

**TRURO PLANNING BOARD AGENDA**  
**Wednesday, April 18, 2018 – 5:00 p.m.**  
**Truro Town Hall, 24 Town Hall Road, Truro**

**Public Comment Period**

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

**Public Hearing**

**2018-001 PB Sprint Spectrum, L.P. by its representative CCATT LLC** seek approval and authorization of uses under Section 40.5 of the Truro Zoning Bylaw to replace 2 antennas and install 2 additional antennas for a total of 4 antennas with remote radio heads at the same height as existing antennas on the telecommunications tower and add 2 hybrid cables. The telecommunications tower is located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A.

**Public Hearing**

**2017-011 SPR Maria Kuliopulos White Sands Beach Club, Inc.** seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-law to maintain existing uses, reduce the number of motel units from 51 to 47 and construct a replacement structure in the location of a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map 1, Parcel 5.

**Public Hearing**

**2017-010 PB John and Eileen Rice** have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085. Applicant has submitted a request for a continuance.

**Application for Determination that Plan Does Not Require Approval**

**2018-002PB Edward Salvador** seeks a determination that a plan does not require approval under the Subdivision Control Law. The property is located at 456 Route 6, Assessor's Atlas Map 36, Parcel 7.

**Waiver of Commercial Site Plan Review**

**2018-001 SPR Katherine Reed** seeks a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw for seasonal location of a food truck at Chequessett Chocolate. The property is located at 8 Highland Road, North Truro, Atlas Map 36, Parcel 89.

**Discussion of Warrant Article on the Marijuana Moratorium**

The Planning Board will review the amended moratorium article discussed at the recent Board of Selectmen meeting and possible revote of their recommendation for the Amended Article.

**Review and Approval of Meeting Minutes**

April 4, 2018

**Reports from Board Members and Staff**

Town Planner Report

**Next Meeting Agenda**

Wednesday May 2 at 5 PM – **Please note the new date and time!**

**Adjourn**



# TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004 Fax: (508) 349-5505

To: Planning Board  
From: Cally Harper, PhD, Town Planner  
Date: April 10, 2018 (for hearing on April 18<sup>th</sup>)  
Re: Special Permit - Staff Report #1

**2018-001 PB Sprint Spectrum, L.P. by its representative CCATT LLC** seek approval and authorization of uses under Section 40.5 of the Truro Zoning Bylaw to replace 2 antennas and install 2 additional antennas for a total of 4 antennas with remote radio heads at the same height as existing antennas on the telecommunications tower and add 2 hybrid cables. The telecommunications tower is located at 344 Route 6, Truro, Atlas Map 39, Parcel 172A.

## **Description**

The Applicant, represented by Attorney Daniel Klasnick, seeks a Special Permit to replace 2 existing antennas and install 2 additional wireless communication antennas for a total of 4 antennas and replace 4 remote radio heads and install 4 additional remote radio heads for a total of 8 remote radio heads at the same height on an existing tower located at 344 Route 6, Truro. The project also includes the installation of 2 hybrid cables within the existing ice bridge connecting the equipment to the Tower. The Applicant has provided a detailed application, with narrative and supporting documentation.

Pursuant to §40.5.B (17) of the Truro Zoning Bylaw, a Pre-Application Consultation is required, however the consensus of the Planning Board at the March 7<sup>th</sup> meeting was for the applicant to submit a full application and not appear before the Board for a pre-application meeting.

## **Completeness of the Application:**

The Special Permit application and supporting documentation were submitted on March 16, 2018 and included the following:

- 1) Application for Special Permit dated March 15, 2018, stamped in with Town Clerk on March 16, 2018.
- 2) A filing fee of \$50.00 was paid on March 16, 2018
- 3) Cover letter dated March 13, 2018 to Town of Truro, Planning Board from Daniel D. Klasnick, Attorney at Law, Duval & Klasnick LLC.
- 4) Certified Abutters List.
- 5) Copy of Special Permit issued on May 19, 2000 for siting on the tower located at the Public Safety Facility.
- 6) Set of Plans – Sprint, Crown Castle International – Site Number: BS13XC597, Site

Address: 344 Route 6, Truro, MA 02666, Chappell Engineering Associates, LLC, latest revision date 3/15/18, including:

- A. Sheet Number T-1 – Title Sheet
  - B. Sheet Number SP-1 – Outline Specifications
  - C. Sheet Number SP-2 – Outline Specifications
  - D. Sheet Number SP-3 – Outline Specifications
  - E. Sheet Number A-1 – Compound Plan & Equipment Plan
  - F. Sheet Number A-2 –Antenna Plans & Elevation
  - G. Sheet Number A-3 – Equipment Details
  - H. Sheet Number A-4 – Mounting Details
  - I. Sheet Number A-5 – RF Data Sheet
  - J. Sheet Number A-6 – Wiring Diagram
  - K. Sheet Number G-1 – One Line Diagram, Grounding Details and Notes
- 7) Federal Communications Commission Wireless Telecommunications Bureau, Radio Station Authorization, Licensee: NSAC, LLC, Effective Date 10-27-16, For Call Sign: BO51, File Number: not shown.
  - 8) Federal Communications Commission Wireless Telecommunications Bureau, Radio Station Authorization, Licensee: Nextel Communications of the Mid-Atlantic, Inc., Effective Date 05-19-2017, For Call Sign: WQKS981, File Number 0007780259.
  - 9) Structural Analysis Report, dated December 27, 2017, by B+T Group, for 344 Route 6, North Truro.
  - 10) Email from Dan Klasnik with a response from Town Planner Cally Harper.
  - 11) Redacted Town License Agreement, dated June 9, 2004.

### **Public Notice:**

Notice was published in the *Banner* on March 29 and April 5, 2018. Notice to the abutting parties in interest was mailed on March 16, 2018. As of March 16, 2018 notice of hearing was posted in Town Hall.

### **Comments from Other Boards/Committees/Departments**

Police: No Comment.

Fire: No Comment

Department of Public Works: No Comment

Building Department: No Comment

### **Waivers:**

A number of waivers have been requested and are outlined within Item #3 above (March 13, 2018 letter from Attorney Klasnick). Below is a list of waivers requested by the applicant and reason for the waiver request.

- 1. §40.5.B.2: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the 170' lattice tower.

2. §40.5.B.19a: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
3. §40.5.B.19b: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
4. §40.5.B.19c: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
5. §40.5.B.19d: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
6. §40.5.B.19e: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
7. §40.5.B.19g: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
8. §40.5.B.19i: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
9. §40.5.B.20c: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.
10. §40.5.B.20d: The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.



## **Possible Board Actions**

### **Vote 1: Requested Waivers**

1. Approve the waivers as requested based on the fact that such waivers would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this bylaw.
2. Deny the waivers as requested based on the fact that such waivers (*the Board needs to be specific as to which waivers are not allowable*) would be detrimental to the public interest, cause the Town expense, or be inconsistent with the intent and purpose of this bylaw.

### **Vote 2: Special Permit**

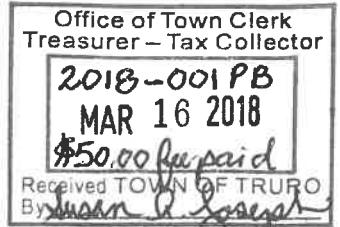
1. Approve the Special Permit for **PB Sprint Spectrum, L.P. by its representative CCATT LLC** (docket # 2018-001) pursuant to §40.5 (Communication Structures, Buildings and Appurtenances) of the Truro Zoning By-law to replace 2 antennas and install 2 additional antennas for a total of 4 antennas with remote radio heads at the same height as existing antennas on the telecommunications tower and add 2 hybrid cables. The property is located at 344 Route 6, Atlas Map 39, Parcel 172.A. This approval is based on the fact that the application, with the approved waivers, complies with all the requirements of this bylaw.
2. Approve the Special Permit, with conditions, for **PB Sprint Spectrum, L.P. by its representative CCATT LLC** (docket # 2018-001) pursuant to §40.5 (Communication Structures, Buildings and Appurtenances) of the Truro Zoning By-law to replace 2 antennas and install 2 additional antennas for a total of 4 antennas with remote radio heads at the same height as existing antennas on the telecommunications tower and add 2 hybrid cables. The property is located at 344 Route 6, Atlas Map 39, Parcel 172.A. The following conditions are imposed: *< Need to list the conditions >*  
This approval is based on the fact that the application, with the approved waivers and imposed conditions, complies with all the requirements of this bylaw.
3. Deny the Special Permit for **PB Sprint Spectrum, L.P. by its representative CCATT LLC** (docket # 2018-001) pursuant to §40.5 (Communication Structures, Buildings and Appurtenances) of the Truro Zoning By-law to replace 2 antennas and install 2 additional antennas for a total of 4 antennas with remote radio heads at the same height as existing antennas on the telecommunications tower and add 2 hybrid cables. The property is located at 344 Route 6, Atlas Map 39, Parcel 172.A. This denial is based on the fact that the application does not comply with all the requirements of this bylaw. *Pursuant to 47 U.S. Code § 1455, the Board cannot deny; however if the Board finds that it cannot approve the Special Permit Request, the Board must be specific as to why it cannot grant the Special Permit.*

TOWN OF TRURO



PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT



Date March 15, 2018

To the Town Clerk of the Town of Truro, MA

The undersigned hereby files with specific grounds for this application:

Applicant seeks approval and authorization of uses under Section 40.5 of the Truro Zoning By-law concerning (describe) Replacement of 2 antennas and installing 2 additional antennas for a total of 4 antennas with remote radio heads at the same 169' height as existing antennas on telecommunications tower and add 2 hybrid cables.

Property Address 344 Route 6 Map(s) and Parcel(s) 39-172-A

Registry of Deeds title reference: Book 7197, Page 177, or Certificate of Title

Number \_\_\_\_\_ and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Applicant's Name Sprint Spectrum, L.P. by its representative CCATT LLC

Applicant's Legal Mailing Address c/o Duval & Klasnick LLC, 210 Broadway, Suite 204, Lynnfield, MA 01940

Applicant's Phone(s), Fax and Email (781) 873-0021; dklasnick@dkp-law.com

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

☐ Owner

☐ Prospective Buyer\*

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

Owner's Name Town of Truro

Owner's Address 24 Town Hall Road, P.O. Box 2030, Truro, MA 02666

Representative's Name and Address Cally Harper

Representative's Phone(s), Fax and Email (508) 214-0928; CHarper@truro-ma.gov

Applicant(s)/Representative Signature

Town Owned Property - No Signature Required  
Owner(s) Signature or written permission

Your signature(s) on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

Applications must be typed or printed clearly with black or blue ink.

**Daniel D. Klasnick**  
*Licensed in Massachusetts and New Hampshire*  
dklasnick@dkp-law.com

March 13, 2018

Town of Truro, Planning Board  
Truro Town Hall  
24 Town Hall Road  
Truro, MA 02666

RE: Application for Modification of Special Permit for a  
Wireless Communications Facility

Property: 344 Route 6, Truro, MA  
Map 39, Lot 172-A-R (the "Property")

Applicant: Sprint Spectrum, L.P., by its representative CCATT LLC (the  
"Applicant")

Property Owner: Town of Truro, 24 Town Hall Road, Truro, MA 02666

Dear Honorable Board Members:

Duval & Klasnick LLC represents CCATT LLC, in connection with an application for modification of a Special Permit for Sprint Spectrum, L.P. from the Town of Truro Planning Board (the "Board"). In its application, Applicant seeks permission to modify an existing Wireless Communications Facility ("WCF") located at 344 Route 6, as more fully described herein (the "Project"). Pursuant to Section 40.5 of the Town of Truro Zoning Bylaws, as more fully described herein (the "Bylaws"), the Project falls within the subject matter of, and is consistent with, the spirit, intent and purpose of the said Bylaws.

Applicant holds an interest in the Property by virtue of a Tower License Agreement with the tower owner and operator. Applicant is the current holder and operator of a WCF at the Property pursuant to a Special Permit, filed by the honorable board on May 19, 2000 and recorded with the Barnstable County District Registry of Deeds in Book 13790, Page 306. (**See Exhibit 1 - Special Permit**).

The Project will consist of replacing the two (2) existing antennas and installing two (2) additional wireless communication antennas for a total of four (4) antennas and replacing four (4) remote radio heads and installing four (4) additional remote radio heads for a total of eight (8) remote radio heads on an existing 170' Wireless Communications Facility Tower located at the

Property. The antennas and remote radio heads will be located at a centerline height of 169'. The Project also includes two (2) hybrid cables installed within the existing ice bridge connecting the equipment to the Tower with the radio equipment inside the existing cabinet within the fenced area. The exact specifications and locations of equipment associated with the Project and equipment already existing on the Property are more fully described on the plans included with this correspondence and incorporated herein by reference (**See Exhibit 2 - the "Plans"**).

The Property is located in the Route 6 General Business (RT6) zone. The Board is therefore vested with the authority to grant the permissions sought herein by Section 40.5 et seq. of the Bylaws.

## **I. Background**

The Applicant is licensed by the Federal Communications Commission to construct and operate a wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts and in particular the Town of Truro (**See Exhibit 3 – FCC Licenses**). The Applicant is in the process of designing and constructing its 4G LTE, high speed data network to serve the entire Commonwealth. In its design, Applicant has established the objective of providing seamless coverage to its customers throughout its coverage area. The radio transmitting and receiving facilities operate on a line of site basis, requiring a clear path from the facility to the user on the ground. This dynamic requires the antennas to be located above the tree line, and in a location where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

## **II. RF Coverage Determination**

The Applicant has performed a study of radio frequency coverage for the Town of Truro and from the Property. The Applicant has determined that the addition of wireless communication antennas located on the Property will provide the necessary 4G coverage to the targeted sections of the Town of Truro and the immediately surrounding area if the Applicant's antennas are located at the requested height and location shown on the Plans. No portion of the Project's antennas will exceed the height of the existing Tower structure on the Property.

## **III. The Project**

As detailed on the Plans, the Project will consist of replacing the two (2) existing antennas and installing two (2) additional wireless communication antennas for a total of four (4) antennas and replacing four (4) remote radio heads and installing four (4) additional remote radio heads for a total of eight (8) remote radio heads on an existing 170' Wireless Communications Facility Tower located at the Property. The antennas and remote radio heads will be located at a centerline height of 169'. The Project also includes two (2) hybrid cables installed within the existing ice bridge connecting the equipment to the Tower with attachment to the radio equipment inside the existing cabinet within the fenced area. (**See Exhibit 4 - the "Structural"**).

Following installation, the Project will be unmanned and will require only monthly inspections by maintenance personnel to ensure that it remains in good working order. The only utilities required to operate the Project are standard electrical power and telephone service. The Project will comply with all applicable local, state and federal safety codes, including but not limited to all regulations promulgated by the Federal Communications Commission.

#### **IV. Legal Analysis**

The Town of Truro Planning Board is authorized to grant a Special Permit for a WCF which consists of a Communications Device on an already existing building or structure Bylaws, Section 40.5. Subject to the powers and procedures set out in Section 40-5 of the Bylaws and those set out in Section 9 of c. 40A of the Massachusetts General Laws, the Planning Board shall also review the Special Permit application in conformance with the following objectives:

##### **40.5 Communication Structures, Buildings and Appurtenances**

A. Purpose. The purpose of § 40.5 of this bylaw is to accommodate the communication needs of residents and businesses while protecting the public health, safety and general welfare of the community; to establish guidelines, standards and procedures to regulate the permitting and installation of communication structures, buildings and appurtenances in order to:

1. Facilitate the provision of wireless telecommunications services to the residents and businesses of the town;
2. Minimize adverse visual effects of towers through careful design and siting standards;
3. Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements, and,
4. Maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

**The proposed replacement antennas, installation of additional antennas and equipment on an existing telecommunications tower as a modification to an existing facility to improve wireless service complies with the purpose of Section 40.5 to facilitate the provision of wireless telecommunications services, minimize adverse visual effects, avoid potential damage to adjacent properties and maximize the use of an existing approved tower.**

##### **B. Requirements:**

1. All building permits for a communications structure, building or appurtenance shall require a special permit from the Planning Board.

**The Applicant has satisfied this requirement with this filing to modify the special permit.**

2. The minimum distance from the perimeter of the communications structure to any property line shall be the height of the structure including any antennas or appurtenances, plus ten (10) feet. The minimum distance from any guy wire, anchor or brace to any property line shall be the length of the guy wire or brace plus ten (10) feet. The setbacks for a communications building shall comply with the setback requirements of the zoning district.

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the 170' lattice tower.**

3. The communications structure, building or appurtenance shall be installed, maintained and operated in accordance with all applicable federal, state, county and local codes, standards and regulations and shall be designed to withstand sustained winds and gusts of a category 5 hurricane. If Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) regulations are changed, then the owner or operator shall bring the structure, building and appurtenances into compliance with the new regulations within six (6) months of the effective date of such regulations or earlier if a more stringent compliance schedule is included in the regulation. Failure to comply with any new regulations shall be grounds for the removal of non-complying structures, buildings and appurtenances at the owner's expense.

**The Applicant's installation will be in compliance with all applicable federal, state, county and local codes, standards, regulations and structural standards and will comply with all new applicable regulations in compliance with the requirements of such regulations.**

4. The height of the communications structure (tower) shall be no greater than one hundred and fifty (150 feet) above ground level.

**The Applicant proposes to replace 2 antennas and install 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower. By decision dated May 19, 2000, this honorable board approved the current 170 foot height of the existing tower, which decision was recorded with the Barnstable County District Registry of Deeds in Book 13790, Page 306**

5. Communication antennas shall be located on pre-existing structures unless the applicant demonstrates that there are no feasible pre-existing structures. The installation shall preserve the character of such pre-existing structures.

**The Applicant proposes to replace and install antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower.**

6. If the applicant has demonstrated that there are no feasible pre-existing structures to support antennas and appurtenances for the intended use, then any communications structure, building or appurtenance may be sited on public land.

**The Applicant proposes to replace 2 antennas and install 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower on land owned by the Town of Truro.**

7. To the extent lawful and feasible, all service providers shall co-locate on a single tower. Towers shall be designed to structurally accommodate the maximum number of foreseeable users (within a ten-year period) technically practicable. The applicant is required to document all co-location tenants and provide a tower design indicating types and location of all facilities.

**The Applicant proposes to replace 2 antennas and install 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower.**

8. New facilities or structures shall be considered only upon a finding by the Planning Board that existing or approved facilities or structures cannot accommodate the wireless communications equipment planned for the proposed tower.

**The Applicant proposes to replace and install antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower.**

9. The installation of a communications structure, building or appurtenance shall be designed to minimize visual impact; the maximum amount of natural vegetation shall be preserved; details of construction and finish shall blend with the surroundings; additional vegetative screening shall be employed where practical and particularly to screen abutting residential property whether developed or not. A detailed landscape plan will be required with the application.

**The Applicant proposes to replace 2 antennas and install 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower and therefore there will be minimal visual impact and no removal of existing vegetation.**

10. Location and siting of facilities and structures shall be consistent with any regional location and siting criteria established by the Cape Cod Commission.

**The Applicant proposes to replace 2 antennas and install 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower is consistent with siting criteria established by the Cape Cod Commission.**

11. Under normal operating conditions, noise emanating from the communications structure, building or appurtenance shall not be greater at the boundary of the lot on which it is sited than would otherwise exist in the absence of these facilities.

**The replacement of 2 antennas and the installation of 2 additional antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower will result in no increase to noise emanating from the existing communications structure.**

12. No hazardous waste shall be discharged on the site. Any storage of fuel shall be in compliance with the Board of Health regulations. Documentation shall be provided for the contents of all communications buildings and/or cabinets.

**There will be no storage of fuel related to the proposed modification.**

13. All run-off of storm water from communications structures, buildings, and appurtenances, driveways and parking areas shall be contained on site; the amount of impervious surface on the site shall be minimized.

**The replacement of 2 antennas and the installation of 2 additional antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower will result in no increase to run-off of storm water run-off from the existing communications structure.**

14. Lighting, when required and permitted by the FAA or the Planning Board, shall be directed inward so as not to project onto surrounding properties.

**The replacement of 2 antennas and the installation of 2 additional antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower will result in no change of lighting from the existing communications structure.**

15. All structures, buildings or appurtenances must be secured to control access. Fencing materials shall be consistent with the character of abutting properties, with a locked gate and proper warning signals. A sign must be displayed indicating the name of the owner(s) and a 24 hour contact number. Only signs limited to safety will be allowed. Fencing is not required for antennas or other appurtenances mounted on a pre-existing structure.

**There will be no change to the existing fencing or signs resulting from the replacement of 2 antennas and the installation of 2 additional antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the approved 170' lattice tower.**



16. As a condition of approval of the application the applicant shall agree, by execution of a covenant, to remove within six months any communications structure and building which has not operated for four consecutive months unless the cause is major damage which prohibits operation. In the event that major damage has rendered the facility inoperative, repair or removal of the facility shall begin within six months and be completed within an additional six months. Failure to comply with the conditions of the covenant shall be grounds for the removal of structures, buildings and appurtenances. Complete restoration of the site shall be at the owner(s) expense, secured by a bond from a recognized financial institution. The covenant shall include, also at the owner(s) expense, provision for liability insurance for any damage to any abutting property whether developed or not.

**The Applicant agrees to comply with the requirements of this provision.**

17. At least forty-five (45) days before submitting an application for a special permit for the installation of a communications structure, building or appurtenance the applicant shall consult with the Planning Board. The purpose of the consultation is to facilitate the permitting process by the exchange of information between the applicant and the Planning Board, and for the applicant to obtain a detailed description of the information and documentation required, in writing, by the Planning Board, in order to clarify and resolve concerns of the Board and minimize potential problems with the application.

**At the regularly scheduled meeting on March 7, 2018 the Truro Planning Board decided it was not necessary to have a pre-application meeting to review the proposed facility modification (See Exhibit 5 - the "Town Planner Email").**

18. The Planning Board shall hold a public hearing within sixty-five (65) days of the filing of an application and shall issue a decision within ninety (90) days following the date of the public hearing.

**The Applicant is filing an application with the Truro Planning Board.**

19. The applicant shall submit the following written information to the Planning Board:

a. A survey of all sites for the installation of communications structures, buildings or appurtenances which are feasible for providing the intended services. The survey shall include a rationale for the selection of a prime and at least one alternative site. All sites in Truro shall be located on the appropriate sheet(s) of the Truro Assessor's Atlas;

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

b. A survey of all pre-existing structures which are capable of supporting the equipment necessary to provide the intended service and a technical report which demonstrates why any such structure cannot be used by the applicant;

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

c. The radiation pattern of all proposed antennas showing the frequency and intensity of radiation at ground level and at 30 feet above ground level. At the expense of the applicant, Electro Magnetic Field (EMF) readings shall be provided to the Board of Health yearly and immediately after any addition to the facility;

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

d. The sound level in decibels at ground level, at 30 feet above ground level and at the top of the facility and 10, 50, 100 and 500 feet from the communications structure, building or appurtenances for wind velocities between calm and 100 miles per hour with all equipment operating at normal levels, including before condition measured, after condition prediction and cumulative condition (with co-location) prediction;

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

e. A delineation of the Assessor's Atlas of all areas in Truro which will not be served by the proposed installation for the prime and an alternative site;

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

f. A statement of the services to be supported by the proposed communications structure, building or appurtenance;

**Sprint has determined that the replacement and addition of wireless communications antennas and supporting equipment on the telecommunications tower located on the Property will provide improved network capacity and coverage in this area of the Town of Truro. Sprint is installing more efficient equipment to offer better service to its customers and**

**allow for future upgrades in technology under the modern equipment architecture.**

**In conjunction with the project, Sprint will be deploying on the 2.5 GHz spectrum. The deployment of this spectrum will significantly boost the speed and capacity of Sprint's network.**

g. Plans of special design features and materials, including landscaping, to minimize the visual impact of proposed communications structures, buildings and appurtenances. Site plans, elevations and fall zone should be included;

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

h. A certification that the applicant has complied with all federal (including FAA), state and regional requirements to provide the proposed service and demonstration of compliance with the FCC guidelines for EMF's under National Environmental Policy Act (NEPA), including copies of the FCC Form 600, plus Environmental Assessment/Environmental Impact Statements as applicable;

**The Applicant's installation will be in compliance with all applicable federal, state, county and local codes, standards, regulations and structural standards and will comply with all new applicable regulations in compliance with the requirements of such regulations.**

i. Within thirty (30) days after the application filing, the applicant shall arrange to fly a three- foot-diameter balloon at the primary and an alternate site at the maximum height of the proposed installation. The date and location of the flights shall be advertised at least 14 days, but not more than 21 days before the flights, in a newspaper with a general circulation in Truro. Photos shall be provided from all strategic viewing points, per agreement with the Planning Board prior to flight.

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

20. If a communications structure, building or appurtenance is to be installed on a pre-existing private structure or on land or a structure owned, prior to the effective date of the bylaw, by the Commonwealth of Massachusetts, or on land or a structure owned by the Town of Truro, the applicant shall submit the following written information to the Planning Board:

a. A draft contract, including requirements for removal of all structures and for

complete site restoration in the case of discontinued use, between the applicant and the owner (if different from the applicant).

**By the terms of its License for the installation of the facility on the existing telecommunications tower, the Applicant is required to remove its equipment within sixty (60) days of the termination. (See Exhibit 6 - the "Redacted License Agreement").**

b. A description of the proposed facility at the proposed prime and alternate sites including:

- i. Height of the facility and its associated equipment and antennas;
- ii. Access roads and power supplies;
- iii. Type, size and number of transmitters.
- iv. A list of all fuels to be used on the site and a detailed description of how each shall be contained.

**The Applicant has submitted detailed stamped plans prepared by Hudson Design Group LLC that details the height and size of the proposed equipment to be installed on the existing telecommunications tower. Due to the size and scope of the proposed modification to an existing wireless facility, Applicant believes that the Plans, Project Brief, and other documents submitted meet the requirements to the extent applicable to this proposal. To the extent the Board believes that the provided Plans do not comply with the requirements, the additional detail will not tend to provide substantive assistance to the Board and therefore the Applicant requests a waiver from any such requirements.**

c. A site plan (scale not less than 1 inch=40 feet), showing the proposed facility, fall zones, existing and proposed contour elevations, 100-year flood zones, water resources, Zones of Contribution, waterways, wetlands and all associated equipment and structures on the site, including elevations of all equipment and structures with sufficient detail to delineate the external finish of all structures and equipment; and

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

d. A landscape plan showing the proposed site before and after development, including topography and screening proposed to protect abutters.

**The Applicant requests a waiver or determination of non-applicability of this provision because of the nature of the application is for the replacement of 2 antennas and installation of 2 antennas with remote heads as a modification to the existing Sprint installation at 169' ACL on the existing 170' lattice tower.**

22. All written information submitted in accordance with the requirements listed in any previous section of this bylaw shall be certified by an appropriate licensed professional.

**The Applicant has submitted detailed stamped plans prepared by Hudson Design Group, LLC. The plans are certified as accurate by Derek J. Creaser, Registered Civil Engineer.**

## **V. Compliance with Telecommunications Act of 1996**

Because the Applicant is applying for zoning approval for the installation of equipment that provides wireless services, the application is subject to §704 of the federal Telecommunications Act of 1996 (“TCA”), codified at 47 U.S.C. §332(c)(7)(B). By way of background, the TCA is a federal law enacted in 1996 whose purpose is “[t]o promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.”<sup>1</sup> To further this purpose, the TCA established national standards that apply to zoning applications for wireless facilities. These standards preempt inconsistent state and local laws, so they must be considered by zoning boards in making decisions on applications for wireless facilities.

On February 22, 2012, President Obama signed into law H.R. 3630, known as the “Middle Class Tax Relief and Job Creation Act of 2012,” which then became Public Law 112-96 (“P.L. 112-96”). Section 6409(a) of P.L. 112-96 adds new language to the existing body of laws, regulations, and decisions pertaining to wireless facility zoning *Middle Class Tax Relief and Job Creation Act of 2012, Pub L. No. 112-96, 126 Stat. 156 (2012)*.

Section 6409(a) states:

### **(a) FACILITY MODIFICATIONS.—**

(1) IN GENERAL.—Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104–104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) ELIGIBLE FACILITIES REQUEST.—For purposes of this subsection, the term “eligible facilities request” means any request for modification of an existing wireless tower or base station that involves—

- (A) collocation of new transmission equipment;
- (B) removal of transmission equipment; or
- (C) replacement of transmission equipment.

Section 6409(a) of P.L. 112-96 builds on this existing legal framework by requiring zoning authorities to approve most applications for the collocation of wireless equipment. As stated by the Hon. Fred Upton, the Chairman of the Committee on Energy and Commerce for the U.S.

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<sup>1</sup> *Telecommunications Act of 1996*, Pub. L. No. 104-104, 110 Stat. 56 (1996).

House of Representatives, the purpose of the law is to streamline “the process for siting of wireless facility by preempting the ability of State and local authorities to delay collocation of, removal of, and replacement of wireless transmission equipment.

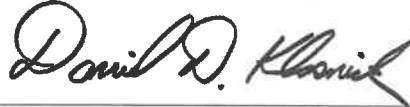
## **VI. Conclusion**

Applicant respectfully requests the Board to determine that the Applicant has satisfied the requirements for the granting of the requested modification to special permit and to further determine that the proposed Project will not have an adverse effect on the surrounding neighborhood or the Town of Truro. This conclusion is supported by the particular unique topographical characteristics of the Property and the proposed Project’s design and equipment location as detailed above and within the supporting documentation submitted herewith.

The Property is an appropriate location for the installation and operation of the proposed Project and represents the least intrusive and most practical means by which the Applicant can enhance service coverage by deploying equipment for fourth generation services. For the foregoing reasons, the Applicant respectfully requests that the honorable Board members grant the requested special permit with all waivers and/or such other relief as the Board deems necessary to allow the Applicant to install and complete the proposed Project on the Property.

Very truly yours,

DUVAL & KLASNICK LLC

A handwritten signature in dark ink, appearing to read "Daniel D. Klasnick", written over a horizontal line.

By: Daniel D. Klasnick  
Attorney at Law



**TOWN OF TRURO  
ASSESSORS OFFICE**

**CERTIFIED ABUTTERS LIST  
REQUEST FORM**

**NAME OF APPLICANT:** Sprint Spectrum, L.P.

**NAME OF AGENT (if any):** CCATT LLC

**MAIL ADDRESS:** c/o Duval & Klasnick, LLC, 210 Broadway, Suite 204, Lynnfield, MA 01921

**PHONE: HOME** \_\_\_\_\_

**WORK** 781-873-0021

**CELL** 774-249-2814

**PROPERTY LOCATION:** 344 Route 6 (Police/Fire Station)  
**(street address)**

**PROPERTY IDENTIFICATION NUMBER:** MAP 39 PARCEL 172

**ABUTTERS NEEDED FOR:**

**(Please check one)**

**FEE:**

**FEE:**

☐ Board of Health **\$10.00**

☐ Cape Cod Comm. **\$15.00**

☐ Conservation Comm. **\$10.00**

☐ Licensing Board **\$** \_\_\_\_\_

**(Inquire)**

Planning Board

☒ Special Permit **\$15.00**

☐ Site Plan **\$15.00**

☐ Subdivision (Prelim or Def) **\$15.00**

Zoning Board of Appeals

☐ Special Permit **\$15.00**

☐ Variance **\$15.00**

☐ Other \_\_\_\_\_

Please Specify

**\$** \_\_\_\_\_  
**(Inquire)**

note: we have 10 business days to process your order

**THIS SECTION FOR ASSESSORS OFFICE USE ONLY**

Date request received by Assessors: \_\_\_\_\_ Date completed: \_\_\_\_\_

List completed by: \_\_\_\_\_

Revised 4/30/08

**Exhibit 1**  
**Special Permit**





## Truro Planning Board

TRURO, MASSACHUSETTS

### HEARING AND DECISION

On May 17, 2000, the Truro Planning Board held a public hearing on the application of Sprint Spectrum, L.P. (hereinafter, "Sprint") and Nextel Communications of the Mid-Atlantic, Inc. (hereinafter, "Nextel") for a Special Permit pursuant to Section VIII of the Truro Zoning Bylaw, the Truro Zoning Bylaw for Communication Towers, for the siting of a tower at the Truro Public Safety Facility Site, 344 Route 6, North Truro, Massachusetts. Sprint sought approval to replace an existing 150 foot co-location lattice style tower with a comparative 170 foot lattice style tower with a design to allow for future expansion of said tower to 190 feet and associated base station equipment for use as a PCS communications facility. Nextel sought approval of the Board to construct its associated base station equipment at the site.

The Board heard the application with the following members sitting and deliberating: Chairman Paul Kiernan, Russell Weldon, Kathleen Crosby, Christopher Lucy, and Nicholas Brown.

*After the hearing, the Truro Planning Board unanimously adopted (5-0) the following Findings of Fact:*

1. Pursuant to the provisions of the Truro Zoning Bylaw for Communication Towers, Section VIII(L)(2)(a), the building permit for the cellular communications tower and associated base equipment proposed by Sprint Spectrum L.P. requires a special permit from the Planning Board. Pursuant to the provisions of the Truro Zoning Bylaw for Communication Towers, Section VIII(L)(2)(a), the building permit for Nextel's associated base station equipment requires a special permit, as well.
2. The proposed tower at 170 feet will have a 122 foot side setback and a 150 foot back lot line setback. As proposed, therefore, the tower does not meet the minimum setbacks contained in Subsection (b) of said Bylaw. The proposed tower will replace an existing 150 foot tower constructed prior to the adoption of the bylaw, when no minimum setbacks were required. The concerns for the "Ice Zone" stemmed from the possible impact from hurricane force winds and the potential of "ice fall" off the tower. The Board finds there are no reported incidents of tower failure due to hurricanes or experiences of "ice fall" off towers in the Massachusetts area and that the Truro Police Chief indicates there have been no incidents of "ice fall" off the existing tower. Furthermore, the Board finds that the tower's location next to the police station minimizes remaining public safety concerns in that the police can monitor any "ice fall" and protect the public from encountering it. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (b) is appropriate.

A true copy, attest: Cynthia A. Slade, Town Clerk, Town of Truro/ July 17, 2000

Pages 1-8, each page bearing the official seal of the Town of Truro.

3. The proposed tower will meet the requirements of Subsection (c) of said Bylaw in that it will be installed, maintained and operated in accordance with all applicable federal, state, county and local codes, standards and regulations; it will be manufactured to withstand winds and gusts of a category 5 hurricane; and the permit holder shall bring the structure into compliance with any new or amended federal, state, country and local codes, standards and regulations within six (6) months of their promulgation.

4. The proposed structure is a 170 foot lattice-style tower with a design to allow for future expansion to 190 feet. Therefore, the proposed structure exceeds the maximum height requirements contained in Subsection (d) of said Bylaw. The Board finds that the proposed tower will replace an existing 150 foot tower while accommodating all cellular communications companies who wish to conduct business in the Town of Truro, thereby complying with the 1996 Federal Telecommunications Act and eliminating the possible proliferation of towers throughout the Town. The Board found that the Town specifically sought proposals for the Truro Public Safety Facility site because there was already an existing tower in that location and, therefore, construction of a new slightly taller tower would have the least impact on the community while reducing the number of towers needed to service the community. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (d) is appropriate.

5. The Board finds that applicants have demonstrated that there are no feasible pre-existing structures on which they could co-locate in accordance with Subsection (e) of said Bylaw.

6. The Board finds that the site for the proposed tower is owned by the Town of Truro in accordance with Subsection (f) of said Bylaw.

7. Pursuant to the provisions of Subsection (g) of said Bylaw, the Board finds that proposed tower shall accommodate the number of cellular communications providers who presently express a desire to do business in the Town of Truro, and contains an optional twenty (20) foot expansion which can be utilized in the future to accommodate the maximum number of foreseeable users, with further Truro Planning Board and Cape Cod Commission permission.

8. Pursuant to the provisions of Subsection (h) of said Bylaw, the Planning Board finds that the existing facility at the proposed site cannot accommodate the number of cellular communications providers who presently express a desire to do business in the Town of Truro. The proposed tower will have the capacity to accommodate these providers.

9. Pursuant to the provisions of Subsection (i) of said Bylaw, the Board finds that the new tower is designed to minimize the visual impact on the surrounding area, to disturb the least amount of existing vegetation in the area, to blend with the surroundings, and includes additional vegetative screening. Fencing and tree plantings shall be done in accordance with the notations on the plans submitted with the application and entitled, "Sprint Spectrum, L.P., Site ID# BS13XC597B3, Truro, Cell One Police Tower, 344 Route 6, North Truro, MA 02666," as prepared by Clough, Harbour & Associates, LLP, 450 Cottage Street, Springfield, MA 01104, dated November 1999, and as modified and approved by the Truro Planning Board at its hearing held April 19, 2000.

10. Pursuant to Subsection (j) of said Bylaw, the Board finds there is no mandatory regional and siting criteria established by the Cape Cod Commission for a tower of 170 feet at this location. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (j) is appropriate.

11. Pursuant to the provisions of Subsection (k) of said Bylaw, the Board finds that the proposed tower will generate noise, but that there will be no significant increase in noise over levels emanating from the current tower. The Board finds that the noise complaints stemming from the existing tower originated as a result of loose equipment, pipes and wires. The Board finds that noise on the proposed tower shall be minimized by cutting vertical mount pipes flush or below the antenna panel, capping the mount pipes, bundling wires where feasible, and utilizing other noise abatement measures where feasible. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (k) is appropriate.

12. Pursuant to the provisions of Subsection (l) of said Bylaw, and as required in the Lease Agreement for this site, the Board finds that no hazardous, inflammable, combustible or explosive fluid, material, chemical or substance, except standard cleaning fluid and the minimum necessary amount of fuel and/or batteries necessary for the operation of the emergency generators and/or ground based equipment is proposed to be brought onto or permitted on the site. The Board finds that documentation shall be provided for the contents of all communication buildings and/or cabinets.

13. Pursuant to the provisions of Subsection (m) of said Bylaw, the Board finds that all run-off of storm water from communication structures, buildings and appurtenances, driveways and parking areas is proposed to be contained on site. The amount of impervious surfaces shall be minimized by the installation of a crushed stone surface in the tower yard.

14. Pursuant to the provisions of Subsection (n) of said Bylaw, the Board finds that the FAA does not require lighting of a 170 or 190 foot tower. The Board finds that Sprint and Nextel propose to install lighting for maintenance purposes only and that all such lighting shall be directed inward so as not to project onto surrounding properties and shall be shielded.

15. Pursuant to the provisions of Subsection (o) of said Bylaw, the Board finds that all structures, buildings and appurtenances shall be secured to control access by the installation of a locked fence, six (6) feet in height, with appropriate warning signals which shall alert the applicant to any unauthorized entries. A sign displaying the name of the owner and a 24-hour emergency contact telephone number will be visibly mounted on the fencing.

16. Pursuant to the provisions of Subsection (p) of said Bylaw, a covenant regarding the removal of the structure after four months of nonuse shall be executed. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of the portion of Subsection (p) requiring a bond is appropriate as a bond is already required under the terms of the Lease Agreement with the Town.

17. Pursuant to the provisions of Subsection (q) of said Bylaw, the applicant met with the Planning Board for a pre-hearing consultation on December 1, 1999.

18. Pursuant to the provisions of Subsection (r) of said Bylaw, the Planning Board held a public hearing within 65 days of the filing of the application and shall issue its decision within 90 days of the hearing.

19. Subsection (s)(1) and (2) of said Bylaw require the submission of certain surveys concerning the siting of this proposed tower. The Board finds that no such surveys were submitted nor required by the Board. The Board finds the Town of Truro solicited proposals specifically for the Truro Public Safety Facility Site. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (s)(1) and (2) is appropriate.

20. Pursuant to the provisions of Subsection (s)(3) of said Bylaw, the applicant has not submitted a Microwave propagation analysis showing the current frequency and intensity of radiation at ground level and at 30 feet above ground level. The Board finds that Sprint shall test the radio frequency emissions before and after the construction of the tower and shall reimburse the Town of Truro for its actual costs in an amount not to exceed \$2,000 annually, as adjusted by an escalation factor, to conduct annual radio frequency emissions testing and monitoring for purposes of comparing the results of the Monitoring to applicable Federal Communications Commissions ("FCC") standards, in accordance with Condition 8 set forth below. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (s)(3) is appropriate.

21. Pursuant to the provisions of Subsection (s)(4) of said Bylaw, the applicant must submit certain surveys regarding estimated sound levels emanating from the structure. The Board finds that such surveys were not provided or required by the Board. The Board finds that distinguishing and measuring the sound levels emanating from the tower as separate levels from those sounds associated with wind, tree and traffic noise heard at the perimeter of this particular site is complex and perhaps infeasible. The Board finds that the proposed design for this structure utilizes methods to minimize noise levels on the tower by cutting vertical mouth pipes flush or below the antenna panel, capping the mount pipes to minimize any additional wind noise resulting from the increased number of antennas on the tower, bundling the wires where feasible, and incorporating further noise abatement measurements where feasible. The Board finds that Sprint shall take benchmark measurements of the sound levels emanating from the tower at the four major compass points on the site both before and after tower construction. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (s)(4) is appropriate.

22. Pursuant to the provisions of Subsection (s)(5) of said Bylaw, the applicant must delineate all areas in Truro not served by the proposed installation for this site and an alternative site. No such delineation was made or required by the Board. The Board finds that the Town specifically sought proposals for the Truro Public Safety Facility Site. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (s)(5) is appropriate.

23. Pursuant to the provisions of Subsection (s)(6) of said Bylaw, the applicant has submitted a statement of the services to be supported by the proposed facility.

24. The applicant has submitted the plans required pursuant to the provisions of Subsection (s)(7) of said Bylaw.

25. Pursuant to the provisions of Subsection (s)(8) of said Bylaw, the Board finds that all of the federal filing required for this site have been submitted by Sprint. The Board finds that Sprint's Massachusetts Department of Public Health (MDPH) filing is currently pending and that it cannot operate until this filing is approved. Nextel's MDPH filing is approved and has been filed with the Board.

26. Pursuant to the provisions of Subsection (s)(9) of said Bylaw, the applicant is required to fly a three-foot-diameter balloon at the primary and alternate site. The Board finds that given the existing tower, the balloon test would not be beneficial. A photo simulation depicting the completed tower was submitted by the applicant and the Board has determined that the proposed tower will not have any further visual impact on the area than the existing tower. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (s)(9) is appropriate.

27. The applicant submitted all documents required pursuant to the provisions of Subsection (t) of said Bylaw.

28. The Board finds that Subsection (u) of said Bylaw is inapplicable to this application.

29. The Board finds that all plans submitted in connection with the application were certified by an appropriate licensed professional, pursuant to Subsection (v) of said Bylaw.

30. Pursuant to Subsection (w) of said Bylaw, the Board did not feel referrals to the Board of Health, Zoning Board of Appeals or Conservation Commission were required in this instance.

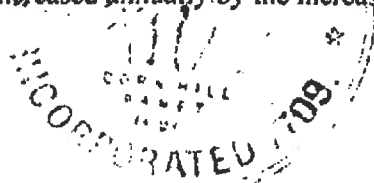
31. Pursuant to Subsection (y) of said Bylaw, the Board finds that the Lease negotiated with the Town of Truro requires that, upon completion of the construction of the tower and the transfer of the antennas and equipment from the old tower to the new tower, the Lease shall be assigned to Southwestern Bell Mobile Systems, Inc. d/b/a CellularOne and that, as part of said assignment, Sprint shall also assign the Special Permit and all of the permissions granted therein and obligations assumed thereunder. The Board finds that pursuant to Subsection (x) of said Bylaw, a waiver of Subsection (y) is appropriate to the extent that the assignment to CellularOne is hereby permitted and that any subsequent or alternative assignments must first receive approval from the Board.

32. The Board finds, pursuant to the provisions of Subsection (x) of said Bylaw, that the waivers of Subsections (b), (d), (j), (k), a portion of (p), (s)(1), (s)(2), (s)(3), (s)(4), (s)(5), (s)(9) and (y) of said Bylaw are not detrimental to the public interest, do not cause the Town any expense, and are not inconsistent with the intent and purpose of this Bylaw.

33. The Board finds that the application of Sprint and Nextel meet the general purpose and intent of the Bylaw as expressed in Section VIII (L)(1) of said Bylaw.

***Based on the approved Findings of Fact set forth above, the Board voted unanimously (5-0) to impose the following conditions upon the Special Permit:***

1. The proposed tower and appurtenances shall be constructed in accordance with the provisions of Section VIII of the Truro Zoning Bylaw, the Truro Zoning Bylaw for Communication Towers.
2. The proposed tower and appurtenances shall be constructed in accordance with the plans entitled, "Sprint Spectrum, L.P., Site ID# BS13XC597B3, Truro, Cell One Police Tower, 344 Route 6, North Truro, MA 02666," as prepared by Clough, Harbour & Associates, LLP, 450 Cottage Street, Springfield, MA 01104, dated November 1999, as modified and approved by the Truro Planning Board at its hearing held April 19, 2000, and as modified by the more detailed construction drawings and approved by the Town of Truro in accordance with the provisions of the Lease Agreement.
3. The proposed tower and appurtenances shall be constructed to minimize noise levels on the tower by cutting vertical mount pipes flush or below the antenna panel, capping the mount pipes to minimize any additional wind noise resulting from the increased number of antennas on the tower, bundling the wires where feasible, and utilizing any additional noise abatement measures where feasible.
4. Sprint shall take ground level benchmark measurements of the sound levels emanating from the tower at the four major compass points on the site before tower construction and upon completion of tower construction and removal of the existing tower. Sprint shall file these measurements with the Truro Planning Board and the Truro Board of Health.
5. The tower structure and all appurtenances shall be maintained so as to minimize noise levels.
6. The permit holder shall execute a covenant to remove within six months any communication structure and building which has not operated for four consecutive months unless the cause is major damage which prohibits operation. In the event that major damage has rendered the facility inoperative, repair or removal of the facility shall begin within six months and be completed within an additional six months. Failure to comply with the conditions of the covenant shall be grounds for the removal of structures, buildings and appurtenances. Complete restoration of the site shall be at the expense of the permit holder.
7. Sprint shall, at its own cost and expense, provide Electro Magnetic Field (EMF) readings before and after the completion of the facility. Sprint shall file these readings with the Truro Planning Board and the Truro Board of Health.
8. [Sprint shall reimburse the Town of Truro for its actual costs incurred for testing and monitoring the radio frequency emissions at the Site ("the Monitoring") and comparing the results of the Monitoring to applicable Federal Communications Commissions ("FCC") and Massachusetts Department of Public Health ("MDPH") standards in an amount not to exceed \$2,000 annually, as increased annually by the increase, if any, in the Consumer Price Index - U.S. City Averages for Urban



Wage Earners and Clerical Workers (1982 - 84 = 100) published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index if such index is discontinued). The reimbursement of said actual costs in an amount not to exceed \$2,000 as adjusted shall be paid by Sprint within thirty (30) days of being invoiced by the Town. If the radio frequency emissions at the Site exceed FCC or MDPH standards, the Town of Truro reserves its rights in law and equity, to the extent permissible under applicable law, to seek enforcement of violations thereof. Sprint Spectrum LP's obligations under this condition shall continue and extend for the entire time period during which Sprint remains connected to the tower and shall extend beyond the contemplated transfer of ownership of the tower and assignment of Lease and Special Permit to Southwestern Bell Mobile Systems, Inc. d/b/a CellularOne.

9. The Special Permit holder shall, at its own expense, provide Electro Magnetic Field (EMF) readings immediately before and after any addition to the facility. The Special Permit holder shall also be responsible for any actual costs which exceed the not to exceed contribution of Sprint Spectrum L.P. in the amount of Two Thousand (\$2,000.00) Dollars as adjusted for the required annual testing described in Condition 8 above.

10. Sprint shall construct the tower and related appurtenances so as to minimize visual impact and blend with the surroundings. In furtherance of said condition, Sprint shall construct a grey tower with a grey antenna array and grey cabinets to the extent feasible and shall utilize black cables. If technologically feasible, as determined by a design engineer, the cables shall be bundled, clustered, or otherwise designed so as to minimize visual impact and wind resistance.

*After voting unanimously to impose the above-referenced conditions, the Board voted unanimously (5-0) to issue in accordance with the previously approved findings of fact and conditions set forth above, a Special Permit to Sprint Spectrum LP for the construction of a 170 foot lattice style tower with a design to allow for future expansion of said tower to 190 feet and to construct the associated base station equipment for use as a PCS communications facility, and to issue a Special Permit to Nextel Communications of the Mid-Atlantic, Inc. to construct its associated base station equipment at the site.*

Members voting in favor: Chairman Paul Kiernan, Russell Weldon, Kathleen Crosby, Christopher Lucy, and Nicholas Brown.



Dated: MAY 19, 2000

Paul Kiernan  
Paul Kiernan, Chair

Russell Weldon  
Russell Weldon

Kathleen Crosby  
Kathleen Crosby

Christopher R. Lucy  
Christopher Lucy

Nicholas Brown  
Nicholas Brown

Christopher R. Lucy  
Signature

May 19, 2000  
Date

Received, Office of the Town Clerk:

This is to certify that more than twenty (20) days have elapsed since the filing of the foregoing decision in the office of the Clerk of the Town of Truro and no appeal from said decision has been filed.

A true Copy:

Attest:

Cynthia A. Slade  
Cynthia A. Slade, Town Clerk

June 9, 2000





# **Exhibit 2**

## **Plans**

**SPECIAL CONSTRUCTION NOTE:**  
SPRINT WORK IS CONTINGENT ON THE FOLLOWING:  
• COMPLETION OF A GLOBAL STRUCTURAL STABILITY ANALYSIS.  
• COMPLETION OF AN ANTENNA/RRH MOUNT STRUCTURAL ASSESSMENT.  
• GG SHALL FURNISH, INSTALL AND COMPLETE ALL REQUIRED STRUCTURAL MODIFICATIONS AS INDICATED IN BEFORE-MENTIONED ANALYSIS AND ASSESSMENT.

# Sprint



**NOTE:**

OWNER AND TENANT MAY, FROM TIME TO TIME AT TENANT'S OPTION, REPLACE THIS EXHIBIT WITH AN EXHIBIT SETTING FORTH THE LEGAL DESCRIPTION OF THE SITE, OR WITH ENGINEERED OR AS-BUILT DRAWING DEPICTING THE SITE OR ILLUSTRATING STRUCTURAL MODIFICATIONS OR CONSTRUCTION PLANS OF THE SITE. ANY VISUAL OR TEXTUAL REPRESENTATION OF THE EQUIPMENT LOCATED WITHIN THE SITE CONTAINED IN THESE OTHER DOCUMENTS IS ILLUSTRATIVE ONLY, AND DOES NOT LIMIT THE RIGHTS OF SPRINT AS PROVIDED FOR IN THE AGREEMENT. THE LOCATIONS OF ANY ACCESS AND UTILITY EASEMENTS ARE ILLUSTRATIVE ONLY. ACTUAL LOCATIONS MAY BE DETERMINED BY TENANT AND/OR THE SERVING UTILITY COMPANY IN COMPLIANCE WITH LOCAL LAWS AND REGULATIONS.

**NOTE:**

THESE PLANS ARE BASED ON INFORMATION OBTAINED FROM DESIGN VISIT CONDUCTED ON 6/19/17. THE SPRINT CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ITEMS AND NOTIFYING THE ENGINEER OF RECORD OF ANY DISCREPANCIES.

**VICINITY MAP**  
N.T.S.



**APPROVALS**

PROJECT MANAGER	DATE
CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING / SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE

**PROJECT INFORMATION**

**SITE INFORMATION:**

SPRINT EQUIPMENT MODIFICATIONS REQUIRED TO SUPPORT MODERNIZATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY AND UTILIZATION OF FCC BROADBAND SPECTRUM LICENSE FOR DO\_MACRO UPGRADE, INCLUDING INSTALLATION OF:  
GROUND-LEVEL RAN EQUIPMENT, CONSISTING OF:  
• NO CHANGES  
TOWER EQUIPMENT, INCLUDING INSTALLATION OF:  
• (4) PANEL ANTENNAS (REMOVE AND REPLACE (2) EXISTING PANEL ANTENNAS)  
• (8) REMOTE RADIO HEADS (RRH) (REMOVE AND REPLACE (4) EXISTING RRHs)  
• (2) HYBRID CABLES

LATITUDE: N 42° 01' 18.00"  
LONGITUDE: W 70° 04' 30.00"  
GROUND ELEVATION 106'± AMSL (PER GOOGLE EARTH)  
STRUCTURE HEIGHT 170'± AGL (TYPE: SELF SUPPORT TOWER)  
ZONING JURISDICTION NORTH TRURO

**APPLICANT:**

SPRINT  
1 INTERNATIONAL BLVD, SUITE 800  
MAHWAH, NJ 07495

**PROPERTY OWNER:**

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

**TOWER OWNER:**

CROWN CASTLE  
12 GILL STREET, SUITE 5800  
WOBURN, MA 01801

**SPRINT CONSTRUCTION MANAGER:**

STEVEN CAMARA  
PHONE: 781-953-6081  
steven.camara@sprint.com

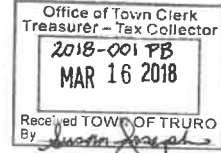
**SPRINT MARKET MANAGER:**

RONALD HIBBARD  
PHONE: 774-269-8812  
ronald.hibbard@sprint.com

**CROWN CASTLE PROJECT MANAGER:**

WILL STONE  
PHONE: 518-373-3543  
william.stone@crowncastle.com

PROJECT: DO MACRO UPGRADE (800 3G/4G & 2.5)  
SITE NAME: TRURO  
SITE CASCADE: BS13XC597  
MARKET: NE  
SITE ADDRESS: 344 ROUTE 6  
NORTH TRURO, MA 02652  
SITE TYPE: SELF SUPPORT TOWER



**Sprint**

1 INTERNATIONAL BLVD, SUITE 800  
MAHWAH, NJ 07495  
TEL: (800) 353-7441

**CROWN CASTLE**

CROWN CASTLE  
12 GILL STREET, SUITE 5800  
WOBURN, MA 01801

**H2G HUDSON Design Group LLC**

45 BEECHWOOD DRIVE  
H. ANDOVER, MA 01815  
TEL: (978) 557-6553  
FAX: (978) 334-5586



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**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
1	06/19/18	CONSTRUCTION REVIEW	DM
2	12/21/17	ISSUED FOR CONSTRUCTION	DM

SITE NUMBER:  
BS13XC597  
SITE NAME:  
TRURO  
CROWN BU NUMBER:  
841273  
SITE ADDRESS:  
344 ROUTE 6  
NORTH TRURO, MA 02652  
BARNSTABLE COUNTY

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

**DRAWING INDEX**

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**SPECIAL ZONING NOTE**

BASED ON INFORMATION PROVIDED BY SPRINT REGULATORY COMPLIANCE PROFESSIONALS AND LEGAL COUNSEL, THIS TELECOMMUNICATIONS EQUIPMENT DEPLOYMENT IS CONSIDERED AN ELIGIBLE FACILITY UNDER THE TAX RELIEF ACT OF 2012, 47 USC 1455(A), AND IS SUBJECT TO AN EXPEDITED ELIGIBLE FACILITIES REQUEST/REVIEW AND ZONING PRE-EMPTION FOR LOCAL DISCRETIONARY PERMITS (VARIANCE, SPECIAL PERMIT, SITE PLAN REVIEW, ADMINISTRATIVE REVIEW).

**GENERAL NOTES**

- THIS IS AN UNMANNED TELECOMMUNICATION FACILITY AND NOT FOR HUMAN HABITATION:  
- ADA COMPLIANCE NOT REQUIRED.  
- POTABLE WATER OR SANITARY SERVICE IS NOT REQUIRED.  
- NO OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES REQUIRED.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON JOB SITE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT/ENGINEER PLACE THE RESPONSIBILITY ON THE CONTRACTOR TO CORRECT THE DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN.
- NEW CONSTRUCTION WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.  
BUILDING CODE: INTERNATIONAL BUILDING CODE 2015 WITH 780 CMR 9TH ED. AMENDMENTS  
ELECTRICAL CODE: NFPA 70 2014 - NATIONAL ELECTRIC CODE  
STRUCTURAL CODE: TIA/EIA-222-G STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

THESE OUTLINE SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

## SECTION 01 100 - SCOPE OF WORK

### PART 1 - GENERAL

1.1 **THE WORK:** THESE STANDARD CONSTRUCTION SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT CONSTRUCTION STANDARDS FOR WIRELESS SITES, CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

### 1.2 RELATED DOCUMENTS:

- THE REQUIREMENTS OF THIS SECTION APPLY TO ALL SECTIONS IN THIS SPECIFICATION.
- SPRINT 'STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES' ARE INCLUDED IN AND MADE A PART OF THESE SPECIFICATIONS HEREWIT.

1.3 **PRECEDENCE:** SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE. NOTIFY SPRINT CONSTRUCTION MANAGER IF THIS OCCURS.

### 1.4 NATIONALLY RECOGNIZED CODES AND STANDARDS:

- THE WORK SHALL COMPLY WITH APPLICABLE NATIONAL AND LOCAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF, INCLUDED BUT NOT LIMITED TO THE FOLLOWING:
  - GR-78-CORE GENERIC REQUIREMENTS FOR THE PHYSICAL DESIGN AND MANUFACTURE OF TELECOMMUNICATIONS EQUIPMENT.
  - GR-1089 CORE, ELECTROMAGNETIC COMPATIBILITY AND ELECTRICAL SAFETY -GENERIC CRITERIA FOR NETWORK TELECOMMUNICATIONS EQUIPMENT.
  - NATIONAL FIRE PROTECTION ASSOCIATION CODES AND STANDARDS (NFPA) INCLUDING NFPA 70 (NATIONAL ELECTRICAL CODE - "NEC") AND NFPA 101 (LIFE SAFETY CODE).
  - AMERICAN SOCIETY FOR TESTING OF MATERIALS (ASTM)
  - INSTITUTE OF ELECTRONIC AND ELECTRICAL ENGINEERS (IEEE)
  - AMERICAN CONCRETE INSTITUTE (ACI)
  - AMERICAN WIRE PRODUCERS ASSOCIATION (AWPA)
  - CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
  - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO)
  - PORTLAND CEMENT ASSOCIATION (PCA)
  - NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
  - BRICK INDUSTRY ASSOCIATION (BIA)
  - AMERICAN WELDING SOCIETY (AWS)
  - NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA)
  - SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA)
  - DOOR AND HARDWARE INSTITUTE (DHI)
  - OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
  - APPLICABLE BUILDING CODES INCLUDING UNIFORM BUILDING CODE, SOUTHERN BUILDING CODE, BOCA, AND THE INTERNATIONAL BUILDING CODE.

### 1.5 DEFINITIONS:

- WORK:** THE SUM OF TASKS AND RESPONSIBILITIES IDENTIFIED IN THE CONTRACT DOCUMENTS.
- COMPANY:** SPRINT CORPORATION
- ENGINEER:** SYNCHRONOUS WITH ARCHITECT & ENGINEER AND "A/E", THE DESIGN PROFESSIONAL HAVING PROFESSIONAL RESPONSIBILITY FOR DESIGN OF THE PROJECT.
- CONTRACTOR:** CONSTRUCTION CONTRACTOR; CONSTRUCTION VENDOR; INDIVIDUAL OR ENTITY WHO AFTER EXECUTION OF A CONTRACT IS BOUND TO ACCOMPLISH THE WORK.
- THIRD PARTY VENDOR OR AGENCY:** A VENDOR OR AGENCY ENGAGED SEPARATELY BY THE COMPANY, A/E, OR CONTRACTOR TO PROVIDE MATERIALS OR TO ACCOMPLISH SPECIFIC TASKS RELATED TO BUT NOT INCLUDED IN THE WORK.
- OF/O:** OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT.
- CONSTRUCTION MANAGER -** ALL PROJECTS RELATED COMMUNICATION TO FLOW THROUGH SPRINT REPRESENTATIVE IN CHARGE OF PROJECT...

1.6 **SITE FAMILIARITY:** CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SPRINT CONSTRUCTION MANAGER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OR FIELD CONDITIONS.

1.7 **POINT OF CONTACT:** COMMUNICATION BETWEEN SPRINT AND THE CONTRACTOR SHALL FLOW THROUGH THE SINGLE SPRINT CONSTRUCTION MANAGER APPOINTED TO MANAGE THE PROJECT FOR SPRINT.

1.8 **ON-SITE SUPERVISION:** THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE SITE AT ALL TIMES DURING PERFORMANCE OF THE WORK.

1.9 **DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:** THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS, STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

- THE JOBSITE DRAWINGS, SPECIFICATIONS AND DETAILS SHALL BE CLEARLY MARKED DAILY IN RED PENCIL WITH ANY CHANGES IN CONSTRUCTION OVER WHAT IS DEPICTED IN THE DOCUMENTS, AT CONSTRUCTION COMPLETION, THIS JOBSITE MARKUP SET SHALL BE DELIVERED TO THE COMPANY OR COMPANY'S DESIGNATED REPRESENTATIVE TO BE FORWARDED TO THE COMPANY'S A/E VENDOR FOR PRODUCTION OF "AS-BUILT" DRAWINGS. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK.
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. SPACING BETWEEN EQUIPMENT IS THE REQUIRED CLEARANCE. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE SPRINT CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THE WORK.

1.10 **USE OF JOBSITE:** THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION AND RELATED OPERATIONS INCLUDING STAGING AND STORAGE OF MATERIALS AND EQUIPMENT, PARKING, TEMPORARY FACILITIES, AND WASTE STORAGE TO THE LEASE PARCEL UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS.

1.11 **UTILITIES SERVICES:** WHERE NECESSARY TO CUT EXISTING PIPES, ELECTRICAL WIRES, CONDUITS, CABLES, ETC., OF UTILITY SERVICES, OR OF FIRE PROTECTION OR COMMUNICATIONS SYSTEMS, THEY SHALL BE CUT AND CAPPED AT SUITABLE PLACES OR WHERE SHOWN. ALL SUCH ACTIONS SHALL BE COORDINATED WITH THE UTILITY COMPANY INVOLVED.

1.12 **PERMITS / FEES:** WHEN REQUIRED THAT A PERMIT OR CONNECTION FEE BE PAID TO A PUBLIC UTILITY PROVIDER FOR NEW SERVICE TO THE CONSTRUCTION PROJECT, PAYMENT OF SUCH FEE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

1.13 **CONTRACTOR SHALL TAKE ALL MEASURES AND PROVIDE ALL MATERIAL NECESSARY FOR PROTECTING EXISTING EQUIPMENT AND PROPERTY.**

1.14 **METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:** CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS.

- TOP MAT
- HOW TO INSTALL A NEW CABINET
- BASE BAND UNIT IN EXISTING UNIT
- INSTALLATION OF BATTERIES
- INSTALLATION OF HYBRID CABLE
- INSTALLATION OF BRISs
- CABLING
- SPRINT TS-0200 (CURRENT VERSION) - ANTENNA LINE ACCEPTANCE STANDARDS
- SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.
- COMMISSIONING MOPS
- SPRINT CELL SITE ENGINEERING NOTICE - EN-2013-002
- SPRINT ENGINEERING LETTER - EL-0504
- SPRINT ENGINEERING LETTER - EL-0508
- SPRINT TECHNICAL SPECIFICATION - TS-0193

### 1.15 USE OF ELECTRONIC PROJECT MANAGEMENT SYSTEMS:

- CONTRACTOR WILL UTILIZE ITS BEST EFFORTS TO WORK WITH SPRINT ELECTRONIC PROJECT MANAGEMENT SYSTEMS. CONTRACTOR UNDERSTANDS THAT SUFFICIENT INTERNET ACCESS, EQUIVALENT TO "BROADBAND" OR BETTER, IS REQUIRED TO TIMELY AND EFFECTIVELY UTILIZE SPRINT DATA AND DOCUMENT MANAGEMENT SYSTEMS AND AGREES TO MAINTAIN APPROPRIATE CONNECTIONS FOR CONTRACTOR'S STAFF AND OFFICES THAT ARE COMPATIBLE WITH SPRINT DATA AND DOCUMENT MANAGEMENT SYSTEMS

### PART 2 - PRODUCTS (NOT USED)

### PART 3 - EXECUTION

3.1 **TEMPORARY UTILITIES AND FACILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES AND FACILITIES NECESSARY EXCEPT AS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS. TEMPORARY UTILITIES AND FACILITIES INCLUDE POTABLE WATER, HEAT, HVAC, ELECTRICITY, SANITARY FACILITIES, WASTE DISPOSAL FACILITIES, AND TELEPHONE/COMMUNICATION SERVICES. PROVIDE TEMPORARY UTILITIES AND FACILITIES IN ACCORDANCE WITH OSHA AND THE AUTHORITY HAVING JURISDICTION. CONTRACTOR MAY UTILIZE THE COMPANY ELECTRICAL SERVICE IN THE COMPLETION OF THE WORK WHEN IT BECOMES AVAILABLE. USE OF THE LESSORS OR SITE OWNER'S UTILITIES OR FACILITIES IS EXPRESSLY FORBIDDEN EXCEPT AS OTHERWISE ALLOWED IN THE CONTRACT DOCUMENTS.

3.2 **ACCESS TO WORK:** THE CONTRACTOR SHALL PROVIDE ACCESS TO THE JOB SITE FOR AUTHORIZED COMPANY PERSONNEL AND AUTHORIZED REPRESENTATIVES OF THE ARCHITECT/ENGINEER DURING ALL PHASES OF THE WORK.

3.3 **TESTING REQUIREMENTS FOR TESTING BY THIS CONTRACTOR SHALL BE AS INDICATED HEREWIT.** ON THE CONSTRUCTION DRAWINGS, AND IN THE INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS, SHOULD COMPANY CHOOSE TO ENGAGE ANY THIRD-PARTY TO CONDUCT ADDITIONAL TESTING, THE CONTRACTOR SHALL COOPERATE WITH AND PROVIDE A WORK AREA FOR COMPANY'S TEST AGENCY.

3.4 **DIMENSIONS:** VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS.

3.5 **EXISTING CONDITIONS:** NOTIFY THE SPRINT CONSTRUCTION MANAGER OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER.

## SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT

### PART 1 - GENERAL

1.1 **THE WORK:** THESE STANDARD CONSTRUCTION SPECIFICATIONS IN CONJUNCTION WITH THE OTHER CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

### 1.2 RELATED DOCUMENTS:

- THE REQUIREMENTS OF THIS SECTION APPLY TO ALL SECTIONS IN THIS SPECIFICATION.
- SPRINT 'STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES' ARE INCLUDED IN AND MADE A PART OF THESE SPECIFICATIONS HEREWIT.

### PART 2 - PRODUCTS (NOT USED)

### PART 3 - EXECUTION

### 3.1 RECEIPT OF MATERIAL AND EQUIPMENT:

- COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT AND UPON RECEIPT SHALL:
  - ACCEPT DELIVERIES AS SHIPPED AND TAKE RECEIPT.
  - VERIFY COMPLETENESS AND CONDITION OF ALL DELIVERIES.
  - TAKE RESPONSIBILITY FOR EQUIPMENT AND PROVIDE INSURANCE PROTECTION AS REQUIRED IN AGREEMENT.
  - RECORD ANY DEFECTS OR DAMAGES AND WITHIN TWENTY-FOUR HOURS AFTER RECEIPT, REPORT TO SPRINT OR ITS DESIGNATED PROJECT REPRESENTATIVE OF SUCH.
  - PROVIDE SECURE AND NECESSARY WEATHER PROTECTED WAREHOUSING.
  - COORDINATE SAFE AND SECURE TRANSPORTATION OF MATERIAL AND EQUIPMENT, DELIVERING AND OFF-LOADING FROM CONTRACTOR'S WAREHOUSE TO SITE.

### 3.2 DELIVERABLES:

- COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.
- IF APPLICABLE, COMPLETE LOST/DAMAGED DOCUMENTATION REPORT AS NECESSARY IN ACCORDANCE WITH COMPANY PRACTICE, AND AS DIRECTED BY COMPANY.
- UPLOAD DOCUMENTATION INTO SPRINT SITE MANAGEMENT SYSTEM (SMS) AND/OR PROVIDE HARD COPY DOCUMENTATION AS REQUESTED.

## SECTION 01 300 - CELL SITE CONSTRUCTION

### PART 1 - GENERAL

1.1 **THE WORK:** THESE STANDARD CONSTRUCTION SPECIFICATIONS IN CONJUNCTION WITH THE OTHER CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

### 1.2 RELATED DOCUMENTS:

- THE REQUIREMENTS OF THIS SECTION APPLY TO ALL SECTIONS IN THIS SPECIFICATION.
- SPRINT 'STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES' ARE INCLUDED IN AND MADE A PART OF THESE SPECIFICATIONS HEREWIT.

### 1.3 NOTICE TO PROCEED:

- NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF THE WORK ORDER.
- UPON RECEIVING NOTICE TO PROCEED, CONTRACTOR SHALL FULLY PERFORM ALL WORK NECESSARY TO PROVIDE SPRINT WITH AN OPERATIONAL WIRELESS FACILITY.

