



Truro Planning Board Agenda

Remote Zoom Meeting

Wednesday, December 18, 2024 – 5:00 pm

www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/89726112294>

Dial in: +1-646-931-3860

Meeting ID: 897 2611 2294

Passcode: 382274

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web: Town of Truro website (www.truro-ma.gov), "Helpful Links", "Truro TV Channel 8". Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/livestream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/livestream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide comment via postal mail or by emailing Town Planner/Land Use Counsel Barbara Carboni at bcarboni@truro-ma.gov one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

Public Comment Period

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

1. **Planner Report**
2. **Chair Report**
3. **Minutes**

Board Action

2024-008/PB ANR 15 North Pamet Road, Map 51, Lot 13. Owners: Richard and Sonia McArdle. Applicants seek Board's endorsement of a plan as "Approval Not Required" under the Subdivision Control law. DEADLINE FOR BOARD ACTION – THIS MEETING

Board Discussion/Action

Discussion and vote on proposal for monthly meeting/work session model

Updates on work for next year
Lot Clearing

Lot Coverage
Climate Change
Street Inventory List

Next Meeting: Wednesday, January 8, 2025 at 5:00 pm

Adjourn



December 4, 2024

Ms. Barbara Carboni, Town Planner
Town of Truro
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666

RE: 15 North Pamet Road, Truro MA - ANR Plan – Map 51, Lot 13

Dear Barbara:

This letter is in regard to the above-referenced project.

The purpose of the ANR plan is to divide the currently developed, 15 North Pamet Road, 15.85 acres, into two (2) lots, Lot 1 and Lot 2. Lot 1 to consist of 12.68 +/- total acres and Lot 2 to consist of 3.17 +/- total acres.

If you have any questions or need any additional information, please feel free to contact me.

Thank you for your help!

Sincerely

A handwritten signature in blue ink that reads 'John McElwee'.

John McElwee, P.L.S.
Senior Project Manager

Cc: Richard and Sonia McArdle



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

To the Planning Board of the Town of Truro, MA

Date 10/29/24

The undersigned owners of all the land described herein submitted the accompanying plan entitled:

APPROVAL NOT REQUIRED and dated 10/25/24, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 15 NORTH PAMET ROAD Map(s) and Parcel(s): 15 - 013

Number of Lots Created: 2 Total Land Area: 15.85 ACRES

The owner's title to said land is derived under deed from ESTATE OF ETHEL M. DUARTE, dated 8/9/2011, and recorded in the Barnstable Registry of Deeds Book and Page 25616/96 or Land Court Certificate of Title No. _____ registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: *(check as appropriate)*

- ☐ The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
- ☒ a public way or way which the Town Clerk certifies is maintained and used as a public way, namely NORTH PAMET ROAD, or
- ☐ a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____; or
- ☐ a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
- ☐ The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

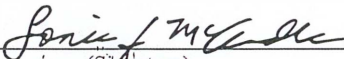
- ☐ Other reasons or comments: (See M.G. L., c.41, §81-L)

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

Richard F.X. McArdle
(Printed Name of Owner)


(Signature)

Sonia F. McArdle
(Printed Name of Owner)


(Signature)

2401 Wyoming Ave NW, Washington, DC 20008
(Address of Owner(s))

2401 Wyoming Ave NW, Washington, DC 20008
(Address of Owner(s))

JOHN M^CELWEE
(Printed Name of Agent)


(Signature)

CAPE & ISLANDS ENGINEERING, 800 FALMOUTH ROAD, MASHPEE, MA 02649
(Address of Agent)

