



Truro Conservation Commission

Monday July 1, 2024

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

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 can call in or email. To call-in toll free dial 1-646-558-8656 and enter the following Meeting ID when prompted: 881 4221 5586**

You can join this Zoom meeting from your computer, tablet or smartphone at <https://us02web.zoom.us/j/88142215586>. Please note that there may be a slight delay (15-30 seconds) between the meeting and 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. We ask that you identify yourself when calling in; citizens may also provide public comment for this meeting by emailing the Conservation Agent at ebecbe@truro-ma.gov with your comments.

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. **Request for Determination of Applicability: 43 Pond Rd, Marjorie & Marston Hodgin:** beach stair repair; Coastal Bank & Coastal Beach. (Map 38, Parcel 1) *(continued from 6/3/2024)*
2. **Notice of Intent: 10 Thornley Meadow Road, Roland & Lucia Letendre:** after-the-fact filing for beach stair replacement and beach grass trimming; Coastal Bank & Coastal Dune. (Map 53, Parcel 87) *(continued from 5/6/2024; Applicant has requested a continuance until September 9th, 2024)*
3. **Request for Determination of Applicability: 4 Second Landing Way, Estate of Elias & Laura Manuelidis:** cesspool upgrade; Buffer Zone to a Coastal Bank. (Map 45, Parcel 45)
4. **Request for Determination of Applicability: 72 Depot Rd, Anne Blythe Robertson & Mary Perkins:** installation of benches, gravel and a fire pit; Buffer Zone to a Coastal Bank; Riverfront Area. (Map 50, Parcel 24)
5. **Extension Request: 7 Hughes Rd (SE#75-1124); 39 Bay View Rd (SE#75-1115); 41 Bay View Rd (SE#75-1116); 4 Heron Ln (SE#75-1114); 379 Shore Rd (SE#75-1090)**
6. **Administrative Review Applications:** 1) **43 Pond Road:** removal of metal debris from beach; 2) **544 Shore Rd:** deck addition for handicap access
7. **Discussion on Long Nook Beach access**
8. **Minutes**

Site visits: Commissioners will meet at Town Hall on Monday, July 1, 2024, at 9:00 AM and proceed to:

- (1) 72 Depot Rd; (2) 4 Second Landing Way





Date: May 21, 2024 (corrected) revised REQUEST FOR DETERMINATION

RDA: 43 Pond Road, Truro – Map 38, Parcel 1, Marston and Margery Hodgin.

Re: 1-1 Remove storm damaged section of beach steps from Flood Zone. Install robust, deep dug, 4 X 6 post system by experienced contractor. Replacement steps built off site to reduce impact. Limit of work and beach grass plantings around work area. Limited nourishment as determined through consultation with Agent.

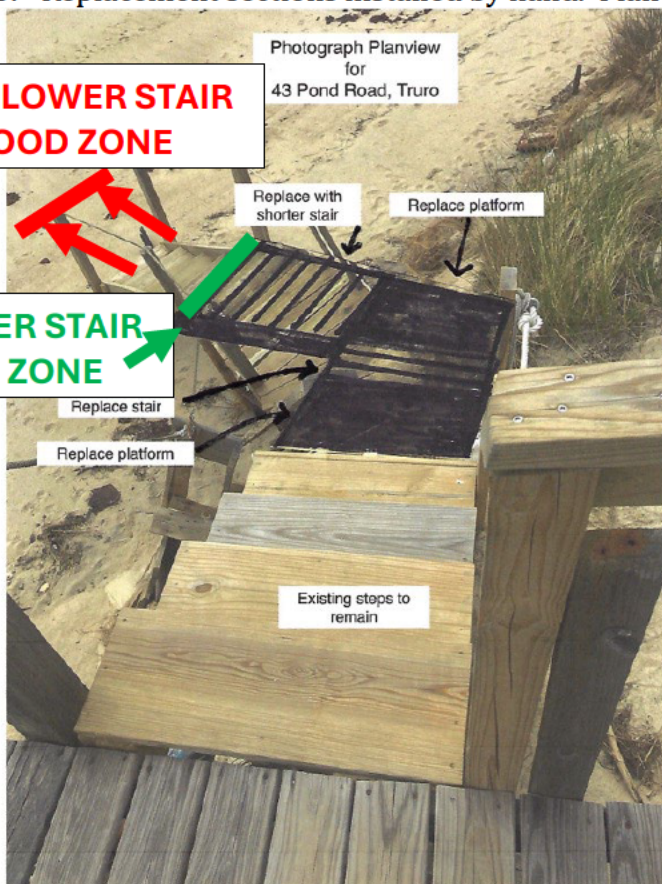
To: Town of Truro Conservation Commission From: Gordon Peabody, Safe Harbor Environmental
Office: 95 Commercial St. Room 211, Wellfleet, MA, P.O. Box 880, Wellfleet, MA, 02667
Contact: email gordonpeabody@gmail.com Phone: 508-237-3724

Revised ENVIRONMENTAL MANAGEMENT PLAN

1. Notify Commission Office. Install erosion control as shown on site plan
2. Hand remove damaged steps. Debris removed off site same day.
3. Reduce impacts by replacement steps pre-built in contractor's shop.
4. Robust construction, using deep dug 4 X 6 posts, based on contractor's experience.
5. Replacement sections installed by hand. Plant American Beach grass in open area.