### PART 2 - PRODUCTS (NOT USED)

### PART 3 - EXECUTION

### 3.1 FUNCTIONAL REQUIREMENTS:

- THE ACTIVITIES DESCRIBED IN THIS PARAGRAPH REPRESENT MINIMUM ACTIONS AND PROCESSES REQUIRED TO SUCCESSFULLY COMPLETE THE WORK. THE ACTIVITIES DESCRIBED ARE NOT EXHAUSTIVE, AND CONTRACTOR SHALL TAKE ANY AND ALL ACTIONS AS NECESSARY TO SUCCESSFULLY COMPLETE THE CONSTRUCTION OF A FULLY FUNCTIONING WIRELESS FACILITY AT THE SITE IN ACCORDANCE WITH COMPANY PROCEDURES.
- SUBMIT SPECIFIC DOCUMENTATION AS INDICATED HEREIN, AND OBTAIN REQUIRED APPROVALS WHILE THE WORK IS BEING PERFORMED.
- MANAGE AND CONDUCT ALL FIELD CONSTRUCTION SERVICE RELATED ACTIVITIES
- PROVIDE CONSTRUCTION ACTIVITIES TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - PERFORM ANY REQUIRED SITE ENVIRONMENTAL MITIGATION.
  - PREPARE GROUND SITES, PROVIDE DE-GRUBBING, AND ROUGH AND FINAL GRADING, AND COMPOUND SURFACE TREATMENTS.
  - MANAGE AND CONDUCT ALL ACTIVITIES FOR INSTALLATION OF UTILITIES INCLUDING ELECTRICAL AND TELL BACKSHELL.
  - INSTALL UNDERGROUND FACILITIES INCLUDING UNDERGROUND POWER AND COMMUNICATIONS CONDUITS, AND UNDERGROUND GROUNDING SYSTEMS.
  - INSTALL ABOVE GROUND GROUNDING SYSTEMS.
  - PROVIDE NEW HVAC INSTALLATIONS AND MODIFICATIONS.
  - INSTALL "H-FRAMES", CABINETS AND SHELTERS AS INDICATED.
  - INSTALL ROADS, ACCESS WAYS, CURBS AND DRAINS AS INDICATED.
  - ACCOMPLISH REQUIRED MODIFICATION OF EXISTING FACILITIES.
  - PROVIDE ANTENNA SUPPORT STRUCTURE FOUNDATIONS.
  - PROVIDE SLABS AND EQUIPMENT PLATFORMS.
  - INSTALL COMPOUND FENCING, SIGHT BUILDING, LANDSCAPING AND ACCESS BARRIERS.
  - PERFORM INSPECTION AND MATERIAL TESTING AS REQUIRED HEREAFTER.
  - CONDUCT SITE RESISTANCE TO EARTH TESTING AS REQUIRED HEREAFTER.
  - INSTALL FIXED GENERATOR SETS AND OTHER STANDBY POWER SOLUTIONS.
  - INSTALL TOWERS, ANTENNA SUPPORT STRUCTURES AND PLATFORMS ON EXISTING TOWERS AS REQUIRED.
  - INSTALL CELL SITE RADIOS, MICROWAVE, GPS, COAXIAL, MAINLINE, ANTENNAS, CROSS BAND COUPLERS, TOWER TOP AMPLIFIERS, LOW NOISE AMPLIFIERS AND RELATED EQUIPMENT.
  - PERFORM, DOCUMENT, AND CLOSE OUT ANY CONSTRUCTION CONTROL DOCUMENTS THAT MAY BE REQUIRED BY GOVERNMENT AGENCIES AND LANDLORDS.
  - PERFORM ANTENNA AND COAX SWEEP TESTING AND MAKE ANY AND ALL NECESSARY CORRECTIONS.
  - REMAIN ON SITE MOBILIZED THROUGHOUT HAND-OFF AND INTEGRATION TO ASSIST AS NEEDED UNTIL SITE IS DEEMED SUBSTANTIALLY COMPLETE AND PLACED "ON AIR".

### 3.2 GENERAL REQUIREMENTS FOR CIVIL CONSTRUCTION:

- CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.
- EQUIPMENT ROOMS SHALL AT ALL TIMES BE MAINTAINED "ROOM CLEAN" AND CLEAR OF DEBRIS.
- CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO DISCOVER AND LOCATE ANY HAZARDOUS CONDITION.
  - IN THE EVENT CONTRACTOR ENCOUNTERS ANY HAZARDOUS CONDITION WHICH HAS NOT BEEN ABATED OR OTHERWISE MITIGATED, CONTRACTOR AND ALL OTHER PERSONS SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA AND NOTIFY COMPANY IN WRITING. THE WORK IN THE AFFECTED AREA SHALL NOT BE RESUMED EXCEPT BY WRITTEN NOTIFICATION BY COMPANY.
  - CONTRACTOR AGREES TO USE CARE WHILE ON THE SITE AND SHALL NOT TAKE ANY ACTION THAT WILL OR MAY RESULT IN OR CAUSE THE HAZARDOUS CONDITION TO BE FURTHER RELEASED IN THE ENVIRONMENT, OR TO FURTHER EXPOSE INDIVIDUALS TO THE HAZARD.
- CONTRACTOR'S ACTIVITIES SHALL BE RESTRICTED TO THE PROJECT LIMITS. SHOULD AREAS OUTSIDE THE PROJECT LIMITS BE AFFECTED BY CONTRACTOR'S ACTIVITIES, CONTRACTOR SHALL IMMEDIATELY RETURN THEM TO ORIGINAL CONDITION.
- CONDUCT TESTING AS REQUIRED HEREIN.

### 3.3 DELIVERABLES:

- CONTRACTOR SHALL REVIEW, APPROVE, AND SUBMIT TO SPRINT SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS AS REQUIRED HEREAFTER
- PROVIDE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING, DOCUMENTATION SHALL BE FORWARDED IN ORIGINAL FORMAT AND/OR UPLOADED INTO SMS.
  - ALL CORRESPONDENCE AND PRELIMINARY CONSTRUCTION REPORTS.
  - PROJECT PROGRESS REPORTS.
  - CIVIL CONSTRUCTION START DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - ELECTRICAL SERVICE COMPLETION DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - LINE AND ANTENNA INSTALL DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - POWER INSTALL DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - GO READY DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - PPC (OR SHELTER) INSTALL DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - TOWER CONSTRUCTION START DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - TOWER CONSTRUCTION COMPLETE DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - BITS AND RADIO EQUIPMENT DELIVERED AT SITE DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - NETWORK READINESS HANDOFF CHECKLIST (HOC WALK) COMPLETE (UPLOAD FORM IN SMS)
  - CIVIL CONSTRUCTION COMPLETE DATE (POPULATE FIELD IN SMS AND/OR FORWARD NOTIFICATION).
  - SITE CONSTRUCTION PROGRESS PHOTOS UNLOADED INTO SMS.

CONTINUE SHEET SP-2

**Sprint**

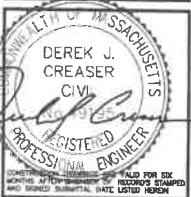
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**CROWN CASTLE**

CROWN CASTLE  
12 GILL STREET, SUITE 800  
WOBURN, MA 01801

**HDG HUDSON Design Group LLC**

40 BEECHWOOD DRIVE  
4 FLOOYER, MA 01845  
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FAX: (978) 356-5586



CHECKED BY: BB

APPROVED BY: DUC

## SUBMITTALS

REV	DATE	DESCRIPTION	BY
1	05/15/18	CONSTRUCTION REVIEWED	DJM
2	12/27/17	ISSUED FOR CONSTRUCTION	DJM

SITE NUMBER:  
**BS13XC597**  
SITE NAME:  
**TRURO**  
CROWN BU NUMBER:  
**841273**  
SITE ADDRESS:  
**344 ROUTE 6  
NORTH TRURO, MA 02652  
BARNSTABLE COUNTY**

SHEET TITLE  
**OUTLINE SPECIFICATIONS**

SHEET NUMBER  
**SP-1**



# CONTINUED FROM SP-2:

## MATERIALS:

- MANUFACTURERS: BENJAMIN MOORE, ICI DEVCO COATINGS, PPG, SHERWIN WILLIAMS OR APPROVED EQUAL. PROVIDE PREMIUM GRADE, PROFESSIONAL-QUALITY PRODUCTS FOR COATING SYSTEMS.

## PAINT SCHEDULE:

- EXTERIOR ANTENNAE AND ANTENNA MOUNTING HARDWARE: ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT FOR ANTENNAE SHALL BE NON-METALLIC BASED AND CONTAIN NO METALLIC PARTICLES. PROVIDE COLORS AND PATTERNS AS REQUIRED TO MASK APPEARANCE OF ANTENNAE ON ADJACENT BUILDING SURFACES AND AS ACCEPTABLE TO THE OWNER. REFER TO ANTENNA MANUFACTURER'S INSTRUCTIONS WHENEVER POSSIBLE.

- ROOF TOP CONSTRUCTION: TOUCH UP - PREPARE SURFACES TO BE REPAIRED. FOLLOW INDUSTRY STANDARDS AND REQUIREMENTS OF OWNER TO MATCH EXISTING COATING AND FINISH.

## PAINTING APPLICATION:

- INSPECT SURFACES; REPORT UNSATISFACTORY CONDITIONS IN WRITING; BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
- COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
- MATCH APPROVED WOOD-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION.
- CLEAN UP, TOUCH UP AND PROTECT WORK.

## TOUCHUP PAINTING:

- GALVANIZING DAMAGE AND ALL BOLTS AND NUTS SHALL BE TOUCHED UP AFTER TOWER ERECTION WITH "GALVANOX," "DRY GALV," OR "ZINC-IT".
- FIELD TOUCHUP PAINT SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL METAL COMPONENTS SHALL BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE COMPONENTS, THEIR PRESERVATIVE TREATMENT, OR THEIR PROTECTIVE COATINGS.

## SECTION 11 700 - ANTENNA ASSEMBLY, REMOTE RADIO HEADS AND CABLE INSTALLATION

### SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRH'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

### ANTENNAS AND RRH'S:

THE NUMBER AND TYPE OF ANTENNAS AND RRH'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

### HYBRID CABLE:

HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

### JUMPERS AND CONNECTORS:

FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRH'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, OR 540, OR PXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRH'S AND ANTENNAS OR TOWER TOP AMPIFIERS SHALL CONSIST OF 1/2" INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE. DO NOT USE SUPERFLEX OUTDOORS. JUMPERS SHALL BE FACTORY FABRICATED IN APPROPRIATE LENGTHS WITH A MAXIMUM OF 4 FEET EXCESS PER JUMPER AND HAVE CONNECTORS AT EACH END, MANUFACTURED BY SUPPLIER. IF JUMPERS ARE FIELD FABRICATED, FOLLOW MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF CONNECTORS.

### REMOTE ELECTRICAL TILT (RET) CABLES:

### MISCELLANEOUS:

INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

### ANTENNA INSTALLATION:

THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

- THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

### HYBRID CABLES INSTALLATION:

- THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

- THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADI.
- EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.

- FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE PERMANENTLY FASTENED TO THE COAX LADDER AT 4'-0" OC USING NON-MAGNETIC WIRELESS STEEL CLIPS.
- FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
  - FIBER SUPPORT FIBER BUNDLES USING 1/8" VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
  - DC SUPPORT BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
- FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
- CABLE INSTALLATION:
  - INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
  - CABLE ROUTING: CABLE INSTALLATION TO LINES SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS, AVOID TWISTING AND CROSSLINGS.
  - HOLD CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM BEND RADIUS.

- GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
- HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN ITS 0200 REV 4.
- HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.

## WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

- ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS, ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
  - COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING, PROVIDE 3M COLD SHRINK CARBON STRIPS OR EQUAL.
  - SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR, APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION, APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.
  - 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
  - OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE.

## SECTION 11 800 - INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

### SUMMARY:

- THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFC).
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

### DC CIRCUIT BREAKER LABELING

- LABEL CIRCUIT BREAKERS ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.

## SECTION 11 800 - INSTALLATION OF MULTIMODAL BASE TRANSCIEVER STATIONS (MMBTS) AND RELATED EQUIPMENT

### SUMMARY:

- THIS SECTION SPECIFIES MMBTS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFC).
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

### SUPPORTING DEVICES:

- MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
  - ALLIED TUBE AND CONDUIT
  - B-LINE SYSTEM
  - UNISTRUT DIVERSIFIED PRODUCTS
  - THOMAS & BETTS
- FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
  - EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
  - POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
  - FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
  - TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
  - CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
  - MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
  - EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
  - DO NOT WELD CONDUIT, PIPE, STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
  - IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

### SUPPORTING DEVICES:

- INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
  - ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

### ELECTRICAL IDENTIFICATION:

- UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

## SECTION 26 200 - ELECTRICAL MATERIALS AND EQUIPMENT

### CONDUIT:

- RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED - SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARBON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.
- EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-583, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.
- LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS. MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6'-FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRED BY THE MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.
- MINIMUM SIZE CONDUIT SHALL BE 3/4" INCH (21MM).

### HUBS AND BOXES:

- AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- CABLE TERMINATION FITTINGS FOR CONDUIT
  - CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL.
  - CABLE TERMINATORS FOR LFMC SHALL BE ETDO - CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROTOX.
- EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.
- CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITED FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM B OR EQUAL.
- MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE "D", CROUSE-HINDS, COOPER, ADALTE, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

### SUPPLEMENTAL GROUNDING SYSTEM

- FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE THINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS AS INDICATED.
- SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

### EXISTING STRUCTURE:

- EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

### CONDUIT AND CONDUCTOR INSTALLATION:

- CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.

- CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

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CHECKED BY: BB

APPROVED BY: DJC

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	02/15/18	CONSTRUCTION REVIEWED	CM
2	12/17/17	ISSUED FOR CONSTRUCTION	CM

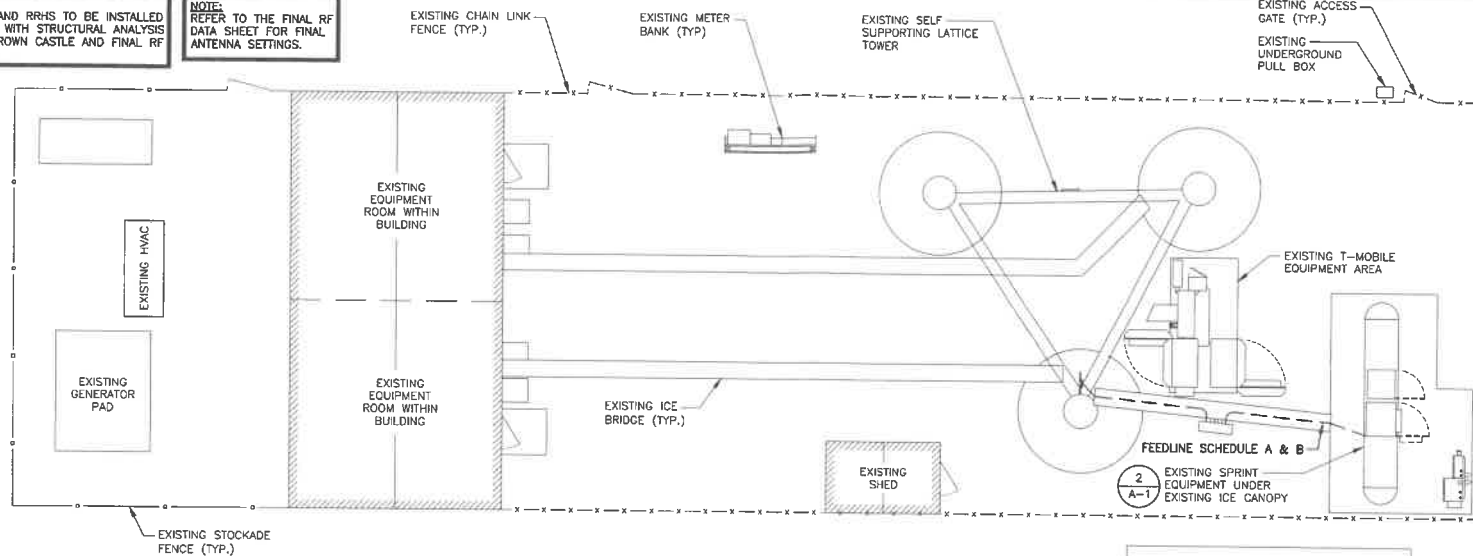
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**BS13XC597**  
SITE NAME:  
**TRURO**  
CROWN BU NUMBER:  
**841273**  
SITE ADDRESS:  
**344 ROUTE 6**  
**NORTH TRURO, MA 02652**  
**BARNSTABLE COUNTY**

SHEET TITLE  
**OUTLINE SPECIFICATIONS**

SHEET NUMBER  
**SP-3**

NOTE:  
ALL ANTENNAS AND RRHS TO BE INSTALLED  
IN ACCORDANCE WITH STRUCTURAL ANALYSIS  
PROVIDED BY CROWN CASTLE AND FINAL RF  
DATA SHEET.

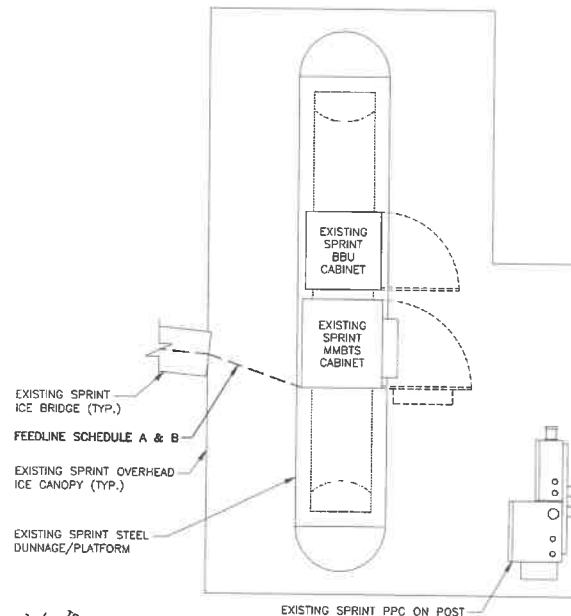
NOTE:  
REFER TO THE FINAL RF  
DATA SHEET FOR FINAL  
ANTENNA SETTINGS.



**COMPOUND PLAN**  
22x34 SCALE: 3/8"=1'-0"  
11x17 SCALE: 3/16"=1'-0"

1  
A-1

0 1'-4" 2'-8" 5'-4" 8'-0"



**EQUIPMENT PLAN**  
22x34 SCALE: 1/2"=1'-0"  
11x17 SCALE: 1/4"=1'-0"

2  
A-1

0 1'-0" 2'-0" 4'-0" 6'-0"

**Sprint**

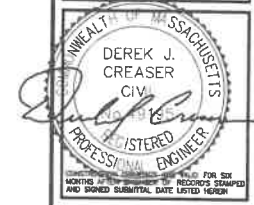
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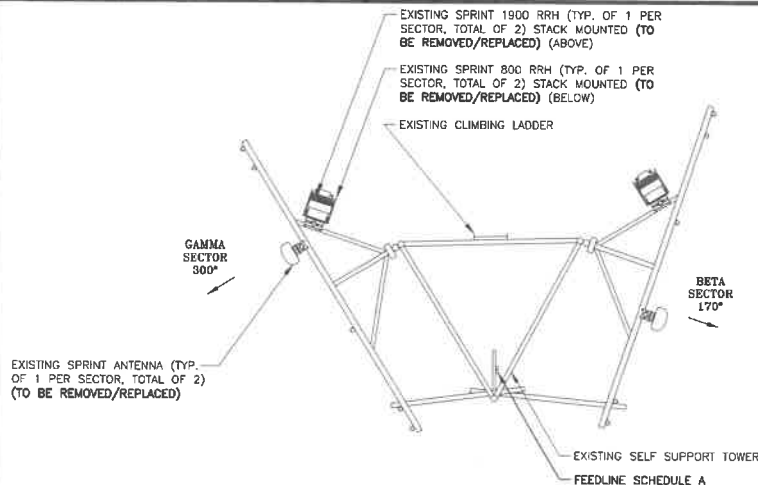
APPROVED BY: DJC

SUBMITTALS				
REV.	DATE	DESCRIPTION	BY	
1	03/15/18	CONSTRUCTION REVIEW	DJM	
2	12/21/17	ISSUED FOR CONSTRUCTION	DJM	

SITE NUMBER:  
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**BARNSTABLE COUNTY**

SHEET TITLE  
**COMPOUND PLAN & EQUIPMENT PLAN**

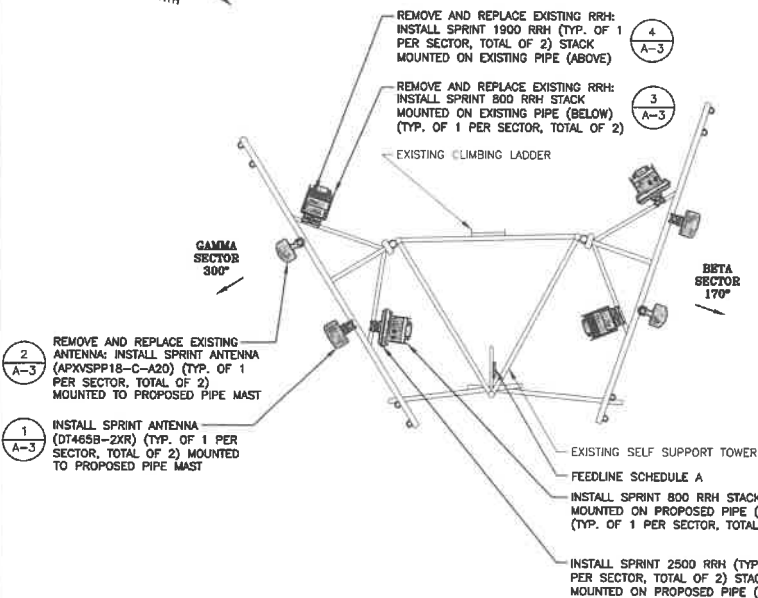
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**A-1**



**EXISTING ANTENNA PLAN**

22x34 SCALE: 3/8"=1'-0"  
11x17 SCALE: 3/16"=1'-0"

1  
A-2  
0 1'-4" 2'-8" 5'-4" 8'-0"



**PROPOSED ANTENNA PLAN**

22x34 SCALE: 3/8"=1'-0"  
11x17 SCALE: 3/16"=1'-0"

2  
A-2  
0 1'-4" 2'-8" 5'-4" 8'-0"

**NOTE:**

ALL ANTENNAS AND RRHS TO BE INSTALLED IN ACCORDANCE WITH STRUCTURAL ANALYSIS PROVIDED BY CROWN CASTLE AND FINAL RF DATA SHEET.

**STRUCTURAL NOTE:**

DESIGN LIMITATIONS AND ASSUMPTIONS:  
1. EQUIPMENT AND LOCATIONS SHOULD NOT DEVIATE FROM THE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ENGINEER.  
2. HDG IS NOT RESPONSIBLE FOR ANY MODIFICATIONS COMPLETED PRIOR TO AND HEREFTER WHICH HDG WAS NOT INVOLVED.  
3. ALL STRUCTURAL MEMBERS AND THEIR CONNECTIONS ARE ASSUMED TO BE IN GOOD CONDITION AND ARE FREE FROM DEFECTS WITH NO DETERIORATION TO ITS MEMBER CAPACITIES. CONTRACTOR IS TO PERFORM A PRE-INSPECTION TO CONFIRM.  
4. ALL ANTENNAS, COAX CABLES AND WAVEGUIDE CABLES ARE ASSUMED TO BE PROPERLY INSTALLED AND SUPPORTED AS PER THE MANUFACTURER'S REQUIREMENTS.  
5. ALL COMPONENTS SUPPORTING THE SPRINT EQUIPMENT ARE ASSUMED TO BE DESIGNED TO ALL APPLICABLE CODES AND DESIGNED FOR IDENTICAL TO OR GREATER THAN THE CURRENT LOADS.

**SCOPE NOTE:**

PROPOSED DESIGN IS BASED OFF OF CROWN APPLICATION REV 0

**FEEDLINES**

FEEDLINE SCHEDULE	FEEDLINE DESCRIPTION	LOCATION	LENGTH
A	EXISTING TO REMAIN: (2) 1-1/4" HYBRID TRUNKS AND (1) 1/2" COAX	ROUTED ON EXISTING CABLE LADDER	ALPHA: N/A BETA: 225' GAMMA: 225'
B	INSTALL: (2) 1-1/4" HYBRID TRUNKS		

**NOTE:**

EXISTING SPRINT EQUIPMENT FEEDLINE INVENTORY BASED ON OBSERVED FIELD CONDITIONS, RFDS AND FEEDLINE LEASING ENTITLEMENTS MAY DIFFER.

- 5  
A-3  
INSTALL SPRINT 2500 RRH STACK MOUNTED ON PROPOSED PIPE (ABOVE) (TYP. OF 1 PER SECTOR, TOTAL OF 2)
- 1  
A-3  
INSTALL SPRINT ANTENNA (DT465B-2XR) (TYP. OF 1 PER SECTOR, TOTAL OF 2) MOUNTED TO PROPOSED PIPE MAST
- 4  
A-3  
REMOVE AND REPLACE EXISTING RRH: INSTALL SPRINT 1900 RRH (TYP. OF 1 PER SECTOR, TOTAL OF 2) STACK MOUNTED ON EXISTING PIPE (ABOVE)
- 3  
A-3  
REMOVE AND REPLACE EXISTING RRH: INSTALL SPRINT 800 RRH STACK MOUNTED ON EXISTING PIPE (BELOW) (TYP. OF 2 PER SECTOR, TOTAL OF 4)
- 2  
A-3  
REMOVE AND REPLACE EXISTING ANTENNA: INSTALL SPRINT ANTENNA (APXVSP18-C-A20) (TYP. OF 1 PER SECTOR, TOTAL OF 2) MOUNTED TO PROPOSED PIPE MAST
- 3  
A-3  
INSTALL SPRINT 800 RRH (TYP. OF 1 PER SECTOR, TOTAL OF 2) STACK MOUNTED ON PROPOSED PIPE (BELOW)

- TOP OF EXISTING STRUCTURE ELEV. 177'-0" ± (AGL)
- TOP OF EXISTING SELF SUPPORT ELEV. 170'-0" ± (AGL)
- C OF SPRINT ANTENNAS ELEV. = 169' ± A.G.L.

EXISTING SPRINT GPS

FEEDLINE SCHEDULE A & B

EXISTING SELF SUPPORT TOWER

**NOTE:**  
GROUND LEVEL EQUIPMENT NOT SHOWN FOR CLARITY

GROUND LEVEL ELEV. 0'-0" ± (AGL)

**ELEVATION**

22x34 SCALE: 3/32"=1'-0"  
11x17 SCALE: 3/64"=1'-0"

3  
A-2  
0 5'-4" 10'-8" 21'-4" 32'-0"

**Sprint**

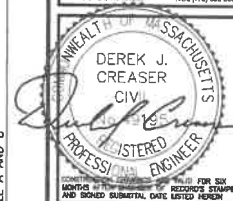
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CHECKED BY: BB

APPROVED BY: DJC

**SUBMITTALS**

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1	04/15/18	CONSTRUCTION REVISED	DM
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SITE ADDRESS:

344 ROUTE 6  
NORTH TRURO, MA 02652  
BARNSTABLE COUNTY

SHEET TITLE

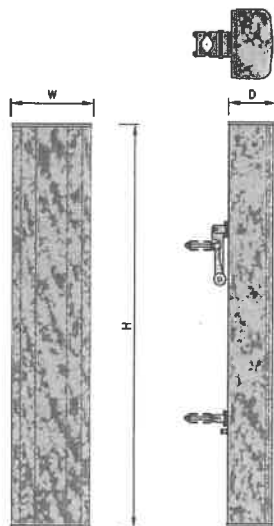
ANTENNA PLANS & ELEVATION

SHEET NUMBER

A-2

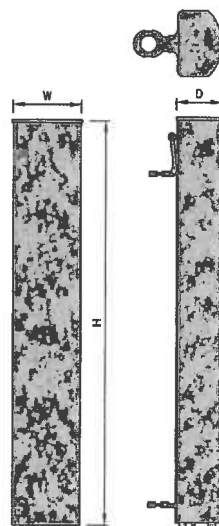


2.5 ANTENNA DIMENSIONS	
MODEL #	DT4858-2XR
MANUF.	COMMSCOPE
HEIGHT	72"
WIDTH	13.8"
DEPTH	8.2"
WEIGHT	58 LBS



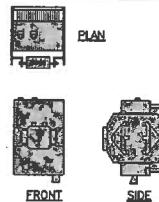
2.5 ANTENNA DETAIL 1  
SCALE: N.T.S. A-3

800/1900MHZ ANTENNA DIMENSIONS	
MODEL #	AP2VSP18-C-A20
MANUF.	RFS
HEIGHT	72.0"
WIDTH	11.8"
DEPTH	7.9"
WEIGHT	62.0 LBS



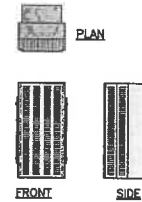
800/1900 MHZ ANTENNA DETAIL 2  
SCALE: N.T.S. A-3

800 MHZ RRH DIMENSIONS	
MODEL #	800 MHZ 2X50W
MANUF.	ALCATEL LUCENT
HEIGHT	19.7"
WIDTH	13"
DEPTH	10.8"
WEIGHT	53 LBS



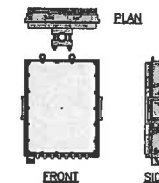
800MHz RRHS DETAIL 3  
SCALE: N.T.S. A-3

1900 MHZ RRH DIMENSIONS	
MODEL #	1900 MHZ 4X40W
MANUF.	ALCATEL LUCENT
HEIGHT	25"
WIDTH	11.1"
DEPTH	11.4"
WEIGHT	53 LBS



1900MHz RRHS DETAIL 4  
SCALE: N.T.S. A-3

2500 MHZ RRH DIMENSIONS	
MODEL #	TD-RRH5X20-25
MANUF.	ALCATEL LUCENT
HEIGHT	26.1"
WIDTH	18.6"
DEPTH	6.7"
WEIGHT	70 LBS



2500MHz RRHS DETAIL 5  
SCALE: N.T.S. A-3

Sprint

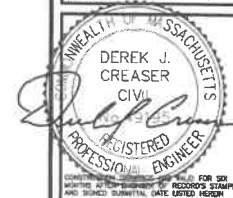
INTERNATIONAL BVD, SUITE 800  
HARRISVILLE, MA 01749  
TEL: (800) 357-7441

CROWN  
CASTLE

CROWN CASTLE  
12 GAIL STREET, SUITE 300  
WOBURN, MA 01801

HG  
HUDSON  
Design Group LLC

45 BEECHWOOD DRIVE TEL: (978) 357-5553  
N. WINDSOR, MA 01845 FAX: (978) 354-5584



CHECKED BY: BB

APPROVED BY: DJC

SUBMITTALS			
REV	DATE	DESCRIPTION	BY

SITE NUMBER:  
BS13XC597  
SITE NAME:  
TRURO  
CROWN DU NUMBER:  
841273  
SITE ADDRESS:  
344 ROUTE 6  
NORTH TRURO, MA 02652  
BARNSTABLE COUNTY

SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER  
A-3



#### STRUCTURAL NOTE:

DESIGN LIMITATIONS AND ASSUMPTIONS:  
1. EQUIPMENT AND LOCATIONS SHOULD NOT DEVIATE FROM THE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ENGINEER.  
2. HDG IS NOT RESPONSIBLE FOR ANY MODIFICATIONS COMPLETED PRIOR TO AND HEREAFTER WHICH HDG WAS NOT INVOLVED.  
3. ALL STRUCTURAL MEMBERS AND THEIR CONNECTIONS ARE ASSUMED TO BE IN GOOD CONDITION AND ARE FREE FROM DEFECTS WITH NO DETERIORATION TO ITS MEMBER CAPACITIES. CONTRACTOR IS TO PERFORM A PRE-INSPECTION TO CONFIRM.  
4. ALL ANTENNAS, COAX CABLES AND WAVEGUIDE CABLES ARE ASSUMED TO BE PROPERLY INSTALLED AND SUPPORTED AS PER THE MANUFACTURER'S REQUIREMENTS.  
5. ALL COMPONENTS SUPPORTING THE SPRINT EQUIPMENT ARE ASSUMED TO BE DESIGNED TO ALL APPLICABLE CODES AND DESIGNED FOR IDENTICAL TO OR GREATER THAN THE CURRENT LOADS.

#### NOTE:

ALL ANTENNAS AND RRHS TO BE INSTALLED IN ACCORDANCE WITH STRUCTURAL ANALYSIS PROVIDED BY CROWN CASTLE AND FINAL RF DATA SHEET.

#### SCOPE NOTE:

PROPOSED DESIGN IS BASED OFF OF CROWN APPLICATION REV 0

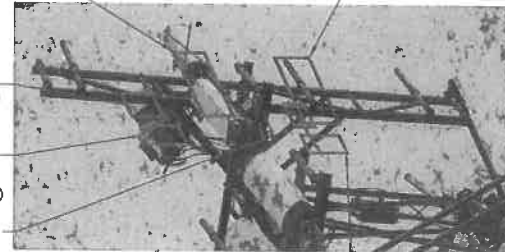
2  
A-3  
REMOVE AND REPLACE EXISTING ANTENNA: INSTALL SPRINT ANTENNA (APXVSP18-C-A20) (TYP. OF 1 PER SECTOR, TOTAL OF 2) MOUNTED TO PROPOSED PIPE MAST

4  
A-3  
REMOVE AND REPLACE EXISTING RRH: INSTALL SPRINT 1900 RRH (TYP. OF 1 PER SECTOR, TOTAL OF 2) STACK MOUNTED ON EXISTING PIPE (ABOVE)

3  
A-3  
REMOVE AND REPLACE EXISTING RRH: INSTALL SPRINT 800 RRH STACK MOUNTED ON EXISTING PIPE (BELOW) (TYP. OF 1 PER SECTOR, TOTAL OF 2)

5  
A-3  
INSTALL SPRINT 2500 RRH (TYP. OF 1 PER SECTOR, TOTAL OF 2) STACK MOUNTED ON PROPOSED PIPE (ABOVE)

1  
A-3  
INSTALL SPRINT ANTENNA (DT4658-2XR) (TYP. OF 1 PER SECTOR, TOTAL OF 2) MOUNTED TO PROPOSED PIPE MAST



3  
A-3  
INSTALL SPRINT 800 RRH STACK MOUNTED ON PROPOSED PIPE (BELOW) (TYP. OF 1 PER SECTOR, TOTAL OF 2)

ANTENNA & RRH MOUNT PHOTO DETAIL  
SCALE: N.T.S.

2  
A-4

5  
A-3  
INSTALL SPRINT 2500 RRH (TYP. OF 1 PER SECTOR, TOTAL OF 2) STACK MOUNTED ON PROPOSED PIPE (ABOVE)

EXISTING SPRINT SECTOR MOUNT

FURNISH AND INSTALL NEW 2" STD (2-3/8" O.D.) X72" MOUNTING PIPE (TYP. OF 2 PER SECTOR, TOTAL OF 4)

1.2  
A-3  
INSTALL SPRINT ANTENNA (TYP. OF 2 PER SECTOR, TOTAL OF 4) MOUNTED TO PROPOSED PIPE MAST

ANTENNA INSTALLATION SPECIAL WORK NOTE:  
ANTENNA INSTALLATION WORKING POINT IS THE VERTICAL CENTERLINE BETWEEN THE EXISTING FACE FRAME UPPER AND LOWER HORIZONTAL MEMBERS. UNLESS NOTED OTHERWISE, VERTICALLY CENTER ALL PIPE MASTS AND ALL ANTENNAS BETWEEN THESE WORKING POINTS.

3  
A-3  
INSTALL SPRINT 800 RRH (TYP. OF 2 PER SECTOR, TOTAL OF 4) STACK MOUNTED ON PROPOSED PIPE (BELOW)

FURNISH AND INSTALL NEW 2" STD (2-3/8" O.D.) X48" MOUNTING PIPE (TYP. OF 1 PER SECTOR, TOTAL OF 2) ATTACHED TO EXISTING SECTOR MOUNT V-BRADE WITH 1/2" U-BOLTS DRILLED DIRECTLY INTO ANGLES

PROPOSED ANTENNA & RRH MOUNTING ELEVATION  
22x34 SCALE: 1"=1'-0"  
11x17 SCALE: 1/2"=1'-0"

1  
A-4

0 0'-0" 1'-0" 2'-0" 3'-0"

MAJOR RF EQUIPMENT LIST				
(GC SHALL FURNISH AND INSTALL ALL OTHER MATERIALS AND EQUIPMENT NOT SUPPLIED BY SPRINT)				
DESCRIPTION	# UNITS	QUANTITY	MAKE/MODEL/MATERIAL	PROVIDED BY
MMBTS RAN UPGRADE (VARIOUS)				
PPC DIN-RAIL CIRCUIT BREAKER				
ANTENNA	2	2	COMMScope DT4658-2XR	SPRINT
ANTENNA	2	2	RFS APXVSP18-C-A20	SPRINT
RRU/GPS	4	4	ALCATEL-LUCENT 800MHz RRH 2x50-800	SPRINT
	2	2	ALCATEL-LUCENT TD-RRH8x20-25	
	2	2	ALCATEL-LUCENT PCS 1900MHz 4x40W	
DIPLEXER				
HYBRID TRUNK	4	4	HYBRID CABLES	SPRINT
AC-POWER TRUNK				
DC-POWER TRUNK				
F/ENET TRUNK				
AC-POWER JB				
F/ENET JB				

SPRINT-PROVIDED EQUIPMENT SCHEDULE  
SCALE: N.T.S.

3  
A-4

Sprint

1 INTERNATIONAL BLVD, SUITE 800  
MAINTENANCE, MA 02470  
TEL: (800) 357-7641

CROWN CASTLE

CROWN CASTLE  
12 GILL STREET, SUITE 3000  
WOBURN, MA 01801

HDG  
HUDSON  
Design Group LLC

45 BEECHWOOD DRIVE  
ANDOVER, MA 01810  
TEL: (978) 557-0553  
FAX: (978) 556-0586

REGISTERED PROFESSIONAL ENGINEER  
DEREK J. CREASER  
CIVIL  
MASSACHUSETTS  
LICENSED FOR THE STATE OF MASSACHUSETTS  
RECORDS STAMPED  
AND RECORDED  
DATE LISTED HEREIN

CHECKED BY: BB

APPROVED BY: DJC

#### SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	10/15/18	CONSTRUCTION REVISION	GB
2	10/22/17	REVISION FOR CONSTRUCTION	GB

SITE NUMBER:  
BS13XC597

SITE NAME:  
TRURO

CROWN BU NUMBER:  
841273

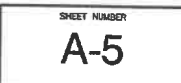
SITE ADDRESS:  
344 ROUTE 6  
NORTH TRURO, MA 02652  
BARNSTABLE COUNTY

SHEET TITLE

MOUNTING DETAILS

SHEET NUMBER

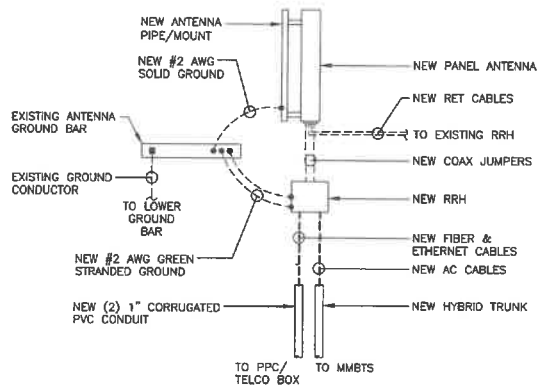
A-4



SHEET NUMBER  
**A-5**

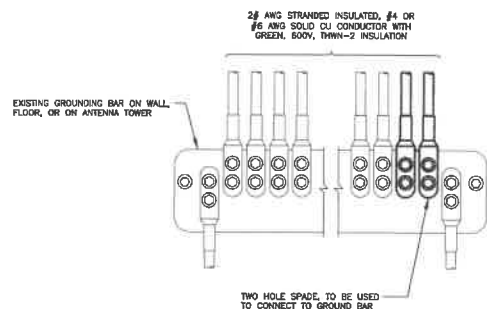
**RF DATA SHEET**  
SCALE: N.T.S.





**EQUIPMENT GROUNDING SCHEMATIC**  
SCALE: N.T.S.

1  
G-1



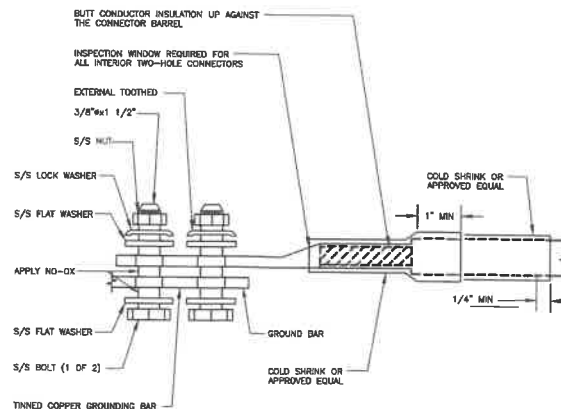
**NOTES**

1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE. DO NOT COAT INLINE LUG.
2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT SPRINT CM FOR REPLACEMENT THREADED ROD KIT.

**INSTALLATION OF GROUNDING CONDUCTOR TO GROUNDING BAR**

SCALE: N.T.S.

2  
G-1



**TWO HOLE LUG**  
SCALE: N.T.S.

3  
G-1

**SYMBOL LEGEND**

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- CABLE GROUNDING KIT
- GROUNDING/BONDING
- CONDUIT

UNLESS NOTED OTHERWISE, ALL BONDING CONDUCTORS ARE 2# SOLID TINNED BOW.

**PROTECTIVE GROUNDING SYSTEMS GENERAL NOTES:**

1. GROUNDING SHALL BE IN ACCORDANCE WITH NEC ARTICLE 250--GROUNDING AND BONDING.
2. GROUNDING SHALL BE IN ACCORDANCE WITH SPRINT SSEO DOCUMENTS 3.018.02.004 "BONDING, GROUNDING AND TRANSIENT PROTECTION FOR CELL SITES" AND 3.018.10.002 "SITE RESISTANCE TO EARTH TESTING".
3. PROVIDE GROUND CONNECTIONS FOR ALL METALLIC STRUCTURES, ENCLOSURES, RACEWAYS AND OTHER CONDUCTIVE ITEMS ASSOCIATED WITH THE INSTALLATION OF CARRIER'S EQUIPMENT.
4. GROUND CONNECTIONS: CLEAN SURFACES THOROUGHLY BEFORE APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, REMOVE THE COATING, APPLY A NON-CORROSIVE APPROVED COMPOUND TO CLEAN SURFACE AND INSTALL LUGS OR CLAMPS. WHERE GALVANIZING IS REMOVED FROM METAL, IT SHALL BE PAINTED OR TOUCHED UP WITH "GALVAMOX" OR EQUAL.
5. ALL GROUNDING WIRES SHALL PROVIDE A STRAIGHT, DOWNWARD PATH TO GROUND WITH GRADUAL BENDS AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.
6. ALL CLAMPS AND SUPPORTS USED TO SUPPORT THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE (NON CONDUCTIVE). DO NOT USE METAL BRACKETS OR SUPPORTS WHICH WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
7. ALL GROUND WIRES SHALL BE #2 SOLID TINNED BOW UNLESS NOTED OTHERWISE.
8. PROVIDE DEDICATED #2 AWG COPPER GROUND WIRE FROM EACH ANTENNA MOUNTING PIPE TO ASSOCIATED CIGBE.
9. GROUND ANTENNA BASES, FRAMES, CABLE RACKS, AND OTHER METALLIC COMPONENTS WITH #2 INSULATED TINNED STRANDED COPPER GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
10. EACH EQUIPMENT CABINET SHALL BE CONNECTED TO THE MASTER ISOLATION GROUND BAR (MGB) WITH #2 SOLID TINNED BOW EQUIPMENT CABINETS WILL HAVE (2) CONNECTIONS.
11. GROUND HYBRIFLEX SHIELD AT TOP, BOTTOM AND AT TRANSITION TO HYBRIFLEX JUMPER CABLES AT EQUIPMENT CABINET ENTRANCE USING MANUFACTURER'S GUIDELINES. WHEN HYBRIFLEX CABLE EXCEEDS 200', GROUND AT INTERVALS NOT EXCEEDING 100'.
12. THE CONTRACTOR SHALL VERIFY THAT THE EXISTING GROUND BARS HAVE ENOUGH SPACE/HOLES FOR ADDITIONAL TWO HOLE LUGS.
13. EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDING CONNECTION WHERE PRACTICAL OTHERWISE. THE CONNECTION SHALL BE MADE USING COMPRESSION TYPE-2 HOLES, LONG BARREL LUGS OR DOUBLE CRIMP "C" CLAMP. THE COPPER CABLES SHALL BE COATED WITH AN ANTI-OXIDANT (THOMAS BETTS KOPR-SHIELD) BEFORE MAKING THE CRIMP CONNECTIONS THE CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDED TORQUES ON THE BOLT ASSEMBLY TO SECURE CONNECTIONS.
14. AT ALL TERMINATIONS AT EQUIPMENT ENCLOSURES, PANEL, AND FRAMES OF EQUIPMENT AND WHERE EXPOSED FOR GROUNDING, CONDUCTOR TERMINATION SHALL BE PERFORMED UTILIZING TWO HOLE BOLTED TONGUE COMPRESSION TYPE LUGS WITH STAINLESS STEEL SELF-TAPPING SCREWS.
15. THE MASTER GROUND BAR (MGB) SHALL BE MADE OF BARE 1/4"x2" COPPER (FOR OUTDOOR APPLICATIONS IT SHALL BE TINNED COPPER) AND LARGE ENOUGH TO ACCOMMODATE THE REQUIRED NUMBER OF GROUND CONNECTIONS. THE HARDWARE SECURING THE MGB SHALL ELECTRICAL INSULATE THE MGB FROM ANY STRUCTURE TO WHICH IT IS FASTENED.
16. ALL BOLTS, WASHERS, AND NUTS USED ON GROUNDING CONNECTIONS SHALL BE STAINLESS STEEL.
17. ALL GROUNDING CONNECTIONS SHALL BE COATED WITH A COPPER SHIELD ANTI-CORROSIVE AGENT SUCH AS T&B KOPR SHIELD. VERIFY PRODUCT WITH SPRINT CONSTRUCTION MANAGER.
18. FOR NEW OR REPAIRED GROUNDING EQUIPMENT, REFER TO SPRINT GROUNDING STANDARDS AND FOLLOWING (SUPPLEMENTS):  
-ANTI-THEFT UPDATE TO SPRINT GROUNDING DATED: 08-24-12 (OR CURRENT VERSION)  
-SPRINT ENGINEERING LETTER EL-0504 DATED: 04-20-12 (OR CURRENT VERSION)

**Sprint**

1 BARNSTABLE COUNTY, SUITE 800  
BARNSTABLE, MA 02536  
TEL: (508) 857-7441

**CROWN CASTLE**

CROWN CASTLE  
12 OLD STREET, SUITE 500  
WOBURN, MA 01801

**HDG HUDSON Design Group LLC**

45 MECHANWOOD DRIVE  
N. ANDOVER, MA 01845 TEL: (978) 557-5553  
FAX: (978) 256-5596

COMMONWEALTH OF MASSACHUSETTS  
Derek J. Creaser  
CIVIL  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRATION DATE: 12/31/15  
RENEWAL DATE: 12/31/15  
RECORDS STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: BB

APPROVED BY: DJC

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
1	05/15/18	CONSTRUCTION REVISION	DM
2	12/27/17	ISSUED FOR CONSTRUCTION	DM

SITE NUMBER: BS13XC597

SITE NAME: TRURO

CROWN BU NUMBER: 841273

SITE ADDRESS: 344 ROUTE 6

NORTH TRURO, MA 02652

BARNSTABLE COUNTY

SHEET TITLE  
**ONE LINE DIAGRAM, GROUNDING DETAILS & NOTES**

SHEET NUMBER

**G-1**

# **Exhibit 3**

## **FCC Licenses**

**REFERENCE COPY**

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



# Federal Communications Commission

Wireless Telecommunications Bureau

## RADIO STATION AUTHORIZATION

LICENSEE: NSAC, LLC

ATTN: SPECTRUM LICENSING TEAM  
NSAC, LLC  
12502 SUNRISE VALLEY DRIVE, M/S: VARESA0209  
RESTON, VA 20196

<b>Call Sign</b> B051	<b>File Number</b>
<b>Radio Service</b> BR - Broadband Radio Service	
<b>Regulatory Status</b> Common Carrier	

**FCC Registration Number (FRN):** 0003768553

<b>Grant Date</b> 02-29-2016	<b>Effective Date</b> 10-27-2016	<b>Expiration Date</b> 03-28-2026	<b>Print Date</b> 11-02-2016
---------------------------------	-------------------------------------	--------------------------------------	---------------------------------

**Geographic Service Area:** BTA 051 Boston, MA

<b>Channel Plan:</b>	<b>Channel Number:</b>	<b>Frequency:</b>
New	BRS1	002496.00000000 - 002502.00000000 MHz
New	BRS2	002618.00000000 - 002624.00000000 MHz
New	E1	002624.00000000 - 002629.50000000 MHz
New	E2	002629.50000000 - 002635.00000000 MHz
New	E3	002635.00000000 - 002640.50000000 MHz
New	E4	002640.50000000 - 002646.00000000 MHz
New	F1	002646.00000000 - 002651.50000000 MHz
New	F2	002651.50000000 - 002657.00000000 MHz
New	F3	002657.00000000 - 002662.50000000 MHz
New	F4	002662.50000000 - 002668.00000000 MHz
New	H1	002668.00000000 - 002673.50000000 MHz
New	H2	
New	H3	

### Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

**Waivers/Conditions:**

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Reference Copy

**REFERENCE COPY**

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission  
Wireless Telecommunications Bureau**

**RADIO STATION AUTHORIZATION**

LICENSEE: NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.

ATTN: GOVERNMENT AFFAIRS  
NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.  
12502 SUNRISE VALLEY DRIVE, M/S: VARESA0209  
RESTON, VA 20196

<b>Call Sign</b> WQKS981	<b>File Number</b> 0007780259
<b>Radio Service</b> CY - 1910-1915/1990-1995 MHz Bands, Market Area	

FCC Registration Number (FRN): 0002154086

<b>Grant Date</b> 05-16-2017	<b>Effective Date</b> 05-19-2017	<b>Expiration Date</b> 03-03-2026	<b>Print Date</b> 05-19-2017
<b>Market Number</b> BEA003	<b>Channel Block</b> 3	<b>Sub-Market Designator</b> 2	
<b>Market Name</b> Boston-Worcester-Lawrence-Lowe			
<b>1st Build-out Date</b> 03-03-2016	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

This authorization is conditioned on licensee's continued compliance with license conditions adopted by the Commission in the 800 MHz public safety proceeding, WT Docket 02-55, including but not limited to conditions contained in paragraphs 346, 351, 352, 355, 356 of Improving Public Safety Communications in the 800 MHz Band, Report and Order, Fifth Report and Order, Fourth Memorandum Opinion and Order, and Order, 19 FCC Rcd 14969 (2004); as amended by Erratum, WT Docket No. 02-55 (rel. Sept. 10, 2004) and Second Erratum, 19 FCC Rcd 19651 (2004) and Third Erratum, 19 FCC Rcd 21818 (2004). Provided, however, that effective October 1, 2014, the licensee need not comply with paragraph 331 of said 800 MHz Report and Order but only to the extent that said paragraph provides that: At no time during the life of the letter(s) of credit shall the balance fall below \$850 million.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



**Licensee Name:** NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC,  
INC.

**Call Sign:** WQKS981

**File Number:** 0007780259

**Print Date:** 05-19-2017

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Unreferenced Copy

# **Exhibit 4**

## **Structural**

December 27, 2017

Marianne Dunst  
Crown Castle  
3530 Toringdon Way Suite 300  
Charlotte, NC 28277  
(704) 405-6580



B+T Group  
1717 S. Boulder, Suite 300  
Tulsa, OK 74119  
(918) 587-4630  
btwo@btgrp.com

**Subject:** Structural Analysis Report

**Carrier Designation:** **Sprint PCS Co-Locate**  
**Carrier Site Number:** BS13XC597  
**Carrier Site Name:** BS13XC597

**Crown Castle Designation:** **Crown Castle BU Number:** 841273  
**Crown Castle Site Name:** TRURO  
**Crown Castle JDE Job Number:** 442261  
**Crown Castle Work Order Number:** 1504576  
**Crown Castle Application Number:** 393769 Rev. 0

**Engineering Firm Designation:** **B+T Group Project Number:** 100736.003.01

**Site Data:** **344 Route 6, North Truro, Barnstable County, MA**  
**Latitude 42° 1' 18", Longitude -70° 4' 30"**  
**170 Foot - Self Support Tower**

Dear Marianne Dunst,

B+T Group is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above mentioned tower. This analysis has been performed in accordance with the Crown Castle Structural 'Statement of Work' and the terms of Crown Castle Purchase Order Number 1122143, in accordance with application 393769, revision 0.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC7: Existing + Reserved + Proposed Equipment

**Sufficient Capacity**

Note: See Table 1 and Table 2 for the proposed and existing/reserved loading, respectively.

The analysis has been performed in accordance with the TIA-222-G standard and 2015 IBC as amended by the Massachusetts State Building Code, Ninth Edition, based upon an ultimate 3-second gust wind speed of 139 mph converted to a nominal 3-second gust wind speed of 108 mph per section 1609.3.1 as required for use in the TIA-222-G Standard per Exception #5 of Section 1609.1.1. Exposure Category C and Risk Category II were used in this analysis.

All equipment proposed in this report shall be installed in accordance with the attached drawings for the determined available structural capacity to be effective.

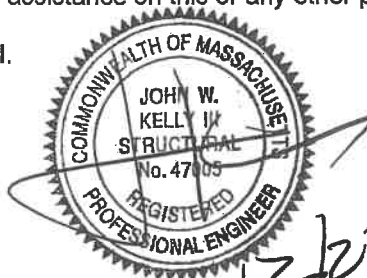
We at B+T Group appreciate the opportunity of providing our continuing professional services to you and Crown Castle. If you have any questions or need further assistance on this or any other projects please give us a call.

Structural analysis prepared by: Brant Lozano, E.I.

Respectfully submitted by: B&T Engineering, Inc.

John W. Kelly, P.E.

tnxTower Report - version 7.0.5.1



12/27/17

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## 1) INTRODUCTION

This tower is a 170 ft. Self-Support tower designed by Sabre in September of 2000 and mapped by GPD Group in January of 2015. The tower was originally designed for a wind speed of 150 mph per TIA/EIA-222-F.

## 2) ANALYSIS CRITERIA

The structural analysis was performed for this tower in accordance with the requirements of TIA-222-G Structural Standards for Steel Antenna Towers and Antenna Supporting Structures using a 3-second gust wind speed of 108 mph with no ice, 40 mph with 0.75 inch ice thickness and 60 mph under service loads, exposure category C with topographic category 1 and crest height of 0 feet.

**Table 1 - Proposed Antenna and Cable Information**

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
169.0	169.0	2	Alcatel Lucent	1900MHZ 4X40W RRH	2	1-1/4	--
		4	Alcatel Lucent	800MHZ 2X50W RRH W/FILTER			
		2	Alcatel Lucent	TD-RRH8X20-25			
		2	Commscope	DT465B-2XR			
		2	Rfs Celwave	APXVSPP18-C-A20			

**Table 2 - Existing and Reserved Antenna and Cable Information**

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
170.0	174.0	1	Decibel	DB806-XC	1	1/2	1
169.0	169.0	2	Alcatel Lucent	1900MHZ RRH (65MHZ)	--	--	3
		2	Alcatel Lucent	800 External Notch Filter			
		2	Alcatel Lucent	800MHZ RRH			
		2	Rfs Celwave	APXVSPP18-C-A20			
		6	Rfs Celwave	ACU-A20-N	2	1-1/4	1
		2	--	Sector Mount [SM 514-1]			
165.0	173.0	1	Bext	TFC2K	1	7/8	1
	165.0	1	Bext	TFC2K			
		1	--	Side Arm Mount [SO 203-1]			
151.0	151.0	4	Powerwave Tech.	P65.15.XL.0	2	1-1/4	1
		2	--	Sector Mount [SM 602-1]			
145.0	145.0	3	Ericsson	RRUS 32	1	3/8	2
		3	Ericsson	RRUS 32 B66			
		6	Kaelus	DBC0061F1V51-2			
		3	Quintel Tech.	QS66512-2			
		1	Raycap	DC6-48-60-18-8F			
		3	Kathrein	800 10122	12 4 1	1-5/8 5/8 3/8	1
		12	Kathrein	860 10025			
		3	Kmw Comm.	AM-X-CD-16-65-00T-RET			
		6	Powerwave Tech.	LGP21401			

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
139.0	139.0	6	Ericsson	RRUS 11	1	EW52	1
		1	Raycap	DC6-48-60-18-8F			
		1	--	Sector Mount [SM 702-3]			
		1	--	Pipe Mount [PM 601-1]			
	138.0	1		ANDREW PAR6-59A			
130.0	131.0	3	Alcatel Lucent	RRH2X60-AWS	19	1-5/8	1
		3	Commscope	HBXX-6516DS-A2M			
		3	Commscope	LNK-6514DS-A1M			
		3	Commscope	SBNHH-1D65B			
		2	Css	X7C-665-2			
		1	Css	X7C-680-2			
		2	Rfs Celwave	DB-B1-6C-12AB-0Z			
	130.0	1	--	Sector Mount [SM 702-3]			
104.0	117.0	1	Rfs Celwave	PD220-5	10 8	7/8 3/8	1
	116.0	1	Telewave	ANT150F6			
	114.0	1	Sinclair	SRL-210C-4			
	113.0	1	Decibel	DB540K-F			
	112.0	2	Rfs Celwave	AO8610-5T0			
	107.0	1	Kathrein	K751221			
	106.0	2	Commscope	VHLPX4-11W-6WH			
		1	Rfs Celwave	10191			
		1	Telewave	ANT150F2			
	104.0	1	--	Sabre 30' Specialty Platform			
96.0	97.0	3	Commscope	SBNH-1D65C	3 6 3	1-1/4 7/8 3/8	1
		3	Ericsson	Ericsson AIR 21 B4A B2P			
		6	Ericsson	KRY 112 144/1			
		3	Ericsson	RRUS 11 B12			
		3	Ericsson	RRUS 11 B2			
	96.0	1	--	Sector Mount [SM 402-3]			
87.0	87.0	1	Scala	PR-950	1	1/2	1
		1	--	Side Arm Mount [SO 201-1]			
71.0	73.0	1	Pctel	GPS-TMG-HR-26N	1	1/2	1
	71.0	1	--	Side Arm Mount [SO 601-1]			

Notes:

- 1) Existing Equipment
- 2) Reserved Equipment
- 3) Equipment To Be Removed; Not Considered In This Analysis

**Table 3 - Design Antenna and Cable Information**

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
187.5	187.5	12	Dapa	48000 Antennas W/ Mounts	12	1-5/8
177.5	177.5	12	Dapa	48000 Antennas W/ Mounts	12	1-5/8
167.5	167.5	12	Dapa	48000 Antennas W/ Mounts	12	1-5/8
157.5	157.5	12	Dapa	48000 Antennas W/ Mounts	12	1-5/8
148	153	2	Generic	10' Whips W/ Mounts	2	1-5/8
144	144	12	Dapa	48000 antennas w/ mounts	12	1-5/8
137	137	1	Generic	6' Dish w/ Radome	1	1-5/8
136	136	1	Generic	4' H.P. Dish	1	1-5/8
130	130	12	Dapa	48000 antennas w/ mounts	12	1-5/8
120	123	1	Generic	6' Whip w/ mount	1	1-5/8
110	119	6	Generic	18' Whips w/ mount	6	1-5/8
105	114	1	Generic	18' Whip w/ mount	2	1-5/8
	112.5	1	Generic	15' Whip w/ mount		
100	100	12	Dapa	48000 antennas w/ mounts	12	1-5/8
90	90	12	Dapa	48000 antennas w/ mounts	12	1-5/8
80	80	12	Dapa	48000 antennas w/ mounts	12	1-5/8
68	68	1	Generic	Yagi antenna	1	1-5/8
20	20	4	Generic	8'x1' Panels w/ mounts	4	1-5/8

### 3) ANALYSIS PROCEDURE

**Table 4 - Documents Provided**

Document	Remarks	Reference	Source
Online Order Information	Sprint PCS Co-Locate, Rev# 0	393769	CCI Sites
Mount Assessment Letter	Hudson Design Group	Date: 12/07/2017	CCI Sites
Tower Manufacturer Drawing	Sabre, Date: 09/05/2000	4287353	CCI Sites
Tower Mapping	GPD Group, Date: 01/18/2015	5532354	CCI Sites
Foundation Drawing	Sabre, Job No: 01-06094	4468581	CCI Sites
Geotech Report	CHA, Date: 03/30/2000	5156276	CCI Sites
Antenna Configuration	Crown CAD Package	Date: 12/20/2017	CCI Sites

### 3.1) Analysis Method

tnxTower (version 7.0.5.1), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A.

### 3.2) Assumptions

- 1) Tower and structures were built in accordance with the manufacturer's specifications.
- 2) The tower and structures have been maintained in accordance with the manufacturer's specification.
- 3) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Tables 1 and 2 and the referenced drawings.
- 4) Mount areas and weights are assumed based on photographs provided.
- 5) The existing base plate grout was considered in this analysis. Grout must be maintained and inspected periodically, and must be replaced if damaged or cracked. Refer to crown document ENG-BUL-10122, Tower Base Plate Grout Inspection and Classification.

This analysis may be affected if any assumptions are not valid or have been made in error. B+T Group should be notified to determine the effect on the structural integrity of the tower.

## 4) ANALYSIS RESULTS

**Table 5 - Section Capacity (Summary)**

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (K)	SF*P_allow (K)	% Capacity	Pass / Fail
T1	170 - 160	Leg	Sabre 3.5" x 0.216"	3	-8.357	82.510	10.1	Pass
T2	160 - 140	Leg	Sabre 4.5" x 0.438"	20	-36.159	200.839	18.0	Pass
T3	140 - 120	Leg	Sabre 6.625" x 0.432"	41	-84.877	343.100	24.7	Pass
T4	120 - 100	Leg	Sabre 8.625" x 0.5"	62	-142.952	542.674	26.3	Pass
T5	100 - 80	Leg	Sabre 10.750" x 0.500"	83	-205.274	668.659	30.7	Pass
T6	80 - 60	Leg	Sabre 12.75" x 0.5"	97	-275.279	818.560	33.6	Pass
T7	60 - 40	Leg	Sabre 16" x 0.5"	112	-345.189	1057.800	32.6	Pass
T8	40 - 20	Leg	Sabre 18" x 0.5"	127	-414.597	1203.360	34.5 36.2 (b)	Pass
T9	20 - 0	Leg	Sabre 18" x 0.5"	142	-463.978	1228.500	37.8	Pass
T1	170 - 160	Diagonal	L2x2x3/8	10	-4.126	13.615	30.3 33.3 (b)	Pass
T2	160 - 140	Diagonal	L3x3x3/8	25	-7.179	29.991	23.9 40.1 (b)	Pass
T3	140 - 120	Diagonal	L3 1/2x3 1/2x3/8	44	-11.183	37.666	29.7 54.8 (b)	Pass
T4	120 - 100	Diagonal	L3 1/2x3 1/2x1/2	64	-13.288	40.351	32.9 49.0 (b)	Pass
T5	100 - 80	Diagonal	L5x5x1/2	85	-18.537	77.136	24.0 70.4 (b)	Pass
T6	80 - 60	Diagonal	L5x5x5/8	101	-20.068	85.758	23.4 60.9 (b)	Pass
T7	60 - 40	Diagonal	L5x5x5/8	116	-21.522	76.053	28.3 67.3 (b)	Pass
T8	40 - 20	Diagonal	L5x5x5/8	131	-23.334	65.724	35.5 72.9 (b)	Pass
T9	20 - 0	Diagonal	L5x5x5/8	149	-30.712	90.298	34.0 48.3 (b)	Pass
T9	20 - 0	Horizontal	2L3 1/2x3 1/2x1/4x3/8	145	-22.478	48.837	46.0	Pass
T1	170 - 160	Top Girt	L2 1/2x2 1/2x3/16	4	-0.459	6.303	7.3	Pass
T9	20 - 0	Redund Horz 1 Bracing	L3x3x5/16	164	-8.054	31.579	25.5 54.4 (b)	Pass



Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (K)	SF*P_allow (K)	% Capacity	Pass / Fail
T9	20 - 0	Redund Diag 1 Bracing	L3x3x1/4	148	-5.115	18.026	28.4 43.5 (b)	Pass
T9	20 - 0	Inner Bracing	L3x3x3/16	166	-0.031	4.218	0.8	Pass
							Summary	
						Leg (T9)	37.8	Pass
						Diagonal (T8)	72.9	Pass
						Horizontal (T9)	46.0	Pass
						Top Girt (T1)	7.3	Pass
						Redund Horz 1 Bracing (T9)	25.5	Pass
						Redund Diag 1 Bracing (T9)	28.4	Pass
						Inner Bracing (T9)	0.8	Pass
						Bolt Checks	72.9	Pass
						Rating =	72.9	Pass

**Table 6 - Tower Component Stresses vs. Capacity – LC7**

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
1	Anchor Rods	Base	32.9	Pass
1	Base Foundation (Structure)	Base	6.3	Pass
1	Base Foundation (Soil Interaction)	Base	42.7	Pass

<b>Structure Rating (max from all components) =</b>	<b>72.9%</b>
---	--------------

Notes:

- 1) See additional documentation in "Appendix C – Additional Calculations" for calculations supporting the % capacity consumed.

#### 4.1) Recommendations

The tower and its foundation have sufficient capacity to carry the final load configuration. No modifications are required at this time.

