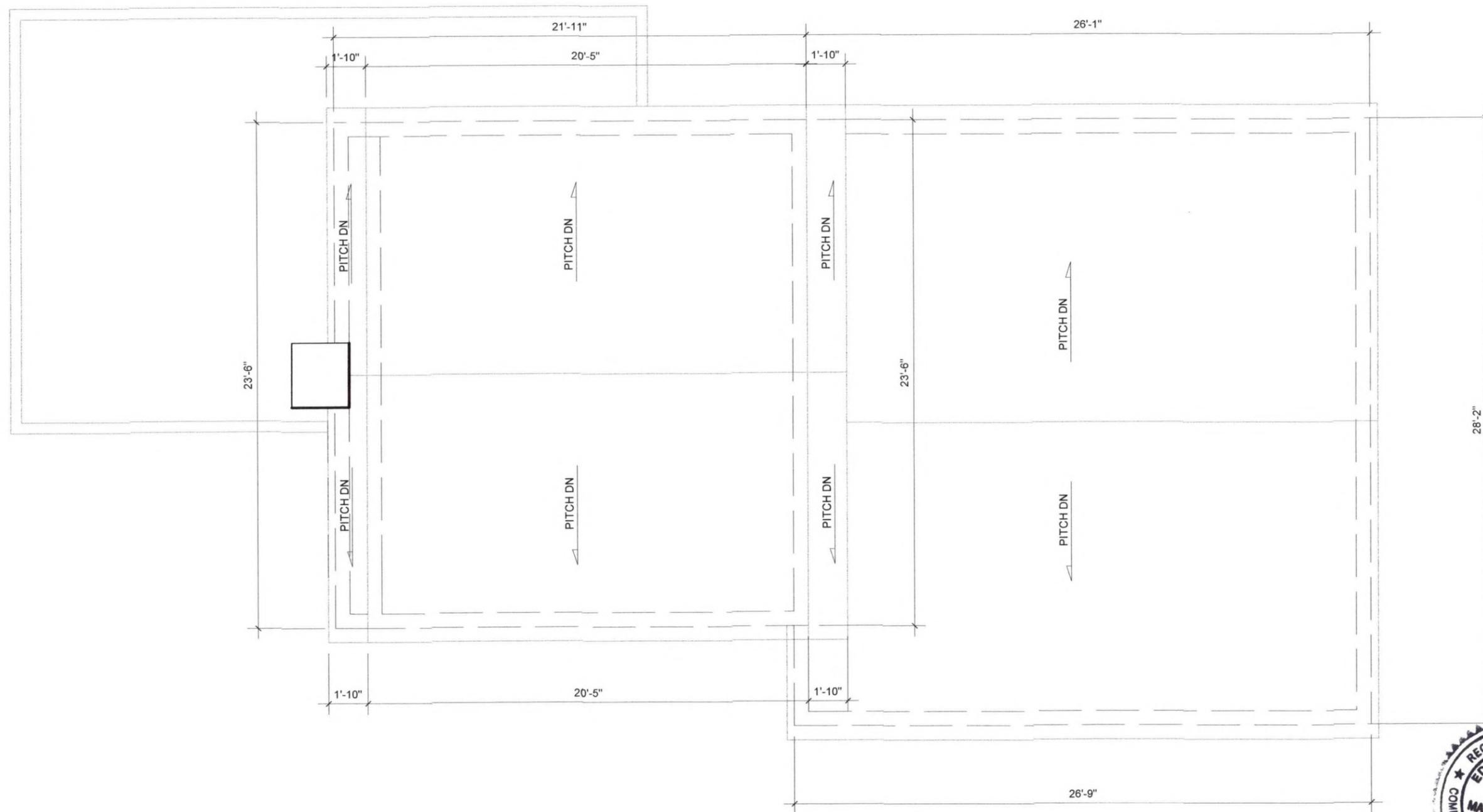


SECOND FLOOR PLAN
515 SQUARE FEET



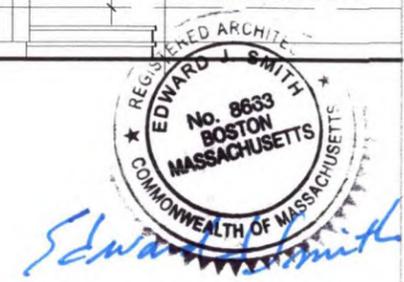
<p>TED SMITH Architect, LLC 12 Dartmouth Place, Boston 422 Commercial Street, Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts</p>	<p>DRAWING TITLE PROPOSED SECOND FLOOR PLAN</p>	<p>SCALE 3/16" = 1'-0" DATE 26 OCTOBER 2020 8 JANUARY 2021</p>	<p>SHEET NO. A1.2</p>
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AS APPROVED



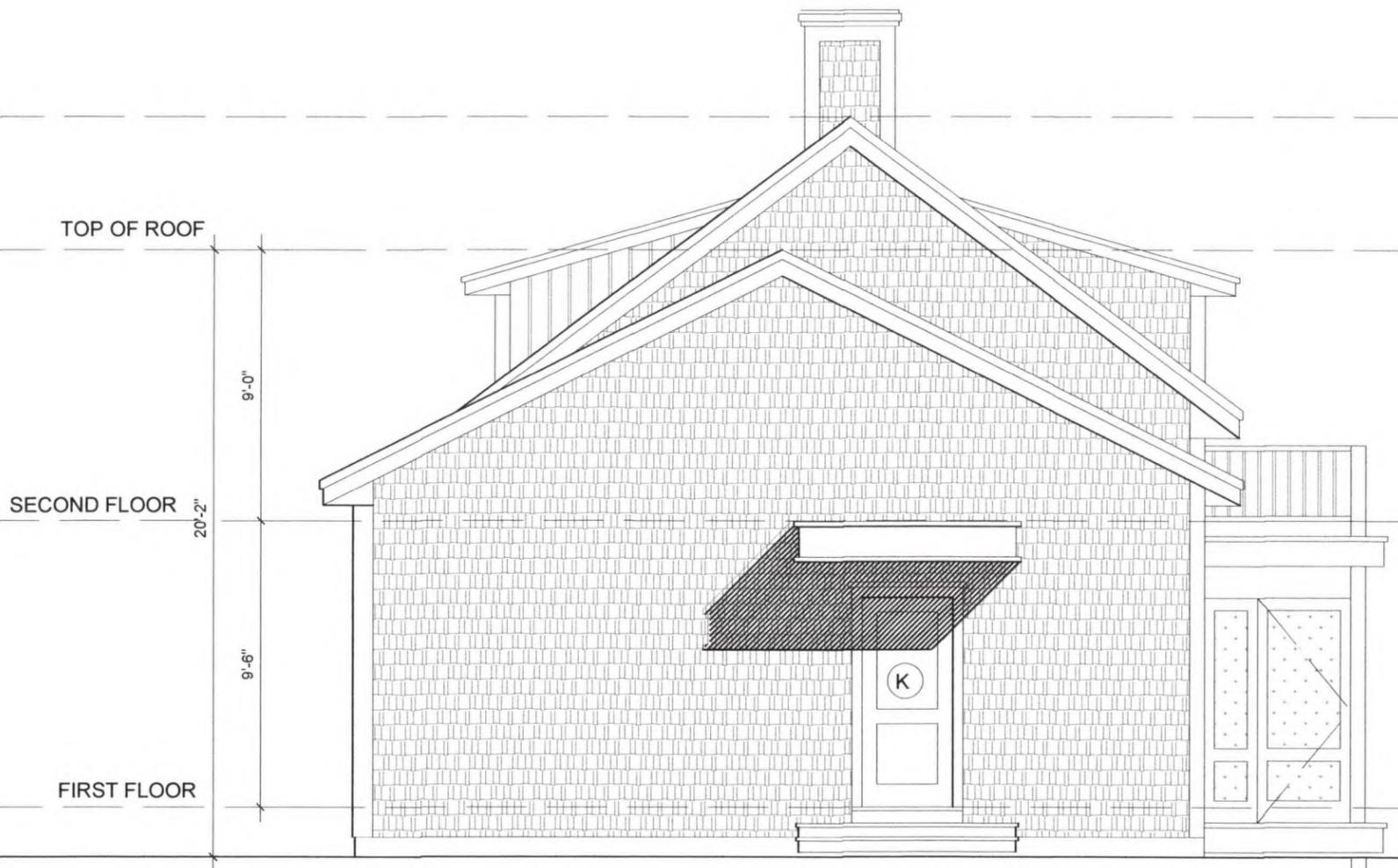
TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE ROOF PLAN	SCALE 3/16" = 1'-0"	SHEET NO. A1.3
			DATE 26 OCTOBER 2020 8 JANUARY 2021	

AS APPROVED



<p>TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>38 CLIFF ROAD Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>PROPOSED WEST ELEVATION</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p> <p>DATE</p> <p>20 OCTOBER 2020 8 JANUARY 2021</p>	<p>SHEET NO.</p> <p>A2.1</p>
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AS APPROVED



<p>TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>38 CLIFF ROAD Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>PROPOSED SOUTH ELEVATION</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p> <p>DATE</p> <p>26 OCTOBER 2020 8 JANUARY 2021</p>	<p>SHEET NO.</p> <p>A2.2</p>
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AS APPROVED



<p>TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>38 CLIFF ROAD Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>PROPOSED EAST ELEVATION</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p> <p>DATE</p> <p>26 OCTOBER 2020 8 JANUARY 2021</p>	<p>SHEET NO.</p> <p>A2.3</p>
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AS APPROVED

TOP OF ROOF

SECOND FLOOR

FIRST FLOOR

13'-5"

24'-7"

9'-6"



TED SMITH
Architect, LLC
12 Dartmouth Place, Boston
422 Commercial Street, Provincetown
617.247.0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

PROPOSED NORTH ELEVATION

SCALE

3/16" = 1'-0"

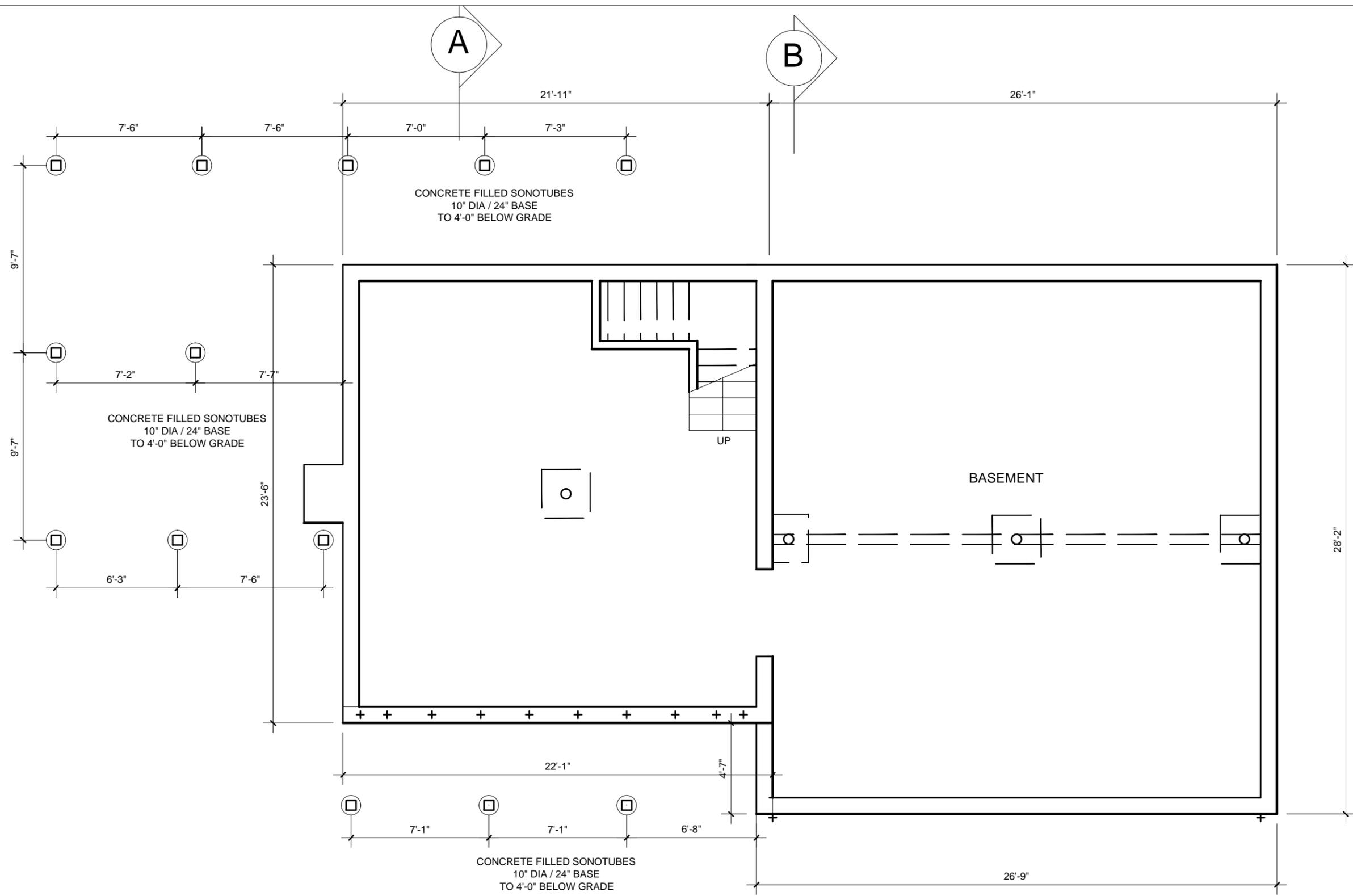
DATE

26 OCTOBER 2020
8 JANUARY 2021

SHEET NO.

