



TOWN OF TRURO Conservation Commission

PUBLIC MEETING AGENDA

Monday, June 5, 2023

Meeting start time 5:00

Office of Town Clerk

3:32 PM
MAY 31 2023

Received TOWN OF TRURO
By: *SS*

Remote Meeting Access Instructions

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the Town's web site on the "Truro TV Channel 18" button under "Helpful Links" on the homepage. Once the meeting has started, click on the green "Watch" button in the upper right of the page. **To provide comment during the meeting, please call-in toll free at 1 877 309 2073 and enter the following access code when prompted: 464-567-165#** To join this meeting from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/464567165> Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in; citizens may also provide public comment for this meeting by emailing the Conservation Agent at ebecbe@truro-ma.gov with your comments.

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

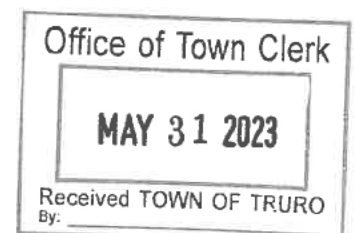
1. **Notice of Intent: 6 Castle Road, Pamela Blair (SE#75-1175):** vegetation management; River Front, Coastal Bank, LSCSF (Map 50, Parcel 146) *continued from 5/1/2023*
2. **Request for Determination of Applicability: 19 South Pamet Road, Sebastian Snow:** confirmation of delineations; Coastal Bank, Bordering Vegetated Wetland, LSCSF (Map 51, Parcel 95) *continued from 4/3/2023*
3. **Request for Determination of Applicability: 21 South Pamet Road, Sebastian Snow:** confirmation of delineations; Coastal Bank, Bordering Vegetated Wetland, LSCSF (Map 51, Parcel 36) *continued from 4/3/2023*
4. **Notice of Intent: 38 Fisher Road, Kimberly Chester (SE#75-1168):** Title 5 upgrade & addition to dwelling; Coastal Bank, Salt Marsh, LSCSF (Map 53, Parcel 35) *continued from 5/1/2023*
5. **Notice of Intent: 544 Shore Road, Beach Townhomes Condominium Trust (SE#75-1171):** install bulkhead; Barrier Beach, Coastal Beach, Coastal Dune, LSCSF (Map 7, Parcel 5) *continued from 5/1/2023*
6. **Notice of Intent: 2 Katherine Road, Andrew & Marian Carboy:** small addition, rebuild porch & fencing; Coastal Bank, LSCSF (Map 59, Parcel 52) *continued from 5/1/2023*
7. **Notice of Intent: 494 Shore Road, Sharon Santangelo (SE# 75-1173):** "After the fact" replacement of deck & shed; Barrier Beach, Coastal Dune, LSCSF (Map 8, Parcel 21) *continued from 5/1/2023*
8. **Notice of Intent: 3 Corn Hill Path, Gerald & Marlene Talbot (SE#75-1172):** beach access staircase; Coastal Dunes, Coastal Bank, LSCSF (Map 45, Parcel 24) *continued from 5/1/2023*
9. **Notice of Intent: 398 Shore Road, Judy Powers (SE#75-1177):** Title 5 Upgrade; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage (Map 10, Parcel 23)
10. **Notice of Intent: 50 Collins Road, Roger Yochelson (SE#75-1176):** Title 5 Upgrade; Bordering Vegetated Wetland (Map 56, Parcel 23)
11. **Request for Determination of Applicability: 218, 242 & 248 Shore Road, Jason Silva:** beach raking; Coastal Beach, LSCSF (Map 17, Parcel 16, 17, 18)
12. **Request for Determination of Applicability: 4 Old Pamet Road, Keith Thurlow:** Septic upgrade; Coastal Bank, Riverfront Area (Map 50, Parcel 234)
13. **Request for Determination of Applicability: 544 Shore Road, Baybeach Townhomes Condominium Trust/Association:** snow fencing, sand nourishment and beachgrass plantings; Coastal Beach, Coastal Dune, LSCF, Barrier Beach (Map 7, Parcel 5)
14. **Request for Determination of Applicability: 8 Falcon Lane, Charles & Donna Ward:** proposed installation of 4-foot wooden fence; Bordering Vegetated Wetland (Map 39, Parcel 245)
15. **Extension Request:** 31 Cormorant Road, SE#75-1066 (extension from Covid Extension Act date)

- 16. Administrative Reviews:** (1) 209 Shore Road: annual beach raking
- 17. Emergency certifications:** (1) 538 Shore Road-unit 1 replace damaged elements of foundation;
(2) 538 Shore Road-unit 3 replace damaged elements of foundation
- 18. Certificates of Compliance:** (1) 8 Kestrel Lane (SE# 75-1040) – work never done; (2) 66 Depot Road (SE# 75-1034); (3) 66 Depot Rd (SE# 75-1014) (4) 538 Shore Road Unit 2 (SE#75-1022); (5) 0 Tom's Hill Rd (SE# 75-1035)

19. Minutes:

Site visits: Commissioners will meet at Town Hall on Monday, June 5, 2023, at 10:00 AM and proceed to:

- 1.) 3 Corn Hill Path 2.) 4 Old Pamet Road 3.) 2 Katharine 4.) 50 Collins Road 5.) 8 Falcon Lane 6.) 218, 242 & 248 Shore Road 7.) 398 Shore Road 8.) 544 Shore Road



Emily Beebe

From: Louise Briggs <[REDACTED]>
Sent: Monday, May 1, 2023 4:02 PM
To: Emily Beebe; Arozana Davis
Subject: 6 Castle Road comment

Dear Emily and Arozana,

I have perused the Blairs' plans for 6 Castle Road. As an abutter, I am opposed to removing any more trees from this property. I would like the small canopy remaining to be preserved. I hope that the Blairs plan for the eroding steep bank is successful.

I am sorry to get this to you so late in the day. I only received abutter notification on Saturday and the plan took a good while to take in.

Best Regards,

Louise Briggs

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

2+3

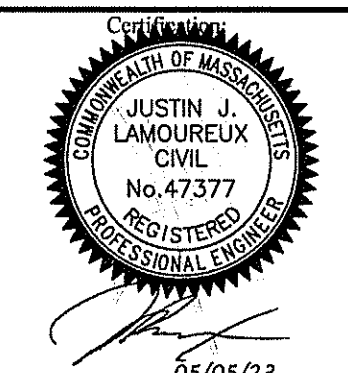
STRONG TREE ENGINEERING
www.strongtree.engineering
Ph: (774) 558-3942

Revisions				
REV.	DATE	BY	CHECK	DESCRIPTION
Δ				
Δ				
Δ				
Δ				
Δ				

PROJECT:
#19 & 21 SOUTH PAMET ROAD,
TRURO, MA 02666

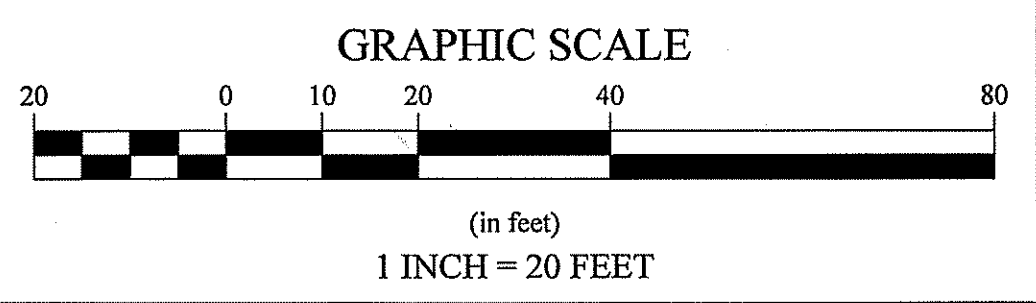
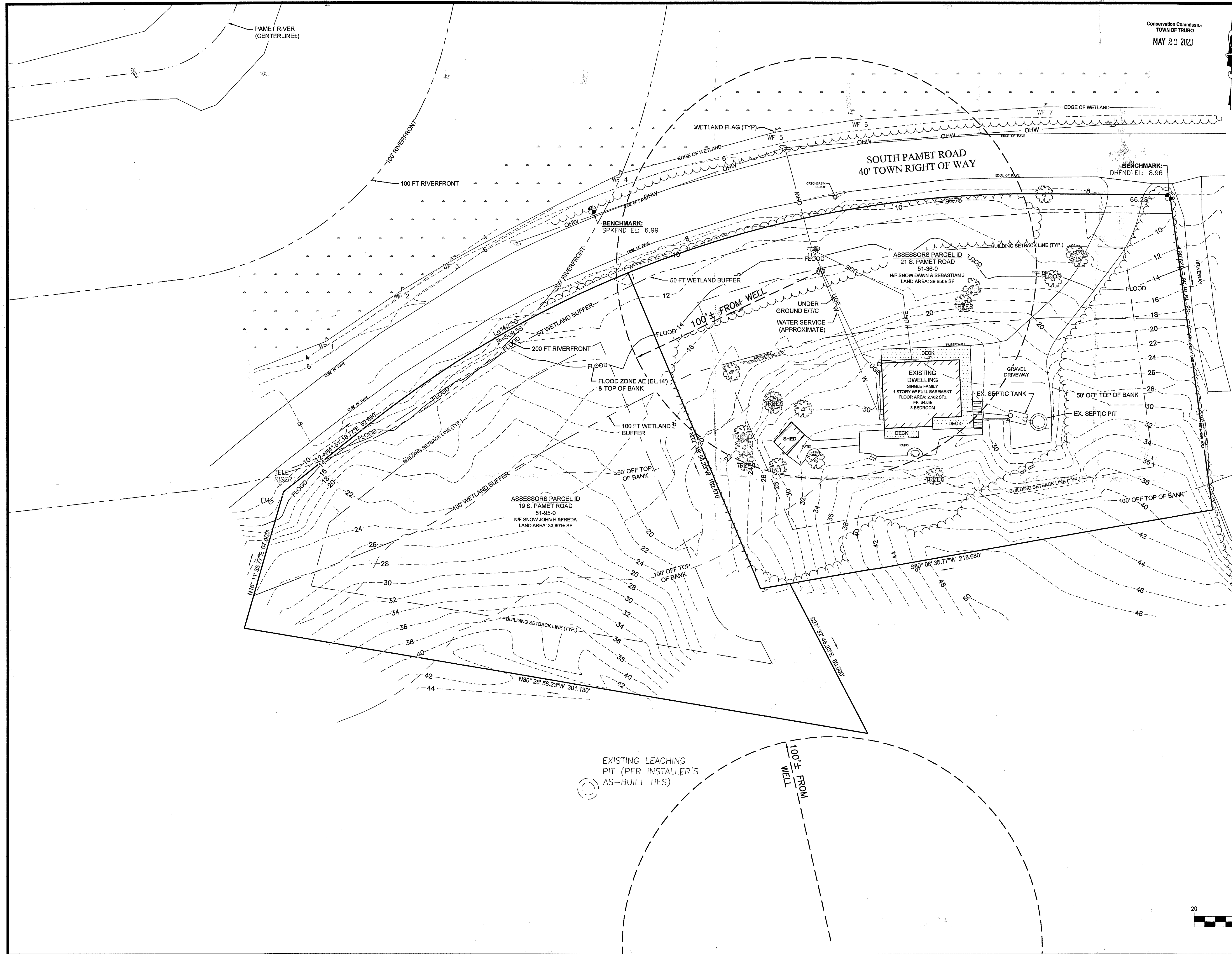
SHEET TITLE:
EXISTING CONDITIONS

PREPARED FOR:
THE COASTAL COMPANIES
4665 ROUTE 6
EASTHAM, MA 02642



Project Number: 22011
Sheet: 1 of 1
Sheet Number: EX - 1
Date: 05/05/23

- PLAN NOTES:
- PARCEL INFORMATION
 - PLANS
BOOK 181, PG. 17
BOOK 603, PG. 68
 - DEEDS
BOOK 34791, PG. 346
BOOK 5119, PG. 075
 - ASSESSORS: MAP 51, LOT 36
 - ZONING: NATIONAL SEASHORE
 - MINIMUM SETBACK DISTANCES
FRONT: 25 FT
BACK: 25 FT
REAR: 25 FT
 - INFORMATION SHOWN FROM AN ON THE GROUND SURVEY PERFORMED BY STRONG TREE ENGINEERING NOVEMBER, 2022.
 - HORIZONTAL DATUM IS MASS STATE PLANE 1983 (MA MAINLAND 2001) AND NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
 - WATER WELL LOCATION FROM A PLAN PREPARED BY RYDER & WILCOX, INC. ENTITLED 19 SOUTH PAMET ROAD, TRURO MA
 - SEPTIC FROM AN ASBUILT CARD PROVIDED BY THE TOWN OF TRURO BOARD OF HEALTH, DATED MARCH 1, 1995.
 - INFORMATION FOR LOT 19 TAKEN FROM A PLAN ENTITLED "WORKING PLAN, 19 SOUTH PAMET ROAD, TRURO MA" DATED MAY 27, 2021 BY RYDER & WILCOX, INC.
 - WETLAND RESOURCE DELINEATION PERFORMED BY SAFE HARBOR ENVIRONMENTAL SERVICES, NOVEMBER 2022.



38 Fisher.

Arozana Davis

From: Kim Chester <[REDACTED]>
Sent: Wednesday, May 17, 2023 2:34 PM
To: Arozana Davis
Subject: 38 Fisher Rd

Hello Arozana ,

As we discussed, I want to make sure that I have answered as many of the questions raised at the May Conservation Commission meeting regarding my plans; septic and roof raise as I can.

1. Coastal Engineering structural review and stamped building plans drawn up on April 22,2022
I gave you a copy on May 10, 2023 for distribution to board members

2. Tree removal and erosion control protocols
Construction Protocol sent by Paul Shea
I believe that 2 trees right beside my home will have to be removed.

3. Permission to access my property from my
Neighbor , Anne Mullins,
On May 12,2023
She provided me with verbal and written permission in a letter that states:

"I, Anne Mullins, am owner of the property , held in living trust, at 1 Fisher Path, Truro.
My property abuts 38 Fisher Rd. I give the owners, David and Kim Chester, permission to use my land as needed for
installation of a new septic system in their property."

I will bring a copy to Town Hall later this week.

4. Building questions - Alan Cabral who designed my plans will be available at the next meeting to address any questions
about the design to raise the roof. The footprint will not be extended in any direction except up.

5. ZBA Application for hearing will be filed prior to June 5th meeting of Conservation Commission

To the best of your knowledge have I covered the
Open items from the last meeting?

Arozana , does Section 3 of the ZBA Procedure for Submitting Application for Hearing refer to:
Existing Plot Plan (William Rogers Survey)
Planned Septic Design (William Rogers/Paul Shea) and
Proposed building plan (Alan Cabral plans)?

I wasn't sure if I was applying for Special Permit for building and septic or just building.
I will have to ask Rich if I am applying for special permit under which Section of Truro Zoning Bylaw?

Thank you so much! Please let me know if you need copies of anything else besides the letter from Anne Mullins to add
to the Boards Packets.

Kim Chester

- PLAN NOTES:**
- 1) VERIFY ALL DIMENSIONS IN FIELD. EXISTING BUILDING DIMENSIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION
 - 2) REFER TO SITE AND ARCHITECTURAL PLANS FOR SURVEY ELEVATIONS
 - 3) UNMARKED COLUMNS SUPPORT FRAMING MEMBERS FROM FLOOR ABOVE

EXTERIOR HEADER SCHEDULE

SPAN	HEADER TYPE	# OF JACKS
3'-6"	(2) 2x8	(2) 2x E.S.
6'-0"	(3) 2x12	(3) 2x E.S.

HOLDOWN SCHEDULE

MARK	HOLDOWN	REC'D POST	ANCHOR BOLT
HD-1	SIMPSON MSTC40 STRAP TIE CENTERED ON RIM JOIST	(2) 2x6	N/A
HD-2	SIMPSON MSTC52 STRAP TIE CENTERED ON RIM JOIST	(2) 2x6	N/A

LATERAL SHEAR WALL SCHEDULE

MARK	SHEAR WALL TYPE	NAILING
SW-1	2x STUD WALL @ 16" O.C. W/ 15/32" APA RATED PLYWOOD SHEATHING ON ONE SIDE OF THE WALL AND PROVIDE 2x BLOCKING BETWEEN STUDS	10d COMMON NAILS @ 6" O.C. AND 12" IN FIELD

DIAPHRAGM SCHEDULE

MARK	LOCATION	T.O. SUB	TYPE	FASTENING
D1	T.O. SUB ATTIC	30' - 0"	34" APA RATED STRUC 1 TAB SHEATHING	8d NAILS @ 6" O.C. ON EDGES AND 12" O.C. IN FIELD W/ CONTINUOUS CONSTRUCTION ADHESIVE
D2	ROOF	45'-0"	5/8" APA RATED CDX SHEATHING	10d NAILS @ 6" O.C. ON EDGES AND FIELD

TYPICAL HANGER SCHEDULE

MEMBER TYPE	MEMBER USE	PLY COUNT	HANGER TYPE	MOUNT TYPE
2 x 10 NOMINAL	RAFTER	2	SIMPSON LRU2102	FACE-MOUNTED
1 3/4x 11 7/8 LVL	RAFTER	3	SIMPSON LSSR4102	FACE-MOUNTED
2 x 10 NOMINAL	JOIST	1	SIMPSON LUR210	FACE-MOUNTED

NOTE: USE HANGER SCHEDULE FOR TYPICAL (J.N.O.)

TYPICAL SYMBOLS

MARK	DESCRIPTION
	SHEAR AND MOMENT CONNECTION TO W OR HSS SHAPE (SEE SCHEDULE)
	SHEAR CONNECTION TO W OR HSS SHAPE
	FRAMING HANGER (SEE SCHEDULE)
	IN PLANE FLOOR ELEVATION CHANGE

TYPICAL ABBREVIATIONS

F.H.	- FULL HEIGHT
E.N.	- EDGE NAILING W/ 8d COMMON NAILS @ 6" O.C. U.N.O.
R.R.	- ROOF RAFTER
F.J.	- FLOOR JOIST
C.J.	- CONTRACTION JOINT
D.J.	- DECK JOIST
E.W.	- EACH WAY
P.T.	- PRESSURE TREATED WOOD
T.O.	- TOP OF...
F.F.	- FLUSH FRAMED
DROP	- DROP BEAM
O.F.	- OFF FACE
CONT.	- CONTINUOUS
CANT.	- CANTILEVERED
S.S.	- STAINLESS STEEL
HDR	- HOT-DIPPED GALVANIZED
U.N.O.	- UNLESS NOTED OTHERWISE
TYP	- TYPICAL
R.B.	- RIGID BOARD
V.B.	- VAPOR BARRIER
W.P.	- WORKING POINT
PKT	- POCKET
W	- WALL
SH	- SHELF
B.E.W.	- BOTTOM EACH WAY

"ISSUED FOR CONSTRUCTION"

ATTIC FRAMING PLAN

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

ROOF FRAMING PLAN

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

STRUCTURAL GENERAL NOTES

1. STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DESIGN PLANS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE FOLLOWING GOVERNING STANDARDS:
 - A. THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS (IRC-2015) WITH 780 CMR 51.00: MASSACHUSETTS STATE BUILDING CODE, NINTH EDITION, RESIDENTIAL VOLUME AMENDMENTS.
 - B. ALSO "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
 - C. ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." (ACI 318-14)
 - D. THE CODE FOR WELDING IN BUILDING CONSTRUCTION BY THE AMERICAN WELDING SOCIETY (AWS D1.1)
 - E. THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
2. CONSTRUCTION IS TO CONFORM TO THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE AND APPLICABLE PRODUCT AND DESIGN STANDARDS. ABSENCE OF SPECIFIC ITEMS FROM THESE DRAWINGS DOES NOT INFER THAT THE CONTRACTOR IS RELIEVED FROM THE STATUTORY CODE REQUIREMENTS.
3. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. ANY DISCREPANCY BETWEEN WHAT IS SHOWN ON THE DRAWING AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED BACK TO THE ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.
4. OPENINGS THROUGH THE FRAMING AND FOUNDATION MAY NOT BE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS IN ALL INSTANCES. THE GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF OPENINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S IMMEDIATE ATTENTION FOR REVIEW.
5. DESIGN VERTICAL LIVE LOADS:
ROOF:
- GROUND SNOW LOAD: 25 PSF
FLOOR LOADING:
- RESIDENTIAL: 30 PSF
6. DESIGN LATERAL LOADS:
WIND LOAD:
- EXPOSURE - B
- WIND SPEED (ULTIMATE): 139 MPH
7. NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATION OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN.
8. THE FOLLOWING ASSUMED SOIL PROPERTIES HAVE BEEN USED FOR THE FOUNDATION:
- UNIT WEIGHT OF SOIL: 120 PCF
- SOIL BEARING CAPACITY: 0.250 TONS/SF
- ULTIMATE FRICTION FACTOR: 0.45
- MINIMUM SUBGRADE MODULUS: 250 PCF
9. WORK SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. PRESENT IN WRITING TO THE ARCHITECT. ALL CONFLICTS BETWEEN THE DRAWINGS, SPECIFICATIONS, AND APPLICABLE CODES AND REGULATIONS, FOR RESOLUTION BEFORE COMMENCING THE WORK.

WOOD FRAMING NOTES

1. FRAMING LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE APPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION", LATEST EDITION. MAXIMUM MOISTURE CONTENT SHALL BE 19%.
2. PRESSURE TREATED WOOD MEMBERS USED FOR PLACEMENT AGAINST CONCRETE OR MASONRY (SILLS, PLATES, ETC.) SHALL BE PRESSURE TREATED WITH ACQ PRESERVATIVE, OR APPROVED EQUAL, TO MINIMUM RETENTION OF 0.6 PCF IN ACCORDANCE WITH AWPA C3.
3. CONNECTORS, CONNECTIONS, FASTENERS, ETC. USED TO SECURE ACQ PRESURE TREATED LUMBER SHALL BE STAINLESS STEEL.
4. LUMBER WHICH IS SPLIT, CRACKED, NOTCHED OR OTHERWISE ALTERED OR DAMAGED SHALL BE IMMEDIATELY REJECTED AND NOT ALLOWED FOR USE, UNLESS OTHERWISE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
5. THE FRAMING LUMBER SHALL BE OF THE FOLLOWING MINIMUM GRADE AND SPECIES FOR THE SPECIFIED USE. ALL LUMBER SHALL BE GRADE STAMPED BY A RECOGNIZED GRADING AGENCY AND SHALL BE SURFACE DRY:
DIMENSIONAL LUMBER
FOR NON-EXPOSED MEMBERS**
- FLOOR JOISTS & BEAMS #2 SPRUCE PINE FIR
FB = 875 PSF, E = 1,465 PSF
- STUDS #2 SPRUCE PINE FIR
FC = 1150 PSF, E = 1,465 PSF
- TIMBERS AND PORTS (8x6 & LARGER) #2 SPRUCE PINE FIR
FC = 500 PSF, E = 1,065 PSF
(*DESIGN VALUES ADJUSTED ONLY BY CM)
(**DESIGN VALUES NOT ADJUSTED)
6. ENGINEERED LUMBER PRODUCTS SHALL BE AS MANUFACTURED BY THE TRUSS JOIST CORPORATION, BOISE CASCADE, LOUISIANA PACIFIC CORPORATION OR APPROVED EQUAL.
FOLLOW MANUFACTURERS' SPECIFICATIONS FOR ERECTION, INSTALLATION, AND PLACEMENT OF ENGINEERED LUMBER PRODUCTS. PENETRATIONS THROUGH ENGINEERED LUMBER PRODUCTS IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
LAMINATED VENEER LUMBER (LVL) TO HAVE A MINIMUM ALLOWABLE BENDING STRESS (FB) OF 3,100 PSI. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) PERPENDICULAR TO THE GRAIN SHALL BE 750 PSI. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,100,000 PSI. INSTALL LVL'S IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
PARALLEL STRAND LUMBER (PSL) FOR COLUMNS TO HAVE A MINIMUM COMPRESSION PERPENDICULAR TO GRAIN STRESS (FC PERP) OF 545 PSI. MODULUS OF ELASTICITY (E) OF 1,800,000 PSI AND BENDING STRESS (FB) OF 2,400 PSI. INSTALL PSL'S IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. DETAILS OF WOOD FRAMING SUCH AS NAILING, BLOCKING, BRIDGING, FIRESTOPPING, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION, THE TIMBER CONSTRUCTION MANUAL, THE WOOD FRAMED CONSTRUCTION MANUAL, AND ARCHITECTURAL GRAPHICS STANDARD BY RAMSEY & SLEEPER.
8. WHERE DIMENSIONAL FRAMING LUMBER IS FLUSH FRAMED TO ENGINEERED LUMBER GIRDERS, SET THESE GIRDERS 1/4" CLEAR BELOW THE TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE.
9. USE DOUBLE TRIMMERS AND HEADERS AT FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
10. LAP PLATES AND SILLS AT CORNERS.

CONT. WOOD FRAMING NOTES

11. CONTRACTOR SHALL SUBMIT PROPOSED WOOD SPECIES, GRADES, GRADING AGENCY, TYPE OF PRESSURE TREATMENT, MANUFACTURE DATA, AND CERTIFICATIONS TO THE ENGINEER FOR WRITTEN APPROVAL PRIOR TO ORDERING ANY MATERIALS.
12. USE FULLY NAILED METAL CONNECTORS (USP, SIMPSON, OR EQUAL), JOIST, OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. REFER TO FRAMING PLAN FOR CONNECTOR TYPES.
13. NAILS, FASTENERS, AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED. CONNECTORS AND FASTENERS WHICH ARE USED WITH PRESSURE TREATED WOOD SHALL BE AISI 304 OR 316 STAINLESS STEEL.
14. WOOD PRODUCTS SHALL BE STORED IN A DRY LOCATION.
15. IN NO CASE SHALL JOISTS, BEAMS, STUDS OR ANY OTHER FRAMING MEMBER BE CUT, NOTCHED, DRILLED, OR OTHERWISE MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

CHESTER RESIDENCE

TRURO, MA

38 FISHER ROAD

SHEET TITLE

FRAMING PLANS

PROJECT

SCALE As indicated
DRAWING FILE
DATE 04/22/2022
DRAWN BY SER
CHECKED BY MHP

S-100

1 OF 2 SHEETS

PROJECT NO. C16762.00

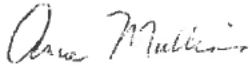
May 12, 2023

MAY 19 2023

To whom it may concern:

I, Anne Mullins, am the owner of the property, held in living trust, at 1 Fisher Path, Truro. My property abuts 38 Fisher Rd. I give the owners, David and Kim Chester, permission to use my land as needed for installation of a new septic system on their property.

