

April 11, 2025

Newcomb Knolls
Jay Merchant, Manager
569 Main Street
Brewster, MA 02631
[REDACTED]
[REDACTED]

Conservation Commission
TOWN OF TRURO

APR 11 2025

Re: 63 Head of the Meadow

To: Truro Conservation Committee

Per the Conservation Meeting on April 7th with the Truro Conservation Committee I agree that the Contractor did not build the walkway in accordance with the approved plan.

The plan specifically showed the walkway at 3' in width, to follow the contour of the grade at roughly 18" high with no handrails. The actual walkway is 46" wide and close to 5' high in areas. Consequently, the walkway is not in compliance with State Building Code Regulations, or the plan approved by the Truro Conservation.

I will disassemble and reassemble the walkway to the specifications of the approved plan. Work will be done on the existing platform to minimize disturbance. Any ground areas disturbed will be re-vegetated.

The stairway complies with the State Building Code Requirements. All stairways must be constructed to a minimum width of 36" inches with no obstruction. Handrails and post must be outside of the 36" inches. This is the reason the stairway was constructed as it is. We feel strongly the reconstruction of the stairway would result in an unnecessary impact on the coastal bank.

I apologize, on behalf of my Contractor, and will do what is needed to correct the issue.

Sincerely,



Jay Merchant



TOWN OF TRURO CONSERVATION COMMISSION

P.O. Box 2030
Truro MA 02666-0630

Conservation Commission Meeting Minutes: June 3, 2024

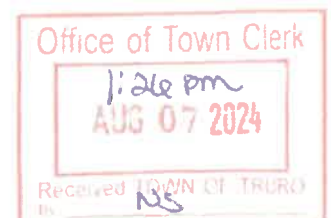
Commissioners Present: Chair Carol Girard-Irwin, Commissioners Bob White, Diane Messinger, and Clint Kershaw. **Absent:** Vice Chair Linda Noons-Rose, **Others Present:** Emily Beebe, Conservation Agent; Courtney Warren Assistant Conservation Agent

This was a hybrid meeting with both in-person and remote participants. Chair Carol Girard-Irwin called the meeting and public hearings to Order at 5:04 pm and provided the virtual meeting instructions.

Conservation Restriction: 17 Depot Road, Presented by Fred Gaechter, Truro Conservation Trust. The Trust has acquired this property and having a conservation restriction in place is a legal requirement to receive payment from two grants. **Motion:** Commissioner Clint Kershaw moved to recommend the Conservation Restriction to the Select Board; **Second:** Commissioner Bob White; **Vote:** 4-0-0, the motion carried.

Notice of Intent: 63 Head of the Meadow Road, Jay Merchant: construction of beach stairs within easement located on National Seashore property; Coastal Bank. (Map 33, Parcel 3) *(continued from 5/6/2024)* Steve McKenna and Jay Merchant reported that after the last hearing, they met on-site with the Conservation Agent. They are now proposing a low-profile elevated walkway between the existing deck and the top of the proposed stairs to protect sensitive vegetation. The walkway will be 18-24" above grade with ½" spacing between boards. Chair Carol Girard-Irwin asked about revegetation of disturbed areas. Steve McKenna said they planned to primarily plant beach grass as directed by the Seashore. Conditions of approval include revegetation of disturbed areas and the existing footpath with American Beach Grass or other native species to match existing vegetation. Conditions set by NHESP and by the Cape Cod National Seashore will be included in the Order. **Motion:** Commissioner Bob White moved to approve the Notice of Intent with conditions; **Second:** Commissioner Diane Messinger; **Vote:** 4-0-0; the motion carried.

Notice of Intent: 2 Heron Lane, Hugh Simons: Coastal Bank stabilization; Coastal Bank, Land Subject to Coastal Storm Flowage. (Map 39, Parcel 221). *(continued from 5/6/2024)* Stan Humphries from ECR stated that since the last hearing they identified an access at 7 Kestrel Lane to allow crane access to move equipment and materials to the beach. It will serve multiple projects in the area. The plan was revised to extend the installation ~10' further south and ~30' further north to meet the abutting coir installations. The Agent noted that the standard conditions for coir arrays include nourishment and planting requirements, and funds in escrow. Commissioner Bob White asked for the length of the entire installation. Stan Humphries estimated ~180'. **Motion:** Commissioner Clint Kershaw moved to approve the Notice of Intent with conditions; **Second:** Commissioner Diane Messinger; **Vote:** 4-0-0; the motion carried.



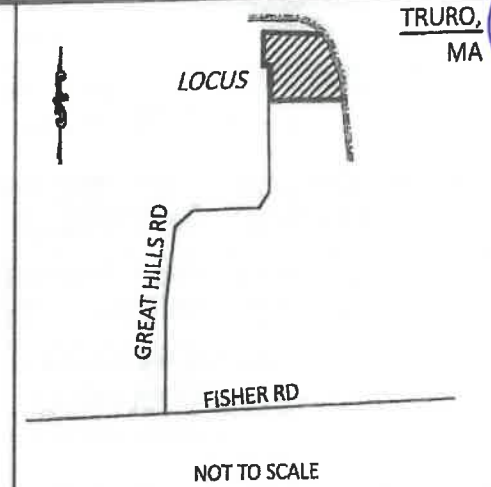
JOHN M. O'REILLY
CIVIL
NO. 36200

JOHN M. O'REILLY
NO. 48733

VARIANCES REQUESTED

STATE AND LOCAL:
MA STATE SANITARY CODE AND THE TOWN OF TRURO BOARD OF HEALTH
SEWAGE DISPOSAL REGULATIONS:

- 310 CMR 15.211 MIN. SETBACK DISTANCES:
- 1.) SAS NOT 10 FEET TO PROPERTY LINE:
5 FEET PROVIDED; 5 FOOT VARIANCE REQUESTED
 - 2.) SAS NOT 150 FEET FROM WETLAND: (COASTAL BANK / SALT MARSH)
51 FEET PROVIDED TO BANK, 99 FOOT VARIANCE REQUESTED
88 FEET PROVIDED TO SALT MARSH; 62 FOOT VARIANCE REQUESTED
 - 3.) SAS IS NOT 100 FEET FROM EXISTING LOCUS WELL:
54 FEET PROVIDED; 46 FOOT VARIANCE REQUESTED
 - 4.) SEPTIC TANK NOT 100 FEET FROM WETLAND:
28 FEET PROVIDED TO BANK; 72 FOOT VARIANCE REQUESTED
60 FEET PROVIDED TO SALT MARSH; 40 FOOT VARIANCE REQUESTED

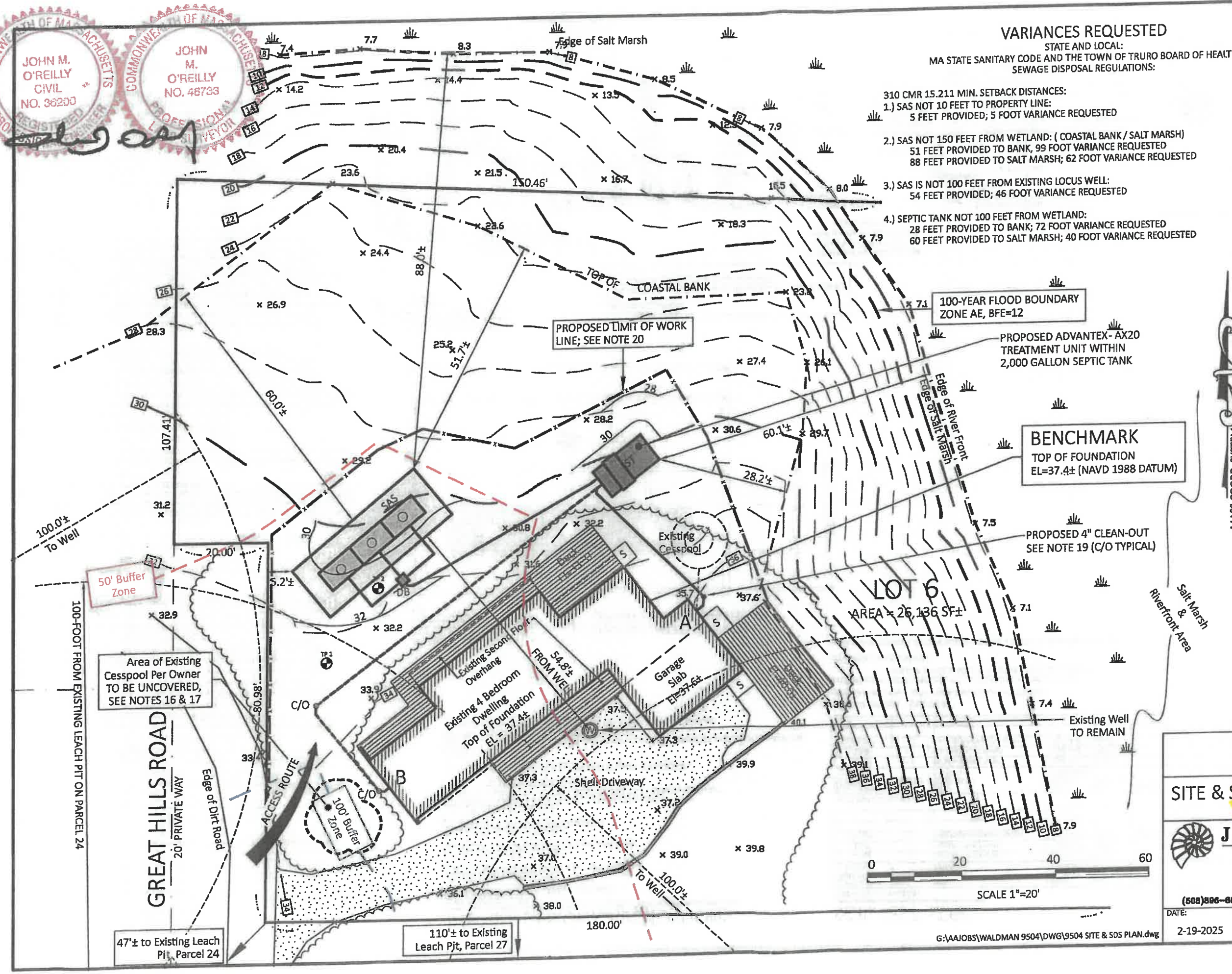


PLAN BOOK 117
DEED BOOK 3845
ASSESSORS' MAP 49

PAGE 77
PAGE 172
PARCEL 25

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- ELECTRIC / COMM. SERVICE LINE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SAS
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING



Polly Waldman
P.O. BOX 1285, TRURO, MA

SITE & SEWAGE DISPOSAL SYSTEM PLAN
24 GREAT HILLS ROAD, TRURO, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A
P.O. Box 1773
Brewster, MA 02631 (508)896-6801 Office (508)896-6803 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
2-19-2025	As Noted	jmo	JMO	JMO-9504

GENERAL NOTES:

- A.) NEITHER DRIVEWAYS NOR PARKING AREAS ARE ALLOWED OVER SEPTIC SYSTEM UNLESS H-20 COMPONENTS ARE USED.
- B.) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- C.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

CONSTRUCTION NOTES:

- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6.) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ENSURE EVEN DISTRIBUTION.
- 9.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10.) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED NATIVE STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A LAYER OF FILTER FABRIC OR APPROVED EQUIVALENT.
- 11.) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL; OR WHEN PRESSURE DOSED.
- 12.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14.) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15.) SUBSURFACE COMPONENTS OF A SYSTEM SHALL NOT BE BACKFILLED OR OTHERWISE CONCEALED FROM VIEW UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED BY THE APPROVING AUTHORITY AND PERMISSION HAS BEEN GRANTED BY THE APPROVING AUTHORITY TO BACKFILL THE SYSTEM. THE DESIGNER SHALL INSPECT THE CONSTRUCTION AFTER THE INITIAL EXCAVATION, PRIOR TO BACKFILLING, AND DURING BACKFILLING. IN ADDITION, THE FINAL INSPECTION OF THE SYSTEM SHALL BE CONDUCTED BY THE APPROVING AUTHORITY, THE SYSTEM INSTALLER AND DESIGNER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE PURSUANT TO 310 CMR 15.021(3). ANY COMPONENT OF THE SYSTEM WHICH HAS BEEN COVERED WITHOUT SUCH PERMISSION SHALL BE UNCOVERED UPON REQUEST OF THE APPROVING AUTHORITY OR THE DEPARTMENT.
- 16.) INSTALLER SHALL VERIFY INVERT ELEVATIONS PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.
- 17.) EXISTING CESSPOOLS TO BE UNCOVERED, PUMPED DRY, FILLED AND REMOVED. AREA TO BACKFILLED WITH CLEAN FILL, COMPACTED TO MINIMIZE SETTLEMENT.
- 18.) INSTALLER TO CONFIRM LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF CONSTRUCTION.
- 19.) ALL 4" PVC CLEANOUTS SHALL BE WITHIN 3" OF FINISH GRADE. CLEANOUTS SHALL BE MARKED WITH A PIECE OF #5 REBAR FOR FUTURE LOCATION.
- 20.) LIMIT OF WORK LINE: THE LIMIT OF WORK SHALL BE AS SHOWN ON PLAN VIEW, SHEET 1 OF 3. THE LIMIT OF WORK LINE SHALL CONSIST OF A 9-INCH DIA. STRAW WATTLE. THE WATTLES SHALL BE STAKED IN PLACE AND INSTALLED PRIOR TO ANY SITE DISTURBANCE.
- 21.) THE DISTURBED AREAS SHALL BE PLANTED WITH AMERICAN BEACH GRASS, PLANTED IN A 12" X 12" MATRIX. AREA IS TO BE ALLOWED TO NATURALIZE.

SYSTEM DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW:
4 BEDROOM DWELLING @ 110 GPD = 440 GPD

LEACHING CAPACITY REQUIRED:
4 BEDROOMS (MAX.) @ 110 GPD = 440 GPD REQUIRED

SEPTIC TANK CAPACITY REQUIRED:
DAILY FLOW = 440 GPD @ 200% = 880 GAL. REQUIRED

SEPTIC TANK CAPACITY PROVIDED:
1500 GALLON SEPTIC TANK (MIN. ALLOWED)

LEACHING CAPACITY PROVIDED:
ONE (1) 33.5' X 12.83' X 2.0' LEACHING CHAMBER CAN LEACH:
 $V_t = [(33.5 \times 12.83) + (33.5 \times 2.0)2 + (12.83 \times 2.0)2] \times 0.74 \text{ GPD/SF} = 455.10 \text{ GPD}$
455 GPD > 440 GPD REQUIRED

NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.

INSTALL:
ONE (1)- 2,000 GALLON SEPTIC TANK, 2-COMPARTMENT TANK ADVANTEX TREATMENT AX20 SYSTEM
ONE (1)- 3 OUTLET DISTRIBUTION BOX (H-20 RATED)
THREE (3)- 500 GALLON LEACH CHAMBERS WITH 4' OF STONE ALL AROUND

SOIL TEST LOGS:

TEST HOLE 1: EL=32.8±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-18	A	LOAMY FINE SAND	10YR 2/2	NONE	
18-38	B	LOAMY FINE SAND	10YR 5/6	NONE	
38-135	C1	MEDIUM COARSE SAND	10YR 7/6	NONE	PERC @ 58"

TEST HOLE 2: EL=31.7±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10	A	LOAMY FINE SAND	10YR 2/2	NONE	
10-34	B	LOAMY FINE SAND	10YR 5/6	NONE	
34-149	C1	MEDIUM COARSE SAND	10YR 7/6	NONE	

DATE OF TESTING: 11/15/2023

PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "C" LAYERS.

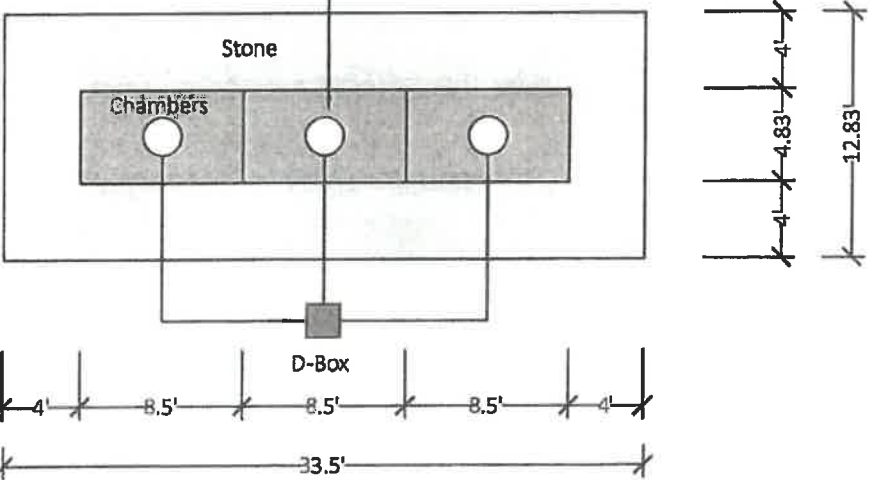
WITNESSED BY: MATT FARRELL, EIT, J.M. O'REILLY & ASSOCIATES, INC.

AROZANA DAVIS, AGENT, TRURO HEALTH DEPARTMENT

NO WATER ENCOUNTERED

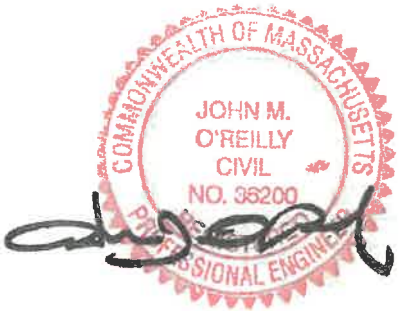
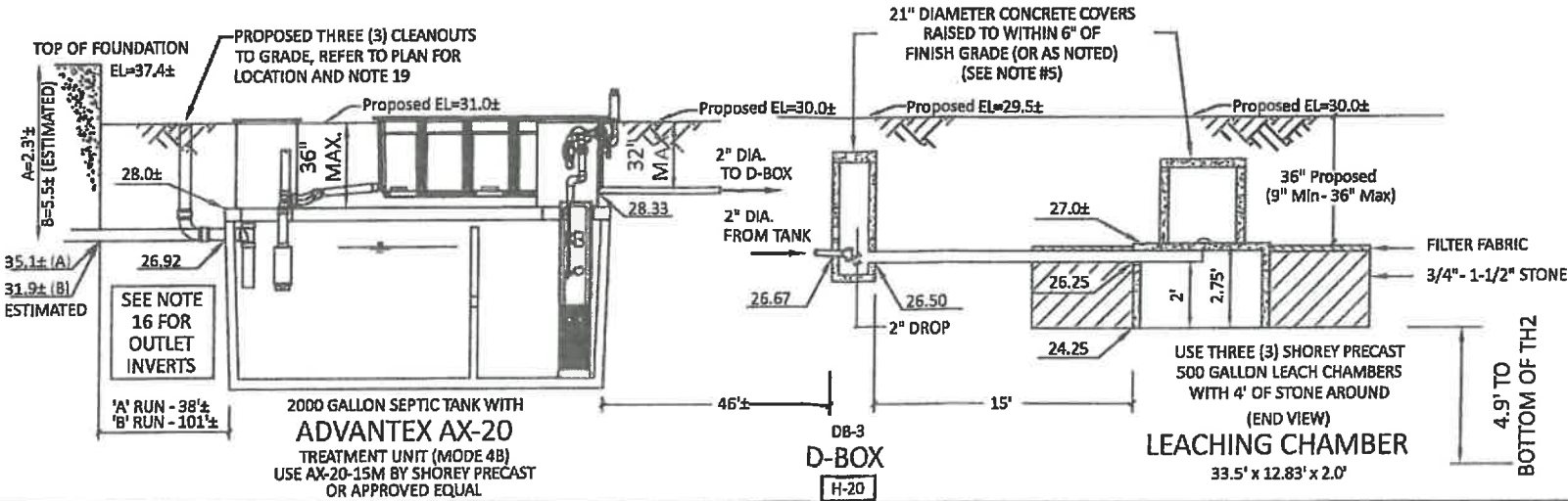
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

S.A.S. DETAIL:
NOT TO SCALE



FLOW PROFILE:
NOT TO SCALE

INSPECTION NOTE:
PRIOR TO FINAL INSPECTION BY THE ENGINEER, SYSTEM NEEDS TO BE COMPLETE INCLUDING BUILDUP FOR COVERS.



SHEET 2 OF 3

Polly Waldman
P.O. BOX 1285, TRURO, MA

DETAILS, PROFILES & NOTES
24 GREAT HILLS ROAD, TRURO, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A
P.O. Box 1778
Brewster, MA 02631
(508)896-8801 Office (508)896-8802 Fax

DATE: 2-19-2025 SCALE: As Noted BY: jmo CHECK: JMO JOB NUMBER: JMO-9504

4

Conservation Commission
TOWN OF TRURO

APR 11 2025

Request for Determination of Applicability Application

34 Shore Road
Truro, MA
Map 36 – Parcel 131

Electronic Submission - April 9, 2025
Submission Deadline - April 15, 2025

Public Hearing - 5/5/2025



Main Office:

49 Herring Pond Road
Buzzards Bay, MA 02532
508-833-0070 Ext 303
508-833-2282 (fax)

Nantucket Office:

19 Old South Road
Nantucket, MA 02554
508-325-0044

Mansfield Office:

905 S. Main Street
Mansfield, MA 02048
508-618-3029

List of Materials and Plans submitted with RDA Application

1. WPA Form 1
2. Conservation Commission Forms
 - a. Truro RDA Form
 - b. 21-Day Waiver Agreement
3. Maps showing Project Site
 - a. Aerial Orthophoto
 - b. FEMA Flood Insurance Rate Map
 - c. Aerial - NHESP Map
 - d. Assessors Map 36
4. Abutter Documents
 - a. Affidavit of Service
 - b. Certified Abutters List
 - c. Notification to Abutters
5. Plan: “*Proposed Subsurface Sewage Disposal Plan in Truro, MA*”, prepared by Bracken Engineering, Inc., dated 03/31/25



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and Town of
Truro Conservation Bylaw Chapter VIII and its Wetland Regulations

TRURO
Municipality

A. General Information

Conservation Commission
TOWN OF TRURO

APR 11 2023

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



1. Applicant:		
Gretchen	Tholen	
First Name	Last Name	
2031 Ryans Run		
Address		
Landsdale	PA	19446
City/Town	State	Zip Code
Phone Number	Email Address	
2. Property Owner (if different from Applicant):		
Same		
First Name	Last Name	
Address		
City/Town	State	Zip Code
Phone Number	Email Address (if known)	
3. Representative (if any)		
ZACHARY L	BASINSKI, PE, CFM	
First Name	Last Name	
BRACKEN ENGINEERING, INC.		
Company Name		
49 HERRING POND ROAD		
Address		
BUZZARDS BAY	MA	02532
City/Town	State	Zip Code
508-833-0070 EXT 306	zac@brackeneng.com	
Phone Number	Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

34 Shore Road	Truro
Street Address	City/Town
42.03207	-70.08214
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
36	131
Assessors' Map Number	Assessors' Lot/Parcel Number

- b. Area Description (use additional paper, if necessary):

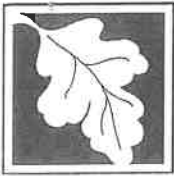
The area is a developed, 36,953+/- s.f. parcel containing a single family dwelling serviced by an existing cesspool.
A significant portion of parcel falls within FEMA Flood Zone X (500-yr) & is mapped as vegetated wetland.