**APPENDIX A**  
**TNXTOWER OUTPUT**

Section	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17	T18	T19	T20	T21	T22	T23	T24	T25	T26	T27	T28	T29	T30	T31	T32	T33	T34	T35	T36	T37	T38	T39	T40	T41	T42	T43	T44	T45	T46	T47	T48	T49	T50	T51	T52	T53	T54	T55	T56	T57	T58	T59	T60	T61	T62	T63	T64	T65	T66	T67	T68	T69	T70	T71	T72	T73	T74	T75	T76	T77	T78	T79	T80	T81	T82	T83	T84	T85	T86	T87	T88	T89	T90	T91	T92	T93	T94	T95	T96	T97	T98	T99	T100	T101	T102	T103	T104	T105	T106	T107	T108	T109	T110	T111	T112	T113	T114	T115	T116	T117	T118	T119	T120	T121	T122	T123	T124	T125	T126	T127	T128	T129	T130	T131	T132	T133	T134	T135	T136	T137	T138	T139	T140	T141	T142	T143	T144	T145	T146	T147	T148	T149	T150	T151	T152	T153	T154	T155	T156	T157	T158	T159	T160	T161	T162	T163	T164	T165	T166	T167	T168	T169	T170	T171	T172	T173	T174	T175	T176	T177	T178	T179	T180	T181	T182	T183	T184	T185	T186	T187	T188	T189	T190	T191	T192	T193	T194	T195	T196	T197	T198	T199	T200	T201	T202	T203	T204	T205	T206	T207	T208	T209	T210	T211	T212	T213	T214	T215	T216	T217	T218	T219	T220	T221	T222	T223	T224	T225	T226	T227	T228	T229	T230	T231	T232	T233	T234	T235	T236	T237	T238	T239	T240	T241	T242	T243	T244	T245	T246	T247	T248	T249	T250	T251	T252	T253	T254	T255	T256	T257	T258	T259	T260	T261	T262	T263	T264	T265	T266	T267	T268	T269	T270	T271	T272	T273	T274	T275	T276	T277	T278	T279	T280	T281	T282	T283	T284	T285	T286	T287	T288	T289	T290	T291	T292	T293	T294	T295	T296	T297	T298	T299	T300	T301	T302	T303	T304	T305	T306	T307	T308	T309	T310	T311	T312	T313	T314	T315	T316	T317	T318	T319	T320	T321	T322	T323	T324	T325	T326	T327	T328	T329	T330	T331	T332	T333	T334	T335	T336	T337	T338	T339	T340	T341	T342	T343	T344	T345	T346	T347	T348	T349	T350	T351	T352	T353	T354	T355	T356	T357	T358	T359	T360	T361	T362	T363	T364	T365	T366	T367	T368	T369	T370	T371	T372	T373	T374	T375	T376	T377	T378	T379	T380	T381	T382	T383	T384	T385	T386	T387	T388	T389	T390	T391	T392	T393	T394	T395	T396	T397	T398	T399	T400	T401	T402	T403	T404	T405	T406	T407	T408	T409	T410	T411	T412	T413	T414	T415	T416	T417	T418	T419	T420	T421	T422	T423	T424	T425	T426	T427	T428	T429	T430	T431	T432	T433	T434	T435	T436	T437	T438	T439	T440	T441	T442	T443	T444	T445	T446	T447	T448	T449	T450	T451	T452	T453	T454	T455	T456	T457	T458	T459	T460	T461	T462	T463	T464	T465	T466	T467	T468	T469	T470	T471	T472	T473	T474	T475	T476	T477	T478	T479	T480	T481	T482	T483	T484	T485	T486	T487	T488	T489	T490	T491	T492	T493	T494	T495	T496	T497	T498	T499	T500	T501	T502	T503	T504	T505	T506	T507	T508	T509	T510	T511	T512	T513	T514	T515	T516	T517	T518	T519	T520	T521	T522	T523	T524	T525	T526	T527	T528	T529	T530	T531	T532	T533	T534	T535	T536	T537	T538	T539	T540	T541	T542	T543	T544	T545	T546	T547	T548	T549	T550	T551	T552	T553	T554	T555	T556	T557	T558	T559	T560	T561	T562	T563	T564	T565	T566	T567	T568	T569	T570	T571	T572	T573	T574	T575	T576	T577	T578	T579	T580	T581	T582	T583	T584	T585	T586	T587	T588	T589	T590	T591	T592	T593	T594	T595	T596	T597	T598	T599	T600	T601	T602	T603	T604	T605	T606	T607	T608	T609	T610	T611	T612	T613	T614	T615	T616	T617	T618	T619	T620	T621	T622	T623	T624	T625	T626	T627	T628	T629	T630	T631	T632	T633	T634	T635	T636	T637	T638	T639	T640	T641	T642	T643	T644	T645	T646	T647	T648	T649	T650	T651	T652	T653	T654	T655	T656	T657	T658	T659	T660	T661	T662	T663	T664	T665	T666	T667	T668	T669	T670	T671	T672	T673	T674	T675	T676	T677	T678	T679	T680	T681	T682	T683	T684	T685	T686	T687	T688	T689	T690	T691	T692	T693	T694	T695	T696	T697	T698	T699	T700	T701	T702	T703	T704	T705	T706	T707	T708	T709	T710	T711	T712	T713	T714	T715	T716	T717	T718	T719	T720	T721	T722	T723	T724	T725	T726	T727	T728	T729	T730	T731	T732	T733	T734	T735	T736	T737	T738	T739	T740	T741	T742	T743	T744	T745	T746	T747	T748	T749	T750	T751	T752	T753	T754	T755	T756	T757	T758	T759	T760	T761	T762	T763	T764	T765	T766	T767	T768	T769	T770	T771	T772	T773	T774	T775	T776	T777	T778	T779	T780	T781	T782	T783	T784	T785	T786	T787	T788	T789	T790	T791	T792	T793	T794	T795	T796	T797	T798	T799	T800	T801	T802	T803	T804	T805	T806	T807	T808	T809	T810	T811	T812	T813	T814	T815	T816	T817	T818	T819	T820	T821	T822	T823	T824	T825	T826	T827	T828	T829	T830	T831	T832	T833	T834	T835	T836	T837	T838	T839	T840	T841	T842	T843	T844	T845	T846	T847	T848	T849	T850	T851	T852	T853	T854	T855	T856	T857	T858	T859	T860	T861	T862	T863	T864	T865	T866	T867	T868	T869	T870	T871	T872	T873	T874	T875	T876	T877	T878	T879	T880	T881	T882	T883	T884	T885	T886	T887	T888	T889	T890	T891	T892	T893	T894	T895	T896	T897	T898	T899	T900	T901	T902	T903	T904	T905	T906	T907	T908	T909	T910	T911	T912	T913	T914	T915	T916	T917	T918	T919	T920	T921	T922	T923	T924	T925	T926	T927	T928	T929	T930	T931	T932	T933	T934	T935	T936	T937	T938	T939	T940	T941	T942	T943	T944	T945	T946	T947	T948	T949	T950	T951	T952	T953	T954	T955	T956	T957	T958	T959	T960	T961	T962	T963	T964	T965	T966	T967	T968	T969	T970	T971	T972	T973	T974	T975	T976	T977	T978	T979	T980	T981	T982	T983	T984	T985	T986	T987	T988	T989	T990	T991	T992	T993	T994	T995	T996	T997	T998	T999	T1000	T1001	T1002	T1003	T1004	T1005	T1006	T1007	T1008	T1009	T1010	T1011	T1012	T1013	T1014	T1015	T1016	T1017	T1018	T1019	T1020	T1021	T1022	T1023	T1024	T1025	T1026	T1027	T1028	T1029	T1030	T1031	T1032	T1033	T1034	T1035	T1036	T1037	T1038	T1039	T1040	T1041	T1042	T1043	T1044	T1045	T1046	T1047	T1048	T1049	T1050	T1051	T1052	T1053	T1054	T1055	T1056	T1057	T1058	T1059	T1060	T1061	T1062	T1063	T1064	T1065	T1066	T1067	T1068	T1069	T1070	T1071	T1072	T1073	T1074	T1075	T1076	T1077	T1078	T1079	T1080	T1081	T1082	T1083	T1084	T1085	T1086	T1087	T1088	T1089	T1090	T1091	T1092	T1093	T1094	T1095	T1096	T1097	T1098	T1099	T1100	T1101	T1102	T1103	T1104	T1105	T1106	T1107	T1108	T1109	T1110	T1111	T1112	T1113	T1114	T1115	T1116	T1117	T1118	T1119	T1120	T1121	T1122	T1123	T1124	T1125	T1126	T1127	T1128	T1129	T1130	T1131	T1132	T1133	T1134	T1135	T1136	T1137	T1138	T1139	T1140	T1141	T1142	T1143	T1144	T1145	T1146	T1147	T1148	T1149	T1150	T1151	T1152	T1153	T1154	T1155	T1156	T1157	T1158	T1159	T1160	T1161	T1162	T1163	T1164	T1165	T1166	T1167	T1168	T1169	T1170	T1171	T1172	T1173	T1174	T1175	T1176	T1177	T1178	T1179	T1180	T1181	T1182	T1183	T1184	T1185	T1186	T1187	T1188	T1189	T1190	T1191	T1192	T1193	T1194	T1195	T1196	T1197	T1198	T1199	T1200	T1201	T1202	T1203	T1204	T1205	T1206	T1207	T1208	T1209	T1210	T1211	T1212	T1213	T1214	T1215	T1216	T1217	T1218	T1219	T1220	T1221	T1222	T1223	T1224	T1225	T1226	T1227	T1228	T1229	T1230	T1231	T1232	T1233	T1234	T1235	T1236	T1237	T1238	T1239	T1240	T1241	T1242	T1243	T1244	T1245	T1246	T1247	T1248	T1249	T1250	T1251	T1252	T1253	T1254	T1255	T1256	T1257	T1258	T1259	T1260	T1261	T1262	T1263	T1264	T1265	T1266	T1267	T1268	T1269	T1270	T1271	T1272	T1273	T1274	T1275	T1276	T1277	T1278	T1279	T1280	T1281	T1282	T1283	T1284	T1285	T1286	T1287	T1288	T1289	T1290	T1291	T1292	T1293	T1294	T1295	T1296	T1297	T1298	T1299	T1300	T1301	T1302	T1303	T1304	T1305	T1306	T1307	T1308	T1309	T1310	T1311	T1312	T1313	T1314	T1315	T1316	T1317	T1318	T1319	T1320	T1321	T1322	T1323	T1324	T1325	T1326	T1327	T1328	T1329	T1330	T1331	T1332	T1333	T1334	T1335	T1336	T1337	T1338	T1339	T1340	T1341	T1342	T1343	T1344	T1345	T1346	T1347	T1348	T1349	T1350	T1351	T1352	T1353	T1354	T1355	T1356	T1357	T1358	T1359	T1360	T1361	T1362	T1363	T1364	T1365	T1366	T1367	T1368	T1369	T1370	T1371	T1372	T1373	T1374	T1375	T1376	T1377	T1378	T1379	T1380	T1381	T1382	T1383	T1384	T1385	T1386	T1387	T1388	T1389	T1390	T1391	T1392	T1393	T1394	T1395	T1396	T1397	T1398	T1399	T1400	T1401	T1402	T1403	T1404	T1405	T1406	T1407	T1408	T1409	T1410	T1411	T1412	T1413	T1414	T1415	T1416	T1417	T1418	T1419	T1420	T1421	T1422	T1423	T1424	T1425	T1426	T1427	T1428	T1429	T1430	T1431	T1432	T1433	T1434	T1435	T1436	T1437	T1438	T1439	T1440	T1441	T1442	T1443	T1444	T1445	T1446	T1447	T1448	T1449	T1450	T1451	T1452	T1453	T1454	T1455	T1456	T1457	T1458	T1459	T1460	T1461	T1462	T1463	T1464	T1465	T1466	T1467	T1468	T1469	T1470	T1471	T1472	T1473	T1474	T1475	T1476	T1477	T1478	T1479	T1480	T1481	T1482	T1483	T1484	T1485	T1486	T1487	T1488	T1489	T1490	T1491	T1492	T1493	T1494	T1495
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**Exhibit 5**

**Town Planner Email**

## Dan Klasnick

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**From:** Cally Harper <CHarper@truro-ma.gov>  
**Sent:** Friday, March 09, 2018 2:03 PM  
**To:** Dan Klasnick  
**Subject:** RE: Proposed Wireless Equipment Modification - 344 Route 6 Telecommunications Tower

Good Afternoon Dan,

I presented your project description to the Planning Board on Wednesday night and they did not feel that it was necessary to have a pre-application meeting. They would like to see the full application for a Special Permit. Once I receive the application, I will notice it and place it on a future agenda.

Let me know if you have any questions,  
Have a wonderful weekend,  
Cally

Cally Harper, PhD, CFM  
Planner, Town of Truro  
Truro Town Hall  
P.O. Box 2030  
Truro, MA 02666  
Phone: (508) 349-7004 x127  
Direct Line: (508) 214-0928

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**From:** Dan Klasnick [mailto:dklasnick@dkp-law.com]  
**Sent:** Tuesday, March 06, 2018 2:44 PM  
**To:** Cally Harper  
**Subject:** Proposed Wireless Equipment Modification - 344 Route 6 Telecommunications Tower

Hi Cally,

It way very nice to speak with you. As discussed, please find attached correspondence describing the scope of the proposed Sprint equipment modification and the improved wireless service that will result from the facility upgrade.

Please don't hesitate to contact me with any questions. I appreciate all your attention to/and guidance in this matter. Have a great day!

Best regards, Dan

Daniel D. Klasnick, Esq.  
Duval & Klasnick LLC  
Counselors at Law  
Tel. 781-873-0021  
Mobile 774-249-2814

**Exhibit 6**  
**Redacted License Agreement**

## TOWER LICENSE AGREEMENT

This Tower License Agreement ("License") dated June 9 2004, is between Southwestern Bell Mobile Systems LLC, d/b/a Cingular Wireless, a Limited Liability company with an office at 100 Lowder Brook Drive, Westwood, MA 02090, (hereinafter referred to as "LICENSOR") and Sprint Spectrum L.P. d/b/a Sprint PCS, a Delaware limited partnership with its principal office at One International Boulevard, Suite 800, Mahwah, New Jersey 07495 (hereinafter referred to as "LICENSEE").

### WITNESSETH

LICENSEE licenses a certain parcel of land ("Parcel") pursuant to a certain Wireless Communications Facilities Lease Agreement (the "Lease") dated March 7, 2000 between LICENSEE and Town of Truro, Commonwealth of Massachusetts (the "Town"), as assigned or to be assigned to LICENSOR by written Assignment and Assumption of Lease Agreement (the "Assignment") by and between LICENSOR, LICENSEE, Nextel Communications, Inc. and the Town, and executed concurrently with this License, which Parcel is located at 344 Route 6, North Truro, Massachusetts being also described as Map 39, Parcel 172 as shown on the Truro Assessor's Map, and improved by a 170-foot expandable lattice type tower erected by LICENSEE and assigned or to be assigned to LICENSOR pursuant to the Assignment (the "Tower") and a shared equipment compound (the "Compound"); Parcel, Tower and Compound hereinafter may be collectively referred to as the "Property".

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the parties hereto agree as follows:

1. LICENSOR does hereby grant a license to the LICENSEE for space at approximately the 170-foot level on the Tower and space within the Compound, all as shown on Exhibit "B" attached hereto, for the installation of equipment as listed on Exhibit "A" ("Equipment") attached hereto, and a portion of LICENSOR'S leased parcel of land (collectively, the "Licensed Space"), for the placement, installation, maintenance and operation of the radio communications equipment as shown on Exhibit "B". The Licensed Space may be sometimes referred to as the "Premises".

2. This License shall be for a term of five (5) years ("Initial Term") and shall be effective on the commencement date as hereinafter defined at which time license fee payments, in addition to other fees specified below will be due at annual rental of

[REDACTED]

Cingular Wireless  
Attention: Accounts Payable  
6100 Atlantic Blvd  
Norcross, GA 30071



or to such other person, firm or place as the LICENSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date, subject to the rental abatement provisions set forth in Section 3A of the Lease attached hereto as Exhibit C and incorporated herein. The commencement date shall be the date of full execution of the Agreement, at which time license fee payments and the Initial Term begin. The basic annual rental as hereinabove defined shall be adjusted by an annual [REDACTED] escalation.

3. The initial term of this License shall be extended for an additional five (5) year term (the "First Extension Term") unless LICENSEE gives written notice to LICENSOR of its desire not to extend not less than ninety (90) days prior to the expiration of the existing term. After the expiration of the First Extension Term, the parties may mutually agree to extend this License for up to two (2) additional five (5) year terms (each an "Extension Term"), under the same terms and conditions as set forth herein. LICENSEE will give LICENSOR written notice of its desire to extend not later than ninety (90) days prior to the end of the then current term and LICENSOR will give LICENSEE notice whether it is willing to extend within one (1) month following receipt of LICENSEE's notice.

4. If at the end of the third (3rd) five (5) year Extension Term this License has not been terminated by either party giving to the other written notice of an intention to terminate the License at least ninety (90) days prior to the end of such term, this License shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year and for annual terms thereafter until terminated by either party by giving to the other at least ninety (90) days prior written notice of its intention to so terminate. Annual rental during this period shall be subject to an annual increase over the annual rent paid in the preceding term [REDACTED]

5. LICENSEE shall use the Licensed Space solely for the purpose of maintaining and operating a communications facility.

6. No materials may be used in the installation of the Equipment that will cause corrosion, rust or deterioration of the Tower or its appurtenances. LICENSOR shall use reasonable efforts to properly maintain the Tower and ensure LICENSOR's operation of the Tower is in compliance with all pertinent laws.

LICENSEE agrees to install radio equipment of the type and frequency which will not cause material and unreasonable radio interference to LICENSOR, other licensees of the Premises which currently operate at the Premises or neighboring landowners. LICENSOR shall have the right to require LICENSEE to pay for a radio frequency analysis to be performed to insure that the future addition of equipment will not cause said interference. In the event that LICENSEE's equipment causes such interference, LICENSEE agrees immediately to use its best efforts to remove such interference. In the event such interference cannot be eliminated within seventy two (72) hours from the date of notice of such interference received by LICENSEE, then LICENSEE shall cease operations until such interference is removed (except for intermittent

operations for testing purposes). LICENSOR must approve all antenna changes and/or modifications, which approval shall not be unreasonably withheld, conditioned, or delayed. LICENSOR will not permit or suffer the installation of any equipment after the commencement date set forth in paragraph 2. hereof that results in technical interference problems with LICENSEE'S Equipment. LICENSEE will have the right to enter onto the Premises to perform maintenance or repairs to Equipment; however, only authorized engineers, employees or properly authorized contractors of LICENSEE or persons under LICENSEE's direct supervision will be permitted to enter said Premises. LICENSEE shall have access to the Premises twenty-four (24) hours per day, seven (7) days per week to maintain service and repair of its Equipment. LICENSEE further agrees to give to LICENSOR twenty four (24) hours notice prior to entering the Premises except in an emergency situation when notice to LICENSOR will be given within twelve (12) hours after entering the Premises. Notice required by this paragraph may be given to the LICENSOR by telephone at (866) 915-5600, Option 1 (Mass). LICENSEE shall only use the access easement designated by LICENSOR to reach the Premises.

7. All installations and operation in connection with this License by LICENSEE shall meet with all applicable Rules and Regulations of the Federal Communications Commission, Federal Aviation Administration and all applicable codes and regulations of the township, county and state concerned. Under this License, the LICENSOR assumes no responsibility for the licensing, operation, and/or maintenance of LICENSEE's radio equipment. LICENSOR shall notify LICENSEE of any additions or modifications to the Tower (of which LICENSOR is aware) that will result in the overall height of the structure (including antennas and other attachments) being changed.

8. LICENSEE agrees that during each term of this License, it will carry out and perform the following duties, obligations and responsibilities:

a. LICENSEE shall provide all maintenance and repairs for and keep in a safe and proper condition the Premises and LICENSEE'S communication equipment and antenna(s) erected on the Premises by LICENSEE. LICENSEE shall be allowed, during the term of this License, to install the equipment listed in Exhibit "A" and install related radio equipment at the base of LICENSOR's tower at the location shown on Exhibit "B". All construction will meet EIA standards RS-222E. LICENSEE may construct such other improvements upon the Premises as may be necessary to support and complement the foregoing facilities. LICENSEE will install no other improvements (other than replacing LICENSEE'S communications equipment with similar equipment in the course of ordinary repairs and upgrades) on the Property during the term of this License without first obtaining the prior written consent of LICENSOR which consent shall not be unreasonably withheld. All of the above shall be at LICENSEE's expense.

b. LICENSEE shall preserve existing waterways, tile systems, terraces and drainage ditches on the Parcel.

c. LICENSEE shall pay all costs of serving LICENSEE's Equipment with public utilities, including telephone, and shall cause separate utility service to be installed and all continuing

charges for LICENSEE's consumption of utility services to LICENSEE's Equipment to be separately billed by the utility company and paid for by LICENSEE.

d. LICENSEE shall not allow or permit any advertising signs or other structures or improvements to be erected upon the Parcel, other than LICENSEE'S equipment and antennas hereinabove mentioned, without obtaining prior written approval of LICENSOR, which approval shall not be unreasonably withheld, delayed or conditioned; nor will LICENSEE allow any mechanics' lien to attach to the Parcel; provided however, in the event any such work is done or materials are furnished resulting in the filing of a mechanics' lien, the filing of the same shall be considered a default by LICENSEE of this License, unless LICENSEE provides written proof that it is in good faith and with reasonable diligence contesting the validity or amount of any such lien, and further provided LICENSEE provides adequate bond or other security to LICENSOR securing full payment of said lien in the event any such contest is unsuccessful, or the lien is removed from the Parcel or any part thereof within 60 days of the placement of such lien.

e. The parties shall comply with all federal, state and local laws, ordinances, regulations and industry standards governing the protection of human health, safety and the environment as it pertains to the parties' operations on the Premises.

9. a. LICENSEE shall indemnify, hold harmless and defend, at LICENSOR'S request, LICENSOR against any liability, loss, damage or expense incurred by LICENSOR in connection with any claim, demand or suit for damages, injunction or other relief that (1) arise out of LICENSEE'S (including its employees, agents, servants and/or contractors) use or occupancy of the Premises, (2) any breach of LICENSEE'S representations and warranties contained in this Agreement, or (3) constitute a violation of Environmental Regulations as hereinafter defined.

b. LICENSEE represents, warrants, and covenants to LICENSOR that LICENSEE at no time during the term of this License shall use or knowingly permit the Premises to be used in violation of any Environmental Regulations.

c. LICENSOR represents and warrants that it has no actual knowledge of violations of any Environmental Regulations on the Premises.

d. LICENSOR shall indemnify, hold harmless and defend, at LICENSEE'S request, LICENSEE from and against any and all liability, loss, damage or expense (including attorney's fees, court costs and cleanup costs, if any) incurred by LICENSEE in connection with any claim, demand or suit for damages, injunction or other relief to the extent caused by, arising out of or resulting from (i) any breach of LICENSOR'S representations and warranties contained in this clause, (ii) the generation, storage, use, handling, discharge, release or disposal of hazardous substances, chemicals, materials or waste, as those terms are defined under applicable Environmental Regulations, at the Property, which occurred before the Effective Date of this Agreement or during the term of this Agreement other than those caused by the acts or omissions of LICENSEE, (iii) LICENSOR'S failure to provide all information, make all submissions and

take all actions required by Environmental Regulations, or (iv) any other negligent or willful act or omission of LICENSOR (including any of its servants, agents, employees or contractors).

e. For the purposes of this clause, the term "Environmental Regulations" shall mean any law, statute, regulation, order or rule now or hereafter promulgated by any Governmental Authority, whether local, state or federal, relating to air pollution, water pollution, noise control and/or transporting, storing, handling, discharge, disposal or recovery of on-site or off-site hazardous substances or materials, as same may be amended from time to time, including without limitation the following: (i) the Clean Air Act (42 U.S.C. § 7401 et seq.); (ii) Marine Protection, Research and Sanctuaries Act (33 U.S.C. § 1401-1445); (iii) the Clean Water Act (33 U.S.C. § 1251 et seq.); (iv) Resource Conservation and Recovery Act, as amended by the Hazardous and Solid Waste Amendments of 1984 (42 U.S.C. § 6901 et seq.); (v) Comprehensive Environmental Response Compensation and Liability Act, as amended by the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. § 9601 et seq.); (vi) Toxic Substances Control Act (15 U.S.C. § 2601 et seq.); (vii) the Federal Insecticide, Fungicide and Rodenticide Act as amended (7 U.S.C. § 135 et seq.); (viii) the Safe Drinking Water Act (42 U.S.C. § 300 (f) et seq.); (ix) Occupational Health and Safety Act (29 U.S.C. § 651 et seq.); (x) the Hazardous Liquid Pipeline Safety Act (49 U.S.C. § 2001 et seq.); (xi) the Hazardous Materials Transportation Act (49 U.S.C. § 1801 et seq.); (xii) the Noise Control Act of 1972 (42 U.S.C. § 4901 et seq.); (xiii) Emergency Planning and Community Right to Know Act (42 U.S.C. §§ 11001-11050); and (xiv) the National Environmental Policy Act (42 U.S.C. §§ 4321-4347).

f. This clause shall survive the expiration or sooner termination of this Agreement.

10. The parties hereby waive any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to Property, resulting from any fire or other casualty of the kind covered by standard fire insurance policies with extended coverage

LICENSEE shall at its own expense during the term of this License maintain public liability and property damage insurance with respect to the Licensed Space wherein the LICENSOR shall be named as an additional insured with limits of at least One Million Dollars (\$1,000,000.00) for injury or death to any one person and Two Million Dollars (\$2,000,000.00) for any one accident and Five Hundred Thousand Dollars (\$500,000.00) with respect to property damage. Such policy or policies shall contain a provision for sixty (60) days notice to the LICENSOR of any cancellation. LICENSEE shall provide LICENSOR a certificate of insurance prior to the commencement of this License and all renewal certificates prior to the expiration of the existing policy.

11. LICENSEE shall pay as additional rent any increase in real estate taxes levied against the Property which is directly attributable to LICENSEE's Equipment or any of the improvements constructed for or by LICENSEE on the Parcel.

12. If the Premises shall be deserted or vacated or if proceedings are commenced against the LICENSEE in any court under a Bankruptcy Act or for the appointment of a Trustee

or a Receiver of the LICENSEE's property or if there shall be a default in the payment of rent or any part thereof for more than fifteen (15) days after receipt of written notice of such default or if there shall be a default in the performance of any other covenant, condition or agreement herein contained on the part of the LICENSEE for more than thirty (30) days after receipt of written notice of such default (unless LICENSEE commences to cure such default within said 30 day period and LICENSEE proceeds with due diligence to completely cure said default), this License shall terminate and the LICENSOR shall have all rights and remedies available to it at law or in equity. In such case the LICENSOR may relet the Premises or any part thereof and the LICENSEE shall pay the LICENSOR the difference between the rent to be paid for the term remaining at the time of re-entry or repossession and the amount, if any, received or to be received under such reletting for such remaining term under this Agreement, together with reasonable attorney's fees.

13. LICENSEE, upon termination of the License, shall, within sixty (60) days, remove its equipment, personal property, and fixtures and restore the Premises to its original condition, reasonable wear and tear excepted. LICENSEE recognizes that this does not constitute a new tenancy but this right is merely being granted as an accommodation to LICENSEE. If such time for removal causes LICENSEE to remain on the Premises after termination of this License, LICENSEE shall pay a license fee at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of personal property and fixtures, are completed. If the LICENSEE fails to remove all of its Equipment, personal property and fixtures within said sixty (60) days after the termination of this License, the LICENSOR shall have the right, at its sole option and discretion, to dispose of such equipment, personal property and fixtures without any liability or responsibility to the LICENSEE and the LICENSEE shall be responsible to the LICENSOR for all costs and expenses including reasonable attorney's fees incurred by the LICENSOR with respect to such disposition.

14. The LICENSOR and LICENSEE acknowledge that the LICENSOR's rights in the Premises derive from the Lease attached hereto and made a part hereof as Exhibit C, as assigned to LICENSOR pursuant to the Assignment to be executed concurrently with this License and of which this License and the Lease are a part. Notwithstanding any other provisions herein, in the event the Lease is terminated for any reason at any time during the term of this License, and the Town does not recognize the License and/or LICENSEE opts not to assume LICENSOR's obligations and duties under the Lease as provided for in the Assignment and the Lease, this License shall also be terminated and the termination shall be effective on the date the Lease is terminated. In the event LICENSOR learns of the pending termination of the Lease, the LICENSOR shall promptly notify LICENSEE of such pending termination such that LICENSEE may have a reasonable opportunity to avoid losing its interest in the site created by this License, as further provided for in the Assignment and the Lease. LICENSOR shall have no liability to LICENSEE for any damages incurred by LICENSEE as result of such termination and LICENSEE waives any such claims, unless such termination of the Lease resulted from the acts or omissions of the LICENSOR. However, if termination of the Lease results from the acts or omissions of LICENSOR, and LICENSEE is willing to fulfill the obligations of LICENSOR under the same or substantially similar terms, covenants and conditions as herein provided, for the balance of the then current term and any extension terms, LICENSOR's liability to



LICENSEE effective the date of affrorment by LICENSEE to Town shall be limited to actual damages not exceeding one thousand (\$1,000.00) dollars.

15. LICENSOR covenants that LICENSEE, on paying the rent and performing the covenants shall peaceably and quietly have, hold and enjoy the Licensed Space.

16. LICENSOR covenants that LICENSOR presently has a valid leasehold interest in the Property by virtue of the Lease, as assigned to LICENSOR and has full authority to enter into and execute this License, and that the Town has consented to the License as part of the Assignment. This Agreement shall not take effect and no duties shall be owing by LICENSEE or LICENSOR to the other until the Assignment and any related documents (including, without limitation, a Bill of Sale for the conveyance of the Tower to LICENSOR from LICENSEE) have been fully-executed.

17. It is agreed and understood that this License contains all agreements, promises and understandings between the LICENSOR and LICENSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either the LICENSOR or LICENSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this License shall be void and ineffective unless made in writing signed by the parties.

18. This License and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the state in which the Property is located.

19. The LICENSEE shall not transfer, assign, mortgage or encumber this License, voluntarily or by operation of law, nor sublet nor permit the Licensed Space, the Premises or any part thereof to be used by others without prior written consent of the LICENSOR such consent not to be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, LICENSEE may assign or transfer this License to any affiliate or other entity controlling, controlled by or under common control with LICENSEE, without the need to obtain LICENSOR'S consent.

20. In the event the Property is encumbered by a mortgage, the LICENSOR immediately after this License is executed, will request that the holder of each such mortgage execute a non-disturbance agreement, to be prepared by LICENSOR.

21. Except as otherwise specifically provided herein, all notices hereunder must be in writing and shall be deemed validly given if sent by an express delivery service providing receipt of delivery, or by certified mail, return receipt requested, addressed as follows (or any other address that the party to be notified may have designated to the sender by like notice from time to time):

**LICENSOR:**

Cingular Wireless  
6100 Atlantic Blvd  
Atlanta, GA 30071  
Attn: Lease Administration

With a copy to:

Cingular Wireless Network Operations  
580 Main Street  
Bolton, MA 01740  
Attn: Real Estate  
Facsimile No.: (781) 690-7474

With a copy to LICENSOR's  
Regional Counsel:

Cingular Wireless  
17330 Preston Drive, Suite 100A  
Dallas, TX 75252  
Attn: Legal Department  
Facsimile No.: (972) 733-5929

**LICENSEE:**

Sprint Spectrum, L.P.  
National Lease Management Group  
6391 Sprint Parkway, Mailstop KSOPHT0101-Z2650  
Overland Park, Kansas 66251-2650

With a copy to:

Sprint Law Department

6391 Sprint Parkway, Mailstop KSOPHT0101-Z2020  
Overland Park, Kansas 66251-2020  
Attn: Sprint PCS Real Estate Attorney

22. This License shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto.

23. Except as permitted in paragraph 19 hereof, the LICENSEE shall not (i) transfer, mortgage or encumber this License, voluntarily or by operation of law, nor (ii) permit the Premises or any part thereof to be used by others without the prior written consent of the LICENSOR, which consent may be unreasonably withheld, delayed or conditioned at LICENSOR's sole discretion.

24. LICENSOR certifies that it has never been debarred, suspended or proposed for debarment by any unit of government. LICENSOR warrants that it will notify LICENSEE in writing within seventy-two hours should it be debarred, suspended or proposed for debarment by any unit of government during the term of this contract. Such notice shall include LICENSOR's

Site I.D. BS13XC597

knowledge of the reasons for the debarment or suspension action, compelling reasons for LICENSEE continuing to do business with LICENSOR, and systems and procedures LICENSOR has established to ensure that no further actions forming the basis for such debarment or suspension will occur.

SPRINT SPECTRUM L.P. d/b/a Sprint PCS

By: 

Name: Don Mueller

Title: Director - East Site Delivery

Site I.D. BS13XC597

Address: One International Blvd., Suite 800

Mahwah, NJ 07495

Attn: Lease Management

SOUTHWESTERN BELL MOBILE SYSTEMS  
LLC, d/b/a Cingular Wireless

By: 

John L. Brunelle

Regional Executive Director Network Operations

Date: 2/9/04



Tyuro Police Station Site  
344 Route 6, North Tyuro, MA

Site I.D. BS13XC597

**EXHIBIT A**

**DESCRIPTION OF LICENSEE'S FACILITIES**

LICENSEE is authorized to install and maintain the following equipment:

**ANTENNA(S) TO BE INSTALLED ON TOWER**

Manufacture and type-number: Decibel DB980H65T2E-M (Alpha); Decibel DB978H90T2E-M (Beta); No Gamma sector.

Number of antennas: Total of 4 antennas, 2 of each model (2 per sector).

Weight and Height of antenna(s): All antennas are mounted at an ACL of 170 feet. Each DB980H65T2E-M weighs 15 pounds and each DB978H90T2E-M weighs 11 pounds.

Transmission Line Mfr. & Type No.: RFS Cablewave Type No.810920-001

Diameter & length of transmission

Line: 1-5/8" line, each is approx. 190 feet long.

Height of antenna(s) on tower: 170 feet ACL.

Tower leg

Direction of radiation: 320 degrees and 140 degrees from true north.

Rated Power: 250 Watts input max.

Transmit Frequency: 1962.5 MHz

Receive Frequency: 1882.5 MHz

**BUILDING AND EQUIPMENT INFORMATION**

Equipment building: Steel platform cabinet mounting frame on concrete piers - approx. 17'x2' 4 1/8"

Equipment in building: Lucent Mini Cell. Max 7 cabinets: 1 Primary and 3 Growth cabinets - approx. 72"Hx36"Wx40"D approx. 1,615 lbs. per cabinet. 1 Power cabinet and 2 battery back up cabinets - approx. 66"Hx31"Wx33"D approx 1,488 lbs. per cabinet.

Licenser Initials: 

Licensee Initials: 

Site I.D. BS13XC597

**EXHIBIT B**

(Attached)

INITIALS

TRUE NORTH

PARKER DRIVE

BENCH MARK  
T-CUT ON SW  
CORNER WOODS POLE  
ELEV = 118.1

2C LOCATION  
LAT 42-01-10.3 N  
LONG 70-01-00.0 W  
ELEV = 110.4

NOTES

- 1) ACCESS TO SITE IS FROM EXISTING DRIVE FROM STATE HIGHWAY ROUTE 6
- 2) POWER AND TELCO LOCATIONS ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
- 3) PROPOSED RAD. CENTER FOR SPRINT ANTENNAS AT 165'
- 4) EXACT LOCATION OF LEASE AREA TO BE DETERMINED UPON FINAL ENGINEERING DESIGN.
- 4) THIS SHEET APPROXIMATES GROUND LEASE INFORMATION ONLY. REFER TO SHEET A-3 FOR APPROXIMATE TOWER ANTENNA MOUNTING LAYOUT.

STATE HIGHWAY ROUTE 6

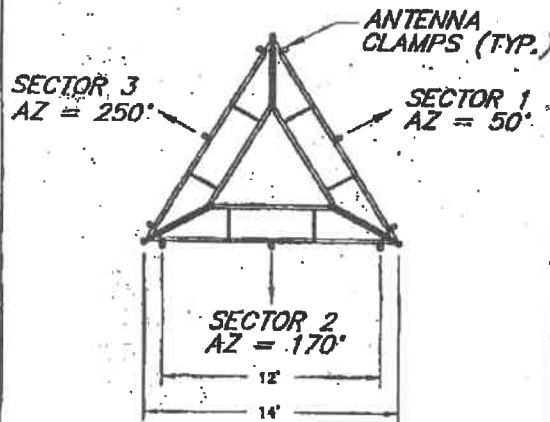
EXISTING DRIVE TO BE USED FOR ACCESS

COMPREHENSIVE SITE PLAN  
NOT TO SCALE

PROPOSED SPRINT COMMUNICATIONS FACILITY SEE ENLARGED SITE PLAN FOR DETAILS

Owner/Initiator:	Site:	Style:	Notes: Owner and SLP may at SLP's option replace this Exhibit with an exhibit setting forth the legal description of the property on which the site is located, and/or an aerial drawing depicting the site.	Client:	Project:	<p><b>CHA CLOUGH, HARBOUR &amp; ASSOCIATES LLP</b> ENGINEERS, SURVEYORS, PLANNERS &amp; LANDSCAPE ARCHITECTS 171 PARK AVENUE - WEST SPRINGFIELD, MA 01090 P.O. BOX 828 413-748-0788</p>	<p>SITE #BS13XC0597B3 TOWN OF TRURO 1000 RT. 6 EAST TRURO, MA 02666</p> <p>COMPREHENSIVE SITE PLAN</p> <p>SCALE: N.T.S. DATE: 8/30/98 SHEET 1 OF 1</p>	<p>DRAWING NO.: A-1</p>
Revised:	Drawn By:	App'd. By:	Date:					





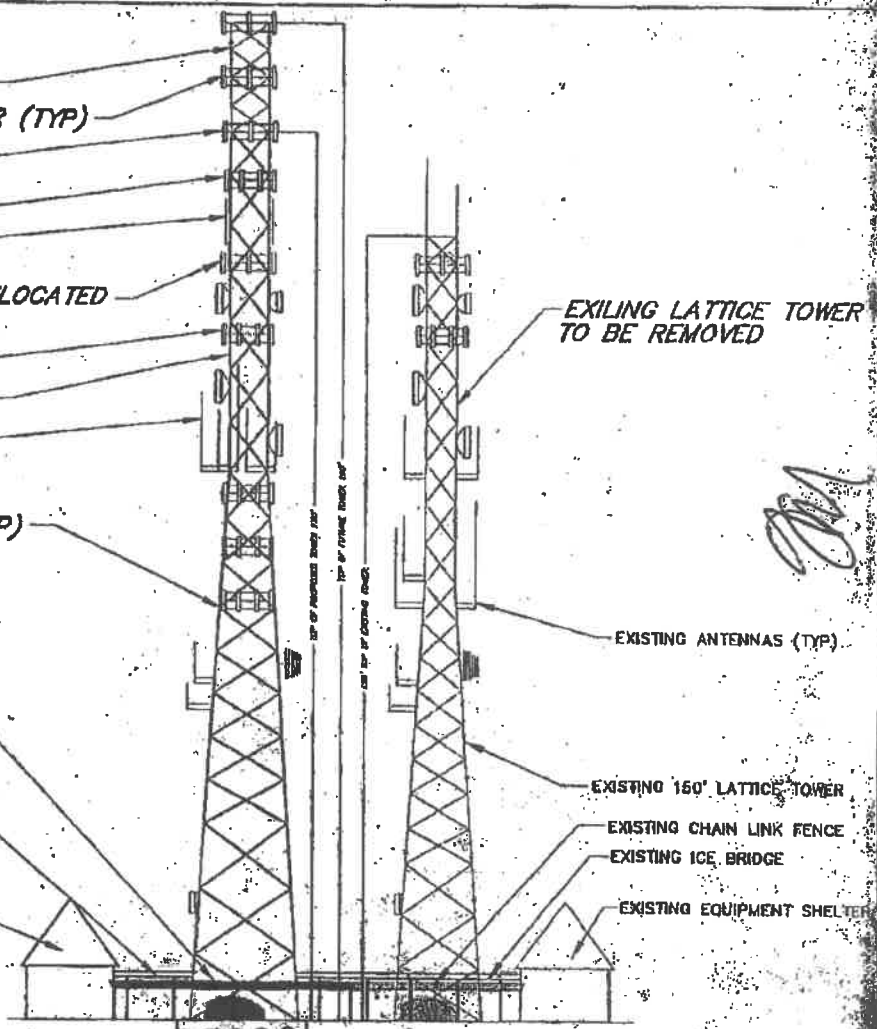
**A-A ANTENNA PLATFORM**  
NOT TO SCALE

**NOTES:**

1. SECTOR SIZE AND ALIGNMENT ARE SHOWN FOR REFERENCE PURPOSE ONLY. FINAL ANTENNA AND MOUNTING CONFIGURATION SUBJECT TO SPRINT SPECTRUM, L.P. ENGINEERING REQUIREMENTS.

- FUTURE 20' TOWER EXTENSION
- PROPOSED FUTURE PCS CARRIER (TYP)
- PROPOSED SPRINT ANTENNAS
- PROPOSED NEXTEL ANTENNAS
- RELOCATED COUNTY AND MUNICIPAL ANTENNAS
- EXISTING CELLONE ANTENNAS RELOCATED TO NEW LATTICE TOWER (TYP)
- EXISTING BELL ATLANTIC MOBILE ANTENNA
- PROPOSED 170' LATTICE TOWER
- RELOCATED COUNTY AND MUNICIPAL ANTENNAS
- PROPOSED FUTURE CARRIER (TYP)

- PROPOSED ICE BRIDGE (TYP)
- PROPOSED CHAIN LINK FENCE
- PROPOSED NEXTEL EQUIPMENT SHELTER



**LATTICE TOWER SCHEMATIC**  
NOT TO SCALE

Owner Initials

Date  
SSCB Initials

Note: Owner and SLP may, at any time, replace this Exhibit with an exhibit setting forth the actual description of the property on which the site is located, or on any drawing containing the site.

**Sprint Spectrum, LP**



**CLOUGH, HARBOUR & ASSOCIATES LLP**  
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS  
121 PARK AVENUE - WEST SPRINGFIELD, MA - 01090  
P.O. BOX 626  
413-746-0900

CHA Project No. 7-72-85

SITE #BS13XC597B3  
TOWN OF TRURO  
1000 RT. 6 EAST  
TRURO, MA 02666

Revisions	Drawn By	App'd. By	Date

DRAWING NO. **A-3**

**TOWER SCHEMATIC & ANTENNA LAYOUT**

SCALE	DATE	SHEET
	07/30/99	3

Site I.D. BS13XC597

EXHIBIT C

Lease (Attached)

#50203951 v3 - ka/serb - w1m7031.doc - 80563/433

INITIALS
<i>[Signature]</i>
<i>[Signature]</i>
<i>[Signature]</i>
<i>[Signature]</i>



# PERMIT DENIAL MEMO

We have reviewed the building permit application documentation for the proposed project referenced below and deny issuance of the building permit for the following reasons:



## Town of Truro Building Department

24 Town Hall Rd.  
PO Box 2030  
Truro, MA 02666

Tel (508) 349-7004 x31 Fax (508) 349-5508

Permit type	<input checked="" type="checkbox"/>	Building Permit and/or Zoning Determination
	<input type="checkbox"/>	Use and Occupancy

Applicant	Sprint/Crown Castle		
Property Address	344 Route 6		
Map 39	Parcel 172	Zoning District	General Business

Date of Review: February 8, 2018

Proposed Structure/Use does not conform to the following Section(s) of the Building Code/Zoning Bylaw:

Sec. 40.5.B.1 – All building permits for a communications....appurtenance shall require a special permit form the Planning Board.

The Proposed Structure/Use requires a Special Permit/Variance under the following section of the Building Code/Zoning Bylaw:

See above

Comments:

Appeal of any of the above may be made in accordance with MGL Ch. 40A Section 8, by application to the Zoning Board of Appeals.

  
Russell Braun, Building Commissioner/Zoning Enforcement Officer



12 Gill Street  
Suite 5800  
Woburn, Ma 01801

Telephone: 781-771-2255  
Email  
jeff.barbadora@crowncastle.com

**BUILDING DEPARTMENT  
TOWN OF TRURO**

**FEB 06 2018**

**RECEIVED BY:**

February 2, 2018

Town of Truro  
Building Department  
24 Town Hall Road  
Truro, MA 02666  
508-349-7004 X131

**RE 344 Route 6 –Sprint Building Application-841273**

Dear Building Dept;

Sprint is an existing carrier on the tower located at 344 Route 6 and propose to replace two (2) antennas, add two (2) new antennas, replace two (2) RRH's and add two (2) RRH's to their existing equipment on the tower.

Please refer to sheet A-2 of the CD's for detail.

Enclosed with the application are;

- CD's
- Structural analysis
- Building application and required documents.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Barbadora', with a long horizontal flourish extending to the right.

Jeffrey Barbadora  
Crown Castle  
781-970-0053





**Crown Castle**  
12 Gill Street, Suite 5800  
Woburn, MA 01801

February 2, 2018

Town of Truro  
Building Department  
24 Town Hall Road  
Truro, MA 02666  
508-349-7004 X131

RE: Site Name: Sprint Truro, M A  
Site Address: 344 Route 6  
Site Number: BS13XC597/841273

Dear Building Department

Sprint is an existing carrier on the tower located at 344 Route 6 and propose to replace two (2) antennas, add two (2) new antennas, replace two (2) RRH's and add two (2) RRH's to their existing equipment on the tower. Please refer to sheet A-2 of the CD's for detail.

All work will be completed within the existing tower compound to install Sprints antenna modification.

As you know, on February 22, 2012, Congress enacted the "collocation-by-right" (Section 6409(a)), which mandates that state and local governments approve any "Eligible Facilities Request".

Under Section 6409(a)(2)(A)-(C), an "Eligible Facilities Request" is any request to modify a Tower or Base Station that involves "collocations of new Transmission Equipment," "removal," or "replacement" of Transmission Equipment. Six criteria have been outlined in the FCC Report and Order captioned, In re: Acceleration of Broadband Development by Improving Wireless Facilities Siting Policies (October 17, 2014) Finals Rule codified at 47 CFR Parts 1 and 17 promulgating regulations interpreting and implementing the provisions of the Spectrum Act. The Regulations determined that any modification to an existing Tower that meets the criteria as set forth below, does not substantially change the physical dimensions of the existing Tower and an Eligible Facilities Request must be granted.

1. The modifications do not increase the height of the Tower by twenty feet or ten percent, whichever is greater. We are within criteria of the mandate as the existing tower will not be increased.
2. The modifications to the Transmission Equipment do not protrude from the edge of the Tower by twenty feet or more than the width of the Tower (whichever is greater), at the level where the transmission equipment modifications are made;

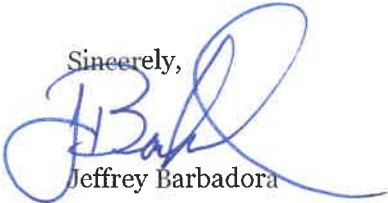
3. The modifications to the Transmission Equipment do not involve the installation of more than standard number of equipment cabinets for the technology involved, not to exceed four;
4. The modifications to the transmission Equipment do not entail any excavation or deployment outside of the Tower site;
5. The modifications to the Transmission Equipment do not defeat any existing concealment elements of the Tower;
6. The modifications to the Transmission Equipment comply with prior conditions of approval of the Tower, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding "substantial change" threshold in numbers 1-4.

The proposed modification complies with all federal, state, and local zoning and permitting requirements as is evidenced by the drawing provided on pages A-2. The proposed scope of work will not increase the tower's height or width. The modification will not require excavation outside the tower site. Lastly, the installation does not involve more than the standard number of equipment cabinets.

It is our expectation that this application will be processed without any further delay and in a manner consistent with the newly enacted federal legislation. Thank you in advance for your anticipated cooperation

Please do not hesitate to contact me at the number below if you have any questions or require anything additional.

Sincerely,



Jeffrey Barbadora

Real Estate Specialist

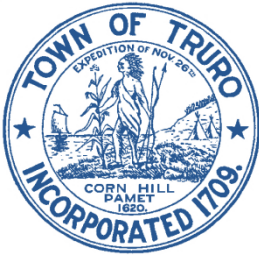
Crown Castle

12 Gill Street, Suite 5800

Woburn, MA 01801

(781) 970-0053

jeff.barbadora@crowncastle.com



# TOWN OF TRURO

## Planning Department

P.O. Box 2030, Truro, MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

### Memorandum

To: Planning Board

Fr: Cally Harper, PhD, Town Planner

Date: March 21, 2018 (First public hearing on April 18<sup>th</sup>)

Re: 2017-011 SPR Maria Kuliopulos, White Sands Beach Club, Inc. Staff Report #1

**2017-011 SPR Maria Kuliopulos White Sands Beach Club, Inc.** seeks approval of a Modification to a Commercial Development Site Plan pursuant to §70.3 of the Truro Zoning By-law to maintain existing uses, reduce the number of motel units from 51 to 47 and construct a replacement structure in the location of a previously demolished fire damaged structure. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map 1, Parcel 5.

### History:

1. **2015-007 SPR, White Sands Beach Club, Inc.:** On October 9, 2015, the applicant submitted an application for Commercial Site Plan Review and the first public hearing for this project was on December 8, 2015, continued to January 19, 2016. The applicant was seeking to demolish a building containing 19 unit damaged by a fire and to construct a replacement building containing 17 units and a hospitality room in the same location. At a duly posted and noticed Truro Planning Board hearing, the Board approved with conditions an application for Commercial Development Site Plan Review pursuant to §70.3 of the Truro Zoning Bylaw for demolition. See attached decision.
2. **September 2016:** In accordance with an Order for Judgment, the applicant had until October 30, 2016 to complete the reconstruction of the units per the approved plan. The applicant was did not meet this timeline and the Board of Selectmen did not grant an extension. (see attached letter from Zisson & Veara to Christopher Snow, September 21, 2016) Upon the lapse of the time period for action, the applicant lost grandfathered zoning status with respect to number of units on the property. Accordingly, the applicant was instructed to submit a site plan to the Planning Board that complied with current zoning. This required a reduction in the number of units on the property.
3. **2016-008 SPR, White Sands Beach Club, Inc.:** On October 31, 2016 the applicant submitted an application for Commercial Site Plan Review and the first public hearing for this project was on January 17, 2017, continued to March 7, 2017, May 2, 2017, June 6, 2017, June 27, 2017, July 18, 2017, August 15, 2017, September 19, 2017, October 17, 2017, December 6, 2017 and January 10, 2018. On December 13, 2017, the applicant requested that her application be withdrawn without prejudice. On January 10, 2018, the Truro Planning Board acting in the matter of Reference Number 2016-008

SPR White Sands Beach Club voted to permit the applicant to withdraw without prejudice the application for Commercial Site Plan Review. See attached decision.

4. **2017-007 ZBA White Sands Beach Club, Inc.:** the Truro Zoning Board of Appeals granted a special permit with conditions for alteration of a legally pre-existing non-conforming property. The structure was damaged by a fire on October 30, 2014. See attached decision and conditions. On December 5, 2017, Attorney David Reid filed an appeal from the decision of the Truro Zoning Board of Appeals in case #2017-007 ZBA at the Barnstable Superior Court. See attached Appeal.

**Project Description:**

The applicant is seeking to maintain the existing uses and structures, reduce the number of motel units from 51 to 47, construct a conforming replacement structure after the original structure was damaged in a fire.

On December 12, 2017, the applicant submitted materials for Commercial Site Plan Review. The applicant submitted a new application for Commercial Site Plan Review before the 2016 application was officially withdrawn. The 2016-008 SPR application was withdrawn on January 10, 2018 at which time the review process for the new application (#2017-011 SPR) began.

**Completeness of Application, Docket # 2017-011 SPR:**

On December 12, 2017, the applicant submitted the following materials:

- Commercial Development Application for Site Plan Review, dated 12/11/2017
- Memo from the Applicant titled “Attachment to Truro Planning Board Application for Commercial Development Site Plan Review”
- Filing Fee \$250
- Decision from the Truro Zoning Board of Appeals, dated 11/16/17.
- Letter from the former Truro Health/Conservation Agent, dated 11/3/2016
- Stormwater Management Report and Operations & Maintenance Manual, prepared by Coastal Engineering Company, Inc., dated 10/7/15
- An Abutters List from the Town of Truro Assessors Office for 2017
- An Abutters List from the Town of Provincetown Assessors Office for 2017
- **Coastal Engineering Company, Inc. Plans:**
  - **C0.0.1** Proposed Site Plan for Replacement of a Fire Damaged Building, Sheet 1 of 7, dated 11/23/16
  - **C1.2.1** Plan Showing Existing Site Conditions, Sheet 2 of 6, dated 11/10/15
  - **C2.0.2** Site Demolition Plan, dated 12/29/15
  - **C2.1.1** Site Layout and Materials Plan, Sheet 4 of 7, dated 12/29/15
  - **C2.1.1** Site Layout and Materials Plan, Sheet 4 of 7, dated 11/23/16
  - **C2.2.1** Site Grading, Drainage and Utility Plan, Sheet 5 of 7, dated 2/27/2017
  - **C2.2.1** Site Grading, Drainage and Utility Plan, Sheet 5 of 7, dated 6/6/16
  - **C2.4.1** Site Details, Sheet 6 of 7, dated 11/ 23/16
  - **C2.4.2** Sewage Disposal System Modifications, Sheet 7 of 7, dated 12/29/15
- **Bruce Ronayne Hamilton Architects Plans:**
  - **A-6.0** Existing Exterior Elevations, dated 11/23/16

- **A-1.0a** Proposed First Floor Plan, dated 6/15/17
- **A-2.0a** Proposed Second Floor Plan, dated 6/15/17
- **Avalon Building Systems**
  - **Sheet 7/7**, dated 2/9/16, not stamped by Engineer
  - **Sheet 6/7**, dated 2/9/16, not stamped by Engineer
  - **Sheet 5/7**, dated 2/9/16, not stamped by Engineer
  - **Sheet 4/7**, dated 2/9/16, not stamped by Engineer
  - Sheet 3/7, dated 2/9/16, not stamped by Engineer
- **Coastal Engineering Company, Inc. Plans:**
  - **SKC-1**, Proposed Conceptual Unit Plan Layout for White Sands Beach Club, dated 8/28/17, not stamped
  - **SKC-2**, Plan Showing Proposed Unit Numbering for White Sands Beach Club, dated 6/29/17, not stamped
- **Bruce Ronayne Hamilton Architects Plans:**
  - **A-2.0** Exterior Elevations, dated 8/27/17, not stamped
  - **PLAN HAS NO NUMBER**, Proposed First Floor Plan, dated 5/27/16, not stamped
- **Felco, Inc. Engineering and Land Surveying Plans:**
  - Preliminary Building Design Plan, Rear Elevation – For Construction, Sheet 1 of 4, dated 12/1/10
  - Existing First Floor Plans, Sheet 1 of 2, dated 4/14/08
  - Existing Second Flood Plans, Sheet 2 of 2, dated 4/14/18
  - Preliminary Copy of First Floor, For Construction, Sheet 3 of 4, dated 12/1/10
- WPA Form 5, Order of Conditions, SE#-075-0967, received as supplemental material on 2/16/18
- **C-3.1** Site Lighting Plan, prepared by D.P. Evers Architecture, dated 1/3/15, received as supplemental material on 2/20/18

An application review letter was mailed on February 14, 2018 which identified additional information that was required to complete the application.

The Planning Board and the applicant mutually agreed to continue the time in which the Planning Board has to notice the first public hearing for 2017-011 SPR to April 18, 2018.

Attorney Edward Patten and Engineer Stacy Kanaga, on behalf of the applicant, submitted supplementary materials on March 12, 2018:

- Letter from Mr. Edward Patten, dated 3/9/18
- Commercial Development Application for Site Plan Review, dated 3/9/18
- Email from Maria Kuliopulos authorizing Mr. Edward Patten to sign on her behalf
- Decision/Motion of the Zoning Board of Appeals of Truro, MA, 2017-007 ZBA, dated 11/16/17 with Appendix A
- Certified Abutters List from the Town of Truro Assessors Office, dated 2/16/18
- Certified Abutters List from the Town of Provincetown Assessors Office, dated 2/16/18
- WPA Form 5, Order of Conditions for White Sands Beach Club, SE# 075-0967
- Letter from Pat Pajaron, Health Agent, dated 11/3/2016
- Stormwater Management Report and Operations & Maintenance Manual, White Sands Beach Club, prepared by Coastal Engineering, Co., Inc., dated 11/10/15

- **Coastal Engineering Company, Inc.:**
  - **C0.0.1** Proposed Site Plan for Replacement of a Fire Damaged Building, Sheet 1 of 7, dated 11/23/16
  - **C1.2.1** Plan Showing Existing Site Conditions, Sheet 2 of 6, dated 4/6/17
  - **C2.0.1** Site Demolition plan, Sheet 3 of 6, dated 12/29/15
  - **C2.1.1** Site Layout and Materials Plan, Sheet 4 of 7, dated 11/23/16
  - **C2.2.1** Site Grading, Drainage and Utility Plan, Sheet 5 of 7, dated 2/27/2017
  - **C2.4.1** Site Details, Sheet 6 of 7, dated 11/ 23/16
  - **C2.4.2** Sewage Disposal System Modifications, Sheet 7 of 7, dated 12/29/15
- **Felco, Inc. Engineering and Land Surveying Plans:**
  - Preliminary Building Design Plan, Rear Elevation - For Construction, Sheet 1 of 4, dated 12/1/2010
  - Existing Floor Plans, Sheet 1 of 2, dated 4/14/2008
  - Existing Second Floor, Sheet 2 of 2, dated 4/14/2008
  - Preliminary First Floor, For Construction, Sheet 3 of 4, dated 12/1/2010
- **Luna Design Group Plans:**
  - **A2:** Proposed Recept. Desk Cabinetry, White Sands Beach Club, dated 2/5/2017
- **Coastal Engineering Co. Plans:**
  - **SKC-1:** Proposed Conceptual Unit Plan Layout for White Sands Beach Club, Truro, MA, dated 8/28/2017
  - **SKC-2:** Plan showing Proposed Unit Numbering for White Sands Beach Club, Truro, MA, dated 6/29/2017
- **Bruce Romaine Hamilton Architects Plans:**
  - **A-1.0a** Proposed First Floor Plan, dated 7/3/2017
  - **A-2.0a** Proposed Second Floor Plan, dated 7/3/2017
  - **A-2.0** Exterior Elevations, dated 8/27/2017
  - **A-6.0** Existing Exterior Elevations, dated 11/23/2016
- **C-3.1** Site Lighting Plan for White Sands Beach Club prepared by D.P Evers Architecture, dated 1/13/15
- **Avalon Building Systems Plans:**
  - **Sheet 1 of 7**, dated 2/9/16
  - **Sheet 2 of 7**, dated 2/9/16
  - **Sheet 3 of 7**, dated 2/9/16
  - **Sheet 4 of 7**, dated 2/9/16
  - **Sheet 5 of 7**, dated 2/9/16
  - **Sheet 6 of 7**, dated 2/9/16
  - **Sheet 7 of 7**, dated 2/9/16

### **Public Notice**

Notice was published in the Banner on March 22, 2018 and March 29, 2018. Postcards were mailed on March 16, 2018 to abutters, abutters to abutters and owners of properties across the street from 706 Shore Road.

### **Extension Agreements:**

1. Extension agreement #1: to continue the time in which the Planning Board has to notice the first public hearing. The Planning Board and the applicant agreed to a further extension to March 16, 2018.

2. Extension agreement #2: to continue the time in which the Planning Board has to notice the first public hearing. The Planning Board and the applicant agreed to a further extension to April 18, 2018.

### **Staff Comments**

Building Department: See Attached Memo

Health & Conservation Department: See Attached Memo

Department of Public Works: See Attached Memo

Fire Department: No Comment

Police Department: No Comment

### **Requested Waivers**

No waivers have been requested at this time.

### **Possible Actions**

Sections 70.3 F & G of the Zoning Bylaw are provided below in bold. The Board should make findings with respect to each condition, finding the application compliant, non-compliant, suggesting conditions to ensure compliance, or designating as not relevant to the case.

Accordingly, the Board may wish to undertake the following:

1. Vote on waiver requests (if any)
2. Make findings with respect to the review criteria/design guidelines below; and
3. Vote to approve, conditionally approve or deny the application based on specific reasons.

The Board may also seek to continue the hearing to obtain additional information. A continuance should be made to a date certain and confirmed in writing by the applicant.

Pursuant to §70.3F, Review Criteria/Design Guidelines, the Planning Board will review applications and their supporting information based on the following:

1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.
2. The proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.
3. The proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.
4. The proposal provides for the protection of significant or important natural, historic, or scenic features.
5. The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention.

6. The proposal adequately provides for refuse disposal.
7. The proposed sewage disposal and water supply systems within and adjacent to the site shall be adequate to serve the proposed use.
8. The proposed drainage system within the site shall be adequate to handle the runoff resulting from the development. Drainage run-off from the project shall not: damage any existing wellfield(s) or public water supply; damage adjoining property; overload, silt up or contaminate any marsh, swamp, bog, pond, stream, or other body of water; or interfere with the functioning of any vernal pool.
9. A soil erosion plan shall adequately protect all steep slopes within the site and control runoff to adjacent properties and streets both during and after construction.
10. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises.
11. Buildings and structures within the subject site shall relate harmoniously to each other in architectural style, site location, and building exits and entrances. Building scale, massing, materials, and detailing should be compatible with the surrounding area.
12. Electric, telephone, cable, and other such utility lines and equipment shall be placed underground.
13. The project shall not place excessive demands on Town services.
14. The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.
15. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project shall be maximized. Traffic patterns for vehicles and pedestrians must show safe and adequate circulation within and access to and from the site.
16. A bicycle rack(s) shall be provided on the site and shall be located near the entrance to the building(s).

Pursuant to §70.3G, Findings of the Planning Board, the concurring vote of four members of the Planning Board shall approve a Commercial Site Plan in the form submitted or with reasonable conditions, unless it finds that (a) the application for site plan approval is incomplete, or (b) the imposition of reasonable conditions will not ensure that the project will conform to the standards and criteria described herein, or (c) the project does not comply with the requirements of the Zoning By-law.





# TOWN OF TRURO

Planning Department  
P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004, Ext. 27 Fax: (508) 349-5505  
cridley@truro-ma.gov

February 2, 2016

Ms. Maria Kuliopulos  
White Sands Resort  
PO Box 611  
Provincetown, MA

Re: Decision for 706 Shore Road, White Sands Resort

Dear Ms. Kuliopulos:

Enclosed please find a copy of the Planning Board's decision on the revision to the Site Plan for 706 Shore Road, White Sands Resort. Please note specifically the conditions imposed by the Board, which include a bond for guarantee of performance.

Pursuant to §70.7.C it is the responsibility of the applicant to file a copy of the decision with the Barnstable County Registry of Deeds, or Land Court, as applicable prior to the issuance of a building permit. Evidence of such recording shall be filed with the Building Commissioner. The Town Clerk cannot certify that no appeal has been taken regarding this matter; however a copy of the Board's decision, the application and applicable plans have been filed with that office. The Town Clerk can provide you with a true copy attest, if the Registry requires such a document for recording purposes.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Carole Ridley  
Planning Consultant

Enc.

cc:

Reggie Donoghue, Coastal Engineering (w/enc.)  
Christopher Snow, Snow & Snow Law (w/enc.)  
Building Commissioner (w/enc.)  
Town Clerk (w/o enc.)



# TOWN OF TRURO

## Planning Board

P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004 Fax: (508) 349-5505

### COMMERCIAL DEVELOPMENT SITE PLAN REVIEW DECISION

**Atlas Map 1 Parcel 5**

**Address:** 706 Shore Road, Truro

**Case Reference No:** 2015-007SPR

**Applicant:** Maria Kuliopulos

**Meeting Date:** December 8, 2015, continued  
to January 19, 2016

**Decision Date:** January 19, 2016

**Barnstable County Registry of Deeds Plan Book 415, Page 57, and Plan Book 398, Page 55**

At a duly posted and noticed Truro Planning Board hearing opened on December 8, 2015 and continued to January 19, 2016, the Board voted to approve with conditions an application for Commercial Development Site Plan Review pursuant to §70.3 of the Truro Zoning By-law for demolition of a building containing 19 motel units damaged by fire and reconstruction of a replacement building containing 17 rentable units and a hospitality room in the same location. The property is located at 706 Shore Road, Truro, Atlas Map 1 Parcel 5.

In its deliberation the Board considered the following submitted materials:

1. Commercial Development Application for Site Plan Review, received October 9, 2015
2. Plans entitled Proposed Plan for Replacement of Fire Damaged Building, White Sands Beach Club, Inc., 706 Shore Road, Truro, Massachusetts by Coastal Engineering company, Inc., 1"=20'
  - Sheet C0.0.1 Title and Locus (dated 10-7-15, revised 11-10-15 and 12-29-15)
  - Sheet C1.2.1 Plan Showing Existing Site Conditions (dated 10-7-15, revised 11-10-15 and 12-29-15)
  - Sheet C2.0.1 Site Demolition Plan (dated 10-7-15, revised 11-10-15 and 12-29-15)
  - Sheet C2.1.1 Site Layout and Materials Plan (dated 9-16-15)
  - Sheet C2.2.1 Site Grading, Drainage and Utility Plan (dated 10-7-15, revised 10-28, 11-10 and 12-29-15)
  - Sheet C.2.4.1 Site Details (dated 10-7-15 dated 10-7-15, revised 11-10 and 12-29-15)
  - Sheet C2.4.2 Sewage System Disposal Modifications (dated 12-29-15)
3. Stormwater Report and Operations & Maintenance Manual, White Sands Beach Club, Inc., 706 Shore Road, Truro, Ma, prepared by Coastal Engineering Company, Inc., October 7, 2015 (revised 11/05/15)
4. Drawings provided by Avalon Building Systems for Maria Kuliopulos, 706 Shore Road, Truro, MA, dated 12/28/15 (revised 7/7/15, 7/30/15, 8/5/15, 9/1/15), 1/4"=1', Sheets 1-7
6. Email from Maria Kuliopulos re: Review of Plans for White Sands Commercial Site Plan Review, November 3, 2015

7. Project Narrative from Maria Kuliopulos, November 3, 2015
8. Revised Site Plan 706 Shore Road for White Sands Beach club Inc., Dated 10/13/2010 by Felco, Inc. (previously approved site plan)
9. Certified abutters lists from Assessors in Provincetown and Truro, respectively
10. Payment to Town Clerk of \$250 fee
11. Information about Lighting Fixtures and Placement
12. Information about Landscape Plantings and Placement
13. Email from Maria Kuliopolis with additional responses to items identified in the 12/11/15 letter
14. Property Deed information submitted via email by Coastal Engineering Company, Inc.

#### **Board Vote:**

The Board voted on a motion by Mr. Sollog and seconded by Mr. Hopkins, as amended, to approve the Application for Commercial Development Site Plan Review for Maria Kuliopulos, (Case #2015-007SPR) with conditions pursuant to §70.3 of the Truro Zoning By-law for the for demolition of a building containing 19 motel units damaged by fire and reconstruction of a replacement building containing 17 rentable units and a hospitality room in the same location. The property is located at 706 Shore Road, White Sands Beach Club, Atlas Map1 Parcel 5 subject to the conditions enumerated below. This is based on the fact that with the imposed conditions, the review criteria/design guidelines in §70.3.F have been satisfied.

**The Board Members voted 6-0-0 in favor:** Mr. Boleyn, Ms. Tobia, Mr. Sollog, Mr. Riemer, Mr. Hopkins, and Mr. Roderick.

#### **Waivers**

There were no waivers requested nor are any granted by this decision.

#### **Conditions**

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

1. The site plan approval is for a building to house 17 units and a hospitality unit for motel use. None of the 17 units shall be used as permanent dwelling units as this change in use would trigger different requirements for parking. If at any point in time any of the units are used as a dwelling unit, the parking requirement of 2 spaces per unit would need to be met for all 17 units.
2. There shall be no changes to the size, location or appearance of signage on the property without a permit in accordance with the Truro Sign Code,
3. Deliveries and dumpster service should be between the hours of 7 am and 7 pm.
4. As part of on-going property management, there will be a daily walk-around the property to pick up litter and debris.
5. Any unused equipment or belongings of the owner or patrons visitors may not be stored outside or otherwise in view of the public or abutters.

6. In light of the significant impact to adjacent properties from the additional story, the fence at the property line shall be upgraded and maintained by the applicant. Additional plantings of appropriate screening vegetation shall be planted along the south/west property boundary.
7. The unfinished roof located on the northeasterly portion of the property shall be fully restored and repaired in compliance with zoning and all applicable building codes prior to the issuance of a Certificate of Occupancy.
8. Only full cut-off or fully shielded dark-sky-compliant lighting that is fully compliant with Chapter IV Section 6 of the Truro Outdoor Lighting Bylaw shall be used to avoid light trespass on adjacent properties or the night sky. One year after the issuance of a Certificate of Occupancy the applicant to return to the Planning Board to review site lighting in an administrative non-hearing proceeding, at which time the Board may request reasonable mitigation measures such as a reduction in the number of lights that would not result in an additional cost to the applicant and may reduce costs and therefore is considered a reasonable request.
9. The project shall comply with the terms of the Order of Conditions, including construction protocols, issued by the Conservation Commission on November 2, 2016.
10. The existing refuse disposal area shall be screened with vegetation.
11. The applicant shall comply with all applicable Board of Health regulations and requirements.
12. The applicant shall implement the Long-term Operation and Maintenance Plan contained in the Stormwater Maintenance Report and Operations and Maintenance Manual prepared by Coastal Engineering revised 11/10/15.
13. To ensure that proposed landscaping and screening is maintained and provides an adequate buffer to adjacent properties, the applicant shall return to the Planning Board two years after the issuance of a Certificate of Occupancy for review by the Planning Board of landscape improvements in an administrative non-hearing proceeding, at which time the Board may require reasonable measures to improve screening and landscaping.
14. Prior to issuance of a Building Permit, the applicant shall provide the Planning Board with a list of building materials used on the exterior of the new units.
15. All utilities serving the site shall be constructed underground.
16. A dedicated underground waterline shall be installed for a fire suppression system compliant with all applicable fire safety regulations.
17. The height of wheel stops shall be reduced to ensure full utilization of parking spaces.
18. The applicant shall vigorously enforce parking within designated parking spaces.
19. HVAC shall be located on the parking lot side of the building and/or be screened by acoustic shielding to mitigate noise impacts to abutting properties.
20. To ensure that all work is performed as proposed on the site plan and consistent with the conditions the Planning Board, in accordance with section 70.3(I) prior to issuance of a Building Permit the applicant shall provide the Town of Truro with a performance bond submitted to the Town of Truro in an amount of \$75,000. A portion of the bond, \$60,000, shall be released in accordance with 70.3(F). The remaining \$15,000 value of the bond will be retained for the review of landscaping two years after issuance of the Certificate of Occupancy and will be released at that time if the landscaping conditions are satisfactorily met.

