



Truro Conservation Commission

Monday June 2, 2025

Hybrid Meeting start at 5:00 PM
Truro Town Hall, 24 Town Hall Road

PUBLIC MEETING AGENDA

This will be a hybrid meeting. Citizens can view the meeting on Channel 8 in Truro and on the Town's website on the "Truro TV Channel 8" button under "Helpful Links" on the homepage. Once the meeting has started, click on the green "Watch" button in the upper right of the page. **To provide comment during the meeting, you may call in or email.**

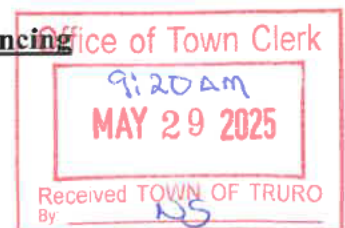
To call-in toll-free dial 1-646-558-8656 and enter the following Meeting ID when prompted: 833 9225 6598

Please join this Zoom meeting from your computer, tablet or smartphone at <https://us02web.zoom.us/j/83392256598>

There will be a delay of several seconds between the meeting, the live stream and television broadcast. If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. Please identify yourself when calling in. Citizens may also provide public comment for this meeting by emailing the Conservation Agent at ebecbe@truro-ma.gov.

I. PUBLIC HEARINGS: The Truro Conservation Commission holds these public hearings in accordance with the provisions of MGL Ch. 131, s. 40, MA Wetlands Protection Act and the Truro Conservation Bylaw, Chapter 8:

1. **Notice of Intent: 10 Thornley Meadow Road, Roland & Lucia Letendre (SE#075-1198):** after-the-fact filing for beach stair replacement and beach grass trimming; Coastal Bank & Coastal Dune. (Map 53, Parcel 87) *(continued from 5/5/2025)*
2. **Notice of Intent: 670 Shore Road, Unit 10 - Shore Road Properties LLC (SE# 75-1217):** demolish and rebuilding garage; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 2, Parcel 12.10) *(continued from 5/5/2025)*
3. **Notice of Intent: 2 Bay View Path, 17 & 19 Bay View Road, Gary Sharpless et al. (SE#075-1215):** replace drift fence panels; Coastal Beach, Land Subject to Coastal Storm Flowage. (Map 39, Parcels 28, 34, 35, 233) *(continued from 5/5/2025) The applicants asked to continue to July 7, 2025.*
4. **Request for Determination of Applicability: 497 Shore Road, Chris & Deb Perry:** construction of shed; Barrier Beach & Coastal Dune. (Map 7, Parcel 1.5)
5. **Request for Determination of Applicability: 1 Bluff Terrace, Fisher Island Realty LLC:** replace beach stair landing; Coastal Bank. (Map 23, Parcel 3)
6. **Request for Determination of Applicability: 24 Great Hills & 34 Shore Road,** clarify motions.
7. **Certificate of Compliance:** 10 Pilgrims Path, SE# 75-0780
8. **Administrative Review Applications:** 1) 19 Bay View Road – replace bottom section of stair. 2) 432 Shore Road – repair existing beach stairs.
9. **Discussion-Truro Conservation Regulations and standards for sturdy fencing**
10. **Minutes**
11. **Report of the Chair**



Site visits: Commissioners will meet at Town Hall on Monday, June 2, 2025, at 9:00 AM and proceed to: 1.) 1 Bluff Terrace, 2.) 497 Shore Road

Emily Beebe

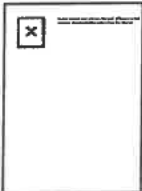
From: gordon peabody <gordonpeabody@gmail.com>
Sent: Monday, May 5, 2025 5:55 PM
To: Emily Beebe
Cc: Arozana Davis; Courtney Warren
Subject: 10 Thornley, Truro, Letendre

This is to inform the Commission that I will be working with the team to determine and resolve all outstanding issues with this project, in compliance with Performance standards.
regards, gordon

--

Gordon Peabody, Director
Safe Harbor Environmental Services
95 Commercial Street, Room 211
Post Office Box 880
Wellfleet, MA, 02667

508-237-3724
www.SafeHarborEnv.com



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

JDE Civil, Inc.

REGISTERED PROFESSIONAL CIVIL ENGINEERS

140 EAST MAIN STREET · NORTON, MA 02766

PO BOX 15 · 300 MAIN STREET · NORTH EASTON, MA 02356

PHONE: 508-297-9999 · WWW.JDECIVIL.COM



May 27, 2025

Mrs. Carol Girard-Irwin, Chair
Truro Conservation Commission
Town of Truro
24 Town Hall Road
Truro, MA 02666

Re: Response to Comments Letter
670 Shore Road, Truro – Notice of Intent Application
JDE Project Number: 24-013

Dear Mrs. Girard-Irwin and Members of the Commission,

This letter is in response to review comments from the Conservation Commission during the first public hearing for this project on May 5, 2025 for the above referenced project.

1. CC Comment – Provide an area breakdown of the existing and proposed garage for this development.

JDE Response – An area breakdown of the existing and proposed garage has been added to the plans. The existing garage is 327.4 sf. The proposed garage has been reduced and the new area of the proposed garage is now 324.0 sf. Therefore, the garage area will be reduced by 3.4 sf as a result of this project. Additionally, given that there is a reduction in roof area, a waiver request is no longer required for this project.

2. CC Comment – Note #7 on the Cover Sheet should be revised to state that areas disturbed by construction should be loamed and seeded with a Cape Cod Seed Mix.

JDE Response – Note #7 has been revised as requested.

3. CC Comment – Note #8 on the Cover Sheet should be revised to remove fertilize.

JDE Response – Note #8 has been revised as requested.

4. CC Comment – Any plastic landscaping materials should be removed.

JDE Response – A note has been added to the plans to remove any plastic landscaping materials from the site.

5. CC Comment – Were native species plantings/mitigation considered for this project?

JDE Response – In addition to reducing the footprint of the proposed garage, 10 native species plantings and a native Cape Cod Seed Mix have been added to our proposal for this project.

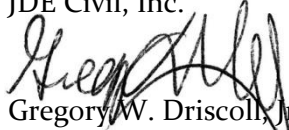
JDE Civil, Inc.

REGISTERED PROFESSIONAL CIVIL ENGINEERS

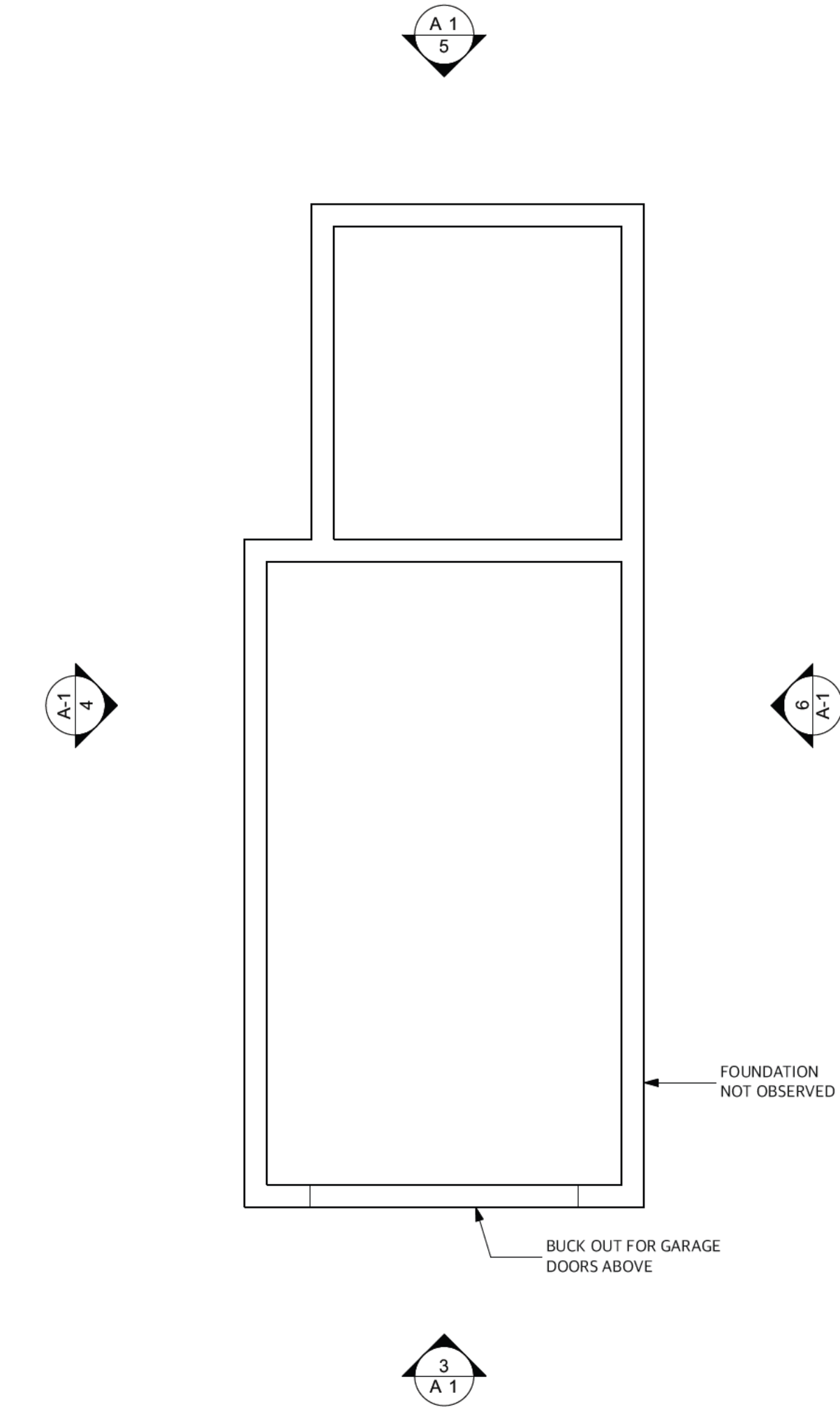
We trust that these responses as well as the revisions to the design plans and supporting documents will fully address these concerns. We will be present at the next Conservation Commission meeting to discuss the project further.

Please contact me immediately at 508-297-9999 if you have any questions or require additional information.

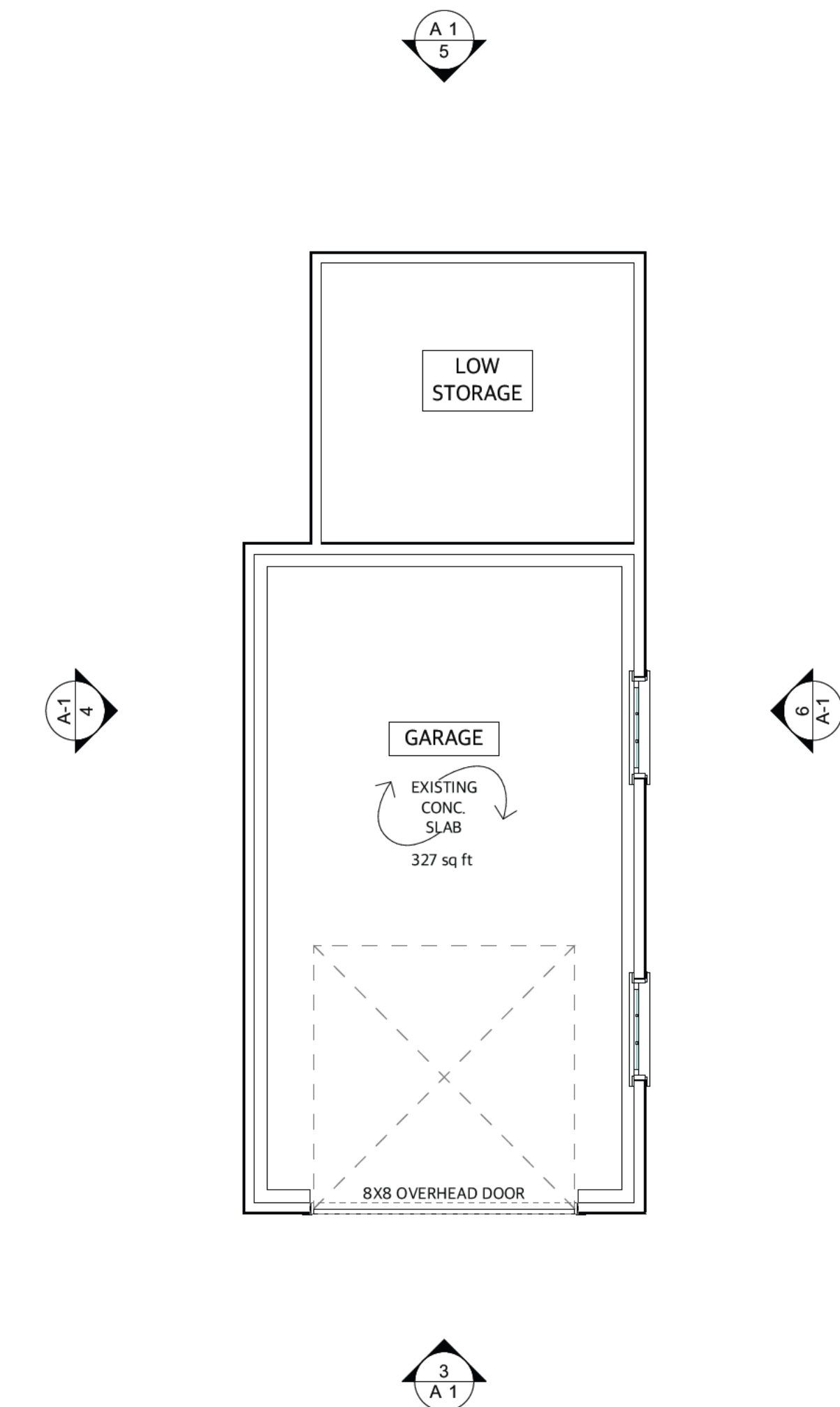
Thank you,
JDE Civil, Inc.

A handwritten signature in black ink, appearing to read 'Gregory W. Driscoll, Jr.', is written over the printed name.

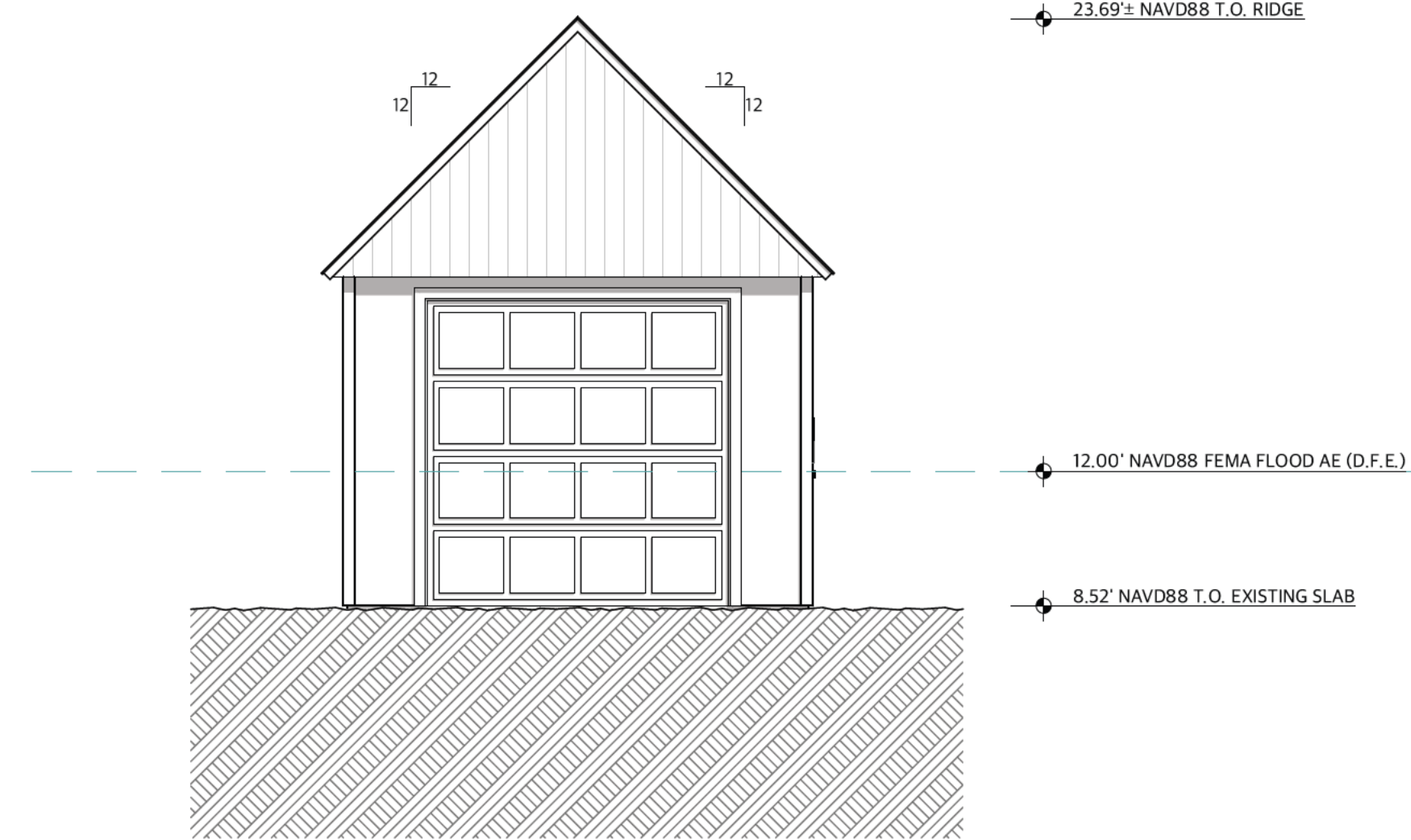
Gregory W. Driscoll, Jr., P.E.
President, Principal Engineer