**PREVIOUS LOWER STAIR
BELOW FLOOD ZONE**

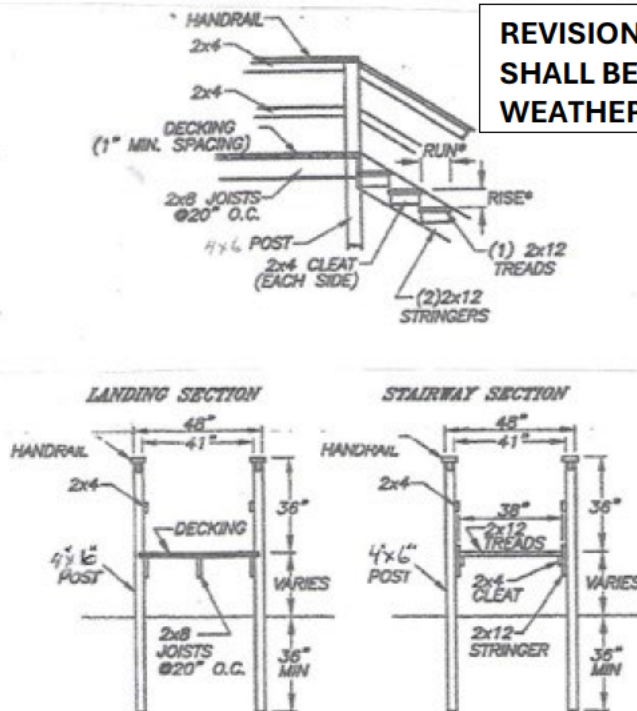
**REVISED LOWER STAIR
ABOVE FLOOD ZONE**



Jeff Norgeot, Inc.
46 Tar Kiln Road
Orleans, Ma. 02653-4803
jeffnorgeot1@gmail.com
774-772-4817

Landing and Stairway Construction Notes:

1. All framing for stairway shall be A.C.Q. (or equal) pressure-treated or non-treated, handrails to be composite.
2. All hardware shall be hot-dipped galvanized or stainless.
3. Stairs shall be constructed without solid risers.
4. All work shall be preformed by hand.
5. The limit of work shall extend no more than 3' beyond the footprint of the stairway.
6. All post holes shall be dug by hand.





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

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:
Estate of Elias E Manuelidis & Laura K Manuelidis
First Name Last Name
585 Ellsworth Avenue
Address
New Haven CT 06511
City/Town State Zip Code
[Redacted] [Redacted]
2. Property Owner (if different from Applicant):
First Name Last Name
Address
City/Town State Zip Code
Phone Number Email Address (if known)
3. Representative (if any)
Laura Schofield
First Name Last Name
Schofield Brothers of Cape Cod
Company Name
PO Box 101
Address
Orleans MA 02653
City/Town State Zip Code
508.255.2098 schobro@capecod.net
Phone Number Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):
4 Second Landing Way Truro
Street Address City/Town
42.00310 -70.08040
Latitude (Decimal Degrees Format with 5 digits after decimal) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
e.g. XX.XXXXX
45 45
Assessors' Map Number Assessors' Lot/Parcel Number
- b. Area Description (use additional paper, if necessary):
Please refer to attached narrative
- c. Plan and/or Map Reference(s): (use additional paper if necessary)
Proposed Sewage Disposal System for: An Existing 4 Bedroom Dwelling June 7, 2024
Title Date
At: 4 Second Landing Way Truro, MA
Title Date

How to find Latitude
and Longitude

and how to convert
to decimal degrees



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability **Truro**

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

Municipality

B. Project Description (cont.)

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

The project is the upgrade of an existing cesspool to a Title 5 septic system. Please refer to the attached narrative for details.

- 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).

Please refer to attached narrative.

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 Truro

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

Municipality

C. Determinations

1. I request the Truro 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:

Truro Conservation Commission

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.

Laura Schofield
Signature of Applicant

5/30/24
Date

laura manuelidis
Signature of Representative (if any)

05/30/2024
Date

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

**Narrative to Accompany
a Request for Determination of Applicability
at 4 Second Landing Way in Truro, Massachusetts**

Area and Project Description

The subject property is a 23,522 \pm square foot lot overlooking Cape Cod Bay to the west and the Corn Hill Beach parking lot to the south. An existing 4 bedroom cottage built in 1870 exists on the site with associated appurtenances. The cottage is served by a cesspool and a private well. The property is partially overlapped by a coastal bank associated with coastal resource areas to the west of the property including Cape Cod Bay, a coastal beach, land subject to coastal storm flowage and a coastal dune system at the base of the coastal bank.

Work Description

The project is the upgrade of the septic system serving the dwelling. A 1,500 gallon septic tank is provided along with a soil absorption system comprised of leaching chambers in trench configuration under the existing driveway. The leaching area design takes advantage of the reduction of leaching area allowed pursuant to a local upgrade approval and in anticipation of a future enhanced innovative/alternative technology being installed at a later date.

The existing dwelling is a seasonal dwelling that is not winterized and therefore not possible to utilize for most of the year. The property owner would like to phase in the requirement for providing an innovative/alternative technology to such a time that the house is winterized, the house is sold or an enhanced innovative/alternative technology is required by a future regulation change.

Erosion control shall be installed prior to any disturbance on the site and shall remain in good working order until disturbed areas have been stabilized. Disturbed areas created during installing the septic system will be replanted with American Beach Grass. Details of the septic system are shown on the attached site plan.

