

Truro Zoning Board of Appeals Agenda

Remote Zoom Meeting

Monday, February 24, 2025 – 5:30 pm

www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/84896366145>

Dial in: +1-646-931-3860

Meeting ID: 848 9636 6145

Passcode: 945316

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). 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 Liz Sturdy, Planning Department Assistant, at esturdy@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.

Minutes

- ◆ November 18, 2024
- ◆ December 16, 2024

Public Hearings – New

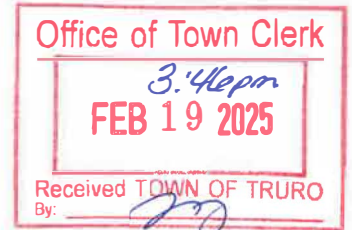
2025-001/ZBA – Shore Road Properties LLC, for property located at 670 Shore Road (Atlas Map 2, Parcel 12, Unit 7). Applicant seeks a Special Permit for the demolition and reconstruction of a pre-existing, non-conforming structure (garage) with a new non-conforming garage structure within side setback on property in the Beach Point Limited Business District. *DEADLINE FOR BOARD ACTION: MEETING MARCH 24, 2025*

2025-002/ZBA – Katherine A. Burroughs Trust, Katherine Burroughs Trustee, for property located at 592 Shore Road (Atlas Map 5, Parcel 18). Applicant seeks Special Permit for alterations to two nonconforming residences (frontage, setbacks, building separation) on nonconforming lot in the Beach Point Limited Business District. *DEADLINE FOR BOARD ACTION: MEETING MARCH 24, 2025*

Zoning Task Force Update – Darrell Shedd

Next Meeting Monday, March 24, 2025 at 5:30 p.m.

Adjourn



STAFF MEMORANDUM

To: Truro Zoning Board of Appeals

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: February 21, 2025

Re: Meeting February 22, 2025

2025-001/ZBA – Shore Road Properties LLC (owner, Jill Botway representative) and Leif Hamnquist (applicant) for property located at 670 Shore Road, Unit 7. Applicants seek a special permit for demolition and reconstruction of a pre-existing nonconforming structure (garage) with a new nonconforming garage structure within setback on property in Beach Point Limited Business District.

Existing Conditions and Proposed Project

The subject property is Unit 7 of the Pilgrim Colony Condominium complex, which consists of nine buildings on 144,447 sq.ft. lot. See Boundary & Limited Existing Conditions Survey. Unit 7 (also identified as Building 7) is located nearest to Shore Road, approximately 25 feet from the lot line; there is an associated 1 -1/2 story garage between Unit 7 and the side lot line, 1.4 feet at its closest point. See Floor Plans/Elevations Existing plan. The existing garage and residence are located at approximately the same distance from Shore Road. The ridge elevation is at 23.69 feet above 8.52 elevation of existing slab.

The applicant seeks to demolish the existing garage and construct a new 12' x 28' garage. See Building Permit Plot Plan. The new garage is proposed at 2.5 feet from the side lot line at its closest point, and at approximately the same distance from Shore Road as the existing garage. The proposed garage will also be 1-1/2 stories. There is a floor plan provided for the first floor. See Elevations Proposed Plan. The plans do not indicate a second floor for "storage," which is usually the case with garages of these dimensions; just a roof. The proposed ridge elevation is 24.93 feet over 8.75 elevation of proposed concrete slab.

Special Permit under G.L. c. 40A, s. 6 and Section 30.7 of the Zoning Bylaw

The lot existing garage is nonconforming as to side setback (and other nonconformities exist on the property); under G.L. c. 40A, s. 6 and Section 30.7 of the Zoning Bylaw, a special permit is required for reconstruction of the garage.

The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds *that the proposed alternation and reconstruction "shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood."*

Likewise, the Board may grant a special permit under Section 30.7.A if it finds that: *“the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alternation or extension will exist in harmony with the general purpose and intent of this bylaw.”*

2025-002/ZBA – Katherine A. Burroughs Trust, Katherine Burroughs Trustee, for property located at 592 Shore Road. Applicant seeks special permit for alterations to two nonconforming residences on nonconforming lot in Beach Point Limited Business District.

Existing Conditions and Proposed Project

The subject lot contains 33,990 square feet and two dwellings side by side, identified on plans as 71 (also referred to as Cottage A) and 72 (also referred to as Cottage B). Both dwellings are 1 -1/2 stories. A garage is located between Cottage A and Shore Road at a nonconforming 6.4 feet. As noted in the narrative, there are a number of other existing nonconformities, including the encroachment of building 71 by 3.8 feet onto the abutting lot. The Zoning Bylaw requires five feet of side yard setback for each story in the Beach Point district. See Bylaw Section 50.1, note 4. There is a 12-foot building separation where 15 feet are required. See Bylaw s. 50.1.E). Cottage A has a ridge elevation of 32.1 feet above a slab elevation of 5.9 feet. Cottage B has a ridge elevation of 29.4 feet over slab elevation of 6.7 feet.

Gut rehabs and floodplain-related improvements are proposed for both dwellings. The existing nonconformities will continue to exist, and Cottage A will continue to encroach 3.8 feet onto the abutting lot. Cottage A will have a ridge elevation of 32.1 feet over an average grade elevation of 11.5 feet. Cottage B will have a ridge elevation of 29.4 feet over an average grade elevation of 11.5 feet. The buildings will remain within the same footprints, but are enlarged in height and massing. Portions of the building read as two stories.

Special Permit under G.L. c. 40A, s. 6 and Section 30.7 of the Zoning Bylaw

See above for applicable standards

Additional Consideration

It is not unusual in Beach Point for an existing building to encroach onto abutting property, but typically, when there are alterations to or reconstruction of such a building, the building is moved so that it is no longer located on the abutting property. In this case, Cottage A as proposed will continue to encroach 3.8 feet onto the abutting property. This does not preclude the grant of a special permit (as the standard is “not substantially more detrimental to the neighborhood than the existing nonconformity”), but the Board may wish to explore this with the applicant.



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

November 18, 2024 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

Members Present (Quorum): Chris Lucy (Chair); Darrell Shedd (Vice Chair); Dave Crocker (Clerk); Art Hultin, Russ Braun, Robert Tilden (Alternate), Leah Camhi (Alternate)

Members Absent:

Other Participants: Barbara Carboni – Town Planner and Land Use Counsel; Ben Zehnder (Attorney for Janet Despres and Richard Despres – Applicants); Richard Despres (Applicant); Janet Despres (Applicant); Suzanne Parish and Veronica Janssens (Owners and Applicants); Nicole Reindorf (Truro Resident and Abutter)

Remote meeting convened at 5:30 pm, Monday, November 18, 2024, by Chair Lucy. Town Planner/Land Use Counsel Carboni announced that this was a remote meeting which was being broadcast live on Truro TV Channel 8 and was being recorded.

Public Comment Period

Chair Lucy invited any individual who wished to make a public comment and Chair Lucy recognized Town Planner and Land Use Counsel Carboni who welcomed the new alternate members Member Tilden and Member Camhi. Town Planner and Land Use Counsel Carboni also clarified that for the hearing regarding 4 Kettle Hole Lane a variance application was continued from the last meeting and a new Special Permit application will be reviewed by the ZBA this evening. In regard to the hearing for 39 Fishermans Road, the ZBA will hear an application for a Special Permit this evening.

There were no other public comments made.

Minutes

None

Public Hearing – Continued

2024-011/ZBA-Janet Despres and Richard Despres, for property located at 4 Kettle Hole Lane (Atlas Map 42, Parcel 266) located on property in the Residential District. Applicant seeks: (1) a variance to construct a garage within a side setback (10 feet where 25 feet required); and (2) a Special Permit for the removal of a pre-existing, non-conforming structure (shed) with new non-conforming garage structure.

Chair Lucy read aloud the application and opened the hearing in this matter.

Attorney Zehnder reconfirmed with Chair Lucy that the five Full Members of the ZBA would vote on this matter. Attorney Zehnder then noted that the Ms. Depres and Mr. Depres were present via telephone.

Attorney Zehnder requested that the Special Permit application be heard first and then the Variance application. Attorney Zehnder said that regardless of the Special Permit decision, the Applicant would request to withdraw the application for a variance without prejudice. There were no objections to this request to present the Special Permit application first.

Attorney Zehnder then provided background information regarding the project and presented the project's plan.

The Members, Attorney Zehnder, and Town Planner and Land Use Counsel Carboni, then commented or discussed the following highlighted topics: a review of M.G.L. Chapter 40A, §6; a review of Truro's Zoning Bylaw's definition of "alteration"; the definition of "alteration" was inconsistent with Attorney Zehnder's basis for the application as there will be no existing structure to alter and it will be a new structure; the Site Plan does not identify any of the retaining walls; previous ZBA decisions granting Special Permits when an alteration included a demolition and reconstruction; the Klein case; a careful review and exploration of similar Special Permit applications over the last thirty years which were granted by the ZBA; the absence of the retaining walls on the Site Plan may have an impact whether or not the determination of the project may be substantially more detrimental to the neighborhood; the previous determination by the Building Commissioner not to approve a permit as the project required a variance; and Attorney Zehnder's offer to contact the Building Commissioner for a new determination as to whether or not it is a pre-existing non-conforming structure or it constituted an alteration.

Town Planner and Land Use Counsel Carboni opined that the Members may continue the hearing for the variance and Special Permit until December 16, 2024 in order to further explore previous history with similar applications and that the deadline for the ZBA to act is December 22, 2024. Town Planner and Land Use Counsel Carboni reiterated that a continuance is entirely within the discretion of the Board.

At 6 pm, Town Planner and Land Use Counsel Carboni announced that she had to depart the meeting and requested that at the appropriate time, the Members make a motion to continue the hearings for the Special Permit and variance to December 16, 2024. Attorney Zehnder noted that once the discussion had ended, he would request a continuance in this matter until December 16, 2024.

Attorney Zehnder announced that he would make a request for a continuance when Chair Lucy decided when it was appropriate. There were no other comments or questions from the Members.

Chair Lucy asked if the Applicants would like to say anything and Mr. Depres said that the 3-car garage was always a bedroom and the installed garage doors were to give the structure a carriage house look. The structure's floor could not accommodate vehicles and there was a basement under the structure.

Chair Lucy asked if anyone from the public had any comments or questions and there were none.

Chair Lucy asked Attorney Zehnder if there would be a request for a continuance and Attorney Zehnder replied in the affirmative.

Member Braun made a motion to continue this matter to December 16, 2024.

Member Crocker seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Member Crocker – Aye

Member Hultin – Aye

Vice Chair Shedd - Aye

Chair Lucy - Aye

So voted, 5-0-0, motion carries.

After the vote, Chair Lucy announced that the hearing for the Special Permit and variance in this matter would be held on December 16, 2024.

Public Hearing - New

2024-010/ZBA - Suzanne Parish and Veronica Janssens, for property located at 39 Fishermans Road (Atlas Map 42, Parcel 57). Applicant seeks a special permit to increase an existing nonconformity (expand deck further into rear setback) on property in the Residential District.

Chair Lucy announced that the Applicants had withdrawn their previous application without prejudice at the last ZBA meeting and the Applicants have resubmitted a new application, and as such, this was a new public hearing.

Chair Lucy then read aloud the application and opened the hearing.

*Note: Member Hultin then made a point of order, that in the previous matter of **2024-011/ZBA-Janet Despres and Richard Despres**, Member Hultin said that the continuance was not clear and said that the continuance should specify that it was for both the Special Permit and the variance.*

Member Crocker made a motion to continue the matter of 2024-011/ZBA-Janet Despres and Richard Despres for both the Special Permit application and variance application to December 16, 2024.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Hultin – Aye

Member Crocker – Aye

Member Braun – Aye

Vice Chair Shedd - Aye

Chair Lucy - Aye

So voted, 5-0-0, motion carries.

Chair Lucy then proceeded with the matter of **2024-010/ZBA - Suzanne Parish and Veronica Janssens** and noted that the information regarding this project had been heard before.

Chair Lucy asked if any Members had any questions or comments. Member Hultin said that he had misinterpreted the bylaw at the last meeting, and that if this application was approved, he apologized in advance for any delay that he may have caused.

The Members and the Applicants also discussed and commented on the following highlighted topics: the encroachment into the property line appeared to be unnecessary; the increased encroachment into the

setback; the deck could be redesigned so there is no encroachment; and the support from the Abutters for the application to be approved.

Chair Lucy noted that only the five Full Members would vote on any motions regarding this matter.

Chair Lucy asked if anyone from the public wished to comment and Chair Lucy recognized Ms. Reindorf who voiced her support for the Applicants' application approval. Chair Lucy then recognized Member Tilden who said that he had reviewed the project and he had produced alternatives which could be architecturally interesting. That being said, Member Tilden said that the encroachment was not big.

Vice Chair Shedd made a motion to approve the application for a Special Permit in the matter of 2024-010/ZBA – Suzanne Parish and Veronica Janssens for the extension of a deck within the rear backyard setback according to plans as presented and that this extension will not be substantially more detrimental to the neighborhood than the existing non-conforming use and will exist in harmony with the general purpose and intent of this Bylaw.

Member Crocker seconded the motion.

ROLL CALL VOTE:

Member Hultin – Aye

Member Crocker – Aye

Vice Chair Shedd - Aye

Member Braun – Aye

Chair Lucy - Aye

So voted, 5-0-0, motion carries.

After the vote, Chair Lucy thanked the Applicants for their patience and the Applicants thanked the Members.

Board Discussion

Rules & Regulations of the ZBA: Chair Lucy led the discussion and review of the Rules & Regulations of the ZBA with the Members. The Members discussed the following highlighted topics: the inclusion of the updated and changed Rules & Regulations in this evening's packet; the process to amend the Rules & Regulations; the prohibition of hybrid meetings held at any location other than Town Hall (will be removed in the motion); the Select Board is working on a hybrid meeting policy now but it is not finalized; quorum and attendance; the "Mullin Rule"; Applications to the Board and information required to be filed and associated timelines; the general process of a hearing; Chapter 40B; the hiring of outside consultants; the process to hire an outside consultant; and the inclusion of the names and signatures of the alternate members on the final document; in Chapter 6, removal of the last half of the last sentence; and include the Members' complete full names for signature and not familiar names on the final.

Note: Prior to the following motion, Member Tilden had departed the meeting and no vote was cast on remaining motions this evening.

Member Hultin made a motion to approve the Rules & Regulations of the ZBA including the proposed amendment including the Members' complete names, the inclusion of the alternate members' names on the signature page and changing Chapter 6's last sentence.

Vice Chair Shedd seconded the motion.

ROLL CALL VOTE:

Member Hultin – Aye

Vice Chair Shedd - Aye

Member Camhi – Aye

Member Braun – Aye

Member Crocker – Aye

Chair Lucy – Aye

So voted, 6-0-0, motion carries.

Hybrid Meetings: Chair Lucy stated that the Select Board was preparing a hybrid meeting policy that was not yet completed. The discussion continues.

Member Camhi said that she was looking forward to collaborating with the Members.

Next Meeting

Chair Lucy announced that the next meeting would be held on Monday, December 16, 2024 at 5:30 pm.

Member Braun asked about the efforts of the Zoning Task Force and Vice Chair Shedd replied that he could provide a presentation to the Members at the next meeting. Chair Lucy said that this could be a standing agenda item for every meeting moving forward and there were no objections.

Member Hultin said that the Zoning Task Force meetings could be viewed on Truro TV.

Vice Chair Shedd made a motion to adjourn at 6:41 pm.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Hultin – Aye

Member Crocker – Aye

Member Braun – Aye

Member Camhi – Aye

Vice Chair Shedd – Aye

Chair Lucy - Aye

So voted, 6-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

December 16, 2024 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

Members Present (Quorum): Chris Lucy (Chair); Darrell Shedd (Vice Chair); Dave Crocker (Clerk); Art Hultin, Russ Braun, Robert Tilden (Alternate), Leah Camhi (Alternate)

Members Absent:

Other Participants: Barbara Carboni – Town Planner and Land Use Counsel; Ben Zehnder (Attorney for Janet Despres and Richard Despres – Applicants); Richard Despres (Applicant); Janet Despres (Applicant); Rich Roberts (Truro Voter and Abutter); A.J. Santos (Abutter to 4 Kettle Hole Lane); Peter Costa (Applicant – 5 Lily Lane); Robert W. Galvin (Attorney for Applicants – Peter and Melissa Costa – 5 Lily Lane); John Ferro (General Contractor for Applicants – Peter and Melissa Costa – 5 Lily Lane) Attorney Ben Zehnder (Attorney for the Owners and Abutters at 113 Castle Hill Road – Paul and Amy Holt); Amy Holt (Owner and Abutter at 113 Castle Hill Road)

Remote meeting convened at 5:30 pm, Monday, December 16, 2024, by Chair Lucy. Town Planner/Land Use Counsel Carboni announced that this was a remote meeting which was being broadcast live on Truro TV Channel 8 and was being recorded.

Public Comment Period

Chair Lucy invited any individual who wished to make a public comment and Chair Lucy recognized Mr. Roberts (speaking as a private citizen) who reminded the public regarding the outdoor lighting ordinance in Truro.

There were no other public comments made.

Public Hearing – Continued

2024-011/ZBA-Janet Despres and Richard Despres, for property located at 4 Kettle Hole Lane (Atlas Map 42, Parcel 266) located on property in the Residential District. Applicant seeks: (1) a variance to construct a garage within a side setback (10 feet where 25 feet required); and (2) a Special Permit for the removal of a pre-existing, non-conforming structure (shed) with new non-conforming garage structure.

Chair Lucy read aloud the application notice and announced that new material had been submitted but not in accordance within the timelines as stated in the Rules & Regulations of the ZBA. The Rules and Regulations of the ZBA were approved in November (last month). Chair Lucy also noted that the information regarding the Rules & Regulations of the ZBA were also posted on the Town's website. Finally, Chair Lucy said that the abutters did not have enough time to review the new material and that

it would be at the pleasure of the ZBA to hear this matter this evening or continue it to the next meeting.

Chair Lucy recognized Attorney Zehnder who apologized for his lateness to submit the new material to the Board and he found a continuance appropriate for the abutters to have time to review the material. Attorney Zehnder noted that the only change submitted to the Board was to change the location of the building away from the sideline setback.

The Members, Town Planner and Land Use Counsel Carboni, and Attorney Zehnder discussed the following: a request from Town Planner and Land Use Counsel Carboni to Attorney Zehnder, should the Board decide to continue this matter, for him to submit an email to her agreeing to an extension of time for the ZBA to act until January 27, 2025; the absence of retaining walls which were intended, the grading, or any other controlling measures which are not in the Site Plan; and general support for the a continuance in this matter so the abutters would have time to review the new material submitted.

Attorney Zehnder reconfirmed the information requested by the Members and then requested a continuance for the variance and the Special Permit applications for the Board can act to January 27, 2025.

The Members, Town Planner and Land Use Counsel Carboni, and Attorney Zehnder then discussed what effect it would have on the Applicant should a Full Member not be available for the next meeting or if a winter storm arise that results in the cancellation of the next meeting. Town Planner and Land Use Counsel Carboni also noted that the Town would risk a constructive grant for the variance should the next meeting, on January 27, 2025 be cancelled on that date.

Vice Chair Shedd said that he had been prepared to hear this matter and there were several abutters present this evening. Vice Chair Shedd noted that there was considerable neighborhood opposition to this project and he suggested continuing the discussion this evening. Chair Lucy replied that it would require using the material that had arrived late.

Town Planner and Land Use Counsel Carboni announced that she had just received an email from Attorney Zehnder that he would consent to an extension of time for the Board to act through January 27, 2025 and for the Board to file a decision through February 24, 2025 for the variance and Special Permit. Attorney Zehnder confirmed that he would not pursue a constructive grant should the meeting on January 27, 2025 not be held.

Vice Chair Shedd made a motion to continue the matter of 2024-011/ZBA - Janet Despres and Richard Despres to January 27, 2025.

Member Hultin seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Vice Chair Shedd - Aye

Member Hultin – Aye

Member Crocker – Aye

Chair Lucy - Aye

So voted, 5-0-0, motion carries.

Public Hearing - New

2024-013/ZBA – Peter and Melissa Costa, relating to property located at 113 Castle Hill Road (Atlas Map 46, Parcel 389). Appeal by applicants of inability to obtain zoning enforcement from the Building Commissioner with respect to zoning violations alleged to arise from construction of a dwelling on property in the Residential District. DEADLINE FOR BOARD ACTION: MEETING JANUARY 27, 2025/DEADLINE FOR FILING DECISION: FEBRUARY 10, 2025

Chair Lucy read aloud the application notice and opened the public meeting.

Chair Lucy recognized Attorney Galvin who stated that he had submitted late materials last Friday to Town Planner and Land Use Counsel Carboni. Attorney Galvin said that he would agree to an extension that the Board would determine is reasonable. Chair Lucy noted that abutters had expressed concerns about the height of the project. Member Braun noted that the submitted materials were difficult to understand and needed to be clarified.

The Members discussed the following topics: clearer materials submitted prior to the next meeting should a continuance be granted; the Building Commissioner's email noting that the general contractor has initiated work for corrections regarding overall height and will not receive a full Certificate of Occupancy until the work is complete and certified by a registered professional engineer; and a request from Vice Chair Shedd that the Building Commissioner be part of this conversation and Chair Lucy said that a request will be made to the Building Commissioner.

Chair Lucy recognized Attorney Zehnder who said that he had spoken with the Building Commissioner who told him that he did not see the need to appear at this hearing. Attorney Zehnder confirmed that he would like to have the Building Commissioner present as well at the next meeting. Attorney Zehnder also said that the Building Inspector approved a porch on the main living level as not counting towards site coverage as it is unheated. Attorney Zehnder also stated that his clients (the abutters) would like to move this matter along as it impacts his clients to occupy their property.

Chair Lucy recognized Mr. Costa who said that there were different measurements on different Site Plans. Chair Lucy reiterated that Attorney Galvin said that he was willing to postpone until next month.

Vice Chair Shedd made a motion to continue the matter of 2024-013/ZBA – Peter and Melissa Costa until January 27, 2025.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Member Hultin – Nay

Member Crocker – Aye

Vice Chair Shedd - Aye

Chair Lucy - Aye

So voted, 4-1-0, motion carries.

Minutes

None

Next Meeting

Chair Lucy announced that the next meeting would be held on Monday, January 27, 2025 at 5:30 pm.

Chair Lucy asked the Members if they would like to discuss or add any items to next month's agenda and Member Braun asked that if the Members could see the work conducted by the Zoning Task Force. Vice Chair Shedd replied that a presentation could be done at the next meeting. There were no objections.

Member Camhi suggested that for future meetings that if an Applicant had submitted late material then that hearing should not appear on the agenda. Town Planner and Land Use Counsel Carboni replied that it was important to keep the scheduled hearings on the agenda as there are statutory deadlines which may be missed if a scheduled hearing is removed from the agenda. Chair Lucy also noted that there are requirements for public announcement for each hearing.

Vice Chair Shedd made a motion to adjourn at 6:26 pm.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Member Hultin – Aye

Member Crocker – Aye

Vice Chair Shedd – Aye

Chair Lucy - Aye

So voted, 5-0-0, motion carries.

Note: Chair Lucy did not call on Member Camhi or Member Tilden for their votes to adjourn the meeting.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

From: [Rich Stevens](#)
To: [Elizabeth Sturdy](#); [Emily Beebe](#); [Arozana Davis](#); [Jarrod Cabral](#); [Lynne Budnick](#)
Cc: [Barbara Carboni](#); [Chris Lucy](#); [Darrell Shedd](#)
Subject: RE: ZBA Applications for Review: 670 Shore and 592 Shore
Date: Wednesday, January 29, 2025 9:09:16 AM

Good Morning,

No issues on the 670 application other than conservation.

Applicant on 592 needs to be aware of Flood Zone issues. I do not see any figures on construction costs but if the cost exceeds 50% of the assessed values

The structures need to fully comply with flood zone regulations which may require elevation of the structures.

Thank You,

Richard Stevens
Building Commissioner

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, January 28, 2025 11:10 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Chris Lucy <CLucy@truro-ma.gov>; Darrell Shedd <dsheddd@truro-ma.gov>
Subject: ZBA Applications for Review: 670 Shore and 592 Shore

Emily, Rich, Zana, Jarrod, Lynne:

The attached ZBA Applications for 670 Shore Road (SP) and 592 Shore Road (SP) will be reviewed at the February 24, 2025 Zoning Board meeting at 5:30 pm.

Please respond with any comments you may have, **or not**. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Elizabeth A. Sturdy (Liz)

Planning Department Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Main : (508) 349-7004, x121
Direct: (508) 214-0935
Fax: (508) 349-5505

esturdy@truro-ma.gov

Leif Hamnquist Architects

PO Box 358
N. Truro, MA 02652
Phone: 617.365.0130
info@lha.design
www.lha.design

January 21, 2025

Zoning Board of Appeals
24 Town Hall Road
Truro MA, 02666

Re: 670 Shore Road Unit #7

Dear Zoning Board of Appeals,

The request before the board is to seek relief under Article 5, Section 50.1, Regulations of the Zoning Bylaw to an raze the pre-existing, non-conforming garage on the northwest corner of the lot and construct a new garage with a less non-conforming setback, a smaller footprint but with a larger overall height. The proposed existing garage is currently in disrepair and beginning to fall over and since it is located within a flood zone (AE), reconstruction is the best course for a safer more resilient structure.

We believe the proposed work meets all considerations for the approval of a special permit by the board as the work will create no hazard, no further congestion and no environmental degradation.

Sincerely,

Leif D. Hamnquist AIA
Owner/Principal Architect



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date 01/21/25

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

GENERAL INFORMATION

☐ **NOTICE OF APPEAL**

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

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

☐ **PETITION FOR VARIANCE** – Applicant requests a variance from the terms § _____ of the Truro Zoning Bylaw concerning (describe) _____

☒ **APPLICATION FOR SPECIAL PERMIT**

☐ Applicant seeks approval and authorization of uses under § _____ of the Truro Zoning Bylaw concerning (describe) _____

☒ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under § 50.1 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) _____

Demolition and reconstruction of existing garage to be less non-conforming within the setback

Property Address 670 Shore Road Map(s) and Parcel(s) 2 - 12-7

Registry of Deeds title reference: Book 35388, Page 198, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Leif D. Hamnquist AIA

Applicant's Legal Mailing Address PO Box 358 North Truro MA 02652

Applicant's Phone(s), Fax and Email 617-365-0130

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

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

☐ Owner ☐ Prospective Buyer* ☒ Other*

Owner's Name and Address Shore Road Properties, LLC

Representative's Name and Address Jill Botway 45 Baldwin Farms South Greenwich CT 06831

Representative's Phone(s), Fax and Email _____

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)

Leif D. Hamnquist

Applicant(s)/Representative Printed Name(s)

[Signature]

Applicant(s)/Representative Signature

John Kramer

Owner(s) Printed Name(s) or written permission

[Signature]

Owner(s) Signature or written permission

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

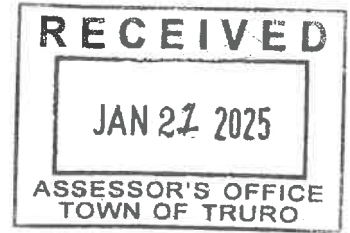


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 01/21/25

NAME OF APPLICANT: Leif D. Hamnquist

NAME OF AGENT (if any): _____ *Owner: Shore Rd Properties, LLC*

MAILING ADDRESS: PO Box 358 North Truro MA 02652

CONTACT: HOME/CELL 617-365-0130 EMAIL leif@lha.design

PROPERTY LOCATION: 670 Shore Road North Truro MA 02652 *Unit 7*
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 2 PARCEL 12 EXT. 7
(if condominium)

ABUTTERS LIST NEEDED FOR:

FEE: \$15.00 per checked item

(please check **all** applicable)

(Fee must accompany the application unless other arrangements are made)

<input type="checkbox"/> Board of Health ⁵	<input type="checkbox"/> Planning Board (PB)	<input type="checkbox"/> Zoning Board of Appeals (ZBA)
<input type="checkbox"/> Cape Cod Commission	<input type="checkbox"/> Special Permit ¹	<input checked="" type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ⁴	<input type="checkbox"/> Site Plan ²	<input type="checkbox"/> Variance ¹
<input type="checkbox"/> Licensing	<input type="checkbox"/> Preliminary Subdivision ³	
Type: _____	<input type="checkbox"/> Definitive Subdivision ³	
<input type="checkbox"/> Other _____	(Fee: Inquire with Assessors)	

(Please Specify)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: Jan 21, 2025 Date completed: 1/21/25
List completed by: Laura Geiges Date paid: 1/21/25 Cash/Check CC 12826871

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: January 22, 2025

To: Leif D. Hamnquist

From: Assessors Department

Certified Abutters List: 670 Shore Road, Unit 7 (Map 2 Parcel 12 Ext 7)

Zoning Board of Appeals Special Permit

Attached is a combined list of abutters for 670 Shore Road, Unit 7

(Map 2 Parcel 12 Ext 7). The current owner is Shore Road Properties, LLC.