- c. Plan and/or Map Reference(s): (use additional paper if necessary)

Proposed Subsurface Sewage Disposal Plan by Bracken Engineering, Inc.	03/31/2025
Title	Date
Title	Date

[How to find Latitude
and Longitude](#)

[and how to convert
to decimal degrees](#)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability **TRURO**
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and Town of Municipality
Truro Conservation Bylaw Chapter VIII and its Wetland Regulations

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

The applicant proposes to upgrade the existing non-conforming cesspools to an I/A septic system conforming to Title 5 to the maximum extent feasible. The system consists of a MicroFAST de-nitrifying septic tank, 1,000 gallon pump chamber and a Perc-Rite drip style leaching system. Due to high groundwater, the leaching system shall be constructed in fill, elevated to provide 5' of separation to groundwater. The applicant proposes all associated dewatering, utilities connections, minor grading, and landscaping associated with the septic upgrade.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The project consists solely of a septic system upgrade.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and Town of
Truro Conservation Bylaw Chapter VIII and its Wetland Regulations

TRURO
Municipality

C. Determinations

1. I request the TRURO Conservation Commission make the following determination(s). Check any that apply:

- ☒ a. whether the area depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☒ b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the Activities depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any municipal wetlands' ordinance or bylaw of:

TOWN OF TRURO

Name of Municipality

- ☐ e. whether the following scope of alternatives is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Greenen Gers
Signature of Applicant

2/23/2025
Date

BRACKEN ENG, INC
Signature of Representative (if any)

4/7/25
Date

Request for Determination

Project address: 34 Shore Road

Map 36 Parcel 131

- Is the project located in a resource area or buffer zone Buffer Zone
- Resource Area Type(s): Bording Vegetated Wetland
- If Buffer Zone what is the distance from Resource Area: 48' +/- at the closest point

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) Removal and/or abandonment of existing cesspools. Installation of a new I/A Microfast septic tank, 1,000 gal pump chamber, and Perc-Fill drip dispersal leaching system. The majority of work shall be performed by a tracked excavator.

Attached site plan titles/dates, and any other plan or narratives title/dates: "Proposed Subsurface Sewage Disposal Plan" by Bracken Engineering, Inc. Dated dated March 31, 2025

Describe the best management practices/mitigation that will be used on the site: Erosion control consisting of staked Fibrex sock (or approved equal) shall be implemented at the limit of work to eliminate sediment transport.

Special Conditions required by the Conservation Include: _____

The proposed project is approved subject to the conditions included herein.

The use of town property for beach access or staging of construction materials requires a permit issued by the Board of Select _____ the owner and applicant/representative are responsible for obtaining this permit prior to work start.

The owner and applicant/representative shall, avoid and otherwise minimize any activities in the buffer zone or in resource areas by use of best management practices on the site, such as:

- Placement of an agreed upon work limit;
- Proper placement of construction materials in developed or already disturbed areas;
- Proper installation/maintenance of erosion control;
- Good housekeeping that includes at a minimum daily trash pickup; no dumping of paint, plaster or concrete on the site but rather, disposing of it properly.

Approval of the project as described herein includes only the scope and specifications reviewed by the Conservation Commission; any changes to this project shall require additional review by the Conservation Commission prior to the work being done. Expansion of the scope of work may result in the applicant being required to file a full notice of intent. Any work done that exceeds the scope defined in the approved application shall be subject to issuance enforcement action; Violation of these conditions may result in issuance of an enforcement Order; non-criminal violation citations to the owner and/or applicant/representative accompanied by fines that accrue per offense and may accrue daily.

By reading and signing this letter of agreement the applicant acknowledges that they have read and understand the terms as stated herein; the scope of this approval is limited to the work described herein; and your signature on this conditional approval is acknowledgement that no work shall go forward until the RDA conditions have been issued by the Conservation Commission.

Applicant/Representative printed name and signature: Bracken Eng. Inc.

Owners printed name and signature: Gretchen Gers Gretchen Gers



TOWN OF TRURO
Conservation Commission
24 Town Hall Road
P.O. Box 2030, Truro MA 02666
Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

WAIVER

I, Gretchen Giers (print name), hereby waive the twenty-one (21) day time period for a public hearing following receipt of a: ☒ Notice of Intent ☐ Abbreviated Notice of Intent ☒ Request for Determination of Applicability ☐ Amended Order of Conditions ☐ Abbreviated Notice of Resource Area Delineation by the Truro Conservation Commission under Massachusetts General Laws, Ch. 131, sec. 40, and under Truro Conservation Bylaw, Section 8.5.2.

The ☐ Notice of Intent ☐ Abbreviated Notice of Intent ☒ Request for Determination of Applicability ☐ Amended Order of Conditions ☐ Abbreviated Notice of Resource Area Delineation was submitted on 4/9/2025 (date) for work at 34 Shore Road (address). I understand that the next meeting of the Conservation Commission is scheduled for May 5, 2025 and that the Commission will open the public hearing on that date.

I am the: ☒ Applicant

☐ Applicant's Representative

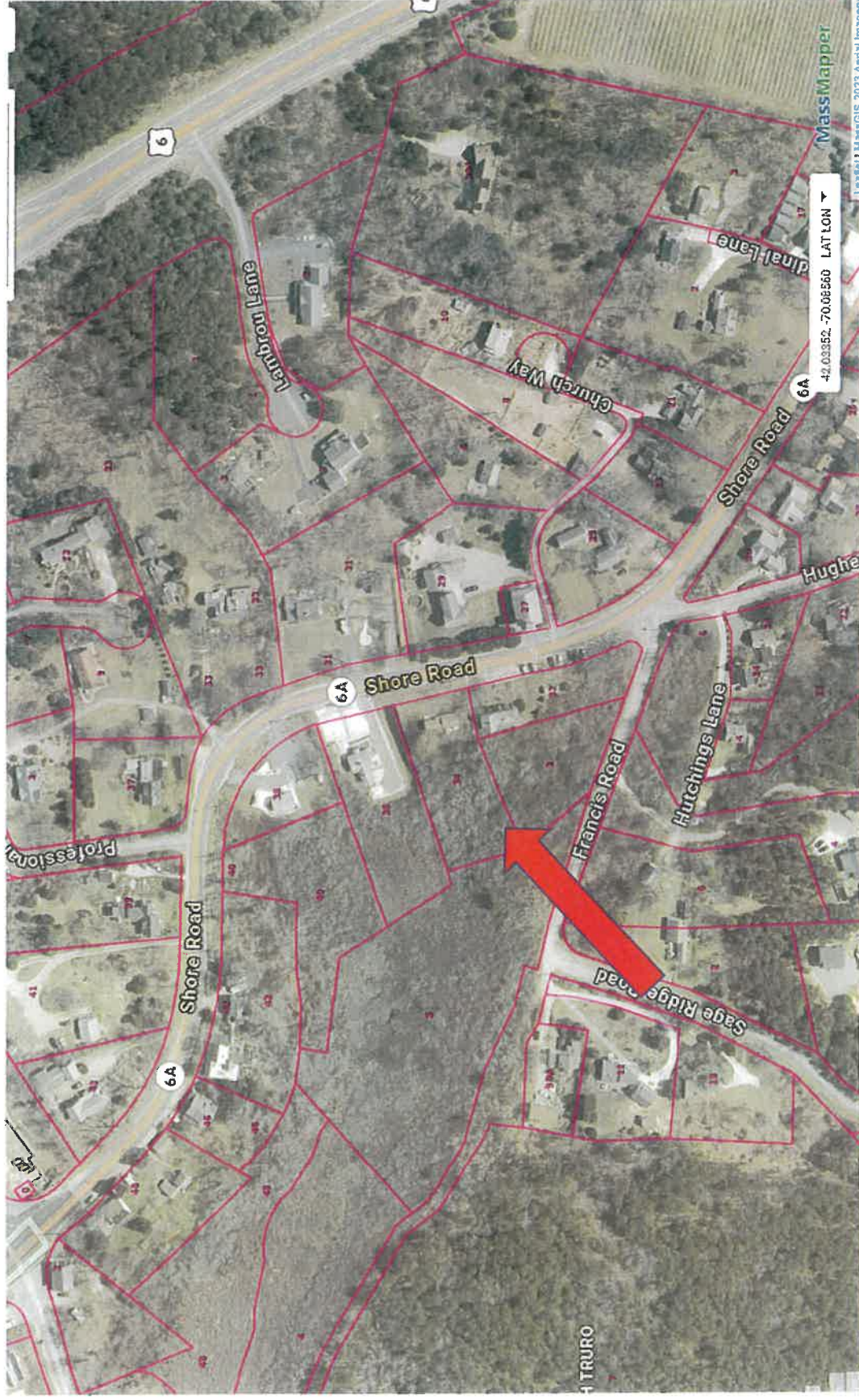
Gretchen Giers
(signature)

02/25/2025
(date)

34 SHORE ROAD, TRURO

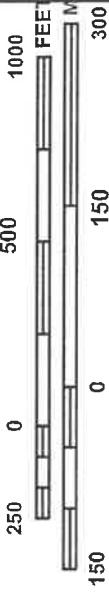
Map 36, Parcel 131

Mass Mapper – Aerial Orthophoto





MAP SCALE 1" = 500'



NFIP

PANEL 0137J

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
BARNSTABLE COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 137 OF 875
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER 253222
TRURO, TOWN OF
PANEL 0137
SUFFIX J

NOTE:
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER
RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL
BARRIER RESOURCES ACT OF 1962 AND/OR SUBSEQUENT
EMBLING LEGISLATION.

Notice to User: The Map Number shown below
should be used when placing map orders; the
Community Number shown above should be
used on insurance applications for the subject
community.



MAP NUMBER
25001C0137J
EFFECTIVE DATE
JULY 16, 2014

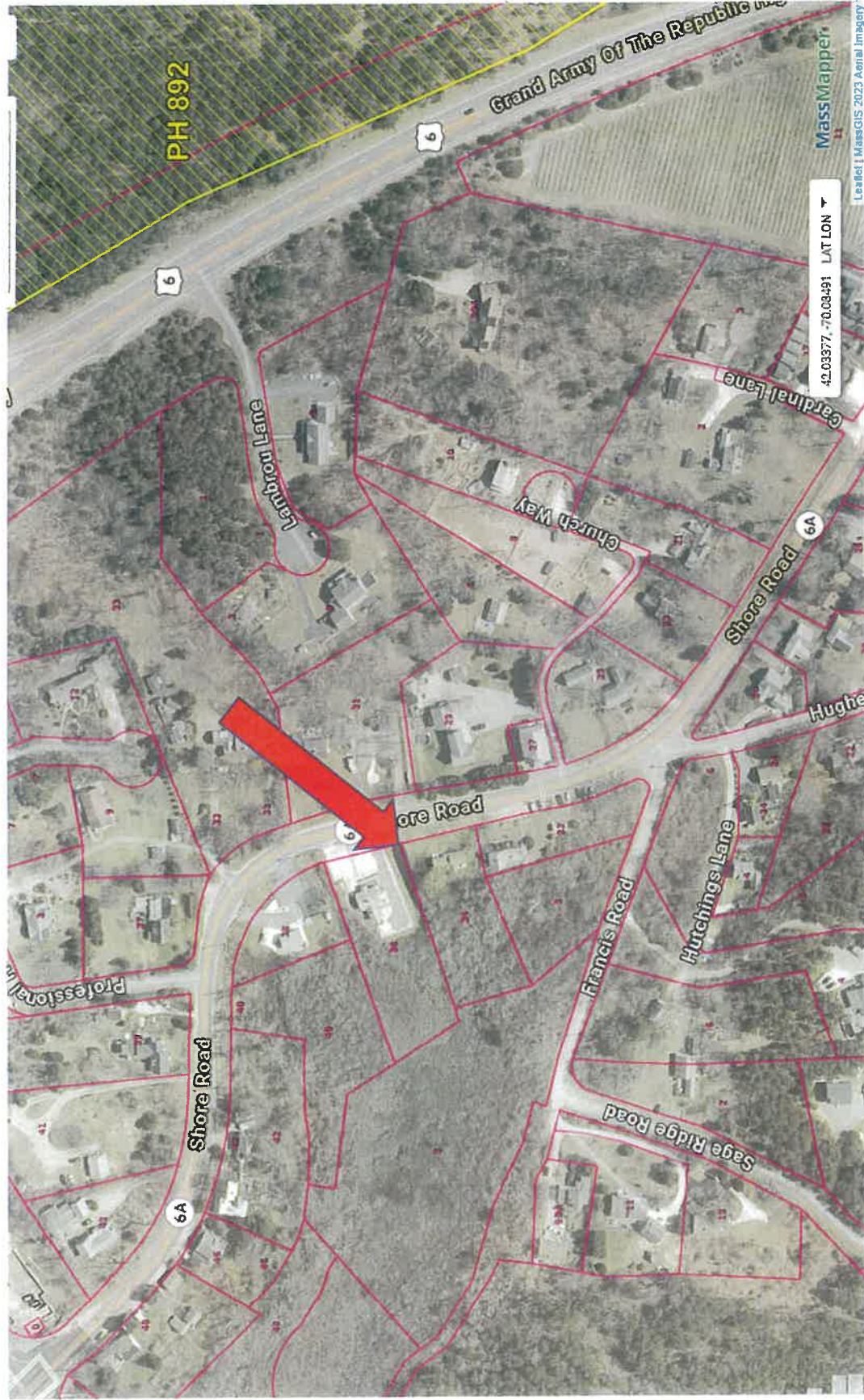
Federal Emergency Management Agency

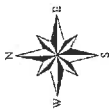
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

34 SHORE ROAD, TRURO

Map 36, Parcel 131

Mass Mapper – Aerial NHESP Map – 15th Edition





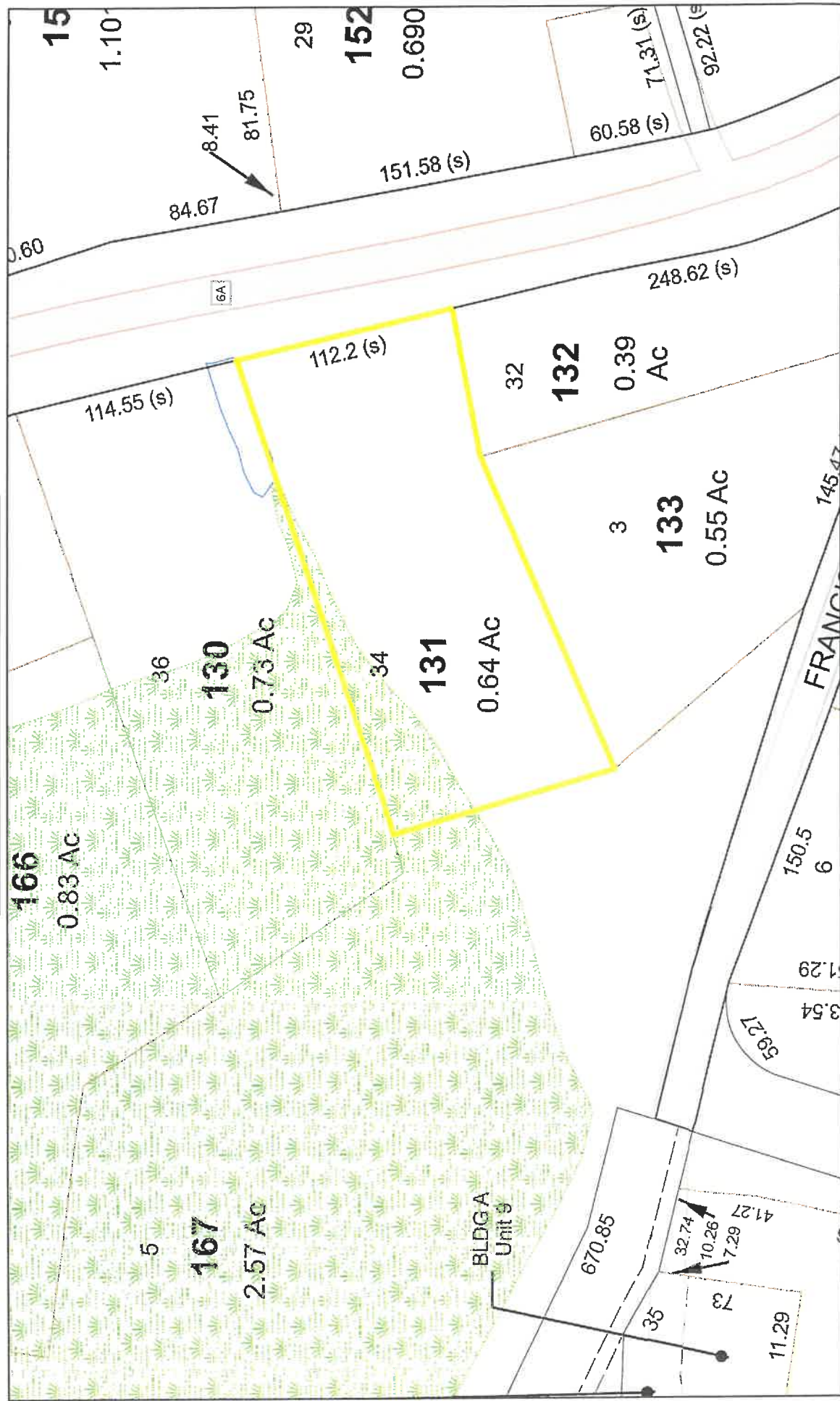
Town of Truro, MA

1 inch = 70 Feet

January 29, 2025



www.cai-tech.com



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

AFFIDAVIT OF SERVICE

Under the

Massachusetts Wetland Protection Act (Chapter 131, Section 40)

and the

Town of Truro Conservation Bylaw (Chapter VIII) and its *Regulations*

I, Penni L. Pomeroy, on behalf of Gretchen Tholen, hereby certify under the pains and penalties of perjury that on April 9, 2025 I gave notification to abutters in compliance with the Town of Truro Conservation Bylaw (Chapter VIII) and the *Wetlands Protection Act*, in connection with the following matter:

A Request for Determination of Applicability (RDA) Application was filed under the Town of Truro's *Conservation Bylaw (Chapter VIII)* and the *Massachusetts Wetlands Protection Act* by Bracken Engineering, Inc., on behalf of Gretchen Tholen, with the Town of Truro's Conservation Commission electronically on April 9, 2025, for the property located at 34 Shore Road (Map 36 – Parcel 131) in Truro, Massachusetts.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service



Penni L. Pomeroy
Bracken Engineering, Inc.

April 9, 2025

Date

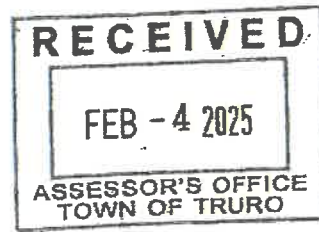


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 01/29/2025

NAME OF APPLICANT: Gretchen Tholen

NAME OF AGENT (if any): Robert E. Dewar, EIT of Bracken Engineering, Inc.

MAILING ADDRESS: 49 Herring Pond Road, Buzzards Bay, MA 02532

CONTACT: HOME/CELL 508-833-0070 EMAIL robert@brackeneng.com

PROPERTY LOCATION: 34 Shore Road

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 036 PARCEL 131 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

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

(please check all applicable)

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

☒ ~~Board of Health⁵~~

Planning Board (PB)

Zoning Board of Appeals (ZBA)

☐ Cape Cod Commission

☐ Special Permit¹

☐ Special Permit¹

☒ Conservation Commission⁴

☐ Site Plan²

☐ Variance¹

☐ Licensing

☐ Preliminary Subdivision³

Type: _____

☐ Definitive Subdivision³

☐ Other _____

(Fee: Inquire with Assessors)

(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 2/4/2025

Date completed: 2/4/2025

List completed by: D. Farrell

Date paid: 2/4/2025 Cash/Check #19281

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: February 4, 2025

To: Robert E. Dewar, of Bracken Engineering, Inc., Agents for Gretchen Tholen

From: Assessors Department

Certified Abutters List: 34 Shore Road (Map 36, Parcel 131)

Conservation Commission

Attached is a combined list of abutters for 34 Shore Road.