Provisions from the Massachusetts Wetlands Protection Act which may exempt the applicant from having to file a Notice of Intent:

The proposed project is the upgrade of an existing cesspool to a Title 5 septic system. The project itself is a benefit to many of the interest of the MA Wetlands Protection Act. The project is limited and temporary in nature. Erosion control has been provided on the plan to prevent adverse impact to any resource area during installation of the new septic system. Upon completion of the project disturbed areas are to be revegetated with native species. The upgraded septic system is a significant environmental improvement over the existing cesspools and the future enhanced innovative/alternative technology will provide an even greater level of environmental protection.

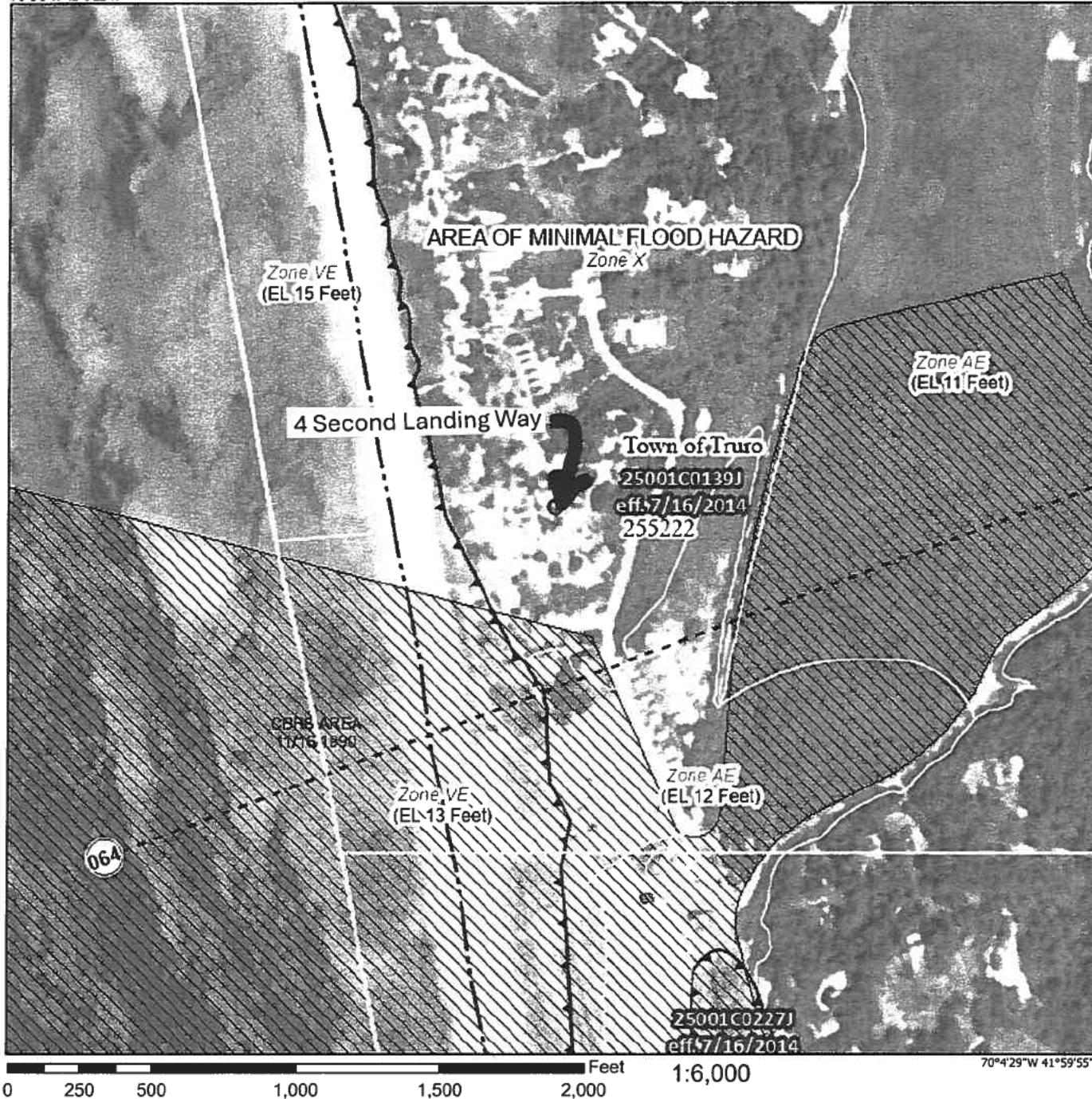
~LOCUS MAP~
A Portion of USGS
North Truro Quadrangle



National Flood Hazard Layer FIRMette



70°5'6"W 42°0'22"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
OTHER FEATURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
MAP PANELS	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

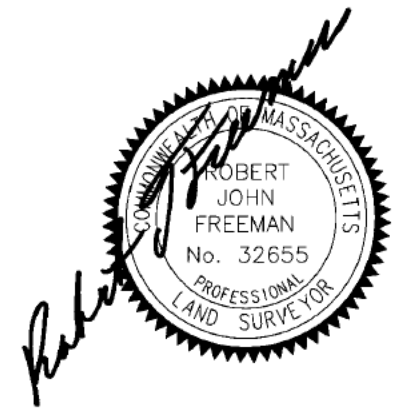
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/6/2024 at 3:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