Pursuant to §70.6 of the Truro Zoning Bylaw, it shall be the responsibility of the applicant to obtain a true attested copy of the decision from the Town Clerk. The applicant shall be responsible for recording the Planning Board Commercial Site Plan decision at the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of a building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

Lise Maria Johia 2/2/16  
Chairman, Truro Planning Board      Date

---

Received, Office of the Town Clerk:

[Signature] FEBRUARY 2, 2016  
Signature      Date

---

**ZISSON & VEARA, P.C.**

ATTORNEYS AT LAW

828 MAIN STREET

DENNIS, MASSACHUSETTS 02638

TELEPHONE (508) 385-6031

FAX (508) 385-6914

MAILING ADDRESS: P.O. BOX 2031, DENNIS, MA 02638-0043

E. JAMES VEARA  
PAUL V. BENATTI  
CHRISTOPHER A. VEARA

RICHARD L. ZISSON  
(1942-2006)

EDWARD E. VEARA  
RETIRED

September 21, 2016

**VIA EMAIL & FIRST-CLASS MAIL**

Christopher J. Snow, Esquire  
Snow and Snow  
P. O. Box 291  
Provincetown, MA 02657

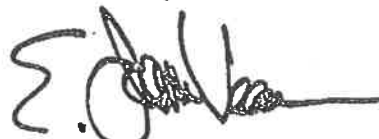
**Re: White Sands Beach Club, Inc.  
706 Shore Road**

Dear Attorney Snow:

I am writing to inform that the extension request contained in your email of September 20, 2016 was considered by the Board of Selectmen but disapproved and, thus, the October 30, 2016 deadline contained in the July 30, 2015 Agreement for Judgment remains.

As a result of the concession in your email that the October 30, 2016 completion deadline cannot be met, the requested building permit that would result in 51 units will not be issued. Your client will need to resubmit a site plan to the Planning Board for its consideration, said plan showing compliance with the current provisions of the Truro Zoning Bylaw, including compliance with the number of units permitted on the subject property. Furthermore, as a result of your client needing to resubmit a site plan to the Planning Board, an appearance before the Planning Board on October 4, 2016 is unnecessary, as the matter will not be taken up by the Board on that evening.

Cordially,



E. James Veara

EJV:sjb

cc: Rae Ann Palmer, Truro Town Manager via email only  
Carole Ridley, Truro Town Planner via email only  
Russell Braun, Truro Building Commissioner via email only  
Lisa Tobia, Chair – Truro Planning Board via email only



**TOWN OF TRURO  
PLANNING BOARD – NOTICE OF ACTION  
COMMERCIAL SITE PLAN REVIEW**

**Reference No. 2016-008SPR**

**Map 39 Parcels 131 & 158**

**705 Shore Road**

**Applicant: Maria Kuliopulos – White Sands Beach Club, Inc.**

**Meeting Dates January 17, 2017, March 7, 2017, May 2, 2017, June 6, 2017, June 27, 2017, July 18, 2017, August 15, 2017, September 19, 2017, October 17, 2017, December 6, 2017, January 10, 2018**

**Decision Date January 10, 2018**

At a duly posted and noticed public hearing opened on January 17, 2017 the Town of Truro Planning Board, acting in the matter of Reference Number **2016-008 SPR Maria Kuliopulos - White Sands Beach Club, Inc.**, pursuant to §70.3 of the Truro Zoning By-Law voted to permit the applicant to withdraw the application for Commercial Site Plan Review. The Board's vote was 5-0-2 to approve the withdrawal of the Application for Commercial Site Plan Review.

The decision is based on a request by the applicant filed by email with the Truro Planning Department on December 13, 2017.

On a motion by Mr. Herridge, seconded by Mr. Kiernan, the Board voted to allow the withdrawal of application **2016-008 SPR Maria Kuliopulos - White Sands Beach Club, Inc.**, for Commercial Site Plan Review as filed with the Clerk of the Town of Truro pursuant to §70.3 of the Truro Zoning By-Law with respect to property located at 705 Shore Road, Map 39, Parcels 131 and 158.

The vote was five in favor, none opposed, two abstentions (Mr. Roderick, Ms. Tosh)

 1/11/18  
Steven Sollog, Planning Board Chair Date

---

Received, Office of the Town Clerk:  JANUARY 23, 2018  
Signature Date

---

**DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.**

Property Owner(s) and/or Applicant(s): White Sands Beach Club, Maria Kuliopulos

Property Location: 706 Shore Road

Atlas Sheet: 1 Parcel(s): 5 (2017-007/ZBA)

(Regis. of Deeds Title Ref: Book 415, Page 57-62)

Hearing Date: 4/24/17; 5/22/17; 6/26/17; 7/31/17; 8/28/17; 9/20/17; 10/4/17; 10/30/17, 11/6/17

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	_____ Abstain
& Other	<input type="checkbox"/>	

Motion: (Hultin, 2<sup>nd</sup> Dundas): In the matter of 2017-007 ZBA Maria Kuliopulos/White Sands Resort (location 706 Shore Road, Map 1, Parcel 5), the Truro Zoning Board of Appeals moves to grant a special permit, with conditions, per §30.7 of the Truro Zoning Bylaw, for alteration of a legally pre-existing non-conforming property [replacement of a fire damaged structure, fire occurred on October 30, 2014]. For the purposes of this decision, the project is based upon drawings and plans submitted by the Applicant and described and identified in Appendix A to this decision. Substantial deviation from these plans shall require re-submittal to the Truro Zoning Board of Appeals. The special permit for alteration and construction of up to 45 motel units and 2 manager units (up to total 47 units) is subject to the following conditions:

1. The number of units in the final design shall not exceed 47 and to be determined by a site plan and parking plan approved by the Planning Board that meets all parking design requirements as outlined in Section 30.9G and H and 50.1G of the Truro Zoning Bylaw. If the resulting design includes less than the number of parking spaces required for the dwelling and apartment units and the motel units as shown, the number of motel units shall be reduced sufficiently to bring the parking spaces into compliance.
2. To qualify as motel units as defined in Section 10 of the Truro Zoning Bylaw, units shall have a minimum clear opening width of 5 feet 6 inches from floor to ceiling between areas and no doors shall be installed in these openings.
3. Unit 70 is shown on plan A-2.0a as a 3 bedroom unit is not allowed. The unit shall be reconfigured as a single room unit with a width of 5 foot 6 inch opening from floor to ceiling between separated areas, as provided in Condition #2.
4. The proposed new building shall be no more than two stories and shall conform to height regulations. All HVAC units shall be enclosed by a minimum 4 foot high fence as shown on Coastal Engineering Plan C 2.2.1. Balconies and HVAC units shall not be located within the required setback. Final plantings and materials are subject to Truro Planning Board and Conservation Commission requirements.
5. Unit 46 is shown as a 2 bedroom staff apartment and shall not be used as a rental for a motel unit.
6. Unit 47 is shown as a 4 bedroom owner's unit and shall not be used as a rental for a motel unit.
7. The second floor of renovated exercise/storage unit (as shown on Bruce Ronayne Hamilton Architects Plan A 2.0, Existing Exterior Elevations) is only for storage and shall not be used for occupancy.
8. No dumpsters shall be located within the required setback area and shall be enclosed and landscaped.
9. The scale of the project requires controlled construction administration according to the provisions of section 107.6 of the Massachusetts State Building Code. The applicant has identified Joseph Luna, Registered Architect MA #07010 of Luna Design Group, as executive architect overseeing renovation of existing units and construction of new units. If there is a change in the Executive Architect, the applicant shall notify the Chair of



the Truro Zoning Board of Appeals and the Building Commissioner in writing within 10 business days of the change.

10. No certificate of occupancy for the new building shall be issued until renovation of Buildings #2 and #3 have been completed (see Appendix A).

11. A condition of this special permit is that the applicant agrees in a writing directed to the Building Commissioner confirming that he has their irrevocable consent to make unannounced visits to the premises for the purpose of verifying continuing compliance with this special permit.

In accord with the above, the Board finds that granting the special permit is not substantially more detrimental to the surrounding neighborhood and is in harmony with the intent of the Truro Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

Beth Ann Cabell chair 11/15/17  
Signature Date

Received, Office of the Town Clerk:

C. Cabell November 16, 2017  
Signature Date

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

- ☐ No Appeal has been filed.
- ☐ An Appeal has been filed and received in this office on: \_\_\_\_\_

\_\_\_\_\_  
Signature Date

NOTE (1): Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): **APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR**

**THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.**

## APPENDIX A:

The Board reviewed every plan submitted by the applicant and made this official set of plans upon which they formed their decision:

### Felco, Inc. (Existing Dwelling and Apartment)

Sheet 1 of 4, Building Design Plan (Building #1), dated 12/1/2010

Sheet 1 of 2, Existing First Floor Plans, dated 4/14/2008

Sheet 3 of 5, Second Floor Plans, dated 12/22/2005

Sheet 3 of 4, Second Floor Apartment, dated 12/1/2010

### Luna Design Group

Sheet A2, Proposed Reception Desk Cabinetry, dated 2/5/2017

### Coastal Engineering Co.

C 0.0.1, Proposed Site Plan for Replacement of Fire Damaged Building, dated 6/6/16

C 1.2.1, Plan Showing Existing Site Conditions, dated 4/6/17

C 2.0.1, Site Demolition Plan, dated 12/29/15

C 2.1.1, Site Layout and Materials, dated 11/23/16

C 2.2.1, Site Grading, Drainage and Utility Plan, 2/27/17

C 2.4.1, Site Details, dated 11/23/16

C 2.4.2, Sewage Disposal System Modifications, dated 12/29/15

SKC-1, Proposed Conceptual Unit Plan Layout, dated 8/28/17

SKC-2, Plan Showing Proposed Unit Numbering, dated 6/29/17

### Bruce Ronayne Hamilton Architects

A-1.0a, Proposed First Floor Plan, dated 7/3/17

A-2.0a, Proposed Second Floor Plan, 7/3/17

A-2.0, Floor Plan and Exterior Elevations, dated 8/21/17

A-6.0, Existing Exterior Elevations, dated 11/23/16

### Avalon Building Systems

Sheets 1 - 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16.

Since the plans submitted by the applicant do not show Building Numbers 1-3, the Board of Appeals decided to number the Buildings themselves and base their decision on that numbering system. That system is as follows:

Building 1: Manager Quarters

Building 2: Beach Side, as shown on A-1.0a, A-2.0a and A-6.0 by Bruce Ronayne Hamilton Architects

Building 3: East side, as shown on A-2.0 by Bruce Ronayne Hamilton Architects, one story

Building 4: New Building



**STONE & REID**

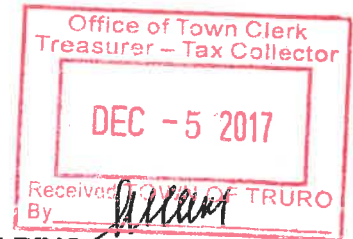
**ATTORNEYS AT LAW**

A PROFESSIONAL ASSOCIATION \*

**SOUTH YARMOUTH PROFESSIONAL BUILDING**

**1292 ROUTE 28 SOUTH YARMOUTH, MA 02664-4452**

**TEL (508) 3945648 FAX (508) 3981699**



*via email*

**DAVID S. REID, ESQ.**  
DSReid@verizon.net

**MICHAEL F. STONE, ESQ.**  
MFSStoneEsq@Comcast..com

**December 5, 2017**

**Truro Town Clerk  
24 Town Hall Rd.  
Truro, MA 02666**

**RE: ZBA Decision 2017-007 20A**

**Dear Ms. Slade:**

**Please be advised that an appeal from the above-referenced decision of the Truro ZBA has been filed in the Barnstable Superior Court. A copy of the Complaint is attached for your records.**

**Very truly yours,**

*[Signature]*  
**David S. Reid, Esq.**

**DSR/dmp  
Encl. ( 1 )**

**dp/t/powers-let-truro town clerk2**

## Cynthia Slade

---

**From:** David S. Reid <dsreid@verizon.net>  
**Sent:** Tuesday, December 05, 2017 11:29 AM  
**To:** Cynthia Slade  
**Cc:** Cally Harper; edpatten@edwardpattenlawoffice.com  
**Subject:** ZBA decision 2017-007 - Appeal  
**Attachments:** 2017\_12\_05\_11\_18\_37.pdf

Ms. Slade,

Please be advised that an appeal has been filed from the decision of the Zoning Board of Appeals in case #2017-007 ZBA, involving the White Sands Beach Club Inc. property at 706 Shore Road.

A copy of the appeal is attached for your records. The original has been mailed to your office as well.

Thank you.

David S. Reid, Esq.  
1292 Rte. 28  
South Yarmouth, MA 02664-4452  
508-394-5648 FAX 508-398-1699

### - - Confidentiality Notice & Disclaimer - -

The information in this message and any attachments are intended solely for the named addressee. Such information is intended to remain confidential and privileged, and may not be copied or disseminated to any other person without the permission of the sender. If you receive this message or attachments in error, you should immediately delete them, and notify the sender of the error. Unauthorized copying, reproduction, disclosure or dissemination of these materials is strictly forbidden. The receipt of or response to email communications does not itself establish an attorney-client relationship, nor mandate confidentiality of the information shared. If this communication relates to the negotiation of a contract or agreement, any so-called electronic transaction or electronic signature shall not be deemed to apply to this communication; unless otherwise specified, contract formation shall occur only upon the manual delivery or exchange of manually-affixed original signatures on original documents.

---

**From:** Cynthia Slade [mailto:CSlade@truro-ma.gov]  
**Sent:** Tuesday, November 21, 2017 2:20 PM  
**To:** David Reid  
**Subject:** RE: ZBA decision request

11/21/2017 David Reid, Esq., If you wish a certified copy of the decision 2017-007/ZBA please submit a check to the Town of Truro for \$3.00 and a SASE. Thank you. Questions let me know.

Cynthia A. Slade  
Town Clerk, Town of Truro

---

**From:** David Reid [mailto:dsreid@verizon.net]  
**Sent:** Tuesday, November 21, 2017 11:14 AM  
**To:** Cynthia Slade  
**Subject:** ZBA decision request

Ms. Slade,  
Good morning.

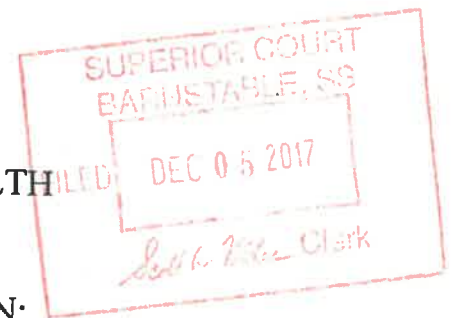
Would you please send to me an ATTESTED copy of the Board of Appeals decision #2017-007/ ZBA, for the White Sands Beach Club, dated 11/15 and filed with your office on 11/16/17 ?  
Thank you.

David S. Reid, Esq.  
1292 Rte. 28  
South Yarmouth, MA 02664-4452  
508-394-5648 FAX 508-398-1699

**- - Confidentiality Notice & Disclaimer- -**

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TRIAL COURT OF THE COMMONWEALTH  
SUPERIOR COURT DEPARTMENT



BARNSTABLE, ss

CIVIL ACTION:

1772 CV 592

MICHAEL G. POWERS and,  
JUDITH M. POWERS,  
Plaintiffs

V.

THE WHITE SANDS BEACH CLUB, INC.  
and BERTRAM PERKEL, ARTHUR F.  
HULTIN, JR., FRED TODD, JOHN THORNLEY)  
and JOHN DUNDAS  
Defendants

COMPLAINT  
(GL c. 40A §17)

1. The Plaintiffs, Michael G. Powers and Judith M. Powers, are adult residents at 10 Halsey Way, Natick, MA and the owners of Unit 14, 963 Commercial Street, Provincetown, MA.
2. The Defendant, The White Sands Beach Club, Inc., is a Massachusetts Corporation, having a principal office at 134 Viles Street, Weston, MA, and is the owner of a commercial property at 706 Shore Road, Truro, MA.
3. The individually named Defendants are the duly serving members of the Zoning Board of Appeals for the Town of Truro (hereafter the "ZBA"), and have mailing addresses as follows:
  1. Bertram Perkel, P.O. Box 755, Wellfleet, MA 02667;
  2. Arthur F. Hultin, Jr., P.O. Box 504, N. Truro, MA 02652;
  3. Fred Todd, P.O. Box 625, Truro, MA 02666;
  4. John Thornley, P.O. Box 23, Truro, MA 02652-0799
  5. John Dundas, P.O. Box 649 Truro, MA 02666.

4. The private Defendant's property, at 706 Shore Rd. Truro, MA is improved with and operated as a seasonal motel business, currently having 35 "units", inclusive of the manager's quarters and a seasonal rental unit (hereafter "the Motel").
5. The Motel proposes to enlarge its capacity to 47 units (inclusive) by the construction of a new detached structure to contain 17 new motel units, and by the consolidation of 10 existing units into 5 larger units.
6. The Motel site and existing structure contains dimensional non-conformities to current zoning requirements.
7. Because of the pre-existing non-conforming conditions, the proposed expansion and alterations of the site and business would require a Special Permit from the Truro ZBA.
8. The Motel applied to the ZBA for a Special Permit, a copy of which application is attached as Exhibit A.
9. The Plaintiffs' property at 963 Commercial Street, Provincetown, MA, is a direct abutter to the Motel property. The Plaintiffs received notice from the town of the hearing on the Defendant's said application, as parties in interest.
10. Over the course of several hearings, between April 24, 2017 and November 6, 2017, the Defendant, ZBA, held duly posted and noticed hearing on the Defendant's said application.
11. The Plaintiffs, personally and through counsel, attended the ZBA hearing and voiced concerns and opposition to the Defendants said application and proposed alterations of the site.
12. At its final hearing, on November 6, 2017, the members of the Defendant ZBA voted to grant a Special Permit to the Defendant Motel, with several conditions. A copy of said decision is attached as exhibit B hereto.
13. The Plaintiffs allege that they are aggrieved of the said ZBA's Decision and therefore appeal therefrom pursuant to General Laws. c. 40A §17.

14. The Plaintiffs allege that the decision of the ZBA is unlawful, and beyond the jurisdiction of the Board and should be annulled.
15. The Plaintiffs allege that the said decision is unlawful, *inter alia*, because the Board (1) failed to make necessary findings, (2) improperly delegated its authority to other officials and (3) made findings which are unsupported by the facts and the law.

Wherefore the Plaintiffs request that the decision of the ZBA be annulled and/or that such other or further relief be granted as the Court may deem just and equitable.

Respectfully Submitted,

Michael G. Powers,

Judith M. Powers

By Their Attorney,

  
David S. Reid, Esq.

1292 Route 28

South Yarmouth, MA 02664-4452

508-394-5648

dsreid@verizon.net

BBO #415540



(ref. 2017-007/zt  
3/24/17)

TOWN OF TRURO



BOARD OF APPEALS

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date March 24, 2017

The undersigned hereby files with specific grounds for this application: *(check all that apply)*

☐ NOTICE OF APPEAL

☐ Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) \_\_\_\_\_.

☐ Applicant is aggrieved by order or decision of the Building Commissioner on (date) \_\_\_\_\_ which he/she believes to be a violation of the Truro Zoning By-law or the *Massachusetts Zoning Act*.

☐ PETITION FOR VARIANCE – Applicant requests a variance from the terms Section \_\_\_\_\_ of the Truro Zoning By-law concerning (describe) \_\_\_\_\_

☒ APPLICATION FOR SPECIAL PERMIT

☐ Applicant seeks approval and authorization of uses under Section \_\_\_\_\_ of the Truro Zoning By-law concerning (describe) \_\_\_\_\_

☒ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 30.7.A of the Truro Zoning By-law and M.G.L. ch.40A, §6 concerning (describe) Maintaining existing uses, structures & site design; Const. of conforming structure; reduction of units from 51 to 47 (see attached)

Property Address 706 Shore Rd., North Truro, MA. 02652 Map(s) and Parcel(s) Map 1 Parcel 5  
Registry of Deeds title reference: Book 415, Pages 57-62, or Certificate of Title Number \_\_\_\_\_  
and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Applicant's Name White Sands Beach Club, Inc., Maria Kuliopulos

Applicant's Legal Mailing Address P.O. Box 611, Provincetown, MA. 02657

Applicant's Phone(s), Fax and Email (508) 487-0244, beachfrontwhitesands@gmail.com

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

☒ Owner

☐ Prospective Buyer\*

☐ Other\*

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

Owner's Name and Address Maria Kuliopulos, 706 Shore Rd., North Truro, MA. 02652

Representative's Name and Address Edward T. Patten, Esq., P.O. Box 1116, South Yarmouth, MA. 02664

Representative's Phone(s), Fax and Email (508) 619-3809; edpatten@edwardpattenlawoffice.com

Fax: (508) 694-6738

Applicant(s)/Representative Signature

Maria Kuliopulos  
Owner(s) Signature or written permission  
(Maria Kuliopulos)

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

Applications must be typed or printed clearly with black or blue ink.

12/03/14

PLAINTIFF'S  
EXHIBIT

A

## **ATTACHMENT TO TRURO ZONING BOARD OF APPEALS APPLICATION**

This application arises from an opinion of the Truro Building Commissioner that the reconstruction of a fire damaged building which will conform in all respects to current provisions of the Town of Truro Zoning Bylaws and the reduction of the number of motel units in existing buildings requiring only the elimination of four (4) interior walls accompanied by no exterior work require a Special Permit from this Board as the result of non-conformities on the site which pre-date the new construction and are neither caused nor related to that construction.

While the Applicant and counsel disagree with the opinion of the Building Commissioner, this Application has been filed without prejudice and with reservation of all rights in the Applicant to assert its position in an appropriate proceeding that the proposed activity does not require a Special Permit.

The stated nonconformities identified by the Building Commissioner whose continuation the Applicant will show will not be substantially more detrimental to the neighborhood in light of the new construction and will exist in harmony with the general purpose of the Bylaw as required by Section 30.7.A of the Truro Zoning Bylaws.

The nonconformities alleged by the Building Commissioner appear on the plans submitted and are:

1. Height of Building 3 exceeds 30 feet.
2. Building 1 has inadequate front yard setback.
3. Building 3 has inadequate west and side setback (both floors).
4. Building 4 has inadequate east side setback (both floors).
5. West driveway entrance width is inadequate.
6. Setback on new front parking spaces is inadequate.
7. 24 foot parking aisles are not provided (existing).
8. Tree planting every five spaces is not provided (existing).
9. 10% of parking area as landscaped islands not provided.

These alleged nonconformities are taken from the correspondence of Carole Ridley to the Truro Planning Board as a Staff Report, a portion of which is attached hereto.

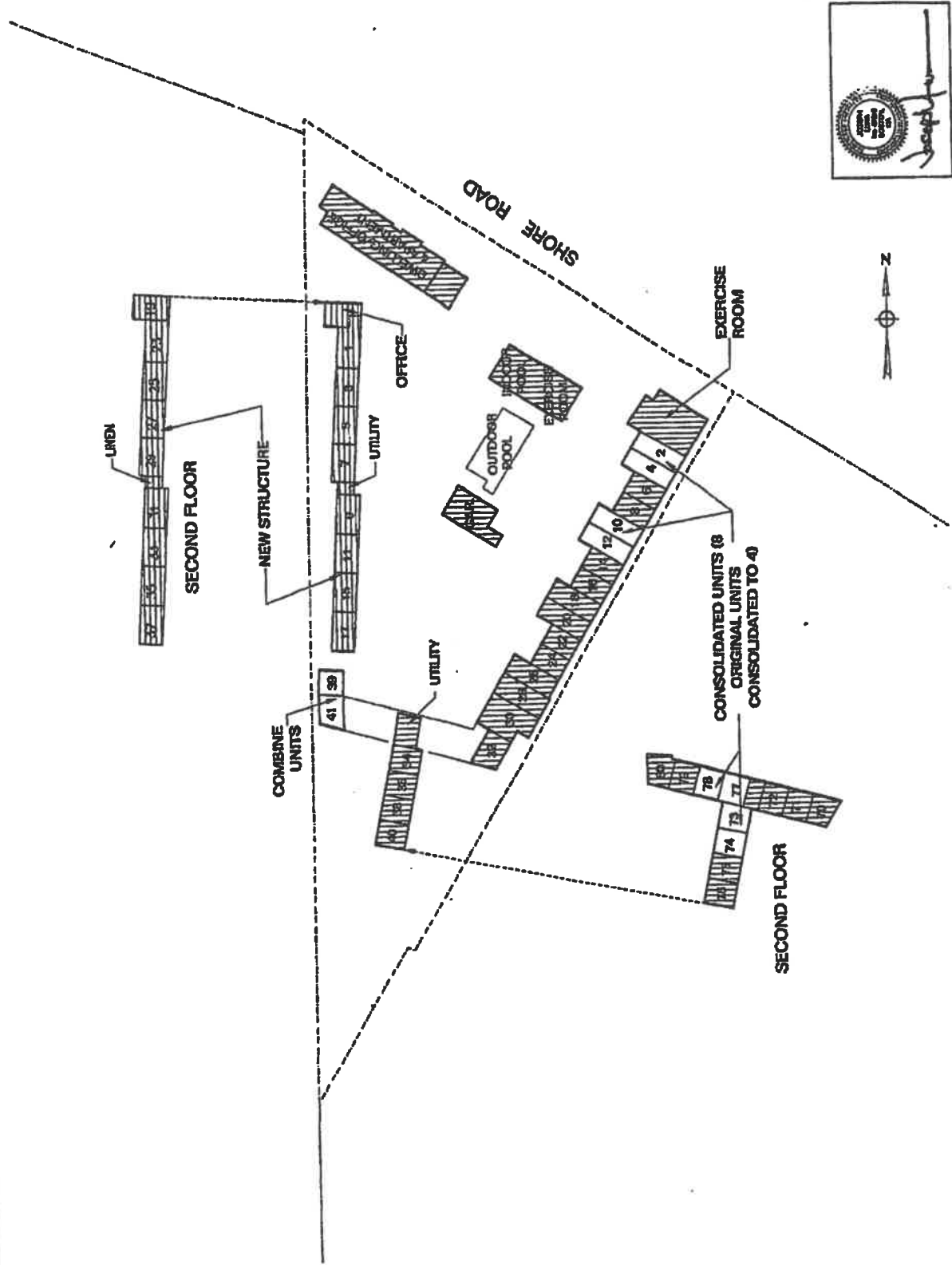
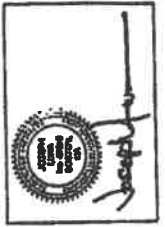
The applicant seeks a Special Permit authorizing the longstanding pre-existing alleged nonconformities if they exist so as to permit the Applicant to return to the Planning Board to complete the pending Site Plan Review process.

**LUNAL Design Group**  
 100 County Road 200, Suite 100  
 Dunsmuir, Maryland 21035  
 703.261.1234  
 Architects • Engineers • Planners

**WHITE SANDS  
 BEACH CLUB**  
 705 SHORE ROAD  
 THUNDERBOLT, MA 02069

**SCHEMATIC  
 SITE KEY PLAN**

**A  
 3.00**



**DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.**

**Property Owner(s) and/or Applicant(s): White Sands Beach Club, Maria Kuliopulos**

**Property Location: 706 Shore Road**

**Atlas Sheet: 1 Parcel(s): 5 (2017-007/ZBA)**

**(Regis. of Deeds Title Ref: Book 415, Page 57-62)**

**Hearing Date: 4/24/17; 5/22/17; 6/26/17; 7/31/17; 8/28/17; 9/20/17; 10/4/17; 10/30/17, 11/6/17**

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	— Abstain
& Other	<input type="checkbox"/>	

**Motion: (Hultin, 2<sup>nd</sup> Dundas):** In the matter of 2017-007 ZBA Maria Kuliopulos/White Sands Resort (location 706 Shore Road, Map 1, Parcel 5), the Truro Zoning Board of Appeals moves to grant a special permit, with conditions, per §30.7 of the Truro Zoning Bylaw, for alteration of a legally pre-existing non-conforming property [replacement of a fire damaged structure, fire occurred on October 30, 2014]. For the purposes of this decision, the project is based upon drawings and plans submitted by the Applicant and described and identified in Appendix A to this decision. Substantial deviation from these plans shall require re-submittal to the Truro Zoning Board of Appeals. The special permit for alteration and construction of up to 45 motel units and 2 manager units (up to total 47 units) is subject to the following conditions:

1. The number of units in the final design shall not exceed 47 and to be determined by a site plan and parking plan approved by the Planning Board that meets all parking design requirements as outlined in Section 30.9G and H and 50.1G of the Truro Zoning Bylaw. If the resulting design includes less than the number of parking spaces required for the dwelling and apartment units and the motel units as shown, the number of motel units shall be reduced sufficiently to bring the parking spaces into compliance.
2. To qualify as motel units as defined in Section 10 of the Truro Zoning Bylaw, units shall have a minimum clear opening width of 5 feet 6 inches from floor to ceiling between areas and no doors shall be installed in these openings.
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4. The proposed new building shall be no more than two stories and shall conform to height regulations. All HVAC units shall be enclosed by a minimum 4 foot high fence as shown on Coastal Engineering Plan C 2.2.1. Balconies and HVAC units shall not be located within the required setback. Final plantings and materials are subject to Truro Planning Board and Conservation Commission requirements.
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7. The second floor of renovated exercise/storage unit (as shown on Bruce Ronayne Hamilton Architects Plan A 2.0, Existing Exterior Elevations) is only for storage and shall not be used for occupancy.
8. No dumpsters shall be located within the required setback area and shall be enclosed and landscaped.
9. The scale of the project requires controlled construction administration according to the provisions of section 107.6 of the Massachusetts State Building Code. The applicant has identified Joseph Luna, Registered Architect MA #07010 of Luna Design Group, as executive architect overseeing renovation of existing units and construction of new units. If there is a change in the Executive Architect, the applicant shall notify the Chair of



A true copy, attest: *[Signature]* Cynthia A. Slade, Town Clerk, Town of Truro / November 16, 2017/ pages 1-3

the Truro Zoning Board of Appeals and the Building Commissioner in writing within 10 business days of the change.

10. No certificate of occupancy for the new building shall be issued until renovation of Buildings #2 and #3 have been completed (see Appendix A).

11. A condition of this special permit is that the applicant agrees in a writing directed to the Building Commissioner confirming that he has their irrevocable consent to make unannounced visits to the premises for the purpose of verifying continuing compliance with this special permit.

In accord with the above, the Board finds that granting the special permit is not substantially more detrimental to the surrounding neighborhood and is in harmony with the intent of the Truro Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

Beth Ann Cabell chair 11/15/17  
Signature Date

Received, Office of the Town Clerk:

A. L. L. L. L. November 16, 2017  
Signature Date

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

☐ No Appeal has been filed.

☐ An Appeal has been filed and received in this office on: \_\_\_\_\_

\_\_\_\_\_  
Signature Date

NOTE (1): Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR

**THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.**

**APPENDIX A:**

The Board reviewed every plan submitted by the applicant and made this official set of plans upon which they formed their decision:

**Felco, Inc. (Existing Dwelling and Apartment)**

Sheet 1 of 4, Building Design Plan (Building #1), dated 12/1/2010

Sheet 1 of 2, Existing First Floor Plans, dated 4/14/2008

Sheet 3 of 5, Second Floor Plans, dated 12/22/2005

Sheet 3 of 4, Second Floor Apartment, dated 12/1/2010

**Luna Design Group**

Sheet A2, Proposed Reception Desk Cabinetry, dated 2/5/2017

**Coastal Engineering Co.**

C 0.0.1, Proposed Site Plan for Replacement of Fire Damaged Building, dated 6/6/16

C 1.2.1, Plan Showing Existing Site Conditions, dated 4/6/17

C 2.0.1, Site Demolition Plan, dated 12/29/15

C 2.1.1, Site Layout and Materials, dated 11/23/16

C 2.2.1, Site Grading, Drainage and Utility Plan, 2/27/17

C 2.4.1, Site Details, dated 11/23/16

C 2.4.2, Sewage Disposal System Modifications, dated 12/29/15

SKC-1, Proposed Conceptual Unit Plan Layout, dated 8/28/17

SKC-2, Plan Showing Proposed Unit Numbering, dated 6/29/17

**Bruce Ronayne Hamilton Architects**

A-1.0a, Proposed First Floor Plan, dated 7/3/17

A-2.0a, Proposed Second Floor Plan, 7/3/17

A-2.0, Floor Plan and Exterior Elevations, dated 8/21/17

A-6.0, Existing Exterior Elevations, dated 11/23/16

**Avalon Building Systems**

Sheets 1 - 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16.

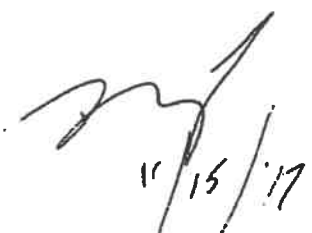
Since the plans submitted by the applicant do not show Building Numbers 1-3, the Board of Appeals decided to number the Buildings themselves and base their decision on that numbering system. That system is as follows:

Building 1: Manager Quarters

Building 2: Beach Side, as shown on A-1.0a, A-2.0a and A-6.0 by Bruce Ronayne Hamilton Architects

Building 3: East side, as shown on A-2.0 by Bruce Ronayne Hamilton Architects, one story

Building 4: New Building



Type Plaintiff's Attorney name, Address, City/State/Zip Phone Number and BBO#	Type Defendant's Attorney Name, Address, City/State/Zip Phone Number (If Known)

--

**The following is a full, itemized and detailed statement of the facts on which plaintiff relies to determine money damages. For this form, disregard double or treble damage claims; indicate single damages only.**

CONTRACT CLAIMS (Attach additional sheets as necessary)	
Provide a detailed description of claim(s):	
N/A	
	TOTAL \$.....

I hereby certify that I have complied with the requirements of Rule 5 of the Supreme Judicial Court Uniform Rules on Dispute Resolution (SJC Rule 1:18) requiring that I provide my clients with information about court-connected dispute resolution services and discuss with them the advantages and disadvantages of the various methods.

Signature of Attorney of Record: [Signature] Date: 12/8/17

A.O.S.C. 3-2007

**To:** Cally Harper  
**From:** Russell Braun  
Building Commissioner  
**Date:** March 20, 2018  
**Subject:** White Sands SPR



**Town of Truro**  
**Building Department**

24 Town Hall Rd.  
PO Box 2030  
Truro, MA 02666

Tel (508) 349-7004 x31 Fax (508) 349-5508

## PLAN REVIEW MEMO

We have reviewed the permit application documentation for the proposed project at the above-referenced location and have the following comments/questions/concerns:

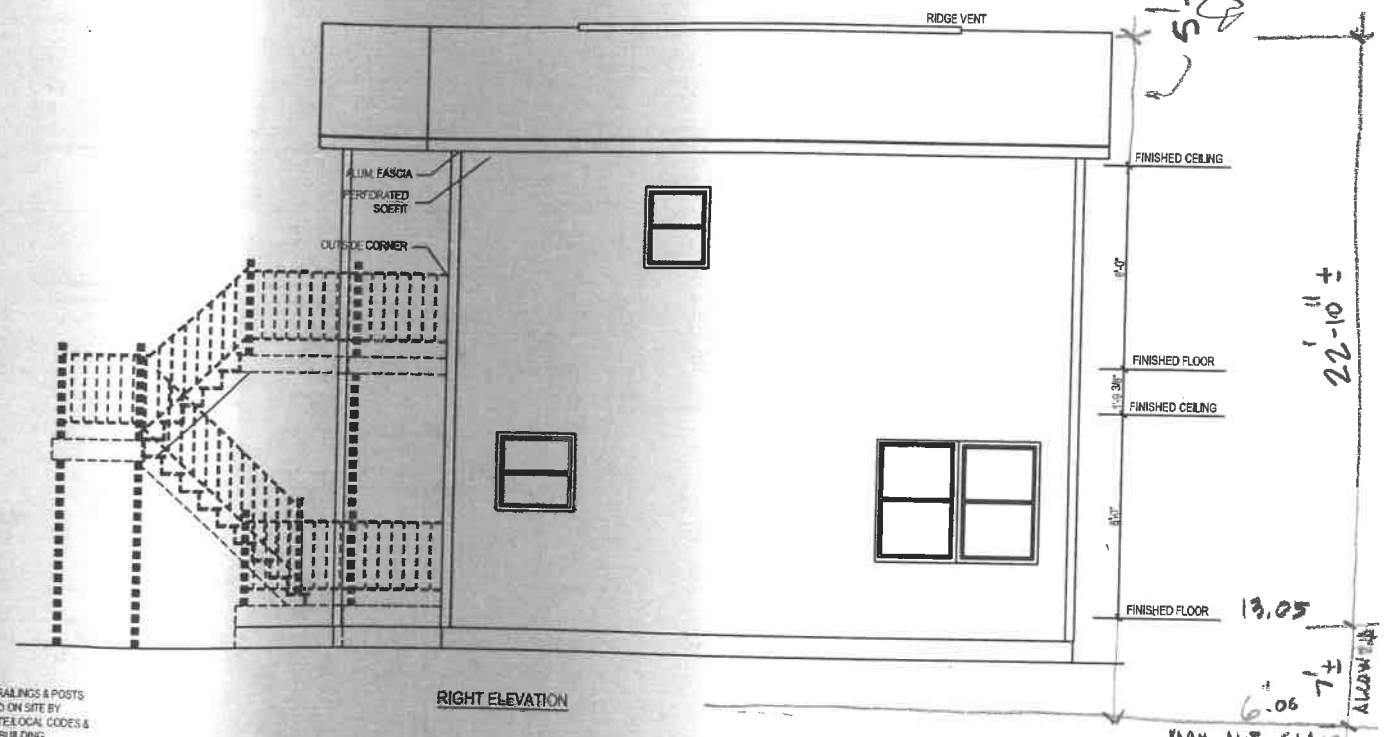
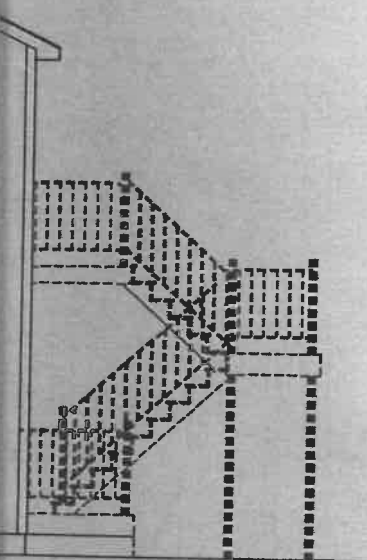
I have not compared the ZBA decision 2017-007 with the plans that are submitted. I know that you have been working diligently to make sure that this application is complete and consistent so I will assume that the drawings submitted are consistent with that decision.

For this application my main concern is that maximum building height is not violated. Attached is a calculation using the information from the modular building company that the owner was planning to use earlier on. Whether or not this construction method will be used in the future is speculation. If not, and the building is constructed using conventional framing, the likelihood is that the building would be shorter. Modular construction tends to have separate framing for both floors and ceilings rendering the floor/ceiling "sandwich" about twice as thick as would be normally. So it's safe to say that, using modular construction, we are looking at a worst-case condition.

Maximum allowable building height is 30' above mean average grade. Finish first floor is set at 13'-1" (greater than 1' above base flood elevation). The ridge is calculated to be 22'-10" above first floor. This results in an allowable mean average grade to be around 6. Without doing a rigorous analysis it is clear to me that this requirement is met.

*[Handwritten signature]*  
See attached sketch





PORCH NOTE:  
PORCH ROOF, DECK, RAILINGS & POSTS  
SUPPLIED & INSTALLED ON SITE BY  
BUILDER PER ALL STATE & LOCAL CODES &  
INSPECTED BY LOCAL BUILDING  
OFFICIAL

RIGHT ELEVATION

allowable distance

$$\begin{array}{r} 22-10 \\ - 7-2- \\ \hline 15-0 \end{array}$$

5 0 1/2  
8 0  
1 9 3/8  
8

NOTE TO BUILDER  
ELEVATION SHOWN MAY NOT BE A TRUE REPRESENTATION  
OF THE HOUSE PURCHASED. PLEASE SEE SALES ORDER  
FOR SELECTIONS CHOSEN.  
BUILDERS SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

PRELIMINARY #	
216058	
DRAWN BY:	
BB	
CHECKED BY:	
BC	
DATE:	
3-9-16	
SALESMAN:	
TODD	
SCALE:	
NONE	
REVISIONS	REASON FOR REVISION:
DATE:	FORMAL
4-28-16	
2	
3	
4	
5	
6	
7	
8	
9	
Signature	
BUILDING SYSTEMS OF PA, LLC	
BUILDER:	RETAIL:
AVALON BUILDING SYSTEMS	MARIA KULIOPULOS
3 PORTER STREET, SUIT 201	706 SHORE ROAD
STOUGHTON, MA 02072	NORTH TRURO, MA 02668
COUNTY	
MODEL:	
DUPLEX	
DRAWING:	
ELEVATIONS	
SHEET:	
5a	



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

Memo to: Cally Harper, Town Planner

From: Emily Beebe, Health & Conservation Agent

Date: April 5, 2018

Re: plan/file review for **706 Shore Road, White Sands Beach Club**, (Map 1, parcel 5)

This office has reviewed plans submitted by the White Sands Beach club depicting the demolition of the fire damaged structure; replacement of that structure and updated site work to comply with the requirements and conditions set forth by the Town of Truro Conservation Commission, Zoning Board of Appeals and Planning Board.

To date, the Conservation Commission has issued an Order of Conditions on 11/17/15, and approved minor modifications to the project described in plans (rev. date:12-29-15) developed by Coastal Engineering. Subsequent revisions have been reviewed and the changes deemed not jurisdictional.

The Board of Health reviewed and approved the layout of the rooms developed by LUNA design group, dated 10/25/16. The septic systems relevant to the proposed construction have been inspected, and a permit was issued on 4-25-16 for repairs and updates to the systems. That work is underway, and the permit is still open.

# Memo

To: Caroline Harper, Town Planner

From: Jarrod J. Cabral, DPW Director

Date: March 27, 2018

**Re: White Sands Beach Club 706 Shore Rd.**

**After review of the Commercial Site Plan, it has been determined that prior to accomplishing the water tap to install the fire suppression system, a scaled set of plans must be submitted along with a curb cut application. In addition, a trench permit must also be submitted prior to beginning excavation.**

Sincerely,

Jarrod J. Cabral  
Director  
Department of Public Works  
Truro Ma 02666



**Town of Truro**  
Permit issued by Building Commissioner  
24 Town Hall Road, P.O. Box 2030  
Truro, Massachusetts 02666  
Phone (508) 349-2140  
FAX (508) 349-5505

Permit Number \_\_\_\_\_

Date Issued \_\_\_\_\_

Expiration Date \_\_\_\_\_

### APPLICATION and TRENCH PERMIT

Pursuant to G.L. c. 82A §1 and 520 CMR 14.00 et seq.(as amended)

**THIS PERMIT MUST BE FULLY COMPLETED AND \$25.00 FEE PAID - PRIOR TO CONSIDERATION**

<b>Name of Applicant</b>			<b>Phone</b>	<b>Cell</b>
<b>Street Address</b> <b>P.O. Box</b>				
<b>City/Town</b>	<b>MA</b>	<b>ZIP</b>		
<b>Name of Excavator (if different from applicant)</b>			<b>Phone</b>	<b>Cell</b>
<b>Street Address</b> <b>P.O. Box</b>				
<b>City/Town</b>	<b>MA</b>	<b>ZIP</b>		
<b>Name of Owner(s) of Property</b>			<b>Phone</b>	<b>Cell</b>
<b>Street Address</b> <b>P.O. Box</b>				
<b>City/Town</b>	<b>MA</b>	<b>ZIP</b>		
<b>Other Contact</b>		<b>Permit Fee Received</b> No ( ) Yes ( )		
<b>Description, location and purpose of proposed trench:</b> Please describe the exact location of the proposed trench and its purpose (include a description of what is (or is intended) to be laid in proposed trench (eg; pipes/cable lines etc.) Please use reverse side if additional space is needed. In addition, a site plan, or other acceptable plan, shall be submitted showing the location of the trench.				
<b>Insurance Certificate #:</b> (A copy of a current Certificate of Insurance must be submitted)				
<b>Name and Contact Information of Insurer:</b>				
<b>Policy Expiration Date:</b>				
<b>Dig Safe #:</b>				
<b>Name of Competent Person (as defined by 520 CMR 14.02):</b>				

Massachusetts Hoisting License #:  
A copy of current license must be submitted.

License Grade:

Expiration Date:

BY SIGNING THIS FORM, THE APPLICANT, OWNER, AND EXCAVATOR ALL ACKNOWLEDGE AND CERTIFY THAT THEY ARE FAMILIAR WITH, OR, BEFORE COMMENCEMENT OF THE WORK, WILL BECOME FAMILIAR WITH, ALL LAWS AND REGULATIONS APPLICABLE TO WORK PROPOSED, INCLUDING OSHA REGULATIONS, G.L. c. 82A, 520 CMR 14.00 et seq., AND ANY APPLICABLE MUNICIPAL ORDINANCES, BY-LAWS AND REGULATIONS AND THEY COVENANT AND AGREE THAT ALL WORK DONE UNDER THE PERMIT ISSUED FOR SUCH WORK WILL COMPLY THEREWITH IN ALL RESPECTS AND WITH THE CONDITIONS SET FORTH BELOW.

THE UNDERSIGNED OWNER AUTHORIZES THE APPLICANT TO APPLY FOR THE PERMIT AND THE EXCAVATOR TO UNDERTAKE SUCH WORK ON THE PROPERTY OF THE OWNER, AND ALSO, FOR THE DURATION OF CONSTRUCTION, AUTHORIZES PERSONS DULY APPOINTED BY THE MUNICIPALITY TO ENTER UPON THE PROPERTY TO MONITOR AND INSPECT THE WORK FOR CONFORMITY WITH THE CONDITIONS ATTACHED HERETO AND THE LAWS AND REGULATIONS GOVERNING SUCH WORK.

THE UNDERSIGNED APPLICANT, OWNER AND EXCAVATOR AGREE JOINTLY AND SEVERALLY TO REIMBURSE THE MUNICIPALITY FOR ANY AND ALL COSTS AND EXPENSES INCURRED BY THE MUNICIPALITY IN CONNECTION WITH THIS PERMIT AND THE WORK CONDUCTED THEREUNDER, INCLUDING BUT NOT LIMITED TO ENFORCING THE REQUIREMENTS OF STATE LAW AND CONDITIONS OF THIS PERMIT, INSPECTIONS MADE TO ASSURE COMPLIANCE THEREWITH, AND MEASURES TAKEN BY THE MUNICIPALITY TO PROTECT THE PUBLIC WHERE THE APPLICANT OWNER OR EXCAVATOR HAS FAILED TO COMPLY THEREWITH INCLUDING POLICE DETAILS AND OTHER REMEDIAL MEASURES DEEMED NECESSARY BY THE MUNICIPALITY.

THE UNDERSIGNED APPLICANT, OWNER AND EXCAVATOR AGREE JOINTLY AND SEVERALLY TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE MUNICIPALITY AND ALL OF ITS AGENTS AND EMPLOYEES FROM ANY AND ALL LIABILITY, CAUSES OR ACTION, COSTS, AND EXPENSES RESULTING FROM OR ARISING OUT OF ANY INJURY, DEATH, LOSS, OR DAMAGE TO ANY PERSON OR PROPERTY DURING THE WORK CONDUCTED UNDER THIS PERMIT.

APPLICANT SIGNATURE

\_\_\_\_\_ DATE \_\_\_\_\_

EXCAVATOR SIGNATURE (IF DIFFERENT)

\_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S SIGNATURE (IF DIFFERENT)

\_\_\_\_\_ DATE: \_\_\_\_\_

For Town of Truro use -- Do not write in this section

PERMIT APPROVED BY

\$ \_\_\_\_\_ Application Fee

PERMITTING AUTHORITY

Date

CONDITIONS OF APPROVAL

CONDITIONS AND REQUIREMENTS PURSUANT TO G.L.C. 82A AND 520 CMR 14.00 et seq. (as amended)

By signing the application, the applicant understands and agrees to comply with the following:

- i. No trench may be excavated unless the requirements of sections 40 through 40D of chapter 82, and any accompanying regulations, have been met and this permit is invalid unless and until said requirements have been complied with by the excavator applying for the permit including, but not limited to, the establishment of a valid excavation number with the underground plant damage prevention system as said system is defined in section 76D of chapter 164 (DIG SAFE);
- ii. Trenches may pose a significant health and safety hazard. Pursuant to Section 1 of Chapter 82 of the General Laws, an excavator shall not leave any open trench unattended without first making every reasonable effort to eliminate any recognized safety hazard that may exist as a result of leaving said open trench unattended. Excavators should consult regulations promulgated by the Department of Public Safety in order to familiarize themselves with the recognized safety hazards associated with excavations and open trenches and the procedures required or recommended by said department in order to make every reasonable effort to eliminate said safety hazards which may include covering, barricading or otherwise protecting open trenches from accidental entry.
- iii. Persons engaging in any in any trenching operation shall familiarize themselves with the federal safety standards promulgated by the Occupational Safety and Health Administration on excavations: 29 CFR 1926.650 et.seq., entitled Subpart P "Excavations".
- iv. Excavators engaging in any trenching operation who utilize hoisting or other mechanical equipment subject to chapter 146 shall only employ individuals licensed to operate said equipment by the Department of Public Safety pursuant to said chapter and this permit must be presented to said licensed operator before any excavation is commenced;
- v. By applying for, accepting and signing this permit, the applicant hereby attests to the following: (1) that they have read and understands the regulations promulgated by the Department of Public Safety with regard to construction related excavations and trench safety; (2) that he has read and understands the federal safety standards promulgated by the Occupational Safety and Health Administration on excavations: 29 CMR 1926.650 et.seq., entitled Subpart P "Excavations" as well as any other excavation requirements established by this municipality; and (3) that he is aware of and has, with regard to the proposed trench excavation on private property or proposed excavation of a city or town public way that forms the basis of the permit application, complied with the requirements of sections 40-40D of chapter 82A.
- vi. This permit shall be posted in plain view on the site of the trench.

For additional information please visit the Department of Public Safety's website at [www.mass.gov/dps](http://www.mass.gov/dps)

### Summary of Excavation and Trench Safety Regulation (520 CMR 14.00 et seq.)

This summary was prepared by the Massachusetts Department of Public Safety pursuant to G.L.c.82A and does not include all requirements of the 520 CMR 14.00. To view the full regulation and G.L.c.82A, go to [www.mass.gov/dps](http://www.mass.gov/dps). Pursuant to M.G.L. c. 82A, § 1, the Department of Public Safety, jointly with the Division of Occupational Safety, drafted regulations relative to trench safety. The regulation is codified in section 14.00 of title 520 of the Code of Massachusetts Regulations. The regulation requires all excavators to obtain a permit prior to the excavation of a trench made for a construction-related purpose on public or private land or rights-of-way. All municipalities must establish a local permitting authority for the purpose of issuing permits for trenches within their municipality. Trenches on land owned or controlled by a public (state) agency requires a permit to be issued by that public agency unless otherwise designated.

In addition to the permitting requirements mandated by statute, the trench safety regulations require that all excavators, whether public or private, take specific precautions to protect the general public and prevent unauthorized access to unattended trenches. Accordingly, unattended trenches must be covered, barricaded or backfilled. Covers must be road plates at least ¾" thick or equivalent; barricades must be fences at least 6' high with no openings greater than 4" between vertical supports; backfilling must be sufficient to eliminate the trench. Alternatively, excavators may choose to attend trenches at all times, for instance by hiring a police detail, security guard or other attendant who will be present during times when the trench will be unattended by the excavator.

The regulations further provide that local permitting authorities, the Department of Public Safety, or the Division of Occupational Safety may order an immediate shutdown of a trench in the event of a death or serious injury; the failure to obtain a permit; or the failure to implement or effectively use adequate protections for the general public. The trench shall remain shutdown until re-inspected and authorized to re-open provided, however, that excavators shall have the right to appeal an immediate shutdown. Permitting authorities are further authorized to suspend or revoke a permit following a hearing. Excavators may also be subject to administrative fines issued by the Department of Public Safety for identified violations.

### Summary of 1926 CFR Subpart P -OSHA Excavation Standard

This is a worker protection standard, and is designed to protect employees who are working inside a trench. This summary was prepared by the Massachusetts Division of Occupational Safety and not OSHA for informational purposes only and does not constitute an official interpretation by OSHA of their regulations, and may not include all aspects of the standard.

**Summary of Relevant Hoisting Regulations**  
**(Mass. Gen. Laws c. 146, §53A; 520 CMR 6.01 – 6.11)**

1. Except in agriculture, no one may operate machinery when the height of the lift exceeds 10 feet or the weight of the load exceeds 500 pounds or the capacity of the bucket exceeds  $\frac{1}{4}$  cubic yard unless the operator possesses a hoisting license on his or her person.
2. Before starting hoisting equipment, the operator must inspect the site and the machinery and ensure that barricades or warning lines surround the work area. Controls must be tested before commencing work. Machinery must be operated in accordance with the manufacturer's instructions, and loads beyond the machine's capacity shall not be hoisted. In the event of a power failure, suspended loads shall, if feasible, be lowered under brake control.
3. Daily visual inspections of wire ropes, bearings, gears, friction clutches, brakes, chain drives, and parts subject to wear shall be conducted and recorded in a log. A comprehensive inspection shall be performed every 90 days, and the machinery shall be maintained safely and kept in good repair.
4. Before any excavation, the operator must notify Dig Safe, and if underground installations must be exposed, this must be done manually. The operator must be proficient in SAE hand signals, and only one person may direct signals to the operator. The operator cannot be distracted while operating machinery, and only the operating crew may stand in the operating area or on the hoisting machine. The operator must remain in the cab while a load is suspended, and the operator must not allow excavating machinery to straddle an open trench.
5. Operators must permit inspections by the appropriate officials and must comply with orders of division inspectors and local authorities. Graduated sanctions can be imposed for noncompliance with regulations and government officials.



For further information or a full copy of the standard go to [www.osha.gov](http://www.osha.gov).

- **Trench Definition per the OSHA standard:**
  - An excavation made below the surface of the ground, narrow in relation to its length.
  - In general, the depth is greater than the width, but the width of the trench is not greater than fifteen feet.
- **Protective Systems** to prevent soil wall collapse are always required in trenches deeper than 5', and are also required in trenches less than 5' deep when the competent person determines that a hazard exists. Protection options include:
  - Shoring. Shoring must be used in accordance with the OSHA Excavation standard appendices, the equipment manufacturer's tabulated data, or designed by a registered professional engineer.
  - Shielding (Trench Boxes). Trench boxes must be used in accordance with the equipment manufacturer's tabulated data, or a registered professional engineer.
  - Sloping or Benching. In Type C soils (what is most typically encountered) the excavation must extend horizontally 1 ½ feet for every foot of trench depth on both sides, 1 foot for Type B soils, and ¾ foot for Type A soils.
  - A registered professional engineer must design protective systems for all excavations greater than 20' in depth.
- **Ladders** must be used in trenches deeper than 4'.
  - Ladders must be inside the trench with workers at all times, and located within 25' of unobstructed lateral travel for every worker in the trench.
  - Ladders must extend 3' above the top of the trench so workers can safely get onto and off of the ladder.
- **Inspections** of every trench worksite are required:
  - Prior to the start of each shift, and again when there is a change in conditions such as a rainstorm.
  - Inspections must be conducted by the competent person (see below).
- **Competent Person(s) is:**
  - Capable (i.e., trained and knowledgeable) in identifying existing and predictable hazards in the trench, and other working conditions which may pose a hazard to workers, and
  - Authorized by management to take necessary corrective action to eliminate the hazards. Employees must be removed from hazardous areas until the hazard has been corrected.
- **Underground Utilities** must be:
  - Identified prior to opening the excavation (e.g., contact Digsafe).
  - Located by safe and acceptable means while excavating.
  - Protected, supported, or removed once exposed.
- **Spoils** must be kept back a minimum of 2' from the edge of the trench.
- **Surface Encumbrances** creating a hazard must be removed or supported to safeguard employees. Keep heavy equipment and heavy material as far back from the edge of the trench as possible.
- **Stability of Adjacent Structures:**
  - Where the stability of adjacent structures is endangered by creation of the trench, they must be underpinned, braced, or otherwise supported.
  - Sidewalks, pavements, etc. shall not be undermined unless a support system or other method of protection is provided.
- **Protection from water accumulation hazards:**
  - It is not allowable for employees to work in trenches with accumulated water. If water control such as pumping is used to prevent water accumulation, this must be monitored by the competent person.
  - If the trench interrupts natural drainage of surface water, ditches, dikes or other means must be used to prevent this water from entering the excavation.
- **Additional Requirements:**
  - For mobile equipment operated near the edge of the trench, a warning system such as barricades or stop logs must be used.
  - Employees are not permitted to work underneath loads. Operators may not remain in vehicles being loaded unless vehicles are equipped with adequate protection as per 1926.601(b)(6).
  - Employees must wear high-visibility clothing in traffic work zones.
  - Air monitoring must be conducted in trenches deeper than 4' if the potential for a hazardous atmosphere exists. If a hazardous atmosphere is found to exist (e.g., O<sub>2</sub> <19.5% or >23.5%, 20% LEL, specific chemical hazard), adequate protections shall be taken such as ventilation of the space.
  - Walkways are required where employees must cross over the trench. Walkways with guardrails must be provided for crossing over trenches > 6' deep.
  - Employees must be protected from loose rock or soil through protections such as scaling or protective barricades.



# TOWN OF TRURO

P.O. Box 2030, Truro MA 02666

Tel: (508) 349-7004 Fax: (508) 349-5505

## POLICY MEMORANDUM #28

Date: Adopted June 6, 2000, revised 9/22/04, 2/28/06, 6/13/06, 10/13/07

Subject: CURB CUT POLICY

### 1. Introduction

Due to the continuing growth in construction activity in Truro and the associated growth in curb cuts, the Board of Selectmen has established the following Curb Cut Policy in order to address inherent safety concerns.

This policy is intended to provide control over access to Town or State owned roads and uniformity of requirements and standards of construction for every curb cut request. Upon inspection by the Director of the Department of Public Works, there may be additional construction requirements imposed for a particular situation, but none that would be contradictory to the Subdivision Control Laws as outlined in MGL Chapter 41, Sections 81K through 81GG, or the Town of Truro Rules and Regulations governing the Subdivision of Land (Rules and Regulations), Sections 3.6.2, 3.6.6, 4, Table 1 and Section 1.5.

### 2. Policy

Alteration of existing curb cut(s) and/or requests for additional curb cuts off of a Town or State owned road(s) shall cause an applicant to file a Curb Cut Permit (CCP). Any application for a building permit that includes a proposed curb cut on property off a Town or State owned road will first require an approved CCP. The approved CCP must be provided to the Truro Building Commissioner prior to or at the time of requesting a building permit. No such building permit will be issued without an approved CCP. Additionally, a final certificate of occupancy for the construction will not be issued unless the conditions of the CCP have been met.

The Truro Board of Selectmen will refer any Town concerns regarding proposed curb cuts on State owned roads to the Massachusetts Highway Department for consideration.

The curb cut construction requirements of this Policy will be applicable to new construction, existing structures, and renovations thereto.

### 3. Action

Application for a CCP will be made on approved forms available at Town Hall or the Department of Public Works. A copy of the current (as of this date) CCP application form is attached as Exhibit 1. The applicant for

a CCP, or his/her agent, will be available to the Director of the Department of Public Works and the Chief of Police to enable a site inspection and to answer any questions regarding the CCP application.

The Planning Board approval/sign off is required for approved subdivision roads on Town or State roads and for endorsed Site Plan Review on Town or State roads.

All curb cuts shall be located and constructed in such a manner so as to preclude:

- a. Damage to the Town or State road either at the time of construction or in the future;
- b. Drainage from private property onto the Town or State road;
- c. Introduction of sand, soils, or other materials onto the Town or State road; and
- d. Any other potential hazard to public safety as may be identified by the Director of the Department of Public Works and/or the Chief of Police.

All curb cuts will comply with the Town of Truro construction requirements, as noted on the attached information sheet and shown as Exhibit 2; the design standards shown under the Rules and Regulations, Section 2.5.8; the Mass Highway permit requirements as applicable; and/or as required by the Director of the Department of Public Works.

All applications for a curb cut and approval of performance conditions on Town roads shall be subject to review, including a site visit by the Director of the Department of Public Works and the Chief of Police, prior to approval. The Director shall make recommendations on each application, based upon the Town's construction requirements as outlined above, such as location, materials to be used, catch basin(s) location(s), and so forth, if required. All such required construction will be at the applicant's expense. The Chief of Police will review the application site to ascertain that the curb cut will not be detrimental to traffic flow and the public's safety.

Final approval by the Director of the Department of Public Works shall be made only after approval by the Planning Board, if required, after completion of all construction, and after a final inspection by the Director of the Department of Public Works has been made. Final written approval shall become a part of the property records maintained by the Building Commissioner, and shall be completed prior to the issuance of a certificate of occupancy.

The Board of Selectmen may waive any requirements of this policy, at their sole discretion, when such waiver is deemed to be in the best interests of, and at no cost to, the Town of Truro.

#### 4. Enforcement

Failure to comply with this policy shall result in one or more of the following actions:

- a. A refusal to issue a building permit (permit approval) and/or a certificate of occupancy (permit compliance);

- b. A request to Mass Highway for disapproval of the applicant's request for a permit to enter a State Highway; and/or
- c. A penalty of \$300.00 for each violation through the non-criminal disposition process as outlined in the Truro General Bylaws. Each day a violation exists shall be considered a new violation.

2. Process

Following is an outline of the chronological process to be used for conformance to this Policy:

- a. Applicant submits an approved application for a Curb Cut Permit.
- b. Director of the Department of Public Works performs a site visit, attaches his recommendations to the Board of Selectmen, and forwards the completed curb cut application to the Chief of Police.
- c. The Chief of Police performs a site visit; he notes his approval/disapproval of the application based on safety considerations and forwards the application to the Board of Selectmen.
- d. Board of Selectmen approves/disapproves the application w/wo conditions and forwards the results to the applicant. If the application is disapproved, the process starts over again with a revised application reflecting the reason(s) for disapproval.
- e. Upon the approval of the Board of Selectmen, applicants whose curb cut applications are tied to a building permit will proceed as below:
  - 1. Applicant includes the approved Curb Cut Permit to his/her application for a building permit.
  - 2. Construction occurs.
  - 3. Property owner or his/her agent applies for a certificate of occupancy.
  - 4. Director of the Department of Public Works performs a site visit to determine compliance with the conditions of the Curb Cut Permit and informs the Building Commissioner, in writing, that the conditions have or have not been met. If the latter, the applicant will be informed of what actions are required to meet the conditions of the Curb Cut Permit and that they must be completed prior to the issuance of a certificate of occupancy.

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Alfred Gaechter, Chairman

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Gary Palmer, Vice-Chairman

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Christopher R. Lucy, Clerk

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Curtis Hartman

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Janet W. Worthington  
Board of Selectmen  
Town of Truro

EXHIBIT 1

TOWN OF TRURO  
APPLICATION FOR A CURB CUT PERMIT

Note: This permit application must be accompanied by a plan. If this permit is being applied for by someone other than the Owner of the property, the owner's signature must appear at the bottom of the application.

Date: \_\_\_\_\_

To the Board of Selectmen  
24 Town Hall Road  
P. O. Box 2030  
Truro, MA 02666

Re: APPLICATION FOR A CURB CUT

Dear Board Members:

The applicant(s) hereby make application for a curb cut as follows:

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Curb Cut Street Location: \_\_\_\_\_

Affected Town or State road: \_\_\_\_\_

Truro Assessor's Map Number: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

Name of contractor: \_\_\_\_\_

Reason/explanation: \_\_\_\_\_

I/we hereby agree to the terms and conditions as outlined in this policy and attached Exhibits:

Applicant's Signature: \_\_\_\_\_

Owner's Signature (if different): \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Address (if different): \_\_\_\_\_

## EXHIBIT 2

### TOWN OF TRURO CURB CUT DESIGN AND CONSTRUCTION REQUIREMENTS

General: Any owner of property abutting Town or State roads shall, before beginning any construction, make written application to the Board of Selectmen, in duplicate. The application will be accompanied by a plan showing the following:

1. Complete plans drawn to scale on the property in question, including the location of property lines and all existing driveways, using a scale of no less than 40' = 1".
2. Indication of any drive that is to be altered or closed.

The following additional requirements must be met and agreed upon by the applicant/owner:

1. The applicant must furnish a list of all materials, including any necessary signs, to be part of any construction within the Town or State layout.
2. All work and material shall meet the standards of the Town of Truro and/or the Mass Highway requirements, if applicable.
3. Any alterations to the original application shall require a new permit.
4. All curb cuts and street approaches will be inspected during and after construction, and the Town has the right to stop work until such time as any objectionable conditions are corrected at the applicant/owner's expense.
5. The cost of any/all construction and maintenance of any work to take place within the Town or State layout; all materials and labor; and any work specified and approved by the Board of Selectmen, shall be borne by the applicant/owner, their grantees, successors and assignees.

#### Design and Construction Requirements:

Driveways should be located to the best advantage with regard to the road alignment, profile, sight distance conditions, road safety, and so forth.

The standards call for not more than one (1) curb cut for any one property. A variance may be granted by the Board of Selectmen, subject to an individual need.

The radius of a private driveway may not extend beyond the private owner's property line without the abutting owner's written consent.

All driveways or private road entrances or exits shall be hot mixed and bermed, oiled, or hardened with such materials to the road/property sideline so as to prevent erosion of such driveway/private road entrance or exit which would cause sand or material to be washed onto Town or State roads. This should be completed as soon as possible, weather permitting.

Application for a Curb Cut Permit

Page 2

Director, Department of Public Works Preliminary Approval:

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Not Applicable

\_\_\_\_\_  
Director, Department of Public Works

\_\_\_\_\_  
Date

Chief of Police Approval:

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Not applicable

\_\_\_\_\_  
Chief of Police

\_\_\_\_\_  
Date

Board of Selectmen Approval:

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

\_\_\_\_\_  
Chairman, Board of Selectmen

\_\_\_\_\_  
Date

Planning Board Approval (if required):

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Not Applicable

\_\_\_\_\_  
Chairman, Planning Board

\_\_\_\_\_  
Date

Building Commissioner Approval:

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

Building Permit Number \_\_\_\_\_

\_\_\_\_\_  
Building Commissioner

\_\_\_\_\_  
Date

Mass Highway Referral (if required):

Date Forwarded \_\_\_\_\_

\_\_\_\_\_  
Signature

Director, Department of Public Works Declaration of Compliance:

I have inspected the property located at \_\_\_\_\_ and found the work requested on the Application for a Curb Cut dated \_\_\_\_\_ to be in compliance with the Board of Selectmen Policy #28 - Curb Cut Policy.

\_\_\_\_\_  
Director, Department of Public Works

\_\_\_\_\_  
Date

Building Commissioner Final Approval:

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

Certificate of Occupancy \_\_\_\_\_

\_\_\_\_\_  
Building Commissioner

\_\_\_\_\_  
Date

**EXHIBIT 1**

**TOWN OF TRURO  
APPLICATION FOR A CURB CUT PERMIT**

**Note:** This permit application must be accompanied by a plan. If this permit is being applied for by someone other than the Owner of the property, the owner's signature must appear at the bottom of the application.

Date: Aug 28 2016

To the Board of Selectmen  
24 Town Hall Road  
P. O. Box 2030  
Truro, MA 02666

Re: **APPLICATION FOR A CURB CUT**

Dear Board Members:

The applicant(s) hereby make application for a curb cut as follows:

Name(s): White Sands Beach Club

Address: 706 Shore Rd.

Curb Cut Street Location: Shore Rd.

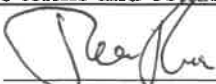
Affected Town or State road: Shore Road

Truro Assessor's Map Number: 1 Parcel Number: 001-005-000

Name of contractor: John Martin Inc

Reason/explanation: Cutting road to install fire suppression system

I/we hereby agree to the terms and conditions as outlined in this policy and attached Exhibits:

Applicant's Signature: 

Owner's Signature (if different): \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Address (if different): \_\_\_\_\_



Application for a Curb Cut Permit  
Page 2

**Director, Department of Public Works Preliminary Approval:**

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Not Applicable

\_\_\_\_\_  
Director, Department of Public Works

\_\_\_\_\_  
Date

**Chief of Police Approval:**

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Not applicable

\_\_\_\_\_  
Chief of Police

\_\_\_\_\_  
Date

**Board of Selectmen Approval:**

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

\_\_\_\_\_  
Chairman, Board of Selectmen

\_\_\_\_\_  
Date

**Planning Board Approval (if required):**

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Not Applicable

\_\_\_\_\_  
Chairman, Planning Board

\_\_\_\_\_  
Date

**Building Commissioner Approval:**

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

Building Permit Number \_\_\_\_\_

\_\_\_\_\_  
Building Commissioner

\_\_\_\_\_  
Date

**Mass Highway Referral (if required):**

Date Forwarded \_\_\_\_\_

\_\_\_\_\_  
Signature

**Director, Department of Public Works Declaration of Compliance:**

I have inspected the property located at \_\_\_\_\_ and found the work requested on the Application for a Curb Cut dated \_\_\_\_\_ to be in compliance with the Board of Selectmen Policy #28 - Curb Cut Policy.

