

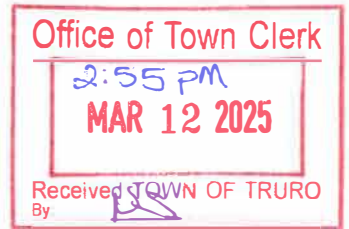


Truro Planning Board Agenda

Remote Zoom Meeting

Wednesday, March 19, 2025 – 5:00 pm

www.truro-ma.gov



Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/88192369351>

Dial in: +1-646-931-3860

Meeting ID: 881 9236 9351 Passcode: 599458

Open Meeting

This will be a remote public meeting. 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. 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.

1. **Planner Report**
2. **Chair Report**

Minutes

- ◆ January 22, 2025
- ◆ February 5, 2025

Board Action/Review

2025-002/PB Preliminary Subdivision Plan – Sandi Kerr-Lewis and Charles Kerr, 18 Old County Road (Map 50, Lot 104). Applicants seek Board's approval of a Preliminary Subdivision Plan under the Subdivision Control Law. *DEADLINE FOR BOARD ACTION – April 23, 2025*

Board Discussion/Action

- ◆ Lot Coverage
- ◆ Climate Change
- ◆ Communication Towers
- ◆ Street Inventory List

Next Meeting: Wednesday, April 9, 2025 at 5:00 pm – Zoning Articles Public Hearing

Adjourn



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

January 22, 2025 – 5:00 pm

REMOTE PLANNING BOARD WORK SESSION

Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Caitlin Townsend; Ellery Althaus; Paul Kiernan; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Tina W. (did not provide last name and did not identify as a resident or Truro registered voter); Shari Stahl (Truro resident); Pat Callinan (Truro resident)

The remote meeting convened at 5:00 pm, Wednesday, January 22, 2025, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Chair Roberts provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni reported that the Zoning Task Force and the Ad Hoc Walsh Committee will hold a joint meeting on February 3, 2025 from 11 am to 1 pm. It will be a hybrid meeting at Town Hall. Town Planner/Land Use Counsel Carboni confirmed for Member Kiernan that the close for the Cloverleaf Project had occurred, a groundbreaking event has been planned, and that building permits had been issued. Town Planner/Land Use Counsel Carboni added that there are a number of conditions to be met prior to site disturbance.

Chair Report

Chair Roberts reminded the Members that the Warrant for Town Meeting opens on January 31, 2025 and that it closes on March 3, 2025. Chair Roberts noted that this gave the Members an opportunity to work on any bylaw amendments which the Members would like to submit for consideration at Town Meeting.

Community Input

Note: A potential new Zoning Bylaw for the Residential District that would set a maximum Lot Coverage by structures and impervious material AND a minimum percentage of the lot to consist of "Naturalized Green Space."

Vice Chair Greenbaum announced that this portion of the meeting was to obtain feedback from the public and then provided an overview as to the reasons (preservation of the character of Truro which also supports Truro's tourist industry, protection of wildlife, and the mitigation the impacts of climate change) for the draft bylaw regarding Lot Coverage. The draft bylaw has two different concepts: 1. Limit the amount of a lot in the Residential District limit the amount of a lot that can be covered by buildings, paved driveways, pools, etc. and 2. Encourage the preservation of naturalized habitats by setting a minimum percentage for "Naturalized Green Space".

Vice Chair Greenbaum then provided background information, examined the major pieces of the draft bylaw, and then gave the public to provide input. Vice Chair Greenbaum emphasized that this was not intended to be a discussion but an opportunity for the Members to listen to the public's constructive feedback.

The following members of the public provided feedback to the Members: Ms. W. (who commented on her concerns about being told what she could do with her property and ADUs), and Ms. Stahl (attended only as a listener and did not comment).

Chair Roberts said that if any members of the public had feedback that they would like to provide on the Lot Coverage draft bylaw they should email Town Planner/Land Use Carboni, Planning Department Assistant Liz Sturdy, Vice Chair Greenbaum, or himself.

Minutes

Chair Roberts and the Members reviewed the minutes of August 21, 2024 for edits or corrections. Member Riemer asked to remove "of" after "Board of Health Chair Tracey Rose" on page 2 and to correct "WPRD" to "WRPD" (Water Resource Protection District) also on page 2. There were no objections.

Vice Chair Greenbaum made a motion to approve the minutes of August 21, 2024 as edited.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Chair Roberts and the Members reviewed the minutes of September 11, 2024 for edits or corrections and there were none.

Member Frazier made a motion to approve the minutes of September 11, 2024 as submitted.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Chair Roberts and the Members reviewed the minutes of September 25, 2024 for edits or corrections and there were none. Chair Roberts confirmed for Member Kiernan that this was the meeting that was hacked. Chair Roberts noted that on page 7, prior to the vote to adjourn, the comment that the sentence “This was unprecedented” should read “This evening’s online interruptions were unprecedented.” Vice Chair Greenbaum and Member Kiernan said that Chair Roberts’ suggested change was unnecessary.

Vice Chair Greenbaum made a motion to approve the minutes of September 25, 2024 as edited.
Member Frazier seconded the motion.

Roll Call Vote:
Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Chair Roberts and the Members reviewed the minutes of October 9, 2024 for edits or corrections and Vice Chair Greenbaum suggested a correction on page 3, 1st paragraph, for “eluded” be changed to “alluded to”. Chair Roberts suggested a correction on page 2, last paragraph, replace “a withdrawal of this application and would apply to” with “a withdrawal of this application and indicated that the Applicant would apply to”. There were no objections.

Note: Member Kiernan was not present for the meeting on October 9, 2024 and abstained from the vote on this set of minutes.

Member Althaus made a motion to approve the minutes of October 9, 2024 as edited.
Vice Chair Greenbaum seconded the motion.

Roll Call Vote:
Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.

Chair Roberts and the Members reviewed the minutes of October 23, 2024 for edits or corrections and Member Riemer inquired whether under Other Participants the addresses needed to be clarified as “Lot #4” or “Abutter 4 Union Field Road” as written in the minutes.

Chair Roberts recommended that the Members would delay the vote to later date on the minutes until the information could be clarified by Town staff. There were no objections.

Board Discussion/Action

- Lot Coverage

Note: Chair Roberts noted that Vice Chair Greenbaum would have to depart the meeting shortly so Chair Roberts moved Lot Coverage to the first Board Discussion/Action agenda item instead of Lot Clearing as per the meeting’s agenda. Vice Chair Greenbaum led the discussion on this agenda item.