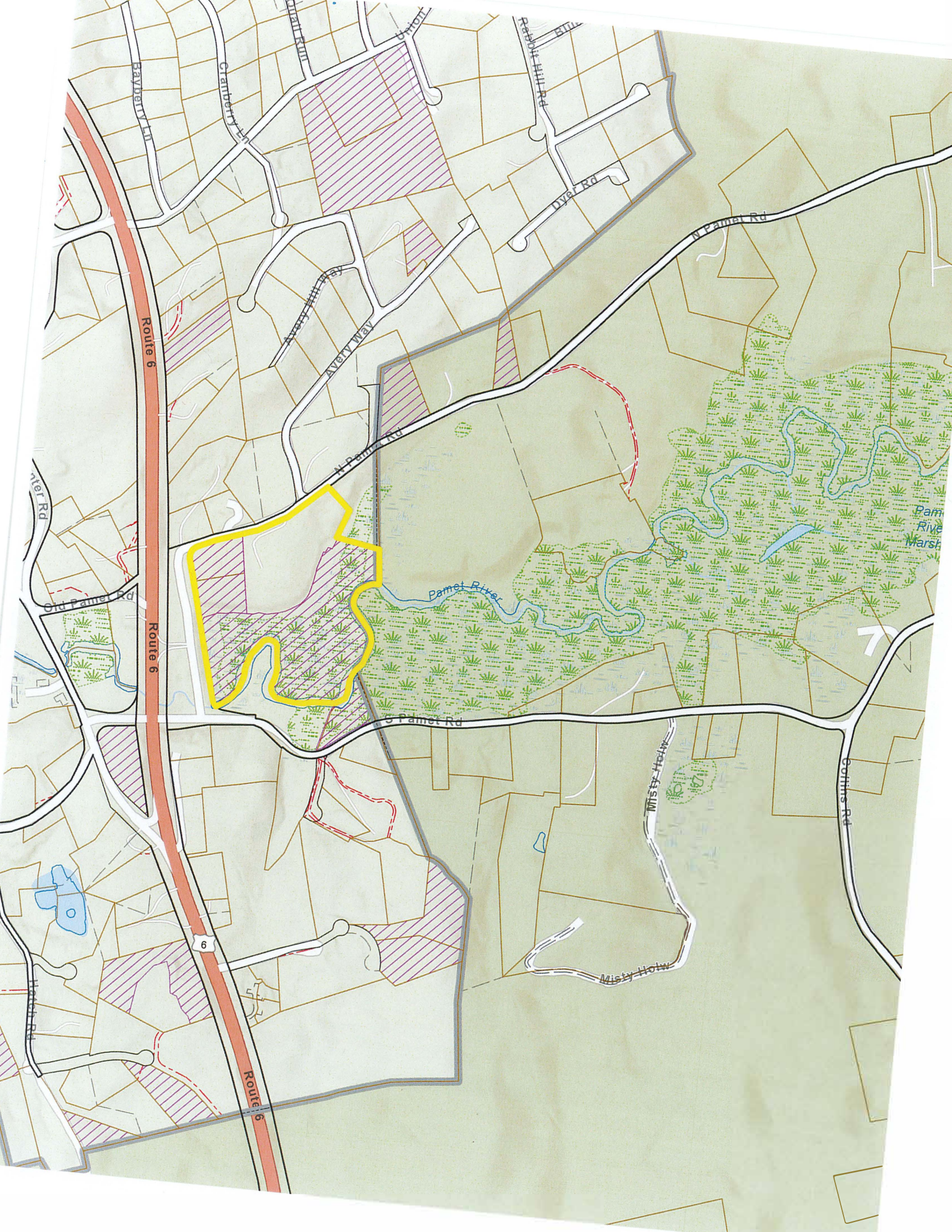
File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Assistant at esturdy@truro-ma.gov

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>15 North Pamet Road</u>		Applicant Name: <u>Richard F.X. and Sonia F. McArdle</u>		Date: <u>December 4, 2024</u>
No.	Requirement	Included	Not Included	Explanation, if needed
2.2.2 Submission Requirements				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:		✓		
a.	<u>A properly executed application for Approval Not Required Endorsement (Form A)</u>	✓		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	<u>Relevant zoning classification data</u>	✓		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		For Area of Lot Access
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		Pertinant Corners Shown
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	✓		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>15 North Pamet Road</u> Applicant Name: <u>Richard F.X. and Sonia F. McArdle</u> Date: <u>December 4, 2024</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	✓		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	✓		