A2.5

AS BUILT



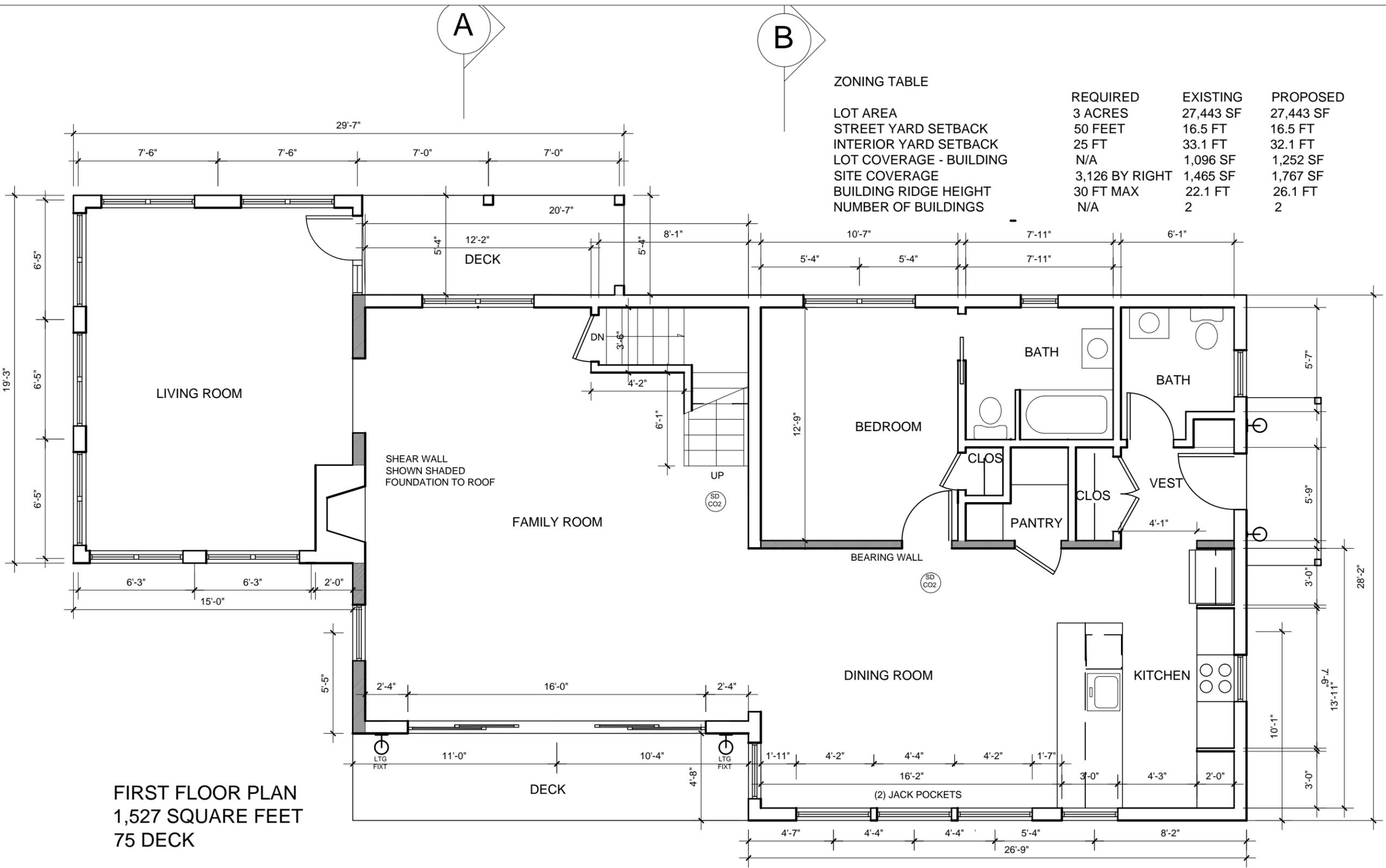
TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE
38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE
REVISED BASEMENT PLAN

SCALE
3/16" = 1'-0"
DATE
2 MAY 2022

SHEET NO.
A1.0



TED SMITH
 Architect, LLC
 12 Dartmouth Place . Boston
 422 Commercial Street . Provincetown
 617 . 247 . 0023
 TEDSMITHARCHITECT@GMAIL.COM

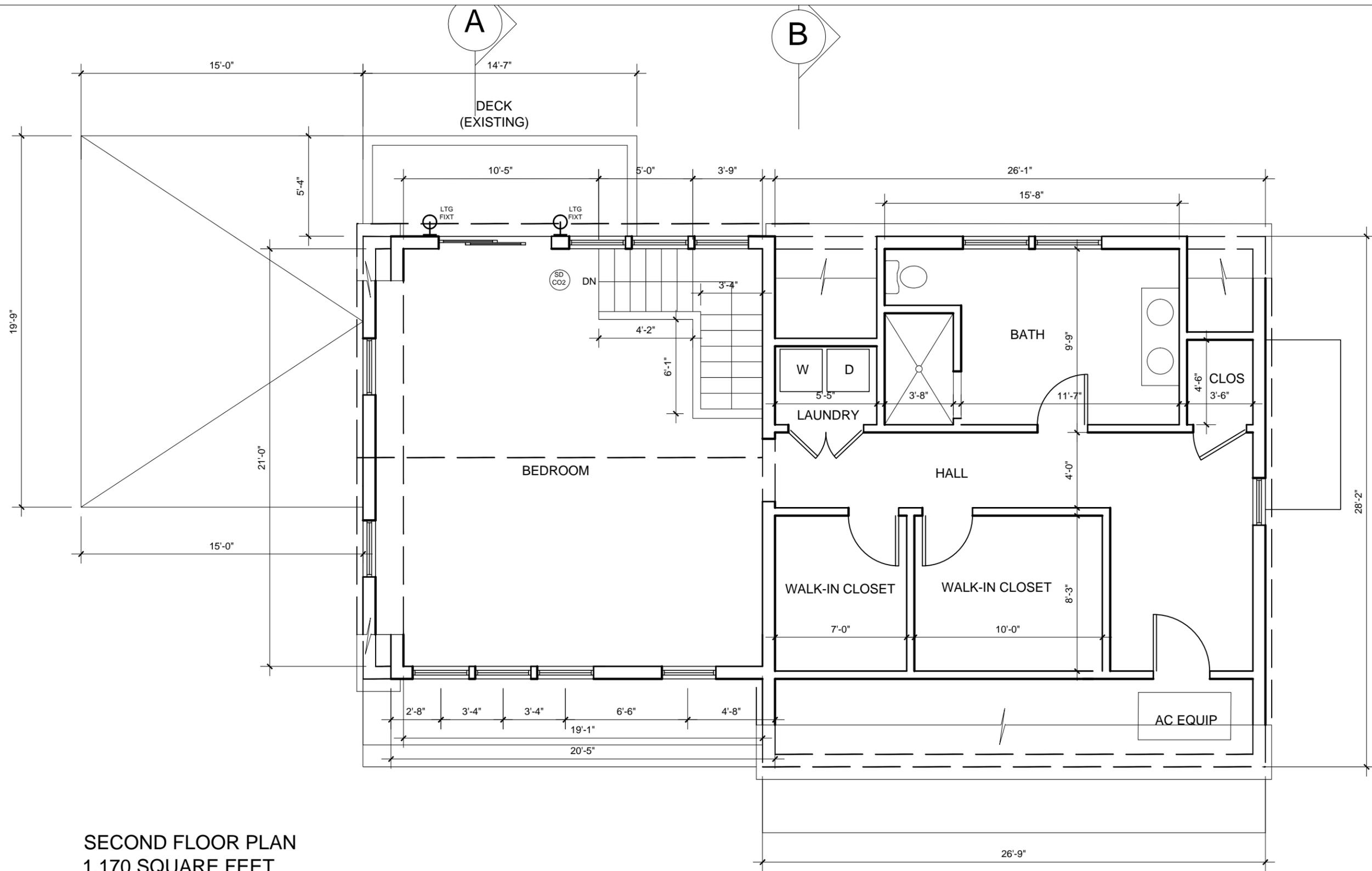
PROJECT TITLE
38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE
REVISED FIRST FLOOR PLAN

SCALE
 3/16" = 1'-0"
 DATE
 2 MAY 2022

SHEET NO.
A1.1

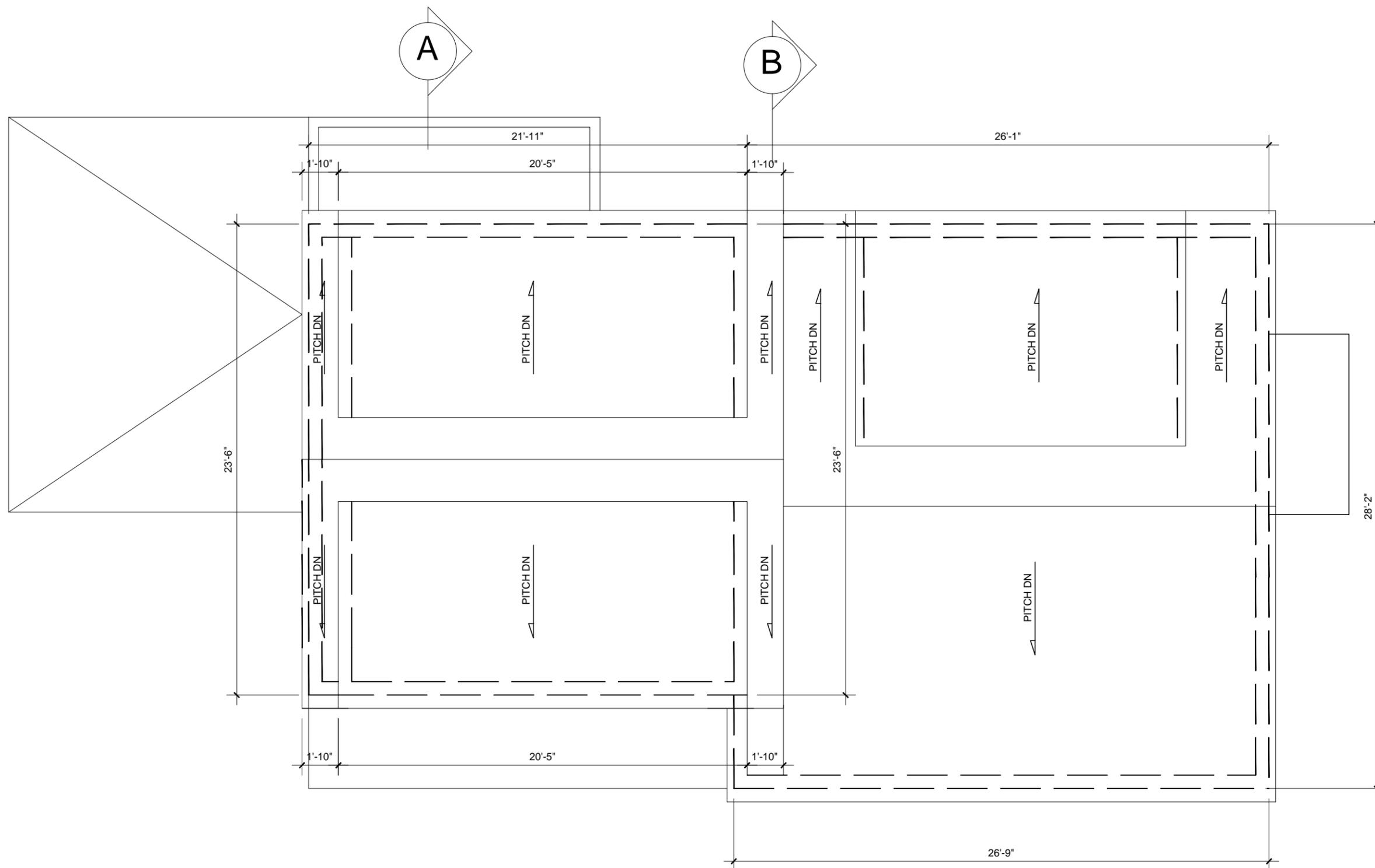
AS BUILT



SECOND FLOOR PLAN
1,170 SQUARE FEET

<p>TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM</p>	<p>PROJECT TITLE</p> <p>38 CLIFF ROAD Truro, Massachusetts</p>	<p>DRAWING TITLE</p> <p>REVISED SECOND FLOOR PLAN</p>	<p>SCALE</p> <p>3/16" = 1'-0"</p> <p>DATE</p> <p>2 MAY 2022</p>	<p>SHEET NO.</p> <p>A1.2</p>
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AS BUILT



TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

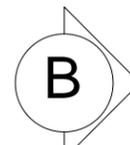
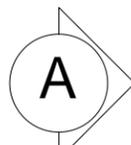
PROJECT TITLE
38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE
REVISED ROOF PLAN

SCALE
3/16" = 1'-0"
DATE
2 MAY 2022

SHEET NO.
A1.3

AS BUILT



TED SMITH
 Architect, LLC
 12 Dartmouth Place . Boston
 422 Commercial Street . Provincetown
 617 . 247 . 0023
 TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE
 38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE
 REVISED WEST ELEVATION

SCALE
 3/16" = 1'-0"
 DATE
 2 MAY 2022

SHEET NO.
A2.1

AS BUILT



TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE
38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE
REVISED SOUTH ELEVATION

SCALE
3/16" = 1'-0"
DATE
2 MAY 2022

SHEET NO.
A2.2

AS BUILT



TED SMITH
 Architect, LLC
 12 Dartmouth Place . Boston
 422 Commercial Street . Provincetown
 617 . 247 . 0023
 TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE
 38 CLIFF ROAD
 Truro, Massachusetts

DRAWING TITLE
 REVISED EAST ELEVATION

SCALE
 3/16" = 1'-0"
 DATE
 2 MAY 2022

SHEET NO.
A2.3

AS BUILT

TOP OF ROOF

SECOND FLOOR

FIRST FLOOR

13'-5"

24'-7"

9'-6"



TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE
38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE
REVISED NORTH ELEVATION

SCALE
3/16" = 1'-0"
DATE
2 MAY 2022

SHEET NO.
A2.4



Christopher R. Agostino, Esq.
Direct: 617-570-3501
E-mail: cra@riw.com

December 19, 2022

Via Email Only esturdy@truro-ma.gov

Truro Zoning Board of Appeals
c/o Liz Sturdy, Planning Director
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666

Re: 491 Shore Road, North Truro – Opposition to Special Permit Application 2022-020/ZBA

Dear Chairman Hultin:

Please accept this letter on behalf of the Crow's Nest Condominium Trust ("Crow's Nest") in opposition to the application of Jennifer Cabral and the Nearen & Cubberly Nominee Trust for a special permit with respect to their proposed use of 491 Shore Road in Truro. Crow's Nest engaged my office to review Ms. Cabral's special permit application, which was purportedly submitted pursuant to G.L. c. 40A, § 6 and Section 30.7 of the Truro Zoning Bylaw governing the limited protection of certain non-conforming uses. An examination of the history of 491 Shore Road, its present condition, and Section 30.7 of the Bylaw reveals that 491 Shore Road is not eligible for protections afforded to pre-existing, non-conforming uses because any prior non-conforming use of the property has long since been abandoned. As such, any future use of the property must comply with current zoning in all respects. Trade shops, including carpentry and furniture repair, are expressly prohibited in the Beach Point Limited Business District; therefore, Ms. Cabral's proposal must be denied.

Section 30.7.C of the bylaw provides:

Nonconforming uses which have been abandoned for a period of 2 years or more shall not be re-established, and any future use shall conform to the then current bylaw.

Any protected non-conforming use of 491 Shore Road was abandoned as early as 1965 when the New York, New Haven & Hartford Railroad Company discontinued its use of the property. The deed for the property includes language which indicates an intent to abandon the use insofar as the chain of title recites that:

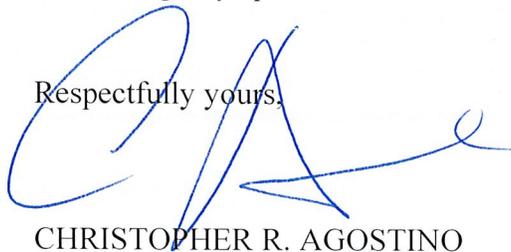
[B]y acceptance of this Deed the Grantees acknowledge that this conveyance is also subject to... the existing zoning laws of the Town of Truro.

The chain of title indicates an intent to abandon any protection for pre-existing non-confirming uses and requires that the property comply with current zoning. More recently the property has hardly been accessed at all for any purpose over the last several decades. The Zoning Board will hear testimony this evening from long-time abutters to the property who will describe the apparent abandonment of the property for years. Any use of the property since as early as 2003 has been extremely sparse and insufficient to support a claim of continued, pre-existing, non-confirming use that might be protected under G.L. c. 40A, § 6. If the period of non-use is prolonged, abandonment will be established regardless of whether there was any intent to abandon. See Dial Away Co. v. Zoning Bd. of Appeals of Auburn, 41 Mass. App. Ct. 165 (1996). Give the non-use of the property Section 30.7.C of the Bylaw applies and requires denial of this application.

Even if the applicant is somehow able to overcome the problem of abandonment – which is unlikely – the proposed use of the property as a woodworking shop would be substantially more detrimental than any claimed prior use. As noted above, “trade shops” including carpentry shops are not permitted in the Beach Point Limited Business District. Such a use would necessarily bring piercing noise from saws, drills, planers, routers, and other loud woodworking equipment to the otherwise serene Beach Point neighborhood. Any prior use of the property was passive and silent. It is our understanding that the property cannot and will not have any plumbing. Woodworking necessarily involves sawdust, solvents, glues, paint and other liquids that will need to be managed and cleaned, which is impossible without proper sanitary service on site. Groundwater protection is a very real concern. Safety would also require a sink and bathroom on site, which would not be allowed. The proposed demolition and reconstruction of the building on pilings would more than double the height of the structure from ~14’ to ~31’, which would create an aberrant structure that would impede sightlines looking East. Notably, it appears that the height of the structure at 31’ would exceed the maximum allowable height in the area of 30’, which would create another non-conformity. The proponent’s application does not address any of these concerns.