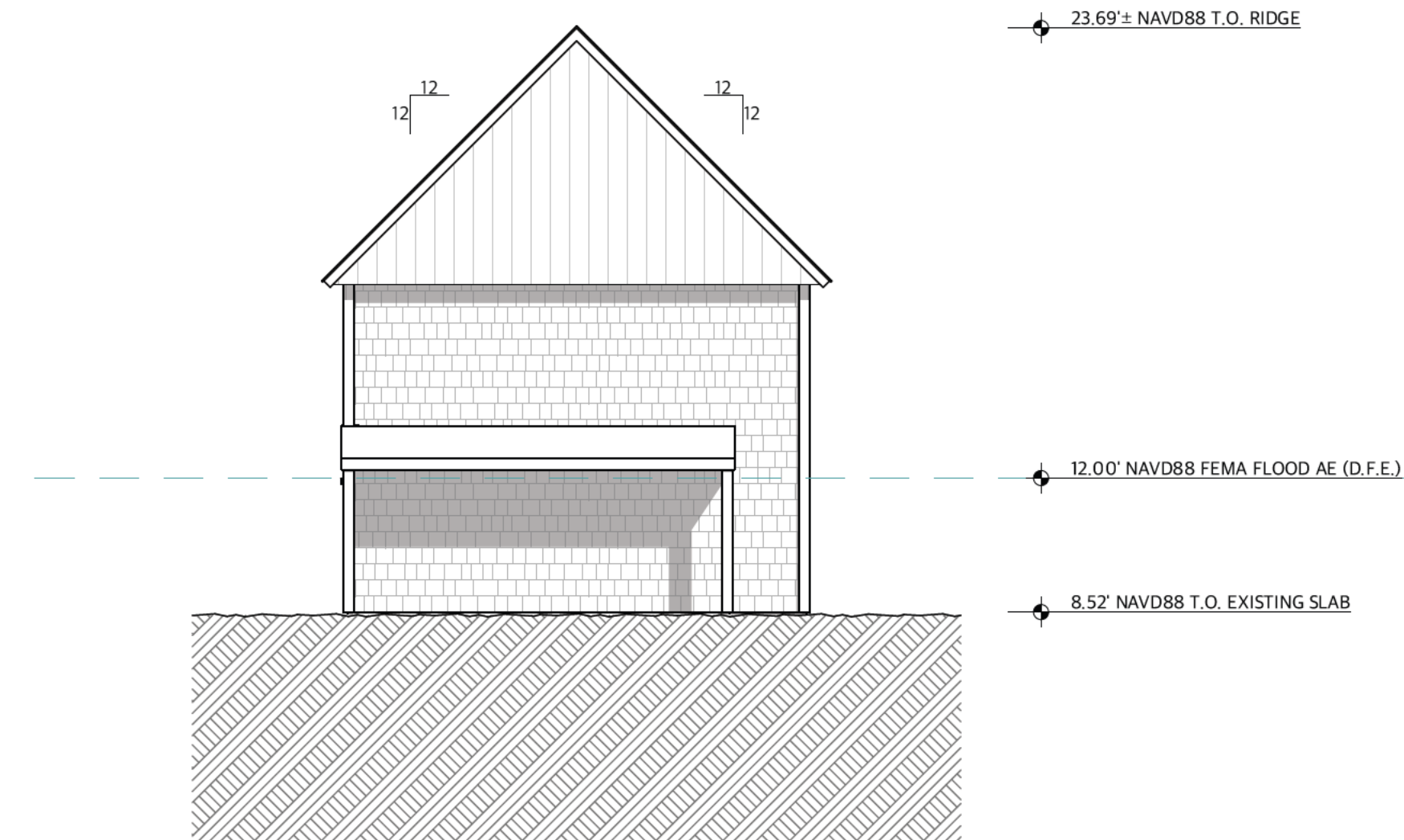
1 FOUNDATION EXISTING
SCALE: 1/4" = 1'-0"



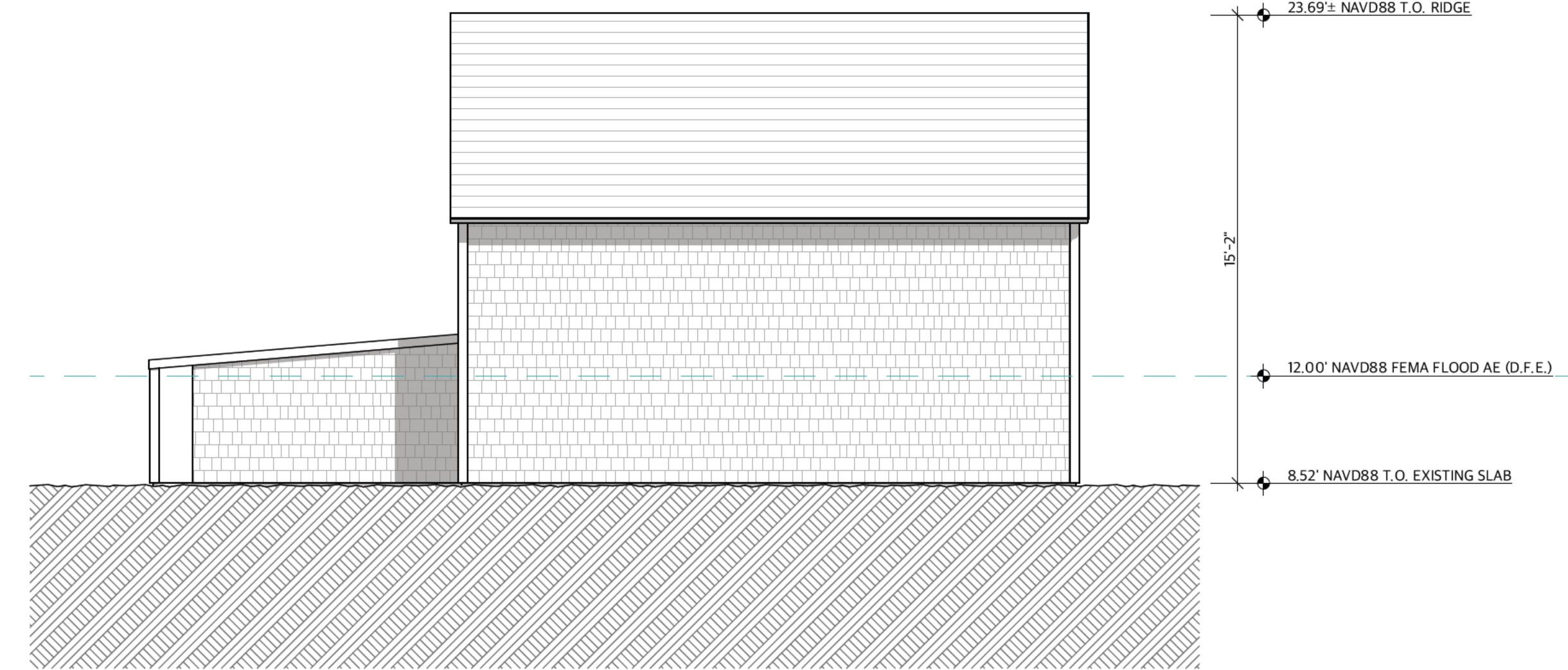
2 FIRST FLOOR EXISTING
SCALE: 1/4" = 1'-0"



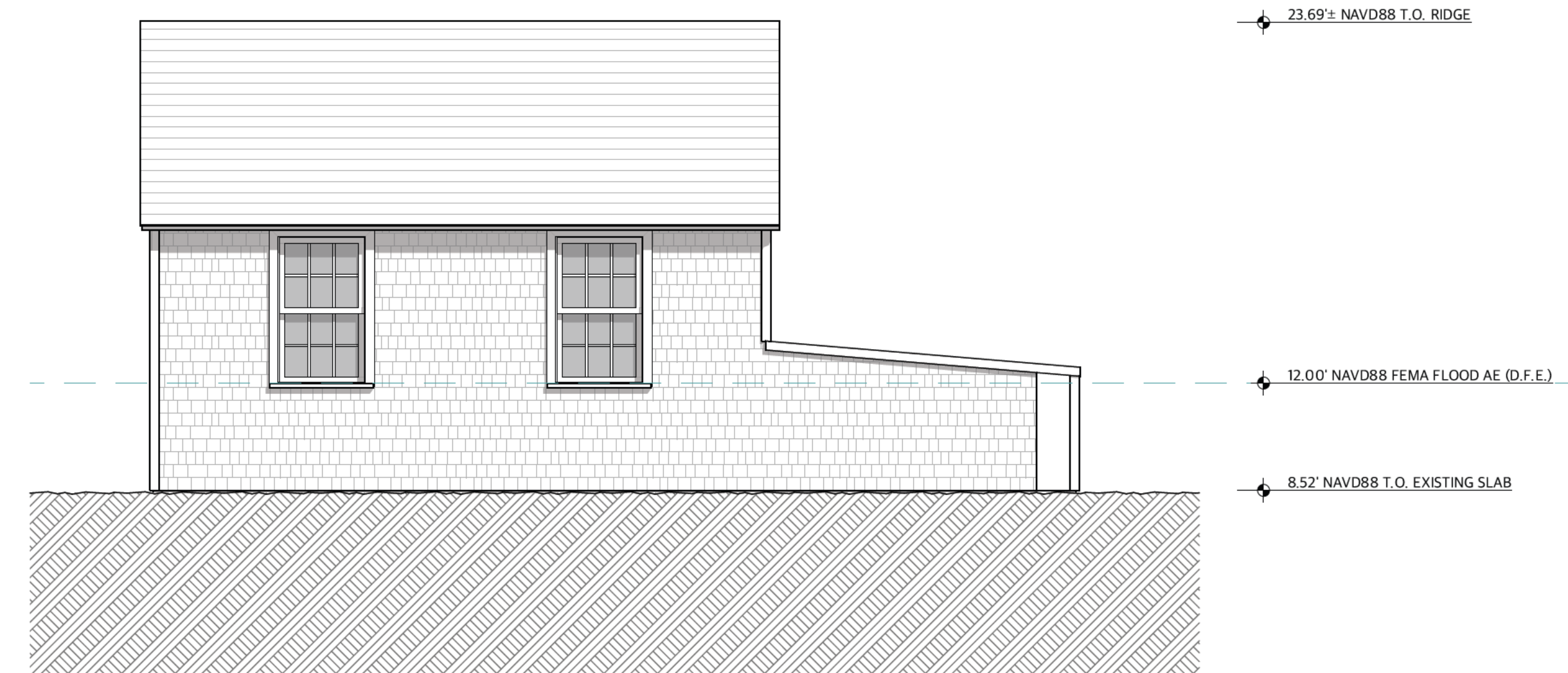
3 NORTH ELEVATION EXISTING (SHORE RD)
SCALE: 1/4" = 1'-0"



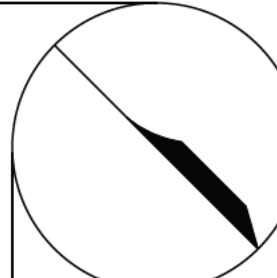
5 SOUTH ELEVATION EXISTING
SCALE: 1/4" = 1'-0"



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



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



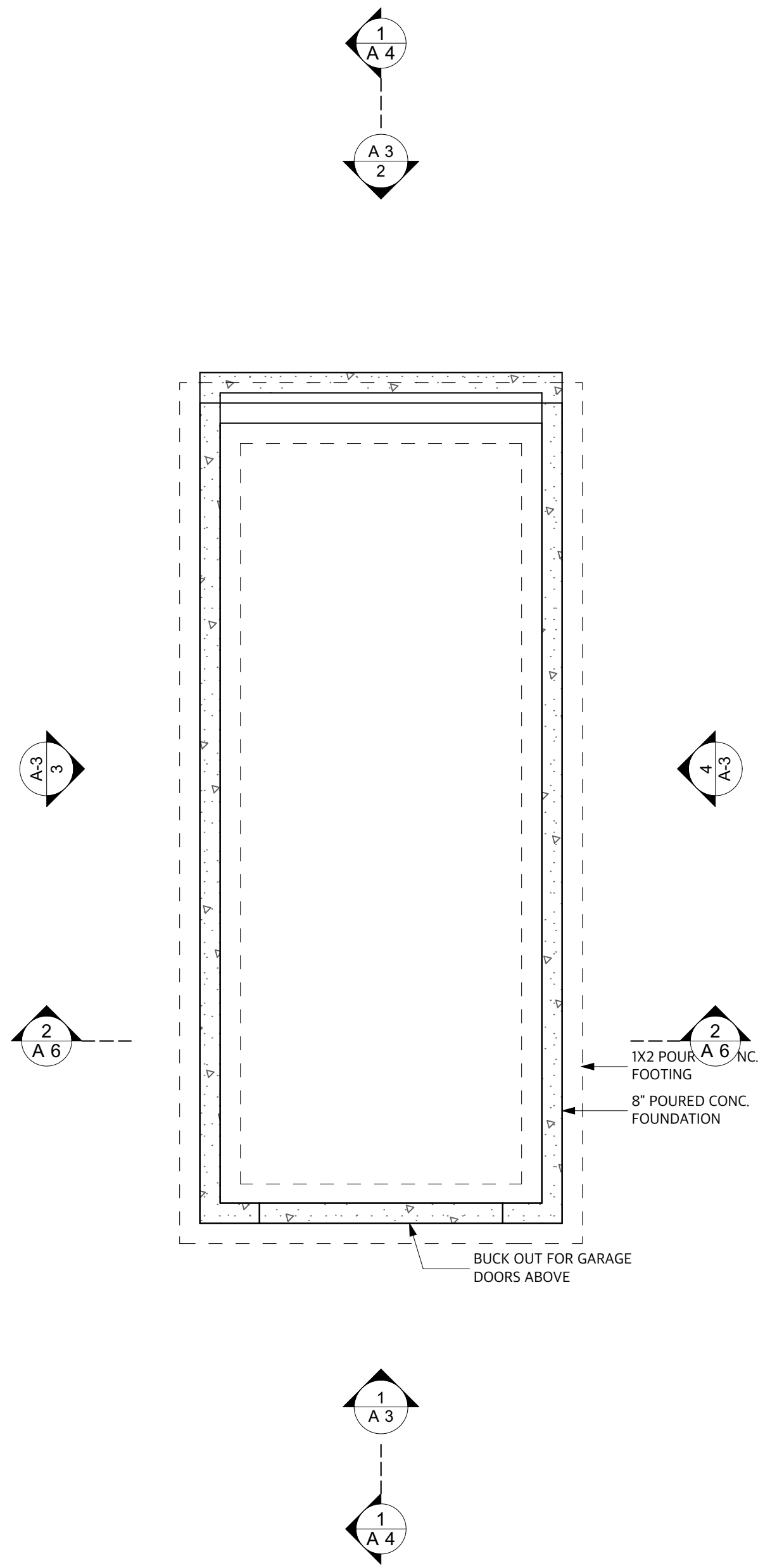
REVISION DATES:

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

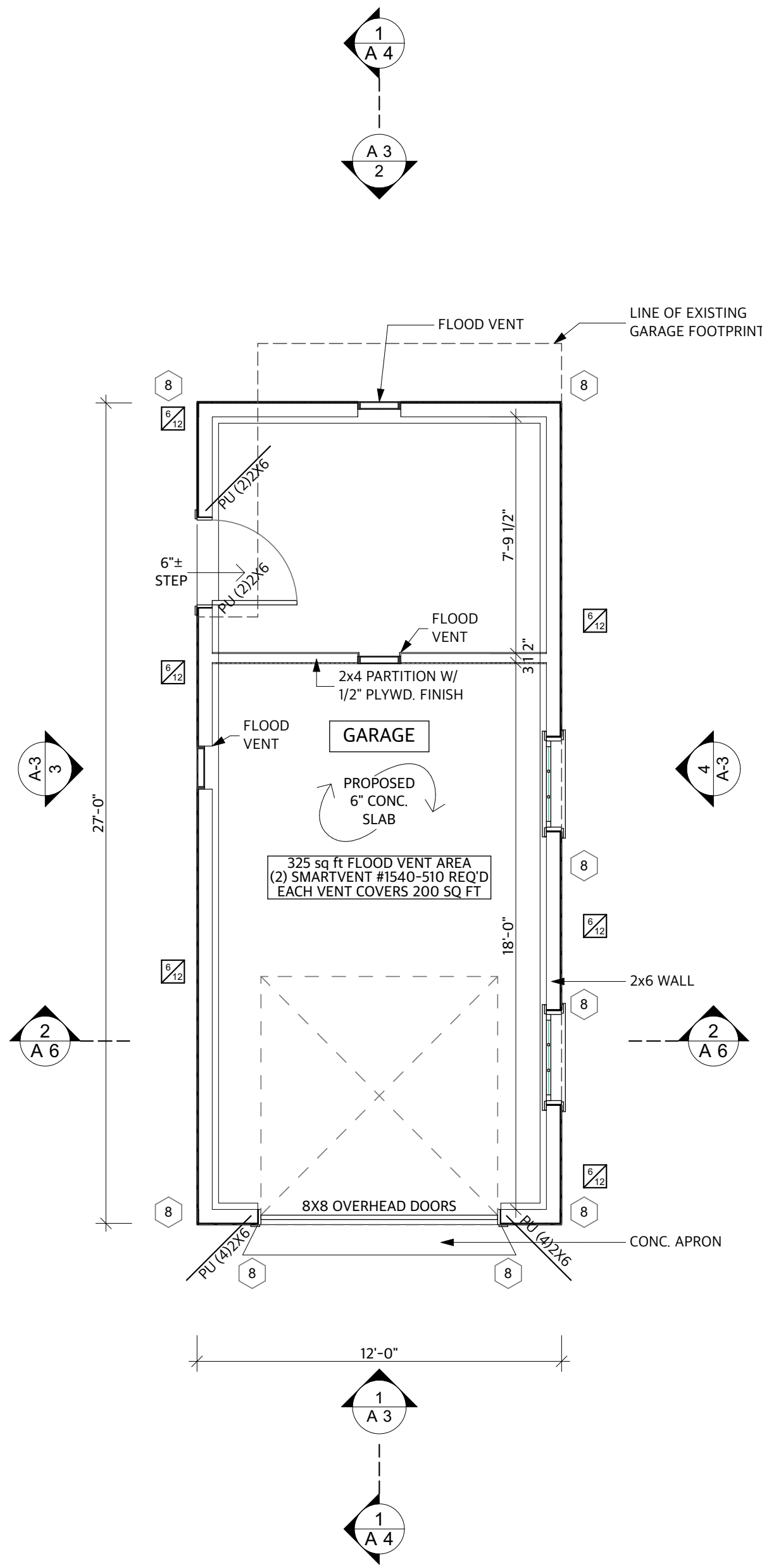
Title: FLOOR PLANS/ELEVATIONS EXISTING
Scale: As Noted
Date: 05.12.25 NOT FOR CONSTRUCTION