Sincerely,



Anne Mullins
P.O. Box 441
1 Fisher Path
Truro, MA 02666
[REDACTED]

MAY 15 2023

CONSTRUCTION PROTOCOL – 38 Fisher Road, Map 53, Parcel 35, Truro, MA, DEP #SE 075-1168

1. The Truro Conservation Commission requires the filing of an application with the Truro Zoning Board of Appeals (ZBA) to determine if any zoning variances are required for the proposed site alterations and second story house addition at 38 Fisher Road. An approval from the Truro Board of Health is required for the proposed Title 5 septic system upgrade within this property, and the removal of the old cesspool at this site. An approved Order of Conditions is required from the Truro Conservation Commission for this project.
2. The proposed project located at 38 Fisher Road, Truro, includes the removal of the existing cesspool, and the installation of a new Title 5 septic system, Advantex system, innovative technology system. Proposed erosion controls (strawbales & silt sock) will be installed at the limit of work line for the proposed septic system, to control erosion and runoff during the construction phase of the new septic system. Following the installation of the septic system, all disturbed soil areas will be planted with native Cape Cod grass species to permanently stabilize the soil areas, and to eliminate any erosion issues within the property. The erosion controls are required to eliminate any movement of soils or sedimentation downgradient towards Fisher Road, and the coastal wetland resource areas (coastal bank & salt marsh) located on the other side of Fisher Road. The Title 5 septic system upgrade must be completed prior to 12-31-23. Site alterations must be limited to the maximum extent possible.
3. Existing trees and existing tree roots located within the area of the proposed septic system and the soil absorption field must be cut and removed from the property first. The installation of the new septic tanks, piping, Advantex system, and soil absorption field will be completed next.
4. Proper access for the required use of construction equipment (excavating construction machine) to excavate out the root zones of the trees to be cut, and to excavate the existing soils for the complete installation of the new Title 5 septic system, Advantex system, septic tanks, piping, and the new soil absorption field, is very limited at this property. The property owner may have to work out an agreement with the abutting property owner located to the east, for the temporary use of the neighbor's existing driveway located close to the property line of 38 Fisher Road, to provide proper and safe access for the required excavating construction machine.
5. The project also includes the construction of a second story addition located within the footprint of the existing house. The house addition work (second floor addition) will be located within the existing footprint of the existing house at 38 Fisher Road. The proposed house addition work will be completed after the completion of the installation of the new Title 5 septic system, which must be installed by 12-31-23.
6. The project requires an approved Order of Conditions from the Truro Conservation Commission. Prior to the commencement of any construction activities an onsite meeting must occur with the Truro Conservation Commission Agent, project engineer, and the project contractor (septic system installer) and house addition contractor, to review the Order of Conditions and Special Conditions for this project. The required erosion controls must be installed according to the approved site plan at the site, and the pictures of the installed erosion controls must be submitted to the Conservation Commission. Erosion of soils must be avoided during and after construction, and any sedimentation must be captured by the erosion controls, to avoid any

impacts to the downgradient roadway, and to the coastal wetlands located on the other side of Fisher Road.

7. The DEP sign must be installed at the site prior to any site alterations.
8. At the conclusion of the project, the applicant must apply for a site review by the Truro Conservation Commission Agent, and the applicant must file for a final certificate of compliance for the project.

May 1, 2023

Truro Conservation Commission

RE: 544 Shore Road – Proposed Bulkhead

Dear Members,

My name is Richard Bashian and I am the Trustee of the Alice T. Onbashian Irr Trust which is the owner of 535 Shore Road. Also, my wife and I own the Rebekah Cottage at 539 Shore Road which uses the beach both at 544 Shore Road and the adjacent Shoreline Property. We oppose the proposed sea wall.

The property located at 544 Shore Road (hereinafter referred to as the "Property") was owned by my family beginning in 1950-1951. When my family purchased the Property it was undeveloped land with a natural dune and beach. My family built 10 cottages on the Property which was operated as the Coral Sands. Around 1963 the front eight (8) cottages were removed and the existing building was constructed in front of the two (2) remaining cottages. During the 1950s there was no sea wall on the Property in front of the existing building located on the dune or beach. See the photo taken during the 1950s provided to the Conservation Commission.

I was born in 1960, and based upon my memory and observations there was no sea wall on the Property in front of the existing building located on the dune or beach. This is confirmed by the erosion in recent times which has not exposed any pilings in front of the existing building. My mother, Alice Onbashian, told me that the exposed pilings along the North side of the Property were put in sometime during the 1950s by the Owner of the Shoreline property. It was going to be a sea wall going down the sideline and extending across the front of the Shoreline property, but the Owner never put in the sea wall across the front of the Shoreline property.

It is my understanding that the Conservation Commission has copies of and is aware of the Easement and Beach Usage Area that is appurtenant to the property at 535 Shore Road. See the Deed dated April 23, 2001 with reservation of easement, Easement Plan and Modification Of Easement dated March 4, 2002. You should note that the Beach Usage Area as modified commences at a "line running parallel to and 37 feet southwesterly from... the southwesterly deck(s) of the main building depicted on the above-described Easement Plan". The walkway easement was reduced in width from eight (8) feet to six (6) feet.

The Deed dated April 23rd 2001 specifically provides as follows: "The Grantee shall maintain the access easement area in an unobstructed condition including removal of the existing sign structure and sign bumpers, and in the case of the beach usage area, preserving it in its natural condition. Grantor shall have the right to enforce the obligations undertaken hereunder by the Grantee."

After reviewing the Site Plan it is not clear to me whether any components of the proposed sea wall are within the easement area as shown on the Easement Plan. It was not the intention of the parties to the Easement grant to have any man-made structures built within the easement area. In any event if the Conservation Commission allowed the installation of a sea wall it would in all likelihood eliminate the right to use the Beach Usage Area since the dune and beach in front of

the proposed sea wall would erode away.

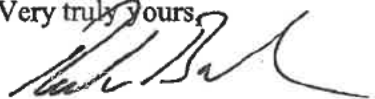
Based upon my observation of other sea walls located along Shore Road, storms scour the sand away from the front of the walls leaving no beach at high tide. Also, sea walls cause more erosion to adjacent properties and disrupt the natural flow of sand along Beach Point.

I do not think that installing a sea wall is the appropriate solution for the Property and there are better natural options including creating reinforced vegetated dunes along the front of the Property. It is my understanding this has been approved at other sites in Truro with either large sand bags or Coir Logs covered with beach sand and vegetation.

Lastly, I urge the Conservation Commission to ensure that any replacement sand brought to the property is of the same type as the existing sand along Beach Point. The existing sand does not contain discernable amounts of clay, silt or rocks and is white.

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard Bashian', written over the closing 'yours'.

Richard Bashian, Trustee of
Alice T. Onbashian Irr. Trust
535 Shore Road

DEED

We, LOUISE L. ERAMIAN, of 8 Breer Circle, Brockton, Massachusetts and ALICE T. ONBASHIAN, of 217 Country Club Lane, Brockton, Massachusetts, for consideration paid, and in full consideration of ONE MILLION TWO HUNDRED FIFTY THOUSAND (\$1,250,000) DOLLARS grant to CORAL SANDS, LLC, with principal offices at 665 Cochituate Road, Framingham, Massachusetts, with *quitclaim covenants*

Certain parcels of land situated in Truro, Barnstable County, Massachusetts, with buildings thereon, presently known and numbered as 544 Shore Road, and described as follows:

Lots numbered twenty (20), twenty-one (21), twenty-two (22) and twenty-three (23) in Section A on a plan of land entitled "Plan of Cottage Lots at Pilgrim Beach, North Truro, Mass" by Whitman and Howard C.E. 1907, filed in the Barnstable Country Registry of Deeds on September 18, 1911, as Plan No. 306 in Plan Book 33, Page 127.

Grantors hereby reserve for themselves a non-exclusive easement, in common with owners, occupants and guest of the premises hereby conveyed, easement over the above described premises as appurtenant to Grantors' property which is not part of this sale and which property is located across the street from the above described property and is presently known and numbered as 535 Shore Road Truro, Barnstable County Massachusetts and is more particularly described in a deed located in Book 6276, Page 310 recorded at Barnstable County Registry of Deeds consisting of lots 29 and 30, Section A, according to the plan of the Pilgrim Beach Company's lands, Whitman and Howard, Surveyors recorded in said Deeds in Plan Book 33, Page 127 which lots are also known as Back Lot 20 and Back Lot 21 and appurtenant to Grantors abutting property previously owned by the New York New Haven and Hartford Railroads and more fully described in deeds recorded at said Deeds at Book 6276 Pages 303 through 307 and recorded in Plan Book 869 Page 85 and Plan Book 168 Page 1 at said Deeds and is also appurtenant to Grantors additional abutting property more fully described in a deed from Mary Berry and Harriet M. Howland to Grantors recorded at said Deeds at Book 845 Page 136.

Said Easement is reserved for the purposes of non-exclusive pedestrian access to and use of the "Beach Usage Area" shown on a plan recorded herewith entitled "Easement Plan" which easement area consists of an eight (8) foot wide walkway running from Route 6A in a southwesterly direction over the parking area of the above described premises through a central archway opening through the two story main building extending approximately forty (40) feet beyond the building to the "Beach Usage Area" shown on said "Easement Plan" and encompassing the entire "Beach Usage Area" having access to Cape Cod Bay. In the event that the existing two story main building is demolished or said central archway opening is obstructed, the Grantee shall provide for an alternative eight (8) foot wide walkway running from Route 6A in a southerly direction over the parking area of the above described premises along the northerly side of the above described premises to the "Beach Usage Area". The Grantors access to and use of the "Beach Usage Area" shall not be diminished thereby and the alternative access path shall be no less than eight (8) feet wide and clear of all obstructions including but not limited to being free of dune grass. Prior to relocating the eight (8) foot wide walkway easement access as specified above, the Grantee shall first have prepared at its own cost a new Easement Plan in recordable form reflecting the alternate access path and record the same in the Barnstable Registry of Deeds.

Said pedestrian access shall be for the non-exclusive sole use and enjoyment of the owners and occupants of Grantors' property as identified above and known and numbered as 535 Shore Road Truro and their guests, invitees, or licensees, but to be used by no more than ten (10) of Grantors guests, invitees and licensees at any one time. Grantors reserve the right to store no more than two (2) non motorized boats/watercraft not to exceed ten (10) feet in length within the "Beach Usage Area" during the traditional beach and boating season provided that Grantee shall have no responsibility or liability for the safekeeping thereof.

Beach usage shall consist of swimming, boating, sunbathing, snorkeling, fishing and all other recreational activities for which beaches are traditionally used in the Truro, Massachusetts area.

The Grantee shall maintain the access easement area in an unobstructed condition including removal of the existing sign structure and sign bumpers, and in the case of the beach usage area, preserving it in it's natural condition. Grantor shall have the right to enforce the obligations undertaken hereunder by the Grantee.

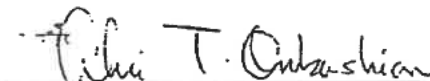
The provisions of this Easement, executed under seal, shall be binding upon and enforced against both Grantors and Grantee to the extent of their obligations hereunder and shall inure to the benefit of and be binding upon all of their successors in interest, heirs, devisees, grantees or assigns.

As long as the subject property conveyed by this deed is utilized for residential purposes, no more than ten (10) dwelling units shall be located thereon, and Grantee by acceptance of this deed agrees to comply with this restriction on behalf of itself, its successors and assigns and all parties taking by from or through the Grantors and Grantee shall have all rights necessary to enforce this restriction.

For grantors title see deeds to grantors recorded at said Deeds at Book 6276 Pages 308 through 311 and Estate of Zvart Rose Tateosian, Plymouth Probate No. 84P0699A1.

Witness our hands and seals this 23rd day of April, 2001.

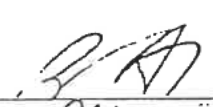

LOUISE L. ERAMIAN


ALICE T. ONBASHIAN

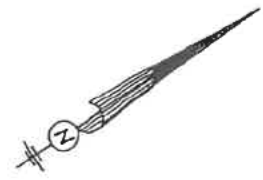
COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

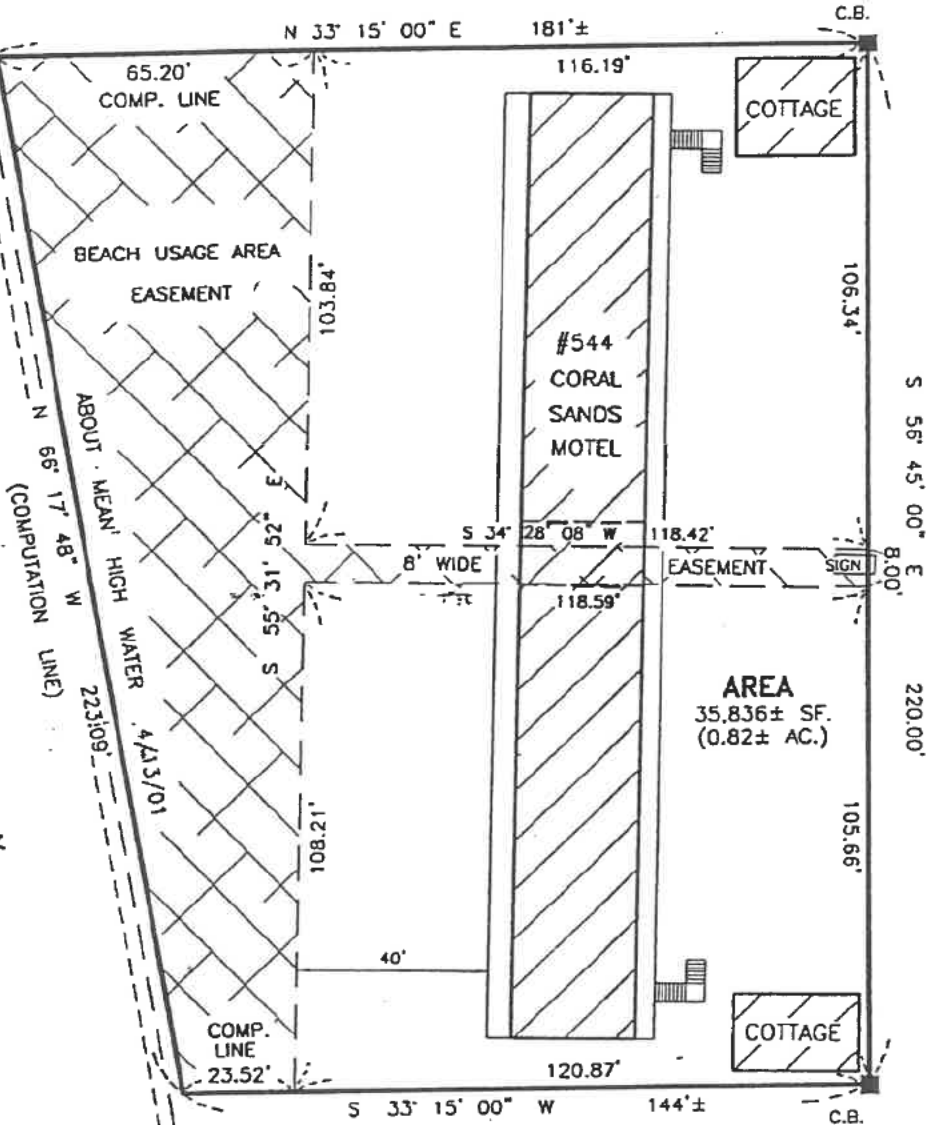
Then personally appeared LOUISE L. ERAMIAN and ALICE T. ONBASHIAN before me, the undersigned authority, and indicated that they signed the foregoing instrument as their free act and deed this 23rd day of April, 2001.


Notary Public Barry J. Fox
My Commission Expires: 6/22/01

JANE A. ANDREWS
CRT. 113721



CAPE COD BAY



SHORE ROAD (ROUTE 6A)

AREA
35,836± SF.
(0.82± AC.)

**EASEMENT PLAN
OF LAND IN
TRURO, MASS.**

SCALE 1"=40' APRIL, 16, 2001



EBB TIDE ON THE BAY CONDO TRUST
5671 / 232

APR. 16, 2001
DATE



FELCO, INC.

ENGINEERING / LAND SURVEYING
P.O. BOX 1366
ORLEANS, MA 02653

REFERENCE:
LOTS 20-23 INCLUSIVE SECTION "A" PLAN BOOK 33 PAGE 27.
DEED BOOK 6276 PAGE 308.

MODIFICATION OF EASEMENT

Reference is hereby made to certain easement rights (collectively, the "Easement") retained by the undersigned Louise L. Eramian and Alice T. Onbashian ("Easement Holders") in a Deed dated April 23, 2001 and recorded with the Barnstable County Registry of Deeds in Book 13751, page 184.

WHEREAS, said Easement provided for an 8 foot-wide walkway area, as well as certain "Beach Usage Area," all as shown on a certain "Easement Plan" recorded therewith; and

WHEREAS, in order to more fully and effectively utilize and enjoy the property encumbered by the Easement, the current owner of said property, Coral Sands, LLC ("Coral Sands") has requested that said walkway easement areas be reduced in width from 8 feet to 6 feet; and

WHEREAS, the undersigned Easement Holders have agreed to such modification of the walkway easement areas, provided that the overall Beach Usage Area is augmented, as more fully set forth below.


NOW, THEREFORE, in consideration of the foregoing, the undersigned Easement Holders and Coral Sands agree to modify the location of the easement areas described in the easement as set forth below, with all other terms, provisions and conditions of the said Easement remaining unchanged and in full force and effect.


1. The walkway easement areas shall be reduced in width from 8 feet to 6 feet; provided, however, that in the event that said walkway easement area is relocated in the future as provided in the Easement, the width of same, as relocated, shall be 8 feet.

2. The above-described Beach Usage Area shall be increased in size, such that it shall now commence at a line running parallel to and 37 feet southwesterly from (rather than 40 feet southwesterly from) the southwesterly deck(s) of the main building depicted on the above-described Easement Plan.

3. The locations of these easement areas, as modified herein, are more fully and accurately depicted on a certain "Master Site Plan: Bay Beach Townhomes Condominium Trust, Truro, Mass.," dated December 5, 2001, and revised February 2, 2002, prepared by Felco, Inc. recorded with the Barnstable County Registry of Deeds contemporaneously herewith and with the Master Deed establishing the Bay Beach Townhomes Condominium.

Witness our hands and seals on the dates set forth below.


Louise L. Eramian


Alice T. Onbashian

CORAL SANDS, LLC


By: 
Richard D. Smith, Jr., Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

March 4, 2002

Then personally appeared the above-named Louise L. Eramian and Alice T. Onbashian, and acknowledged the foregoing to be their free act and deed, before me.



Notary Public Barry S. Fox
My commission expires: 6/20/07

COMMONWEALTH OF MASSACHUSETTS

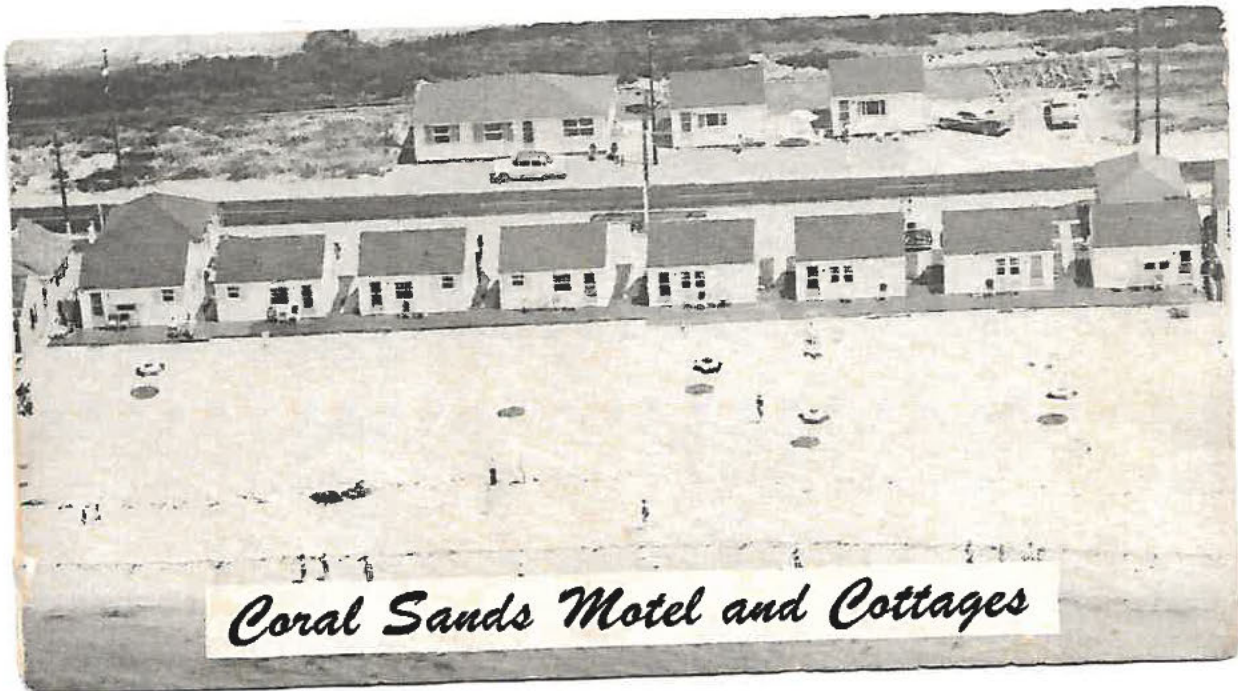
NORFOLK, ss.

March 4, 2002

Then personally appeared the above-named Richard D. Smith, Jr., Manager of Coral Sands, LLC, and acknowledged the foregoing to be his free act and deed, and the free act and deed of said Coral Sands, LLC, before me.


Notary Public: V. Douglas Errico
My commission expires: July 5, 2007

5/1/2023 Photo of Dune + Beach at 544 Shore Rd
from Rick Bashian (email to E. Beebe on 5/1/2023)



Courtney Warren

From: Emily Beebe
Sent: Tuesday, May 16, 2023 1:12 PM
To: Courtney Warren
Subject: FW: FW: NOI documents for 544 Shore Rd

For 544 Shore file

From: Emily Beebe
Sent: Thursday, April 27, 2023 1:19 PM
To: Sally Mcsween <[REDACTED]>; Courtney Warren <cwarren@truro-ma.gov>
Cc: Anil Perumalu <[REDACTED]>; Clem Bellairs <[REDACTED]>; Elaine Tortora Bridgman <[REDACTED]>; Paula Pitas-Lewis <p[REDACTED]>; Michael Flannery <[REDACTED]>
Subject: RE: FW: NOI documents for 544 Shore Rd

Thank you Ebb Tide-
The comment is received, and will be included in the Commissioners packet, and discussed at the meeting.

The agenda for Mondays meeting will be posted by the end of the day, and available at <https://www.truro-ma.gov/>

Thanks very much,
Emily

From: Sally Mcsween <[REDACTED]>
Sent: Wednesday, April 26, 2023 2:45 PM
To: Emily Beebe <EBeeBe@truro-ma.gov>
Cc: Anil Perumalu <[REDACTED]>; Clem Bellairs <[REDACTED]>; Elaine Tortora Bridgman <[REDACTED]>; Paula Pitas-Lewis <[REDACTED]>; Michael Flannery <[REDACTED]>
Subject: Fwd: FW: NOI documents for 544 Shore Rd

Lynn has directed me to send this concern to you.

----- Forwarded Message -----

Subject: Re: FW: NOI documents for 544 Shore Rd
Date: Sun, 23 Apr 2023 12:07:37 -0400
From: Sally Mcsween <[REDACTED]>
To: Lynne Budnick <LBudnick@truro-ma.gov>
CC: Anil Perumalu <[REDACTED]>; Clem Bellairs <[REDACTED]>; Elaine Tortora Bridgman <[REDACTED]>; Paula Pitas-Lewis <[REDACTED]>; Michael Flannery <[REDACTED]>

Lynne, thank you for the documents.

As a representative of Ebb Tide on the Bay, #538 Shore Rd. we have concerns as to the potential impact of a bulkhead on our property which is already experiencing extensive beach erosion and structural damage.

I would like to see an environmental study that would clearly delineate the impact on adjacent beach front.

On 4/21/2023 4:10 PM, Lynne Budnick wrote:

Good afternoon, Sally

Please find the requested information here in attachment.

Here is the documentation for 544 Shore Rd's NOI for a seawall.

Lynne G. Budnick

Lynne G Budnick

Principal Office Assistant/Building/Conservation/Health
Town of Truro
P.O. Box 2030
24 Town Hall Road
Truro, MA 02666
Phone: (508) 349-7004, ext. 131
Direct Line: (508) 214-0920
Fax: (508) 349-5508



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--

Sally McSween

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

Courtney Warren

From: patricia callinan <[REDACTED]>
Sent: Friday, June 2, 2023 10:23 AM
To: Courtney Warren
Subject: Re: 544 Shore Rd - Proposed Bulkhead

> On Jun 1, 2023, at 8:28 PM, patricia callinan <pcallinan@comcast.net> wrote:

>

> June 1, 2023

>

> Truro Conservation Commission

>

> Dear Commissioners,

>

> We are the direct abutters east of 544 Shore Rd. We are not opposing the sea wall that the Baybeach Townhome Condominium is reaching out to the Town for approval, but we feel that everyone from

>

> Crow's Nest Condos to the Shoreline Condos, if they want, should be able to have a bulkhead.

>

> I been documenting the storms on beach point since 1996 and when we bought our home back then the home inspector said that we would lose 10 feet of beach in 20 years and we have. More rapidly in the past

>

> 4 years. Changing climate, Sea level rising is changing the coastal land and we have to do something to save our homes and Rt 6A and Rt 6.

>

> Respectfully Submitted by,

>

> Marie Belding

>

> Pat Callinan

>

>

>

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Courtney Warren

From: patricia callinan [REDACTED]
Sent: Friday, June 2, 2023 10:24 AM
To: Courtney Warren
Subject: Re: Shoreline condos when they had a seawall

> On Jun 1, 2023, at 8:37 PM, patricia callinan <pcallinan@comcast.net> wrote:

>

>

> Emily this is the Shoreline condos with a sea wall , looks like days cottage sea wall.

>

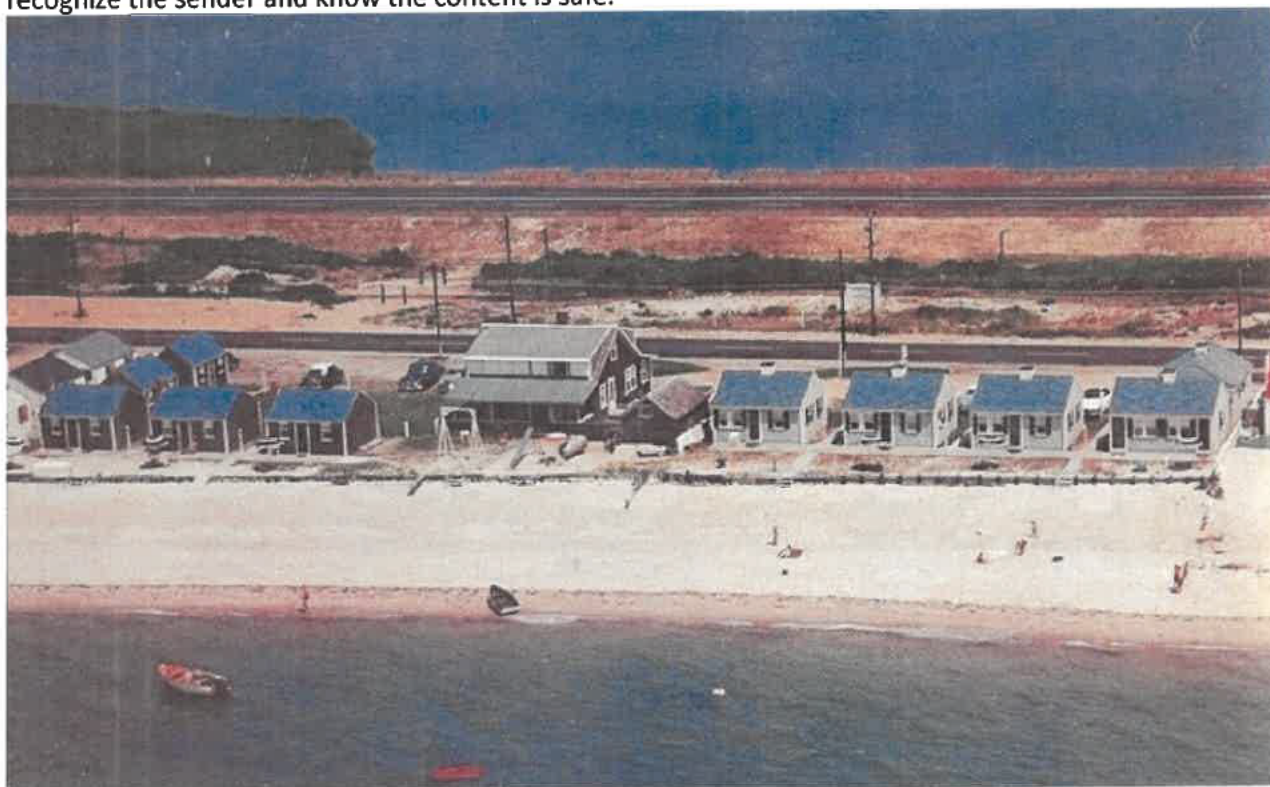
> Marie

>

>

>

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



>

>

April 10th, 2023

REVISED MAY 24th, 2023

Truro Conservation Commission
Attn: Emily Beebe (Health and Conservation Agent)
Arozana Davis (Assistant Health and Conservation Agent)
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Conservation Commission
TOWN OF TRURO

MAY 25 2023

Re: Project Narrative & Alternatives Analysis

Project Location: 2 Katharine Road, Truro, MA 02653

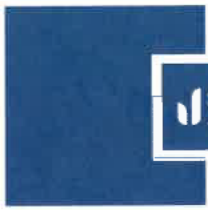
Dear Truro Conservation Commissioners,

Crawford Land Management (CLM) would like to respectfully submit a Notice of Intent application for the project proposed at 2 Katharine Road. This letter explains the existing conditions on the property and the overall scope of proposed work. We have also included in this letter an alternatives analysis that outlines potential alternatives to the proposed work which might have a less adverse impact, and why we believe that the proposed work is a better approach.