- Vice Chair Greenbaum and the Members discussed or commented on the following highlighted topics: requirements for a plan submission (i.e. limits of work or are the requirements adequate as written); flooding becomes more prevalent as more impervious surfaces are increased on a lot; the challenge of creating a bylaw that would be difficult to enforce will generate criticism in Town; the need for the bylaw as redevelopment will adversely impact the community; the need to include the “Naturalized Green Space” and perhaps decrease the percentages to create support of the voters to pass the bylaw at Town Meeting; the majority of the Members supported the inclusion of “Naturalized Green Space” in the draft bylaw; exemptions for lots indicated as farmland on the Assessor’s database and Town-owned land; suggestion of an exemption for affordable and attainable housing creation; an overview of conversations which Vice Chair Greenbaum has had with the Zoning Task Force Chair David Bannard and with the Housing Authority regarding the draft bylaw which still continue; and the protection and the preservation of the quality of the groundwater by decreasing contamination of the aquifer.
- Vice Chair Greenbaum said that she will keep the Members informed as to how the conversations progress with the Zoning Task Force and the Housing Authority.

- Lot Clearing

- Chair Roberts said that the Planning Board is on the Conservation Commission’s agenda for its meeting on February 3, 2025. Chair Roberts asked the Conservation Commission for feedback and any questions ahead of the meeting in February. Chair Roberts noted the short time available to act on Lot Clearing should the Planning Board and Conservation Commission agree on the draft bylaw document ahead of Town Meeting.

- Climate Change

- Chair Roberts announced that the Town now has Climate Action Coordinator, Chris Palmer, and Chair Roberts would like to get his input on the Floodplain Overlay District Bylaw from the Cape Cod Commission which the Members have been examining. Chair Roberts said that he hoped to assemble a working group to bring the Floodplain Overlay District Bylaw forward as soon as possible.

- Chair Roberts noted that the Climate Action Coordinator would play an important role in this process.
 - Chair Roberts concluded that if this item is not completed for the upcoming Town Meeting, hopefully it will be ready for next year's Town Meeting.
- Communications Towers
 - Chair Roberts and the Members discussed or commented on the following highlighted topics: this draft bylaw would bring the wind requirements in conformance with the Massachusetts State Building Code; whether or not there is redundancy of cell phone coverage from both towers in Truro, and if not, whether it would potentially present an emergency services hazard; contact the police department and fire department as to how 9-1-1 calls are processed; let residents at Town Meeting know the Members' concerns about redundancy in cell phone coverage.

Street Inventory List:

- Chair Roberts and the Members discussed or commented on the following highlighted topics: Groups 1 and 2 street inventories have been completed; the Members are currently working on Groups 3 and 4 street inventories; the completion and review of all the groups' inventories prior to the Planning Board's next meeting so they can be discussed; interesting things learned by the Members through this process; the uniqueness of some streets which require additional time by the Members.

Next Meeting: Wednesday, February 5, 2025 at 5:00 pm.

Member Althaus made a motion to adjourn the meeting at 6:05 pm.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 5, 2025 – 5:00 pm

REMOTE PLANNING BOARD

Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; Paul Kiernan; Virginia Frazier

Members Absent: Caitlin Townsend

Other Participants: Allison Welch (Representative for Payomet Performing Arts Center – Applicant for Temporary Sign Permit)

The remote meeting convened at 5:00 pm, Wednesday, February 5, 2025, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Chair Roberts provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Barbara Carboni was not present so there was no report.

Chair Report

Chair Roberts reported that he had attended the Conservation Commission meeting this week and he had sent a copy of the Lot Clearing draft bylaw that was well received by the Conservation Commission and Health and Conservation Agent Emily Beebe. Chair Roberts would like to schedule a Zoom meeting with the Conservation Commission, Member Kiernan, and himself for this Friday depending upon Member Kiernan's availability. Chair Roberts recognized that the Lot Clearing draft bylaw may be a project for next year due to the limited time before the Warrant closes on March 3, 2025.

Minutes

Chair Roberts and the Members reviewed the minutes of October 23, 2024 for edits or corrections and Chair Roberts recommended a change on page 3, under Public Hearing, to change the "initial destruction of the site" and change it to "demolition of the pre-existing building". There were no objections.

Note: Member Frazier was not present at this meeting and did not vote on these minutes.

Member Riemer made a motion to approve the minutes of October 23, 2024 as amended.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Chair Roberts and the Members reviewed the minutes of November 6, 2024 for edits or corrections and Chair Roberts recommended a change on page 2, towards the end of paragraph 3 to correct “elusory” to “illusory”.

Note: The correct spelling is “elusory” as written in the original minutes.

Vice Chair Greenbaum made a motion to approve the minutes of November 6, 2024 as amended.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Temporary Sign Permit Application

Allison Welch - Payomet Performing Arts Center, requesting two (2) 36” x 42” signs (one at the corner of Route 6 and Walsh Way; and one between Lambrou Land and Old Firehouse Road). The signs will be installed on May 1st and removed December 31st.

Chair Roberts led the discussion with the Members on this application who noted that Town Planner/Land Use Counsel Carboni had sent a staff memorandum (included in the agenda packet for this meeting) to the Members for their consideration regarding this application for a temporary sign permit.

During the discussion, the Members agreed that the Planning Board should review at a future meeting the Zoning Bylaw that limits the time a temporary sign may be placed to a period of 15 days, and up to 30 days for events having multiple dates.

Chair Roberts noted that he would like to approve this application from Payomet and confirmed with the Members that they would like to discuss recurring applications in the future and amending the bylaw accordingly. There were no objections.

Vice Chair Greenbaum made a motion to approve.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Althaus - Aye
Member Frazier – Aye
Member Riemer - Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 6-0-0, motion carries.

Board Discussion/Action

- Lot Clearing
 - Chair Roberts said that he was awaiting the Conservation Commission’s feedback on the draft Lot Clearing article.
 - Chair Roberts and the Members reviewed the draft Lot Clearing article (the 2/5/2025 version as included in this meeting’s agenda) and discussed proposed changes highlighted in red on the document. Members were in support of the changes.
 - Chair Roberts stated that several other boards were still reviewing and preparing their feedback and Chair Roberts said that he hoped to share an update at the next meeting.
- Lot Coverage
 - Vice Chair Greenbaum and the Members reviewed the draft Lot Coverage article (the 2/4/2025 version as included in this meeting’s agenda) and discussed the draft language to be added to the Zoning Bylaws.
 - Members agreed that the minimum Naturalized Green Space in the Residential District shall be 25% as per the 2/4/2025 draft revision.
 - Members agreed that there was a need for a standardized definition of “attainable housing” and Vice Chair Greenbaum noted that the Zoning Task Force is developing a definition for the Overlay District for the Walsh property. Vice Chair Greenbaum suggested that the Planning Board utilize the Zoning Task Force’s definition. Member Althaus said that the definition will be linked to the Commonwealth of Massachusetts’ definition for “attainable housing”.
- Climate Change
 - Chair Roberts said that he had contact with Climate Action Coordinator Chris Palmer regarding his input on the Floodplain Overlay District Bylaw from the Cape Cod Commission. Member Riemer told the Members that he believed that Mr. Palmer had read it but that he is busy settling into his position.
 - Member Kiernan said that he had watched a video on the Maui fire and suggested that there were lessons learned which could be of benefit to Truro if those lessons learned were applied. Chair Roberts agreed and also noted that there were also lessons learned from the recent fires in Los Angeles and Pacific Palisades. Members agreed to discuss this topic at a future meeting so it will be added to a future meeting agenda.
 - Member Riemer suggested utilizing the Communications and Marketing Coordinator Katie Riconda to post items regarding Climate Change on the Town website in an effort

to keep the public informed as to what the Planning Board is doing on this important topic.