670 Shore Road Garage
670 Shore Road
Truro, MA

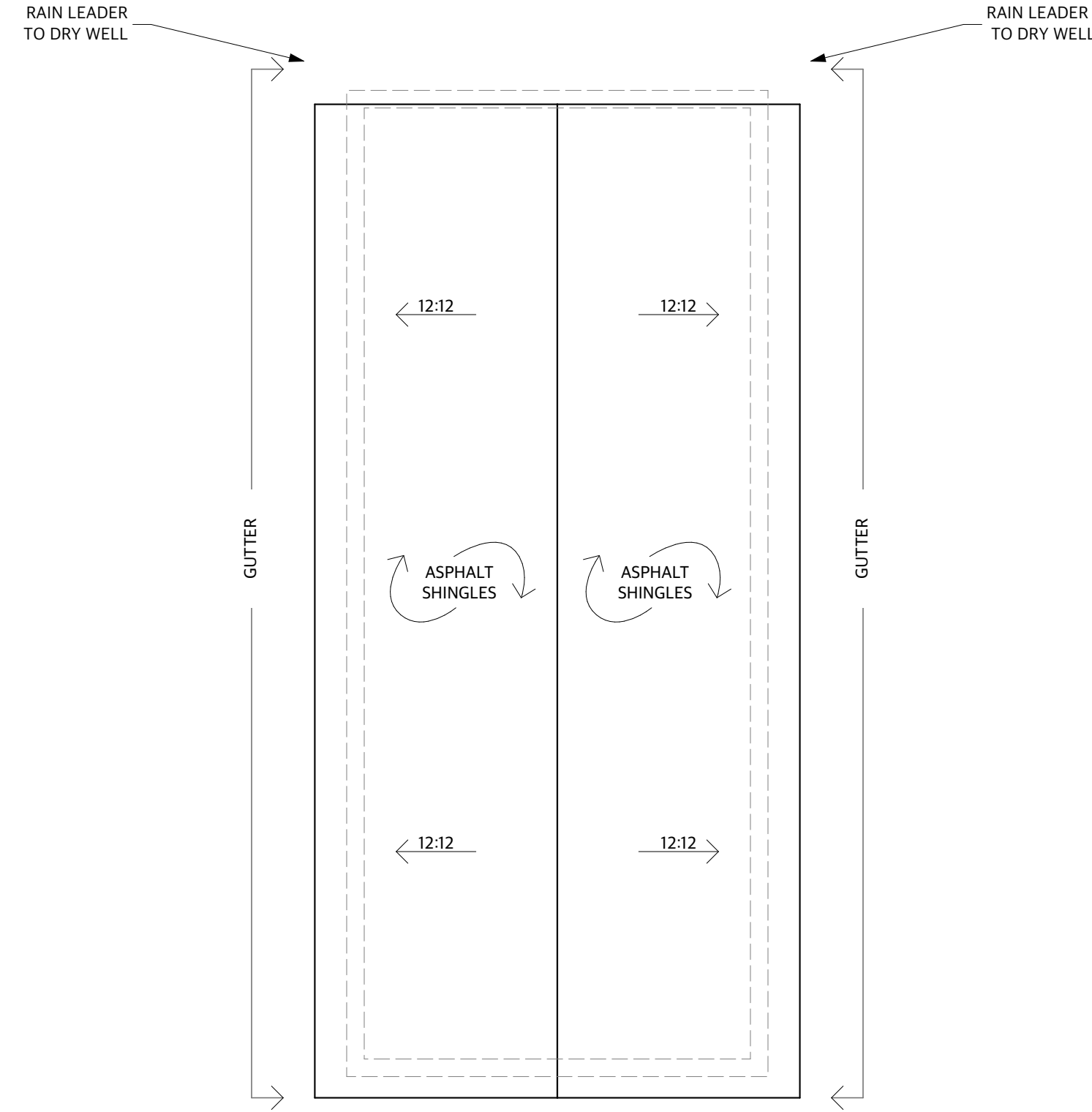
A-1



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

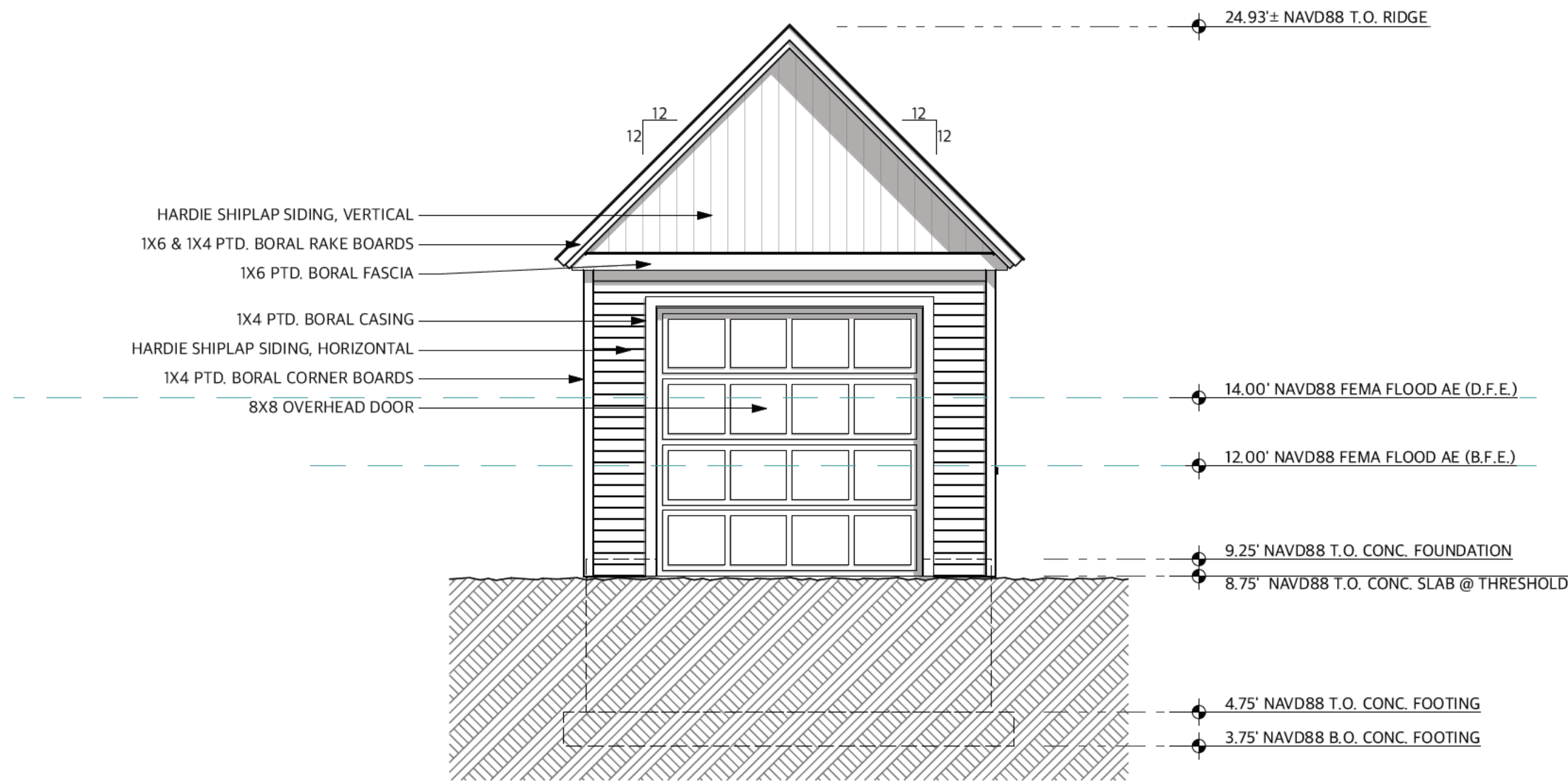


2 FIRST FLOOR PROPOSED
SCALE: 1/4" = 1'-0"



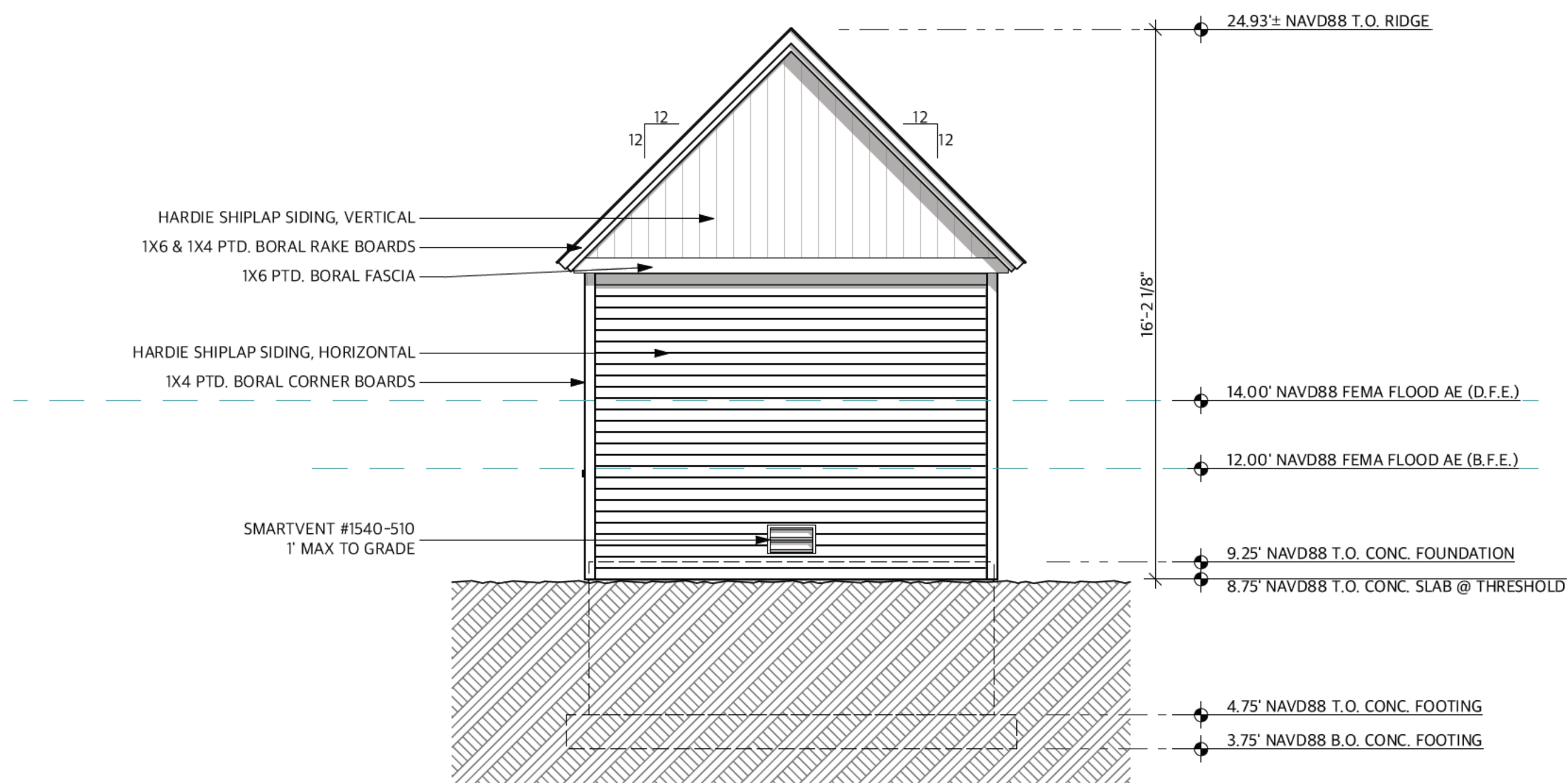
3 ROOF PROPOSED
SCALE: 1/4" = 1'-0"

STRUCTURAL LEGEND		WALL LEGEND	
	-STRAPS/HOLD DOWN LOCATIONS	DEMO	
	-# AND TYPE OF POST UP/POST DOWNS (KING STUD # @ WINDOWS/DOORS)	EXISTING FOUNDATION	
	8d PANEL EDGE NAILING	NEW FOUNDATION	
	8d PANEL FIELD NAILING	EXISTING CONSTRUCTION	
	5/8" ANCHOR BOLTS	NEW CONSTRUCTION	
	5/8" ANCHOR BOLTS FOR HOLD DOWN ABOVE, CONTRACTOR TO CONFIRM PROPER LOCATION		



1 NORTH ELEVATION (SHORE RD)

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



2 SOUTH ELEVATION

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

WINDOW SCHEDULE								
ID	QTY	Type	Rough Opening	Manufacturer	Model Number	Finish	Note/Remarks	Exterior View
A	2	Double Hung	3' 1"x4' 11"	Pella Reserve Lifestyle	3759	White Int/White Ext		
B	3	Flood Vent	1' 4"x9 3/4"	SmartVent	1540 510	Stainless Steel	Contractor shall install to meet all applicable codes and FEMA regulations	



3 EAST ELEVATION

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



4 WEST ELEVATION

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

EXTERIOR DOOR SCHEDULE									
ID	Type	R.O. W X H	Thickness	Manufacturer	Model	Material	Hardware Set	Note/Remarks	VIEW
101	Swing	8'-0"x8'-0"	1 3/4"	Pella - Lifest...	3696		Entry Lock Set	Black Exterior/ P...	
102	Swing	3'-0"x6'-8"	1 3/4"	Pella - Lifest...	3696		Entry Lock Set	Black Exterior/ P...	