Key: 3060

Town of TRURO - Fiscal Year 2025

10/8/2024

5:57 pm

SEQ #: 3,187

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION								
MCARDLE RICHARD F X & SONIA F 2402 WYOMING AVE NW WASHINGTON, DC 20008								51-13-0				15 NO PAMET RD								
								TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)			
								MCARDLE RICHARD F X & SON				08/12/2011		QS	1,500,000		25616-96			
								DUARTE ETHEL M ESTATE				04/13/2001		99	13724-269					
								DUARTE ETHEL M				04/12/2001		99	13724-267					
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF		Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775		12	1.00	1	1.00	1	1.00	836,510		1.00	1	1.00 RF2		2.30			648,300	
300	A	3.702		12	1.00	1	1.00	1	1.00	63,940		0.92	1	1.00 RF2		2.30			218,550	
400	F	300		12	1.00	1	1.00	1	1.00	598		1.00	1	1.00 RF2		2.30			179,400	
350	A	9.000		12	1.00	CR	0.25	1	1.00	1,743		0.33	1	1.00 TWP		1.00			5,180	
300	A	2.180		12	1.00	CR	0.25	1	1.00	15,985		0.92	1	1.00 RF2		2.30			32,170	

TOTAL	15.657 Acres	ZONING	RES	FRNT	1,512	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	Conservation Restriction 11/16/16 Bk 30090 Pg43.			LAND	1,083,600	1,074,400
Infl1	NO ADJ					BUILDING	1,608,800	1,550,200
Infl2	NO ADJ					DETACHED	40,400	38,800
						OTHER	430,000	413,900
						TOTAL	3,162,800	3,077,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18	E 1.00 12X14		168	18.50	3,100
DGF	A	1.00	A 0.75 18X22	1960	396	25.50	7,600
SHF	A	1.00	A- 0.70 8X10	1975	80	16.61	900
DGF	E	1.80	E 1.00 CAR BARN IRR	2020	737	38.74	28,600
ASH	A	1.00	A 0.75 AT OLD GAR 3		18	12.43	200

PHOTO 12/21/2022

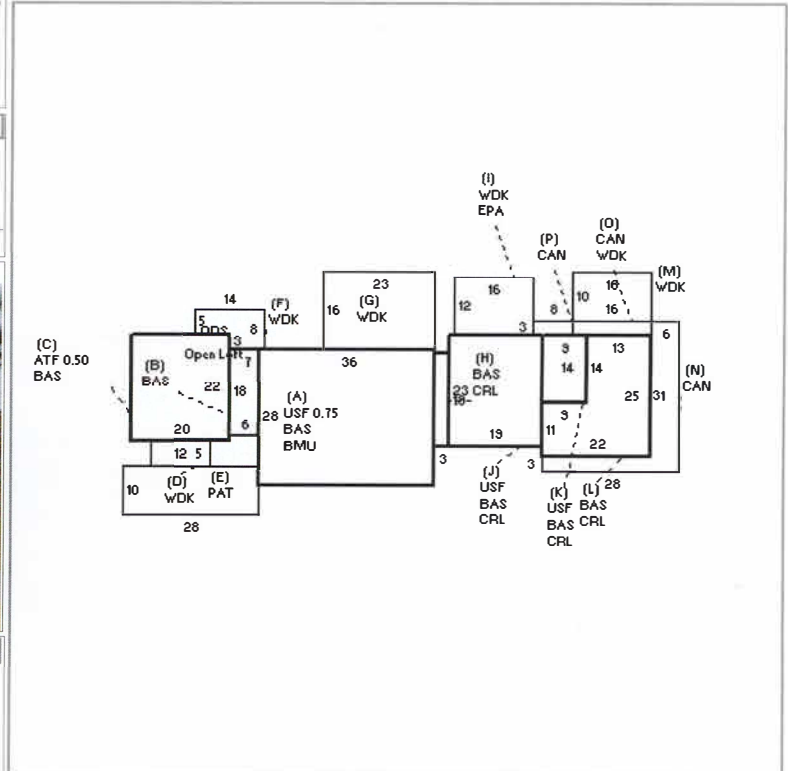


BLDG COMMENTS

Wood Stove, roof on center section is cedar shakes, 2 wings are metal roofs. Vehicle barn has half-BA.


