

TOWN of TRURO
Truro Historical Commission
Truro Historical Commission (THC) Meeting Minutes

Meeting Location: Via Zoom
Date and Time: Thursday, July 18, 2024 - 5:00 pm

Members Present: Matthew Kiefer, Chair
Chuck Steinman, Vice Chair
Richard Larkin, Member
Amy Rolnick, Member
Jim Summers, Secretary

Absent: David Kirchner, Member
Bart Mitchell, Member

Attending: Barbara Carboni, Town Planner & Land Use Counsel
Jason Silva, 146 Shore Road Applicant
Chris Nagle, Salty Market Architect
Scott McIntosh, neighbor

Chairman Kiefer opened the meeting and introductions were made for Commission members along with other attendees.

Approval of Minutes – A motion to approve the meeting minutes for October 11, 2023, and July 11, 2024, was made by Vice-Chair Steinman. The motion was seconded by Member Summers and all attending members through a roll call vote, voted in favor.

Public Hearing – 146 Shore Road demolition:

Chairman Kiefer explained that the purpose of the hearing was to find if 146 Shore Road would be preferably preserved per the Historical Commission's by-law. The building is estimated to have been built in 1890 and is therefore over 75 years old and required by the by-law to come before the Commission to determine if it should be preserved.

After a presentation by the owner, Jason Silva, of the current condition of the building and the proposed replacement, a motion was made by Vice-Chair Steinman not to invoke a demolition delay based on a finding that the building should not be preferably preserved, subject to the applicant submitting additional materials to the THC for review and approval prior to securing a building permit regarding the window configuration and casing details, the front porch columns & front stairs and the location/visibility of the condenser. Member Rolnick seconded and all attending members through a roll call vote, voted in favor.

Salty Market window replacement review:

Chris Nagle has been hired as the architect by Salty Market's owner, Liam Luttrell Rowland, to replace the existing bay windows on either side of the main entrance located on the front façade of the store.

The Commission determined that the window replacement does not represent demolition of a substantial portion of the building. . Therefore, this project is not subject to review for demolition delay. The Commission offered advisory comments to Mr Nagle on the design of replacement windows.

New Business:

Chairman Kiefer and Vice-Chair Steinman will meet with the Town Manager, Darrin Tangeman along with Barbara Carboni to discuss possible options for a vacant and deteriorating historic property at 7 Pond Road.

There being no further business, Member Larkin made a motion to adjourn the meeting, and Vice-Chair Steinman seconded the motion and all attending members through a roll call vote, voted in favor.

Respectfully submitted by Jim Summers, Secretary



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

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TOWN OF TRURO TRURO HISTORICAL COMMISSION PUBLIC HEARING

The Truro Historical Commission will hold a remote Public Hearing on Thursday, August 15, 2024, at 5:00PM to review a proposed demolition and reconstruction of a cottage at 432 Shore Road, Unit 8, N. Truro, MA 02666, Parcel ID 9-8-8. This Public Hearing is held pursuant to the General Bylaws, Chapter VI Preserving Historic Properties. All interested parties are urged to attend the meeting via the GoToMeeting information below. Please join the meeting from your computer, tablet or smartphone via <https://us02web.zoom.us/j/83950810446> You can also dial in using your phone: 1-305-224-1968 Meeting ID: 839 5081 0446

Matthew Kiefer, Chair
Truro Historical Commission



432 SHORE RD-UNIT 8. RENO

HEALTH DEPARTMENT
TOWN OF TRURO

JUN 26 2024

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432 SHORE RD-UNIT 8.
RENO

432 SHORE ROAD, TRURO,
MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:



Flow Design Architects
ARCHITECTURE + INTERIORS

50 GROVE ST. SUITE 228
SALEM, MA 01970
TEL: 978.498.4370

CIVIL ENGINEER:
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1573 MAIN STREET ROUTE 6A, P.O. BOX 1773
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TEL: 508 896 661

GENERAL CONTRACTOR:
PHILBROOK CONSTRUCTION SERVICES
GROUP, INC.
125 WIANNA ROAD, YARMOUTH, MA 02875
TEL: 774-331-3221

REVISION:		
NO.	DATE	DESCRIPTION
1	08.09.2023	PERMIT SET
2	02.06.2024	CONSERVATION DEPARTMENT REVISION

DRAWING TITLE:
TITLE SHEET

DRAWN BY: JP	SEAL:
CHECKED BY: MS	
SCALE: N.T.S	
DATE: 08.09.2023	
PROJECT NO.: 21377	

DRAWING NO.:
T-100

W/
ENH NOTES

MR. TRAVIS ZUKOWSKI

432 SHORE ROAD, TRURO, MA 02652

FLOW PROJECT #21377

REVISED PERMIT SET

Not
To Scale

PROJECT TEAM

OWNER:
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GENERAL CONTRACTOR:
PHILBROOK CONSTRUCTION
SERVICES GROUP, INC.
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YARMOUTH, MA 02675
TEL: 774-331-3221

PERSPECTIVE VIEW



FOR ILLUSTRATION PURPOSES ONLY

AERIAL VIEW



GENERAL INFORMATION

PROJECT LOCATION

THE EXISTING PROPERTY AT 432 SHORE RD IS A ONE STORY WOOD FRAMED STRUCTURE. THE CURRENT USE FOR THE PROPERTY IS A SINGLE-FAMILY RESIDENTIAL. THE RENOVATION INCLUDES THE REMOVAL OF EXISTING STRUCTURE AND RE-BUILD NEW AT SAME LOCATION.

A.C.P.	ACOUSTIC CEILING PANEL	K	KIP
A/C	AIR CONDITION	LBL	LABEL
A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	LG	LENGTH, LONG
A.S.	ANCHOR BOLT	LITL	LITTLE
£	AND	LVR	LOUVER
	ANGLE	L.P.	LOW POINT
APPROX.	APPROXIMATELY	M.H.	MANHOLE
ARCH	ARCHITECTURAL	M	MARBLE
ASG	ASPHALT & GRAVEL	M.S.	MASONRY
BL	BASE LINE	M.O.	MASONRY OPENING
B.PL	BASE PLATE	MATL	MATERIAL
BEAM	BEAM	MECH	MECHANICAL
BRC	BED PAN	MTL	MATERIAL
BLK'D	BLOCKING	MIN	MINIMUM
B.S.	BOTH SIDES	MISC.	MISCELLANEOUS
B.W.	BOTH WAYS	MTG.	MOUNTING
BOT	BOTTOM	NOM.	NOMINAL
BRN.	BROWN	N.B.C.	NOT BY CONTRACT
BLDS	BUILDING	N.T.S.	NOT TO SCALE
BT	BOTTOM OF ---	NO. #	NUMBER
CPT.	CARPET	NC	NURSE CALL
CLG	CEILING	OFF.	OFFICE
CL	CENTER LINE	O.C.	ON CENTER
C.T.C.	CERAMIC TILE COVE	OPG	OPENING
C.T.	CERAMIC TILE	OPP.	OPPOSITE
CERM	CERMAQUARD	OUNC.	OUNCE
C.F.	CEMENT FIBERBOARD	O.D.	OUTSIDE DIAMETER
C.L.F.	CHAIN LINK FENCE	O.F.	OUTSIDE FACE
CR	CHAIR RAIL	O.A.	OVERALL
C.O.	CLEAN OUT	O.H.D.	OVERHEAD DOOR
CLR.	CLEAR(ANCE)	OFI	OWNER FURNISHED AND INSTALLED
CLSR.	CLOSER	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CLS.	CLOSE	P.N.I.M.C.T.	PNEUMATIC SYSTEM
CHK	COAT HOOK	PTD.	PAINTED
COL.	COLUMN	PNL.	PANEL
C.M.	COCOA MAT	PH	PARTIAL HEIGHT
CONC.	CONCRETE	P.F.	PARTITION FILLED
C.B.	CONCRETE BLOCK	PTN	PARTITION
CONC. BD.	CONCRETE BOUND	PLAS.	PLASTIC
C.M.U.	CONCRETE MASONRY UNIT	PL	PLASTIC
CONSTR.	CONSTRUCTION	PLAM.	PLASTIC LAMINATE
CONT.	CONTIGUOUS	PLUMB.	PLUMB
C.J.	CONTROL JOINT	LB.	POUND
C.G.	CORNER GUARD	P.S.I.	POUNDS / SQUARE INCH
CORRL	CORRIDOR	P.S.F.	POUNDS / SQUARE FOOT
CTSK.	COUNTERSINK	PRF.	PREFINISHED
CRS.	COURSE	P.M.	PRESSED METAL
CYL.	CYLINDER	PROP.	PROPERTY / PROPOSED
CH	CEILING HEIGHT	Q.T.	QUARRY TILE
DEPT	DEPARTMENT	Q.T.C.	QUARRY TILE COVE
DEP	DEPRESSION	R.	RADIUS / RIBER
DAG	DIAGONAL	REC	RECEPTLE / ELECTRICAL
	DIAMETER, ROUND	RTHI	
DM	DIMENSION	REF	REFERENCE
DO	DITTO	REINF	REINFORCE(ING)
DR	DOOR	REM	REMOVED
D.L.	DOCK LEVELER	REQD	REQUIRED
D.A.	DOUBLE ACTING	REV.	REVISION / REVERSE
D.S.	DOWNSPOUT	R.F.	RIGID FRAME
D.	DRAIN	R.D.	ROAD
DNW.	DRAINING	R.D.	ROOF DRAIN
D.W.	DRYWALL	R.W.L.	RAIN WATER LEADER
EA	EACH	RGH	ROUGH
E.F.	EACH FACE	SECT	SECTION
E.W.	EACH WAY	S.S.	SERVICE SINK
ELEC.	ELECTRIC	SS	STAINLESS STEEL
E.W.C.	ELECTRIC WATER COOLER	SH.V.	SHEET VINYL
ELEV.	ELEVATOR, ELEVATION	S.W.	SHOP WELD
EL.	ELEVATION	SLDR.	SLIDING DOOR
ENCL.	ENCLOSE, ENCLOSURE	S.C.	SOLID CORNER
ENG.	ENGINEERING	SPEC.	SPECIFICATION
ENT	ENTRANCE	SPL	SPRINKLER
EQ.	EQUAL	SQ. FT.	SQUARE FEET
EQUIP	EQUIPMENT	STD.	STANDARD
EXIST	EXISTING	STL.	STEEL
EXP	EXPANSION, EXPOSED	STRUC.	STRUCTURAL
E.B.	EXPANSION BOLT	SUSP	SUSPENDED
E.J.	EXPANSION JOINT	SYMM.	SYMMETRICAL
EXTER	EXTERIOR	TELE	TELEPHONE
FACE BRCK	FACE BRICK	TLB	THOUSAND POUND
F/	FACE OF ---	THRD	THRESHOLD
F. TO F.	FACE TO FACE	TOIL	TOILET
FT.	FEET, FOOT	T/	TOP OF ---
F.W.	FIELD WELD	TB	TONEL BAR
FINISH	FINISH	TRUGLZ	TRUGLZ
F.E.C.	FIRE EXTINGUISHER CABINET	T.	TREAD
F.H.C.	FIRE HOSE CABINET	TYP.	TYPICAL
FLASHG	FLASHING	UC.	UNDERCUT
FLR.	FLOOR	UNFIN.	UNFINISHED
FLRD	FLOORING	UN.D	UNLESS NOTED OTHERWISE
F.D.	FLOOR DRAIN	V.P.	VENT PIPE
FLUOR.	FLUORESCENT	VERT.	VERTICAL
FTG	FOOTING	VIN.	VINYL
FRIT	FIRE RETARDANT TREATED	V.F.	VERIFY IN FIELD
FDN.	FOUNDATION	V.C.T.	VINYL COMPOSITION TILE
FAH	FULL HEIGHT	V.B.C.	VINYL BASE COVE
FUS.LINK	FUSIBLE LINK	V.B.S.	VINYL BASE STRAIGHT
GAUGE	GAGE, OR GAUGE	V.T.R.	VENT THRU ROOF
GALV	GALVANIZED	V.W.C.	VINYL WALL COVERING
G.C.	GENERAL CONTRACTOR	WSCOT	WAINSCOT
GL	GLASS	W.C.	WATER CLOSET
GR	GRAB RAIL	WT	WEIGHT
G.V.P. BD.	GYPSUM WALLBOARD	W.W.F.	WELDED WIRE FABRIC
G.W.B.	GYPSUM WALLBOARD	W.E.	WIRE GLASS
HDCP	HANDICAP	W.M.	WIRE MESH
HDWR	HARDWARE	W/	WITH
H.D.	HEAVY DUTY	W/O	WITHOUT
HGT., HT.	HEIGHT	WO	WOOD
H.C.	HOLLOW CORE	WB.	WOOD BASE
H.M.	HOLLOW METAL	W.P.	WORKING POINT
HORIZ.	HORIZONTAL	W.P.	WATER PROOF
H.B.	HOSE BIBB		
H.W.H.	HOT WATER HEATER		
HUMI.	HUMIDIGRAPH CEILING		
IN. ["]	INCHES		

SHEET NUMBER	SHEET NAME	INITIAL ISSUE DATE	DESCRIPTION
TITLE SHEETS			
T-100	TITLE SHEET	08.09.2023	CONSERVATION DEPARTMENT REVISIONS
T-101	SHEET LIST, NOTES AND LEGENDS	08.09.2023	PERMIT SET
LIFE SAFETY			
LS-00	LIFE SAFETY PLAN	08.09.2023	CONSERVATION DEPARTMENT REVISIONS
CIVIL ENGINEER			
C-1	EXISTING PLOT PLAN SURVEY	08.09.2023	
C-2	PROPOSED PLOT PLAN SURVEY	08.09.2023	
STRUCTURAL PLANS			
S-100	PROPOSED FRAMING PLANS	08.09.2023	CONSERVATION DEPARTMENT REVISIONS
S-101	PROPOSED ROOF FRAMING PLANS	08.09.2023	PERMIT SET
EXISTING ARCHITECTURAL			
AEX-100	EXISTING FLOOR PLANS	08.09.2023	PERMIT SET
DEMO ARCHITECTURAL			
AD-100	DEMO FLOOR PLANS	08.09.2023	PERMIT SET
ARCHITECTURAL			
A-100	PROPOSED FLOOR PLANS	08.09.2023	CONSERVATION DEPARTMENT REVISIONS
A-631	SECTIONS & PARTITIONS	08.09.2023	PERMIT SET

Architectural symbols for doors, partitions, glazing, and exits. The symbols are arranged in two columns with labels pointing to them.