REVISION DATES:

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

Title: ELEVATIONS PROPOSED
Scale: As Noted
Date: 05.12.25 NOT FOR CONSTRUCTION

670 Shore Road Garage
670 Shore Road
Truro , MA

A-3

Issued for: Notice of Intent

Date Issued: April 8, 2025

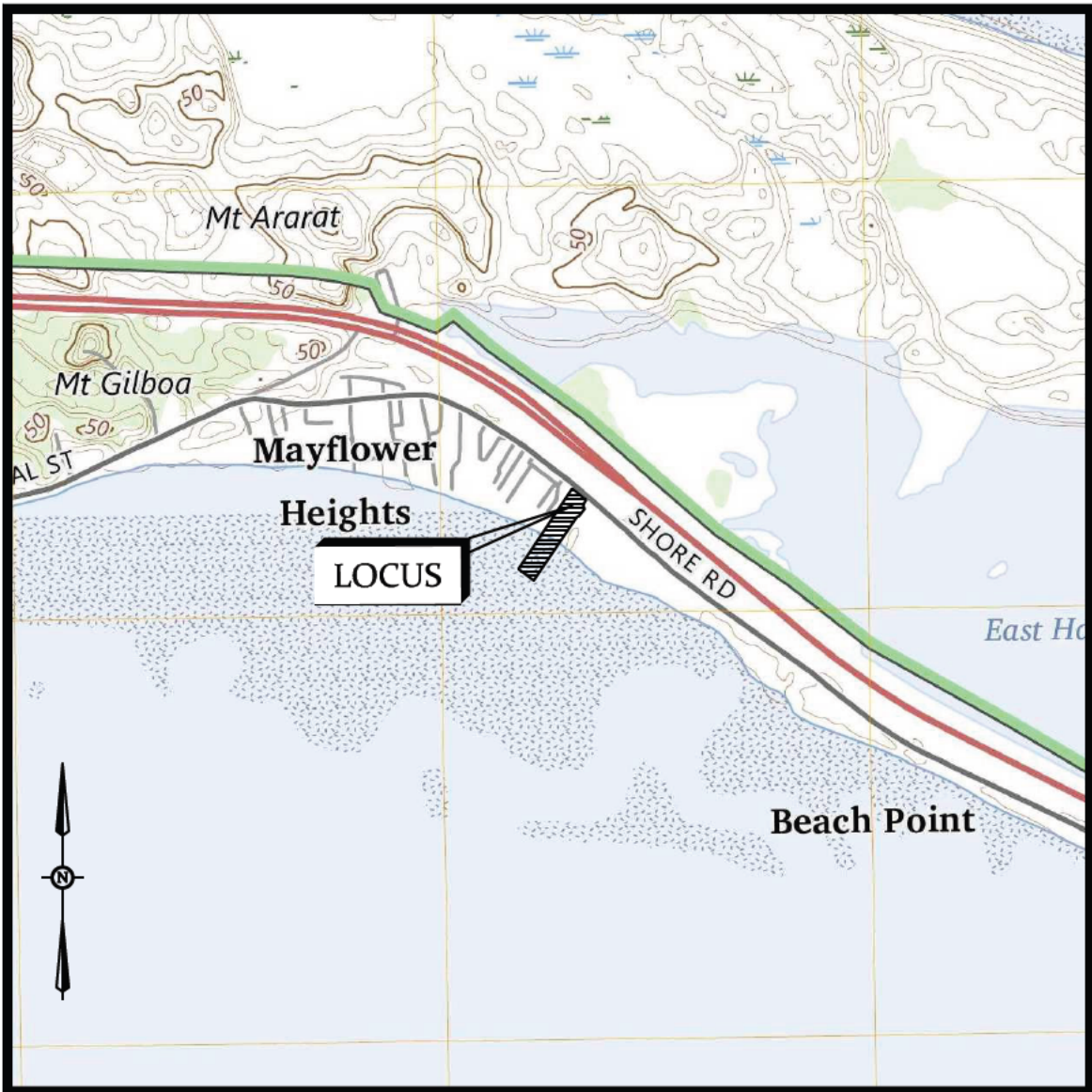
JDE Project Number: 24-013

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 WITH A CAPE COD SEED MIX. 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 AND MOW 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 OWNER'S 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

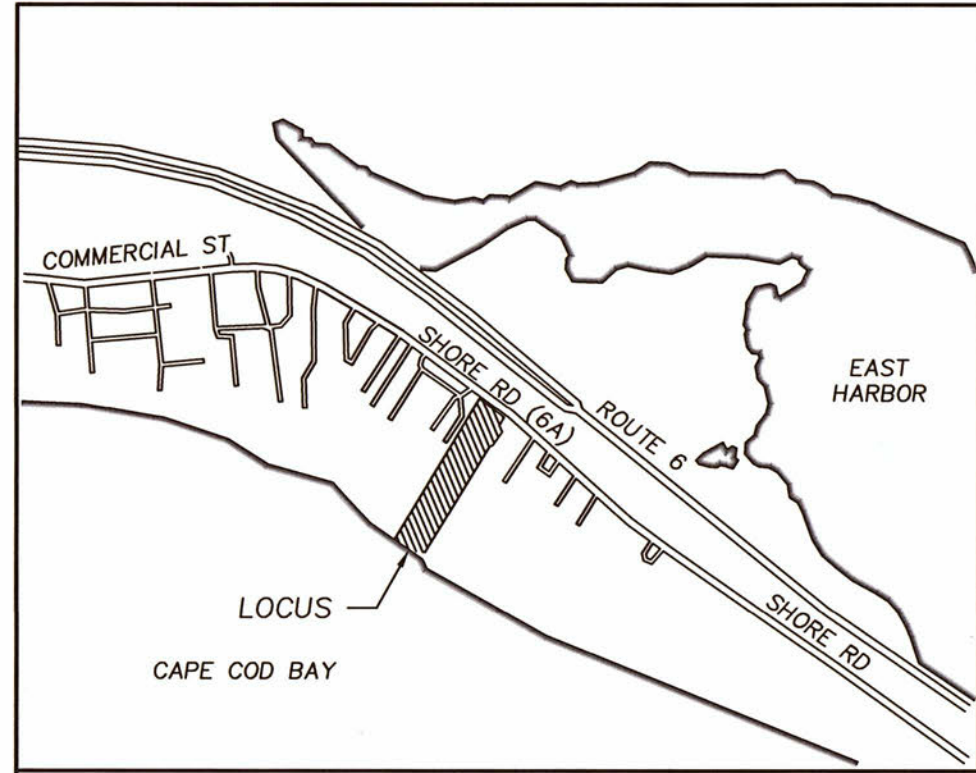
Sheet Index

No.	Drawing Title	Date	Revised
1	Cover Sheet	04-08-2025	05-27-2025
2	Existing Conditions Plan (By Others)	08-08-2024	11-20-2024
3	NOI and Building Permit Plot Plan	04-08-2025	05-27-2025
4	Construction Details	04-08-2025	05-27-2025

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), CORRS 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), CORRS 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 ADJUTING 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

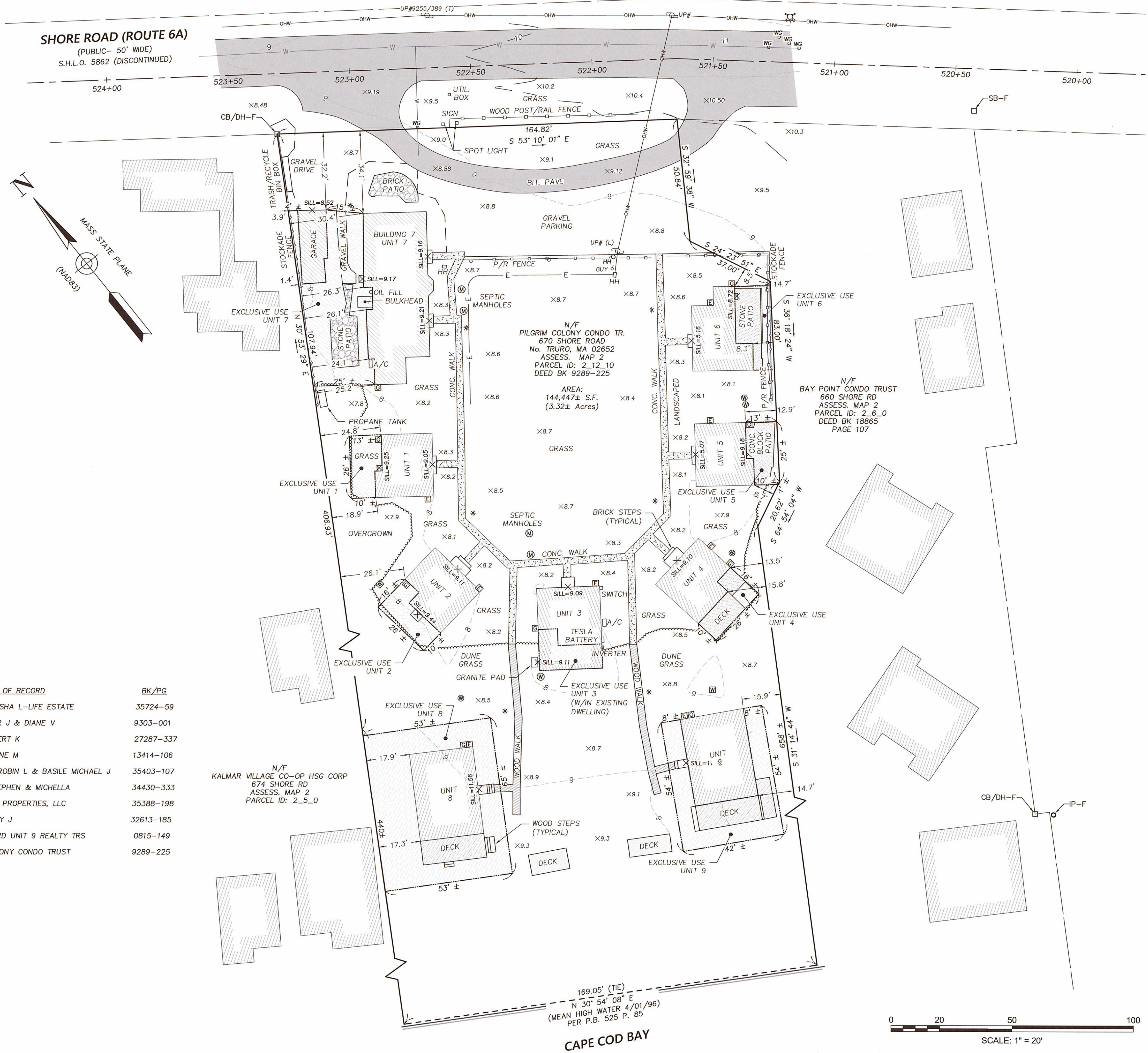
PLAN REFERENCES:

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

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

SCALE

1"=20'

DATE

08/09/2024

JOB NO.

24139

SHEET NO.

1 of 1

DWG. NO.

24139_EC

24139_EC

PREPARED BY

ALPHA SURVEY GROUP, LLC

695 WAREHAM STREET

MIDDLEBOROUGH, MA 02346

T: (508) 295-5505

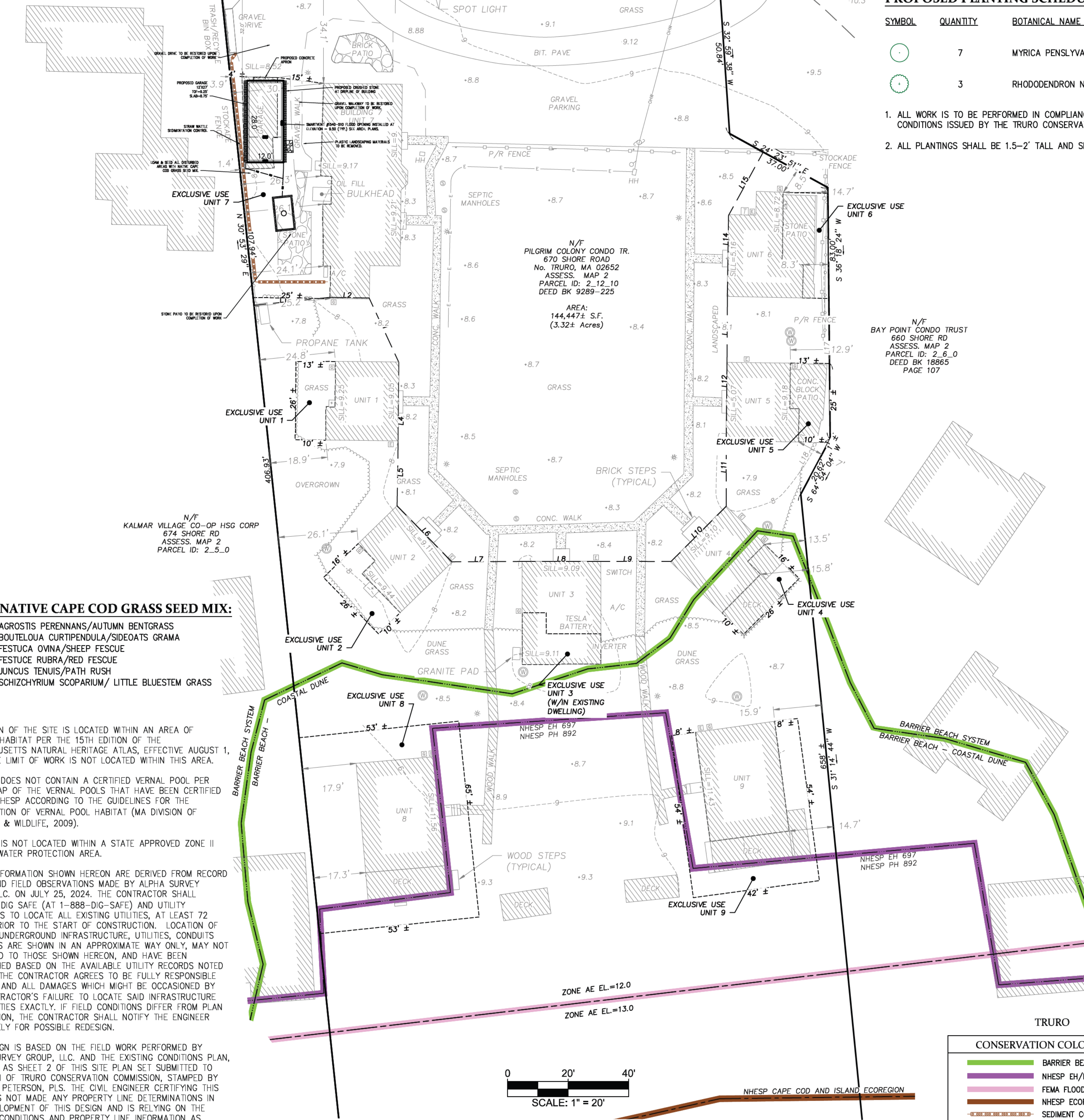
F: (508) 295-5535

WWW.ALPHASURVEY.COM

Accuracy | Experience | Quality

ZONE: BEACH POINT LIMITED BUSINESS (BPLB)		
FLOOD PLAIN OVERLAY DISTRICT		
MINIMUM/MAXIMUM ZONING REQUIREMENTS		
EXISTING USE: COTTAGE		
	REQUIRED	PROVIDED
MIN. LOT AREA	33,750 SF	144,447 SF
MIN. FRONTAGE	150'	164.82'
MIN. FRONT BLDG. SETBACK	25'	32.0' EXIST. 33.2' PROP.
MIN. SIDE BLDG. SETBACK	25'	1.4' EXIST. 2.6' PROP. *
MIN. REAR BLDG. SETBACK	25'	547.8'

JOB NUMBER: 24-013

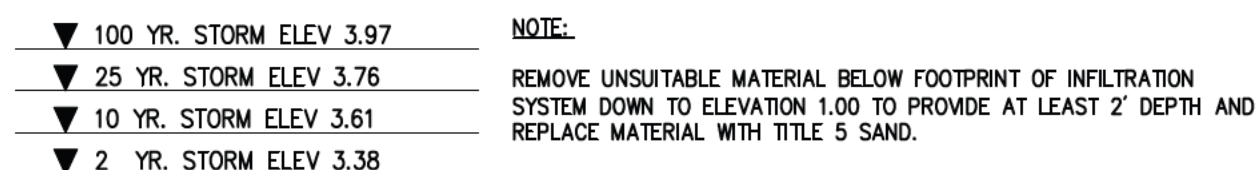
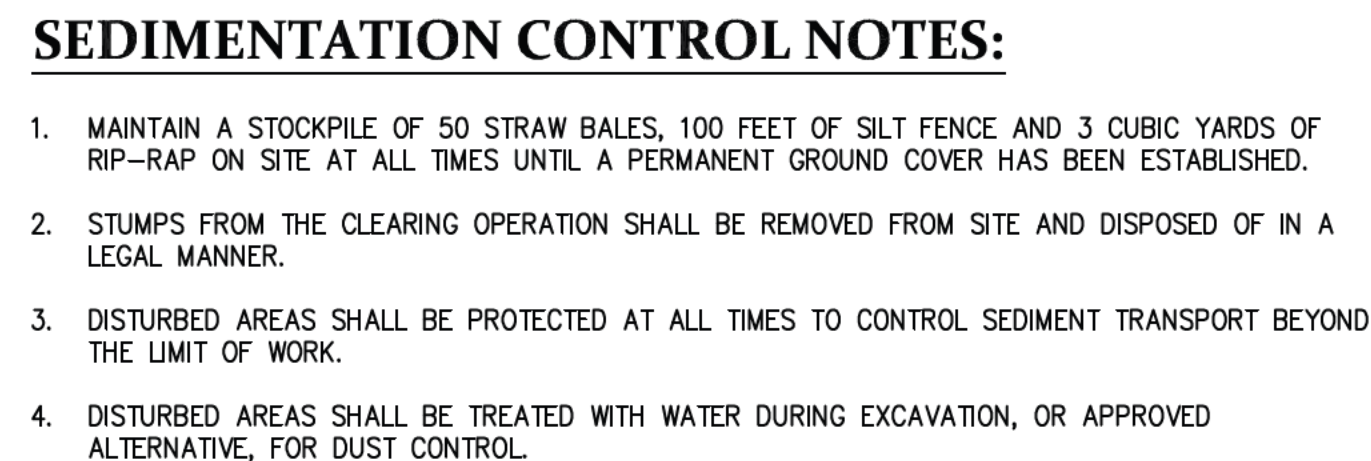
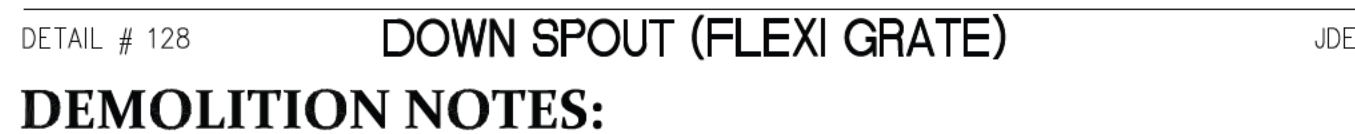
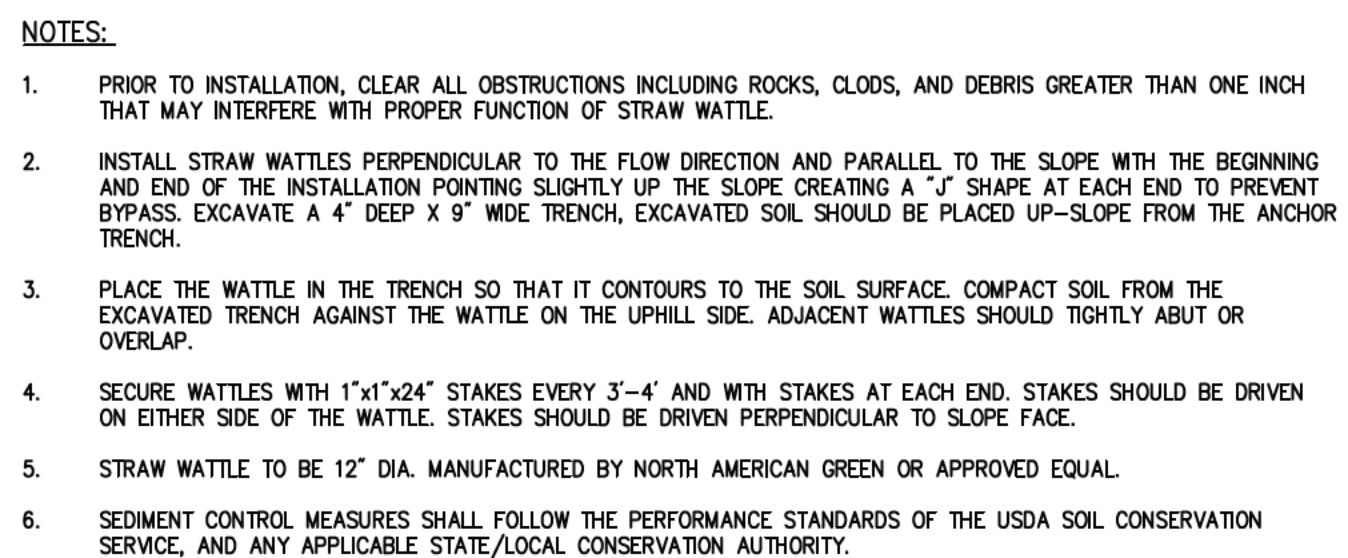