Project Narrative

The project is located at 2 Katharine Road, north of Bound Brook and East of Cape Cod Bay. A small southwestern corner of the property falls within the 100' buffer of an adjacent wetland. The wetland buffer is interrupted by Katharine Road. The southern portion of the property falls within Flood Zone AE (El. 13') and the majority of the property lies within the 0-100' buffer zones of the top of that coastal bank. **The property also falls within the Wellfleet Harbor Area of Critical Environmental Concern.** An existing dwelling with decks and retaining walls sits within the 50-100' buffer zone to that coastal bank, as well as crushed stone driveway and walkway areas, and landscape retaining walls made of concrete, timber, and stone boulders. An existing rinse station with associated retaining walls and paving stones is also in this zone. Within the 0-50' buffer from the top of coastal bank, there is a concrete retaining wall, landscape stepping stones and cobble edging.

The proposed construction project includes a small addition to the northeast corner of the house, re-construction and slight modification of the front porch steps and landing, **new roof, siding and windows.** It also includes the demolition of existing timber walls/steps and replacement with concrete or stone, and the addition of a small dry-laid patio and stepping-stones. Also proposed are privacy fencing for the existing rinse station, and safety fencing around the proposed patio area for



dogs/children. Two Black Locust trees (*Robinia pseudoacacia*) which are identified by MIPAG as a state-listed invasive species are proposed for removal. One sits between the driveway and rinse station, and the other (which is damaged) sits within the existing landscaped area to the south of the driveway. Existing old locust tree stumps within the natural lawn area will be grounded.

The total increase in impervious surfaces (structure and hardscape areas) due to proposed construction activity is 505 square feet. All of this work is proposed in areas that are currently already developed/unvegetated. Proposed pervious unvegetated surfaces consisting of crushed stone are reduced, resulting in an overall decrease of a minimum of 257 square feet in total site coverage (combined unvegetated pervious and impervious surfaces).

Also proposed in conjunction with the construction of the patio and re-grading at the re-constructed retaining wall are two landscape planting areas with native grasses and perennials.

In addition to these planting areas, as mitigation for the 505 square foot increase in impervious surface area, a combination of native tree and shrub plantings has been proposed along the southern edge of the property within currently existing turf areas, to supplement existing adjacent naturalized vegetation along the road. Proposed mitigation plantings include 4 native trees (*Acer rubrum*) and 15 native shrubs (*Ilex verticillata* and *Viburnum trilobum*).

A diagram illustrating the changes proposed as part of this Notice of Intent filing has also been provided to help visually demonstrate the proposed scope of work. The diagram illustrates all proposed work/changes that fall within 100 feet from the top of the coastal bank (the most landward resource area) on the property.

PERFORMANCE STANDARDS (310 CMR 10.00: WETLAND PROTECTION)

10.30: COASTAL BANKS

WHEN A COASTAL BANK IS DETERMINED TO BE SIGNIFICANT TO STORM DAMAGE PREVENTION OR FLOOD CONTROL BECAUSE IT SUPPLIES SEDIMENT TO COASTAL BEACHES, COASTAL DUNES OR BARRIER BEACHES, 310 CMR 10.30(3) THROUGH (5) SHALL APPLY:

(3) No new bulkhead, revetment, seawall, groin or other coastal engineering structure shall be permitted on such a coastal bank except that such a coastal engineering structure shall be permitted when required to prevent storm damage to buildings constructed prior to the effective date of 310 CMR 10.21 through 10.37 or constructed pursuant to a Notice of Intent filed prior to the effective date of 310 CMR 10.21 through 10.37 (August 10, 1978), including reconstructions of such buildings subsequent to the effective date of 310 CMR 10.21 through 10.37, provided that the following requirements are met:

(a) a coastal engineering structure or a modification thereto shall be designed and constructed so as to minimize, using best available measures, adverse effects on adjacent or nearby coastal beaches due to changes in wave action, and



(b) the applicant demonstrates that no method of protecting the building other than the proposed coastal engineering structure is feasible.

(c) protective planting designed to reduce erosion may be permitted.

--Regulation does not apply. No coastal engineering structure is proposed within the coastal bank.

(4) Any project on a coastal bank or within 100 feet landward of the top of a coastal bank, other than a structure permitted by 310 CMR 10.30(3), shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action.

--Regulation does not apply. The coastal bank is not acting as a sediment source.

(5) The Order of Conditions and the Certificate of Compliance for any new building within 100 feet landward of the top of a coastal bank permitted by the issuing authority under M.G.L. c. 131, § 40 shall contain the specific condition: 310 CMR 10.30(3), promulgated under M.G.L. c. 131, § 40, requires that no coastal engineering structure, such as a bulkhead, revetment, or seawall shall be permitted on an eroding bank at any time in the future to protect the project allowed by this Order of Conditions.

--Jenick Studio will confirm that this condition is included in any Order of Conditions or Certificate of Compliance.

WHEN A COASTAL BANK IS DETERMINED TO BE SIGNIFICANT TO STORM DAMAGE PREVENTION OR FLOOD CONTROL BECAUSE IT IS A VERTICAL BUFFER TO STORM WATERS, 310 CMR 10.30(6) THROUGH (8) SHALL APPLY:

(6) Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.

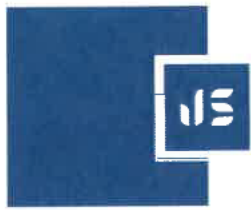
-Performance standard is met. Only minor re-grading work is proposed within the 50-100' buffer to the coastal bank. The stability of the bank may be improved by mitigation plantings along the coastal bank.

(7) Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.

-Regulation does not apply. No coastal engineering structure is proposed.

(8) Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.

-Regulation does not apply. No habitat of rare species is identified on site.



TRURO CONSERVATION REGULATIONS (TCR) **SECTION II – SUBSTANTIVE AND PROCEDURAL REGULATIONS**

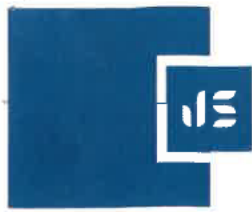
TCR Section II, 1.05, (e) Variances

1. The Commission may, in its discretion, grant variances from one or more of these Regulations pursuant to the provisions of this section. Variances may be granted on a case-by-case basis and shall not set a precedent for future Variance requests.
2. The Commission may, in its discretion, grant a Variance for the following reasons and under the following conditions:
 - i. upon clear and convincing proof, provided by the applicant, that the proposed work, or its impacts and effects, will not adversely affect the public interests and values protected by the Bylaw and these Regulations.

All newly proposed impervious coverage is located in areas that are already developed or unvegetated, and the majority of proposed work is within the outer buffer zone to the top of the coastal bank. There is an overall net decrease of approximately 257 square feet of coverage through the removal of gravel and crushed stone. All proposed mitigation plantings will enhance the naturally vegetated buffer strip to the adjacent bordering vegetated wetland, and provide stability and habitat value within the coastal bank resource area.

- ii. A description of the alternatives explored that would allow the project to proceed in compliance with the performance standards in these Regulations and an explanation of why each is not feasible.

Alternative 1: Re-locate the building addition and patio to a location outside of the 100' buffer zone. Re-locating the building addition and patio to the Northeast corner of the existing house structure would result in inadequate parking / turnaround and shed storage space, causing the need to expand the driveway in areas that are currently occupied by vegetation or areas closer to the Resource Area. Expanded parking closer to the Resource Area is not only undesirable from a regulatory perspective but is also not possible without a much larger expansion of the limit of construction and built elements as the expansion would have to occur on a hillside. The area most suitable for parking is already utilized for such and is mostly outside jurisdictional areas. Those areas to the North of the existing house are also not conducive to the structure and layout of the existing house and deck configurations and would make a small addition a much larger construction project.



Alternative 2: Complete the project without the patio and stepping stones. The existing areas where patio and stepping stones are proposed already consist of compacted, crushed stone, and are currently used for gathering and walking. They could remain as-is, but the function and longevity of the exterior spaces would be diminished, and the overall developed footprint remains the same. In summary, the project as proposed results in an overall decrease of altered area within the Buffer Zone. The area for the proposed addition is already developed as a patio and walkway. Mitigation is proposed to provide more wildlife habitat within the resource areas.

iii. A description of the mitigation measures to be used to contribute to the protection of the wetland values protected by this ordinance.

Mitigation plantings in the form of (4) native trees and (15) native shrubs have been proposed to mitigate for the construction work. The mitigation plantings are proposed in the Coastal Bank resource area and LSCSF resource area. The plantings are proposed in existing lawn adjacent to the existing naturalized area so as to expand on the naturally vegetated buffer strip.

iv. Evidence that an overriding public interest is associated with the project which justifies modifying one or more performance standards.

v. In exercising its discretion, the Commission shall require a written analysis of reasonable alternatives for the proposed activity which might be undertaken with less adverse impacts on an Area Subject to Protection under the Bylaw and these Regulations as defined in section 1.03 and without deviating from the provisions of these Regulations.

vi. The applicant shall provide the Commission with a written alternative's analysis and any other information which the Commission requires to make a decision. Failure of the applicant to provide information within a time period specified by the Commission may result in the denial for a variance request.

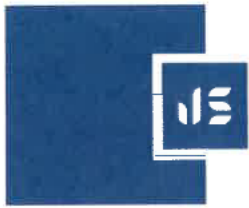
TCR Section II, 2.00 : Additional Regulations for Wetland Resource Areas

2.01: BUFFER ZONE (INCLUDING THE 50-FOOT VEGETATED BUFFER STRIP):

General Performance Standards

1. Where the presumption set forth above is not overcome, any proposed work in the Buffer Zone shall not adversely impact or otherwise impair any portion of said area.

There will be no adverse impacts to the Buffer Zone or Coastal Bank resource area from the project.



2. Where the Buffer Zone overlays other resource areas subject to protection under the Bylaw, the applicable performance standards for each resource area shall be independently and collectively applied and the project appropriately conditioned to protect all stated interests.

All performance standards for the wetland resource areas on the property have been met or exceeded.

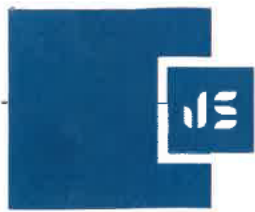
3. The Commission may issue an Order of Conditions permitting work in the Buffer Zone provided that the applicant has submitted a written alternatives analysis that examines all practicable alternatives to the project which would further minimize impacts to the Buffer Zone and demonstrates that all impacts can be properly mitigated. The alternatives analysis shall be submitted to the Commission in writing.

There will be no adverse impacts to the Buffer Zone, Coastal Bank resource area, or Land Subject to Coastal Storm Flowage (LSCSF) from the project. An alternatives analysis is provided above under TCR Section II, 1.05, (e) Variances.

i. Activities within the Buffer Zone shall avoid, minimize and mitigate adverse impacts. The purpose of evaluating project alternatives is to locate activities so that impacts to the buffer and resource areas are avoided to the extent practicable. As much of a project as feasible shall be sited outside the buffer zone. If locating a project entirely outside the Buffer Zone is not practicable, the alternatives shall be evaluated in order to locate the project as far as possible from present Areas Subject to Protection and thereby minimize impacts to the Buffer Zone.

The alternatives analysis submitted discusses the location of the proposed activities. It should be noted that almost the entire property is within the Buffer Zone along with the existing dwelling.

ii. An alternative shall be considered practicable if it is available and capable of being done. Practicable alternatives may include realignment, reconfiguration or re-sizing of project components to minimize impacts to the Buffer Zone. Projects involving demolition of an existing structure and reconstruction of a new dwelling shall be subject to an alternative analysis.



The alternatives analysis submitted discusses the proposed activities. It should be noted that the project works with the existing dwelling rather than proposing to raze and replace it.

4. Where no practicable alternatives are available or capable of being done which would otherwise avoid or minimize adverse impacts to the Buffer Zone, the following standards shall apply:

No Significant Adverse Impact: Within the 100-foot Buffer Zone, the Commission may allow the total alteration of up to 5000 square feet subject to the following:

- i. total alteration of the land area within the Buffer Zone shall be calculated in square feet to describe what is currently altered or developed, and what is proposed. Total alteration shall include disturbed areas such as (but not limited to) building footprint, driveways, pathways, yard areas and lawns.

Total existing alteration in the Buffer Zone is 7,690 +/- sf.

Total proposed alteration in the Buffer Zone is 7,433 +/- sf.

The project has a net reduction of altered areas within the Buffer Zone of -257 +/- sf.

- ii. The alteration calculations shall describe the amount and types of alterations between 0-50-feet, and 50-100-feet of the buffer. *Any area where vegetation is to be removed or where soils will be disturbed shall be included in this calculation.*

Refer to the revised Landscape & Mitigation Plan by Jenick Studio for a breakdown of existing and proposed alterations by 0-50 zone and 50-100 zone.

- iii. The area within the limit of work will reflect the limit of the altered area and shall be shown clearly and accurately on all plans submitted to the Conservation Commission at the time of filing.

The Limit of Work is shown and labeled on all submitted plans.

- iv.



At a minimum, a 50-foot-wide area of undisturbed vegetation (the vegetated buffer strip) shall be provided between the wetland resource area and the work.

The existing altered area within the 0-50 zone is located along the 50' buffer line and is not expanding or getting any closer to the adjacent resource area. The 0-50 zone is mainly comprised of the existing gravel driveway (no alteration proposed) and unirrigated, Cape Cod lawn and trees, as is the adjacent Coastal Bank and LSCSF resource areas.

If there is no 50-foot-wide area of undisturbed vegetation within the Buffer Zone, the existing vegetative cover shall be preserved and/or extended beyond 50-feet in some areas by re-vegetating with native plants to the maximum amount feasible in order to approximate a 50-foot-wide corridor of native vegetation.

The existing vegetation in the 50' buffer zone is being preserved. Additional mitigation plantings are proposed in the Coastal Bank/LSCSF resource areas adjacent to existing vegetation.

- v. On previously developed or disturbed sites, all work proposed within the buffer zone shall result in an improvement of the existing conditions and an enhanced capacity of the resource area(s) and Buffer Zone to protect the public interests and values protected under the Bylaw.

All proposed activities are within areas that are already disturbed. The project will result in an overall net decrease in coverage in the Buffer Zone while native plantings are being added to the resource areas.

- vi. The Conservation Commission may require, as mitigation for new alteration within the Buffer Zone: re-vegetation and restoration of areas previously altered or disturbed within the buffer zone; rerouting existing roof runoff through gutters and roof drains which direct roof drainage into drywells or leaching pits; and may require drainage improvements and/or other mitigating measures.



Mitigation is proposed in the form of native plantings within the resource areas. Refer to the Landscape & Mitigation Plan for details and locations.

5. Expansion of existing structures within the Buffer Zone may be allowed provided that:

i. No new structure or addition to an existing structure shall be located closer to a wetland resource area than existing conditions.

*The proposed addition and landscape alterations are **not** located closer to a wetland resource area than currently exists.*

ii. The area of the proposed disturbance and all previously disturbed areas shall not, cumulatively, exceed the 5,000-square foot threshold for allowable disturbance within the Buffer Zone.

The proposed alterations are within existing disturbed areas and the majority are in the 50-100 Buffer Zone.

6. Projects which include substantial demolition (i.e. removal of more than one exterior wall) and subsequent reconstruction of a dwelling shall be considered a new building and shall site as much of the project as possible outside of the Buffer Zone. Projects for expansion of existing homes greater than 25% of the existing size, as measured in square footage of the foundation or cubic footage of the structure, shall be considered a new building and shall site as much of the project as possible outside of the Buffer Zone.

The proposed project does not include substantial demolition and is not greater than 25% of the existing size.

7. All new construction projects within the Buffer Zone shall address how stormwater drainage will be managed. The project must ensure that runoff from built and developed areas will drain directly into the soil on the subject site and will not runoff onto neighboring properties or streets. Methods to address drainage shall include but are not limited to vegetated swales, rainwater gardens, catchbasins, use of gutters and roof drains, drip lines with crushed stone; and pervious and dry-laid stone.

All areas around the proposed addition rooflines are comprised of crushed stone or dry-laid stone.



8. Driveways within the Buffer Zone shall be constructed with pervious materials such as crushed stone. Permeable pavers with a void space of less than 30% are not considered compliant with this requirement.

The existing driveway is crushed stone. No changes are requested.

9. Cutting, pruning, lifting the canopy, limbing or other destruction of above ground vegetation shall be limited. View clearing or vista pruning will not be permitted without a specific view corridor identified.

No vista pruning is proposed for this project. 9(i-ix.) do not apply.

10. For lots and subdivisions recorded after May 6, 2019, the alternatives analysis shall include all alternatives available prior to subdivision of the lot(s) and all work shall be located outside the 100- foot Buffer Zone.

N/A.

11. Within the 50-foot vegetated buffer strip, the Commission may issue an Order of Conditions allowing the following activities:
 - i. Pruning to reduce a hazard, to improve tree or plant structure, to provide a reasonable vista, or to improve the health of trees and shrubs.
 - ii. Selective Cutting of vegetation
 - iii. Removal of invasive species
 - iv. Planting of native vegetation
 - v. Habitat management activities designed to enhance the values protected by the Bylaw;
 - vi. Construction and maintenance of unpaved pedestrian access paths not more than 4-feet in width;
 - vii. Maintenance of existing structures, utilities, storm water management structures;
 - viii. Construction and maintenance of water dependent structures and uses; Construction of new utility lines where the proposed route is the best environmental alternative;
 - ix. Septic system maintenance and, if a system has failed, repair/replacement meeting state/local standards where the disturbance to the buffer zone is avoided and/or minimized to the maximum extent practicable;



- x. Construction, maintenance, repair/replacement of drinking water wells;
- xi. Maintenance, repair and drainage improvements on existing roadways and driveways.

12. The following activities are prohibited within the 50-foot vegetated buffer strip:

- i. New and/or expanded lawn and garden areas; underground irrigation;

No expanded lawn and garden areas or underground irrigation is proposed.

- ii. New structures including but not limited to homes, buildings, swimming pools, sheds and decks; and

No new structures in the 0-50 Buffer Zone are proposed.

- iii. Expansion of existing structures including but not limited to homes, buildings, sheds and decks.

No expansion of existing structures in the 0-50 Buffer Zone are proposed.

2.00: COASTAL BANK

Performance Standards

- 1. Coastal banks along the bay side of Truro have experienced accelerated rates of erosion, at times from a single storm event. The Commission will allow an "erosion control" project only as an *interim* measure, and in all cases shall require the property owner to submit plans to move or remove threatened structures as a condition of allowing such projects.

N/A. No "erosion control" activities are proposed.

- 2. The Truro Conservation Commission is of the opinion that coir tube installations, and similar structures, are "coastal engineering structures" within the meaning of the DEP Regulations 310 C.M.R. 10.30 (3), and that, as such, installation of coir tubes and similar projects are prohibited for the protection of buildings constructed after 1978. However, by letter dated February 18, 2011, and incorporated herein by this reference, the Truro Conservation



Commission was informed by DEP that the Department views this type of structure as a “soft solution” to stabilize eroding banks, which is a permitted structure under the cited regulation. In the event that DEP reconsiders its interpretation of 310 C.M.R. 10.30 (3) the Truro Conservation Commission reserves the right to rescind these regulations and to prohibit installation and maintenance of coir tube projects and similar structures within the Town of Truro.

N/A. No coir tube installation is proposed.

3. When a Coastal Bank is determined to be significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes or barrier beaches the following performance standards shall apply:

*TCR 2.04;3(i.-xi) are **not applicable** – the Coastal Bank on the subject property is not an active sediment source to any coastal beaches, coastal dunes, or barrier beaches and no ‘erosion control’ project is proposed.*

2.05: LAND SUBJECT TO COASTAL STORM FLOWAGE

Performance Standards

1. In addition to the interests and values set forth above in Sections 2.05(a) and (b), the following standards shall also be applied to work within LSCSF:

Any activity subject to jurisdiction, and proposed on LSCSF shall not:

- i. Reduce the ability of the resource to absorb and contain flood waters;

The only activity proposed within LSCSF are native plantings, which will enhance the area’s ability to absorb flood waters and dissipate potential wave energy.

- ii. Reduce the ability of the resource to buffer more inland areas from flooding and wave damage;

Proposed native plantings will enhance the areas buffering capacity from flooding.

- iii. Displace or divert flood waters to other areas;

Proposed native plantings will not displace or divert flood waters.



iv. Cause or create the likelihood of damage by debris to other structures on land within the flood plain (collateral damage); built structures such as stairs or walkways shall be seasonally removable,

Proposed plantings will not increase the likelihood of damage by debris to other structures in the flood plain.

v. Cause ground or surface pollution triggered by coastal storm flowage; and

Proposed plantings will enhance the area's ability to reduce ground or surface pollution.








vi. Reduce the ability of the resource to serve as a wildlife habitat and migration corridor through activities such as, but not limited to the removal of vegetative cover and/or installation of fencing and other similar structures.

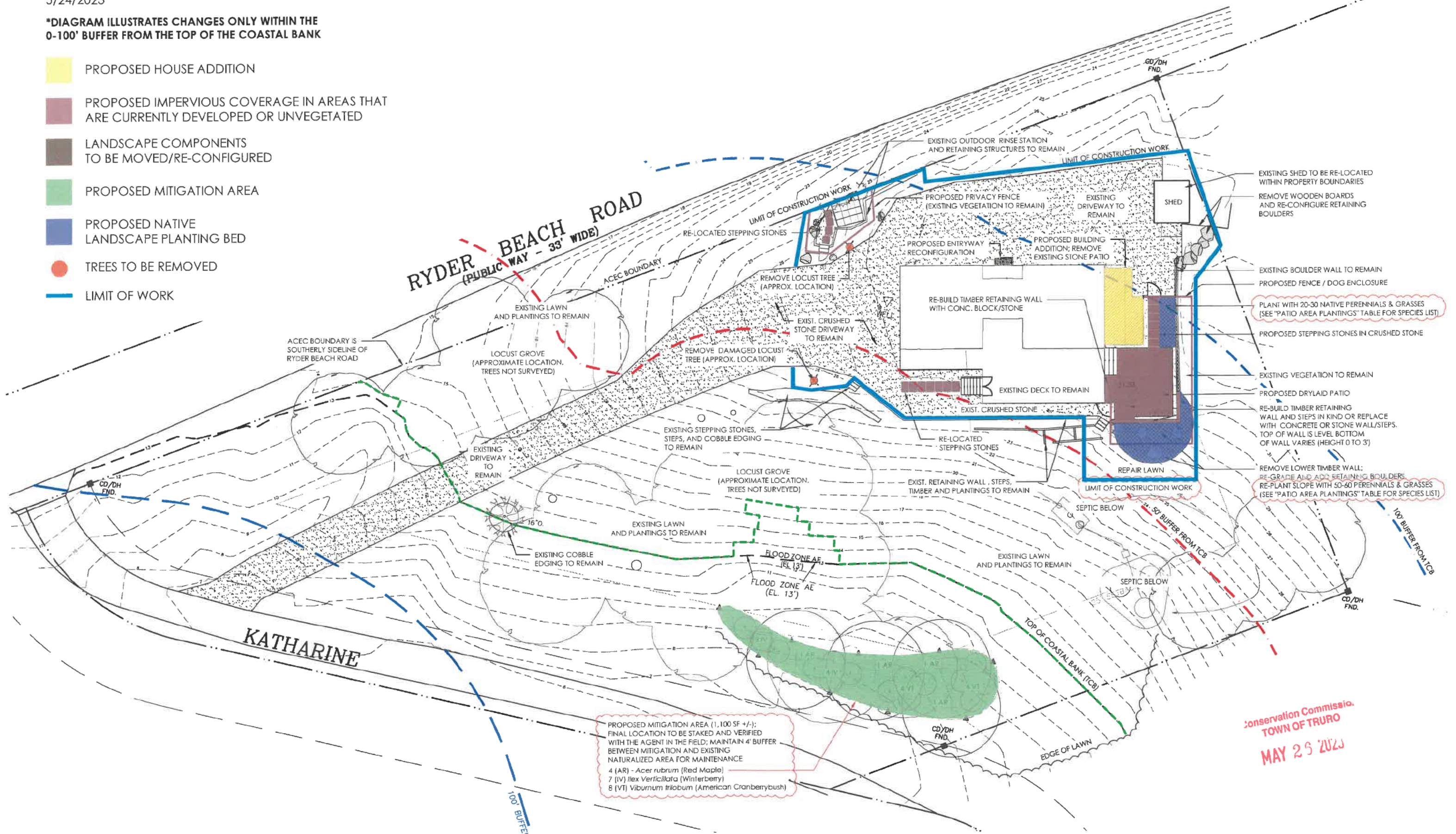
Proposed plantings will enhance the area's ability to serve as wildlife habitat by providing nesting and foraging habitat for bird populations and other wildlife. No vegetation is proposed for removal and no structures are proposed to be installed within Land Subject to Coastal Storm Flowage.

vii. Any activity proposed in the floodplain may require mitigation to enhance or restore natural functions of the floodplain.

The only activity proposed is enhancement of the floodplain area through the addition of native plantings.

PROPOSED LANDSCAPE CHANGES DIAGRAM
5/24/2023

-  PROPOSED HOUSE ADDITION
-  PROPOSED IMPERVIOUS COVERAGE IN AREAS THAT ARE CURRENTLY DEVELOPED OR UNVEGETATED
-  LANDSCAPE COMPONENTS TO BE MOVED/RE-CONFIGURED
-  PROPOSED MITIGATION AREA
-  PROPOSED NATIVE LANDSCAPE PLANTING BED
-  TREES TO BE REMOVED
-  LIMIT OF WORK



n/f
NOSTROVIA LLC
14 RYDER BEACH RD.
59-53

n/f
MARSHALL REALTY TRUST
4 KATHARINE RD.
59-58

Conservation Commisssio.
TOWN OF TRURO

MAY 29 2023

SITE PLAN
2 KATHARINE ROAD
TRURO, MA
LAND OF
ANDREW & MARIAN
CARBOY

KANE LAND SURVEYORS
30 HIGGINS LANE
WELLFLEET, MA

SCALE: 1"=20' APRIL 6, 2023

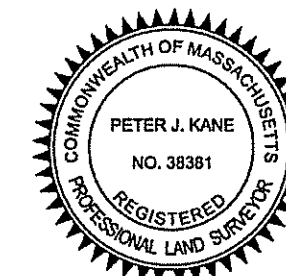
REV. 1 REVISED L.O.W. & ACEC BOUNDARY 5.11.23
REV. 2 MITIGATION AREA 5.23.23

REFERENCES:

LOCUS DEED: L.C. CERT. 227406
ASSESSORS MAP 59 PARCEL 52
ELEVATION DATUM: NAVD88

PROPOSED ADDITIONS AND CHANGES FROM
PLANS BY SV DESIGN.