- Communications Towers
 - Chair Roberts reviewed with the Members the proposed changes to §40.5.B.3 (in the 1/28/2025 Revision 3 included in this meeting's agenda packet).
 - Chair Roberts confirmed that an on-site condition assessment and an updated structural rating analysis no more than five (5) years was the Commonwealth of Massachusetts' standard.
 - Member Riemer noted that members of the community have complained to him about the noise of the towers and whether something can be done to disguise the sight of the towers.

Street Inventory List:

- Chair Roberts said that he, Member Kiernan, Member Townsend, and Member Frazier debriefed the Group 4 streets. Member Kiernan is working diligently on a project for Shore Road.
- Chair Roberts would like to move forward with Group 5 and Group 6 streets although the final reviews of Group 3 and Group 4 streets will be finished shortly.
- Chair Roberts said that he would like to keep the Group teams the same as they are more efficient and there were no objections.

Next Meeting: Wednesday, February 19, 2025 at 5:00 pm.

Member Frazier made a motion to adjourn the meeting at 6:06 pm.

Member Kiernan seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

From: [marilyn.stern](#)
To: [Elizabeth.Sturdy](#)
Cc: [Elaine.Reily](#)
Subject: 18 Old County Road subdivision
Date: Monday, March 17, 2025 2:08:45 PM
Attachments: [2025-002 PB 18 Old County Road for 3-19-2025 mtg.pdf](#)

To the Truro Planning Board,

We are abutters of 18 Old County Road. If you look at the site plan below you can see our home 25 feet off the western property line of the proposed new lot.

We are supportive of the new lot becoming conservation land. With the cooperation and encouragement of our late neighbor Jeanette Kerr we have worked to remove invasive plant species on our land, endeavoring to preserve the Truro landscape.

Questions about conservation land access by the public:

We are concerned: if there is to be public access to this conservation land, the way this plan is drawn up, people will be walking right past our home/driveway. Our home is only 25 feet from the conservation land. We request that there be stipulation that public entry and access be sited away from our home. Moving the access to the conservation land to the center of its north end would make a buffer for us. Could this limited access be specified as an easement? Or language from the planning board?

Other questions we have:

- 1) Why is the access only 10 feet wide when all other roads in Truro are drawn 40 feet wide? A wider access road to conservation land would help move access further away from our home. Also in the process of maintaining & plowing Atwood lane in the winter there could be debris pushed over, blocking such a narrow path. It should be wider than only 10 feet.
- 2) Why should there be a waiver not to address drainage? If they don't plan for drainage we will have to deal with the results. Atwood Lane neighbors have gone to much expense to solve drainage issues resulting from increasing rain downpours — we are downhill from these lots and we will be left dealing with the erosion coming down to our property, which is the lowest in the area.

These are our thoughts at this point, with short notice. We received the letter with notice of the meeting AFTER the deadline for written feedback. We hope that this reply is considered by the members of the planning board despite the late notice.

Thank you,
Marilyn Stern & Elaine Reily
8 Atwood Lane Truro

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.

From: [Jon Nahas](#)
To: [Lynne Budnick](#); [Elizabeth Sturdy](#); [Emily Beebe](#); [Rich Stevens](#); [Jarrod Cabral](#); [Arozana Davis](#); [Nora Bates](#)
Cc: [Barbara Carboni](#); [Fred Gaechter](#); [Richard Roberts](#); [Anne Greenbaum](#)
Subject: RE: Application for Review: 18 Old County Road
Date: Tuesday, March 11, 2025 10:44:16 AM
Attachments: [image002.png](#)

Hello,

The Assessors office has reviewed and only has one comment.

Upon approval, the address of the property will need to be changed by the owner from 18 Old County Rd to an assigned street number on Kerr Way. If approved please formally make this request with the Assessors and understand that this would not be in effect until FY27 (if approved at recorded at the Barnstable County Registry of Deeds by Dec 31, 2025).

Thanks,

Jon

Jon Nahas
Principal Assessor
Town of Truro
PO Box 2012
24 Town Hall Rd
Truro, MA 02666
508.214.0917



From: Elizabeth Sturdy <ESTurdy@truro-ma.gov>
Sent: Tuesday, March 11, 2025 10:16 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Jon Nahas <JNahas@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>; Nora Bates <nbates@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Fred Gaechter <fredgaechter@comcast.net>; Richard Roberts <rroberts@truro-ma.gov>; Anne Greenbaum <agreenbaum@truro-ma.gov>
Subject: Application for Review: 18 Old County Road

Emily, Rich, Jon, Jarrod, Zana, Lynne, Nora:

The attached Planning Board Preliminary Subdivision Application for 18 Old Colony Road will be reviewed at the March 19, 2025 Planning Board meeting at 5:00 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

RILEY AND NORCROSS, LLC

WILLIAM F. RILEY • JAMES M. NORCROSS

156 CROWELL ROAD - POST OFFICE BOX 707

CHATHAM, MASSACHUSETTS 02633

508-945-5400 • 508-945-4110 fax

March 7, 2025

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

Re: Application for Preliminary Subdivision Plans of 18 Old County Road

Dear Planning Board Members,

I am submitting the attached application on behalf of Sandra Kerr Lewis as Trustee of the Jenette S. Kerr Revocable Trust of 2018. In the effort to fulfill the wishes in her sister Jenette's will, Ms. Kerr Lewis, proposes to divide the property at 18 Old County Road into two lots: a 2-acre lot containing the existing house and garage, and a 1.72-acre lot which is to be gifted to the Truro Conservation Trust. A short cul-de-sac will also be created for zoning compliance, but the road will never be constructed.