The Zoning Act does not favor protection of pre-existing non-confirming uses, rather the goal is to bring properties into conformity with current zoning over time; therefore, the party who claims protection of a pre-existing non-confirming use bears the burden of proof. The applicant’s proposal does not qualify for protection under Section 30.7 and does not meet the applicable burden of proof and therefore must be denied. This letter is not intended to serve as an exhaustive critique of the 491 Shore Road proposal and therefore Crow’s Nest reserves its right to raise additional shortcomings. I look forward to answering any questions the Board may have this evening.

Respectfully yours,



CHRISTOPHER R. AGOSTINO

cc: Client (via email only)
Chris Snow, Esq. (via email only)

Elizabeth Sturdy

From: Rich Stevens
Sent: Tuesday, November 22, 2022 8:54 AM
To: Elizabeth Sturdy; Emily Beebe; Arozana Davis; Jarrod Cabral
Cc: Barbara Carboni
Subject: RE: Review of ZBA Application - 491 Shore Road

Good Morning,
Finally.....I am in favor of any improvement to this property.
Compliance with Building Code and flood zone requirements are my only concern,
Thank You,
Rich

Happy Thanksgiving!!!! Enjoy!!!

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, November 22, 2022 8:31 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of ZBA Application - 491 Shore Road

Emily, Rich, Zana, Jarrod:

The attached ZBA Application will be heard at the December 19 ZBA meeting.

Please respond with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

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



Elizabeth Sturdy

From: Emily Beebe
Sent: Wednesday, December 14, 2022 3:06 PM
To: Elizabeth Sturdy; Barbara Carboni
Cc: Arozana Davis; Courtney Warren
Subject: RE: Review of PB and ZBA Applications - 38 Cliff Road

Good afternoon,

The proposed reconstruction of the garage building at 491 Shore Road was reviewed by the Conservation Commission in July 2022, and an order of conditions was issued on August 22, 2022.

The 19,883 sq. ft. property is developed with an existing garage without connection to the water system or a septic system. The original plans did propose adding plumbing and a bathroom; these elements were subsequently removed from the plans. No water service connection or plumbing was further discussed or reviewed by the Conservation Commission and the plans that were approved are dated March 2022 and revised 7/27/2022.

The work approved includes rebuilding the structure as a workshop. The footprint remains the same, but since the building will be rebuilt above the flood plain, access stairs and a landing for the stairs are required.

The resource areas include the Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage; the property is also in the buffer zone of a Bordering Vegetated Wetland.

The project was approved under the following special conditions, along with our standard construction conditions:

1. During the demolition process, all demo materials, such as concrete shall be removed from the site.
2. All project materials shall be delivered and stockpiled within the existing driveway area.
3. The site shall be inspected daily to prevent any wind-blown material from entering the resource area, and all debris or construction material shall be contained in either a covered truck or a covered dumpster to prevent materials from blowing into the resource area.
4. The parking area and pathways shall be pervious and consist of crushed stone or crushed shell.
5. A 12" x 8" deep trench filled with crushed gravel at the roof drip-line, and as shown on the site plan, shall be installed to accommodate stormwater.

Any changes made to the approved plans must be reviewed by the Conservation Commission prior to construction, in accordance with the Order of Conditions.

As this project has no plumbing, there was no review by the Board of Health.

Thank you for the opportunity to comment on this project.

-Emily Beebe

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, November 8, 2022 11:18 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of PB and ZBA Applications - 38 Cliff Road

Emily, Rich, Zana, Jarrod:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE# 075-1150
 MassDEP File #
 eDEP Transaction #
 Truro
 City/Town

A. General Information

Please note: this form has been modified with added space to accommodate the Registry of Deeds Requirements

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. From: Truro
 Conservation Commission

2. This issuance is for (check one):
 a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:
 Jennifer E. Cabral
 a. First Name b. Last Name
 c. Organization
 160 Commercial Street
 d. Mailing Address
 Provincetown MA 02657
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):
 a. First Name b. Last Name
 Neeran and Cubberly Nominee Trust, Christopher J. Snow, Trustee
 c. Organization
 68 Harry Kemp Way
 d. Mailing Address
 Provincetown MA 02657
 e. City/Town f. State g. Zip Code

5. Project Location:
 491 Shore Road Truro
 a. Street Address b. City/Town
 7 4
 c. Assessors Map/Plat Number d. Parcel/Lot Number
 Latitude and Longitude, if known: d m s d m s
 d. Latitude e. Longitude



Massachusetts Department of Environmental Protection
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A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Barnstable

a. County

8309

c. Book

b. Certificate Number (if registered land)

131

d. Page

7. Dates: May 26, 2022 August 1, 2022 8/22/2022

a. Date Notice of Intent Filed

b. Date Public Hearing Closed

c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Proposed Site Plan

a. Plan Title

William N Rogers II

b. Prepared By

7/27/2022

d. Final Revision Date

Proposed Elevations & Foundation/Framing Plan

f. Additional Plan or Document Title

William N. Rogers II

c. Signed and Stamped by

1"=20'-0"

e. Scale

3/29/2022

g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a. Public Water Supply b. Land Containing Shellfish c. Prevention of Pollution
d. Private Water Supply e. Fisheries f. Protection of Wildlife Habitat
g. Groundwater Supply h. Storm Damage Prevention i. Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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B. Findings (cont.)

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
- 3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	_____ a. linear feet	_____ b. linear feet	_____ c. linear feet	_____ d. linear feet
5. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ a. square feet _____ e. c/y dredged	_____ b. square feet _____ f. c/y dredged	_____ c. square feet	_____ d. square feet
7. <input type="checkbox"/> Bordering Land Subject to Flooding	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
Cubic Feet Flood Storage	_____ e. cubic feet	_____ f. cubic feet	_____ g. cubic feet	_____ h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	_____ a. square feet	_____ b. square feet		
Cubic Feet Flood Storage	_____ c. cubic feet	_____ d. cubic feet	_____ e. cubic feet	_____ f. cubic feet
9. <input type="checkbox"/> Riverfront Area	_____ a. total sq. feet	_____ b. total sq. feet		
Sq ft within 100 ft	_____ c. square feet	_____ d. square feet	_____ e. square feet	_____ f. square feet
Sq ft between 100-200 ft	_____ g. square feet	_____ h. square feet	_____ i. square feet	_____ j. square feet



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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
12. <input checked="" type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input checked="" type="checkbox"/> Coastal Beaches	_____	_____	_____	_____
	a. square feet	b. square feet	c. nourishment	d. nourishment
14. <input checked="" type="checkbox"/> Coastal Dunes	_____	_____	_____	_____
	a. square feet	b. square feet	c. nourishment	d. nourishment
15. <input type="checkbox"/> Coastal Banks	_____	_____		
	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	_____	_____		
	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	_____	_____		
	a. c/y dredged	b. c/y dredged		
21. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	_____		
	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	_____	_____		
	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	_____	_____	_____	_____
	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	_____	_____	_____	_____
	g. square feet	h. square feet	i. square feet	j. square feet



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B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. Restoration/Enhancement *:
- a. square feet of BVW _____ b. square feet of salt marsh _____
24. Stream Crossing(s):
- a. number of new stream crossings _____ b. number of replacement stream crossings _____

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 8/22/2025 unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]
 "File Number SE#075-1150"
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) is subject to the Massachusetts Stormwater Standards
- (2) is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
- ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
- iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
- v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.
- c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:
 - i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and
 - ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

-
20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
2. The Truro Conservation Commission hereby finds (check one that applies):
 - a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw	2. Citation
---------------------------------	-------------

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.
 - b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Truro Conservation Bylaw	Chapter 8
1. Municipal Ordinance or Bylaw	2. Citation
3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See page 10A & 10B

TOWN OF TRURO—ORDER OF CONDITIONS

491 Shore Rd; Map 7, Parcel 4

DEP file # SE 75-1150

Jennifer E. Cabral, APPLICANT

DOCUMENTS

1. Notice of Intent application; wetland fee transmittal form; project description; locus map; abutters list, abutter notification
2. DEP notice of file number
3. Environmental Assessment Report by Independent Environmental Consultants, Inc., dated 12/5/2021
4. Proposed Site Plan drawn by William N. Rogers, with a revision date of 7/27/2022.
5. Proposed Elevations & Foundation/Framing Plans drawn by William N. Rogers dated 3/29/2022.
6. First & Loft Floor Plans drawn by William N. Rogers, with a revision date of 7/27/2022.

PROJECT DESCRIPTION

1. This 19, 883 sq. ft. property is developed with an existing garage without water connection or septic system.
2. The work approved includes rebuilding the structure as a workshop. The footprint remains the same, but since the building will be rebuilt above the flood plain, access stairs and a landing for the stairs are required.
3. The resource areas include the Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage, and the buffer zone of a Bordering Vegetated Wetland.
4. **FINDING:** The site plan shows a Bordering Vegetated Wetland, while the project narrative describes the resource area as an Isolated Freshwater Wetland. The Commission finds that the resource area is accurately delineated on the site plan.

The Commission determined that the project could be permitted subject to the following special conditions. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

CONDITIONS

A. Pre-construction

1. Notice of a work start date shall be given to the Commission in writing at least 48 hours prior to the commencement of work. The applicant or contractor shall provide the name and contact information of the person responsible on site for compliance with this Order.
2. Prior to the commencement of work the following activities shall be completed:
 - The Order of Conditions shall be recorded at the Barnstable County registry of deeds and a stamped copy shall be submitted to the Conservation office.
 - A sign shall be conspicuously displayed at the site showing the DEP file number assigned to this project. The sign shall be 2-3 square feet in size, separately staked and read only: MA DEP file # SE 75-1150. Lettering/numbering shall be clearly and permanently printed, and at least 2" in height.
 - A **pre-construction site visit** shall be scheduled by the applicant's representative and include the project Contractor and the Conservation Agent. During this site visit the Order of Conditions, construction protocols, work limit, access plans and site plan details shall be reviewed.
3. Members of the Commission, its Agent or the Department of Environmental Protection (DEP) reserve the right to enter and inspect the property at all reasonable times, until a Certificate of Compliance is issued, to evaluate compliance with this Order of Conditions,

the Act, 310 CMR 10.00 and Town regulations, and may acquire any information, measurements, photographs, observations, and/or materials, or may require the submittal of any data or information deemed necessary by the Commission for that evaluation.

B. Construction & Revegetation

1. During the demolition process, all demo materials, such as concrete shall be removed from the site.
2. All project materials shall be delivered and stockpiled within the existing driveway area.
3. The site shall be inspected daily to prevent any wind-blown material from entering the resource area, and all debris or construction material shall be contained in either a covered truck or a covered dumpster to prevent materials from blowing into the resource area.
4. The parking area and pathways shall be pervious and consist of crushed stone or crushed shell.
5. A 12" x 8" deep trench filled with crushed gravel at the roof drip-line, and as shown on the site plan, shall be installed to accommodate stormwater.

C. General Conditions

1. Prior to the commencement of work or pre-construction site meeting, the form provided at the end of this Order (part G. "Recording Information") shall be completed and stamped at the appropriate Registry of Deeds, after the expiration of the 10-day appeal period and if no request for appeal has been filed with the Department of Environmental Protection.
2. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. It is the responsibility of the Applicant, Owner, General Contractor and/or successor(s) to ensure that all Conditions of this Order of Conditions are complied with. A copy of this Order shall be available at the work site, during normal work hours, or posted, until the work is complete.
3. Work shall be halted on the site if the Commission, Conservation Agent or DEP determines that any of the work is not in compliance with this Order of Conditions. Work shall not resume until the Commission is satisfied that the work will comply and has so notified the applicant in writing.
4. **Any changes** in the work described in the Notice of Intent or in the plans and specifications submitted to the Commission shall be submitted to the Commission in writing for a determination of whether the change is significant enough to the interests of the Act to require a new Notice of Intent. **No changes shall be made or implemented in the field** prior to the Commission's determination. Should issuance of additional permits result in a change in the project, the applicant shall promptly submit such changes to the Commission for evaluation under this provision.
5. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. These obligations shall be expressed in covenants in all deeds to succeeding owners of portions of the property.
6. **Upon completion of this project the applicant shall submit a request to the Conservation Commission to receive a Certificate of Compliance.** The Applicant or Owner shall certify in writing that the work was completed as shown on the plans and documents referenced above. The applicant is required to submit an as-built plan from a registered professional Engineer, Land surveyor or Sanitarian certifying that the work has been conducted as shown on the plan(s) and documents referenced above and as conditioned by the Commission for the public record.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE# 075-1150
 MassDEP File #

eDEP Transaction #
 Truro
 City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

8/22/2022

1. Date of Issuance

Please indicate the number of members who will sign this form.

4

This Order must be signed by a majority of the Conservation Commission.

2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Truro

[Signature]
 Signature
[Signature]
 Signature
[Signature]
 Signature
[Signature]
 Signature

Robert M. White
 Printed Name
DIANE MYSSING
 Printed Name
Clinton C. Kelshaw
 Printed Name
LARRY F. LOVELL
 Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

by hand delivery on

by certified mail, return receipt requested, on

Date

Date

8/22/2022



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

SE# 075-1150

MassDEP File #

eDEP Transaction #

Truro

City/Town

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE# 075-1150
 MassDEP File #

eDEP Transaction #
 Truro
 City/Town

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Truro
 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Truro
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

491 Shore Road
 Project Location

SE# 075-1150
 MassDEP File Number

Has been recorded at the Registry of Deeds of:

Barnstable
 County

7
 Book

4
 Page

for: Neeran & Cubberly Nominee Trust, Christopher J. Snow, Trustee
 Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



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 Nov. 13, 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 _____ of the Truro Zoning Bylaw concerning (describe) _____.

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) see attached.

Property Address 491 SHORE RD Map(s) and Parcel(s) 7, 4

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

Applicant's Name Jennifer Cabral

Applicant's Legal Mailing Address 160 Commercial St. Provincetown, MA

Applicant's Phone(s), Fax and Email 508-240-4469 jencabral@yahoo.com

Applicant is one of the following: (please check appropriate box)

*Written Permission of the owner is required for submittal of this application.

Owner Prospective Buyer* Other*

Owner's Name and Address Neaven & Cubberly Nominee Trust

Representative's Name and Address Chris Snow, Trustee 68 Harry Kemp Way

Representative's Phone(s), Fax and Email 508-487-1160 Provincetown, MA office @ snowand snowlaw.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) Jennifer Cabral

Applicant(s)/Representative Printed Name(s)

Christopher Snow, trustee

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

J.C. Cabral
Applicant(s)/Representative Signature

Christopher Snow
Owner(s) Signature or written permission

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

TOWN OF TRURO ZONING BOARD OF APPEALS

PROJECT DESCRIPTION – 491 Shore Road, Map 7, Parcel 4, North Truro, MA

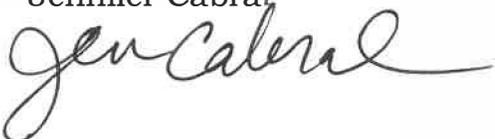
Applicant seeks approval for a CONTINUATION of a nonconforming structure or use under Section 30.7 of the Truro Zoning Bylaw and M.G.A.Ch. 40A, §6 concerning

the proposed construction of a small workshop structure within the same footprint of the existing two-door garage structure located at 491 Shore Drive. The proposed structure is modest in design and in harmony with both the site's built history and the intent of the town bylaw. Please refer to the attached EXISTING site plans (4 pages) prepared by Paul Shea, Independent Environmental Consultants, Inc. of Plymouth, MA. and the PROPOSED project site plans (6 pages) prepared by William N. Rogers Engineers & Surveyors, Provincetown, MA.