BUILDING	CD	ADJ	DESC	MEASURE	11/17/2021	LG
MODEL	1		RESIDENTIAL	LIST	11/17/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	6/25/2012	BE
QUALITY	G	1.26	GOOD [55%]			
FRAME	1	1.00	WOOD FRAME [100%]			

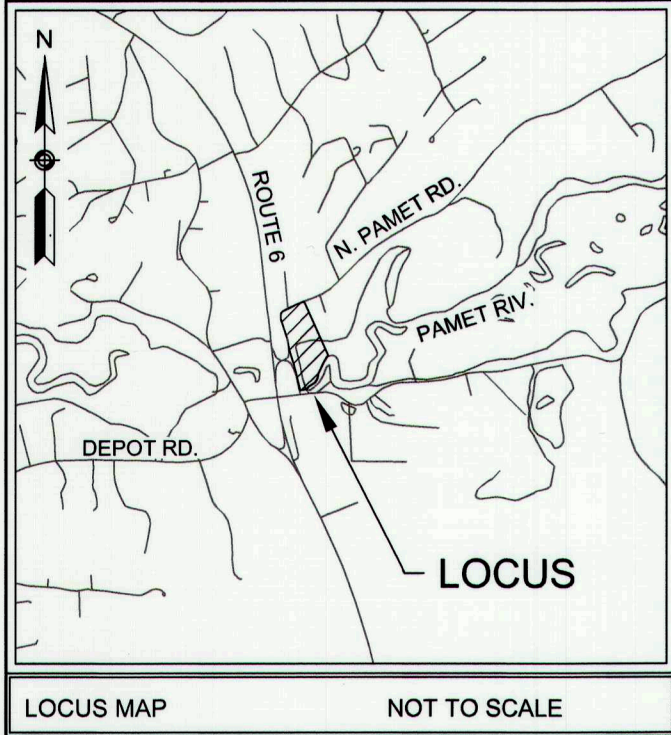
YEAR BLT	1941	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,849,184
NET AREA	3,919	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		99.68	100,475	CONDITION ELEM	CD
\$NLA(RCN)	\$472	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,008	1941	404.44	407,671		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	756	1941	329.74	249,285		
UNITS				ROOF COVER	4	WOOD SHAKES	1.00	B	BAS	L	BAS AREA	108	1941	404.43	43,679		
STORIES(FAR)				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,484	2020	404.44	600,182		
ROOMS				INT. FINISH	2	DRYWALL	1.00	C	ATF	N	FINISHED ATTIC	220		225.90	49,697		
BEDROOMS				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	ATT WOOD DECK	919		65.12	59,842		
BATHROOMS				FUEL SOURCE	1	OIL	1.00	E	PAT	N	PATIO	280		22.79	6,380		
FIXTURES								+	CRL	N	CRAWL SPACE	1,044		50.04	52,238		
UNITS								I	EPA	N	ENCL PORCH	192		190.31	36,540	EFF.YR/AGE	2010 / 13
								+	USF	L	UP-STRY FIN	563	2020	329.74	185,645	COND	13 13 %
								+	CAN	N	CANOPY	324		66.87	21,665	FUNC	0
								F21	O	FPL 2S 10P	1		21,736.80	21,737	ECON	0	
								MST	O	MASONRY STACK	1		4,347.90	4,348	DEPR	13 % GD 87	
								ODS	O	OUT DOOR SHOWER	1		0.00		RCNLD	\$1,608,800	



BUILDING

10/8/2024 5:57 pm SEQ #: 3,188

CURRENT OWNER						PARCEL ID				LOCATION				CLASS		CLASS%		DESCRIPTION				BN ID		BN		CARD					
MCARDLE RICHARD F X & SONIA F 2402 WYOMING AVE NW WASHINGTON, DC 20008						51-13-0				15 NO PAMET RD				1090		100		MULTIPLE HSES						2		2 of 2					
						TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG.(Cert)		PMT NO		PMT DT		TY	DESC		AMOUNT		INSP		BY		1st	%
CD	T	AC/SF/UN		Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE																		
TOTAL						ZONING		FRNT		ASSESSED		CURRENT	PREVIOUS																		
Nbhd						NOTE		LAND BUILDING DETACHED OTHER TOTAL		430.000																					
Infl1																															
Infl2																															
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	PHOTO 12/21/2022																						
																															