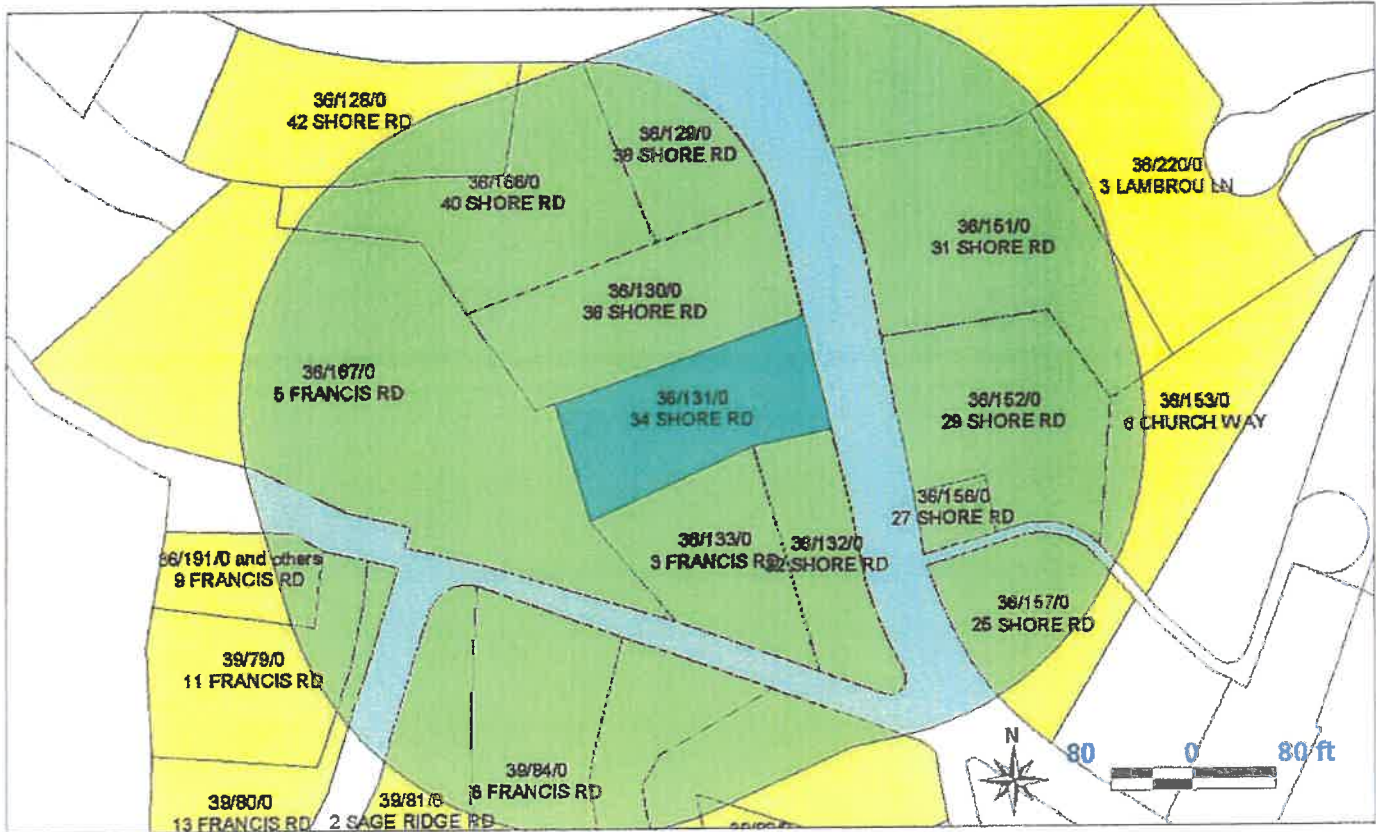
The current owner is Gretchen M. Tholen.

The names and addresses of the abutters are as of January 31, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

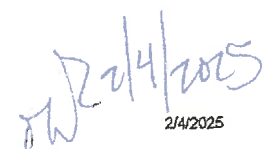
Abutters List Within 300 feet of Parcel 36/131/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip/Cd/Country
1015	36-128-0-R	MELANSON PAUL R & KELLY JOHN M	42 SHORE RD	269 COMMERCIAL ST	PROVINCETOWN	MA	02657
1016	36-129-0-R	38 DOLLHOUSE, LLC PRCPLS: TODD & DEBORA MISIURA	38 SHORE RD	95 ANTHONY ROAD SOUTH	TOLLAND	CT	06084
1017	36-130-0-E	TOWN OF TRURO	36 SHORE RD	PO BOX 2030	TRURO	MA	02666-2030
1018	36-131-0-R	THOLEN GRETCHEN M	34 SHORE RD	2031 RYANS RUN	LANDSDALE	PA	19446
1019	36-132-0-R	CHRISTIAN UNION CHURCH	32 SHORE RD	PO BOX 187	NO TRURO	MA	02652-0187
1020	36-133-0-R	HIGGINS CHRISTMAS	3 FRANCIS RD	C/O MADDEN JOAN 25 CLIFF STREET	WESTON	MA	02493
1033	36-147-0-R	HERRERA HAYDEN	33 SHORE RD	173 RIVERSIDE DRIVE, UNIT#7C	NEW YORK	NY	10024
1035	36-149-0-R	WIIDEMAN-BASSO ANDREA M & BASSO PIERO	37 SHORE RD	PO BOX 308	NORTH TRURO	MA	02652
1036	36-150-0-R	FAULKNER SUSAN & NEWDOM FRED	9 PROFESSIONAL HGTS RD	PO BOX 924	NO TRURO	MA	02652
1037	36-151-0-R	31 SHORE ROAD LLC MGRS: MATTHIAS KAYHOE &	31 SHORE RD	LISA LAFONTAINE 2367 49TH ST NW	WASHINGTON	DC	20007
1038	36-152-0-R	HOLWAY JEFFREY M & MCCABE KAREN A	29 SHORE RD	PO BOX 584	NO TRURO	MA	02652-0584
1039	36-153-0-R	BRINK RODERICK NOMINEE TRUST TRS: JANE Y RODERICK &	6 CHURCH WAY	TRS: SUSAN K BRINK 300 ALLSTON ST, UNIT 104	BRIGHTON	MA	02135
1042	36-156-0-E	CHRISTIAN UNION CHURCH	27 SHORE RD	PO BOX 187	NO TRURO	MA	02652-0187
1043	36-157-0-R	SOUZA CRAIG M & DEBRA S	25 SHORE RD	PO BOX 81	NO TRURO	MA	02652-0081
1052	36-166-0-R	HOLWAY CHARLES & MARGUERITE (LE) RMNDR: HOLWAY RUSSELL T ET AL	40 SHORE RD	5 LEAF LN	EASTHAM	MA	02842-1790

WZ 2/4/2025

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1053	36-167-0-R	HRS/DEVIS OF PETERS THOMAS H	5 FRANCIS RD	PO BOX 910	SO WELLFLEET	MA	02663-0910
1077	36-191-0-E	FRANCIS ROAD CONDO TRUST	9 FRANCIS RD	9 FRANCIS RD	N TRURO	MA	02652
7265	36-191-A-R	COWIE ANNE D & GRAVES AMY K	9 FRANCIS RD	PO BOX 672	NORTH TRURO	MA	02652
7267	36-191-B-R	GRASSO BARBARA & JAFFE MICHELLE E	9-A FRANCIS RD	PO BOX 839	PROVINCETOWN	MA	02652
1104	36-220-0-R	LAMBROU GREGORY	3 LAMBROU LN	50 BRADFORD ST	PROVINCETOWN	MA	02657
1208	39-79-0-R	BYRNE JAMES M & LAUREN T	11 FRANCIS RD	PO BOX 659	N TRURO	MA	02652
1209	39-80-0-R	PERRY ANDREW KNUBEL, ET AL	13 FRANCIS RD	PO BOX 320424230	SIOUX FALLS	SD	57186
1210	39-81-0-R	CM & CS HUTCHINGS LIFE ESTATE RMNDR:C&C HUTCHINGS IRREV TRST	2 SAGE RIDGE RD	PO BOX 1062	NO TRURO	MA	02652
1211	39-82-0-R	SIMMONS BRYAN E & VETTERS RALPH G	4 HUTCHINGS LN	67 WALNUT ST	SOMERVILLE	MA	02143
1213	39-84-0-R	6 FRANCIS ROAD REALTY TRUST TRS: JOAN L HUTCHINGS ET AL	6 FRANCIS RD	CARE OF: JOAN HUTCHINGS 67 ACUSHNET RD	MATTAPOISETT	MA	02739
6308	39-321-0-R	D'AREZZO ROBERT & ROSE LE RMNDR: D'AREZZO IRREV TRUST	4 FRANCIS RD	PO BOX 849	NO TRURO	MA	02652
6309	39-322-0-R	6 HUTCHINGS LN REALTY TRUST TRS: JOAN L HUTCHINGS ET AL	6 HUTCHINGS LN	CARE OF: JOAN HUTCHINGS 67 ACUSHNET RD	MATTAPOISETT	MA	02739



 2/4/2025

36-128-0-R	MELANSON PAUL R & KELLY JOHN M 269 COMMERCIAL ST PROVINCETOWN, MA 02657	36-129-0-R	38 DOLLHOUSE, LLC PRCPLS: TODD & DEBORA MISIURA 95 ANTHONY ROAD SOUTH TOLLAND, CT 06084	36-130-0-E	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030
36-131-0-R	THOLEN GRETCHEN M 2031 RYANS RUN LANDSDALE, PA 19446	36-132-0-R	CHRISTIAN UNION CHURCH PO BOX 187 NO TRURO, MA 02652-0187	36-133-0-R	HIGGINS CHRISTMAS C/O MADDEN JOAN 25 CLIFF STREET WESTON, MA 02493
36-147-0-R	HERRERA HAYDEN 173 RIVERSIDE DRIVE, UNIT#7C NEW YORK, NY 10024	36-149-0-R	WIIDEMAN-BASSO ANDREA M & BASSO PIERO PO BOX 308 NORTH TRURO, MA 02652	36-150-0-R	FAULKNER SUSAN & NEWDOM FRED PO BOX 924 NO TRURO, MA 02652
36-151-0-R	31 SHORE ROAD LLC MGRS: MATTHIAS KAYHOE & LISA LAFONTAINE 2367 49TH ST NW WASHINGTON, DC 20007	36-152-0-R	HOLWAY JEFFREY M & MCCABE KAREN A PO BOX 584 NO TRURO, MA 02652-0584	36-153-0-R	BRINK RODERICK NOMINEE TRUST TRS: JANE Y RODERICK & TRS: SUSAN K BRINK 300 ALLSTON ST, UNIT 104 BRIGHTON, MA 02135
36-156-0-E	CHRISTIAN UNION CHURCH PO BOX 187 NO TRURO, MA 02652-0187	36-157-0-R	SOUZA CRAIG M & DEBRA S PO BOX 81 NO TRURO, MA 02652-0081	36-166-0-R	HOLWAY CHARLES&MARGUERITE (LE) RMNDR: HOLWAY RUSSELL T ET AL 5 LEAF LN EASTHAM, MA 02642-1790
36-167-0-R	HRS/DEVIS OF PETERS THOMAS H PO BOX 910 SO WELLFLEET, MA 02663-0910	36-191-0-E	FRANCIS ROAD CONDO TRUST 9 FRANCIS RD N TRURO, MA 02652	36-191-A-R	COWIE ANNE D & GRAVES AMY K PO BOX 672 NORTH TRURO, MA 02652
36-191-B-R	GRASSO BARBARA & JAFJE MICHELLE E PO BOX 839 PROVINCETOWN, MA 02652	36-220-0-R	LAMBROU GREGORY 50 BRADFORD ST PROVINCETOWN, MA 02657	39-79-0-R	BYRNE JAMES M & LAUREN T PO BOX 659 N TRURO, MA 02652
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39-84-0-R	6 FRANCIS ROAD REALTY TRUST TRS: JOAN L HUTCHINGS ET AL CARE OF: JOAN HUTCHINGS 67 ACUSHNET RD MATTAPOISETT, MA 02739	39-321-0-R	D'AREZZO ROBERT & ROSE LE RMNDR: D'AREZZO IRREV TRUST PO BOX 849 NO TRURO, MA 02652	39-322-0-R	6 HUTCHINGS LN REALTY TRUST TRS: JOAN L HUTCHINGS ET AL CARE OF: JOAN HUTCHINGS 67 ACUSHNET RD MATTAPOISETT, MA 02739

NOTIFICATION TO ABUTTERS

Check One: ☐ Applicant ☒ Applicant's Representative Other ☐

Dear Abutter:

You are being notified pursuant to Massachusetts General Law 131. Section 40 and 310 CMR 10.00, Wetlands Protection Act that a:

☐ Notice of Intent ☐ Amended Order of Conditions ☐ Abbreviated Notice of Intent ☒ Request for Determination of Applicability (RDA)

has been submitted to the Truro Conservation Commission regarding a project located at
34 Shore Road Map ³⁶ Parcel ¹³¹.

Applicant (Owner) Information:

(1) Name: Gretchen M. Tholen Address: 2031 Ryans Run, Landsdale, PA 19446

(2) Name: SAME Address: _____

Representative Information:

Name: Zachary L. Basinski, PE, CFM Organization: Bracken Engineering, Inc.

Address: 49 Herring Pond Road, Buzzards Bay, MA 02532

1. Description of Proposed Project:

The applicant proposes to upgrade the existing septic system with all associated utilities connections, minor grading, and landscaping associated with the septic upgrade.

The public hearing will be held in person and virtually, at 5:00 pm in the
☒ Selectmen's Meeting Room, 2nd Floor, Truro Town Hall, 24 Town Hall Road,
Truro MA 02666 on 5/15/2025 (Virtual meeting links can be found at
<https://www.truro-ma.gov/conservation-commission> under Agendas)

☐ Truro Community Center, 7 Standish Way MA 02666 on \ \ 20 .

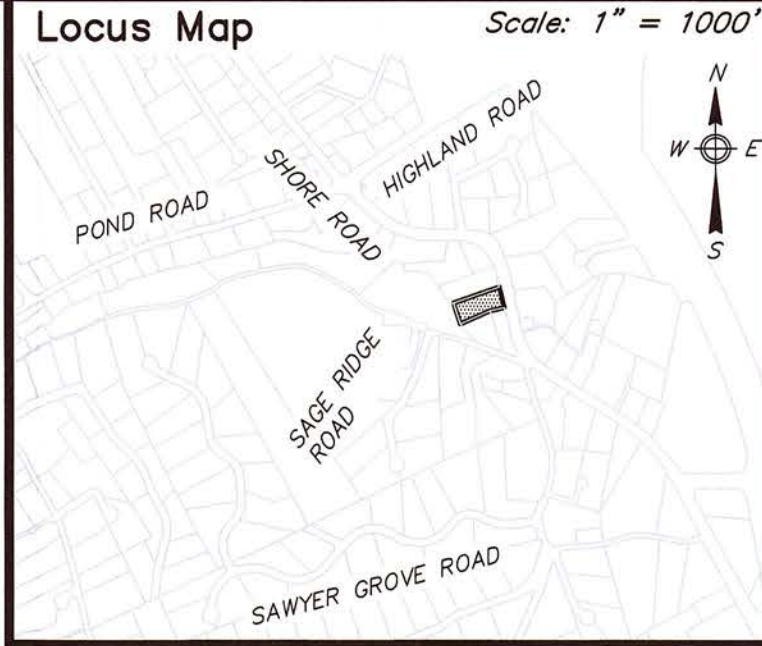
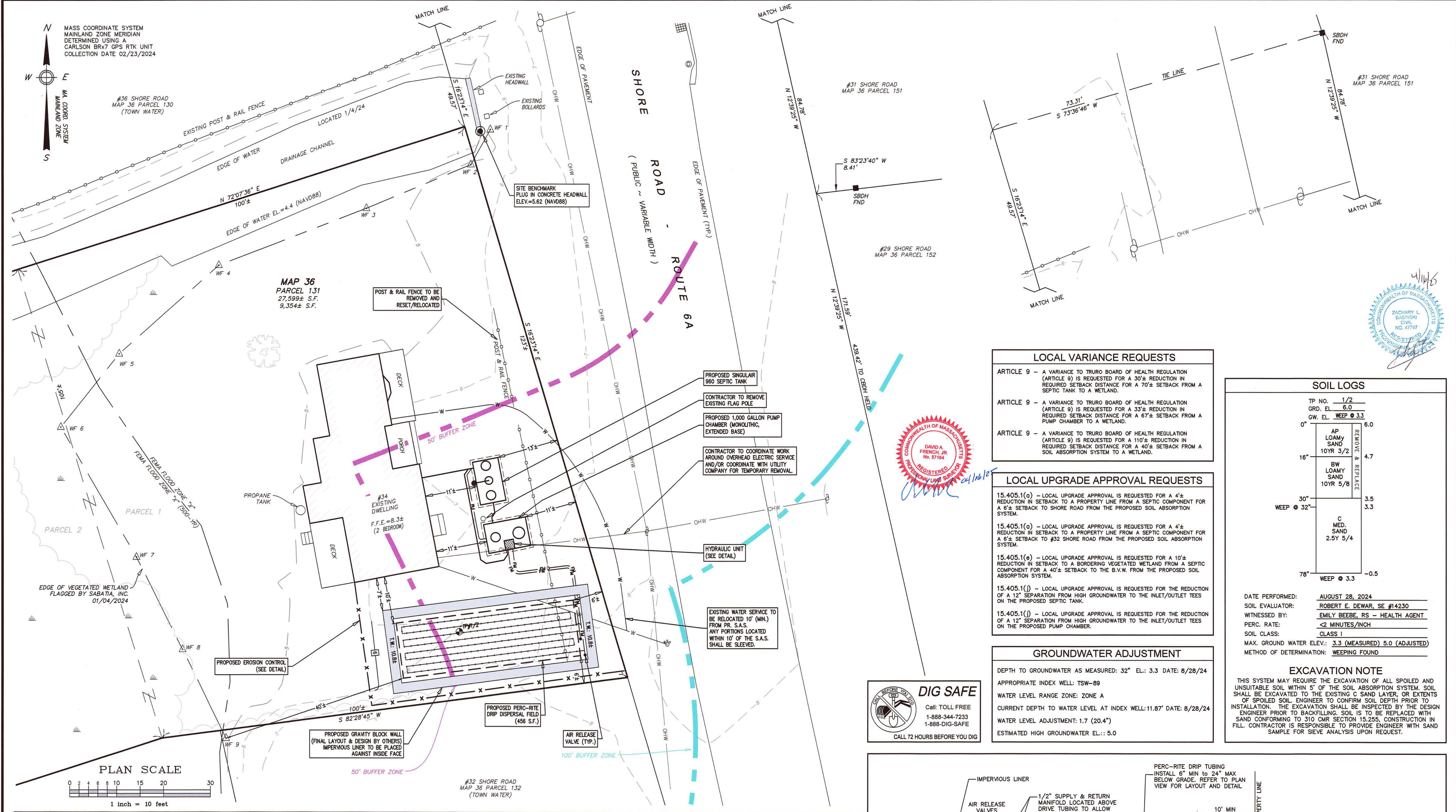
The Request for Determination of Applicability (RDA) and attachments may be examined prior to the public hearing at the Truro Conservation Commission Office, Town Hall, 24 Town Hall Road, Truro, Tuesday through Friday, from 8am to 4pm. Office :508-349-7004 x 131 or 137

 BRACKEN ENGINEERING, INC
Signature of Applicant or Representative

4/7/25
Date

** The Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Provincetown Independent Newspaper and the meeting Agenda with the virtual meeting information will be posted in the Truro Town Hall no less than forty-eight (48) hours in advance, and will be available on the Calendar of the Towns website www.truro-ma.gov

**You may contact the Truro Conservation Commission or the Massachusetts Department of Environmental Protection, Wetlands Division about this application or the Wetlands Protection Act.
Truro Conservation Commission: (508) 340-7004 x 131 or DEP So.east region: (508) 946-2800.



- ### Notes
- BENCHMARK: ELEVATION = 5.62 (NAVD88) PLUG IN CONCRETE HEADWALL
 - ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF TRURO BOARD OF HEALTH REGULATIONS.
 - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
 - NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
 - ALL JOINTS AND COVERS TO BE WATERTIGHT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
 - A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
 - OWNER: GRETCHEN M. THOLEN 2031 RYANS RUN LANDSDALE PA, 19446
 - DEED REFERENCE: BK 33672 PG 162
 - PLAN REFERENCE: 1915 LAYOUT #1659 SHEET 12 1925 ALTERATION #2268 SHEET 9 1970 DISCONTINUANCE #5862 (SHEETS 8 & 9) Bk: 66 Pg: 113, Bk: 330 Pg: 78 Bk: 406 Pg: 3, Bk: 492 Pg: 7
 - THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
 - THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
 - THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
 - LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
 - LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE AND PRIORITY HABITATS OF RARE SPECIES.
 - LOCUS PARTIALLY FALLS WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25001C-0137-J dated 07/16/2014. SFHA BOUNDARIES DETERMINED BY THE NATIONAL FLOOD HAZARD INSURANCE POLICY (NFIP) ARE APPROXIMATE AND POTENTIALLY DO NOT IDENTIFY ALL EXISTING AND/OR FUTURE RISKS ASSOCIATED WITH THE ADJACENT FLOODING SOURCES. OWNER/CLIENT SHALL CONSULT WITH A PROFESSIONAL ENGINEER, ARCHITECT, AND/OR CERTIFIED FLOODPLAIN MANAGER TO ESTABLISH AND REVIEW POTENTIAL RISKS ASSOCIATED WITH THE IDENTIFIED SFHA, NOT SHOWN ON THE MAPS.
 - LOCUS DOES NOT FALL WITHIN ANY MA DEP DESIGNATED NITROGEN SENSITIVE AREA.
 - SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION MAY DIFFER FROM THE PREVIOUSLY OBSERVED CONDITIONS AT THE TEST PITS. ADDITIONAL REMOVAL AND REPLACEMENT OF SOIL MAY BE REQUIRED IF UNDESIRABLE CONDITIONS ARE ENCOUNTERED. THE DESIGN ENGINEER SHALL BE CONSULTED IF SUCH SUCH CONDITIONS ARE FOUND.
 - ANY UNAPPROVED FIELD MODIFICATIONS TO THE PROPOSED SOIL ABSORPTION SYSTEM SHALL BE REMEDIATED AT THE SOLE COST OF THE CONTRACTOR, IF ENCOUNTERED.
 - UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THE ENGINEER SHALL BE GIVEN A MINIMUM OF 48 HOURS NOTICE FOR ALL INSPECTIONS AND/OR REQUIRED SURVEY WORK.

LOCAL VARIANCE REQUESTS

ARTICLE 9 - A VARIANCE TO TRURO BOARD OF HEALTH REGULATION (ARTICLE 9) IS REQUESTED FOR A 30"± REDUCTION IN REQUIRED SETBACK DISTANCE FOR A 70"± SETBACK FROM A SEPTIC TANK TO A WETLAND.

ARTICLE 9 - A VARIANCE TO TRURO BOARD OF HEALTH REGULATION (ARTICLE 9) IS REQUESTED FOR A 33"± REDUCTION IN REQUIRED SETBACK DISTANCE FOR A 67"± SETBACK FROM A PUMP CHAMBER TO A WETLAND.

ARTICLE 9 - A VARIANCE TO TRURO BOARD OF HEALTH REGULATION (ARTICLE 9) IS REQUESTED FOR A 110"± REDUCTION IN REQUIRED SETBACK DISTANCE FOR A 40"± SETBACK FROM A SOIL ABSORPTION SYSTEM TO A WETLAND.

LOCAL UPGRADE APPROVAL REQUESTS

15.405.1(g) - LOCAL UPGRADE APPROVAL IS REQUESTED FOR A 4"± REDUCTION IN SETBACK TO A PROPERTY LINE FROM A SEPTIC COMPONENT FOR A 6"± SETBACK TO SHORE ROAD FROM THE PROPOSED SOIL ABSORPTION SYSTEM.