This curious parcel at 491 Shore Road is a remnant plot leftover from the days of the railroad. The existing building is in extreme disrepair. Our proposed structure is intended for private use as a personal woodworking space for cabinet making, house repair projects, and minor carpentry, as well as storage of tools and carpentry supplies. (My husband is a retired master carpenter; he and I are long-term, year-round residents of Provincetown.) The proposed structure remains within the existing footprint, only slightly elevated to accommodate stormwater overflow as demanded by FEMA and requested by the Truro Conservation Commission. We have already received board approval from the Truro Conservation Commission and have an Order of Conditions on record with the Barnstable Registry of Deeds. We also filed a Notice of Intent with the Department of Environmental Protection and have been assigned a file number (**SE 075-1150.**) Site access will continue to be located off Shore Road. The majority of this property will remain in the current native conditions and the proposed structure will have limited site impacts. All proposed building construction will be within an area of past building construction within this property and within the existing building footprint located within the property. The visual presentation of the property will be greatly improved from its current dilapidated state and will not look out of place among the smaller buildings on Shore Road.

We have designed this project in good faith and in harmony with local bylaws. I hope the Zoning Board will approve our request for a continuance of this lawful, pre-existing, non-conforming structure.

Sincerely,
Jennifer Cabral





office snowandsnowlaw.com

491 Shore Road North Truro. Ma.



From office@snowandsnowlaw.com

To jencabral@yahoo.com & 1 more

Today at 4:04 PM ✓

To Whom it May Concern:

This serves to register my approval for Jennifer Cabral and Ian Leahy to petition the town of Truro governing Boards for land use related permits for proposed renovations to the above described property owned by the undersigned, Christopher J. Snow , Trustee of The Nearen and Cubberly Trust.

Respectfully Submitted,

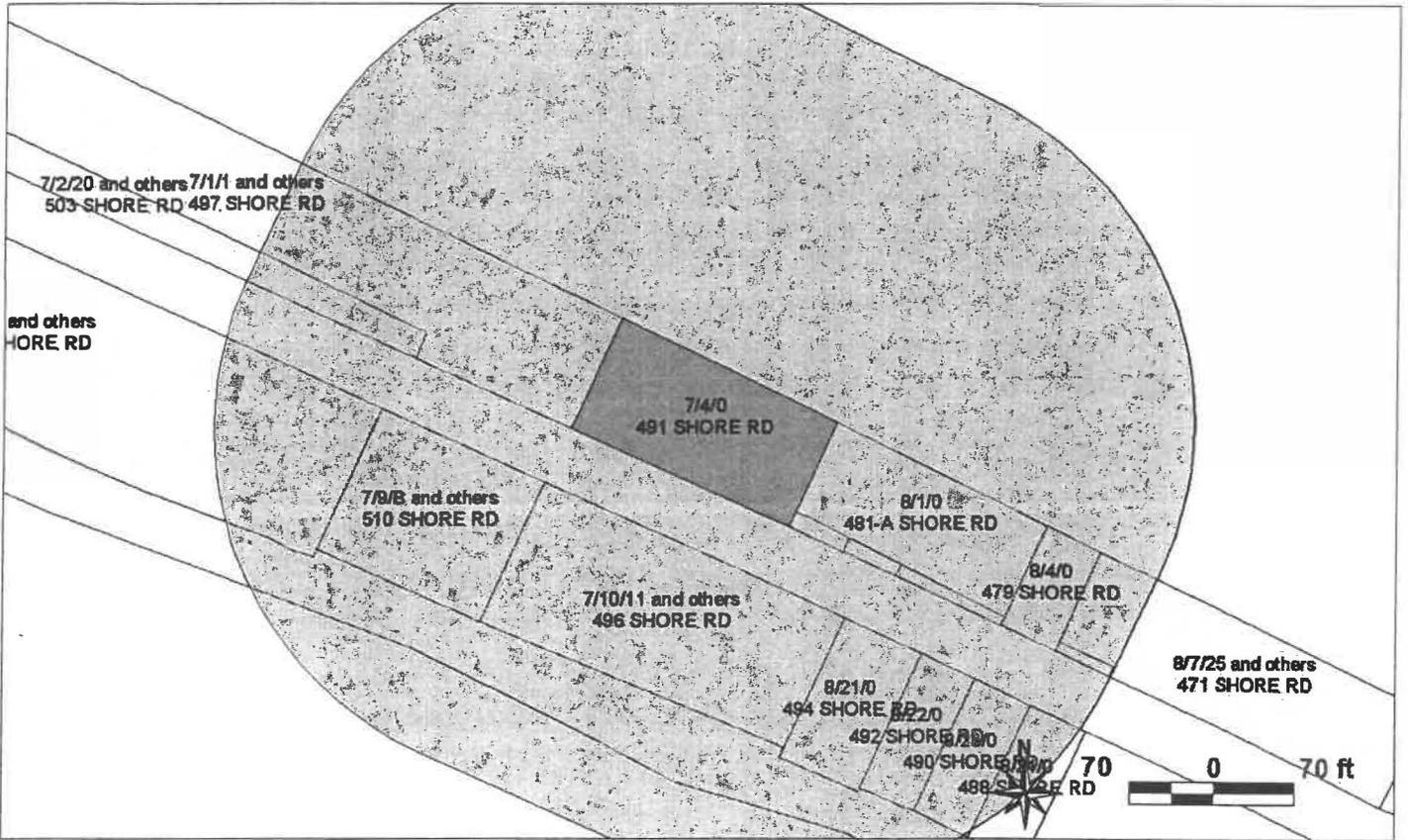
Christopher J. Snow, Trustee

Christopher J. Snow, Esq.
Law Offices of Snow and Snow
90 Harry Kemp Way
Post Office Box 291
Provincetown, MA 02657
(508) 487-1160
Fax (508) 487-2694
office@snowandsnowlaw.com
snowandsnowlaw.com

491 Shore Road
 Map 7, Parcel 4
 ZBA/ Special Permit

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

Abutters List Within 300 feet of Parcel 7/4/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6322	7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: ODONNELL HENRY J & DIANE M	497 SHORE RD	4 ASHLAND AVE	WEST ROXBURY	MA	02132
6323	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L	497 SHORE RD	186 BROOKBEND ROAD	HANSON	MA	02351
6324	7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L	497 SHORE RD	PO BOX 269	NO TRURO	MA	02652
6325	7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID S	497 SHORE RD	40 TUNXIS ST	FARMINGTON	CT	06032
6326	7-1-5-R	PERRY CHRISTOPHER J & DEBORAH M	497 SHORE RD	322 NASHUA RD	GROTON	MA	01450
6327	7-1-6-R	WESTCREEK VISIONS, LLC MEMBER: STEVEN A PALMER	497 SHORE RD	PO BOX 1713	COTTONWOOD	AZ	86326
6328	7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN	497 SHORE RD	PO BOX 272	NO TRURO	MA	02652-0272
6969	7-1-9-E	SUNRISE COTTAGES CONDO TRUST	497 SHORE RD	497 SHORE RD	NO TRURO	MA	02652
6776	7-2-19-R	ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN	503 SHORE RD	7601 E INDIAN BEND RD APT 1009	SCOTTSDALE	AZ	85250
6777	7-2-20-R	PEEREBOOM WAYNE H & ANN M	503 SHORE RD	11 VILLONE DR	LEEDS	MA	01053
6778	7-2-21-R	MARZILLI JEAN M	503 SHORE RD	34 WORCESTER SQUARE, UNIT 3	BOSTON	MA	02118
6779	7-2-22-R	AZULAY JANET A & RICHARD A	503 SHORE RD	12 COBB AVE	KINGSTON	MA	02364
6780	7-2-23-R	KEARNEY BARBARA ANNE	503 SHORE RD	PO BOX 977	N TRURO	MA	02652
6781	7-2-24-R	ROBERTS JENNIFER J	503 SHORE RD	1831 DUFFIELD LN	ALEXANDRIA	VA	22307
6782	7-2-25-R	LEE STANLEY W & HAYES PETER J	503 SHORE RD	55B BROOKLINE ST	CAMBRIDGE	MA	02139

M. J. [Signature]
 9/23/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6783	7-2-26-R	DE ANDRADE PETER	503 SHORE RD	PO BOX 210	NO TRURO	MA	02652
6784	7-2-27-R	MOORE JEAN C	503 SHORE RD	100 BALDWIN ST, UNIT 1	CHARLESTOWN	MA	02129
6785	7-2-28-R	LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND	503 SHORE RD	2 WORCESTER SQUARE #A	BOSTON	MA	02118
6786	7-2-29-R	SERVEDIO CHRISTINE	503 SHORE RD	98 OSTEND RD	ISLAND PARK	NY	11558
6972	7-2-30-E	SUTTON PLACE CONDO TRUST	503 SHORE RD	503 SHORE RD	NO TRURO	MA	02652
236	7-4-0-R	NEAREN & CUBBERLEY NOMINEE TR TRS: CHRISTOPHER SNOW	491 SHORE RD	PO BOX 291	PROVINCETOWN	MA	02657
6759	7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN	522 SHORE RD	1 DEVONSHIRE PLACE, APT 2913	BOSTON	MA	02109
6760	7-8-2-R	BOYNTON EMILY	522 SHORE RD	PO BOX 339	PROVINCETOWN	MA	02657
6761	7-8-3-R	JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN	522 SHORE RD	4 BRIDGEVIEW TERRACE	KITTERY	ME	03904
6762	7-8-4-R	SCOUTS LLC	522 SHORE RD	PO BOX 1107	SO ORLEANS	MA	02662
6763	7-8-5-R	MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL	522 SHORE RD	621 NE 22ND DRIVE	WILTON MANORS	FL	33305
6764	7-8-6-R	GALLAGHER REALTY TRUST TRS: GALLAGHER JOSEPH M & DIANE	522 SHORE RD	120 PAGE ROAD	BEDFORD	MA	01730
6765	7-8-7-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6766	7-8-8-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6758	7-8-9-R	SHAPIRO ERIC D & JULIE ANN	522 SHORE RD	PO BOX 608	LEXINGTON	MA	02420
6767	7-8-10-R	PASCALIE LISA A & BISESI JOANN	522 SHORE RD	298 MENDON RD	NORTH SMITHFIELD	RI	02896
6768	7-8-11-R	ALBERGHETTI PAUL G	522 SHORE RD	4046 WOKING WAY	LOS ANGELES	CA	90027
6769	7-8-12-R	MALER WILLIAM STEVEN & LIQUORI ANTHONY	522 SHORE RD	45 WEST 3RD ST, UNIT 511	BOSTON	MA	02127
6770	7-8-13-R	MALER WILLIAM S & LIQUORI ANTHONY P	522 SHORE RD	45 WEST THIRD ST, UNIT 511	BOSTON	MA	02127
6771	7-8-14-R	SULLIVAN EDWARD & PAMELA	522 SHORE RD	110 FIRST AVE#601	CHARLESTOWN	MA	02129
6772	7-8-15-R	SHEA DENNIS M & SCHNELLER KAREN K	522 SHORE RD	218 LOWELL ST	READING	MA	01867
6773	7-8-16-R	GONSALVES LISA M	522 SHORE RD	69 SHERIDAN ST	JAMAICA PLAIN	MA	02130
6774	7-8-17-R	SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA	522 SHORE RD	1148 HIGHLAND GREENS DR	VENICE	FL	34285
6775	7-8-18-R	STUART S FAY TRUST & BEATRICE M FAY TRUST	522 SHORE RD	580 PEARL HILL ROAD	FITCHBURG	MA	01420
6973	7-8-19-E	SUTTON PLACE CONDO TRUST	522 SHORE RD	522 SHORE RD	NO TRURO	MA	02652
5901	7-9-A-R	SMITH SUZANNE & BOTTEGARO CRISTINA	510 SHORE RD	254 WOODROW AVE	SOUTHPORT	CT	06890
5902	7-9-B-R	MARY H WELLS TRUST TRS: MARY H WELLS	510 SHORE RD	406 MAPLE DR	FAYETTEVILLE	NY	13066
5903	7-9-C-R	BRAUN RUSSELL J	510 SHORE RD	PO BOX 272	NO TRURO	MA	02652
6961	7-9-D-E	SEA HAVEN CONDO TRUST	510 SHORE RD	510 SHORE RD	NO TRURO	MA	02652
5915	7-10-1-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5916	7-10-2-R	WADE JEFFREY S & PAMELA J	496 SHORE RD	5 JANS PATH	HARWICH	MA	02645
5917	7-10-3-R	MCHUGH STEPHEN M	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5918	7-10-4-R	MCHUGH STEPHEN M	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5919	7-10-5-R	MEDAGLIA JANE E	496 SHORE RD	700 QUINOBEQUIN RD	WABAN	MA	02468
5920	7-10-6-R	SHEPARD SUSAN & HAMS MARCIA	496 SHORE RD	95 CLIFTON STREET	CAMBRIDGE	MA	02140
5921	7-10-7-R	FEATHERSTONE THERESA I	496 SHORE RD	603 SANDERS AVE	SCOTIA	NY	12302
5922	7-10-8-R	MCHUGH STEPHEN	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5923	7-10-9-R	DUNCAN BAILEY PROPERTIES LLC MGR: THOMAS PFLEPSEN	496 SHORE RD	2601 NE 14TH AVE, FLAGLER #303	WILTON MANORS	FL	33334
5924	7-10-10-R	MCHUGH STEPHEN	496 SHORE RD	15 DESERT WIND LN	ROCHESTER	NH	03867
5925	7-10-11-R	PINSLEY LAUREN J & KLEPSCH NANCY S	496 SHORE RD	166 1ST ST	TROY	NY	12180
5926	7-10-12-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767-1767

7/29/23/2022
9/23/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip/Cd/Country
5927	7-10-13-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767-1767
5928	7-10-14-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767-1767
5929	7-10-15-R	JOAN THOMPSON LIVING TRUST TRS: JOAN F THOMPSON	496 SHORE RD	126 PARKER ST	NEWTON	MA	02459
5930	7-10-16-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5931	7-10-17-R	DUBOIS REALTY TRUST TRS: DUBOIS LEONARD A ET AL	496 SHORE RD	975 FOREST ST	NO ANDOVER	MA	01845-3346
5932	7-10-18-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5933	7-10-19-R	MCCAFFREY MATTHEW J & LEE	496 SHORE RD	201 BAY STREET	TAUNTON	MA	02780
5934	7-10-20-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
5935	7-10-21-R	MCCUSKER JAMES T	496 SHORE RD	71 LOUNSBURY DR	RAYNHAM	MA	02767
6947	7-10-22-E	CROWS NEST CONDO TRUST c/o James McCusker	496 SHORE RD	804 BROADWAY	RAYNHAM	MA	02767
248	B-1-0-R	VANNELLI ROBERT L & MICHELE E	481-A SHORE RD	1152 POQUONOCK AVE	WINDSOR	CT	06095
249	B-2-0-R	BEARCE WILLIAM C III	487 SHORE RD	670 PLEASANT ST	BROCKTON	MA	02301
250	B-3-0-R	ALKIRE DOROTHEA DALY	485 SHORE RD	5 AUDUBON RD	LEXINGTON	MA	02421-6802
251	B-4-0-R	SILVA CHARLES W	479 SHORE RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
252	B-6-0-R	FERRI HENRY J	477 SHORE RD	234 WILD HARBOR RD	NO FALMOUTH	MA	02556-2306
6455	B-7-24-R	BETH N WOOD 2016 LIVING TRUST TRS: RICHARD B & BETH N WOOD	471 SHORE RD	PO BOX 1175	TRURO	MA	02666
6456	B-7-25-R	SHERLOCK SUSAN M TRUST TRS: SHERLOCK SUSAN M	471 SHORE RD	PO BOX 483	CAPTIVA	FL	33924
6457	B-7-26-R	NEILY HILDA & SHEARER NEILY CATHERINE	471 SHORE RD	PO BOX 1402	PROVINCETOWN	MA	02657
6962	B-7-27-E	SEASIDE INN ON CC BAY CONDO TR	471 SHORE RD	471 SHORE RD	NO TRURO	MA	02652
266	B-21-0-R	SANTANGELO SHARON M & FAYDONNA M	494 SHORE RD	591 SUMMER ST	DUXBURY	MA	02332
267	B-22-0-R	KEEGAN LAURA	492 SHORE RD	8 MILLIKEN DR	KINGSTON	MA	02364
268	B-23-0-R	490 SHORE ROAD REALTY TRUST TRS: SILVA CHARLES W & HELEN T	490 SHORE RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
269	B-24-0-R	SHAPIRO JORDAN L	488 SHORE RD	C/O DOROTHY SHAPIRO 127 MARLBOROUGH ST	BOSTON	MA	02116
279	B-34-0-R	OWNER UNKNOWN	481 SHORE RD	481 SHORE RD	TRURO	MA	02666