4 Second Landing Way Truro, MA

Legend



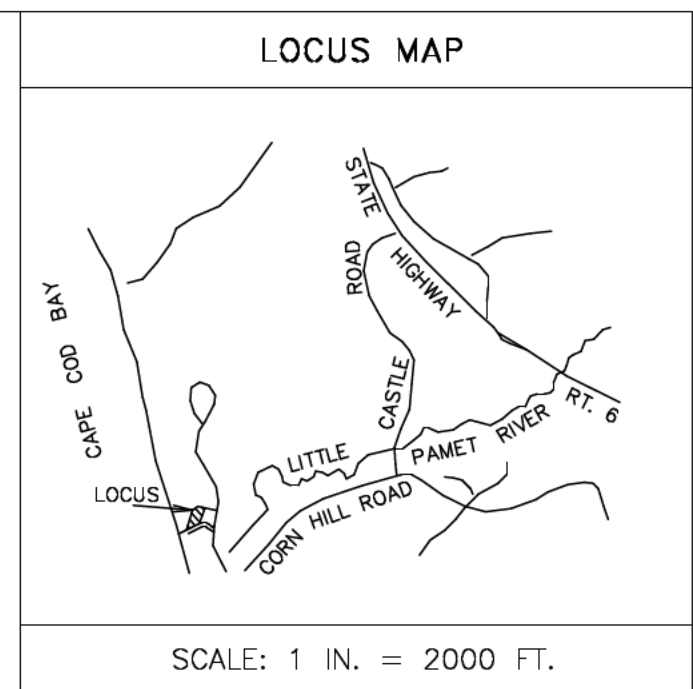
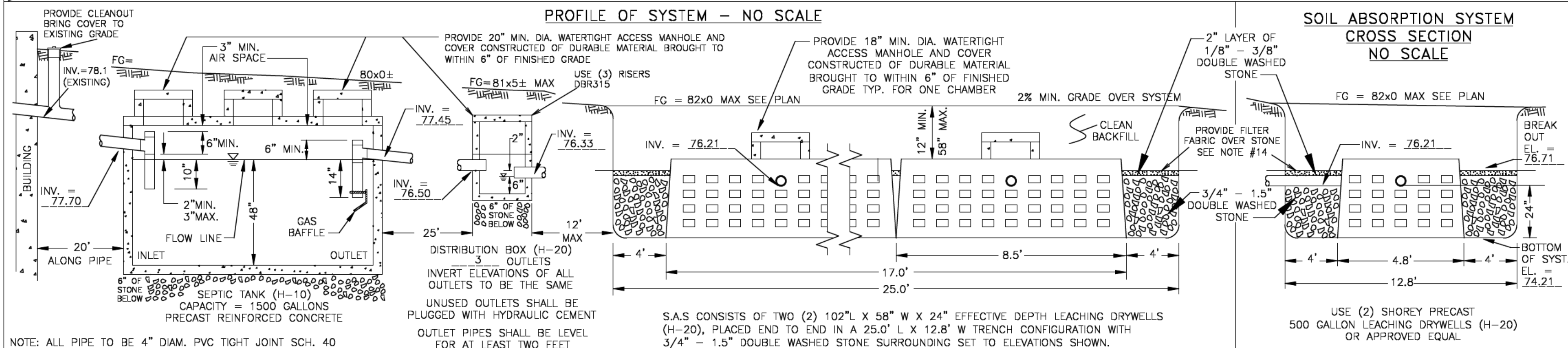
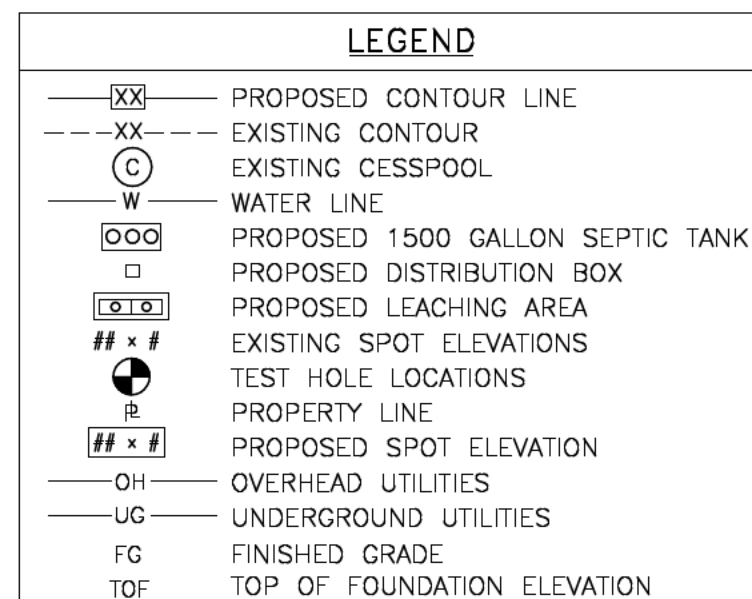


LOCAL UPGRADE APPROVAL REQUESTED PURSUANT TO TITLE V, THE STATE ENVIRONMENTAL CODE:

- VARIANCES REQUESTED FROM THE TOWN OF TRURO BOARD OF HEALTH REGULATIONS:
SECTION VI - LOCAL REGULATIONS TO SUPPLEMENT TITLE 5, STATE ENVIRONMENTAL CODE:
RELIEF IS REQUESTED TEMPORARILY FROM ARTICLE 8 - INNOVATIVE ALTERNATIVE TECHNOLOGY (1) APPLICABILITY (D) FOR UPGRADES OF PREVIOUSLY APPROVED SYSTEMS THAT EXCEED CURRENT NITROGEN LOADING STANDARDS OF 110 GPD/10000 SF OF LOT AREA AND FROM ARTICLE 13 - NITROGEN LOADING LIMITATIONS (2) UPGRADES FOR SYSTEMS THAT EXCEED CURRENT NITROGEN LOADING SHALL INCLUDE THE USE OF I/A TECHNOLOGY.