15.405.1(g) - LOCAL UPGRADE APPROVAL IS REQUESTED FOR A 4"± REDUCTION IN SETBACK TO A PROPERTY LINE FROM A SEPTIC COMPONENT FOR A 6"± SETBACK TO #31 SHORE ROAD FROM THE PROPOSED SOIL ABSORPTION SYSTEM.

15.405.1(e) - LOCAL UPGRADE APPROVAL IS REQUESTED FOR A 10"± REDUCTION IN SETBACK TO A BORDERING VEGETATED WETLAND FROM A SEPTIC COMPONENT FOR A 40"± SETBACK TO THE B.V.W. FROM THE PROPOSED SOIL ABSORPTION SYSTEM.

15.405.1(i) - LOCAL UPGRADE APPROVAL IS REQUESTED FOR THE REDUCTION OF A 12" SEPARATION FROM HIGH GROUNDWATER TO THE INLET/OUTLET TEES ON THE PROPOSED SEPTIC TANK.

15.405.1(j) - LOCAL UPGRADE APPROVAL IS REQUESTED FOR THE REDUCTION OF A 12" SEPARATION FROM HIGH GROUNDWATER TO THE INLET/OUTLET TEES ON THE PROPOSED PUMP CHAMBER.

GROUNDWATER ADJUSTMENT

DEPTH TO GROUNDWATER AS MEASURED: 32" EL.: 3.3 DATE: 8/28/24

APPROPRIATE INDEX WELL: TSW-89

WATER LEVEL RANGE ZONE: ZONE A

CURRENT DEPTH TO WATER LEVEL AT INDEX WELL: 11.87" DATE: 8/28/24

WATER LEVEL ADJUSTMENT: 1.7 (20.4")

ESTIMATED HIGH GROUNDWATER EL.: 5.0

SOIL LOGS

TP NO. 1/2	GRD. EL. 6.0	GW. EL. WEEP @ 3.3
AP LOAMY SAND 10YR 3/2	REMOVE & REPLACE	4.7
BW LOAMY SAND 10YR 5/8		3.5
C MED. SAND 2.5Y 5/4		3.3
		0.5

DATE PERFORMED: AUGUST 28, 2024

SOIL EVALUATOR: ROBERT E. DEWAR, SE #14230

WITNESSED BY: EMILY BEEBE, RS - HEALTH AGENT

PERC. RATE: <2 MINUTES/INCH

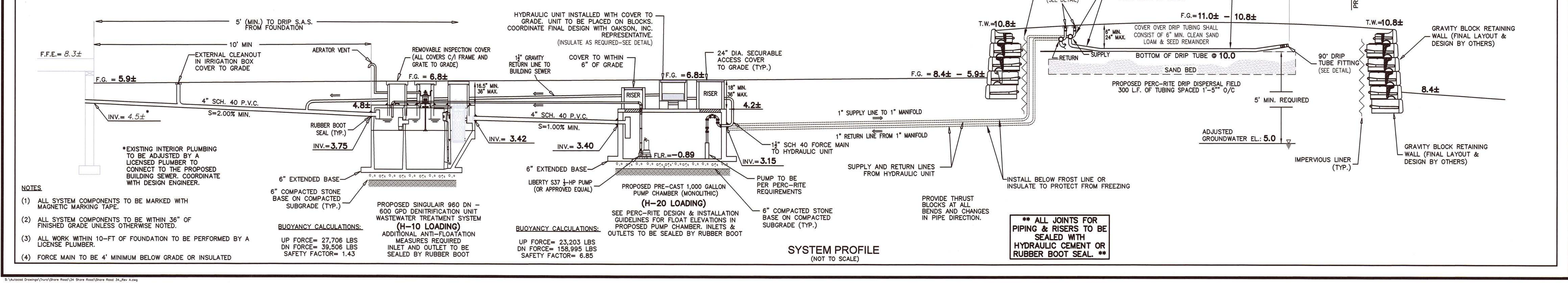
SOIL CLASS: CLASS 1

MAX. GROUND WATER ELEV.: 3.3 (MEASURED) 5.0 (ADJUSTED)

METHOD OF DETERMINATION: WEEPING FOUND

EXCAVATION NOTE

THIS SYSTEM MAY REQUIRE THE EXCAVATION OF ALL SPOILED AND UNSUITABLE SOIL WITHIN 5' OF THE SOIL ABSORPTION SYSTEM. SOIL SHALL BE EXCAVATED TO THE EXISTING C SAND LAYER, OR EXTENTS OF SPOILED SOIL. ENGINEER TO CONFIRM SOIL DEPTH PRIOR TO INSTALLATION. THE EXCAVATION SHALL BE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BACKFILLING. SOIL IS TO BE REPLACED WITH SAND CONFORMING TO 310 OUR SECTION 15.255. CONSTRUCTION IN FILL. CONTRACTOR IS RESPONSIBLE TO PROVIDE ENGINEER WITH SAND SAMPLE FOR SIEVE ANALYSIS UPON REQUEST.



Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD BUZZARDS BAY, MA 02532 (tel) 508.833.0070 (fax) 508.833.2282

19 OLD SOUTH ROAD NAUTUCKET, MA 02554 (tel) 508.325.0044 (www.brackeneng.com)

PROPOSED SUBSURFACE SEWAGE DISPOSAL PLAN IN TRURO, MASSACHUSETTS

Prepared For: GRETCHEN M. THOLEN

34 SHORE ROAD MAP: 36 PARCEL 131

No.	Date	Revision	Description	By
1	4/16/25	NO CHANGE - SEE SHEET 2		RED

Date: MARCH 31, 2025 Drawn: RED/COM/BEI Checked: ZLB/DAF Sheet: 1 of 2

APR 15 2025

5

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Truro
Municipality

A. General Information

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



1. Applicant:
Bradley and Kimberley
First Name
148 Larch Road
Address
Cambridge
City/Town
[REDACTED]
Phone Number
Bernstein
Last Name
MA
02138
State
[REDACTED]
Zip Code
[REDACTED]
Email Address
2. Property Owner (if different from Applicant):
First Name
Last Name
Address
City/Town
State
Zip Code
Phone Number
Email Address (if known)
3. Representative (if any)
Laura
First Name
Schofield Brothers of Cape Cod
Company Name
PO Box 101
Address
Orleans
City/Town
508.255.2098
Phone Number
Schofield
Last Name
MA
02653
State
schobro@capecod.net
Zip Code
Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

2 Ryder Hollow Road

Street Address

41.96390

Latitude (Decimal Degrees Format with 5 digits after decimal
e.g. XX.XXXXX)

63

Assessors' Map Number

Truro

City/Town

-70.07520

Longitude (Decimal Degrees Format with 5 digits after
decimal e.g. -XX.XXXXX)

14

Assessors' Lot/Parcel Number

- b. Area Description (use additional paper, if necessary):

Please refer to attached narrative and plans.

- c. Plan and/or Map Reference(s): (use additional paper if necessary)

~ 2 Ryder Hollow Road ~ Proposed Site Plan of Land in Truro, MA

Title

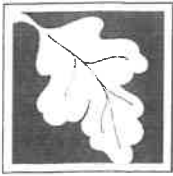
April 15, 2025

Date

Title

Date

[How to find Latitude
and Longitude](#)[and how to convert
to decimal degrees](#)



B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Please refer to attached narrative, plan and attachments.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Truro
Municipality

C. Determinations

1. I request the Truro Conservation Commission make the following determination(s). Check any that apply:

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:
- Truro
Name of Municipality
- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

[Signature]
Signature of Applicant

April 15, 2025
Date

Laura Schofield
Signature of Representative (if any)

4/15/2025
Date

SCHOFIELD BROTHERS OF CAPE COD
Land Surveying and Environmental Permitting
161 Cranberry Highway
P.O. Box 101
Orleans, MA 02653-0101
508-255-2098 - 508-240-1215 (fax)
E-mail: schobro@capecod.net

**Narrative to Accompany a
Request for Determination of Applicability
Two Ryder Hollow Road
In Truro, Massachusetts**

Site and Project Description

The subject property is a 36,155+/- square foot lot located easterly of the Ryder Beach parking lot. A two bedroom dwelling built in 1967 exists on the site. On December 19, 2023 the Truro Conservation Commission issued an Order of Conditions (DEP File #SE 075-1192) for the construction of an addition and the incorporation of an enhanced innovative/alternative technology, a NitROE Wastewater Treatment System, into the existing septic system.

The NitROE Treatment system was recently installed and the addition is under construction. As construction of the addition has progressed, the applicants have requested a couple of field changes within the originally approved limit of work. Most of the prior field changes have revolved around providing access to the existing dwelling and addition at the back of the house within an existing brick patio.

The purpose of this Request for Determination of Applicability is to request approval for the following:

- Removal of the existing brick patio and cinder blocks behind the house. The bricks and cinder blocks will be properly disposed of.
- Construction of a pile supported cantilevered deck within the footprint of the brick patio. The deck will extend approximately 3 feet beyond the edge of the existing patio to the north and west. Please see attached site plan and attachments for details.
- Safety improvements to an existing cinder block stairway including installation of a handrail. The improvements will be made within the footprint of the existing stairway.

Wetland Resource Areas

Land Subject to Coastal Storm Flowage

The limit of Land Subject to Coastal Storm Flowage in the vicinity of the subject property is the AE Zone delineated by elevation 13. A topographic survey was performed on NAVD 88 datum to identify the limit of the Land Subject to Coastal Storm Flowage which is shown on the site plan.

Vegetated Wetlands (Bordering and Isolated)

There are two vegetated wetlands that impact the subject property. An isolated shrub swamp having a local conservation wetland regulation 100 foot buffer zone lies at the westerly portion of the property. A bordering shrub swamp on the southerly side of Ryder Hollow Road has a 100 foot buffer zone that overlaps a portion of the property to the south.

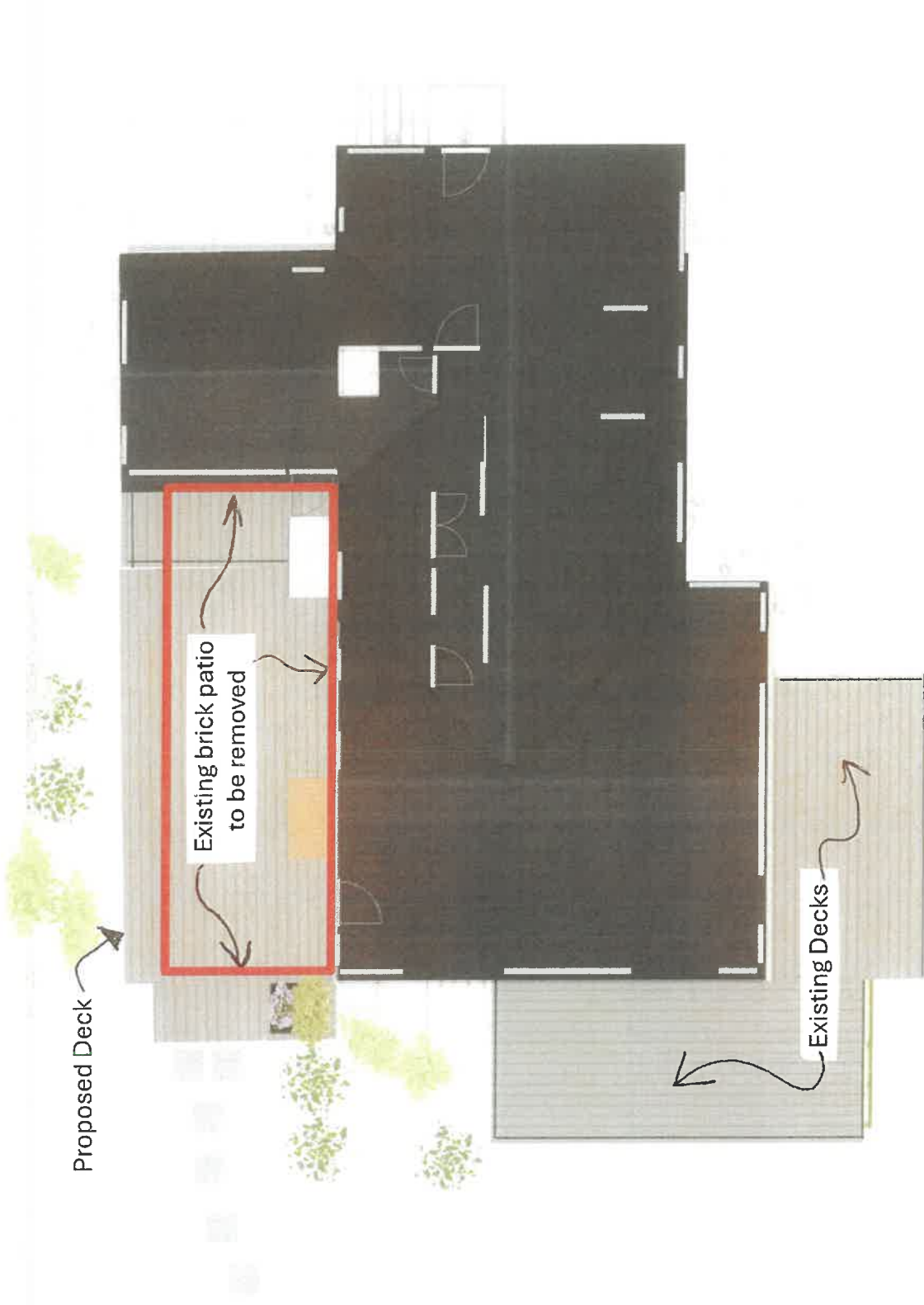
Coastal Bank

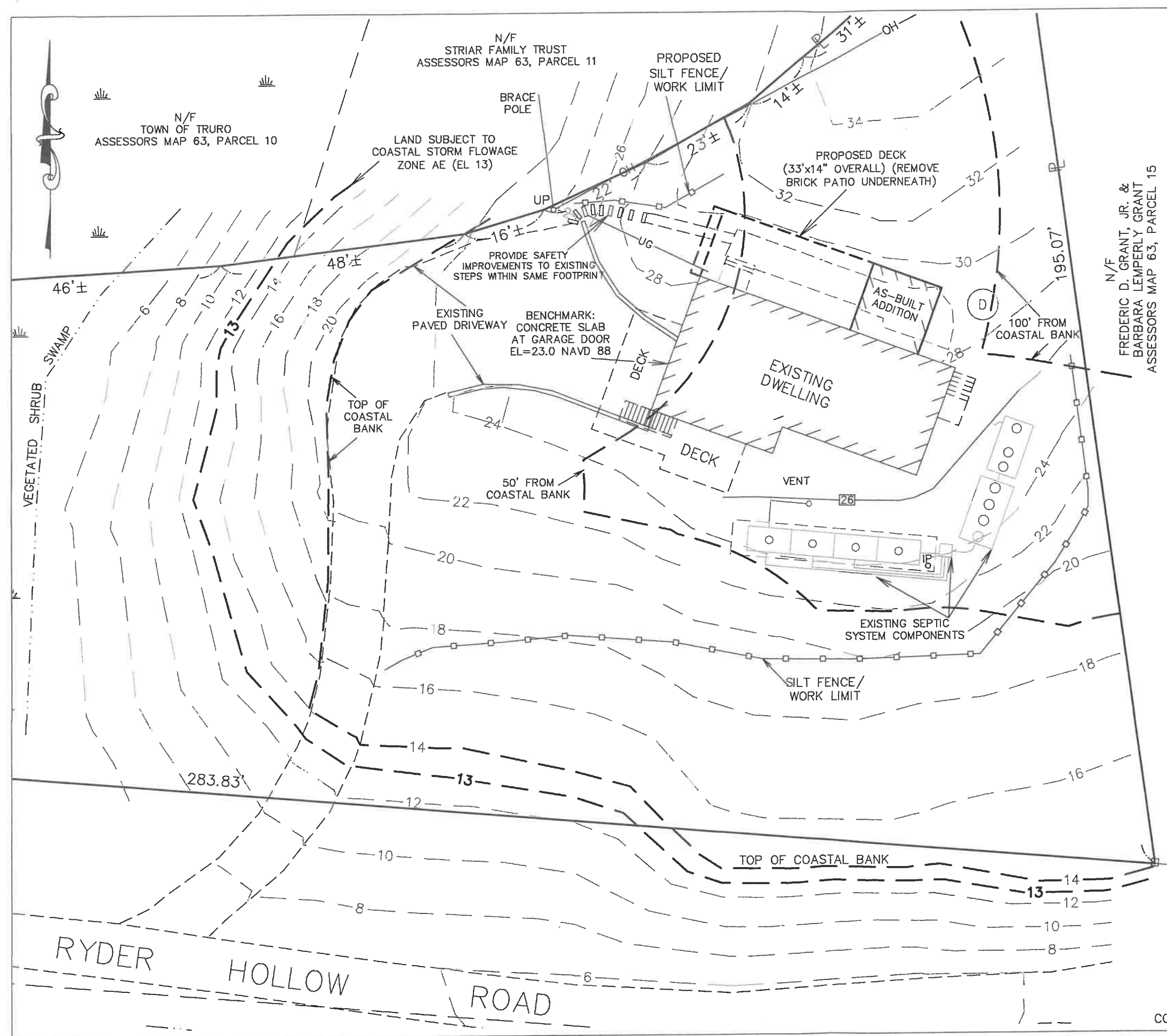
A coastal bank wraps around the property to the south and west. The coastal bank acts as a vertical storm buffer and was delineated based upon the DEP Wetlands Program Policy 92-1: *Coastal Banks*. The location of the coastal bank is shown on the site plan. The coastal bank is the most landward of the wetland resource areas overlapping the subject property and so the 50 foot and 100 foot buffer zones extend from this resource area.

2 Ryder Hollow Road, Truro
Rendering of Proposed Deck



2 Ryder Hollow Road, Truro
Plan View of Proposed Deck



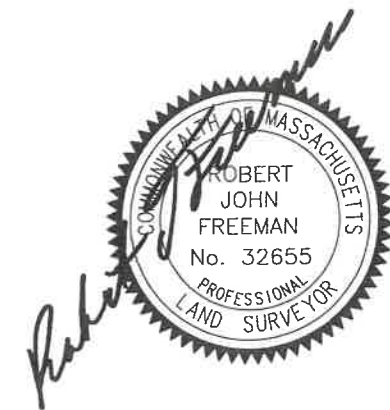


PROJECT DATA

- OWNERS OF RECORD:
KIMBERLEY S. BERNSTEIN AND
BRADLEY E. BERNSTEIN
148 LARCH ROAD
CAMBRIDGE, MA 02138
- REFERENCE:
DEED BOOK 35350, PAGE 276
PLAN BOOK 184, PAGE 123
- ZONING CLASSIFICATION:
RESIDENTIAL
- ELEVATIONS REFER TO NAVD 88 DATUM.
SEE BENCHMARK ON PLAN

Conservation Commission
TOWN OF TRURO

APR 15 2025



0 10 20 40 FEET
0 5 10 METERS
~ 2 RYDER HOLLOW ROAD ~

PROPOSED SITE PLAN OF LAND IN TRURO, MA

PREPARED FOR:
BRADLEY & KIMBERLEY BERNSTEIN
148 LARCH ROAD
CAMBRIDGE, MA 02138

SCALE: 1" = 20' DATE: APRIL 15, 2025

SCHOFIELD BROTHERS OF CAPE COD
LAND SURVEYING AND ENVIRONMENTAL PERMITTING
P.O. BOX 101, 161 CRANBERRY HIGHWAY, ORLEANS, MA 02653
TEL. NO. 508-255-2098 FAX NO. 508-240-1215

COPYRIGHT 2025, BY SCHOFIELD BROTHERS OF CAPE COD 0-12630

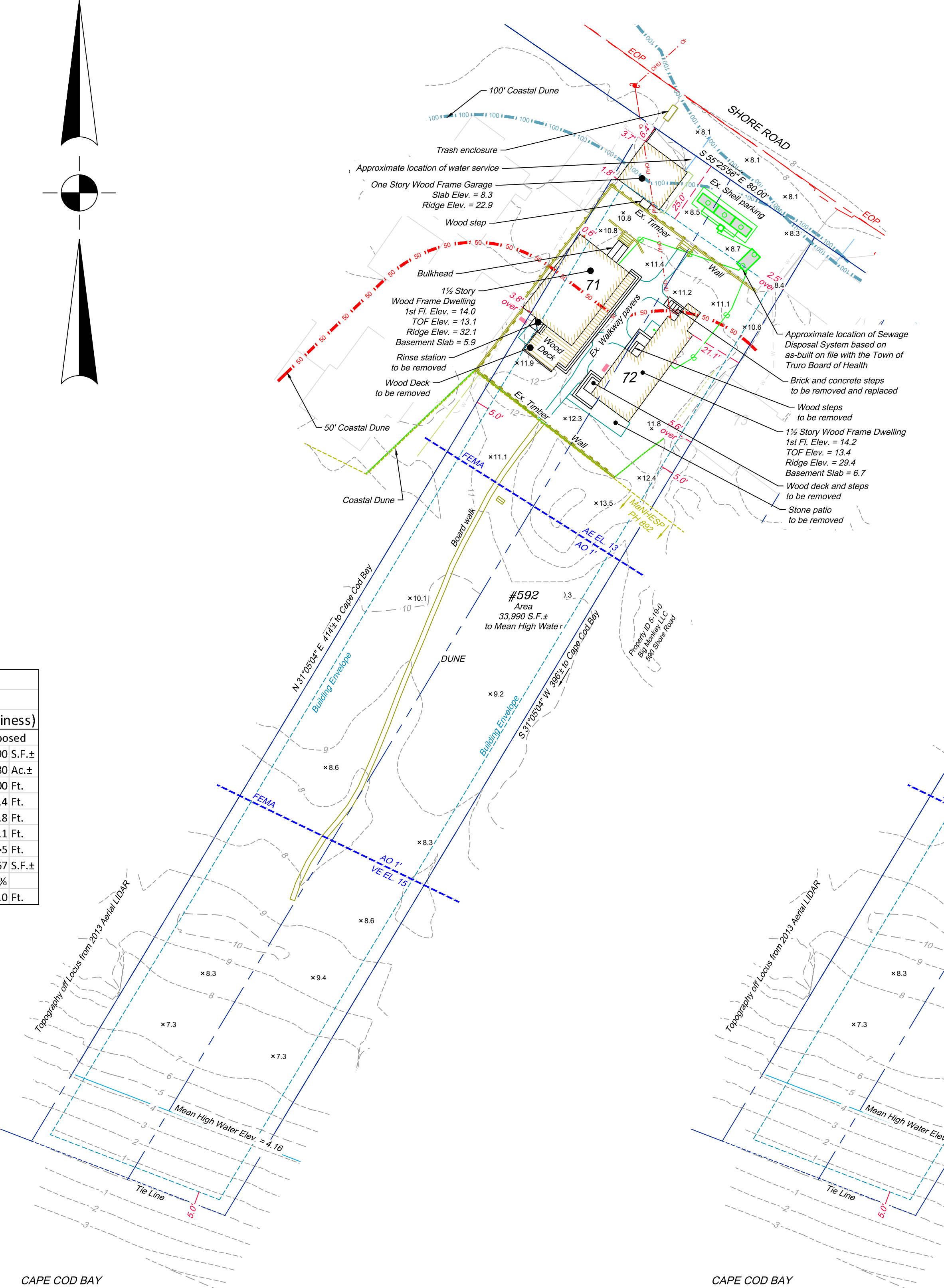
GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE RENOVATION OF COTTAGES A & B.
2. THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY EAST-SOUTHEAST LLC AS SHOWN ON THE PLAN TITLED "EXISTING CONDITIONS 583 AND 592 SHORE SROAD, TRURO, MASSACHUSETTS" DATED AUGUST 20, 2024.
3. HORIZONTAL DATUM IS BASED UPON THE NAD83 MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE.
4. VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN DATUM OF 1988 (NAVD88)
5. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES. ANY SHOWN UTILITIES ARE APPROXIMATE AND ACCURACY AND COMPLETENESS OF EXISTING UTILITIES SHOWN IS NOT GUARANTEED.
6. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
7. THIS SITE IS NOT LOCATED WITHIN A MAPPED DEP WETLAND
8. THIS SITE IS NOT LOCATED WITHIN A ZONE II
9. THIS SITE IS NOT LOCATED WITHIN AN IWPA
10. THIS SITE IS LOCATED WITHIN MAPPED PRIORITY HABITAT PH 892 ACCORDING TO ManHESP.
11. THIS SITE IS NOT LOCATED NEAR A MAPPED VERNAL POOL.
12. THIS SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)