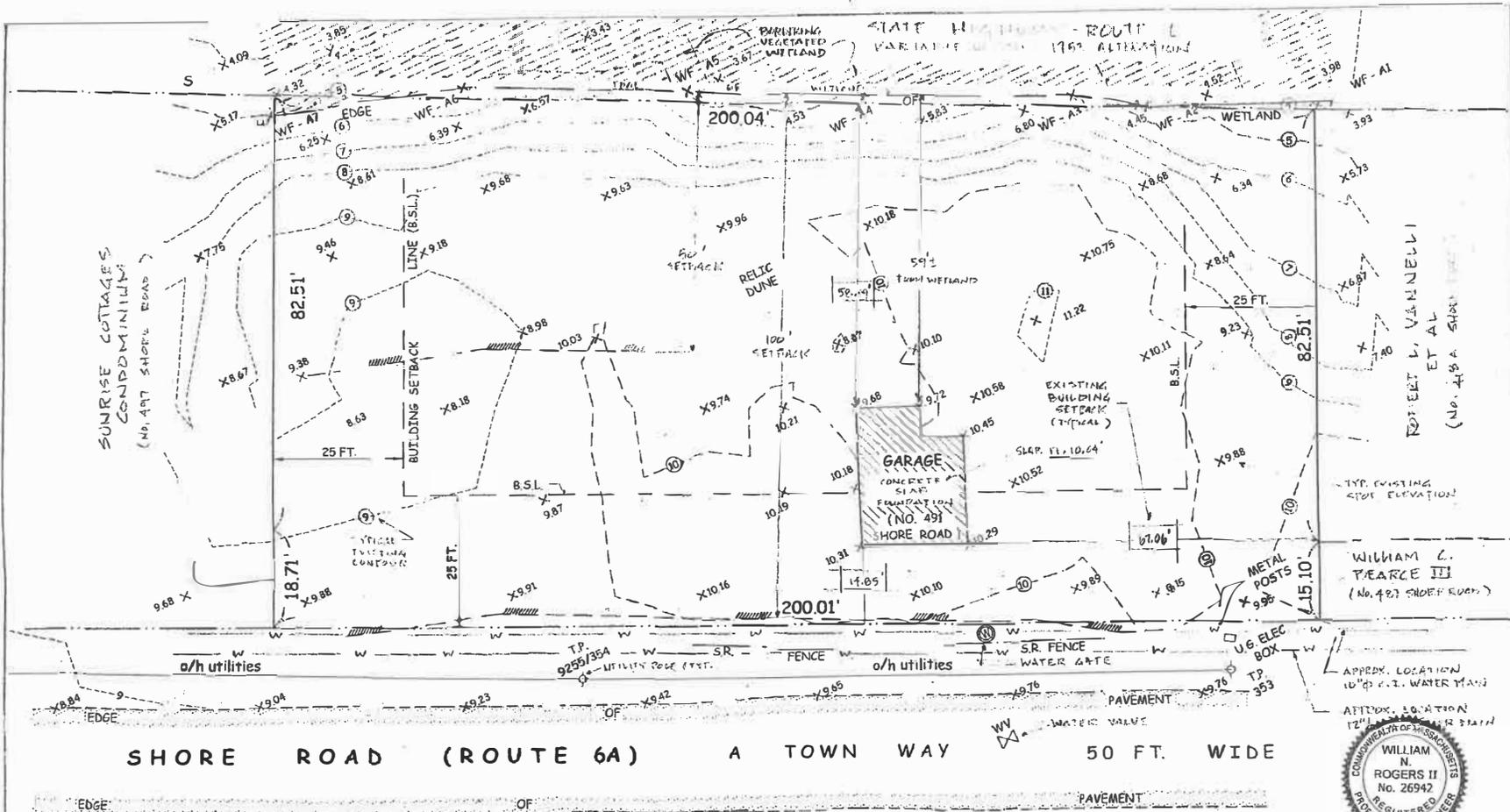
71.2 9/23/2022

7-1-1-R	ODONNELL HENRY J IRREV TR ETAL TRS: ODONNELL HENRY J &DIANE M 4 ASHLAND AVE WEST ROXBURY, MA 02132	7-1-2-R	MULLIGAN JAMES M & MULLIGAN JANICE L 186 BROOKBEND ROAD HANSON, MA 02351	7-1-3-R	HEBERT IRENE M & ABBOTT CAROL L PO BOX 269 NO TRURO, MA 02652
7-1-4-R	PEARCE KATHLEEN M & KUEBLER DAVID S 40 TUNXIS ST FARMINGTON, CT 06032	7-1-5-R	PERRY CHRISTOPHER J& DEBORAH M 322 NASHUA RD GROTON, MA 01450	7-1-6-R	WESTCREEK VISIONS, LLC MEMBER: STEVEN A PALMER PO BOX 1713 COTTONWOOD, AZ 86326
7-1-7-R	VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN PO BOX 272 NO TRURO, MA 02652-0272	7-1-9-E	SUNRISE COTTAGES CONDO TRUST 497 SHORE RD NO TRURO, MA 02652	7-2-19-R	ARNOLD A BROWN 2003 REV TRST TRS: ARNOLD A BROWN 7601 E INDIAN BEND RD APT 1009 SCOTTSDALE, AZ 85250
7-2-20-R	PEEREBOOM WAYNE H & ANN M 11 VILLONE DR LEEDS, MA 01053	7-2-21-R	MARZILLI JEAN M 34 WORCESTER SQUARE, UNIT 3 BOSTON, MA 02118	7-2-22-R	AZULAY JANET A & RICHARD A 12 COBB AVE KINGSTON, MA 02364
7-2-23-R	KEARNEY BARBARA ANNE PO BOX 977 N TRURO, MA 02652	7-2-24-R	ROBERTS JENNIFER J 1831 DUFFIELD LN ALEXANDRIA, VA 22307	7-2-25-R	LEE STANLEY W & HAYES PETER J 55B BROOKLINE ST CAMBRIDGE, MA 02139
7-2-26-R	DE ANDRADE PETER PO BOX 210 NO TRURO, MA 02652	7-2-27-R	MOORE JEAN C 100 BALDWIN ST, UNIT 1 CHARLESTOWN, MA 02129	7-2-28-R	LISA G LOVELAND REV TRUST TRS: LISA G LOVELAND 2 WORCESTER SQUARE #A BOSTON, MA 02118
7-2-29-R	SERVEDIO CHRISTINE 98 OSTEND RD ISLAND PARK, NY 11558	7-2-30-E	SUTTON PLACE CONDO TRUST 503 SHORE RD NO TRURO, MA 02652	7-4-0-R	NEAREN & CUBBERLEY NOMINEE TR TRS: CHRISTOPHER SNOW PO BOX 291 PROVINCETOWN, MA 02657
7-8-1-R	WAYSIDE ONE REALTY TRUST TRS: AGIN WARREN 1 DEVONSHIRE PLACE, APT 2913 BOSTON, MA 02109	7-8-2-R	BOYNTON EMILY PO BOX 339 PROVINCETOWN, MA 02657	7-8-3-R	JANE M LONGDEN REVOC TRUST TRS: JANE LONGDEN 4 BRIDGEVIEW TERRACE KITTERY, ME 03904
7-8-4-R	SCOUTS LLC PO BOX 1107 SO ORLEANS, MA 02662	7-8-5-R	MCCUNE RICHARD & BRIAN CARROLL BEAVER THOMAS & MANGAUDIS PAUL 621 NE 22ND DRIVE WILTON MANORS, FL 33305	7-8-6-R	GALLAGHER REALTY TRUST TRS:GALLAGHER JOSEPH M & DIANE 120 PAGE ROAD BEDFORD, MA 01730
7-8-7-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420	7-8-8-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420	7-8-9-R	SHAPIRO ERIC D & JULIE ANN PO BOX 608 LEXINGTON, MA 02420

7-8-10-R		7-8-11-R	7-8-12-R
PASCALE LISA A & BISESI JOANN 298 MENDON RD NORTH SMITHFIELD, RI 02896	ALBERGHETTI PAUL G 4046 WOKING WAY LOS ANGELES, CA 90027	MALER WILLIAM STEVEN & LIQUORI ANTHONY 45 WEST 3RD ST, UNIT 511 BOSTON, MA 02127	
7-8-13-R		7-8-14-R	7-8-15-R
MALER WILLIAM S & LIQUORI ANTHONY P 45 WEST THIRD ST, UNIT 511 BOSTON, MA 02127	SULLIVAN EDWARD & PAMELA 110 FIRST AVE#601 CHARLESTOWN, MA 02129	SHEA DENNIS M & SCHNELLER KAREN K 218 LOWELL ST READING, MA 01867	
7-8-16-R		7-8-17-R	7-8-18-R
GONSALVES LISA M 69 SHERIDAN ST JAMAICA PLAIN, MA 02130	SEA GLASS WATERVIEW, LLC RES AGT: MARYANN TAORMINA 1148 HIGHLAND GREENS DR VENICE, FL 34285	STUART S FAY TRUST & BEATRICE M FAY TRUST 580 PEARL HILL ROAD FITCHBURG, MA 01420	
7-8-19-E		7-9-A-R	7-9-B-R
SUTTON PLACE CONDO TRUST 522 SHORE RD NO TRURO, MA 02652	SMITH SUZANNE & BOTTEGARO CRISTINA 254 WOODROW AVE SOUTHPORT, CT 06890	MARY H WELLS TRUST TRS: MARY H WELLS 406 MAPLE DR FAYETTEVILLE, NY 13066	
7-9-C-R		7-9-D-E	7-10-1-R
BRAUN RUSSELL J PO BOX 272 NO TRURO, MA 02652	SEA HAVEN CONDO TRUST 510 SHORE RD NO TRURO, MA 02652	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767	
7-10-2-R		7-10-3-R	7-10-4-R
WADE JEFFREY S & PAMELA J 5 JANS PATH HARWICH, MA 02645	MCHUGH STEPHEN M 15 DESERT WIND LN ROCHESTER, NH 03867	MCHUGH STEPHEN M 15 DESERT WIND LN ROCHESTER, NH 03867	
7-10-5-R		7-10-6-R	7-10-7-R
MEDAGLIA JANE E 700 QUINOBEQUIN RD WABAN, MA 02468	SHEPARD SUSAN & HAMS MARCIA 95 CLIFTON STREET CAMBRIDGE, MA 02140	FEATHERSTONE THERESA I 603 SANDERS AVE SCOTIA, NY 12302	
7-10-8-R		7-10-9-R	7-10-10-R
MCHUGH STEPHEN 15 DESERT WIND LN ROCHESTER, NH 03867	DUNCAN BAILEY PROPERTIES LLC MGR: THOMAS PFLEPSSEN 2601 NE 14TH AVE, FLAGLER #303 WILTON MANORS, FL 33334	MCHUGH STEPHEN 15 DESERT WIND LN ROCHESTER, NH 03867	
7-10-11-R		7-10-12-R	7-10-13-R
PINSLEY LAUREN J & KLEPSCH NANCY S 166 1ST ST TROY, NY 12180	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767	
7-10-14-R		7-10-15-R	7-10-16-R
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767	JOAN THOMPSON LIVING TRUST TRS: JOAN F THOMPSON 126 PARKER ST NEWTON, MA 02459	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767	

7-10-17-R		7-10-18-R	7-10-19-R
DUBOIS REALTY TRUST TRS: DUBOIS LEONARD A ET AL 975 FOREST ST NO ANDOVER, MA 01845-3346		MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767	MCCAFFREY MATTHEW J & LEE 201 BAY STREET TAUNTON, MA 02780
7-10-20-R		7-10-21-R	7-10-22-E
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767	MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767		CROWS NEST CONDO TRUST c/o James McCusker 804 BROADWAY RAYNHAM, MA 02767
8-1-0-R		8-2-0-R	8-3-0-R
VANNELLI ROBERT L & MICHELE E 1152 POQUONOCK AVE WINDSOR, CT 06095	BEARCE WILLIAM C III 670 PLEASANT ST BROCKTON, MA 02301		ALKIRE DOROTHEA DALY 5 AUDUBON RD LEXINGTON, MA 02421-6802
8-4-0-R		8-6-0-R	8-7-24-R
SILVA CHARLES W 39 SHIPS WAY RD PROVINCETOWN, MA 02657	FERRI HENRY J 234 WILD HARBOR RD NO FALMOUTH, MA 02556-2306		BETH N WOOD 2016 LIVING TRUST TRS: RICHARD B & BETH N WOOD PO BOX 1175 TRURO, MA 02666
8-7-25-R		8-7-26-R	8-7-27-E
SHERLOCK SUSAN M TRUST TRS: SHERLOCK SUSAN M PO BOX 483 CAPTIVA, FL 33924	NEILY HILDA & SHEARER NEILY CATHERINE PO BOX 1402 PROVINCETOWN, MA 02657		SEASIDE INN ON CC BAY CONDO TR 471 SHORE RD NO TRURO, MA 02652
8-21-0-R		8-22-0-R	8-23-0-R
SANTANGELO SHARON M & FAY DONNA M 591 SUMMER ST DUXBURY, MA 02332	KEEGAN LAURA 8 MILLIKEN DR KINGSTON, MA 02364		490 SHORE ROAD REALTY TRUST TRS: SILVA CHARLES W & HELEN T 39 SHIPS WAY RD PROVINCETOWN, MA 02657
8-24-0-R		8-34-0-R	
SHAPIRO JORDAN L C/O DOROTHY SHAPIRO 127 MARLBOROUGH ST BOSTON, MA 02116	OWNER UNKNOWN 481 SHORE RD TRURO, MA 02666		

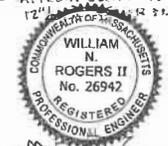
EXISTING 491 SHORE RD.



Proposed Workshop
No. 491 Shore Road
No. Truro, Ma. 02652
Prepared For:
Ian S. Leahy & Jennifer E. Cabral
Assessor's Map 7, Parcel 4

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
Planning
41 Off Cemetery Road
Provincetown, MA 02657
(508) 487-1565 / (508) 487-5805 fax
Email: wnr@engr.net

Existing Site Plan

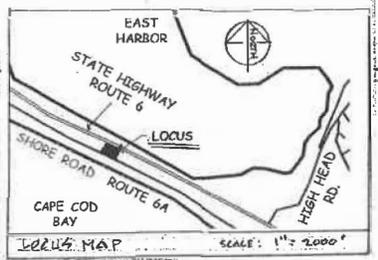


MARCH 29, 2022

SCALE: 1" = 20'-0"
DATE: MARCH, 2022
DRAWN: SK/LC
JOB NO.: T-22-2013A
REVISION:

NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J THE TOWN OF TRURO COMMUNITY NO. 255222 DATED JULY 16, 2014.