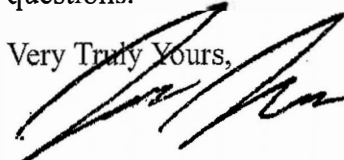
Please find enclosed 10 copies of the application for preliminary subdivision plans, each including the following:

1. Form B: Application for Approval of Preliminary Subdivision Plans
2. 2.4 - Preliminary Subdivision Plans Review Checklist
3. Letter from Peter Kane of Kane Land Surveyors dated January 15, 2025
4. Certified Abutter's List
5. Assessor's Card
6. Current Deed
7. Trustee's Certificate for the Jenette S. Kerr Revocable Trust 2018

Peter Kane of Kane Land Surveyors will deliver 10 copies of the plans directly to your office. A check for \$275.00 for the required filing fee is also enclosed.

Thank you for your consideration and please do not hesitate to contact me if you have any questions.

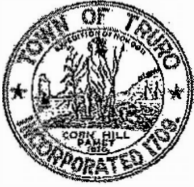
Very Truly Yours,



James M. Norcross

JMN/mqc

Enclosures



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM B

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

To the Planning Board of the Town of Truro, MA

Date 3/7/2025

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled "Definitive Subdivision Plan, 18 Old County Road, Truro, MA.
Prepared for: Sandi Kerr-Lewis & Charles Kerr"

by Kane Land Surveyors dated January 7, 2025 and described as follows:

Located: 18 Old County Road Assessor's Map(s) and Parcel(s): 50-104

Number of Lots Proposed: 2 Total Acreage of Tract: 3.92 ± Ac.

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Jenette S. Kerr,
dated April 25, 2023, and recorded in the Barnstable Registry of Deeds Book and Page 35769 / 320 or
Land Court Certificate of Title No. _____ registered in Barnstable County.

Applicant:

James M. Norcross

(Printed Name of Applicant)

(Signature of Applicant)

Applicant's Telephone Number(s) 508-945-5400

Applicant's Legal Mailing Address PO Box 707, Chatham, MA 02633

Owner's Signature if not the applicant
or applicant's authorization if not the owner:

Sandra Kerr Lewis

(Printed Name)

Sandra J. K. Lewis

(Signature)

Owner's Legal Mailing Address 3519 W San Miguel St, North Tampa, FL 33629

Surveyor Name/Address Peter Kane, Kane Land Sureyors, 30 Higgins Lane, Wellfleet, MA
(or person responsible for preparation of the plan)

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






Form B

Final Audit Report

2025-03-07

Created:	2025-03-07
By:	Maddie Conway (adminassist@rileyandnorcross.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8-mH6lUKJAqp7WL_Rao8Z6HLeR0EKsG

"Form B" History

-  Document created by Maddie Conway (adminassist@rileyandnorcross.com)
2025-03-07 - 3:47:36 PM GMT
-  Document emailed to Sandra Kerr Lewis (sandikerlewis@gmail.com) for signature
2025-03-07 - 3:47:41 PM GMT
-  Email viewed by Sandra Kerr Lewis (sandikerlewis@gmail.com)
2025-03-07 - 7:16:53 PM GMT
-  Document e-signed by Sandra Kerr Lewis (sandikerlewis@gmail.com)
Signature Date: 2025-03-07 - 7:17:53 PM GMT - Time Source: server
-  Agreement completed.
2025-03-07 - 7:17:53 PM GMT



Adobe Acrobat Sign

2.4 - PRELIMINARY SUBDIVISION PLAN REVIEW CHECKLIST - Applicant

Address: 18 Old County Road		Applicant Name: James M. Norcorss (Sandra Kerr-Lewis)		Date: 3/7/2025
No.	Requirement	Included	Not Included	Explanation, if needed
<u>2.4.2 Submission Requirements for Preliminary Plans</u>				
A submission of a Preliminary Plan shall include the following supporting documentation:				
a.	A properly executed application for Subdivision Preliminary Plan Review. (Form B)	X		
b.	A list of the names and addresses of all abutters, as defined in Section 1.6 and as certified by the Deputy Assessor.	X		
c.	Ten (10) copies of the plan showing:			
c.1	the subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan";	X		
c.2	the names of the record owner and the applicant and the name of the designer, engineer or surveyor;	X		
c.3	the names of all abutters, as determined from the most recent local tax list;	X		
c.4	the existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;	X		
c.5	the proposed system of drainage, including, adjacent existing natural waterways, in a general manner;	X		
c.6	the approximate boundary lines of proposed lots, with approximate areas and dimensions;	X		
c.7	the names, approximate location and widths of adjacent streets; and	X		
c.8	the topography of the land in a general manner.	X		

Kane Land Surveyors

Professional Land Surveyors

P.O. Box 1302
30 Higgins Lane
Wellfleet, MA 02667
508-397-0360 Phone
peter@kanelandsurveyors.com

January 15, 2025

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

Dear Planning Board Members,

In the effort to fulfill the wishes in their sister's will, Sandi Kerr-Lewis and Charles Kerr, the Applicants, propose to divide Jenette Kerr's property at 18 Old County Road, Assessors Map 50 Parcel 104, into two lots: a 2 acre lot containing the existing house and garage, and a 1.72 acre lot which is to be gifted to the Truro Conservation Trust. A short cul-de-sac will also be created for zoning compliance, but the road will never be constructed.

As such, the following is a list of requested waivers from the Rules and Regulations Governing the Subdivision of Land for the Definitive Subdivision Plan, 18 Old County Road, Truro, MA, Prepared for Sandi-Kerr Lewis & Charles Kerr, by Kane Land Surveyors, 30 Higgins Lane, Wellfleet, MA, Scale: 1"=30', Date: January 7, 2025:

Section 2: Submission and Approval of Plans

2.4) Waiver is requested to not submit a Preliminary Plan.

2.5.2 a.4, a.6 & a.11) Waiver is requested to not submit proposed roadway profiles & cross-sections, drainage calculations, and written statement regarding the road and utility completion, as there will be no road construction.

2.5.2 b.10 & b.30) Waiver is requested to not submit topographic plans and plans showing the location of trees greater than 10" diameter as there will be no road construction.

2.5.3) Waiver is requested to not stake the centerline of proposed way as there will be no road construction.

Section 3: Design Standards

3.6.1) Waiver is requested for the 150' requirement from the intersection of any other road (Atwood Lane) on the same side of the access road and the proposed road as there will be no road construction.

3.6.7) Waiver is requested for the 25' wide screening buffer between proposed way and subdivision boundary as there will be no road construction.

Section 4: Specifications for Construction of Roads

Waiver is requested for all of Section 4 as there will be no road construction.

Sincerely,

Peter J. Kane, P.L.S.