\_\_\_\_\_  
Director, Department of Public Works

\_\_\_\_\_  
Date

**Building Commissioner Final Approval:**

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

Certificate of Occupancy \_\_\_\_\_

\_\_\_\_\_  
Building Commissioner

\_\_\_\_\_  
Date



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## COMMERCIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW

Date MARCH 9, 2018

To the Town Clerk and the Planning Board of the Town of Truro, MA

The undersigned hereby files an application with the Truro Planning Board for the following:

- ☒ **Site Plan Review** pursuant to §70.3 of the Truro Zoning By-law (Complete I, II & III)  
☐ **Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning By-law (Complete I & III)

### I. General Information

Description of Property and Proposed Project MAINTAIN EXISTING USES + STRUCTURES;  
REDUCTION OF NUMBER OF HOTEL UNITS FROM 51 TO 47; CONSTRUCTION OF  
TOTALLY CONFORMING REPLACEMENT STRUCTURE ALL AS PERMITTED BY ZBA DECISION

Property Address 706 SHORE ROAD Map(s) and Parcel(s) DATED 11/1/17 MAP 1, PARCELS.

Registry of Deeds title reference: Book 415, Page 57-62, or Certificate of Title

Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name WHITE SANDS BEACH CLUB, INC., MARIA KULIOPULOS

Applicant's Legal Mailing Address P.O. BOX 611, PROVINCETOWN, MA 02657

Applicant's Phone(s), Fax and Email 508-487-0204, BEACHFRONTWHITESANDS@GMAIL.COM

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

- ☒ Owner ☐ Prospective Buyer\* ☐ Other\* \*Written Permission of the owner is required for submittal of this application.

Owner's Name and Address WHITE SANDS BEACH CLUB, INC., 706 SHORE RD., TRURO, MA.

Representative's Name and Address ATTY. EDWARD T. PATTEN, P.O. BOX 111, SC. YARROWITH,

Representative's Phone(s), Fax and Email T: 508-619-3809, FX: 508-614-6138 MA. 02666

EMAIL: ED.PATTEN@EDWARDPATTEN.LAWOFFICE.COM

II. Waiver(s) Request – Waivers from any of the items listed in §70.3.D, must be identified below and a separate sheet shall be attached indicating in detail the reason for said waiver(s) pursuant to §70.3.D. Note that items 1(a-d), 2 and 3.a (1 – 6) of §70.3.D shall not be waived.

- ☐ 1.e: 3 copies of drainage calculations  
☐ 3.b: Existing Conditions Plan (specific waiver requests and reason must be attached)  
☐ 3.c: Proposed Conditions Plan (specific waiver requests and reason must be attached)  
☐ 3.d: Proposed Landscaping Plan (specific waiver requests and reason must be attached)

SEE ATTACHED NARRATIVE REGARDING LANDSCAPING PLAN

### III. Signature(s)

Edward T. Patten  
Applicant(s)/Representative Signature

MARIA KULIOPULOS for  
WHITE SANDS BEACH CLUB, INC.  
Owner(s) Signature or written permission

EDWARD T. PATTEN, ESQ.

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

## ATTACHMENT TO TRURO PLANNING BOARD APPLICATION FOR COMMERCIAL DEVELOPMENT SITE PLAN REVIEW

This application arises from the destruction of one (1) motel building on the site by fire which could not be rebuilt within the required time period of two years. Consequently, the Applicant was required to seek zoning relief from this Board pursuant to the amended Site Plan Review Zoning Bylaw which became effective prior to the reconstruction of the damaged building and even though the proposed replacement building will conform in all respects with the use and dimensional provisions of the current Bylaw. In short, the Applicant's passage through this Board results not from any non-conformity which will arise from the construction of the new building but rather from the continuation of two nearly *de minimus* existing and continuing yard setbacks having no relation to the destroyed or replacement building.

The Applicant commenced the Site Plan Review process in or about December, 2016 and moved on to hearings in January and March, 2017. These hearings resulted in disagreement and, to a large extent, confusion as to what the non-conformities were that allegedly infected the site. Accordingly, the Applicant and this Board agreed to suspend the Planning Board Site Plan Review process. The Applicant would apply to the Truro Zoning Board of Appeals for review of the issues of nonconformities and a request that the ZBA issue a Special Permit that the existing nonconformities may remain contemporaneously with the construction of the new and totally conforming building housing motel units.

As agreed, the Applicant made application to the Zoning Board of Appeals which convened nine (9) hearings on the matter resulting in the issuance of its Decision dated November 15, 2017 allowing the continuation and the construction of the new building as proposed. Thereafter, as planned, the Applicant withdrew her formerly pending Application to this Board and has now replaced it with this filing.

In an effort to maintain consistency and to reduce confusion, the Applicant's plan submission consists almost entirely of the identical plans approved by the Zoning Board of Appeals. The Applicant has attached a true copy of the ZBA Decision to this Application. The Decision, as you will note, contains a clear and detailed index of plans which, we believe address all issues at hand.

As to a landscaping plan, the Applicant will adhere to the Order of Conditions in DEP file SE# 075-0967 issued by the Truro Conservation Commission

**DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.**

Property Owner(s) and/or Applicant(s): White Sands Beach Club, Maria Kuliopulos

Property Location: 706 Shore Road

Atlas Sheet: 1 Parcel(s): 5 (2017-007/ZBA)

(Regis. of Deeds Title Ref: Book 415, Page 57-62)

Hearing Date: 4/24/17; 5/22/17; 6/26/17; 7/31/17; 8/28/17; 9/20/17; 10/4/17; 10/30/17, 11/6/17

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	___ Abstain
& Other	<input type="checkbox"/>	

Motion: (Hultin, 2<sup>nd</sup> Dundas): In the matter of 2017-007 ZBA Maria Kuliopulos/White Sands Resort (location 706 Shore Road, Map 1, Parcel 5), the Truro Zoning Board of Appeals moves to grant a special permit, with conditions, per §30.7 of the Truro Zoning Bylaw, for alteration of a legally pre-existing non-conforming property [replacement of a fire damaged structure, fire occurred on October 30, 2014]. For the purposes of this decision, the project is based upon drawings and plans submitted by the Applicant and described and identified in Appendix A to this decision. Substantial deviation from these plans shall require re-submittal to the Truro Zoning Board of Appeals. The special permit for alteration and construction of up to 45 motel units and 2 manager units (up to total 47 units) is subject to the following conditions:

1. The number of units in the final design shall not exceed 47 and to be determined by a site plan and parking plan approved by the Planning Board that meets all parking design requirements as outlined in Section 30.9G and H and 50.1G of the Truro Zoning Bylaw. If the resulting design includes less than the number of parking spaces required for the dwelling and apartment units and the motel units as shown, the number of motel units shall be reduced sufficiently to bring the parking spaces into compliance.
2. To qualify as motel units as defined in Section 10 of the Truro Zoning Bylaw, units shall have a minimum clear opening width of 5 feet 6 inches from floor to ceiling between areas and no doors shall be installed in these openings.
3. Unit 70 is shown on plan A-2.0a as a 3 bedroom unit is not allowed. The unit shall be reconfigured as a single room unit with a width of 5 foot 6 inch opening from floor to ceiling between separated areas, as provided in Condition #2.
4. The proposed new building shall be no more than two stories and shall conform to height regulations. All HVAC units shall be enclosed by a minimum 4 foot high fence as shown on Coastal Engineering Plan C. 2.2.1. Balconies and HVAC units shall not be located within the required setback. Final plantings and materials are subject to Truro Planning Board and Conservation Commission requirements.
5. Unit 46 is shown as a 2 bedroom staff apartment and shall not be used as a rental for a motel unit.
6. Unit 47 is shown as a 4 bedroom owner's unit and shall not be used as a rental for a motel unit.
7. The second floor of renovated exercise/storage unit (as shown on Bruce Ronayne Hamilton Architects Plan A 2.0, Existing Exterior Elevations) is only for storage and shall not be used for occupancy.
8. No dumpsters shall be located within the required setback area and shall be enclosed and landscaped.
9. The scale of the project requires controlled construction administration according to the provisions of section 107.6 of the Massachusetts State Building Code. The applicant has identified Joseph Luna, Registered Architect MA #07010 of Luna Design Group, as executive architect overseeing renovation of existing units and construction of new units. If there is a change in the Executive Architect, the applicant shall notify the Chair of

the Truro Zoning Board of Appeals and the Building Commissioner in writing within 10 business days of the change.

10. No certificate of occupancy for the new building shall be issued until renovation of Buildings #2 and #3 have been completed (see Appendix A).

11. A condition of this special permit is that the applicant agrees in a writing directed to the Building Commissioner confirming that he has their irrevocable consent to make unannounced visits to the premises for the purpose of verifying continuing compliance with this special permit.

In accord with the above, the Board finds that granting the special permit is not substantially more detrimental to the surrounding neighborhood and is in harmony with the intent of the Truro Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

Bethesda Cabell chair  
Signature

11/15/17  
Date

Received, Office of the Town Clerk:

[Signature]  
Signature

November 16, 2017  
Date

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

☐ No Appeal has been filed.

☐ An Appeal has been filed and received in this office on: \_\_\_\_\_

Signature

Date

NOTE (1): Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): **APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR**

**THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.**

## APPENDIX A:

The Board reviewed every plan submitted by the applicant and made this official set of plans upon which they formed their decision:

### Felco, Inc. (Existing Dwelling and Apartment)

Sheet 1 of 4, Building Design Plan (Building #1), dated 12/1/2010

Sheet 1 of 2, Existing First Floor Plans, dated 4/14/2008

Sheet 3 of 5, Second Floor Plans, dated 12/22/2005

Sheet 3 of 4, Second Floor Apartment, dated 12/1/2010

### Luna Design Group

Sheet A2, Proposed Reception Desk Cabinetry, dated 2/5/2017

### Coastal Engineering Co.

C 0.0.1, Proposed Site Plan for Replacement of Fire Damaged Building, dated 6/6/16

C 1.2.1, Plan Showing Existing Site Conditions, dated 4/6/17

C 2.0.1, Site Demolition Plan, dated 12/29/15

C 2.1.1, Site Layout and Materials, dated 11/23/16

C 2.2.1, Site Grading, Drainage and Utility Plan, 2/27/17

C 2.4.1, Site Details, dated 11/23/16

C 2.4.2, Sewage Disposal System Modifications, dated 12/29/15

SKC-1, Proposed Conceptual Unit Plan Layout, dated 8/28/17

SKC-2, Plan Showing Proposed Unit Numbering, dated 6/29/17

### Bruce Ronayne Hamilton Architects

A-1.0a, Proposed First Floor Plan, dated 7/3/17

A-2.0a, Proposed Second Floor Plan, 7/3/17

A-2.0, Floor Plan and Exterior Elevations, dated 8/21/17

A-6.0, Existing Exterior Elevations, dated 11/23/16

### Avalon Building Systems

Sheets 1 - 7, Floor Plans, Enlarged Floor Plans, Elevations, dated 7/7/15, revised 2/9/16.

Since the plans submitted by the applicant do not show Building Numbers 1-3, the Board of Appeals decided to number the Buildings themselves and base their decision on that numbering system. That system is as follows:

Building 1: Manager Quarters

Building 2: Beach Side, as shown on A-1.0a, A-2.0a and A-6.0 by Bruce Ronayne Hamilton Architects

Building 3: East side, as shown on A-2.0 by Bruce Ronayne Hamilton Architects, one story

Building 4: New Building

EDWARD PATTEN LAW OFFICE  
1198 ROUTE 28-UNIT D  
P.O. BOX 1116

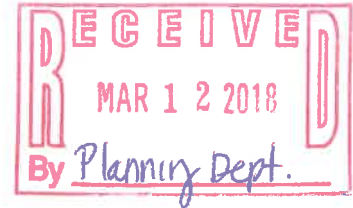
SO. YARMOUTH, MA. 02664

TEL: 508-619-3809

Fax: 508-694-6738

Email: [edpatten@edwardpattenlawoffice.com](mailto:edpatten@edwardpattenlawoffice.com)

[darlenepatten@edwardpattenlawoffice.com](mailto:darlenepatten@edwardpattenlawoffice.com)



Edward T. Patten, Esq.  
Darlene K. Patten, Paralegal

March 9, 2018

Cally Harper, PhD, CFM  
Town Planner  
P.O. Box 2030  
Truro, MA 02666

RE: White Sands Beach Club, Inc.-706 Shore Road, Truro  
Application Docket #2017-011 SPR  
Response to Comments for Completion of Application and Submission Requirements

Dear Ms. Harper:

On behalf of our client, White Sands Beach Club, Inc., we are submitting this letter to address comments provided to Ms. Kuliopulos for the above referenced site on February 14, 2018. The information provided in this letter and as part of the revised Commercial Development Application for Site Plan Review Submittal Package (submitted concurrently with this letter), address comments provided in the February 14, 2018 comment letter.

The reviewing authority comments are enumerated below and are provided for convenience. The associated responses are provided in **bold**.

1. Comment: §70.3.D.d: Certified Copy of Abutters list obtained from the Truro Assessors Office. A certified abutters list was included with the application, but it was certified on February 1, 2017. The names and addresses of the abutters were certified as of January 30, 2017 and it is not certified for the current year of 2018.  
Response: **Based on conversations with the Town of Truro Planner, the Town is in receipt of the Certified Copy of Abutters list for 2018.**
2. Comment: Please note that you need to include a certified abutters list for the Town of Provincetown since your property is on the town line.  
Response: **Based on conversations with the Town of Truro Planner, the Town is in receipt of the Certified Copy of Abutters list for the Town of Provincetown.**

3. Comment: §70.3D.3.b: Existing Conditions Plan – you requested a waiver but did not submit a reason for that request. In addition, you provided copies of the Existing Conditions Plans. If you are requesting a waiver, please provide a reason. If you are not requesting a waiver, please submit an updated Commercial Development Application for Site Plan Review with the box under Section II, 3.b unchecked.

Response: **The Existing Conditions Plan is submitted as part of the Commercial Development Application for Site Plan Review Submittal Package (SPR Submittal) and, therefore, no waiver is requested. The Commercial Development Application is updated to no longer indicate the Existing Conditions Plan submittal as a waiver.**

4. Comment: §70.3D.3.c: Proposed Conditions Plan – you requested a waiver but did not submit a reason for that request. In addition, you provided copies of the Proposed Conditions Plans. If you are requesting a waiver, please provide a reason. If you are not requesting a waiver, please submit an updated Commercial Development Application for Site Plan Review with the box in Section II, 3.c unchecked.

Response: **The Proposed Conditions Plan is submitted as part of the SPR Submittal and, therefore, no waiver is requested. The Commercial Development Application is updated to no longer indicate the Proposed Conditions Plan submittal as a waiver.**

5. Comment: §70.3D.3.2: General - Zoning Information: percent lot coverage of parking and walkways was not provided.

Response: **This information is provided on the Coastal Engineering Company (CEC) Plan Sheet C2.1.1 of the SPR Submittal.**

6. Comment: §70.3D.3.b.2: Locations of Lighting Areas and Setbacks were not provided on the Existing Conditions Plan.

Response: **This information is provided on the D.P. Evers Architecture Plan Sheet C-3.1 of the SPR Submittal.**

7. Comment: §70.3D.3.b.3: Location of Existing Contours based on 2 foot contour intervals was not provided on the Existing Conditions Plan. Are you requesting a waiver for this item? If so, please provide a reason.

Response: **This information is provided on the Coastal Engineering Company (CEC) Plan Sheet C1.2.1 of the SPR Submittal.**

8. Comment: §70.3D.3.b.4: Location of trees having a caliper of ten inches or more diameter at breast height was not provided on the Existing Conditions Plan.

Response: **This information is provided on the Coastal Engineering Company (CEC) Plan Sheet C1.2.1 of the SPR Submittal.**

9. Comment: §70.3D.3.c.4: Easements and Legal Conditions on the Proposed Plan were not provided. Are there any easements on the property? Also, please list any conditions placed on the site by the Board of Appeals, Planning Board, Conservation Commission, Board of Health or any other public body or agency with the authority to place conditions on the site's development.



**Response:** One easement is shown on the Coastal Engineering Company (CEC) Plan Sheet C1.2.1 of the SPR Submittal. The Decision of the Truro Zoning Board of Appeals dated November 15, 2017 containing various conditions is attached hereto. Also attached is a copy of the order of Conditions issued by the Truro Conservation Commission for the property.

10. **Comment:** §70.3D.3.c.5: Stormwater Drainage on the Proposed Conditions Plan. You requested a waiver of stormwater drainage calculations but supplied these calculations in the Stormwater Management Report and Operations & Maintenance Manual dated October 7, 2017, prepared by Coastal Engineering Company, Inc. Please advise.

**Response:** The latest version of the stormwater drainage calculations are submitted as part of the SPR Submittal and, therefore, no waiver is requested. The Commercial Development Application is updated to no longer indicate the stormwater drainage calculations submittal as a waiver.

11. **Comment:** §70.3D.3.c.6: Topography and a grading plan of the site was not provided on the Proposed Conditions Plan

**Response:** This information is provided on the Coastal Engineering Company (CEC) Plan Sheet C2.2.1 of the SPR Submittal.

12. **Comment:** §70.3D.3.c.12: Lighting Facilities was not provided on the Proposed Condition Plan.

**Response:** This information is provided on the D.P. Evers Architecture Plan Sheet C-3.1 of the SPR Submittal.

13. **Comment:** §70.3D.3.c.13: Location of Wetlands/Notice of Intent was not provided on Proposed Condition Plan.

**Response:** This information is provided on the Coastal Engineering Company (CEC) Plan Sheet C1.2.1 of the SPR Submittal. The Recorded Order of Conditions for the site is MassDEP File #: SE# 075-0967

14. **Comment:** §70.3D.3.c.14: Location and Description of Electrical Utilities was not provided on the Proposed Condition Plan. Septic utilities were identified, but electrical utilities were not.

**Response:** The underground electrical utility line is provided on the Coastal Engineering Company (CEC) Plan Sheet C2.2.1 of the SPR Submittal.

15. **Comment:** §70.3D.3.d: Proposed Landscaping Plan. You requested a waiver from this requirement but did provide a reason for that request.

**Response:** A proposed planting list and location of proposed plants are indicated on the Coastal Engineering Company (CEC) Plan Sheet C2.2.1 of the SPR Submittal.

16. **Comment:** §70.3D.3.f: Project Estimate was not provided..

**Response:** The project cost is estimated at \$765,000.00.

The responses provided in this letter and the SPR Submittal are intended to address comments provided by the Town Planner on February 14, 2018. We look forward to receiving your acceptance of the SPR Submittal as a complete application meeting the submission requirements

of sec. 70.3 of the Truro Zoning Bylaw. If you have any questions or require additional information, please contact Atty. Edward T. Patten, authorized representative for the Applicant at 508-619-3809; [edpatten@edwardpattenlawoffice.com](mailto:edpatten@edwardpattenlawoffice.com).

Cordially,



Edward T. Patten

**DECISION/MOTION OF THE ZONING BOARD OF APPEALS OF TRURO, MA.**

Property Owner(s) and/or Applicant(s): White Sands Beach Club, Maria Kuliopulos

Property Location: 706 Shore Road

Atlas Sheet: 1 Parcel(s): 5 (2017-007/ZBA)

(Regis. of Deeds Title Ref. Book 415, Page 57-62)

Hearing Date: 4/24/17; 5/22/17; 6/26/17; 7/31/17; 8/28/17; 9/20/17; 10/4/17; 10/30/17, 11/6/17

Special Permit	<input checked="" type="checkbox"/>	Vote: <u>5</u> Approve
Variance	<input type="checkbox"/>	<u>0</u> Disapprove
Building Commissioner Decision	<input type="checkbox"/>	<u>    </u> Abstain
& Other	<input type="checkbox"/>	

Motion: (Hultin, 2<sup>nd</sup> Dundas): In the matter of 2017-007 ZBA Maria Kuliopulos/White Sands Resort (location 706 Shore Road, Map 1, Parcel 5), the Truro Zoning Board of Appeals moves to grant a special permit, with conditions, per §30.7 of the Truro Zoning Bylaw, for alteration of a legally pre-existing non-conforming property [replacement of a fire damaged structure, fire occurred on October 30, 2014]. For the purposes of this decision, the project is based upon drawings and plans submitted by the Applicant and described and identified in Appendix A to this decision. Substantial deviation from these plans shall require re-submittal to the Truro Zoning Board of Appeals. The special permit for alteration and construction of up to 45 motel units and 2 manager units (up to total 47 units) is subject to the following conditions:

1. The number of units in the final design shall not exceed 47 and to be determined by a site plan and parking plan approved by the Planning Board that meets all parking design requirements as outlined in Section 30.9G and H and 50.1G of the Truro Zoning Bylaw. If the resulting design includes less than the number of parking spaces required for the dwelling and apartment units and the motel units as shown, the number of motel units shall be reduced sufficiently to bring the parking spaces into compliance.
2. To qualify as motel units as defined in Section 10 of the Truro Zoning Bylaw, units shall have a minimum clear opening width of 5 feet 6 inches from floor to ceiling between areas and no doors shall be installed in these openings.
3. Unit 70 is shown on plan A-2.0a as a 3 bedroom unit is not allowed. The unit shall be reconfigured as a single room unit with a width of 5 foot 6 inch opening from floor to ceiling between separated areas as provided in Condition #2.
4. The proposed new building shall be no more than two stories and shall conform to height regulations. All HVAC units shall be enclosed by a minimum 4 foot high fence as shown on Coastal Engineering Plan C 2.2.1. Balconies and HVAC units shall not be located within the required setback. Final plantings and materials are subject to Truro Planning Board and Conservation Commission requirements.
5. Unit 46 is shown as a 2 bedroom staff apartment and shall not be used as a rental for a motel unit.
6. Unit 47 is shown as a 4 bedroom owner's unit and shall not be used as a rental for a motel unit.
7. The second floor of renovated exercise/storage unit (as shown on Bruce Ronayne Hamilton Architects Plan A 2.0, Existing Exterior Elevations) is only for storage and shall not be used for occupancy.
8. No dumpsters shall be located within the required setback area and shall be enclosed and landscaped.
9. The scale of the project requires controlled construction administration according to the provisions of section 107.6 of the Massachusetts State Building Code. The applicant has identified Joseph Luna, Registered Architect MA #07010 of Luna Design Group, as executive architect overseeing renovation of existing units and construction of new units. If there is a change in the Executive Architect, the applicant shall notify the Chair of



A true copy, attest: *[Signature]* Cynthia A. Slade, Town Clerk, Town of Truro / November 16, 2017/ pages 1-3

change.

10. No certificate of occupancy for the new building shall be issued until renovation of Buildings #2 and #3 have been completed (see Appendix A).

11. A condition of this special permit is that the applicant agrees in a writing directed to the Building Commissioner confirming that he has their irrevocable consent to make unannounced visits to the premises for the purpose of verifying continuing compliance with this special permit.

In accord with the above, the Board finds that granting the special permit is not substantially more detrimental to the surrounding neighborhood and is in harmony with the intent of the Truro Zoning Bylaw.

I hereby certify this as a true and accurate record of the Zoning Board of Appeals:

Beth Ann Cabell chair 11/15/17  
Signature Date

Received, Office of the Town Clerk:

C. Cabell November 16, 2017  
Signature Date

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

☐ No Appeal has been filed.

☐ An Appeal has been filed and received in this office on: \_\_\_\_\_

\_\_\_\_\_  
Signature Date

NOTE (1): Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17.)

NOTE (2): **APPLICANT/AGENT MUST ACT ON THIS DECISION WITHIN A YEAR**

**THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.**



# TOWN OF TRURO

## HEALTH DEPARTMENT

P.O. Box 2030, Truro MA 02666

Tel: 508-214-0202 Fax: 508-349-5508

November 3, 2016

Maria Kuliopulos  
White Sands Beach Club Inc.  
PO Box 611  
Provincetown, MA 02657

**RE: Maria Kuliopulos, White Sands Beach Club, 706 Shore Rd., Review of Proposed Floor Plan to Combine Units for Existing Motel Building**

Dear Ms. Kuliopulos:

Please be advised that the Truro Board of Health at their meeting held on November 1, 2016 voted unanimously to approve the proposed floor plan as presented.

**FOR YOUR INFORMATION THE MOTION STATED:**

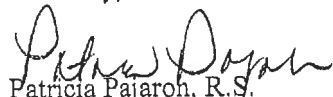
Jason Silva made a motion to approve the proposed floor plan stamped by the Health Department on October 31, 2016.

Peter Van Stratum seconded. Vote 3-0-0, motion carries.

Please be advised that the floor plan (sheet A 3.01) prepared by LUNA Design Group received by this department on 10/31/16 has a most recent revision date of 10/25/16.

Please feel free to contact me with any questions you may have.

Sincerely,

  
Patricia Pajaron, R.S.  
Health/Conservation Agent

cc: Board of Health



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

Provided by MassDEP:  
SE# 075-0967  
MassDEP File #  
eDEP Transaction #  
Truro  
City/Town

**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. From: Truro  
Conservation Commission
2. This issuance is for  
(check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions
3. To: Applicant:  
Maria Kuliopulos  
a. First Name b. Last Name  
White Sands Beach Club, Inc.  
c. Organization  
PO Box 611  
d. Mailing Address  
Provincetown MA 02657  
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

- a. First Name b. Last Name  
c. Organization  
d. Mailing Address  
e. City/Town f. State g. Zip Code

5. Project Location:

- 706 Shore Rd Truro  
a. Street Address b. City/Town  
1 5  
c. Assessors Map/Plat Number d. Parcel/Lot Number  
Latitude and Longitude, if known: 042d03m50.1685s 070d08m48.3821s  
d. Latitude e. Longitude

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Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:

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**A. General Information (cont.)**

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

Barnstable

a. County

7441

c. Book

b. Certificate Number (if registered land)

115

d. Page

7. Dates: October 9, 2015 November 2, 2015 November 17, 2015  
a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance

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

Proposed Site Plan for Replacement of a Fire Damaged Building

a. Plan Title

Coastal Engineering Company, Inc.

Martin R. Donoghue

b. Prepared By

c. Signed and Stamped by

October 7, 2015

as noted

d. Final Revision Date

e. Scale

Site Demolition Plan; Site Grading, Drainage & Utility Plan; Site Layout and Materials Plan, Site Details

October 7, 2015

g. Date

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

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

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

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

**Approved** subject to:

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



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Bureau of Resource Protection - Wetlands

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**B. Findings (cont.)**

Denied because:

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

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

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





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**B. Findings (cont.)**

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

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. <input checked="" type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input checked="" type="checkbox"/> Coastal Beaches	<u>22,000</u> a. square feet	<u>22,000</u> b. square feet	<u>cu yd</u> c. nourishment	<u>cu yd</u> d. nourishment
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	<u>cu yd</u> c. nourishment	<u>cu yd</u> d. nourishment
15. <input type="checkbox"/> Coastal Banks	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	<u>22,000</u> a. square feet	<u>22,000</u> b. square feet		



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**B. Findings (cont.)**

\* #22. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

22. ☐ Restoration/Enhancement \*:

a. square feet of BVW

b. square feet of salt marsh

23. ☐ Stream Crossing(s):

a. number of new stream crossings

b. number of replacement stream crossings

**C. General Conditions Under Massachusetts Wetlands Protection Act**

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
  - a. the work is a maintenance dredging project as provided for in the Act; or
  - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 10/1/11 unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,  
"Massachusetts Department of Environmental Protection" [or, "MassDEP"]  
"File Number            SE 075-0967 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.



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

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

**NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS**

19. The work associated with this Order (the "Project") is (1) ☐ is not (2) ☒ subject to the Massachusetts Stormwater Standards. If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:

- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
- ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
- iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;
- iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
- v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.



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

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.)* the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.)* the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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

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

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

**See Pages 9-A through 9-C.**



**TOWN OF TRURO  
CONSERVATION COMMISSION**

P.O. Box 2030  
Truro MA 02666-0630

*Tel: 508-349-7004 ex. 31  
Fax: 508-349-5508*

DEP File No. SE 75-967  
White Sands Beach Club, Inc.  
706 Shore Rd

**Special findings:**

1. The Commission finds the site of the proposed reconstruction of motel damaged by fire to be on a Barrier Beach.

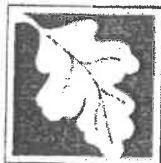
**The Commission accepts the work as described in the Notice of Intent and plans as presented to the Commission, subject to the following special conditions:**

2. The Commission specifically incorporates the plans and specifications drawn by Coastal Engineering Company, Inc., dated October 7, 2015.
3. This Order specifically incorporates the Construction Protocol submitted with the Notice of Intent.
4. Applicant shall seek by amendment, approval of a grounds layout/planting plan no later than three quarters (3/4) the way through construction.
5. Pervious pavers shall be maintained annually and installed in accordance with manufacturer's specifications.
6. Native trees, shrubs, and grasses shall be used to revegetate all disturbed areas.
7. No stocking piling for longer than 60 days.
8. Covered dumpsters are required.
9. Site shall be cleaned at the end of each day to collect debris and ensure it does not get blown in to Cape Cod Bay or East Harbor.
10. Orange construction fence shall be instead of straw wattles.
11. Preconstruction site visit meeting shall include a review of the limit of work.
12. Parking area shall remain pervious (crushed stone or gravel).
13. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. These obligations shall be expressed in covenants in all deeds to succeeding owners of portions of the property.

14. The form provided at the end of this Order shall be completed and stamped at the appropriate Registry of Deeds, after the expiration of the 10 business day appeal period and if no request for appeal has been filed with the Department of Environmental Protection.
15. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. It is the responsibility of the Applicant, Owner, and/or successor(s) to ensure that all Conditions of this Order of Conditions are complied with. A copy of this Order shall be available at the work site, during normal work hours, or posted, until the work is complete.
16. The applicant shall give written notice to the Commission 48 hours in advance that the work is to be begun. Members of the Commission or its agent or the Department of Environmental Protection (DEP) reserve the right to enter and inspect the property at all reasonable times, until a Certificate of Compliance is issued, to evaluate compliance with this Order of Conditions, the Act, 310 CMR 10.00 and Town regulations, and may acquire any information, measurements, photographs, observations, and/or materials, or may require the submittal of any data or information deemed necessary by the Commission for that evaluation.
17. Work shall be halted on the site if the Commission, conservation agent or DEP determines that any of the work is not in compliance with this Order of Conditions. Work shall not resume until the Commission is satisfied that the work will comply, and has so notified the applicant in writing.
18. Prior to the commencement of work, a sign shall be displayed at the site showing the DEP file number assigned to this project, separately staked, preferably not placed on a living tree.
19. Any changes in the work described in the Notice of Intent or in the plans and specifications submitted to the Commission shall be submitted to the Commission in writing for a determination of whether the change is significant enough to the interests of the Act to require a new Notice of Intent. No changes shall be made or implemented in the field prior to the Commission's determination. Should issuance of additional permits result in a change in the project, the applicant shall promptly submit such changes to the Commission for evaluation under this provision.
20. Prior to the Commencement of any work, erosion or siltation controls including staked hay bales, cloth silt fencing, and any additional controls required under this order shall be placed along the limit of work as identified on the plans, between the work area and the resource area, to the approval of the Commission. Upon installation of such erosion or siltation controls, the applicant shall notify the Commission of such installation, and the Conservation Commission and or its agent will inspect the same and any changes to be made prior to the commencement of construction must be completed within forty-eight hours of inspection. Adequate erosion and sedimentation control shall be maintained throughout construction and until the site has become stabilized with adequate vegetative cover.



21. Upon completion of this project the applicant shall submit a request to the Conservation Commission to receive a Certificate of Compliance. The Applicant or Owner shall certify in writing that the work was completed as shown on the plans and documents referenced above. At the request of the Commission, the applicant may be required to submit (a) a written statement from a registered professional engineer of the Commonwealth certifying that the work has been conducted as shown on the plan(s) and documents referenced above and as conditioned by the Commission; and/or (b) an "as built" plan prepared and signed and stamped by a registered professional engineer or land surveyor of the Commonwealth, for the public record.
22. If soils are to be disturbed for longer than two months, a temporary cover of rye or other grass should be established to prevent erosion and sedimentation. If the season is not appropriate for plant growth, exposed surfaces shall be stabilized by other appropriate erosion control measures, firmly anchored, to prevent soils from being washed by rain or flooding. Upon the completion of work, all disturbed and bare areas shall be re-vegetated to prevent erosion by wind or water. Native plant materials are preferred; a list of plants to avoid is available from the Commission.
23. Stormwater Management. In addition to any other conditions imposed by this Order, all roof drainage shall be to gutters and drywells or french drains. Any driveway paving permitted under this order shall drain to drywells. All drywells shall be dug to at least 3 (three) feet below grade. Driveways and parking areas shall be constructed of pervious materials unless otherwise specifically approved by the Commission.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:

SE# 075-0967

MassDEP File #

eDEP Transaction #

Truro

City/Town

**D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No
2. The Truro Conservation Bylaw Conservation Commission hereby finds (check one that applies):

- a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. ☐ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:  
SE# 075-0967  
MassDEP File #

eDEP Transaction #

Truro

City/Town

**E. Signatures**

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

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

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

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

Signatures:

*[Handwritten signatures: 2 E Young, P. Mante, James A. Buscetta]*

☐ by hand delivery on

Date

*[Handwritten signature]*

☒ by certified mail, return receipt requested, on

*November 17, 2015*

Date

**F. Appeals**

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:

SE# 075-0967

MassDEP File #

eDEP Transaction #

Truro

City/Town

**G. Recording Information**

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

Truro

Conservation Commission

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

To:

Truro

Conservation Commission

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

706 Shore Rd

Project Location

SE# 075-0967

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

White Sands Beach Club, Inc.

Property Owner

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

Book

Page

BR 27515 Pg 243 #60114  
12-04-2015 @ 02:45p

In accordance with the Order of Conditions issued on:

Date

November 17, 2015

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

Instrument Number

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

Document Number

Signature of Applicant

# STORMWATER MANAGEMENT REPORT AND OPERATIONS & MAINTENANCE MANUAL

WHITE SANDS BEACH CLUB, INC.  
706 SHORE ROAD  
TRURO, MASSACHUSETTS

Revised November 10, 2015

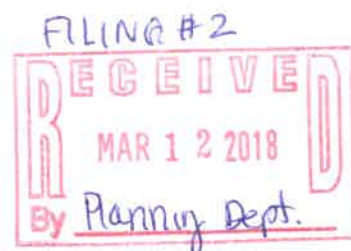
Prepared for:

White Sands Beach Club, Inc.  
c/o Maria Kuliopulous  
P.O. Box 611  
Provincetown, MA 02657

Prepared by:

COASTAL ENGINEERING CO., INC.  
260 Cranberry Highway  
Orleans, MA 02653

**COASTAL  
ENGINEERING  
COMPANY, INC.**



## **TABLE OF CONTENTS**

1. Stormwater Management System Description
2. Massachusetts Stormwater Management Design Standards
3. Owner & Responsible Party
4. Schedule of Inspection and Maintenance of System
5. Long Term Pollution Prevention Plan
6. Emergency Spill Cleanup Plan
7. APPENDICES
  - APPENDIX A – Sketch Plan Showing Roof Drainage Zones
  - APPENDIX B – Drainage Calculations
  - APPENDIX C – TSS Removal Calculation Worksheet

## **Proposed Project and Stormwater Management System Description**

The subject site is located at 706 Shore Road in the town of Truro, Massachusetts. The property is fronted by Shore Road to the North, the Provincetown town boundary to the west, and a motel complex to the east. The south side of the property terminates on a beach that fronts on Cape Cod Bay. The site is located entirely on a barrier beach that separates Cape Cod Bay and Pilgrim Lake. The area of the site is 2.3+/- acres. The White Sands Beach club facility includes an office with a manager's apartment and another apartment located in the same building. The remaining buildings on the site include the motel building, a utility building, and an indoor pool building.

On October 30, 2014, a fire damaged the westerly section of the motel building. The proposal includes the demolition and removal of the portion of the building that was damaged by the fire and the reconstruction of a new building in the approximate footprint of the portion of the building that was destroyed by the fire. The new building will include 17 units and will be separated from the remaining motel building. The 17 units will be reconstructed to replace the 19 units damaged by the fire. In addition, two units of the motel in the remaining building will be combined for a total of 49 units. This is a reduction of one unit from what existed prior to the fire.

In 2010, the Truro Conservation Commission approved a plan that included a reconfigured parking area for the facility. That parking layout will need to be modified slightly in order to allow for the construction of the new building and accessible parking areas. The parking area will continue to be gravel as previously existed and as approved by the Conservation Commission in 2010. The Accessible spaces will be surfaced with ADA/AARB compliant pervious pavers. This will result in an improvement from the previously approved impervious pavement proposed for the accessible parking spaces.

The project will result in a greater than 1,000+/- s,f, decrease of impervious surface on the site. Roof runoff from the new replacement building will be collected by a gutter and downspout system and conveyed by piping to two infiltration trenches to be constructed behind the building. The project will result in an improvement to the stormwater facilities on the site.

The existing parking areas and the previously approved parking reconfiguration consist of pervious gravel over sandy soils, and require no dedicated drainage system, due to the highly pervious sandy soils underlying the site.

The proposed infiltration systems were designed for a 50 year storm event (TR-20, Type III Rainfall for Barnstable County) which was routed through an infiltration and storage model utilizing HydroCAD 10.15 to check the capacity of the system. The calculations are shown on the attached computer printouts. Stormwater from events exceeding the design storm will sheet flow to the perimeter of the site. Based on the proposed improvements, the flow will be less than from existing site conditions in the redeveloped areas of the site.

The stormwater recharge system will collect, convey, and infiltrate roof via a infiltration trenches to be located in back of the proposed replacement building. Since the site is located on a sandy barrier beach with highly permeable underlying soils, no problems with stormwater runoff presently occur on the property.

Best Management Practices incorporated in the project are as follows:

-Infiltration Trenches (80% TSS Removal)

Prior to the start of demolition and site disturbance activities, a temporary sediment barriers will be installed along the western boundary adjacent to the proposed work area. Disturbed areas will be stabilized and revegetated with beach grass as soon as practicable to prevent erosion and the transport of sediment offsite.

An Operation and Maintenance plan is included herewith in order to address the long term maintenance of the stormwater systems.



## **Massachusetts Stormwater Management Design Standards**

The following is a description of how the proposed project meets the Massachusetts Stormwater Handbook design Standards:

### ***Standard 1: No new untreated discharges***

This standard is met since there are no new untreated stormwater discharges proposed.

### ***Standard 2: Maintain Pre-development peak discharge rate***

This standard has been met.

The soils in the area of the site are sandy with high permeability. With the new infiltration system, the proposed project will result in a reduction in peak discharge rate for the project.

### ***Standard 3: Groundwater Recharge***

This standard has been met. The project will result in an increase in the recharge of stormwater for the site.

The pervious pavers at the accessible spaces and the roof runoff infiltration system will result in an increase of stormwater recharge.

### ***Standard 4: Water Quality***

This standard has been met to the extent practicable.

The roof runoff infiltration trenches will remove 80% of the TSS from the roof runoff. (pretreatment is not required for roof runoff)

A long term pollution prevention plan is attached that includes suitable practices for source control and pollution prevention.

### ***Standard 5: Land uses with higher pollutant loads***

This standard is not applicable to the existing use of the site.

### ***Standard 6: Stormwater discharges within the Zone II or Interim Wellhead protection area of a public water supply, and stormwater discharges near or to any critical area***

The native soils on the site are very sandy and we do not anticipate that there will be any significant discharges from the site resulting from the proposed project.

### ***Standard 7: Redevelopment***

The proposed project is a redevelopment due to damage caused by a fire. The project complies with the stormwater standards to the extent practicable.

***Standard 8: Construction Erosion Control Plan***

Erosion and sedimentation control measures are specified in the project plans.

***Standard 9: Long Term Operation and Maintenance Plan***

A long term operations and maintenance plan has been submitted with this report.

***Standard 10: Illicit Discharges***

This standard is met since there are no known illicit discharges at this site and no illicit discharges are proposed.

## **OPERATION AND MAINTENANCE OF STORMWATER FACILITIES**

### **Owner and Responsible Party**

The owner and responsible party for Stormwater Pollution Control at White Sands Beach Club, Truro, MA:

#### **Owner:**

**White Sands Beach Club, Inc.  
P.O. Box 611  
Provincetown, MA 02657**

#### **Operator:**

**White Sands Beach Club, Inc.  
c/o Maria Kuliopulous  
P.O. Box 611  
Provincetown, MA 02657  
508-487-0244**

## Schedule of Inspection and Maintenance of Stormwater Management Systems

1. The stormwater system requires regular attention in order to ensure the effectiveness of the system. It is recommended that the drainage system be inspected annually by a registered professional civil engineer in order to ensure that the system is properly maintained. Any deterioration threatening the structural integrity of the system shall be immediately repaired.
2. Pervious paver parking areas shall be swept and/or vacuumed when necessary to remove debris and good housekeeping measures should be implemented throughout the site in order to keep the driveway and parking area clean of debris.

The pervious pavers shall be maintained in accordance with manufactures' maintenance requirements including but not limited to the following:

- a. Slow draining/runoff:  
Verify with simple infiltration tests or observe during and after rain storms. Surface should drain immediately.
  - b. Surface Crusting:  
Identify if there is a problem such as run on sediments.  
Increase cleaning frequency in problem areas.  
Remove debris immediately.
  - c. Weeds  
Weeds will not germinate unless there is a collection of soil or moisture.  
Remove weeds immediately  
Clean sediment from joint material.  
Chemical treatment may be required.
  - d. Covered Joint material  
Identify problem and correct.  
Remove immediately  
Joint material shall appear unclogged and porous in accordance.
  - e. Preventative Maintenance  
Sweep as needed with a hand held bristle broom.  
Use a leaf blower with a minimum speed of 120 mph.
3. Recommended Seasonal Maintenance Schedule:
    - 1) After the snow melt – March 1 through April 15
      - Broom, or blow entire surface
      - Clean debris from paver surface that may be the result of snow piles
      - Clean sand that may have deposited on the pavers.
      - Replenish joint aggregate after cleaning
      - Every fifth year, vacuum or power wash problem areas and refill joint material

2) Late Spring – April 1 through May 15

- Broom or blow flowers from trees or shrubs
- Collect any additional debris from areas mulched or planted with annual flowers
- Replenish joint aggregate material as necessary.

3) Late Summer – July 15 through August 30

- Broom or blow any vegetative material.
- Collect any additional debris from summer activities including beach sand
- Replenish joint aggregate material as necessary.

4) Late Fall – October 15 through November 30

- Broom or blow any plant leaves.
- Replenish joint aggregate material as necessary.

4. The collection, conveyance and subsurface infiltration structures shall be inspected at least twice a year. Any debris that may clog the collection, conveyance and recharge systems must be removed.

### **Estimated Operations and Maintenance Budget:**

The estimated yearly cost of maintaining the stormwater system is \$1,000

[illegible]

O&M log form records to be maintained by property manager for a minimum of three years

## **Long Term Pollution Prevention Plan Description of Pollutant Sources:**

### **Source Control Best Management Practices**

- Trash receptacles shall be covered. If leaks are found, the receptacle shall be replaced. Trash receptacle areas shall be kept clear of debris.
- Good housekeeping measures shall be implemented throughout the site in order to keep the driveways and parking lot areas clean of debris.
- Regularly sweep paved entrance drive to remove debris and any other potential stormwater pollutants.
- The use of winter de-icing sand and salt materials shall be minimized to the maximum extent practicable.
- Immediately clean up any spills in the parking areas or drives and dispose of the wastes properly.
- Do not wash vehicles or equipment in a location where cleaning water, oil, fuel and grease can spill onto a pervious surface.

## Emergency Spill Cleanup Plan

1. The owner of the facility shall have a designated person with overall responsibility for spill response cleanup.
2. In the event of a spill the following shall be notified:
  - A. Truro Fire Department..... (508) 487-7548  
(For a gasoline or hazardous material spill).....911
  - B. Massachusetts Department of Environmental Protection  
Emergency Response..... (800) 304-1133
  - C. Truro Board of Health..... (508)-349-7004x32
3. Cleanup of spills shall begin immediately.

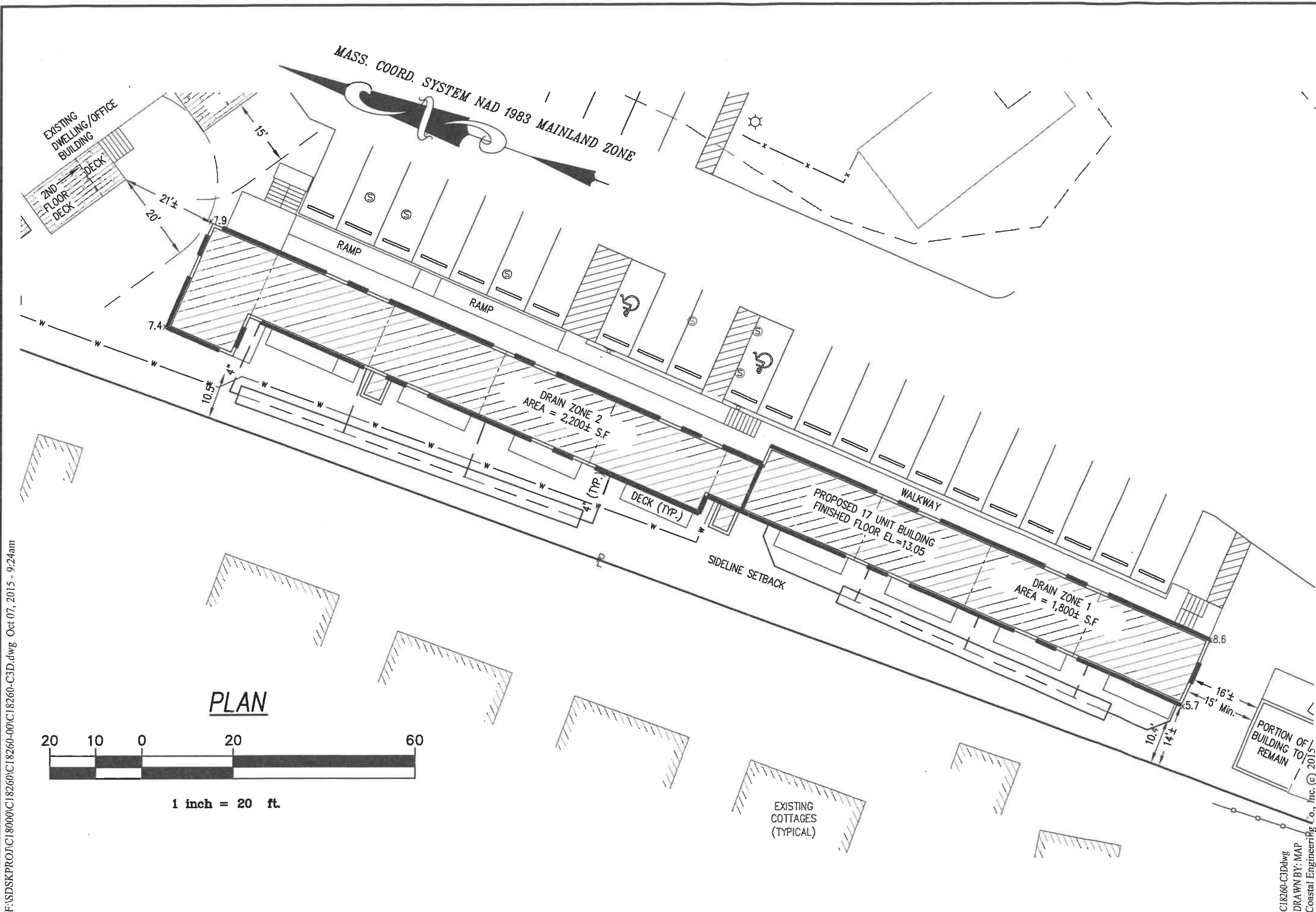


## **APPENDIX A**

### **Sketch Plan Showing Roof Drainage Zones**



F:\SDSKPROJ\18000\18260\18260-00\18260-C3D.dwg Oct 07, 2015 - 9:24am



C18260-C3D.dwg  
DRAWN BY: MAP  
Coastal Engineering Co., Inc. © 2015

PROJECT NO.	C18260.00
	SCALE
	AS NOTED
SHEET NO.	SKC-2
	DATE
	10-07-15
WHITE SANDS BEACH CLUB, INC.	
SKETCH PLAN	
SHOWING ROOF DRAINAGE ZONES	
TRURO, MA	
706 SHORE ROAD	
COASTAL ENGINEERING COMPANY, INC.	
260 Cranberry Hwy. Orleans, MA 02653	
508.255.6511 Fax: 508.255.6700	

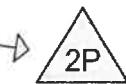
## **APPENDIX B**

### **Drainage Calculations**

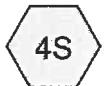
Drainage calculations for sizing the roof drain infiltration basins are based upon a 50 year, 24 hour NRCS storm event. HydroCAD version 10.15 software employing NRCS TR-20 was used to perform the calculations.



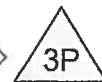
DZ-1 South Half Roof



Stormwater Infiltration  
Basin



DZ-2 North Half Roof



Stormwater Infiltration  
Basin



#### Routing Diagram for White Sands

Prepared by {enter your company name here}, Printed 11/9/2015  
HydroCAD® 10.00-15 s/n 04240 © 2015 HydroCAD Software Solutions LLC

**White Sands**

Prepared by {enter your company name here}

Printed 11/9/2015

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Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.092	98	Roofs, HSG A (1, 4S)
<b>0.092</b>	<b>98</b>	<b>TOTAL AREA</b>

# White Sands

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## Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.092	HSG A	1, 4S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
<b>0.092</b>		<b>TOTAL AREA</b>

**White Sands**

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Page 4

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.092	0.000	0.000	0.000	0.000	0.092	Roofs	1, 4S
<b>0.092</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.092</b>	<b>TOTAL AREA</b>	



## White Sands

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White Sands Beach Club, Truro, MA  
Type III 24-hr 2 Year Rainfall=3.55"

Printed 11/9/2015

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1: DZ-1 South Half Roof**      Runoff Area=1,800 sf   100.00% Impervious   Runoff Depth>3.31"  
Tc=10.0 min   CN=98   Runoff=0.12 cfs   0.011 af

**Subcatchment 4S: DZ-2 North Half Roof**      Runoff Area=2,200 sf   100.00% Impervious   Runoff Depth>3.31"  
Tc=10.0 min   CN=98   Runoff=0.15 cfs   0.014 af

**Pond 2P: Stormwater Infiltration Basin**      Peak Elev=0.48'   Storage=0.001 af   Inflow=0.12 cfs   0.011 af  
Outflow=0.06 cfs   0.011 af

**Pond 3P: Stormwater Infiltration Basin**      Peak Elev=0.47'   Storage=0.001 af   Inflow=0.15 cfs   0.014 af  
Outflow=0.08 cfs   0.014 af

**Total Runoff Area = 0.092 ac   Runoff Volume = 0.025 af   Average Runoff Depth = 3.31"**  
**0.00% Pervious = 0.000 ac   100.00% Impervious = 0.092 ac**

## White Sands

Prepared by {enter your company name here}

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White Sands Beach Club, Truro, MA  
Type III 24-hr 2 Year Rainfall=3.55"

Printed 11/9/2015

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### Summary for Subcatchment 1: DZ-1 South Half Roof

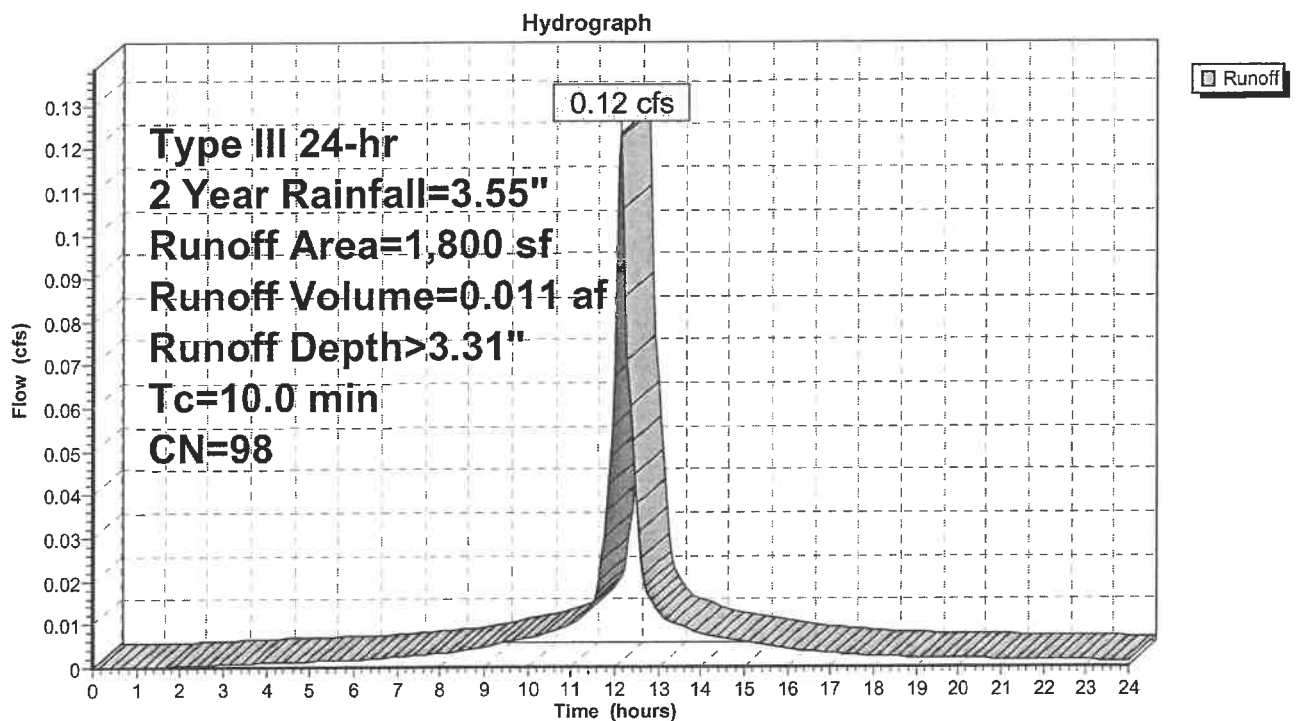
Runoff = 0.12 cfs @ 12.14 hrs, Volume= 0.011 af, Depth> 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2 Year Rainfall=3.55"

Area (sf)	CN	Description
1,800	98	Roofs, HSG A
1,800		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,
5.0	0				Total, Increased to minimum Tc = 10.0 min

### Subcatchment 1: DZ-1 South Half Roof



## White Sands

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White Sands Beach Club, Truro, MA

Type III 24-hr 2 Year Rainfall=3.55"

Printed 11/9/2015

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### Summary for Subcatchment 4S: DZ-2 North Half Roof

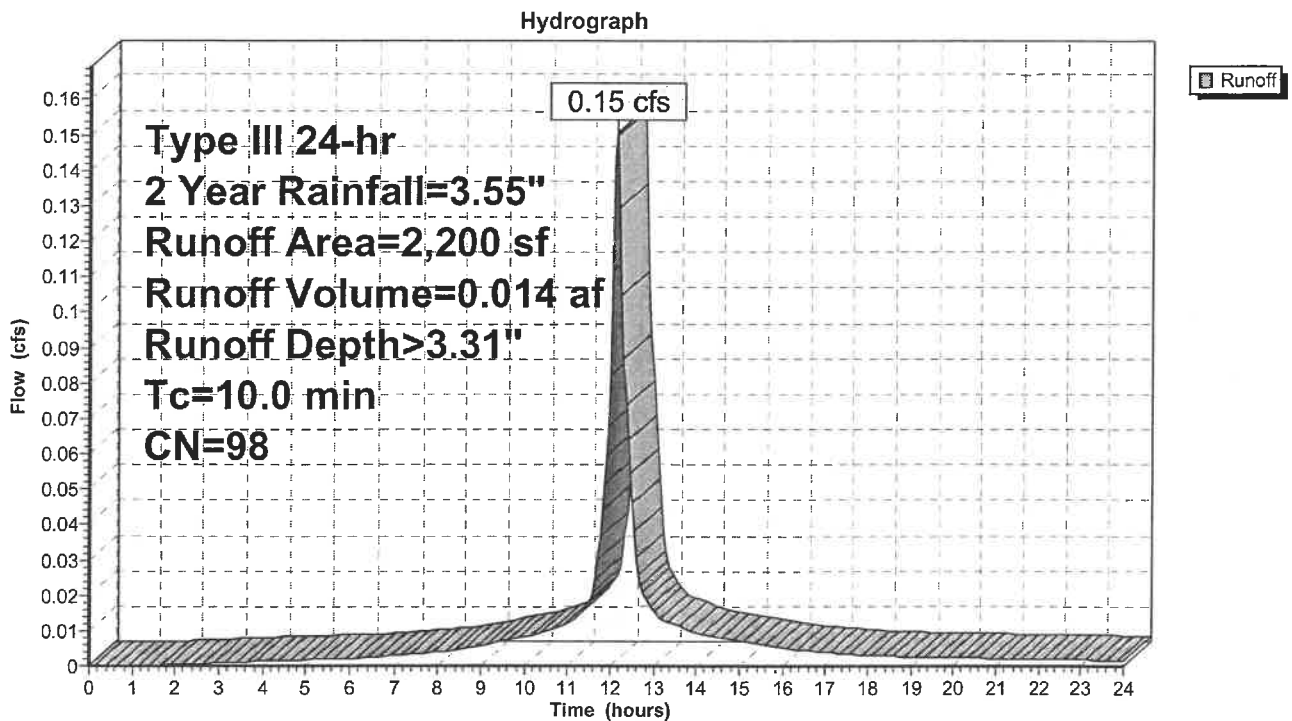
Runoff = 0.15 cfs @ 12.14 hrs, Volume= 0.014 af, Depth> 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2 Year Rainfall=3.55"

Area (sf)	CN	Description
2,200	98	Roofs, HSG A
2,200		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,
5.0	0				Total, Increased to minimum Tc = 10.0 min

### Subcatchment 4S: DZ-2 North Half Roof



## White Sands

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White Sands Beach Club, Truro, MA  
Type III 24-hr 2 Year Rainfall=3.55"

Printed 11/9/2015

Page 8

### Summary for Pond 2P: Stormwater Infiltration Basin

Inflow Area = 0.041 ac, 100.00% Impervious, Inflow Depth > 3.31" for 2 Year event  
Inflow = 0.12 cfs @ 12.14 hrs, Volume= 0.011 af  
Outflow = 0.06 cfs @ 12.34 hrs, Volume= 0.011 af, Atten= 49%, Lag= 12.4 min  
Discarded = 0.06 cfs @ 12.34 hrs, Volume= 0.011 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Peak Elev= 0.48' @ 12.34 hrs Surf.Area= 0.006 ac Storage= 0.001 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
Center-of-Mass det. time= 3.5 min ( 760.7 - 757.2 )

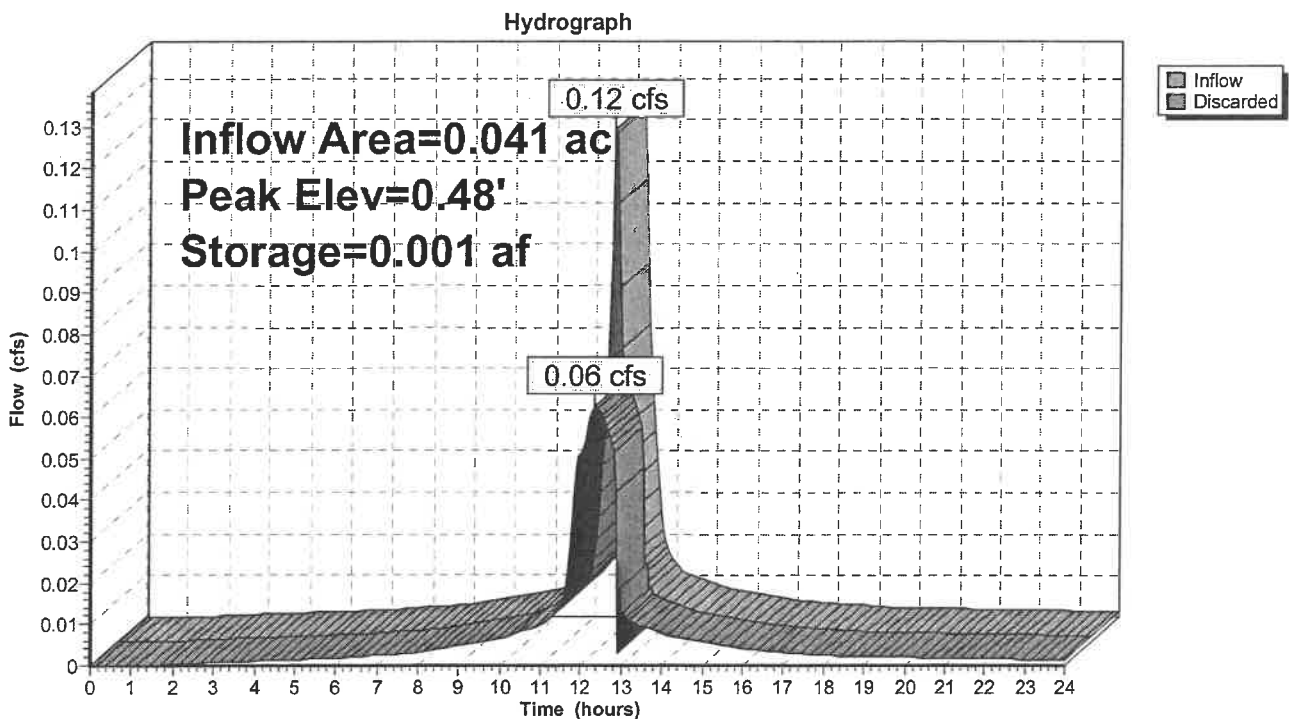
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	0.004 af	4.00'W x 65.00'L x 1.75'H Field A 0.010 af Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.06 cfs @ 12.34 hrs HW=0.48' (Free Discharge)

1=Exfiltration (Exfiltration Controls 0.06 cfs)

### Pond 2P: Stormwater Infiltration Basin



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White Sands Beach Club, Truro, MA  
Type III 24-hr 2 Year Rainfall=3.55"

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### Summary for Pond 3P: Stormwater Infiltration Basin

Inflow Area = 0.051 ac, 100.00% Impervious, Inflow Depth > 3.31" for 2 Year event  
Inflow = 0.15 cfs @ 12.14 hrs, Volume= 0.014 af  
Outflow = 0.08 cfs @ 12.34 hrs, Volume= 0.014 af, Atten= 49%, Lag= 12.4 min  
Discarded = 0.08 cfs @ 12.34 hrs, Volume= 0.014 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Peak Elev= 0.47' @ 12.34 hrs Surf.Area= 0.007 ac Storage= 0.001 af

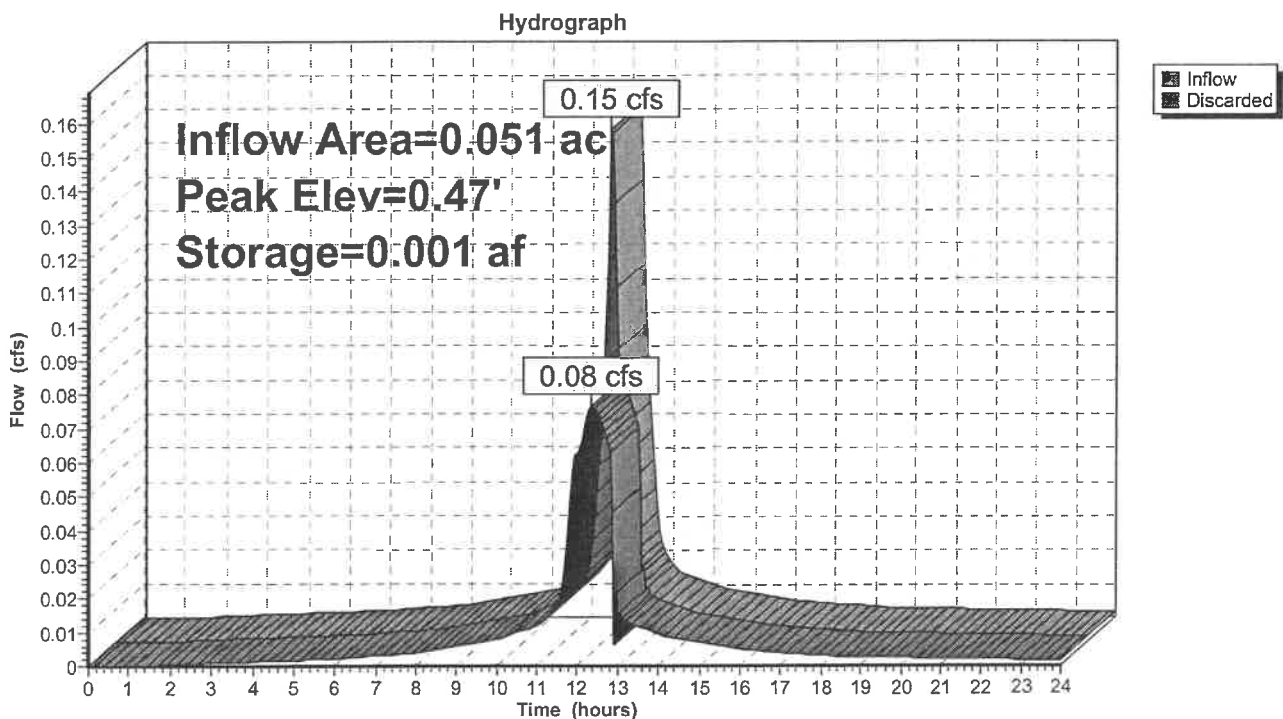
Plug-Flow detention time= (not calculated: outflow precedes inflow)  
Center-of-Mass det. time= 3.5 min ( 760.6 - 757.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	0.005 af	<b>4.00'W x 80.00'L x 1.75'H Field B</b> 0.013 af Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	<b>8.270 in/hr Exfiltration over Wetted area</b>

Discarded OutFlow Max=0.08 cfs @ 12.34 hrs HW=0.47' (Free Discharge)  
1=Exfiltration (Exfiltration Controls 0.08 cfs)

### Pond 3P: Stormwater Infiltration Basin



## White Sands

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White Sands Beach Club, Truro, MA

Type III 24-hr 10 Year Rainfall=4.82"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1: DZ-1 South Half Roof**      Runoff Area=1,800 sf   100.00% Impervious   Runoff Depth>4.58"  
Tc=10.0 min   CN=98   Runoff=0.17 cfs   0.016 af

**Subcatchment 4S: DZ-2 North Half Roof**      Runoff Area=2,200 sf   100.00% Impervious   Runoff Depth>4.58"  
Tc=10.0 min   CN=98   Runoff=0.21 cfs   0.019 af

**Pond 2P: Stormwater Infiltration Basin**      Peak Elev=0.90'   Storage=0.002 af   Inflow=0.17 cfs   0.016 af  
Outflow=0.07 cfs   0.016 af

**Pond 3P: Stormwater Infiltration Basin**      Peak Elev=0.90'   Storage=0.003 af   Inflow=0.21 cfs   0.019 af  
Outflow=0.09 cfs   0.019 af

**Total Runoff Area = 0.092 ac   Runoff Volume = 0.035 af   Average Runoff Depth = 4.58"**  
**0.00% Pervious = 0.000 ac   100.00% Impervious = 0.092 ac**

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Type III 24-hr 10 Year Rainfall=4.82"

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### Summary for Subcatchment 1: DZ-1 South Half Roof