NOTE: BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 4, 2021.

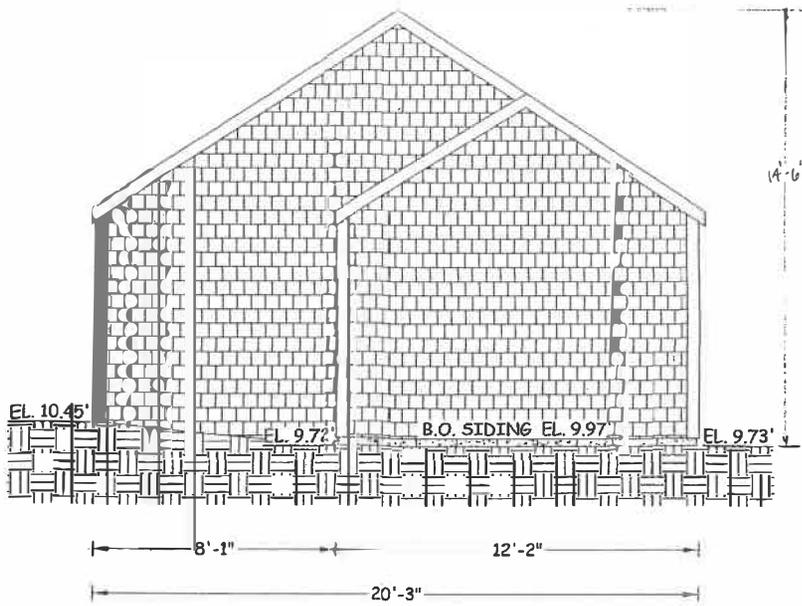


NOTE: DATUM = 1985 NAVD

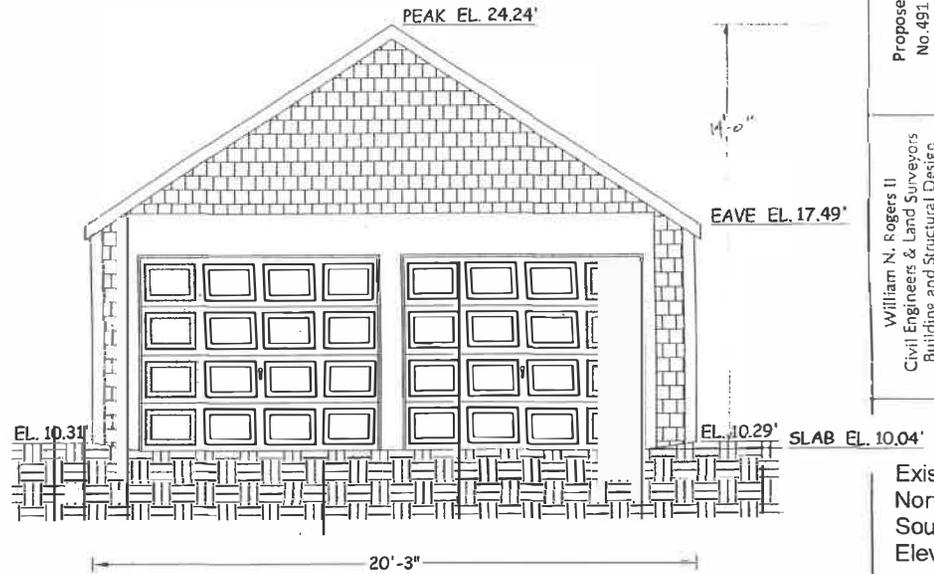
LEGEND:
S.R. = SPUR RAIL
o/h = OVERHEAD
WF = WETLAND FLAG
T.P. = TELEPHONE POLE (UTILITY)
B.S.L. = BUILDING SETBACK LINE
W.V. = WATER VALVE
U.G. = UNDERGROUND

OWNER: NEAREN AND CUBBERLY NOMINEE TRUST
CHRISTOPHER J. SNOW, TRUSTEE

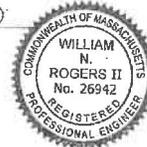
Ex.0



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



SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



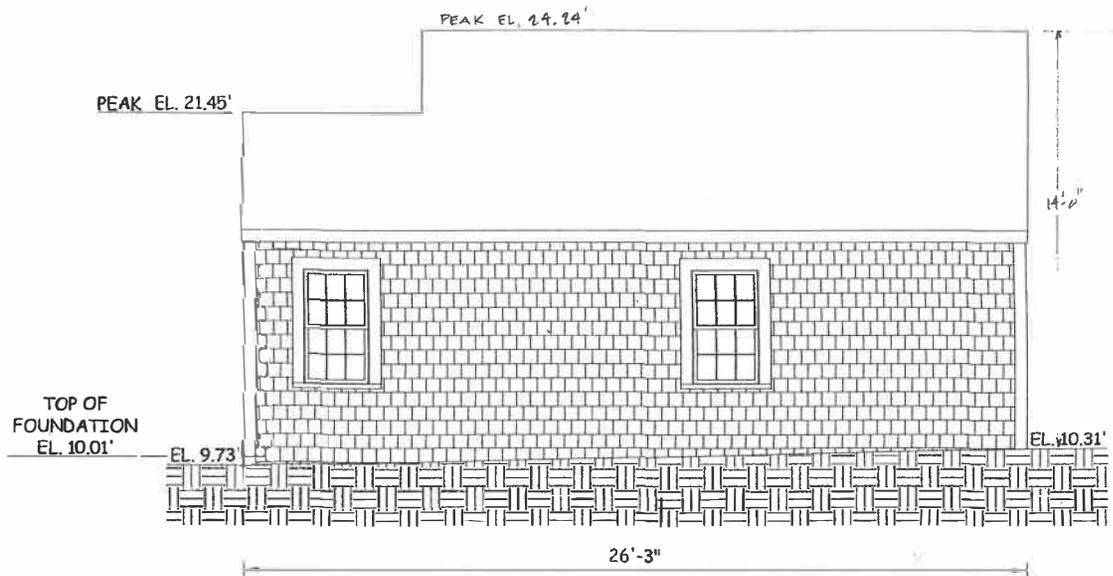
Proposed Workshop
No. 491 Shore Road
No. Truro, Ma. 02552
Prepared For:
Ian S. Leahy & Jennifer E. Cabral
Assessor's Map 7, Parcel 4

William N. Rogers II
Civil Engineers & Land Surveyors
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Planning
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Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wnrrogers2@verizon.net

Existing
North &
South
Elevations

SCALE: 1/4" = 1'-0"
DATE: MARCH, 2002
DRAWN: LEZ/AL
JOB NO.: T-22-2075A
REVISION:

Ex.1



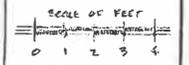
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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 Prepared For:
 Ian S. Leahy & Jennifer E. Cabral
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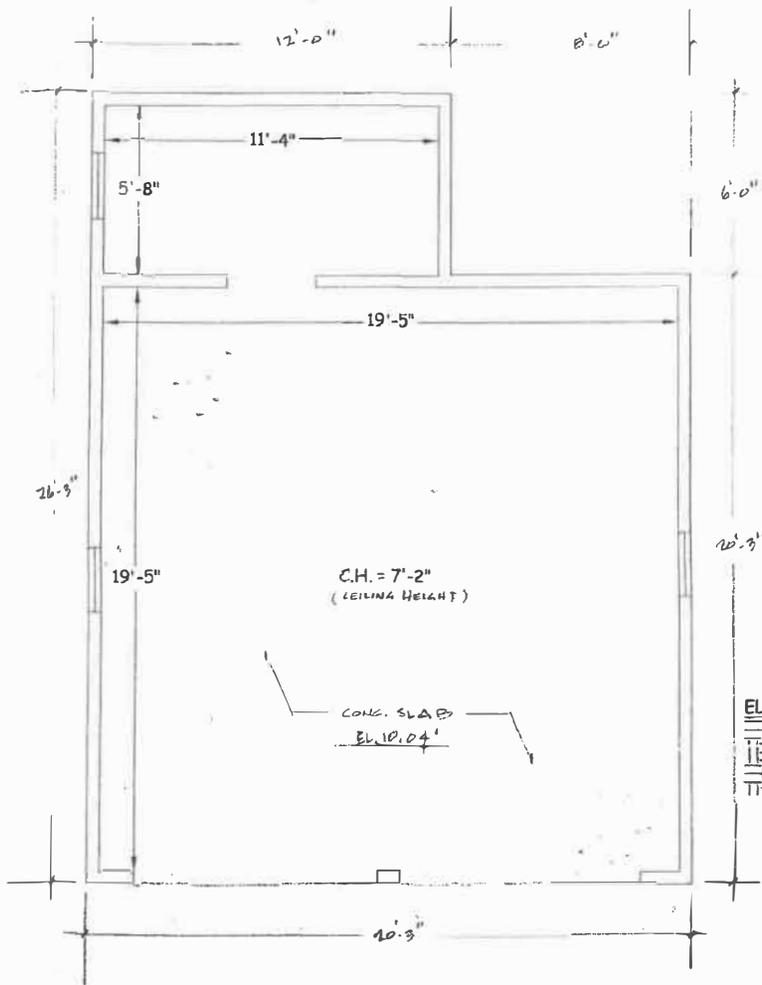
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 (508) 487-1565 / (508) 487-5805 fax
 Email: wvrogers2@verizon.net

Existing
 West
 Elevation

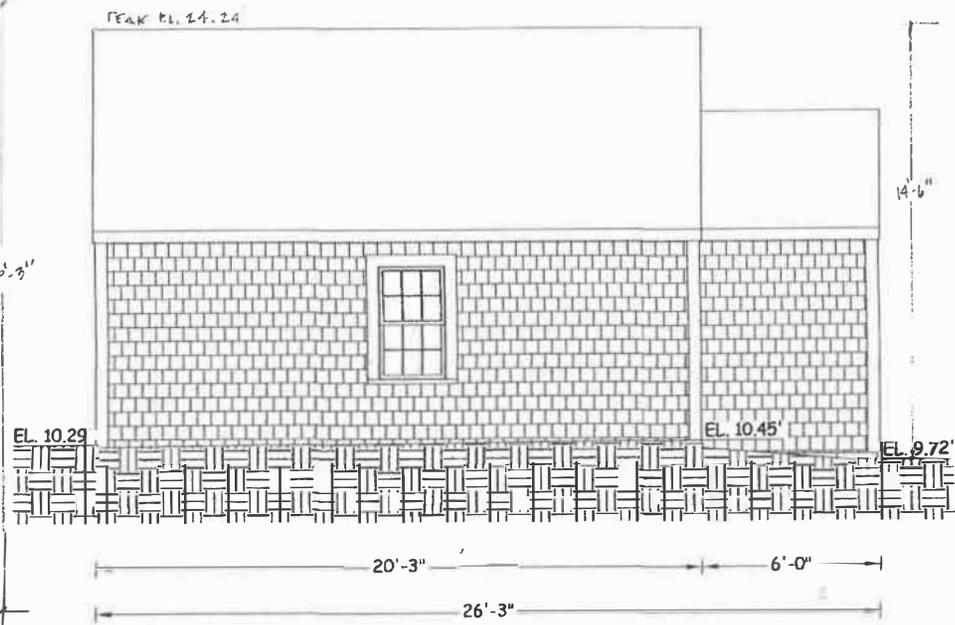


SCALE: 1/4" = 1'-0"
 DATE: MARCH, 2022
 DRAWN: LEZ/GL
 JOB NO.: T-22-20731
 REVISION:

Ex.2



FLOOR PLAN
SCALE: 1/4" = 1'-0"



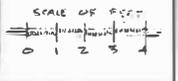
EAST ELEVATION
SCALE: 1/4" = 1'-0"



Proposed Workshop
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No. Truro, Ma. 02652
Prepared For:
Ian S. Leahy & Jennifer E. Cabral
Assessor's Map 7, Parcel 4

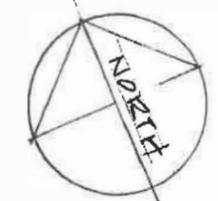
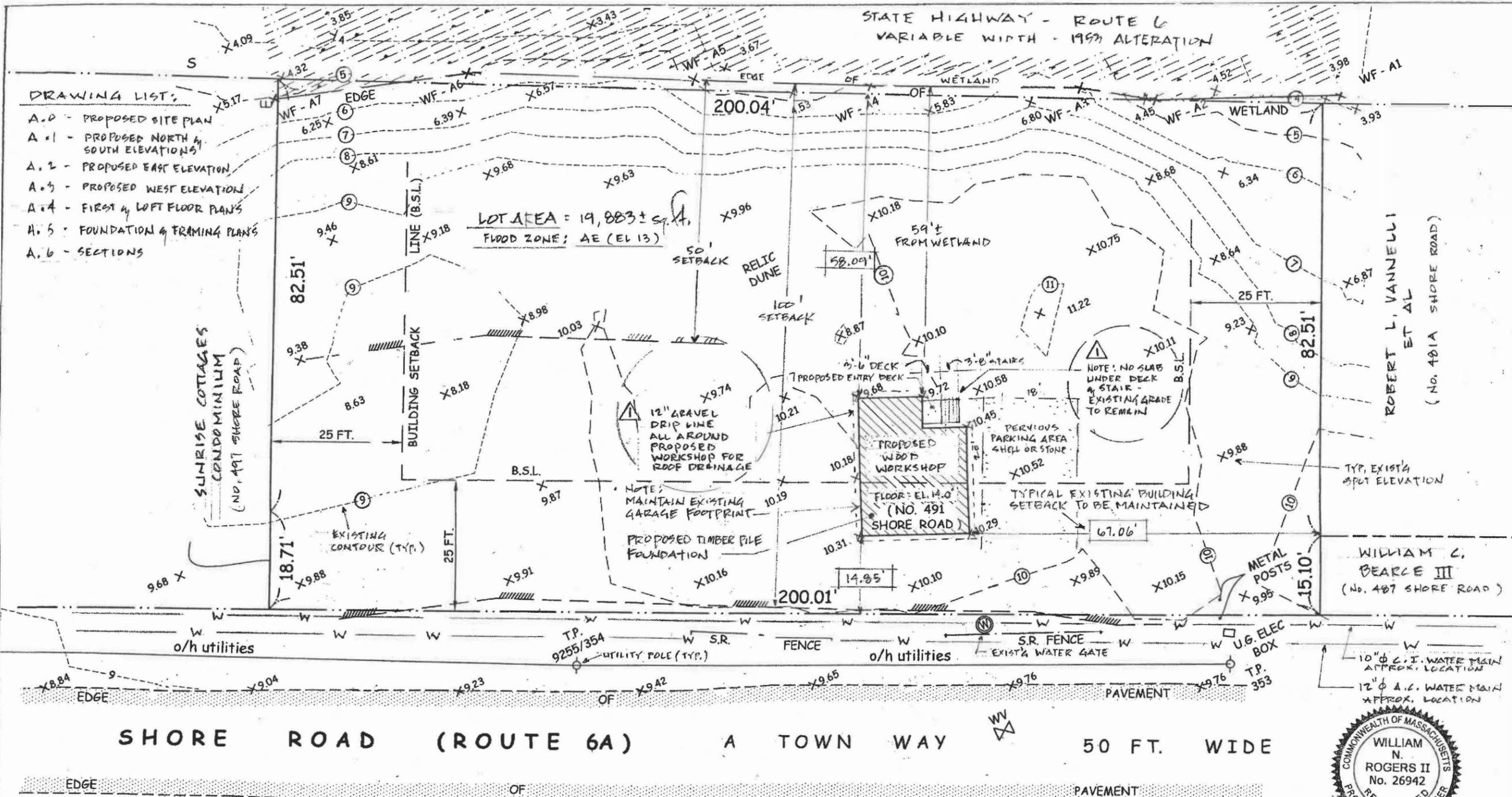
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Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
Email: wvrogers@verizon.net