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form

RECEIVED

MAR -6 2025

ASSESSOR'S OFFICE
TOWN OF TRURO

NAME OF APPLICANT: Sandra G Kerr Lewis DATE: January 21, 2025
NAME OF AGENT (if any): James M. Norcross
MAILING ADDRESS: 3519 W San Miguel St N Tampa, FL 33629
CONTACT: HOME/CELL: 631-766-2871 EMAIL: sandikerrlewis@gmail.com
PROPERTY LOCATION: 18 OLD COUNTY ROAD, Truro MA 02666
(street address)
PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 104 EXT. _____
(if continuous)

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 ¹	<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 type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ¹	<input type="checkbox"/> Site Plan ¹	<input type="checkbox"/> Variance ¹
<input type="checkbox"/> Licensing	<input checked="" type="checkbox"/> Preliminary Subdivision ¹	
Type: _____	<input checked="" type="checkbox"/> Definitive Subdivision ¹	
<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: 3/6/2025 Date completed: 3/7/2025
List completed by: [Signature] Date paid: 3/6/2025 Cash/Check online CC

¹ Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 200 feet of the property line.

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

³ Landowners 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.

⁴ All 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.

⁵ Abutters 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.

Revised January 2024



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: March 7, 2025

To: James M. Norcross, Agent for Sandra G. Kerr Lewis

From: Assessors Department

Certified Abutters List: 18 Old County Road; (Map 50, Parcel 104)

Planning Board/ Preliminary Subdivision

Attached is a combined list of abutters for the property located at 18 Old County Road.

The current owner is Jenette S. Kerr Revocable Trust of 2018, Jenette S. Kerr, Trustee.

The names and addresses of the abutters are as of February 28, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

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

Map of the 50th Precinct showing the location of the proposed 10th Precinct. The 10th Precinct is highlighted in blue, and the 50th Precinct is highlighted in yellow. The map includes street names and parcel numbers.

Streets and Parcel Numbers shown on the map:

- 50/237/0
- 11 OLD COUNTY RD
- 50/263/0
- 4 HARRIER WAY
- 50/256/0
- 1 MARIAN LN
- 50/47/0
- 2 MARIAN LN
- 50/106/0
- 10 OLD COUNTY RD
- 50/164/0
- 50/14/0
- 11 HOLSBERRY RD
- 50/104/0
- 18 OLD COUNTY RD
- 5 GRIDLEY BROOK LN
- 54/81/0
- 3 LAUREL LN
- 54/99/0
- 3 SKYLAR LN
- 54/78/0
- 28 OLD COUNTY RD
- 54/80/0
- 21 HOLSBERRY RD

Scale: 300 0 300 ft

3/7/2025

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3025	50-261-0-R	OWNER UNKNOWN	17 OLD COUNTY RD	17 OLD COUNTY RD	TRURO	MA	02666
3026	50-262-0-R	GAINEY ANDREA J	2 HARRIER WAY	12 GREAT OAK LAND	UNIONVILLE	CT	06085
3027	50-263-0-R	PETERS KIMBERLY A	4 HARRIER WAY	98 HUBBARD ST	CONCORD	MA	01742
3302	54-70-0-R	MUSNUFF JOHN J & DAUGHTERS KAY	3 ATWOOD LN	21 FAIRVIEW AVE	HIGH BRIDGE	NJ	08829
3303	54-71-0-R	24 OLD COUNTY RD REALTY TRUST TRS: POLLY R. GUGGENHEIM	24 OLD COUNTY RD	60-62 BEACON ST	ARLINGTON	MA	02474
3304	54-73-0-R	DEE FAMILY REALTY TRUST TRS: JEFFREY E & SUSAN D DEE	26 OLD COUNTY RD	927 GOLF COURSE DR	ST. LOUIS	MO	63132
3306	54-75-0-R	KUMATA ELLEN N	5 ATWOOD LN	17 SHEPARD ST	CAMBRIDGE	MA	02139
3307	54-76-0-R	STERN MARILYN & REILY ELAINE	8 ATWOOD LN	195 CHESTNUT AVE	JAMAICA PLAIN	MA	02130
3309	54-78-0-R	SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A.	28 OLD COUNTY RD	c/o APRYL SHENK PO BOX 1030	NORTH TRURO	MA	02652-1030
3310	54-79-0-R	ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC	28-A OLD COUNTY RD	225 COMMERCIAL ST	PROVINCETOWN	MA	02657
3311	54-80-0-R	IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18	21 HOLSBERY RD	TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD	WYCKOFF	NJ	07481
3312	54-81-0-R	ROY BARNHART 2017 LIV. TRUST & MARY REINHARDT 2017 LIV. TRUST	3 LAUREL LN	PO BOX 804	TRURO	MA	02666
3330	54-99-0-R	KAHN ANTHONY & REISEN HARRIET	3 SKYLAR LN	425 W 23 RD ST, APT 148	NEW YORK	NY	10011-1433
3331	54-100-0-R	KAHN ANTHONY & REISEN HARRIET	2 SKYLAR LN	425 W 23 RD ST APT 14B	NEW YORK	NY	10011-1433
3332	54-101-0-R	REISEN HARRIET & KAHN ANTHONY	15 HOLSBERY RD	425 W 23 RD STREET, APT 14 B	NEW YORK	NY	10011-1433