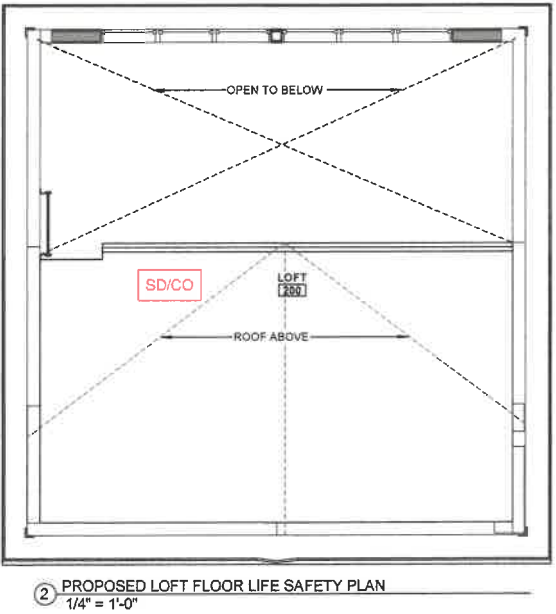
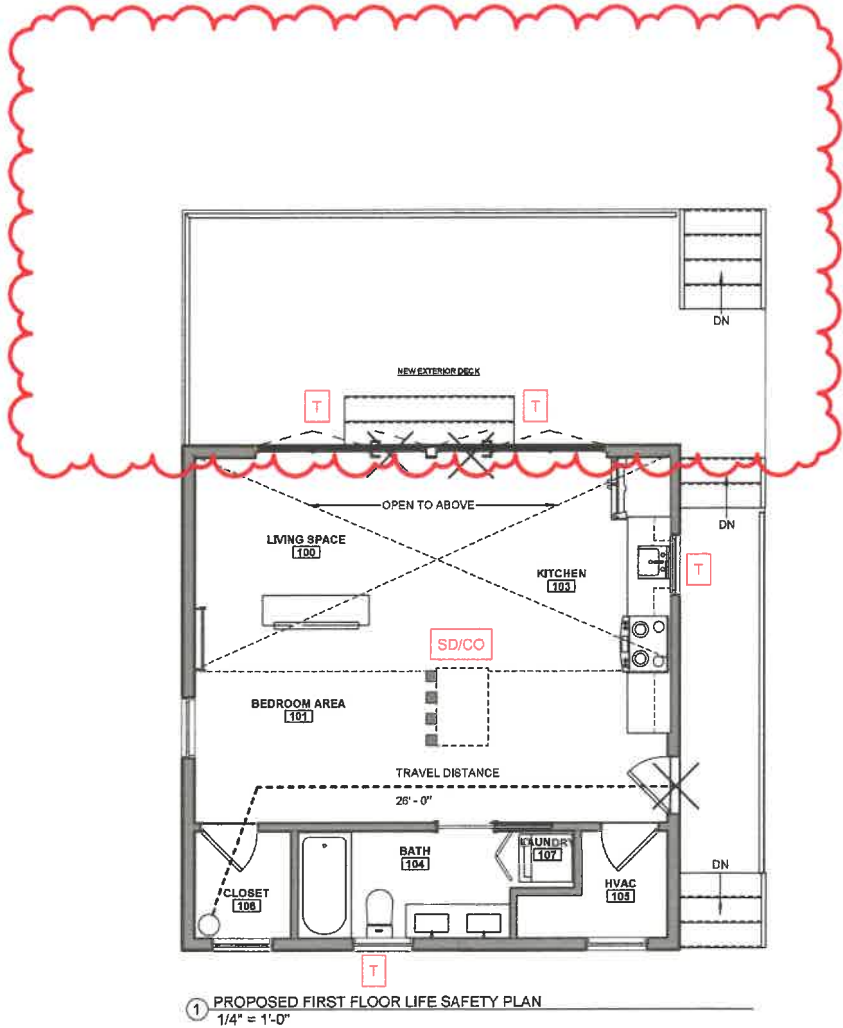
Left Column Symbols:

- Demolition Note Key:** A symbol showing a door and partition to be removed, with a note key pointing to it.
- Existing Door to be Removed:** A symbol showing a door to be removed.
- Existing Partition to be Removed:** A symbol showing a partition to be removed.
- Existing Door:** A symbol showing an existing door.
- Existing Partition:** A symbol showing an existing partition.
- Existing Glazing:** A symbol showing existing glazing.
- Existing Wall Protection:** A symbol showing existing wall protection.
- New Door with Reference Number:** A symbol showing a new door with a reference number (XXX).
- New Partition Type:** A symbol showing a new partition type.
- Structural Floor Fill at Slab:** A symbol showing structural floor fill at slab, with a note key pointing to it.
- Handrail/Crashrail in Corridor:** A symbol showing a handrail/crashrail in a corridor, with a note key pointing to it.

Right Column Symbols:

- Section Reference Number:** A symbol showing a section reference number (XXX).
- Section Reference Sheet:** A symbol showing a section reference sheet (XXX).
- Detail Reference Number:** A symbol showing a detail reference number (XXX).
- Detail Reference Sheet:** A symbol showing a detail reference sheet (XXX).
- Exit:** A symbol showing an exit (X).
- New Glazing with Reference Number:** A symbol showing new glazing with a reference number (XX).
- New Wall Protection:** A symbol showing new wall protection.
- 8" Chair Rail, Acrylic Protection Board, 8" Vinyl Base in All Patient Rooms:** A symbol showing a chair rail, acrylic protection board, and vinyl base in all patient rooms.

T-101



INTERNATIONAL RESIDENTIAL CODE 2015 W MA AMMENDMENTS
780 CMR 61 RESIDENTIAL BUILDING CODE:

R305.1 Minimum Height: Habitable space and hallways shall have a ceiling height of not less than 7'. Bathrooms, toilet rooms, laundry rooms and habitable space in basements shall have a ceiling height of not less than 6' 8".

R311.2 Egress Door: A primary and secondary egress door shall be provided for each dwelling unit and shall be as remote as possible from each other. The primary egress door shall be side-hinged, and shall provide a clear width of not less than 32" where measured between the face of the door and the stop, with the door open 90°. The secondary egress door shall be side-hinged or sliding, and shall provide a clear width of not less than 28" where measured between the face of the door and the stop, with the door open 90°. The clear height of side hinged door openings shall be not less than 78".

R311.2.1 Minimum Interior Doors: All doors providing access to habitable rooms shall have a minimum nominal width of 32" and a minimum nominal height of 6' 8".

R311.7.5.1 Maximum riser height: The riser height shall be not more than 8 1/4". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

R314.1.1 Listings: Smoke alarms shall be the photoelectric type listed in accordance with UL 217 or UL 268. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.3 Location: Hardwired and interconnected smoke alarms shall be required in the following locations as per International Residential Code for 1 and 2 Family Dwellings R314.3 with Massachusetts Amendments:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3' horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by section R314.3.
5. For each 1,000 ft².

R314.8 Heat Detector: A single heat detector listed for the ambient environment shall be installed in:

1. Any garageAny garage attached to or under the dwelling (detached garages do not require a heat detector).
2. A new garage attached to an existing dwelling. If the existing house contains a fire detection system that is compatible with the garage heat detector, then the detector shall be interconnected to that system. Where the existing system is not compatible with the garage heat detector, the garage heat detector shall be connected to an alarm or compatible heat detector containing an alarm, located in the dwelling and within 20 ft of the nearest door to the garage from the dwelling. An alarm is not required in the garage, either integral or separate from the heat detector.

R316.3 Location: Carbon monoxide alarms in dwelling units shall be outside of each separate sleeping area within 10' of the bedrooms. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. At least one alarm shall be installed on each story of a dwelling unit, including basements and cellars but not in crawl spaces and uninhabitable attics.

LIFE SAFETY LEGEND		
	EXIT LOCATION	
	EXTERIOR EXIT DOOR	
	LENGTH OF TRAVEL - EGRESS	
	SMOKE DETECTOR	
	SMOKE DETECTOR & CARBON MONOXIDE COMBO	
	EGRESS WINDOW AT LEAST ONE SHALL COMPLY @ EACH BEDROOM IF NOT ALL	
	TEMPERED GLASS LOCATION AS PE CODE	
PROJECT SPECIFIC NOTES		
(A) 1 HOUR RATED SEPARATION PER IBC 2015 TABLE 508.2.5		

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432 SHORE RD-UNIT 8, RENO

432 SHORE ROAD, TRURO, MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:

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GENERAL CONTRACTOR:
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TEL: 774-331-3221

REVISION:

NO.	DATE	DESCRIPTION
1	03.12.2023	PERMITS
2	07.06.2024	CONSERVATION DEPARTMENT REVISIONS

DRAWING TITLE:
LIFE SAFETY PLAN

DRAWN BY: JP	SEAL:
CHECKED BY: MS	
SCALE: As indicated	
DATE: 08.09.2023	
PROJECT NO.: 21377	

DRAWING NO.:
LS-00

WOOD & ENGINEERED WOOD CONSTRUCTION

1. DIMENSIONAL LUMBER TO BE SPRUCE-PINE-FIR (SPF) NO. 2 OR BETTER UNO.
2. ALL ENGINEERED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ALTERNATE PRODUCTS SHALL NOT BE SUBSTITUTED UNLESS APPROVED IN WRITING BY ENGINEER OF RECORD.
4. LVL'S (LAMINATED VENEER LUMBER) TO BE 1.9E MICROLAM LVL BY I-LEVEL.
5. PSL'S (PARALLEL STRAND LUMBER) TO BE 2.0E PARALLAM PSL BY I-LEVEL.
6. 1 3/4" LSL'S (LAMINATED STRAND LUMBER) TO BE 1.55E TIMBERSTRAND LSL BU I-LEVEL.
7. 1 1/2" LSL'S TO BE 1.5E TIMBERSTRAND LSL BY I-LEVEL.
8. WOOD JOISTS TO BE TJI BY I-LEVEL.
9. PROVIDE SIMPSON CONNECTORS AT POST BEAM, POST BASE, JOIST/BEAM AND BEAM/BEAM CONNECTIONS. USAGE AND INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE SIMPSON HURRICANE TIES AT ROOF RAFTER CONNECTIONS TO STUD WALL CONNECTIONS OR SUPPORTING BEAMS.
10. PROVIDE MINIMUM 3/4" PLYWOOD SHEATHING FOR FLOORS AND ROOFS. PLYWOOD TO BE APA-RATED EXPOSURE 1 GRADE C-D (CDX). PROVIDE 1/8" SPACE BETWEEN EDGES OF ADJACENT PLYWOOD PANELS AND STAGGER PANEL JOINTS BETWEEN ROWS OF SHEATHING.
11. ALL PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE GLUED AND SCREWED TO SUPPORTING WOOD FRAMING. GLUE SHALL CONSIST OF CONSTRUCTION GRADE ADHESIVE. SCREWS NOT TO BE PLACED WITHIN 3/8" OF PANEL EDGES. MAXIMUM SCREW SPACING BE 8", UNO SCREWS TO BE MIN #8X2 1/2" LONG. SCREW LENGTH SHALL BE SUFFICIENT TO PROVIDE EMBEDMENT OF 10X SCREW DIAM INTO FRAMING.
12. PROVIDE MINIMUM 1/2" PLYWOOD SHEATHING FOR EXTERIOR WALLS AND SHEAR WALLS.
13. PROVIDE CONTINUOUS BLOCKING ABOVE INTERIOR SHEAR WALLS.
14. MAXIMUM MOISTURE CONTENT OF DIMENSIONAL LUMBER AT TIME OF INSTALLATION TO BE 19%.
15. SILL PLATE ANCHOR BOLTS: PROVIDE 1/2" ANCHOR BOLTS AT 3' O.C. TWO BOLTS MINIMUM PER SILL PIECE WITH A BOLT WITHIN 10" OF EACH END OF EACH PIECE. BOLT SPACING SHALL HAVE STEEL WASHERS. SEE TYPICAL DETAILS AND SHEAR WALL SCHEDULE FOR ADDITIONAL SILL BOLT REQUIREMENTS.
16. PROVIDE PERPENDICULAR BLOCKING AT 32" O.C BETWEEN ALL PERIMETER JOISTS AND EXTERIOR WALLS OR PERMETER BEAMS.
17. STAND-ALONE WOOD POSTS OVER CONCRETE SHALL BEAR UPON SIMPSON POST BASE EMBEDDED IN OR ANCHORED TO CONCRETE FOUNDATION.
18. WASHERS SHALL ALWAYS BE INSTALLED BETWEEN BOLT HEADS OR NUTS AND WOOD OR ENGINEERED WOOD.

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**432 SHORE RD-UNIT 8.
RENO**

432 SHORE ROAD, TRURO,
MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:

**Flow Design Architects**
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GENERAL CONTRACTOR:
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125 WIANNA ROAD, YARMOUTH, MA
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TEL: 774-331-3221

REVISION:

NO.	DATE	DESCRIPTION
1	08.08.2023	PERMIT SET
2	07.06.2024	CONSERVATION DEPARTMENT REVISIONS

DRAWING TITLE:
**PROPOSED FRAMING
PLANS**

DESIGN BY:

JP

CHECKED BY:

MS

SCALE:

As indicated

DATE:

08.09.2023

PROJECT NO.:

21377

DRAWING NO.:

S-100

SEAL:



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REVISION:

NO.	DATE	DESCRIPTION
1	08.08.2023	PERMIT SET
2	07.06.2024	CONSERVATION DEPARTMENT REVISIONS

DRAWING TITLE:
**PROPOSED FRAMING
PLANS**

DESIGN BY:

JP

CHECKED BY:

MS

SCALE:

As indicated

DATE:

08.09.2023

PROJECT NO.:

21377

DRAWING NO.:

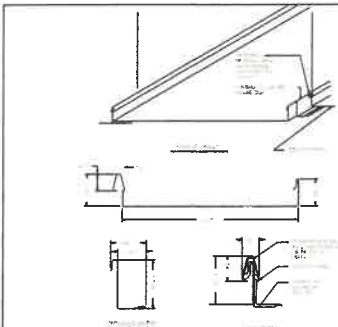
S-100

SEAL:

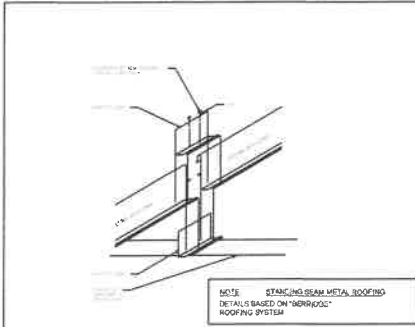


CIVIL ENGINEER:
J.M O'REILLY & ASSOCIATES, INC.
1573 MAIN STREET ROUTE 6A, P.O. BOX
1773
BREWSTER, MA 02631 MA
TEL: 508 696 661

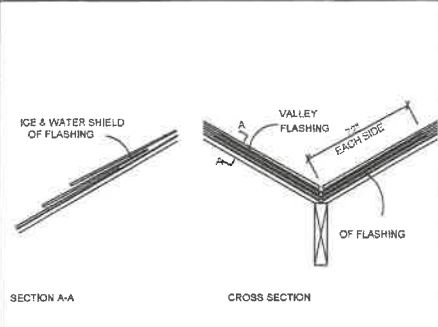
GENERAL CONTRACTOR:
**PHILBROOK CONSTRUCTION SERVICES
GROUP, INC.**
125 WIANNA ROAD, YARMOUTH, MA
02875
TEL: 774-331-3221



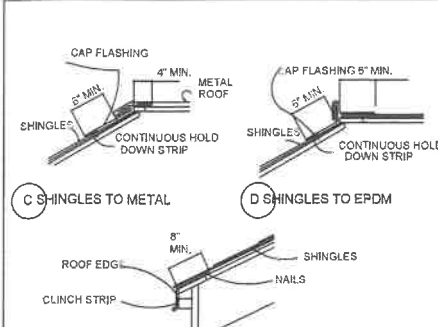
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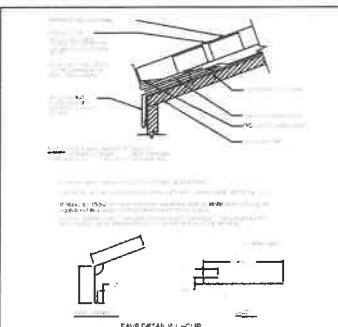
3 CEE-RIB EXPANSION JOINT
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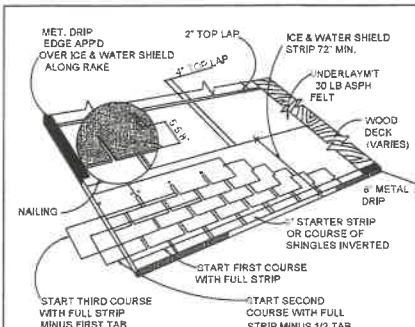
4 VALLEY FLASHING
Scale: N.T.S.