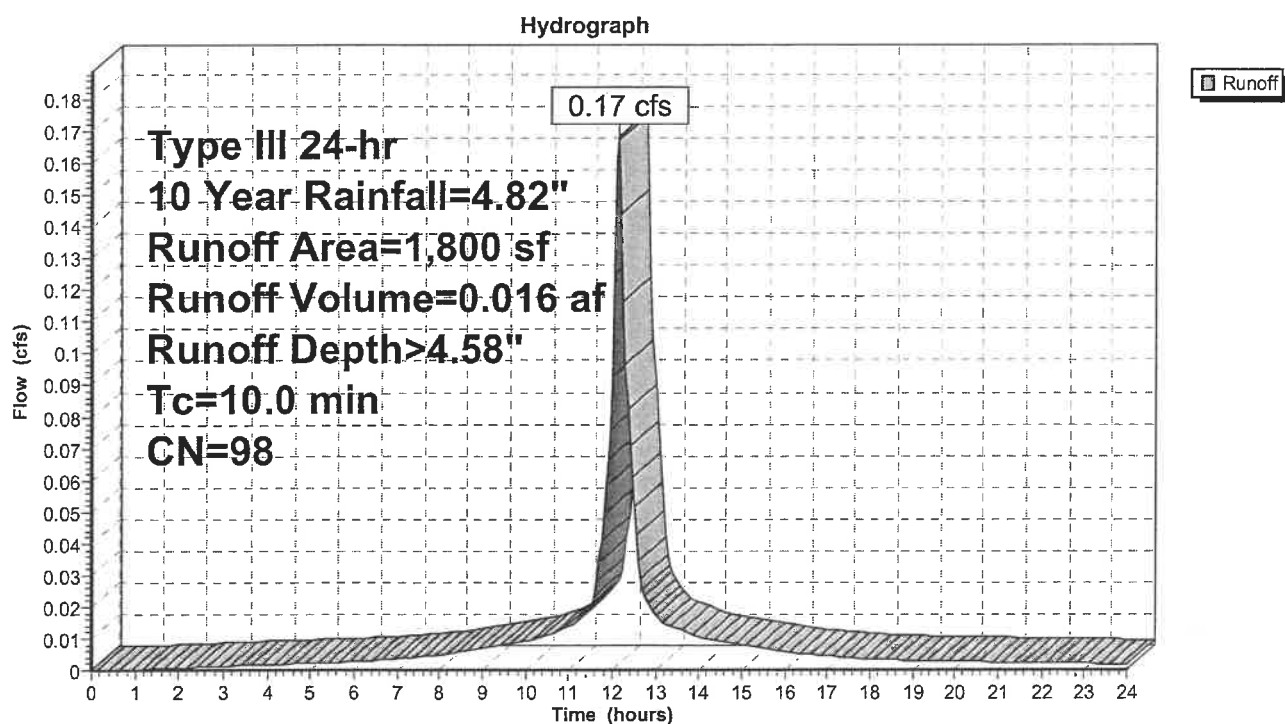
Runoff = 0.17 cfs @ 12.14 hrs, Volume= 0.016 af, Depth> 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 Year Rainfall=4.82"

Area (sf)	CN	Description
1,800	98	Roofs, HSG A
1,800		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,
5.0	0				Total, Increased to minimum Tc = 10.0 min

### Subcatchment 1: DZ-1 South Half Roof



## White Sands

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Type III 24-hr 10 Year Rainfall=4.82"

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### Summary for Subcatchment 4S: DZ-2 North Half Roof

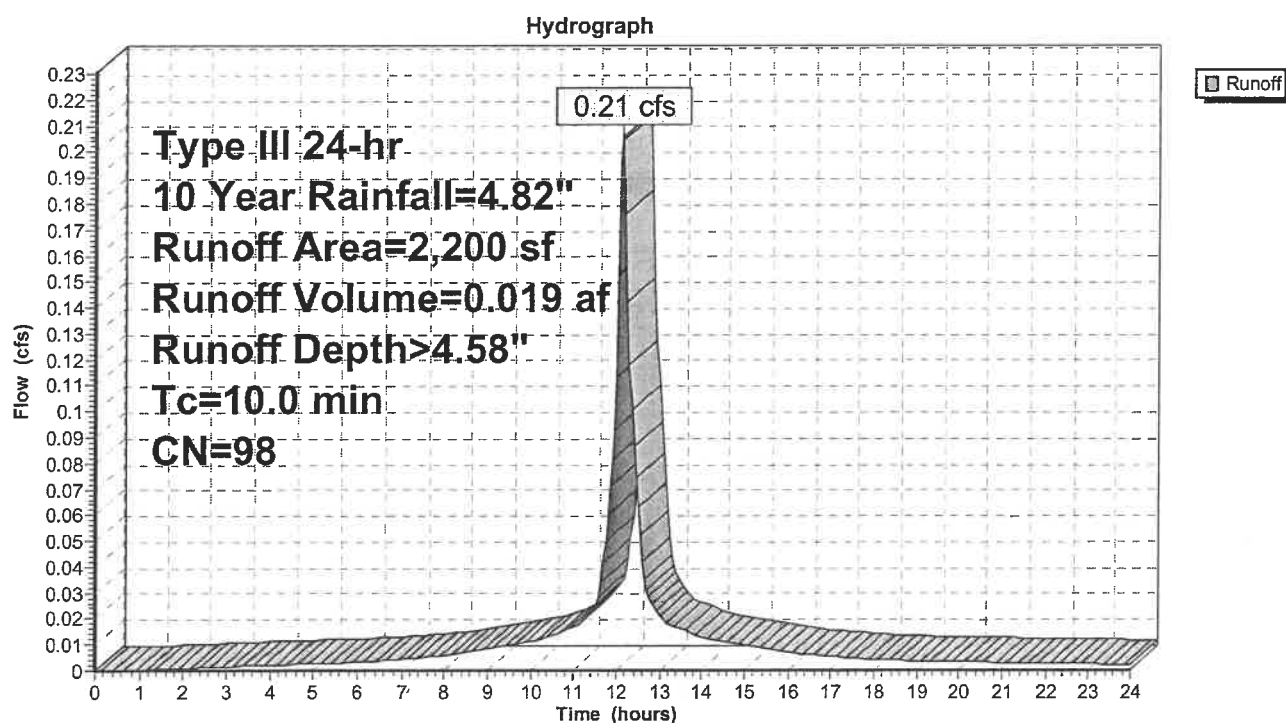
Runoff = 0.21 cfs @ 12.14 hrs, Volume= 0.019 af, Depth> 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 Year Rainfall=4.82"

Area (sf)	CN	Description
2,200	98	Roofs, HSG A
2,200		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,
5.0	0				Total, Increased to minimum Tc = 10.0 min

### Subcatchment 4S: DZ-2 North Half Roof





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Type III 24-hr 10 Year Rainfall=4.82"

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### Summary for Pond 2P: Stormwater Infiltration Basin

Inflow Area = 0.041 ac, 100.00% Impervious, Inflow Depth > 4.58" for 10 Year event  
Inflow = 0.17 cfs @ 12.14 hrs, Volume= 0.016 af  
Outflow = 0.07 cfs @ 12.39 hrs, Volume= 0.016 af, Atten= 56%, Lag= 15.2 min  
Discarded = 0.07 cfs @ 12.39 hrs, Volume= 0.016 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Peak Elev= 0.90' @ 12.39 hrs Surf.Area= 0.006 ac Storage= 0.002 af

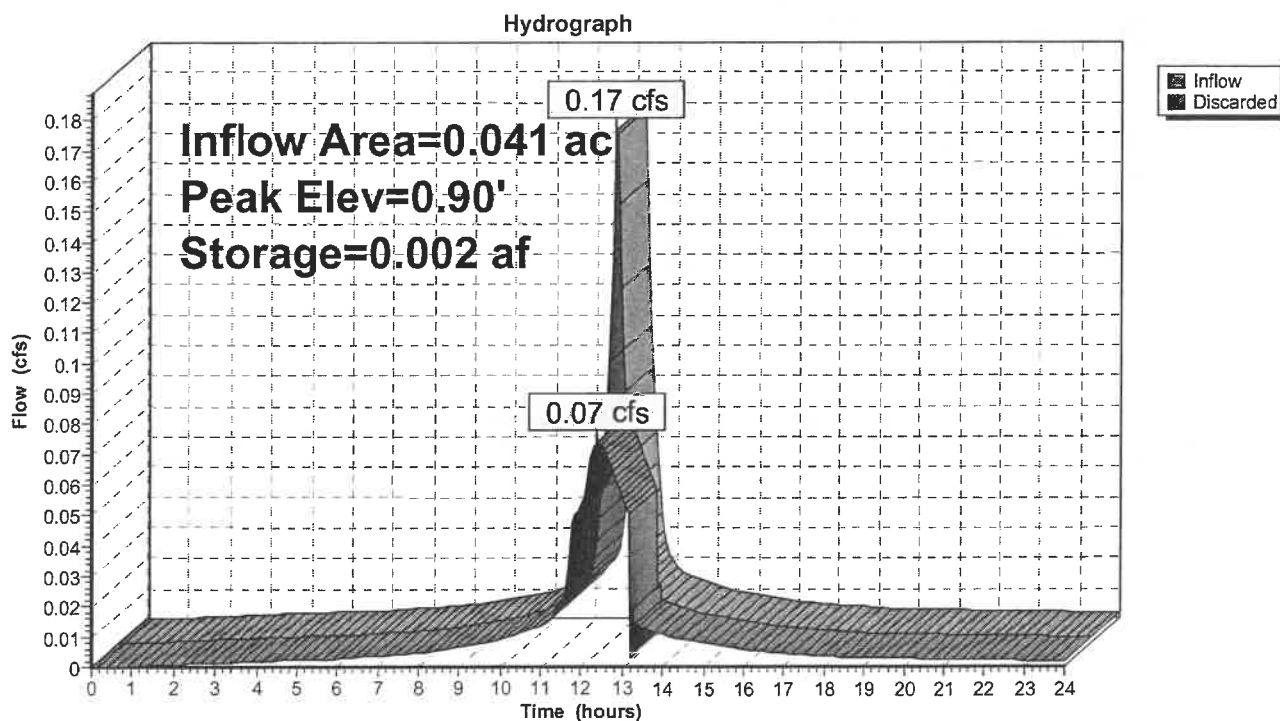
Plug-Flow detention time= (not calculated: outflow precedes inflow)  
Center-of-Mass det. time= 6.1 min ( 757.6 - 751.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	0.004 af	4.00'W x 65.00'L x 1.75'H Field A 0.010 af Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.07 cfs @ 12.39 hrs HW=0.90' (Free Discharge)  
↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

### Pond 2P: Stormwater Infiltration Basin



## White Sands

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### Summary for Pond 3P: Stormwater Infiltration Basin

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 0.051 ac, 100.00% Impervious, Inflow Depth > 4.58" for 10 Year event  
Inflow = 0.21 cfs @ 12.14 hrs, Volume= 0.019 af  
Outflow = 0.09 cfs @ 12.39 hrs, Volume= 0.019 af, Atten= 56%, Lag= 15.2 min  
Discarded = 0.09 cfs @ 12.39 hrs, Volume= 0.019 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Peak Elev= 0.90' @ 12.39 hrs Surf.Area= 0.007 ac Storage= 0.003 af

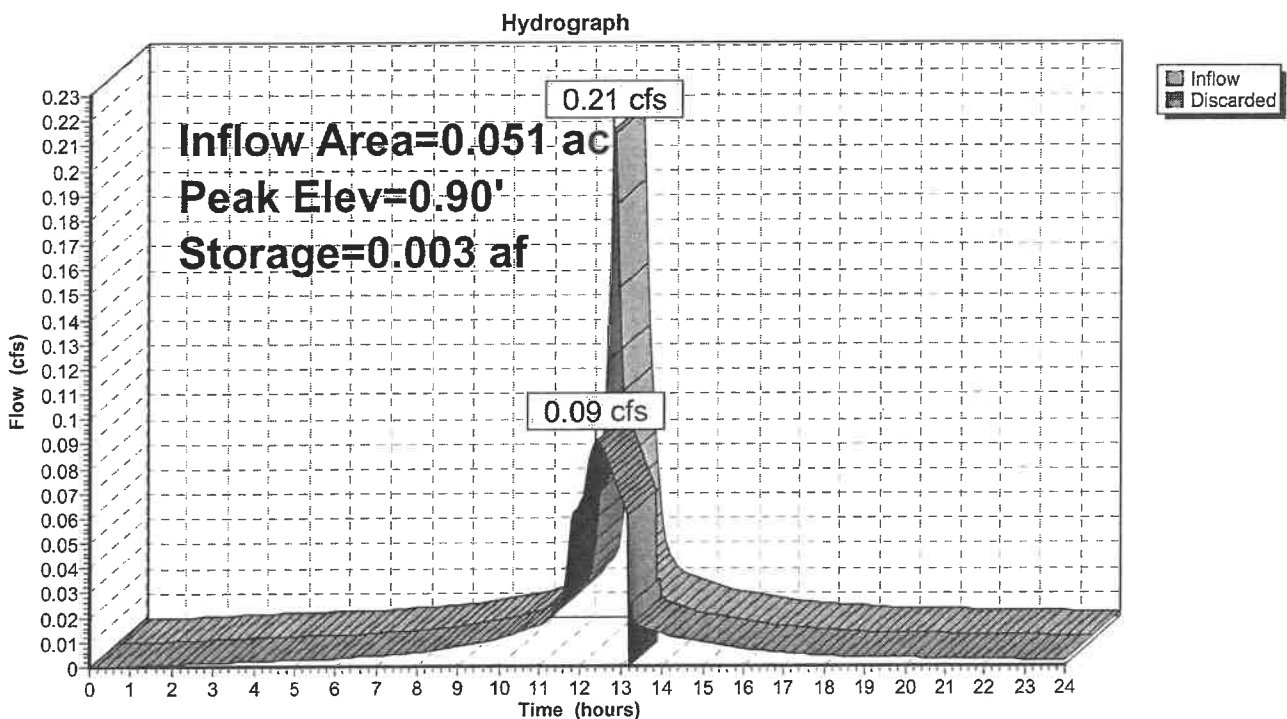
Plug-Flow detention time= (not calculated: outflow precedes inflow)  
Center-of-Mass det. time= 6.1 min ( 757.6 - 751.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	0.005 af	4.00'W x 80.00'L x 1.75'H Field B 0.013 af Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.09 cfs @ 12.39 hrs HW=0.89' (Free Discharge)  
1=Exfiltration (Exfiltration Controls 0.09 cfs)

### Pond 3P: Stormwater Infiltration Basin



## White Sands

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Type III 24-hr 50 Year Rainfall=6.80"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1: DZ-1 South Half Roof**      Runoff Area=1,800 sf   100.00% Impervious   Runoff Depth>6.55"  
Tc=10.0 min   CN=98   Runoff=0.24 cfs   0.023 af

**Subcatchment 4S: DZ-2 North Half Roof**      Runoff Area=2,200 sf   100.00% Impervious   Runoff Depth>6.55"  
Tc=10.0 min   CN=98   Runoff=0.29 cfs   0.028 af

**Pond 2P: Stormwater Infiltration Basin**      Peak Elev=1.63'   Storage=0.004 af   Inflow=0.24 cfs   0.023 af  
Outflow=0.09 cfs   0.023 af

**Pond 3P: Stormwater Infiltration Basin**      Peak Elev=1.61'   Storage=0.005 af   Inflow=0.29 cfs   0.028 af  
Outflow=0.11 cfs   0.028 af

**Total Runoff Area = 0.092 ac   Runoff Volume = 0.050 af   Average Runoff Depth = 6.55"**  
**0.00% Pervious = 0.000 ac   100.00% Impervious = 0.092 ac**

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### Summary for Subcatchment 1: DZ-1 South Half Roof

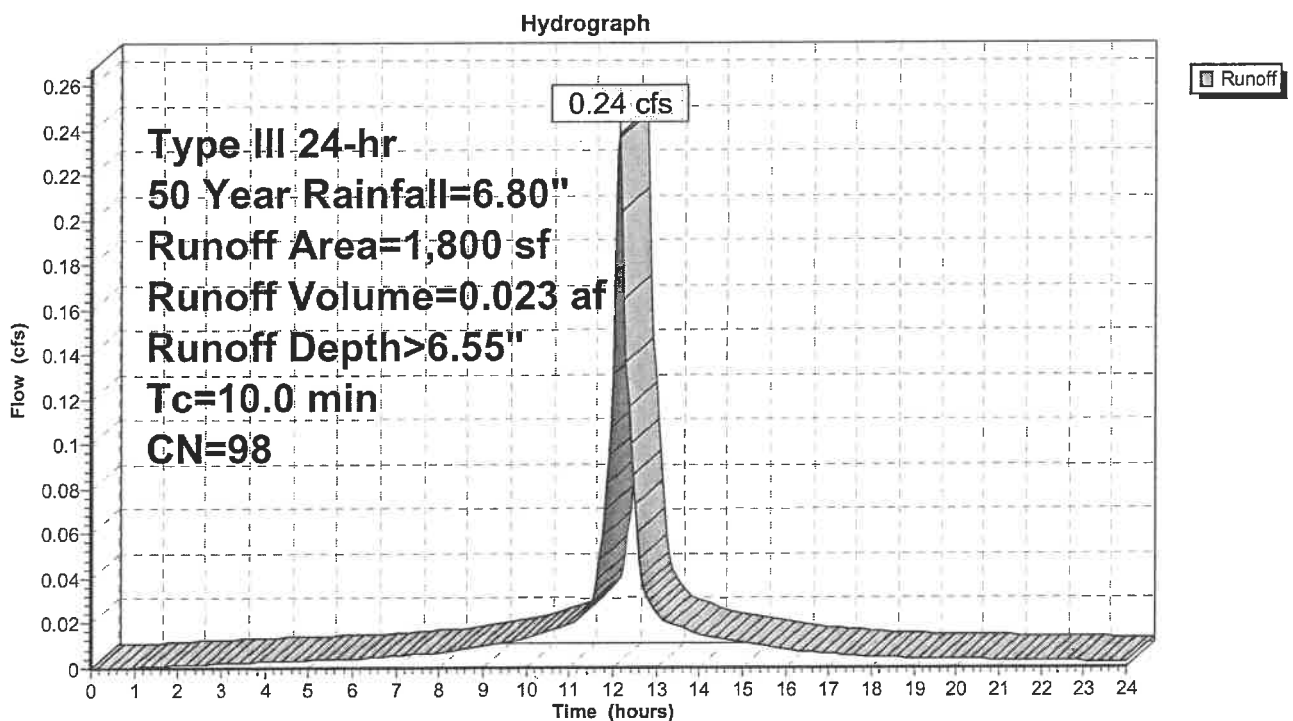
Runoff = 0.24 cfs @ 12.14 hrs, Volume= 0.023 af, Depth> 6.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 50 Year Rainfall=6.80"

Area (sf)	CN	Description
1,800	98	Roofs, HSG A
1,800		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,
5.0	0				Total, Increased to minimum Tc = 10.0 min

### Subcatchment 1: DZ-1 South Half Roof



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Type III 24-hr 50 Year Rainfall=6.80"

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### Summary for Subcatchment 4S: DZ-2 North Half Roof

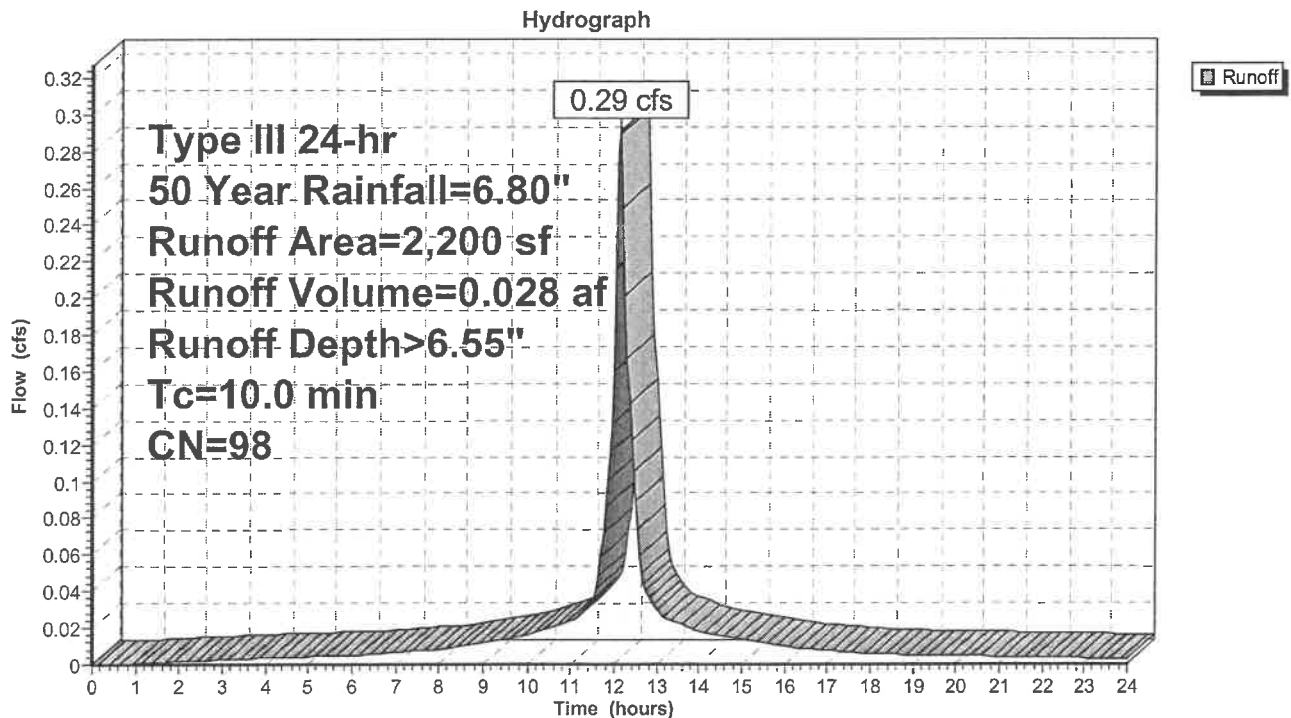
Runoff = 0.29 cfs @ 12.14 hrs, Volume= 0.028 af, Depth> 6.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 50 Year Rainfall=6.80"

Area (sf)	CN	Description
2,200	98	Roofs, HSG A
2,200		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,
5.0	0				Total, Increased to minimum Tc = 10.0 min

### Subcatchment 4S: DZ-2 North Half Roof



## White Sands

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Type III 24-hr 50 Year Rainfall=6.80"

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### Summary for Pond 2P: Stormwater Infiltration Basin

Inflow Area = 0.041 ac, 100.00% Impervious, Inflow Depth > 6.55" for 50 Year event  
Inflow = 0.24 cfs @ 12.14 hrs, Volume= 0.023 af  
Outflow = 0.09 cfs @ 12.43 hrs, Volume= 0.023 af, Atten= 61%, Lag= 17.5 min  
Discarded = 0.09 cfs @ 12.43 hrs, Volume= 0.023 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Peak Elev= 1.63' @ 12.43 hrs Surf.Area= 0.006 ac Storage= 0.004 af

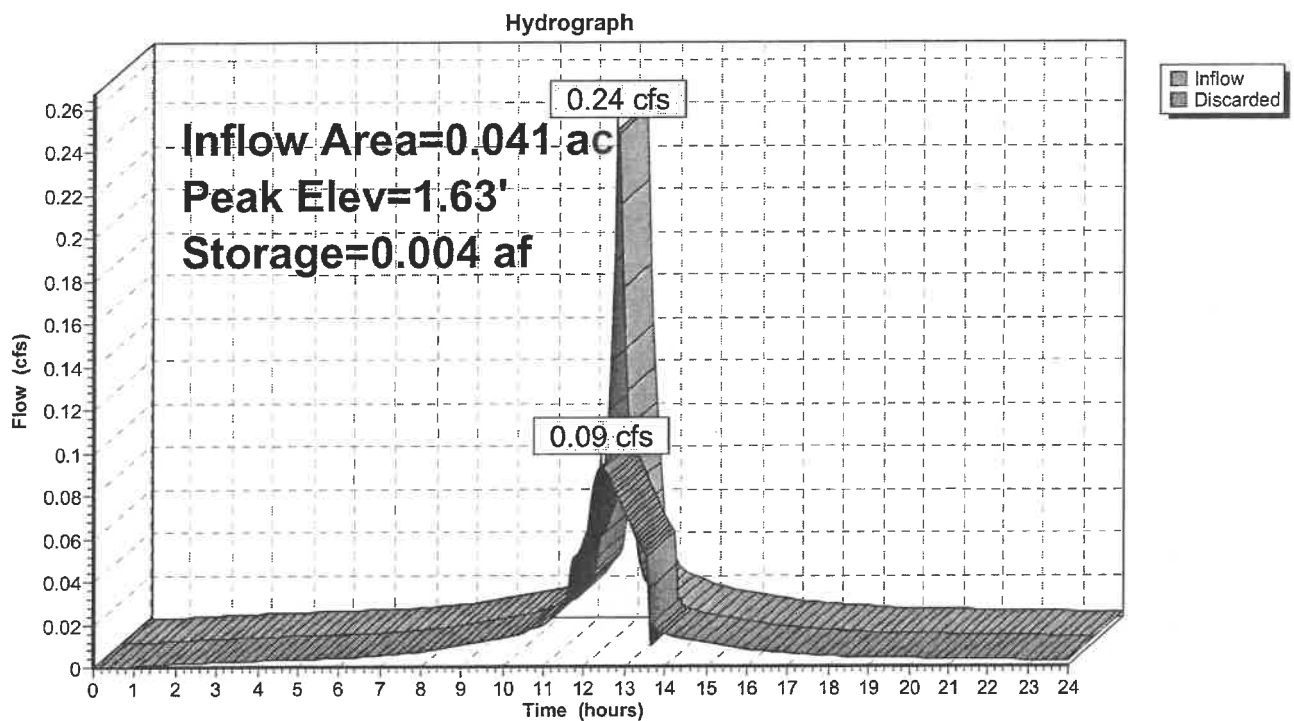
Plug-Flow detention time= (not calculated: outflow precedes inflow)  
Center-of-Mass det. time= 9.8 min ( 756.1 - 746.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	0.004 af	<b>4.00'W x 65.00'L x 1.75'H Field A</b> 0.010 af Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	<b>8.270 in/hr Exfiltration over Wetted area</b>

Discarded OutFlow Max=0.09 cfs @ 12.43 hrs HW=1.62' (Free Discharge)  
1=Exfiltration (Exfiltration Controls 0.09 cfs)

### Pond 2P: Stormwater Infiltration Basin



## White Sands

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White Sands Beach Club, Truro, MA  
Type III 24-hr 50 Year Rainfall=6.80"

Printed 11/9/2015

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### Summary for Pond 3P: Stormwater Infiltration Basin

Inflow Area = 0.051 ac, 100.00% Impervious, Inflow Depth > 6.55" for 50 Year event  
Inflow = 0.29 cfs @ 12.14 hrs, Volume= 0.028 af  
Outflow = 0.11 cfs @ 12.43 hrs, Volume= 0.028 af, Atten= 61%, Lag= 17.5 min  
Discarded = 0.11 cfs @ 12.43 hrs, Volume= 0.028 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Peak Elev= 1.61' @ 12.43 hrs Surf.Area= 0.007 ac Storage= 0.005 af

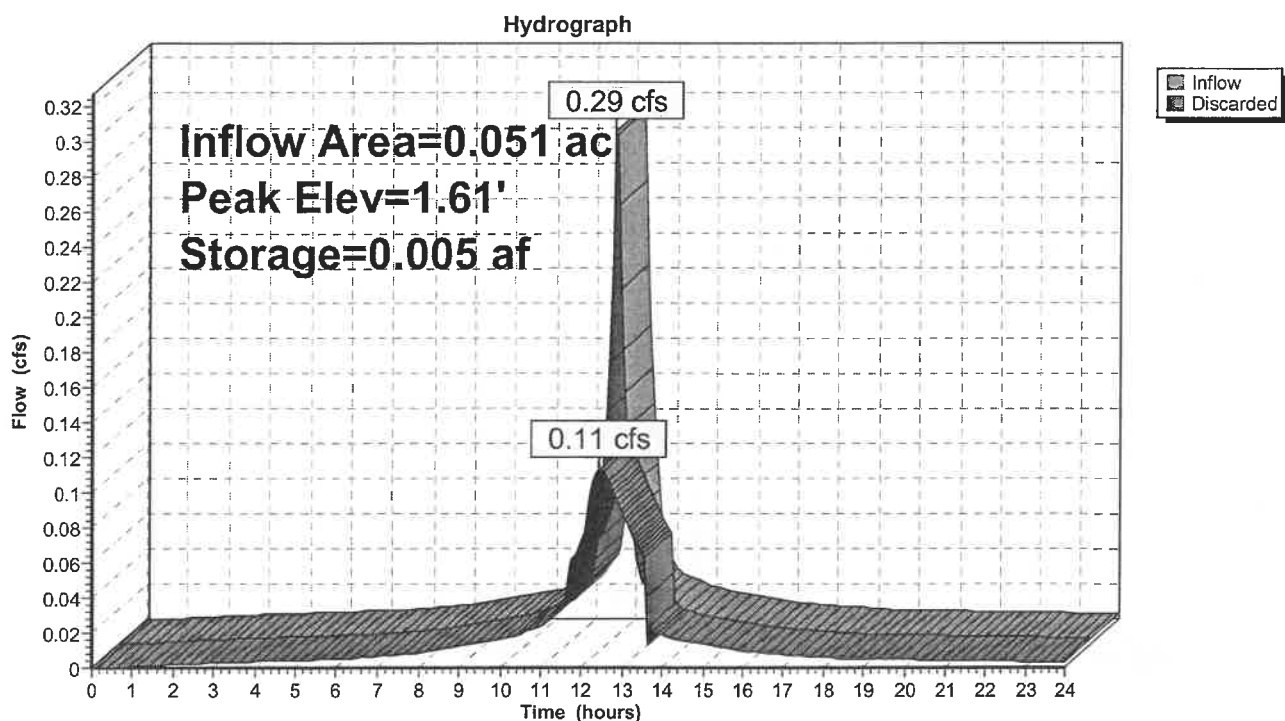
Plug-Flow detention time= 9.9 min calculated for 0.028 af (100% of inflow)  
Center-of-Mass det. time= 9.8 min ( 756.0 - 746.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	0.005 af	4.00'W x 80.00'L x 1.75'H Field B 0.013 af Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.11 cfs @ 12.43 hrs HW=1.61' (Free Discharge)  
↑1=Exfiltration (Exfiltration Controls 0.11 cfs)

### Pond 3P: Stormwater Infiltration Basin



## **APPENDIX C**

### **TSS Removal Calculation Worksheet**



INSTRUCTIONS:

- 1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
- 2. Select BMP from Drop Down Menu
- 3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Version 1, Automated: Mar. 4, 2008

Location:

B	C	D	E	F
BMP <sup>1</sup>	TSS Removal Rate <sup>1</sup>	Starting TSS Load*	Amount Removed (C*D)	Remaining Load (D-E)
Infiltration Trench	0.80	1.00	0.80	0.20
	0.00	0.20	0.00	0.20
	0.00	0.20	0.00	0.20
	0.00	0.20	0.00	0.20
	0.00	0.20	0.00	0.20

Total TSS Removal =

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project:

Prepared By:

Date:

\*Equals remaining load from previous BMP (E) which enters the BMP

## **APPENDIX D**

### **Checklist for Stormwater Report**



# Checklist for Stormwater Report

## A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands Program

## Checklist for Stormwater Report

### B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

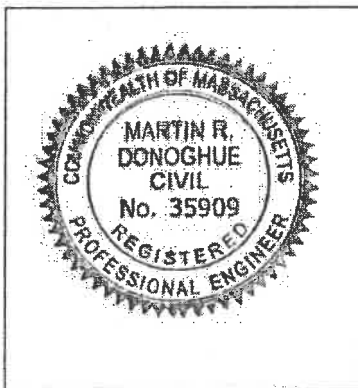
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



  
Signature and Date 10-9-15

### Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☒ Redevelopment
- ☐ Mix of New Development and Redevelopment



## Checklist for Stormwater Report

### Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☐ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): \_\_\_\_\_

### Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- ☒ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- ☒ Soil Analysis provided.
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - ☐ Static
  - ☒ Simple Dynamic
  - ☐ Dynamic Field<sup>1</sup>
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
  - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
  - ☒ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 3: Recharge (continued)

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☒ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - ☐ is within the Zone II or Interim Wellhead Protection Area
    - ☐ is near or to other critical areas
    - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - ☐ involves runoff from land uses with higher potential pollutant loads.
  - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - ☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 4: Water Quality (continued)

- ☐ The BMP is sized (and calculations provided) based on:
  - ☐ The ½" or 1" Water Quality Volume or
  - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

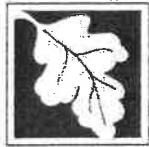
### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior** to the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.





# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
  - ☐ Limited Project
  - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - ☐ Bike Path and/or Foot Path
  - ☐ Redevelopment Project
  - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- ☐ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands Program

# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

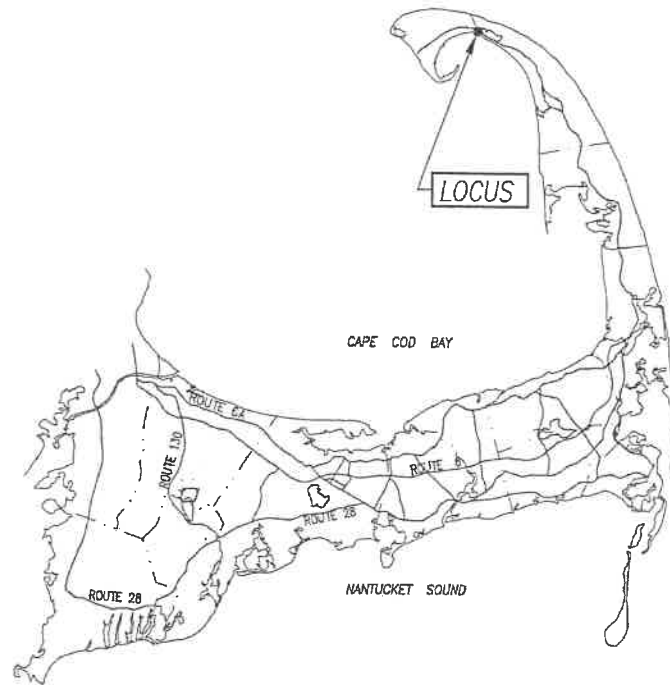
- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has *not* been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is *not* covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted **BEFORE** land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- ☐ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - ☐ Name of the stormwater management system owners;
  - ☐ Party responsible for operation and maintenance;
  - ☐ Schedule for implementation of routine and non-routine maintenance tasks;
  - ☐ Plan showing the location of all stormwater BMPs maintenance access areas;
  - ☐ Description and delineation of public safety features;
  - ☐ Estimated operation and maintenance budget; and
  - ☐ Operation and Maintenance Log Form.
- ☐ The responsible party is *not* the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

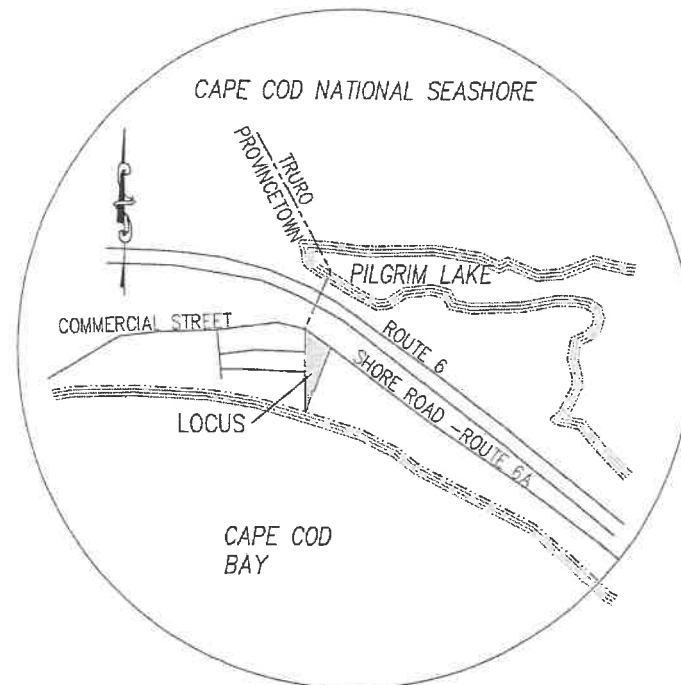
### Standard 10: Prohibition of Illicit Discharges

- ☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☐ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



CAPE COD, MASSACHUSETTS  
(NO SCALE)

ATLANTIC  
OCEAN



TRURO, MASSACHUSETTS  
KEY MAP  
(NO SCALE)

OWNER AND APPLICANT:  
WHITE SANDS BEACH CLUB, INC.  
C/O MARIA KULIOPULOS  
P.O. BOX 611  
PROVINCETOWN, MA 02657

TRURO PLANNING BOARD

DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# PROPOSED SITE PLAN FOR REPLACEMENT OF A FIRE DAMAGED BUILDING WHITE SANDS BEACH CLUB, INC.

706 SHORE ROAD  
TRURO, MASSACHUSETTS  
DECEMBER 29, 2015

## DRAWING INDEX

C1.2.1	EXISTING CONDITIONS PLAN	11-10-15
C2.0.1	SITE DEMOLITION PLAN	12-29-15
C2.1.1	SITE LAYOUT AND MATERIALS PLAN	11-23-16
C2.2.1	SITE GRADING AND DRAINAGE PLAN	06-06-16
C2.4.1	SITE DETAILS	11-23-16
C2.4.2	SEWAGE DISPOSAL SYSTEM MODIFICATION DETAILS	12-29-15

COASTAL  
ENGINEERING  
COMPANY, INC.  
260 Cranberry Hwy., Orleans, MA 02653  
508.235.6511 Fax: 508.255.6790

SRK	MRD	MAP	MAP	BY
UNIT CONSOLIDATION AND OFFICE RELOCATION	SHOW FIRE SERVICE WATER LINE & NOTES	GENERAL REVISIONS & ADD NEW SEPTIC TANK DETAILS	GENERAL REVISIONS & RESPONSE TO PLANNER'S COMMENTS	REVISION

NO.	DATE
4	11-23-16
3	6-06-16
2	12-29-15
1	11-10-15

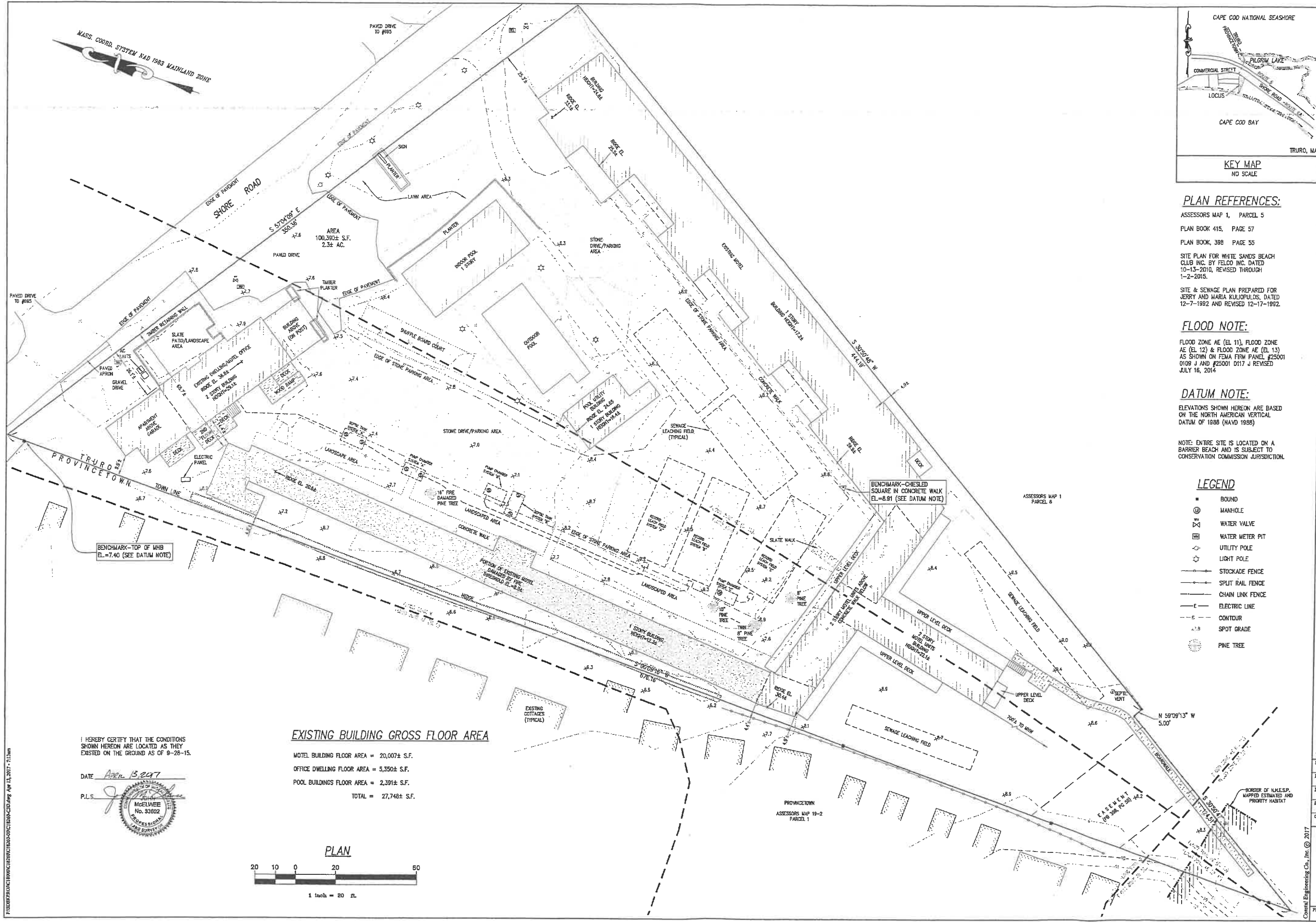


PROJECT  
WHITE SANDS BEACH CLUB, INC.  
706 SHORE ROAD  
TRURO, MA  
SHEET TITLE  
PROPOSED SITE PLAN FOR REPLACEMENT  
OF A FIRE DAMAGED BUILDING

SCALE	AS NOTED
LATEST REVISION	C18260-DET.dwg
DATE	10-02-15
DRAWN BY	MAP
CHECKED BY	

C0.0.1

1 OF 2 SHEETS  
PROJECT NO. C18260.00



COASTAL  
ENGINEERING  
COMPANY, INC.  
260 Cranberry Hwy., Orleans, MA 02653  
508.255.6711 Fax: 508.255.6700

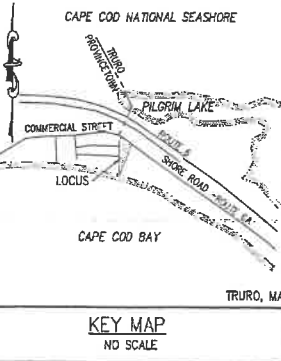
NO.	DATE	REVISION	BY
2	04-06-17	GENERAL REVISIONS & RESPONSE TO PLANNER'S COMMENTS	MAP/MDM
1	11-06-15	GENERAL REVISIONS & RESPONSE TO PLANNER'S COMMENTS	MDM/MDP

SEAL

PROJECT  
WHITE SANDS BEACH CLUB, INC.  
706 SHORE ROAD  
TRURO, MA  
SHEET TITLE  
PLAN SHOWING EXISTING  
SITE CONDITIONS

SCALE  
AS NOTED  
DRAWING FILE  
C18260-C3D.dwg  
DATE  
10-07-15  
DRAWN BY  
MAP  
CHECKED BY

C1.2.1  
2 OF 6 SHEETS  
PROJECT NO.  
C18260.00



PLAN REFERENCES:  
ASSESSORS MAP 1, PARCEL 5  
PLAN BOOK 415, PAGE 57  
PLAN BOOK 398, PAGE 55  
SITE PLAN FOR WHITE SANDS BEACH CLUB INC. BY FELCO INC. DATED 10-15-2010, REVISED THROUGH 1-2-2015.  
SITE & SEWAGE PLAN PREPARED FOR JERRY AND MARIA KULIOPULOS, DATED 12-7-1992 AND REVISED 12-17-1992.

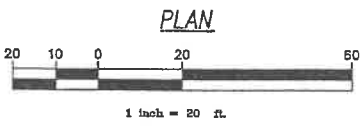
FLOOD NOTE:  
FLOOD ZONE AE (EL. 11), FLOOD ZONE AE (EL. 12) & FLOOD ZONE AE (EL. 13) AS SHOWN ON FEMA FIRM PANEL #25001 0109 J AND #25001 0117 J REVISED JULY 16, 2014

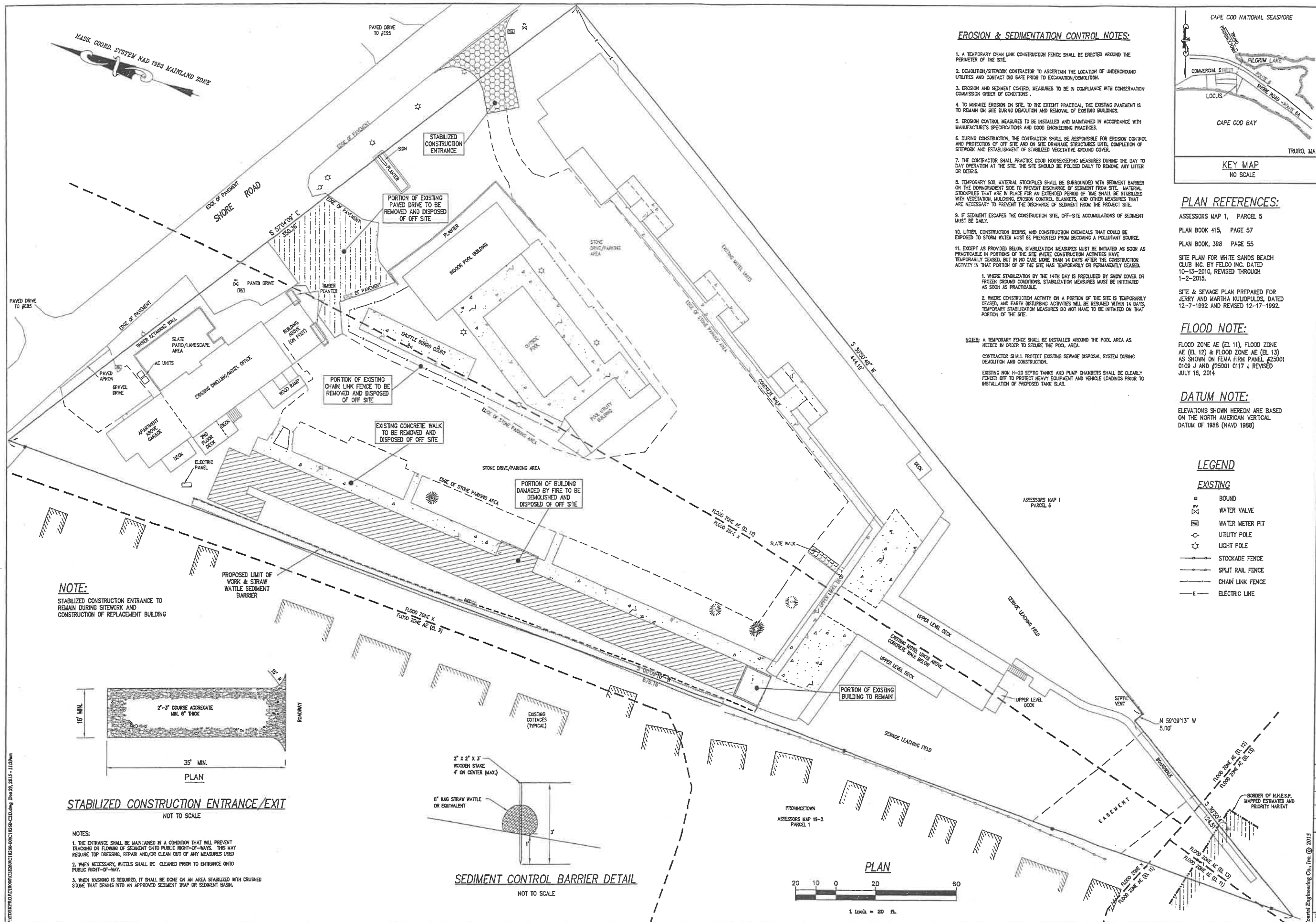
DATUM NOTE:  
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

- LEGEND
- BOUND
  - MANHOLE
  - WATER VALVE
  - WATER METER PIT
  - UTILITY POLE
  - LIGHT POLE
  - STOCKADE FENCE
  - SPLIT RAIL FENCE
  - CHAIN LINK FENCE
  - ELECTRIC LINE
  - CONTOUR
  - SPOT GRADE
  - PINE TREE

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 9-26-15.  
DATE  
APR 15 2017  
P.L.S.  
McELWEE  
No. 33802  
PROFESSIONAL  
LAND SURVEYOR

EXISTING BUILDING GROSS FLOOR AREA  
MOTEL BUILDING FLOOR AREA = 20,007± S.F.  
OFFICE DWELLING FLOOR AREA = 5,350± S.F.  
POOL BUILDINGS FLOOR AREA = 2,391± S.F.  
TOTAL = 27,748± S.F.





KEY MAP  
NO SCALE

PLAN REFERENCES:

ASSESSORS MAP 1, PARCEL 5

PLAN BOOK 415, PAGE 57

PLAN BOOK 415, PAGE 57

PLAN BOOK, 398 PAGE 55










SITE PLAN FOR WHITE SANDS BEACH  
CLUB INC. BY FELCO INC. DATED  
10-13-2010, REVISED THROUGH  
1-2-2015.

SITE & SEWAGE PLAN PREPARED FOR  
JERRY AND MARTHA KULIOPULOS, DATED  
12-7-1992 AND REVISED 12-17-1992.

FLOOD NOTE:

DATUM NOTE:

LEGEND

- |   |                  |
|---|------------------|
|  | BOUND            |
|  | WATER VALVE      |
|  | WATER METER PIT  |
|  | UTILITY POLE     |
|  | LIGHT POLE       |
|  | STOCKADE FENCE   |
|  | SPLIT RAIL FENCE |
|  | CHAIN LINK FENCE |
|  | ELECTRIC LINE    |

**COASTAL  
ENGINEERING  
COMPANY, INC.**

NO.	DATE	REVISION	BY
2	12-29-15	GENERAL REVISIONS	MAP
1	11-10-15	GENERAL REVISIONS & RESPONSE TO PLANNER'S COMMENTS	MAP



PROJECT

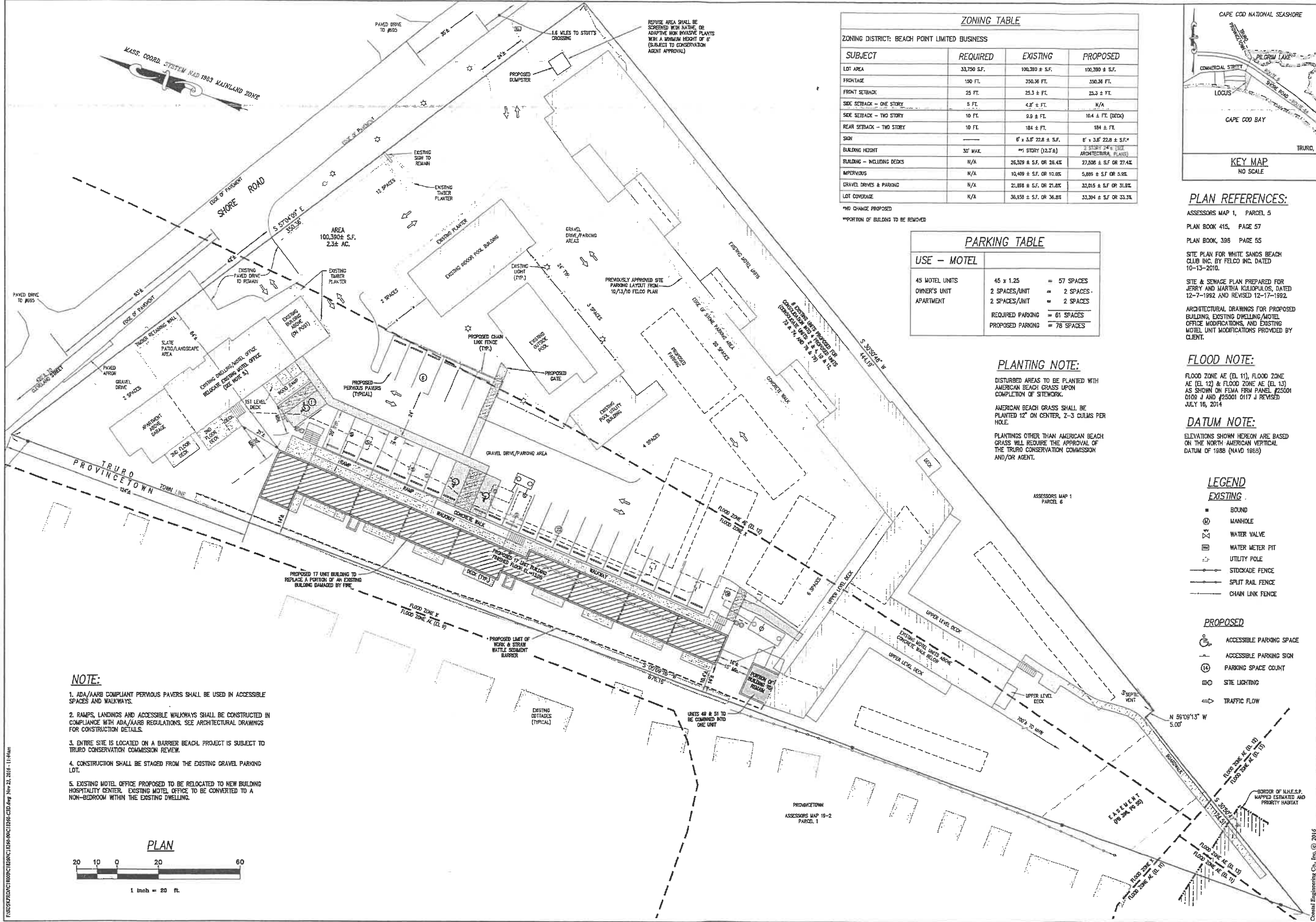
WHITE SANDS BEACH CLUB, INC.

706 SHORE ROAD  
TRURO, MA

## SITE DEMOLITION PLAN

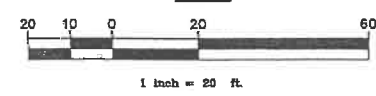
PROJECT	70% SHORE	SHEET TITLE
SCALE		AS NOTED
DRAWING FILE C:\8260-C3D.dwg		
DATE		-10-07-15
DRAWN BY		MAP
CHECKED BY		
C2.0.1		
3 of 6 SHEETS		
PROJECT NO.		C18260.00





- NOTE:**
1. ADA/ARB COMPLIANT PERVIOUS PAVERS SHALL BE USED IN ACCESSIBLE SPACES AND WALKWAYS.
  2. RAMPS, LANDINGS AND ACCESSIBLE WALKWAYS SHALL BE CONSTRUCTED IN COMPLIANCE WITH ADA/ARB REGULATIONS. SEE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION DETAILS.
  3. ENTIRE SITE IS LOCATED ON A BARRIER BEACH. PROJECT IS SUBJECT TO TRURO CONSERVATION COMMISSION REVIEW.
  4. CONSTRUCTION SHALL BE STAGED FROM THE EXISTING GRAVEL PARKING LOT.
  5. EXISTING MOTEL OFFICE PROPOSED TO BE RELOCATED TO NEW BUILDING HOSPITALITY CENTER. EXISTING MOTEL OFFICE TO BE CONVERTED TO A NON-BEDROOM WITHIN THE EXISTING DWELLING.

PLAN



ZONING TABLE			
ZONING DISTRICT: BEACH POINT LIMITED BUSINESS			
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	33,750 S.F.	100,390 ± S.F.	100,390 ± S.F.
FRONTAGE	150 FT.	350.36 FT.	350.36 FT.
FRONT SETBACK	25 FT.	25.3 ± FT.	25.3 ± FT.
SIDE SETBACK - ONE STORY	5 FT.	4.8' ± FT.	N/A
SIDE SETBACK - TWO STORY	10 FT.	9.9 ± FT.	10.4 ± FT. (DECK)
REAR SETBACK - TWO STORY	10 FT.	18.4 ± FT.	18.4 ± FT.
SKIN		6' ± 3.6' 22.8 ± S.F.	6' ± 3.6' 22.8 ± S.F.
BUILDING HEIGHT	30' MAX.	**1 STORY (12.3' ±)	3 STORY (44' ±) SEE ARCHITECTURAL PLANS
BUILDING - INCLUDING DECKS	N/A	26,329 ± S.F. OR 26.4%	27,506 ± S.F. OR 27.4%
IMPERVIOUS	N/A	10,409 ± S.F. OR 10.0%	5,885 ± S.F. OR 5.9%
GRAVEL DRIVES & PARKING	N/A	21,898 ± S.F. OR 21.8%	32,015 ± S.F. OR 31.8%
LOT COVERAGE	N/A	36,938 ± S.F. OR 36.8%	33,394 ± S.F. OR 33.3%

\*NO CHANGE PROPOSED  
\*\*PORTION OF BUILDING TO BE REMOVED

PARKING TABLE		
USE - MOTEL		
45 MOTEL UNITS	45 x 1.25	= 57 SPACES
OWNER'S UNIT	2 SPACES/UNIT	= 2 SPACES
APARTMENT	2 SPACES/UNIT	= 2 SPACES
	REQUIRED PARKING	= 61 SPACES
	PROPOSED PARKING	= 76 SPACES

**PLANTING NOTE:**

DISTURBED AREAS TO BE PLANTED WITH AMERICAN BEACH GRASS UPON COMPLETION OF SITEWORK.  
AMERICAN BEACH GRASS SHALL BE PLANTED 12" ON CENTER, 2-3 CULMS PER HOLE.  
PLANTINGS OTHER THAN AMERICAN BEACH GRASS WILL REQUIRE THE APPROVAL OF THE TRURO CONSERVATION COMMISSION AND/OR AGENT.

**FLOOD NOTE:**

FLOOD ZONE AE (EL. 11), FLOOD ZONE AE (EL. 12) & FLOOD ZONE AE (EL. 13) AS SHOWN ON FEMA FIRM PANEL #25001 D109 J AND #25001 D117 J REVISED JULY 16, 2014

**DATUM NOTE:**

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

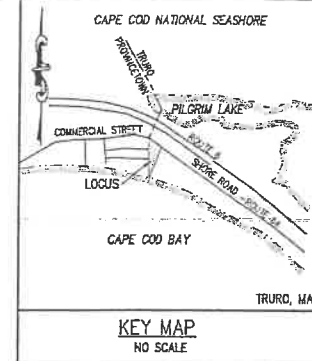
**LEGEND**

**EXISTING**

- BOUND
- MANHOLE
- WATER VALVE
- WATER METER PIT
- UTILITY POLE
- STOCKADE FENCE
- SPLIT RAIL FENCE
- CHAIN LINK FENCE

**PROPOSED**

- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SIGN
- PARKING SPACE COUNT
- SITE LIGHTING
- TRAFFIC FLOW



**COASTAL ENGINEERING COMPANY, INC.**  
260 Cranberry Hwy, Orleans, MA 02653  
508.255.6511 Fax: 508.255.6700

NO.	DATE	REVISION
1	11-24-16	UNIT CONSOLIDATION AND OFFICE RELOCATION
2	12-29-15	MODIFY PARKING
3	11-04-15	GENERAL REVISIONS & RESPONSE TO PLANNER'S COMMENTS
4	10-28-15	ADD NOTIS, LIGHTING, AND RELOCATE SIGN



**WHITE SANDS BEACH CLUB, INC.**  
706 SHORE ROAD  
TRURO, MA  
SHEET TITLE  
**SITE LAYOUT AND MATERIALS PLAN**

PROJECT	SCALE	AS NOTED
DRAWING FILE	C:\18260-C3D.dwg	
DATE	12-16-15	
DRAWN BY	MAP	
CHECKED BY		
PROJECT NO.	C18260.00	

**C2.1.1**

1 OF 7 SHEETS



NO.	DATE	REVISION
3	11-23-16	CURS STOP DETAIL REVISION
2	12-28-15	GENERAL REVISIONS
1	11-10-15	GENERAL REVISIONS & RESPONSE TO PLANNER'S COMMENTS



WHITE SANDS BEACH CLUB, INC  
706 SHORE ROAD  
THURSO, MA

SITE DETAILS

PROJECT	AS NOTED
DRAWING FILE	C18260-DET.dwg
DATE	10-05-16
DRAWN BY	MAP
CHECKED BY	

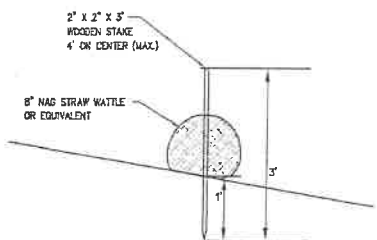
C2.4.1

5 OF 7 SHEETS  
PROJECT NO. C18260.00

# EROSION & SEDIMENTATION CONTROL NOTES:

1. A TEMPORARY CHAIN LINK CONSTRUCTION FENCE SHALL BE ERECTED AROUND THE PERIMETER OF THE SITE.
2. DEMOLITION/STEWORK CONTRACTOR TO ASCERTAIN THE LOCATION OF UNDERGROUND UTILITIES AND CONTACT DIG SAFE PRIOR TO EXCAVATION/DEMOLITION.
3. EROSION AND SEDIMENT CONTROL MEASURES TO BE IN COMPLIANCE WITH TOWN OF THURSO REGULATIONS.
4. TO MINIMIZE EROSION ON SITE, TO THE EXTENT PRACTICAL, THE EXISTING PAVEMENT IS TO REMAIN ON SITE DURING DEMOLITION AND REMOVAL OF EXISTING BUILDINGS.
5. EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND PROTECTION OF OFF SITE AND ON SITE DRAINAGE STRUCTURES UNTIL COMPLETION OF STEWORK AND ESTABLISHMENT OF STABILIZED VEGETATIVE GROUND COVER.
7. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING MEASURES DURING THE DAY TO DAY OPERATION AT THE SITE. THE SITE SHOULD BE POLICED DAILY TO REMOVE ANY LITTER OR DEBRIS.
8. TEMPORARY SOIL MATERIAL STOCKPILES SHALL BE SURROUNDED WITH SEDIMENT BARRIER ON THE DOWNWIND SIDE TO PREVENT RECHARGE OF SEDIMENT FROM SITE. MATERIAL STOCKPILES THAT ARE IN PLACE FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED WITH VEGETATION, MULCHING, EROSION CONTROL BLANKETS, AND OTHER MEASURES THAT ARE NECESSARY TO PREVENT THE DISCHARGE OF SEDIMENT FROM THE PROJECT SITE.
9. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
10. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
11. EXCEPT AS PROVIDED BELOW, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.



SEDIMENT CONTROL BARRIER DETAIL

NOT TO SCALE

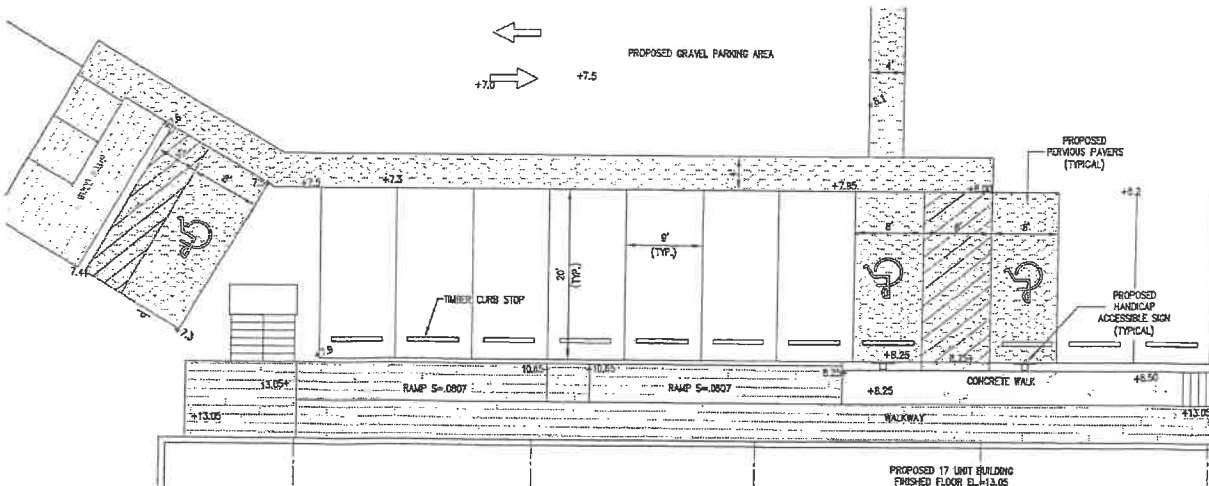
## AGGREGATE TABLE GRADING REQUIREMENTS

NO. 8 BEDDING AGGREGATE	
SEIVE SIZE	PERCENT PASSING
1/2 INCH (12.5 MM)	100
3/8 INCH (9.5 MM)	85 TO 100
NO. 4 (4.75 MM)	10 TO 30
NO. 8 (2.36 MM)	0 TO 10
NO. 16 (1.18 MM)	0 TO 5
NO. 57 BASE AGGREGATE	
SEIVE SIZE	PERCENT PASSING
1 1/2 INCH (37.5 MM)	100
1 INCH (25 MM)	95 TO 100
1/2 INCH (12.5 MM)	25 TO 60
NO. 4 (4.75 MM)	0 TO 10
NO. 8 (2.36 MM)	0 TO 5
NO. 2 SUBBASE AGGREGATE	
SEIVE SIZE	PERCENT PASSING
3 INCH (75 MM)	100
2 1/2 INCH (63 MM)	90 TO 100
2 INCH (50 MM)	35 TO 70
1 1/2 INCH (37.5 MM)	0 TO 15
3/4 INCH (19 MM)	0 TO 5

NOTES:  
MAXIMUM SLOPE ON HIGHWAY ACCESSIBLE PARKING SPACE AND ADJACENT ACCESS AISLE.

## ACCESSIBLE PARKING DETAIL

SCALE: 1"=10'

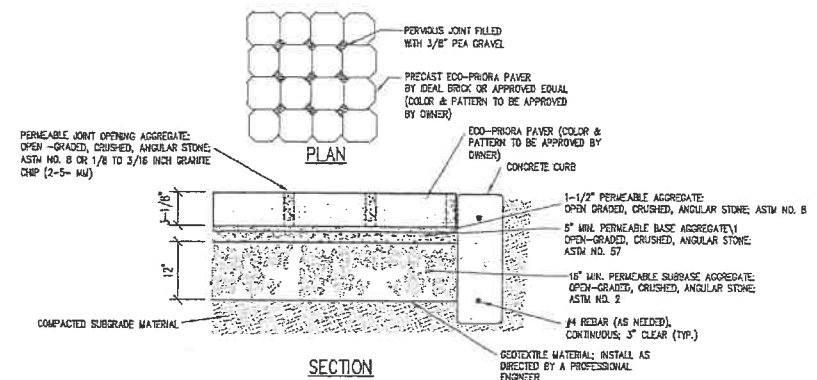


## UNI ECO-PRIORA PERMEABLE PAVER DETAIL

NOT TO SCALE

### SECTION

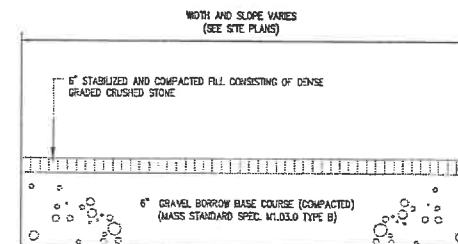
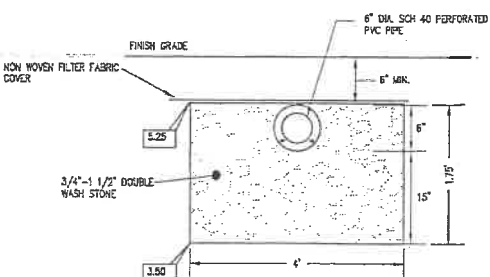
- NOTES:
1. CONTRACTOR SHALL FOLLOW MANUFACTURER'S PROCEDURES & SPECIFICATIONS FOR INSTALLATION OF ECO-PRIORA PAVERS.
  2. INSTALLATION SHALL BE ADA/ANSI COMPLIANT.
  3. COLOR AND PATTERN OF ECO-PRIORA PERMEABLE INTERLOCKING CONCRETE PAVERS SHALL BE APPROVED BY OWNER.



## STORMWATER RECHARGE TRENCH DETAIL

NOT TO SCALE

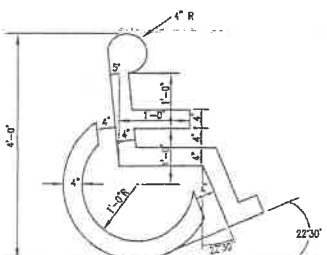
- NOTE: SRB-1: 80'L x 4' W x 1.75'D  
SRB-2: 65'L x 4' W x 1.75'D



## GRAVEL PARKING & DRIVE SECTION

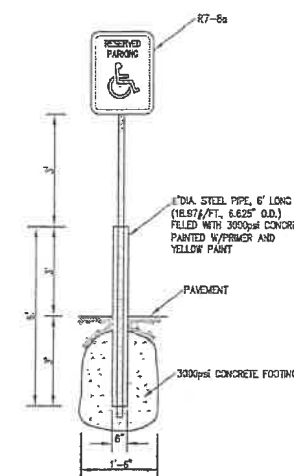
NOT TO SCALE

NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.