Existing East Elevation & Floor Plan



SCALE: 1/4" = 1'-0"
DATE: MARCH, 2012
DRAWN: LEZ/LL
JOB NO.: T-22-2013A
REVISION:

Ex.3

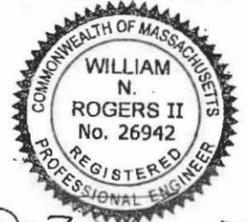


- DRAWING LIST:**
- A.0 - PROPOSED SITE PLAN
 - A.1 - PROPOSED NORTH & SOUTH ELEVATIONS
 - A.2 - PROPOSED EAST ELEVATION
 - A.3 - PROPOSED WEST ELEVATION
 - A.4 - FIRST & LOFT FLOOR PLANS
 - A.5 - FOUNDATION & FRAMING PLANS
 - A.6 - SECTIONS

Proposed Workshop
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 No. Truro, Ma. 02652
 Prepared For:
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 Assessor's Map 7, Parcel 4

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 Email: wnr Rogers2@verizon.net

Proposed Site Plan



WILLIAM N. ROGERS II, PE
 MARCH 29, 2022

SCALE OF FEET
 5 10 20

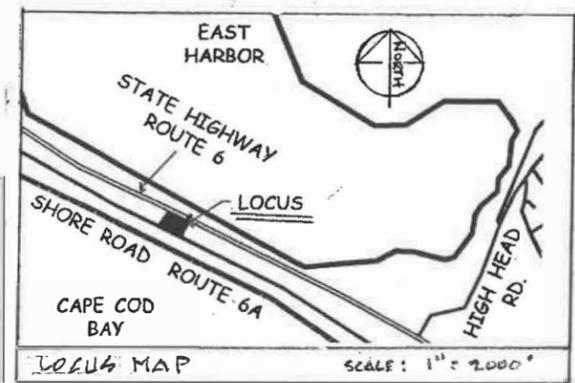
SCALE: 1" = 20' 0"
 DATE: MARCH, 2022
 DRAWN: SK/EL
 JOB NO.: I-22-2073A
 REVISION: 07-27-22
 • ADD 12" DRIP LINE
 • ADD NOTE FOR STAIRS
 • REMOVE BATH

OWNER: NEAREN AND CUBBERLY NOMINEE TRUST
 CHRISTOPHER J. SNOW, TRUSTEE

A.0

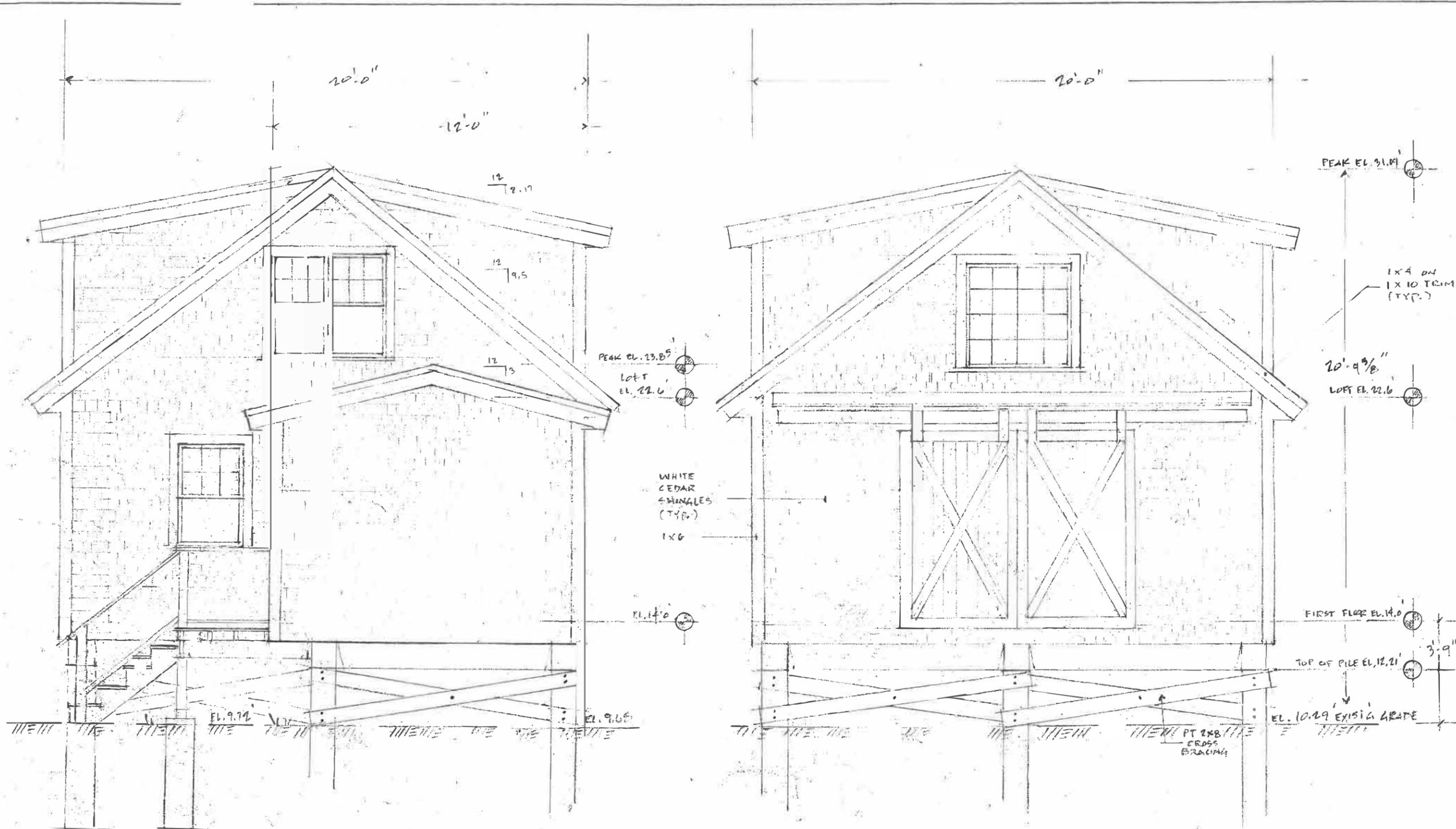
NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J THE TOWN OF TRURO COMMUNITY NO. 255222 DATED JULY 16, 2014.

NOTE: BOUNDARY OF THE WETLAND RESOURCE AREAS WERE DETERMINED IN THE FIELD WITH THE ASSISTANCE OF PAUL J. SHEA, P.W.S., INDEPENDENT ENVIRONMENTAL CONSULTANTS ON DECEMBER 4, 2021.



NOTE: DATUM = 1988 NAVD

- LEGEND:**
- S.R. = SPLIT RAIL
 - O/H = OVERHEAD
 - WF = WETLAND FLAG
 - T.P. = TELEPHONE POLE (UTILITY)
 - B.S.L. = BUILDING SETBACK LINE
 - W.V. = WATER VALVE
 - U.G. = UNDERGROUND



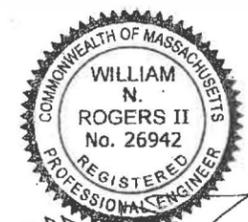
NORTH ELEVATION

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

SOUTH ELEVATION (FRONT)

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

NOTE: DATUM = 1988 NAVD



William N. Rogers II, PE
MARCH 29, 2022

Proposed Workshop
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Prepared For:
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Assessor's Map 7, Parcel 4

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Proposed
North &
South
Elevations

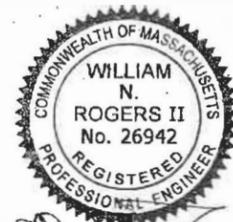
SCALE: 1/4" = 1'-0"
DATE: MARCH, 2022
DRAWN: GR
JOB NO.: T-22-2079A
REVISION:

A.1



EAST ELEVATION

SCALE: 1/4" = 1'-0"
 NOTE: DATUM = 1988 NAVD

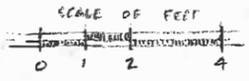


William N. Rogers II
 MARCH 29, 2022

Proposed Workshop
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 Prepared For:
 Ian S. Leahy & Jennifer E. Cabral
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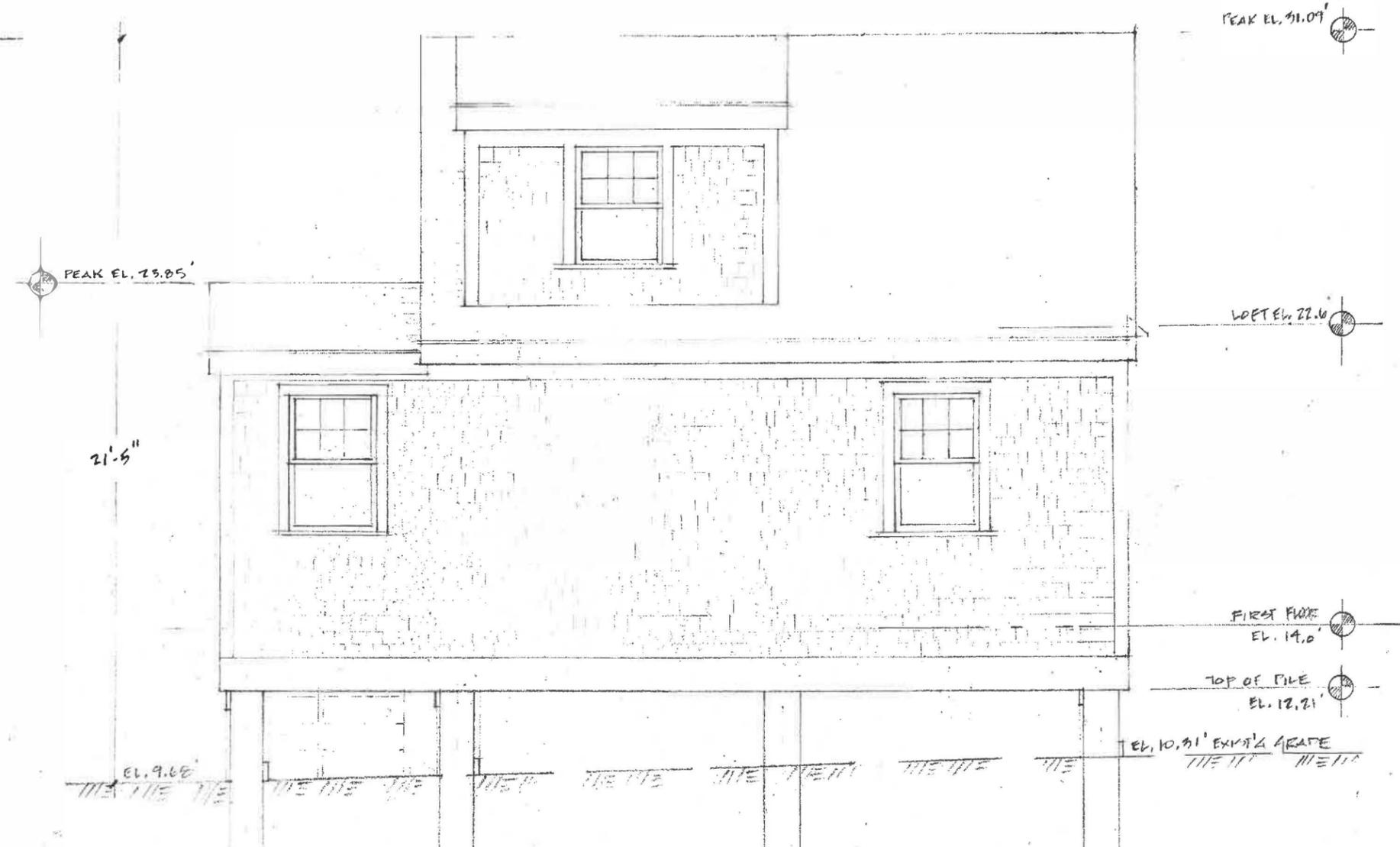
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Proposed
 East
 Elevation



SCALE: 1/4" = 1'-0"
 DATE: MARCH, 2022
 DRAWN: AL
 JOB NO.: T-22-2073A
 REVISION:

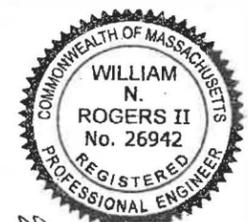
A.2



WINDOW & DOOR SCHEDULE					
MARK	TYPE	QTY.	MODEL #	R.O. (W x H)	COMMENTS
(A)	DOUBLE-HUNG	2	TW2432	2'-6 1/8" x 3'-4 7/8"	PROVIDE SCREEN
(B)		5	TW24310	2'-6 1/8" x 4'-0 7/8"	
(C)		1	TW20310-2	2'-2 1/8" x 4'-0 7/8"	
(D)	PICTURE	1	DHF310310	3'-11 7/8" x 4'-0 7/8"	
1	ENTRY DOOR	1	F-37944W	3'-0" x 6'-8"	BROSSO/SIMPSON MANUFACTURER
2	BARN DOOR	2	PER OWNER	4'-6" x 7'-0"	PROVIDE FLASHING & WEATHER STRIPPING

• MANUFACTURER: ANDERSEN - 400 SERIES
 • COLOR: WHITE

WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 NOTE: DATUM = 1988 NAVD



WILLIAM N. ROGERS II
 MARCH 29, 2027

Proposed Workshop
 No. 491 Shore Road
 No. Truro, Ma. 02652
 Prepared For:
 Ian S. Leahy & Jennifer E. Cabral
 Assessor's Map 7, Parcel 4