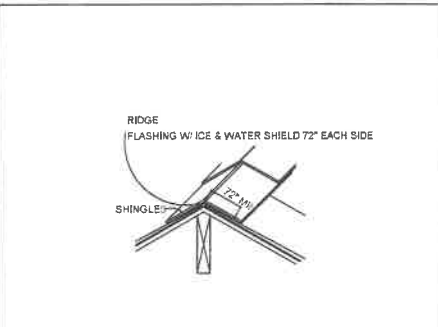
7 GENERIC DRIP EDGE
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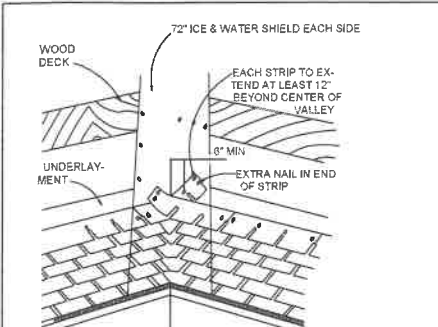
2 EAVE DETAIL W/ J-CLIP
Scale: N.T.S.



5 TYPICAL ROOF LAYOUT
Scale: N.T.S.



6 CONCEALED RIDGE FLASHING
Scale: N.T.S.



8 CLOSED VALLEY
Scale: N.T.S.

EXISTING & NEW WALLS

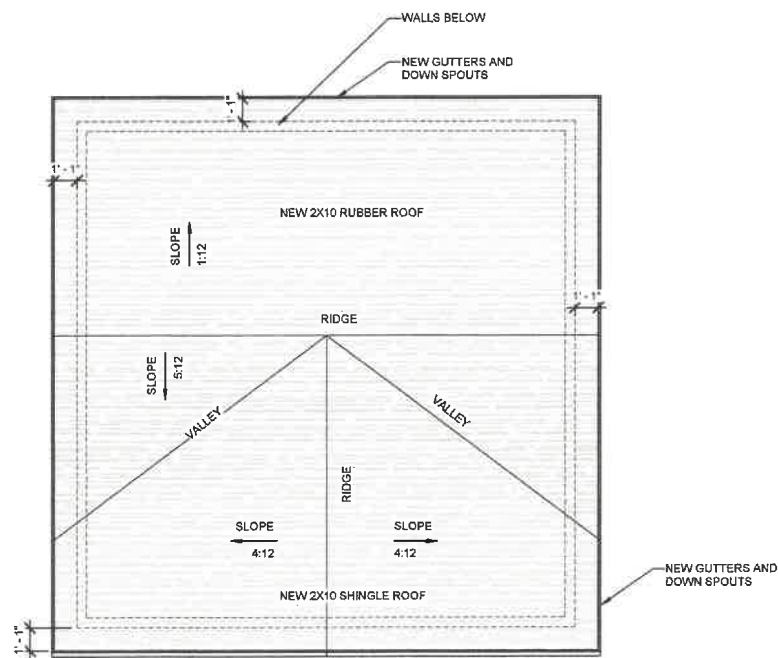
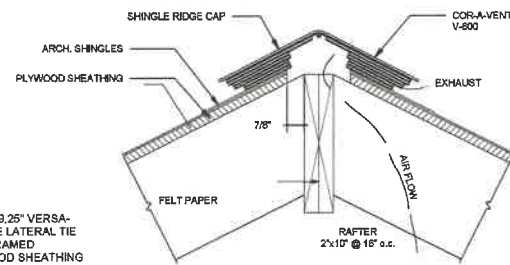
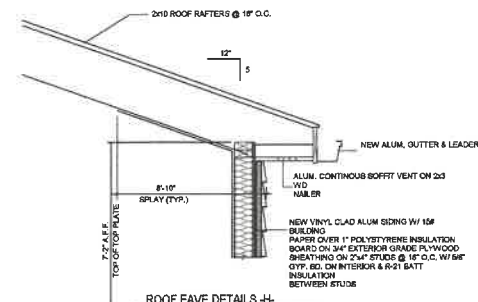
	NEW WALL
	EXISTING TO REMAIN

GENERAL CONTRACTOR NOTES:

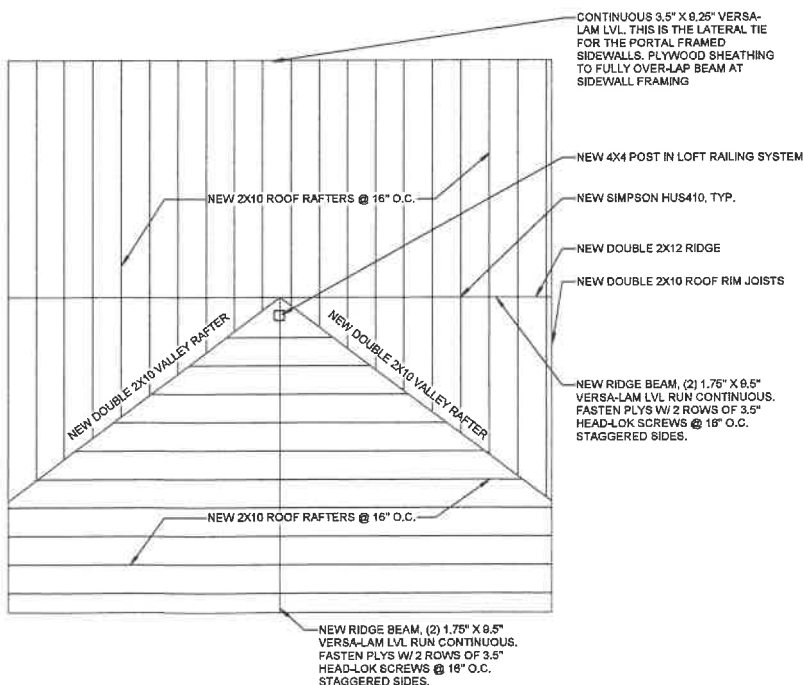
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
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2. PROVIDE BLOCKING AT ALL WALLS W/ WALL MOUNTED FIXTURES AND ACCESSORIES, TYP.
3. CONFIRM CEILING HEIGHTS IN FIELD.



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



2 FRAMING ROOF PLAN
1/4" = 1'-0"

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432 SHORE RD-UNIT 8.
RENO

432 SHORE ROAD, TRURO,
MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:



Flow Design Architects
ARCHITECTURE + INTERIORS

50 GROVE ST. SUITE 226
SALEM, MA 01970
TEL: 978.498.4370

CIVIL ENGINEER:
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TEL: 508.896.681

GENERAL CONTRACTOR:
PHILBROOK CONSTRUCTION SERVICES
GROUP, INC.
125 WIANNA ROAD, YARMOUTH, MA
02875
TEL: 774-331-3221

REVISION:

NO:	DATE:	DESCRIPTION:
1	08.08.2023	PERMIT SET

DRAWING TITLE:
PROPOSED ROOF
FRAMING PLANS

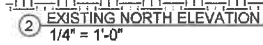
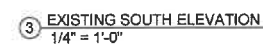
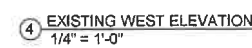
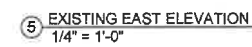
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JP
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MS
SCALE:
As indicated
DATE:
08.09.2023
PROJECT NO.:
21377

SEAL:



DRAWING NO.:

S-101



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MA 02652

ARCHITECT:



CIVIL ENGINEER:
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1773
BREWSTER, MA 02631 MA
TEL: 508 896 661

GENERAL CONTRACTOR:
PHILBROOK CONSTRUCTION SERVICES
GROUP, INC.
125 WIANNA ROAD, YARMOUTH, MA
02675
TEL: 774-331-3221

REVISION:

[illegible]

DRAWING TITLE:
**EXISTING FLOOR
PLANS**

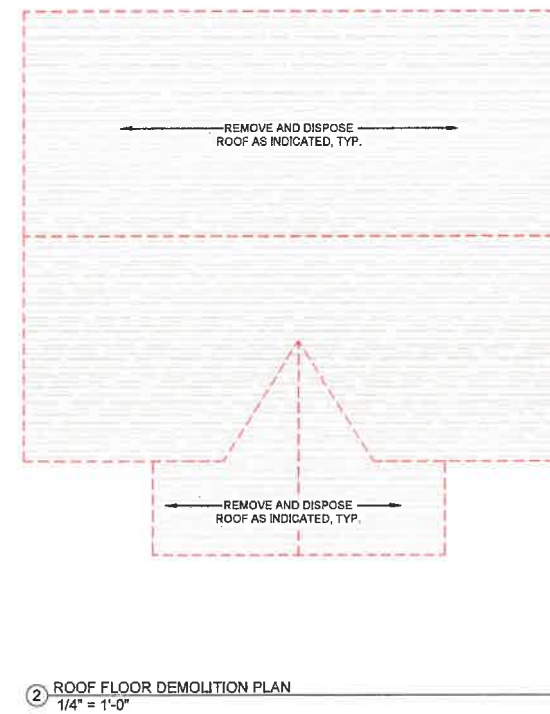
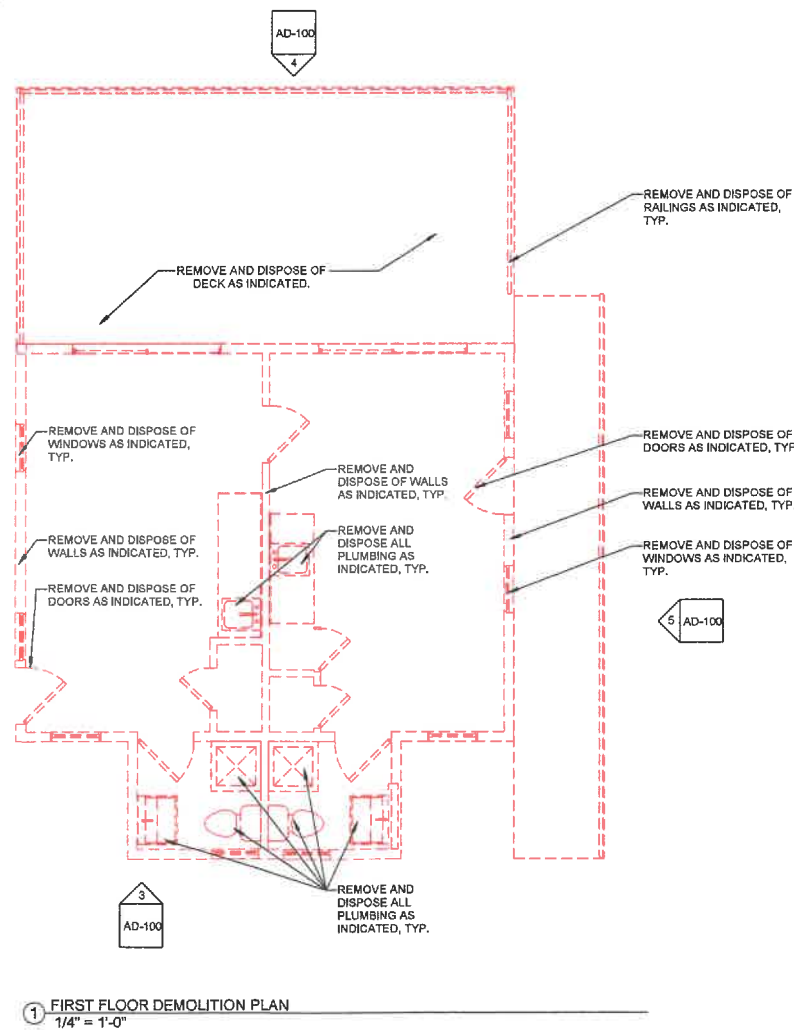
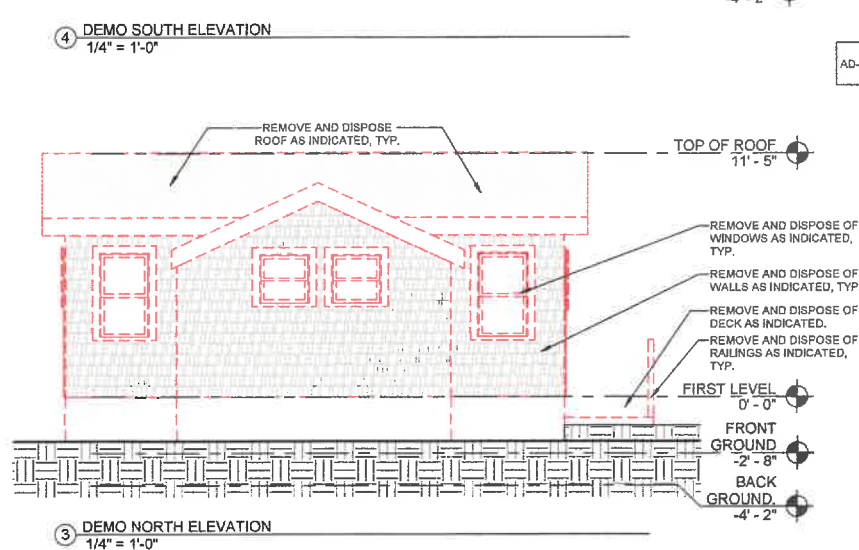
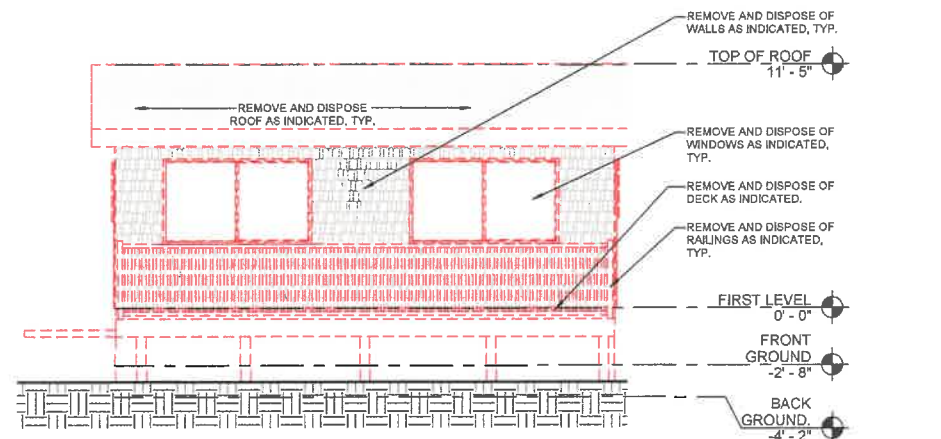
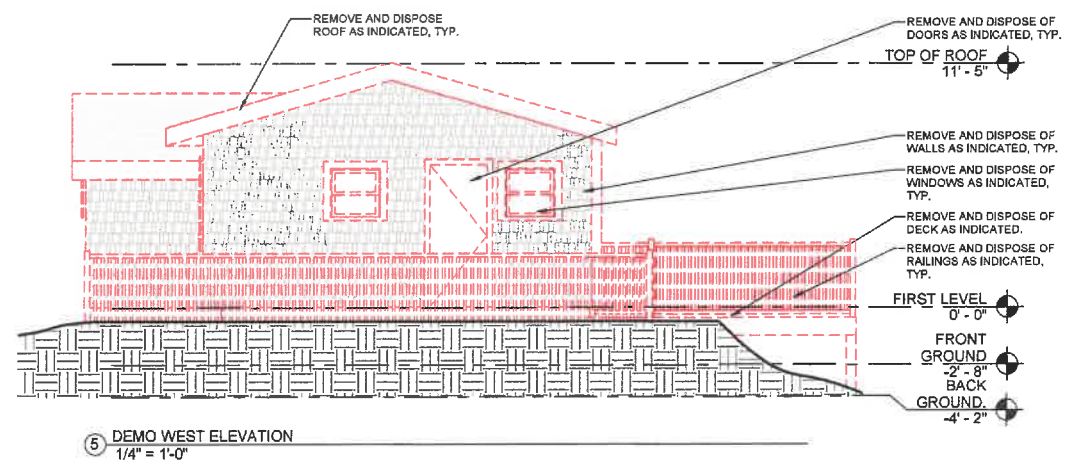
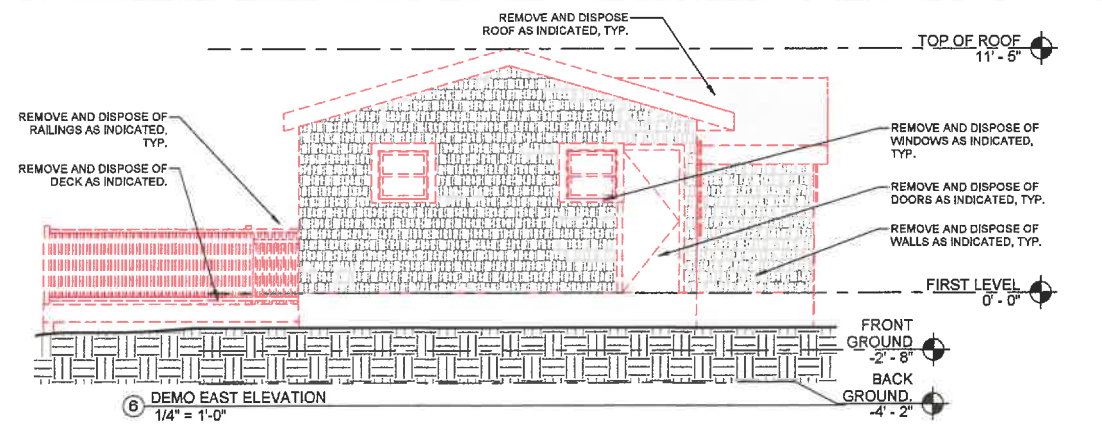
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CHECKED BY:	MS
SCALE:	As indicated
DATE:	08.09.2023
PROJECT NO.:	21377