1. THE INTENT OF THIS PLAN IS OBTAIN AN ORDER OF CONDITIONS FROM THE TOWN OF TRURO CONSERVATION COMMISSION FOR THE PROPOSED WORK SHOWN HEREON.
2. A SPECIAL PERMIT WAS ISSUED BY THE TRURO ZONING BOARD OF APPEALS UNDER CASE NO.: 2025-001.
3. LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 2 PARCEL ID: 2-12-10
DEED BOOK 9289 / PAGE 225
OWNER OF RECORD: PILGRIM COLONY CONDO TR.
670 SHORE ROAD
TRURO, MA 02652
4. 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
SHLO#5862

PLAN ENTITLED "BOUNDARY & LIMITED EXISTING CONDITIONS SURVEY" OF 670 SHORE ROAD, TRURO, MA 02657 SCALE 1"=20', DATED 08/08/2024 AND REVISED THROUGH 11/20/2024, PREPARED BY ALPHA SURVEY GROUP, LLC.
5. THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED ON JULY 25, 2024 BY ALPHA SURVEY GROUP, LLC.
6. THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLAN 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.
7. THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88), CORS ADJUSTMENT (NAD83 [2011]/GEOID18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON JULY 25, 2024 UTILIZING MACORS REAL TIME NETWORK.
8. THE ENTIRE SITE LIES WITHIN FEMA ZONE AE (EL12) BASED UPON FLOOD INSURANCE RATE MAPS NUMBER 2000IC019J WITH AN EFFECTIVE DATE OF 7/16/2014.
9. 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 WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
10. 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.
11. ENVIRONMENTAL INFORMATION:

12. THE SITE IS LOCATED WITHIN THE BARRIER BEACH SYSTEM (BB), THEREFORE ANY PROPOSED WORK IS SUBJECT TO REVIEW BY THE TRURO CONSERVATION COMMISSION.
13. THE SITE IS NOT LOCATED WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
14. A PORTION OF THE SITE IS LOCATED WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER THE 15TH EDITION OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS, EFFECTIVE AUGUST 1, 2021. THE LIMIT OF WORK IS NOT LOCATED WITHIN THIS AREA.

15. A PORTION OF THE SITE IS LOCATED WITHIN AN AREA OF PRIORITY HABITAT PER THE 15TH EDITION OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS, EFFECTIVE AUGUST 1, 2021. THE LIMIT OF WORK IS NOT LOCATED WITHIN THIS AREA.
16. THE SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHPSP MAP OF THE VERNAL POOLS THAT HAVE BEEN CERTIFIED BY THE NHPSP ACCORDING TO THE GUIDELINES FOR THE CERTIFICATION OF VERNAL POOL HABITAT (MA DIVISION OF FISHERIES & WILDLIFE, 2009).
17. THE SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER PROTECTION AREA.
18. UTILITY INFORMATION SHOWN HEREON ARE DERIVED FROM RECORD PLANS AND FIELD OBSERVATIONS MADE BY ALPHA SURVEY GROUP, LLC. ON JULY 25, 2024. THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREON, AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
19. 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 EXACTLY IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.



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

DETAIL # 523 CONCRETE WASHOUT AREA JDE

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENTATION CONTROL DEVICE TO ESTABLISH THE LIMIT OF WORK AS SHOWN ON PLAN.
2. CLEAR AND GRUB SITE WITHIN THE LIMIT OF WORK.
3. ESTABLISH ROUGH SUB GRADES FOR BUILDING PLATFORM.
4. PERFORM BUILDING AND SITE CONSTRUCTION PER APPROVED SITE PLANS.
5. INSPECT AND MAINTAIN SEDIMENTATION CONTROL MEASURES AFTER RAINFALL EVENTS AND A MINIMUM OF ONCE PER WEEK.
6. REMOVE SEDIMENT BUILDUP AT SEDIMENTATION CONTROL DEVICES AS NEEDED. REDISTRIBUTE MATERIAL OVER SITE IN CONFORMANCE WITH EARTHWORK SPECIFICATIONS.
7. ALL CUT AND FILL SLOPES SHALL BE TEMPORARILY STABILIZED WITH TOP SOIL, SEED AND MULCH OR CURLEX AS REQUIRED IF CONSTRUCTION ACTIVITY CEASES ON SAID SLOPES FOR A PERIOD OF SEVEN DAYS OR GREATER. ALL SLOPES SHALL BE PERMANENTLY STABILIZED AS REQUIRED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
8. COMPLETE FINISH GRADING AND STABILIZATION OF SITE.
9. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES, DRAIN MANHOLES, PIPES AFTER COMPLETION OF CONSTRUCTION. REMOVE AND REGRADE TEMPORARY BERMS, SWALES, CHECK DAMS, ETC. STABILIZE DISTURBED AREAS.
10. CLEAN OUT ALL SEDIMENT FROM STORM WATER MANAGEMENT BASIN AND OUTLET STRUCTURES. REGRADE TO CONTOURS PER DESIGN. STABILIZE ALL SLOPES AS REQUIRED. REPLACE FILTER FABRIC AND 1" CLEAN STONE AROUND LOW FLOW OUTLET PIPE. INSTALL LOW FLOW ORIFICE CAP PER DETAIL.
11. REMOVE SEDIMENTATION CONTROL DEVICES & SILT FENCE UPON ESTABLISHMENT OF PERMANENT GROUND COVER. STABILIZE ALL AREAS WHERE HAY BALES (SEDIMENTATION CONTROL DEVICES) WERE REMOVED.

DETAIL # 128 DOWN SPOUT (FLEXI GRATE) JDE

DEMOLITION NOTES:

1. PRIOR TO BEGINNING ANY DEMOLITION WORK, COORDINATE WITH OWNER AND THE PROJECT LSP REGARDING THE ANY REQUIRED ENVIRONMENTAL CLEAN UP WORK, IF APPLICABLE.
2. ANY EXISTING BUILDINGS SHALL BE DEMOLISHED AND DISPOSED OF OFF-SITE UNDER SEPARATE CONTRACT. CONTRACTOR AND/OR ENVIRONMENTAL CONSULTANT AS REQUIRED FOR THE PROJECT.
3. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES (I.E. THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA). ALL AREAS SHALL BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
4. DISPOSAL OF DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR AND MUST BE MOVED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
5. OFF-SITE DISPOSAL OF UNSUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
6. PERMITS MUST BE OBTAINED FOR REMOVAL OF ANY OIL/GAS SUBSURFACE STORAGE TANKS FOUND ON SITE.
7. CONTRACTOR SHALL CUT AND CAP ALL THE EXISTING SEWER, GAS AND WATER SERVICE CONNECTIONS AT THE BACK EDGE OF SIDEWALK UNLESS OTHERWISE NOTED ON THE GRADING AND UTILITY PLAN. ALL OTHER UTILITY CONNECTIONS ON SITE WILL BE CUT AND CAPPED AT THE LIMIT OF WORK LINE AS SHOWN.
8. LOCATING THE CONSTRUCTION FENCE ALONG THE PROPERTY LINES AND SENSITIVE AREAS SHOULD BE PERFORMED BY A LICENSED SURVEYOR AND THAT COST SHALL BE INCLUDED IN THE CONTRACTORS BID PRICE.
9. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PHASING OF DEMOLITION WHEN THAT DEMOLITION MAY IMPACT TRAFFIC, ACCESS OR UTILITIES TO NEIGHBORS, OR FACILITIES TO REMAIN AND OTHER SURROUNDING INFRASTRUCTURE OR FACILITIES.

PERMITTING SET

[illegible]

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

CONSTRUCTION DETAILS

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



140 East Main Street, Norton, MA 02766
PO Box 15, 300 Main Street, North Easton, MA 02356
Phone: 508-297-9999
www.JDECivil.com



5/27/2025

SHEET 4 OF 4

JOB NUMBER: 24-013

Courtney Warren

From: A.M. Song [REDACTED]
Sent: Wednesday, May 21, 2025 3:57 PM
To: Emily Beebe
Cc: Courtney Warren; Gary Sharpless; Lucy Karanfilian; Matthew Cole
Subject: 2 Bay View Path, 17&19 Bay View Road North Truro MA

Good afternoon Emily,

Pursuant to our helpful meeting with you and Courtney, and the research we'd like to pursue with Cape Associates, may we request our docket be "continued" (i.e., postponed) from the June 2, 2025 meeting until the July 7, 2025 meeting?

Please advise if there is any additional request/notification we need to do beyond this email.

Also, if you will agree to the continuation/postponement, would you kindly confirm by responding to this email?

Thank you,

Anastasia Song
17 Bay View Rd., N. Truro, MA. 02652

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

RDA
Filing

Proposed Outdoor Shed

497 Shore Road, # 5
Chris and Deb Perry
May 2025

Conservation Commission
TOWN OF TRURO
MAY 07 2025

Narrative: Proposed outdoor shed and structural decking

We are proposing an exterior shed, placed on a deck structure (part of which is already in place). The shed will measure approximately 11' wide, 54" deep, and 10' high. Ideally the proposed additional decking will extend to the front of the existing outdoor shower, replacing the current small step in front of that shower (see site plan, page 2). The shed will be used for bicycle storage, gardening tools, power tools and beach chairs. There will be no storage of chemicals or paints; this shed is intended for storage of items currently in the home, and requires a weatherproof structure. We are currently caring for an elderly parent, and additional room in the home is greatly needed.

We are open to suggestions to alternative designs based on conservation requirements. Again, ideally we propose repurposing the existing deck by adding the additional decking needed to support the shed structure as well as the additional decking to the existing outdoor shower. This would hopefully create a more unified look to the project. However, if extending the deck to the shower is an issue, we can forgo the additional deck from the right edge of the shed to the front of the shower. Please see page 2 for details, indicated by the light yellow section. Alternatively we could explore the idea of using sono tube support, but feel that may push the building up higher, limiting height and requiring steps or a ramp.

This is our residence and we will be constructing the shed and additional deck ourselves. Consequently, we will ensure a clean construction area with proper collection of any dust or material waste, as well as the relocation of a small amount of dune grass in that area.

All owners at Sunrise Cottages have approved this plan, documentation is available.

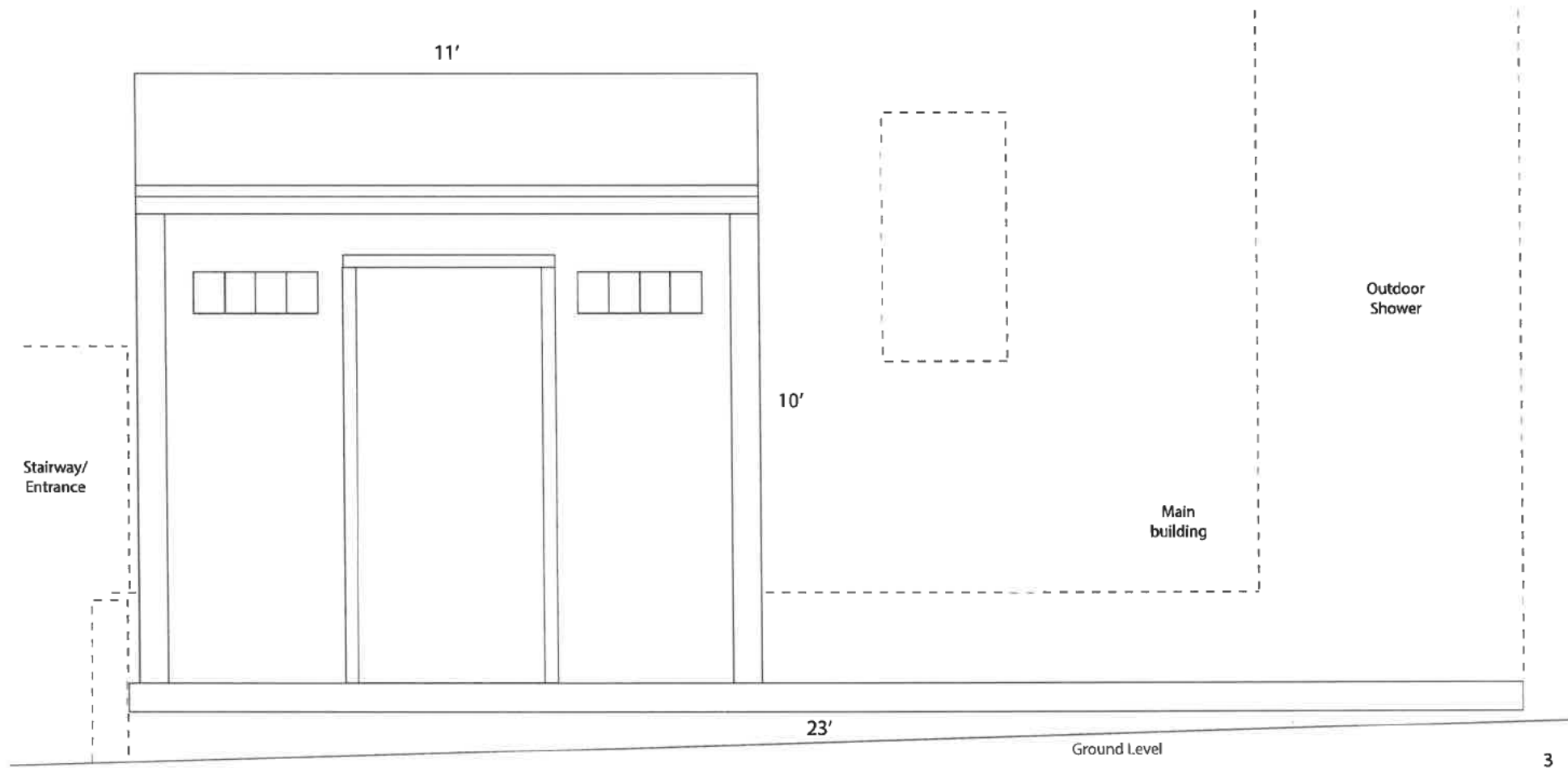
Further details regarding this project are provided in this planning document.

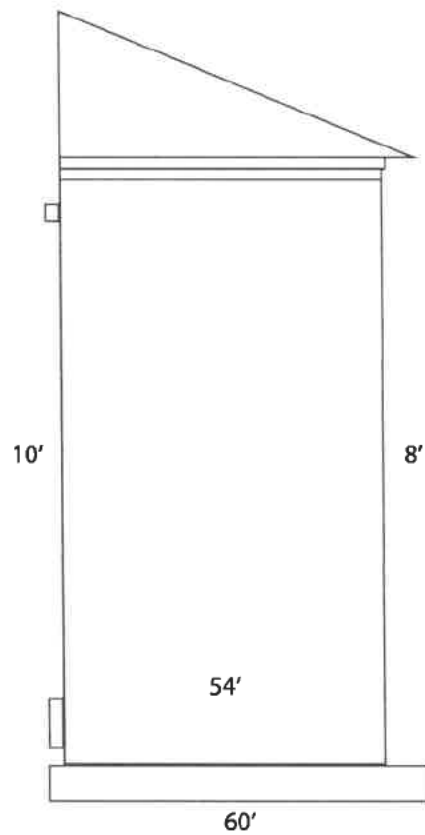
Proposed site plan

The diagram illustrates the layout of a building and its associated outdoor spaces. The main building is a large rectangle with dimensions 28' by 25'. To its right is an outdoor shower area, 6' wide and 5' high. Below the main building is an outdoor deck, 14' wide and 14' high. To the right of the main building is a proposed exterior shed, 11' wide and 4.5' high. A stairway/entrance is located below the shed. The plan also shows existing deck areas and proposed extensions. Dashed lines indicate the boundaries of existing and proposed decks.