The names and addresses of the abutters are as of January 17, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

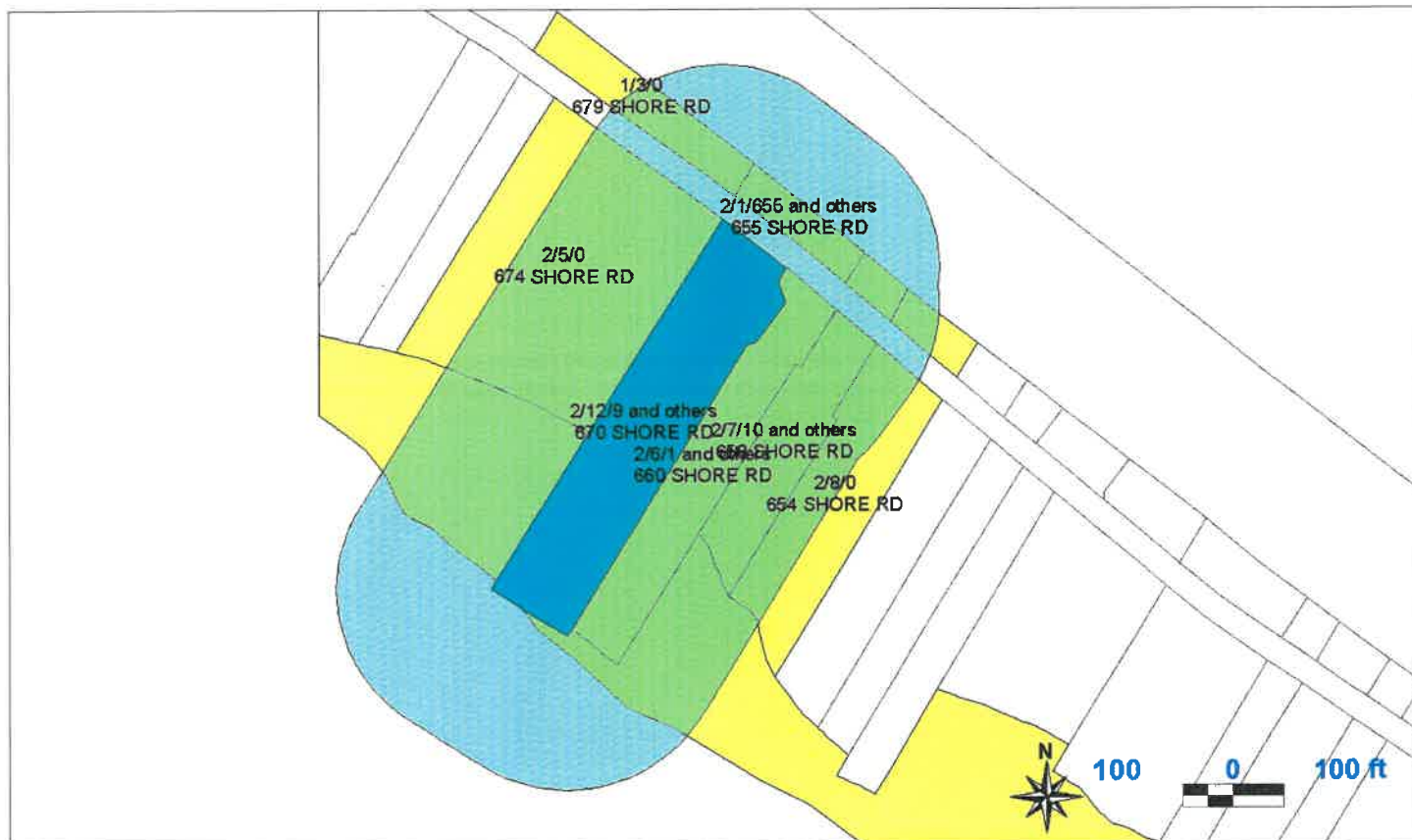
Laura Geiges

Assistant Assessor / Data Collector

670 Shore Road, Unit 7 (Map 2 Parcel 12 Ext 7)
 Zoning Board of Appeals
 Special Permit

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

Abutters List Within 300 feet of Parcel 2/12/9 and others



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4	1-3-0-R	KALMAR VILLAGE INC	679 SHORE RD	PO BOX 745	NO TRURO	MA	02652-0745
6579	2-1-655-R	GILWORTH DIANE L	655 SHORE RD	442 SWEETBRIAR ST	PITTSBURGH	PA	15211
6580	2-1-657-R	PAMELA A HURLEY TRUST-2021 TRS: PAMELA A HURLEY ET AL	655 SHORE RD	CARE OF: TAYLOR GANSON&PERRIN 160 FEDERAL ST, FLOOR 20	BOSTON	MA	02110
6936	2-1-658-E	655 & 657 SHORE ROAD CONDO TR	655 SHORE RD	655 SHORE RD	NO TRURO	MA	02652
58	2-2-0-R	BAYVIEW VILLAGE CONDO TRUST	647 SHORE RD	PO BOX 513	NO TRURO	MA	02652-0513
59	2-3-0-R	SEA GULL TRUST TRS: DANA W PAZOLT	643 SHORE RD	PO BOX 126	NO TRURO	MA	02652-0126
61	2-5-0-R	KALMAR VILLAGE CO-OP HSG CORP	674 SHORE RD	C/O PRELACK DANIEL PO BOX 745	NO TRURO	MA	02652-0745
5936	2-6-1-R	HENNESSY-PANTOS FAM REVOC TRST TRS: HENNESSY KERRY S &	660 SHORE RD	PANTOS MAUREEN E 9 SANDWICH RD	PLYMOUTH	MA	02360
5937	2-6-2-R	BETH M BARRETT TRUST TRS: BETH M BARRETT ET AL	660 SHORE RD	58 ROBBINS RD	WATERTOWN	MA	02472
5938	2-6-3-R	SILVERNAIL PAUL & CHERYL	660 SHORE RD	PO BOX 447	SOUTHAMPTON	MA	01073
6131	2-6-4-R	WIMER JUDY L & GREGROW KATHLEEN L	660 SHORE RD	PO BOX 165	NO TRURO	MA	02652-0165
6132	2-6-5-R	ROSEN KIMBERLY & MCDONALD DENISE	660 SHORE RD	7 DWIGHT ST, APT 3	BOSTON	MA	02118
6939	2-6-6-E	BAY POINT CONDO TRUST	660 SHORE RD	660 SHORE RD	NO TRURO	MA	02652
105	2-7-1-R	BAYVIEW VILLAGE CONDO TRUST	658 SHORE RD	PO BOX 513	NO TRURO	MA	02652
106	2-7-2-R	STEPHEN P BERNARDI TRUST 2013 TRS: STEPHEN & DIANE BERNARDI	658 SHORE RD	250 GROVE ST	FRAMINGHAM	MA	01701

LO 1/22/25

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
107	2-7-3-R	PERACHIO JOHN	658 SHORE RD	15 BENEDICT ROAD	MONROE	CT	06468
108	2-7-4-R	PERACHIO JOHN & KAREN	658 SHORE RD	15 BENEDICT RD	MONROE	CT	06468
109	2-7-5-R	BERNARDI STEPHEN P TRUST TRS: BERNARDI STEPHEN & DIANE	658 SHORE RD	250 GROVE ST	FRAMINGHAM	MA	01701
110	2-7-6-R	REUBEN STERN REVOC TRUST & JUDITH LEE STERN REVOC TRUST	658 SHORE RD	TRS: REUBEN & JUDITH LEE STERN 90-60 UNION PARK TNPk #11A	GLENDALE	NY	11385
111	2-7-7-R	BUNTING DOROTHY L & PETER	658 SHORE RD	266 COUNTRY CLUB DR	TELFORD	PA	18969
112	2-7-8-R	MOORE RECREATIONAL PROPERTY TR TRS: MOORE PATRICIA E ET AL	658 SHORE RD	42 KINGSWOOD DRIVE	MILTON	VT	05468
113	2-7-9-R	THE CAPE COD TRUST TRS: BARBARA HOERCHER	658 SHORE RD	1030 JOHNSON ST	NORTH ANDOVER	MA	01845
114	2-7-10-R	PERACHIO JOHN & KAREN	658 SHORE RD	15 BENEDICT RD	MONROE	CT	06468
6940	2-7-11-E	BAYVIEW VILLAGE CONDO TRUST	658 SHORE RD	PO BOX 513	NO TRURO	MA	02652
115	2-8-0-R	SEA GULL TRUST TRS: DANA W PAZOLT	654 SHORE RD	PO BOX 126	NO TRURO	MA	02652-0126
149	2-12-1-R	GETTER MARSHA L LIFE ESTATE RMDR:GETTER,ROBERT,ANDREW,MARC	670 SHORE RD	342 DEL POND DR	CANTON	MA	02021
150	2-12-2-R	AHERN PETER J & DIANE V	670 SHORE RD	13 DAVIS RD	SEYMOUR	CT	06483
151	2-12-3-R	WATTERS ROBERT K	670 SHORE RD	549 CRAFTS ST	NEWTON	MA	02465
152	2-12-4-R	COX KATHERINE M	670 SHORE RD	26 MARY ELLEN RD	NEWTON	MA	02468
153	2-12-5-R	NAGENGAST ROBIN L & BASILE MICHAEL J	670 SHORE RD	22 NORTH PINE AVE	ALBANY	NY	12203
154	2-12-6-R	BRUDNER STEPHEN & MICHELLA	670 SHORE RD	103 PRAIRIE ST	NORTHBRIDGE	MA	01534
155	2-12-7-R	SHORE ROAD PROPERTIES, LLC MGR: JILL BOTWAY	670 SHORE RD	45 BALDWIN FARMS	SOUTH GREENWICH	CT	06831
156	2-12-8-R	KAMEN RANDY J	670 SHORE RD	20 RAMAPO LANE	HILLSDALE	NJ	07642
157	2-12-9-R	670 SHORE RD UNIT 9 REALTY TRS	670 SHORE RD	156 MASON TERRACE	BROOKLINE	MA	02446
6958	2-12-10-E	PILGRIM COLONY CONDO TRUST	670 SHORE RD	670 SHORE RD	NO TRURO	MA	02652

LG 1/22/25

1-3-0-R	2-1-655-R	2-1-657-R
KALMAR VILLAGE INC PO BOX 745 NO TRURO, MA 02652-0745	GILWORTH DIANE L 442 SWEETBRIAR ST PITTSBURGH, PA 15211	PAMELA A HURLEY TRUST-2021 TRS: PAMELA A HURLEY ET AL care of: TAYLOR, GANSON & PERRIN 160 FEDERAL ST, FLOOR 20 BOSTON, MA 02110
2-1-658-E	2-2-0-R	2-3-0-R
655 & 657 SHORE ROAD CONDO TR 655 SHORE RD NO TRURO, MA 02652	BAYVIEW VILLAGE CONDO TRUST PO BOX 513 NO TRURO, MA 02652-0513	SEA GULL TRUST TRS: DANA W PAZOLT PO BOX 126 NO TRURO, MA 02652-0126
2-5-0-R	2-6-1-R	2-6-2-R
KALMAR VILLAGE CO-OP HSG CORP C/O PRELACK DANIEL PO BOX 745 NO TRURO, MA 02652-0745	HENNESSY-PANTOS FAM REVOC TRST TRS: HENNESSY KERRY S & PANTOS MAUREEN E 9 SANDWICH RD PLYMOUTH, MA 02360	BETH M BARRETT TRUST TRS: BETH M BARRETT ET AL 58 ROBBINS RD WATERTOWN, MA 02472
2-6-3-R	2-6-4-R	2-6-5-R
SILVERNAIL PAUL & CHERYL PO BOX 447 SOUTHAMPTON, MA 01073	WIMER JUDY L & GREGROW KATHLEEN L PO BOX 165 NO TRURO, MA 02652-0165	ROSEN KIMBERLY & MCDONALD DENISE 7 DWIGHT ST, APT 3 BOSTON, MA 02118
2-6-6-E	2-7-1-R	2-7-2-R
BAY POINT CONDO TRUST 660 SHORE RD NO TRURO, MA 02652	BAYVIEW VILLAGE CONDO TRUST PO BOX 513 NO TRURO, MA 02652	STEPHEN P BERNARDI TRUST 2013 TRS: STEPHEN & DIANE BERNARDI 250 GROVE ST FRAMINGHAM, MA 01701
2-7-3-R	2-7-4-R	2-7-5-R
PERACHIO JOHN 15 BENEDICT ROAD MONROE, CT 06468	PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468	BERNARDI STEPHEN P TRUST TRS: BERNARDI STEPHEN & DIANE 250 GROVE ST FRAMINGHAM, MA 01701
2-7-6-R	2-7-7-R	2-7-8-R
REUBEN STERN REVOC TRUST & JUDITH LEE STERN REVOC TRUST TRS: REUBEN & JUDITH LEE STERN 90-60 UNION PARK TNP #11A GLENDALE, NY 11385	BUNTING DOROTHY L & PETER 266 COUNTRY CLUB DR TELFORD, PA 18969	MOORE RECREATIONAL PROPERTY TR TRS: MOORE PATRICIA E ET AL 42 KINGSWOOD DRIVE MILTON, VT 05468
2-7-9-R	2-7-10-R	2-7-11-E
THE CAPE COD TRUST TRS: BARBARA HOERCHER 1030 JOHNSON ST NORTH ANDOVER, MA 01845	PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468	BAYVIEW VILLAGE CONDO TRUST PO BOX 513 NO TRURO, MA 02652
2-8-0-R	2-12-1-R	2-12-2-R
SEA GULL TRUST TRS: DANA W PAZOLT PO BOX 126 NO TRURO, MA 02652-0126	GETTER MARSHA L LIFE ESTATE RMDR: GETTER, ROBERT, ANDREW, MARC 342 DEL POND DR CANTON, MA 02021	AHERN PETER J & DIANE V 13 DAVIS RD SEYMOUR, CT 06483
2-12-3-R	2-12-4-R	2-12-5-R
WATTERS ROBERT K 549 CRAFTS ST NEWTON, MA 02465	COX KATHERINE M 26 MARY ELLEN RD NEWTON, MA 02468	NAGENGAST ROBIN L & BASILE MICHAEL J 22 NORTH PINE AVE ALBANY, NY 12203

LG

1/22/25

2-12-6-R

BRUDNER STEPHEN & MICHELLA
103 PRAIRIE ST
NORTHBRIDGE, MA 01534

2-12-7-R

SHORE ROAD PROPERTIES, LLC
MGR: JILL BOTWAY
45 BALDWIN FARMS
SOUTH GREENWICH, CT 06831

2-12-8-R

KAMEN RANDY J
20 RAMAPO LANE
HILLSDALE, NJ 07642

2-12-9-R

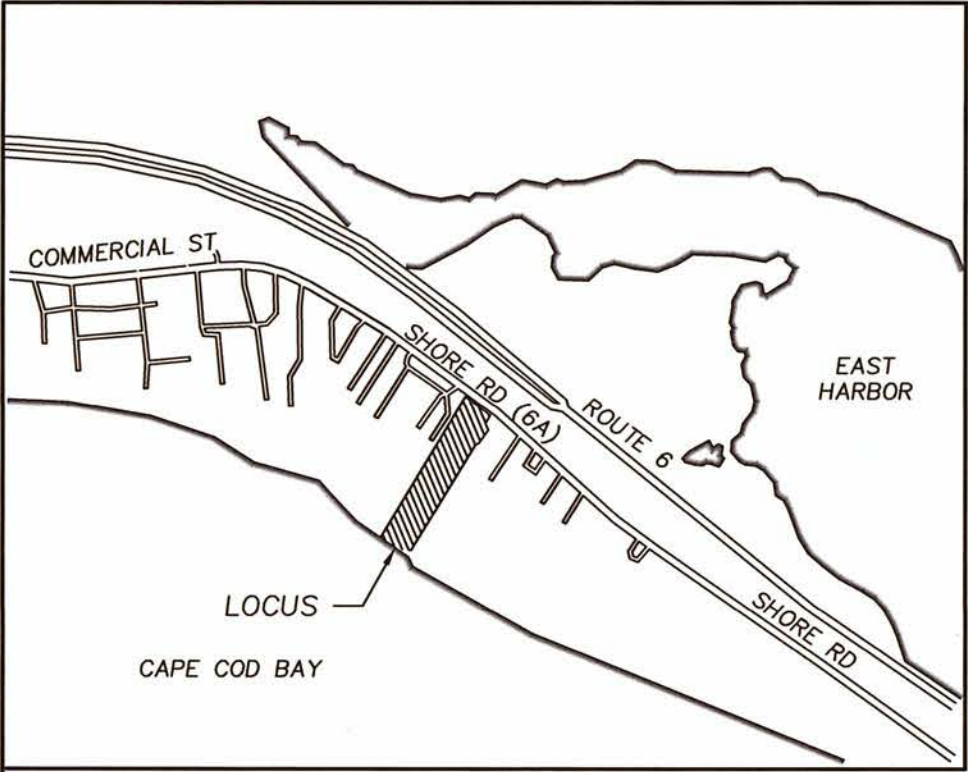
670 SHORE RD UNIT 9 REALTY TRS
156 MASON TERRACE
BROOKLINE, MA 02446

2-12-10-E

PILGRIM COLONY CONDO TRUST
670 SHORE RD
NO TRURO, MA 02652

LG

1/22/25



UTILITY NOTE:

- 1) UTILITIES SHOWN HEREON ARE DERIVED FROM RECORD PLANS AND FIELD OBSERVATIONS MADE BY ALPHA SURVEY ON JULY 25, 2024.
- 2) ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 811.
- 3) THE UTILITY COMPILATION FOR THIS PROJECT IS COMPLETE, ALTHOUGH A RESPONSE WAS NOT RECEIVED FROM TOWN OF TRURO DPW AND NO INFORMATION WAS RECEIVED REGARDING THE UTILITY SPLICE BOX IN FRONT OF LOCUS. NO INFORMATION WAS PROVIDED FOR ON-SITE UTILITIES.

NOTES:

- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED ON JULY 25, 2024, BY ALPHA SURVEY GROUP, LLC.
- 2) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NAD83 [2011]/GEOD18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON JULY 25, 2024 UTILIZING MACORS REAL TIME NETWORK.
- 3) THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NAD83 [2011]/GEOD18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON JULY 25, 2024 UTILIZING MACORS REAL TIME NETWORK.
- 4) THE ENTIRE SITE LIES WITHIN FEMA ZONE AE (EL12) BASED UPON FLOOD INSURANCE RATE MAPS NUMBER 20001C019J WITH AN EFFECTIVE DATE OF 7/16/2014.
- 5) THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- 6) NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL AND ARTIFICIAL CAUSES AND MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

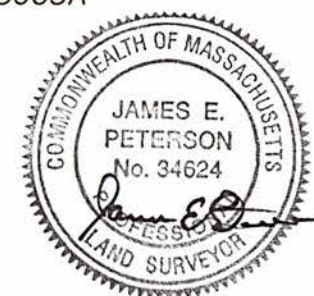
DRAWING LEGEND

GAS METER	⊠
WATER GATE	⊠
WATER METER	⊠
ELECTRIC METER	⊠
UTILITY GATE (UNKNOWN TYPE)	⊠
UTILITY POLE	⊠
GUY WIRE ANCHOR	⊠
HAND HOLE	⊠
HYDRANT	⊠
BOLLARD	⊠
LIGHT POLE	⊠
MONITORING WELL	⊠
WATER LINE	—W—
ELECTRIC LINE	—E—
CONCRETE	CONC.
BITUMINOUS	BIT.
SPOT GRADE	X 100.00
DOOR SILL ELEVATION	⊠ S=100.00
MAG NAIL	MAG
SPIKE	SPK
ESCUTCHEON PIN	EP
BENCHMARK	⊠
TRAVERSE (CONTROL) POINT	⊠
SIGN	⊠

UNIT	PARCEL	OWNER OF RECORD	BK/PG
1	2-12-1	GETTER MARSHA L-LIFE ESTATE	35724-59
2	2-12-2	AHERN PETER J & DIANE V	9303-001
3	2-12-3	WATTER ROBERT K	27287-337
4	2-12-4	COX KATHERINE M	13414-106
5	2-12-5	NAGENGAST ROBIN L & BASILE MICHAEL J	35403-107
6	2-12-6	BRUDNER STEPHEN & MICHELLA	34430-333
7	2-12-7	SHORE ROAD PROPERTIES, LLC	35388-198
8	2-12-8	KAMEN RANDY J	32613-185
9	2-12-9	670 SHORE RD UNIT 9 REALTY TRS	0815-149
10	2-12-10	PILGRIM COLONY CONDO TRUST	9289-225

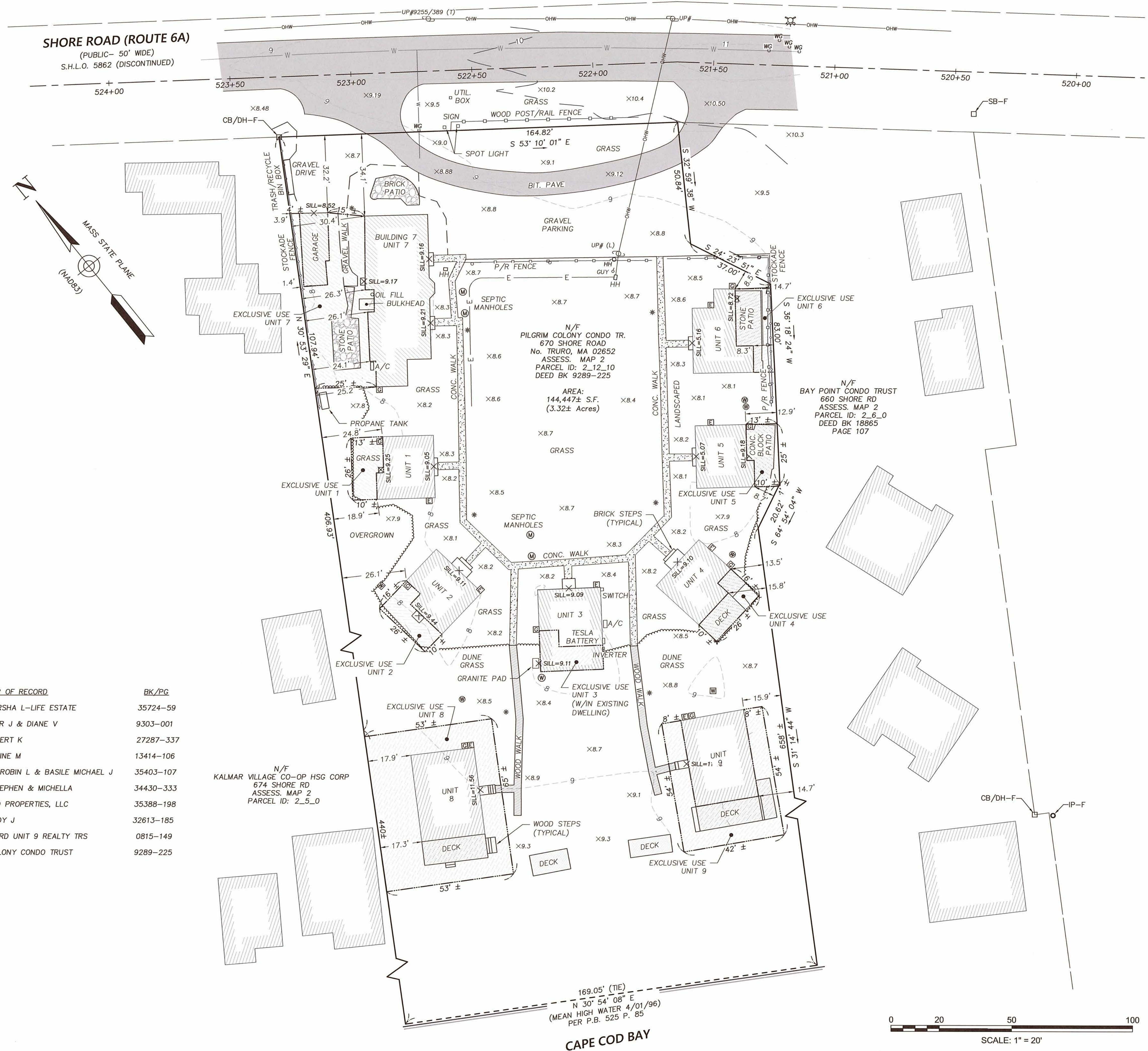
PLAN REFERENCES:

PB 160 P 107
PB 302 P 99
PB 501 P 76
PB 504 P 57
PB 525 P 85
PB 592 P 59
LCC 23605A



11/20/24
DATE

James E. Peterson
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC



0 20 50 100
SCALE: 1" = 20'

REVISION
DATE
11/20/24
ADDED EXISTING BUILDING SETBACKS

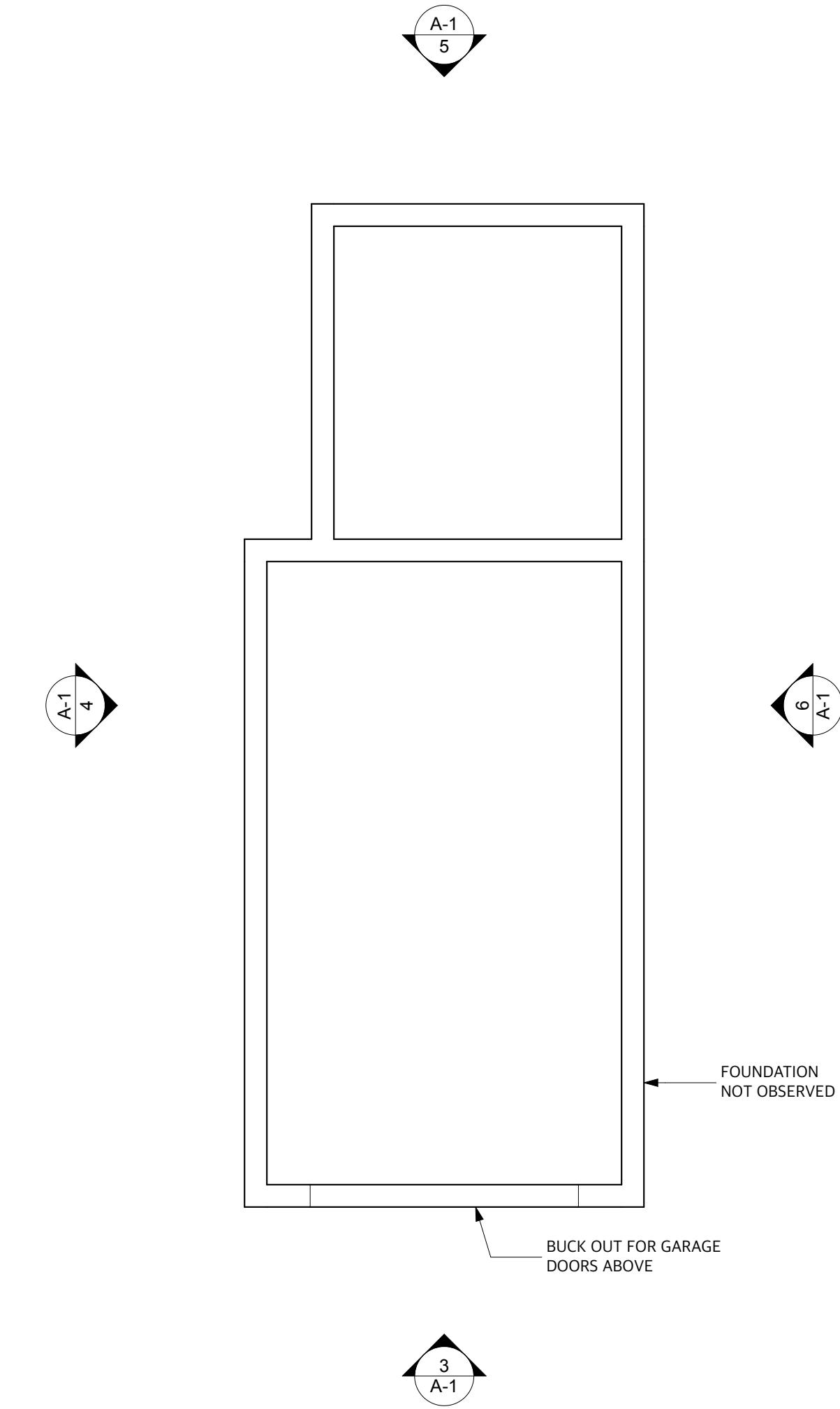
PREPARED FOR
JDE CIVIL, INC.
50 OLIVER STREET
NORTH EASTON, MA
02356

BOUNDARY & LIMITED EXISTING CONDITION SURVEY
670 SHORE ROAD
TRURO, MASSACHUSETTS 02657

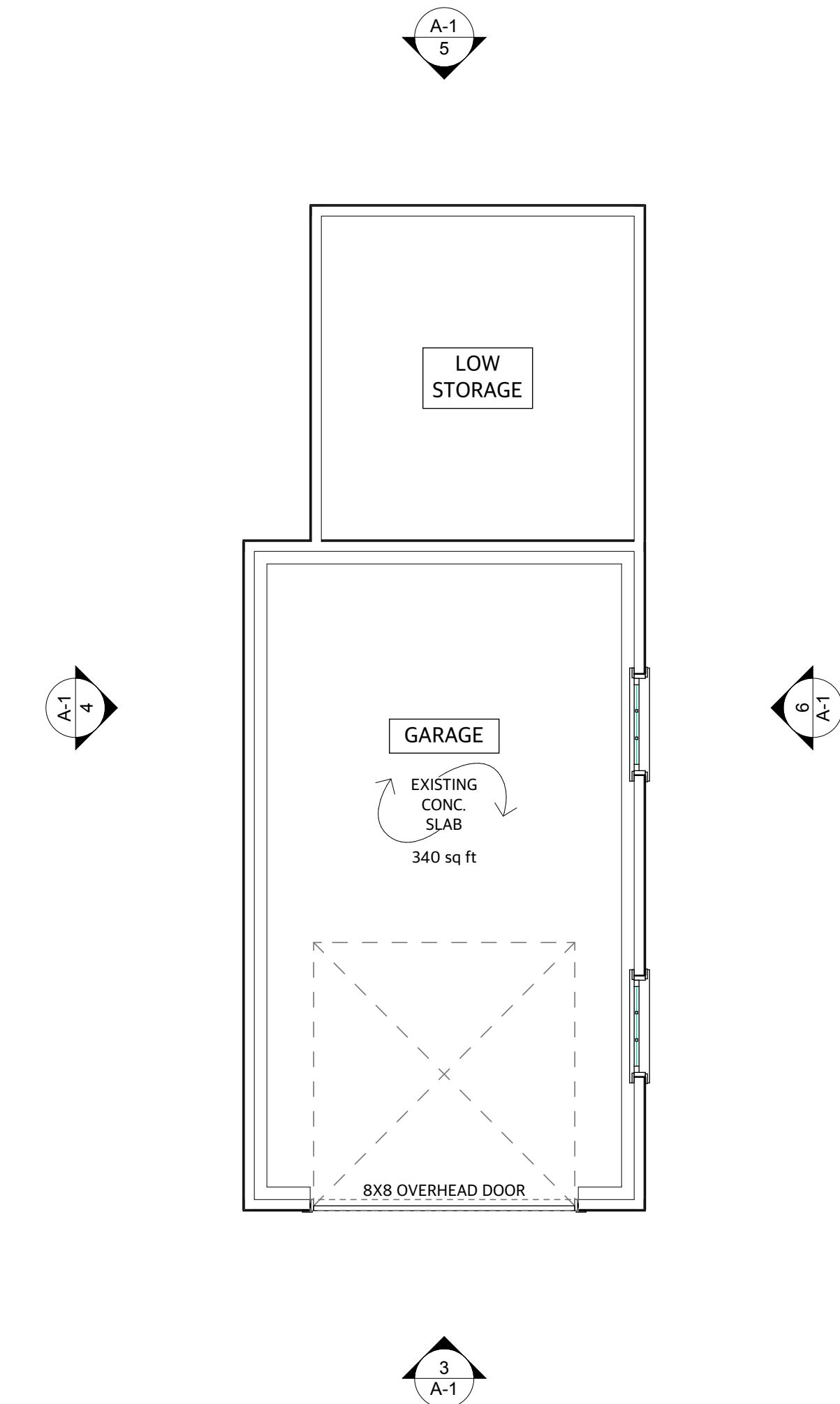
PREPARED BY
ALPHA SURVEY GROUP, LLC
695 WAREHAM STREET
MIDDLEBOROUGH, MA 02346
T: (508) 295-5505
F: (508) 295-5535
WWW.ALPHASURVEY.COM



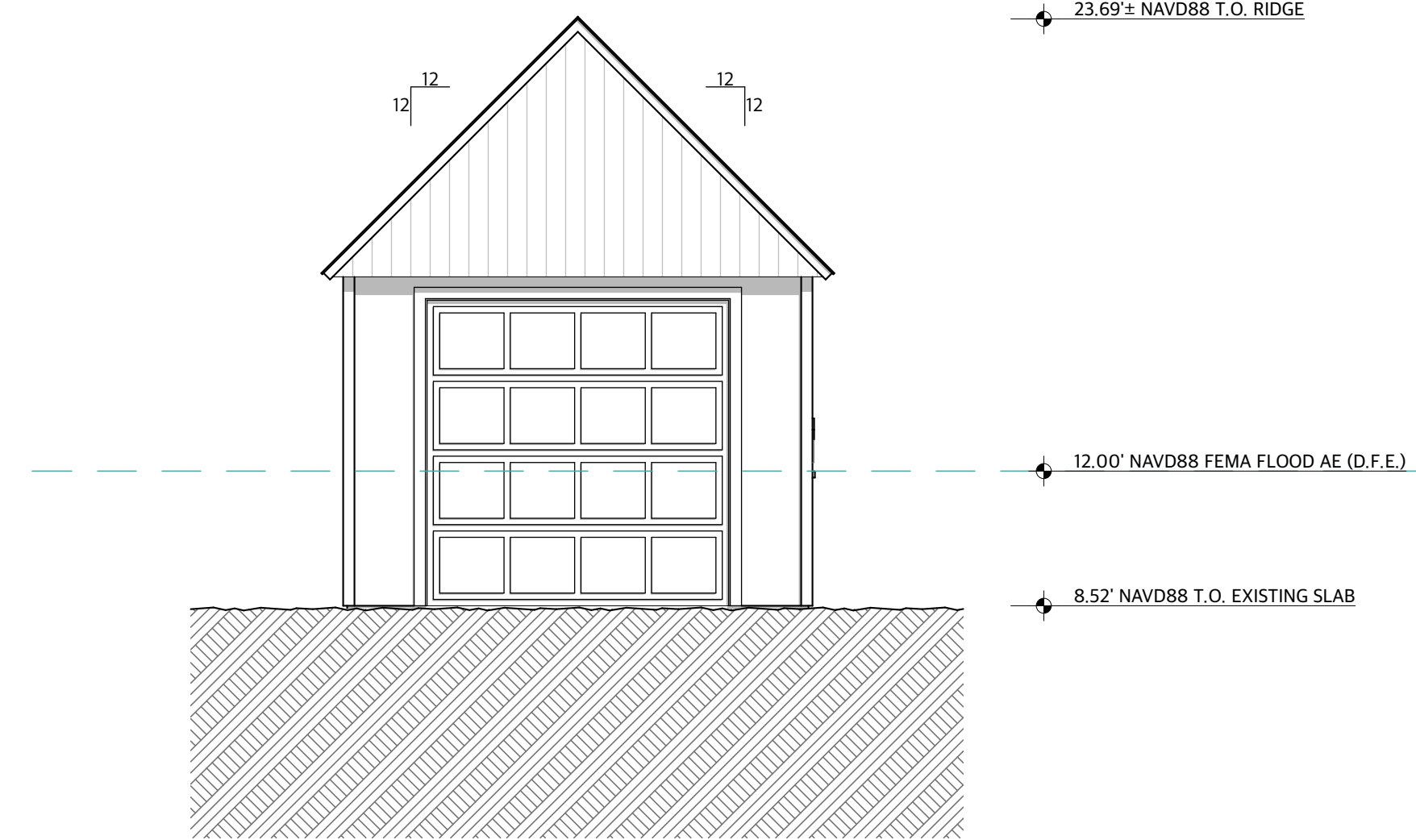
DATE
08/08/2024
JOB NO.
24139
SHEET NO.
1 of 1
DWG. NO.
24139_EC