SEAL:



DRAWING NO.:

AEX-100



EXISTING TO BE REMOVED	
	ITEM TO BE REMOVED
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN

GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS ARE TO INTERIOR FACE OF G.W.B. U.N.O.
2. PROVIDE BLOCKING AT ALL WALLS W/ WALL MOUNTED FIXTURES AND ACCESSORIES. TYP.
3. CONFIRM CEILING HEIGHTS IN FIELD.

GENERAL DEMOLITION NOTES:

1. REMOVE AND DISPOSE EXISTING INTERIOR PARTITIONS AS INDICATED ON THE PLAN.
2. REMOVE AND DISCARD EXISTING INTERIOR DOORS AND FRAMES AS INDICATED ON THE PLAN.
3. PATCH AND MATH CEILINGS AS NEEDED. CONFIRM AND COORDINATE WITH OWNER.
4. PATCH AND REPAIR EXISTING WALLS TO REMAIN AS REQUIRED.
5. PATCH AND REPAIR WALLS AND FINISHED ADJACENT TO AREAS OF DEMOLITION AS REQUIRED.
6. COORDINATE REMOVAL AND RELOCATION OF EXISTING FURNITURE WITH OWNER.
7. REMOVE AND DISCARD ANY EXISTING MILLWORK. CONFIRM AND COORDINATE WITH OWNER.
8. PROTECT ALL AREAS NOT BEING AFFECTED BY DEMOLITION.
9. REMOVE FOR REUSE & STORAGE ALL EXISTING LIGHT FIXTURES, CONFIRM AND COORDINATE WITH OWNER.
10. OWNER, GC, AND ARCHITECT TO WALK THROUGH AND MARK ALL EXISTING OUTLETS/ DATA PORTS TO REMAIN. THESE OUTLETS/ DATA PORTS MAY REQUIRE NEW PLATES AND/OR DEVICES.
11. GC TO PERFORM EXPLORATORY PROBES AT TYPICAL WALL AREAS TO CONFIRM NO STRUCTURAL COLUMNS, DUCTS, PLUMBING, OR CHASES EXIST IN THESE CAVITIES PRIOR TO GENERAL DEMOLITION.
12. GC TO CUT BACK AND CAP ALL UNUSED WATER SUPPLY LINES BACK TO SOURCE.
13. REVIEW SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES.

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432 SHORE RD-UNIT 8.
RENO

432 SHORE ROAD, TRURO,
MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:




50 GROVE ST. SUITE 228
SALEM, MA 01970
TEL: 978.498.4370

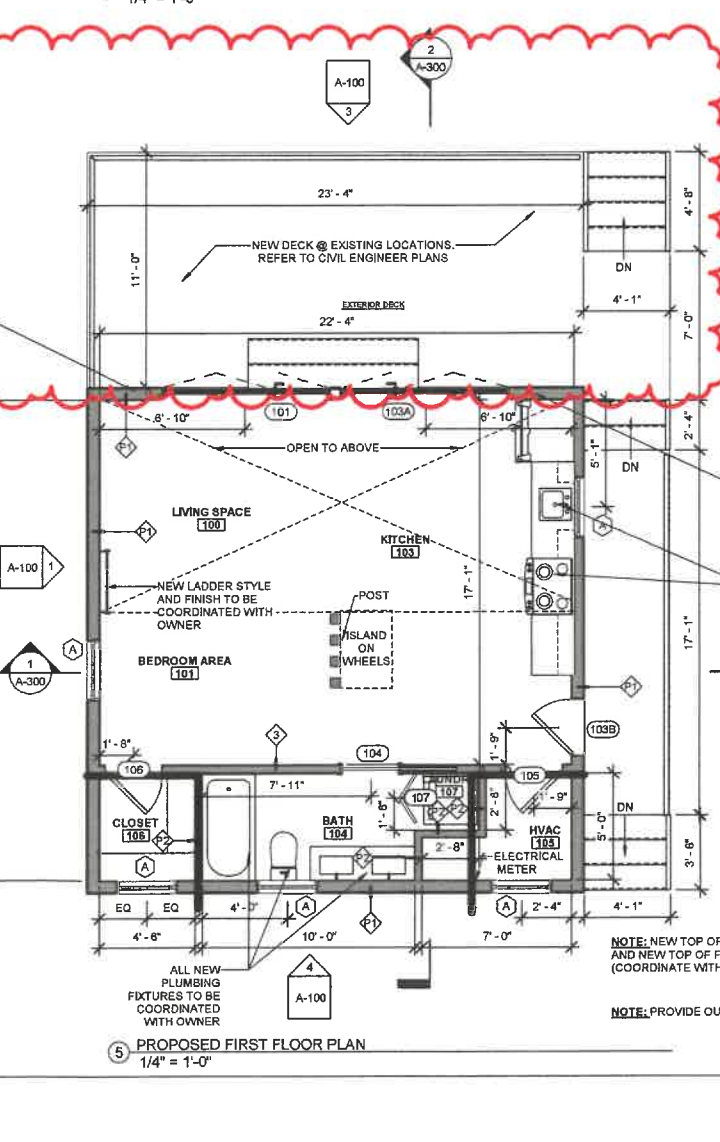
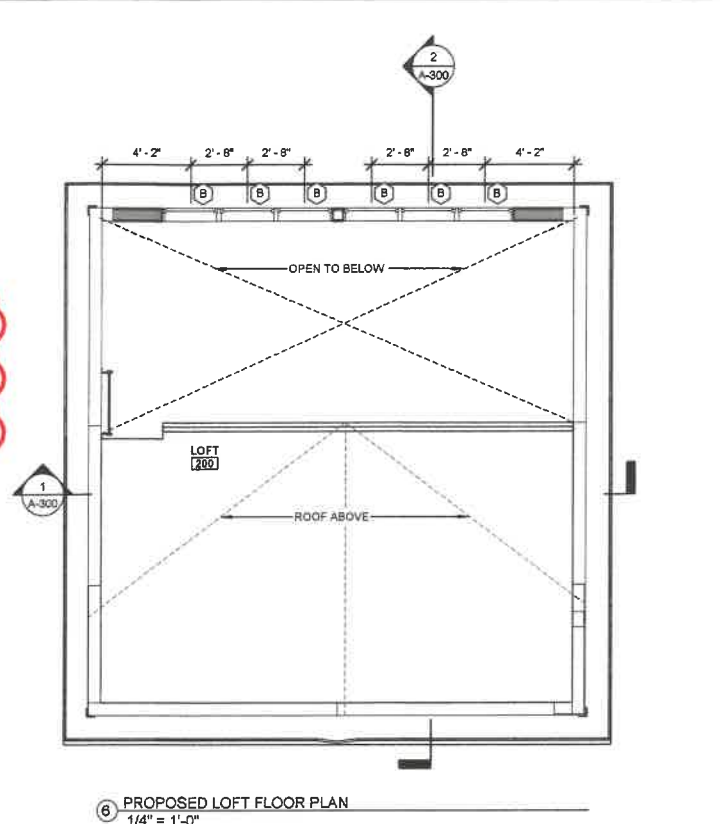
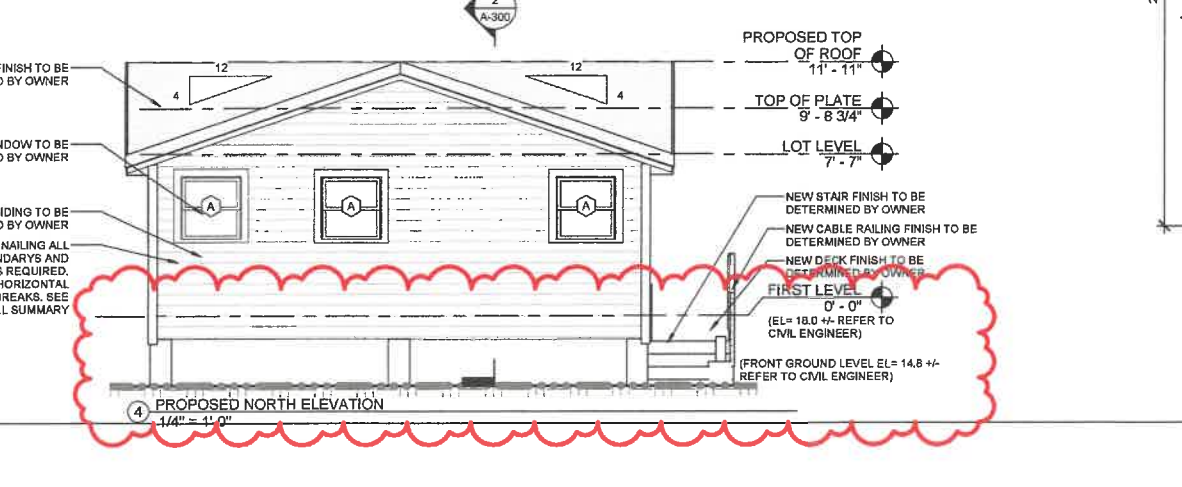
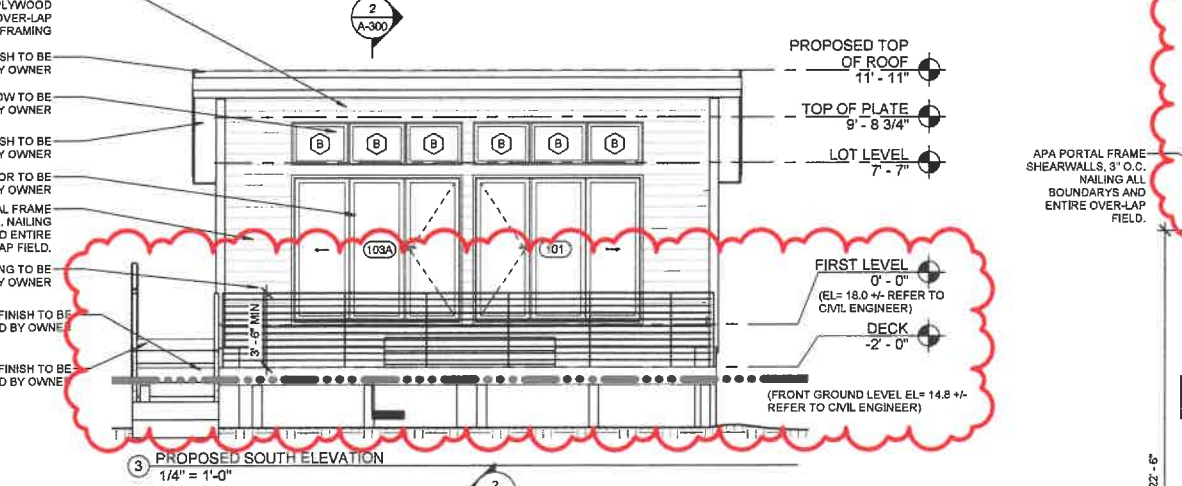
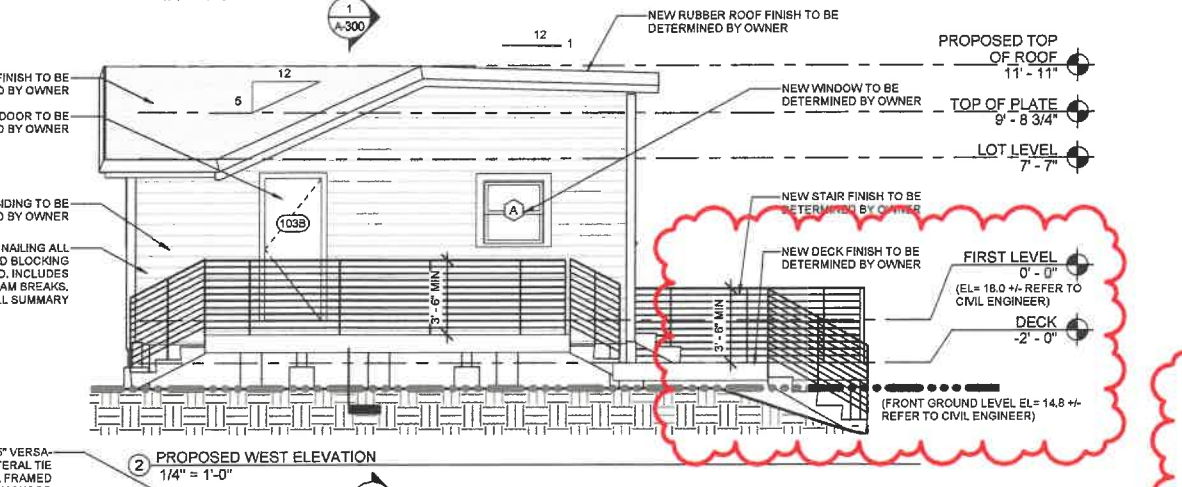
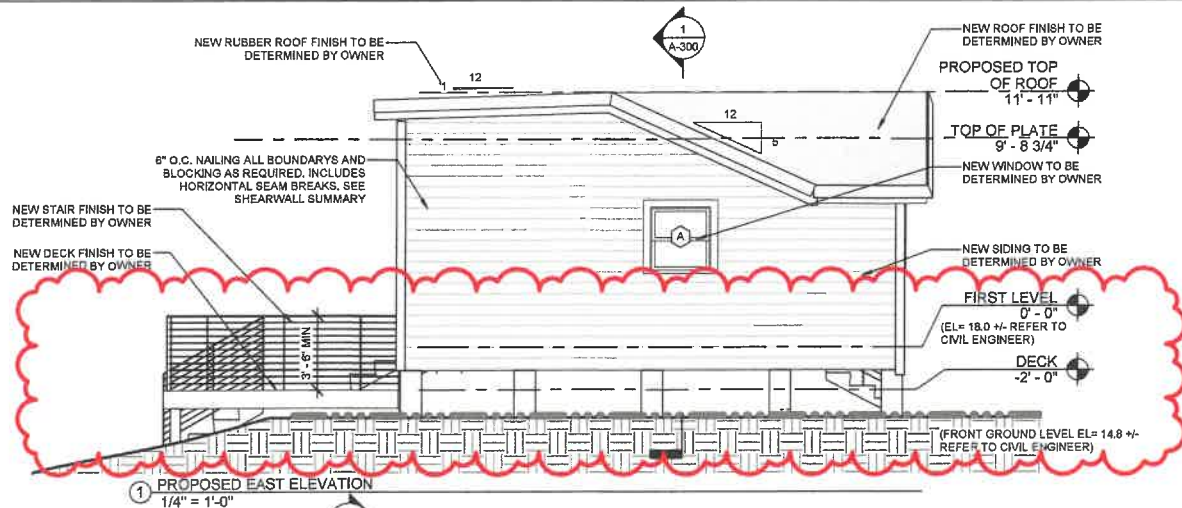
CIVIL ENGINEER:
J.M. O'REILLY & ASSOCIATES, INC.
1573 MAIN STREET ROUTE 6A, P.O. BOX
1773
BREWSTER, MA 02631 MA
TEL: 508 896 881