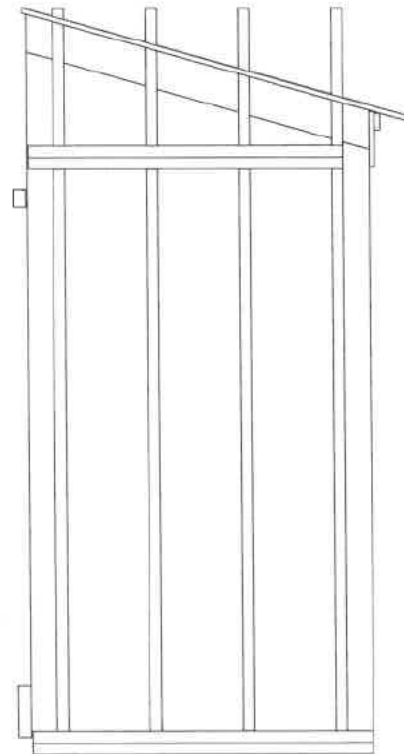
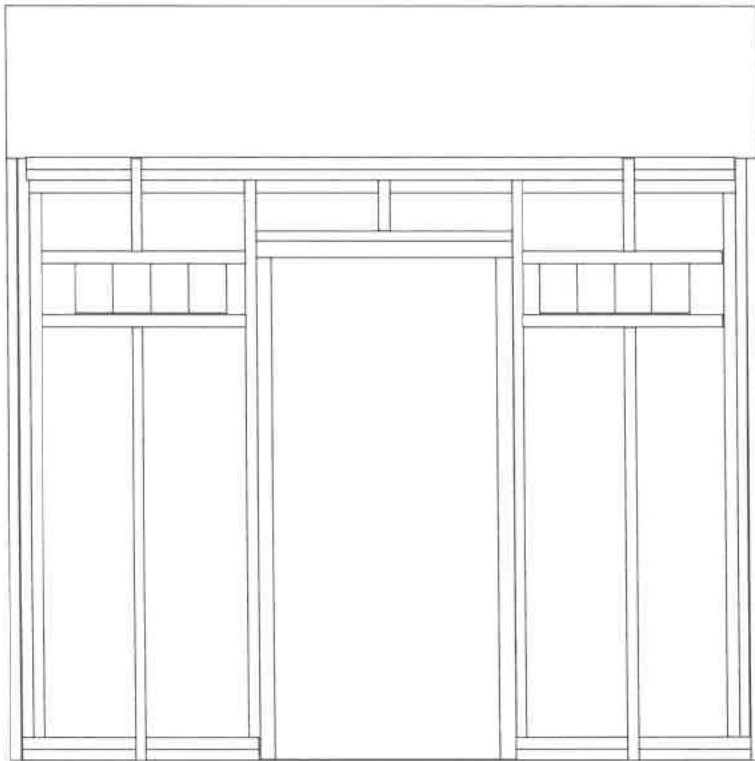
Dimensions and labels:

- Main building: 28' x 25'
- Outdoor shower: 6' x 5'
- Outdoor deck: 14' x 14'
- Proposed exterior shed: 11' x 4.5'
- Stairway/Entrance
- Additional deck extended to outdoor shower: 5' / 12'
- Additional deck to support shed: 5' / 5'
- Existing deck: 5' / 6'





Concept render, not to scale



Shed materials:

2x4 Framing 16" on center
 2x6 roof joists 16" on center
 Joist hangers
 3/4 Plywood flooring, roof deck
 5/8 OSB Siding
 Cedar shakes
 Asphalt roofing
 Roof membrane
 Tyvec building wrap
 36 x 80 Outswing door
 Door handle/lockset
 Transom J Channel Windows 10 x 24 (2)
 Composite wood trim
 Soffit vents
 Drip edge
 Stainless or galvanized fasteners, bolts

Decking:

2x8 Pressure treated joists/beams
 Composite wood decking
 Flashing
 Stainless or galvanized fasteners, bolts

Note from Arozana, Assistant Agent, to go with the filing for 497 Shore Rd, Unit 5.

5/7/2025

When I helped the Applicant with the proposal, I mentioned that the additional decking that leads to the outside shower was not going to be favorable to the Commission, but that they could try and ask for it, knowing it might not be approved.

In addition, I spoke with them about the need for additional decking to place the shed upon and mentioned that removal of the decking and replacement with just sonotubes would allow the coastal dune to shift, instead of being blocked by the decking – which is at grade according to my discussion with them.



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

Conservation Commission
TOWN OF TRURO

MAY 09 2025

WPA Form 1- Request for Determination of Applicability

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

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:

STEVEN

First Name

PHILLIPS

Last Name

P O BOX 1450

Address

WELLFLEET

City/Town

MA

State

02067

Zip Code

508-349-9543

Phone Number

steve@gaiger-phillips.com

Email Address

2. Property Owner (if different from Applicant):

FISHER ISLAND MA REALTY LLC c/o DONALD E. VAUGHAN, ESQ

First Name

Last Name

BOSTON

City/Town

MA

State

02110

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

RICHARD

First Name

PACARELL

Last Name

ACANTHUS LTD.

Company Name

20 MOHICAN ROAD

Address

Worcester

City/Town

MA

State

01605

Zip Code

Phone Number

B. Project Description

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

BLUFF TERRACE

Street Address

NORTH TRURO

City/Town

42.0416266

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

-70.1043961

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

23

Assessors' Map Number

3

Assessors' Lot/Parcel Number

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

TOE OF COASTAL BANK

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

SITE PLAN 1 BLUFF TERRACE

Title

PLATFORM DETAIL

Title

6 MAY 2025

Date

7 MAY 2025

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

Municipality

B. Project Description (cont.)

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

THE REQUESTED WORK IS THE REPLACEMENT OF A SMALL STAIR LANDING THAT WAS LOST IN A STORM. THE PLATFORM WILL BE ELEVATED ABOVE THE TOE OF THE BANK IN THE SAME LOCATION AS PREVIOUS. THE CONSTRUCTION WILL BE OF PRESSURE TREATED FRAME WITH SPACED DECKING. SEVERAL OF THE PREVIOUS STRUCTURAL POST ARE IN PLACE. THE REMAINING POST WILL BE HAND INSTALLED.

- 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)

PER 310 CMR 10-02 MINOR ACTIVITY WILL NOT REMOVE, FILL DREDGE OR ALTER THAT AREA - OBJECT TO KEEP TRAFFIC OFF BANK.

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

Municipality _____

C. Determinations

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

- ☐ 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: _____

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.

Steven Hillejo
Signature of Applicant

MAY 7, 2025
Date

[Signature]
Signature of Representative (if any)

MAY 9, 2025
Date

Request for Determination

Project address: 1 BLUFF TERRACE

Map 23 Parcel 3

- Is the project located in a resource area or buffer zone YES
- Resource Area Type(s): COASTAL BANK
- If Buffer Zone what is the distance from Resource Area: _____

Description of project (list all activities and describe methodology for construction or installation including equipment type if applicable) REPLACEMENT OF STAIR LANDING OF EXIST. BEACH STAIR.

ALL WORK BY HAND, NO MECH. EQUIPMENT

Attached site plan titles/dates, and any other plan or narratives title/dates: SITE PLAN, 1 BLUFF TERRACE
3 PLATFORM DETAIL

Describe the best management practices/mitigation that will be used on the site: ALL WORK TO BE
BY HAND INCLUDING EXCAVATION FOR POST. ACCESS LIMITED TO EXIST. STAIRS.

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 Selectmen. 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: STEVEN PHILLIPS

Owners printed name and signature: Richard Pascarella

Owner Representative

RICHARD PASCARELLI



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, STEVEN PHILLIPS (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.

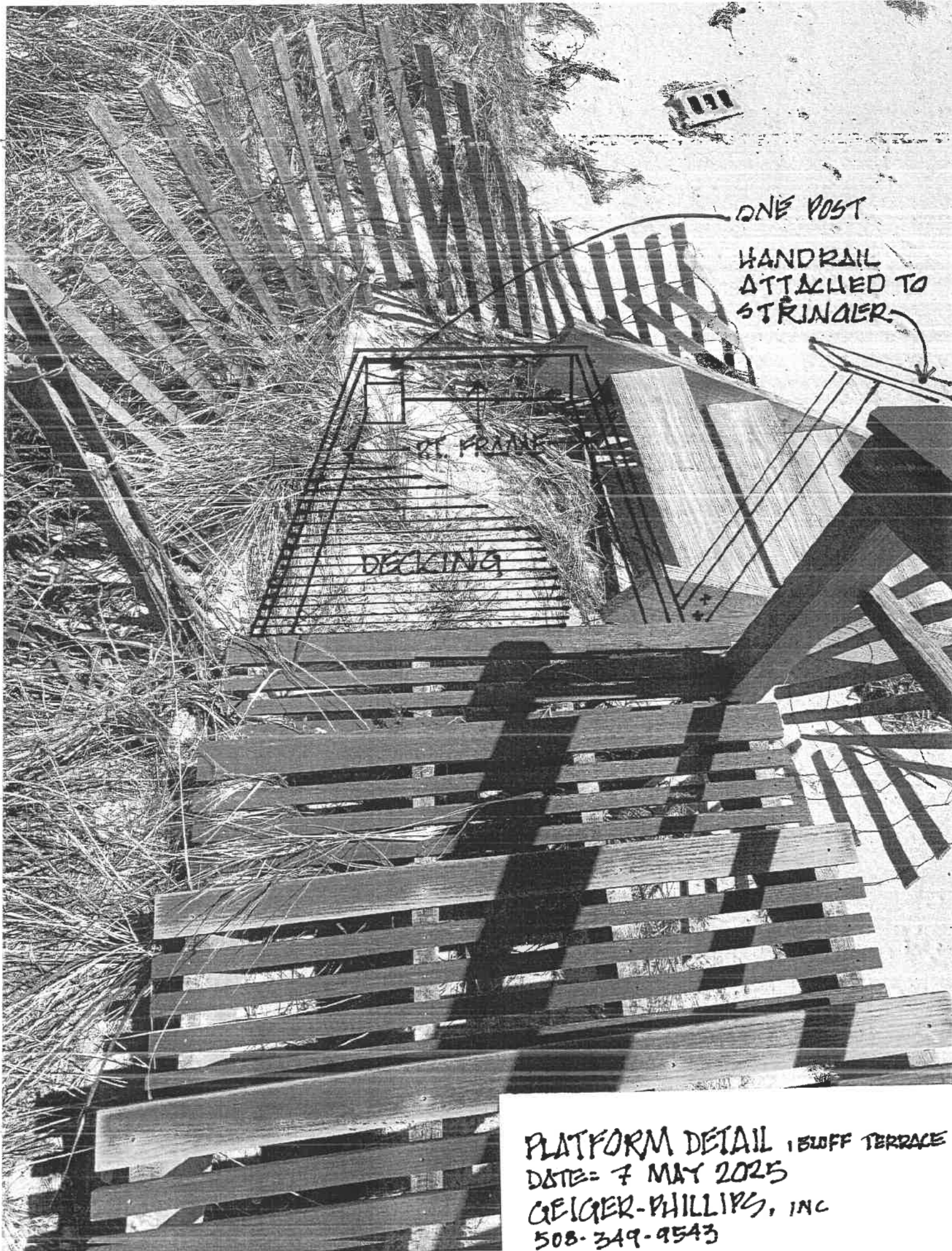
The ☐ Notice of Intent ☐ Abbreviated Notice of Intent ☒ Request for Determination of Applicability ☐ Amended Order of Conditions ☐ Abbreviated Notice of Resource Area Delineation was submitted on 5-9-2025 (date) for work at 1 BLUFF TERRACE, N. TRURO (address). I understand that the next meeting of the Conservation Commission is scheduled for JUNE 2, 2025 and that the Commission will open the public hearing on that date.

I am the: ☒ Applicant

☒ Applicant's Representative

Steven Phillips
(signature)

(date)



ONE POST
HANDRAIL
ATTACHED TO
STRINGER

FRAME

DECKING

PLATFORM DETAIL 15LOFF TERRACE
DATE= 7 MAY 2025
GEIGER-PHILLIPS, INC
508-349-9543



TOWN OF TRURO
HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666
508-349-7004 x119

To: Truro Conservation Commission
From: Emily Beebe, Health & Conservation Agent
Date: May 29, 2025
Re: June 2 Agenda Item -Staff recommendation to amend determinations from May 5

Background: This memo will provide you with information to support amending 2 of the determination votes from our last Conservation Commission meeting held on May 5. Determinations are issued by a vote of the Commission after their review of a project filed under the Wetland Protection Act (WPA) form 1, the "Request for Determination of applicability" or "RDA". This application is used to determine if the WPA applies to a proposed project or activity, and it creates a process that the Commission uses to determine if the applicant must provide more information to address specific regulations that protect the wetlands.

An applicant will file a Request for Determination for a smaller scale project, or a project of short duration. RDA's are usually filed for buffer zone projects. Generally, the standard for projects located in Resource Areas requires filing a Notice of Intent (NOI) application. However, there are projects proposed in resource areas where an NOI may not be needed, such as when conditioning a project is not required, and then the project falls more closely into the realm of an RDA. Essentially, the RDA helps determine if the proposed work requires further action under the Wetlands Protection Act such as providing more information by filing a Notice of Intent application.

Recommended Action:

At the May 5, 2025 Conservation Commission meeting the votes taken for 2 RDA's fell outside the parameters for negative determinations. After reviewing these decisions, and the guidance for requested determinations, I could see what we missed. I now submit to you revised recommendations, that follow the guidance and request these 2 matters be re-voted, with the proper determinations.

1. **RDA for a septic system upgrade at 24 Great Hills Road:** The proposed project was located in the buffer zone of a Coastal Bank, and in Riverfront Area. The applicant requested a, b and d on the RDA form 1. (please see information on the green bordered attachment)

In this case request "a" was the issue, because (based on my recommendation) it was voted as a positive 1 and therefore required the filing of an NOI. Based on the discussion it was clear that an NOI was not required, therefore the project should have received a negative 1 because the proposed work is located more than 50 ft. from the resource area (meets DEP policy 99-1) And, a septic upgrade in a Riverfront is exempt from those standards. Therefore, we are not looking at work in the resource area, it is buffer zone only.

May 5 Motion: Commissioner moved for a positive 1, negative 3, positive 5, and positive 7 determination; **Recommendation for June 2:** move to amend the May 5 vote, and to instead issue a Negative 1 and Negative 3, Positive 6

2. **RDA for a septic upgrade at 34 Shore Road** The proposed project was located in the buffer zone of a bordering vegetated wetland. The applicant requested a, b, c and d on the RDA form 1.

The project should receive a Negative 1 because the work is located 50 ft. from the resource area and meets DEP policy 99-1.

Motion: Commissioner moved for a positive 1, positive 2a, negative 3, and positive 6, determination; **Recommendation for June 2:** move to amend the May 5 vote, and to instead issue a Negative 1, positive 2a, Negative 3, and Positive 6

**Form 1 Section B Requested Determinations
and corresponding
Form 2 Section B Negative & Positive Determination options**

a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area **subject to jurisdiction** of the Wetlands Protection Act.

Negative 1: The area described in the Request is **not** an area subject to protection under the Act or the Buffer Zone.

Positive 1: The area described on the referenced plan(s) **is** an area subject to protection under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.

b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are **accurately delineated**.

[No applicable **Negative** Determination options.]

Positive 2a: The boundary delineations of the following resource areas described on the referenced plan(s) are **confirmed** as accurate. Therefore, the resource area boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands Protection Act and its regulations regarding such boundaries for as long as this Determination is valid.

Positive 2b: The boundaries of resource areas listed below **are not confirmed** by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination or to the Request for Determination.

c. whether the **work** depicted on plan(s) referenced below is **subject** to the WPA

Negative 2: The work described in the Request **is within an area subject to protection** under the Act, **but will not remove, fill, dredge, or alter** that area. Therefore, said work does not require the filing of a Notice of Intent.

Negative 3: The work described in the Request **is within the Buffer Zone**, as defined in the regulations, **but will not alter an Area subject to protection** under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any).

Negative 4: The work described in the Request **is not within an Area subject to protection** under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to protection under the Act.

Negative 5: The area described in the Request **is subject to protection** under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required:

[Cite applicable statutory/regulatory provisions for Exempt Activity]

c. whether the work depicted on plan(s) referenced below is subject to the WPA (con't)

Positive 3: The work described on referenced plan(s) and document(s) **is within an area subject to protection** under the Act **and will remove, fill, dredge, or alter** that area. Therefore, said work requires the filing of a Notice of Intent.

Positive 4: The work described on referenced plan(s) and document(s) **is within the Buffer Zone and will alter an Area subject to protection** under the Act. Therefore, said work requires the filing of a Notice of Intent or ANRAD Simplified Review (if work is limited to the Buffer Zone).

d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any municipal wetlands ordinance or bylaw of [Name of Municipality]

Negative 6: The area and/or work described in the Request **is not subject** to review and approval by [Name of Municipality] pursuant to a municipal wetlands ordinance or bylaw [insert Ordinance or Bylaw **Citation**]

Positive 5: The area and/or work described on referenced plan(s) and document(s) **is subject** to review and approval by [Name of Municipality] pursuant to the following municipal wetland ordinance or bylaw: [insert Ordinance or Bylaw **Citation**]

Positive 6: The following area and/or work, if any, **is subject** to a municipal ordinance or bylaw **but not subject** to the Massachusetts Wetlands Protection Act:

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

[No applicable *Negative* Determination options.]

Positive 7: If a Notice of Intent is filed for the work in the Riverfront Area described on referenced plan(s) and document(s), which includes all or part of the work described in the Request, **the applicant must consider the following alternatives.** (Refer to the wetland regulations at 310 CMR 10.58(4)c for more information about the scope of alternatives requirements):

- ☐ Alternatives limited to the lot on which the project is located. ~ or ~
- ☐ Alternatives limited to the lot on which the project is located, the subdivided lots, and any adjacent lots formerly or presently owned by the same owner. ~ or ~
- ☐ Alternatives limited to the original parcel on which the project is located, the subdivided parcels, any adjacent parcels, and any other land which can reasonably be obtained within the municipality. ~ or ~
- ☐ Alternatives extend to any sites which can reasonably be obtained within the appropriate region of the state.

question was addition of concrete to a retaining wall on a beach. However, DEP has redefined this as a "limited" project under §10.53(3)(i) in all but the simplest cases.