SEE JENICK STUDIO PLANS FOR
ENVIRONMENTAL MITIGATION DATA.



PATIO AREA PLANTINGS

NOTE: Patio area plantings will be selected from the list below. Species are either on the Truro Conservation Commission's Approved Plant List or are Native to Barnstable County According to The Vascular Plants of Massachusetts: A County Checklist by Melissa Dow Cullina, Bryan Connolly, Bruce Sorrie and Paul Somers (Massachusetts Division of Fisheries and Wildlife) First Edition or USDA United States Department of Agriculture Natural Resources Conservation Service Plants Database

	COMMON NAME	QTY. / SIZE	
GRASSES / PERENNIALS (70-90 TOTAL 1 GALLON OR QUART SIZED PLANTS) FINAL DISTRIBUTION OF EACH SPECIES TO BE DETERMINED BASED ON AVAILABILITY/CLIENT PREFERENCE AT THE TIME OF PLANTING.			
Schizachyrium scoparium	Little Bluestem	TBD	TRURO CONSERVATION LIST
Asclepias syriaca	Common Milkweed	TBD	TRURO CONSERVATION LIST
Asclepias tuberosa	Orange Butterfly Milkweed	TBD	TRURO CONSERVATION LIST
Schizachyrium scoparium	Little Bluestem	TBD	TRURO CONSERVATION LIST
Solidago canadensis / graminifolia	Canada or Grass Leaved Goldenrod	TBD	TRURO CONSERVATION LIST
Achillea millefolium	Yarrow	TBD	VASCULAR PLANTS OF MA
Allium cernuum	Nodding onion	TBD	VASCULAR PLANTS OF MA
Asclepias purpuscens	Purple Milkweed	TBD	VASCULAR PLANTS OF MA
Aster spectabilis	Wood / Showy / Aster	TBD	VASCULAR PLANTS OF MA
Liatris scarlosa / novae angliae	Blazing Star	TBD	VASCULAR PLANTS OF MA
Pycnanthemum virginianum	Virginia Mountain Mint	TBD	VASCULAR PLANTS OF MA
Symphoricaricm ericoides	Heath Aster	TBD	VASCULAR PLANTS OF MA

PROPOSED MITIGATION PLANTS

Symbol	Latin name	Common Name	Quantity	Size
AR	Acer rubrum or Quercus rubra	Red Maple or Oak	4	1 to 1 1/2" cal (min.)
IV	Ilex verticillata	Winterberry	7	#3-#5
VT	Viburnum trilobum	American Cranberrybush	8	#3-#5

SEED MIX FOR MITIGATION / RESTORATION AREAS

Little bluestem (Schizachyrium scoparium), Autumn bentgrass (Agrostis perennans), Fescues (Festuca spp.), Poverty oatgrass (Danthonia spicata), Purple lovegrass (Eragrostis spectabilis), Crinklehair grass (Deschampsia flexuosa)

PLANTING NOTES

PLANTING AREAS WITHIN CONSTRUCTION LIMIT OF WORK:

- After construction work is complete, planting areas that are in existing gravel will be excavated 6-12 inches. A soil compaction meter will be used to determine if soils remain over-compacted by construction activity. If so, soils will be ripped to de-compact until compaction meter readings are acceptable.
- 6-12" of imported loam/planting mix will be installed. The area will be fine-graded, raked smooth and prepared for seeding or planting with specified materials. If mulch is used it will be applied at a depth of no more than 2-3" deep and be free of any debris or dyes.
- Seed all exposed lawn areas with a drought tolerant fescue mix (Black Beauty or Natural Perfection) and cover with a layer of sterile chopped straw.

MITIGATION PLANTING OUTSIDE THE LIMIT OF WORK:

- Trees and shrubs will be pit-planted within the existing naturalized grassy area. Any bare soil areas will be fine-graded, raked smooth and prepared for seeding or planting with specified materials.
- Once plantings are installed, seed all exposed soils with Restoration Seed Mix and cover with a layer of sterile chopped straw or wood chips.
- The mitigation area plantings, including seeded grasses, will be allowed to grow naturally (after establishment), with the exception of activity to manage invasive species.

MAINTENANCE & ESTABLISHMENT FOR MITIGATION AREAS

(3 SEASONS MIN.):

- Monitor mitigation/restoration area and perform maintenance cut and wipe treatments or hand weed invasive, non-native, and aggressive species that have germinated from existing seed bank, or re-sprouted from roots after removal.
- Mow/cut cool season grasses in June to encourage establishment of warm-season grasses, if necessary.

SUPPLEMENTAL IRRIGATION:

- A temporary, above-ground irrigation system may be installed to provide supplemental water to all plantings for 2-3 growing seasons, or until plants are fully established.

APPLICATOR & OVERSIGHT QUALIFICATIONS:

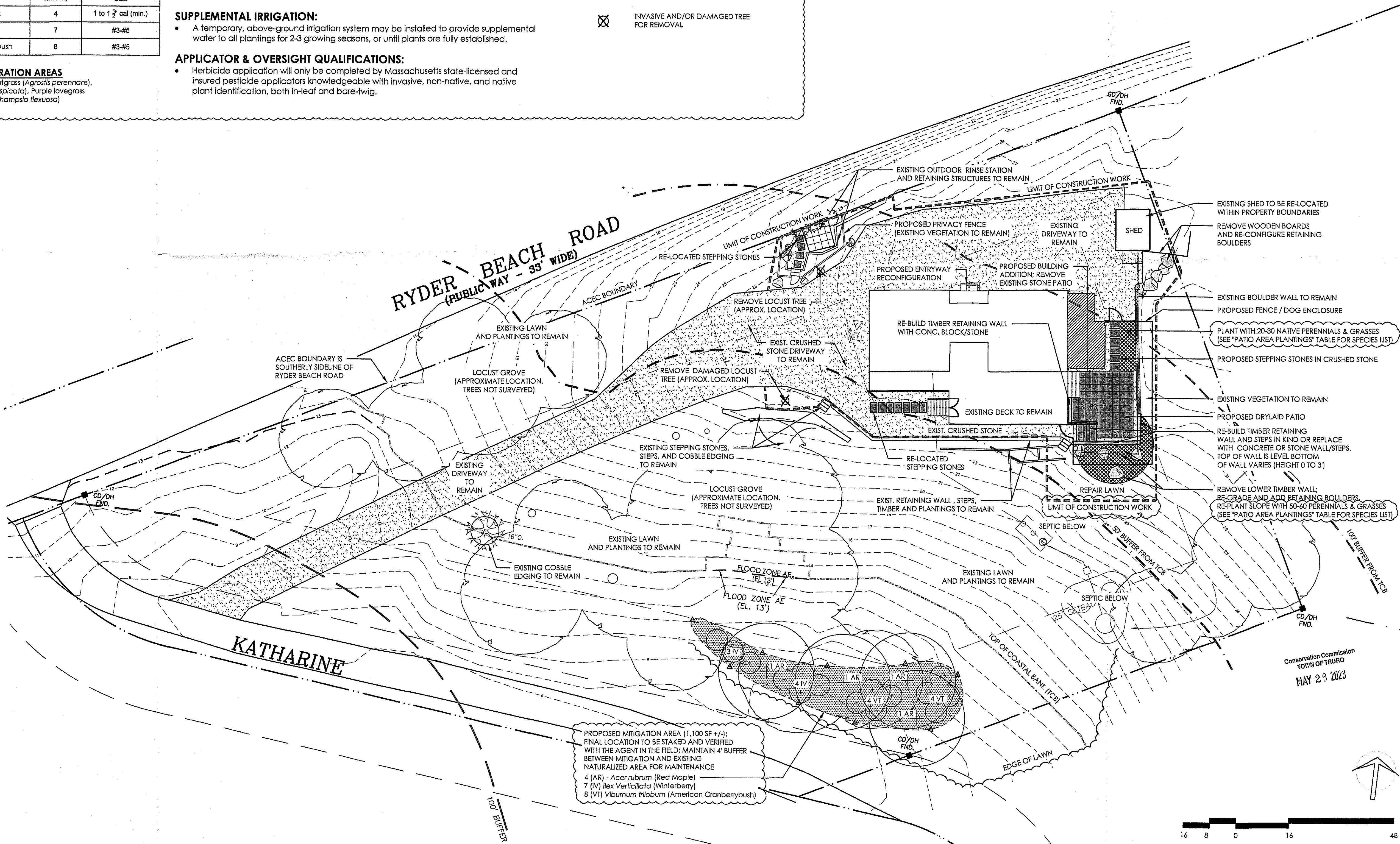
- Herbicide application will only be completed by Massachusetts state-licensed and insured pesticide applicators knowledgeable with invasive, non-native, and native plant identification, both in-leaf and bare-twig.

LEGEND:

- MITIGATION AREA: SEE PLAN AND PLANT LIST FOR PLANT SPECIES AND QUANTITIES. BARE AREAS TO BE SEEDD WITH SPECIFIED NATIVE GRASS MIX
- LIMIT OF CONSTRUCTION WORK
- PROPOSED NEW HARDSCAPE (STONE OR CONCRETE)
- EXISTING GRAVEL TO REMAIN
- PROPOSED BOULDER LOCATION (FOR RETAINING AND/OR VEHICULAR GUIDES)
- PROPOSED BUILDING ADDITION
- PROPOSED AREA FOR PLANTING OF NATIVE GRASSES & PERENNIALS
- INVASIVE AND/OR DAMAGED TREE FOR REMOVAL

SITE COVERAGE CALCULATIONS

	0-50' BUFFER	50-100' BUFFER	TOTAL (0-100')	NOTES
EXISTING IMPERVIOUS COVERAGE (STRUCTURE AND HARDSCAPE)	182 SF +/-	2,593 SF +/-	2,775 SF +/-	
PROPOSED IMPERVIOUS COVERAGE (STRUCTURE AND HARDSCAPE)	195 SF +/-	3,085 SF +/-	3,280 SF +/-	
			+505 SF +/- IMPERVIOUS COVERAGE	
EXISTING UNVEGETATED PERVIOUS COVERAGE (GRAVEL)	1,925 SF +/-	2,990 SF +/-	4,915 SF +/-	
PROPOSED UNVEGETATED PERVIOUS COVERAGE (GRAVEL)	1,912 SF +/-	2,241 SF +/-	4,153 SF +/-	
			-762 SF +/- PERVIOUS COVERAGE	-257 SF +/- NET DECREASE IN OVERALL COVERAGE
PROPOSED MITIGATION			1,100 SF +/-	~21 MITIGATION RATIO FOR INCREASE IN IMPERVIOUS COVERAGE



88 Route 6A Suite 2B | Sandwich, MA 02563
www.jenickstudio.com | 508.477.1346

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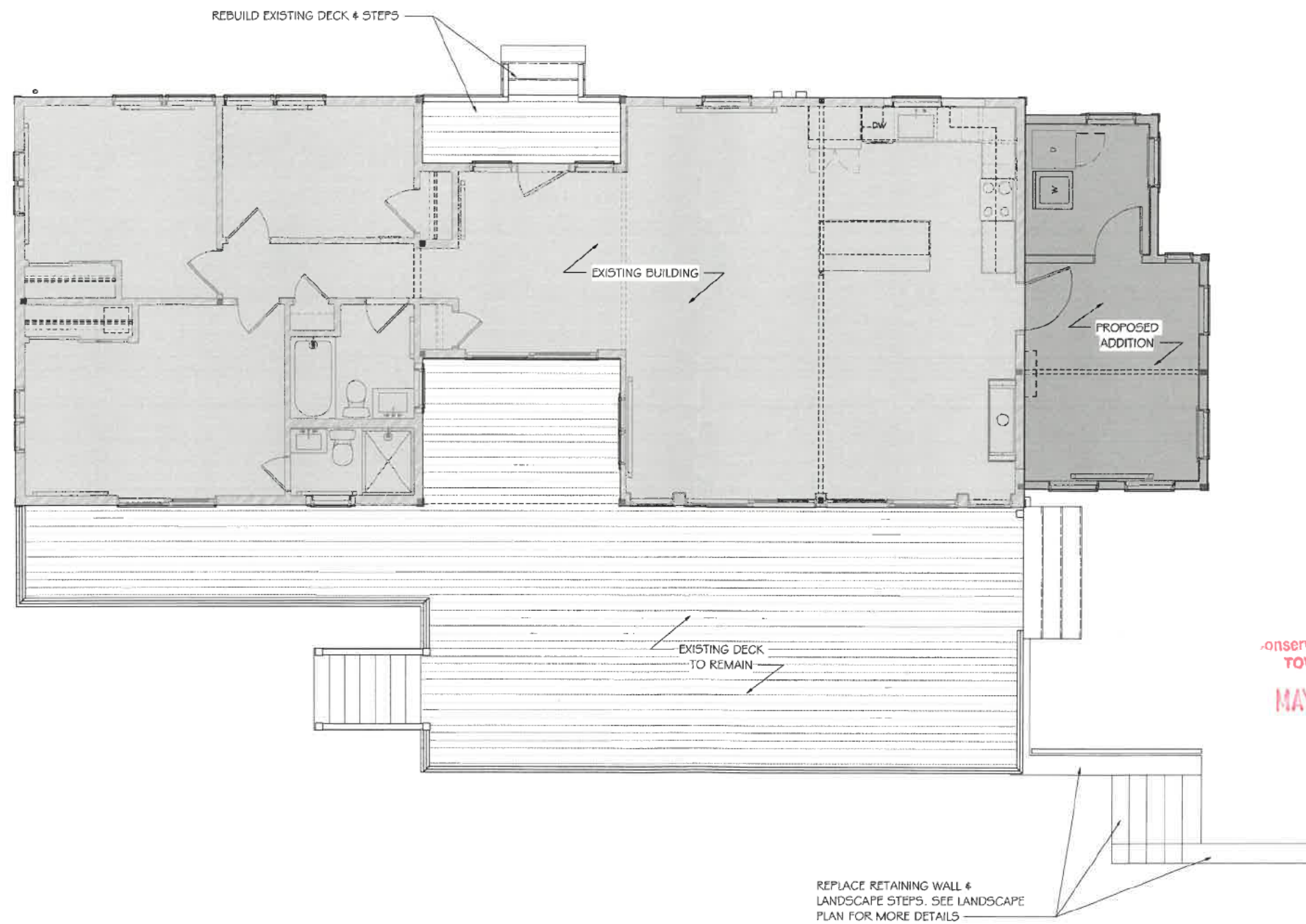
DATE: 4/5/2023
REVISION:
BY:
5/24/2023 1 Eliminated optional plantings: increased mitigation reduced limit of work

ENGINEER/SURVEYOR
KANE LAND SURVEYORS
30 Higgins Lane
Wellfleet, MA
508-397-0360
www.kanelandsurveyors.com
ARCHITECT
SV Design
693 Main Street
Chatham, MA
508.348.5485
www.svdesign.com

NOT FOR CONSTRUCTION (ISSUED FOR PERMITTING)

CARBOY RESIDENCE
LANDSCAPE & MITIGATION PLAN
2 Katherine Road
Truro, MA

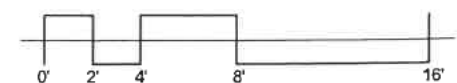
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DATE: 4/5/2023



Conservation Commission
TOWN OF TRURO

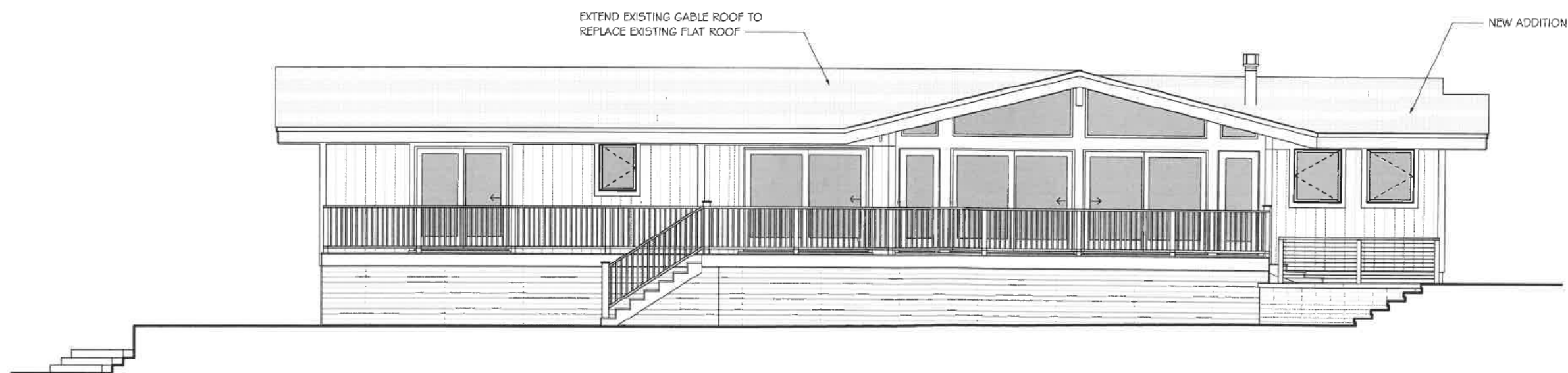
MAY 25 2020

1 FIRST FLOOR PLAN
1/4" = 1'-0"

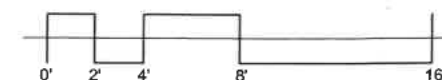


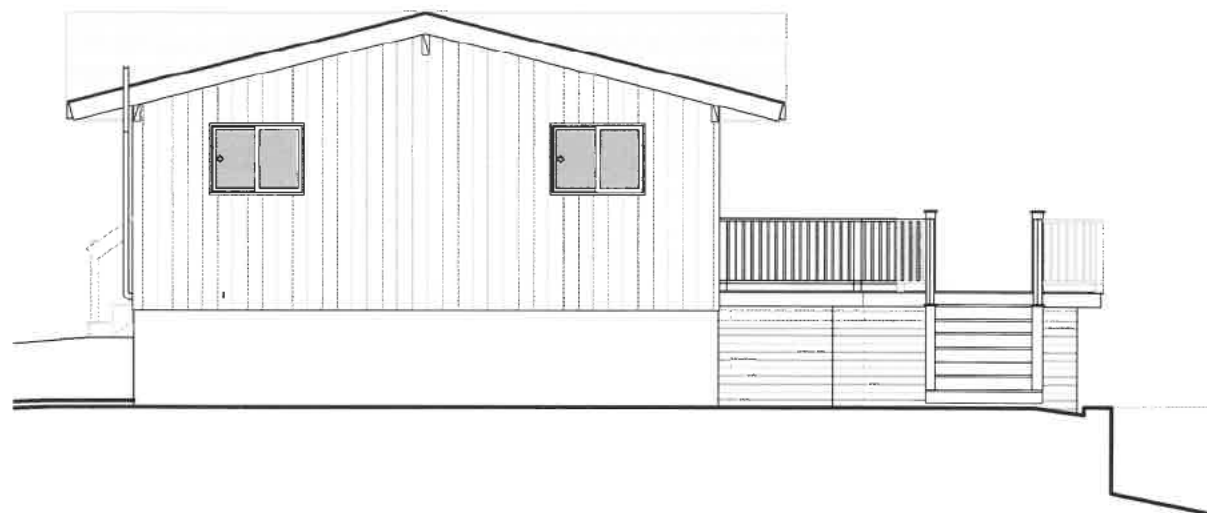


1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

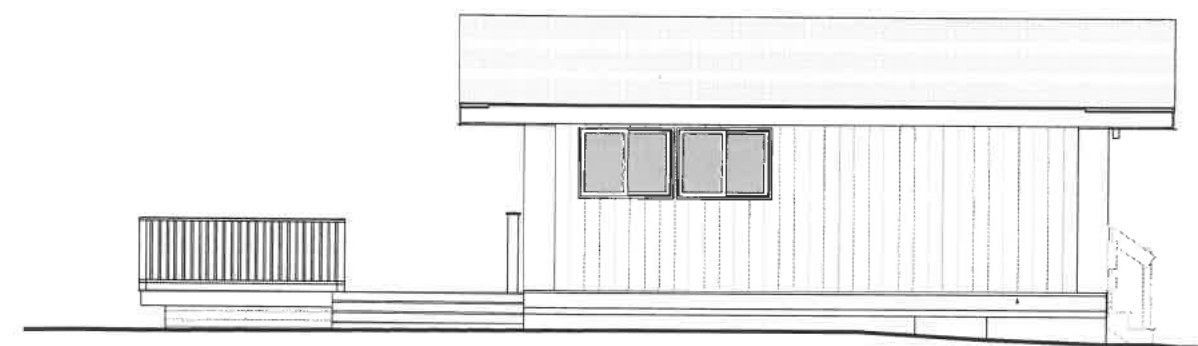




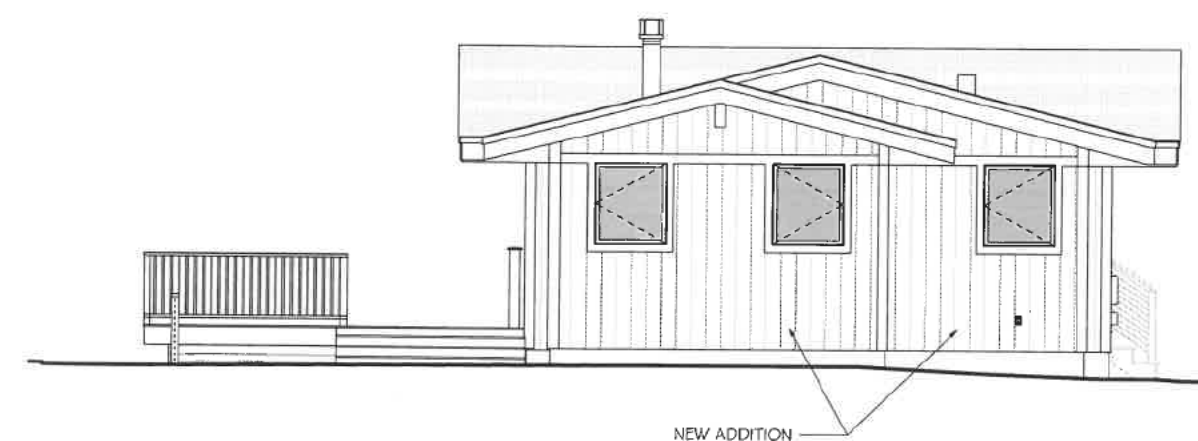
1 EXISTING WEST ELEVATION
1/4" = 1'-0"



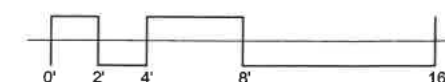
2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

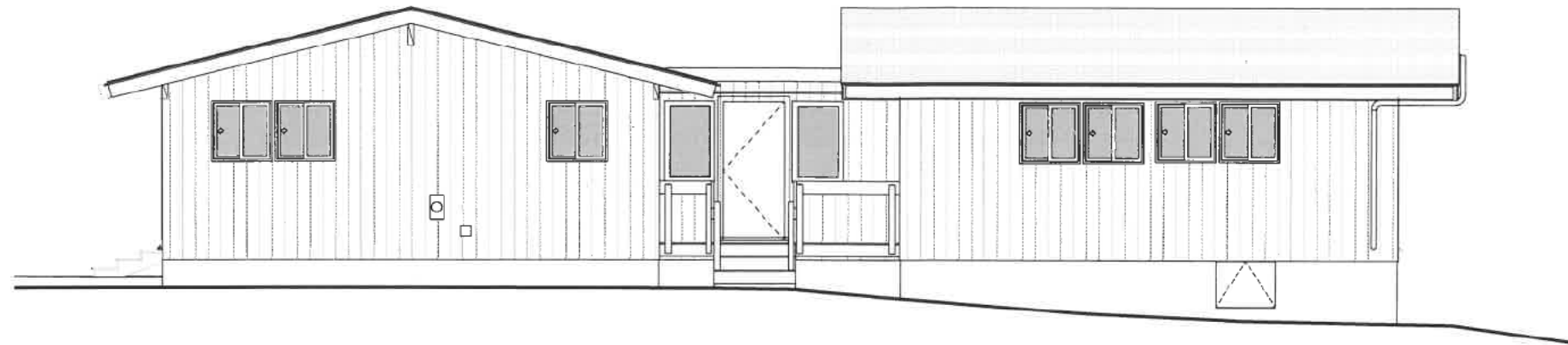


3 EXISTING EAST ELEVATION
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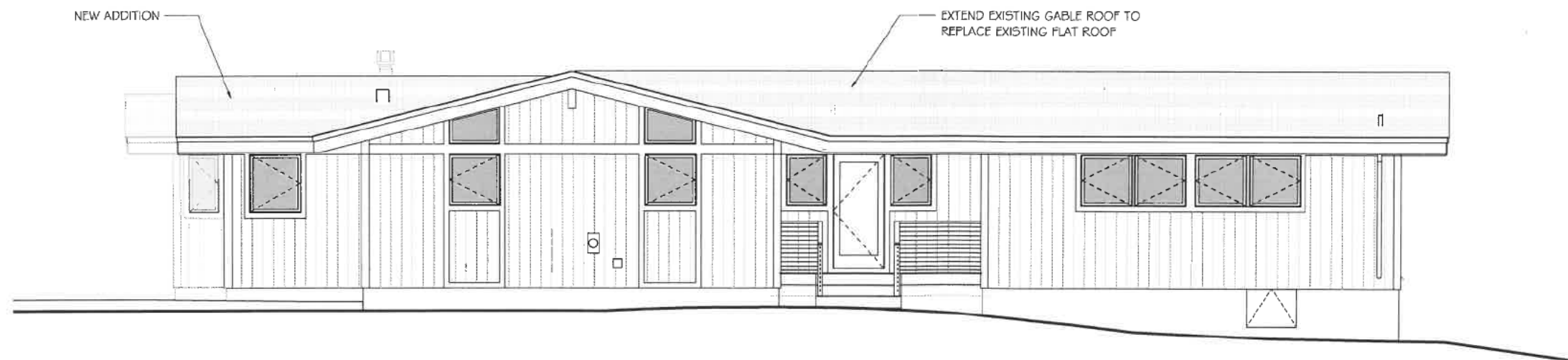


4 PROPOSED EAST ELEVATION
1/4" = 1'-0"

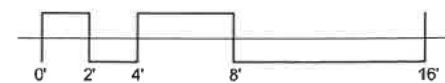




1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



Conservation Commission
TOWN OF TRURO

MAY 31 2023

Town of Truro - Conservation Committee
24 Town Hall Road
Truro, MA 02666

Date: 5/15/2023

RE: 494 Shore Rd North Truro, MA 02652 Notice of Intent (continued)

Dear Committee Members,

My name is Sharon Santangelo and I am the owner of 494 Shore Rd N. Truro, MA. I went before your committee on May 10th 2023 to request approval to replace an existing deck that was damaged by a winter storm and replacement as well as relocation of an existing shed that was in poor condition and had fallen in disrepair this past winter.

I had requested approval to replace the deck and at the same time increase the size slightly by 2'ft overall length (38' x 14' to 38' x 16') increase of 76 square feet.