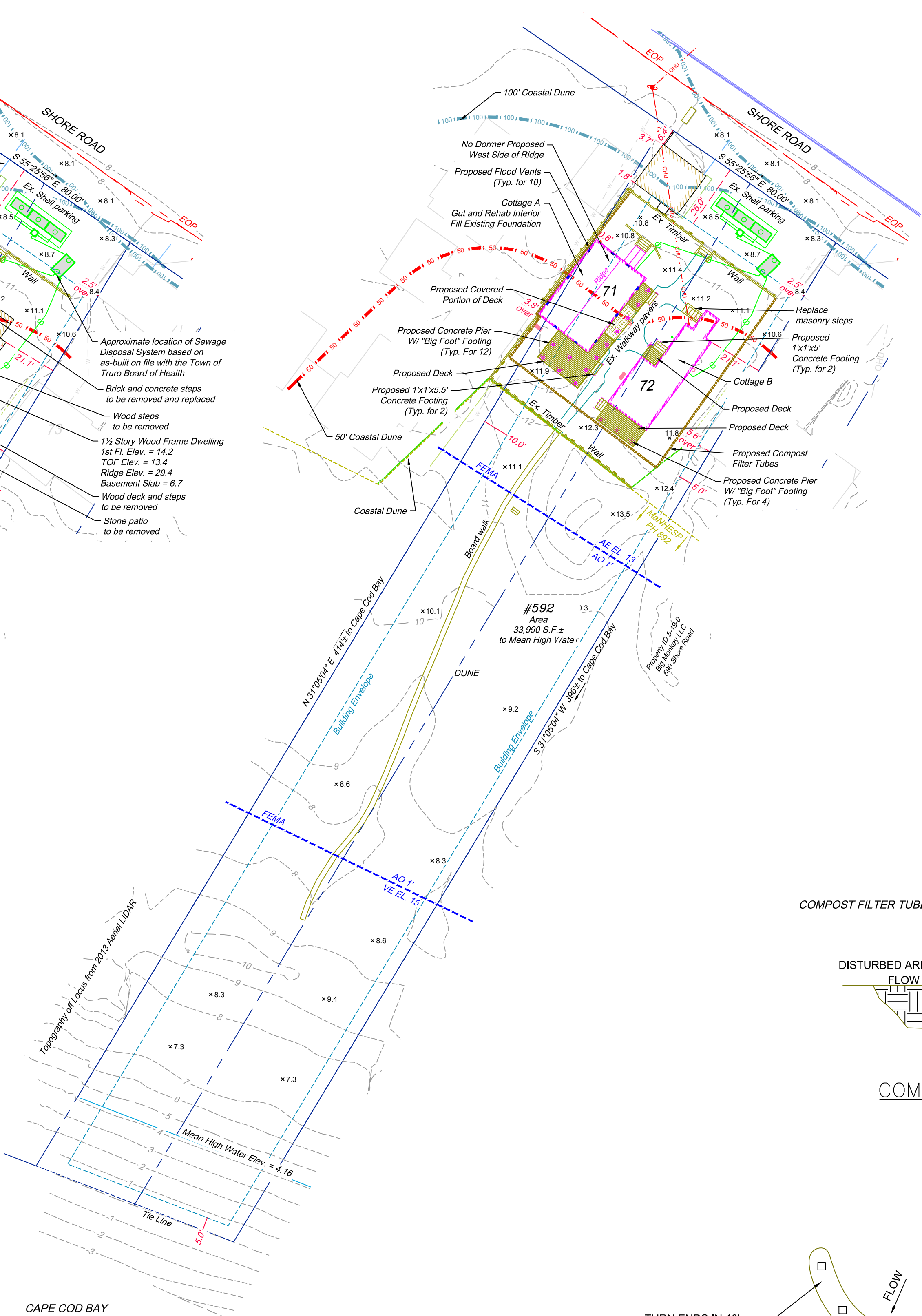
Zoning Compliance Table			
592 Shore Road			
Zone		LB (Limited Business)	
	Existing	Required	Proposed
Lot area (to Mean High Water)	33,990 S.F.±	33,750 S.F.	33,990 S.F.±
or	0.780 Ac.±	0.775 Ac.	0.780 Ac.±
Frontage	80.00 Ft.	150 Ft.	80.00 Ft.
Front setback	6.4 Ft.	25 Ft.	6.4 Ft.
Side 1 setback	-3.8 Ft.	5 Ft.*	-3.8 Ft.
Side 2 setback	21.1 Ft.	5 Ft.*	21.1 Ft.
Rear setback	> 5 Ft.	5 Ft.*	>5 Ft.
Building coverage	1,967 S.F.±	- S.F.	1,967 S.F.±
or	5.79%	-	5.79%
Building height	19.0 Ft.	30 Ft.	19.0 Ft.

* 5' per story per Truro Zoning Section 50

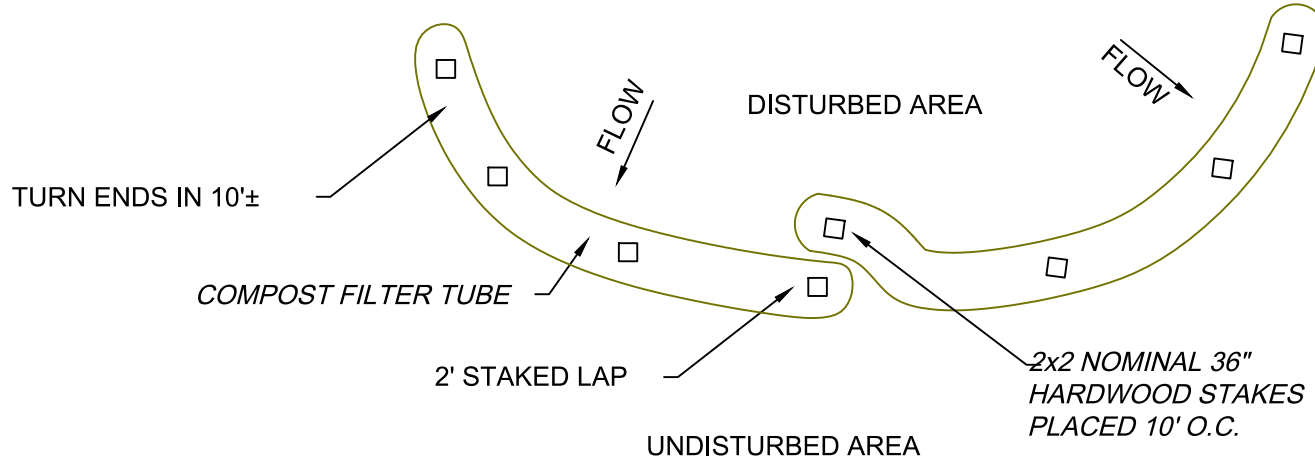
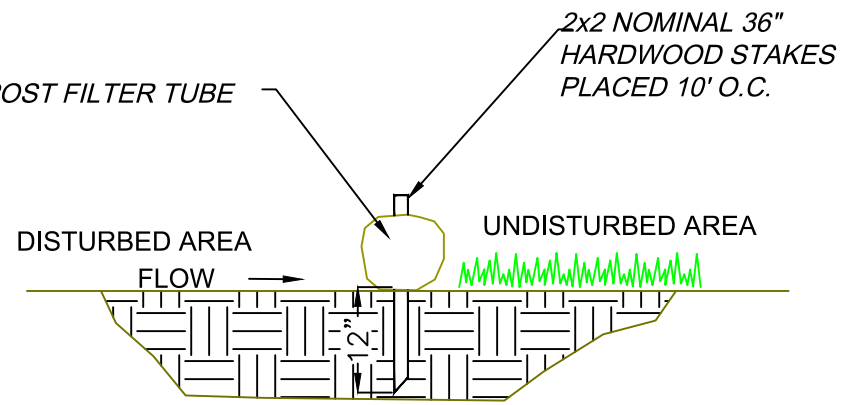
EXISTING SITE PLAN
SCALE: 1" = 30'



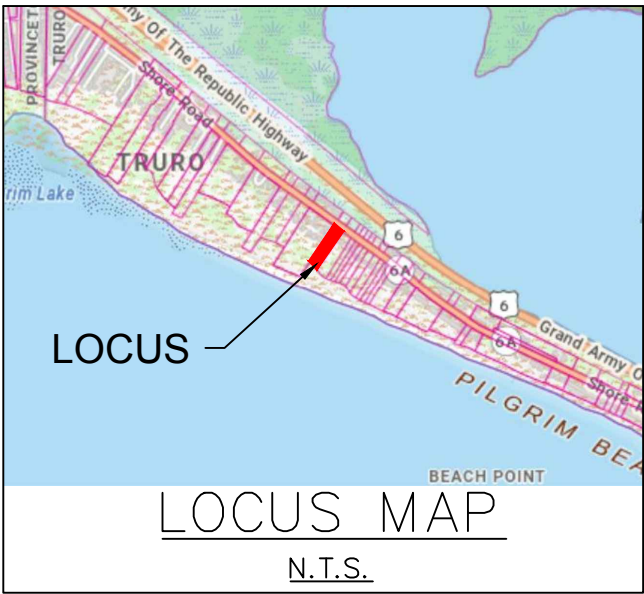
PROPOSED SITE PLAN
SCALE: 1" = 30'



COMPOST FILTER TUBE
SECTION
NTS



COMPOST FILTER TUBE
PLAN
NTS



REVISIONS	DATE

SITE PLAN
LOCATED AT
592 SHORE RD.
TRURO, MA
PREPARED FOR
KATHERINE
&
LORI BURROUGHS



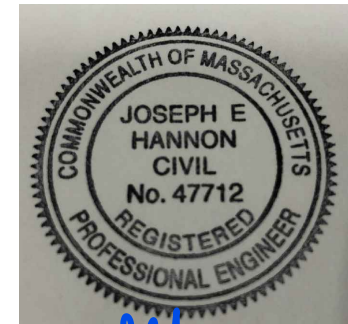
Atlantic Coast Engineering

SCITUATE HARBOR OFFICE
88 Front St. Suite 22
Scituate, MA 02066
Office: (781)378-2593

QUINCY/MARINA BAY OFFICE
500 Victory Rd., Suite 400
Quincy, MA 02171
Office: (617)404-2001

*Specializing in Engineering, Surveying,
Permitting and Construction Consulting

1/13/2025



LOCUS OWNER OF RECORD :
PARCEL ID 5-18-0
KATHERINE & LORI BURROUGHS
KATHERINE A. BURROUGHS TRUST
104 ELLINGTON STREET
LONGMEADOW, MA 02189
DEED BK 33285, PG 192
PLAN BK 23, PG 37, LOTS 71 & 72
PLAN BK 216, PG 85, LOT 1

FEMA :
THE LOCUS LIES WITHIN ZONES VE (EL. 15
FEET) ZONE AO (DEPTH 1 FEET) AND ZONE
AE (EL. 13 FEET) AS SHOWN ON THE F.I.R.M.
MAP #25001C0136J EFFECTIVE 07/16/2014.

SCALE: 1" = 30'	SHEET
0 30 60 90	1 OF 1
DATE: DECEMBER 22, 2024	
COMP./DESIGN: MP	
CHECK: JH	
DRAWN: MP	
FIELD: SEE NOTE 2	
APPROVED: JH	



MossMapper aerial image of 594 Shore Road, Truro, MA. The entire site lies within barrier beach/coastal dune resource area.

PLAN NOTES

- Site plan provided by Atlantic Coast Engineering.
- The property at 592 Shore Road in North Truro sits on the narrow strip of land between Cape Cod Bay to the south, and Pilgrim Lake to the north. The entire site is within the barrier beach/coastal dune resource area.
- The property is vegetated by a typical coastal dune community characterized by beach grass (*Ammophila brevifoliate*), shore little bluestem (*Schizachyrium littorale*), and seaside goldenrod (*Solidago sempervirens*) with patches of bare sand. The area around the structures is Cape Cod lawn. No invasive vegetation was found on site.
- BlueFlax Design was contracted by the client to provide mitigation for a proposed remodeling to the existing structure which is within the barrier beach/coastal dune resource area.
- This plan proposes 1,542 square feet of mitigation in the form of lawn reduction and native plant restoration, in a total of 674 square feet and the planting of beach grass in another 868 square feet.
- 8 ornamental ninebark shrubs will be removed from atop the timber wall next to the driveway and replaced with Panicle hydrangeas.
- Bare root beach grass (*Ammophila brevifoliate*) will be planted in dune to augment existing native vegetation.
- The mitigation area will be scarified with a rake, seeded with a mix of native grasses (see below right), and planted with native shrubs (see below).
- Disturbed areas in the lawn will be seeded with a mix of fescue grass and microclover and maintained as Cape Cod lawn.
- Wildlife habitat and stormwater function within the barrier beach/coastal dune will be restored and improved by replanting a variety of native shrubs and grasses (appropriate to the site's conditions and existing plant community) where currently Cape Cod lawn exists.
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established irrigation will be removed.

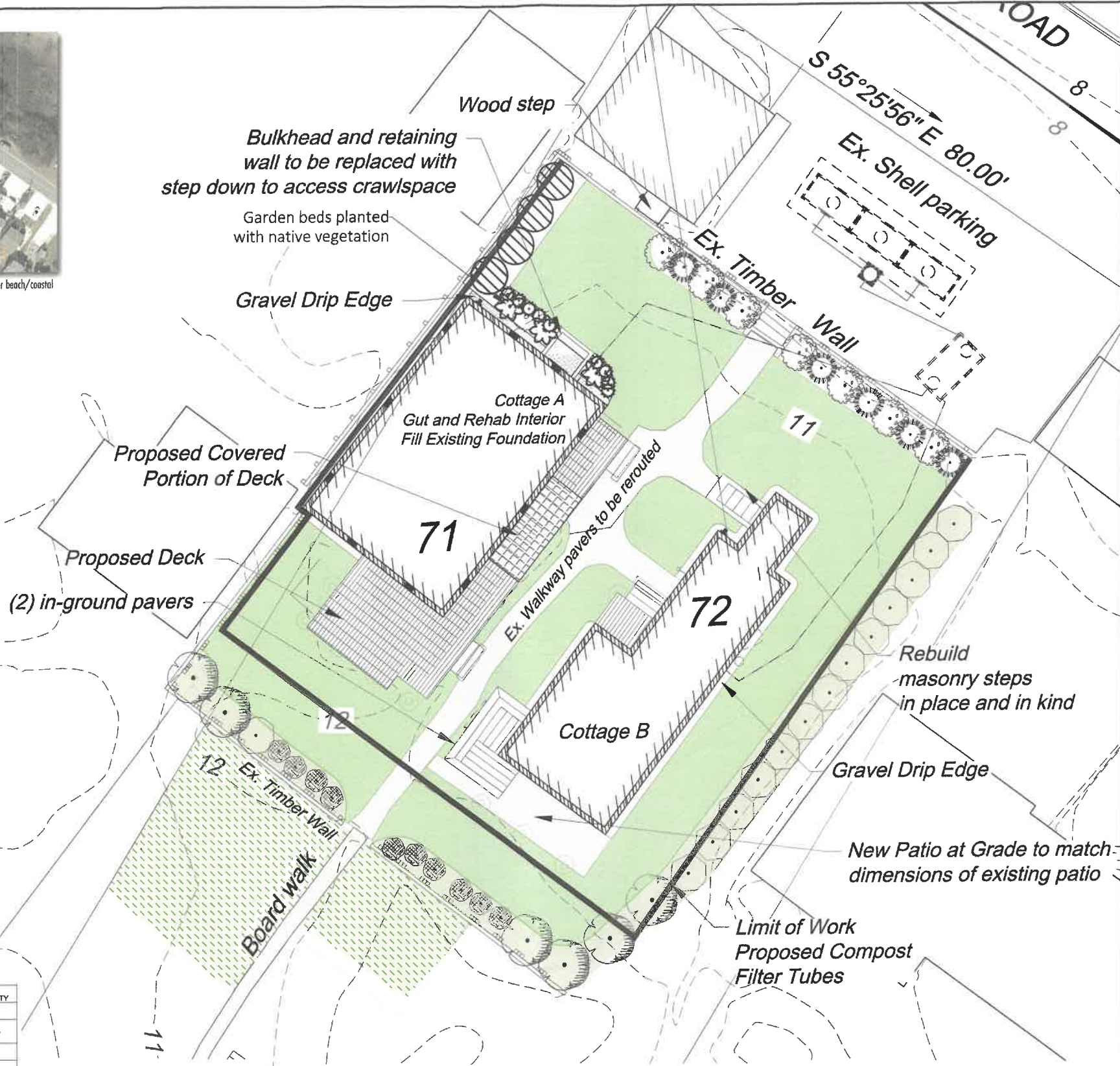
PLANTING SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT	QTY
SHRUBS			
	Little Quick Fire® Panicle Hydrangea / Hydrangea paniculata 'SMHPLOF'	3 gal	13
NATIVE SHRUBS			
	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	3 gal	4
	Beach Plum / Prunus maritima	3 gal	8
	Coastal Leucothoe / Leucothoe axillaris	3 gal	3
	Fragrant Sumac / Rhus aromatica	3 gal	10
	Mt. Airy Fothergilla / Fothergilla major 'Mt. Airy'	3 gal	1
	Northern Bayberry / Myrica pensylvanica	3 gal	14
PERENNIALS			
	Foamflower / Tiarella cordifolia	1 gal	9

NATIVE GRASS SEED MIX

- Agrostis perennans / Autumn Bentgrass
- Bouteloua curtipendula / Sideoats Grama
- Festuca ovina / Sheep Fescue
- Festuca rubra / Red Fescue
- Juncus tenuis / Path Rush
- Schizachyrium scoparium / Little Bluestem Grass

- DUNE PLANTINGS
- Ammophila brevifoliate / American Beachgrass 868 sf
- 500 bare root



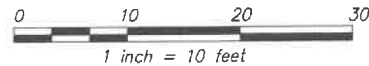
PO BOX 391 HARWICH PORT, MA
774-408-7718 | www.blueflaxdesign.com

MITIGATION PLANTING PLAN

MARCH 13, 2025 RVSD APRIL 25, 2025

LORI AND KATHY BURROUGHS
592 SHORE ROAD
TRURO, MA

- CAPE COD LAWN
- MITIGATION AREA



DATE	REVISION	INITIALS
4/25/25	Updated Site Plan replaced 7 hydrangea with inkberry removed Coverage Calculation Table	MT

SHEET
00

Conservation Commission
TOWN OF TRURO
APR 28 2025



Conservation Commission
TOWN OF TRURO
APR 28 2020

HUTH
ARCHITECTS
313 Washington Street
Suite 212
Newton, Massachusetts
02458
617.965.4401 T
617.965.9987 F
hutharchitects.com

SCALE: 1/4" = 1'-0"
FLOOR PLANS - COTTAGE "A"
592 SHORE ROAD, TRURO, MA
SK.A2

9

Notice of Intent Application
For
Proposed Detached Garage
670 Shore Road
Truro, MA 02652

Conservation Commission
TOWN OF TRURO
APR 16 2025

2. PROJECT NARRATIVE

Introduction

The applicant, John Kramer of Shore Road Properties, LLC., proposes to demolish an existing detached garage and then construct a new detached garage building in its place at their existing cottage property located at 670 Shore Road in Truro, MA. The existing parcel can be identified on Assessor's Map 2, Plot 12-10 with a total area of approximately 3.32 +/- acres.

Locus

The site is located on the southern side of Shore Road in Truro. The property is located in the Beach Point Limited Business (BPLB) zoning district and is surrounded other similar uses. Refer to Figure 1 – USGS Map for the location of the site.

Resource Areas

The site is located within the Barrier Beach System (BB). A portion of the site is located with NHESP Estimated Habitat of Rare Wildlife and NHESP Priority Habitat however the limit of work is outside this mapped area. The entire site is located within FEMA Zone AE (EL 12) based on the latest Flood Insurance Rate Map No.: 20001C019J dated 7/16/2014.

The site is not located within any other resource areas (Zone II, IWPA, ACEC, or other wetland resource areas).

Proposed Project

The applicant, John Kramer of Shore Road Properties, LLC., proposes to demolish an existing detached garage and then construct a new detached garage building in its place at their existing cottage property located at 670 Shore Road in Truro, MA. The existing garage is located on the northwest corner of the property and is in poor condition. The entire developed property is located within the Barrier Beach System (BB). The entire site is also located within FEMA Zone AE (EL 12) based on the latest Flood Insurance Rate Map. The applicant has received a special permit from the Truro Zoning Board of Appeals for the reconstruction of this structure in the same general footprint of the existing building.