BLDG COMMENTS																															
Concrete slab floor.																															
BUILDING		CD	ADJ	DESC		MEASURE	11/17/2021	LG																							
MODEL		1		RESIDENTIAL		LIST	11/17/2021	LG																							
STYLE		1	1.00	RANCH [100%]		REVIEW																									
QUALITY		G	1.35	GOOD [100%]																											
FRAME		1	1.00	WOOD FRAME [100%]																											
YEAR BLT		2020	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	443,278													
NET AREA		906	DETAIL ADJ	1.035	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	906	2020	443.07	401,426	CONDITION ELEM		CD												
\$NLA(RCN)		\$489	OVERALL	0.980	EXT. COVER	10	VERT. BOARD	1.00	B	WDK	N	ATT WOOD DECK	384		74.51	28,611															
					ROOF SHAPE	1	GABLE	1.00	C	UST	N	UTILITY STORAGE	25		158.08	3,952															
					ROOF COVER	10	METAL RSD RIDGE	1.00		MST	O	MASONRY STACK	1		4,389.70	4,390															
					FLOOR COVER	6	OTHER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00																
					INT. FINISH	2	DRYWALL	1.00																							
					HEATING/COOLING	9	WARM/COOL AIR	1.03																							
					FUEL SOURCE	2	GAS	1.00																							
CAPACITY		UNITS	ADJ																												
STORIES(FAR)		1	1.00																												
ROOMS		4	1.00																												
BEDROOMS		2	1.00																												
BATHROOMS		2	1.00																												
FIXTURES		7	\$4,900																												
UNITS		0	1.00																												
EFF.YR/AGE		2020 / 3																													
COND		03 03 %																													
FUNC		0																													
ECON		0																													
DEPR		3 % GD		97																											
RCNLD		\$430,000																													