VARIANCES FROM THE TOWN OF TRURO BOARD OF HEALTH REGULATIONS SECTION VI, ARTICLE 9 ARE REQUIRED FOR THE MINIMUM SETBACK DISTANCES FOR THE SEPTIC TANK AND SOIL ABSORPTION SYSTEM AS FOLLOWS:

MINIMUM SETBACK DISTANCE BETWEEN A SEPTIC TANK AND WETLAND:
100' REQUIRED
68' PROVIDED BETWEEN PROPOSED SEPTIC TANK AND COASTAL BANK
88' PROVIDED BETWEEN PROPOSED SAS AND COASTAL BANK.



- ## GENERAL NOTES
1. ELEVATIONS REFER TO NAVD88, SEE BENCHMARK ON PLAN.
 2. ALL CONSTRUCTION AND MATERIALS TO CONFORM TO TITLE 5 OF THE MASSACHUSETTS STATE ENVIRONMENTAL CODE AND THE BOARD OF HEALTH REQUIREMENTS FOR THE TOWN OF TRURO.
 3. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH AND SCHOFIELD BROTHERS OF CAPE COD.
 4. FOR PROPER PERFORMANCE, THE SEPTIC TANK SHOULD BE INSPECTED AT LEAST ONCE PER YEAR. THE TANK SHOULD BE PUMPED WHEN THE TOTAL DEPTH OF SCUM AND SOLIDS EXCEEDS 1/3 OF ITS LIQUID DEPTH.
 5. SCHOFIELD BROTHERS OF CAPE COD DOES NOT ASSUME RESPONSIBILITY FOR MATERIALS ENCOUNTERED DURING EXCAVATION.
 6. ANY UNSUITABLE OR DELETERIOUS MATERIAL ENCOUNTERED MUST BE EXCAVATED AND REMOVED TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE SOIL ABSORPTION SYSTEM (S.A.S) AND TO A DEPTH AT WHICH SUITABLE MATERIAL IS ENCOUNTERED. BACKFILL WITH CLEAN SAND MATERIAL MEETING TITLE 5 SPECIFICATIONS TO APPROX. ELEVATION 76.7 CONTACT SCHOFIELD BROTHERS IF ANY DOUBT OR QUESTIONS ARISE REGARDING SOIL QUALITY.
 7. INSTALLATION CONTRACTOR SHALL CONTACT SCHOFIELD BROTHERS TO CONFIRM SOIL CONDITIONS PRIOR TO SOIL ABSORPTION SYSTEM INSTALLATION AND PRIOR TO BACKFILLING FOR SYSTEM CERTIFICATION.
 8. EXISTING CESSPOOL IS TO BE PUMPED AND REMOVED.
 9. EXISTING BUILDING SEWER INVERTS SHALL BE VERIFIED IN FIELD PRIOR TO COMPONENT INSTALLATION. CONTACT SCHOFIELD BROTHERS IF SIGNIFICANT DISCREPANCIES EXIST.
 10. SEE EROSION CONTROL NOTE #4 FOR SITE RESTORATION REQUIREMENTS.
 11. ANY SEPTIC SYSTEM COMPONENT THAT WILL BE SUBJECT TO VEHICLE OR OTHER HEAVY EQUIPMENT TRAFFIC SHALL BE INSTALLED WITH H-20 LOADING CAPACITY.
 12. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
 13. NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED LEACHING AREA EXCEPT THOSE THAT ARE SHOWN.
 14. LEACHING AREA STONE SHALL BE OVERLAIN WITH FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND 12" BEYOND THE EDGE OF STONE.

DESIGN CALCULATIONS

1. ESTIMATED HYDRAULIC LOADING:
AVERAGE DAILY FLOW = 440 GPD PER BEDROOM = 840 GPD
GARBAGE GRINDER IS NOT ALLOWED WITH THIS DESIGN
2. SEPTIC TANK SIZE:
AVERAGE DAILY FLOW = 440 GPD X 2 DAYS = 880 GALLONS
SEPTIC TANK PROVIDED = 1500 GALLONS
3. DESIGN PERCOLATION RATE = <2 MINUTES PER INCH
SOIL TEXTURE SANDS, CLASS _____
310 CMR 15.242 EFFLUENT LOADING RATE = 0.74 GPD/SF
4. SOIL ABSORPTION SYSTEM (SAS)*:
TOTAL SIDEWALL AREA PROVIDED = 151.2 SF X 0.74 GPD/SF
= 111.8 GPD
TOTAL BOTTOM AREA PROVIDED = 320.0 SF X 0.74 GPD/SF
= 236.8 GPD
MAXIMUM ALLOWABLE LOADING UNDER TITLE 5 = 348 GPD
ACTUAL HYDRAULIC LOADING = 440 GPD (SEE 1.)
- * SUBSURFACE DISPOSAL AREA REQUIREMENTS:
TOTAL LEACHING AREA SQUARE FOOTAGE REQUIRED BY TITLE 5 =
440 GPD/74 GPD/SF=595 SF MINIMUM REQUIRED* 471 SF PROVIDED
*21% REDUCTION OF THE REQUIRED SUBSURFACE DISPOSAL AREA
REQUIREMENTS IS REQUESTED