I had also requested approval by your committee to replace the existing shed with a larger shed. Because of the increase in size we thought it best to move the shed forward toward the front side of the house (existing shed 8' x 4' to 16'x 7') increase of 80 square feet.

We would like to ask this committee for their thoughts/consideration and at the same time offer mitigation in the form of Sea-grass plantings in bare areas that are existing as well as where the old shed stood. Since the last meeting we were able to find additional areas close to the new shed space that would allow for more Sea-grass plantings. The attached site plan is highlighted.

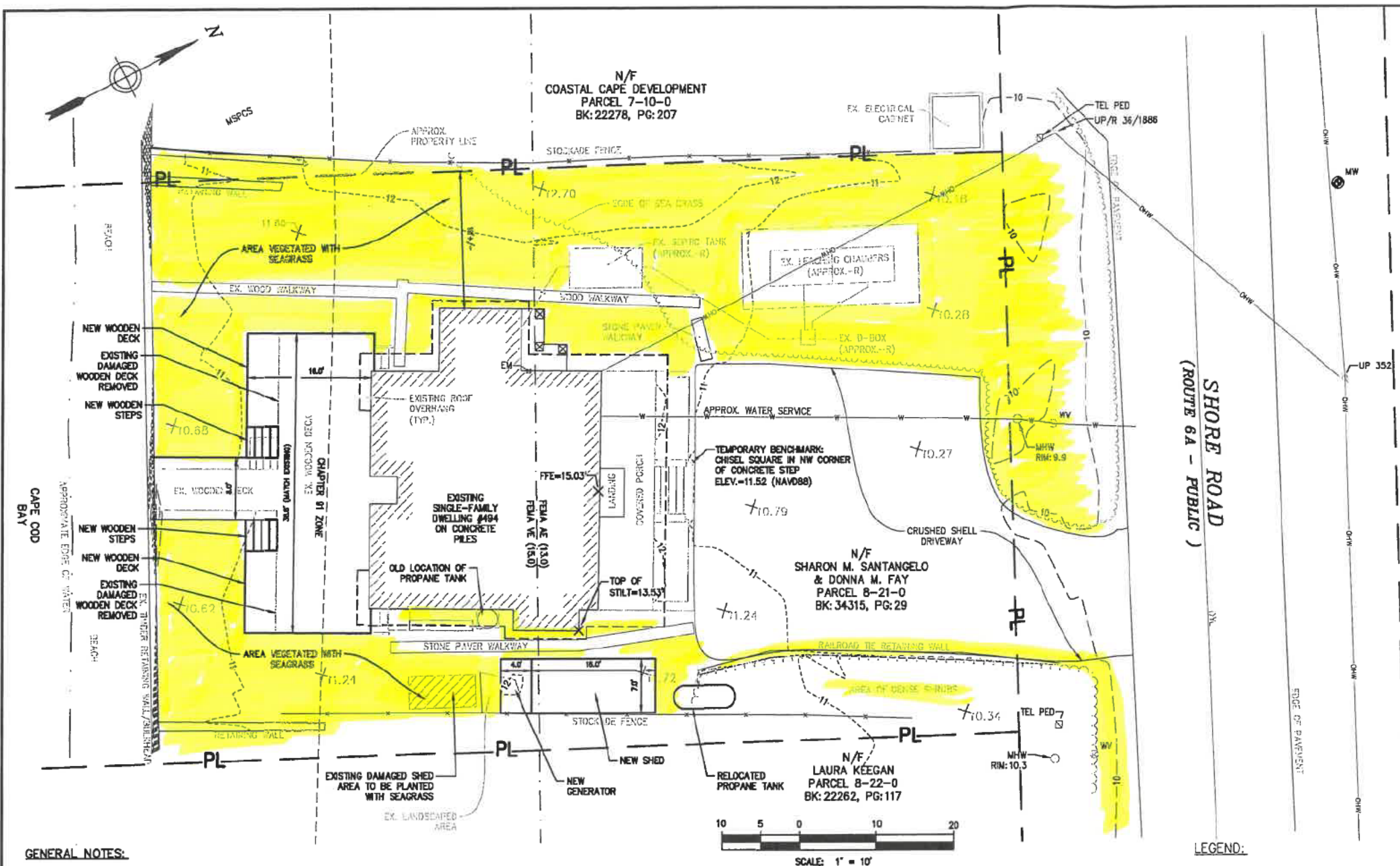
We are open to any recommendations with regards to types of plantings that this committee feels would be important mitigation for the area in addition to Sea-grass if this committee feels it would be best in this area.

We thank you for your time and consideration.

Respectfully,



Sharon Santangelo
494 Shore Rd
N. Truro, MA 02652



GENERAL NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED IN MARCH OF 2022.

2. ALL DEED REFERENCES ARE TO BARNSTABLE COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

3. LOCUS OWNER OF RECORD:

SHARON M. SANTANGELO
& DONNA M. FAY
DEED BOOK 34315 PAGE 29
PARCEL 8-21-0

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS ENGINEER IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

5. THE PROJECT AREA IS LOCATED IN LAND SUBJECT TO COASTAL STORM FLOWAGE, FLOOD ZONE "VE" AND "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP FOR BARNSTABLE COUNTY, COMMUNITY PANEL NUMBER 25001C01174, EFFECTIVE DATE JULY 16, 2014.

6. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (811) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

7. PLAN REFERENCES:

PLAN ENTITLED: "SEWERAGE DISPOSAL SYSTEM & FOUNDATION DETAILS FOR REPLACEMENT" PREPARED BY COASTAL ENGINEERING CO., DATED: 1-28-1991

PLAN BOOK: 224, PAGE: 3
PLAN BOOK: 625, PAGE: 70

8. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF TRURO BEACH POINT LIMITED BUSINESS DISTRICT (BP) AS DEFINED BY THE TOWN OF TRURO ZONING MAP. MINIMUM SETBACK REQUIREMENTS ARE:

FRONT SETBACK:25'
SIDE SETBACK:25' (1)
REAR SETBACK:N/A

(1) EXCEPT IN THOSE PORTIONS OF THE BEACH POINT LIMITED BUSINESS DISTRICT SERVED BY THE TOWN OF PROVINCETOWN WATER SYSTEM, WHERE THE MINIMUM SIDEYARD AND BACKYARD SETBACKS SHALL BE EQUIVALENT TO FIVE (5) FT PER STORY OF THE BUILDING OR STRUCTURE IN QUESTION. STRUCTURES LESS THAN A FULL STORY SHALL MEET THE MINIMUM 5 FT SETBACK.

- TEL PED TELEPHONE PEDESTAL
- UPW UTILITY POLE
- MW WATER MANHOLE
- WV WATER VALVE
- MW MONITORING WELL

LEGEND:

- BUILDING LINE
- PARCEL BOUNDARY LINE
- EASEMENT LINE
- ADJOINING PARCEL LINE
- STREET/HIGHWAY LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF CRUSHED SHELLS
- FENCE
- OVERHEAD UTILITY LINE
- WATER LINE

OVERALL PLANTINGS:



PREPARED FOR:

SHARON M.
SANTANGELO
& DONNA M. FAY

494 SHORE ROAD
TRURO, MA
02666



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR ADD TO ANY SETBACK. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT LOCATION:

494 SHORE ROAD
(ROUTE 6A)

TRURO, MA

No.	Submittal / Revision	App'd.	By	Date
0	Issued For NOI	HD	CAD	03/28/2022
0	Issued For NOI	HD	CAD	04/11/2023

PROPOSED MINOR SINGLE-FAMILY ADDITION PLAN

Designed By: HD	Drawn By: CDE	Checked By: HD
Issue Date: 03/28/2022	Project No: 10022	Scale: 1" = 10'

Drawing No.:

SHEET 1 OF 1



May 26, 2023

Project #C19541.01

Conservation Commission
Attn: Emily Beebe, Agent
24 Town Hall Road
Truro, MA 02666

By Hand Delivery

Re: Response to Commission's Questions
Proposed Beach Access Staircase
Gerald and Marlene Talbot
3 Corn Hill Path
Truro, MA
Map 45 Parcel 24

Dear Ms. Beebe and Commission Members:

As requested, please find the responses to comments and questions asked by the commission members during the May 1, 2023 hearing.

1. How many trips over the beach are necessary for the delivery of materials?

The construction process is expected to take 4 months. As part of this process, the bottom half of the stairs are to be constructed from the beach. To do this, equipment and materials will need to be transported across the beach. Due to the open beach area of work, it is not expected that materials will be stockpiled on site but will instead be transported as needed. It is expected that materials will be transported down the beach once per day, three days per week during the construction of the bottom portion of the beach. With these assumptions, the project will require about 18 to 26 trips on the beach to transport materials.

An alternative to decrease the number of trips required to transport materials would be to construct the stairway in segments and transport whole segments as opposed to stick build the stairs in place. This will be evaluated as part of the final design.

2. How many trips over the beach are necessary to deliver sand for nourishment?

Delivering the necessary volume of sand for the crane area and dune restoration of about 125 cubic yards will require about 12 to 15 trips to the site. This is based upon using a 10 cubic yard 10-wheeler dump truck to transport a total of 125 cubic yards of sand. Fewer trips may be taken if a larger dump trailer is able to be used; however, the access is limited and the initial review with contractors is that the safer estimate is to use a 10-wheeler. If a trailer dump can be used the estimated trips would be 6 to 8.

3. Please provide pictures and a description of the helical screw installations using a crane and tripod.

As part of this project, helical piles are to be installed to support the proposed walkway. Due to the inaccessibility of the pile locations by heavy machinery and not adversely affecting the bank, the helical piles will be installed by using hand and tripod supports with assist from the crane. The contractors will locate the proposed helical pile location on the slope. Once the location has been determined, a crane will be used to move a tripod and drilling head over the area, after which workers will secure it to the ground. Once the tripod has been secured, the crane will move a helical pile and hand-powered driver into position. Once all components are secured, the helical pile

MAY 26 2023

will be driven in place to the right depth. Once driving is done, all equipment is broken down and moved to the next location. This method will be performed from both the top of the bank and the bottom of the bank as the project progresses. See the attached photos.

4. Provide a narrative of what would be required to place sand on the beach from the top of the bank using a conveyor system and why/how is it more damaging than the proposed method?

As part of the project, the beach at the base of the coastal bank will be nourished with approximately 125 cubic yards of sand. An alternative to transporting sand over the beach is to use a conveyor belt system that transports sand from the top of the bank to the base. This system would require a series of conveyor belts to be anchored to the slope during sand transport to keep the belts off the slope as well as to stabilize the system. The sand would either need to be maneuvered into place at the base of the bank with small machinery, or the conveyor system would need to be moved several times to prevent a mounding of sand at one location.

This option would be more difficult to set up and use, as well as be more detrimental to the existing slope. To anchor the belt in place, workers will need to traverse up and down the slope to drive anchors and bracing to support the system. Constant movement over the slope would destabilize it as well as any plants that are to be protected. In addition to potentially harming the slope and vegetation, sand transported to the beach this way could spill over the edge of the system covering vegetation that should remain untouched and unharmed.

In addition to being more difficult to set up and use, a conveyor belt system would take longer to nourish the beach than using dump trucks to drive to the site. The sand delivery via trucks and over the beach could take only a couple of days depending on the availability of trucks and source of the compatible sand as opposed to taking additional days to set up a conveyor belt down the slope to move sand.

We look forward to discussing these matters during the June 5, 2023 public hearing. If you have any questions or require additional information, please give our office a call. Thank you.

Sincerely,

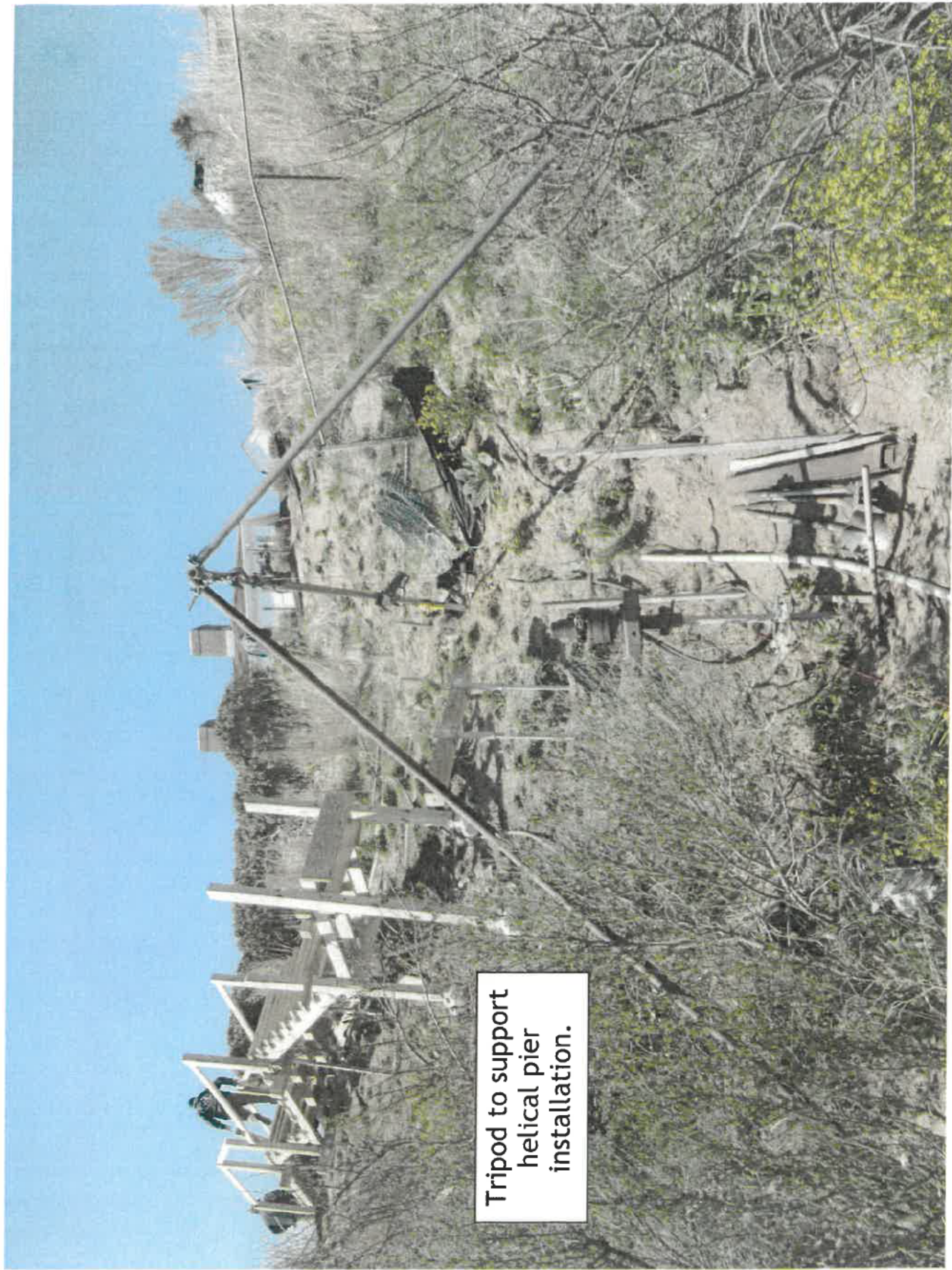
Coastal Engineering Company, Inc.



Todd Turcotte, P.E.
Division Manager
Waterfront Engineering Division

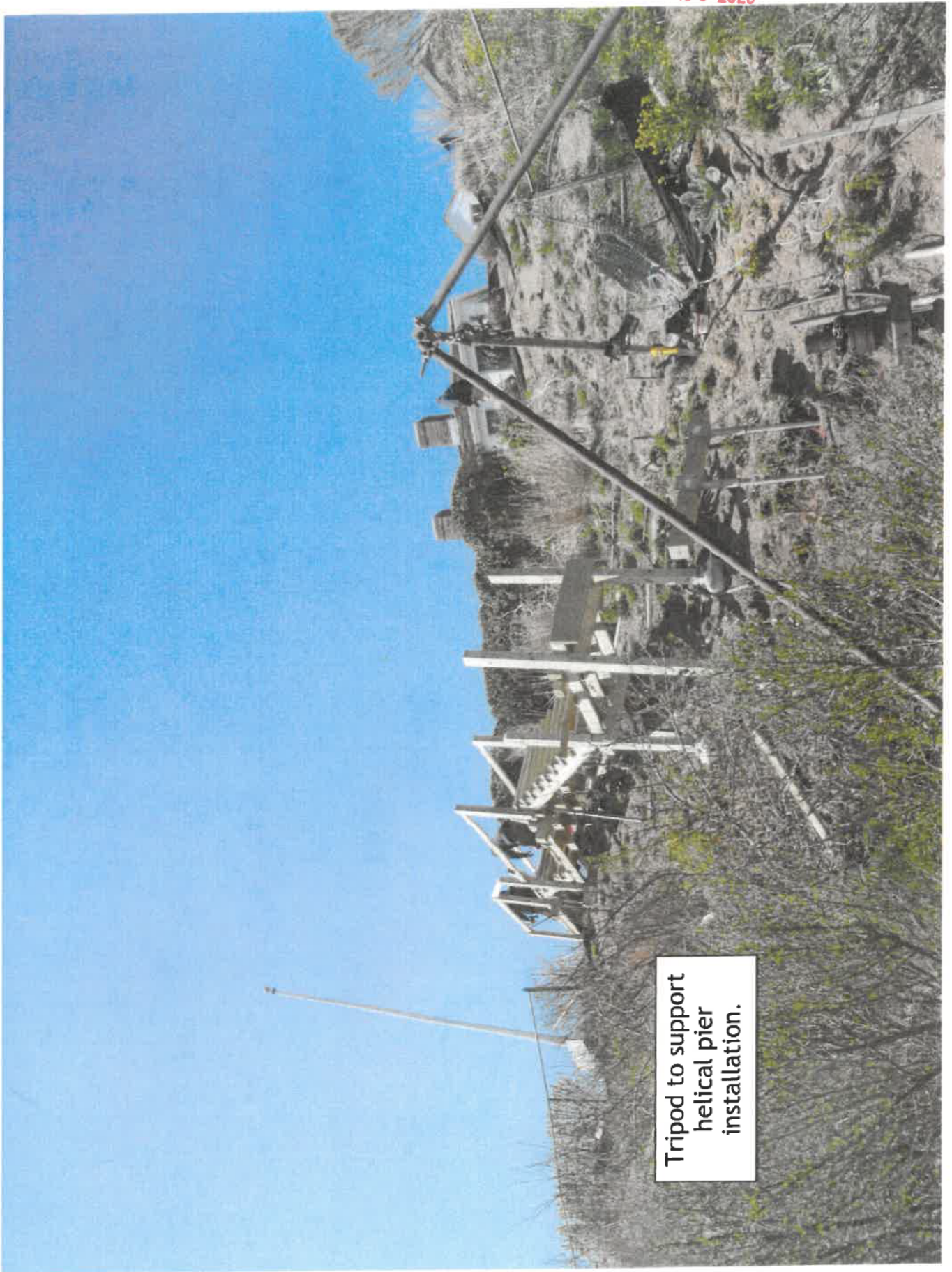
TDT/jgl
attachments





Tripod to support
helical pier
installation.

MAY 23 2023



Tripod to support
helical pier
installation.



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

May 15, 2023

JMO # 9436

Truro Conservation Commission
24 Town Hall Road
Truro, MA 02666

Conservation Commission
TOWN OF TRURO

MAY 15 2023

RE: **Notice of Intent**

398 Shore Road, Truro, MA

Map: 10 / Parcel: 23

Dear Board Members,

On behalf of our client, Judy Powers, Co-Executrix of the Cottage Realty Trust J.M. O'REILLY & ASSOCIATES, INC. is filing a Notice of Intent relative to the installation of a new Title 5 septic system at the above referenced property. The project proposes to replace an original cesspool which serves the existing dwelling. The proposal does not include any improvements to the dwelling.

The project is proposed within Coastal Wetland Resources of Coastal Dune and Barrier Beach. The Coastal Dune resource was delineated by Paul Shea of Independent Wetland Consultants. Due to the lot size and the location of the existing dwelling, the system is proposed within the Coastal Dune resource. The proposal is to remove the existing sand and dune vegetation and stockpile it to be used in conjunction with backfilling of the new system. Once the system is installed the area will be returned to pre-installation condition.

A limit of work is proposed and will be delineated by a row of staked 9-inch straw wattles. The limit of work line will be installed prior to any work being started for the project. Access to the installation will be through the existing shell driveway of 296 Shore Road. The abutter has agreed to allow the small machinery and material access needed to install the system. The existing driveway and the leaching facility below will be protected during the installation by placing steel plates over the access area. A letter from the abutter will be provided to the Commission office prior to the work notification to begin the project.

We look forward to reviewing the Notice of Intent with the Commission at the virtual hearing on June 5, 2023. Please contact me directly should you have any questions or need any additional information prior to the hearing.

Very truly yours,

J.M. O'REILLY & ASSOCIATES, INC.

John M. O'Reilly, P.E., P.L.S.
Principal

Cc: MA DEP
Client

Encl: NOI Application Package

NOTIFICATION TO ABUTTERS

Dear Abutter:

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

☒ Notice of Intent ☐ Amended Order of Conditions ☐ Abbreviated Notice of Intent
☐ Abbreviated Notice of Resource Area Delineation (ANRAD)

has been submitted to the Truro Conservation Commission with regard to a project at
398 Shore Road Map 10 Parcel 23.

Applicant (Owner) Information:

(1) Name: Judy Powers, Co-Ex. Address: 10 Halsey Way, Natick, MA 01760
Cottage Realty Trust

(2) Name: Address:

Representative Information:

Name: John M. O'Reilly, P.E., P.L.S. Organization: J.M. O'Reilly & Assoc., Inc.

Address:

Description of Proposed Project:

Project proposes to replace a cesspool septic system with a new Sewage System with
I/A treatment unit. No changes to existing dwelling proposed.

The VIRTUAL public hearing begins at 5:00 pm on 6/5/2023. Access
information will be within the AGENDA posted on the Town of Truro's website
prior to the meeting. www.truro-ma.gov

☐

The Notice of Intent, plans and other pertinent information may be examined prior to the public
hearing by contacting the Conservation Department at 508-349-7004 x131, x 137 or
lbudnick@truro-ma.gov, nrichey@truro-ma.gov.


Signature of Applicant or Representative

5-15-2023
Date

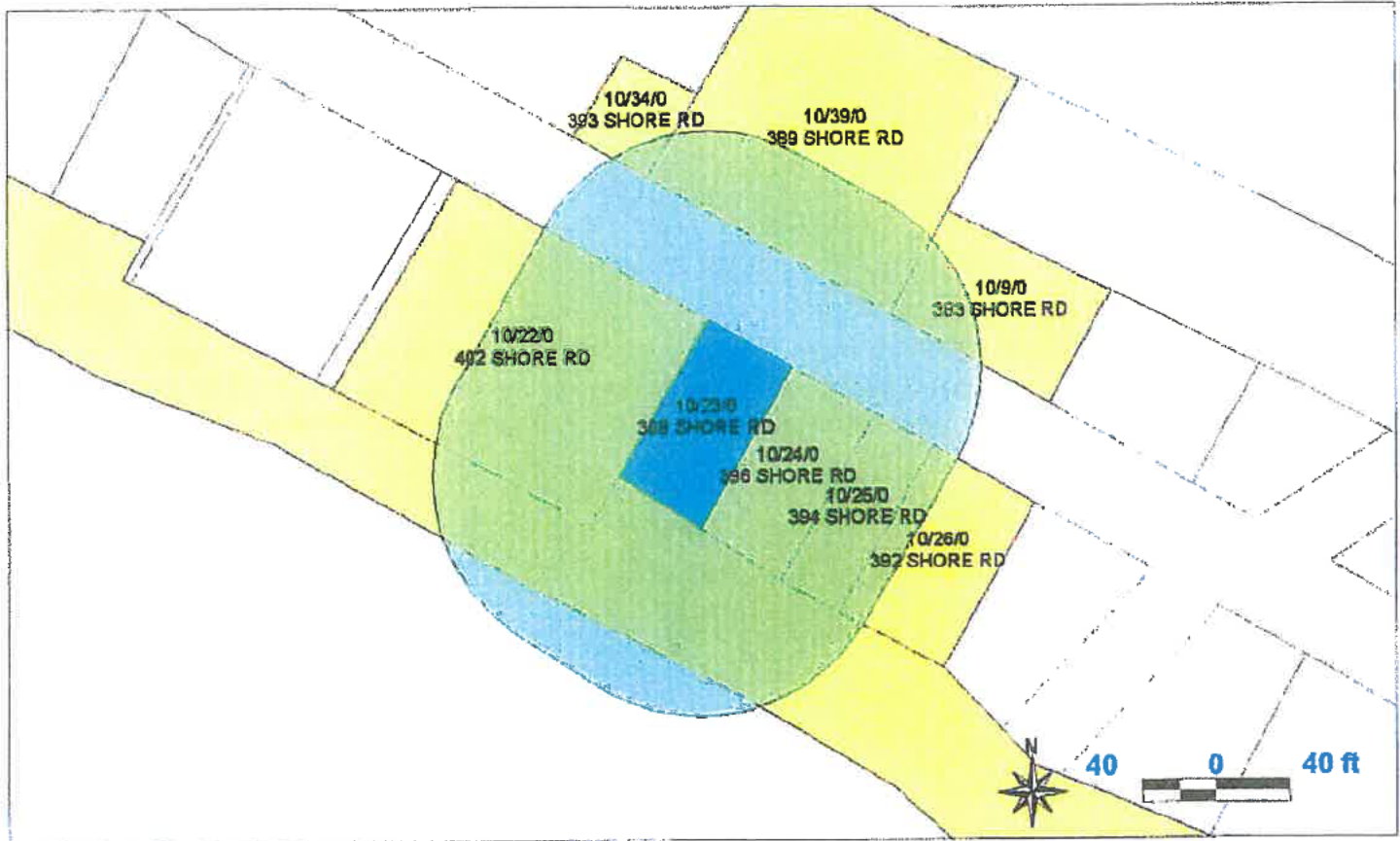
** The Notice of the public hearing, including its date, time and place, will be published at least five
(5) days in advance in the Independent and will be posted in the Truro Town Hall no less than forty-
eight (48) hours in advance.