 3/7/2025

40-999-0-E	50-47-0-R	50-49-0-R
USA-DEPT OF INTERIOR Cape Cod National Seashore 99 Marconi Site Rd Wellfleet, MA 02667	FENICHEL PAUL & NANCY PO BOX 459 TRURO, MA 02666-0459	21 OLD COUNTY RD REVOC FAM TRS TRS: M & K LAMATTINA 199 CENTER ST GROVELAND, MA 01834
50-102-0-R	50-103-0-R	50-104-0-R
REDO MARTHA 201 GILLESPIE DR #13204 FRANKLIN, TN 37067	LAPIENE RICHARD A & JEAN-MARIE 61 WHITE BIRCH RD EAST HAMPTON, CT 06424-1331	JENETTE S KERR REV TRST 2018 TRS: JENETTE S KERR PO BOX 741 TRURO, MA 02666
50-105-0-R	50-106-0-R	50-114-0-R
ST ONGE JANET L PO BOX 31 TRURO, MA 02666-0031	KRASH JESSICA ANNE & C/O HOLSBERY HEYMISH LLC 4824 LANGDRUM LN CHEVY CHASE, MD 20815	KRASH JESSICA ANNE & C/O HOLSBERY HEYMISH LLC 2824 LANGDRUM LN CHEVY CHASE, MD 20815
50-164-0-R	50-227-0-R	50-237-0-R
KRASH JESSICA ANNE & KRASH CARLA BETH 4824 LANGDRUM LN CHEVY CHASE, MD 20815	DAVOL SAMUEL B 280 NEVINS ST, APT 2-9 BROOKLYN, NY 11217	PAMET ASSET TRUST TRS: BINGHAM ERIC & CATHERINE PO BOX 755 TRURO, MA 02666
50-238-0-R	50-256-0-R	50-258-0-R
NEEDHAM DONNA L & ST ONGE JANET L PO BOX 31 TRURO, MA 02666-0031	MANDELBAUM DAVID G & KATHY C 71 MERBROOK BEND MERION STATION, PA 19066	DAVOL ANGUS P 3955 19TH ST SAN FRANCISCO, CA 94114
50-261-0-R	50-262-0-R	50-263-0-R
OWNER UNKNOWN 17 OLD COUNTY RD TRURO, MA 02666	GAINEY ANDREA J 12 GREAT OAK LAND UNIONVILLE, CT 06085	PETERS KIMBERLY A 98 HUBBARD ST CONCORD, MA 01742
54-70-0-R	54-71-0-R	54-73-0-R
MUSNUFF JOHN J & DAUGHTERS KAY 21 FAIRVIEW AVE HIGH BRIDGE, NJ 08829	24 OLD COUNTY RD REALTY TRUST TRS: POLLY R. GUGGENHEIM 60-62 BEACON ST ARLINGTON, MA 02474	DEE FAMILY REALTY TRUST TRS: JEFFREY E & SUSAN D DEE 927 GOLF COURSE DR ST. LOUIS, MO 63132
54-75-0-R	54-76-0-R	54-78-0-R
KUMATA ELLEN N 17 SHEPARD ST CAMBRIDGE, MA 02139	STERN MARILYN & REILY ELAINE 195 CHESTNUT AVE JAMAICA PLAIN, MA 02130	SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A. c/o APRYL SHENK PO BOX 1030 NORTH TRURO, MA 02652-1030
54-79-0-R	54-80-0-R	54-81-0-R
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657	IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18 TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD WYCKOFF, NJ 07481	ROY BARNHART 2017 LIV. TRUST & MARY REINHARDT 2017 LIV. TRUST PO BOX 804 TRURO, MA 02666
54-99-0-R	54-100-0-R	54-101-0-R
KAHN ANTHONY & REISEN HARRIET 425 W 23 RD ST, APT 148 NEW YORK, NY 10011-1433	KAHN ANTHONY & REISEN HARRIET 425 W 23 RD ST APT 14B NEW YORK, NY 10011-1433	REISEN HARRIET & KAHN ANTHONY 425 W 23 RD STREET, APT 14 B NEW YORK, NY 10011-1433

Key: 2885

Town of TRURO - Fiscal Year 2025

10/8/2024

5:57 pm

SEQ #: 2.995

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID			LOCATION			
JENETTE S KERR REV TRST 2018 TRS: JENETTE S KERR PO BOX 741 TRURO, MA 02666										50-104-0			18 OLD COUNTY RD			
										TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
										JENETTE S KERR REV TRST 2			05/05/2023	F	1	35769-320
										KERR JENETTE S			06/05/2012	A		26387-302
										KERR JENETTE S & REDO PHI			12/21/1993	QS	270,000	8957-347
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	15	1.00	1	1,000,175	1.00	1	1.00	V10	2.75	775,140				
300	A	3.125	15	1.00	1	76,450	1.00	1	1.00	V10	2.75	238,910				
400	F	150	15	1.00	1	715	1.00	1	1.00	V10	2.75	107,250				

TOTAL	3.900 Acres	ZONING	RES	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	ADDITIONAL 427' FRONTAGE ON ATWOOD LN.			LAND	1,121,300	1,111,000
Infl1	NO ADJ	O	GUS=1 RM & HALF BATH (no kitchen) (DRYWALL,			BUILDING	991,400	914,200
Infl2	NO ADJ	T	PINE FLR,20' DORMER RIGHT+LEFT).			DETACHED	27,100	26,900
		E				OTHER	0	0
						TOTAL	2,139,800	2,052,100

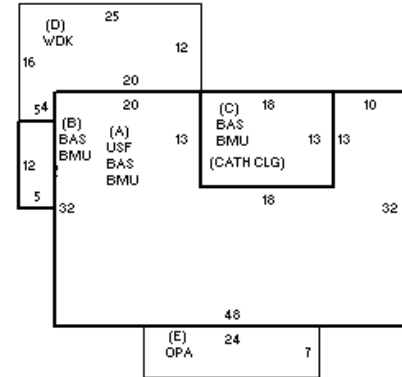
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	+	1.10	E 1.00	16"24	2004	384	70.68
							27,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/1/2022	LG
STYLE	5	1.10	COLONIAL [100%]	REVIEW	12/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,223,954		
NET AREA	2,898	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,596		86.43	137,945	CONDITION ELEM	CD		
\$NLA(RCN)	\$422	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,362	2004	400.26	545,151				
				ROOF SHAPE	3	GAMBRELL	1.00	A	USF	L	UP-STRY FIN	1,302	2004	306.76	399,397				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	234	2004	400.26	93,661				
CAPACITY		UNITS	ADJ													EFF.YR/AGE		2004 / 19	
STORIES(FAR)		2	1.00													COND		19 19 %	
ROOMS		8	1.00													FUNC		0	
BEDROOMS		4	1.00													ECON		0	
BATHROOMS		3.5	1.00													DEPR		19 % GD 81	
FIXTURES		13	\$9,100													RCNLD		\$991,400	
UNITS		0	1.00																
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	ATT WOOD DECK	320		68.65	21,969				
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	168		99.59	16,731				
				HEATING/COOLING	9	WARM/COOL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												



QUITCLAIM DEED

I, Jenette S. Kerr of Truro, Barnstable County, Massachusetts, in consideration of One Dollar (\$1.00), grant to myself, Jenette S. Kerr of 18 Old County Road, Truro, Barnstable County, Commonwealth of Massachusetts, as Trustee of The Jenette S. Kerr Revocable Trust of 2018, under Declaration of Trust dated September 25, 2018, an unrecorded trust for which a Certificate of Trust is recorded herewith, with quitclaim covenants, all of my right, title and interest in and to the land in Truro, Massachusetts described as follows:

A certain piece of upland and swamp land with dwelling house and other buildings thereon situated in Truro, Barnstable County, Massachusetts, on the South Side of Pamet River and bounded as follows:


Beginning at the southeast corner at a stake and stone by land now or formerly of David D. Stocker; thence Northerly by said Stocker land forty (40) rods; thence Westerly by land now or formerly of the heirs of Benjamin Hinckley and others, twenty-two (22) rods; thence Southerly by land now or formerly of Obadiah S. Brown and others thirty-three (33) rods; thence still Southerly in Brown's range, seven (7) rods into a swamp to the land now or formerly of David D. Stocker; thence Easterly in said Stocker range, seven (7) rods to the first mentioned bound with the privilege to cart and travel over said Stocker land to the public highway nearly where Cordes house stood.