GENERAL CONTRACTOR:
PHILBROOK CONSTRUCTION SERVICES
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125 WIANNA ROAD, YARMOUTH, MA
02675
TEL: 774-331-3221

[illegible]

DRAWING TITLE:
DEMO FLOOR PLANS

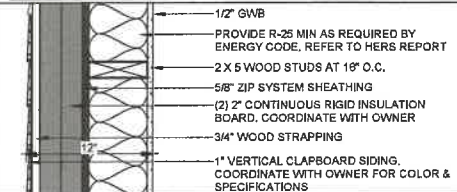
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CHECKED BY: MS	
SCALE: As indicated	
DATE: 08.09.2023	
PROJECT NO.: 21377	
DRAWING NO.: AD-100	



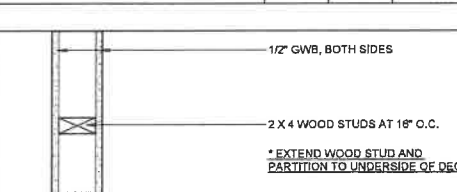
EXISTING & NEW WALLS	
	NEW WALL
	EXISTING TO REMAIN

- GENERAL CONTRACTOR NOTES:**
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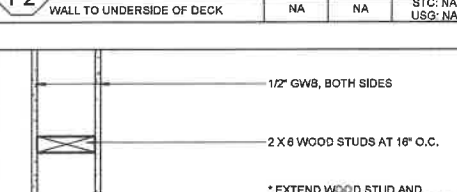
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 - CONFIRM CEILING HEIGHTS IN FIELD.



P1	NEW PARTITION	FIRE RATING	UL NUMBER	TESTING CODES
	WALL TO UNDERSIDE OF DECK	NA	NA	STC: NA USG: NA



P2	NEW PARTITION	FIRE RATING	UL NUMBER	TESTING CODES
	WALL TO UNDERSIDE OF DECK	NA	NA	STC: NA USG: NA



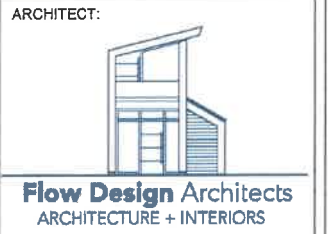
P3	NEW PARTITION	FIRE RATING	UL NUMBER	TESTING CODES
	PLUMBING WALL	NA	NA	STC: NA USG: NA

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432 SHORE RD-UNIT 8. RENO
432 SHORE ROAD, TRURO, MA 02652

MR. TRAVIS ZUKOWSKI

ARCHITECT:



50 GROVE ST. SUITE 226
SALEM, MA 01970
TEL: 978.498.4370

CIVIL ENGINEER:
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125 WIANNA ROAD, YARMOUTH, MA 02675
TEL: 774-331-3221

REVISION:

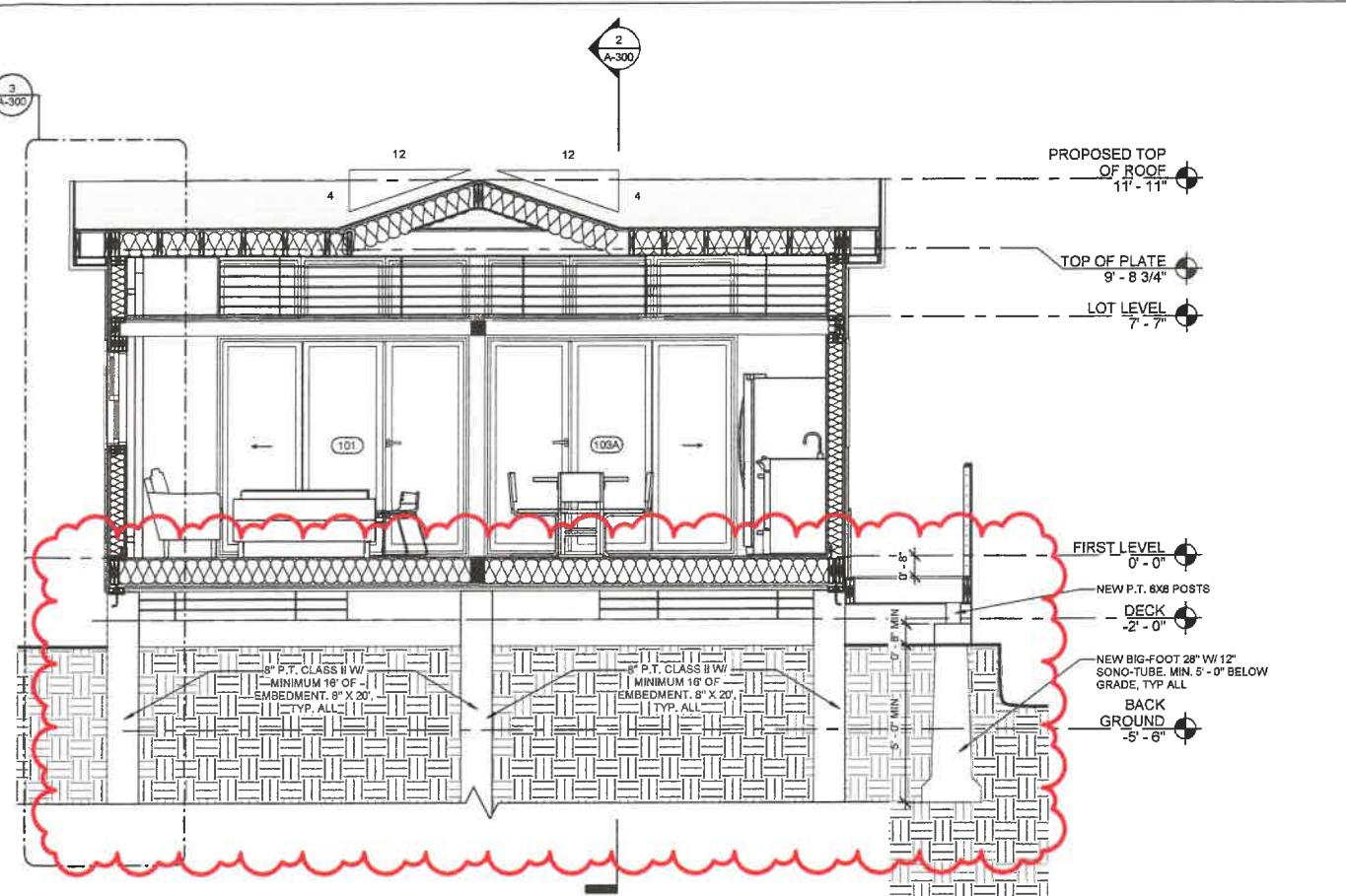
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DRAWING TITLE:
PROPOSED FLOOR PLANS

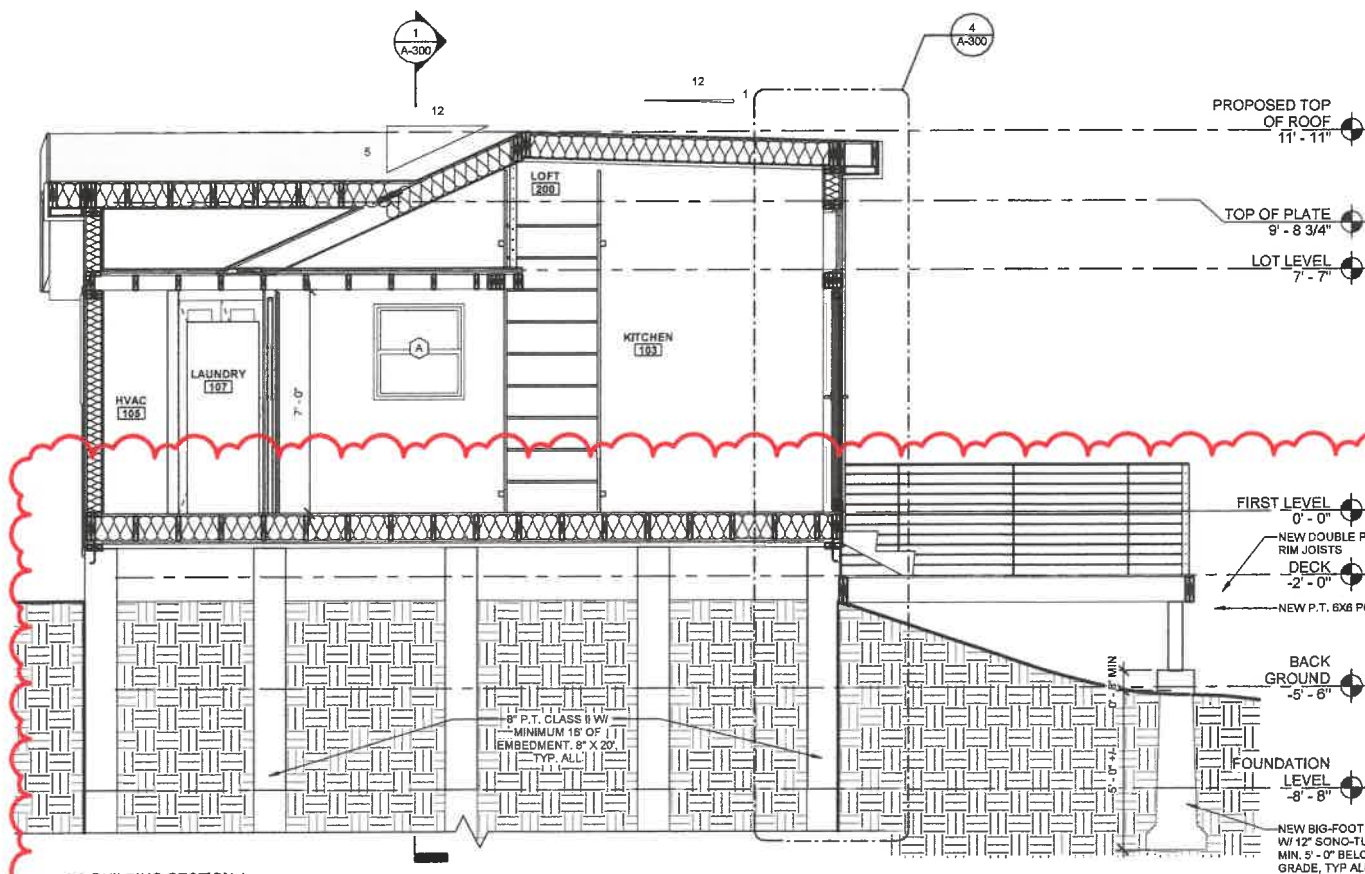
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DRAWING NO.:
A-100

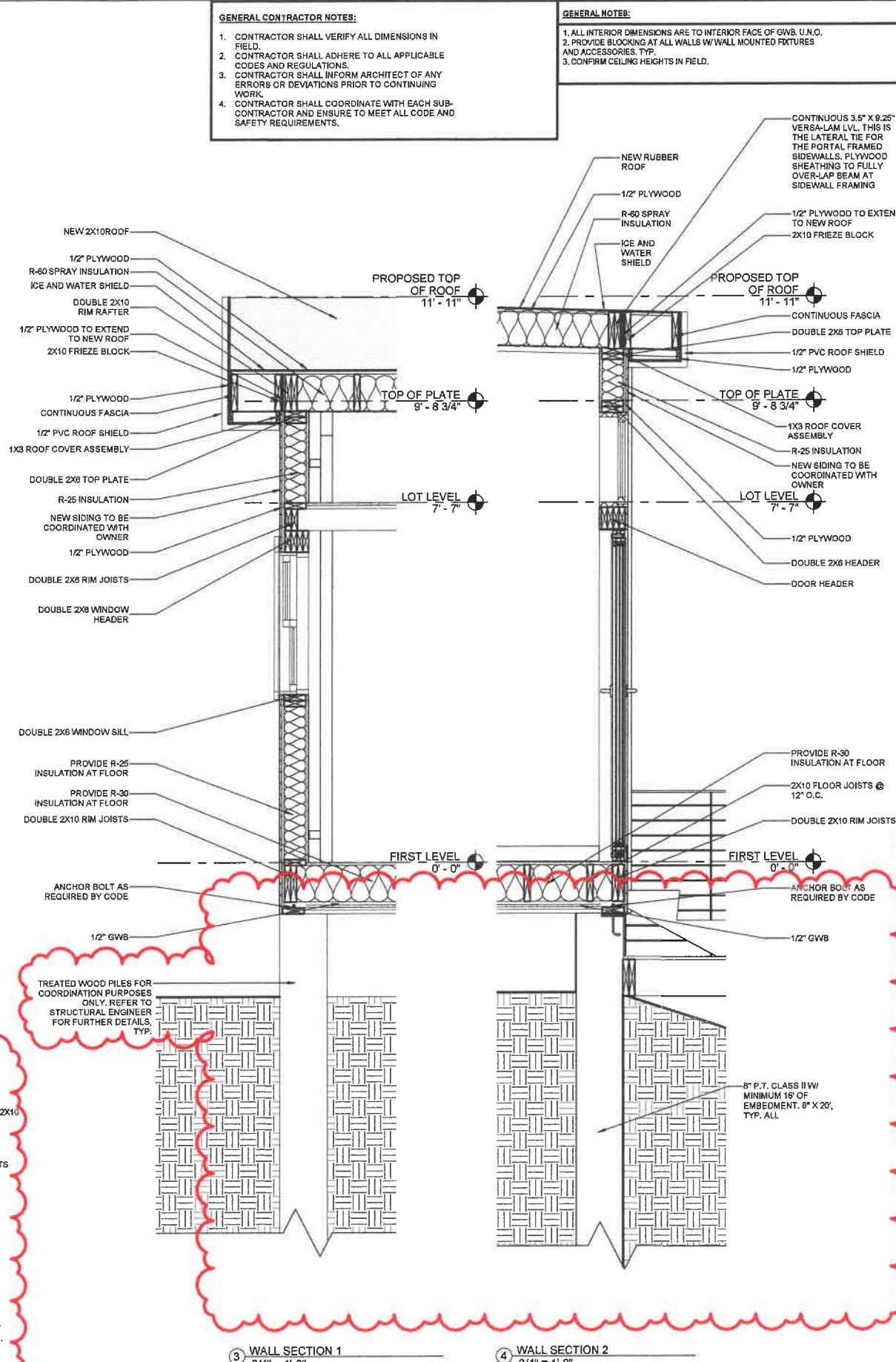




1 BUILDING SECTION 2
3/8" = 1'-0"



2 BUILDING SECTION 1
3/8" = 1'-0"



3 WALL SECTION 1
3/4" = 1'-0"

4 WALL SECTION 2
3/4" = 1'-0"

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432 SHORE RD-UNIT 8. RENO

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TEL: 508.890.661

GENERAL CONTRACTOR:
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125 WIANNA ROAD, YARMOUTH, MA 02675
TEL: 774-331-3221