Minor Projects

Revisions to the Wetlands Regulations issued in 1998 exempt certain activities DEP considers "minor" when the work is entirely in the Buffer Zone (310 CMR 10.02(2)(b)) or the Riverfront Area (§10.58(6)(b)). Exemptions include such activities as native plantings and some vista pruning. "Minor" projects are listed in Figure 12I. Note that most of these exempt activities still require a 50-foot setback from BVWs or the riverward side of the Riverfront Area. The exemption should be read along with DEP Wetlands Program Policy 99-1 that suggests that all Buffer Zone work should be kept 50 feet from a resource area.

Figure 12I. Exempt "Minor" Activities in the Buffer Zone or Riverfront Area

- Unpaved pedestrian walkways for private use
- Fencing if it doesn't prevent wildlife movement; stone walls; stacks of cordwood
- Vista pruning of non-landscaped areas if more than 50 feet from BVW or the mean annual high water line in a Riverfront Area, whichever is further (pruning of landscaped areas is exempt)
- Planting of native trees, shrubs or groundcover but not lawns
- Conversion of lawn to uses accessory to single family houses, e.g. pools, decks, sheds and vice versa if house existed on August 7 1996, erosion and sedimentation controls are used during construction, and work is more than 50 feet from BVW or the mean annual high water line in a Riverfront Area, whichever is further
- Conversion of impervious to vegetated surfaces if erosion and sedimentation controls are used during construction
- Activities necessary for planning and design that are temporary and have negligible impact, e.g. borings, sampling, monitoring wells

MACC 2000

Under the Rivers Protection Act

Sections 6, 14, and 18 of the 1996 Rivers Protection Act (HB §12.26) contain a total of 13 exemptions for work in the Riverfront Area. **These do not constitute exemptions from the Wetlands Protection Act.** Exempted are:

- "grandfathered" activities for physical work in existence when the law was passed and for some activities with permits (HB §12.3.4)
- wastewater treatment facilities and "related" facilities
- land associated with "historic mill complexes"
- activities licensed under G.L. Chapter 91 (waterways)
- mosquito control, forestry, most agricultural work, and projects authorized by special act before 1973.

§10.53(5) **mandates** approval of water management structures in support of agricultural uses if certain performance standards are met.

Forest cutting in wetlands is exempt from Commission review when there is an approved cutting plan from DEM and certain conditions are met (see HB §16.9). A "limited" project approval is required for installation of **permanent forestry stream crossings**, as opposed to temporary crossings for cutting projects.

A related exemption from Conservation Commission review was created by a section of the Rivers Protection Act (HB § 18.26) for the renovation of cranberry bogs on properties in agricultural use which were abandoned after 1959. The renovation is permitted by DEP under Regulations at 310 CMR §23.00. There are several limitations. The bogs must have been associated with land in agricultural use as of August 7, 1996. No more than five acres of bog in one ownership may be renovated over a three-year period. ACECs, public drinking water areas, and rare species habitat are also given protection.

Utilities

Another exemption in the Act relates to "maintaining, repairing or replacing, but not substantially changing or enlarging" electric, gas, water, and telecommunication facilities. After massive confusion involving the exemption and the presumption discussed in HB §12.6.3, the Department of Food & Agriculture adopted regulations (333 CMR 11.00) which regulate herbicide spraying along railways, power lines, pipelines, and, ultimately, roadways. These right of way regulations are discussed in HB §16.6.2.

Dredging

The Wetlands Protection Act also contains an exemption for maintenance dredging licensed within the prior ten years by the DEP Waterways Regulation Program, if and only if the Conservation Commission, upon receiving notice of such proposed activity, does not object within 20 days and demand a hearing.

Government Projects

Several other exemptions not found in the Wetlands Act are worth noting. Except in the coastal zone, the federal government is exempt from the Act and all other state laws when it is performing federal work on federal land. It will often, however, submit itself to the law as a matter of neighborliness. The federal government is subject to the federal "404" wetlands protection provisions of the Clean Water Act (HB §14.3.1).

No other level of government is in any way exempt from the Act, except that the state Highway Department has an exemption for repair and replacement of bridges and bridge approaches. This last exemption was created by special acts, inserting such language in each of several highway bond issues. Municipalities are exempted from paying filing fees for Notices of Intent; water districts, lake associations and state agencies and authorities (other than DEP and the Massachusetts Bay Transportation Authority) are not. Filing fees are discussed in HB §12.7.3.

Mosquito Control, Special Acts, Repairs

Mosquito control by all levels of government is exempt from the Wetlands Protection Act, as is work done under certain very old special acts, which was narrowly defined in the case of **DEQE v. Hingham** (HB §11.6.2). DEP is reviewing Mosquito Control District wetland ditching and draining practices. Further guidance may be available in 2001. These activities may be subject to the federal Clean Water Act (§§401 and 404) even if they are exempt under the Wetlands Protection Act.

In the case of **Bourne v. Austin** the state Appeals Court read into the law a narrow exemption for repair work which does not change the condition of the resource area (HB §11.6.2). The repair in

PERMIT # 2025-16



Conservation Commission
TOWN OF TRURO

MAY 01 2025

PAID 728

Proximity to Resource Areas: Beach stairs, Cape Cod Bay

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.

- 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

- 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.

- 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.

PP K. Pilon 4-45-2025
(Signature of Applicant) (Date)

FOR OFFICE USE ONLY:

Agent's Comments: last section from landing - replaced w/aluminum stair

Site Inspection Date: 5/7/2025 Application Approved: ☒ Yes ☐ No

Conservation Commission Review: Meeting Date: 6/2 Permit Approved: ☐ Yes ☐ No
Conditions: _____

Signature of Commission Chair or Agent: _____ Date: _____





MAY 12 2025

PERMIT # 2025-17



TOWN OF TRURO

Conservation Commission

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

PAID
4.6

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: Vito Moreno Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: WIND+WAVE CONDOMINIUM 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: 432 Shore Rd Map: 9 Parcel: 8

Description of proposed work: USE MINI EXCAVATOR OR "DINGO" TO STRAIGHTEN EXISTING VEHICLE SRAW ANCHORING STAIRS by May 15, 2025

Proximity to Resource Areas: ACCESS VIA HIGH HEAD XTO & Chuck Silvias

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:

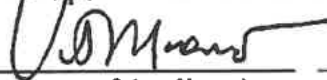
- No construction *within* any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, 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.

- 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.

 5/7/2025
 (Signature of Applicant) (Date)

FOR OFFICE USE ONLY

Agent's Comments _____

Site Inspection Date: _____ Application Approved: ☒ Yes ☐ No

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

Signature of Commission Chair or Agent:  Date: 5-13-2025





Emily Beebe

From: Russ Braun [REDACTED]
Sent: Tuesday, May 6, 2025 5:09 PM
To: Emily Beebe
Subject: Re: Question on Wind and wave- re PIPL

Hi Em. No habitat there. Closest nest at 586 Shore.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

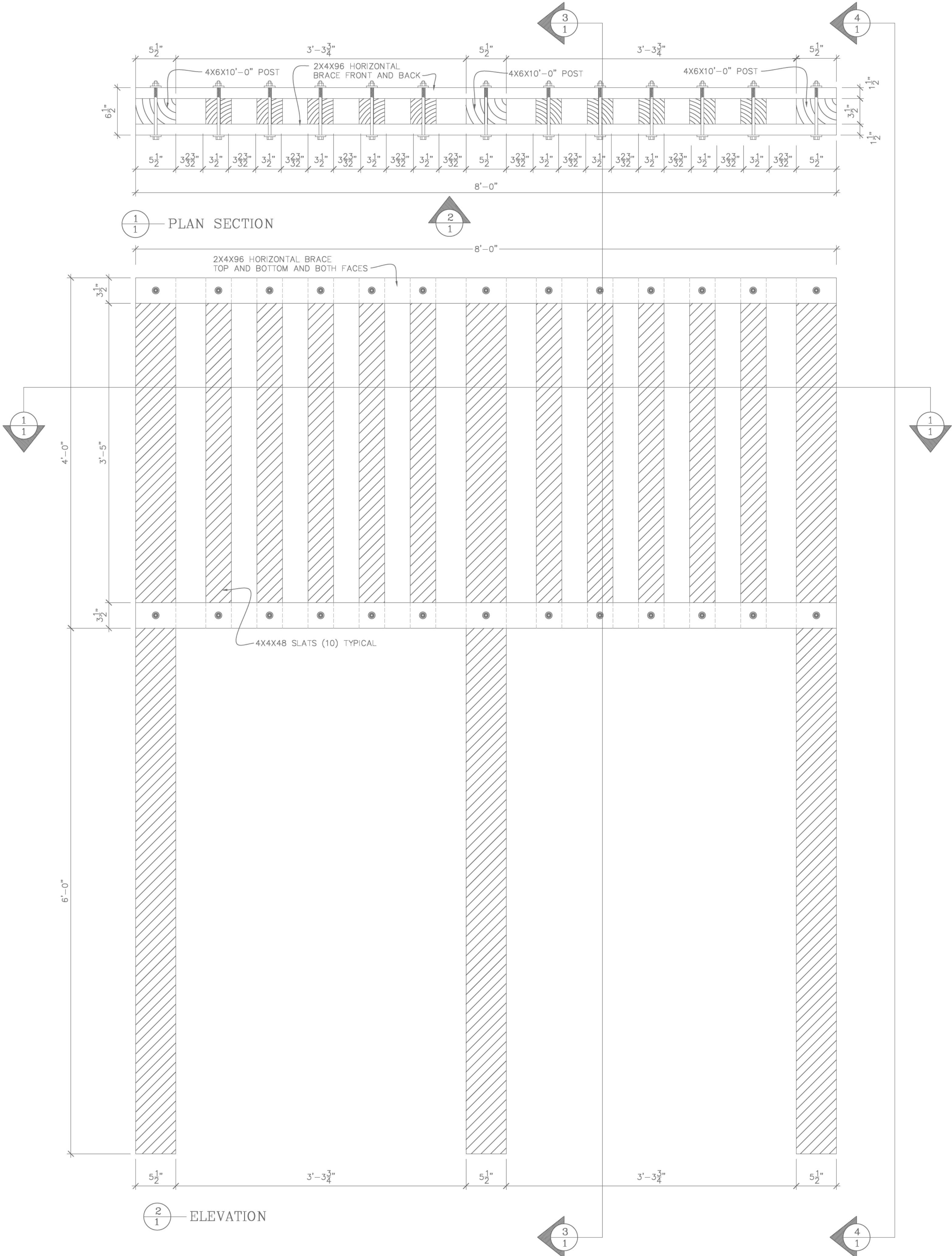
From: Emily Beebe <EBeeBe@truro-ma.gov>
Sent: Tuesday, May 6, 2025 1:45:58 PM
To: RUSSELL B BRAUN [REDACTED]
Cc: [REDACTED]
Subject: Question on Wind and wave- re PIPL

Hi Russ,
Do you and Nancy know of any current Plover nesting between the landing at Chuck Silvas and Wind and Wave at 432 Shore?
Thanks
Em

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

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EACH PIECE OF LUMBER FOR FENCE PANEL TO BE IDENTIFIED WITH THE TAX-ID NUMBER BRANDED (BURNED) INTO THE LUMBER. HORIZONTAL MEMBERS WILL BE BRANDED ON THE LEFT SIDE, LOOKING AT THE FENCE, 6"-12" FROM THE LEFT EDGE. VERTICAL MEMBERS TO BE BRANDED ON THE HIGHEST END, 6"-12" FROM THE TOP. ALL THE BRANDS WILL FACE THE DUNE, EXCLUDING THE TWO VERTICAL BOARDS ON THE OCEAN SIDE. ALL BRANDS WILL BE VISIBLE AFTER CONSTRUCTION. BRAND IDENTIFICATION WILL BE DONE WITH 1" CHARACTERS. ALL BOLTS, WASHERS AND NUTS WILL BE 3/8" GALVANIZED STEEL-SIZING TO BE AS REQUIRED AS PER PLAN.

HS-BRAND-WB-400,
HS-BRAND-BH-200-91,
HS-BRAND-WBNS-100 (3.)

ALL LUMBER WILL BE GROUND CONTACT PRESSURE-TREATED CA-B, CA-C, MCA, OR MCA-C.

NOTE: CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED BUILDING PERMITS AND TO FOLLOW ALL STATE AND LOCAL BUILDING CODES.

DON JAMES DESIGNS
ARCHITECTURAL DESIGN/SPACE PLANNING 781-204-0169

JAMESBAYSIDE@AOL.COM		
SCALE: 1 1/2"=1'-0"	JOB NO: 25-050125	DRAWN BY: D.JAMES
DATE: 5-22-25		
PROJECT: DRIFT FENCE		
ADDRESS:		
ITEM:		SHEET-1



TOWN OF TRURO CONSERVATION COMMISSION

P.O. Box 2030
Truro MA 02666-0630

Conservation Commission Meeting Minutes: January 6, 2025

Commissioners Present: Chair Carol Girard-Irwin, Commissioners Bob White, Clint Kershaw, and Diane Messinger. Present Virtually: Vice Chair Linda Noons-Rose

Absent: Commissioner Connie Mather; **Others Present:** Emily Beebe, Conservation Agent; Courtney Warren, Assistant Conservation Agent (present virtually); Select Board member Nancy Medoff (present virtually)

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 5:02 pm and provided the virtual meeting instructions. Due to an issue with the elevator in Town Hall, testimony was heard for all Notices of Intent, but an extra meeting will be held on January 27, 2025 to close these hearings.

Request for Determination of Applicability: 2 Meetinghouse Road, Unit 3, Matthew Hooven: Proposal to lift house & install new foundation; Riverfront Area. (Map 50, Parcel 4.3) Greg Morris represented the request to install a foundation under a cottage that is currently on blocks. The project would be to raise the cottage, construct the foundation, and then return the cottage to the same elevation as it is currently. Commissioner Bob White requested that the red cedar and white spruce trees near the cottage be saved if possible and the Agent noted the need for a silt fence on the downslope. **Motion:** Commissioner Diane Messinger moved for a negative 3 determination; **Second:** Commissioner Bob White; **Vote:** 5-0-0; the motion carried.

Request for Determination of Applicability: 6 Castle Road, Pamela Blair: After-the-fact filing for fencing; Riverfront Area & Coastal Bank. (Map 50, Parcel 146) Benjamin Fairbank represented the homeowner and began by clarifying that the intent had been to file the RDA before work was done but the fencing company installed the fence without authorization. They propose to align the new section of fence with an older previously permitted section that is 6" from the property line. They would like the fencing between the two houses to extend to the ground and are proposing passage for animals in other locations. Chair Carol Girard-Irwin noted that the property was almost completely enclosed with fencing extending to the ground. Ben Fairbank stated that they are proposing a net increase in passage but are trying to keep dogs separated. The Commissioners reiterated the need for wildlife passage. Commissioner Linda Noons-Rose asked about the impact to the neighbor's trees by moving the fence closer to the property line. Ben Fairbank replied that the contractor is committed to preserving trees. The Agent suggested a focused site visit with staff to look at access. **Motion:** Commissioner Clint Kershaw moved to

continue the matter until February 3, 2025; Second: Chair Carol Girard-Irwin; Vote: 5-0-0; the motion carried.