The concrete slab of the proposed building will be located slightly higher than the existing garage. The garage building will included three (3) Smartvent #1540-510 flood openings which will be installed approximately 1' above existing grade due to the site being located within the FEMA Zone AE. This garage is for storage only and will not have any habitable space within it.

A subsurface infiltration system is proposed to the rear of the proposed garage and will capture and infiltrate the stormwater runoff from the proposed garage roof which will improve the existing conditions on the property to the maximum extent practicable which will satisfy the

Redevelopment Standard of the Massachusetts Stormwater Handbook as required by filing this Notice of Intent for this proposed project.

Alternative's Analysis

Due to the property's location within the Barrier Beach System, between Cape Cod Bay and Pilgrim Lake, the severely deteriorated garage requires replacement, which is more cost-effective than repair. The proposed garage, situated in a previously developed area exceeding 500 feet from Cape Cod Bay, incorporates stormwater management which will be a vast improvement over the existing conditions. The "no-build" alternative is unsuitable given the existing structure's poor condition and ongoing negative impact on the property. The applicant's preferred alternative, presented to the Conservation Commission, is designed to minimize adverse effects on wetland resource areas and neighboring properties through resource protection during construction and a stormwater management system for long term compliance with current regulations.

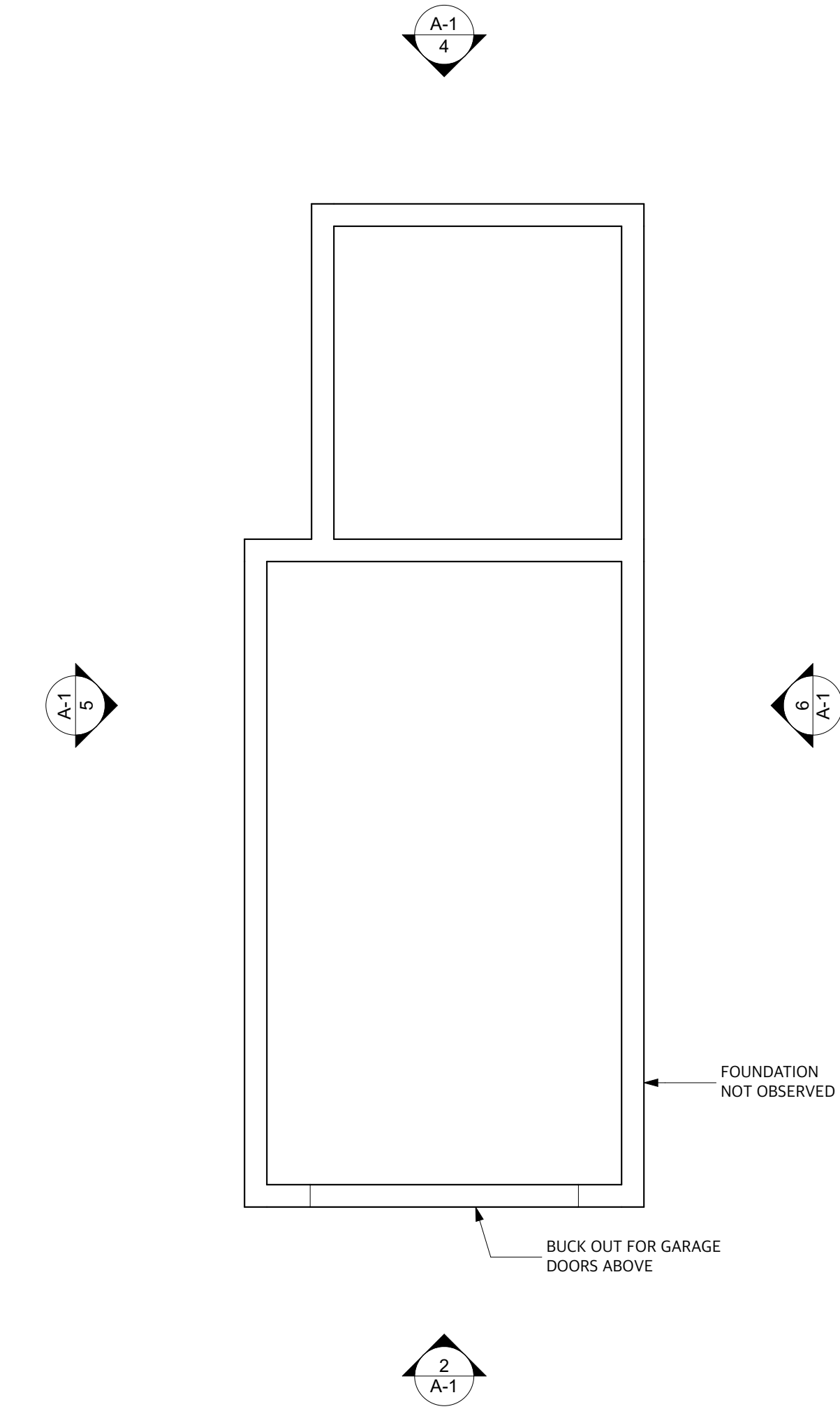
Proposed Wetland Protection

Perimeter sedimentation control straw wattles are proposed at the limit of work on the property and to protect the neighboring properties during construction. Discharges from dewatering of excavations will not be diverted directly into any wetlands or existing storm drains without pretreatment via settling basins.

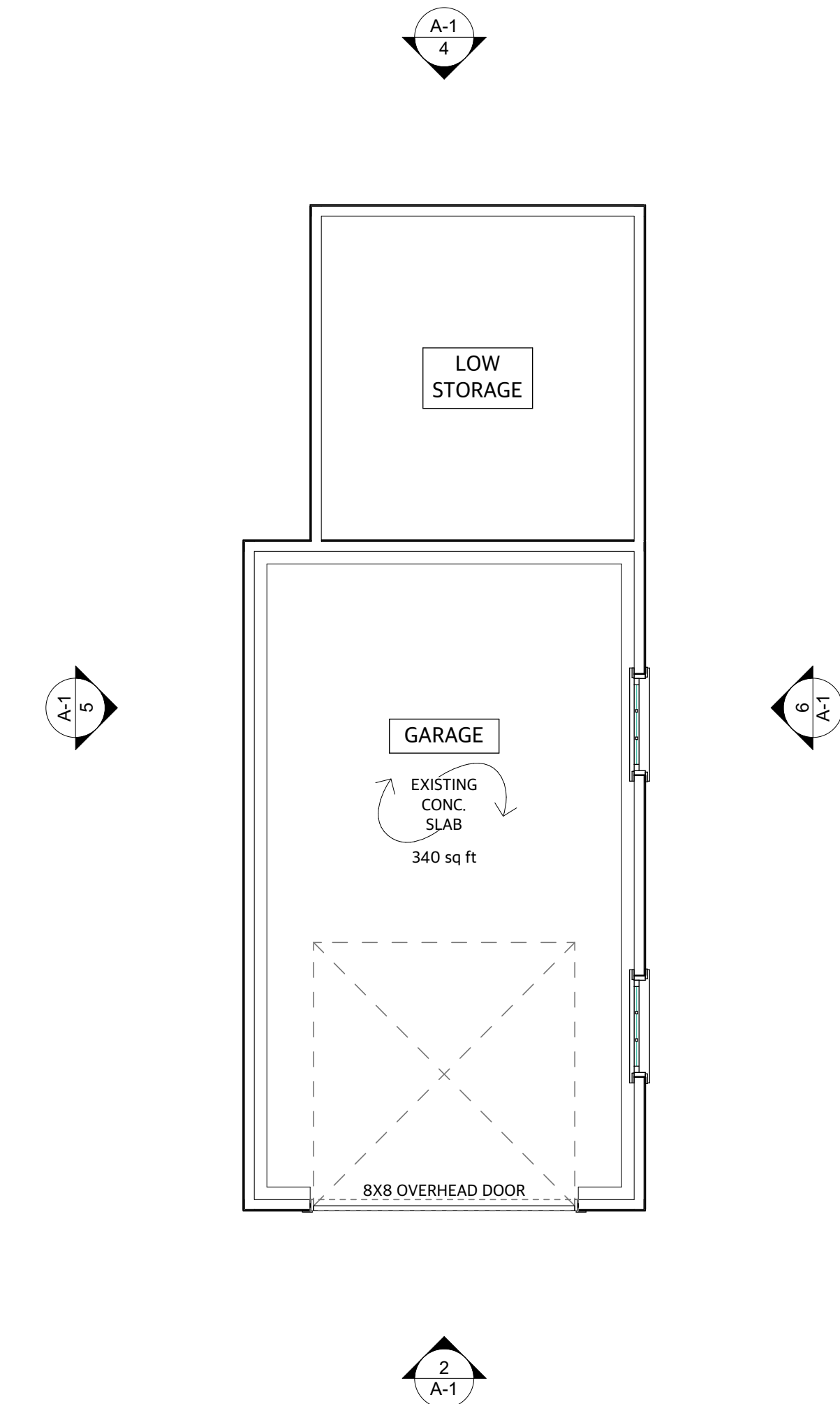
The anticipated area of disturbance for the proposed work is not expected to exceed 1 acre, therefore filing a SWPPP with the US EPA prior to construction is not required.

Conclusion

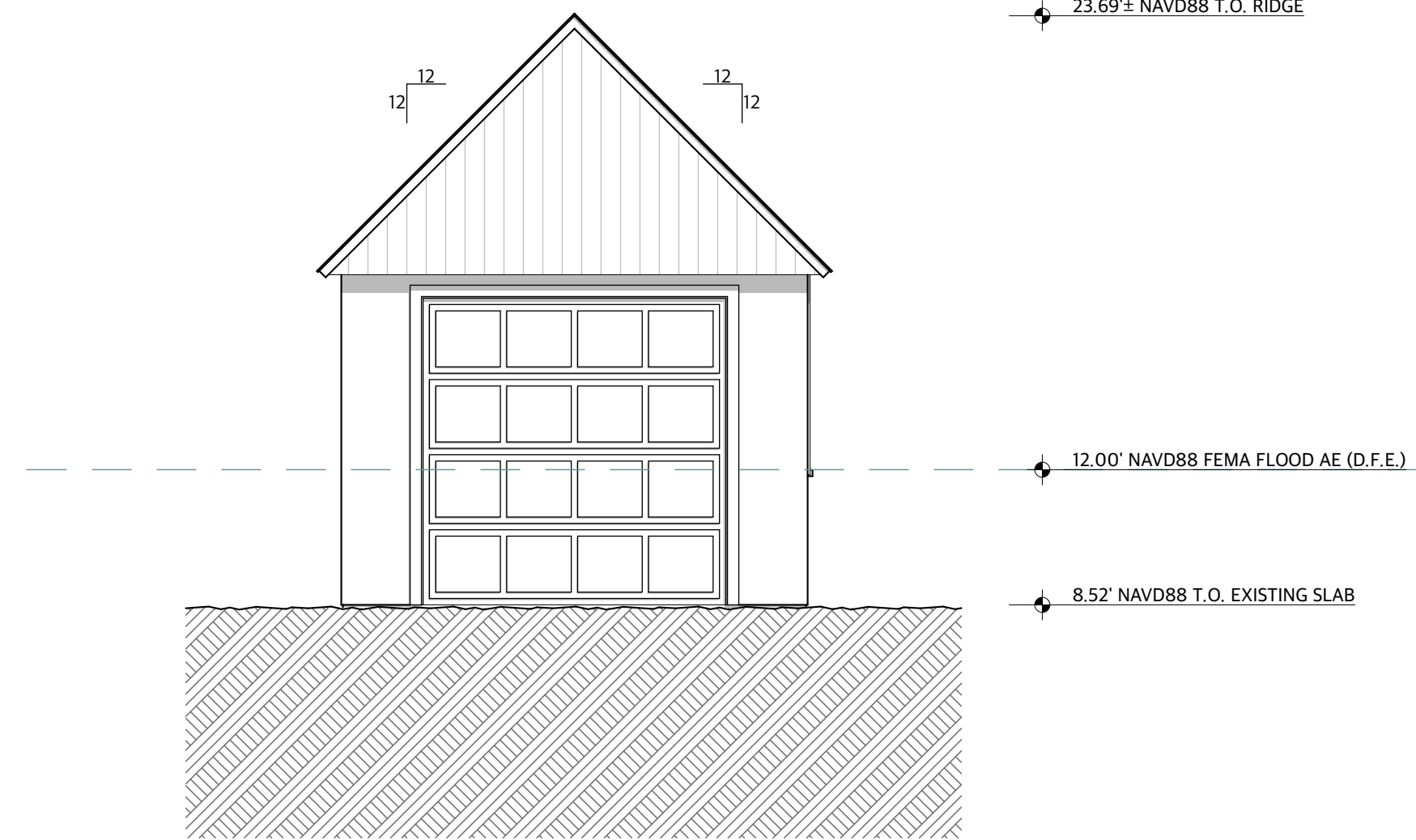
It is our opinion that with the mitigation provided and the strict compliance to the plans and standard procedures that are required by the Conservation Commission, there will be no adverse impacts to any resource areas. We look forward working with the Conservation Commission during the permitting process to satisfy any concerns that may arise.



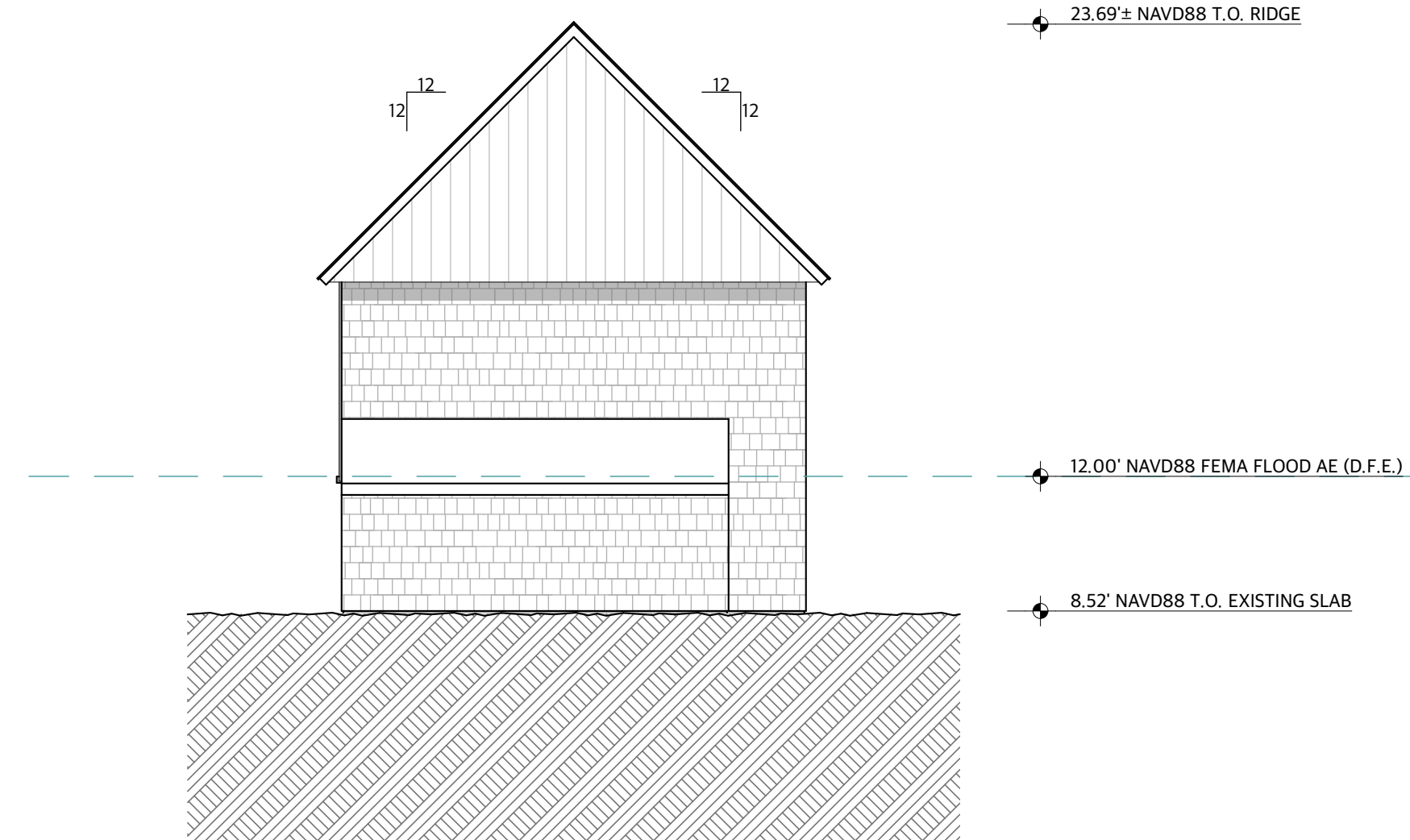
1 FOUNDATION EXISTING
SCALE: 1/4" = 1'-0"



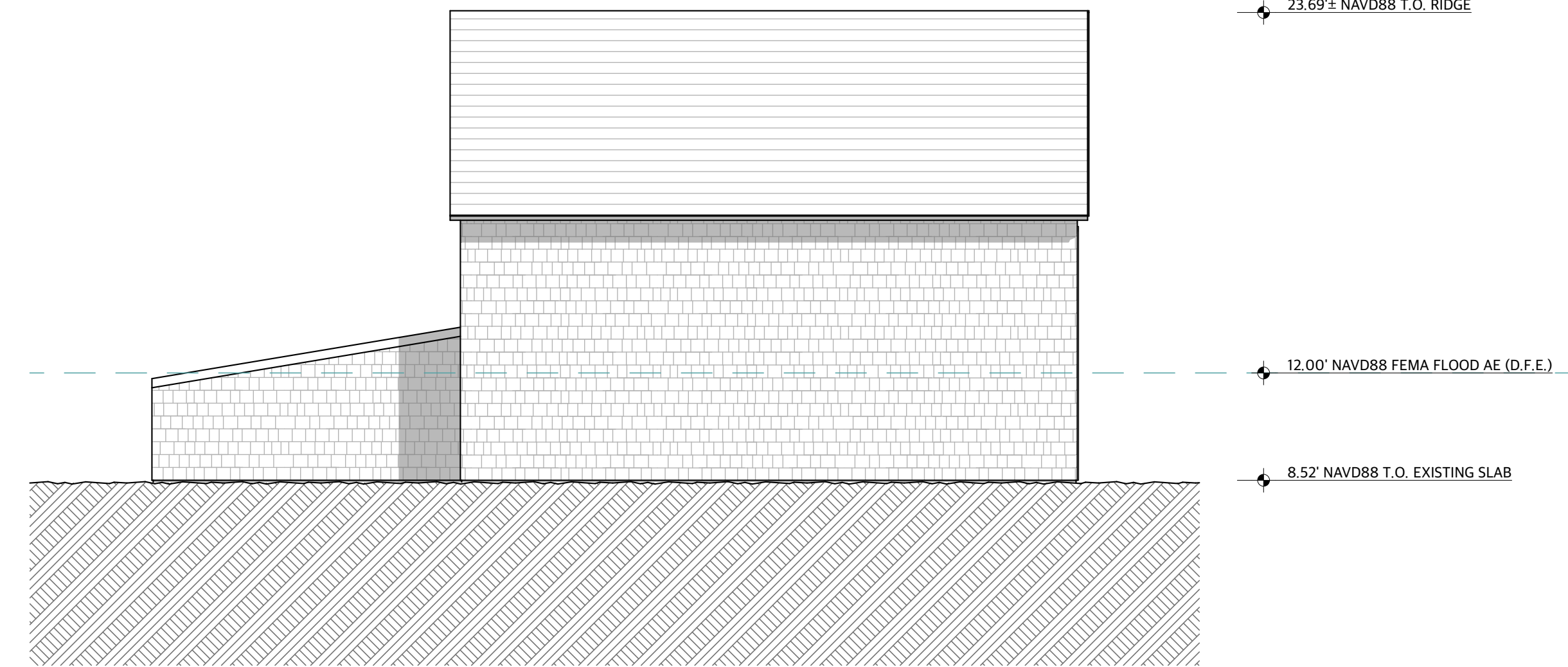
3 FIRST FLOOR EXISTING
SCALE: 1/4" = 1'-0"



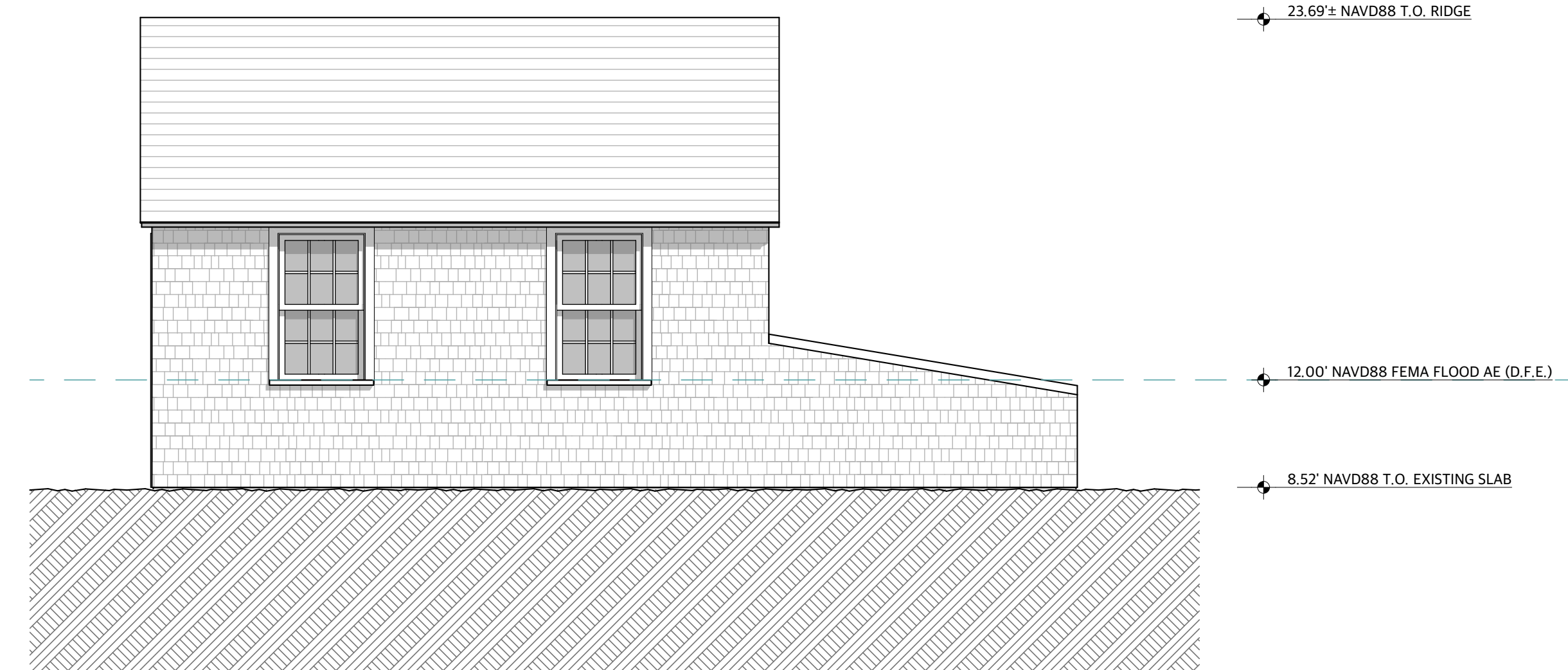
2 NORTH ELEVATION (SHORE RD)
SCALE: 1/4" = 1'-0"