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PROJECT NO.: 21377

DRAWING NO.: **A-300**

SEAL:

REGISTERED ARCHITECT
JAMES P. FORTNEY
No. 051922
SALEM
MASS
STATE OF MASSACHUSETTS

Building Permit Application

Massachusetts State Building Code, 780 CMR, 9th Edition

PAID
cc



TOWN OF TRURO

Building Department

JUN 26 2024

24 Town Hall Rd.

PO Box 2030

Truro, MA 02666

Tel (508) 349-7004 x131 Fax (508) 349-5508

Permit #:

Fee: \$50 Application Fee

Fee:

SITE INFORMATION

Project Site: **432 Shore Road, Unit 8**

Assessors Map & Parcel: **9-8-8**

Zoning District: **LB BEACH POINT**

☐ Outside Flood Zone

☒ Inside Flood Zone – Specify: **V**

Setbacks: Front: **25.8**

Left Side: **3.8**

Right Side: **2.5**

Rear: **N/A**

Lot Area (sq. ft.) **27,629**

Frontage: **50**

Water Supply: ☐ Private

☐ Public

Subject to Policy 28: Curb Cut? ☐ Y ☒ N

If Yes, please attach a copy of the approval to this application.

SUBJECT TO NHESP/MESA REVIEW? ☐ Y ☒ N

* IF YES, PLEASE ATTACH A COPY OF THE APPROVAL.

PROPERTY OWNERSHIP

Owner of Record: **ZUKOWSKI TRAVIS D & ANNE**

Mailing Address: **149 NELSON ROAD; PETERSHAM, MA 01366**

Phone: **978-257-5797**

E-mail: **petershampump@gmail.com**

Property Owner Authorization **SEE ATTACHED SHEET**

Signature:

Date:

PROJECT INFORMATION

☒ 1 & 2 Family Home

☐ Commercial / Other than
1 & 2 Family Home*

☐ Change of
Use

☐ DEMO - Subject to Chapter VI:
Historic Properties Bylaw? ☒ Y ☐ N

* BUILDINGS IN EXCESS OF 35,000 CU. FT. MUST MEET CONTROL CONSTRUCTION REGULATIONS (780 CMR 116).
ADDENDUM TO PERMIT APPLICATION AVAILABLE IN BUILDING DEPARTMENT.

☒ New Dwelling: # of units **1**

☐ Commercial Building

☐ Addition

☐ Alteration

☐ Mechanical

☒ Accessory Structure: (type) **exterior deck & stairs**

Other: _____

Detailed Description of Proposed Work: Demolish existing building and create flood compliant foundation and structure per approved plans. Existing deck and concrete walkways are to be replaced with new decking to accommodate the new elevated building.

**BUILD NEW 1 BEDROOM 1 BATHROOM STUDIO W/
LOFT ON NEW PILE FOUNDATION AS APPROVED
BY CONSERVATION. CONSTRUCT NEW EXTENSION
DECK ON CONCRETE PILES. Floor AREA = 484 SQFT
DECK AREA = 242 SQFT**

Estimated Construction Cost: \$875,000.00		Debris Disposal: (Landfill or Company Name) Robert Child's INC	
Floor Area: (Proposed Work Only)		Basement: <input type="checkbox"/> unfinished <input type="checkbox"/> finished	
1 st flr: 484sqft	2 nd flr: 0	Porch/Deck: 1242 Other: loft=200sqft	
#fireplaces: 0	#chimneys: 0	#bathrooms: existing 2 proposed 1	
#bedrooms: existing 2 proposed 1			
Type of Heating System: ELEC heat pump		Type of Cooling System: ELEC heat pump	
CONTRACTOR INFORMATION*			
*HOMEOWNER'S AFFIDAVIT REQUIRED IF OWNERS ARE DOING THEIR OWN WORK (RESIDENTIAL PROJECTS ONLY)			
Contractor Name: Philbrook Construction Services Group, INC			
Address: 125 Wianno RD; Yarmouth Port, MA 02675			
Phone: 774-331-3221		Email: josh@pecsg.com	
CSL#: CS-115992		HIC # 200152	
OFFICE USE			
HEALTH/CONSERVATION AGENT Review <i>00C issued and recorded;</i>			
<i>SSIR on a 3-year schedule b/c condo;</i>			
<i>EB allowed license to go out w/a pending</i>			
<i>SSIR for September. I am okaying this</i>			
<i>as well, based upon that approval.</i>			
Signature: <i>Need preconstruction</i>		Date: <i>site visit + 48 hrs notice</i>	
<i>of work.</i>			
Other Comments: <i>AD 6/26/2024</i>			
BUILDING COMMISSIONER Review & Approval:			
Signature:			
Issuance Date:			

Key: 295

Town of TRURO - Fiscal Year 2024

9/27/2023

7:11 pm

SEQ #: 223

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID		LOCATION			
ZUKOWSKI TRAVIS D & ANNE 149 NELSON ROAD PETERSHAM, MA 01366				9-8-8		432 SHORE RD			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				ZUKOWSKI TRAVIS D & ANNE BIANCO KATHRYN L		01/28/2021 09/01/1998	U QS	467,000 116,000	33733-22 11674-278

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE WIND & WAVE CONDO				LAND	0	0
Inf1						BUILDING	312,600	272,700
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	312,600	272,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/23/2023
									

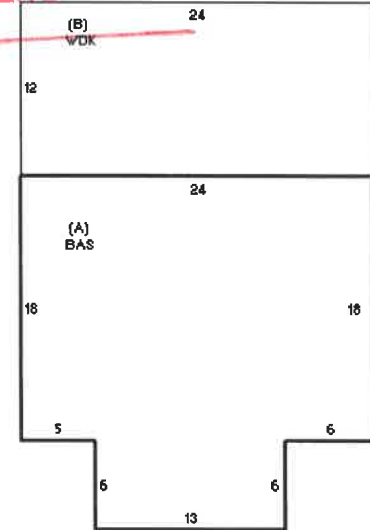
BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	LG	BLDG COMMENTS
MODEL	10		CONDO	LIST	5/27/2014	EST	PLAN SHOWS TWO KITCHENS. HEAT=ESTIMATE;
STYLE	1	1.00	CONDO [100%]				
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	7/13/2007	RJM	
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1900	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,786
NET AREA	510	DETAIL ADJ	0.761	COMPLEX	20	WIND & WAVE	0.57	A	BAS	L	BASE CONDO AREA	510	1900	737.40	376,074	CONDITION ELEM	
\$NLA(RCN)	\$766	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	B	WDK	N	ATT WOOD DECK	288		36.50	10,512	CD	
CAPACITY				BASEMENT	5	NO BASEMENT	1.00									EXTERIOR	A
STORIES(FAR)	1		1.00	HEATING	7	FL./WALL FURN.	0.99									INTERIOR	A
ROOMS	2		1.00	FUEL SOURCE	2	GAS	1.00									KITCHEN	A
BEDROOMS	2		1.00	PLUMBING	1	STANDARD	1.00									BATHS	A
BATHROOMS	2		1.00	VIEW/LOC	6	EXCELLENT	1.35									HEAT/ELEC	A
FIXTURES	6		\$4,200													EFF. YR/AGE	
PCT COMM INT	12.8		1.00													1960 / 62	
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$312,600

HEALTH DEPARTMENT
TOWN OF TRURO

JUN 26 2024

RECEIVED BY:





HEALTH DEPARTMENT
TOWN OF TRURO

JUN 26 2024

RECEIVED BY: _____

Owner(s) Authorization Form

Date: 10-31-23

Project Address: 432 Shore Rd, Unit 8, Truro, MA 02652

To Whom It May Concern:

I, Travis D Zukowski (printed name), as OWNER of the subject property, hereby authorize Philbrook Construction Services Group, Inc., to act on my behalf to submit for and obtain all required permits to initiate the proposed project at the property.

Owners Signature _____

New Homes • Additions • Renovations • Homeowner Services

PHILBROOK CONSTRUCTION SERVICES GROUP, INC.

125 Wianno Road, Yarmouth Port, MA 02675 • 774-331-3221 • info@pecsg.com • www.pecsg.com



TOWN OF TRURO
BUILDING DEPARTMENT

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

HEALTH DEPARTMENT
TOWN OF TRURO

JUN 26 2024

RECEIVED BY

DEMOLITION CHECKLIST

Owner: ZUKOWSKI TRAVIS D & ANNE

Location: 432 Shore Rd, Unit 8 Truro, MA 02652

Map: 9 Parcel: 8-8

In accordance with the Town of Truro General By-Laws, "Preserving Historic Properties":

- ☐ 1.) Listed on the National or State Register of Historic places, or the subject of a pending application for such a listing; or
- ☒ 2.) Constructed in whole or in part 75 years or more prior to the date of application for a demolition permit; or
- ☐ 3.) Determined by the Historical Review Board to be a significant building either because:
 - ☐ (a.) It is historically or architecturally significant in terms of period, style, method of building construction, or association with a famous architect; or
 - ☐ (b.) It is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth.

In accordance with 780 CMR Mass State Building Code, Section 112

SERVICE DISCONNECTS FROM UTILITY PROVIDERS:

- ☒ Electric
- ☒ Water
- ☒ Gas
- ☐ Other Connections

(rev. 3/16/11)

Home Energy Rating Certificate

Projected Report

Based on Plans

HEALTH DEPARTMENT
TOWN OF TRURO

JUN 26 2024

RECEIVED BY:

Rating Date:

Registry ID:

Ekotrope ID: 26rlmA52

HERS® Index Score:

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

50

Annual Savings

\$2,141

*Relative to an average U.S. home

Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating	5.0 \$454
Cooling	0.3 \$32
Hot Water	2.3 \$206
Lights/Appliances	9.3 \$846
Service Charges	\$0
Generation (e.g. Solar)	0.0 \$0
Total:	\$1,538

This home meets or exceeds the criteria of the following:

Massachusetts Stretch Code
2018 International Energy Conservation Code
2015 International Energy Conservation Code
2012 International Energy Conservation Code
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Chris Mazzola
RESNET ID: 8873503

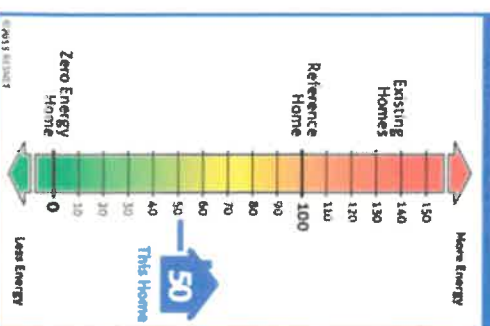
Rating Company: Home Energy Raters
180 State Rd, Suite 2U Sagamore Beach MA 02562
508-833-3100

Rating Provider: Energy Raters of Massachusetts
2 Woodlawn Street Amesbury, MA 01913
978-270-3911



Chris Mazzola, Certified Energy Rater
Date: 10/17/23 at 12:55 PM

HERS Index



Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	502 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 11.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 19.75 SEER
Primary Water Heating:	Residential Water Heater • Electric • 3.55 Energy Factor
House Tightness:	3 ACH50
Ventilation:	35 CFM • 5 Watts • ERV
Duct Leakage to Outside:	10 CFM @ 25Pa (1.99 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-41
Window Type:	U-Value: 0.27, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-30



Building Specification Summary

Property	432 Shore Rd Unit 8	Truro, MA 02666	Shore_Rd-432-U8-26rMA52	Shore_Rd 432 Pre	Builder	Andrew Philbrook
Organization	Home Energy Raters	Chris Mazzola	508-833-3100		Inspection Status	Results are projected

Building Information

Conditioned Area [ft²]	502.00	HERS ERI	50
Conditioned Volume [ft³]	5,272.00	HERS ERI w/o PV	50
Thermal Boundary Area [ft²]	1,929.20		
Number Of Bedrooms	1		
Housing Type	Single family detached		

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.27, SHGC: 0.3
Vaulted Ceiling	R4.1,HDF+LDF,2"+7.5", 10x16,G1,C; U-0.03	Window / Wall Ratio	0.20
Above Grade Walls	R21,F,G,6x16,G1; U-0.057	Window / Floor Ratio	0.36
Found. Walls	None	Infiltration	3 ACH50
Framed Floors	R30,F,G,10x16,G1; R-30	Duct Lkg to Outside	10 CFM @ 25Pa (1.99 / 100 ft²)
Slabs	None	Total Duct Leakage	20 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 11.5 HSPF
Cooling	Air Source Heat Pump • Electric • 19.75 SEER
Water Heating	Residential Water Heater • Electric • 3.55 Energy Factor
Programmable Thermostat	Yes
Ventilation System	35 CFM • 5 Watts • ERV
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.4
Refrigerator (kWh/yr)	655.0	Clothes Washer LER (kWh/yr)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan	None	Range/Oven Fuel	Electric

THE COMMONWEALTH OF MASSACHUSETTS
Office of Consumer Affairs & Business Regulation
HOME IMPROVEMENT CONTRACTOR
TYPE: Supplement Card

Registration Expiration
200152 11/18/2024


PHILBROOK CONSTRUCTION SERVICES GROUP, INC.

JOSHUA DROHAN
125 WIANNO ROAD
YARMOUTH, MA 02675

Edmund A. Valters
Undersecretary

Registration valid for individual use only
before the expiration date. If found return to:
Office of Consumer Affairs and Business Regulation
1000 Washington Street - Suite 710
Boston, MA 02118

[Signature]
Not valid without signature

 Commonwealth of Massachusetts
Division of Professional Licensure
Board of Building Regulations and Standards
Construction Supervisor

CS-115992

Expires: 08/29/2024

JOSHUA D DROHAN
34 MEADOWBROOK RD
WEST YARMOUTH MA 02673



Commissioner *Rayk A. VanDux*

Construction Supervisor
Unrestricted - Buildings of any use group which contain
less than 35,000 cubic feet (991 cubic meters) of enclosed
space.