**You may contact the Truro Conservation Commission or the Massachusetts Department of
Environmental Protection, Wetlands Division about this application or the Wetlands Protection Act.
Truro Conservation Commission: (508) 349-7004 x 131 or DEP Southeast region: (508) 946-2800

398 Shore Road
Map 10, Parcel 23
Conservation Commission

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

Abutters List Within 100 feet of Parcel 10/23/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
304	10-9-0-R	WILLIAM & BLANCHE SHANLEY TRST TRS: SHANLEY WILLIAM & BLANCHE	383 SHORE RD	326 COUNTRY CLUB RD	AVON	CT	06001
317	10-22-0-R	SHEA KEVIN R & RICHLAND JUDITH	402 SHORE RD	357 HARVARD ST APT 1	CAMBRIDGE	MA	02138
318	10-23-0-R	COTTAGE REALTY TRUST TRS: MCDERMOTT JAMES E ET AL	398 SHORE RD	C/O JOHN MCDERMOTT 603 SUGAR MILL RD	GREER	SC	29650
319	10-24-0-R	MORSE MARJORIE J REV TR ETAL TRS: MORSE MARJORIE J	396 SHORE RD	4 SUFFOLK PARK	NASHUA	NH	03053-7018
320	10-25-0-R	WILLIAM & BLANCHE SHANLEY TRST TRS: SHANLEY W BLANCHE	394 SHORE RD	326 COUNTRY CLUB RD	AVON	CT	06001
321	10-26-0-R	GOLDBERG RICHARD	392 SHORE RD	95 MILL HILL RD	WELLFLEET	MA	02667
331	10-34-0-R	MURTAGH JULIE & PORZIO MARIE	393 SHORE RD	27 OLD CHATHAM RD	BREWSTER	MA	02631
332	10-39-0-R	STEPHEN P BERNARDI TRUST 2013 C/O STEPHEN BERNARDI TRUST 201	389 SHORE RD	250 GROVE ST	FRAMINGHAM	MA	01701

rw 2/27/2023

10-9-0-R

WILLIAM & BLANCHE SHANLEY TRST
TRS: SHANLEY WILLIAM & BLANCHE
326 COUNTRY CLUB RD
AVON, CT 06001

10-22-0-R

SHEA KEVIN R & RICHLAND JUDITH
357 HARVARD ST APT 1
CAMBRIDGE, MA 02138

10-23-0-R

COTTAGE REALTY TRUST
TRS: MCDERMOTT JAMES E ET AL
C/O JOHN MCDERMOTT
603 SUGAR MILL RD
GREER, SC 29650

10-24-0-R

MORSE MARJORIE J REV TR ETAL
TRS: MORSE MARJORIE J
4 SUFFOLK PARK
NASHUA, NH 03063-7018

10-25-0-R

WILLIAM & BLANCHE SHANLEY TRST
TRS: SHANLEY W BLANCHE
326 COUNTRY CLUB RD
AVON, CT 06001

10-26-0-R

GOLDBERG RICHARD
95 MILL HILL RD
WELLFLEET, MA 02667

10-34-0-R

MURTAGH JULIE & PORZIO MARIE
27 OLD CHATHAM RD
BREWSTER, MA 02631

10-39-0-R

STEPHEN P BERNARDI TRUST 2013
C/O STEPHEN BERNARDI TRUST 201
250 GROVE ST
FRAMINGHAM, MA 01701



View of southern end of dwelling – proposed access is right of the utility pole



View of north side of dwelling – note the large dune resource



Proposed access point. Existing Driveway for 396 Shore – Proposed area to be plated for protection.



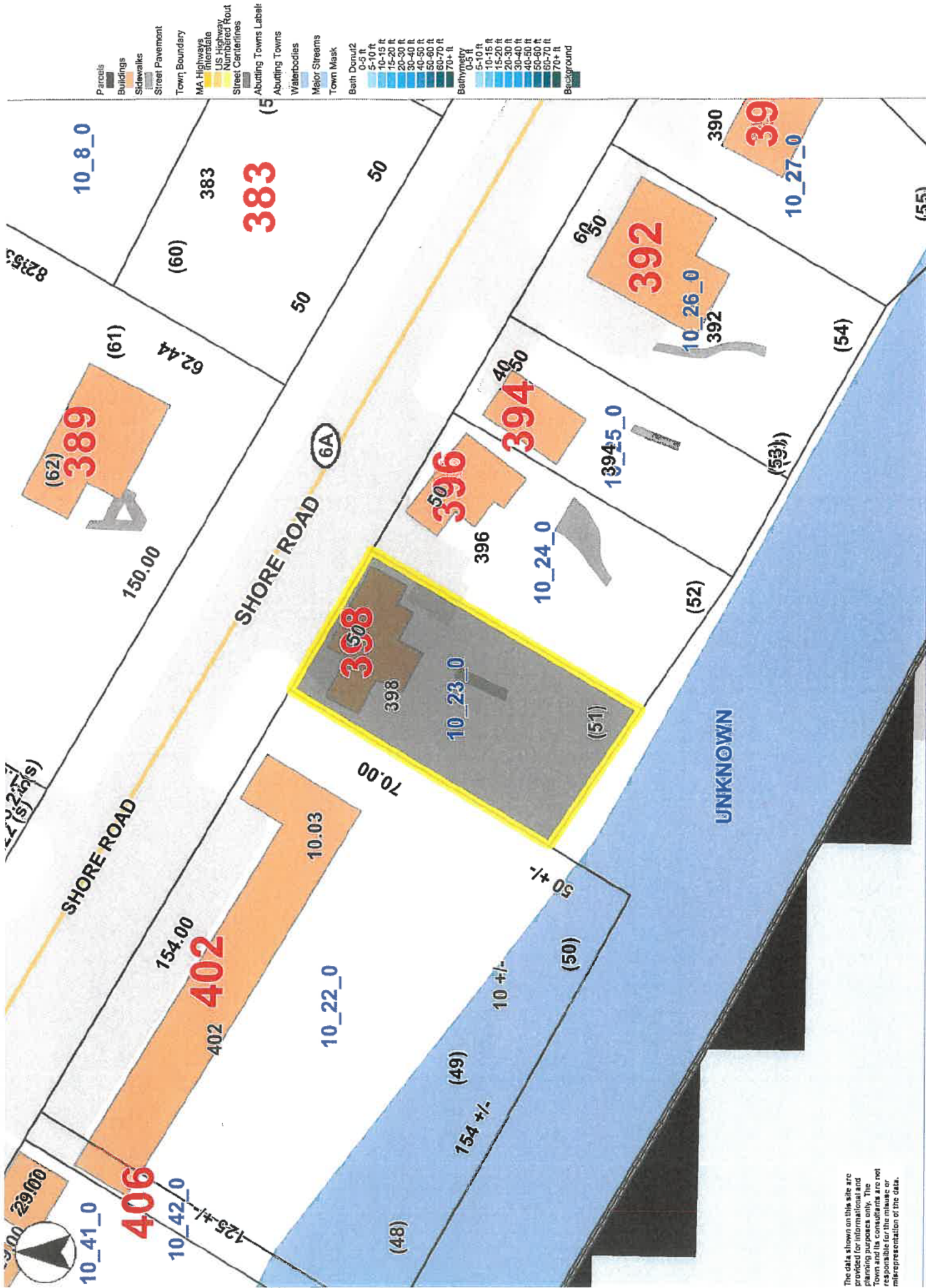
Proposed access point; Concrete block paver in area of Cesspool & Sewer connection to dwelling.



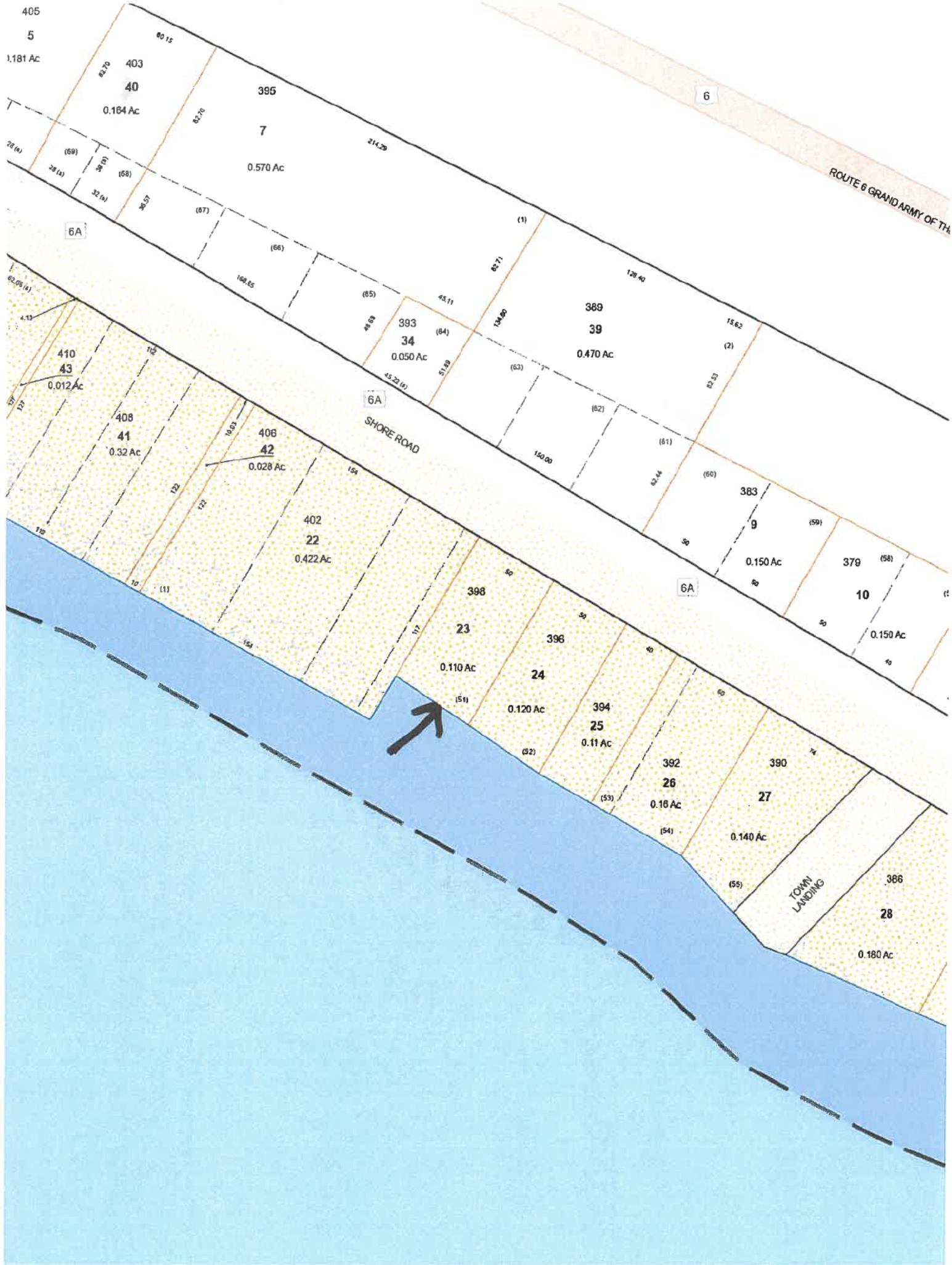
View of dwelling and decking – Proposed location of tank and field



View from the north, looking south. Area of proposed tank and field installation.



The data shown on this site are provided for informational and planning purposes only. The Town of Truro and its staff are not responsible for the misuse or misrepresentation of the data.



398 Shore - NHESP

NHESP Priority Habitats of Rare Species:

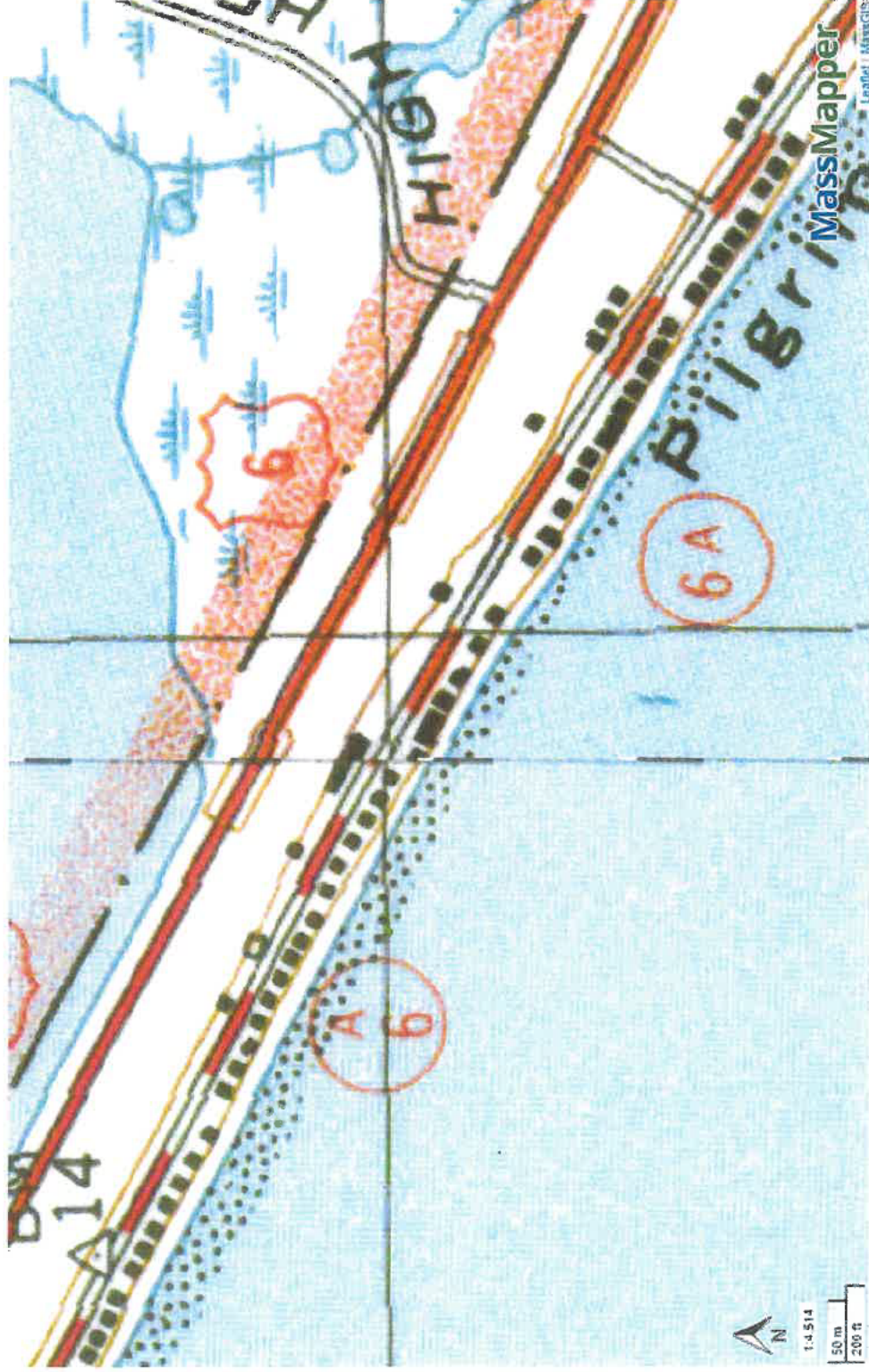


Property Tax Parcels



398 Shore USGS Topo

USGS Topographic Maps
Property Tax Parcels





J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

May 15, 2023

JMO # 9332

Truro Conservation Commission
24 Town Hall Road
Truro, MA 02666

Conservation Commission
TOWN OF TRURO
MAY 15 2023

RE: **Notice of Intent**
50 Collins Road, Truro, MA Map: 56 / Parcel: 23

Dear Board Members,

On behalf of our client, Roger Yochelson, J.M. O'REILLY & ASSOCIATES, INC. is filing a Notice of Intent relative to the installation of a new septic system with I/A Treatment to replace the existing cesspool system currently servicing the 3 bedroom dwelling at the above referenced property. The project is a sewage system upgrade with no changes or improvements proposed to the existing dwelling.

The property abuts Great Pond and cannot site a sewage system in compliance with the required horizontal setbacks to the wetland resources. The wetland resource associated with the Pond is a Bordering Vegetated Wetland (BVW) resource. The BVW has been flagged in the field with blue tags (#1 to #4). The proposed sewage system includes a provision for alternative treatment (I/A) unit within the proposed septic tank. The leaching facility proposed is a 70 foot long leach trench and is proposed adjacent to the existing driveway for the parcel. The trench is located as far away from the resource as possible while still maintaining a 5 foot setback to the property line.

A limit of work line is proposed to protect the resource from impact during the installation. The limit of work line shall be a row of staked straw wattles (9-inch dia.). The disturbed areas will be graded to preinstallation conditions and covered with loam and seeded with a drought tolerant seed mix, as approved by the commission's agent.

We look forward to reviewing the Notice of Intent with the Commission at the virtual hearing on June 5, 2023. Please contact me directly should you have any questions or need any additional information prior to the hearing.

Very truly yours,
J.M. O'REILLY & ASSOCIATES, INC.

John M. O'Reilly, P.E., P.L.S.
Principal

Cc: MA DEP
NHESP
Client
Encl: NOI Application Package

NOTIFICATION TO ABUTTERS

Dear Abutter:

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

☒ Notice of Intent ☐ Amended Order of Conditions ☐ Abbreviated Notice of Intent

☐ Abbreviated Notice of Resource Area Delineation (ANRAD)

has been submitted to the Truro Conservation Commission with regard to a project at

50 Collins Road

Map 56 Parcel 23 .

Applicant (Owner) Information:

(1) Name: Roger Yochelson Address: 449 E. Kelsey Lane, St. Johns, FL 32259

(2) Name: _____ Address: _____

Representative Information:

Name: John M. O'Reilly, P.E., P.L.S. Organization: J.M. O'Reilly & Assoc., Inc.

Address: _____

Description of Proposed Project:

The project proposes to replace an existing cesspool system with a new sewage system including I/A treatment for the wastewater.

The VIRTUAL public hearing begins at 5:00 pm on 6/5/2023 . Access information will be within the AGENDA posted on the Town of Truro's website prior to the meeting. www.truro-ma.gov

☐

The Notice of Intent, plans and other pertinent information may be examined prior to the public hearing by contacting the Conservation Department at 508-349-7004 x131, x 137 or lbudnick@truro-ma.gov, nrichey@truro-ma.gov.


Signature of Applicant or Representative

5-15-2023
Date

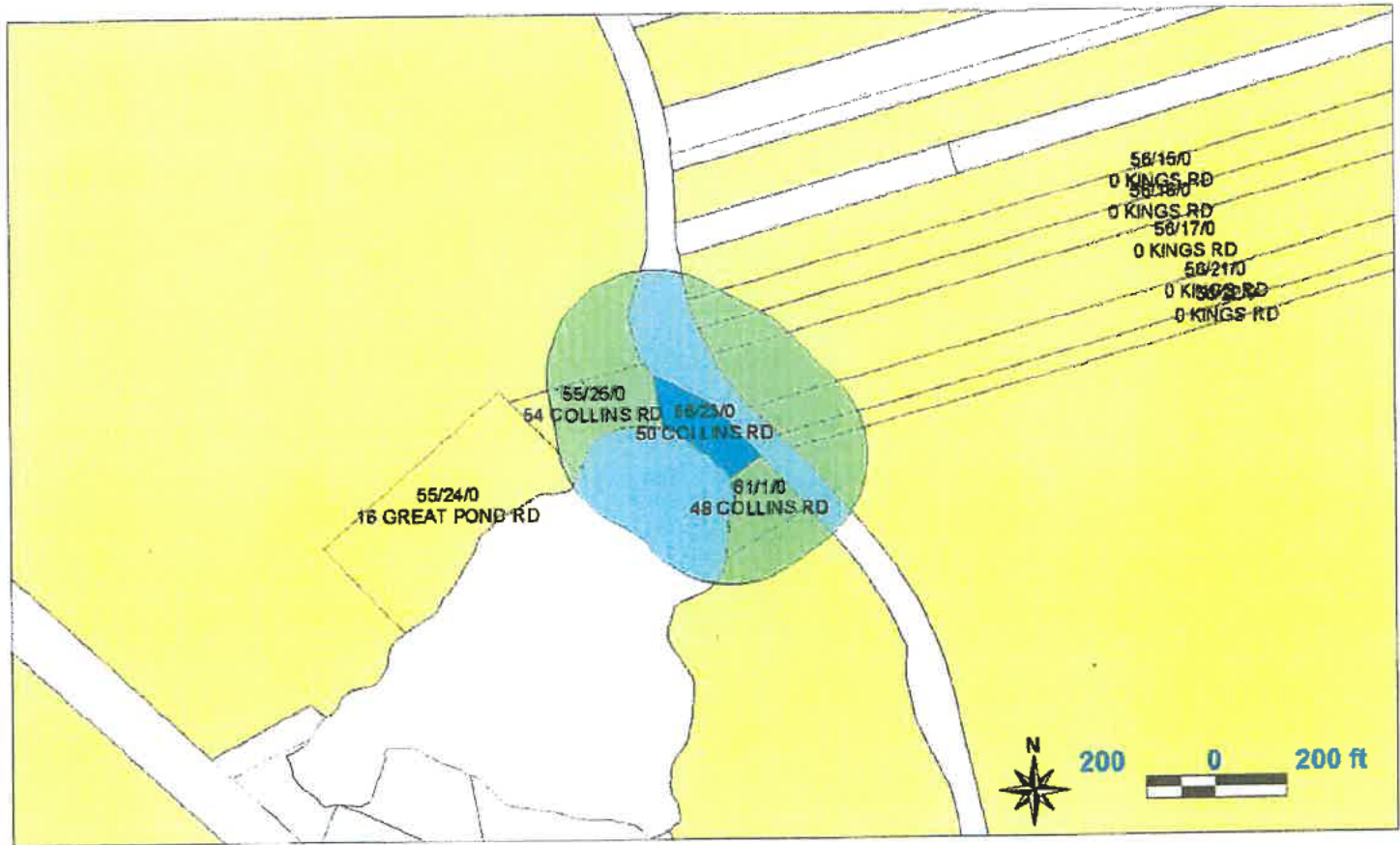
** The Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the Independent and will be posted in the Truro Town Hall no less than forty-eight (48) hours in advance.

**You may contact the Truro Conservation Commission or the Massachusetts Department of Environmental Protection, Wetlands Division about this application or the Wetlands Protection Act. Truro Conservation Commission: (508) 349-7004 x 131 or DEP Southeast region: (508) 946-2800

50 Collins Road
Map 56, Parcel 23
Conservation Commission

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

Abutters List Within 300 feet of Parcel 56/23/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3363	55-24-0-R	CUTTER DARRYL S & OLIVER COURTNEY L	16 GREAT POND RD	PO BOX 1221	TRURO	MA	02666
3364	55-25-0-R	SHAPIRO JULIE REV LIV TRUST OF TRS: SHAPIRO JULIE	54 COLLINS RD	3302 EAST HOWELL ST	SEATTLE	WA	98122
3382	56-15-0-E	U S A DEPT OF THE INTERIOR	0 KINGS RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3383	56-16-0-E	U S A DEPT OF THE INTERIOR	0 KINGS RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3384	56-17-0-E	U S A DEPT OF THE INTERIOR	0 KINGS RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3388	56-21-0-E	U S A DEPT OF THE INTERIOR	0 KINGS RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3389	56-22-0-E	U S A DEPT OF THE INTERIOR	0 KINGS RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
3390	56-23-0-R	YOCHELSON DEBORAH A & YOCHELSON DAVID & ROGER	50 COLLINS RD	449 E. KELSEY LN	ST JOHNS	FL	32259
3591	61-1-0-R	EISINGER TRURO LLC	48 COLLINS RD	285 RIVERSIDE DR	NEW YORK	NY	10025

02/24/23
4/27/2023 Page 1

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

55-24-0-R

CUTTER DARRYL S &
OLIVER CORTNEY L
PO BOX 1221
TRURO, MA 02666

55-25-0-R

SHAPIRO JULIE REV LIV TRUST OF
TRS: SHAPIRO JULIE
3302 EAST HOWELL ST
SEATTLE, WA 98122

56-15-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

56-16-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

56-17-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

56-21-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

56-22-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

56-23-0-R

YOCHELSON DEBORAH A &
YOCHELSON DAVID & ROGER
449 E. KELSEY LN
ST JOHNS, FL 32259

61-1-0-R

EISINGER TRURO LLC
285 RIVERSIDE DR
NEW YORK, NY 10025



View from end of Driveway, Existing dwelling, access stairs and Great Pond beyond.



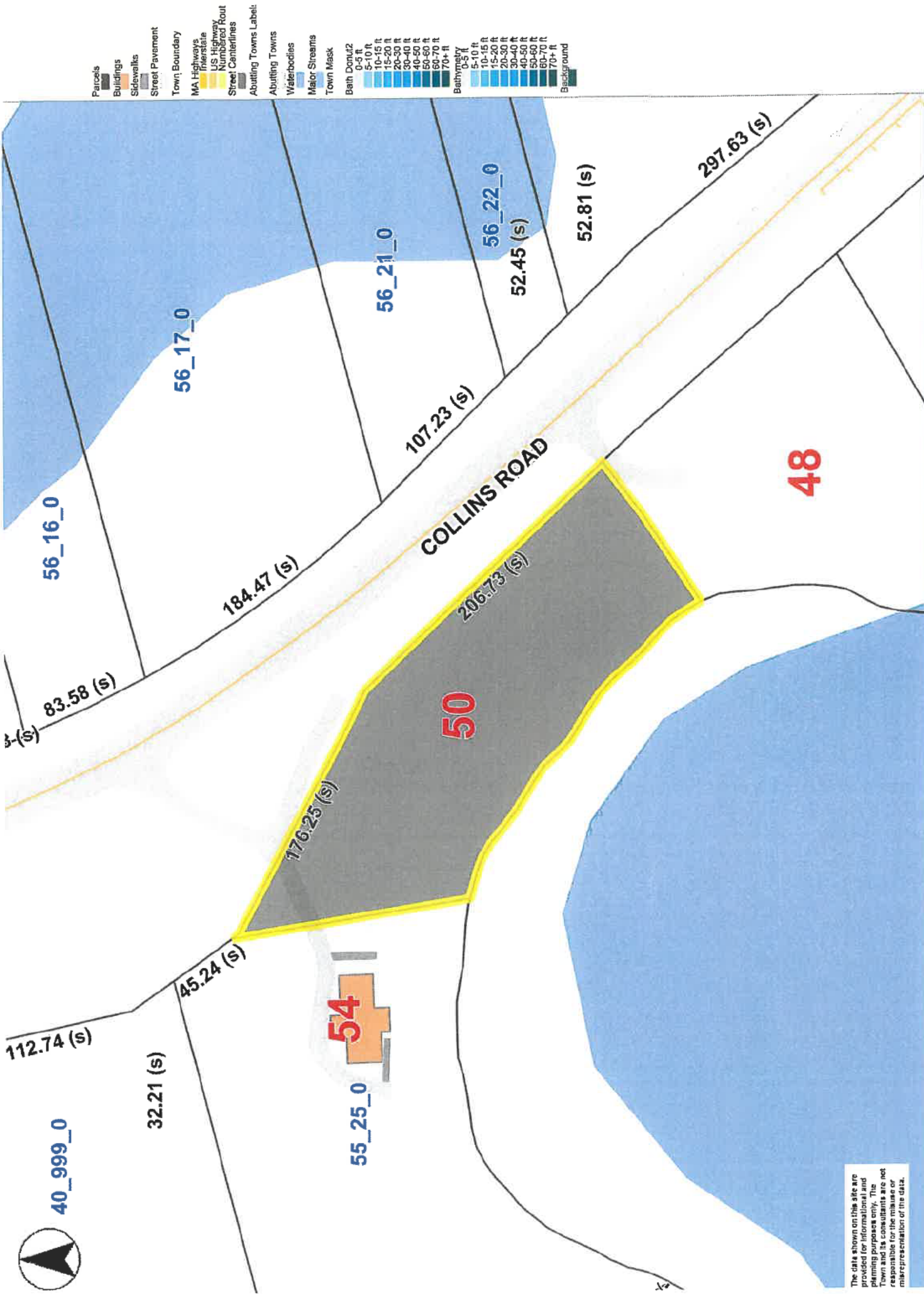
View from dwelling towards driveway - Single Pine in drive; Proposed septic tank just beyond tree.



View of the proposed location of the leach trench.



Existing walkout basement – area of potential sewage ejector for basement toilet.