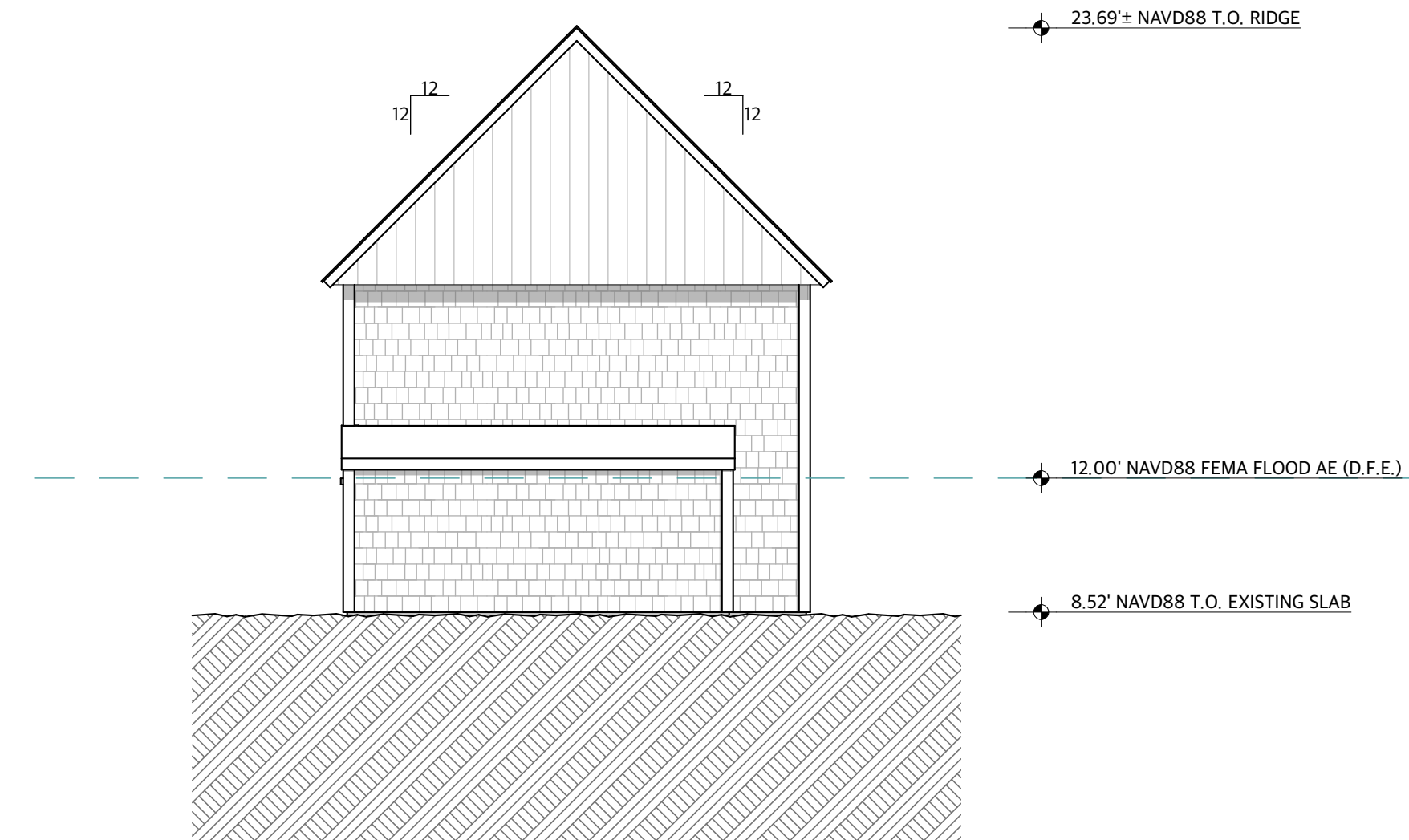
1 FOUNDATION EXISTING
SCALE: 1/4" = 1'-0"



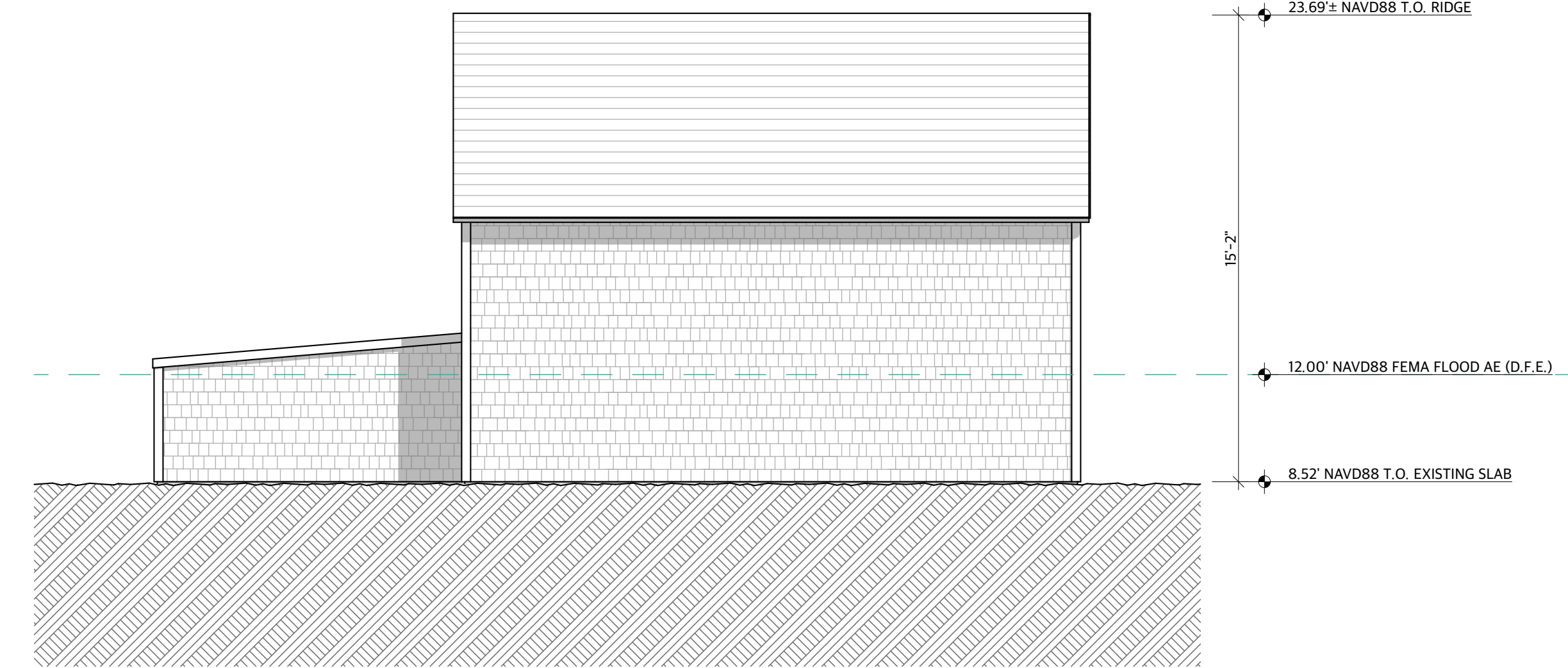
2 FIRST FLOOR EXISTING
SCALE: 1/4" = 1'-0"



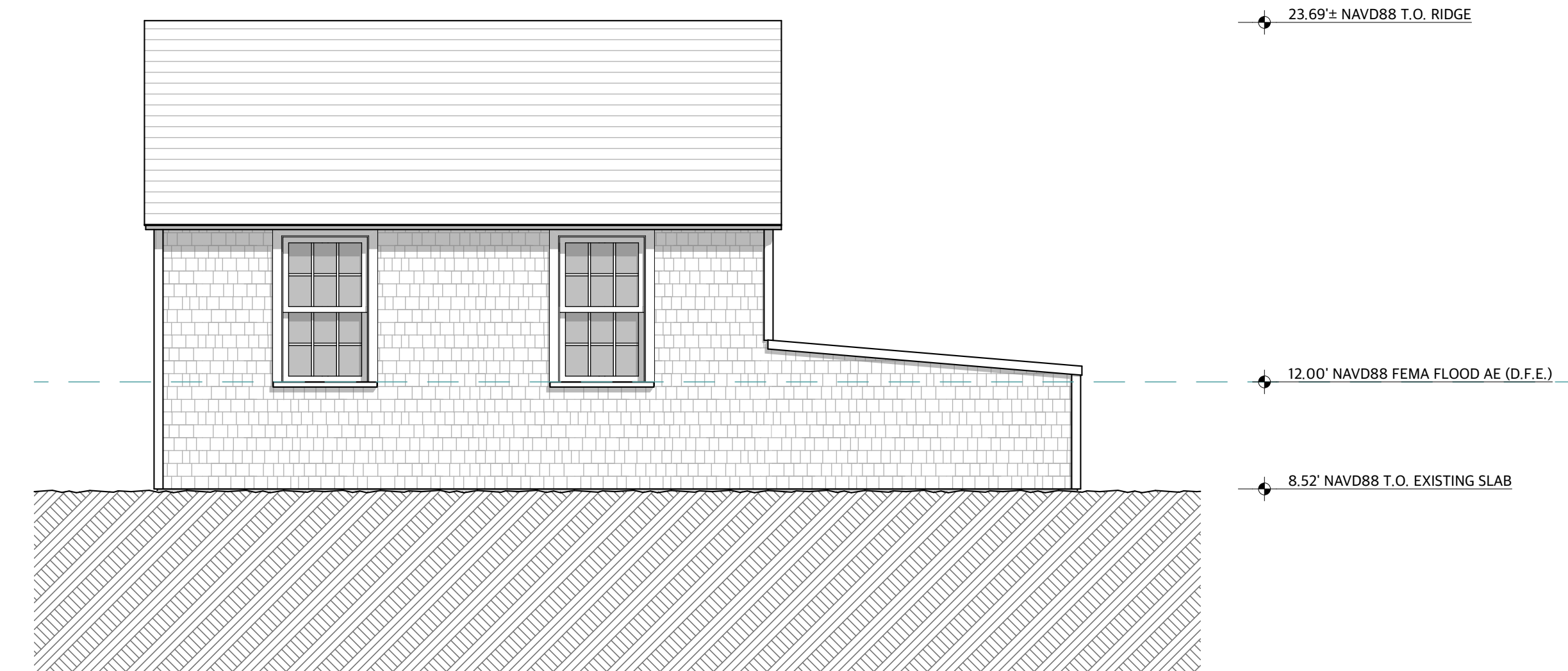
3 NORTH ELEVATION EXISTING (SHORE RD)
SCALE: 1/4" = 1'-0"



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



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



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

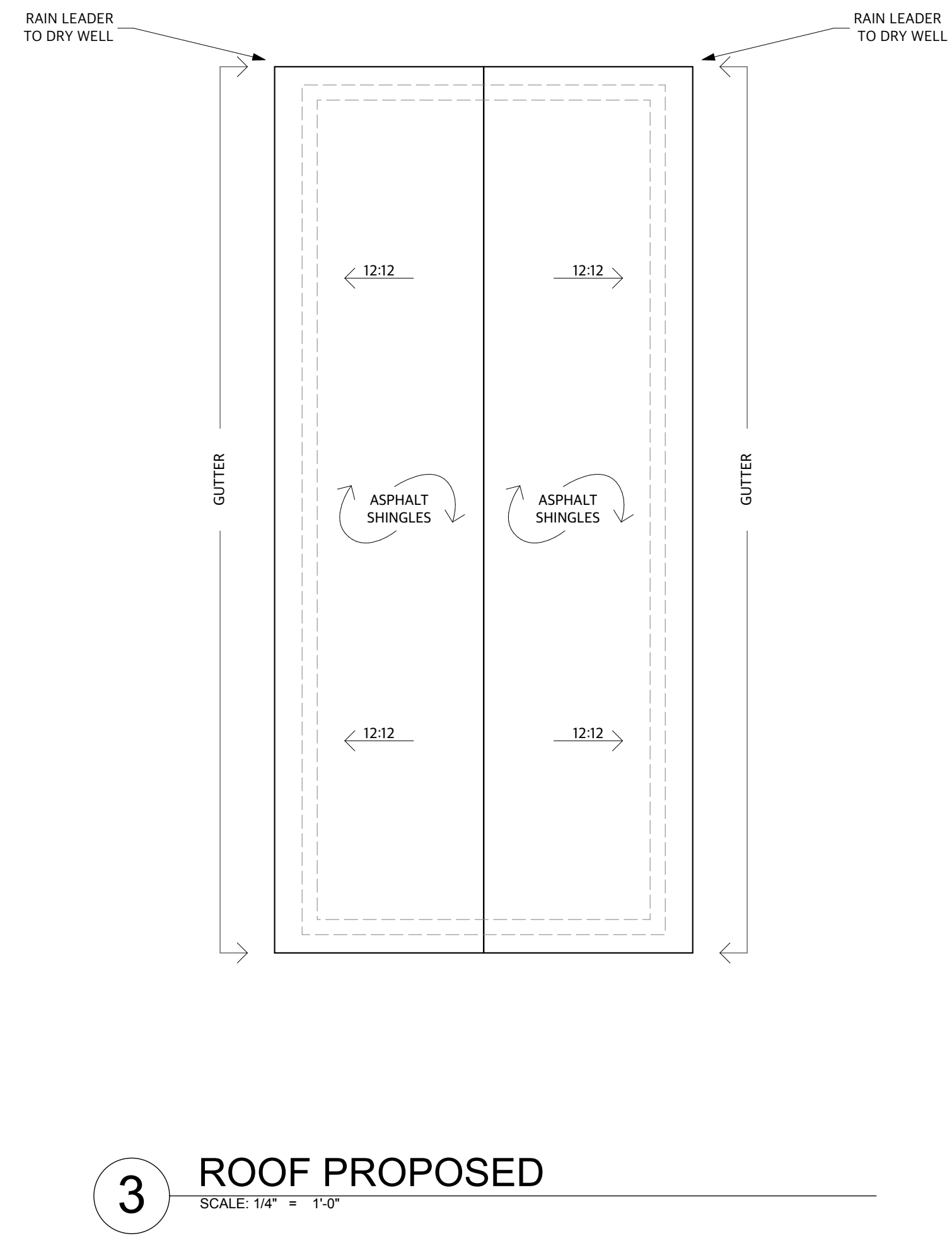
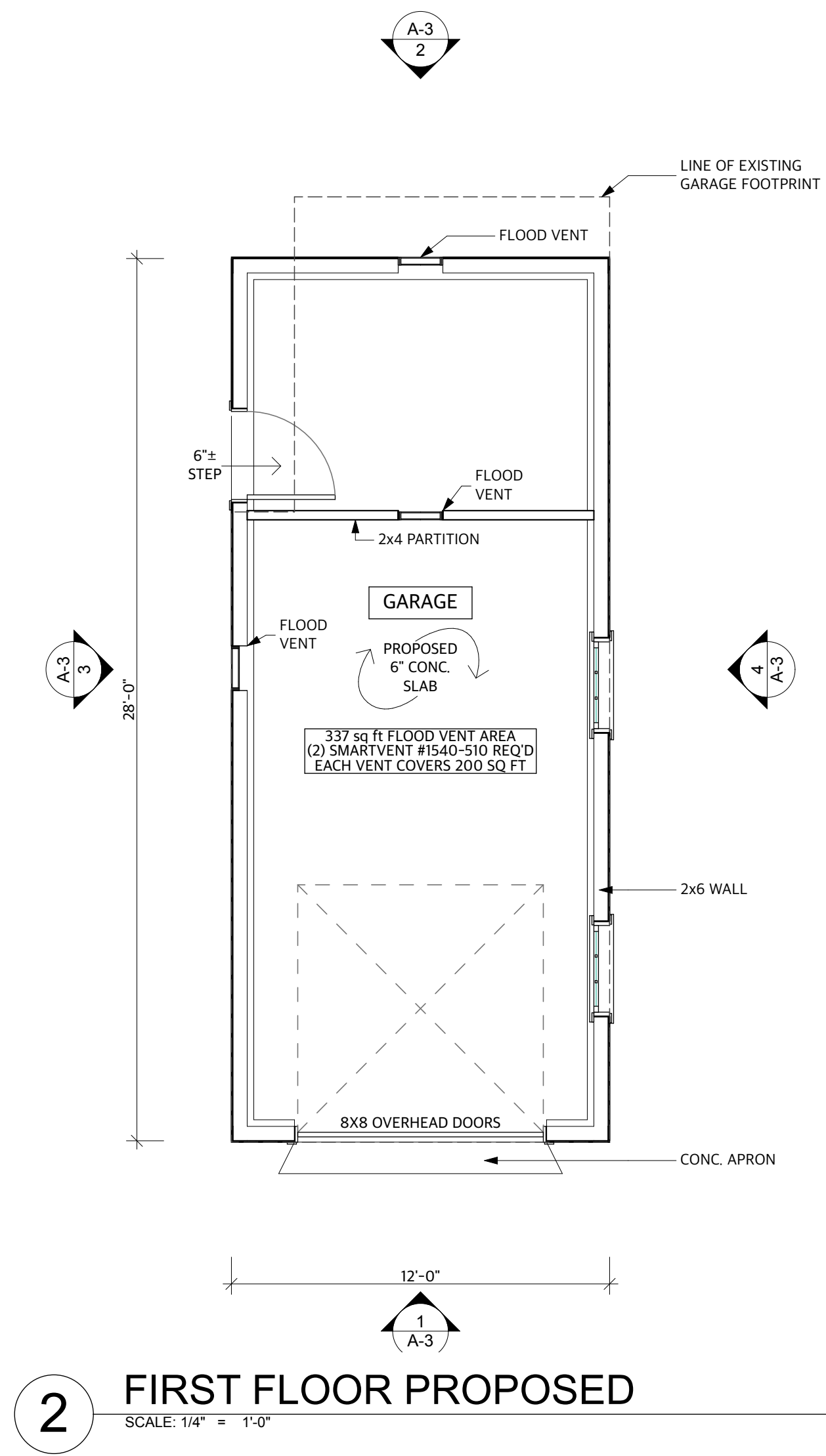
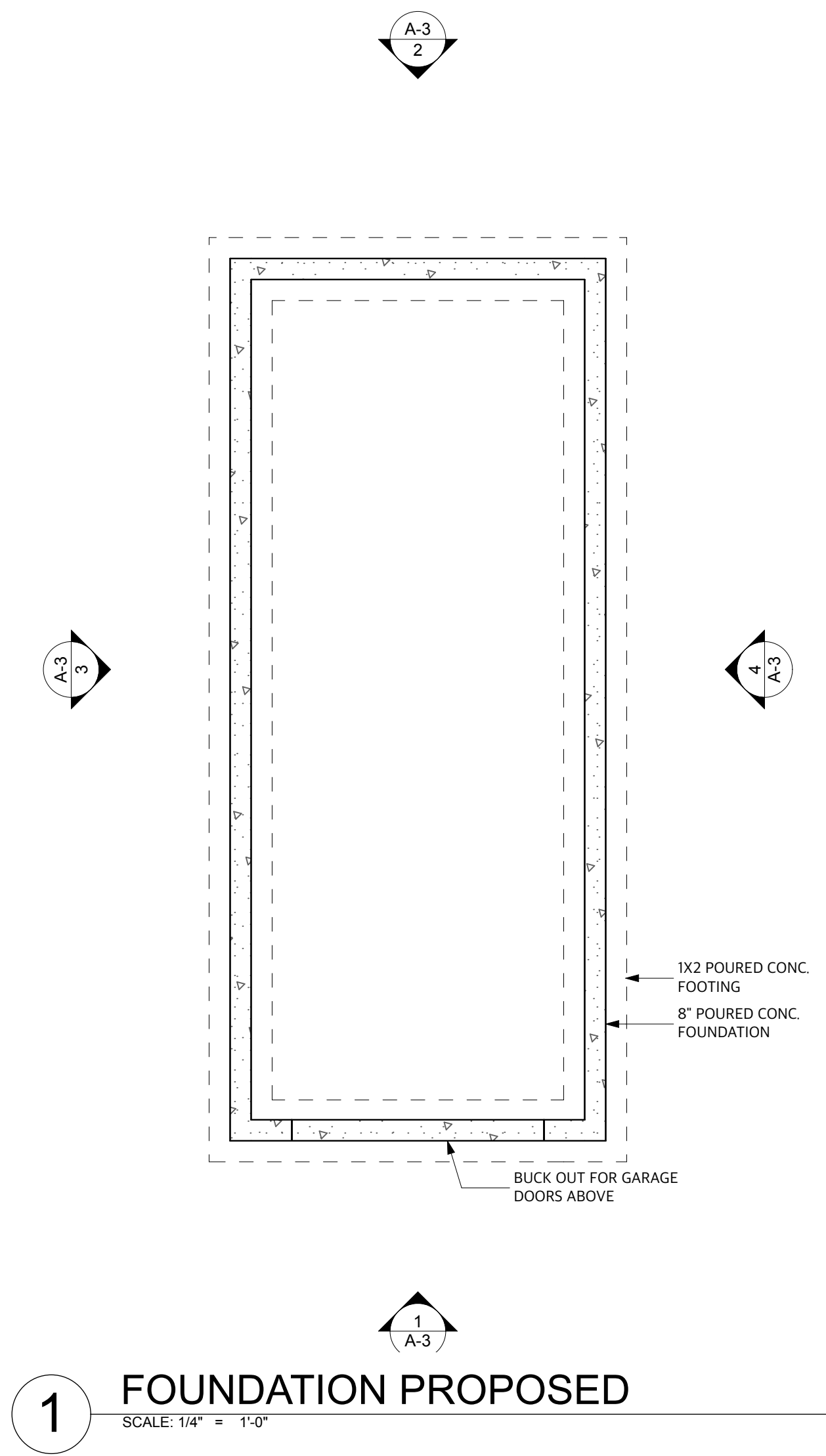
REVISION DATES:

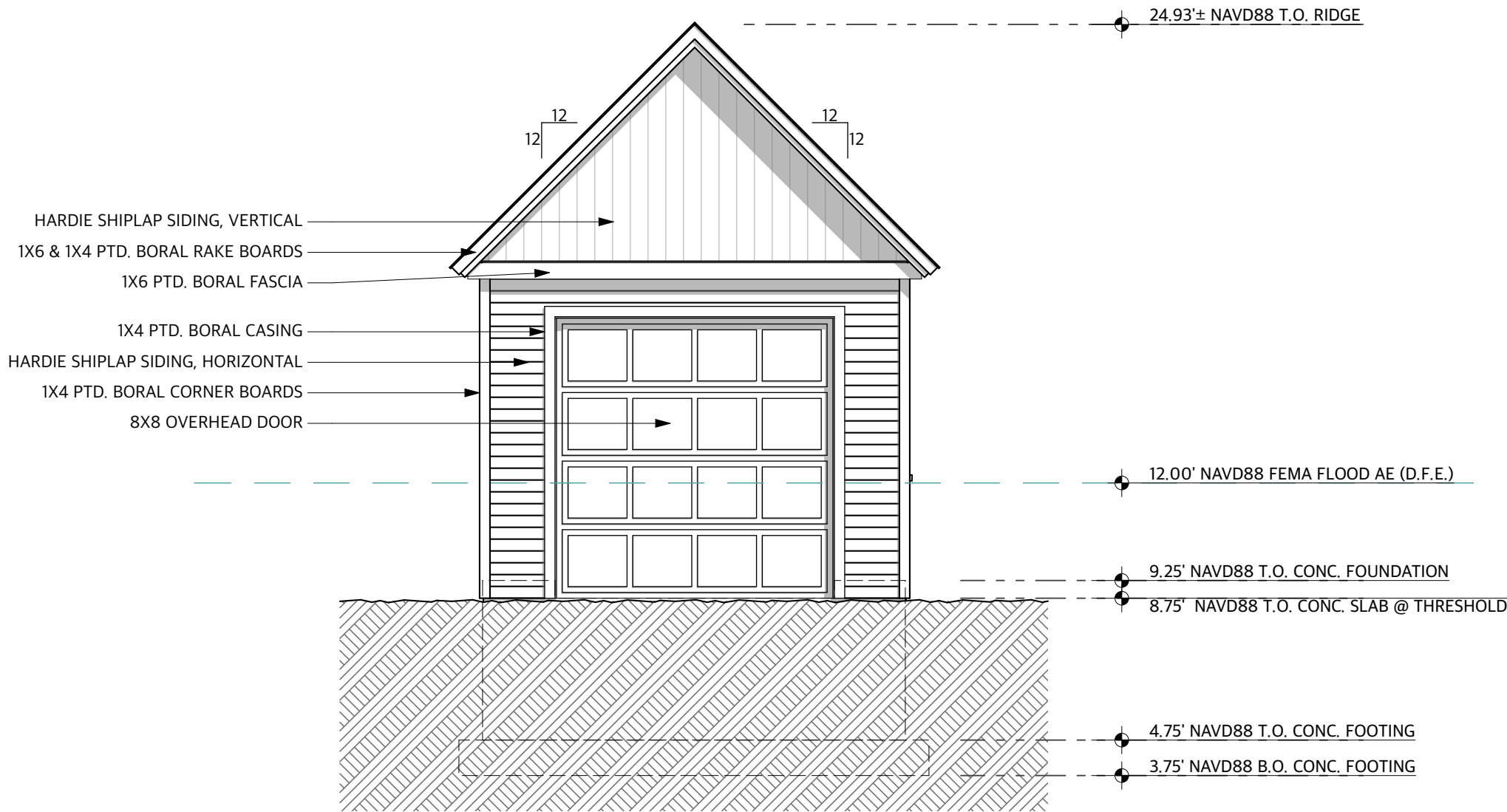
Leif Hamquist Architects
info@lha.design 617.365.0130
www.lha.design

Title: FLOOR PLANS/ELEVATIONS EXISTING
Scale: As Noted
Date: 12.10.24 NOT FOR CONSTRUCTION

670 Shore Road Garage
670 Shore Road
Truro, MA

A-1





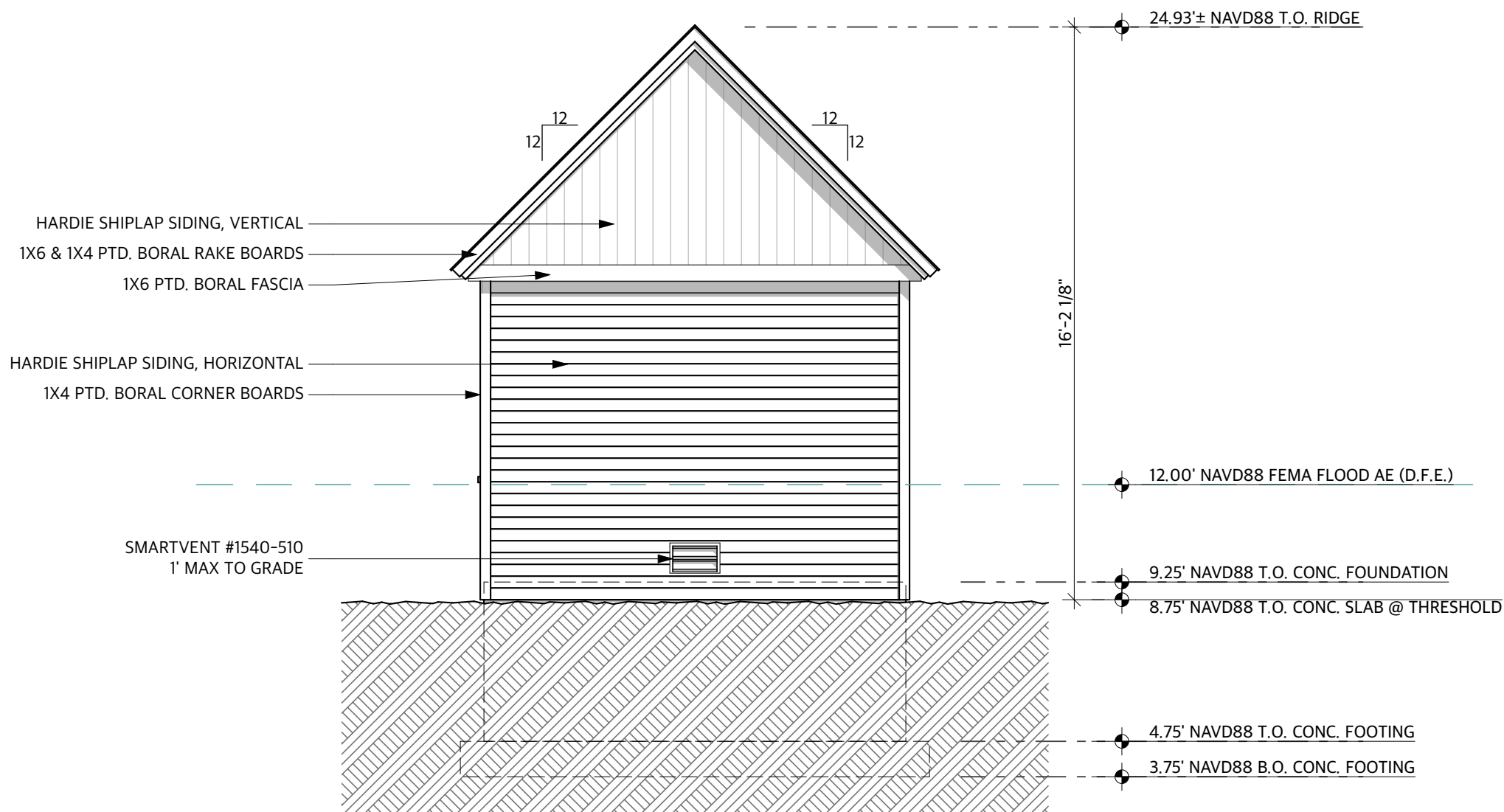
1 NORTH ELEVATION (SHORE RD)

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



3 EAST ELEVATION

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



2 SOUTH ELEVATION

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



4 WEST ELEVATION

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

REVISION DATES:

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

Title: ELEVATIONS PROPOSED
Scale: As Noted
Date: 12.10.24 NOT FOR CONSTRUCTION

670 Shore Road Garage
670 Shore Road
Truro , MA

A-3

From: [Rich Stevens](#)
To: [Elizabeth Sturdy](#); [Emily Beebe](#); [Arozana Davis](#); [Jarrod Cabral](#); [Lynne Budnick](#)
Cc: [Barbara Carboni](#); [Chris Lucy](#); [Darrell Shedd](#)
Subject: RE: ZBA Applications for Review: 670 Shore and 592 Shore
Date: Wednesday, January 29, 2025 9:09:16 AM

Good Morning,

No issues on the 670 application other than conservation.

Applicant on 592 needs to be aware of Flood Zone issues. I do not see any figures on construction costs but if the cost exceeds 50% of the assessed values

The structures need to fully comply with flood zone regulations which may require elevation of the structures.

Thank You,

Richard Stevens
Building Commissioner

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, January 28, 2025 11:10 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Chris Lucy <CLucy@truro-ma.gov>; Darrell Shedd <dsheddd@truro-ma.gov>
Subject: ZBA Applications for Review: 670 Shore and 592 Shore

Emily, Rich, Zana, Jarrod, Lynne:

The attached ZBA Applications for 670 Shore Road (SP) and 592 Shore Road (SP) will be reviewed at the February 24, 2025 Zoning Board meeting at 5:30 pm.

Please respond with any comments you may have, **or not**. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Elizabeth A. Sturdy (Liz)

Planning Department Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Main : (508) 349-7004, x121
Direct: (508) 214-0935
Fax: (508) 349-5505

esturdy@truro-ma.gov

From: [Amy Kelly](#)
To: [Barbara Carboni](#)
Cc: [Elizabeth Sturdy](#)
Subject: 592 Shore Rd
Date: Thursday, February 20, 2025 12:36:55 PM

Hello,

I am writing in support of the proposed renovation project of the two cottages at 592 Shore Rd. There will be a hearing about the project on 2/24/25.

My property at 596 Shore Rd (unit B) abuts this property. Feel free to contact me with any questions.

Best,

Amy Kelly

Sent from my iPhone

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.

Robin B. Reid

Mediator
Attorney at Law

Mailing address: Post Office Box 1713
Provincetown, Massachusetts 02657

Telephone: (508) 487-7445
E-mail: Robin@RobinBReidEsq.com

January 23, 2025

Elizabeth Sturdy
Truro Planning Department

esturdy@truro-ma.gov

and by hand at Truro Town Hall

RE: 592 Shore Road
Katherine A. Burroughs Trust
Katherine Burroughs, trustee

ZONING BOARD OF APPEALS APPLICATION

Dear Ms. Sturdy

I represent the Katherine A. Burroughs Trust,
Katherine Burroughs, trustee.

Enclosed please find an application by the Katherine
A. Burroughs Trust for a Special Permit pursuant to §30.7
of Truro's Zoning By Law, which includes 10 sets of the
following:

- i. a completed Application for Hearing,
- ii. a project narrative,
- iii. an existing conditions site plan,
- iv. an existing and proposed conditions site plan,
- v. a snap shot of the an existing and proposed
conditions, focusing on the two dwelling units,
- vi. elevations and floor plans for Cottage A, and
- vii. elevations and floor plans for Cottage B.

Elizabeth Sturdy

Planning Department, Town of Truro

Re: 592 Shore Road
page 2 of 2

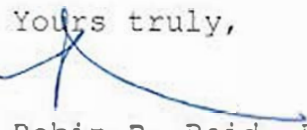
In addition, enclosed please find:

- i. a Certified Abutters List Request Form,
- ii. my check for the \$200.00 filing fee, and
- iii. my check for the \$15.00 Abutters List fee.

Please place this matter on the Zoning Board of Appeal' February 24, 2025 agenda for hearing.

Thank you for your consideration in this matter.
Please do not hesitate to call if you have any questions.

Yours truly,



Robin B. Reid, Esq.

cc. Kathy & Lori Burroughs



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date 01/21/04

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

GENERAL INFORMATION

☐ NOTICE OF APPEAL

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

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

☐ PETITION FOR VARIANCE – Applicant requests a variance from the terms § _____ of the Truro Zoning Bylaw concerning *(describe)* _____.

☒ APPLICATION FOR SPECIAL PERMIT

☐ Applicant seeks approval and authorization of uses under § _____ of the Truro Zoning Bylaw concerning *(describe)* _____.