Notice of Intent: 20 Toms Hill Road, Joseph Fiorello (SE#075-): Demolish and replace dwelling (this was a previously approved project with an expired OOC); Riverfront Area & Buffer Zone to a Coastal Bank. (Map 46, Parcel 342) *(continued from 12/2/2024)* Property owner Joe Fiorello requested to withdraw this application because his expired permit was revived by the recent Permit Extension Act. **Motion: Chair Carol Girard-Irwin moved to accept the withdrawal request; Second: Commissioner Bob White; Vote: 5-0-0; the motion carried.**

Notice of Intent: 17 Avocet Road, Jennifer & Michael Freitag (SE#075-1204): Proposed installation of sturdy sand drift fence, coir logs, and replacement of beach stairs; Coastal Beach; Land Subject to Coastal Storm Flowage (LSCSF) Coastal Bank. (Map 39, Parcel 217) *(continued from 12/2/2024)* Jen and Nick Crawford were present at the meeting and the property owners and their attorney were present virtually. Jen Crawford stated that they have reviewed Bryan McCormack's report and went on to detail proposed revisions to their plan. They have reduced the proposed number of fiber rolls from three rows to two both above and below the five rows that would meet up with the abutting installations. They would hold a 25' setback to the property line for the additional rows of coir and for the sturdy drift fence. Commissioner Clint Kershaw asked if the abutters' have fences and Jen Crawford replied that only pilings and a few panels remain. Abutter Wendy Lurie stated that the abutters were all happy that the Freitags were interested in working to protect the bank but were disappointed that they were pursuing a project that was not contiguous with the others in the area as they believe a uniform approach would be better. She asked a question about the percentage reduction in coir rolls. She also asked if their proposal to install five rows meeting up with the abutting coir installation would mean three buried rolls since the abutters have one buried roll and four on the bank. Jen Crawford clarified that at the time of the survey, the bottom row of the abutters' installations was partially exposed. The Agent confirmed with the Crawfords that they would be holding a 25' setback to the property line with the additional buried rolls. Nick Crawford explained that the 30% reduction in coir rolls was based on the total linear foot reduction from the original proposal. Abutter Rick Summers reviewed the annual reports from Stan Humphries on 15, 17, and 19 Avocet Rd. Those reports concluded that the arrays were intact, had protected the bank, and met all order of conditions. Homeowner Michael Freitag noted that the third-party evaluator clearly stated that the array is failing. They had been advised by another coastal geologist that the array is failing and received advice to go higher and lower. The Agent noted that the report from Bryan McCormack was an evaluation of conditions as they are and were not an endorsement or rejection of any proposal. The Agent requested the applicant provide more detail before the next meeting about the existing and new work, specifically scour so that the project could be properly conditioned. The Agent also asked for a description of how the buried drift fence would perform and if would it lead to erosion due to a change in the compaction of the sand. She acknowledged that there have been issues with the cables holding the existing coir on this site but noted that the installation has not failed. Nick Crawford noted that the fence is now proposed to be 3' above the beach and 1' below and the Agent asked how the fence would be installed. Nick Crawford replied

that the pilings would be driven with a vibratory drill. Jen Crawford addressed end scour stating that scour would only happen if the buried roll became exposed or the installation gets overtopped. Commissioner Clint Kershaw opined that fencing and coir work best as a system. **Motion: Commissioner Clint Kershaw moved to continue the matter until January 27, 2025; Second: Chair Carol Girard-Irwin; Vote: 5-0-0; the motion carried.**

Notice of Intent: 5 Great Hills Lane, Kevin Wise (SE#75-1207): Proposed coir log array, sand drift fence, & nourishment; Coastal Dune, Coastal Beach, LSCSF. (Map 53, Parcel 1) *(continued from 12/2/2024)* Stan Humphries described the proposed project as construction of a ~150-foot sturdy drift fence and installation of coir log array which would be covered with sand, planted with beach grass, and renourished annually. The remnants of the existing serpentine fence posts are shown on the plan. All coir logs would be located above mean high water with two rows proposed below the existing beach and three along the dune. Commissioner Clint Kershaw asked why the plan showed a 25' setback on one side but not the other. Stan Humphries will amend the plan to show 25' setback on both sides. Commissioner Linda Noons-Rose asked for clarification on the fence construction. Stan Humphries replied that all hardware would be lag bolts not nails. The Agent noted that conditions would include requirement of beach grass planting, lag bolts instead of screws, and a 25' setback from the property line on both sides. **Motion: Commissioner Clint Kershaw moved to continue the matter until January 27, 2025; Second: Vice Chair Linda Noons-Rose; Vote: 5-0-0; the motion carried.**

Notice of Intent: 544 Shore Road, Bay Beach Town Homes (SE#75-1208): Proposed coir log array, sand drift fence, & nourishment; Barrier Beach, LSCSF, Coastal Dune. (Map 7, Parcel 5) *(continued from 12/2/2024)* Representative Brian Madden described the revised plans that showed a coir log array instead of coir envelopes. The coir would be closer to the building and the fence would align with the abutters' fences on both sides. They have updated the management plan to prohibit storage on the dune and to clarify that all beach access is through the center breezeway. Rope fencing and signage would be utilized to prevent walking through dune area. Chair Carol Girard-Irwin asked for clarification on the green section of the plan. Brian Madden replied that area was the extent of the beach grass planting and proposed sand nourishment. He noted that the existing snow fence on the seaward side would be removed and replaced with the sturdy sand drift fence and that the snow fencing on the landward side would be replaced in kind. The Agent asked that a revision date be added to the management plan and requested specific language be added to the plan notes: Item #4 - Conservation Commission review is required for any structure that might be needed to replace the mobi-mat. Item #5 - Snow fencing shall be added as needed or as required by the Commission. Item #6 - no unpermitted structures are allowed. Item #7 - no storage of watercraft on the water side. Abutter Marie Belding confirmed that the new fence would align with their fence. **Motion: Commissioner Clint Kershaw moved to continue the matter until January 27, 2025; Second: Commissioner Diane Messinger; Vote: 5-0-0; the motion carried.**

Notice of Intent: 48 Castle Road, Anne Brandt/Myers Truro LLC (SE#75-):: Proposal to repair cracks in low seawall; Coastal Bank, Salt Marsh, LSCSF. (Map 50, Parcel 3) Gordon Peabody from Safe Harbor described the project as a simple repair of the wall

using a hanging platform and a metal staple system to prevent any debris from entering the marsh. All staging would be in the existing driveway. The existing wall height would be increased by one block in anticipation of sea level rise. Commissioner Bob White asked for clarification on the materials used in the repair system. It would likely be stainless steel. The Agent noted that an access stairway looked to be recently replaced without a permit. Gordon Peabody will investigate and report back. He noted that all work would stop at the property line. **Motion: Chair Carol Girard-Irwin moved to continue the matter until January 27, 2025; Second: Vice Chair Linda Noons-Rose; Vote: 5-0-0; the motion carried.**

Notice of Intent: 33 Knowles Heights Road, Janet London (SE#75-): Proposed installation of sand drift fence & coir log array; Coastal Beach, Coastal Bank, LSCSF. (Map 35, Parcel 9)

Notice of Intent: 29 & 31 Knowles Heights Road, David Walsh (SE#75-): Proposed installation of sand drift fence & coir log array; Coastal Beach, Coastal Bank, LSCSF. (Map 35, Parcel 7 & 8) Because the projects would be connected, both were discussed together. Stan Humphries from ECR represented both applications. Commissioner Clint Kershaw asked about the proposed coir log at the top of the bank at 33 Knowles Heights Road. Stan Humphries replied that the cavity at the top of the bank is unique to 33 Knowles Heights Road. They are proposing to plant beach grass 18" on center (OC) in that area and 12" OC on the lower part of the bank. No irrigation is currently proposed. Planting would start at the very top, continue past the cavity, over the coir log, and extend down to the lower coir installation. Chair Carol Girard-Irwin asked why the plantings were 18" O.C. not 12" O.C. Stan Humphries replied that that area is not heavily impacted by wave energy and that cost is also a factor. The Agent suggested that the order could be conditioned so that plantings may be increased as necessary. Commissioner Linda Noons-Rose noted that the beach access stairs should be augmented with additional batten boards. Also, one vertical member on one set of stairs was floating and needed repair. These items could be included as a condition to prevent the need for any additional filing. **Motion: Chair Carol Girard-Irwin moved to continue the Notices of Intent for both 29, 31, and 33 Knowles Heights Road until January 27, 2025; Second: Commissioner Diane Messinger; Vote: 5-0-0; the motion carried.**

Notice of Intent: 522 Shore Road Unit 1, Wayside One Realty Trust (SE#75-): elevate above flood zone; Barrier Beach, Coastal Dune, LSCSF. (Map 7, Parcel 8.1) Stan Humphries from ECR and Cole Bateman from Tighe & Bond represented the request to raise the existing at-grade home to comply with the floodplain standard for an AE Zone elevation 13. No expansion of the home is proposed. A small deck and some interior reconstruction is proposed. At grade decking from 2014 would be maintained in its current location. Cole Bateman described the foundation design that is constrained by both wetlands and building code requirements. He reviewed the alternatives for the foundation construction, but the preferred alternative is to elevate the structure and work in place to construct an open concrete pier foundation. Cole Bateman shared a schematic of the proposed foundation type. Commissioner Clint Kershaw asked what kind of concrete would be used. Cole Bateman stated it would be standard weight concrete reinforced with rebar not coated. The Agent asked if a ZBA filing was needed and if so, that application would need to be filed before this matter could close. **Motion: Chair Carol Girard-Irwin**

moved to continue the matter until January 27, 2025; **Second:** Commissioner Clint Kershaw; **Vote:** 5-0-0; the motion carried.

Enforcement: 42 Great Hollow Road, Chapman: Retaining wall on Coastal Beach and LSCSF No one was present for this matter. The Agent stated that a follow-up memo will be sent. **Motion:** Commissioner Clint Kershaw moved to continue the matter until February 3, 2025; **Second:** Chair Carol Girard-Irwin; **Vote:** 5-0-0; the motion carried.

Administrative Review Applications: 1.) **6 Bearberry Lane:** nourishment & plantings. 2.) **630 Shore Road:** hand-dig trench for new gas line, 3.) **1 Circuit Way:** plantings **Motion:** Vice Chair Linda Noons-Rose moved to approve all of the Administrative Review requests; **Second:** Chair Carol Girard-Irwin; **Vote:** 5-0-0

Commissioner Clint Kershaw moved to adjourn the meeting; **Second:** Chair Carol Girard-Irwin; **Vote:** 5-0-0; the motion carried.

The meeting was adjourned at 6:53 PM.

Respectfully submitted by Courtney Warren



TOWN OF TRURO CONSERVATION COMMISSION

P.O. Box 2030
Truro MA 02666-0630

Conservation Commission Meeting Minutes: January 27, 2025

Commissioners Present: Chair Carol Girard-Irwin, Vice Chair Linda Noons-Rose, Commissioners Bob White, Clint Kershaw, and Diane Messinger. Present Virtually: Commissioner Connie Mather; **Others Present:** Courtney Warren, Assistant Conservation Agent; Select Board member Nancy Medoff (present virtually)

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 4:00 pm and provided the virtual meeting instructions. This was a special meeting added to close the Notices of Intent from the January 6, 2025 meeting that were impacted by the elevator issue at Town Hall.

Notice of Intent: 48 Castle Road, Anne Brandt/Myers Truro LLC (SE#75-1212):

Proposal to repair cracks in low seawall; Coastal Bank, Salt Marsh, LSCSF. (Map 50, Parcel 3) (*continued from 1/7/2025*) Representative Gordon Peabody stated that he agreed with the draft order of conditions and noted that Safe Harbor now has a contract with the abutting property owners to address the section of the wall on their property. Commissioner Clint Kershaw confirmed that the restored stairs were not on the 48 Castle Road property and Commissioner Bob White thanked the representative for the clear photos delineating the property lines. **Motion:** Commissioner Clint Kershaw moved to approve the Notice of Intent with the conditions as drafted; **Second:** Commissioner Linda Noons-Rose; **Vote:** 6-0; the motion carried.

Statement from the Chair: Chair Carol Girard-Irwin stated the Commission conditions submittal of quarterly monitoring reports to gather data on the functionality of the coir arrays. Vice Chair Linda Noons-Rose stressed the importance of photos taken from the same location every time.

Notice of Intent: 5 Great Hills Lane, Kevin Wise (SE#75-1207): Proposal to install coir log array, sand drift fence, & nourishment; Coastal Dune, Coastal Beach, LSCSF. (Map 53, Parcel 1) (*continued from 1/7/2025*) Stan Humphries from ECR represented the project. He has submitted revised plans that show 25' setbacks to abutting properties. He confirmed that agreement with the draft conditions and had shared them with the property owner. Chair Carol Girard-Irwin stated that quarterly reports would be required. Commissioner Diane Messinger voiced her concern about this type of system in that area and was concerned about scarping of abutting properties. The Assistant Agent noted that a condition was included in the order stating that the installation must maintain 25' setbacks from the

property lines unless permission was granted by the abutters. Vice Chair Linda Noons-Rose stated that specific photograph locations should be required. The Assistant Agent noted that photo locations are included in the order. Commissioner Bob White clarified that the quarterly reports may eventually transition to twice a year reporting. Vice Chair Linda Noons-Rose would like to see the monitoring photos included in the packet when repair permits for these types of installations are submitted. **Motion: Commissioner Clint Kershaw moved to approve the Notice of Intent with the conditions as drafted; Second: Commissioner Bob White; Vote: 5-1-0 with Commissioner Diane Messinger opposed; the motion carried.**

Notice of Intent: 29 & 31 Knowles Heights Road, David Walsh (SE#75-1210): Proposal to install sand drift fence & coir log array; Coastal Beach, Coastal Bank, LSCSF. (Map 35, Parcel 7 & 8) *(continued from 1/7/2025)* Stan Humphries from ECR and homeowner David Walsh represented the project. Stan Humphries stated that he has received approval from abutter to the north to extend the installation to the property line and that the project is proposed to join with the installation being permitted at 33 Knowles Heights Road. He also stated that he accepts the conditions in the draft order of conditions. The Commissioners discussed options for receiving approvals from abutters and stated that abutters might not be aware of the potential for impacts to their property by allowing extension of a coir/fence installation. The Commissioners decided to condition approval with the fence and coir stopping 25' from the property line unless the Agent was satisfied that the abutter understood the potential consequences. **Motion: Commissioner Clint Kershaw moved to approve the Notice of Intent with the conditions as drafted and that the installation must stop 25' from the abutter to the north unless the Conservation Agent is satisfied that both parties understand the potential consequences; Second: Commissioner Bob White; Vote: 6-0-0; the motion carried.**

Notice of Intent: 33 Knowles Heights Road, Janet London (SE#75-1211): Proposal to install sand drift fence & coir log array; Coastal Beach, Coastal Bank, LSCSF. (Map 35, Parcel 9) *(continued from 1/7/2025)* Stan Humphries from ECR represented the applicant. He stated that the project will align with the installation at 31 Knowles Heights Road and approval has been obtained from abutter to the south for the project to extend to the property line. The Assistant Agent noted that a copy of the abutter approval email was provided to each of the Commissioners prior to the meeting. **Motion: Commissioner Clint Kershaw moved to approve the Notice of Intent with the conditions as drafted and that the installation must stop 25' from the abutter to the south unless the Conservation Agent is satisfied that both parties understand the potential consequences; Second: Chair Carol Girard-Irwin; Vote: 6-0-0; the motion carried.**

Notice of Intent: 522 Shore Road Unit 1, Wayside One Realty Trust (SE#75-1209): Proposal to elevate structure above flood zone; Barrier Beach, Coastal Dune, LSCSF. (Map 7, Parcel 8.1) *(continued from 1/7/2025)* Stan Humphries from ECR and Cole Bateman from Tighe & Bond represented the request. Stan Humphries stated that the plan would allow the dune to migrate landward and that the elevations had been clarified with the building inspector. Commissioner Linda Noons-Rose asked if this project needed a filing with ZBA and the Chair answered that it did not. Commissioner Clint Kershaw asked for a staff opinion on whether the building height as proposed was adequate. The Assistant

Agent replied that it met code and deferred to the engineer for comment if necessary.

Motion: Commissioner Clint Kershaw moved to approve the Notice of Intent with the conditions as drafted; Second: Commissioner Linda Noons-Rose; Vote: 6-0-0; the motion carried.

Notice of Intent: 544 Shore Road, Bay Beach Town Homes (SE#75-1208): Proposed installation of coir log array, sand drift fence, & nourishment; Barrier Beach, LSCSF, Coastal Dune. (Map 7, Parcel 5) *(continued from 1/7/2025)* Brian Madden from LEC represented the project and provided a revised management plan. He agreed to the draft order of conditions. Chair Carol Girard-Irwin noted that quarterly reports would be required. Commissioner Clint Kershaw requested that item #10 on the management plan be amended to say “Take all steps” instead of “Take reasonable steps.” The Assistant Agent stated that there was no agreement yet with the easement holder. Attorney George Hailer opined that the minor change to the use easement is minimal and would in fact be beneficial to the easement holder. He stated this was a property rights issue and that land court would be the proper venue. Brian Madden noted that the area in question is the westerly end of the project where the exclusive use area transitions to the “common area” and the proposed sturdy fence would align with the fence at Shoreline. The fencing can’t move any further landward because of the location of the dune that they are trying to protect. The Commissioners concluded that they could condition the project. **Motion: Commissioner Linda Noons-Rose moved to approve the Notice of Intent with the conditions as drafted; Second: Commissioner Diane Messinger; Vote: 6-0-0; the motion carried.**

Notice of Intent: 17 Avocet Road, Jennifer & Michael Freitag (SE#075-1204):

Proposed installation of sturdy sand drift fence, coir logs, and replacement of beach stairs; Coastal Beach; Land Subject to Coastal Storm Flowage (LSCSF) Coastal Bank. (Map 39, Parcel 217) *(continued from 1/7/2025)* Homeowner Michael Freitag was present in person. Jen Freitag, Jen Crawford, and attorney Richard Nylen were all present virtually. Michael Freitag stated that he was comfortable with a six-coir roll assembly with two buried rolls. Chair Carol Girard-Irwin reminded the applicant that the Commission was ready to approve five rolls to match what is on the abutting properties. Michael Freitag replied that he had been advised that five rolls were not sufficient for his property and noted that six roll systems had just been approved in this meeting. He also stated that end scour would only be an issue if the beach elevation dropped below the bottom roll. The Chair reminded him that every property was different. Commissioner Clint Kershaw asked about the secondary access over the bank. Jen Crawford replied that the access from the top of the bank would be for stair construction and maintenance and in case access over the beach was blocked. The Assistant Agent noted that it was required to show access from the locus property. Commissioner Linda Noons-Rose asked how old the current installation was. Michael Freitag stated that coir envelopes were installed around 2011 and that those were later replaced with coir logs. Commissioner Clint Kershaw asked if the limit of work shown on the bank could be tightened. Jen Crawford said that the access width required would depend on the type of work and that it could be tightened for some things. They would prefer to install the array first and then the new stairs. Commissioner Linda Noons-Rose noted that if a conveyor was ever being used to deliver sand, they would need room at the top of the bank due to deck constraints. **Motion: Commissioner Clint Kershaw moved to approve the Notice of Intent with the conditions as drafted for five coir rolls and to**

adopt the findings as written in the memo; Second: Commissioner Connie Mather; Vote: 6-0-0; the motion carried.

Commissioner Clint Kershaw moved to adjourn the meeting; Second: Chair Carol Girard-Irwin; Vote: 6-0-0; the motion carried.

The meeting was adjourned at 5:17 PM.

Respectfully submitted by Courtney Warren