PROPOSED SEWAGE DISPOSAL SYSTEM

FOR: AN EXISTING 4 BEDROOM DWELLING
AT: 4 SECOND LANDING WAY
TRURO, MASSACHUSETTS

ASSESSOR'S MAP: 45 PARCEL: 45

APPLICANT: LAURA MANUELIDIS
585 ELLSWORTH AVENUE
NEW HAVEN, CT 06511


JOB #: 0-12683

DATE: JUNE 7, 2024

DESIGNED BY:	
--------------	--

LAS

DRAWN BY:
LAS

	CHECKED BY:
	LAS
SCHOFIELD BROTHERS OF CAPE COD LAND SURVEYING - ENVIRONMENTAL PERMITTING P.O. BOX 101, 161 CRANBERRY HIGHWAY ORLEANS, MA (508) 255-2098	



BlueFlax
Design llc

*Restoring Ecological
Integrity to the Built
Environment*

P.O. Box 391
Harwich Port MA 02646
774-408-7718
info@blueflaxdesign.com

June 10, 2024

Ms. Arozana Davis
Town of Truro Conservation Commission
PO Box 2030
Truro MA 02666

Re: 72 Depot Rd Request for Determination of Applicability

Dear Ms Davis

Enclosed with this letter please find nine copies of the completed and signed WPA Form 1 and Truro Request for Determination form, along with nine copies of the proposed Deck Seating Plan by Nick Waldman Studio dated 4/23/24.

As you will recall, approval was granted and an Order of Conditions issued in October 2022 to raze and rebuild the existing single family dwelling at 72 Depot Rd. Part of this approved design included a deck within the 50' buffer zone to the top of the coastal bank with a U configuration, allowing for at grade seating between the U shaped decks. Now that the house construction is well underway, the property owners would like to install a wrap around bench attached to the U shape deck, and add pea gravel underfoot within the U shaped area in order to either cover bare soil, or eliminate the need to cut any herbaceous vegetation that would grow in the area. The pea gravel will be kept from migrating into the surrounding areas with the installation of a granite curbstone as edging. Finally, a fire pit is proposed to be installed in the bench seating area. All recreation including outdoor dining and entertaining will be limited to the deck and seating area within the U shaped deck. The surrounding groundcover will be seeded with a warm season native grass mix and planted with bearberry to supplement the existing bearberry that is migrating back into the construction area.

The proposed bench seating, fire pit, and pea gravel will be installed in any area that is already disturbed, and was previously an area of existing deck. No vegetation will be removed, no excavation will take place, and no expansion is proposed beyond the edges of the approved surrounding decks.

We look forward to answering any of the Commission's questions about the proposed project at the July 1 hearing.

Sincerely,

Theresa Sprague

Theresa Sprague, Owner
BlueFlax Design LLC

Request for Determination

Project address: 72 Depot Rd Map 50 Parcel 24

- Is the project located in a resource area or buffer zone yes
- Resource Area Type(s): _____
- If Buffer Zone what is the distance from Resource Area: 48' +/- from Top of Bank

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) build bench seating area attached to deck with peagravel ground cover and gas fire pit

Attached site plan titles/dates, and any other plan or narratives title/dates: Deck Seating Plan by Nick Waldman
Studio dated 4/23/24.

Describe the best management practices/mitigation that will be used on the site: The proposed work area is in
between two elevated deck areas in an already disturbed location. Pea gravel will be used as permeable surface

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: _____

Owners printed name and signature: _____

Blythe Robertson

Truro RDA



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

City/Town

WPA Form 1- Request for Determination of Applicability

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

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:

Anne Blythe Robertson and Mary E Perkins

Name

E-Mail Address

PO Box 1265

Mailing Address

Truro

MA

02666

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

BlueFlax Design LLC

Firm

Theresa Sprague

Theresa@blueflaxdesign.com

Contact Name

E-Mail Address

PO Box 319

Mailing Address

Harwich Port

MA

02646

City/Town

State

Zip Code

774-408-7718

Phone Number

Fax Number (if applicable)

B. Determinations

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

- ☐ 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.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ 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:

Truro

Name of Municipality

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 1- Request for Determination of Applicability

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

City/Town

C. Project Description

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

72 Depot Rd

Street Address

50

Assessors Map/Plat Number

Truro

City/Town

24

Parcel/Lot Number

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

The project area is located between elevated decks on the south side of the property approximately 48' from Top of Bank

- c. Plan and/or Map Reference(s):

Deck Seating Plan by Nick Waldman Studio

Title

4/23/24

Date

Title

Date

Title

Date

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

Proposed construction of attached deck benches at grade; installation of permeable pea gravel ground cover and a gas fire pit. Pea gravel will be retained in the seating area with a granite curbstone. Native ground cover vegetation will infill all areas around the deck and sunken seating area.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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).

No work is proposed within the resource area. All work is proposed within a disturbed area surrounded by previously approved elevated decking. No vegetation is proposed for removal for this project. Only previously disturbed soils will be covered with pea gravel.

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 Resource Protection - Wetlands

WPA Form 1- Request for Determination of Applicability

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

City/Town

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.

Name and address of the property owner:

Anne Blythe Robertson and Mary E Perkins

Name

PO Box 1265

Mailing Address

Truro

City/Town

MA

State

02666

Zip Code

Signatures:

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

Signature of Applicant

06-6-24

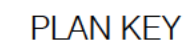
Date

Signature of Representative (if any)

Date



SCALE: 3/8"=1'-0"



Courtney Warren

From: [REDACTED]
Sent: Monday, June 17, 2024 4:34 PM
To: Courtney Warren
Cc: 7hughesroad@gmail.com; Mom
Subject: 7 Hughes Rd - Order of Conditions extension

Hi Ms. Warren,

We would like to request an extension from the Conservation Commission on the Order of Conditions for SE#75-1124 (expires on 7/30/2024) at 7 Hughes Rd in North Truro. We are planning to have the septic tank replaced this summer or early Fall.