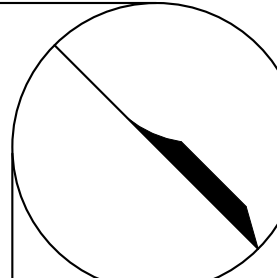
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



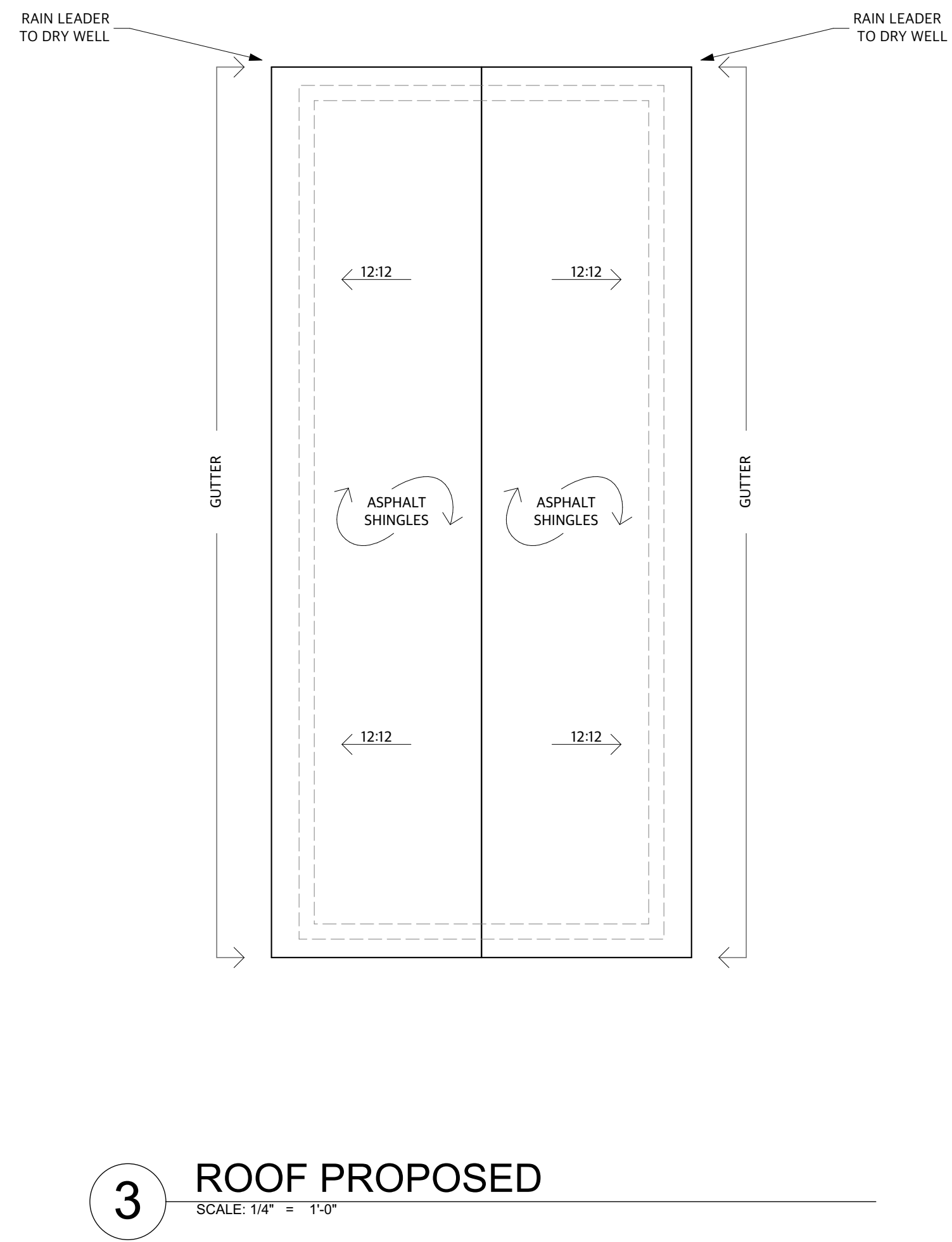
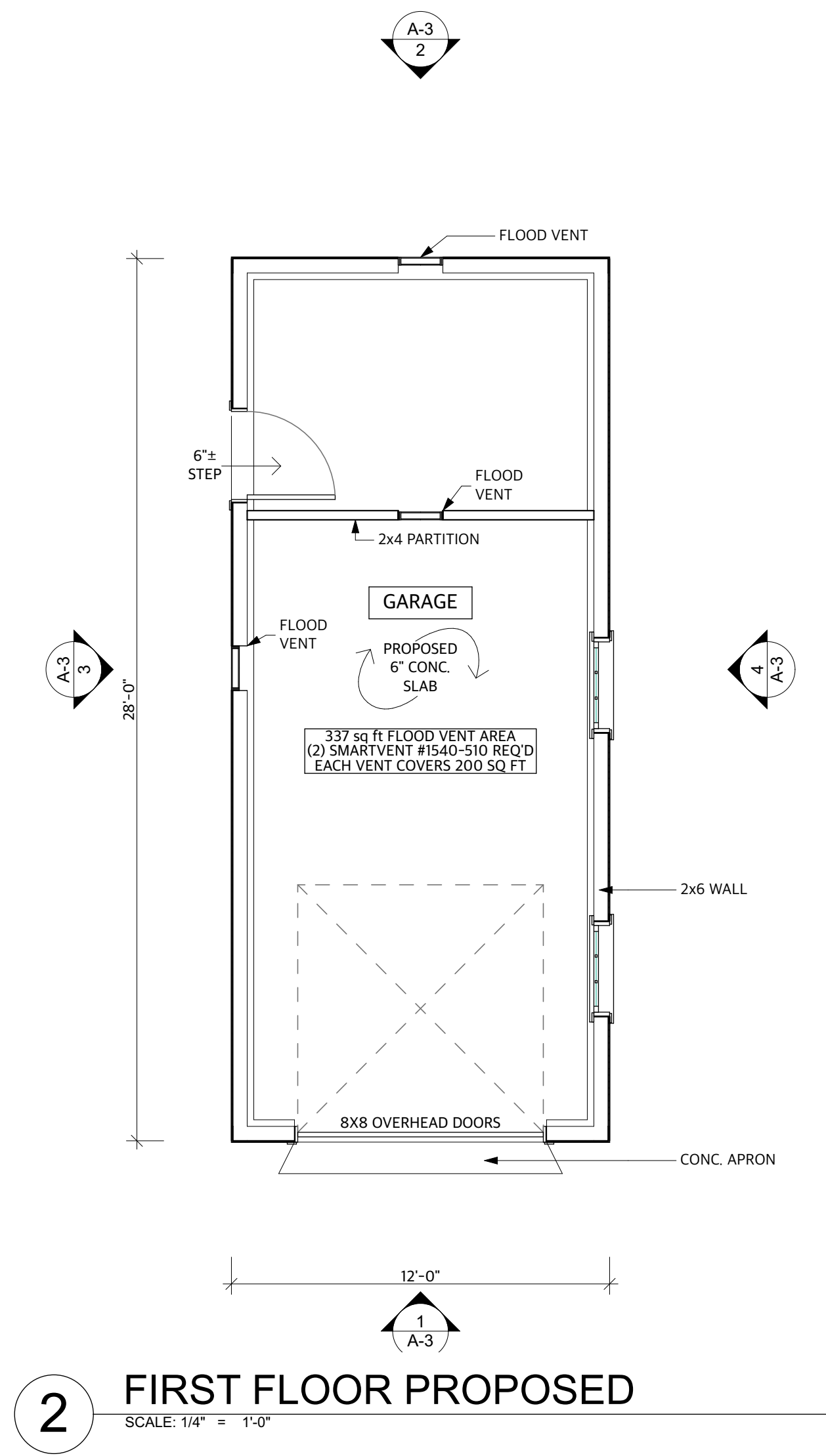
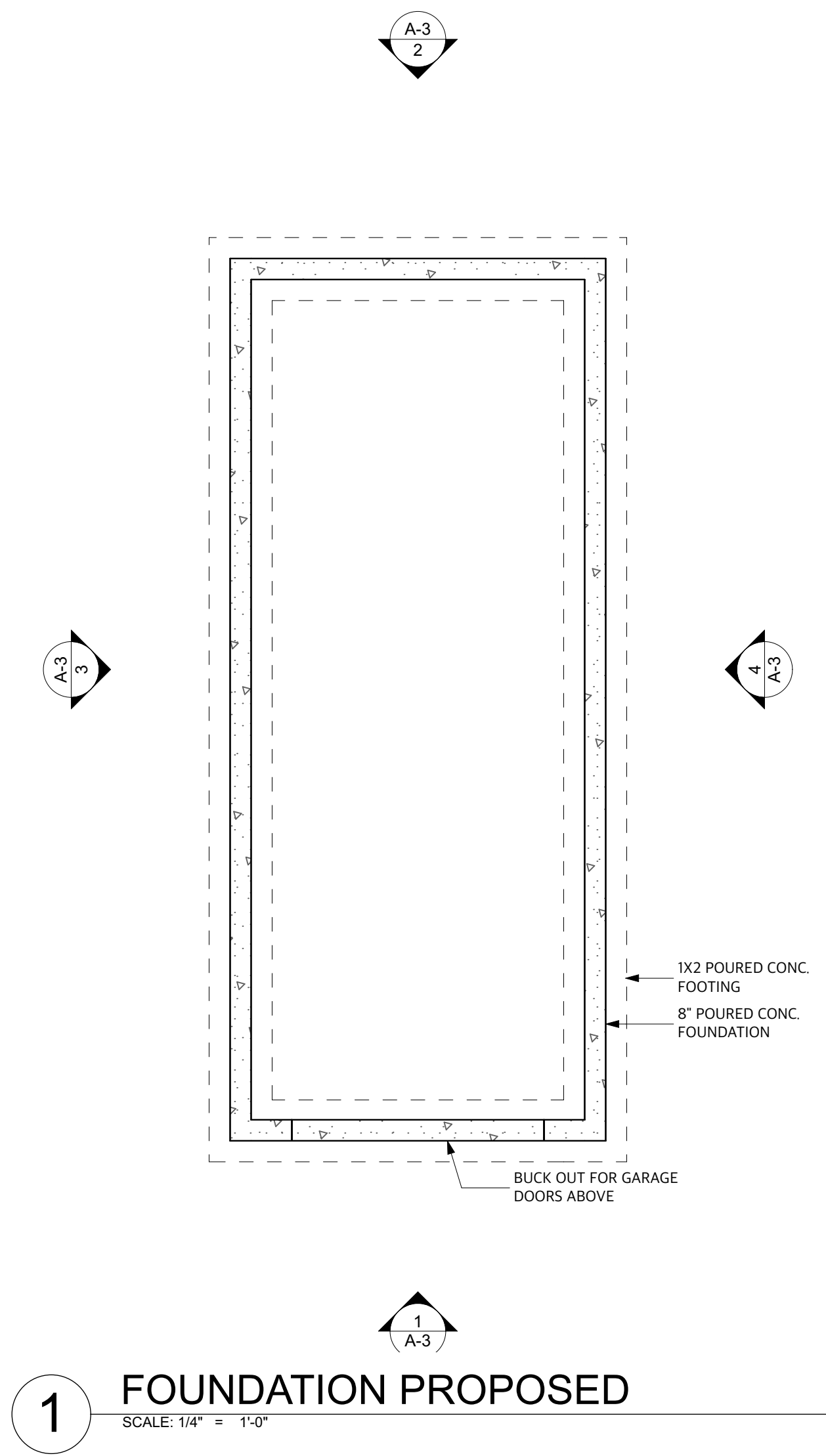
REVISION DATES:

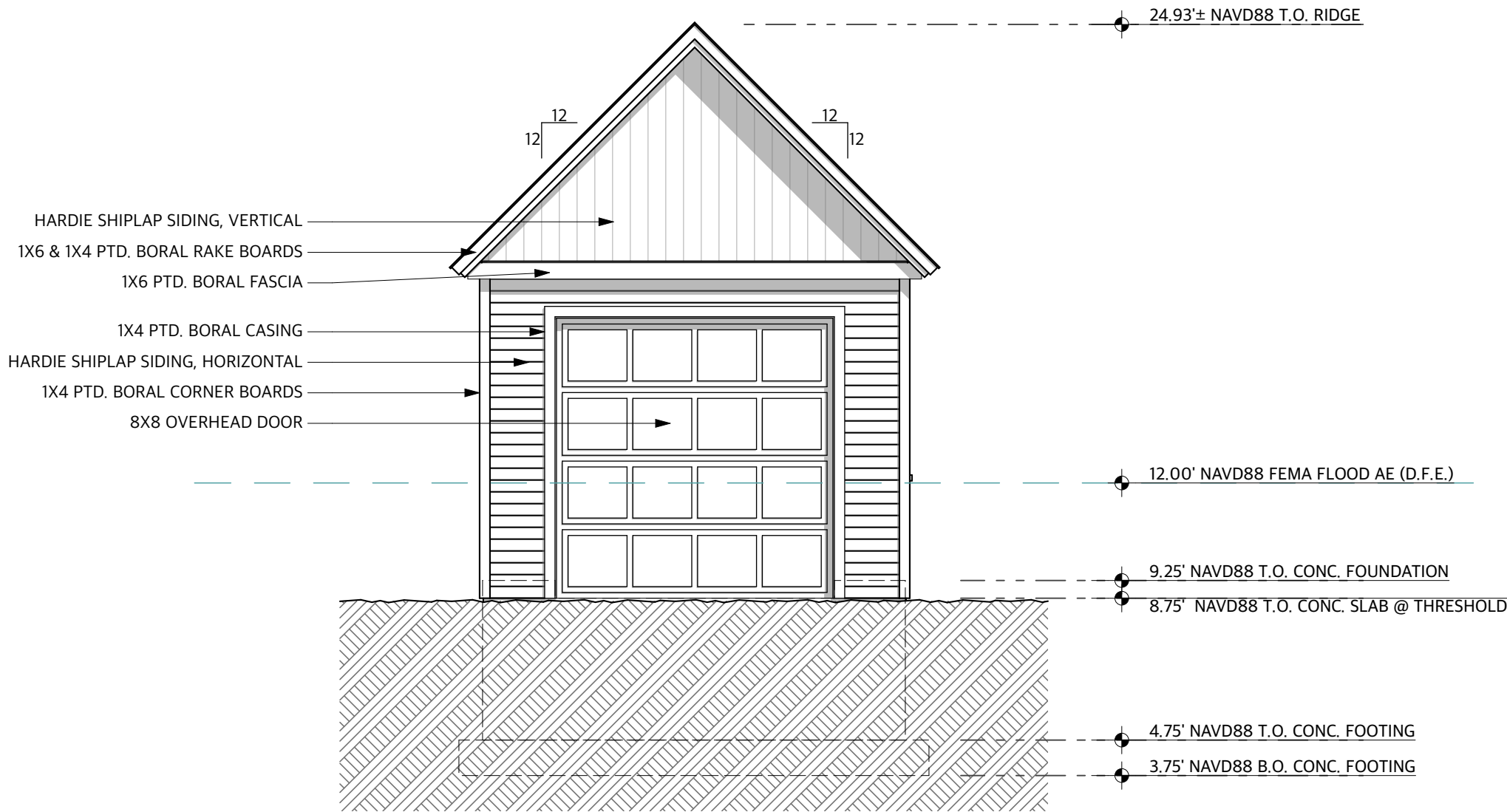
Leif Hamquist Architects
info@lha.design 617.365.0130
www.lha.design

Title: FLOOR PLANS/ELEVATIONS EXISTING
Scale: As Noted
Date: 10.29.24 NOT FOR CONSTRUCTION

670 Shore Road Garage
670 Shore Road
Truro, MA

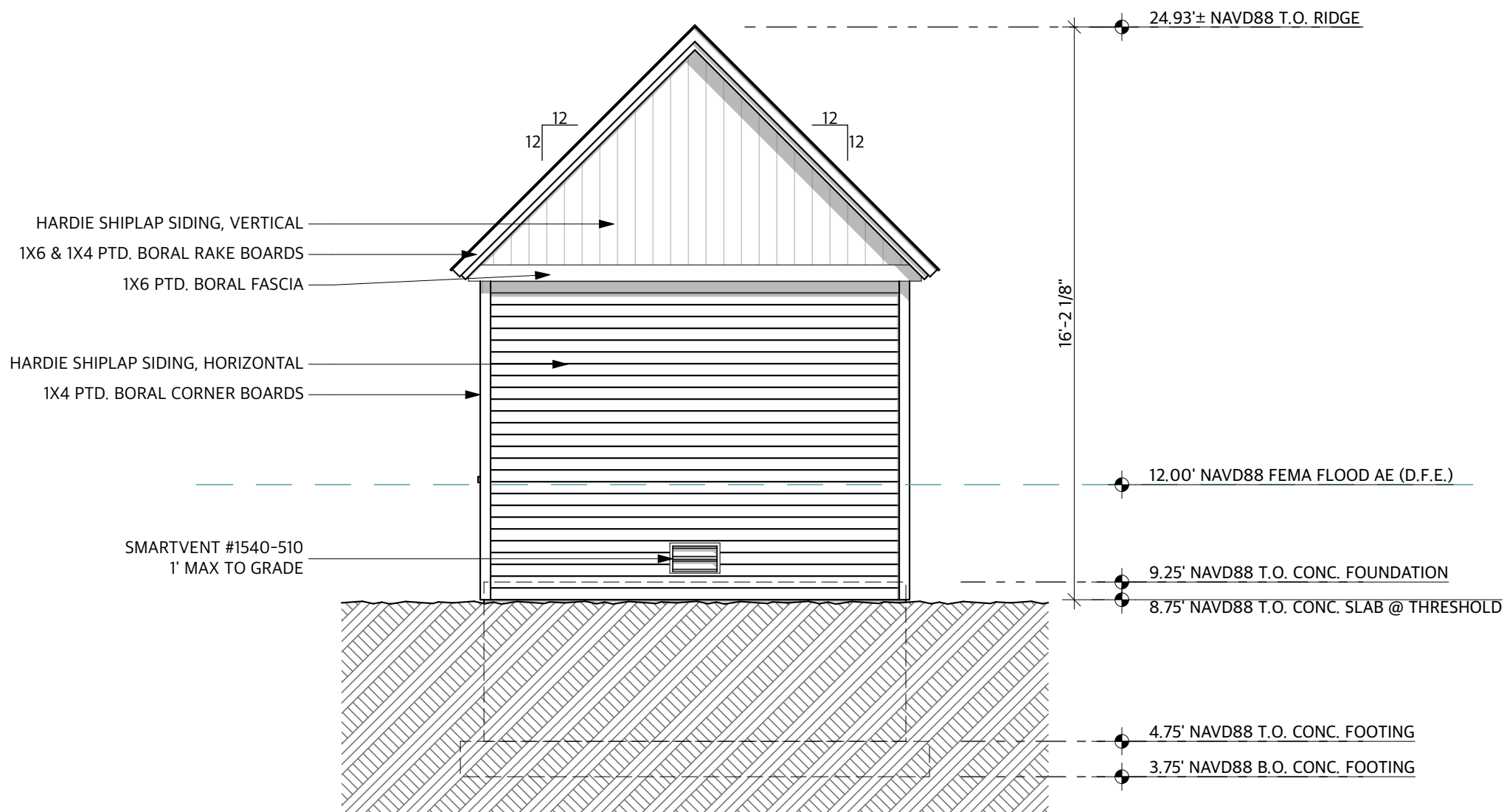
A-1





1 NORTH ELEVATION (SHORE RD)

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



2 SOUTH ELEVATION

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



3 EAST ELEVATION

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



4 WEST ELEVATION

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

REVISION DATES:

Leif Hamquist Architects
info@lha.design 617.365.0130
www.lha.design

Title: ELEVATIONS PROPOSED
Scale: As Noted
Date: 10.29.24 NOT FOR CONSTRUCTION

670 Shore Road Garage
670 Shore Road
Truro, MA

A-3

Issued for: Notice of Intent

Date Issued: April 8, 2025

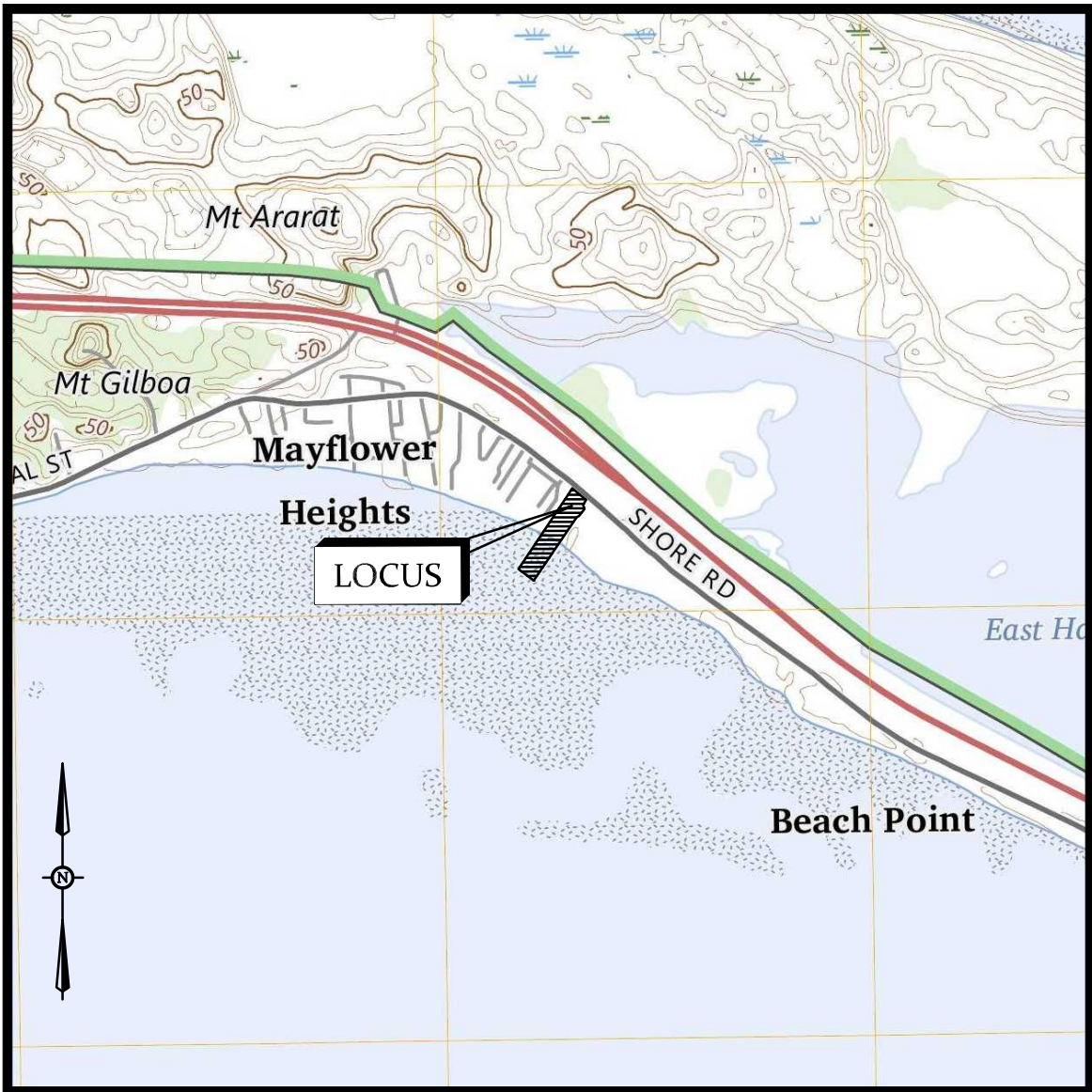
JDE Project Number: 24-013

Site Development Plans Proposed Detached Garage

670 Shore Road
Truro, MA 02652

PREPARED FOR:

John Kramer
Shore Road Properties, LLC.
45 Baldwin Farms
South Greenwich, CT 06831



LOCUS MAP
NOT TO SCALE

PREPARED BY:



Registered Professional Civil Engineers
140 East Main Street, Norton, MA 02766
PO Box 15, 300 Main Street, North Easton, MA 02356

CONSTRUCTION NOTES:

- ALL PROPOSED WALKWAYS/ROUTES TO HANDICAPPED SPACES WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS TO BE LESS THAN 5%.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY EXISTING INFORMATION OR OTHER PROPOSED IMPROVEMENTS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO JDE CIVIL, INC. (JDE). CONTRACTOR WILL REFER TO (JDE) FOR ALL TECHNICAL COMMENTS FOR RESOLUTION OF THE CONFLICT.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET". (R&R)
- JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE UTILITIES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1-888-DIG-SAFE) AND THE TOWN OF TRURO DPW AT LEAST 72 HOURS TO MARK APPROPRIATE UTILITIES BEFORE THE START OF CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED AND SEEDED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE.
- THE CONTRACTOR SHALL WATER, MOW, AND FERTILIZE LAWN AREAS UNTIL SATISFACTORY GRASS STANDS, AND/OR THE OWNER OR ITS REPRESENTATIVE IS SATISFIED.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND THEIR REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, THEIR ENGINEER OR REPRESENTATIVE.
- FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES UNTIL FINAL APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, AND DEBRIS FROM THE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.
- ALL ELECTRICAL, TELEPHONE, AND LOCAL FIRE DEPARTMENT CONDUITS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
- PROPOSED MANHOLE RIMS & GRATES ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK. IF ANY CONFLICTS ARE DISCOVERED NOTIFY OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TOWN OF TRURO PUBLIC WORKS CONSTRUCTION LICENSE.
- A STABILIZED CONSTRUCTION EXIT IS TO BE PUT IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- REMOVE SNOW FROM SITE AS NECESSARY AND DO NOT PLACE ON TOWN/STATE PROPERTY.
- THE MAINTENANCE OF THE DRAINAGE SYSTEM IS THE OWNER'S RESPONSIBILITY.
- ANY HYDRANT, FIRE PROTECTION WATER SUPPLY LINE, AND ASSOCIATED DEVICES ON SUBJECT PROPERTY SHALL BE MAINTAINED TO THE REQUIREMENTS OF NFPA25.
- THIS DESIGN IS BASED ON THE FIELD WORK PERFORMED BY ALPHA SURVEY GROUP, LLC. AND THE EXISTING CONDITIONS PLAN, INCLUDED AS SHEET 2 OF THIS SITE PLAN SET SUBMITTED TO THE TOWN OF TRURO CONSERVATION COMMISSION, STAMPED BY JAMES E. PETERSON, PLS. THE CIVIL ENGINEER CERTIFYING THIS PLAN HAS NOT MADE ANY PROPERTY LINE DETERMINATIONS IN THE DEVELOPMENT OF THIS DESIGN AND IS RELYING ON THE EXISTING CONDITIONS AND PROPERTY LINE INFORMATION AS DETERMINED AND PROVIDED BY ALPHA SURVEY GROUP, LLC.



LAND SURVEYING CONSULTANT:

ALPHA Survey Group, LLC.
695 Wareham Street
Middleboro, MA 02346

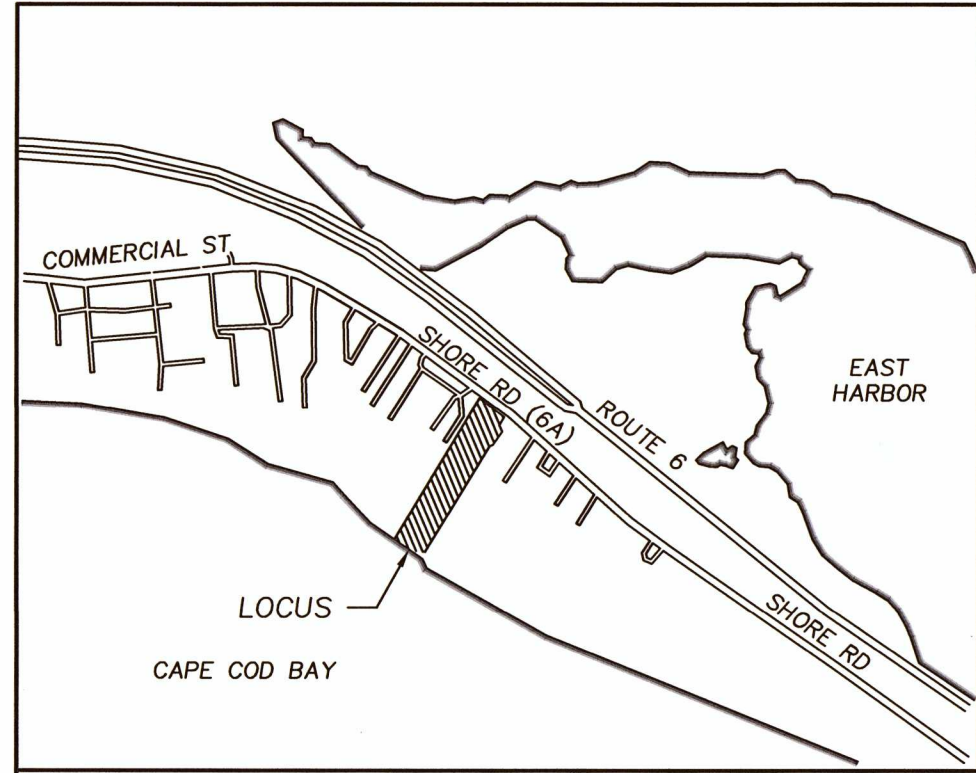
Sheet Index

No.	Drawing Title	Date	Revised
1	Cover Sheet	04-08-2025	
2	Existing Conditions Plan (By Others)	08-08-2024	11-20-2024
3	NOI and Building Permit Plot Plan	04-08-2025	
4	Construction Details	04-08-2025	

LEGEND

NOTE: NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLANS.

EXIST	PROP	EXIST	PROP



LOCUS MAP - N.T.S.

UTILITY NOTE:

- 1) UTILITIES SHOWN HEREON ARE DERIVED FROM RECORD PLANS AND FIELD OBSERVATIONS MADE BY ALPHA SURVEY ON JULY 25, 2024.
- 2) ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY, ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 811.
- 3) THE UTILITY COMPILATION FOR THIS PROJECT IS COMPLETE, ALTHOUGH A RESPONSE WAS NOT RECEIVED FROM TOWN OF TRURO DPW AND NO INFORMATION WAS RECEIVED REGARDING THE UTILITY SPLICE BOX IN FRONT OF LOCUS. NO INFORMATION WAS PROVIDED FOR ON-SITE UTILITIES.

NOTES:

- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED ON JULY 25, 2024, BY ALPHA SURVEY GROUP, LLC.
- 2) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NAD83 [2011]/GEOID18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON JULY 25, 2024 UTILIZING MACORS REAL TIME NETWORK.
- 3) THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NAD83 [2011]/GEOID18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON JULY 25, 2024 UTILIZING MACORS REAL TIME NETWORK.
- 4) THE ENTIRE SITE LIES WITHIN FEMA ZONE AE (EL12) BASED UPON FLOOD INSURANCE RATE MAPS NUMBER 20001C019J WITH AN EFFECTIVE DATE OF 7/16/2014.
- 5) THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- 6) NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL AND ARTIFICIAL CAUSES AND MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

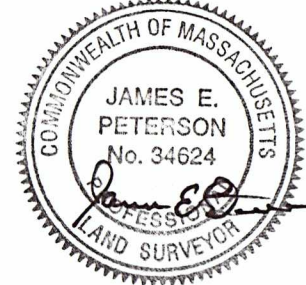
DRAWING LEGEND

GAS METER	⊠
WATER GATE	⊠
WATER METER	⊠
ELECTRIC METER	⊠
UTILITY GATE (UNKNOWN TYPE)	⊠
UTILITY POLE	⊠
GUY WIRE ANCHOR	⊠
HAND HOLE	⊠
HYDRANT	⊠
BOLLARD	⊠
LIGHT POLE	⊠
MONITORING WELL	⊠
WATER LINE	—W—
ELECTRIC LINE	—E—
CONCRETE	CONC.
BITUMINOUS	BIT.
SPOT GRADE	X 100.00
DOOR SILL ELEVATION	⊠ S=100.00
MAG NAIL	MAG
SPIKE	SPK
ESCUTCHEON PIN	EP
BENCHMARK	⊠
TRAVERSE (CONTROL) POINT	⊠
SIGN	⊠

UNIT	PARCEL	OWNER OF RECORD	BK/PG
1	2-12-1	GETTER MARSHA L-LIFE ESTATE	35724-59
2	2-12-2	AHERN PETER J & DIANE V	9303-001
3	2-12-3	WATTER ROBERT K	27287-337
4	2-12-4	COX KATHERINE M	13414-106
5	2-12-5	NAGENGAST ROBIN L & BASILE MICHAEL J	35403-107
6	2-12-6	BRUDNER STEPHEN & MICHELLA	34430-333
7	2-12-7	SHORE ROAD PROPERTIES, LLC	35388-198
8	2-12-8	KAMEN RANDY J	32613-185
9	2-12-9	670 SHORE RD UNIT 9 REALTY TRS	0815-149
10	2-12-10	PILGRIM COLONY CONDO TRUST	9289-225

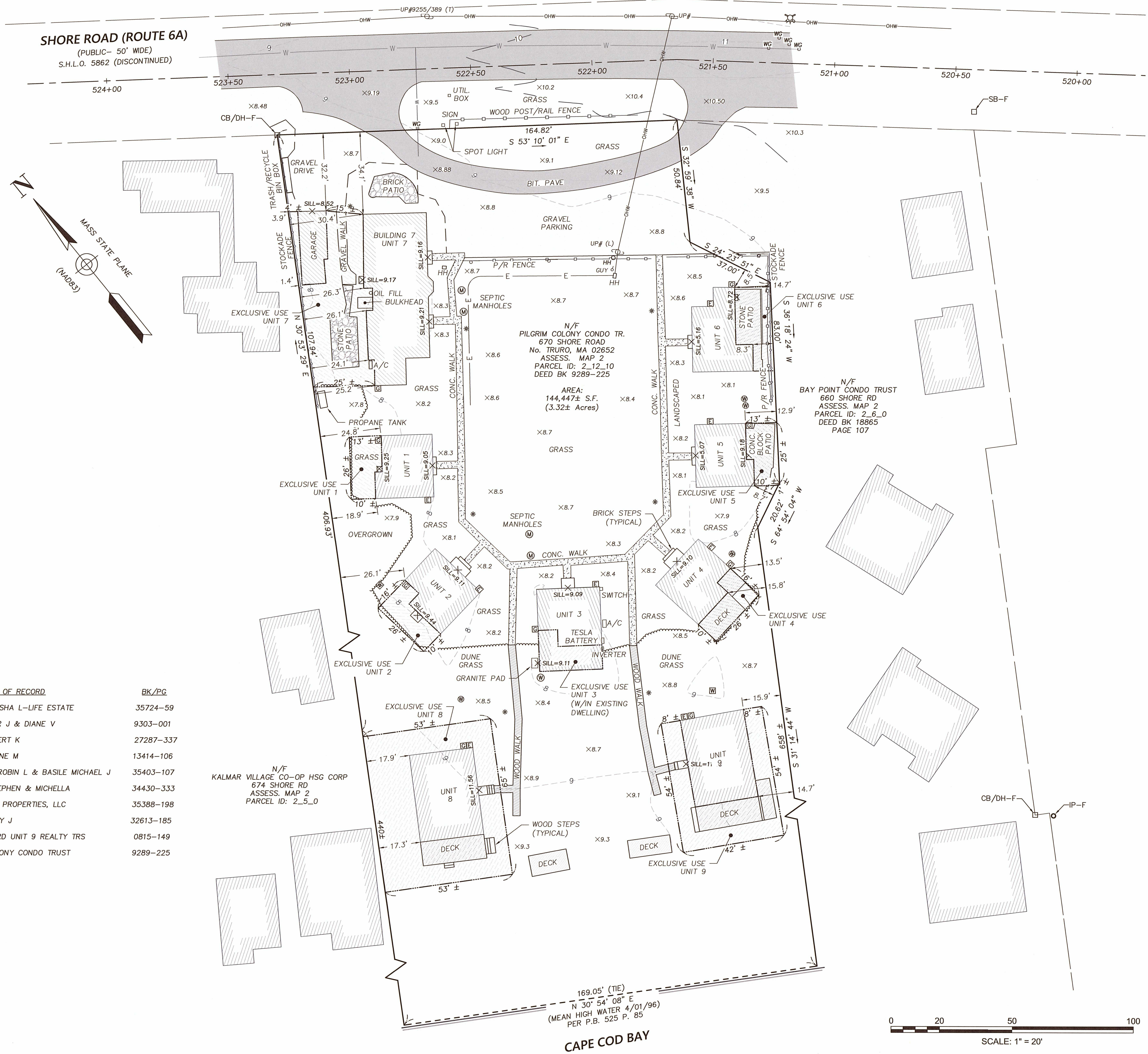
PLAN REFERENCES:

PB 160 P 107
PB 302 P 99
PB 501 P 76
PB 504 P 57
PB 525 P 85
PB 592 P 59
LCC 23605A



11/20/24
DATE

James E. Peterson
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC



REVISION
DATE
11/20/24

ADDED EXISTING BUILDING SETBACKS

PREPARED FOR
JDE CIVIL, INC.
50 OLIVER STREET
NORTH EASTON, MA
02356

BOUNDARY & LIMITED EXISTING CONDITION SURVEY
670 SHORE ROAD
TRURO, MASSACHUSETTS 02657

CHECKED
JEP

DATE
08/09/2024

FIELD
DS/PP/JB

JOB NO.
24139

PREPARED BY
ALPHA SURVEY GROUP, LLC

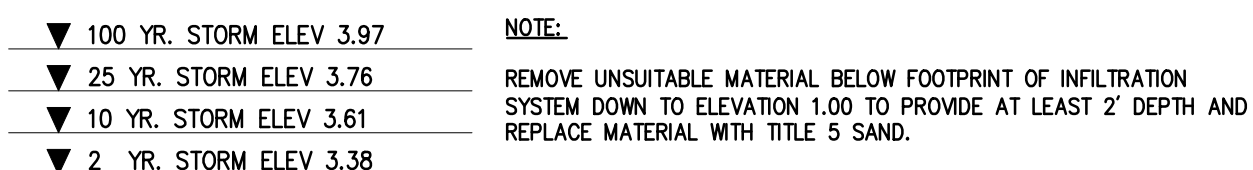
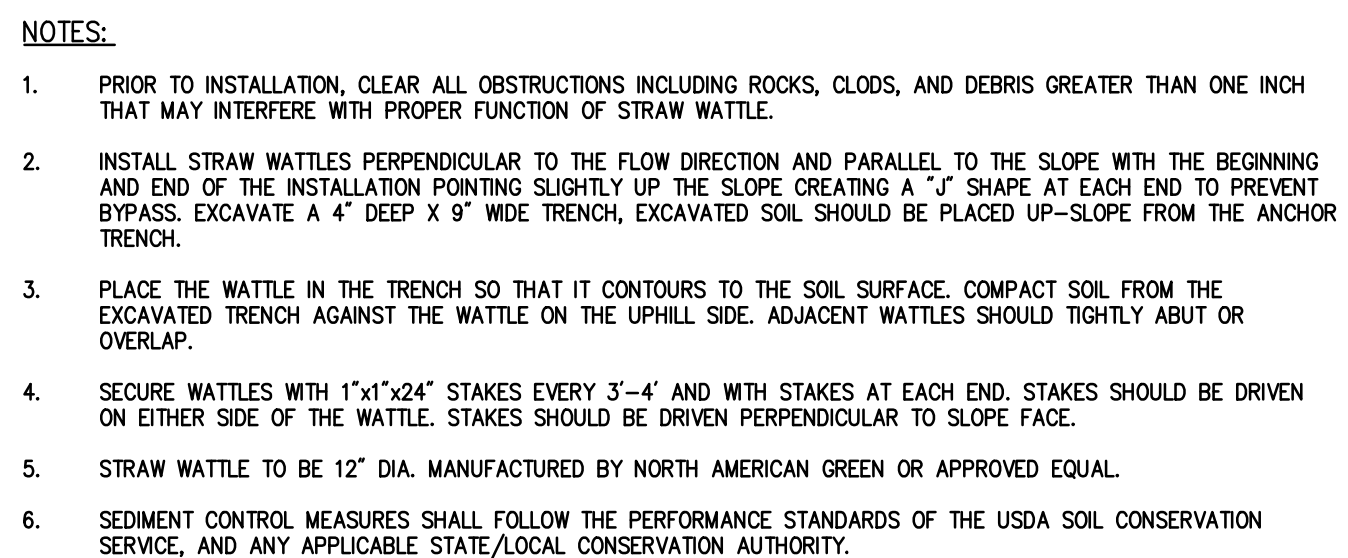
SHEET NO.
1 of 1

695 WAREHAM STREET
MIDDLEBOROUGH, MA 02346
T: (508) 295-5505
F: (508) 295-5535
WWW.ALPHASURVEY.COM

DWG. NO.
24139_EC



0 20 50 100
SCALE: 1" = 20'



SHEA 1000 GALLON JUMBO DRYWELL - SYSTEM P-1A JDE

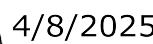


DRAWN BY:	JVW
CHECKED BY:	GWD
DESIGNED BY:	GWD/JVW

670 SHORE ROAD
IN
TRURO
(BARNSTABLE COUNTY)
MASSACHUSETTS

APRIL 8, 2025

PREPARED FOR:
JOHN KRAMER
SHORE ROAD
PROPERTIES, LLC.
45 BALDWIN FARMS
SOUTH GREENWICH
CONNECTICUT 06831



SHEET 4 OF 4

JOB NUMBER: 24-013



PAID

PERMIT # 2025-15

10

TOWN OF TRURO Conservation Commission

24 Town Hall Road
P.O. Box 2030, Truro MA 02666

Conservation Commission,
TOWN OF TRURO

APR 24 2025

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: ELEANOR COLLINS Telephone: _____

Email address: _____

Owner Name: same Telephone: _____

(If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)

Address of subject property: 466 Shore Rd Map: 8 Parcel: 29

Description of proposed work: Replace Whaler (Cap) backfill behind building
remove extra bldg materials, install stairs (Aluminum)

Proximity to Resource Areas: _____

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

Sheds and Other Construction Projects:

- No construction *within* any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

Procedure:

- The fee shall be submitted with the Administrative Review Application.
- The Agent shall conduct a site visit, at which time the proposed project must be clearly defined in the field with stakes. Trees shall be flagged.

00439

- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.
- Any Property Owner, contractor or other agent of the owner performing any work pursuant to an Administrative Review permit shall have a copy of the permit available at the site at all times during the period that the work is being performed.
- Upon approval and ratification by the Commission, an Administrative Permit shall issue.
- The applicant shall notify the Commission prior to the start of the work, and must complete the work within thirty (30) days of issuance of the permit, unless otherwise permitted by the Commission.
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

By signing this permit application, you are acknowledging that you have read and understand the terms as stated herein. You are also aware that no work shall go forward until the permit has been issued by the Conservation Commission.

Deanna Collins 4/25/2025
(Signature of Applicant) (Date)

FOR OFFICE USE ONLY:

Agent's Comments See Pics, Pls.

Site Inspection Date: 4/15/2025 Application Approved: ☒ Yes ☐ No

Conservation Commission Review: Meeting Date: _____ Permit Approved: ☐ Yes ☐ No
Conditions: _____

Signature of Commission Chair or Agent: _____ Date: _____

Emily Beebe

From: Emily Beebe
Sent: Wednesday, April 23, 2025 9:17 AM
To: Emily Beebe
Subject: Ellie