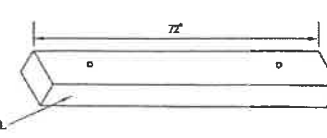
## PAINTED HANDICAP SYMBOL

NOT TO SCALE



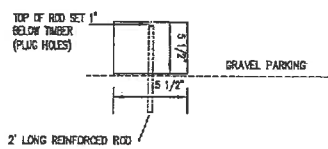
## HANDICAP SIGN

NOT TO SCALE



## TIMBER CURB STOP DETAIL

NOT TO SCALE





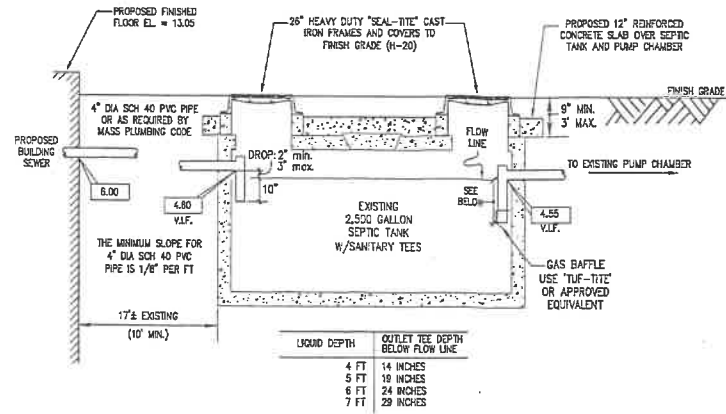
## DESIGN CALCULATIONS—SYSTEM A MODIFICATION

**DESIGN FLOW:** MANAGER'S APT. - TWO BEDROOMS AT 110 GAL. PER DAY PER BEDROOM = 220 GPD  
EXISTING APT. - TWO BEDROOMS AT 110 GAL. PER DAY PER BEDROOM = 220 GPD  
UNITS 1 & 19 IN PROPOSED BLDG. - TWO BEDROOMS AT 110 GAL. PER DAY PER BEDROOM = 220 GPD  
HOSPITALITY ROOM IN PROPOSED BUILDING - 280± S.F. AT 75 GPD/1,000 S.F. = 22 GPD  
TOTAL FLOW SYSTEM A = 682 GPD

**INSTALL:** NEW BUILDING SEWER  
ANTI BOUYANCY SLABS: 10' x 15' x 1' REINFORCED CONCRETE H-20 SLAB OVER SEPTIC TANK  
8' x 14' x 1' REINFORCED CONCRETE H-20 SLAB OVER PUMP CHAMBER  
CAST IRON COVERS TO GRADE OVER TANK OPENINGS AS SPECIFIED IN THE DETAILS

**RETAIN:** ONE (1) - 50'L x 20"W. x 0.5'D. LEACHING FIELD  $V_L^* = 1,000 \text{ GPD} > 682 \text{ GPD REQ'D.}$   
ONE (1) - 2500 GAL. SEPTIC TANK  
ONE (1) - 1,500 GAL. PUMP CHAMBER  
ONE (1) - DISTRIBUTION BOX

\* BASED ON RECORD PLANS AND THE CODE IN EFFECT AT THE TIME THE SYSTEM WAS INSTALLED.



## SCHEMATIC FLOW PROFILE—SYSTEM A MODIFICATION

ALL NEW INSTALLATIONS MUST CONFORM TO THE MINIMUM REQUIREMENTS OF TITLE 5

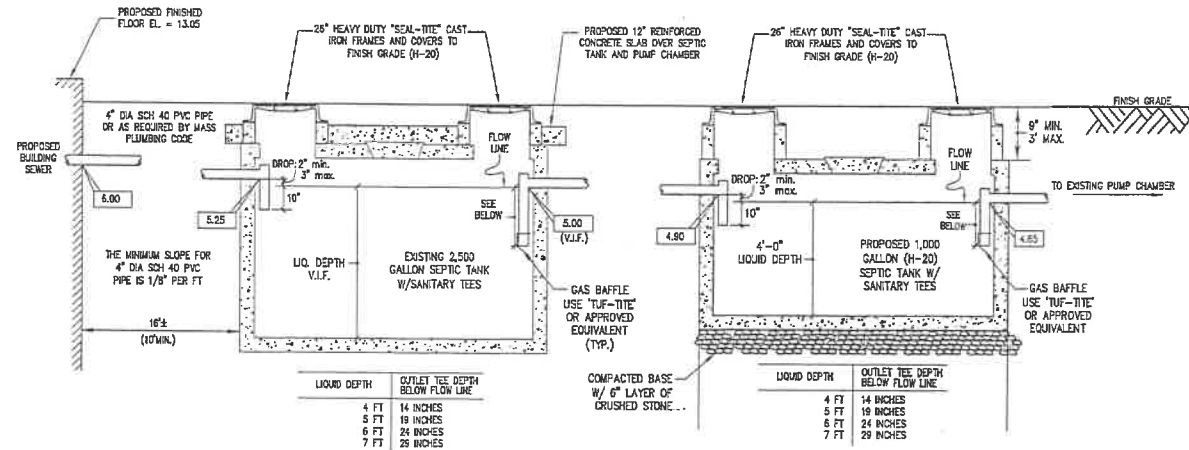
## DESIGN CALCULATIONS—SYSTEM B MODIFICATION

**DESIGN FLOW:** EIGHT UNITS IN PROPOSED BLDG. - EIGHT BEDROOMS AT 110 GAL. PER DAY PER BEDROOM = 880 GPD  
(UNITS 3,5,7,9,23,25,27,29)

**INSTALL:** NEW BUILDING SEWER  
ONE (1) - 1,000 GAL. SEPTIC TANK (H-20)  
ANTI BOUYANCY SLABS: 10' x 15' x 1' REINFORCED CONCRETE H-20 SLAB OVER EXISTING SEPTIC TANK  
8' x 14' x 1' REINFORCED CONCRETE H-20 SLAB OVER EXISTING PUMP CHAMBER  
CAST IRON COVERS TO GRADE OVER TANK OPENINGS AS SPECIFIED IN THE DETAILS

**RETAIN:** ONE (1) - 50'L x 20"W. x 0.5'D. LEACHING FIELD  $V_L^* = 1,000 \text{ GPD} > 880 \text{ GPD REQ'D.}$   
ONE (1) - 2500 GAL. SEPTIC TANK  
ONE (1) - 1,500 GAL. PUMP CHAMBER  
ONE (1) - DISTRIBUTION BOX

\* BASED ON RECORD PLANS AND TITLE V CODE IN EFFECT AT THE TIME THE SYSTEM WAS INSTALLED.



## SCHEMATIC FLOW PROFILE—SYSTEM B MODIFICATION

ALL NEW INSTALLATIONS MUST CONFORM TO THE MINIMUM REQUIREMENTS OF TITLE 5

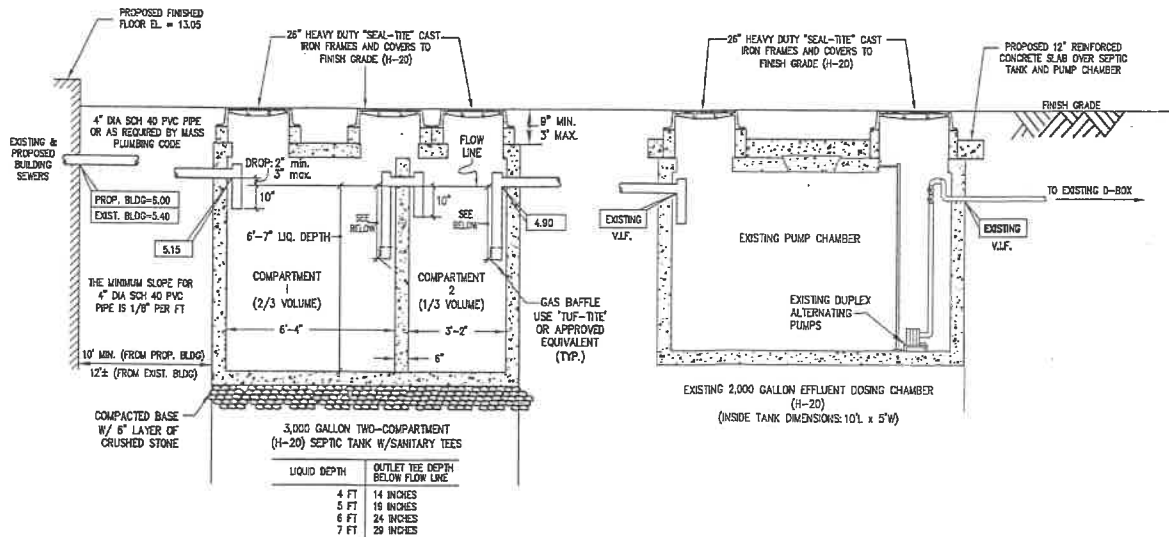
## DESIGN CALCULATIONS—SYSTEM C MODIFICATION

**DESIGN FLOW:** SEVEN UNITS IN PROPOSED BLDG. & ONE COMBINED UNIT TO REMAIN - EIGHT BEDROOMS AT 110 GAL. PER DAY PER BEDROOM = 880 GPD  
(UNITS 11,15,17,31,33,35,37 & COMBINED UNIT)

**INSTALL:** NEW BUILDING SEWER AND SEWER TO PORTION OF BUILDING TO REMAIN.  
ONE (1) - 3,000 GAL. TWO COMPARTMENT SEPTIC TANK (H-20)  
ANTI BOUYANCY SLABS: 8' x 14' x 1' REINFORCED CONCRETE H-20 SLAB OVER EXISTING PUMP CHAMBER  
CAST IRON COVERS TO GRADE OVER TANK OPENINGS AS SPECIFIED IN THE DETAILS

**RETAIN:** ONE (1) - 50'L x 20"W. x 0.5'D. LEACHING FIELD  $V_L^* = 1,000 \text{ GPD} > 880 \text{ GPD REQ'D.}$   
ONE (1) - 1,500 GAL. PUMP CHAMBER  
ONE (1) - DISTRIBUTION BOX

\* BASED ON RECORD PLANS AND THE TITLE V CODE IN EFFECT AT THE TIME THE SYSTEM WAS INSTALLED.



## SCHEMATIC FLOW PROFILE—SYSTEM C MODIFICATION

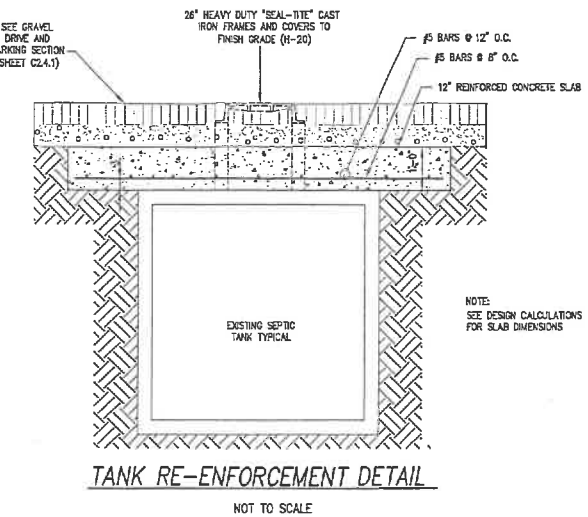
ALL NEW INSTALLATIONS MUST CONFORM TO THE MINIMUM REQUIREMENTS OF TITLE 5

## NOTES:

1. INSTALLATION CONTRACTOR REPORT EXISTING SEWAGE DISPOSAL SYSTEM INVERTS TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLING ANY SEWERS OR SYSTEM COMPONENTS.
2. INSTALLER SHALL MODIFY INLET AND OUTLET TEES, AS NECESSARY IN ORDER TO COMPLY WITH SPECIFIED TEE AND GAS Baffle REQUIREMENTS.

## LEGEND:

V.I.F. VERIFY IN FIELD



## CONCRETE NOTES

1. CONCRETE MIXTURE, FORM-WORK, DELIVERY AND PLACEMENT SHALL CONFORM TO REQUIREMENTS OF ACI 301 (LATEST EDITION), UNLESS OTHERWISE NOTED.
2. CONCRETE MATERIALS SHALL BE: TYPE 1 OR 2 PORTLAND CEMENT, SAND AND GRAVEL AGGREGATES. CONCRETE SHALL BE AIR-ENTRAINED PER AIA RECOMMENDATIONS. CONCRETE COMPRESSIVE STRENGTH, ( $f'_c$ ) IN 28 DAYS, WHEN TESTED IN ACCORDANCE WITH AIA 318-LATEST EDITION, SHALL BE AS FOLLOWS: CONCRETE WORK - 5,000 PSI.
3. THE MAXIMUM CONCRETE SLUMP FOR SLABS SHALL BE 3". CONCRETE SHALL BE AIR-ENTRAINED TO 6% (+/- 1%).
4. MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CURRENT AMERICAN CONCRETE INSTITUTE SPECIFICATIONS AND GUIDELINES.
5. SLABS-ON-GRADE HAVE BEEN DESIGNED FOR BOUYANCY UPLIFT FORCES DUE TO GROUNDWATER OR FLOODING.
6. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN WITH LIST OF ADJUNCTS TO THE ENGINEER FOR WRITTEN APPROVAL PRIOR TO THE MIXING AND PLACEMENT OF CONCRETE.
7. REINFORCING STEEL SHALL BE NEW DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, EXCEPT WHERE NOTED. RUSTED BARS WILL BE IMMEDIATELY REJECTED AND REQUIRED TO BE REPLACED AT NO ADDITIONAL COST.
8. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH AIA PUBLICATION 315 AND CURRENT CSI SPECIFICATIONS, LATEST EDITION.
9. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, REINFORCING STEEL SHALL BE PLACED TO PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER: BOTTOM OF FOOTINGS 3" FORMED SIDES OF FOOTINGS 2" SLAB ON GRADE 2" BELOW TOP SURFACE
10. CONTINUOUS REINFORCEMENT SHALL HAVE CLASS "B" SPLICES (AIA 318-LATEST EDITION) OR SHALL BE LAPPED 40 BAR DIAMETERS MINIMUM, UNLESS NOTED OTHERWISE.
11. REINFORCING BARS MAY NOT BE WELDED WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. WHEN APPROVED, WELDING OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE CURRENT A.I.A.S.
12. CONCRETE SHALL BE PROTECTED FROM FREEZING UNTIL THE CONCRETE HAS REACHED A STRENGTH OF 500 PSI. PROVIDE PROPER CONCRETE PROTECTION OR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH CURRENT AIA CODE OF STANDARD PRACTICE SPECIFICATIONS AND GUIDELINES.
13. REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AIA. UNDER NO CIRCUMSTANCES SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
14. FORMS SHALL BE OILED PRIOR TO THEIR ERECTION. REINFORCING BARS WHICH ARE COATED WITH FORM OIL OR ANY OTHER BOND BREAKING MATERIAL WILL BE REJECTED AND WILL REQUIRE REPLACEMENT AT NO ADDITIONAL COST.
15. CONCRETE MAY CONTAIN FLY-ASH OR SLAG IF PROPOSED IN MIX DESIGN. EACH SHALL SATISFY ALL AIA AND ASTM CURRENT REQUIREMENTS AND SPECIFICATIONS. SUBMIT MATERIAL DATA SHEETS AND AIA CERTIFICATIONS TO ENGINEER FOR REVIEW.
16. ADDITION OF WATER TO CONCRETE MIXES AT THE SITE IS NOT ALLOWED. SUCH CONCRETE SHALL BE IMMEDIATELY REJECTED.
17. CONCRETE SHALL BE READY-MIXED AT PLANT COMPLYING WITH ASTM C94 AND ASTM C1116. SITE MIXING IS NOT ALLOWED.
18. NOTIFY ENGINEER FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST TWO (2) FULL WORK DAYS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE. DO NOT PLACE CONCRETE WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
19. CONCRETE USED FOR SLABS-ON-GRADE SHALL BE TESTED BY AN INDEPENDENT AIA CERTIFIED TESTING LAB, Hired, SCHEDULED, AND PAID FOR BY THE OWNER. THE FOLLOWING MINIMUM TESTING SHALL BE PERFORMED, AND FIELD/LAB-RESULT REPORTS SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL:  
\* AIR ENTRAINMENT AT PLACEMENT - ASTM C-231-97  
\* SLUMP - ASTM C-143  
\* COMPRESSIVE STRENGTH - ASTM C-39  
CONCRETE COLOUR SAMPLES SHALL BE OBTAINED FROM EVERY OTHER CONCRETE DELIVERY TRUCK FOR COMPRESSIVE STRENGTH TESTING. NINE (9) CYLINDERS SHALL BE MADE FROM EACH SAMPLE. THREE (3) CYLINDERS WILL BE TESTED AT 7-DAY CURE, AND SIX (6) CYLINDERS WILL BE TESTED AT 28-DAY CURE TO DETERMINE COMPRESSIVE STRENGTH OF THE CONCRETE IN ACCORDANCE WITH ASTM C39. AIR ENTRAINMENT AND SLUMP WILL BE TESTED AT EACH SAMPLE AS WELL. TEST RESULTS WHICH ARE DETERMINED BY THE ENGINEER TO BE DEFICIENT OR QUESTIONABLE WILL REQUIRE THAT THE CONTRACTOR PAY FOR ADDITIONAL TESTING AND CURING OF THE IN-PLACE CONCRETE, INCLUDING PETROGRAPHIC EXAMINATION WITH REPORT AS DIRECTED BY THE ENGINEER. CONCRETE DETERMINED BY THE ENGINEER TO REMAIN DEFICIENT AFTER FINAL TESTING SHALL BE ENTIRELY REMOVED AND REPLACED AT NO ADDITIONAL COST.
20. SUBMIT TESTING AGENCY LAB REPORTS TO THE ENGINEER FOR REVIEW.
21. CHAIR BARS FOR SECURE PLACEMENT AND POSITIONING OF REINFORCING STEEL IS TO BE PROVIDED. CHAIR BAR OR SIMILAR APPROVED MANUFACTURED DEVICES INTENDED FOR USE MUST BE SUBMITTED TO THE ENGINEER AND APPROVED IN WRITING PRIOR TO ORDERING MATERIALS. REINFORCING SUPPORTS SHALL BE OF PROPER HEIGHT, LENGTH, SPACING, SIZE AND MATERIAL TYPE, AND SUBMITTAL SHALL INCLUDE THIS DATA WITH CURRENT MANUFACTURER DATA SHEETS. IN NO CASE SHALL BRICK, WOOD, OR OTHER NON-CONFORMING REINFORCING STEEL SUPPORTS BE USED.
22. CONCRETE USED IN SLABS-ON-GRADE SHALL CONTAIN PLANT INTRODUCED "FIBER MESH" FIBERGLASS POLYPROPYLENE FIBERS (SYNTHETIC INDUSTRIES) COMPLYING WITH ASTM C1116, TYPE II, 3/16 TO 1/4 INCHES LONG, WITH ADDITION RATE OF 0.10% TO 0.20% BY VOLUME (1.5 LB./CU. YD. TO 3.0 LB./CU. YD.).

COASTAL  
ENGINEERING  
COMPANY, INC.  
260 Chestnut Hwy. Orleans, MA 01953  
508.255.6511 Fax: 508.255.6700

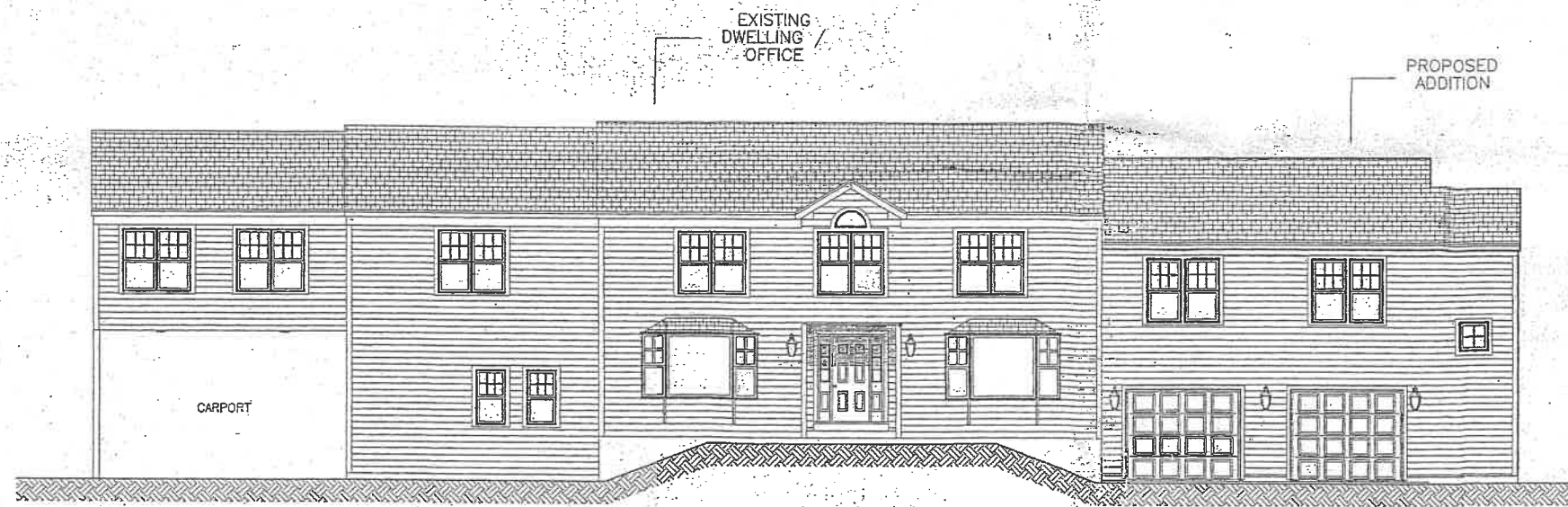
WHITE SANDS BEACH CLUB, INC.  
706 SHORE ROAD  
SHEET TITLE

SEWAGE DISPOSAL SYSTEM  
MODIFICATIONS

PROJECT  
SCALE  
DRAWING FILE  
DATE  
DRAWN BY  
CHECKED BY

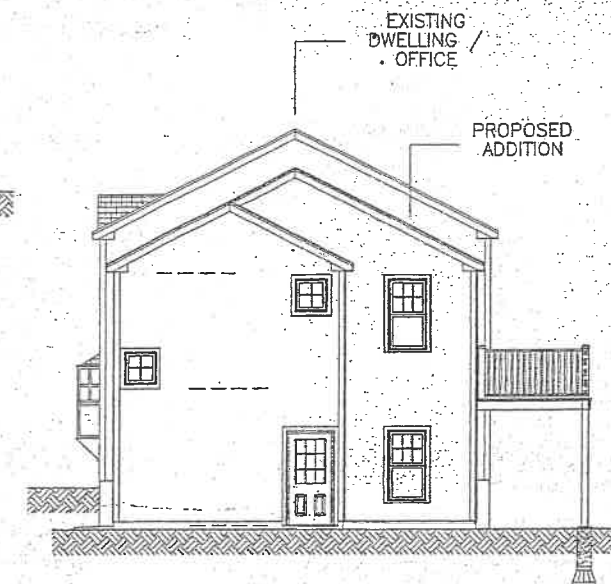
AS NOTED  
C18260-DET.dwg  
12-29-15  
MAP/MJB

C2.4.2  
1 OF 2 SHEETS  
PROJECT NO. C18260.01



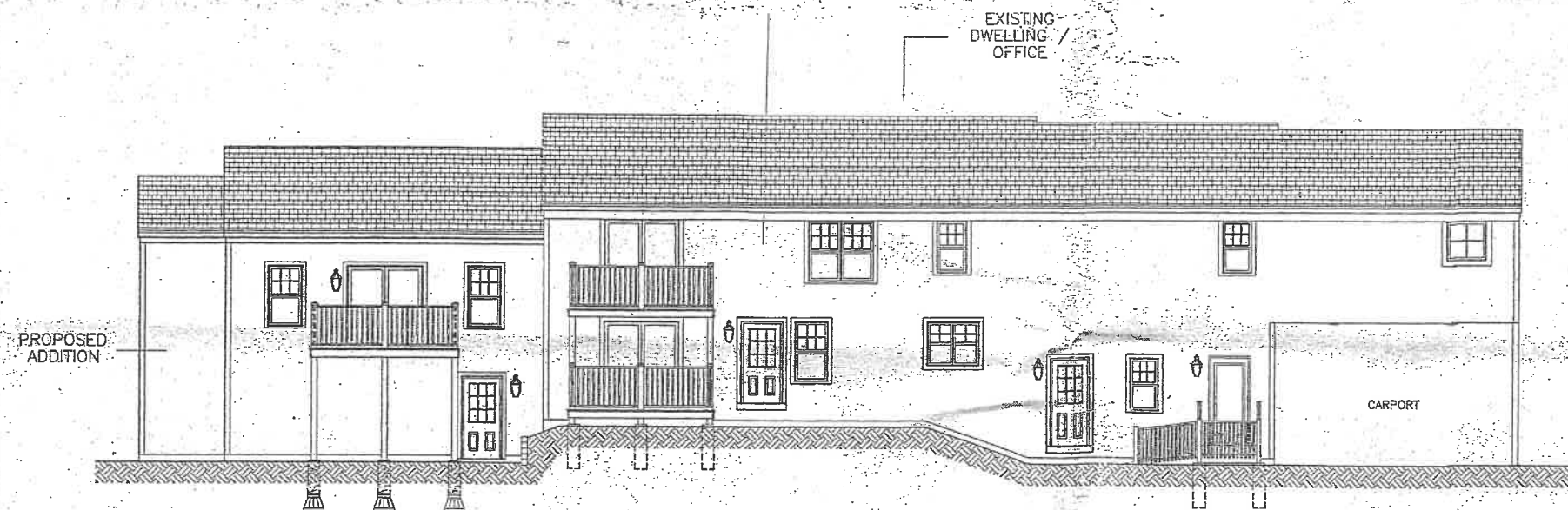
FRONT ELEVATION

( 1/8" = 1' )



RIGHT ELEVATION

( 1/8" = 1' )



REAR ELEVATION

( 1/8" = 1' )

**FELCO, INC.**  
ENGINEERING — LAND SURVEYING  
P.O. BOX 1366 ORLEANS, MA 02653  
(508) 255-8141 (FAX) 255-2954

FOR CONSTRUCTION

FILE=09115BP.DWG

PRELIMINARY  
COPY

PRELIMINARY

BUILDING DESIGN PLAN

LOCUS: WHITE SANDS BEACH CLUB

705 SHORE ROAD NORTH TRURO, MA

PREPARED FOR: MARIA KULIOPULOS

P.O. BOX 611

PROVINCETOWN, MA 02657

REFERENCE: ASSR'S MAP 1 PARCEL 5

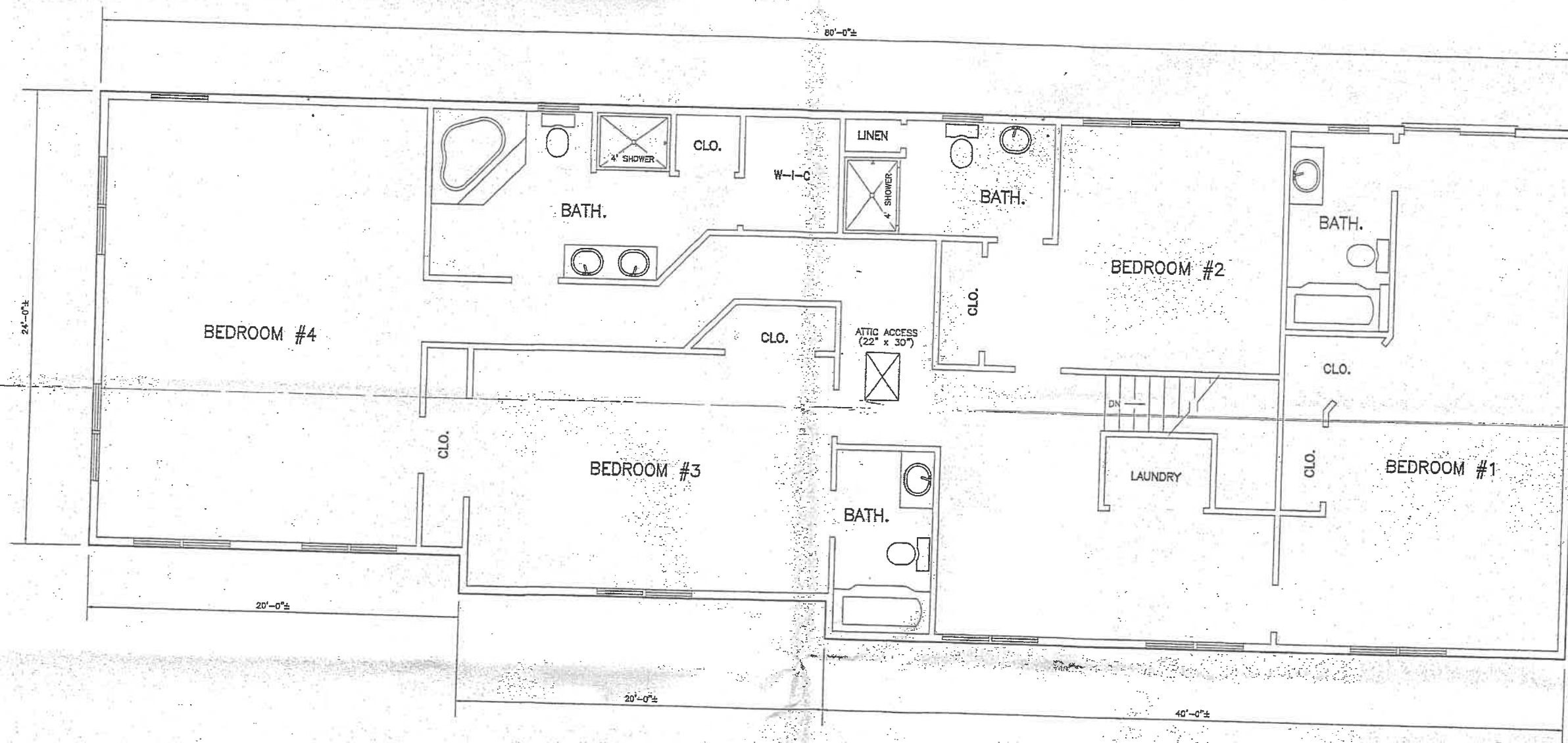
SCALE: AS SHOWN DATE: 12/1/2010

SHEET No. 1 OF 4 JOB No. 09115

REVISIONS

FILE=91378BP.DWG



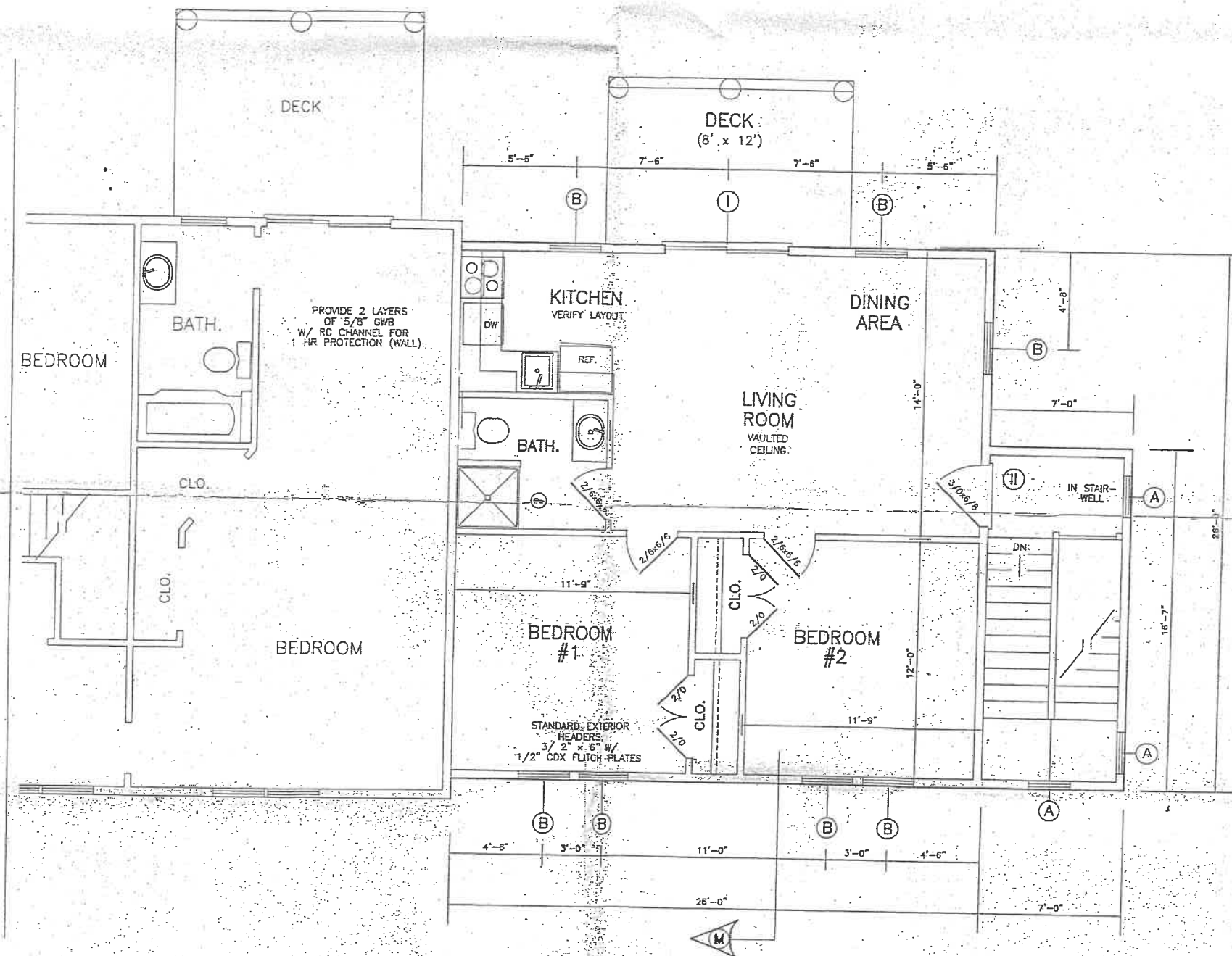


EXISTING  
**SECOND FLOOR**  
 ( 1/4" = 1' )  
 AREA = 2,120 ± SF.

**FELCO, INC.**  
 ENGINEERING — LAND SURVEYING

FILE=91378BP.DWG

JOB NO. : 91378	NAME : KULIOPULOS
DATE : 4/14/2008	SHEET No. 2 OF 2
REVISIONS :	



**PRELIMINARY  
COPY**

**FIRST FLOOR**

(1/4" = 1')

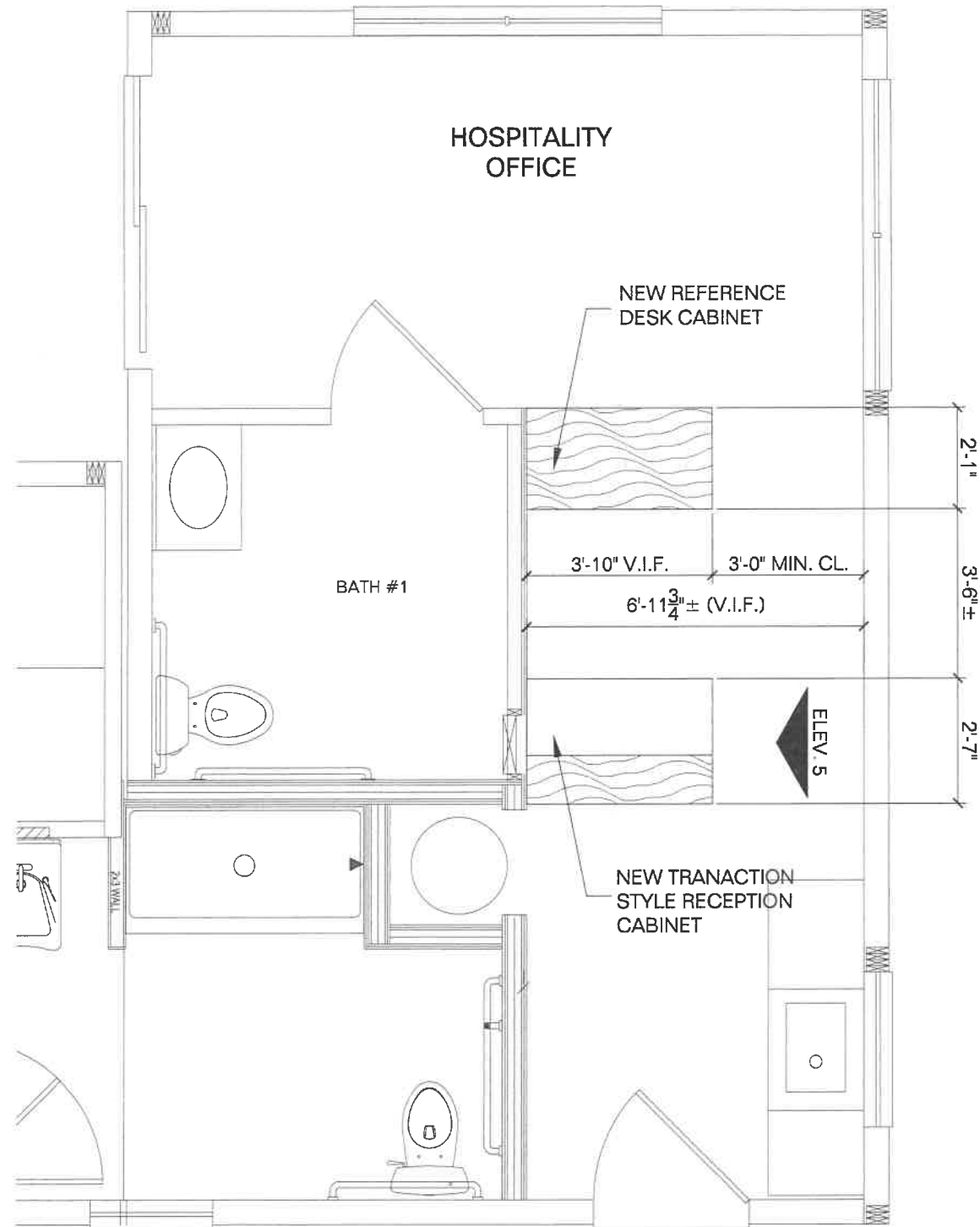
**FELCO, INC.**  
ENGINEERING - LAND SURVEYING

**FOR CONSTRUCTION**

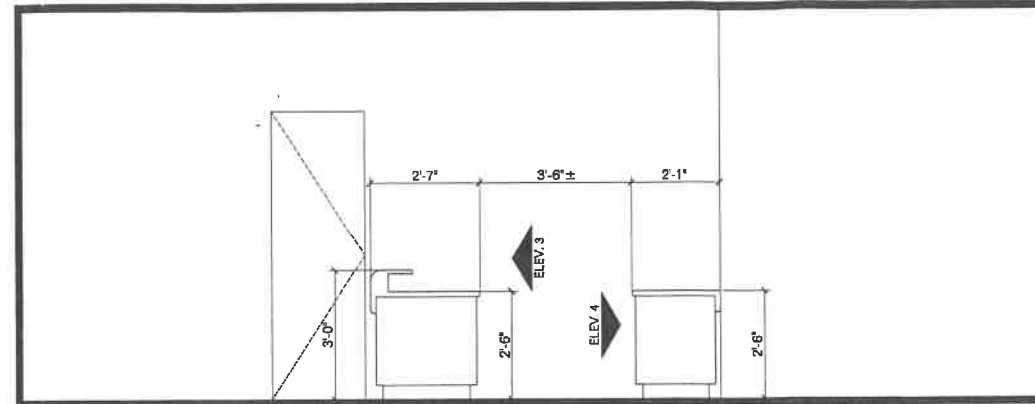
**PRELIMINARY**

JOB NO. : 09115	NAME : KULIOPULOS
DATE : 12/1/2010	SHEET No. 3 OF 4
REVISIONS:	

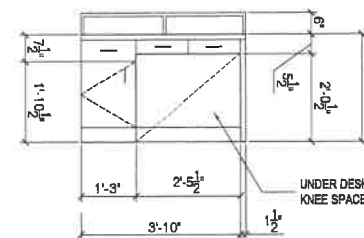
NOTE: CORRECT DRAWING FORMAT IS LUPD. ANY FLOT OF THE DRAWING TO OUTLINE CORNERS DIMENSIONS HAS BEEN PLOTTED TO 1/16" MEAN OUTLINE SIZE. DIMENSIONS AND DETAIL SPACES MUST BE REDUCED OR INCREASED PROPORTIONALLY.



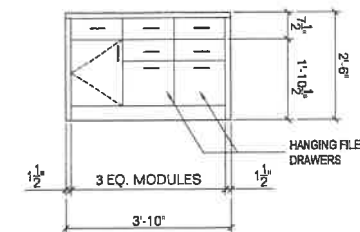
1 RECEPTION CABINETS PLAN  
1/2" = 1'-0"



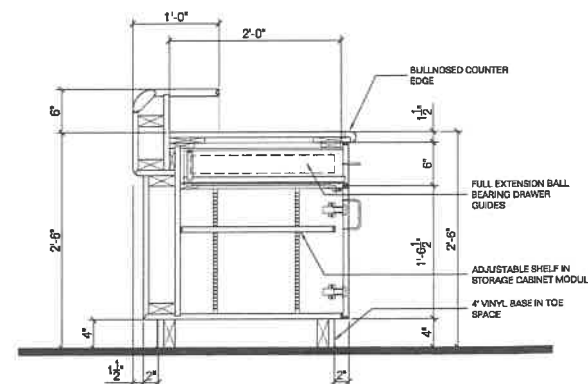
2 CABINET END ELEVATIONS  
3/8" = 1'-0"



3 RECEPTION DESK CAB. ELEVATION  
3/8" = 1'-0"



4 REFERENCE DESK CAB. ELEVATION  
3/8" = 1'-0"



5 TRANSACTION  
CABINET SECTION  
3/4" = 1'-0"

Consultant:

Owner:

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documents.

Project:

**WHITE SANDS  
BEACH CLUB**

760 SHORE ROAD  
TRURO, MA 02666

Draw Title

**PROPOSED  
RECEPT. DESK  
CABINETRY**

No.	Date	Revised/Issue

Date: 5 FEB. 2017

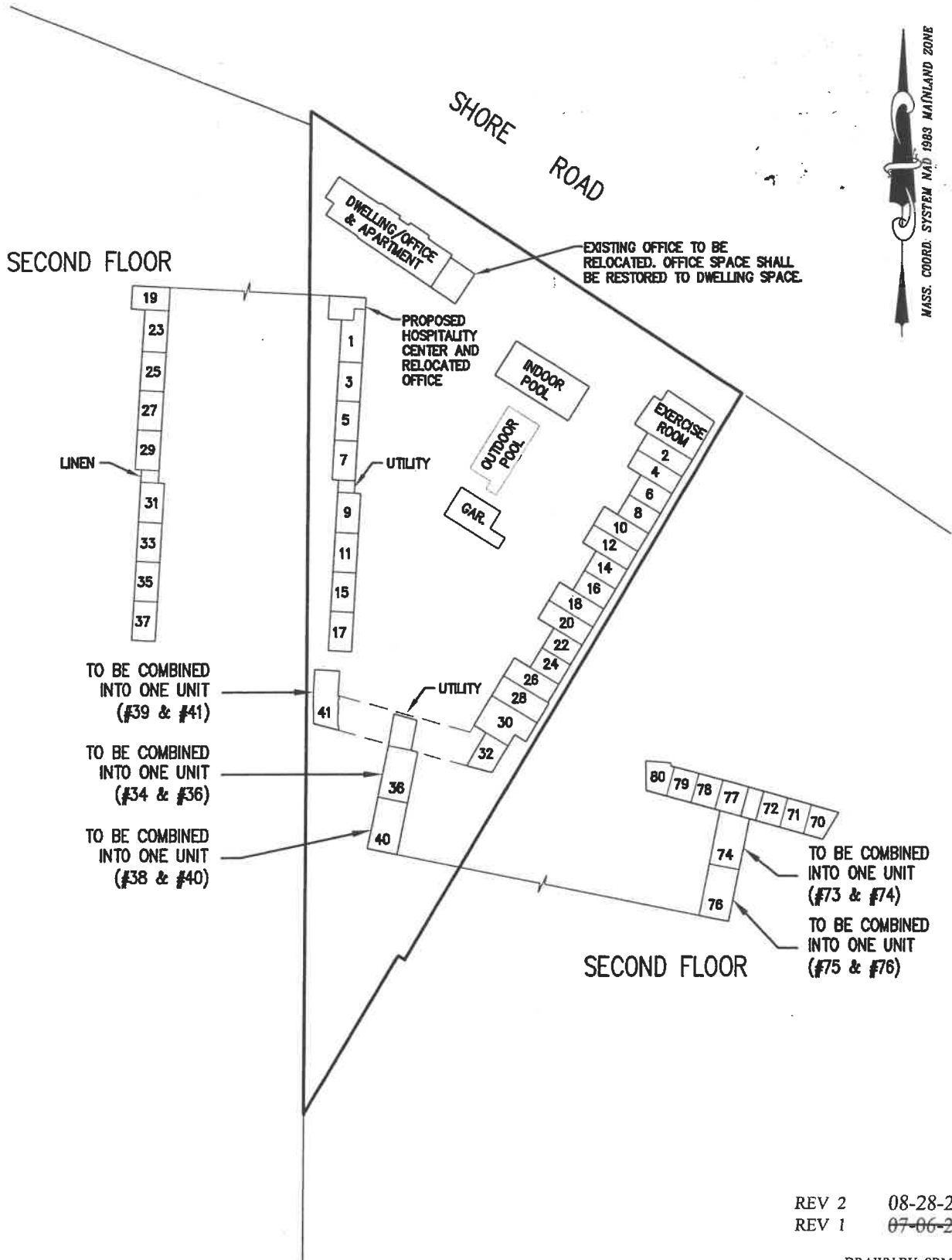
Scale: AS NOTED

Job No.:

File:



**A2**



REV 2 08-28-2017  
REV 1 07-06-2017

DRAWN BY: SRM/SRK  
C18260-UNIT-LAYOUT.dwg

Coastal Engineering Co., Inc. © 2017

**COASTAL**  
**engineering co.**

260 Cranberry Hwy. Orleans, MA 02653  
508.255.6511 P 508.255.6700 F

PROPOSED CONCEPTUAL UNIT PLAN LAYOUT  
FOR  
**WHITE SANDS BEACH CLUB**  
TRURO, MA  
706 SHORE RD.

SHEET NO.

**SKC-1**

PROJECT NO.

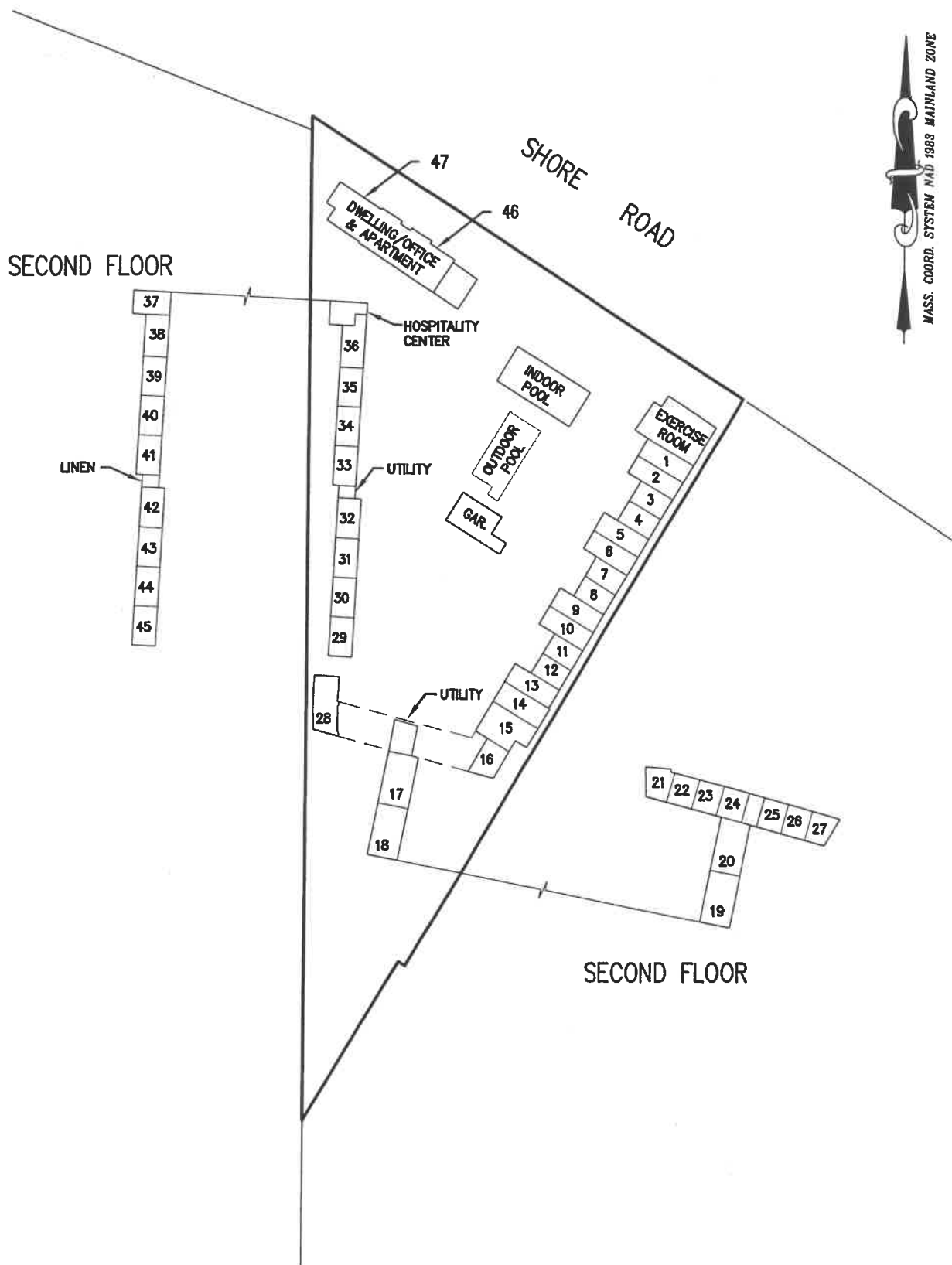
C18260.00

SCALE

1"=100'

DATE

09-23-2016



MASS. COORD. SYSTEM NAD 1983 MAINLAND ZONE

Coastal Engineering Co., Inc. © 2017

DRAWN BY: SRM/SRK  
C18260-UNIT-LAYOUT.dwg

**COASTAL**  
**engineering co.**

260 Cranberry Hwy. Orleans, MA 02653  
508.255.6511 P 508.255.6700 F

PLAN SHOWING PROPOSED UNIT NUMBERING  
FOR  
**WHITE SANDS BEACH CLUB**  
TRURO, MA  
706 SHORE RD.

SHEET NO.

**SKC-2**

PROJECT NO.

C18260.00

SCALE

1"=100'

DATE

06-29-2017





BRUCE  
RONAYNE  
HAMILTON  
ARCHITECTS

ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
3D VISUALIZATION

146 COMMERCIAL ST.  
PROVINCETOWN,  
MASSACHUSETTS 02647  
813 TURNPIKE ROAD  
P.O. BOX 141  
NEW URSWICH  
NEW HAMPSHIRE 03071

THIS DESIGN AND THE DRAWINGS THEREON  
PREPARED FOR THE PROJECT AND THE  
PROPERTY OF THE ARCHITECT. NO PART OF  
THIS DESIGN OR DRAWING SHALL BE  
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OR MECHANICAL, INCLUDING PHOTOCOPYING,  
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BRUCE RONAYNE HAMILTON ARCHITECTS, INC.  
SIGNATURE OF THE ARCHITECT: BRUCE  
RONAYNE HAMILTON ARCHITECTS, INC.

REV. DATE

DESCRIPTION OF REV.

REV. NO.

PROJECT: BEACHERONT WHITE SANDS MOTEL

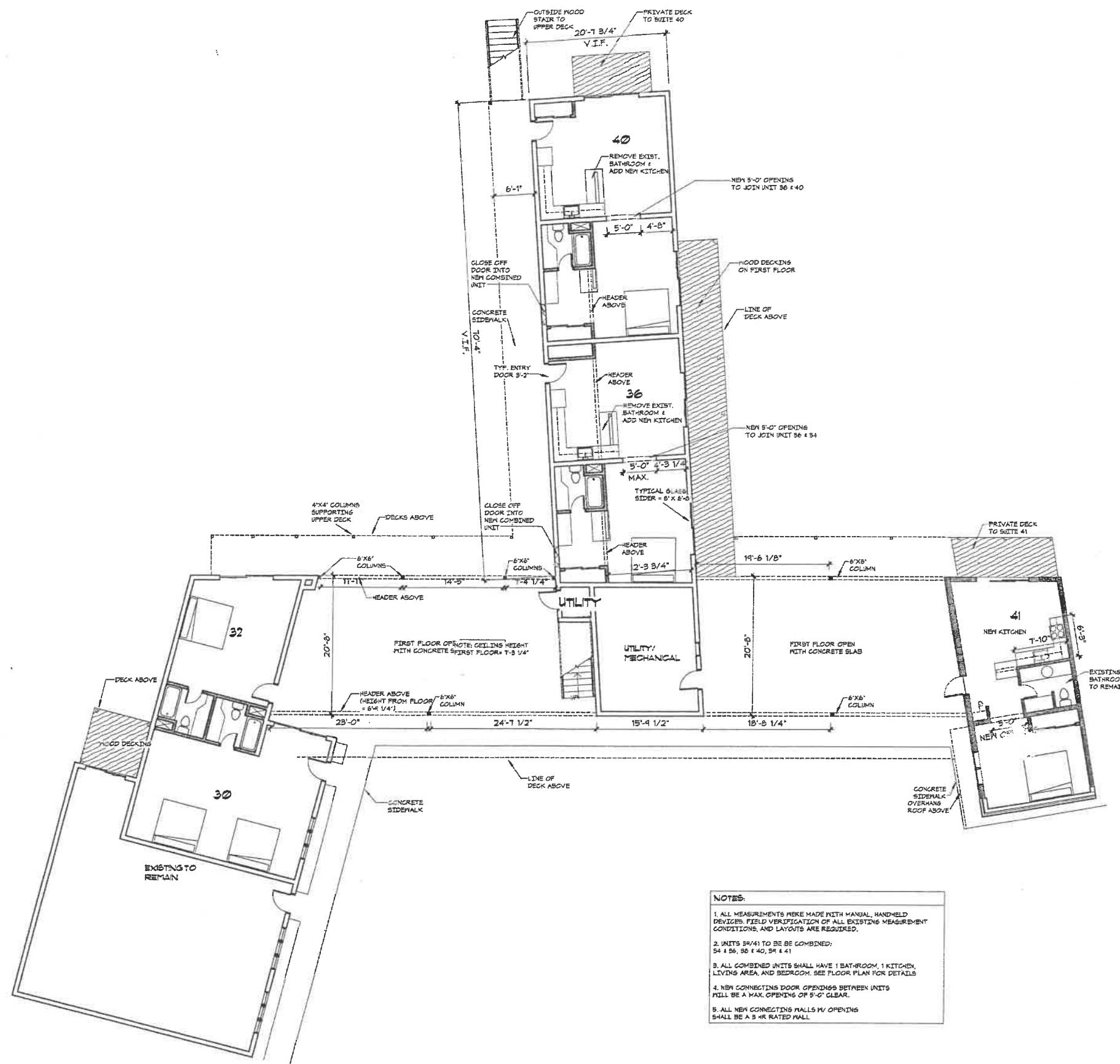
206 SHORE RD.  
N. TRURO, MA

PROPOSED FIRST FLOOR PLAN

DATE: 07/05/17  
DRAWN BY: ERM

SHEET NO.

A-1.0a



- NOTES:
1. ALL MEASUREMENTS WERE MADE WITH MANUAL, HANDHELD DEVICES. FIELD VERIFICATION OF ALL EXISTING MEASUREMENT CONDITIONS AND LAYOUTS ARE REQUIRED.
  2. UNITS 34/41 TO BE COMBINED: 34 & 35, 36 & 40, 38 & 41
  3. ALL COMBINED UNITS SHALL HAVE 1 BATHROOM, 1 KITCHEN, LIVING AREA, AND BEDROOM. SEE FLOOR PLAN FOR DETAILS
  4. NEW CONNECTING DOOR OPENINGS BETWEEN UNITS WILL BE A MAX. OPENING OF 5'-0" CLEAR.
  5. ALL NEW CONNECTING WALLS W/ OPENING SHALL BE A 3 HR RATED WALL

PROPOSED FIRST FLOOR  
PLAN  
1/8" = 1'-0"



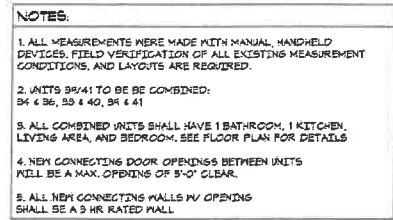
146 COMMERCIAL ST  
PROVINCETOWN  
MASSACHUSETTS 02657

235 TURNPIKE ROAD  
P.O. BOX 104  
NEW IPSWICH  
NEW HAMPSHIRE 03071

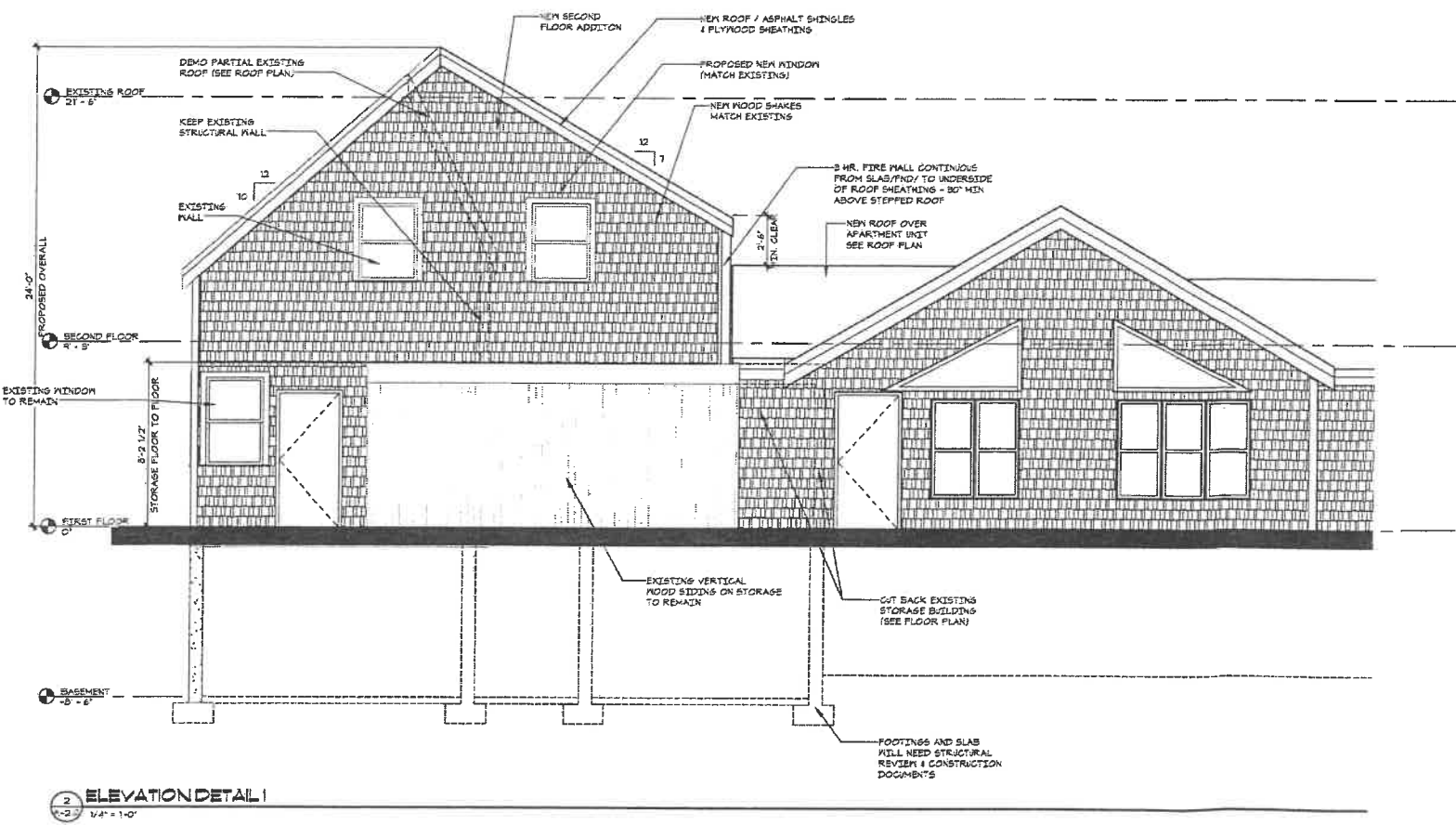
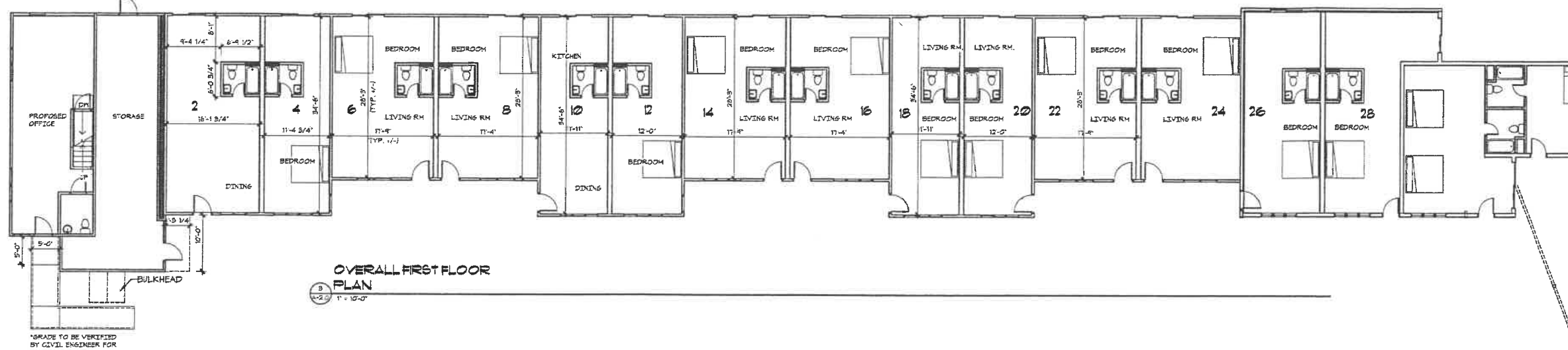
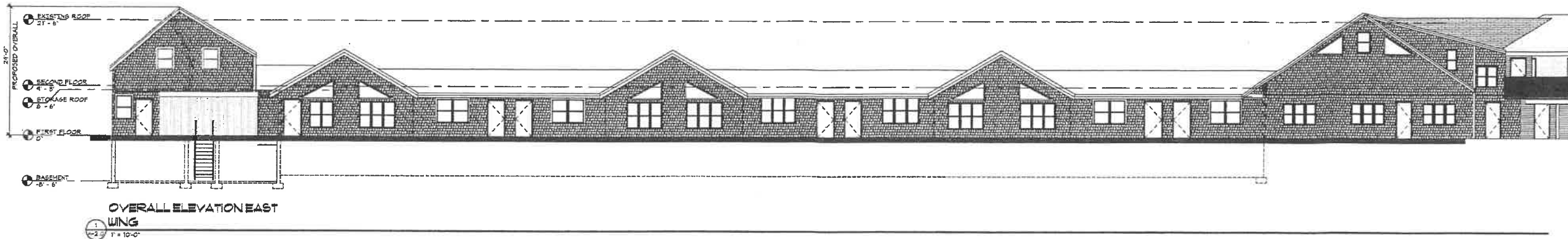
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DATE	07/03/17
DRAWN BY:	BM

A-2.0a

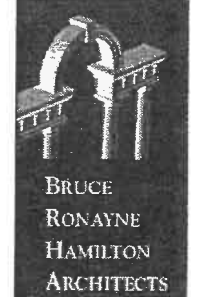


PROPOSED SECOND FLOOR



**GENERAL NOTES:**

- 1) ALL NEW WOOD SIDING SHAKES TO MATCH EXISTING BUILDING.
- 2) ALL MEASUREMENTS WERE MEASURED WITH A HAND HELD LASER INSTRUMENT AND MEASURING TAPE. OVERALL HEIGHTS WILL NEED TO BE VERIFIED IN FIELD FOR COMPLETE ACCURATE MEASUREMENTS.
- 3) EAST WING APARTMENT UNITS ONLY MEASURED FROM EXISTING BLUE PRINTS. VERIFY IN FIELD FOR ACCURATE MEASUREMENTS OF WALLS/WINDOWS/DOORS/OVERALL HEIGHTS FOR CONSTRUCTION DOCUMENTS.
- 4) STRUCTURAL PLANS WILL NEED TO BE PROVIDED FOR NEW SECOND FLOOR ADDITION AS WELL AS NEW 3-HR FIRE WALL. NEW THICKENED SLAB AND RIGGED FOOTINGS WILL HAVE TO BE REQUIRED AT THE SLAB OF THE NEW FIRE WALL AND SUPPORT WALL. THESE NEW WALLS REQUIRE NEW LOADS ON EXISTING FOUNDATION FOOTINGS.
- 5) STRUCTURAL PLANS FOR NEW ROOF FRAMING WILL NEED TO BE PROVIDED FOR CONSTRUCTION DOCUMENTS.
- 6) CIVIL ENGINEER IS REQUIRED FOR ACCURATE GRADING OF SITE FOR NEW HANDICAP RAMP.
- 7) RECOMMENDATION: REPLACE EXISTING WINDOWS IN OFFICE BUILDING WITH NEW WINDOWS TO MATCH FOR BETTER ENERGY EFFICIENCY.



ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
3D VISUALIZATION

833 TURNPIKE ROAD  
P.O. BOX 104  
NEW IRISWICH  
NEW HAMPSHIRE 03071

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REV.	DATE	DESCRIPTION OF REV.

**BEACHERONT WHITE SANDS**

PROJECT NO. 1646  
SCALE: As Indicated  
DATE: 08/27/17  
DRAWN BY: BAH

**EXTERIOR ELEVATIONS**

SHEET NO. **A-2.0**



ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
AND VISUALIZATION

855 TURNPIKE ROAD  
P.O. BOX 104  
NEW IPSWICH  
NEW HAMPSHIRE 03071

THIS DESIGN AND THE DRAWINGS THEREFORE PREPARED FOR THIS PROJECT ARE THE PROPERTY OF THE ARCHITECT, BRUCE ROMANOW HAMILTON ARCHITECTS, INC. THE DESIGN AND/OR DRAWINGS MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER THAN FOR THE ORIGINAL PROJECT FOR WHICH THE DESIGN AND/OR DRAWINGS WERE PREPARED, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, BRUCE ROMANOW HAMILTON ARCHITECTS, INC. NO BUILDING PERMIT SHALL BE ISSUED BY THE BUILDING DEPARTMENT, UNLESS THIS DOCUMENT BORE THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT, BRUCE ROMANOW HAMILTON ARCHITECTS, INC.

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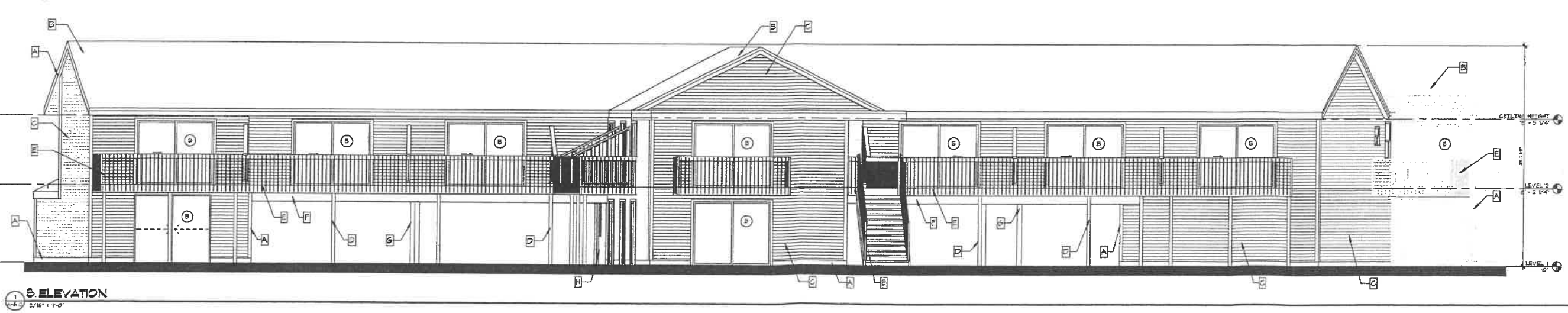
**BEACHFRONT WHITE SANDS MOTEL**  
206 SHORE RD.  
N. TOWN, N.J.