☒ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under § 30.7 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* _____
see attached narrative

Property Address 592 Shore Road Map(s) and Parcel(s) 5-18-0

Registry of Deeds title reference: Book 33285, Page 192, or Certificate of Title
Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Katherine Burroughs o/b/o Katherine A. Burroughs Trust

Applicant's Legal Mailing Address 104 Ellington Street, Longmeadow, MA 02189

Applicant's Phone(s), Fax and Email c/o Robin B. Reid, Esq., 508 487 7445 and Robin@RobinBReidEsq.com

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

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

☒ Owner ☐ Prospective Buyer* ☐ Other*

Owner's Name and Address Katherine A. Burroughs Trust, 104 Ellington Street, Longmeadow, MA 02189

Representative's Name and Address Robin B. Reid, Esq., POB 1713, Provincetown, MA 02657

Representative's Phone(s), Fax and Email 508 487 7445; Robin@RobinBReidEsq.com

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)

Robin B. Reid, Esq.

Applicant(s) Representative Printed Name(s)

Katherine Burroughs o/b/o Katherine A. Burroughs Trust

Applicant(s) Representative Signature

[Signature]
Owner(s) Printed Name(s) or written permission

[Signature]
Owner(s) Signature or written permission

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

NARRATIVE

Application for a Special Permit pursuant to §30.7 of Truro
Zoning ByLaw

592 Shore Road

Katherine A. Burroughs Trust

The applicant proposes to renovate the two existing single family dwelling units located at 592 Shore Road. 592 Shore Road is located in the Beach Point Limited Business District.

592 Shore Road is legally pre-existing non-conforming property with respect to lot frontage, front yard setback, west side yard set back, and building separation.

Lot frontage is 80 feet, rather than the 150 feet required. However, this lot was created prior to February 15, 1960 and is protected at §50.1 A, foot note 2.

The front yard setback is 6.4 feet, rather than the 25 feet required.

The west side set back includes an encroachment onto the abutting property of 3.8 feet, rather than the 5 feet required.

The building separation is non-conforming at c. 12 feet, rather than the 15 feet required.

None of these non-conformities will be extended or enlarged.

The premises at 592 Shore Road are conforming with respect to lot size, east side yard set back, rear yard set back, and building height and floor area, and will remain so. There is more than adequate parking area for the 4 required spaces at the premises and that will remain so.

The Truro Zoning ByLaw does not define half story. Both of these structures are 1 and 1/2 stories as is traditionally understood. If the Board deems the structures to be 2 stories, the side yard set back, pursuant to §50.1 A, footnote 4, is 10 feet. The west side set back remains non-conforming at -3.8 feet, and the east side set back remains conforming at 21.1 feet.

The same is true for building separation, if the Board deems the structures to be 2 stories, the building separation required is 20 feet, pursuant to §50.1 E, and remains non-conforming.

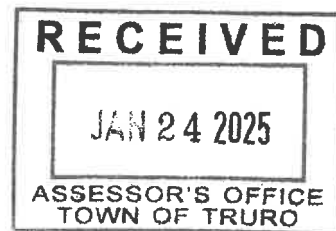
Cottage A (the structure to the west), a 2 bedroom home, will be fully renovated to make better use of the space and to make the first floor more accessible for the applicant.

The project proposes to fill in the basement and add floor vents in accordance with FEMA requirements, add an entry way and a dormer on the east side of the structure facing the other dwelling on the property, and the reconstruction of the existing decks; all within the existing footprint.

Cottage B (the structure to the east) will see an interior renovation, particularly with respect to the kitchen, with new flooring and updated fixtures, the reconfiguration of a window and door, and the replacement of a stone patio with a deck on the south side; all within the existing footprint.



TOWN OF TRURO
Assessors Office
Certified Abutters List
Request Form



DATE: 01/21/25

NAME OF APPLICANT: Katherine Burroughs, o/b/o Katherine A. Burroughs Trust

NAME OF AGENT (if any): Robin B. Reid, Esq.

MAILING ADDRESS: POB 1713, Provincetown, MA 02657

CONTACT: HOME/CELL 508 487 7445 EMAIL Robin@RobinBReidEsq.com

PROPERTY LOCATION: 592 Shore Road

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 5 PARCEL 18 EXT. 0
(if condominium)

ABUTTERS LIST NEEDED FOR:

(please check all applicable)

FEE: \$15.00 per checked item

(Fee must accompany the application unless other arrangements are made)

☐ Board of Health⁵

☐ Planning Board (PB)

☐ Zoning Board of Appeals (ZBA)

☐ Cape Cod Commission

☐ Special Permit¹

☒ Special Permit¹

☐ Conservation Commission⁴

☐ Site Plan²

☐ Variance¹

☐ Licensing

☐ Preliminary Subdivision³

Type: _____

☐ Definitive Subdivision³

☐ Other _____

(Fee: Inquire with Assessors)

(Please Specify)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 1/24/25

Date completed: 1/24/25

List completed by: Laura Geiges

Date paid: 1/24/25 Cash/Check 4744

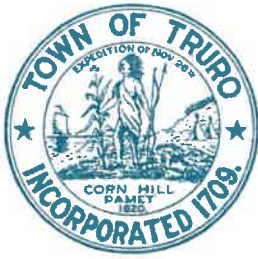
¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: January 24, 2025

To: Robin Reid, Esq.

From: Assessors Department

Certified Abutters List: 592 Shore Road (Map 5 Parcel 18)

Zoning Board of Appeals – Special Permit

Attached is a combined list of abutters for 592 Shore Road (Map 5 Parcel 18).
The current owner is the Katherine A. Burroughs Trust.

The names and addresses of the abutters are as of January 17, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Laura Geiges
Assistant Assessor / Data Collector

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

Abutters List Within 300 feet of Parcel 5/18/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
174	5-1-0-R	ORR GUSTAV A & PAPRZYCKI JOSEPH M	595 SHORE RD	PO BOX 1115	NO TRURO	MA	02652
175	5-2-0-R	PERACHIO JOHN & KAREN	587 SHORE RD	15 BENEDICT RD	MONROE	CT	06468
176	5-3-0-R	KATHERINE A BURROUGHS TRUST TRS: KATHERINE & LORI BURROUGHS	583 SHORE RD	104 ELLINGTON STREET	LONGMEADOW	MA	01106
177	5-4-0-R	BIG MONKEY LLC MGR: ROSS ZACHS	579 SHORE RD	PO BOX 1315	PROVINCETOWN	MA	02657-5315
178	5-5-0-R	PATRICIA M CRONIN LIV. TRST & STACY M ROTONDO LIVING TRUST	577 SHORE RD	4 LECLAIR DR	HINGHAM	MA	02043
179	5-6-0-R	CONNOLLY SUSAN & CONNOLLY LEONARD P	575 SHORE RD	PO BOX 217	NORTH TRURO	MA	02652
180	5-7-0-R	HYACINTH PROPERTY GROUP LLC RES AGT: MATTHEW D TUMMINELLO	573 SHORE RD	522 W 50th STREET, APT C2	NEW YORK	NY	10019
181	5-8-0-R	CONNOLLY SUSAN A	571 SHORE RD	838 COMMERCIAL ST	PROVINCETOWN	MA	02657
182	5-9-0-R	STURDY ELIZABETH R (LIFE EST) RMNDR: STURDY RAYMOND III	569 SHORE RD	PO BOX 431	NO TRURO	MA	02652-0431
189	5-16-0-R	PHANEUF DANIEL E TRUST B TRS: PHANEUF BEVERLY S ET AL	606 SHORE RD	267 FRANKLIN ST	BELCHERTOWN	MA	01007-9563
5521	5-17-1-R	SCHIMANSKI JAMES G & CAROLYN M	596 SHORE RD	59 IVYWOOD DR	SELKIRK	NY	12158
5522	5-17-2-R	DAFFNER MARTIN J & DAFFNER-MILOS ANTHONY A	596 SHORE RD	3235 MIYAGI LN	NAPLES	FL	34114
5523	5-17-3-R	KYLA HERBLUM 2021 FAM TRUST TRS: KYLA HERBLUM	596 SHORE RD	76 WINCHESTER ST, # 302	BROOKLINE	MA	02446
5524	5-17-4-R	596 SHORE RD U4 REALTY TRUST TRS: NANCY GADEN & LISA JACOBS	596 SHORE RD	25 MURRAY AVE	MILTON	MA	02186
5525	5-17-A-R	BUCKLEY MICHAEL & SOLOMON ELLEN	596 SHORE RD	16 CIRCLE DR	HASTINGS-ON-HUDSON	NY	10706

LG 1/24/25

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
5526	5-17-B-R	KELLY AMY K	596 SHORE RD	10 FARMINGTON RD	WEST NEWTON	MA	02465
5527	5-17-C-R	596 SHORE ROAD UNIT C RLTY TR TRS: MATTHEWS PATRICIA L	596 SHORE RD	29 BLOSSOM ST	ARLINGTON	MA	02474
5528	5-17-D-R	FISHER LAWRENCE G	596 SHORE RD	14 COPPERWOOD DR	STOUGHTON	MA	02072
5529	5-17-E-R	KANE STACEY C	596 SHORE RD	11 RIVERVIEW RD	BRIGHTON	MA	02135
5530	5-17-F-R	BALLESTER DANIEL KOPEL	596 SHORE RD	200 WEST 20TH ST APT 1507	NEW YORK	NY	10011
5531	5-17-G-R	MYERS JOY A	596 SHORE RD	1680 WOLF RUN DRIVE	RICHFIELD	WI	53076-9685
5532	5-17-H-R	HOY DANIEL, HOY MICHAEL & HOY ROSE MARY	596 SHORE RD	530 JOHANNA DR	SELLERSVILLE	PA	18960
5533	5-17-I-R	FISHER LAWRENCE G	596 SHORE RD	14 COOPERWOOD DR	STOUGHTON	MA	02072
5534	5-17-J-R	DIZON DON S & STOLL HENRY W	596 SHORE RD	275B COMMERCIAL ST	WHITMAN	MA	02382
6937	5-17-K-E	ANCHORAGE ON THE BAY CONDO TR	596 SHORE RD	596 SHORE RD	NO TRURO	MA	02652
205	5-18-O-R	KATHERINE A BURROUGHS TRUST TRS: KATHERINE & LORI BURROUGHS	592 SHORE RD	104 ELLINGTON STREET	LONGMEADOW	MA	01106
206	5-19-O-R	BIG MONKEY LLC MGR: ROSS ZACHS	590 SHORE RD	P O BOX 1315	PROVINCETOWN	MA	02657-5315
207	5-20-O-R	PATRICIA M CRONIN LIV TRUST & STACY M ROTONDO LIVING TRUST	588 SHORE RD	4 LECLAIR DR	HINGHAM	MA	02043
208	5-21-O-R	CONNOLLY SUSAN & CONNOLLY LEONARD P	586 SHORE RD	PO BOX 217	NORTH TRURO	MA	02652
209	5-22-O-R	HYACINTH PROPERTY GROUP LLC RES AGT: MATTHEW D TUMMINELLO	584 SHORE RD	522 W 50th STREET, APT C2	NEW YORK	NY	10019
210	5-23-O-R	CONNOLLY SUSAN A	582 SHORE RD	838 COMMERCIAL ST	PROVINCETOWN	MA	02657
211	5-24-O-R	STURDY RAYMOND III & MARK E	580 SHORE RD	PO BOX 431	NO TRURO	MA	02652-0431

LG 1/24/25

5-1-0-R	5-2-0-R	5-3-0-R
<p>ORR GUSTAV A & PAPRZYCKI JOSEPH M PO BOX 1115 NO TRURO, MA 02652</p>	<p>PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468</p>	<p>KATHERINE A BURROUGHS TRUST TRS:KATHERINE & LORI BURROUGHS 104 ELLINGTON STREET LONGMEADOW, MA 01106</p>
5-4-0-R	5-5-0-R	5-6-0-R
<p>BIG MONKEY LLC MGR: ROSS ZACHS PO BOX 1315 PROVINCETOWN, MA 02657-5315</p>	<p>PATRICIA M CRONIN LIV. TRST & STACY M ROTONDO LIVING TRUST 4 LECLAIR DR HINGHAM, MA 02043</p>	<p>CONNOLLY SUSAN & CONNOLLY LEONARD P PO BOX 217 NORTH TRURO, MA 02652</p>
5-7-0-R	5-8-0-R	5-9-0-R
<p>HYACINTH PROPERTY GROUP LLC RES AGT: MATTHEW D TUMMINELLO 522 W 50th STREET, APT C2 NEW YORK, NY 10019</p>	<p>CONNOLLY SUSAN A 838 COMMERCIAL ST PROVINCETOWN, MA 02657</p>	<p>STURDY ELIZABETH R (LIFE EST) RMNDR:STURDY RAYMOND III PO BOX 431 NO TRURO, MA 02652-0431</p>
5-16-0-R	5-17-1-R	5-17-2-R
<p>PHANEUF DANIEL E TRUST B TRS: PHANEUF BEVERLY S ET AL 267 FRANKLIN ST BELCHERTOWN, MA 01007-9563</p>	<p>SCHIMANSKI JAMES G & CAROLYN M 59 IVYWOOD DR SELKIRK, NY 12158</p>	<p>DAFFNER MARTIN J & DAFFNER-MILOS ANTHONY A 3235 MIYAGI LN NAPLES, FL 34114</p>
5-17-3-R	5-17-4-R	5-17-A-R
<p>KYLA HERBLUM 2021 FAM TRUST TRS: KYLA HERBLUM 76 WINCHESTER ST, # 302 BROOKLINE, MA 02446</p>	<p>596 SHORE RD U4 REALTY TRUST TRS: NANCY GADEN & LISA JACOBS 25 MURRAY AVE MILTON, MA 02186</p>	<p>BUCKLEY MICHAEL & SOLOMON ELLEN 16 CIRCLE DR HASTINGS-ON-HUDSON, NY 10706</p>
5-17-B-R	5-17-C-R	5-17-D-R
<p>KELLY AMY K 10 FARMINGTON RD WEST NEWTON, MA 02465</p>	<p>596 SHORE ROAD UNIT C RLTY TR TRS: MATTHEWS PATRICIA L 29 BLOSSOM ST ARLINGTON, MA 02474</p>	<p>FISHER LAWRENCE G 14 COPPERWOOD DR STOUGHTON, MA 02072</p>
5-17-E-R	5-17-F-R	5-17-G-R
<p>KANE STACEY C 11 RIVERVIEW RD BRIGHTON, MA 02135</p>	<p>BALLESTER DANIEL KOPEL 200 WEST 20TH ST APT 1507 NEW YORK, NY 10011</p>	<p>MYERS JOY A 1680 WOLF RUN DRIVE RICHFIELD, WI 53076-9685</p>
5-17-H-R	5-17-I-R	5-17-J-R
<p>HOY DANIEL, HOY MICHAEL & HOY ROSE MARY 530 JOHANNA DR SELLERSVILLE, PA 18960</p>	<p>FISHER LAWRENCE G 14 COOPERWOOD DR STOUGHTON, MA 02072</p>	<p>DIZON DON S & STOLL HENRY W 275B COMMERCIAL ST WHITMAN, MA 02382</p>
5-17-K-E	5-18-0-R	5-19-0-R
<p>ANCHORAGE ON THE BAY CONDO TR 596 SHORE RD NO TRURO, MA 02652</p>	<p>KATHERINE A BURROUGHS TRUST TRS:KATHERINE & LORI BURROUGHS 104 ELLINGTON STREET LONGMEADOW, MA 01106</p>	<p>BIG MONKEY LLC MGR: ROSS ZACHS P O BOX 1315 PROVINCETOWN, MA 02657-5315</p>
5-20-0-R	5-21-0-R	5-22-0-R
<p>PATRICIA M CRONIN LIV TRUST & STACY M ROTONDO LIVING TRUST 4 LECLAIR DR HINGHAM, MA 02043</p>	<p>CONNOLLY SUSAN & CONNOLLY LEONARD P PO BOX 217 NORTH TRURO, MA 02652</p>	<p>HYACINTH PROPERTY GROUP LLC RES AGT: MATTHEW D TUMMINELLO 522 W 50th STREET, APT C2 NEW YORK, NY 10019</p>

LG 1/24/25

5-23-0-R

5-24-0-R

CONNOLLY SUSAN A
838 COMMERCIAL ST
PROVINCETOWN, MA 02657

STURDY RAYMOND III & MARK E
PO BOX 431
NO TRURO, MA 02652-0431

LG 1/24/25

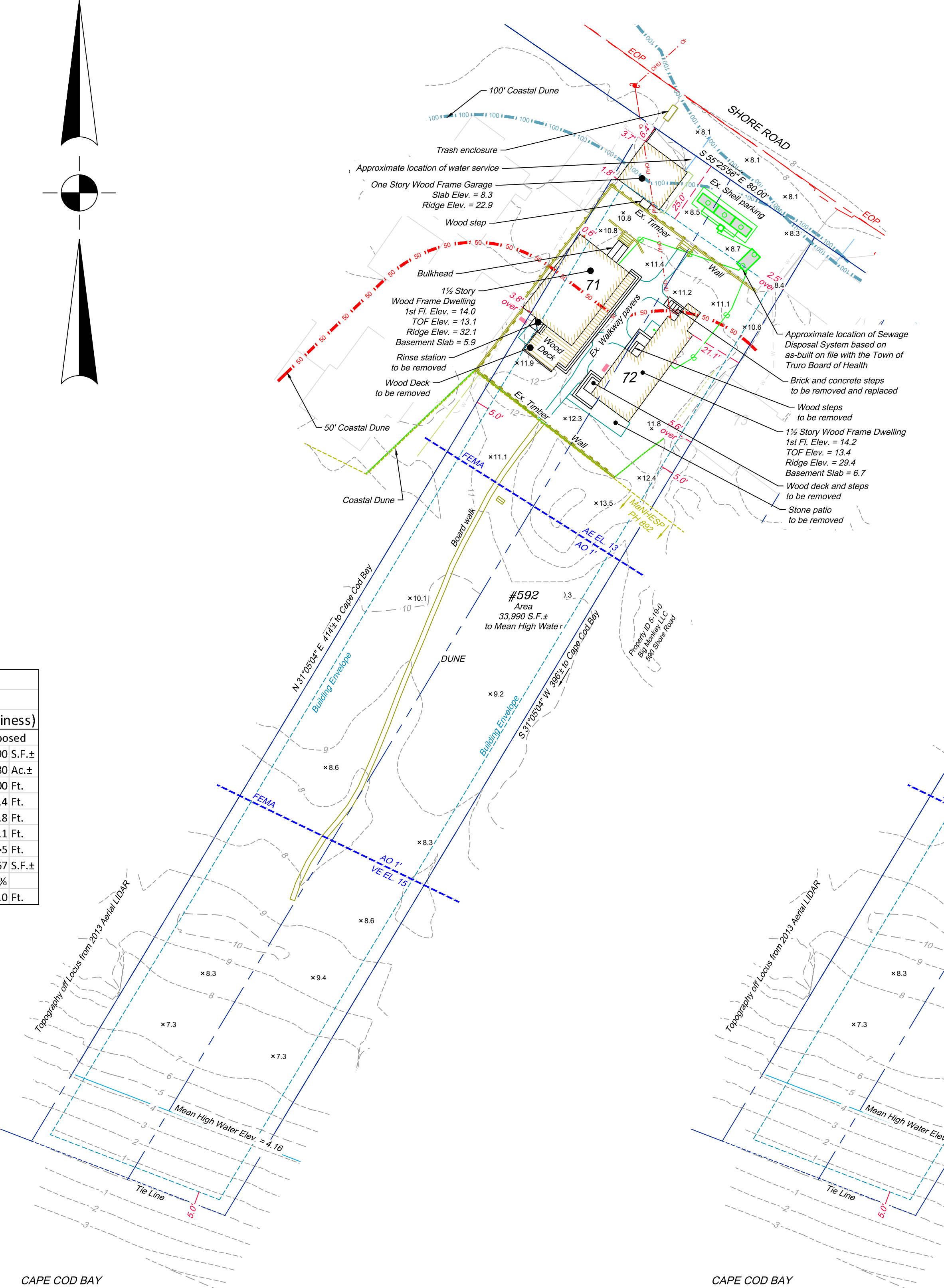
GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE RENOVATION OF COTTAGES A & B.
2. THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY EAST-SOUTHEAST LLC AS SHOWN ON THE PLAN TITLED "EXISTING CONDITIONS 583 AND 592 SHORE SROAD, TRURO, MASSACHUSETTS" DATED AUGUST 20, 2024.
3. HORIZONTAL DATUM IS BASED UPON THE NAD83 MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE.
4. VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN DATUM OF 1988 (NAVD88)
5. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES. ANY SHOWN UTILITIES ARE APPROXIMATE AND ACCURACY AND COMPLETENESS OF EXISTING UTILITIES SHOWN IS NOT GUARANTEED.
6. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
7. THIS SITE IS NOT LOCATED WITHIN A MAPPED DEP WETLAND
8. THIS SITE IS NOT LOCATED WITHIN A ZONE II
9. THIS SITE IS NOT LOCATED WITHIN AN IWPA
10. THIS SITE IS LOCATED WITHIN MAPPED PRIORITY HABITAT PH 892 ACCORDING TO ManHESP.
11. THIS SITE IS NOT LOCATED NEAR A MAPPED VERNAL POOL.
12. THIS SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)

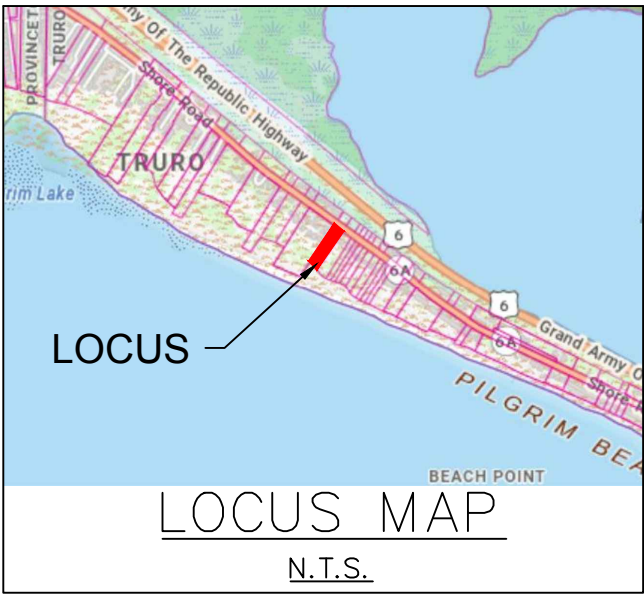
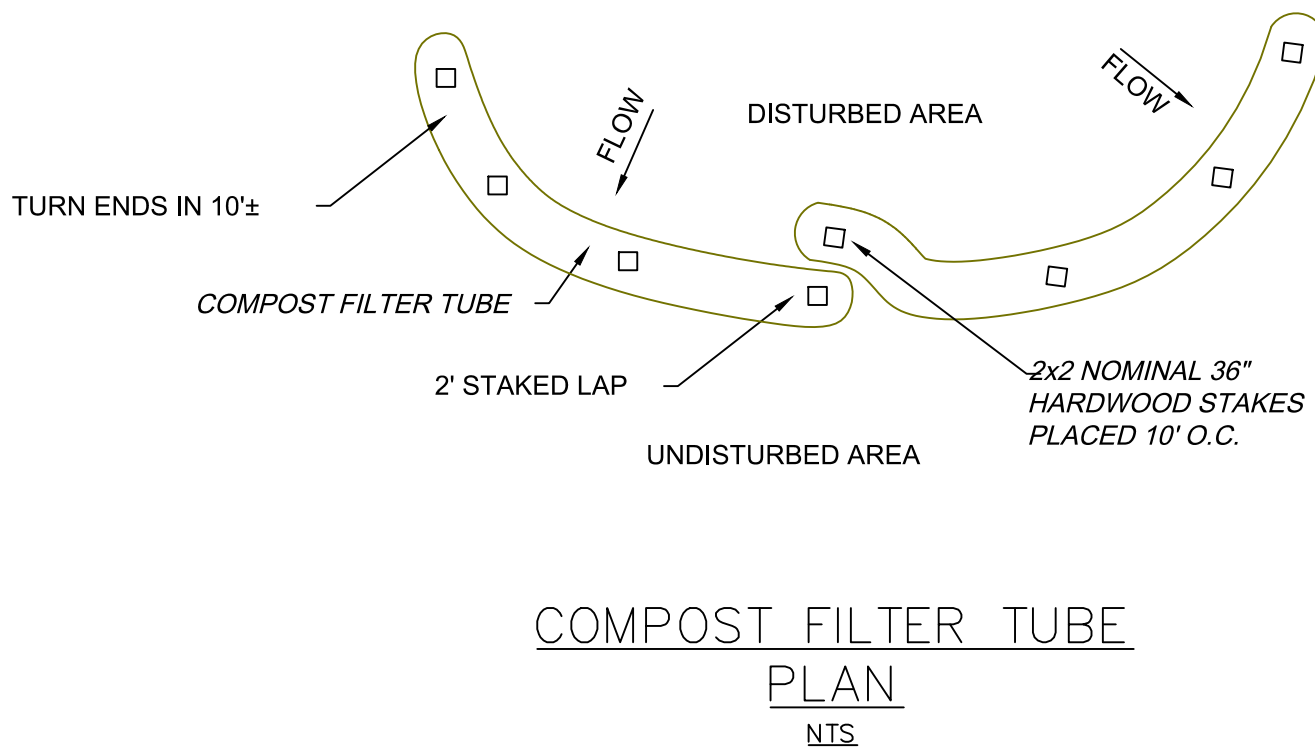
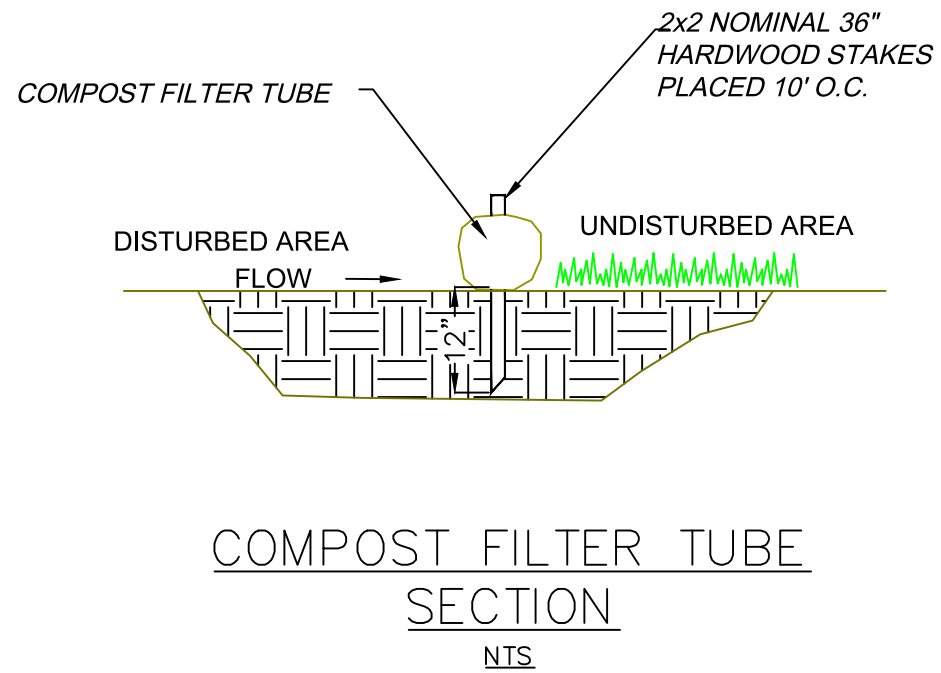
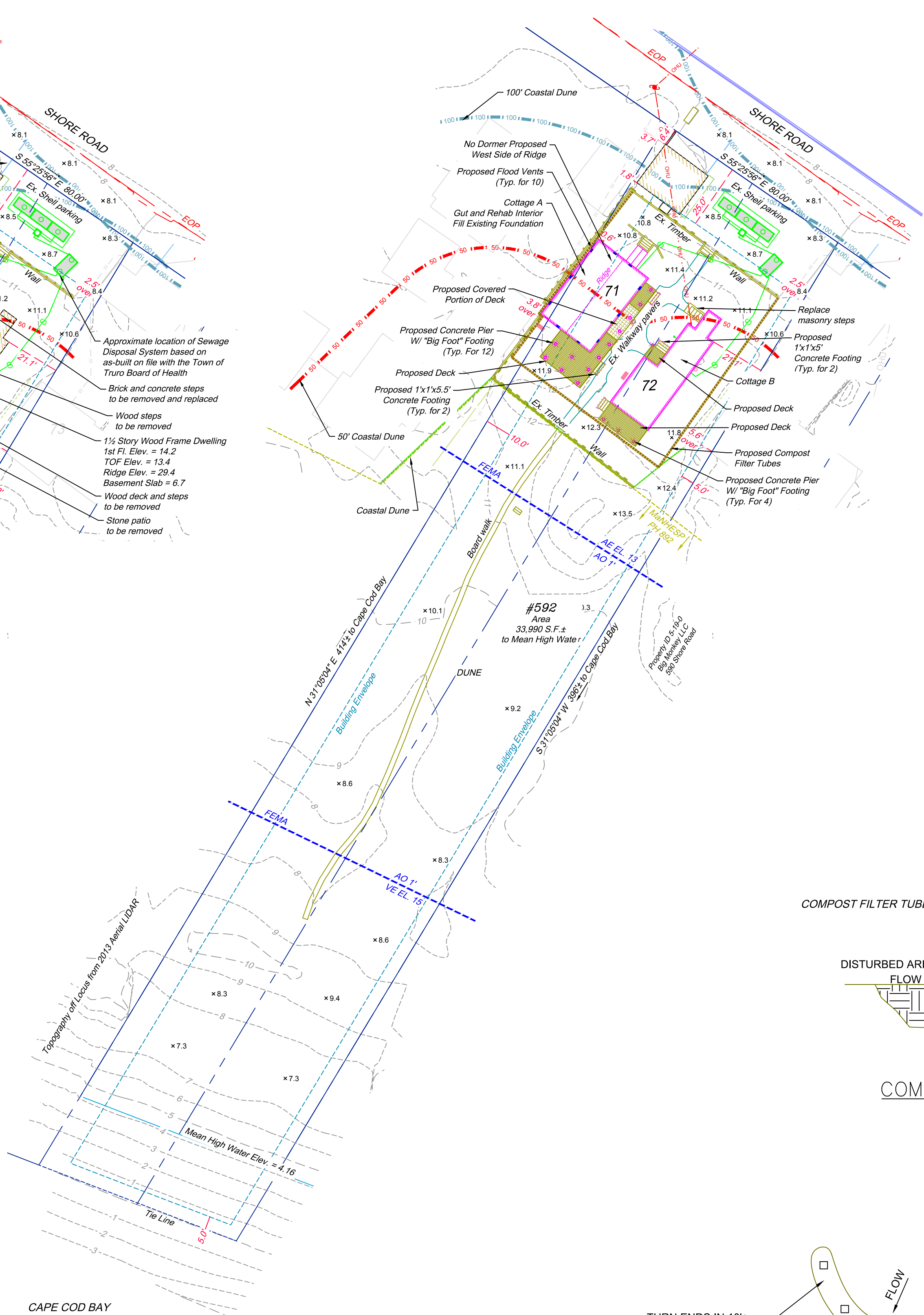
Zoning Compliance Table			
592 Shore Road			
Zone	LB (Limited Business)		
	Existing	Required	Proposed
Lot area (to Mean High Water)	33,990 S.F.±	33,750 S.F.	33,990 S.F.±
or	0.780 Ac.±	0.775 Ac.	0.780 Ac.±
Frontage	80.00 Ft.	150 Ft.	80.00 Ft.
Front setback	6.4 Ft.	25 Ft.	6.4 Ft.
Side 1 setback	-3.8 Ft.	5 Ft.*	-3.8 Ft.
Side 2 setback	21.1 Ft.	5 Ft.*	21.1 Ft.
Rear setback	> 5 Ft.	5 Ft.*	>5 Ft.
Building coverage	1,967 S.F.±	- S.F.	1,967 S.F.±
or	5.79%	-	5.79%
Building height	19.0 Ft.	30 Ft.	19.0 Ft.