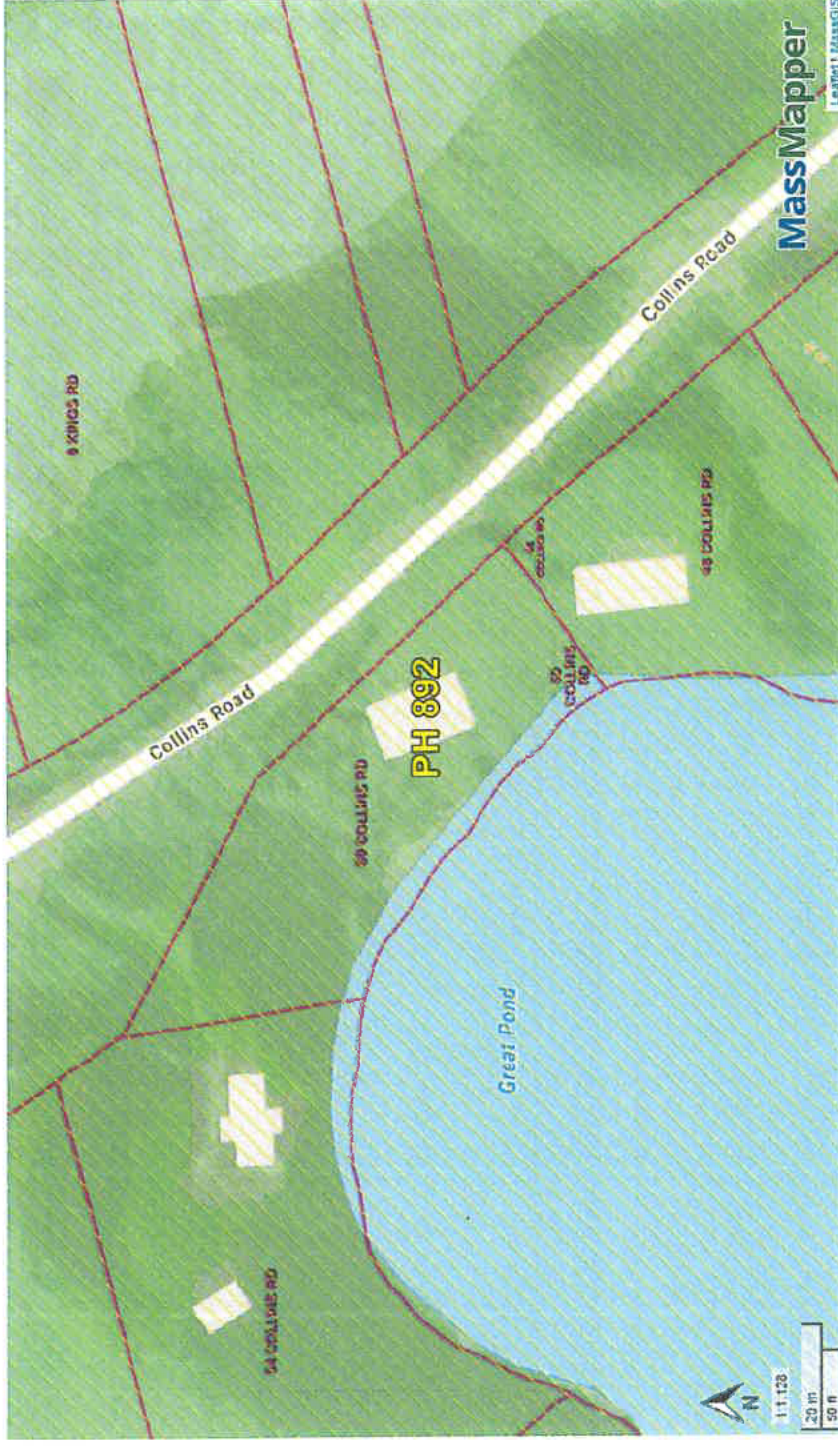
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50 Collins NHESP

NHESP Priority Habitats of Rare Species



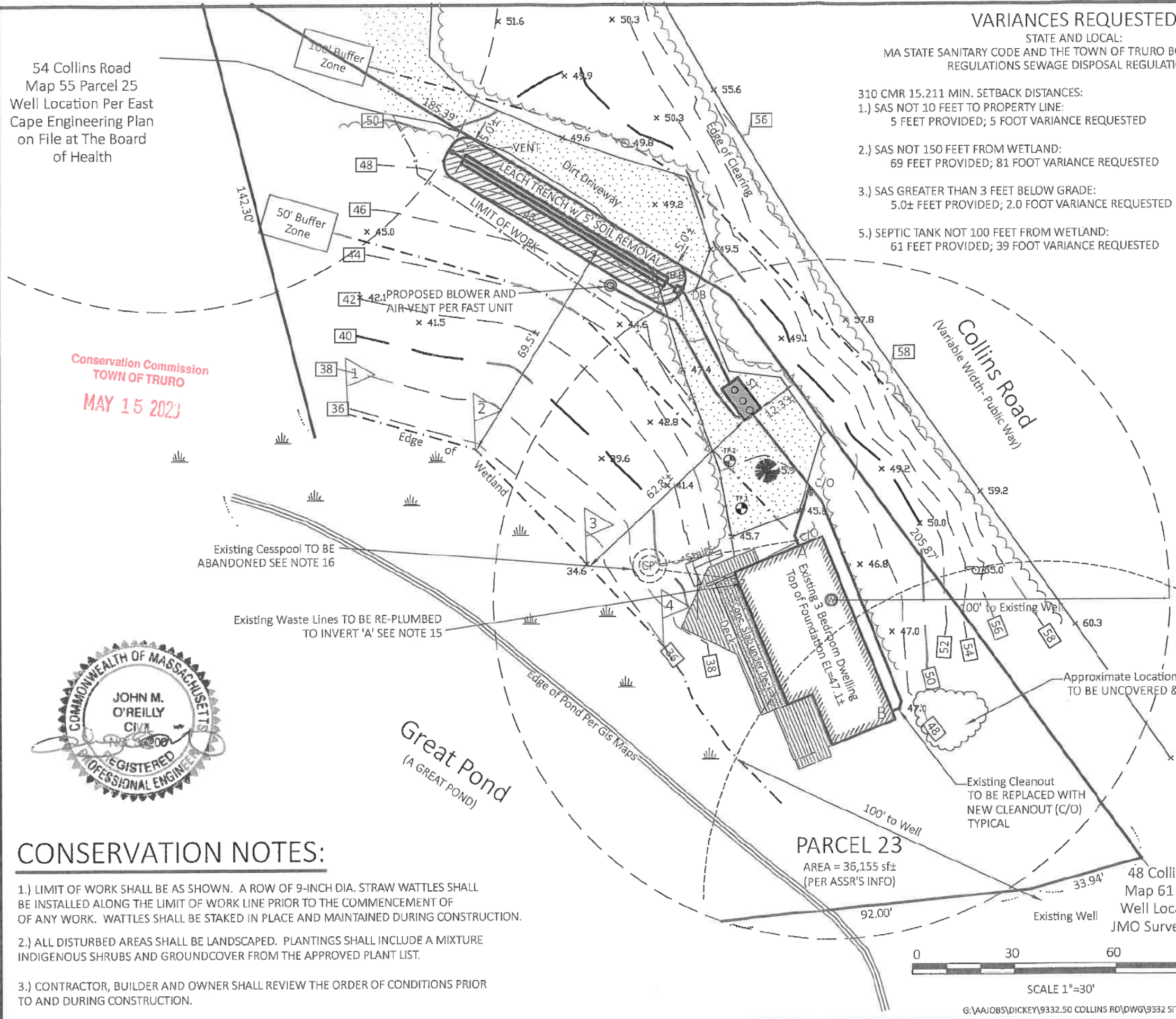
Property Tax Parcels



50 Collins USGS Topo

USGS Topographic Maps
Property Tax Parcels

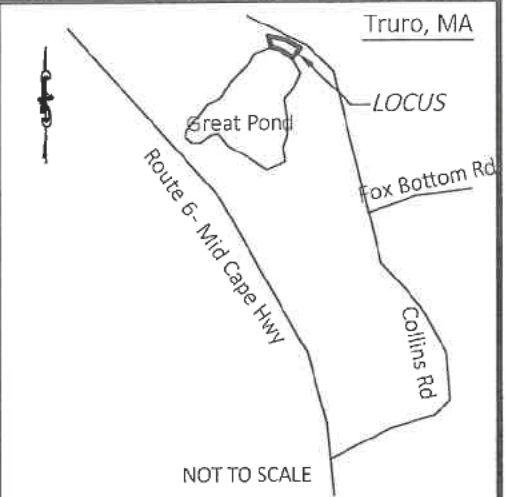




VARIANCES REQUESTED

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

- 310 CMR 15.211 MIN. SETBACK DISTANCES:
- 1.) SAS NOT 10 FEET TO PROPERTY LINE:
5 FEET PROVIDED; 5 FOOT VARIANCE REQUESTED
 - 2.) SAS NOT 150 FEET FROM WETLAND:
69 FEET PROVIDED; 81 FOOT VARIANCE REQUESTED
 - 3.) SAS GREATER THAN 3 FEET BELOW GRADE:
5.0± FEET PROVIDED; 2.0 FOOT VARIANCE REQUESTED
 - 5.) SEPTIC TANK NOT 100 FEET FROM WETLAND:
61 FEET PROVIDED; 39 FOOT VARIANCE REQUESTED



PLAN BOOK 207
DEED BOOK 7511
ASSESSORS' MAP 56

PAGE 91
PAGE 137
PARCEL 23

LEGEND

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

SHEET 1 OF 2

CONSERVATION NOTES:

- 1.) LIMIT OF WORK SHALL BE AS SHOWN. A ROW OF 9-INCH DIA. STRAW WATTLES SHALL BE INSTALLED ALONG THE LIMIT OF WORK LINE PRIOR TO THE COMMENCEMENT OF ANY WORK. WATTLES SHALL BE STAKED IN PLACE AND MAINTAINED DURING CONSTRUCTION.
- 2.) ALL DISTURBED AREAS SHALL BE LANDSCAPED. PLANTINGS SHALL INCLUDE A MIXTURE INDIGENOUS SHRUBS AND GROUND COVER FROM THE APPROVED PLANT LIST.
- 3.) CONTRACTOR, BUILDER AND OWNER SHALL REVIEW THE ORDER OF CONDITIONS PRIOR TO AND DURING CONSTRUCTION.

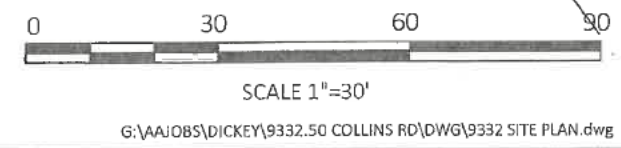
David, Deborah & Roger Yochelson
449 E. Kelsey Ln. St Johns, FL 32259

SEWAGE DISPOSAL SYSTEM SITE PLAN
50 COLLINS ROAD, TRURO, MA

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

1573 Main Street - Route 6A
P.O. Box 1773
Brewster, MA 02631
(508)898-6601 Office (508)898-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
5-12-2023	As Noted	BSH	JMO	JMO-9332



GENERAL NOTES:

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

CONSTRUCTION NOTES:

- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 5" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6.) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ENSURE EVEN DISTRIBUTION.
- 9.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10.) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED NATIVE STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A LAYER OF FILTER FABRIC OR APPROVED EQUIVALENT.
- 11.) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL; OR WHEN PRESSURE DOSED.
- 12.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14.) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15.) BASEMENT BATHROOM: THE PLUMBING FOR THE LOWER BATHROOM SHALL BE RE-PLUMBED INTO AN EJECTOR PUMP SYSTEM AND THEN DISCHARGE TO THE EXISTING (MAIN) WASTE LINE AT 'A' EXIT.
- 16.) SOIL REMOVAL: ALL TOPSOIL AND SUBSOIL SHALL BE REMOVED FOR A DISTANCE OF 5' FROM THE SOIL ABSORPTION SYSTEM DOWN TO THE CLEAN SAND (C1) LAYER. AREA TO BE BACKFILLED WITH CLEAN SAND AND COMPACTED TO MINIMIZE SETTling.
- 17.) EXISTING CESSPOOLS TO BE UNCOVERED, PUMPED DRY, FILLED WITH CLEAN SAND, AND ABANDONED IN PLACE.
- 18.) ALL 4" PVC CLEANOUTS SHALL BE WITHIN 3" OF FINISH GRADE. CLEANOUTS SHALL BE MARKED WITH A PIECE OF #5 REBAR FOR FUTURE LOCATION.

SYSTEM DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW:
3 BEDROOM DWELLING @ 110 GPD = 330 GPD

LEACHING CAPACITY REQUIRED:
3 BEDROOMS (MAX.) @ 110 GPD = 330 GPD REQUIRED

SEPTIC TANK CAPACITY REQUIRED:
DAILY FLOW = 330 GPD @ 200% = 660 GAL. REQUIRED

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

LEACHING CAPACITY PROVIDED:
ONE (1) 70.0' X 3.0' X 2.0' LEACHING CHAMBER CAN LEACH:
 $V_L = [(70.0 \times 3.0) + (70.0 \times 2.0)2 + (3.0 \times 2.0)2] \times 0.74 \text{ GPD/SF} = 371 \text{ GPD}$
371 GPD > 330 GPD REQUIRED

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

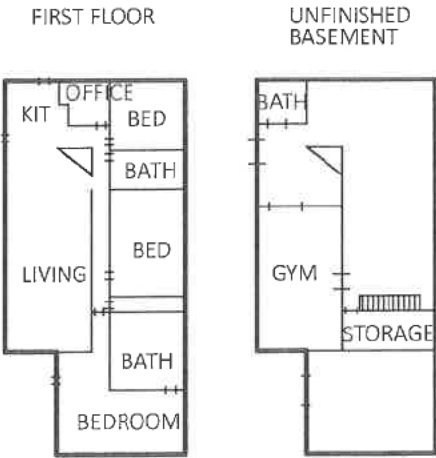
INSTALL:
ONE (1) 1500 GALLON SEPTIC TANK WITH INTERNAL F.A.S.T. TREATMENT 0.5 UNIT
ONE (1) 3 OUTLET DISTRIBUTION BOX (H-20 RATED)
ONE (1) 70'x3' LEACH TRENCH WITH 2' OF STONE BELOW

SOIL TEST LOGS:

TEST HOLE 1: EL=46.0±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-38"	Cf	10YR	10YR	NONE	
38-73"	Ab	FINE LOAMY SAND	10YR3/1	NONE	
73-82"	B	LOAMY SAND	10YR6/8	NONE	
82-162"	C1	COARSE SAND	10YR7/6	NONE	

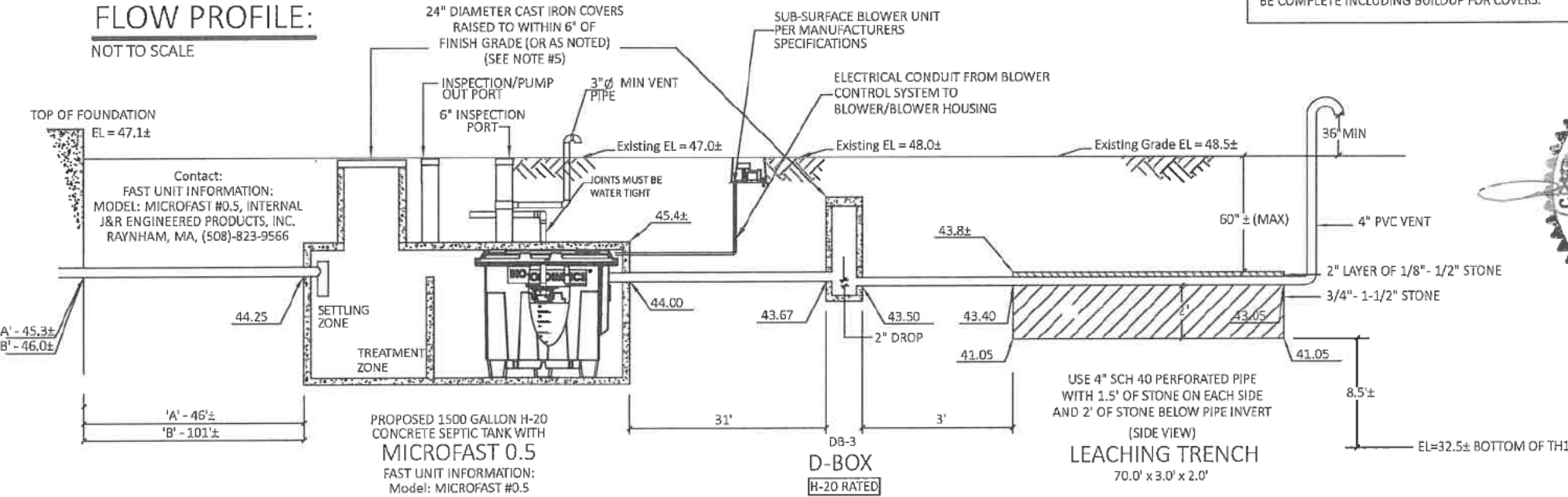
TEST HOLE 2: EL=46.0±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-19"	Cf	10YR	10YR	NONE	
19-48"	Ab	FINE LOAMY SAND	10YR3/1	NONE	
48-62"	B	LOAMY SAND	10YR6/8	NONE	
62-134"	C1	COARSE SAND	10YR7/6	NONE	PERC @ 78"; DRY IN 4:05

DATE OF TESTING: 9/13/22
PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "C1" LAYER.
WITNESSED BY: ROBERT REEDY, P.E., J.M. O'REILLY & ASSOCIATES, INC.
ARIZONA DAVIS, HEALTH AGENT, TRURO HEALTH DEPARTMENT
NO WATER ENCOUNTERED
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.



FLOW PROFILE:

NOT TO SCALE

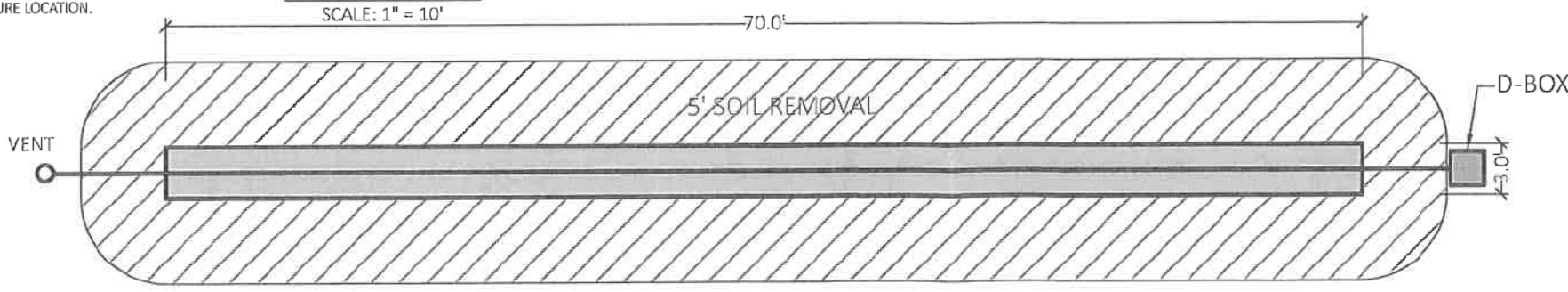


INSPECTION NOTE:
PRIOR TO FINAL INSPECTION BY THE ENGINEER, SYSTEM NEEDS TO BE COMPLETE INCLUDING BUILDUP FOR COVERS.



SAS DETAIL:

SCALE: 1" = 10'



Conservation Commission
TOWN OF TRURO
MAY 15 2023

SHEET 2 OF 2

David, Deborah & Roger Yochelson
449 E. Kelsey Ln. St Johns, FL 32259

SEWAGE DISPOSAL SYSTEM SITE PLAN
50 COLLINS ROAD, TRURO, MA

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

1573 Main Street - Route 6A
P.O. Box 1773
(508)896-6801 Office Brewster, MA 02631 (508)896-6802 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
5-12-2023	As Noted	BSH	JMO	JMO-9332

MAY 05 2023

Request for Determination

Project address: 218, 242, & 248 Shore Rd

Map 17,17,17 Parcel 18,17,16

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

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) Proposed work will include seasonal beach raking of seaweed.

Work performed with rubber tire farm-type tractor and rake.

Attached site plan titles/dates, and any other plan or narratives title/dates: Requested dates for work are from May 1st to November 1st.

Describe the best management practices/mitigation that will be used on the site: All work will comply with Truro Cons.Com Beach Raking Regs., Section 2, Chapter 5.

Special Conditions required by the Conservation Include:

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


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

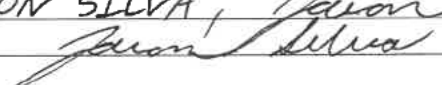
The owner and applicant/representative shall, avoid and otherwise minimize any activities in the buffer zone or in resource areas by use of best management practices on the site, such as:

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

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

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

Applicant/Representative printed name and signature: JASON SILVA, 

Owners printed name and signature: JASON SILVA, 



Town of Truro, MA

1 inch = 94 Feet

May 4, 2023



www.cai-tech.com

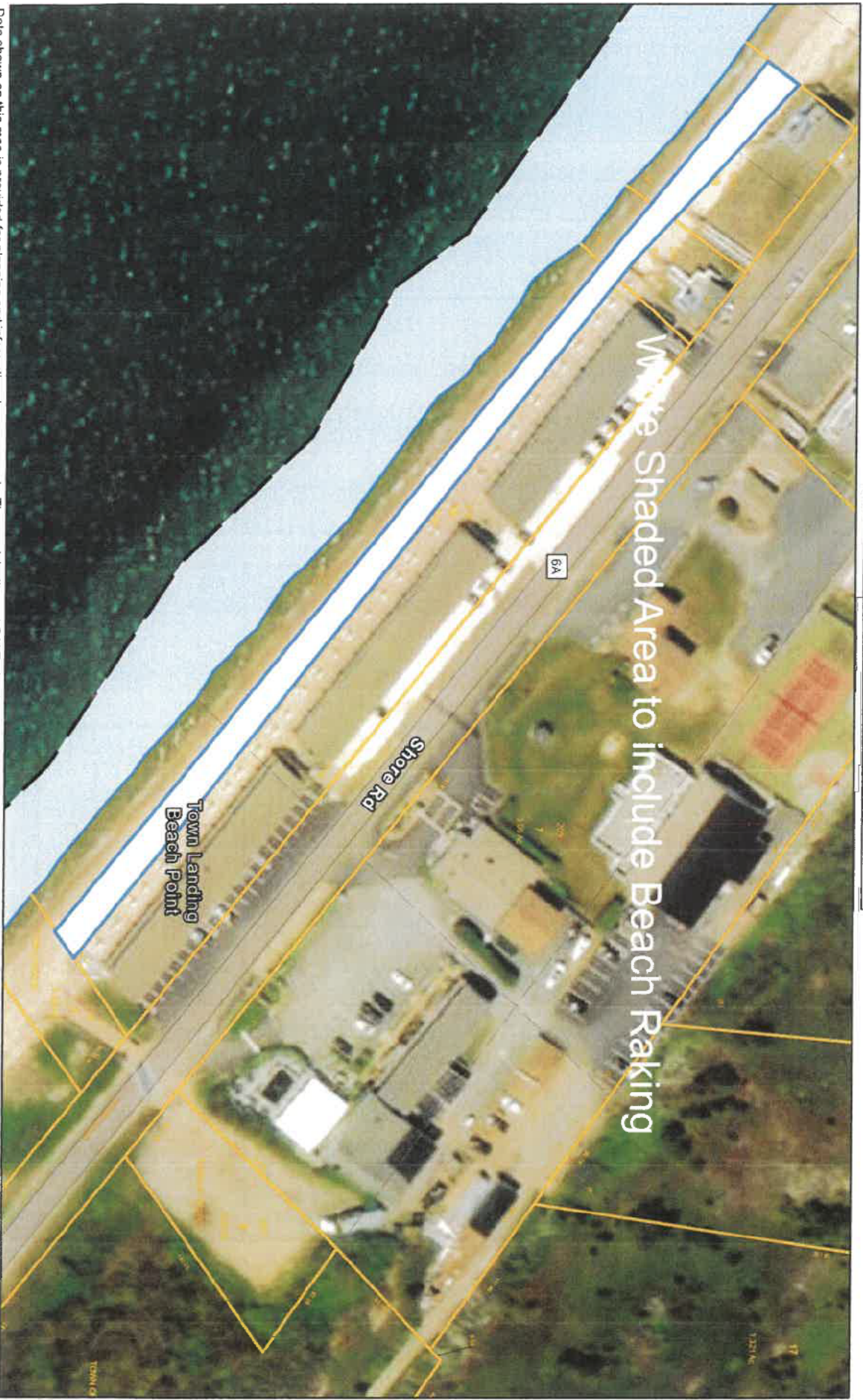


White Shaded Area to include Beach Raking

6A

Shore Rd

Town Landing
Beach Point



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



TOWN OF TRURO
Conservation Commission

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

WAIVER

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

The ☐ Notice of Intent ☐ Abbreviated Notice of Intent ☒ Request for Determination of Applicability ☐ Amended Order of Conditions ☐ Abbreviated Notice of Resource Area Delineation was submitted on _____ (date) for work at 218, 242, & 248 SHORE RD (address). I understand that the next meeting of the Conservation Commission is scheduled for JUNE 5TH, 2023 and that the Commission will open the public hearing on that date.

I am the: ☒ Applicant
_____ Applicant's Representative

Jason Silva
(signature)

5-4-2023
(date)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

A. General Information

Important:

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



1. Applicant:

Jason

Silva

First Name

Last Name

218 Shore Rd

Address

North Truro

MA

02652

City/Town

State

Zip Code

Phone Number

Email Address

2. Property Owner (if different from Applicant):

Same

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

First Name

Last Name

Company Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

B. Project Description

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

218,242, & 248 Shore Rd

North Truro

Street Address

City/Town

42.04540

-70.11075

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

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

17,17,17

18,17,16

Assessors' Map Number

Assessors' Lot/Parcel Number

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

Coastal Beach

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

Town of Truro Assessors Map Included

5/4/23

Title

Date

Title

Date

[How to find Latitude
and Longitude](#)

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



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

B. Project Description (cont.)

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

We request to rake the seaweed on the Coastal Beach in accordance with the Truro Conservation Commission Regulations Section 2, Chapter 5.
Dates of work will be between May 1st and November 1.

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

No work will involve removal, dredging, filling, or altering of wetlands.

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality

C. Determinations

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

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

TRURO, MA
Name of Municipality

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

D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

[Signature]
Signature of Applicant

5/5/23

Date

Signature of Representative (if any)

5/5/23

Date



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

Conservation Commission.

TOWN OF TRURO

MAY 02 2023

WPA Form 1- Request for Determination of Applicability

Truro

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

Municipality

A. General Information

Important:

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



1. Applicant:

Keith

Thurlow

First Name

Last Name

4 Old Pamet Rd.

Address

Truro

MA

02666

City/Town

State

Zip Code

Phone Number

Email Address

2. Property Owner (if different from Applicant):

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Linda

Cronin

First Name

Last Name

CSN Engineering

Company Name

P.O. Box 201

Address

Brewster

MA

02631

City/Town

State

Zip Code

508-896-1783

linda@csn-eng.com

Phone Number

Email Address (if known)

B. Project Description

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

4 Old Pamet Rd.

Truro

Street Address

City/Town

41.99476

70.05010

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

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

50

234

Assessors' Map Number

Assessors' Lot/Parcel Number

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

Residential area in Truro, MA

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

Proposed Sewage Disposal System

04/07/2023

Title

Date

Title

Date

[How to find Latitude
and Longitude](#)

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



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

B. Project Description (cont.)

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

12' of piping (to install a new septic tank) behind the house and 90' from the wetlands across Old Pamet Rd. and a construction access area utilizing an existing cleared area. All septic components will be outside of the 100' buffer zone. (See Plan for details)

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

C. Determinations

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

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

Name of Municipality

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

D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

Keith Trunlow
Signature of Applicant

5.2.23
Date

Linda J. Corin
Signature of Representative (if any)

4/26/23
Date



TOWN OF TRURO

Conservation Commission

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

WAIVER

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

The ☐ Notice of Intent ☐ Abbreviated Notice of Intent ☒ Request for Determination of Applicability ☐ Amended Order of Conditions ☐ Abbreviated Notice of Resource Area Delineation was submitted on _____ (date) for work at 4 Old Pamet Rd. (address). I understand that the next meeting of the Conservation Commission is scheduled for June 5, 2023 and that the Commission will open the public hearing on that date.