N. TRURO, MA

## EXISTING EXTERIOR ELEVATIONS

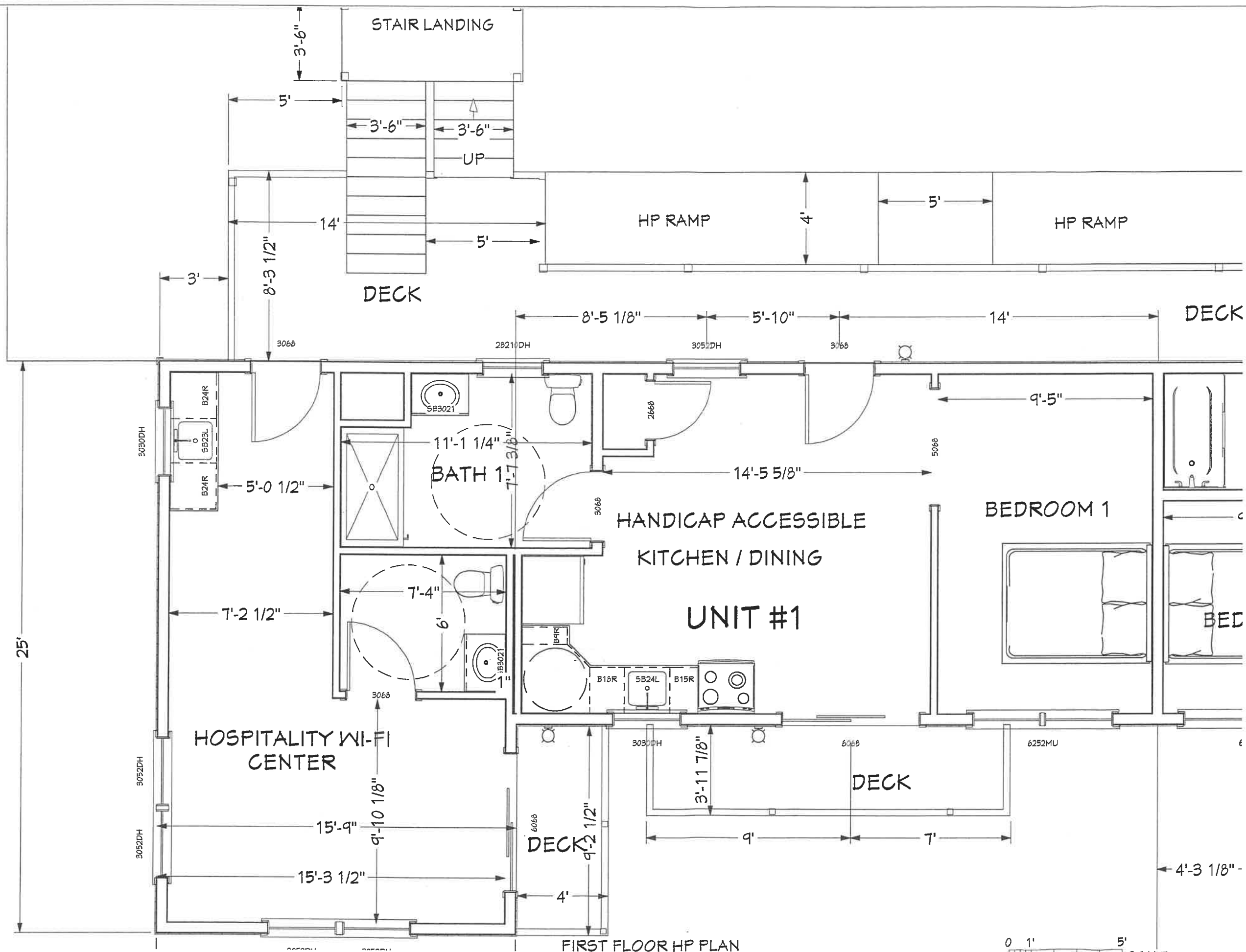
SCALE: 3/16" = 1'-0"

Δ-6.0









KULIOPULOS, MARIA  
706 Shore Road  
North Truro, MA 02666  
781-894-3137

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suite 201  
Stoughton, MA 02072  
781-344-4875

REVISED:  
7/7/15  
7/30/15  
8/05/15  
9/1/15  
12/28/15  
2/9/16

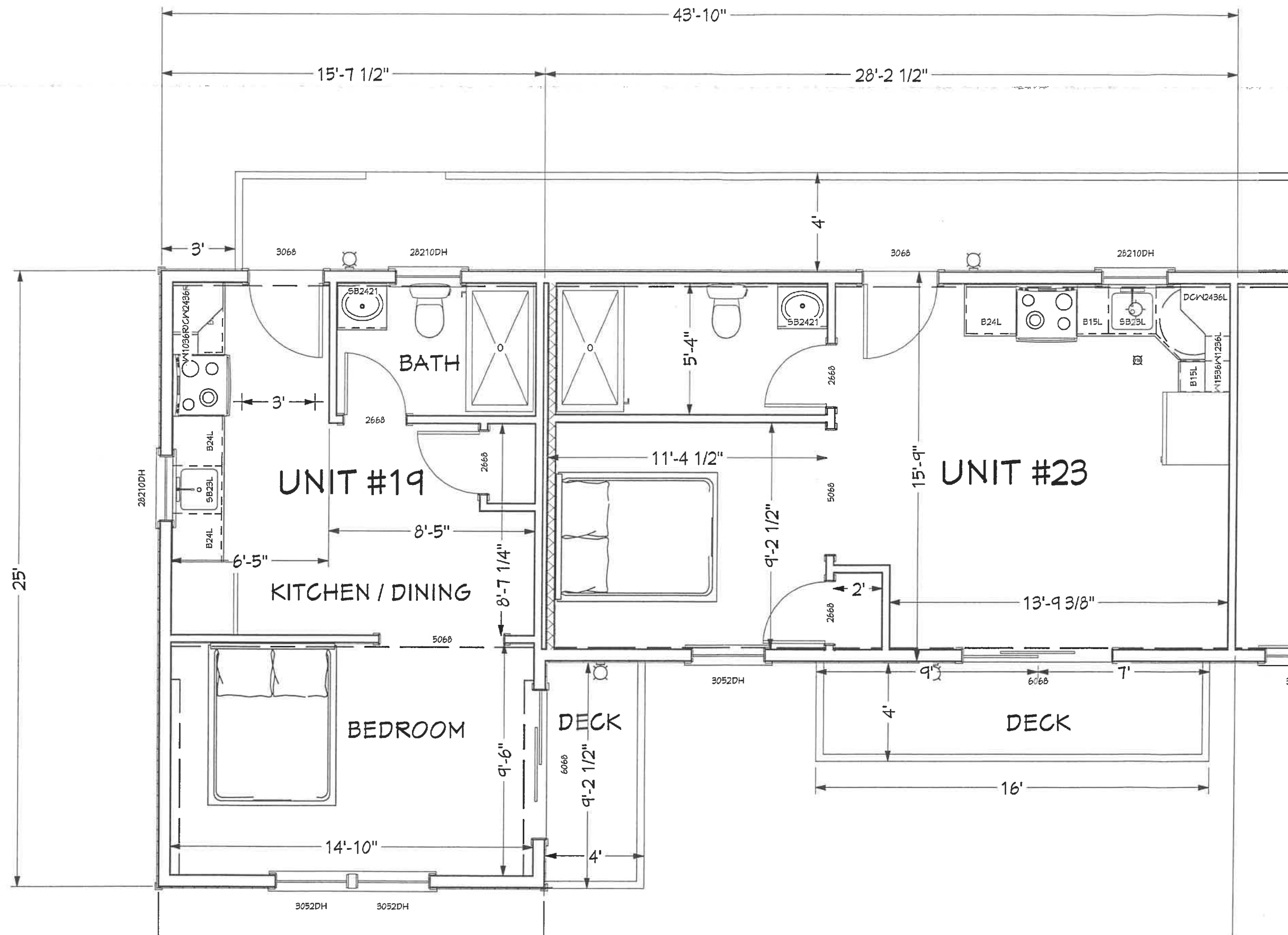
DATE:  
12/28/15

1/4"=1'-0"

SHEET:

1 / 7

VERSION 9



SECOND FLOOR PLAN



VERSION 9

KULIOPULOS, MARIA  
706 Shore Road  
North Truro, MA 02666  
781-894-3137

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suite 201  
Stoughton, MA 02072  
781-344-4875

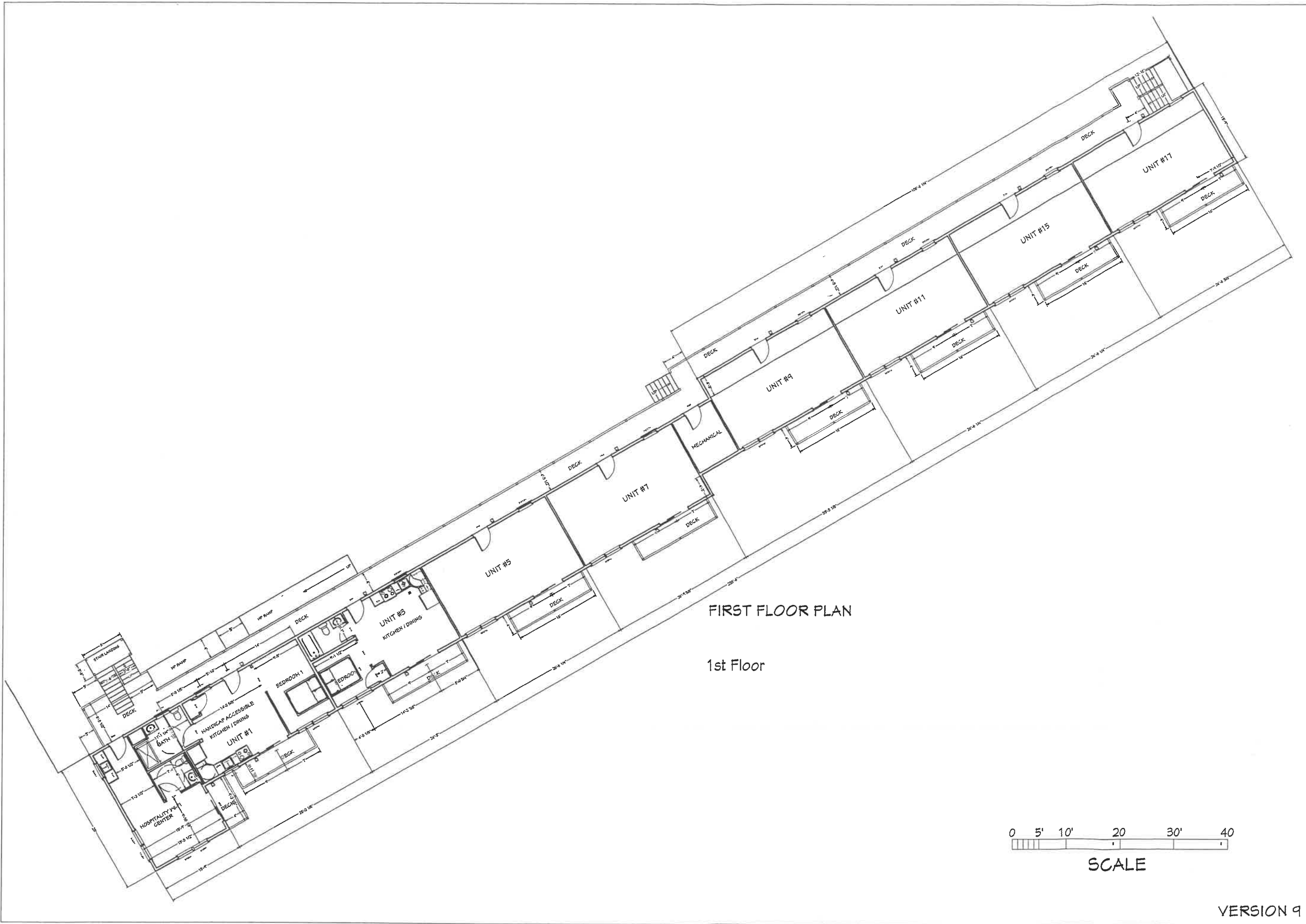
REVISED:  
7/7/15  
7/30/15  
8/05/15  
9/1/15  
12/28/15  
2/9/16

DATE:  
12/28/15

1/4"=1'-0"

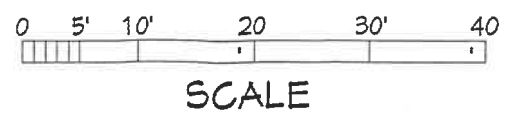
SHEET:

2 / 7



FIRST FLOOR PLAN

1st Floor



VERSION 9

KULIOPULOS, MARIA  
706 Shore Road  
North Truro, MA 02666  
781-894-3137

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suit 201  
Stoughton, MA 02072  
781-344-4875

REVISED:  
7/7/15  
7/30/15  
8/05/15  
9/1/15  
12/28/15  
2/9/16

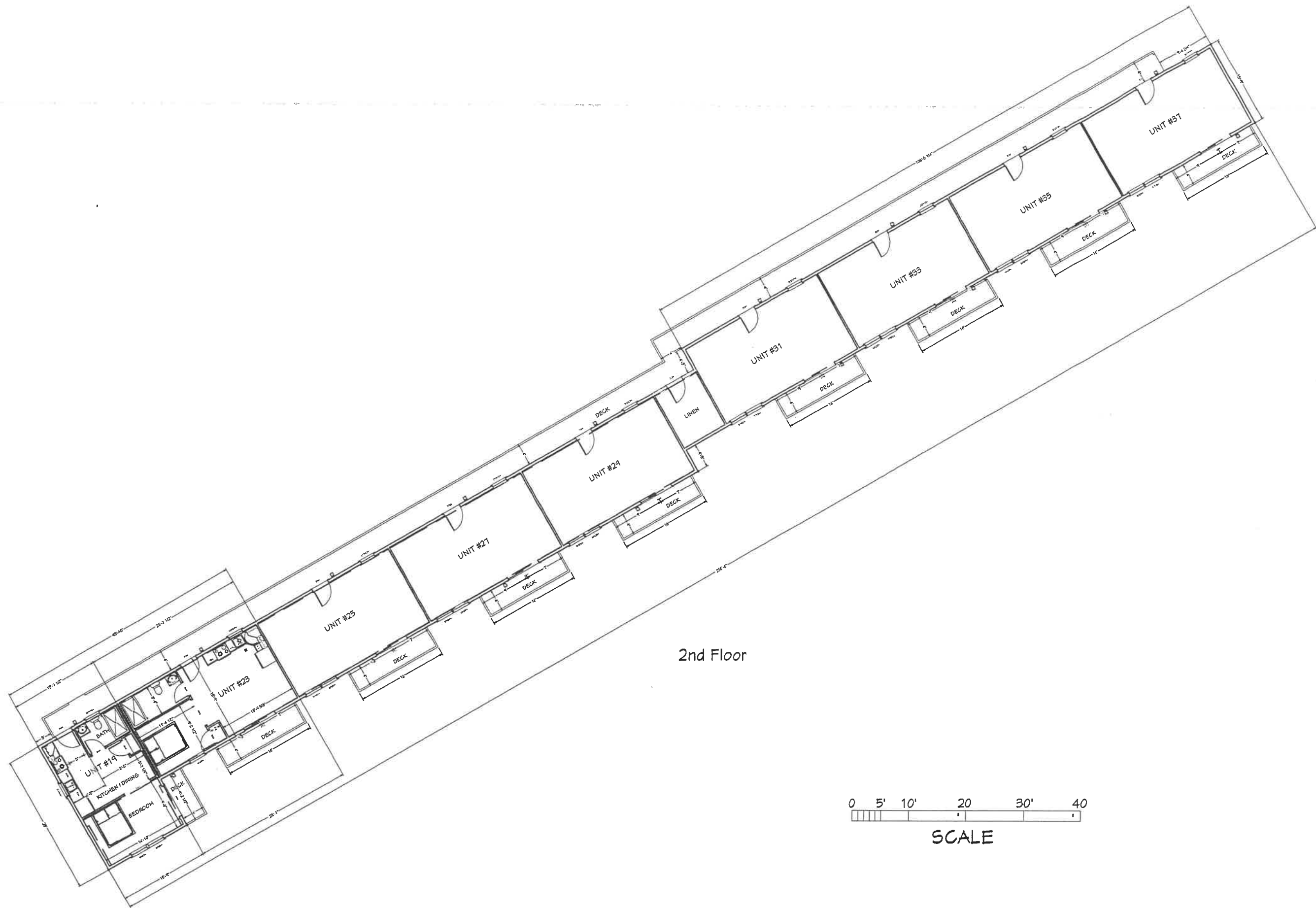
DATE:  
12/28/15

1/16"=1'-0"

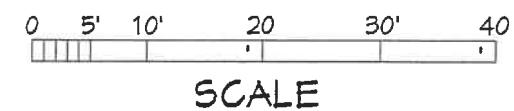
SHEET:

3 / 7





2nd Floor



VERSION 9

KULIOPULOS, MARIA  
706 Shore Road  
North Truro, MA 02666  
781-894-3137

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suite 201  
Stoughton, MA 02072  
781-344-4875

REVISED:  
7/7/15  
7/30/15  
8/05/15  
9/1/15  
12/28/15  
2/9/16

DATE:  
12/28/15

1/16"=1'-0"

SHEET:

4 / 7

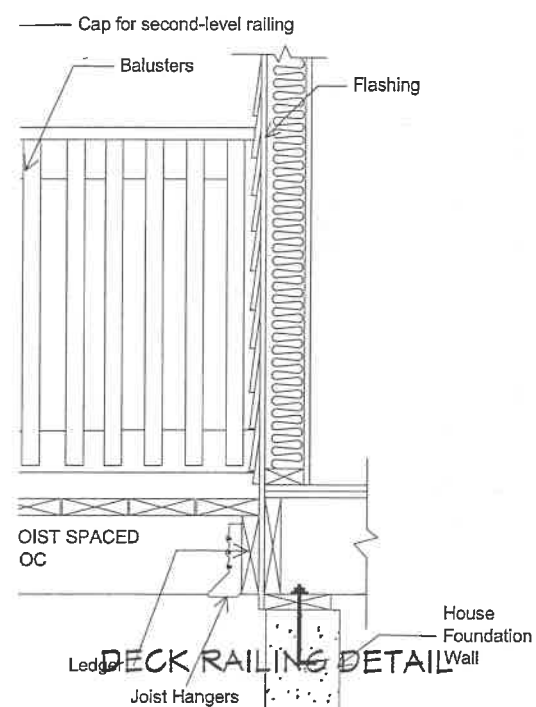


Elevation 2

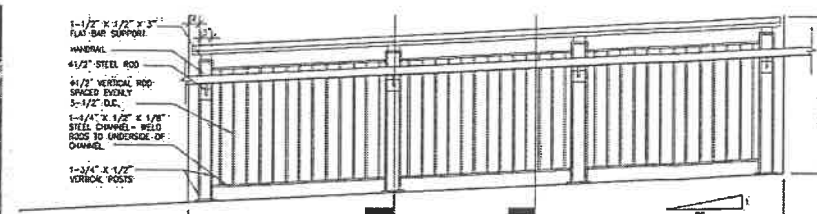


PARKING LOT SIDE ELEVATION

DECK RAILING DETAIL



HC RAMP RAILING DETAIL



HC RAMP RAILING DETAIL

1st Floor

VERSION 9

KULIOPULOS, MARIA  
706 Shore Road  
North Truro, MA 02666  
781-894-3137

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suite 201  
Stoughton, MA 02072  
781-344-4875

REVISED:  
7/7/15  
7/30/15  
8/05/15  
9/1/15  
12/28/15  
2/9/16

DATE:  
12/28/15

1/16"=1'-0"

SHEET:

5 / 7



\*NOTE: ASSUME 2'-0" FOUNDATION  
EXPOSURE BUILDING OVERALL  
HEIGHT = 25'-2" FROM TOP  
AVERAGE GRADE (7'-5") TO RIDGE.  
PROPOSED OVERALL HEIGHT TO BE  
32'-7"

Exterior Elevation Left

\*NOTE: ASSUME 2'-0" FOUNDATION  
EXPOSURE BUILDING OVERALL  
HEIGHT = 25'-2" FROM TOP  
AVERAGE GRADE (7'-5") TO RIDGE.  
PROPOSED OVERALL HEIGHT TO BE  
32'-7"



VERSION 9

KULIOPULOS, MARIA  
706 Shore Road  
North Truro, MA 02666  
781-894-3137

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suite 201  
Stoughton, MA 02072  
781-344-4875

REVISED:  
7/7/15  
7/30/15  
8/05/15  
9/1/15  
12/28/15  
2/9/16

DATE:  
12/28/15

1/8"=1'-0"

SHEET:

6

7





VERSION 4

KULIOPULOS, MARIA  
706 Shore Road  
North Truro, MA 02666  
781-894-3137

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suite 201  
Stoughton, MA 02072  
781-344-4875

REVISED:  
7/7/15  
7/30/15  
8/05/15  
9/1/15  
12/28/15  
2/9/16

DATE:  
12/28/15

SHEET:

7 / 7



# TOWN OF TRURO

Planning Department  
P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004, Ext. 27 Fax: (508) 214-0928  
charper@truro-ma.gov

To: Planning Board  
From: Cally Harper, PhD, Town Planner  
Date: April 5, 2018 (First Public Hearing on 4/18/18)  
Re: Planner Report

**2017-010 PB John and Eileen Rice** have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085.

## **History: Preliminary Subdivision Plan**

On July 9, 2013, the applicant sought approval of a 4-Lot Preliminary Subdivision Plan. The total area of the property involved is 5.63 acres. The property was made up of three parcels. Within Parcel 31 (8 Hatch Road) there is an existing single family dwelling. The proposal was to reconfigure the lots and create a cul-de-sac to provide frontage and access for new Parcels B and C. New Parcels A and D would have frontage and access off Hatch Road. The proposed 40 foot wide cul-de-sac is approximately 240 +/- feet long. A portion of the existing dwelling along with a detached structure would be removed to accommodate the proposed new lot lines. Each lot appears to contain the minimum required 33,750 square feet of buildable upland and the required frontage. It also appears that each lot could accommodate the lot shape requirement under Section 50.1, footnote 9 of the Truro Zoning By-law. This is shown on the following plan submitted to the Town Clerk on June 17, 2013:

Preliminary Subdivision Plan of Land in Truro made for John Rice, being a Subdivision of Lots 7-9 as shown on L.C.P. #22252<sup>F</sup> and Lot 24 as shown on L.C.P. #17925<sup>J</sup>, dated April 5, 2013, Revised 06/07/13, Scale 1" = 40', by Slade Associates, Inc. (Plan #2013-39.)

## **Description of Subdivision Plan:**

The applicant seeks approval to reconfigure 3 existing lots into 4 building lots. The total property area is 5.62 acres. The applicant owns three contiguous lots (6, 8, 10 Hatch Road) that have frontage on Hatch Road. The applicant is proposing to divide the lot that contains the main house and an abutting land locked parcel (8 Hatch Road, <https://www.axisgis.com/TruroMA/>) into two lots serviced by a new right of way. The proposed reconfiguration of lots will result in one additional building lot and increase the size of two existing lots. The applicant is proposing to remove a portion of the main house, a chicken shack and shed.

Within the proposed right of way, there is an eighteen foot wide gravel drive that currently serves the main house and is proposed to serve the new lot and the newly configured lot on the northwest corner of the locus.

### **Completeness of Application**

On December 28, 2017, the applicant submitted the following:

- Form C Application for Approval of a Definitive Plan
- \$275.00 filing fee
- CD containing digital copies of the application materials
- Letter from Don Poole, Outermost Land Survey, Inc. to the Planning Board, dated December 28, 2017 describing the proposal to subdivide land at 8 Hatch Road
- Certified Abutters Lists for 6, 8, 10 Hatch Road
- “Definitive Subdivision Plan of Land, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 4, 2017”, prepared by Outermost Land Survey, Inc.
- “Proposed & Existing Road Plan, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 12, 2017”, prepared by Outermost Land Survey, Inc.

An application review letter was mailed on January 18, 2018 and an email on March 9, 2018 which identified additional information that was required to complete the application.

On February 27, 2018 the following supplemental materials were submitted:

- Coversheet from Outermost Land Survey, Inc. dated February 27, 2018
- “Definitive Subdivision Plan of Land, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 4, 2017, prepared by Outermost Land Survey, Inc.” The applicant added waivers to the plan, commented on concrete bounds, and signed and stamped the plan
- CD containing digital copies of the application materials

On March 16, 2018 the following supplemental materials were submitted:

- Coversheet from Outermost Land Survey, Inc. dated March 16, 2018
- “Definitive Subdivision Plan of Land, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 4, 2017, prepared by Outermost Land Survey, Inc., ” The applicant added waivers to the plan and added notes about ancient ways, rock walls, and foundations
- Plan showing the topography of the site: “Preliminary Subdivision Plan of land in Truro made for John Rice being a subdivision of lots 7-9 as shown on L.C.P #222552F and Lot 24 as shown on L.C.P. #17925J, Scale 1” = 40’, April 5, 2013, revised on July 11, 2013, prepared by Slade Associates, Inc.
- CD containing digital copies of the application materials

At this time it appears that the filing requirements per §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land have been met. The applicant noted that he will address water services on the site during the public hearing.

## **Waivers**

The following waivers have been requested and are identified on the Definitive Subdivision Plan of Land:

1. A waiver is requested from Section 2.5.2.6 which requires drainage calculations to be prepared by an engineer. The reason for this waiver request is that the drainage system in place is proposed to be adequate (see Note #4 on the Definitive Subdivision Plan of Land)
2. A waiver is request from Section 2.5.2b.30 that requires all trees over 10 feet to be shown. It should be noted that there is a type on Note #5 on the Definitive Subdivision Plan of Land.
3. A waiver is requested from Section 2.5.3, staking of proposed subdivision. The reason for the waiver is that there is not any further road construction. It should be noted that there is a type on Note #5 and #6 on the Definitive Subdivision Plan of Land. Both of these plans notes are for the same waiver but on two separate bullets.

## **Comments from Departments:**

Department of Public Works: see attached Memo from Jarrod Cabral, dated March 22, 2018  
Health and Conservation Department: see attached Memo from Emily Beebe, dated April 5, 2018

Building Department: No comment

Fire Department: No comment

Police Department: No Comment

## **Public Notice:**

Notice was published in the *Banner* on March 29 and April 5, 2018. Notice to the abutting parties in interest was mailed on March 19, 2018. As of March 16, 2018 notice of hearing was posted in Town Hall.

## **Possible Motions:**

### **Approval:**

*The applicant requested the following waivers and Board voted to grant the following waivers:  
<list specific waivers granted, see above>*

*I move to approve <OR approve with conditions> **2017-010 PB** for John and Eileen Rice for a Definitive Plan as filed with the Clerk of the Town of Truro pursuant to MGL c.40A, §81U and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on 6, 8, 10 Hatch Road as shown on the Definitive subdivision plan titled: "Definitive Subdivision Plan of Land, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1" = 40' December 4, 2017", prepared by Outermost Land Survey, Inc."*

**NOTE: If approval is conditional, specific conditions should be cited in the motion.** The Board should specify which conditions it requires be noted on the Mylar plan to be recorded with the

registry of deeds. It is also required the applicant be required to reference the decision on the plan and record the decision with the plan.

Denial:

If the motion is to deny, the Board must cite reasons for denial.

*I move to deny **2017-010 PB** for John and Eileen Rice for a Definitive Plan as filed with the Clerk of the Town of Truro pursuant to MGL c.40A, §81U and §2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to their property located on 6, 8, 10 Hatch Road as shown on the Definitive subdivision plan titled: “Definitive Subdivision Plan of Land, #6, #8, #10 Hatch Road, Truro, Being a division of Lots 7, 8, 9, Land Court 22252F, and Lot 24, Land Court Plan 17925J, prepared for John B. Rice (owner) Certificate # 143,800 and #141,445, Scale 1” = 40’ December 4, 2017”, prepared by Outermost Land Survey, Inc.” This negative motion is based on the following: <**list specific reasons for denial**>*



**LESTER J. MURPHY, JR.**

ATTORNEY AT LAW

MAIL ADDRESS:  
P.O. BOX 1388  
E. DENNIS, MA 02641  
EMAIL [ljmurphy@verizon.net](mailto:ljmurphy@verizon.net)

OFFICE LOCATION:  
1380 ROUTE 134  
EAST DENNIS, MA 02641  
TELEPHONE (508) 385-8313  
FAX (508) 385-7033

April 11, 2018

**Attn: Steve Sollog**

Town of Truro Planning Board  
Town Hall  
P.O. Box 2030  
Truro, MA 02666

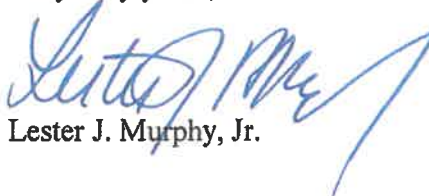
**Re: 2017 – 010PB Rice Subdivision**

Dear Chairman Sollog and Members of the Board:

I am writing to you on behalf of John Rice in connection with the above-referenced pending subdivision plan. The matter is currently scheduled to be heard by the Board at its meeting of April 18, 2018. We have found out that the surveyor, Don Poole, will not be able to present at that meeting as he has a previously scheduled appointment in Boston. Accordingly we hereby request that the Board agree to postpone the hearing on this matter to the next Board meeting date of May 2, 2018.

Should you require any further time extension agreements I will be happy to execute the same on behalf of Mr. Rice. Thank you for your anticipated cooperation.

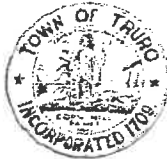
Very truly yours,



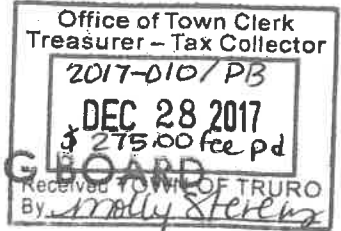
Lester J. Murphy, Jr.

LJM/kj  
attachments  
cc: John Rice, Don Poole – Both via email

# TOWN OF TRURO



## PLANNING BOARD



### Form C APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

To the Planning Board of the Town of Truro, MA

Date 12/28/17

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Definitive subdivision Plan of Land #6, #8 + #10 Hatch Rd. Truro. Being a division of Lots 7, 8, 9 LCP22252F + Lot 24 LCP17925J by Donald T Poole Artermost Land Survey Inc dated 12/4/17 and described as follows:  
Located: 6, 8, 10 Hatch Rd.

Assessor's Map(s) and Parcel(s): 50-284, 51-031, 51-085

Number of Lots Proposed: 1 new building lot Total acreage of Tract: 244,973 sqft / 5.62 +/- acres

Said applicant hereby submits said plan as a *Definitive* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from John B Rice + Eileen M. Rice dated 3/14/17 + 7/23/16, and recorded in the Barnstable Registry of Deeds Book and Page:

or by Land Court Certificate of Title No. 143800 + 141445 registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has not (circle appropriate) evolved from a preliminary plan submitted to the Board on July 2013 and approved (circle appropriate) approved with modifications/disapproved (circle appropriate) on 7/23/13.

Applicant's Signature Joe Bliss Applicant's Telephone Number 508-237-0080

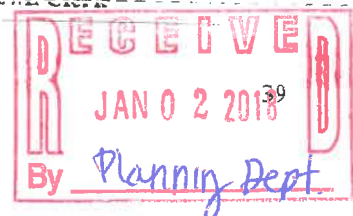
Applicant's Legal Mailing Address 916 Brook Pk, Chelsea Vt 05038

Owner's Signature if not the applicant  
or applicant's authorization if not the owner \_\_\_\_\_

Owner's Legal Mailing Address \_\_\_\_\_

Surveyor Name/Address Donald T Poole 416 Main St Brewster, MA 02631  
(Or Person responsible for preparation of the plan)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk





December 28, 2017

Truro Planning Board

Re: Narrative of the Proposal to Subdivide land at #8 Hatch Road, Truro, MA

To the Truro Planning Board,

The applicant wishes to reconfigure 3 existing lots into 4 building lots, thereby increasing the density by one additional building lot.

The applicant requests a waiver from Section 2.5.2 Submission Requirements for Definitive Plans, Paragraph 6, which reads, "Two (2) copies of drainage calculations based on a fifty (50) year storm, stamped and signed by an engineer, along with a topographic plan delineating contributing areas." Because there is not any proposed road construction, and there is existing drainage in place, the proposal is to use the existing system that has functioned adequately for several decades.

The applicant, John Rice, currently owns three contiguous parcels of land that have frontage on Hatch Road, off of Depot Road. This proposal is to divide the main house lot, and an abutting land locked parcel, into two lots serviced by a new right of way. Within the proposed right of way there exists an 18' wide gravel drive that currently serves the main house, and is proposed to serve the new lot, as well as the newly configured lot on the northwest corner of locus.

The applicant proposes to remove the portion of the main house that would be in violation of the sideline setbacks, as well as the "Chicken Shack" and shed.

In regard to the proposed road it is requested that the Planning Board determine that the existing gravel drive and drainage is adequate and satisfies the intent of the Subdivision

Control Rules and Regulations 3.7, Rural Road Alternative in that the existing width of the traveled way/drive is 18'+, and 14' is required. Further, the existing drive has served locus, without incident, since the 1980's.

Three proposed road names are Rice Road, Rice Lane and Rice Way.

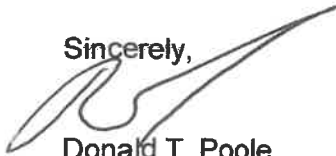
This proposed reconfiguration of lots, results in one additional building lot, while at the same time, increases the lot size of two of the existing lots. Lot 2, LCP 22252F, is reconfigured as Lot 14 on the proposed plan, and the access to the lot is improved over its current frontage and access location. Lot 9, LCP 22252F is enhanced by adding additional area (40,100 Sq.Ft. currently vs. 42,830 Sq.Ft. proposed).

The applicant also requests the road Construction Covenant restrict only Lot 13 in regard to the removal of that portion of the structure that will be in violation of sideline setbacks. It is further requested that the terms of the covenant could also be satisfied by the posting of a bond, of sufficient amount as determined by the Planning Board.

This proposed subdivision was the subject of a Preliminary application in July 2013, with Approval being granted on July 23, 2013. Reference is made to the minute of that meeting for further information.

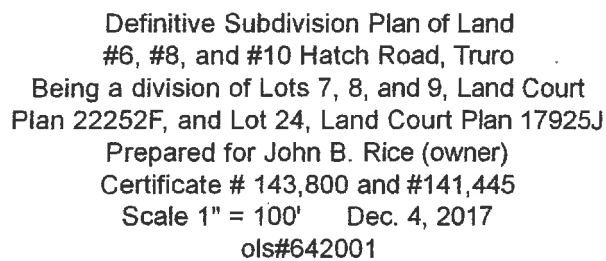
Please don't hesitate to contact me at 508-255-0477 with any questions.

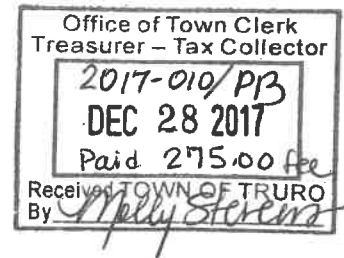
Sincerely,



Donald T. Poole

DTP/dls





December 28, 2017

Truro Planning Board

Re: 8 Hatch Rd. Definitive Plan Application

To the Truro Planning Board

Please accept the enclosed filing for John Rice of 8 Hatch Road.

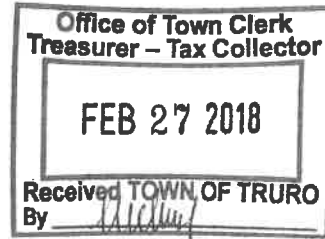
The submittal package contains

- 1) Completed Form C
- 2) Abutters list
- 3) 12 Paper Prints of Plan and Road Profile
- 4) Filing fee of \$275.00
- 5) Two copies of the plan prepared at a scale of 1 inch=100 feet
- 6) A narrative with a list of requested waivers and three proposed road names
- 7) A computer disk containing the DWG file

Please don't hesitate to contact me or Donald T. Poole at 508-255-0477 with any questions.

Sincerely,

Dawn Sternlieb



## Transmittal

**Name:** Cally Harper  
**Organization:** Truro Town Planner  
**Delivery:** by hand  
**Phone:** 508-255-0477  
**From:** Dawn Sternlieb  
**Date:** 2/27/18  
**Subject:** 6,8, 10 Hatch Rd. Truro  
**Pages to follow:** 14 and a disc.

☐ Urgent      ☐ Reply ASAP      ☐ Please Comment      ☒ For Your Records

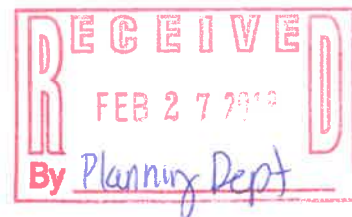
**Comments:** [Comments]

Please find the following plans to be added to the Form C application for approval dated 12/28/17 for 6,8,10 Hatch Rd.

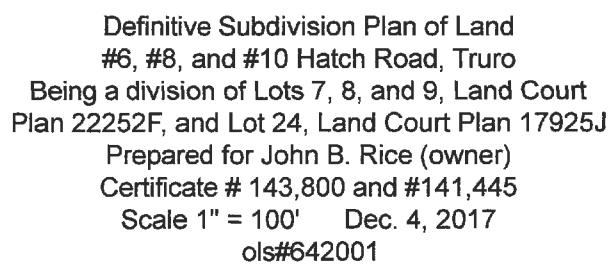
- 12 signed and stamped paper prints of the revised plan
- 2 copies of the revised plan prepared at a scale of 1inch=100 feet
- A computer disk containing the DWG file

Thank you.

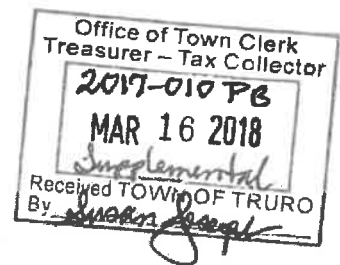
Dawn Sternlieb  
Office manager











## Transmittal

**Name:** Cally Harper  
**Organization:** Town of Truro Planning Board  
**Delivery:** by hand  
**Phone:** 508-255-0477  
**From:** Dawn Sternlieb  
**Date:** 3/16/18  
**Subject:** 6,8,10 Hatch Rd.  
**Pages to follow:** 2 sets of 12 Plans

☐ Urgent      ☐ Reply ASAP      ☐ Please Comment      ☒ For Your Records

**Comments:** [Comments]

Please find 12 copies of the definitive subdivision plan and 12 copies of the Preliminary Subdivision plan with topographic survey.

Please don't hesitate to contact us with any questions.

Thank you.

Dawn Sternlieb  
Office manager

46 Main Street, Brewster MA 02631 • Ph. 508-255-0477  
outermostlandsurvey.com





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

Memo to: Cally Harper, Town Planner

From: Emily Beebe, Health & Conservation Agent

Date: April 5, 2018

Re: plan/file review for **definitive subdivision plan: 6,8,10 Hatch Road** (Map 50/284, 51/31, 51/85); plan by Outermost Survey dated Dec.4, 2017

This office has reviewed the proposed and existing road plan and definitive subdivision plan for 6,8,10 Hatch Road.

- Section IV, Article 4 of the Truro Board of Health Regulations requires a subdivision plan to show the proposed well and septic locations shown on the plans.
- The NHESP maps were updated in 2017 and Parcel 12 appears to be the only lot within the mapped estimated habitat of rare wildlife.
- Lot 11 = 10 Hatch Road (map 51, parcel 85) is 42, 830 SF. A dwelling is currently under construction at this site; the septic system was installed in 2017, and designed for 4 bedrooms.
- Lot 12 is 47, 820 SF; formerly part of 8 Hatch Road, a barn is sited on the lot. A portion of this lot is within NHESP jurisdiction and a MESA filing will be required.
- Lot 13 is 88, 545 SF, and was formerly 8 Hatch Road; a 3 bedroom single family dwelling is located on the lot. Most of the property is within the jurisdiction of the Conservation Commission; any work will require prior review by the Commission, and possibly require permitting.
- Lot 14 is 53, 375 SF. Most of the property is within the jurisdiction of the Conservation Commission and construction on this lot will require prior review and permitting as required by the Wetlands Protection act regulations and the Truro Conservation regulations. The majority of the lot will be impacted by the Board of Health regulation that requires 150 foot separation between septic components and wetland areas.

# Memo

To: Caroline Harper, Town Planner

From: Jarrod J. Cabral, DPW Director

Date: March 22, 2018

Re: 6, 8, 10, Hatch Rd

**After review of the Definitive Site Plan for the properties located at 6, 8, and 10 Hatch Rd it has been determined that as long the existing conditions of the gravel road layout do not change drainage calculations would not be needed. If in the event there are any alterations of existing curb cut, and or requests for additional curb cuts off of the Town owned road the Town will require an application for curb cut permit.**

Sincerely,



**Jarrod J. Cabral  
Director  
Department of Public Works  
Truro Ma 02666**



# TOWN OF TRURO

Planning Department  
P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505  
charper@truro-ma.gov

To: Planning Board  
From: Cally Harper, PhD, Town Planner  
Date: April 6, 2018, for April 18<sup>th</sup> Planning Board Meeting  
Re: 2018-002 PB Staff Report #1

**2018-002PB Edward Salvador** seeks a determination that a plan does not require approval under the Subdivision Control Law. The property is located at 456 Route 6, Assessor's Atlas Map 36, Parcel 7.

## **Description:**

The submitted plan shows three parcels, Lot 3, Lot 4, and Lot 5. All three lots have over 150 feet of frontage on State Highway Route 6. Lot 3 has an existing dwelling and a secondary dwelling, likely a garage, that is not shown on the plan.

## **Completeness of Submission:**

The applicant submitted the following materials on December 21, 2018:

1. Fully executed Form A Application for Determination That Plan Does Not Require Approval (ANR) dated April 2, 2018 signed by John Z. Demarest, Agent
2. Filing fee of \$275.00.
3. Plan titled: "Plan of Land in Truro, MA Prepared for Edward Salvador" dated April 2, 2018, scale 1" = 60' prepared by Demarest Land Surveying.

## **Public Notice:**

Applications for an ANR determination do not require public notice beyond the meeting posting required to comply with the Open Meeting Law.

## **Planning Staff Comments:**

The Board must act within 21 days to avoid an automatic determination that approval is not required (MGL Chapter 41, Section 81P). The Plan was submitted on April 2, 2018 and the Board must act by April 23, 2018.

## **Waivers:**

Waivers are not applicable to a request for an ANR determination.

**Possible Motions:**

Affirmative Motion:

*With respect to application 2018-002 PB, the Board determines that the plan entitled “Plan of Land in Truro, MA Prepared for Edward Salvador” dated April 2, 2018, scale 1” = 60’ for property located at 456 Route 6 prepared by Demarest Land Surveying does not require approval under the Subdivision Control Law.*

If the affirmative motion is made, the Board shall forthwith endorse the plan.

Negative Motion:

If the Board determines that the plan does show a subdivision of land it should state the basis of its determination and the motion should include that basis and state that the Board determines that the plan *does* require approval under the Subdivision Control Law.

If the motion to deny an approval not required endorsement is made, the Board must give written notice of its determination to the Town Clerk and person submitting the plan not later than on April 22, 2018.

# TOWN OF TRURO



# PLANNING BOARD

## FORM A APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

Date: 4/02/18

To The Planning Board of the Town of Truro Massachusetts,

The undersigned owners of all the land described herein submitted the accompanying plan entitled:  
PLAN OF LAND IN TRURO, MA  
PREPARED FOR EDWARD SALVADOR and dated APRIL 2, 2018, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

TRURO ASSESSORS

Property Location: 456 ROUTE 6 Map(s) and Parcel(s): MAP 36 PARCEL 7

Number of Lots Created: 3 Total Land Area: 131,274 ± sq (3.01 ± AC)

The owner's title to said land is derived under deed from STEPHEN M. MCGONIGLE, dated 11/29/93, and recorded in the Barnstable Registry of Deeds Book and Page: DB 8914 PG 104

or Land Court Certificate of Title No. \_\_\_\_\_ registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: (Check as appropriate)

- ☐ The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☒ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro zoning by-law under Section 50.1 (A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
- ☒ a public way or way which the Town Clerk certifies is maintained and used as a public way, namely STATE HIGHWAY ROUTE 6, or
- ☐ a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or
- ☐ a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_.

- ☐ The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a

proposed conveyance/other instrument, namely \_\_\_\_\_ which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro zoning bylaw under Section 50.1 (A), which requires 150 feet.

- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically \_\_\_\_\_ buildings were standing on the property prior to December 8, 1955 the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

- ☐ Other reasons or comments: (See M.G. L., c.41, §81-L)

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

\_\_\_\_\_  
(Printed Name of Owner)

\_\_\_\_\_  
(Signature)

EDWARD J SALVADOR  
\_\_\_\_\_  
(Printed Name of Owner)

\_\_\_\_\_  
(Signature)

511 W TROPICAL WAY  
PLANTATION, FL 33317  
\_\_\_\_\_  
(Address of Owner(s))

\_\_\_\_\_  
(Address of Owner(s))

JOHN Z DEMAREST JR.  
\_\_\_\_\_  
(Printed Name of Agent)

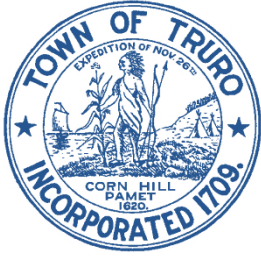
  
\_\_\_\_\_  
(Signature)

(AGENT)

DEMAREST LAND SURVEYING

338 MAYFAIR ROAD SOUTH DENNIS MA 02660  
\_\_\_\_\_  
(Address of Agent)

**File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk**



# TOWN OF TRURO

## Planning Department

P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505  
charper@truro-ma.gov

To: Truro Planning Board  
From: Cally Harper PhD, Town Planner  
Date: April 13, 2018 (for April 18<sup>th</sup> Planning Board meeting)  
Re: 2018-001 SPR, Waiver of Commercial Site Plan Review for 8 Highland Road

**2018-001 SPR Katherine Reed** seeks a Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw for seasonal location of a food truck at Chequessett Chocolate. The property is located at 8 Highland Road, North Truro, Atlas Map 36, Parcel 89.

### **Description:**

The applicant seeks to park a concession truck/food truck on the property along the side of the existing building. The applicant has received permission for this activity since 2015 (Docket # 2015-003SPR, #2016-005 SPR, #2017-003 SPR).

On April 6, 2018, the applicant submitted the following documents:

- Application for Waiver of Site Plan Review, dated 4/1/18
- Letter from Katherine Reed, the owner of Chequessett Chocolate, dated 4/7/18
- Copy of Permit to Operate a Food Establishment, dated 11/30/17, exp. 12/31/18
- Plan titled: "Site Plan for 8 Highland Road, Truro, MA, prepared for MJM Truro LLC," prepared by Felco, Inc. Engineering and Land Surveying, dated May 15, 2013.
- Letter of support for the food truck at Chequessett Chocolate from Joel Grozier and Ethan Poulin, dated 3/21/17

### **Planning Board Jurisdiction**

#### **§70.9 Waiver of Site Plan Review**

The Planning Board may determine at its discretion without a public hearing that submission of a Commercial or Residential Site Plan review application is not required when the alteration or reconstruction of an existing building or structure or new use or change in use will not have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources, abutting properties; or community needs. Site Plan Review shall not be waived in the Seashore District. (04/17)

A waiver from Commercial or Residential Site Plan Review must be requested by the applicant using the appropriate Site Plan Review Application form. The form, applicable filing fee and supporting documentation to establish that such review is not required shall be filed with the Planning Board Secretary. A waiver request will be considered at a regular session of the Planning Board.



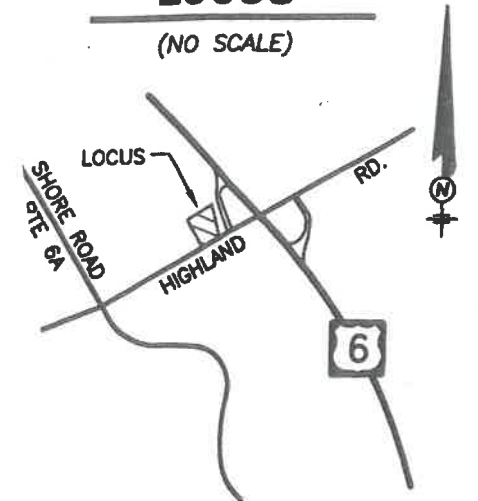
### **Additional Planning Staff Comments**

In 2013, the applicant submitted a satisfactory parking plan for the site (see attached Parking Plan with approval signature). Since that time, for the last three years, the Board has approved the request of the applicant to allow the location of the food truck along the side of the existing building for one season. The Board may want to consider approving a waiver for 3 consecutive years.

### **Possible Board Motions:**

- A. Approve the request of **Katherine Reed**, for a Waiver of Site Plan Review pursuant to Section 70.2(B) of the Truro Zoning By-law for the property located at 8 Highland Road, Truro to locate a food truck on the property alongside the existing building for the 2018, 2019, and 2020 season (through December 31, 2020). This is based on the fact that the proposal does not substantially change the relationship of the structure to the site or to abutting properties and/or structures.
- B. Deny the request of **Katherine Reed**, for a Waiver of Site Plan Review pursuant to Section 70.2(B) of the Truro Zoning By-law for the property located at 8 Highland Road, Truro to locate a food truck on the property alongside the existing building. This is based on the fact that there would be substantial changes with the relationship of the structure to the site and to the abutting properties and structures, thus necessitating a full Site Plan Review.
- C. To continue the meeting on the application for additional information. (*Need to state what addition information is required and the continuation of meeting must be to a date and time certain*).

(NO SCALE)



DEPICTS 18 PARKING SPACES. 8  
RESERVED FOR THE 4 APARTMENTS.  
SPACES FOR RETAIL USE.

109 Cornelia  
58 487-4839



## SITE PLAN

LOCUS: 8 HIGHLAND ROAD

**TRURO, MA**

PREPARED FOR: **MJM TRURO LLC**

**P.O.BOX 1367**

PROVINCETOWN, MA 02657

REFERENCE: ASSR'S MAP	36	PARCEL	89
-----------------------	----	--------	----

SCALE : 1"=20'	DATE : 5/15/2013
----------------	------------------

SHEET No. 1 OF 1	JOB No. 13044
------------------	---------------

Katie Reed  
called  
regarding  
parking plan

630-234-2994

Parking Plan OK  
For proposed uses  
11-4-13 *WLB*

1-4-13  
C. J. [Signature]  
ATA/Planner

**FELCO, INC.**  
**ENGINEERING - LAND SURVEYING**

P.O.BOX 1366 ORLEANS, MA 02653  
(508) 255-8141 WWW.FELCOENGINEERING.COM



9 seats = 3 spaces  
3 empty seats = 3 spaces  
6 total  
1 Voucher available

HIGHLAND ROAD

PCL 83

150.03'

BITUMINOUS PAVEMENT

204 #8  
MIXED USE 4 APARTMENTS AND  
RETAIL SPACE

RET. WALL

PATIO

BITUMINOUS PAVEMENT

119.43

# SHELLS

ROAD

PCL. 91



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## COMMERCIAL DEVELOPMENT APPLICATION FOR SITE PLAN REVIEW

Date 4/1/18

To the Town Clerk and the Planning Board of the Town of Truro, MA

The undersigned hereby files an application with the Truro Planning Board for the following:

- ☐ **Site Plan Review** pursuant to §70.3 of the Truro Zoning By-law (Complete I, II & III)  
☒ **Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning By-law (Complete I & III)

### I. General Information

Description of Property and Proposed Project Proposal to park a food truck alongside our building for the season and be the base of operation and the owner/operator.

Property Address 8 Highland Rd, N. Truro Map(s) and Parcel(s) Map 36 Parcel 89

Registry of Deeds title reference: Book \_\_\_\_\_, Page \_\_\_\_\_, or Certificate of Title

Number \_\_\_\_\_ and Land Ct. Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

Applicant's Name Katherine Reed

Applicant's Legal Mailing Address P.O. Box 250, North Truro, MA 02652

Applicant's Phone(s), Fax and Email 774-538-6249 farmhandfoods@gmail.com

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

- ☐ Owner ☒ Prospective Buyer\* ☐ Other\* \*Written Permission of the owner is required for submittal of this application.

Owner's Name and Address MM Truro LLC P.O. Box 1367 Provincetown, MA 02652

Representative's Name and Address \_\_\_\_\_

Representative's Phone(s), Fax and Email \_\_\_\_\_

**II. Waiver(s) Request** – Waivers from any of the items listed in §70.3.D, must be identified below and a separate sheet shall be attached indicating in detail the reason for said waiver(s) pursuant to §70.3.D. Note that items 1(a-d), 2 and 3.a (1 – 6) of §70.3.D shall not be waived.

- ☐ 1.e: 3 copies of drainage calculations  
☐ 3.b: Existing Conditions Plan (specific waiver requests and reason must be attached)  
☐ 3.c: Proposed Conditions Plan (specific waiver requests and reason must be attached)  
☐ 3.d: Proposed Landscaping Plan (specific waiver requests and reason must be attached)

### III. Signature(s)

Katherine Reed

Applicant(s)/Representative Signature

Timothy M. Moly

Owner(s) Signature or written permission

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

# CHEQUESSETT CHOCOLATE



## CAPE COD CRAFT CHOCOLATE

Chequessett Chocolate  
8 Highland Road  
N. Truro, MA 02652

April 7<sup>th</sup>, 2018

Planning Board  
Truro Town Hall  
24 Town Hall Road  
Truro, MA 02666

Dear Planning Board,

On behalf of Chequessett Chocolate, we are submitting a Waiver of Site Plan Review with the hopes of getting the board's re-approval to be able to park our stationary concession trailer 'High Tide Kitchen' alongside of our building.

This January the "bomb cyclone" and the subsequent deep freeze brought havoc to fishermen, tradesmen and business owners alike, and Chequessett Chocolate was not spared. A pipe burst upstairs above the factory during the deepest of the freeze resulting in a flood of the downstairs that forced us to completely gut the first floor back down to bare studs and start over. We are still in the midst of the renovation and inspections and hope to open in time for Memorial Day weekend contingent upon coming to a settlement with the insurance company. It has been a particularly challenging winter for us, made all the more difficult by a uphill struggle with the insurance company to cover our claim and one that will likely not have resolution until the season is underway given the particularly high claim volume this winter in New England and subsequent back log. Hopefully this provides some explanation of why we are approaching the board this close to the season for approval and did not come before you sooner.

Contingent on the situation outlined above we hope to head into our fifth season as a year round business in Truro, and we aim to continue to cater to one of the most frequent requests that we receive from our customers, which is to have savory food options as well as sweet. Since 2015 we have received the board's approval to park a concession trailer on the property, and have successfully operated without a single incident or complaint and have received support from the community at large, our abutters and the Chief of Police.

As the site map shows, the trailer fits adjacent to the patio area and has not been disruptive to our on site parking. Its presence does not disrupt the parking computation for our business and we still have sufficient parking available to customers as required by zoning. As it has been in past years, the vehicle will be stationary and will not travel a route offsite, so there will not be any impact to local traffic.

Previously 8 Highland Road was the site of several higher volume restaurants that accommodated many more customers than we currently do or plan to cater to. The additional business that the presence of a food truck brings in combination with customers visiting Chequessett Chocolate does not equal that which had been experienced at this address before our arrival.

With the renewal that the North Truro central business district has been experiencing we have enjoyed watching the development of the vibrant feeling that is now associated with this area. We recognize that chocolate has a niche clientele and have found that the addition of this feature to 8 Highland helps make our business more approachable, with options for the entire family.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Katherine Reed". The ink is dark and the signature is fluid and legible.

Katherine Reed

Owner, Chequessett Chocolate

Number 2018-003

Fee \$75.00

**Town of Truro Board of Health**  
**24 Town Hall Road, Truro, MA 02666**  
**Permit To Operate A Food Establishment**

In accordance with Regulations promulgated under authority of Chapter 111, Section 127A of the General Laws a Permit is hereby granted to:

**Katherine Reed, mgr., d/b/a High Tide Kitchen**


Whose base of operations is **8 Highland Rd, Truro MA**

Type of business and any restrictions **Mobile Food Truck**

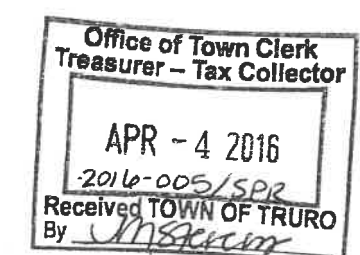
To operate a food establishment in **Truro**

Permit Expires: **December 31, 2018**

Date Issued: **11/30/2017**

  
\_\_\_\_\_  
**Truro Board of Health Agent**





REVISIONS



To whom it may concern,

We, Joel Grozier and Ethan Poulin, proprietors of Grozier Square Automotive and Poulin Landscaping, respectively, located at #6 and #7 Highland Road and abutting Chequesette Chocolate at 8 Highland Road, feel that their food truck is an asset to the business community of North Truro Center. We have no objections or complaints concerning the presence or operation of the food truck by Chequesette Chocolate. We have observed no parking or pedestrian issues since it's opening, and have only heard positive opinions on the presence of the truck.

Sincerely,

Joel Grozier, owner, Grozier Square Automotive



---

Ethan Poulin, owner, Poulin Landscaping

---

Date: 03/21/2017



# **WARRANT**

**TRURO ANNUAL TOWN MEETING  
TUESDAY, APRIL 24, 2018  
6:00 PM  
TRURO CENTRAL SCHOOL**

**AND**

**ANNUAL ELECTION BALLOT  
7:00 AM TO 8:00 PM  
TUESDAY, MAY 8, 2018  
TRURO COMMUNITY CENTER**

Free drop-in child care available for ages 3 and up during Annual Town Meeting.  
Pre-registration is not required.

Transportation will be available for our senior citizens by the Council on Aging.  
Reservations must be made in advance by calling 508-413-9059.

Please note: Accommodations for individuals with disabilities including assistive listening devices (ALD) and material in alternative formats may be arranged by contacting Town Hall four business days prior to Annual Town Meeting at 508-349-7004 ext. 110 or ext. 124

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## **Article 21: AMEND ZONING BYLAWS TO ADD §40.8 ESTABLISHING A MORATORIUM ON RECREATIONAL AND MEDICAL MARIJUANA ESTABLISHMENTS**

Two-thirds  
vote

*Requested By the Planning Board*

To see if the Town will vote to amend the Town's Zoning Bylaw by adding a new Section 40.8, **TEMPORARY MORATORIUM ON RECREATIONAL AND MEDICAL MARIJUANA ESTABLISHMENTS**, that would provide as follows (new language shown in **bold underline**), and further to amend the Table of Contents to add Section 40.8, "Temporary Moratorium on Recreational and Medical Marijuana Establishments."

### **Section A. Purpose**

By vote at the State election on November 6, 2012, the voters of the Commonwealth enacted Chapter 369 of the Acts of 2012, entitled "An Act for the Humanitarian Medical Use of Marijuana", regulating the cultivation, distribution, possession and use of marijuana for medical purposes. The law became effective on January 1, 2013, and on May 24, 2013, the State Department of Public Health issued regulations under the act governing the cultivation, processing and distribution of medical-use marijuana. Thereafter, On November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, processing, distribution, possession and use of marijuana for recreational purposes (new G.L. c. 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed). The law, which allows certain personal use and possession of marijuana, took effect on December 15, 2016 and (as amended on December 30, 2016 by Chapter 351 of the Acts of 2016 and thereafter, on July 28, 2017 by Chapter 55 of the Acts of 2017) requires a Cannabis Control Commission to issue regulations regarding the licensing of commercial activities by March 15, 2018 and to begin accepting applications for licenses no later than April 1, 2018. The Act also makes a number of significant changes to the regulation of medical-use marijuana, including, but not limited to, the eventual repeal of Chapter 369 of the Acts of 2012, the transfer of the oversight and regulation of medical-use marijuana from the Department of Public Health to the newly-created Cannabis Control Commission, and the adoption of new requirements for the cultivation, processing, distribution, possession and use of marijuana for medical purposes. Pursuant to the Act, the Commission is required to promulgate new rules and regulations for the medical use of marijuana, including the licensing and operation of Medical Marijuana Treatment Centers.

Currently, neither Medical Marijuana Treatment Center, as defined in G.L. c.94I, Section 1, nor an Adult Use Marijuana Establishment (hereinafter "Recreational Marijuana Establishment") as defined by G.L. c.94G, Section 1 are specifically addressed in the Zoning Bylaw. Regulations to be promulgated by the Cannabis Control Commission may provide guidance on certain aspects of local regulation of Medical Marijuana Treatment Centers and Recreational Marijuana Establishments.

The regulation of medical and recreational marijuana raises novel legal, planning, and public safety issues, and the Town needs time to study and consider the regulation of Medical and Recreational Marijuana Establishments and address such issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Medical Marijuana Establishments and Recreational Marijuana Establishments. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Medical Marijuana Treatment Centers and Recreational Marijuana Establishments so as to allow sufficient time to address the effects of such structures and uses in the Town and to enact bylaws in a consistent manner.

### **Section B. Definitions**

"Medical Marijuana Treatment Center" shall mean an establishment, as defined by Massachusetts law only, registered or licensed under a medical use marijuana license that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.

**“Recreational Marijuana Establishment” shall mean a “marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business.”**

**Section C. Temporary Moratorium**

**For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Medical Marijuana Treatment Centers and Recreational Marijuana Establishments and other uses related to medical or recreational marijuana. The moratorium shall be in effect through November 15, 2018. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of medical and recreational marijuana in the Town, and to consider the Cannabis Control Commission regulations regarding Medical Marijuana Establishments and Recreational Marijuana Establishments, and shall consider adopting new Zoning Bylaws in response to these new issues.**

or to take any other action relative thereto.

*Explanation: This proposed amendment to the Truro Zoning Bylaw requested by the Planning Board and prepared by Town Counsel would establish a temporary moratorium on the use of land or structures for Medical Marijuana Treatment Centers and Recreational Marijuana Establishments and other uses related to medical or recreational marijuana. The zoning moratorium imposes a temporary limit on the ability of applicants to locate marijuana businesses within town. The regulation of medical and recreational marijuana raises novel legal, planning and public safety issues and the Town of Truro needs time to study and consider the regulation of Medical and Recreational Marijuana businesses and address the potential impact of the State regulations on local zoning.*

**Planning Board Recommendation: 1-5-0 in favor**

**Board of Selectmen Recommendation: 5-0-0 in favor**

## **TRURO PLANNING BOARD**

# **DRAFT**

### **Meeting Minutes**

**April 4, 2018 – 5:00 p.m.**

**Truro Town Hall**

**Planning Board Members Present:** Bruce Boleyn, Peter Herridge, Paul Kiernan, Jack Riemer, Mike Roderick, Karen Tosh. Absent (excused): Steve Sollog

**Other participants:** Ben Zehnder, Attorney, Susan Howe, Cally Harper, Town Planner

Mr. Herridge opened the meeting at 5:00 pm.

### **Public Comment Period**

No public comment.

### **Discussion of driveway leading to habitable studio**

The Planning Board will discuss the status of permission from the National Park Service to construct the driveway to the garage/habitable studio at 12 Ocean Bluff Lane, Map 37, Parcel 6 (ref. 2017- 010 SPR Kenneth S. Kuchin).

Attorney Zehnder came forward representing Mr. Kuchin. He brought the Board up to date on the driveway discussions with the National Seashore. Mr. Kuchin has an easement from 1955. Mr. Zehnder asked the Board to issue the decision that they approved earlier. The Historical Review asked for a two month waiting period. There was some interest in the house, but no one followed through. There was recent storm damage to the roof. The demolition is in the planning stage. Mr. Kuchin has hired an engineer to design a new driveway. Unfortunately it would take out a lot of natural vegetation.

Ms. Harper talked about the possible decisions the Board can make. If there are changes to the Plan that was approved at an earlier meeting, then the applicant would come back to the Planning Board for a modification or amendment to the plan. If the Planning Board decided to continue the hearing, the applicant and the Board would have to sign an extension form. If changes are made, it would have to be “noticed”.

Mr. Kiernan asked about the right of ways to the property. He said we are talking about a major change, with a driveway going to the bottom of the hill. Mr. Herridge said we wouldn't be approving the new driveway tonight.

Mr. Kiernan said that he would like to know what the resolution is going to be before he signs the decision. Mr. Roderick and Mr. Riemer said they agreed.

There was further discussion about the piece of land owned by the Seashore between #6 and #12 Ocean Bluff Lane. Tim Brady is surveying that land currently. The Board was not comfortable signing the decision. Ms. Harper said the Board could continue hearing. She

explained that we would not be starting over, but reopening the original hearing for new information.

Mr. Zehnder suggested 30 days; if they are not ready, they will ask for another extension. Mr. Herridge made a motion to continue the hearing to May 2, 2018. Mr. Roderick seconded the motion. So voted, 6-0. Mr. Zehnder and Mr. Herridge signed the Extension Form.

### **Discussion of Next Steps for Size Restrictions for Residential Structures**

The Planning Board will discuss how to move forward with the Zoning Bylaw Amendment on Area and Height Regulations in All Districts except the Seashore District to Determine Maximum Building Size in Truro.

Ms. Greenbaum could not be here tonight, nor could Mr. Sollog. Mr. Kiernan said we should hold an evening meeting and a Saturday meeting every month until the fall Town Meeting. He mentioned that there has been some input from Truro residents that it would be unfair to use different numbers for the Town than for the Seashore.

Mr. Herridge suggested doing another survey to ask people what size they would agree to.

Mr. Kiernan talked about a hand-out he provided on house sizes in Truro, illustrating the median house size and the average house size.

Ms. Harper suggested that house size may depend on the size of the family and is it possible for Mr. Kiernan to include the number of bedrooms in his analysis of town assessor data.

The Board also discussed making themselves available to talk to the public at the Transfer Station.

Susan Howe said that she thought they have made a good start. It is an ambitious idea to have two meetings a month, but of course it's important to know how everybody feels. It would be great for people to be able to find out how big their own house is.

### **Discussion of Planning Board Representative to the Water Resources Oversight Committee**

The Planning Board will discuss the Planning Board Representative to the Water Resources Oversight Committee

There is a representative from the Planning Board that can sit on the committee. The process for selecting this representative is to have interested members fill out an application and then the Board will vote on it at a future Planning Board meeting. Mr. Kiernan recommended Mr. Herridge. Mr. Riemer is an advocate for the importance of this position. He doesn't know if he's the best person to serve in this capacity. He would be willing to be a co-representative. Both Mr. Herridge and Mr. Riemer will fill out the application.

### **Review and Approval of Meeting Minutes**

March 21, 2018

There were a number of typos reported by Mr. Boleyn and noted. Mr. Riemer made a motion to approve the minutes as amended. Mr. Boleyn seconded the motion. So voted, 6-0 with amendments.

### **Reports from Board Members and Staff**

Town Planner Report

There is an Open Meeting Law meeting, April 9, 2 pm - 3:30 pm, at the Community Center.

Mr. Herridge signed the request for extension for the 357 Rose Hill Lane application to May 23, 2018.

Mr. Roderick made a motion to adjourn, Mr. Boleyn seconded the motion. So voted, 6-0. Meeting adjourned at 6:40 pm.

Respectfully submitted,

Katherine Black



# TOWN OF TRURO

## Planning Department

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charper@truro-ma.gov

To: Truro Planning Board  
From: Cally Harper, PhD, Town Planner  
Date: April 9, 2018, 2018 (for April 18<sup>th</sup> meeting)  
Re: Town Planner Report

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1. Reminder: Truro Annual Town Meeting is on Tuesday April 24, 2018 at 6 pm at the Truro Central School. The warrant is available at various locations in Town Hall and on the Town's website.
2. Reminder: Annual Election is on Tuesday May 8, 2018 from 7 AM to 8 PM at the Truro Community Center.
3. Our next Planning Board meeting on May 2<sup>nd</sup> will be at the Public Safety Facility – please update your calendars
4. Update on 12 Ocean Bluff Lane and Extension Form



**DRAFT**  
**TRURO PLANNING BOARD AGENDA**  
**Wednesday, May 2, 2018 – 5:00 p.m.**  
**Truro Town Hall, 24 Town Hall Road, Truro**

**Public Comment Period**

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

**Public Hearing**

**2017-010 PB John and Eileen Rice** have filed an application for approval of a Definitive Plan with the Clerk of the Town of Truro pursuant to MGL c. 41, §81U and Section 2.5 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to properties known and numbered as 6, 8, 10 Hatch Road, Truro and shown on the Truro Assessor's Maps 50, 51, Parcels 284, 031, 085. Continued from April 18, 2018.

**Discussion of Planning Board Representative to the Water Resources Oversight Committee**

The Planning Board will discuss the Planning Board Representative to the Water Resources Oversight Committee

**Discussion of Next Steps for Size Restrictions for Residential Structures**

The Planning Board will discuss how to move forward with the Zoning Bylaw Amendment on Area and Height Regulations in All Districts except the Seashore District to Determine Maximum Building Size in Truro.

**Review and Approval of Meeting Minutes**

April 18, 2018

**Reports from Board Members and Staff**

Town Planner Report

**Next Meeting Agenda**

Wednesday May 23 at 5 PM – Please note the new date and time!

**Adjourn**