* 5' per story per Truro Zoning Section 50

EXISTING SITE PLAN
SCALE: 1" = 30'



PROPOSED SITE PLAN
SCALE: 1" = 30'



REVISIONS	DATE

SITE PLAN
LOCATED AT
592 SHORE RD.
TRURO, MA
PREPARED FOR
KATHERINE
&
LORI BURROUGHS



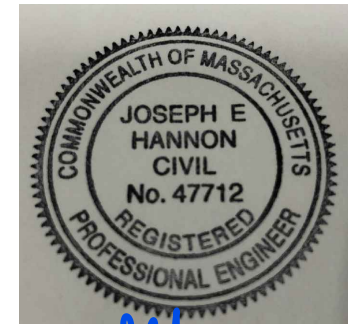
Atlantic Coast Engineering

SCITUATE HARBOR OFFICE
88 Front St. Suite 22
Scituate, MA 02066
Office: (781)378-2593

QUINCY/MARINA BAY OFFICE
500 Victory Rd., Suite 400
Quincy, MA 02171
Office: (617)404-2001

*Specializing in Engineering, Surveying,
Permitting and Construction Consulting

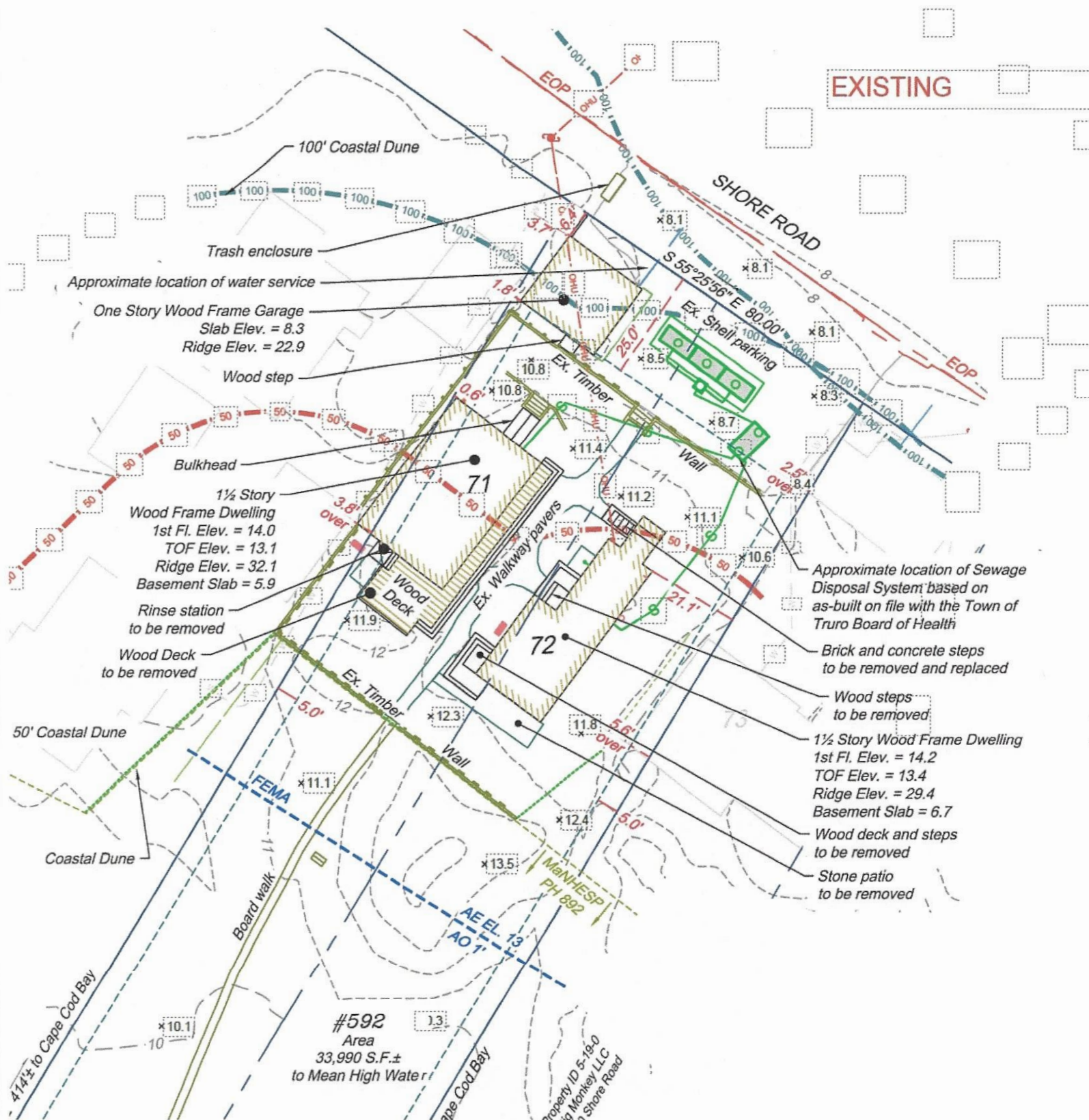
1/13/2025



LOCUS OWNER OF RECORD :
PARCEL ID 5-18-0
KATHERINE & LORI BURROUGHS
KATHERINE A. BURROUGHS TRUST
104 ELLINGTON STREET
LONGMEADOW, MA 02189
DEED BK 33285, PG 192
PLAN BK 23, PG 37, LOTS 71 & 72
PLAN BK 216, PG 85, LOT 1

FEMA :
THE LOCUS LIES WITHIN ZONES VE (EL. 15
FEET) ZONE AO (DEPTH 1 FEET) AND ZONE
AE (EL. 13 FEET) AS SHOWN ON THE F.I.R.M.
MAP #25001C0136J EFFECTIVE 07/16/2014.

SCALE: 1" = 30'	
DATE: DECEMBER 22, 2024	
COMP./DESIGN: MP	
CHECK: JH	
DRAWN: MP	
FIELD: SEE NOTE 2	
APPROVED: JH	
SHEET 1 OF 1	



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PARCEL ID 5-18-0
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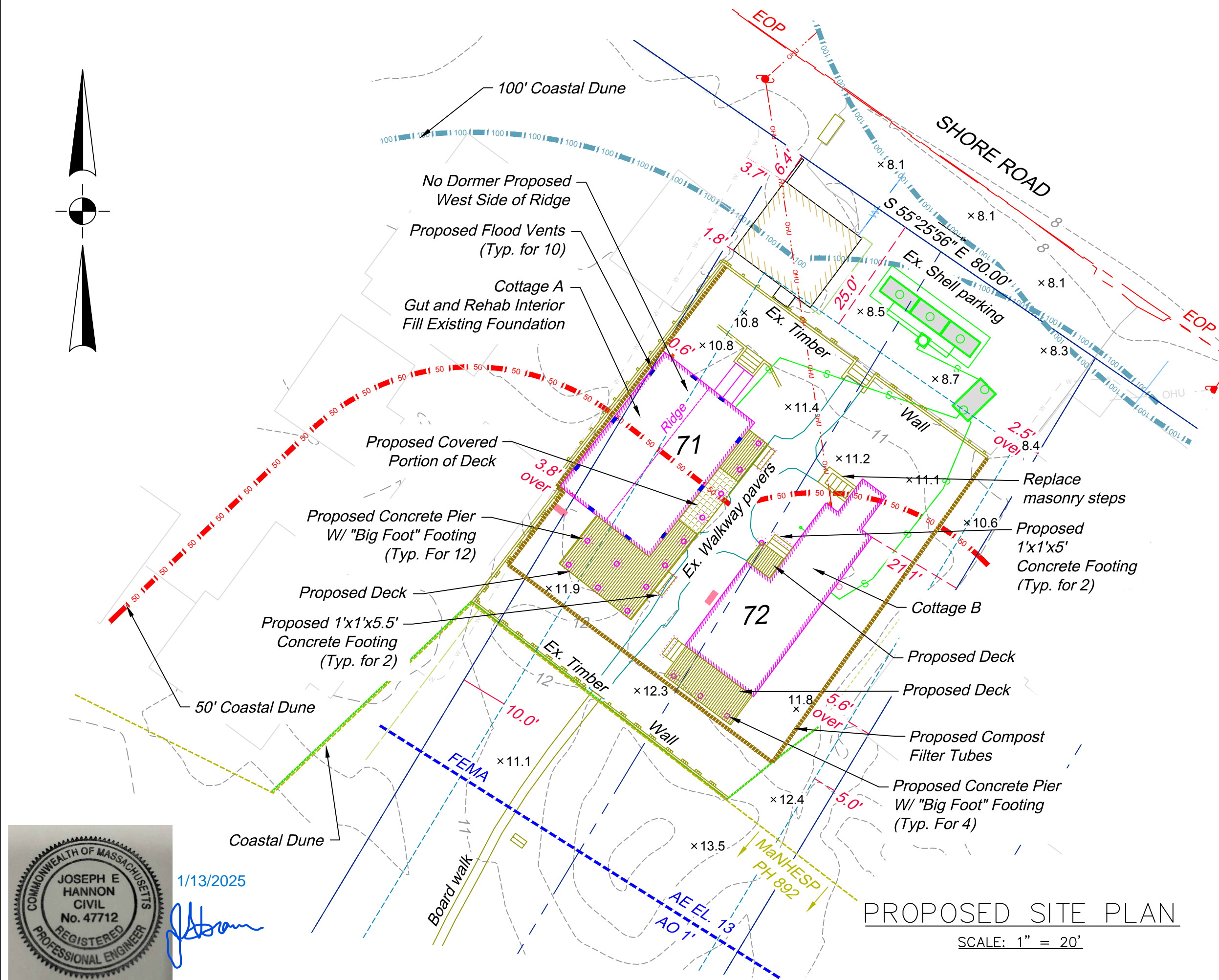
QUINCY/MARINA BAY OFFICE
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Office: (617)404-2001

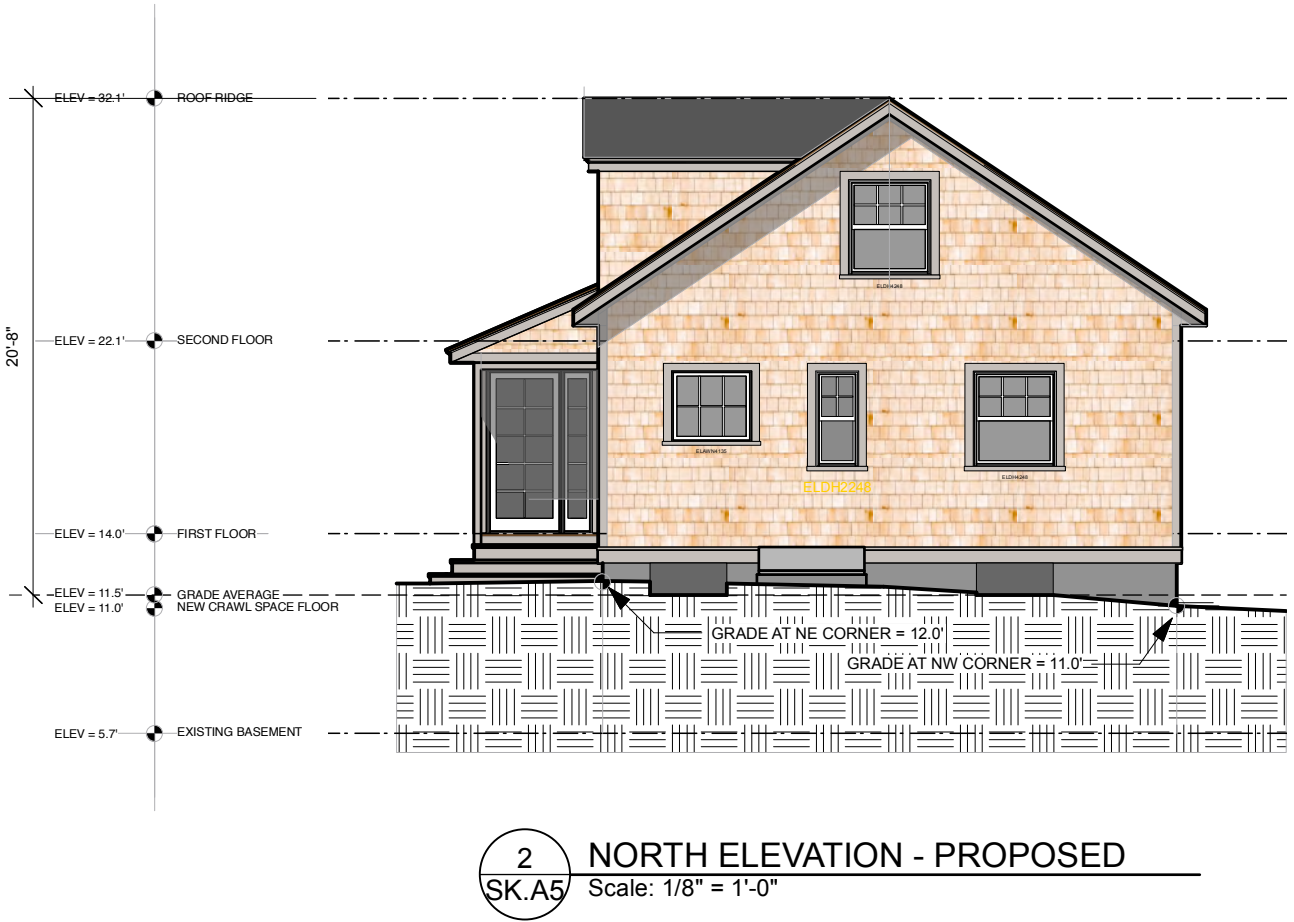
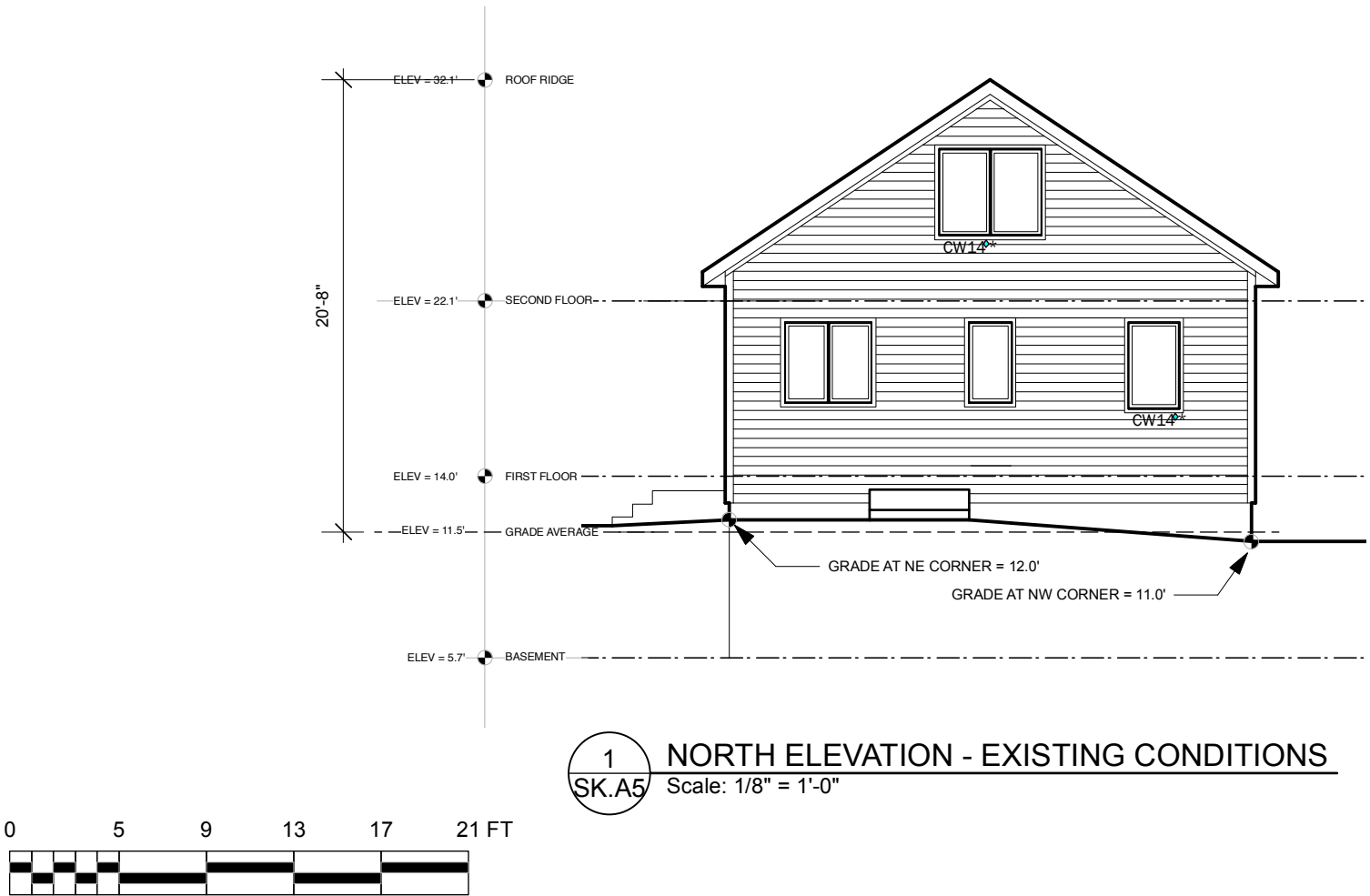
**Specializing in Engineering, Surveying,
Permitting and Construction Consulting*

SCALE: 1" = 20'



DATE: DECEMBER 22, 2024



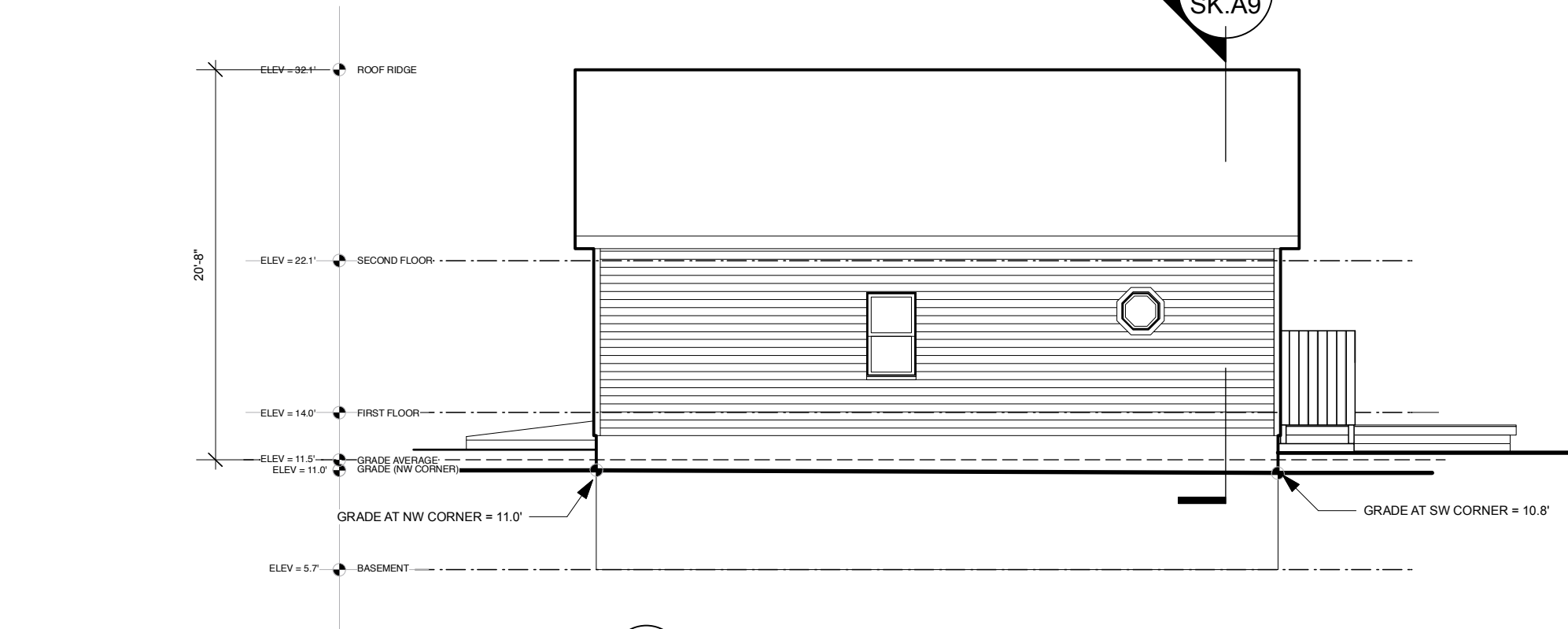


SCALE: 1/8" = 1'-0"

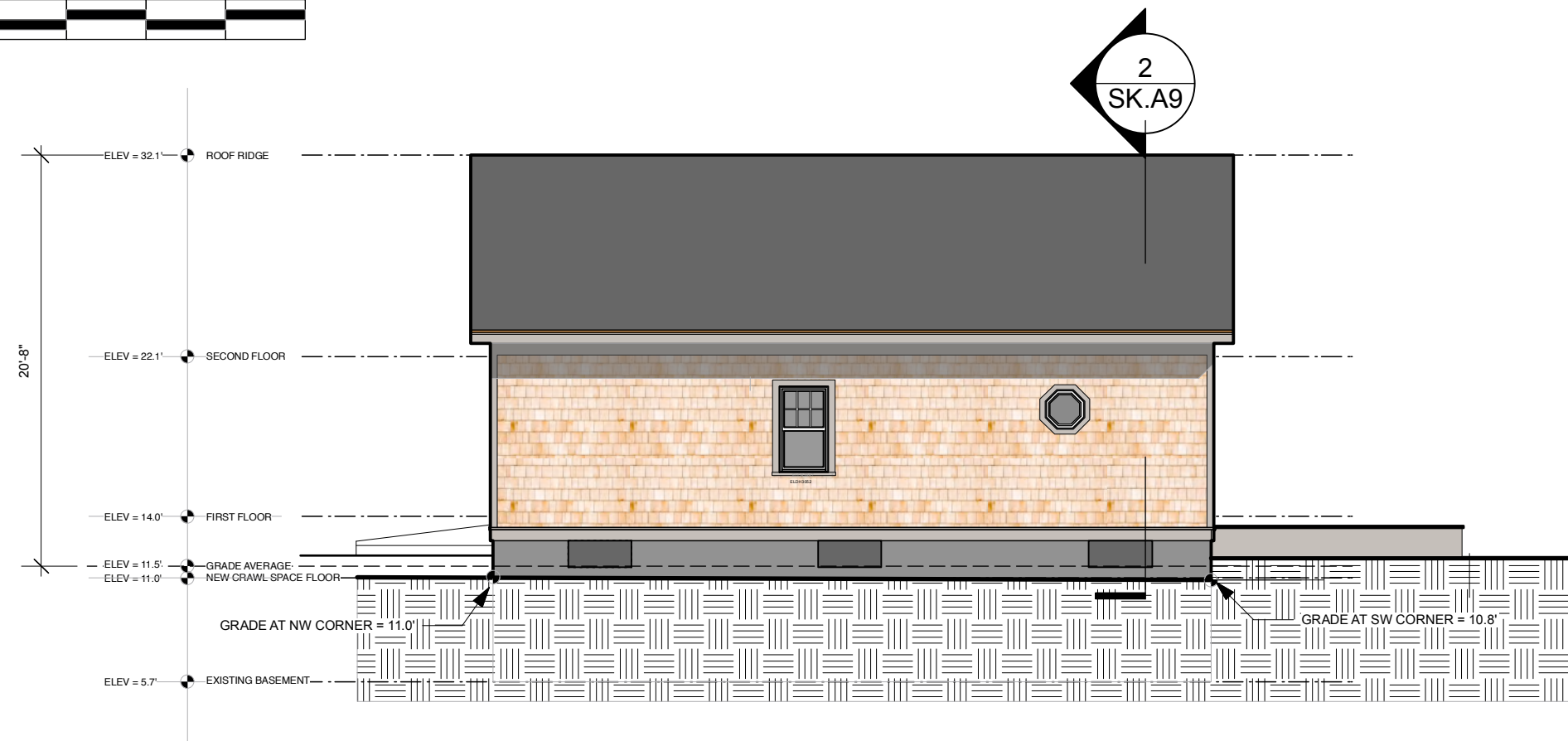
EXTERIOR ELEVATIONS - COTTAGE "A"

592 SHORE ROAD, TRURO, MA

SK.A5



1 WEST ELEVATION - EXISTING CONDITIONS
Scale: 1/8" = 1'-0"



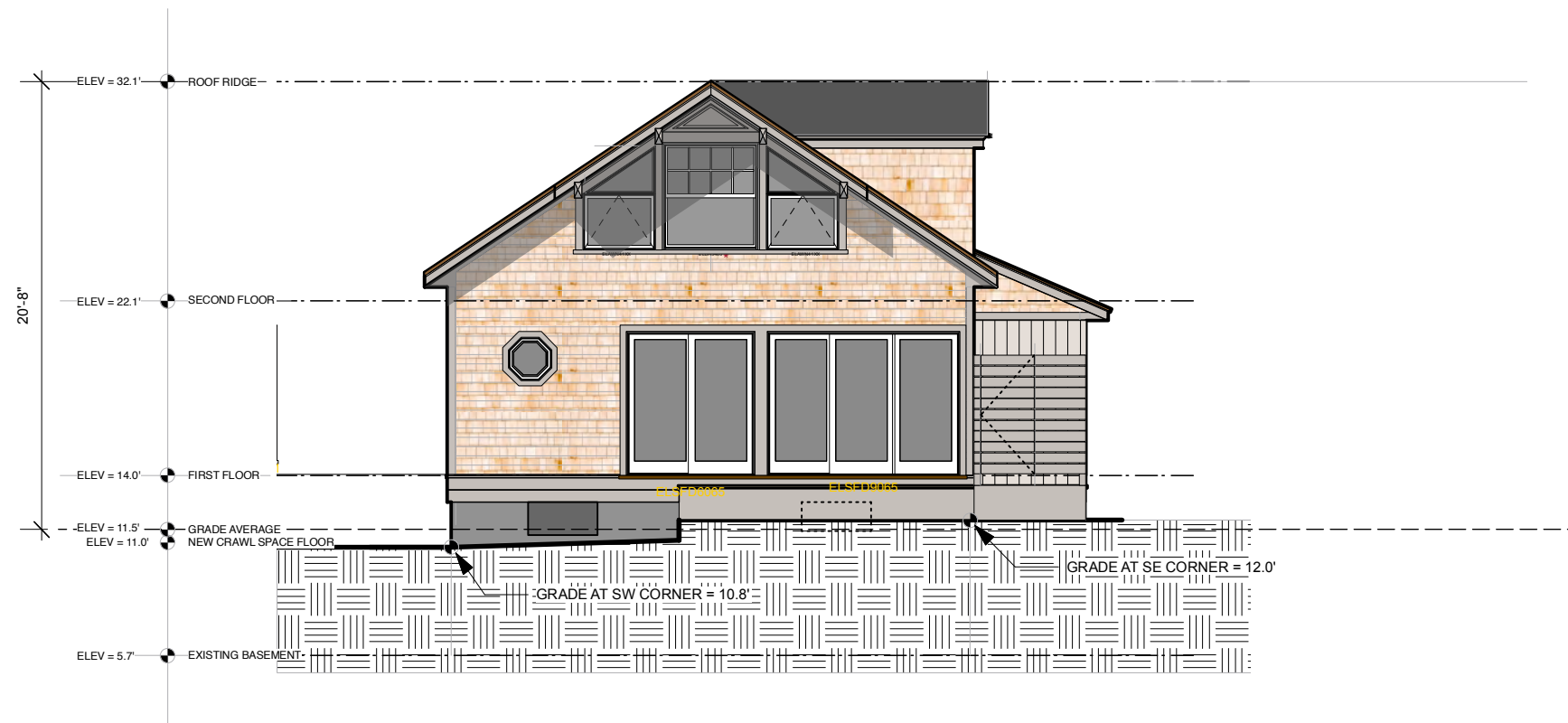
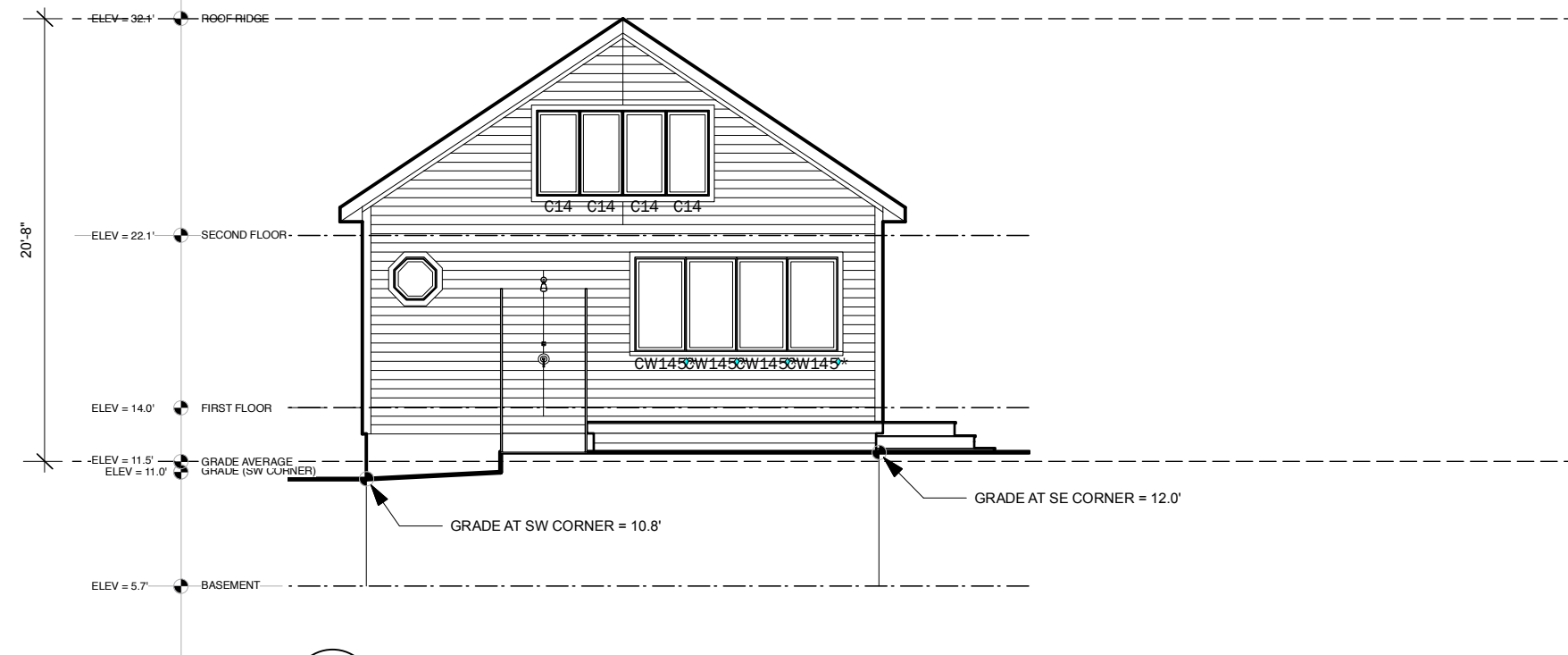
2 WEST ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"

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

EXTERIOR ELEVATIONS - COTTAGE "A"

592 SHORE ROAD, TRURO, MA

SK.A6

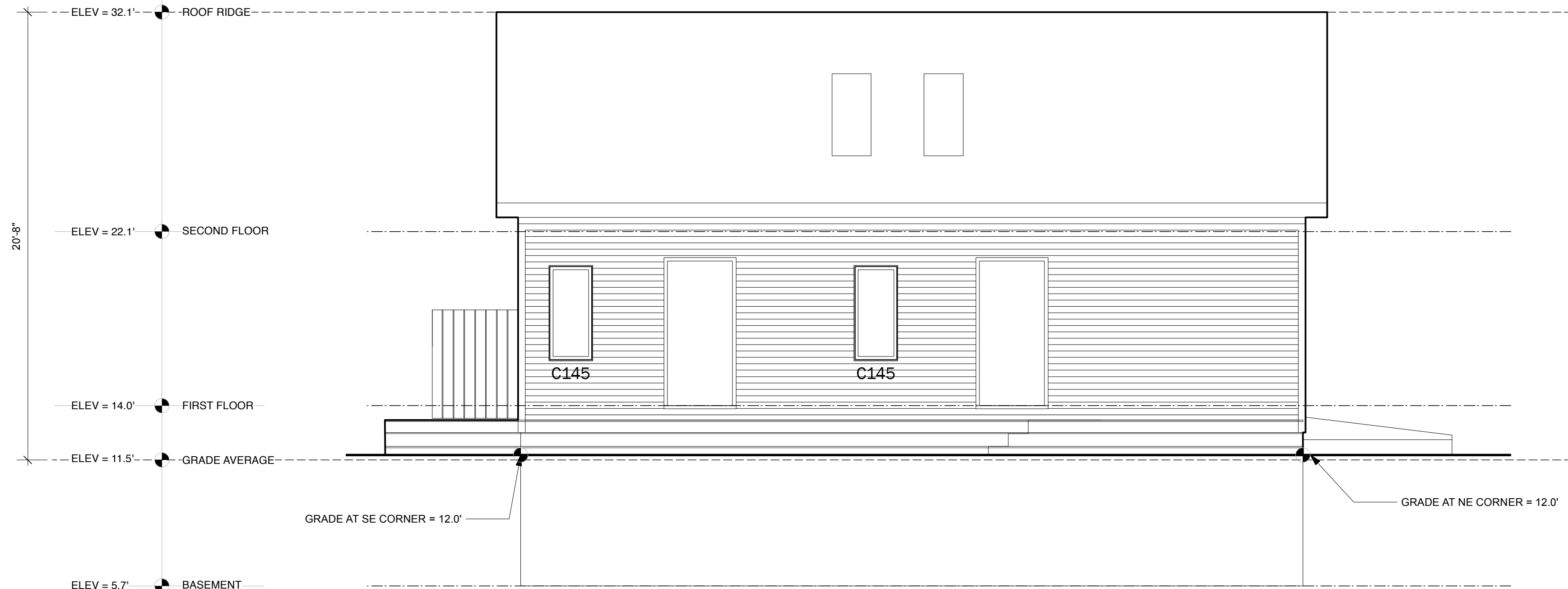


SCALE: 1/8" = 1'-0"