Containing 3.90 acres, more or less.

Being the same property conveyed to me by deed of Philip L. Redo dated January 30, 2012 and recorded with the Barnstable County Registry of Deeds at Book 26387, Page 302.

Witness my hand and seal this

25th day of April, 2023.

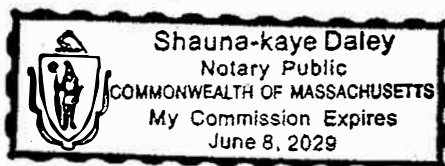

Jenette S. Kerr

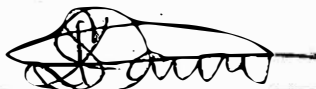
COMMONWEALTH OF MASSACHUSETTS

County of BARNSTABLE

Dated: April 25, 2023

On this day, before me, the undersigned notary public, personally appeared Jenette S. Kerr, proved to me through satisfactory evidence of identification, namely photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public: SHAUNA-KAYE DALEY
My Commission Expires: JUNE 8, 2029

PROPERTY ADDRESS: 18 OLD COUNTY ROAD, TRURO, MA 02666

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

TRUSTEE'S CERTIFICATE PURSUANT TO
MASS. GENERAL LAWS CHAPTER 184, SECTION 35

Name of Trust: The Jenette S. Kerr Revocable Trust of 2018
Grantor: Jenette S. Kerr
Trustee: Jenette S. Kerr
Name of Successor Trustee: Sandra Kerr Lewis
Provision for Appointment Of Successor Trustees: The Grantor (Jenette S. Kerr) may appoint successor or additional trustees during her lifetime.

CERTIFICATION:

I, Jenette S. Kerr, hereby certify that:

1. I am the sole Trustee of The Jenette S. Kerr Revocable Trust of 2018.
2. During the lifetime of the Grantor/Trustee, the Trustee has the power to accept any real and personal property into the Trust.
3. Pursuant to Paragraph 9. b) of the Trust, the Trustee has the power to sell all or any part of the trust property.
4. The Grantor has directed the Trustee to accept certain real estate in trust.
5. There are no additional facts which constitute a condition precedent to acts by the Trustee or which are in any other manner germane to the affairs of the Trust in connection with the conveyance of real estate by deed recorded herewith.

Signed under the pains and penalties of perjury this

75th day of April, 2023.

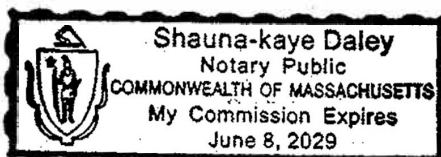
Jenette S. Kerr, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of BARNSTABLE

Dated: April 25, 2023

On this day, before me, the undersigned notary public, personally appeared Jenette S. Kerr, as Trustee, proved to me through satisfactory evidence of identification, namely photo identification, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

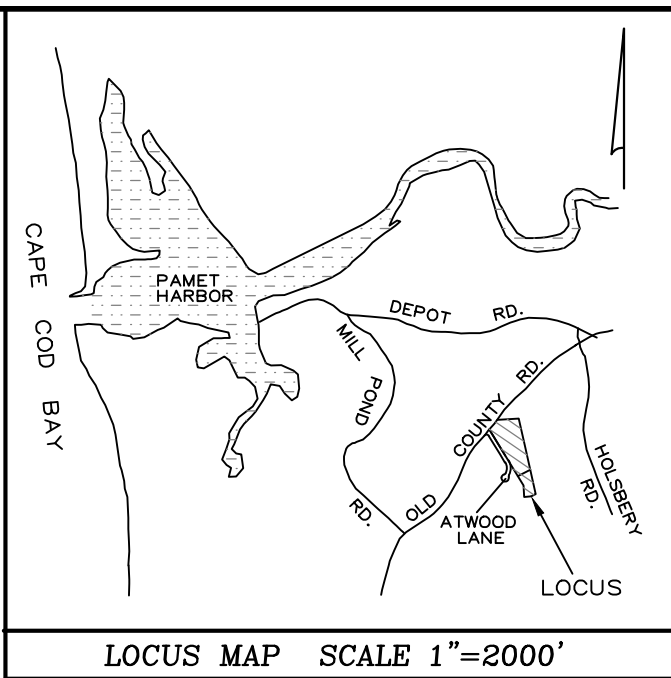
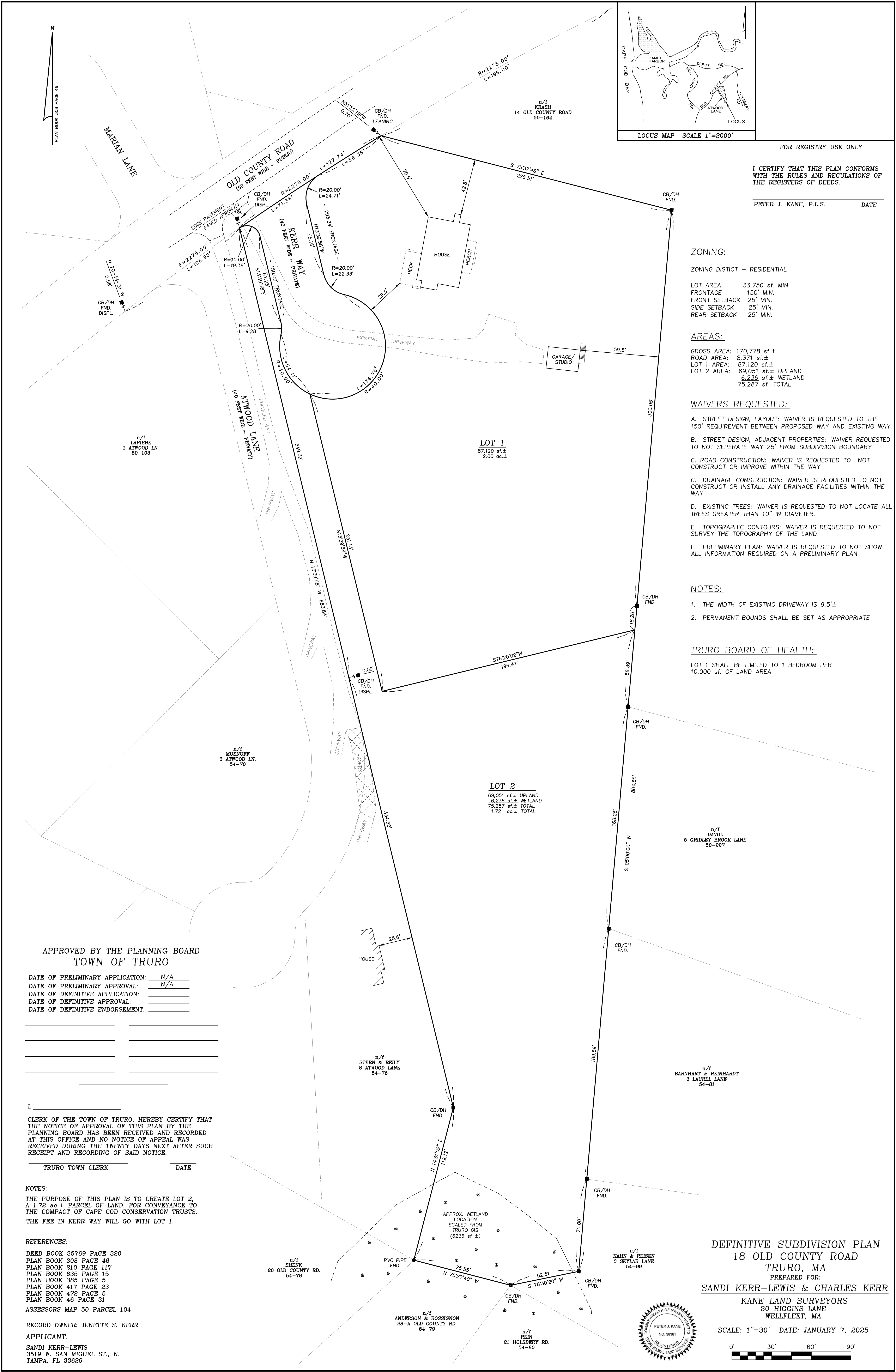