Failure to possess a current edition of the Massachusetts
State Building Code is cause for revocation of this license.

For information about this license
Call (617) 727-3200 or visit www.mass.gov/dpl



The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): PHILBROOK CONSTRUCTION SERVICES GROUP, Inc.

Address: 125 Wianno RD

City/State/Zip: Yarmouth Port, MA 02675 Phone #: 774.331.3221

Are you an employer? Check the appropriate box:

1. ☒ I am a employer with 4 employees (full and/or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. ☐ I am a homeowner doing all work myself. [No workers' comp. insurance required.]†
4. ☐ I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
5. ☐ I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance.‡
6. ☐ We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

7. ☐ New construction
8. ☒ Remodeling
9. ☐ Demolition
10. ☐ Building addition
11. ☐ Electrical repairs or additions
12. ☐ Plumbing repairs or additions
13. ☐ Roof repairs
14. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Eastern Insurance Group, LLC

Policy # or Self-ins. Lic. #: WCMA000362601 Expiration Date: 20241104

Job Site Address: 432 Shore Road, Unit 8 City/State/Zip: Truro/MA/02652

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: 20 June 2024

Phone #: 774.331.3121

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
6. Other _____

Contact Person: _____ Phone #: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ARTHUR J GALLAGHER RISK MANAGEMENT SERVICES INC 470 Atlantic Avenue Boston MA 02210	CONTACT NAME: Jillian Hughes PHONE (A/C, No, Ext): (800) 333-7234 E-MAIL ADDRESS: Jillian_Hughes@ajg.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: PENNSYLVANIA MANUFACTURERS ASSOC INS I INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 12262
INSURED PHILBROOK CONSTRUCTION SERVICES GROUP INC 125 WIANNO ROAD YARMOUTH PORT MA 02675		

COVERAGES

CERTIFICATE NUMBER: 1019720

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		N/A			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		N/A			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		N/A			EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N/A	N/A N/A WCMA000362601	11/03/2023	11/03/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
			N/A			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers' Compensation benefits will be paid to Massachusetts employees only. Pursuant to Endorsement WC 20 03 06 B, no authorization is given to pay claims for benefits to employees in states other than Massachusetts if the insured hires, or has hired those employees outside of Massachusetts.

This certificate of insurance shows the policy in force on the date that this certificate was issued (unless the expiration date on the above policy precedes the issue date of this certificate of insurance). The status of this coverage can be monitored daily by accessing the Proof of Coverage - Coverage Verification Search tool at www.mass.gov/lwd/workers-compensation/investigations/.

CERTIFICATE HOLDER

CANCELLATION

Anne and Travis Zukowski 432 Shore Rd, Unit 8 Truro MA 02652	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Daniel M. Crowley, CPCU, Vice President - Residual Market - WCRIBMA
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Eastern Insurance Group LLC 233 West Central Street Natick MA 01760	CONTACT NAME: Janet Ponte PHONE (A/C, No, Ext): 800-333-7234 ext. 3 E-MAIL ADDRESS: GGB.Natick.Select_Work@ajg.com FAX (A/C, No): 781-586-8244
INSURED Philbrook Construction Service Group Inc 125 Wianno Road Yarmouthport MA 02675	INSURER(S) AFFORDING COVERAGE INSURER A: Arbella Protection Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1036744822**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	9520095365	3/18/2024	3/18/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	1020095850	3/25/2024	3/25/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			4620095888	3/18/2024	3/18/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**Anne and Travis Zukowski
432 Shore Rd, Unit 8
Truro MA 02652

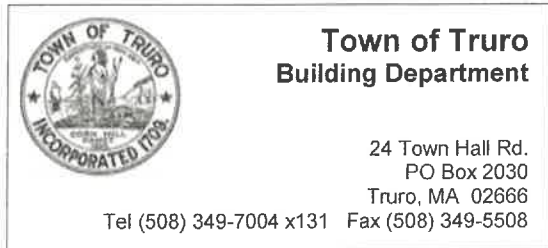
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BUILDING PERMIT APPLICATION DOCUMENT CHECKLIST

This checklist is part of the permit application and must be completed. If not completed the application may be considered incomplete and cause the permit to be denied.



Please note that marked-up archival drawings do not constitute acceptable documents for permitting purposes.

☒ One and/or Two Family Home

☒ Completed application form

☒ 1 copy original site plan showing building setbacks and grades.

☐ 2 (min.) copies building plans – One can be full size if greater than 11 x 17. One must be no greater than 11 x 17 for department filing. Electronic version is acceptable, in addition.

Drawings indicating all relevant information including but not limited to:

- ☒ Fully dimensioned foundation, floor and structural plans;
- ☒ Building elevations showing finish materials and critical dimensions;
- ☒ Building/wall sections describing building construction, energy related details and showing critical vertical dimensions.
- ☒ Smoke, CO and heat detectors must be shown.
- ☒ Door and window information demonstrating conformance with minimum room and dwelling egress and emergency escape.
- ☒ Exterior window and door information demonstrating conformance with light, ventilation and energy requirements.
- ☒ Location and design of any required fire separation assemblies.

☒ All structural conditions noted on plans – braced wall lines indicated and analysis shown and/or engineered solution with registered design professional's certification and/or other prescriptive solution allowed by Code.

☒ 1 copy Energy Code compliance documents (check only one below)

- ☒ HERS/performance rating document – new construction
- ☐ ResCheck (2015 MA) – additions/alterations- per 2015 IECC R502 & 503
- ☐ Prescriptive – values shown on plans – see 2015 IECC table R402.1.2 and other req's.

☒ Photocopy of CSL and HIC (if applicable) shown on application form

☒ Worker's Compensation Insurance Affidavit and copy of current certificate of insurance

☒ Homeowner's License Exemption (if qualified and there is no CSL)

☒ Copy of recorded approvals from local regulatory boards

☒ If street access is required and property is on a Town road, copy of Curb Cut approval from the Board of Selectmen

For applications for Modular and other than 1&2 Family Structures see Checklist on next page.

Bk 36285 Pg 40 #11432
03-28-2024 @ 02:04p

HEALTH DEPARTMENT
TOWN OF TRURO

JUN 26 2024

RECEIVED BY:



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# 075-1191

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:

Travis & Anne

a. First Name

Zukowski

b. Last Name

c. Organization

149 Nelson Street

d. Mailing Address

Petersham

e. City/Town

MA

f. State

01366

g. Zip Code

4. Property Owner (if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

432 Shore Rd

a. Street Address

Truro

b. City/Town

9

8.8

c. Assessors Map/Plat Number

d. Parcel/Lot Number

Latitude and Longitude, if known:

d m s
d. Latitude

d m s
e. Longitude



**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# 075-1191

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

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(check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

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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 33733 b. Certificate Number (If registered land) 22
 c. Book 22 d. Page 3/22/2024
7. Dates: October 16, 2023 March 4, 2023
 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 - Unit 8
 a. Plan Title J.M. O'Reilly & Associates John M. O'Reilly
 b. Prepared By c. Signed and Stamped by
2/23/2024 1"=20'
 d. Final Revision Date e. Scale
Architectural Drawings by Flow Design Architects 2/6/2024
 f. Additional Plan or Document Title 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	<u> </u> a. linear feet	<u> </u> b. linear feet	<u> </u> c. linear feet	<u> </u> d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
	<u> </u> e. c/y dredged	<u> </u> f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
Cubic Feet Flood Storage	<u> </u> e. cubic feet	<u> </u> f. cubic feet	<u> </u> g. cubic feet	<u> </u> h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	<u> </u> a. square feet	<u> </u> b. square feet		
Cubic Feet Flood Storage	<u> </u> c. cubic feet	<u> </u> d. cubic feet	<u> </u> e. cubic feet	<u> </u> f. cubic feet
9. <input type="checkbox"/> Riverfront Area	<u> </u> a. total sq. feet	<u> </u> b. total sq. feet		
Sq ft within 100 ft	<u> </u> c. square feet	<u> </u> d. square feet	<u> </u> e. square feet	<u> </u> f. square feet
Sq ft between 100-200 ft	<u> </u> g. square feet	<u> </u> h. square feet	<u> </u> i. square feet	<u> </u> j. square feet



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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 Truro
 City/Town

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 cu yd	d. nourishment cu yd
	1000	1000		
14. <input checked="" type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	c. nourishment cu yd	d. nourishment cu yd
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	1000 - flood comp. fnd.	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



**Massachusetts Department of Environmental Protection
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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 3/22/2027 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 075-1191 "
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 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(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:

<u>Truro Conservation Bylaw</u>	<u>Chapter 8</u>
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 10A & 10B

TOWN OF TRURO—ORDER OF CONDITIONS

432 Shore Rd, Unit 8; Map 9, Parcel 8.8

DEP file # SE 75-1191

APPLICANT: Travis & Anne Zukowski

DOCUMENTS

1. Notice of Intent application; wetlands fee transmittal sheet; 21-day waiver; notification to abutters; certified abutters list; NHESP map; USGS map
2. DEP notice of file number.
3. Narrative from J.M. O'Reilly dated 2/26/2024.
4. Architectural Plans by Flow Design Architects with a revision date of 2/6/2024.
5. Proposed Site Plan – Unit 8 by J.M. O'Reilly with a revision date of 2/23/2024.

PROJECT DESCRIPTION

1. The site is developed with eight residential condominiums that share a gravel driveway/parking area along Shore Road.
2. The resource areas include Land Subject to Coastal Storm Flowage, Barrier Beach and Coastal Dune.
3. The proposed project consists of replacing and elevating Unit 8. Two small additions resulting in a 10 square foot expansion of the unit are offset by downsizing the existing deck and installation of a pier foundation. In addition, the existing concrete walkway will be removed and replaced with an elevated timber walkway with timber steps.
4. This request was first heard on November 6, 2023, and was continued to 12/4/2023, 1/8/2024, 2/5/2024, and then to 3/4/2024. Over this period of time the project proposal was revised following the review of additional alternatives requested by the Conservation Commissioners, who expressed concerns at the meeting about the cumulative impact of increasing the size of structures when they are raised to meet the FEMA requirements.
5. The Commission determined that the project as proposed offered ample mitigation for the minimal increase in footprint, due to the overall reduction in developed area that will benefit the resource area, primarily by installing a pier foundation and removing impervious walkways. Therefore, the Commission approved the local variance as requested.

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 75-1191. Lettering/numbering shall be clearly and permanently printed, and at least 2" in height.
3. 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, maintenance requirements and reporting and site plan details shall be reviewed. 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. The staging area for equipment and materials shall be within the existing gravel driveway.
2. The site shall be inspected daily to prevent any wind-blown material from entering the resource area.
3. Any debris or construction material left overnight on the site and in dumpsters shall be capped/covered with a tarp to keep materials from blowing into the resource area.
4. All pieces of the existing concrete foundation and walkway shall be properly disposed of off-site.

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 the 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 Applicants representative shall submit a letter certifying that the work has been completed as shown on the plan(s) and documents referenced above and as conditioned by the Commission.



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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.

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

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

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.

3/22/2024
 1. Date of Issuance

4
 2. Number of Signers

Truro

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

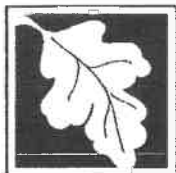
Printed Name

☐ by hand delivery on

Date

☒ by certified mail, return receipt requested, on

Date



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# 075-1191

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# 075-1191

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:

432 Shore Rd, Unit 8

Project Location

SE# 075-1191

MassDEP File Number

Has been recorded at the Registry of Deeds of:

Barnstable

County

Book

Page

for: Travis & Anne Zukowski
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

3/22/2024

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

Lynne Budnick

From: Josh Drohan <josh@pecsg.com>
Sent: Wednesday, June 26, 2024 1:59 PM
To: Lynne Budnick
Cc: Andrew Philbrook
Subject: 432 Shore RD Unit 8 Photos for Historic
Attachments: Photos - Existing Exterior - 432 SR 20240626.pdf

Lynne,

Nice to meet you earlier today and discuss this project. Please see attached for the exterior photos you requested. Thank you for your help and consideration; my contact information is below if I need to address any additional questions or concerns. Thanks!

Respectfully,

Josh Drohan
Vice President

Philbrook Construction Services Group, Inc.
125 Wianno Road
Yarmouth, MA 02675

Cell: 508.737.6303
Work: 774.331.3221
Web: www.pecsg.com



Massachusetts Construction Supervisor #: CS-115992
Home Improvement Contractor Registration #: 200152
Lead Safe Renovation Contractor License #: LR004466
Lead Safe Renovator-Supervisor Certificate #: R-I-120419-008

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Front View

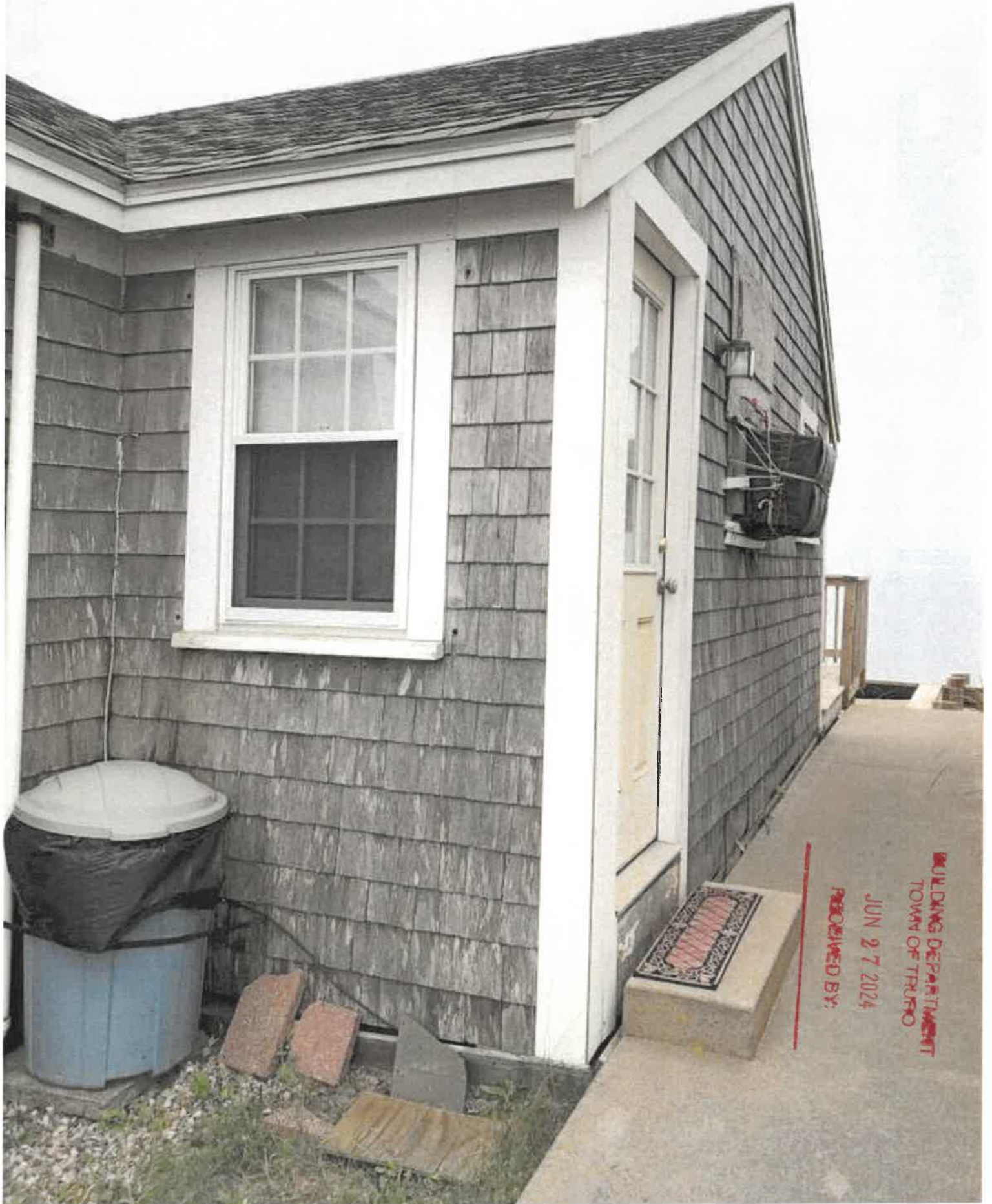
BUILDING DEPARTMENT
TOWN OF TRURO

JUN 27 2024

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Right Side View



BUILDING DEPARTMENT
TOWN OF TFRURO
JUN 27 2024
RECEIVED BY:

Left Side View

BUILDING DEPARTMENT
TOWN OF TRURO
JUN 27 2024
RECEIVED BY:



Rear View

BUILDING DEPARTMENT
TOWN OF TRURO

JUN 27 2024

RECEIVED BY:



BEACH POINT, TRU.M

INVENTORY FORM A CONTINUATION SHEET

TRURO

BEACH POINT

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

TRU.M	TRU.269, 321-338, 340-6, 349, 351
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MHC #	Historic Name	Street Number	Street Name	Style/Form	Estimated Date	NR Status
576	White Village	352	Shore Road	Vernacular Cottage	1940-50 (S), 1940	
577	White Village	352	Shore Road	Vernacular Cottage	1940-50 (S), 1940	
578	White Village	352	Shore Road	Vernacular Cottage	1940-50 (S), 1940	
579	White Village	352	Shore Road	Vernacular Cottage	1940-50 (S), 1940	
580	White Village	352	Shore Road	Vernacular Cottage,	1940-50 (S), 1940	
581	White Village	352	Shore Road	Vernacular Cottage	1940-50 (S), 1940	
582	Railroad building	365	Shore Road	Shed	1880 (ED)	
583		367	Shore Road	Cottage	1945	
584		367	Shore Road	Cottage, hip roof	1945	
585		376	Shore Road	Cape	1930	
340		378	Shore Road	Bungalow, 1 1/2 Story	ca. 1910-20	
586		379	Shore Road	Cottage	1900	
587		379	Shore Road	Cottage	1955	
588		382	Shore Road	Cape	1940	
589		392	Shore Road	Modern, flat roof	1952	
590		393	Shore Road	Cottage	1950	
591		394	Shore Road	Cottage	1930	
592		396	Shore Road	Cape, ell	1900	
593		398	Shore Road	Cape, ells	1947	
594		402	Shore Road	Motel Block	1945	
595		407	Shore Road	Cottage	1900	
596		408	Shore Road	Cottage	1945	
597		408	Shore Road	Cottage	1945	
598		408	Shore Road	Cottage	1945	
599		408	Shore Road	Cottage	1945	
600		412	Shore Road	Cottage, 2 1/2 Story	1925	
338		416	Shore Road	Vernacular, 2 Story	ca. 1922-30	
337		420	Shore Road	Bungalow	ca. 1920	
601		423	Shore Road	Cottage, hip roof	1920	
602		432	Shore Road	Vernacular Cottage	ca. 1930-50	

INVENTORY FORM A CONTINUATION SHEET

TRURO

BEACH POINT

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

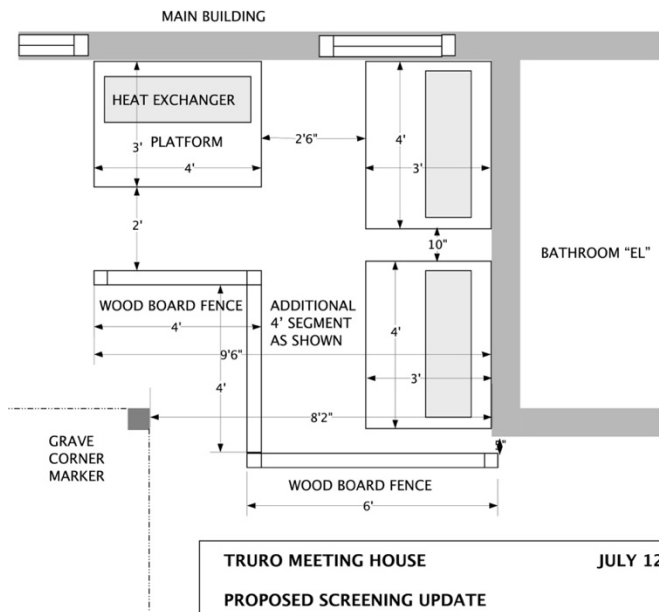
TRU.M	TRU.269, 321-338, 340-6, 349, 351
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MHC #	Historic Name	Street Number	Street Name	Style/Form	Estimated Date	NR Status
603		432	Shore Road	Vernacular Cottage	ca. 1930-50	
604		432	Shore Road	Vernacular Cottage	ca. 1930-50	
605		432	Shore Road	Vernacular Cottage	ca. 1930-50	
606		432	Shore Road	Vernacular Cottage	ca. 1930-50	
607		432	Shore Road	Vernacular Cottage	ca. 1930-50	
608		432	Shore Road	Vernacular Cottage	ca. 1930-50	
609		432	Shore Road	Vernacular Cottage	ca. 1930-50	
610		445	Shore Road	Cottage, altered	1950	
611		446	Shore Road	Cape, rehabbed	1940	
612		450	Shore Road	Cape, altered	1900	
613		452	Shore Road	Cottage	1949	
614		454	Shore Road	Bungalow, 1 1/2 Story	1900	
615		458	Shore Road	Cape, altered	1950	
616		460	Shore Road	Cottage, altered	1900	
617		462	Shore Road	Cottage, hip roof	1940	
618		464	Shore Road	Cottage	1940	
324		466	Shore Road	Bungalow, clip gable, garage	ca. 1910-25	
325		468	Shore Road	Bungalow, 1 St, clip gable, garage	ca. 1910-25	
619		471	Shore Road	Cottage, cross gable	1950	
620		471	Shore Road	Cottage	1950	
621		472	Shore Road	Cottage, hip roof, altered	1930	
622		476	Shore Road	Cottage, 2 Story	1900	
326		488	Shore Road	Bungalow, 1 1/2 Story	ca. 1920-23	
327		490	Shore Road	Vernacular, 1 1/2 Story	ca. 1920-23	
623		492	Shore Road	Cottage, Outbuilding	1900	
328		494	Shore Road	Bungalow, 1 1/2 Story	ca. 1920-23	

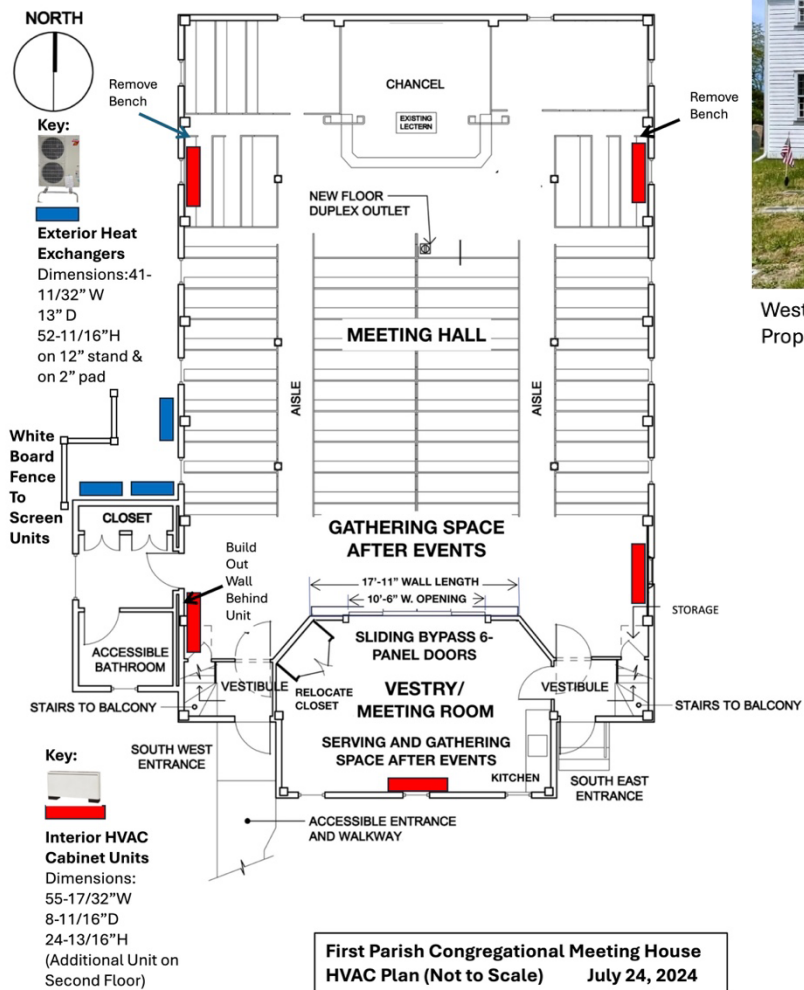
Truro Meeting House Gathering Space Update




Truro Meeting House HVAC Update



West façade of Truro Meeting House:
Proposed white board fence to screen view of exterior heat exchangers



From: Darrin Tangeman dtangeman@truro-ma.gov 
Subject: Re: 7 Pond Road, North Truro
Date: July 19, 2024 at 3:17 PM
To: Barbara Carboni bcarboni@truro-ma.gov, Matthew Kiefer mkiefer@goulstonstorrs.com
Cc: Chuck Steinman c.e.steinman@comcast.net

DT

Thank you

Looking forward to moving forward on this.
Get [Outlook for iOS](#)

From: Kiefer, Matthew J. <MKiefer@GOULSTONSTORRS.com>
Sent: Friday, July 19, 2024 11:59 AM
To: Darrin Tangeman <dtangeman@truro-ma.gov>; Barbara Carboni <bcarboni@truro-ma.gov>
Cc: Chuck Steinman <c.e.steinman@comcast.net>
Subject: Re: 7 Pond Road, North Truro

Darrin and Barbara

Thanks for your time and attention this morning—very helpful conversation. Once you connect with Rich Stevens about code violations, and Betty Gallo about the Housing Authority's interest in this, I'm happy to help with a call to the AG's Neighborhood Renewal Division to test whether this would be a good candidate for their Abandoned Housing Initiative.

We await further news. Thanks—

MJK

Matthew Kiefer
(617) 574-6597
goulston&storrs
One Post Office Square
Boston, MA 02109
goulstonstorrs.com

****We moved! Please note, the Goulston & Storrs Boston Office is now located at One Post Office Square, Boston, MA 02109.****

From: Kiefer, Matthew J. <MKiefer@GOULSTONSTORRS.com>
Date: Monday, May 20, 2024 at 9:54 AM
To: Darrin Tangeman <dtangeman@truro-ma.gov>
Cc: Chuck Steinman (steinmanchuck1@gmail.com)
<c.e.steinman@comcast.net>, Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: 7 Pond Road, North Truro

Good Morning Darrin

I hope this finds you well.

Now that Town Meeting is behind us, I'm writing to you about a matter of long-standing concern to the Truro Historical Commission, which I have the honor of chairing. Number 7 Pond Road in North Truro is a severely deteriorated historic house that has been on the THC's informal watch list for many years. We're hoping the Town will consider using the Massachusetts Attorney General's Abandoned Housing Initiative to address this, as Wellfleet has recently done for a problem property on Peace Valley Road. (This is described in the attached *Provincetown Independent* article.)

Known as the Sellew-Sparrow House (also as the former Mediterranean Restaurant), the c. 1840 Greek Revival house at 7 Pond Road appears in Truro's survey of historic resources and is considered eligible for listing in the National Register of Historic Places. I've attached the Assessor's Card and Massachusetts Historical Commission's survey form describing the house in more detail. Assessor's photos are below—a more recent visit shows significant additional deterioration since these photos were taken.

As shown in these attachments, the owner added a studio in 2014, but never completed or occupied it. The house appears to be open to the weather and is likely becoming structurally compromised. Multiple attempts by concerned neighbors and the THC to motivate the owner to rehabilitate the house have been unsuccessful. This leads us to suggest the AG's program as an avenue for addressing this.

As you may know, any municipality can refer a property with serious building code violations to the AG's Neighborhood Renewal Division, which then works with the Town to come to an agreement with the property owner on a plan to bring it back up to code. If the property owner fails to comply, the AG can ask the Housing Court to place the property in receivership. A court-appointed receiver then brings the property up to code or sells it to someone who agrees to do so.

I've had some experience with this program in Boston, where it has helped a preservation organization whose board I formerly chaired leverage the sale and rehabilitation of neglected historic properties. Note that the program allows the appointment of a receiver who is responsible for taking necessary action, rather than putting the burden on the Town to do this.

Perhaps a first step would be to have Rich Stevens perform an inspection to note code violations and, if indicated, order emergency stabilization measures. It would also be helpful to determine if the owner is up to date on property tax payments. Needless to say, 7 Pond Road could be rehabilitated for affordable or market-rate housing rather than being a blight on the neighborhood.

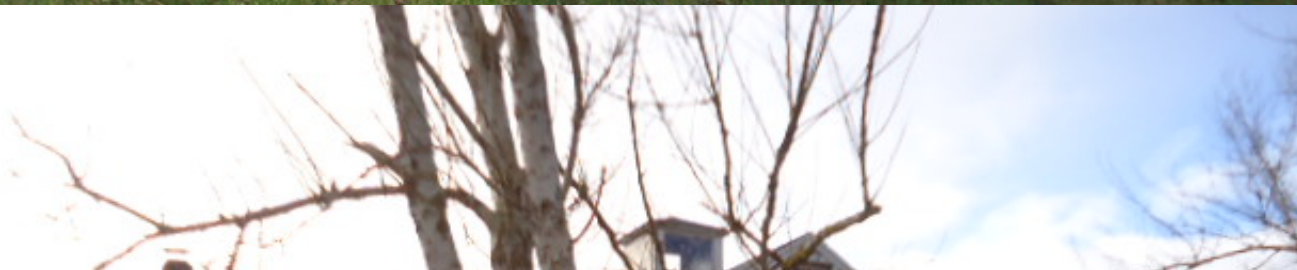
market rate housing rather than being a blight on the neighborhood.

I'm copying the THC's Vice Chair Chuck Steinman, and Chief Planner/Land Use Counsel Barbara Carboni, with whom I've collaborated on this request. We hope to have the chance to discuss this with you further. Is there a good time to call to follow up on this?

Thank you for considering our request.

Matthew Kiefer
Chair, Truro Historical Commission

Assessors Photos of 7 Pond Road:











Assessors Photos of the new studio building:





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