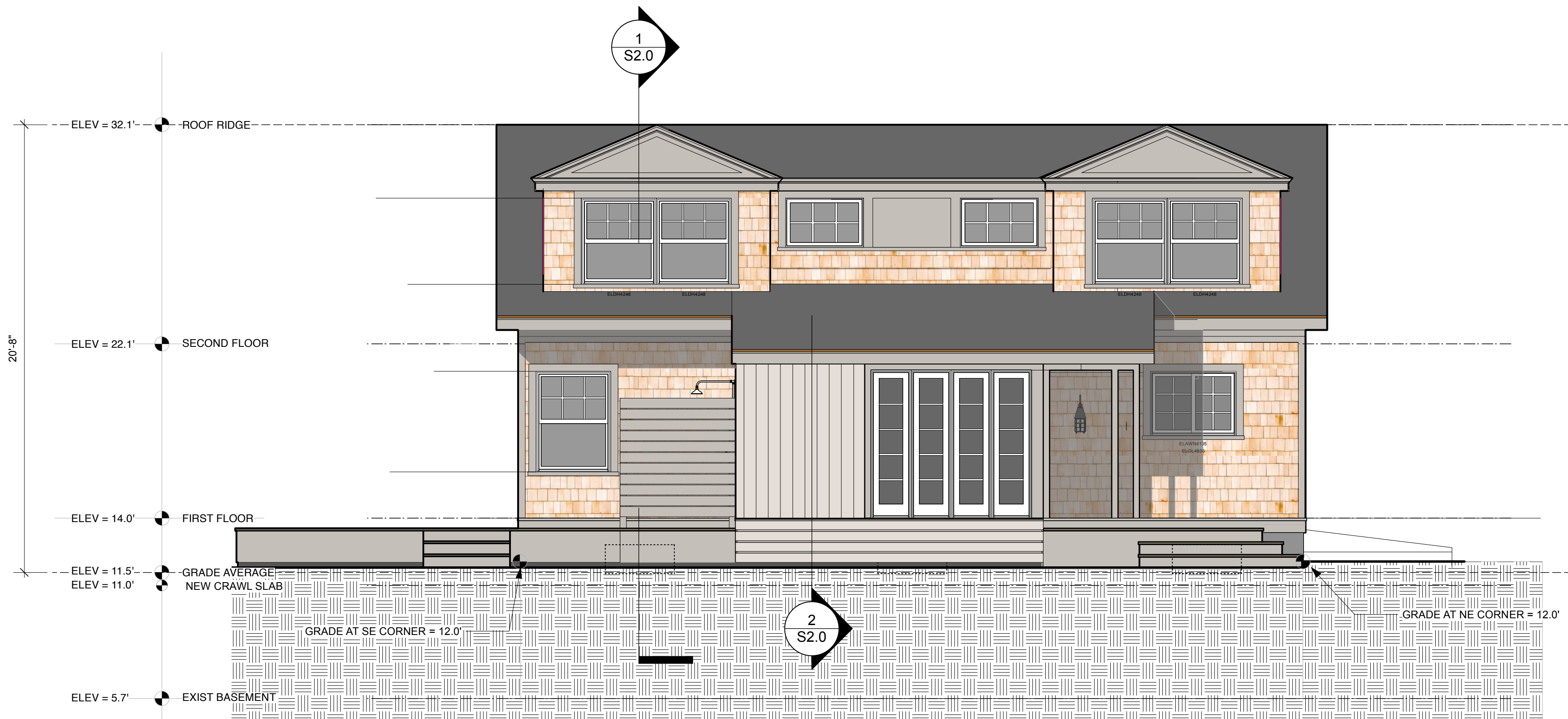
EXTERIOR ELEVATIONS - COTTAGE "A"

592 SHORE ROAD, TRURO, MA

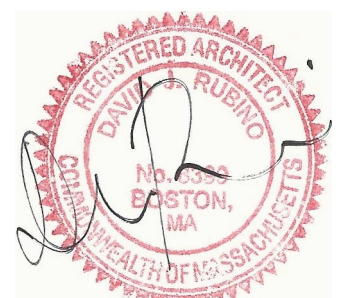
SK.A7



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



2 EAST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



HUTH
ARCHITECTS

313 Washington Street
Suite 212
Newton, Massachusetts
02458

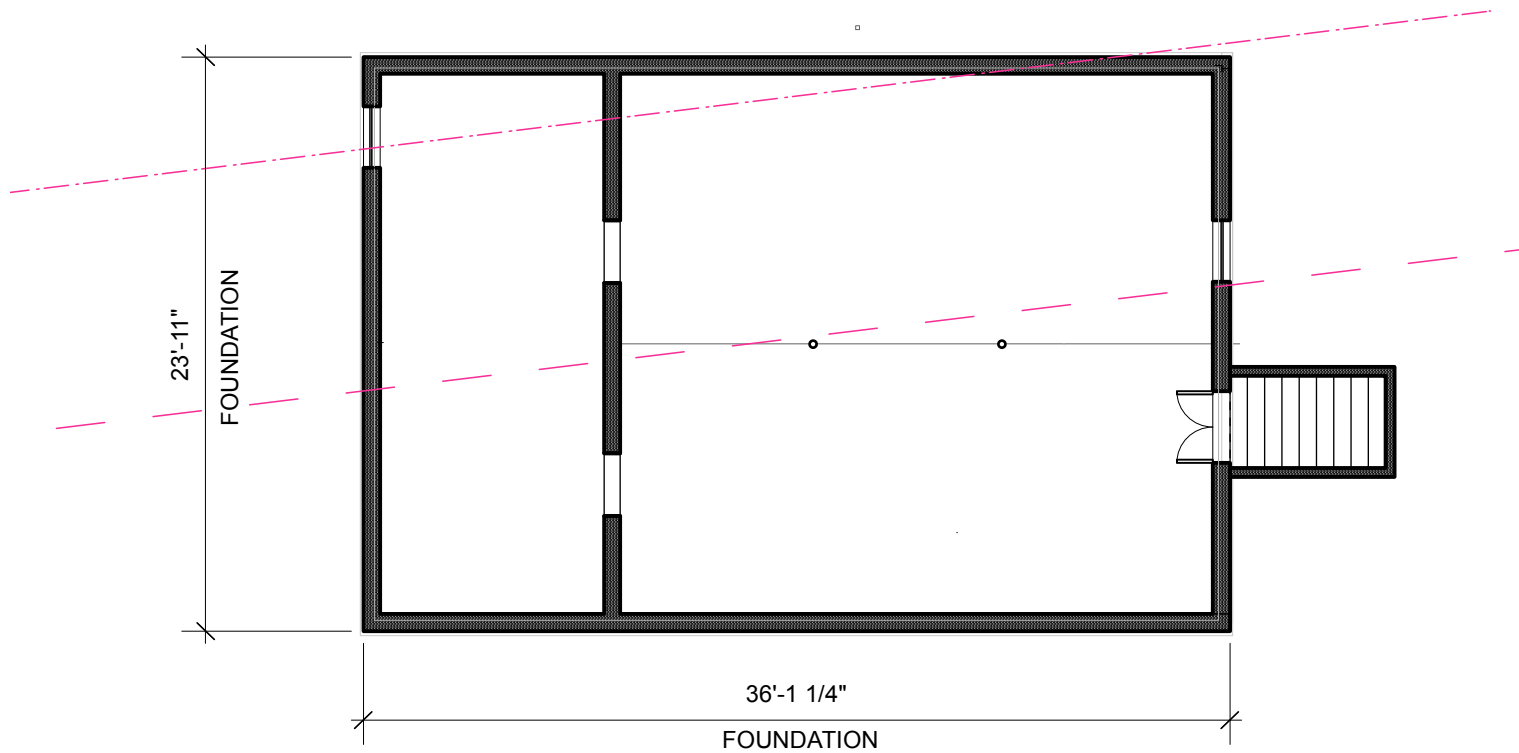
617.965.4601 T
617.965.9987 F
hutharchitects.com

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

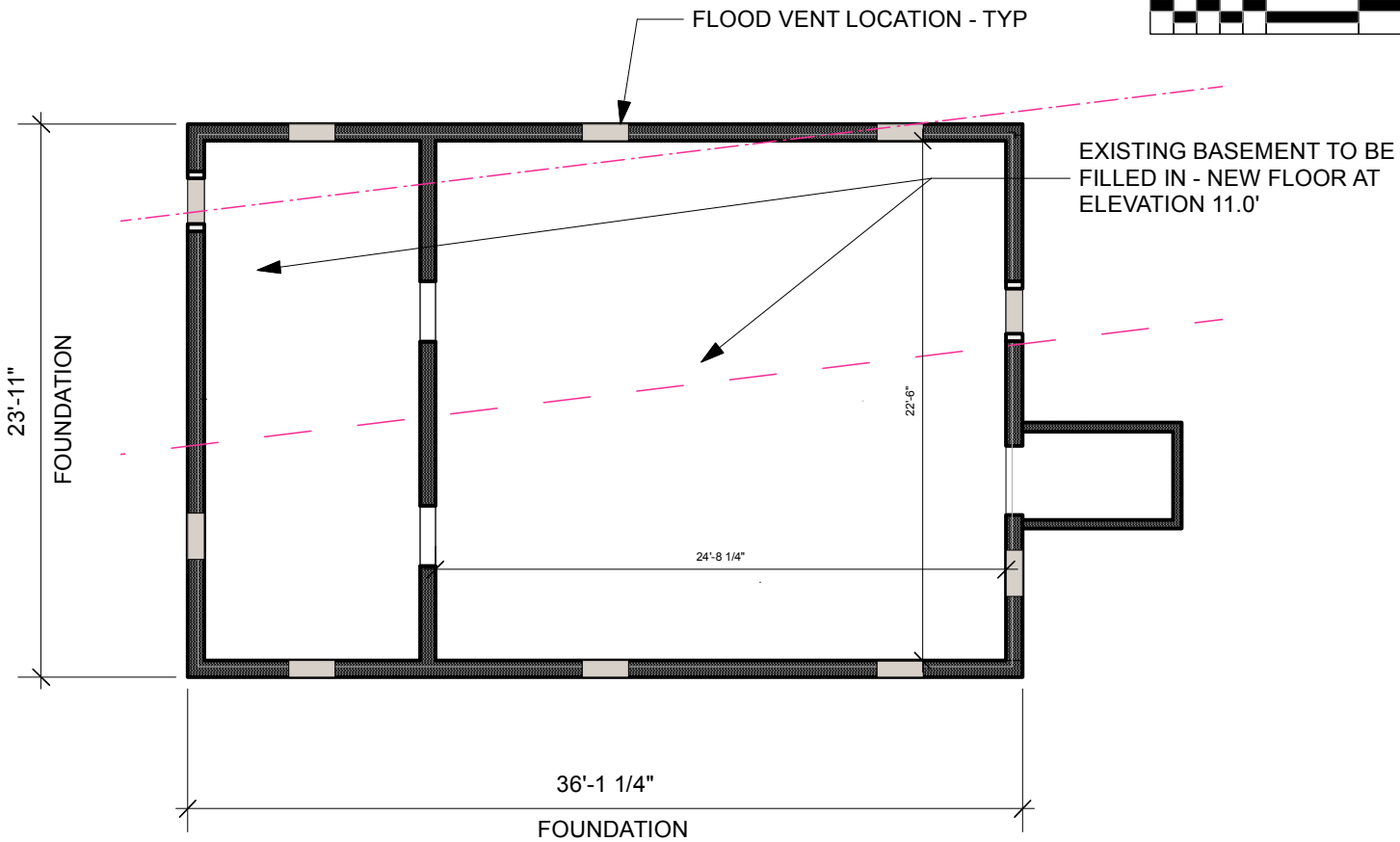
EXTERIOR ELEVATIONS - COTTAGE "A"

592 SHORE ROAD, THRUO, MA

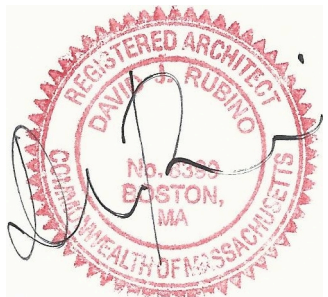
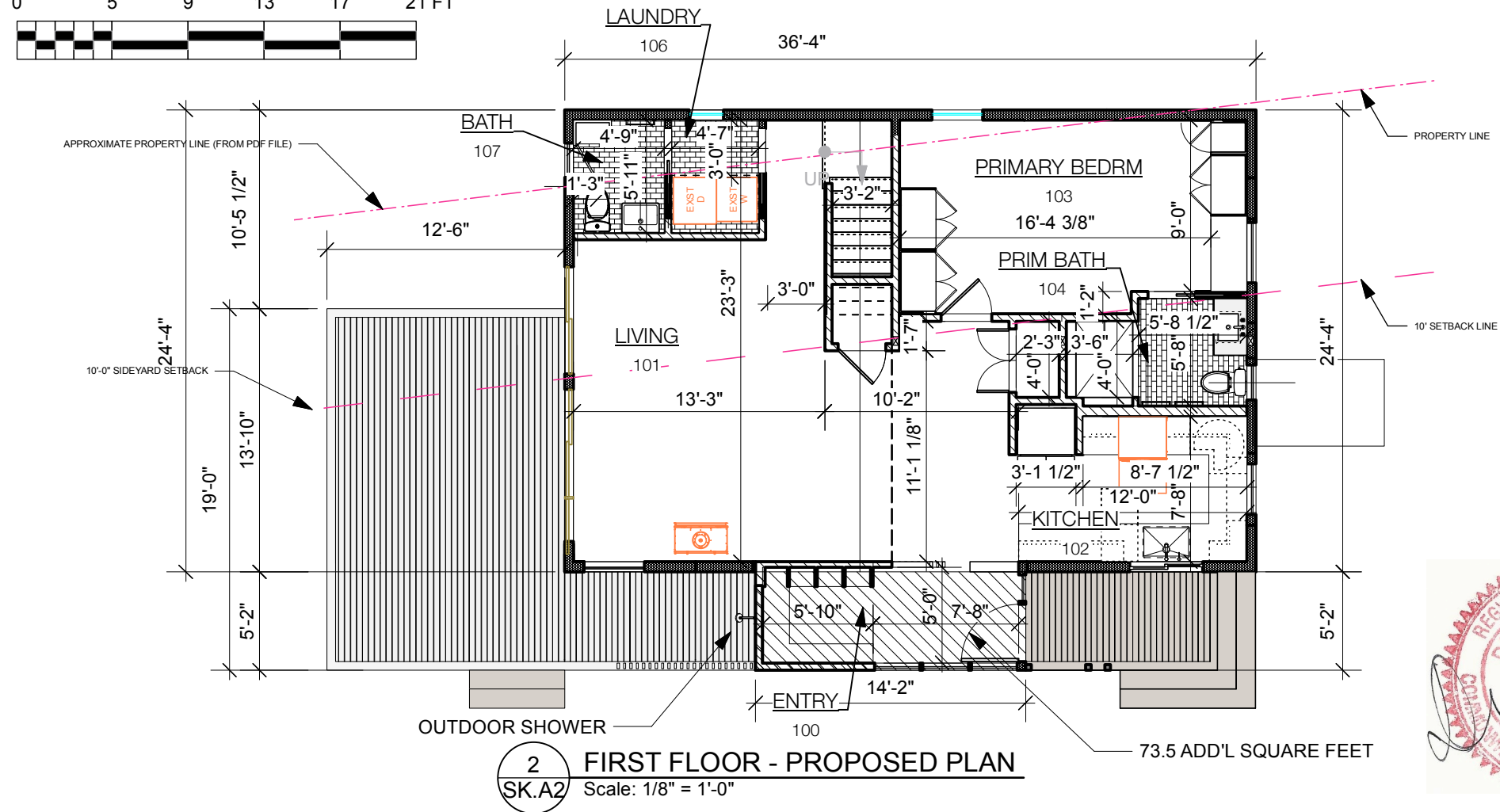
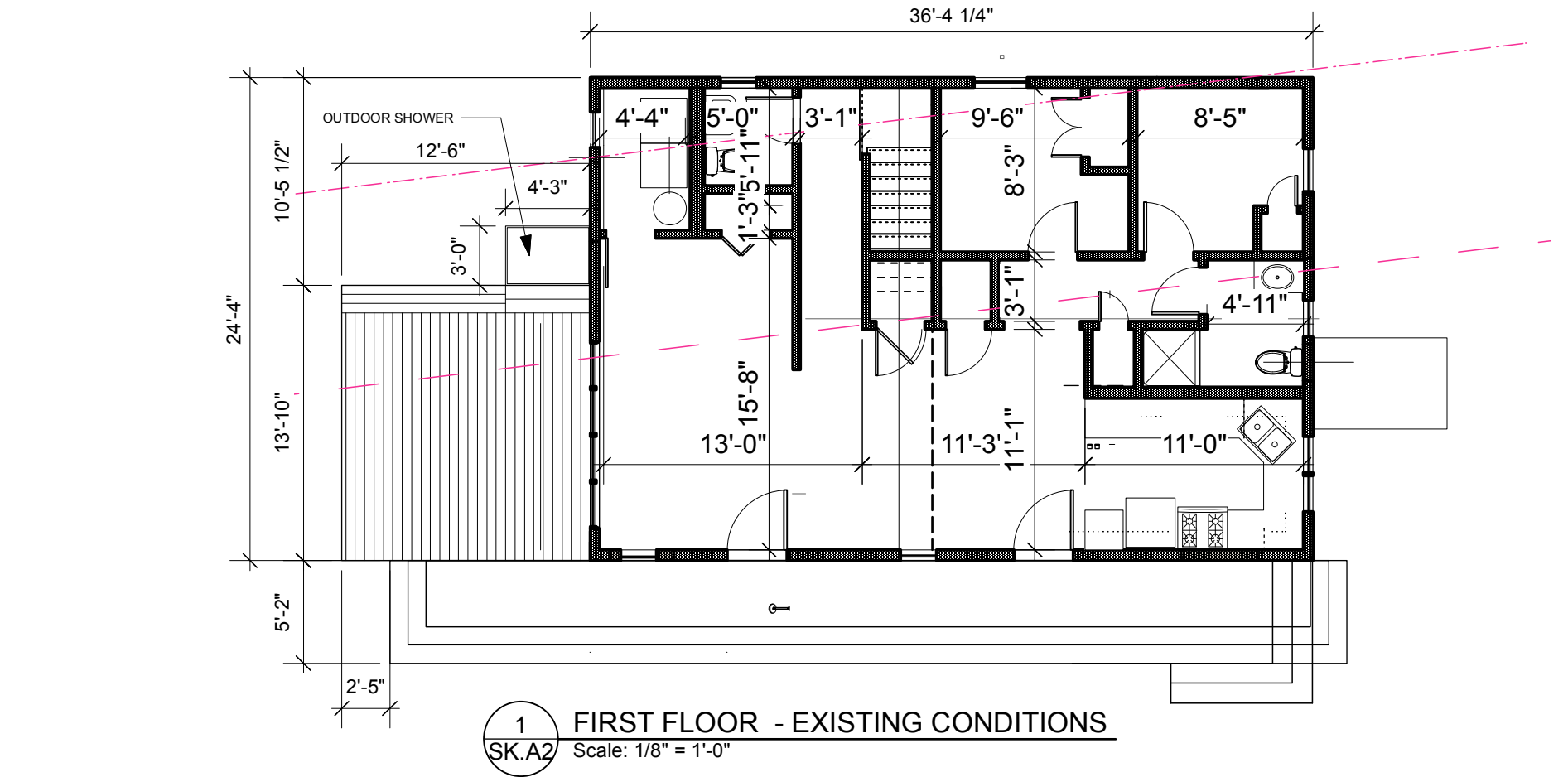
SK.A8

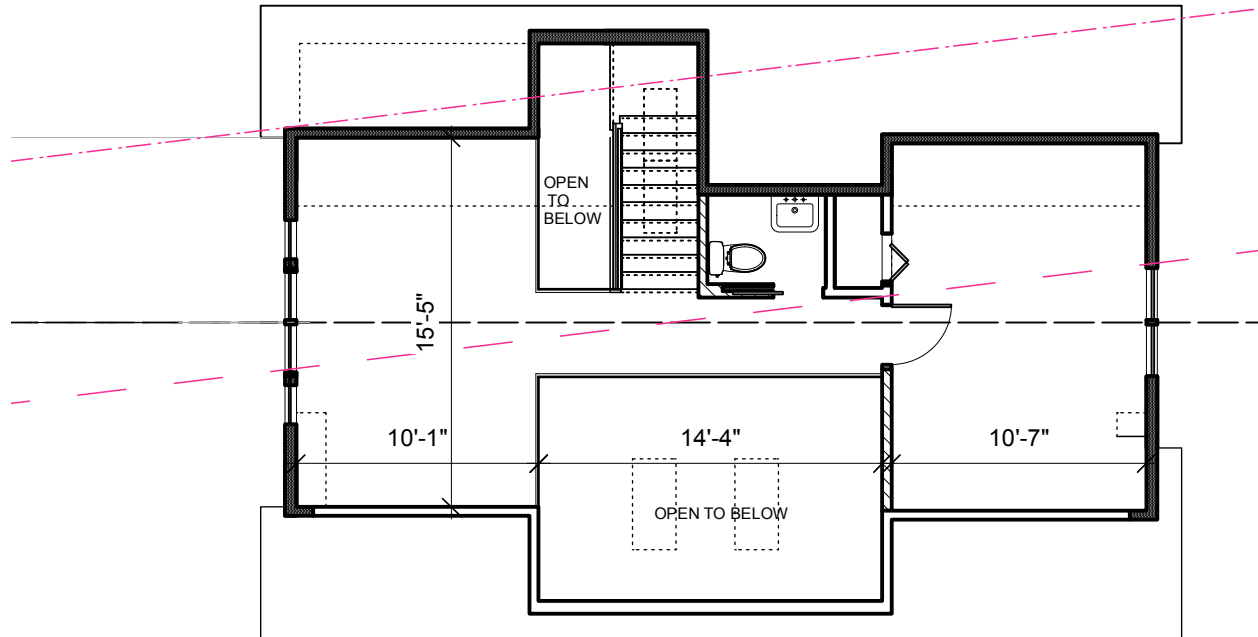


1 BASEMENT - EXISTING CONDITIONS
SK.A1 Scale: 1/8" = 1'-0"

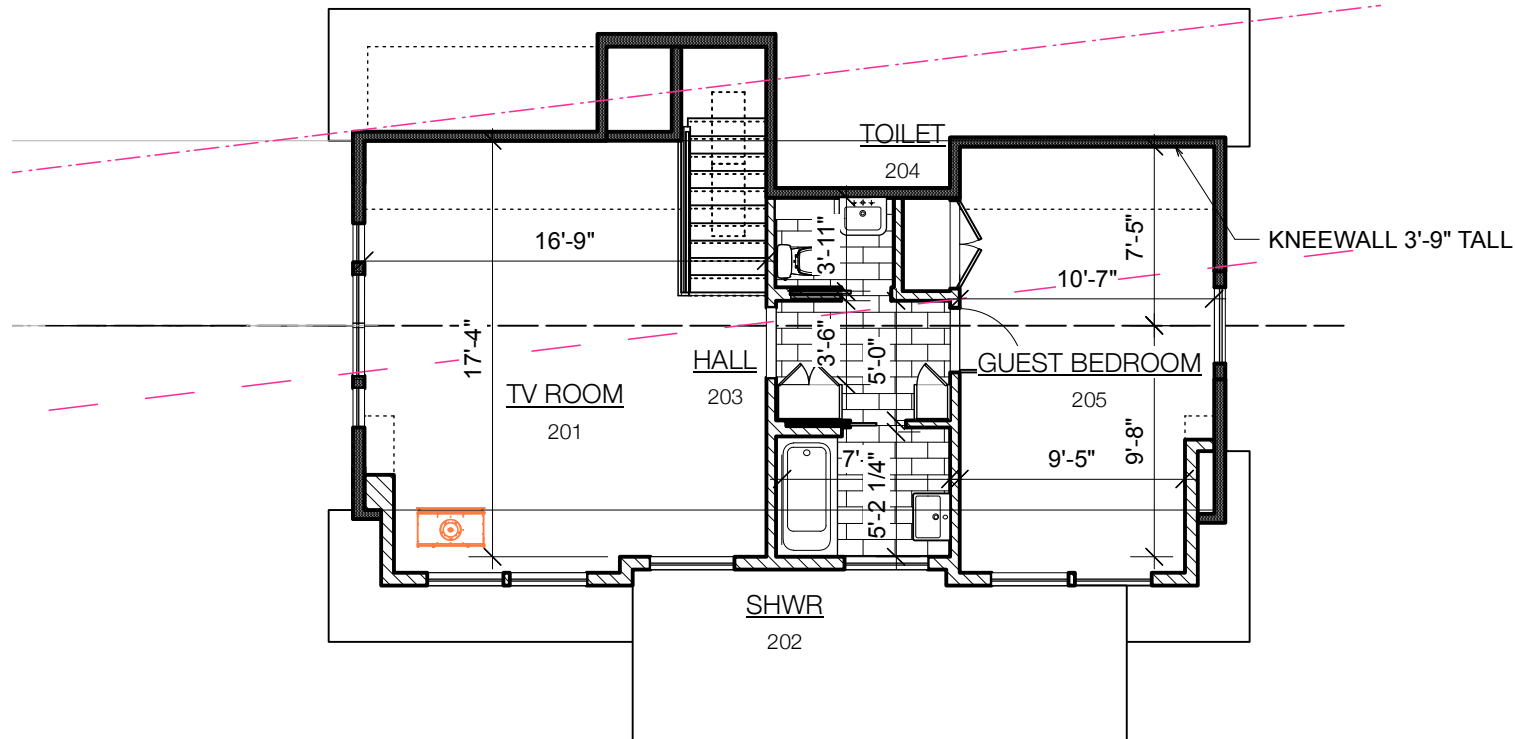
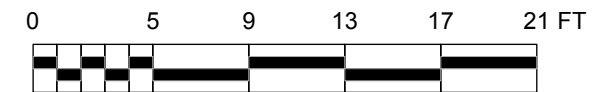


2 BASEMENT - PROPOSED PLAN
SK.A1 Scale: 1/8" = 1'-0"

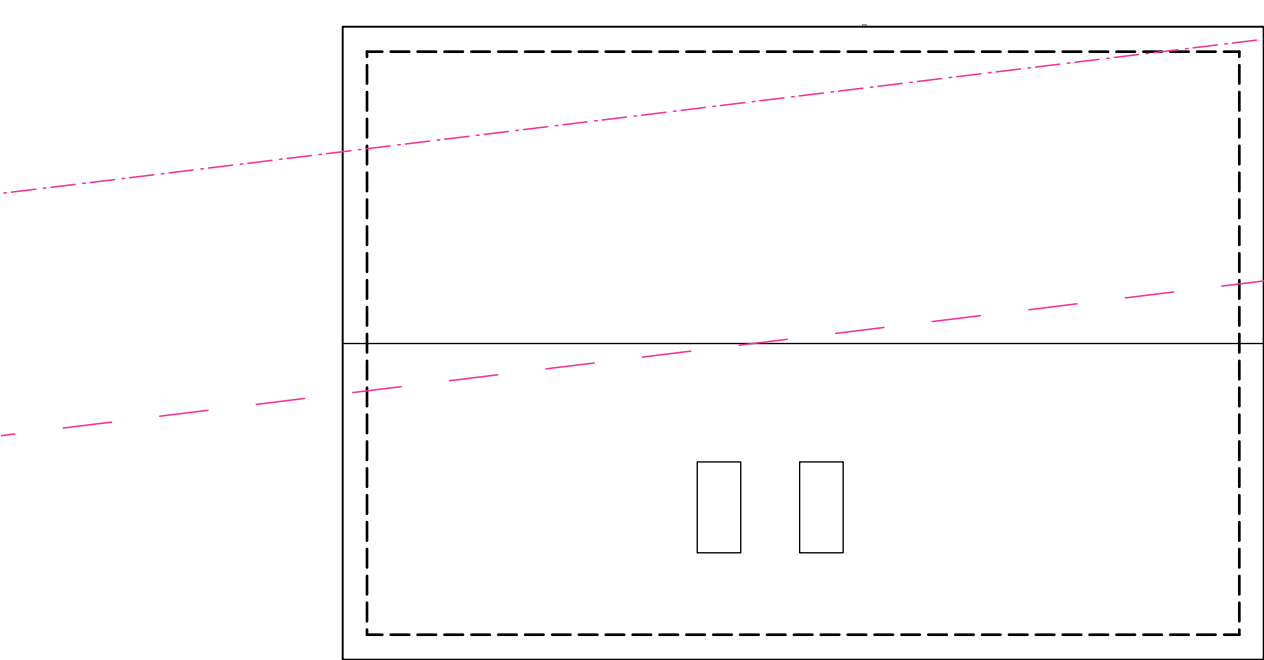




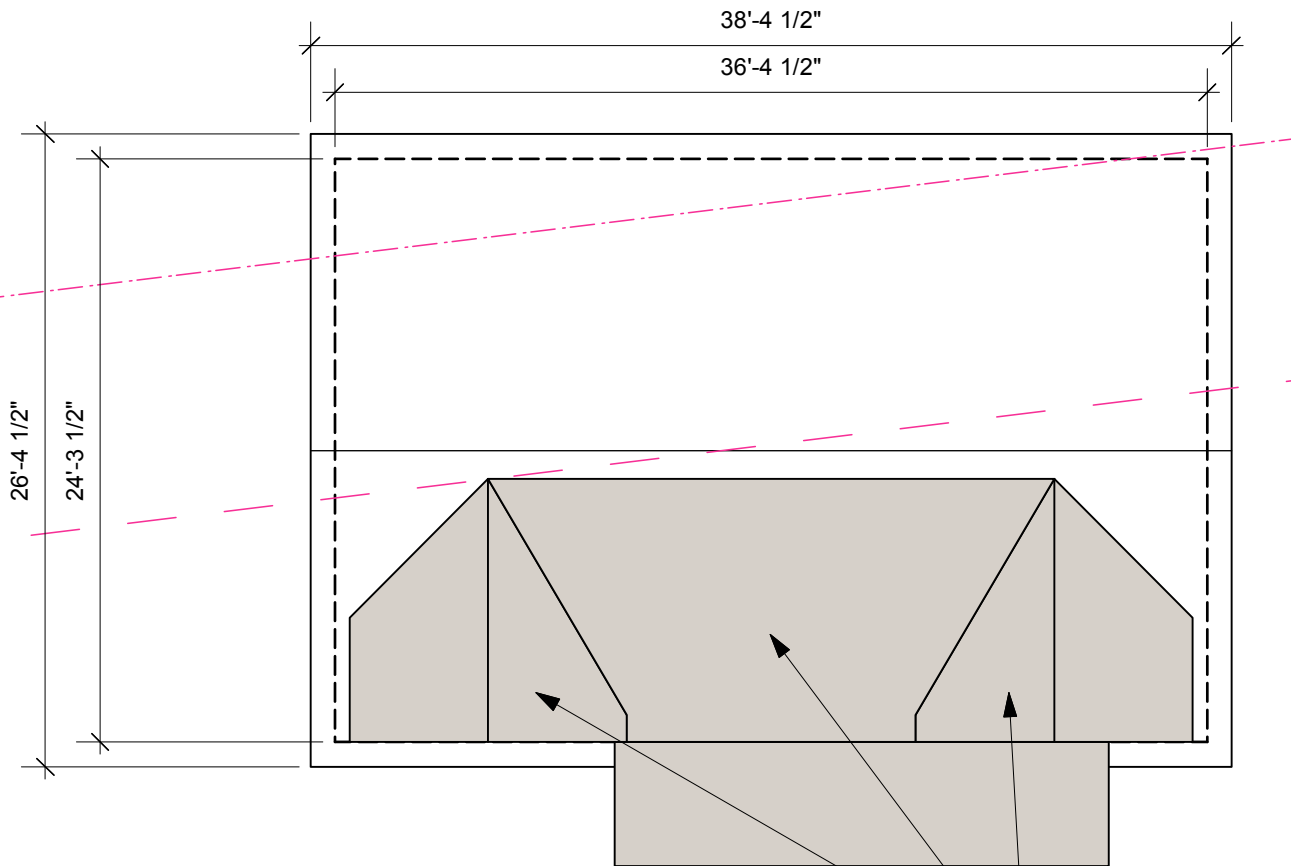
1 SECOND FLOOR - EXISTING CONDITIONS
SK.A3 Scale: 1/8" = 1'-0"