Thank you,

Cassie Hultin for

Linnet Hultin

7 Hughes Rd

North Truro, MA 02652

—

[REDACTED]

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.



Environmental Consulting & Restoration, LLC



June 21, 2024

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

**RE: Request for Extension of OCs: 4 Heron Lane, 39 Bay View Rd., and 41 Bayview Rd.
Truro, MA**

Dear Members of the Conservation Commission:

On behalf of Lawrence R. Gottesdiener, Trs., please accept this Request for Extension of the following three Orders of Conditions issued on July 30, 2021:

4 Heron Lane under DEP file # SE075-1114;
39 Bay View Road under DEP file # SE075-1115; and
41 Bay View Road. under DEP file # SE075-1116.

The request is being made under 310 CMR 10.05(8)(a) for the Commission to extend each Order for the period of three years in order to comply with the monitoring conditions. This request is also being submitted in accordance with the Town of Truro Wetlands Protection Bylaw and Regulations in section 1.07. Therefore, a check for \$20.00 will be submitted under separate cover for each property.

If you have any questions or require additional information, please contact me at (617) 543-1654.

Sincerely,
Environmental Consulting & Restoration, LLC

Stan Humphries

Stan Humphries
Coastal Geologist

10-10

To conservation agent/commission

SE#75-1090

I am writing in regards to the order of conditions issued to 379 shore road unit A ,(red cottage).
Please allow me extension of said order conditions for another 3 years as I finish the permitting process
and begin construction at the site.

Sincerely Chuck Silva, Owner

CS
6/15/24

Conservation Commission
TOWN OF TRURO

JUN 21 2024

6/28/2024 expiration

JUN 25 2024



TOWN OF TRURO

Conservation Commission

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

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: Tony & Marjorie Hodgkin Telephone: [REDACTED]

Email address: [REDACTED]

Owner Name: as above Telephone: [REDACTED]

(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: 43 Pond Rd Map: 38 Parcel: 1

Description of proposed work: Removal of metal debris

on beach that was exposed during storm
Proximity to Resource Areas: COASTAL BEACH

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.

Marylin S. Harpin 6/25/24
(Signature of Applicant) (Date)

FOR OFFICE USE ONLY:

Agent's Comments: materials sticking out of sand are unsafe + conditions are not improving - public safety issue exists

Site Inspection Date: 6/10/2024 Application Approved: ☒ Yes ☐ No

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

Signature of Commission Chair or Agent: Carol Anne Lavin Date: 06-11-2024

Emily Beebe

From: Emily Beebe
Sent: Tuesday, June 11, 2024 6:21 AM
To: Emily Beebe
Subject: cold storage



PAID

PERMIT # 2024-23



TOWN OF TRURO

Conservation Commission

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

Conservation Commission
TOWN OF TRURO

JUN 05 2024

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

Applicant Name: Lotte Diomedes/Susan Brown Telephone [REDACTED]

Email address: [REDACTED]

Owner Name: Lotte Diomedes and Susan Brown

Telephone: [REDACTED]

(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: 544 Shore Rd Truro MA Map: 7 Parcel: 5

Description of proposed work: Providing access to back for wheelchair users and disabilities via removable augmentation on back deck

Proximity to Resource Areas: 0-feet (located in Coastal Dune, LSCSF, and Barrier Beach)

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS:

PERMIT FEE \$20

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.

Gottlieb Diomedes 6/5/24
 (Signature of Applicant) (Date)

FOR OFFICE USE ONLY:

Agent's Comments STRUCTURE IS IN PLACE.
SUGGESTED REMOVAL DATE 9/15/2024.

Site Inspection Date (PKS) Application Approved: ☐ Yes ☒ No (GVB)

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

Signature of Commission Chair or Agent: _____ Date: _____

Lotte Diomedede
President, Co-Founder

Susan Brown
Vice President, Co-Founder

Board Members

Gerard Verweij, Chair of
the Board

John Tobin

Mike Gray

Maria Fragala Pinkman, PT,
DPT

Mercedes Beyna

Jayne Sheehan

Employees

Jennifer Bolduc,
Administrator

Todd Civin,
Director of Communication

Melissa Upham
Fundraising Administrator

Trevor Fishman, Coach

Riley Millay, Coach

Julia Marks, Coach

Jessica Smith, Coach

Estel DuPlessis, Coach

Mitchell Liberman, Coach

Allison Sullivan, Teacher

Hello,

My name is Lotte Diomedede. I am the founder of SMILE Mass, a not-for-profit that leased-to-- buy the condo on 544 Shore Rd in 2018 from Annette and Rick Smith. We purchased the condo in November 2020 from Rick and Annette Smith. When we first took over the condo, we had plenty of beach, and for as long as we have been at 544 Shore Road there has always been a fence protecting the dune. Although we could have gone from the back deck to the water/beach we have always come through the middle and breezeway. The sand has always reached the top of the deck, allowing us to simply add removable wheelchair-accessible Mobi-mats in front of the deck to allow equal access, something that has never been an issue for either the condominium or to my knowledge the town or Rich living across the street.