Notary Public: SHAUNA-KAYE DALEY
My Commission Expires: JUNE 8, 2029

BARNSTABLE REGISTRY OF DEEDS

John F. Meade, Register

PROPERTY ADDRESS: 18 OLD COUNTY ROAD, TRURO, MA 02666



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PETER J. KANE, P.L.S. DATE

ZONING:

ZONING DISTRICT – RESIDENTIAL

LOT AREA 33,750 sf. MIN.
FRONTAGE 150' MIN.
FRONT SETBACK 25' MIN.
SIDE SETBACK 25' MIN.
REAR SETBACK 25' MIN.

AREAS:

GROSS AREA: 170,778 sf.±
ROAD AREA: 8,371 sf.±
LOT 1 AREA: 87,120 sf.±
LOT 2 AREA: 69,051 sf.± UPLAND
6,236 sf.± WETLAND
75,287 sf. TOTAL

WAIVERS REQUESTED:

A. STREET DESIGN, LAYOUT: WAIVER IS REQUESTED TO THE 150' REQUIREMENT BETWEEN PROPOSED WAY AND EXISTING WAY

B. STREET DESIGN, ADJACENT PROPERTIES: WAIVER REQUESTED TO NOT SEPERATE WAY 25' FROM SUBDIVISION BOUNDARY

C. ROAD CONSTRUCTION: WAIVER IS REQUESTED TO NOT CONSTRUCT OR IMPROVE WITHIN THE WAY

C. DRAINAGE CONSTRUCTION: WAIVER IS REQUESTED TO NOT CONSTRUCT OR INSTALL ANY DRAINAGE FACILITIES WITHIN THE WAY

D. EXISTING TREES: WAIVER IS REQUESTED TO NOT LOCATE ALL TREES GREATER THAN 10" IN DIAMETER.

E. TOPOGRAPHIC CONTOURS: WAIVER IS REQUESTED TO NOT SURVEY THE TOPOGRAPHY OF THE LAND

F. PRELIMINARY PLAN: WAIVER IS REQUESTED TO NOT SHOW ALL INFORMATION REQUIRED ON A PRELIMINARY PLAN

NOTES:

1. THE WIDTH OF EXISTING DRIVEWAY IS 9.5'±

2. PERMANENT BOUNDS SHALL BE SET AS APPROPRIATE

TRURO BOARD OF HEALTH:

LOT 1 SHALL BE LIMITED TO 1 BEDROOM PER 10,000 sf. OF LAND AREA

APPROVED BY THE PLANNING BOARD
TOWN OF TRURO

DATE OF PRELIMINARY APPLICATION: N/A
DATE OF PRELIMINARY APPROVAL: N/A
DATE OF DEFINITIVE APPLICATION: _____
DATE OF DEFINITIVE APPROVAL: _____
DATE OF DEFINITIVE ENDORSEMENT: _____

I, _____

CLERK OF THE TOWN OF TRURO, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TRURO TOWN CLERK DATE

NOTES:

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 2, A 1.72 ac.± PARCEL OF LAND, FOR CONVEYANCE TO THE COMPACT OF CAPE COD CONSERVATION TRUSTS.

THE FEE IN KERR WAY WILL GO WITH LOT 1.

REFERENCES:

DEED BOOK 35769 PAGE 320
PLAN BOOK 308 PAGE 46
PLAN BOOK 210 PAGE 117
PLAN BOOK 635 PAGE 15
PLAN BOOK 385 PAGE 5
PLAN BOOK 417 PAGE 23
PLAN BOOK 472 PAGE 5
PLAN BOOK 46 PAGE 31

ASSESSORS MAP 50 PARCEL 104

RECORD OWNER: JENETTE S. KERR

APPLICANT:

SANDI KERR-LEWIS
3519 W. SAN MIGUEL ST., N.
TAMPA, FL 33629

LOT 2
69,051 sf.± UPLAND
6,236 sf.± WETLAND
75,287 sf.± TOTAL
1.72 ac.± TOTAL

LOT 1
87,120 sf.±
2.00 ac.±

n/f
DAVOL
5 GRIDLEY BROOK LANE
50-227

n/f
BARNHART & REINHARDT
3 LAUREL LANE
54-81

n/f
KAHN & REISEN
3 SKYLAR LANE
54-99

n/f
ANDERSON & ROSSIGNON
28-A OLD COUNTY RD.
54-79

n/f
SHERK
28 OLD COUNTY RD.
54-78

n/f
STERN & REILLY
8 ATWOOD LANE
54-76



DEFINITIVE SUBDIVISION PLAN
18 OLD COUNTY ROAD
TRURO, MA
PREPARED FOR:
SANDI KERR-LEWIS & CHARLES KERR
KANE LAND SURVEYORS
30 HIGGINS LANE
WELLFLEET, MA

SCALE: 1"=30' DATE: JANUARY 7, 2025

0' 30' 60' 90'