2 SECOND FLOOR - PROPOSED PLAN
SK.A3 Scale: 1/8" = 1'-0"

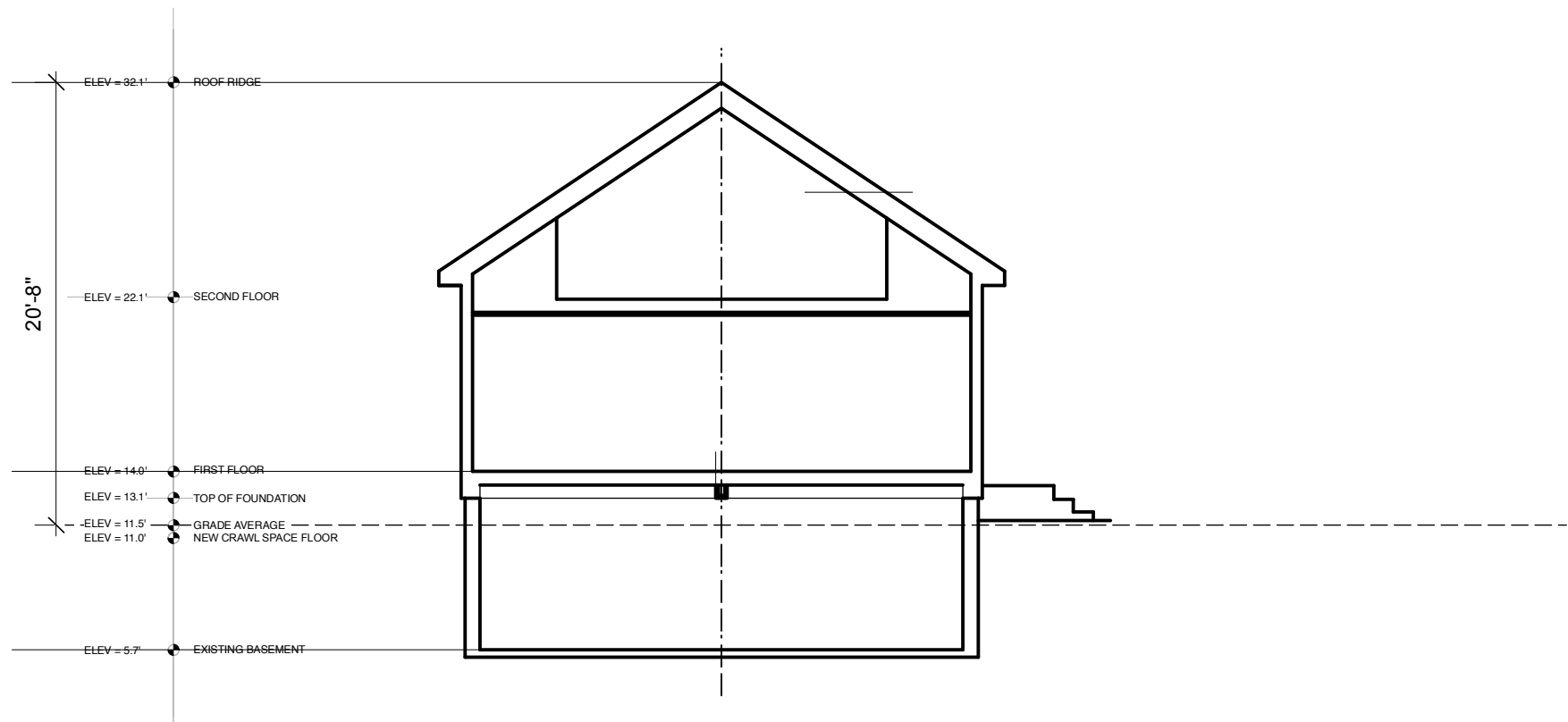


1 ROOF PLAN - EXISTING CONDITIONS
SK.A4 Scale: 1/8" = 1'-0"

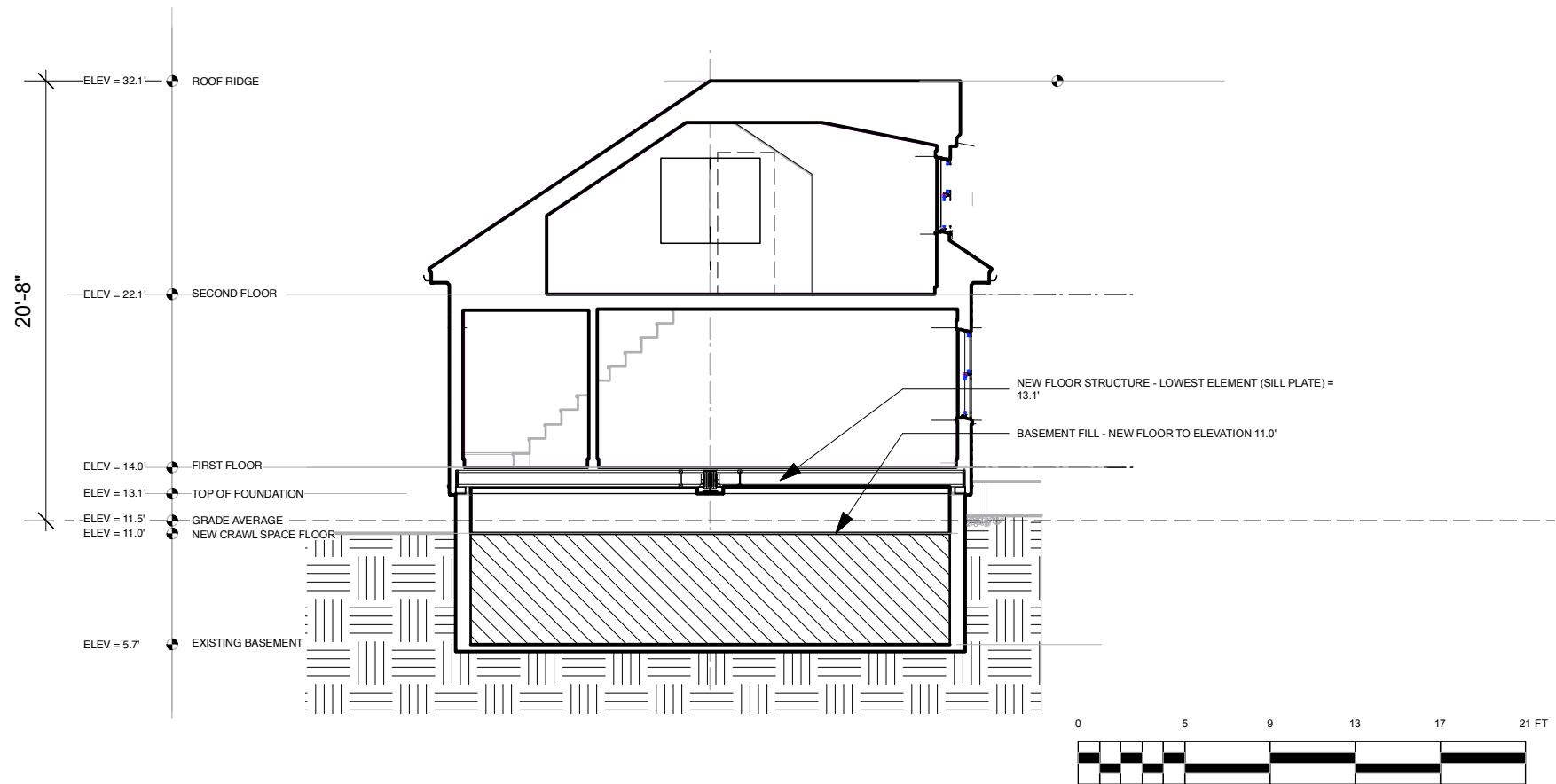


2 ROOF PLAN - PROPOSED
SK.A4 Scale: 1/8" = 1'-0"

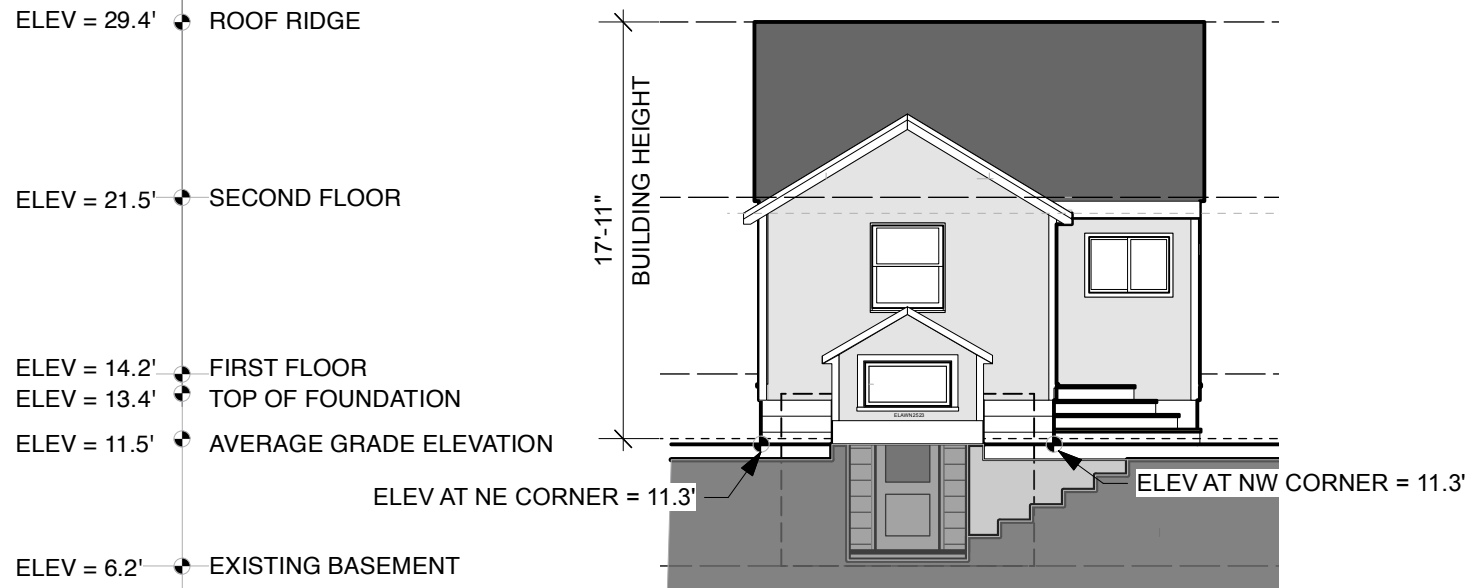
NEW DORMER



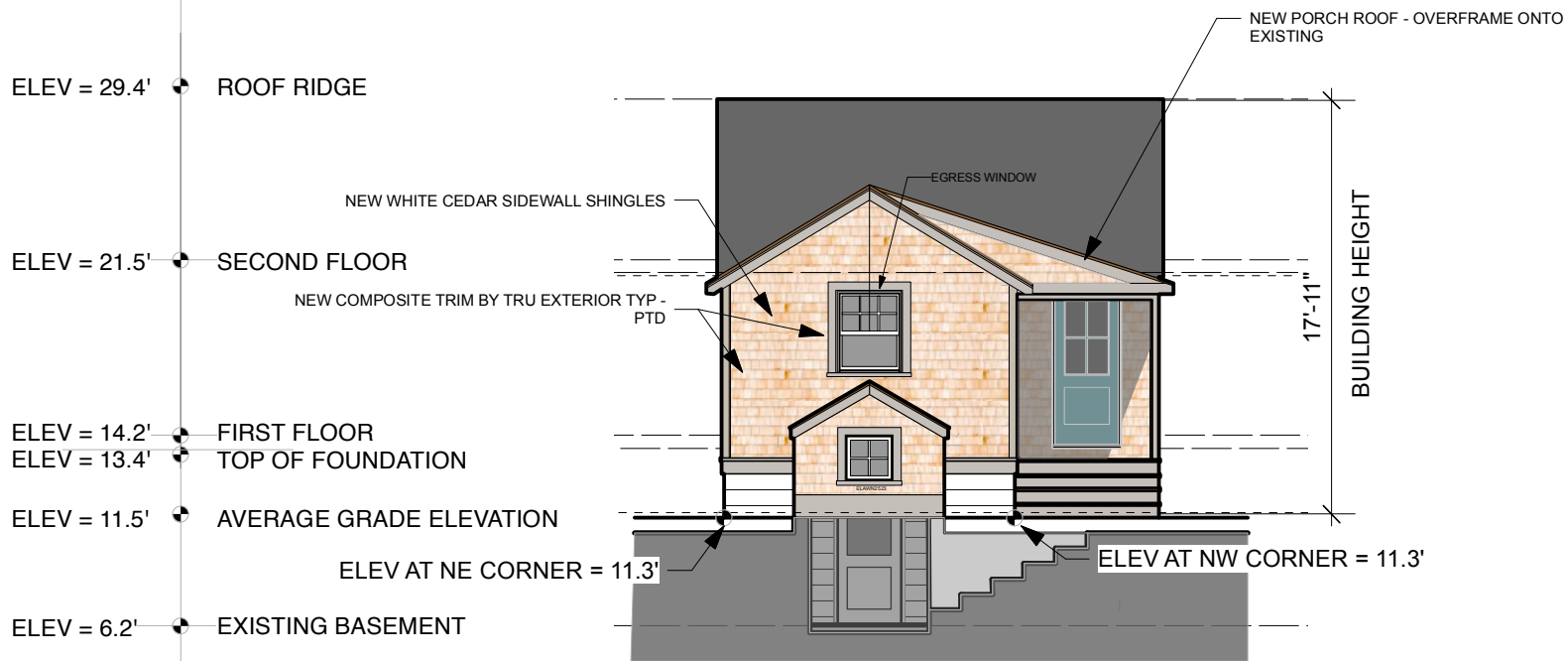
1 BUILDING SECTION - EXISTING CONDITIONS
SK.A9 Scale: 1/8" = 1'-0"



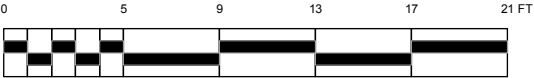
2 BUILDING SECTION - PROPOSED
SK.A9 Scale: 1/8" = 1'-0"

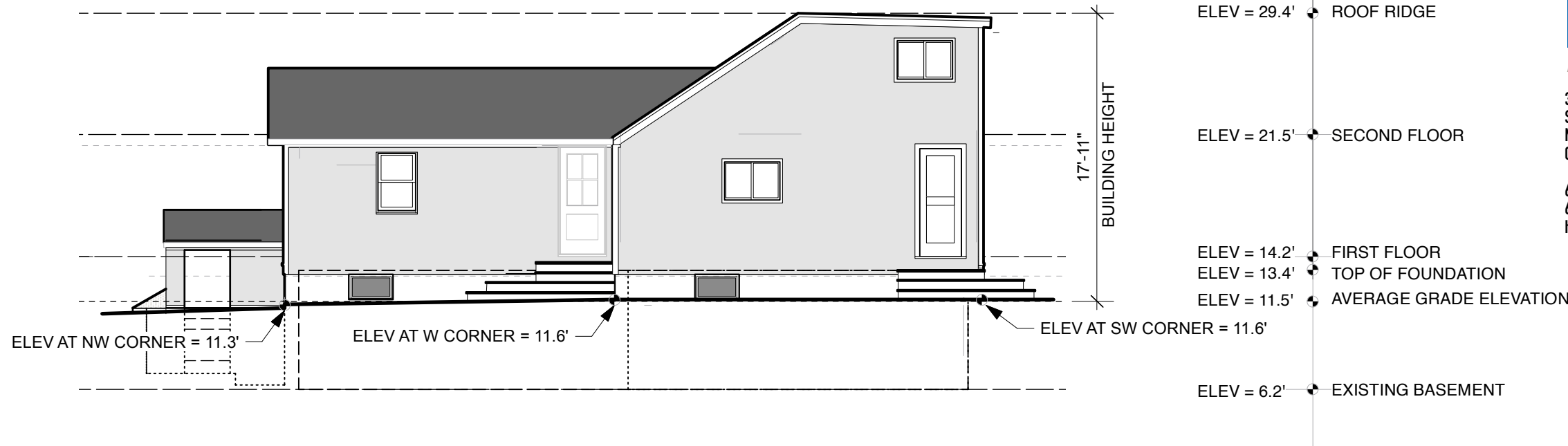


1 NORTH ELEVATION - EXISTING
SK.A5 Scale: 1/8" = 1'-0"

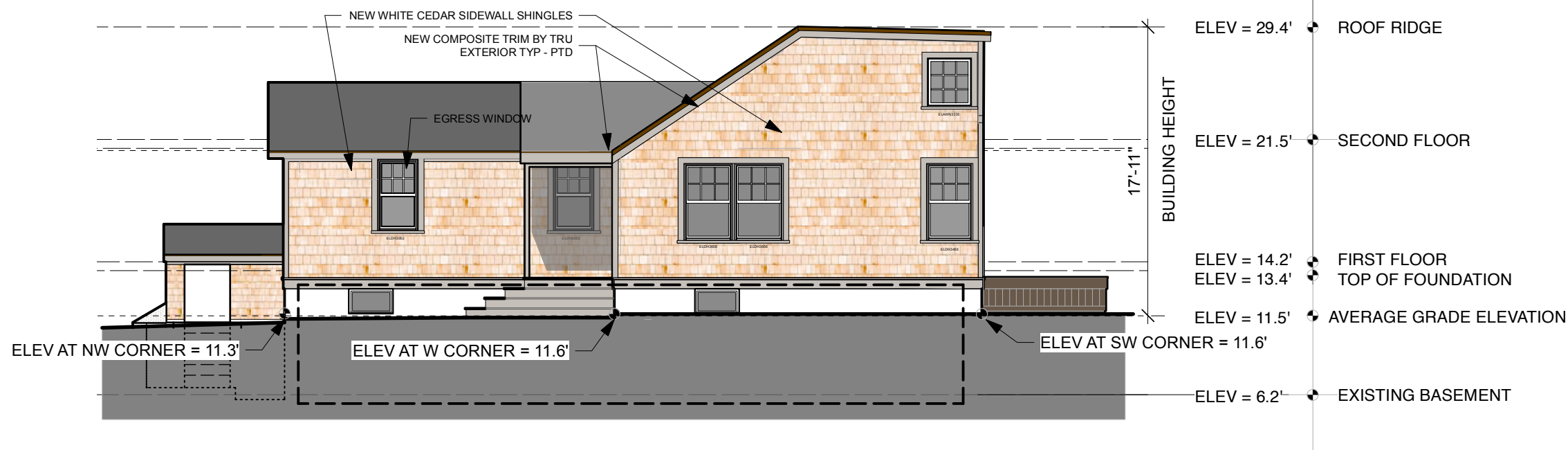


2 NORTH ELEVATION - PROPOSED
SK.A5 Scale: 1/8" = 1'-0"



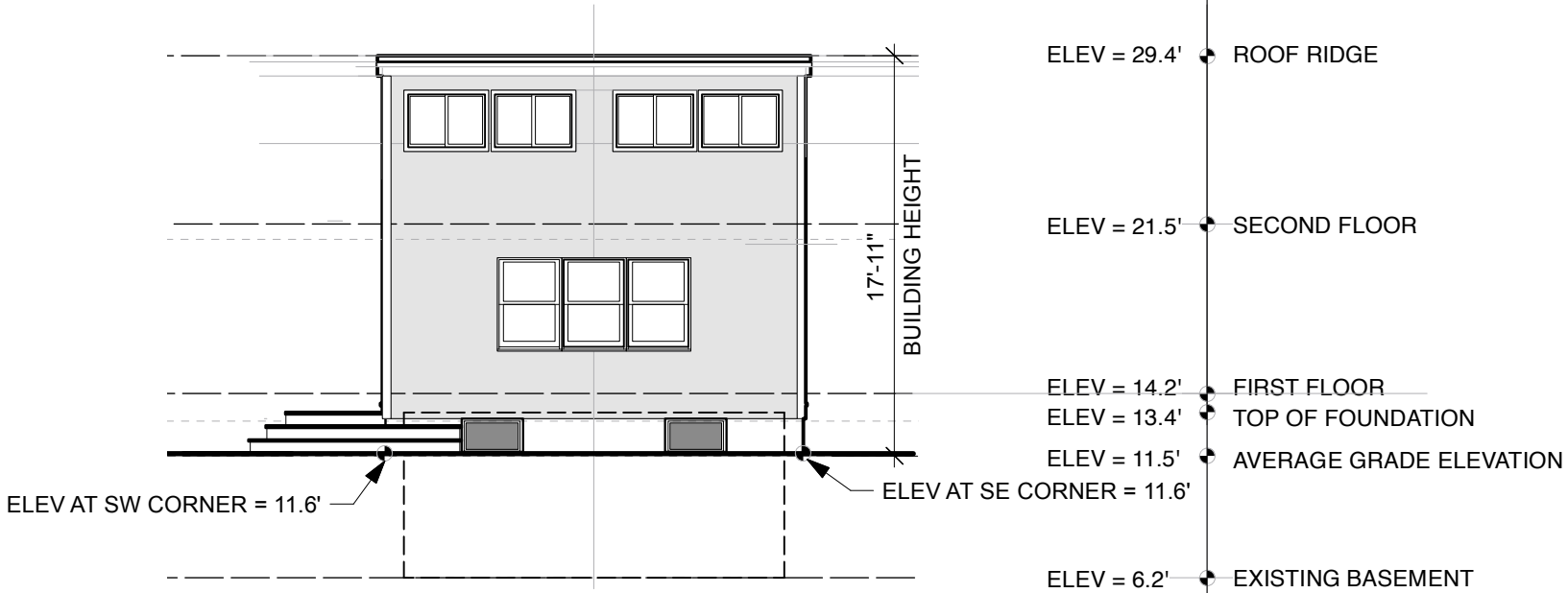


1 WEST ELEVATION - EXISTING
SK.A6 Scale: 1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
SK.A6 Scale: 1/8" = 1'-0"