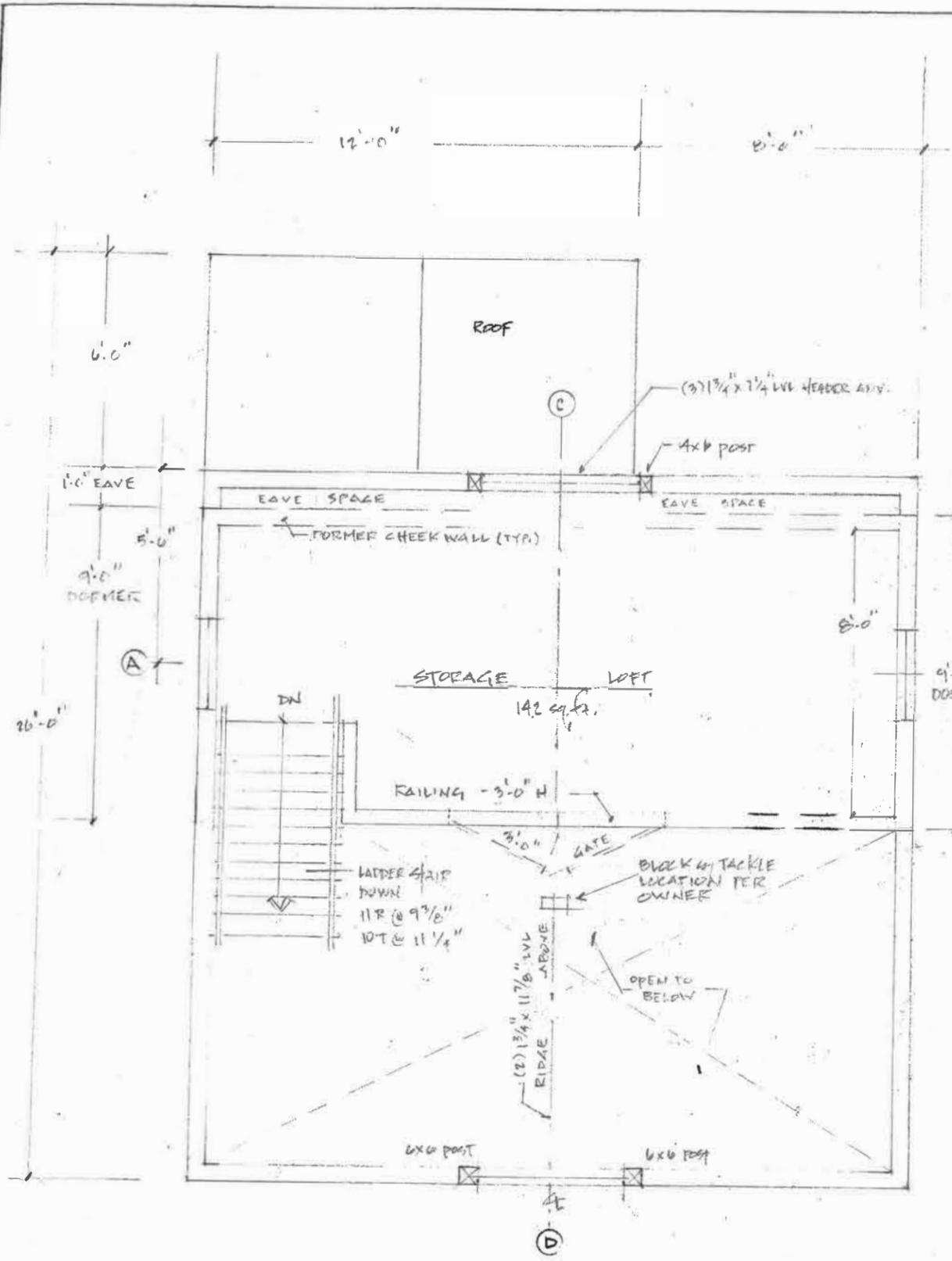
William N. Rogers II
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 Provincetown MA 02657
 (508) 487-1565 / (508) 487-5809 fax
 Email: wnrorgers2@verizon.net

Proposed
 West
 Elevation

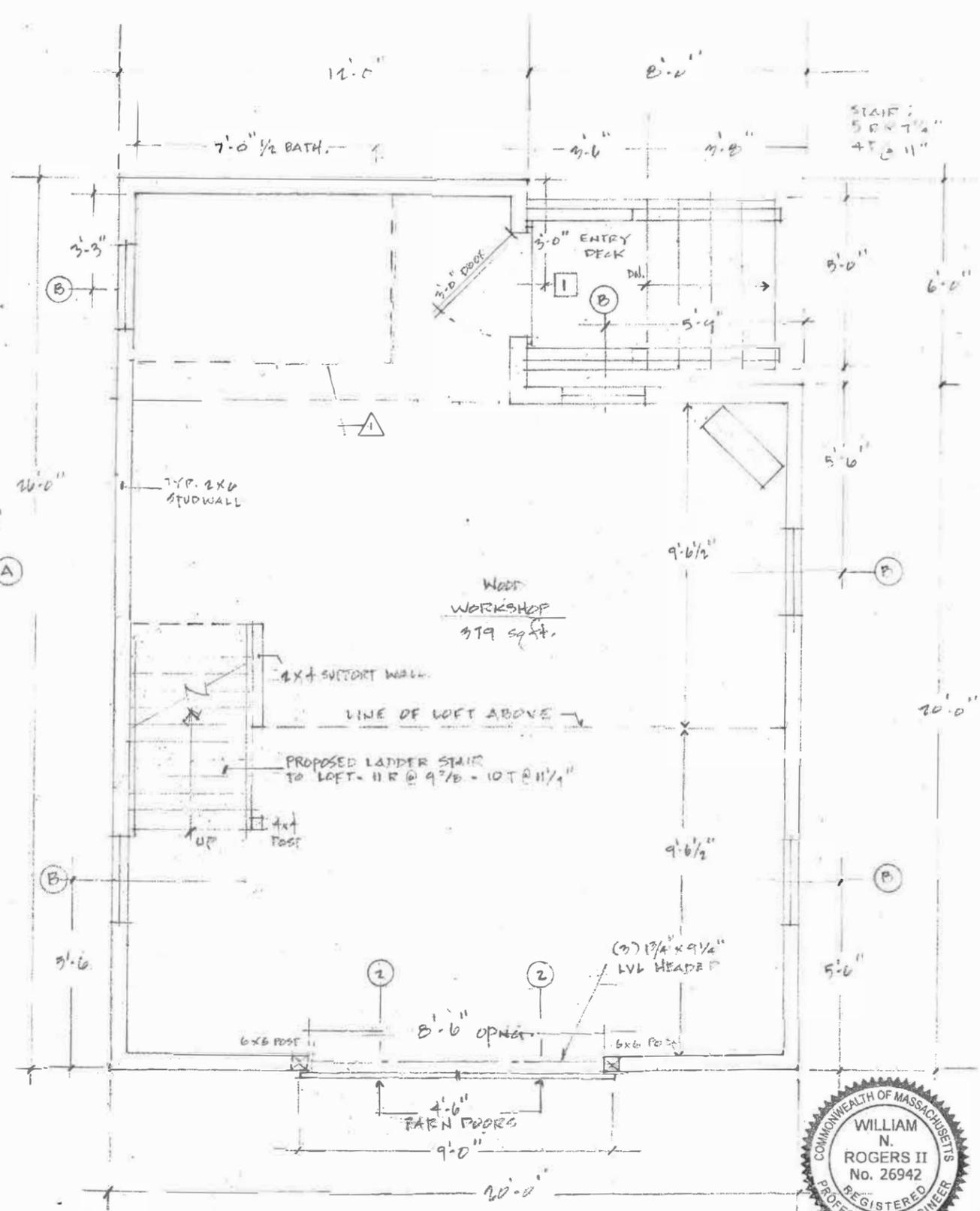
SCALE OF FEET
 0 1 2 4

SCALE: 1/4" = 1'-0"
 DATE: MARCH, 2027
 DRAWN: LAL
 JOB NO.: T-22-2075A
 REVISION:

A.3



LOFT PLAN
SCALE: 1/4" = 1'-0"



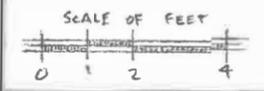
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



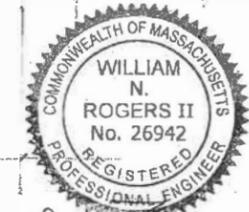
Proposed Workshop
No 491 Shore Road
No Truro, Ma. 02652
Prepared For:
Ian S. Leahy & Jennifer E. Cabral
Assessor's Map 7, Parcel 14

William N. Rogers II
Civil Engineers & Land Surveyors
Building and Structural Design
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Provincetown MA 02657
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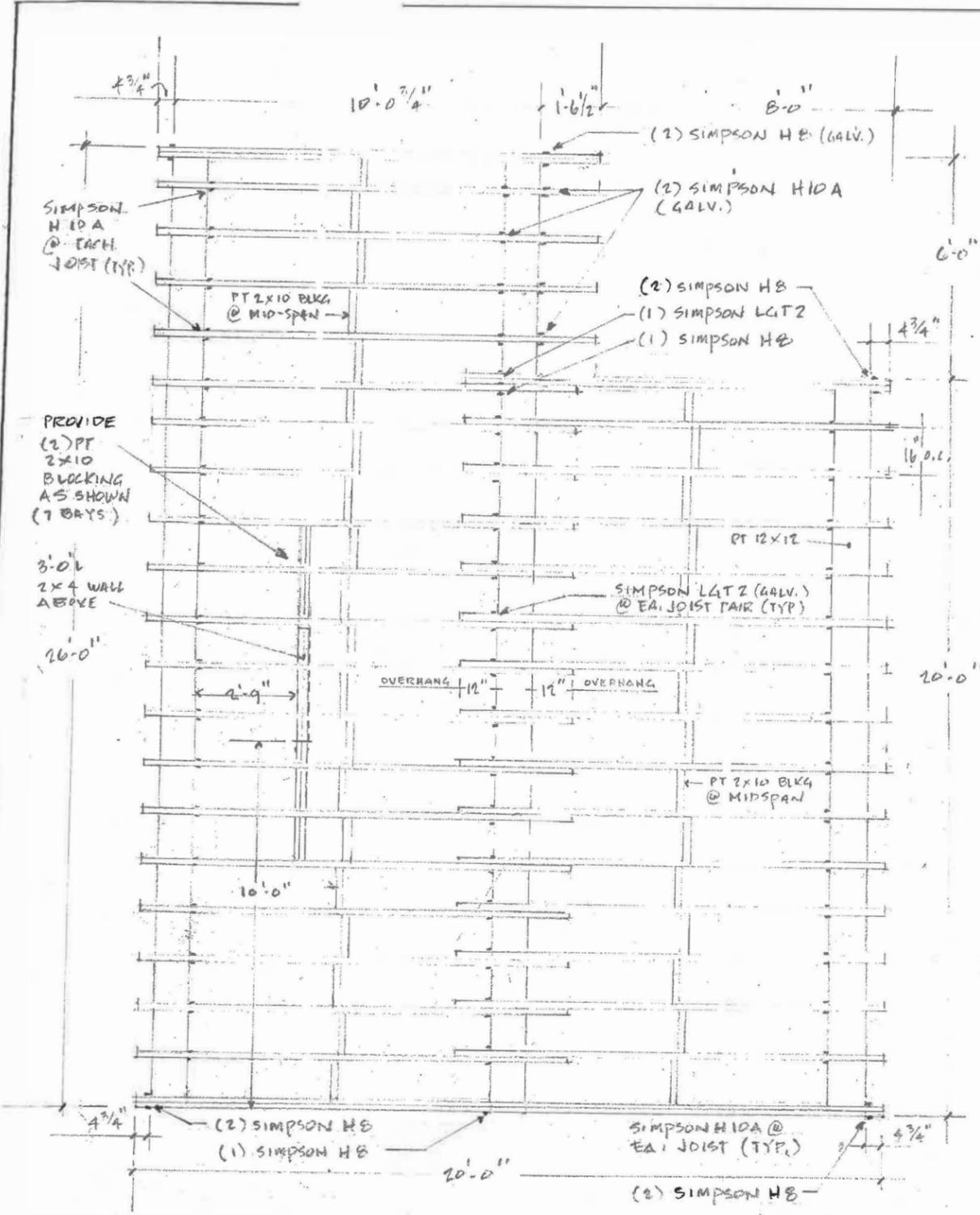
First & Loft Floor Plans



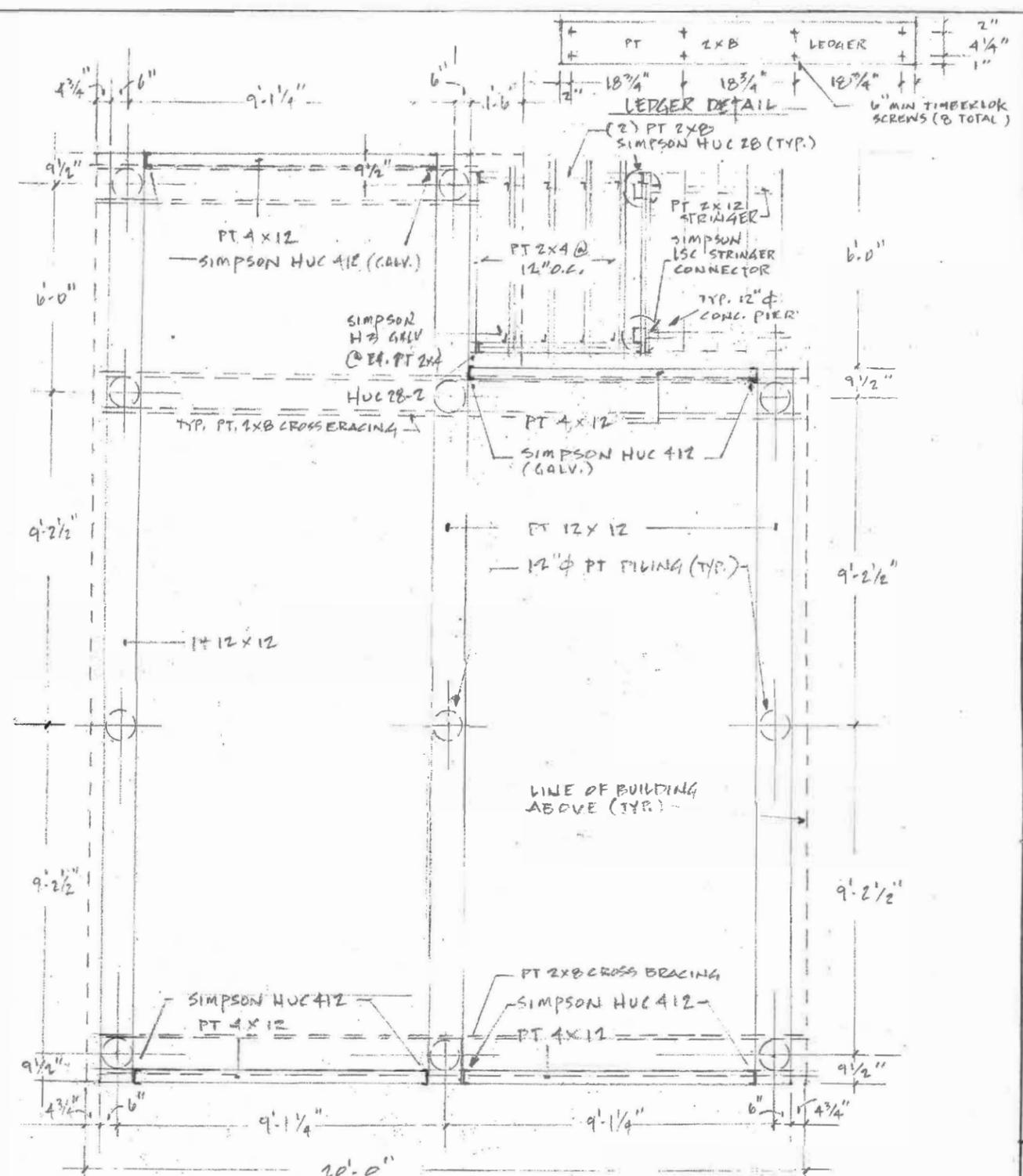
SCALE: 1/4" = 1'-0"
DATE: MARCH, 2022
DRAWN: AL
JOB NO.: T-22-2073A
REVISION: 1 07-27-22
REMOVE BATH



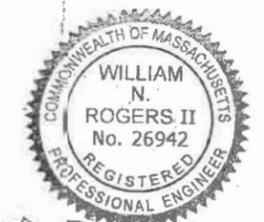
William N. Rogers II, P.E.
MARCH 29, 2022



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



TIMBER PILE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

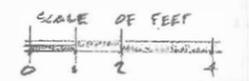


William N. Rogers II, PE
MARCH 29, 2022

Proposed Workshop,
No. 491 Shore Road
No. Truro, Ma. 02652
Prepared For:
Ian S. Leahy & Jennifer E. Cabral
Assessor's Map 7, Parcel 4

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Civil Engineers & Land Surveyors
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Provincetown MA 02657
(508) 487-1565 / (508) 487-5809 fax
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Foundation
& Framing
Plans



SCALE: 1/4" = 1'-0"
DATE: MARCH, 2022
DRAWN: GL
JOB NO.: T-22-2073
REVISION:

A.5