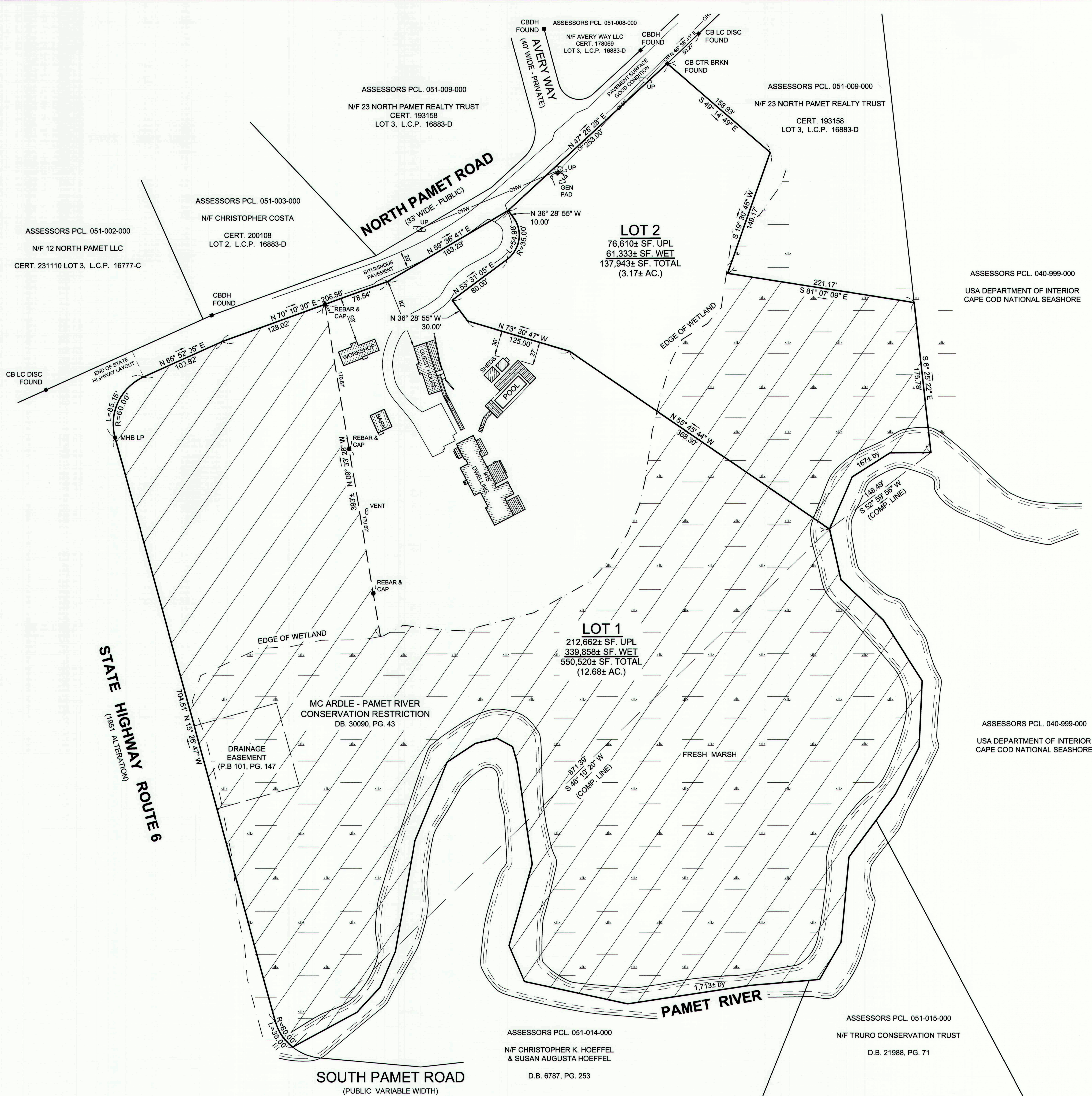


APPROVAL UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED.
SUBMITTAL DATE: _____

TRURO PLANNING BOARD

DATE: _____

ENDORSEMENT OF THIS PLAN BY THE PLANNING BOARD
ONLY INDICATES THAT THE PLAN IS NOT A SUBDIVISION
UNDER CHAPTER 41, SEC. 81-L AND DOES NOT INDICATE
THAT THE LOT IS BUILDABLE, OR THAT IT MEETS
ZONING, HEALTH, CONSERVATION OR GENERAL BYLAW
REQUIREMENTS.



FOR REGISTRY USE ONLY

GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND"
INSTRUMENT SURVEY AND ELEVATIONS BASED
ON THE NAVD 1988 DATUM. COORDINATE
SYSTEM USED IS THE MA-MAINLAND
COORDINATE SYSTEM, DATUM: NAD 83, UNITS:
U.S. SURVEY FEET.

ZONING DISTRICT: RESIDENTIAL

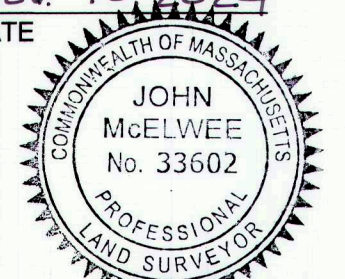
DEED REFERENCE: BOOK 25616 PAGE 96
BOOK 30090, PAGE 43
BOOK 32350, PAGE 288

PLAN REFERENCE: BOOK 666 PAGE 55

OWNER: RICHARD F.X. MCARDLE
SONIA F. MCARDLE
1511 NORTH ASTOR STREET
CHICAGO, IL 60610


I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND
REGULATIONS FOR FILING PLANS IN THE MASSACHUSETTS
REGISTRIES OF DEEDS.

John McElwee Nov. 13, 2024
JOHN MC ELWEE P.L.S. DATE



NOTICE
THIS PLAN MAY NOT BE ADDED TO, DELETED FROM, OR ALTERED IN ANY WAY BY ANYONE OTHER THAN CAPE &
ISLANDS ENGINEERING, INC.

COPYRIGHT (C) BY CAPE & ISLANDS ENGINEERING, INC. ALL RIGHTS RESERVED

DATE	DESCRIPTION	BY	CHK
PREPARED FOR:			
RICHARD F. X. MCARDLE P.O. BOX 589 TRURO, MA 02666			
PROJECT:			
15 NORTH PAMET ROAD TRURO, MASSACHUSETTS			
SHEET NO.: 1 OF 1		DATE: 10/25/24	
DRAWN BY: JDM		CHECKED BY: JJF	
PREPARED BY:			
			
SUMMERFIELD PARK 800 FALMOUTH ROAD SUITE 301C MASHPEE, MA 02649		508.477.7272 PHONE 508.477.9072 FAX www.CapeEng.com	
DRAWING TITLE:			
PLAN OF LAND			
ASSESSORS INFORMATION:		MAP 051-013-000	