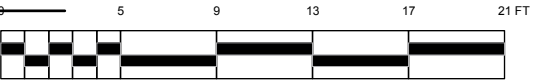




1 SOUTH ELEVATION - EXISTING
SK.A7 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
SK.A7 Scale: 1/8" = 1'-0"



ELEV = 29.4' ROOF RIDGE

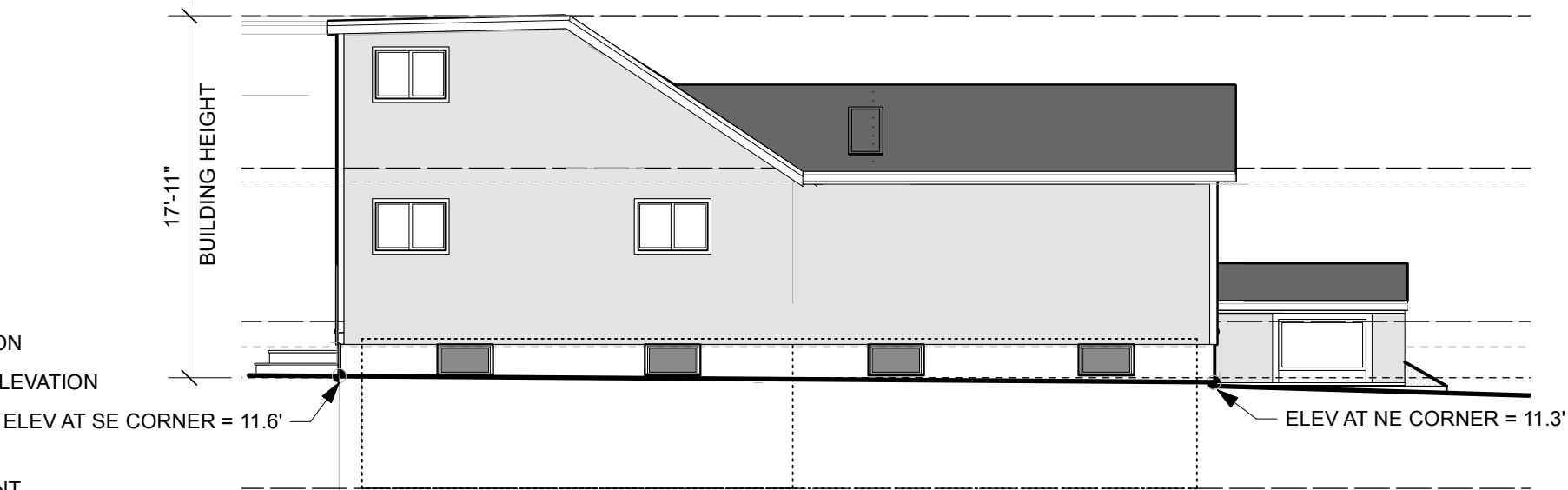
ELEV = 21.5' SECOND FLOOR

ELEV = 14.2' FIRST FLOOR

ELEV = 13.4' TOP OF FOUNDATION

ELEV = 11.5' AVERAGE GRADE ELEVATION

ELEV = 6.2' EXISTING BASEMENT



1 EAST ELEVATION - EXISTING CONDITIONS
SK.A8 Scale: 1/8" = 1'-0"

ELEV = 29.4' ROOF RIDGE

ELEV = 21.5' SECOND FLOOR

ELEV = 14.2' FIRST FLOOR

ELEV = 13.4' TOP OF FOUNDATION

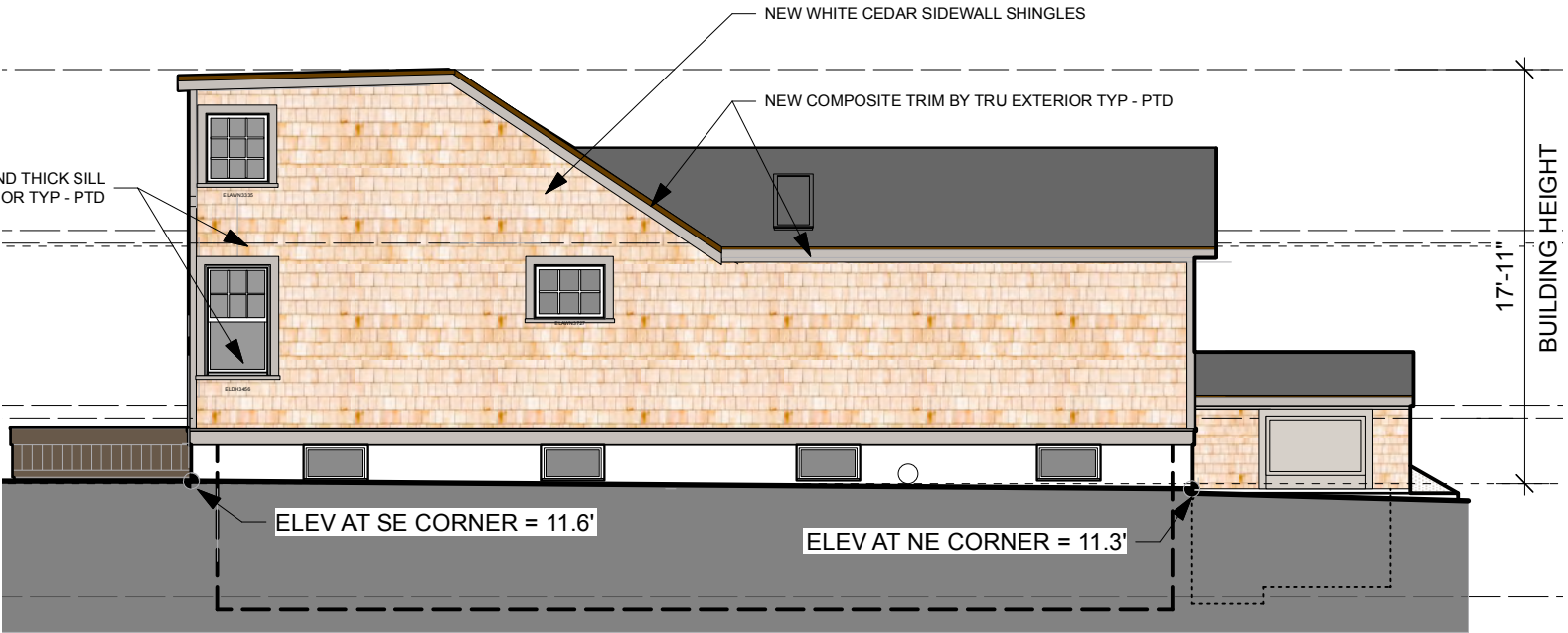
ELEV = 11.5' AVERAGE GRADE ELEVATION

ELEV = 6.2' EXISTING BASEMENT

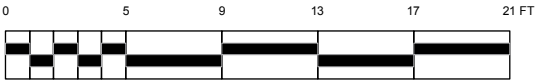
NEW COMPOSITE WINDOW TRIM AND THICK SILL
BY TRU EXTERIOR TYP - PTD

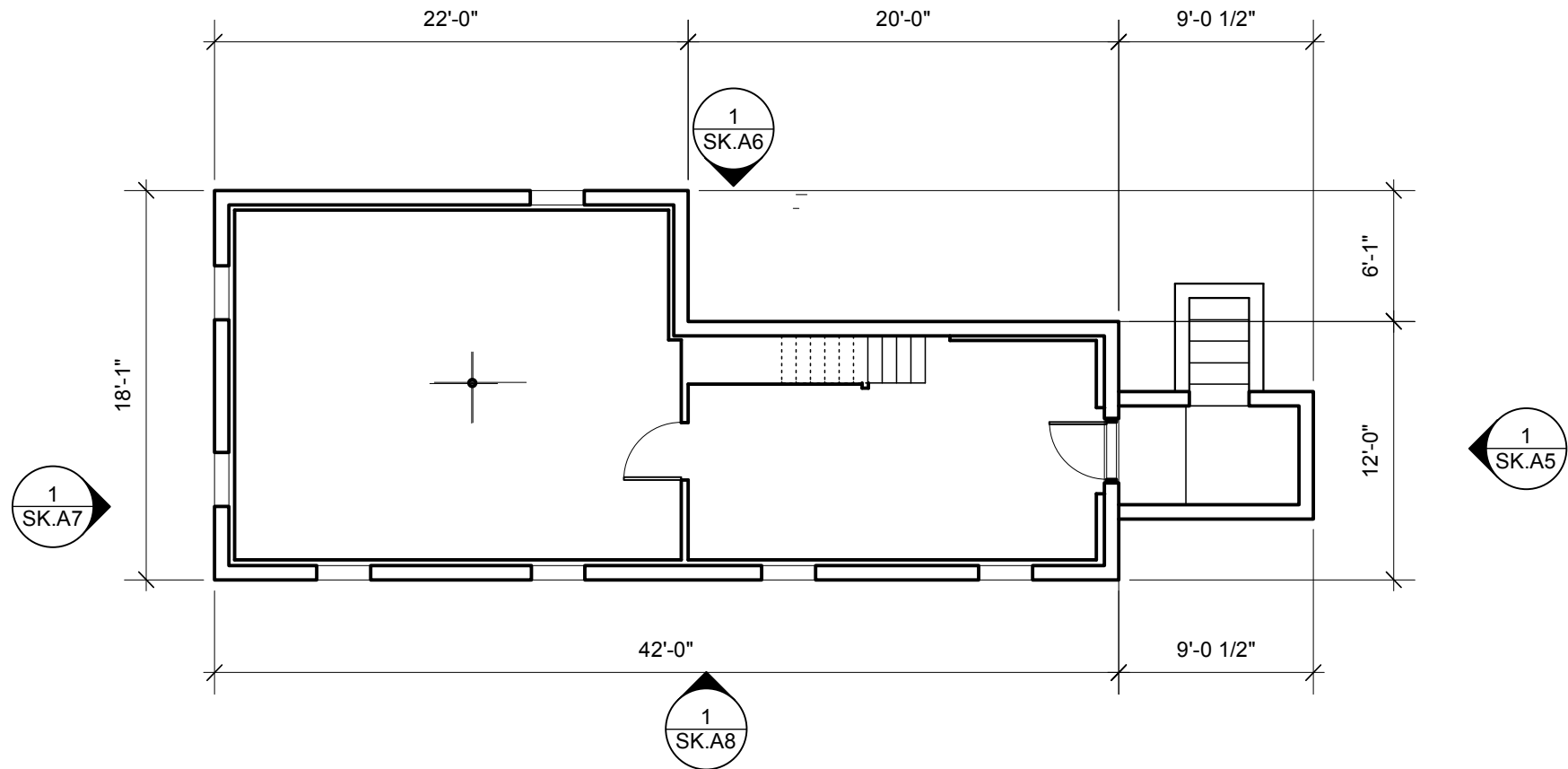
NEW WHITE CEDAR SIDEWALL SHINGLES

NEW COMPOSITE TRIM BY TRU EXTERIOR TYP - PTD

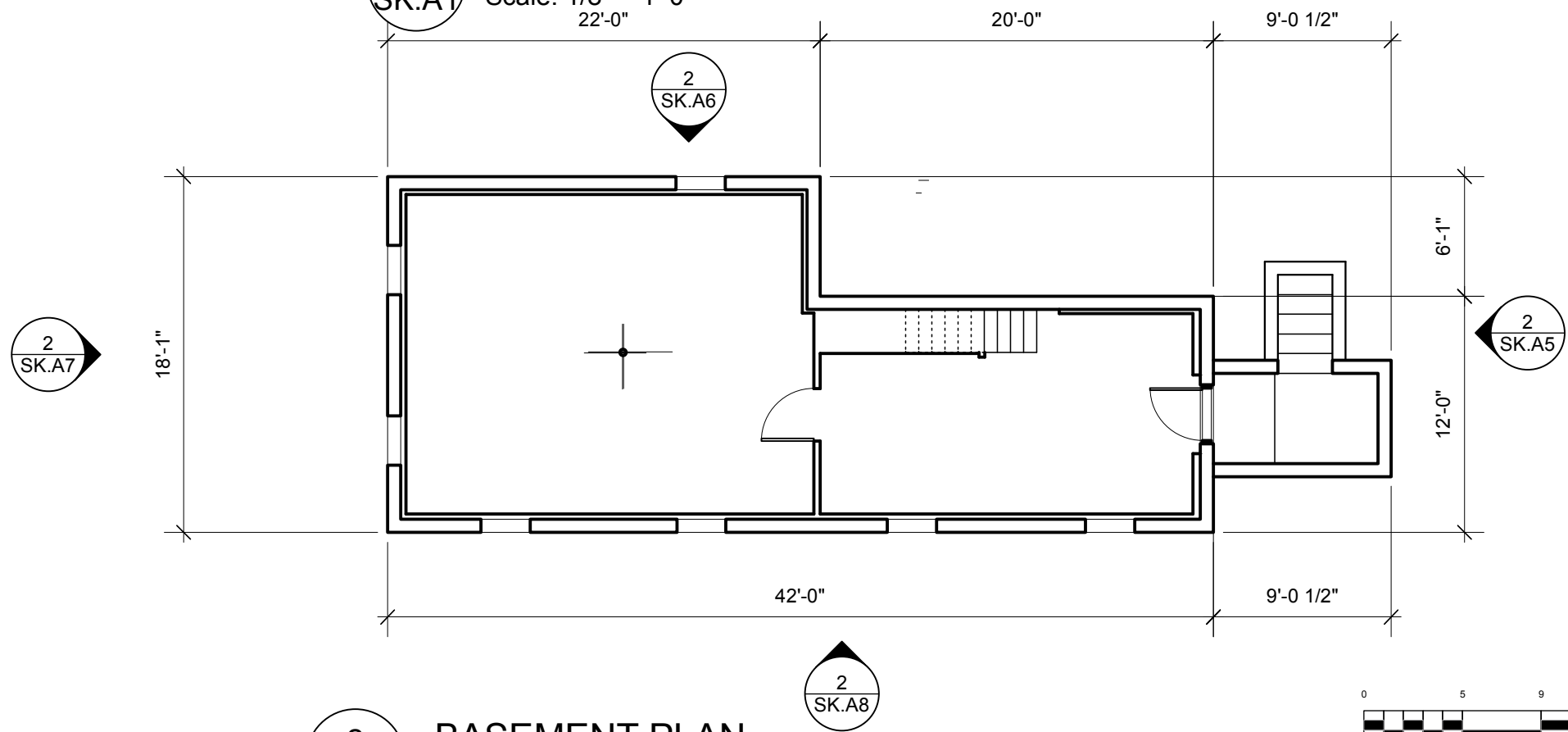


2 EAST ELEVATION
SK.A8 Scale: 1/8" = 1'-0"

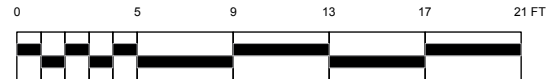


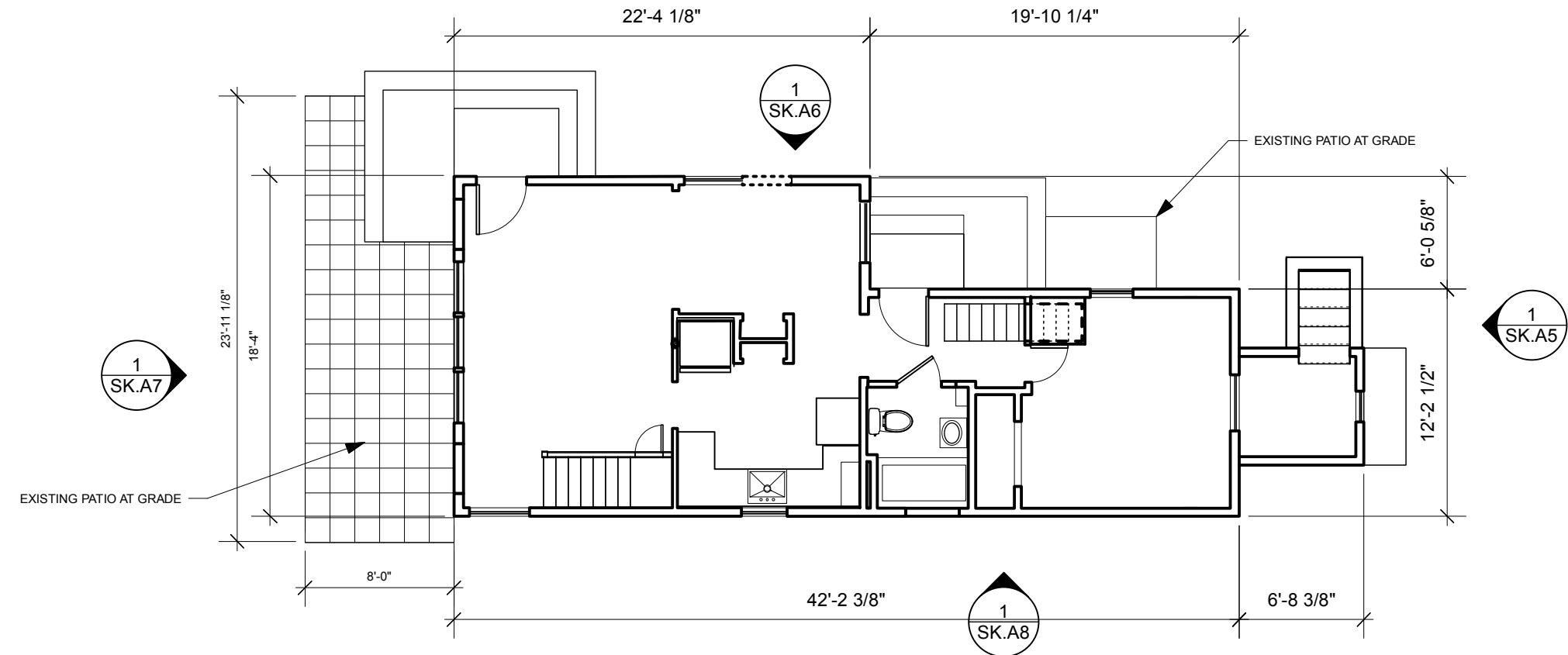


1 BASEMENT PLAN - DEMOLITION
Scale: 1/8" = 1'-0"

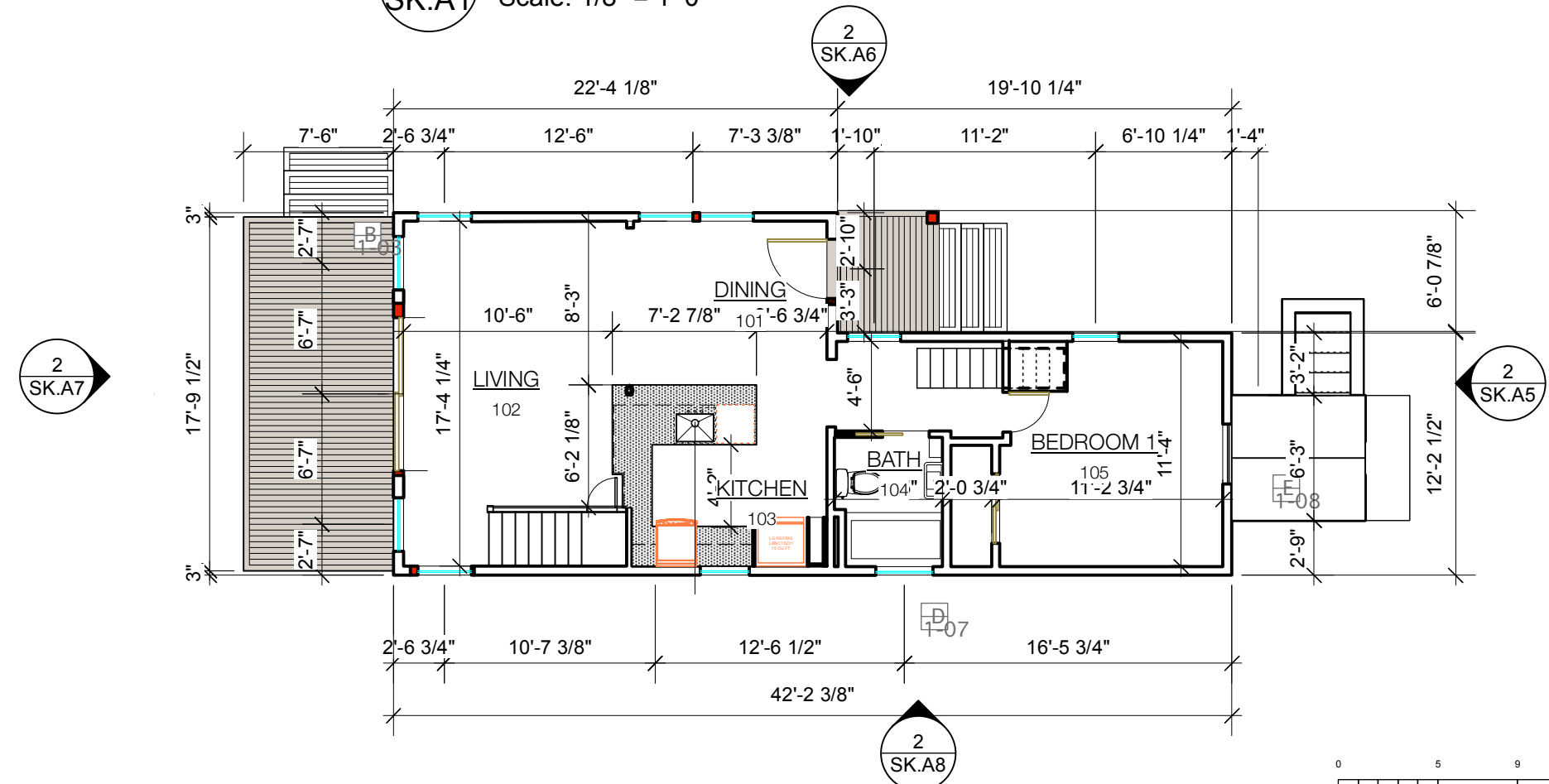


2 BASEMENT PLAN
Scale: 1/8" = 1'-0"



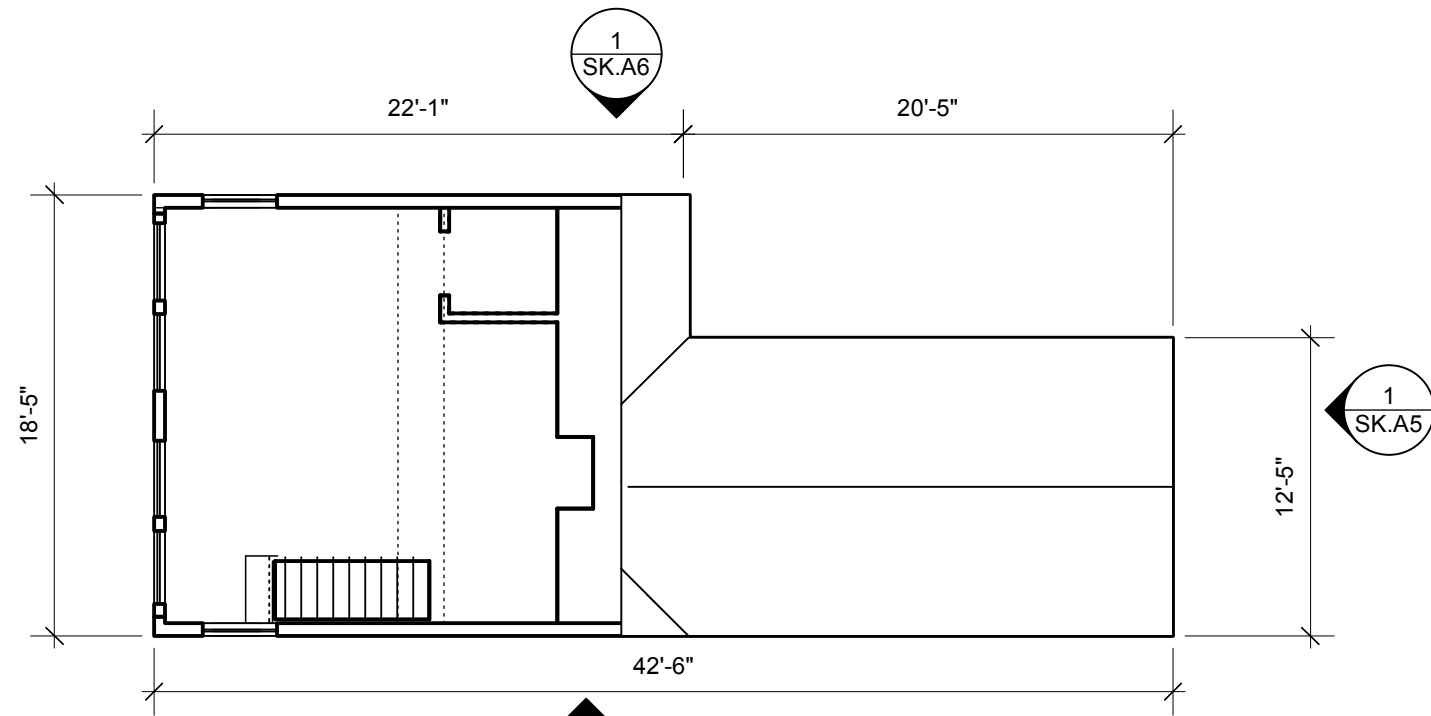


1 FIRST FLOOR - DEMOLITION
SK.A1 Scale: 1/8" = 1'-0"

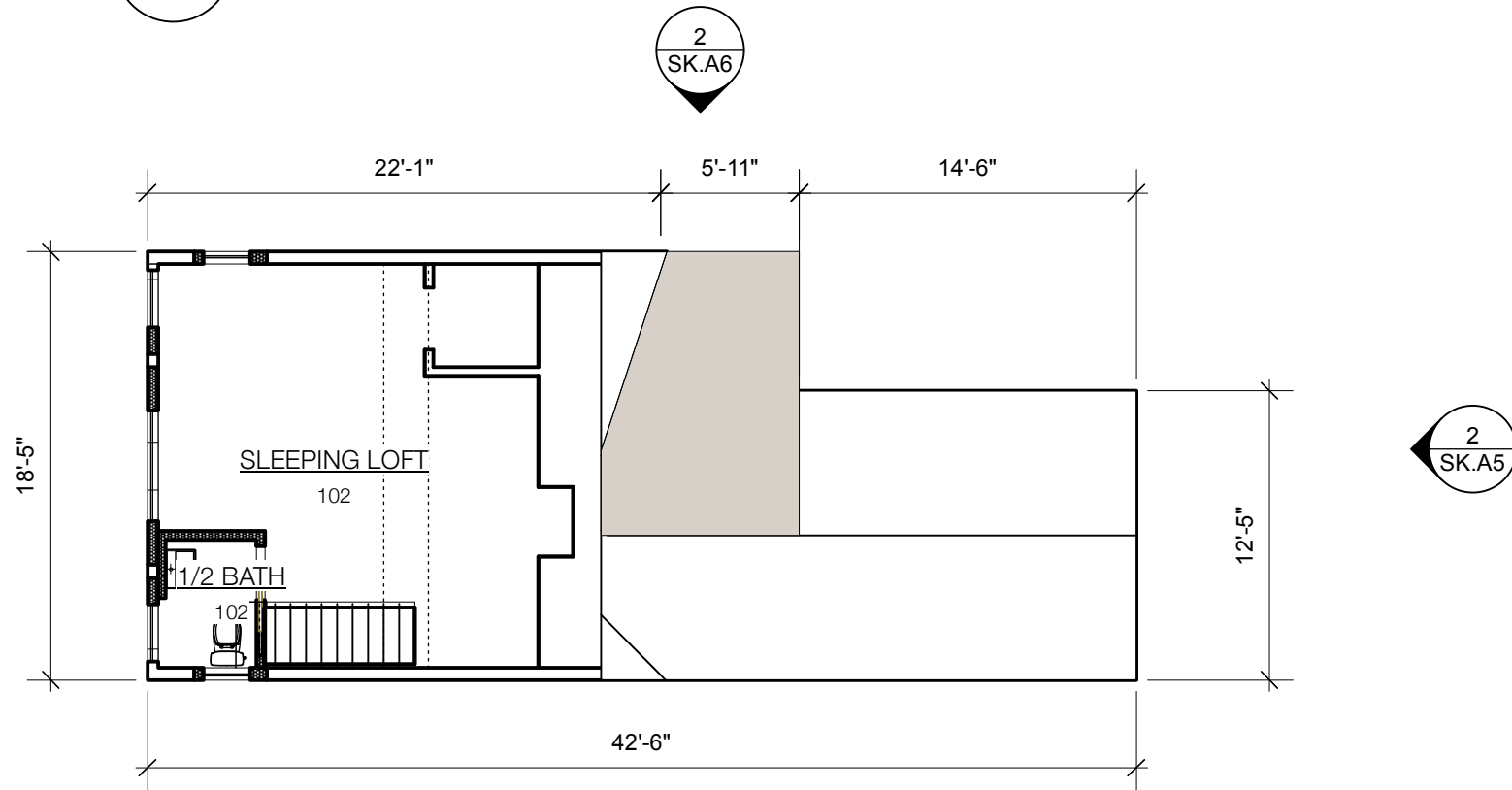


2 FIRST FLOOR PLAN - SCHEME A
SK.A2 Scale: 1/8" = 1'-0"



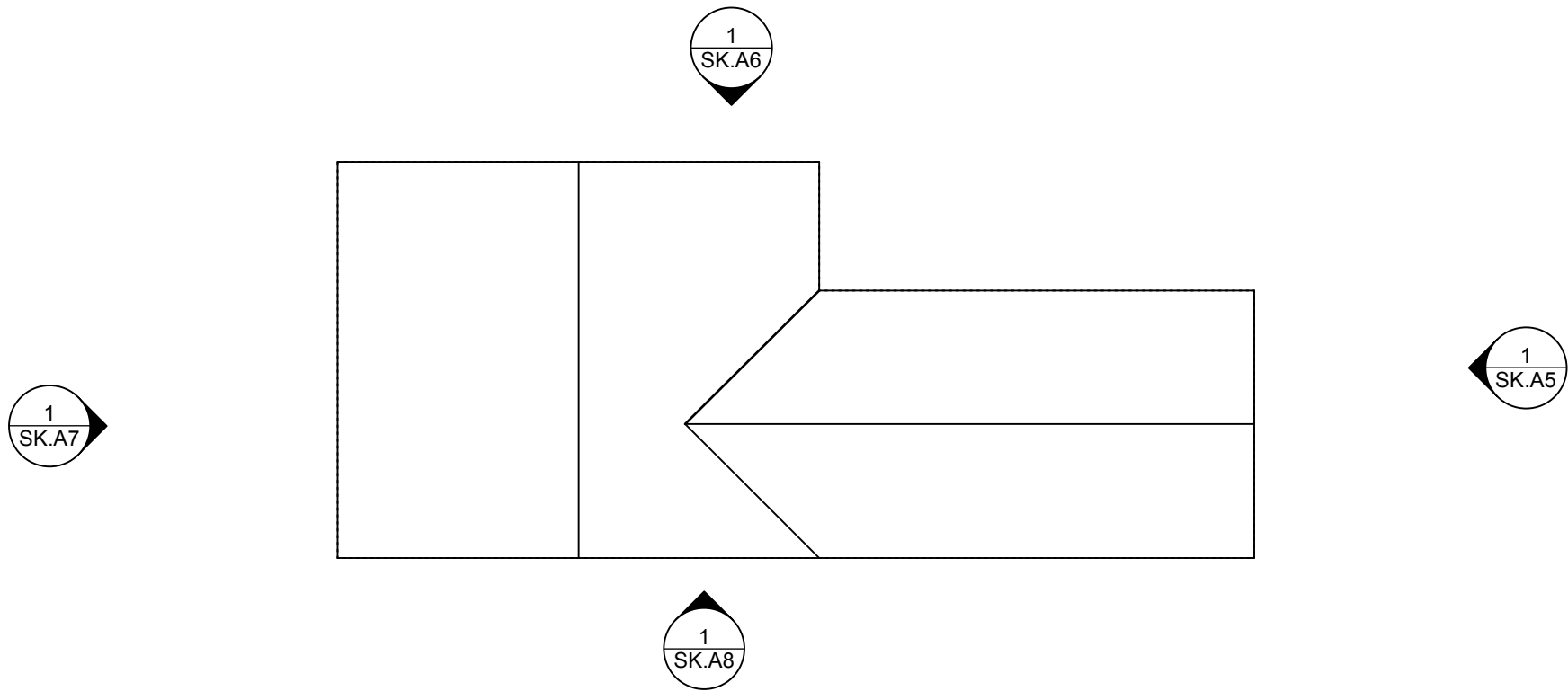


1 DEMOLITION PLAN - SECOND FLOOR
SK.A3 Scale: 1/8" = 1'-0"

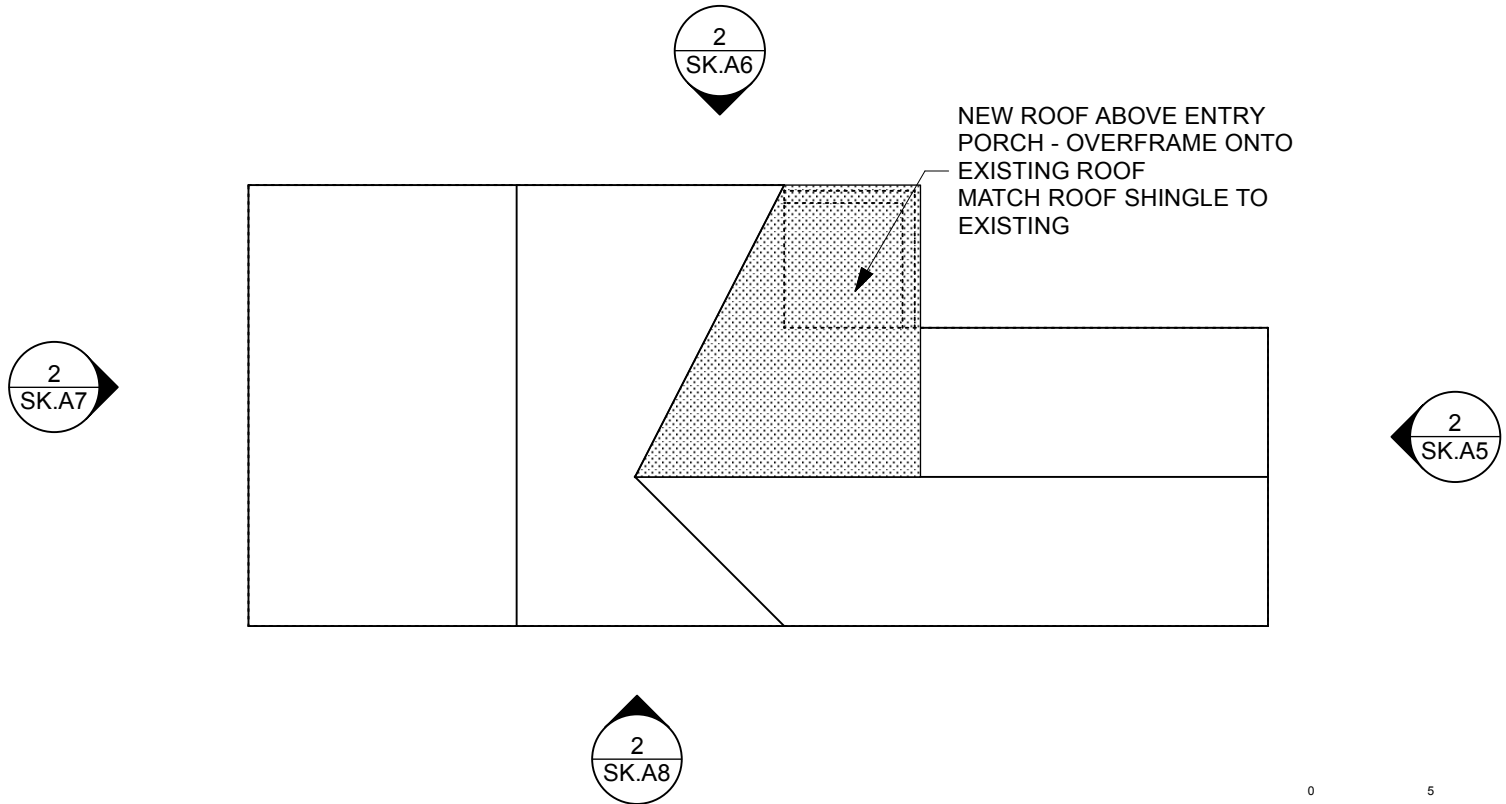


2 SECOND FLOOR PLAN - PROPOSED
SK.A3 Scale: 1/8" = 1'-0"

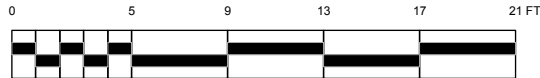


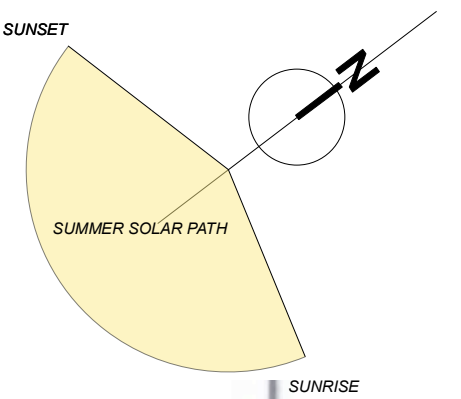


1 ROOF PLAN - DEMOLITION
SK.A4 Scale: 1/8" = 1'-0"



2 ROOF PLAN - PROPOSED
SK.A4
















PLAN NOTES

- Site plan provided by Atlantic Coast Engineering.
- The property at 592 Shore Road in North Truro sits on the narrow strip of land between Cape Cod Bay to the south, and Pilgrim Lake to the north. Most of the property is coastal dune, while the developed portion lies in the buffer zone to the coastal dune. The northern tip of the property lies within the 100 foot buffer zone to a bordering vegetated wetland along Rt. 6.
- The property is vegetated by a typical coastal dune community characterized by beach grass (*Ammophila breviculata*), shore little blustem (*Schizachyrium littorale*), and seaside goldenrod (*Solidago sempervirens*) with patches of bare sand. The area around the structures is Cape Cod lawn. No invasive vegetation was found on site.
- BlueFlax Design was contracted by the client to provide mitigation for a proposed remodeling to the existing structure which is within the buffer zones of a coastal dune.
- This plan proposes mitigation in the form of lawn reduction in the buffer zone, and native plant restoration in a total of approximately 674 square feet.
- Wildlife habitat and stormwater function within the Adjacent Upland Resource Areas to the Coastal Dune will be restored and improved by replanting a variety of native shrubs and grasses (appropriate to the sites conditions and existing plant community) where currentlyCape Cod lawn exists.
- 8 ornamental ninebark shrubs will be removed from atop the timber wall next to the driveway and replaced with Panicle hydrangeas.
- A bed of ornamental plantings to the north side of Cottage A will be planted with native shrubs and botn native and non-native perennials.
- After invasive species removal open areas will be seeded with a mix of native grasses (see below).
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established irrigation will be removed.

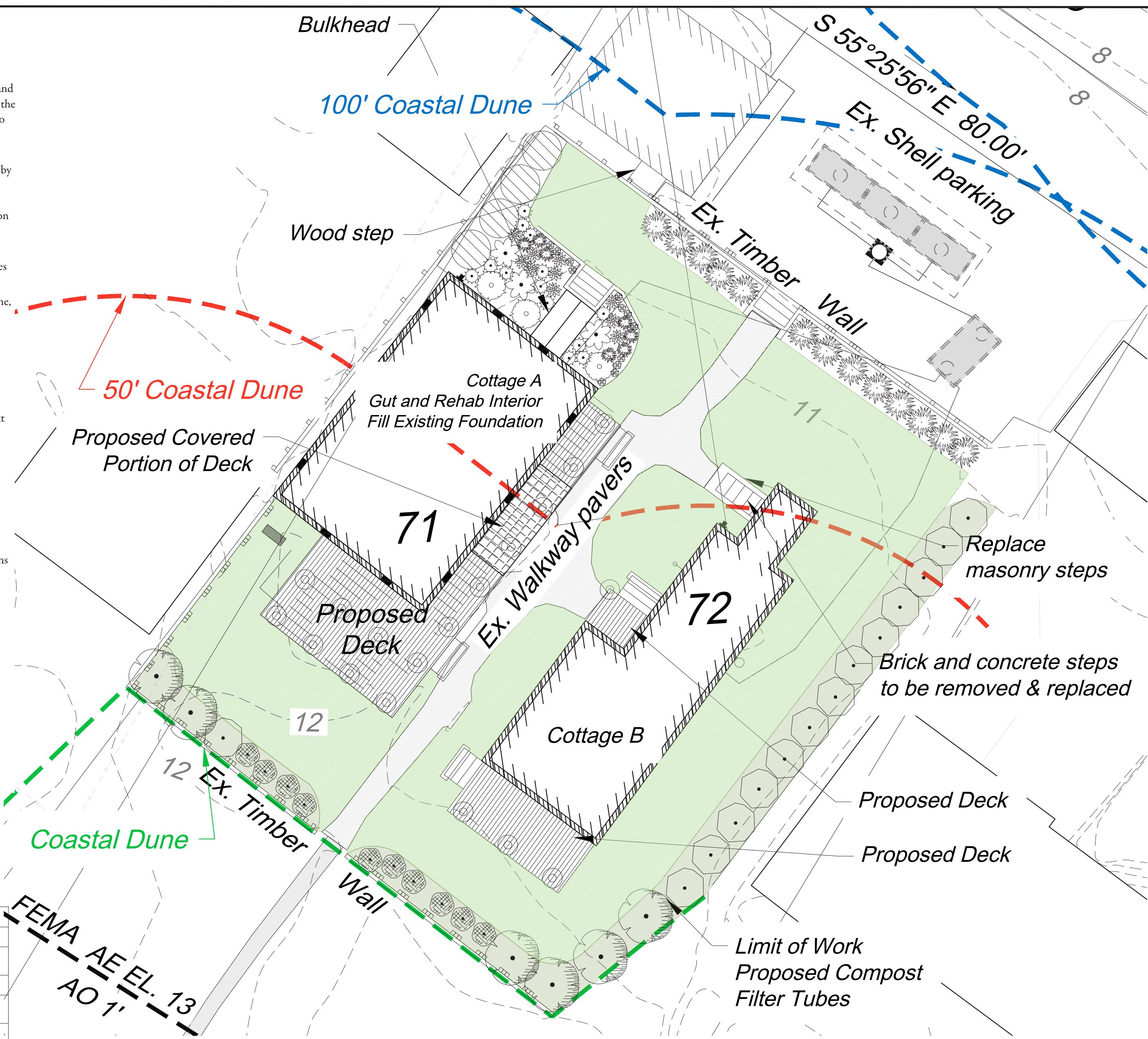
NATIVE GRASS SEED MIX

Agrostis perennans / Autumn Bentgrass
Bouteloua curtipendula / Sideoats Grama
Festuca ovina / Sheep Fescue
Festuca rubra / Red Fescue
Juncus tenuis / Path Rush
Schizochyrium scoparium / Little Bluestern Grass

PLANTING SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT	QTY
SHRUBS			
	Little Quick Fire® Panicle Hydrangea / Hydrangea paniculata 'SMHPLOQ'	3 gal	13
NATIVE PERENNIALS			
	Butterfly Milkweed / Asclepias tuberosa	1 gal	7
NATIVE SHRUBS			
	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	3 gal	4
	Beach Plum / Prunus maritima	3 gal	6
	Bearberry / Arctostaphylos uva-ursi	1 gal	12
	Coastal Leucothoe / Leucothoe axillaris	3 gal	3
	Fragrant Sumac / Rhus aromatica	3 gal	10
	Mt Airy Fothergilla / Fothergilla major 'Mt. Airy'	3 gal	3
	Northern Bayberry / Myrica pensylvanica	3 gal	14
PERENNIALS			
	Foamflower / Tiarella cordifolia	1 gal	13
	Vision in Pink Chinese Astilbe / Astilbe chinensis 'Vision in Pink'	1 gal	10

Within 50 ft of the Resource Area (No Disturb Zone)	Existing (sq. ft.)	Proposed (sq. ft.)	Net Change (sq. ft.)	Proposed mitigation (sq. ft.)
Area of Structures (dwelling, sheds, decks, etc.)	1,774	1,739	-35	674
Area of hardscape, pools, walkways, driveway, etc.	236	236	0	0
Within 50ft - 100 ft of the Resource Area (the outer AURA)	Existing (sq. ft.)	Proposed (sq. ft.)	Net Change (sq. ft.)	Proposed mitigation (sq. ft.)
Area of Structures (dwelling, sheds, decks, etc.)	945	937	-8	0
Area of hardscape, pools, walkways, driveway, etc.	204	204	0	0
Total	3,159	3,116	-43	674



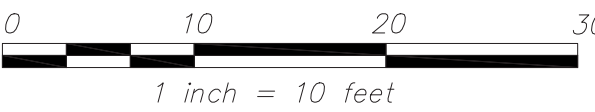
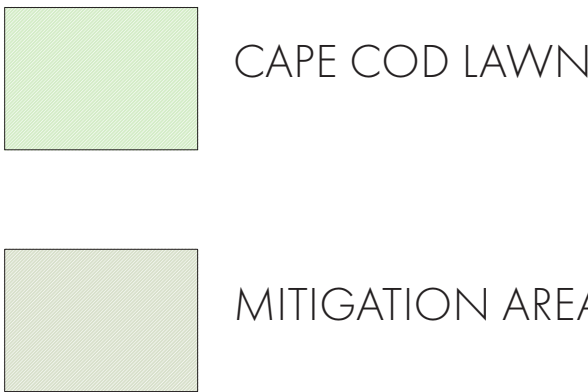
MassMapper aerial image of 594 Shore Road, Truro, MA.

DRAFT

MITIGATION PLANTING PLAN

FEBRUARY 5, 2025

LORI AND KATHY BURROUGHS
592 SHORE ROAD
TRURO, MA



DATE	REVISION	INITIALS