Over the last two years, the beach erosion has been incredibly heartbreaking to see. Although our deed says usage rights are 32 feet from the back of the deck, I think we can all agree that nature had a different idea. This year we got a permit to let us/the condominium add in additional sand, and extra fencing and protection were added including vegetation to protect what beach we do have left. As good citizens, SMILE Mass has continued to comply. Last year we told our renters that the deck was off-limits for people utilizing a wheelchair because the access was not safe. We had a drop of over 10 inches from the deck to the sand, we also removed our grill for fire safety, simply because we could not put the wood extension on the ground/sand that everyone else has in front of their units. Furthermore, it was not possible for us to simply put our Mobi mats down because of the drop, from the deck to the sand.

Now that we have sand, life at Shore Road is back to a new normal, and we have some backyard. SMILE Mass is merely asking for equal access. All the guests we service are families who have encountered adversity in their lives that have provided them with added stress both physical, financial, and emotional. When they come to us, they are so thankful for the opportunity for the ability to vacation with their loved ones. Without the temporary extension we have added for the season, our clients won't be able to vacation in our unit, with the same equal access as their neighbors.

Conservation Commission
TOWN OF TRURO
JUN 05 2024

We have included many pictures that will show what we have created as a temporary solution to an ever-changing environment and Mother Nature. The interlocking system of the deck is meant to be removed in the fall so Mother Nature can do its thing in the fall, winter & spring. When we open for the 2025 season, we might not be able to use what we built this year. At that time, we will have to make a new evaluation to see what can be done for continued access.

As the owner of this unit, I know firsthand the difference between access and unreasonable accommodations. My son was born with hydrocephalus, which has caused him to be legally blind, non-verbal, use a wheelchair to access the world, eat with a feeding tube, require oxygen, take different medications 5 times a day, and have 24 specialists at Children's Hospital. Despite all this, he is funny, happy, very social, and loves spending time with friends and family. As a family, we spend so much time split because the world is not always as welcoming to wheelchair users. Having a home to rent like the condo on Shore Rd. provides a seamless transition from home to vacation for families like mine. Providing equal access allows everyone fun and independence to vacation despite one's disabilities.

Please see the pictures as they will clearly show what has been done, and how it is put together, and can easily be removed. It is built to be safe, sturdy, and aesthetically pleasing while providing equal access and reasonable accommodation to a wheelchair user. In addition, this provides a second wheelchair-accessible exit from the condo in case of fire or other emergency!

We believe what we have presented meets all the criteria required by the conservation commission.

Please do not hesitate to reach out if you have any questions. We thank you for taking the time to look at this request and look forward to the meeting on July 1st.

Best Regards,

Lotte Diomedes



Sectional Portable Deck

544 Shore Road, Truro MA

1. The deck consists of four sections approximately five feet wide by six feet six inches long—a total span of roughly twenty-six feet in length. This coincides with the length of the current deck to provide equal access.
2. Deck augmentation is made of the same material as the balance of the deck for appearance, safety, and consistency.
3. The deck sections will interlock with the existing deck rim joist to ensure safety.
4. The sections will interlock with and attach for stability.
5. Decking attachments will consist of interlocking beveled supports at the rim joist and adjoining structures.
6. The entirety of the deck will attach on either side with detachable brackets.
7. Removable carriage bolts will tie sections together at the deck fascia.
8. The exposed perimeter of the deck will be sectionally trimmed with PVC fascia board.
9. Portable deck Sections will be supported on pavers.

**Conservation Commission
TOWN OF TRURO**

JUN 05 2024

JUN 05 2024

Photos of completed Deck Augmentation



Conservation Commission
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JUN 05 2024







Conservation Commission
TOWN OF TRURO

JUN 05 2024



Due to erosion of the beach last summer, the Condo commission erected fences to prevent additional erosion from occurring.



The view from the back deck makes it clear that wheelchair users no longer have the ability to maneuver their chairs as the lack of sand does not provide the chair with the space to turn around or access the beach.



Conservation Commission
TOWN OF TRURO
JUN 05 2024



The deck consists of four sections approximately five feet wide by six feet six inches long—a total span of roughly twenty-six feet in length. This coincides with the length of the current deck to provide equal access.

Conservation Commission
TOWN OF TRURO
JUN 05 2024



Deck augmentation is made of the same material as the balance of the deck for appearance, safety, and consistency.

Commissioner
TOWN OF TRURO
JUN 05 2024



Removable carriage bolts will tie sections together at the deck fascia. Portable deck Sections will be supported on pavers. The sections will interlock with and attach for stability. Decking attachments will consist of interlocking beveled supports at the rim joist and adjoining structures. The entirety of the deck will attach on either side with detachable brackets.

Conservation Commission,
TOWN OF TRURO
JUN 05 2024



Finished deck augmentation allows wheelchair users to exit the back of the unit and easily maneuver so that they have access to the view of the beach.

Conservation Commission
TOWN OF TRURO
JUN 05 2024



Deck augmentation extends the same distance onto the sand as the removable ramp extends on the unit next door.



The deck sections will interlock with the existing deck rim joist to ensure safety. The exposed perimeter of the deck is sectionally trimmed with PVC fascia board.

Conservation Commission
TOWN OF TRURO
JUN 05 2024



Completed and detachable augmentation allows accessibility to wheelchair users so that like able bodied guests, they may enjoy a beach vacation.

Conservation Commission
TOWN OF TRURO

JUN 05 2024



Conservation Commissioner
TOWN OF TRURO

JUN 05 2024



Conservation Commission
TOWN OF TRURO
JUN 05 2024