I am the: ☐ Applicant
☒ Applicant's Representative

Linda J. Cronin
(signature)

4/26/23
(date)

May 11, 2023

Email/Overnight Delivery

Truro Conservation Commission
Town Hall
24 Town Hall Road
Truro, MA 02666

**Re: Request for Determination of Applicability
544 Shore Road/Map 7, Parcel 5 (1-11)
Truro, Massachusetts**

[LEC File #HM\20-153.01]

Dear Members of the Commission:

On behalf of the Applicant, Baybeach Townhomes Condominium Trust/Association, LEC Environmental Consultants, Inc., (LEC) is filing this Request for Determination of Applicability for replacement snow fencing, sand nourishment, and plantings on the above-referenced subject parcel. The previously existing snow fencing was extensively damaged from last winter's storms, including substantial erosion of the Coastal Dune and Beach. Interim replacement measures are imminently necessary to protect the easterly end of the building where the foundation is exposed and sandbags have been installed for temporary protection. A minimum of 100± cubic yards of beach nourishment is proposed to be placed to prevent further immediate damage. Proposed snow fencing is similar to that recently installed on the westerly abutting property at 556 Shore Road (see representative photograph). American beachgrass (*Ammophila breviligulata*) will be planted within the interior of the snow fencing when seasonally appropriate. Snow fencing, sand nourishment, and beachgrass planting will be conducted in accordance with Section 7.05 of the *Truro Conservation Regulations*. As necessary, the Applicant is respectfully requesting a Variance from the *Bylaw*.

As discussed during the May 1, 2023 Public Hearing, the replacement snow fencing, sand nourishment, and plantings are a short-term interim measures as longer-term shoreline protection measures are pursued in combination with a more comprehensive management plan.

The proposed measures are located within Priority/Estimated Habitat. Based on communication with NHESP, the work will require shorebird monitoring if it is completed during late spring/summer.

Thank you for your consideration of this request. If you have any questions or comments in advance of the June 5, 2023 Public Hearing, please do not hesitate to contact me.

Sincerely,

LEC Environmental Consultants, Inc.



Brian T. Madden

Senior Wildlife/Wetland Scientist

Conservation Commission
TOWN OF TRURO

MAY 18 2023

cc: DEP SERO, NHESP, Trust/Assoc., Grady Consulting

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road
Suite 1
Plymouth, MA 02360
508.746.9491

380 Lowell Street
Suite 101
Wakefield, MA 01880
781.245.2500

100 Grove Street
Suite 302
Worcester, MA 01605
508.753.3077

P.O. Box 590
Rindge, NH 03461
603.899.6726

680 Warren Avenue
Suite 3
East Providence, RI 02914
401.685.3109

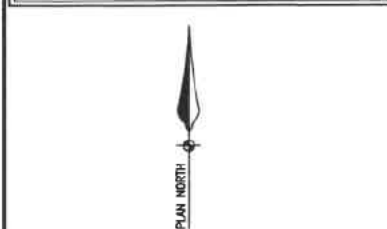
PLYMOUTH, MA

WAKEFIELD, MA

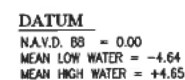
WORCESTER, MA

RINDGE, NH

EAST PROVIDENCE, RI



- FLOOD NOTE**
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE
VE (EL 15) AS DEPICTED ON FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL No. 25001C 0117J, WHICH BEARS AN EFFECTIVE
DATE OF JULY 16, 2014.



 **GRADY CONSULTING, L.L.C.**
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Truro
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

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



1. Applicant:

Charles and Donna Ward

Name

22 Emerald Lane

Mailing Address

Palm Beach

City/Town

FL

State

33480

Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Crawford Land Management

Firm

Stephanie Haussmann

Contact Name

stephanie@crawfordlm.com

E-Mail Address

88 Route 6A #2B

Mailing Address

Sandwich

City/Town

MA

State

02563

Zip Code

508-477-1346

Phone Number

Fax Number (if applicable)

B. Determinations

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

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

Name of Municipality

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

Conservation Commission.
TOWN OF TRURO

MAY 15 2023



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

8 Falcon Lane

Street Address

39

Assessors Map/Plat Number

Truro

City/Town

245

Parcel/Lot Number

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

Property abuts Cape Cod Bay and within resource areas: a buffer zone to a vegetated bank and a buffer zone to bordering vegetated wetland

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

Proposed Fence RDA

Title

3/30/23

Date

Title

Date

Title

Date

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

4' high wooden post fence with metal mesh panels. Fence will be installed 4" off the ground to allow wildlife passage underneath

Conservation Commission
TOWN OF TRURO

MAY 15 2023



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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

310 CMR 10.02(2)(b) 2.b

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

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

Conservation Commission
TOWN OF TRURO

MAY 15 2023

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Truro
 City/Town

WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Charles and Donna Ward

Name

22 Emerald Lane

Mailing Address

Palm Beach

City/Town

FL

State

33480

Zip Code

Signatures:

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

Signature of Applicant

DocuSigned by:
 95EBE043B714487...

5/11/2023

Date

Signature of Representative (if any)

Date

5/11/23

Conservation Commission
 TOWN OF TRURO

MAY 15 2023



TOWN OF TRURO

Conservation Commission

24 Town Hall Road

P.O. Box 2030, Truro MA 02666

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

WAIVER

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

The ☐ Notice of Intent ☐ Abbreviated Notice of Intent ☒ Request for Determination of Applicability ☐ Amended Order of Conditions ☐ Abbreviated Notice of Resource Area Delineation was submitted on 5/15/23 (date) for work at 8 Falcon Lane (address). I understand that the next meeting of the Conservation Commission is scheduled for 6/15/23 and that the Commission will open the public hearing on that date.

I am the: ☐ Applicant

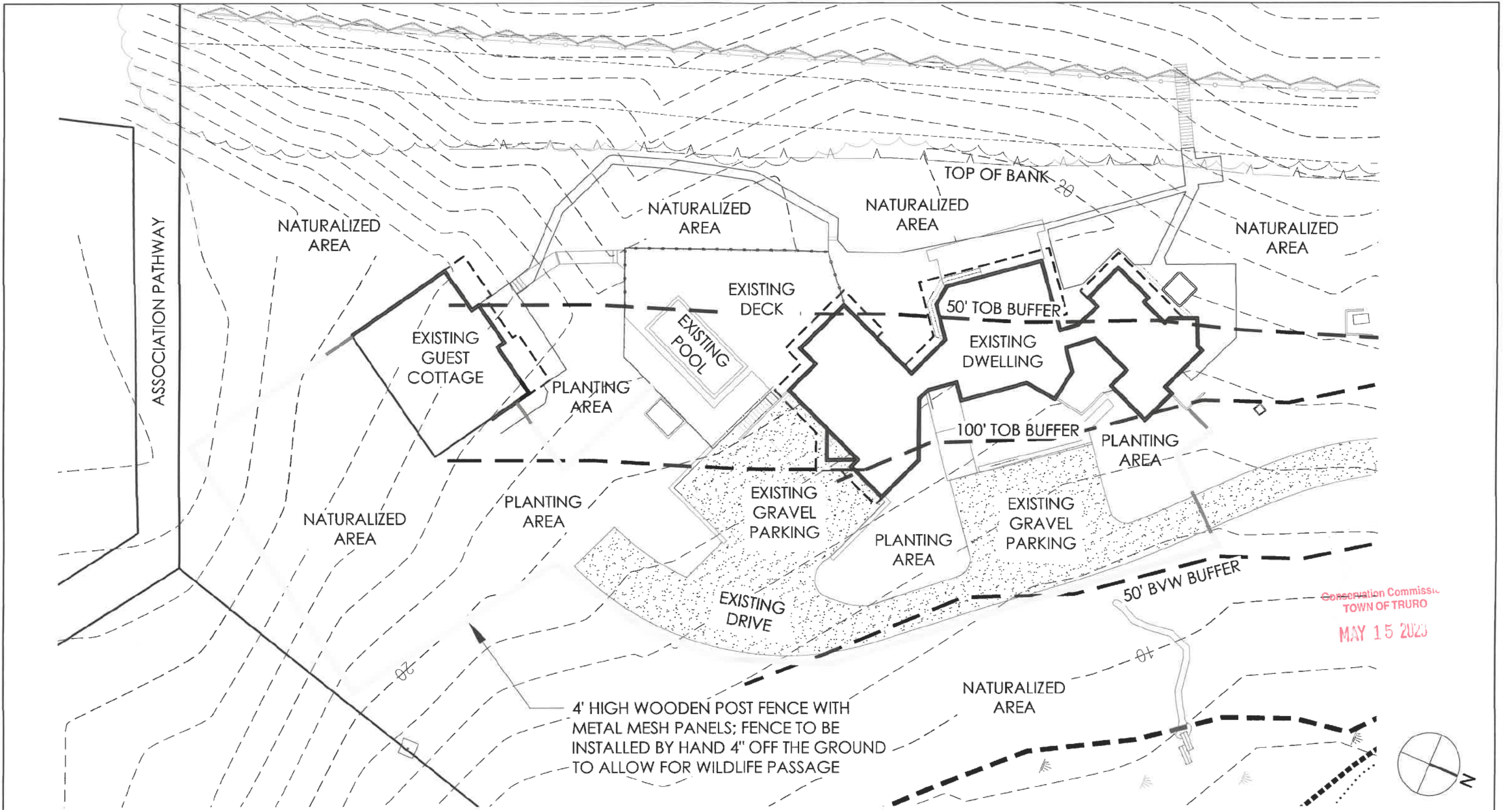
☒ Applicant's Representative

Conservation Commission
TOWN OF TRURO

MAY 15 2023

Stephanie Hausmann
(signature)

5/11/23
(date)



Conservation Commission
TOWN OF TRURO
MAY 15 2023

	<p>88 Route 6A, Suite 2B Sandwich, MA www.crawfordlm.com 508.477.1346</p> <p>All rights reserved. The drawings, designs, and ideas embodied therein are property of JENICK STUDIO and shall not be copied, reproduced, or disclosed in connection with any work other than the project for which they have been prepared, in whole or part, without prior written authorization of JENICK STUDIO.</p>	<p>Engineer/surveyor: Coastal Engineering Company 260 Cranberry Highway Orleans, MA 02653</p>	<p>PROPOSED FENCE (585 +/- LINEAR FEET)</p> <p>PROPOSED GATE (LOCATION APPROX.)</p>	<p>WARD RESIDENCE</p> <p>8 FALCON LANE TRURO, MA 02666</p>	<p>DATE: 5/11/2023</p> <p>SCALE: 1" = 30'</p> <p>DRAWN BY: NC</p>	<p>PROPOSED FENCE RDA</p> <p>1 of 1</p>
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TOWN OF TRURO—ORDER OF CONDITIONS
31 Cormorant Rd; Map 39, parcel 248
DEP file # SE 75-1066
Blueberry Hill Family Trust, APPLICANT/OWNER

Extension Request
Current order expires
7/28/2023 w/ covid
extension

DOCUMENTS

1. Notice of Intent application; project narrative, wetland fee transmittal form; abutter notification; abutters list; locus map; 21 day waiver
2. DEP notice of file number
3. Homeowner authorization from Brian Trainor, owner of 35 Cormorant Rd.
4. **"Plan of Land: #31 & #35 Cormorant Rd"**, drawn by Outermost Land Survey., with a date of 1/17/2019.
5. Project Narrative, included as attachment B in NOI application, and prepared by Michael Talbot of Environmental Landscape Consultants.

PROJECT DESCRIPTION

1. The project site consists of two separate residential properties, both containing single family dwellings, that abut the southeast side of the Great Swamp.
2. The Wetland resource area is an Inland Bank.
3. The project includes vista pruning of trees and shrubs on the Mazzella and Trainor properties. Mr. Trainor submitted his letter of review and approval of the work being done on his property.

The Commission determined that the project can be permitted subject to the following special conditions. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

CONDITIONS

A. Pre-construction

1. Notice of a work start date shall be given to the Commission in writing at least 48 hours prior to the commencement of work. The applicant or contractor shall provide the name and contact information of the person responsible on site for compliance with this Order.
2. Prior to the commencement of work the following activities shall be completed:
 - The Order of Conditions shall be recorded at the Barnstable County registry of deeds and a stamped copy shall be submitted to the Conservation office.
 - A sign shall be conspicuously displayed at the site showing the DEP file number assigned to this project. The sign shall be 2-3 square feet in size, separately staked and read only: MA DEP file # SE 75-1066. Lettering/numbering shall be clearly and permanently printed, and at least 2" in height.
 - ***A pre-construction site visit shall be scheduled by the applicant's representative, and shall include the project Contractor, owner's representative and the Conservation Agent. During this site visit the Order of Conditions, construction protocols, work limit and site plan details shall be reviewed. Further clarification on the proposed cutting will be established during this pre-construction site visit and prior to any cutting and/or removal of vegetation. Flagging trees/shrubs may be required prior to cutting.***
3. Members of the Commission, its Agent or the Department of Environmental Protection (DEP) reserve the right to enter and inspect the property at all reasonable times, until a Certificate of Compliance is issued, to evaluate compliance with this Order of Conditions, the Act, 310 CMR 10.00 and Town regulations, and may acquire any information, measurements, photographs, observations, and/or materials, or may require the submittal of any data or information deemed necessary by the Commission for that evaluation.

4. Cut branches shall not be dropped but removed from the area.
5. Topping is not approved, and crown reduction shall be selective as proposed.
6. The vegetation in area 3 may need to be flush cut and the area revegetated as sandplain grassland to reduce future view conflicts.
7. The footpath described in the proposal may be maintained at 4' width by trimming back vegetation as needed but not surfaced in anyway (woodchips, etc.)

B. General Conditions

1. Prior to the commencement of work or pre-construction site meeting, the form provided at the end of this Order (part G. "Recording Information") shall be completed and stamped at the appropriate Registry of Deeds, after the expiration of the 10-day appeal period and if no request for appeal has been filed with the Department of Environmental Protection.
2. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. It is the responsibility of the Applicant, Owner, General Contractor and/or successor(s) to ensure that all Conditions of this Order of Conditions are complied with. A copy of this Order shall be available at the work site, during normal work hours, or posted, until the work is complete.
3. Work shall be halted on the site if the Commission, Conservation Agent or DEP determines that any of the work is not in compliance with this Order of Conditions. Work shall not resume until the Commission is satisfied that the work will comply, and has so notified the applicant in writing.
4. Any changes in the work described in the Notice of Intent or in the plans and specifications submitted to the Commission shall be submitted to the Commission in writing for a determination of whether the change is significant enough to the interests of the Act to require a new Notice of Intent. No changes shall be made or implemented in the field prior to the Commission's determination. Should issuance of additional permits result in a change in the project, the applicant shall promptly submit such changes to the Commission for evaluation under this provision.
5. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. These obligations shall be expressed in covenants in all deeds to succeeding owners of portions of the property.
6. Upon completion of this project the applicant shall submit a request to the Conservation Commission to receive a Certificate of Compliance. The Applicant or Owner shall certify in writing that the work was completed as shown on the plans and documents referenced above. The applicant is required to submit 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.

PAID
31553

PERMIT # 2023-16



TOWN OF TRURO

Conservation Commission

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

Conservation Commission
TOWN OF TRURO

APR 19 2023

APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: Top Mast Resort

Telephone: [REDACTED]

Email address: vacation@topmastresort.com

Owner Name: Albert Silva

Telephone: [REDACTED]

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

Address of subject property: 209 Shore Rd

Map: 17

Parcel: 18

Description of proposed work: Seasonal Beach Raking of Seaweed

Proximity to Resource Areas: Within

CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

Vegetation Projects:

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

Sheds and Other Construction Projects:

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

Procedure:

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

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

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

Albert Silva 4/14/23
(Signature of Applicant) (Date)

Agent's Comments: Annual Beach Cleaning

Site Inspection Date: 4/14/23 Application Approved: ☒ Yes ☐ No

Meeting Date: _____ Permit Approved: ☒ Yes ☐ No

Conditions: _____
Signature of Commission Chair or Agent: _____ Date: _____



**TOWN OF TRURO
CONSERVATION COMMISSION
P.O. Box 2030
Truro MA 02666-0630**

Conservation Commission Meeting Minutes: February 6, 2023

Commissioners Present: Linda Noons-Rose; Diane Messinger, Larry Lown, & Clint Kershaw.

Absent: Chair Carol Girard-Irwin & Bob White.

Others Present: Emily Beebe, Conservation Agent, Courtney Warren, Assistant Conservation Agent.

This was a remote meeting. Vice Chair Linda Noons-Rose called the meeting and public hearings to order at 5:02 and provided the virtual meeting instructions.

Public Comment: There was no public comment.

Mill Pond Culvert restoration alternatives: Presentation by DPW Director Jarrod

Cabral: Jarrod Cabral described the goal of the proposed project as the replacement of an undersized culvert leading to Mill Pond to restore the ecological function of the salt marsh. He gave an overview of four different alternatives including two culvert options and two breach options. Water resources consultant Scott Horsley's comments were read into the record supporting this approach.

The Conservation Agent inquired about the need to elevate the road in the future, and how that might tie into funding. Jarrod Cabral responded that the road did not need to be raised now, other than what is required to install the culvert. USDA grant funding is available for 75% of the work to remove or replace the culvert; costs to raise the entire road is not eligible for that funding.

Commissioner Clint Kershaw asked if the road were to be raised, how much wider the road would need to be. The exact answer to that would come in later design phases and would impact permitting.

Jan Worthington stated that she was concerned that the abutters on Depot Road have not been given a chance to offer their opinions. She added that all repercussions should be considered before a decision is agreed on. Mitch Buck, engineer from Woods Hole Group, responded by stating that the project is still in the preliminary stages and will need to undergo permitting where a lot of those questions and concerns will be addressed.

Gregg Greenough, a resident at 9 Mill Pond Rd, asked what the word abandon meant in terms of what would happen over time. Jarrod Cabral stated that if a breach option was chosen, the area could become a recreational area with a pedestrian bridge. Abandoned refers to the use of the road.

Carole Reichelm, direct abutter, added her thanks for the Health & Conservation Agent and DPW Director Jarrod Cabral's work on the Mill Pond Project. She does not believe there has been near enough study on the potential impacts to the area and is concerned about unintended consequences that could occur. She also expressed concern over being the first in the state to complete such a process and would prefer more data on similar projects before making a well-educated decision on how to move forward. Jarrod Cabral talked about the funding timelines that will drive the decision making about selection of an alternative. Mitch Buck discussed the studies that had been done and the scour issues that are occurring because of the undersized culvert.

A question was read from the chat: "How is legal title held for Mill Pond Road?". Jarrod Cabral stated that the road itself is owned by the town and within the pond, there are pie shaped pieces- some with status of "owner-unknown".

Meg C asked where one would park if they wanted to kayak and if there could be a bridge for cars or pedestrians. Jarrod Cabral responded that a bridge for vehicles was not under consideration and that any proposal for recreational areas would be developed in the future.

Oren Sherman, resident of Depot Road, was concerned that traffic would increase exponentially because of this project. At certain times of day, there are blind spots on the road due to low sun angle. He would like the danger factor to be considered.

Cynthia Conroy, resident of Depot Road, also wants the danger due to increased traffic to be addressed. She had to throw her dog in a ditch to avoid being hit. It was also stated that widening the road or adding sidewalks would not improve the safety issue.

Commissioner Clint Kershaw stated that the environmental benefit of moving forward with the expansion of the culvert outweighs some of the disadvantages.

Jarrold Cabral added that public safety and road access will be addressed. An emergency action plan has been drafted and six different traffic studies have been done over the years.

Notice of Intent: 423 Shore Road, Jennifer Chisholm (SE# 75-1162):

Vice Chair Linda Noons-Rose recused herself and turned the meeting over to Commissioner Diane Messinger for this agenda item. Brad Malo, Theresa Sprague, Ryan Campbell, and Nathaniel Stevens represented the applicant of the project. Before beginning Brad Malo asked if there were enough Commissioners for a hearing. The Agent suggested that although a quorum of Commissioners was still present with the recusal of one member, the hearing should be continued to the next meeting. She suggested that he could proceed with an overview of the project and receive the Commissioners feedback. Attorney Nathaniel Stevens agreed since the Commissioners who are absent from this meeting could review the hearing materials and recording prior to the next meeting. Brad Malo shared his screen and described the proposed project. The existing structure would be removed, and a new structure built. The existing cesspool would be replaced with an I/A system which the Board of Health has already approved. They are proposing to build a concrete foundation with flood vents, a portion of the new structure would be on pilings. The proposal includes removal of most of the existing

pavement, but two concrete retaining walls would remain. The revegetation plan was described by Theresa Sprague. Commissioner Clint Kershaw inquired about the existing foundation and the proposed foundation coverage. Commissioner Diane Messinger asked why the new structure was not entirely on pilings. Commissioner Larry Lown asked about the mown path and if it would be a lawn.? Theresa Sprague responded that they would plant a mixture of micro-clover and warm season grasses that would be mowable to provide access to the storage structure under the building. It is not intended to be a manicured lawn. Commissioner Lown also enquired about trash seen on the site visit; it was stated that the trash is not on the project property. **Motion: Commissioner Larry Lown moved to continue the agenda item until the March 6, 2023, meeting; Second: Commissioner Clint Kershaw; Vote: 3-0-1; with Commissioner Linda Noons-Rose recusing; the motion carried.**

Notice of Intent: 25 Knowles Heights Road, Pester Casperson (SE# 75-1158):

The applicants requested a continuance until the March 6th, 2023 meeting.

Motion: Commissioner Clint Kershaw moved to continue the filing until the March 6, 2023 meeting; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.

Notice of Intent: 4 Payomet Lane; 4, 6&23 Corn Hill Landing; 2&3 Corn Hill Path, Rob Berman, (SE#75-1159): The applicants requested to withdraw the filing.

Motion: Commissioner Clint Kershaw moved to accept the withdrawal request; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.

Notice of Intent: 4 River View Rd, Christopher Lucy:

Chris Lucy represented the request to flush cut and remove trees on the property to restore a view corridor. The proposed trees marked for removal include nine black pines, and one oak tree; a mixture of pine and oaks will be trimmed. The black pines have been trimmed in the past. All work would be done manually without machinery. Vice Chair Linda Noons-Rose stated that there is no file number assigned to the project and therefore a vote cannot be taken today. Commissioner Clint Kershaw asked whether the trees could be removed and replanted with native shrubs that would reduce the need for future trimming. Mr. Lucy stated he is not opposed to native planting in place of the removed trees, but it would require irrigation. Chair Linda Noons-Rose stated that the bank is relatively steep and not well vegetated and asked whether they couldn't revegetate those bare areas. Chris Lucy stated that the applicants are not opposed to a planting plan and would meet the Agent in the field to discuss the details.

Motion: Commissioner Clint Kershaw moved to continue the request until March 6, 2023; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.

Request for Determination of Applicability: 2 Ryder Hollow Road:

This request is for the deck only, the septic system will follow at a later date. John Buck described the project as building a new deck and rebuilding an existing deck. He shared his screen to show specifics of the plans. The proposed new deck will sit on top of the existing driveway retaining wall. The existing deck will be rebuilt utilizing diamond piers in the same footing locations. There will be no need for any machinery during any of this work. Commissioner Clint Kershaw inquired if the retaining wall is adequate for footings. John

Buck answered that it was. Commissioner Diane Messinger asked whether the existing deck would remain. John Buck responded that it will be demo'd and reframed in the same footprint. Commissioner Diane Messinger also asked about staging for the project and stated that they would need to delineate a work limit. A work limit will be established at not more than 10-feet around the deck, and orange construction fencing would be acceptable. **Motion: Commissioner Clint Kershaw moved for a negative 3 determination with the condition that limit of work be established; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.**

Notice of Intent: 33 Black Pond Road, Catherine Shainberg:

Jason Ellis described the project as two small additions. This had been originally submitted as an RDA but the commission asked that a Notice of Intent be filed. Vice Chair Linda Noons-Rose noted that DEP has not assigned a file number to the project yet. Regan McCarthy asked on behalf of the homeowner what items remain to be addressed. A variance request and alternatives analysis need to be submitted in addition to obtaining the DEP file number. **Motion: Commissioner Clint Kershaw moved to continue the request until March 6, 2023; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.**

Notice of Intent: 2 Marian Lane, Paul & Nancy Fenichel:

Jason Ellis was on the call and described the project as a proposed deck and screened porch at the top of a stable, vegetated coastal bank. Commissioner Clint Kershaw noted that a work limit was not staked for the Commissioners' site visit. The Conservation Agent added that the application lacks a variance request and alternative analysis. Additionally, DEP has not yet issued a file number.

Motion: Commissioner Clint Kershaw moved to continue the request until March 6, 2023; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.

Extension Request: Mass DOT: Route 6, 6A, South Pamet & Highland Roads, SE #75-951. Vice Chair Linda Noons-Rose stated that this permit was initially issued in 2015 as a five-year permit. A 3-year extension has already been granted. Linda Noons-Rose also stated that a solution should be developed to fix some of the issues, rather than just continuing with maintenance. **Motion: Commissioner Linda Noons-Rose moved to approve a 1-year extension; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.**

Emergency Certifications: (1) Mass DOT-Route 6; (2) Town of Truro- Pamet Harbor North Jetty. **Motion: Commissioner Linda Noons-Rose moved to ratify both certifications; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.**

Field Change: 8 Castle Rd (SE #75-1105). **Motion: Commissioner Clint Kershaw moved to approve the field change; Second: Commissioner Diane Messinger; Vote: 4-0-0; the motion passed.**

Certificate of Compliance: 482 Shore Rd, SE#75-1005

Motion: Commissioner Clint Kershaw moved to approve the Certificate of Compliance; **Second:** Commissioner Linda Noons-Rose; **Vote:** 4-0-0; **the motion passed.**

Administrative Review Permits: (1) 446 Shore Rd: 1:1 replacement of beach access stairs; (2) Easement between 30 Sandpiper Rd & 1 Dune Way: repairs to existing beach access stair handrails & treads; (4) 26 Pond Rd: 60-day ext. request; (5) 2 Corn Hill Path: replace existing driveway with permeable pavers; (6) 556 Shore Rd: installation of snow fencing and plantings.

Motion: Commissioner Larry Lown moved to approve Administrative Review Permits #1-2, #4-6; **Second:** Commissioner Clint Kershaw; **Vote:** 4-0-0; **the motion passed.**

Administrative Review (3) 426 Shore Rd: beach nourishment, 1:1 pole replacement for beach stairs (90-day request) was handled separately so that Commissioner Linda Noons-Rose could recuse herself. **Motion:** Commissioner Clint Kershaw moved to approve the Administrative Review Permit; **Second:** Commissioner Larry Lown; **Vote:** 3-0-1 with Commissioner Linda Noons-Rose abstaining; **the motion passed.**

Minutes: April 14, 2022, Joint meeting with Wellfleet. **Motion:** Clint Kershaw moved to approve the minutes as amended; **Second:** Commissioner Diane Messinger; **Vote:** 3-0-1 with Larry Lown abstaining; **the motion passed.**

Commissioner Linda Noons-Rose moved to adjourn the meeting.
Second: Commissioner Diane Messinger; **Vote:** 4-0-0.

The meeting was adjourned at 7:37 PM.

Respectfully Submitted by Nina Richey