

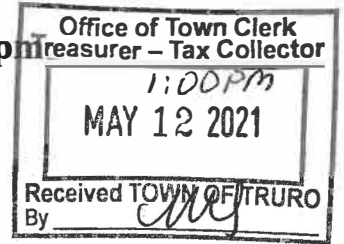


Truro Planning Board Agenda

Remote Meeting

Wednesday, May 19, 2021 – 5:00 pm

www.truro-ma.gov



Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" 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/live stream.

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 at **1-866-899-4679** and entering the access code **586-924-677#** when prompted. 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/live stream, 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 written comment via postal mail or by emailing the Town Planner at planner1@truro-ma.gov.

Meeting link: <https://global.gotomeeting.com/join/586924677>

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.

Temporary Sign Permit Applications

Erik Spencer – First Parish Church of Truro, Virtual Church Sundays 10:00 am, for three (3) signs, 36" x 24", to be located on the southeast corner of Route 6 and Union Field Road. The signs will be installed on June 15th and removed September 15th for Sunday Worship.

Public Hearing

2021-002/PB – Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust for property located at 16 Sawyer Grove Road (Atlas Map 39, Parcel 294). Applicant seeks an Accessory Dwelling Unit (ADU) Permit under Section 40.2 of the Truro Zoning Bylaw for renovations to create an ADU containing 1,000 sq. ft. of habitable area in an existing detached garage building.

Public Hearing – Continued

2021-002/SPR – Silvador, LLC for property located at 298 Route 6 (Atlas Map 43, Parcel 57). Applicant seeks a Commercial Site Plan Review under Section 70 of the Truro Zoning Bylaw and/or an amendment of Planning Board Decision 2019-003/SPR (approved May 2019) to replace elevator access to upper-level self-storage of Building II with drivable access to proposed raised rear platform deck. [Material in 4/21/2021 packet] plus {New material in this packet}

Discussion of Potential Bylaw Changes

Planner Report

Report from Chair

Board workshops:

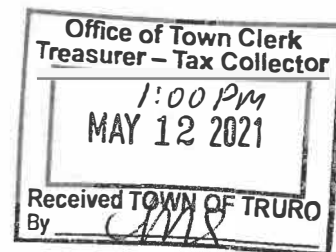
- ♦ TBD – Identify Potential Bylaw Changes
 - Def – Apartments
 - Road Definition?
 - Lot Coverage/Open Space.
- ♦ Addressing the CSP and RSP Review Criteria
- ♦ TBD – Housing Choice Legislation
- ♦ TBD – CCC regarding DRI
- ♦ TBD – Zoning Bylaws – Jack Riemer – trees/removal/clearing

Minutes

- ♦ None

Next Meeting – Wednesday, June 9, 2021, at 5:00 pm

Adjourn



TOWN OF TRURO



PLANNING BOARD

Treasurer - Tax Collector

MAY - 4 2021

\$25.00 paid

Received TOWN OF TRURO

By: [Signature]

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Erik Spencer for First Parish, Truro Date: April 29, 2021

Applicant Contact Information: 111 Whidah Way, Wellfleet MA
Mailing Address

508-214-0083

Phone

Email

Number of Signs Requested: one

Temporary Sign Dimensions: Height 36" Width 24" *Please attach a "to scale" copy of the proposed sign(s)*

Location(s) of Proposed Temporary Sign(s): Southeast corner of Rt. 6 and Union Field Rd.

Map(s): _____ Parcel(s): _____ *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: Sunday Worship

Date When Sign(s) will be: Installed: June 15 Removed: July 15

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature _____

April 29, 2021

Applicant Printed Name Erik Spencer

Date

Owner Signature _____
(which also authorizes the use of the property)

Date

Owner Printed Name _____

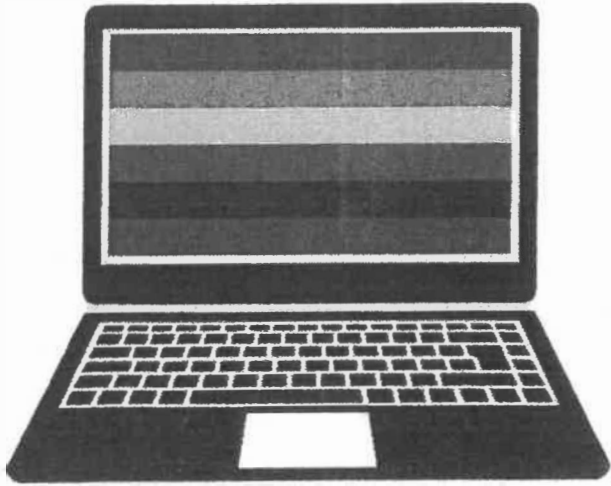
Planning Board Action: Approved Approved w/Conditions Denied

Conditions: _____

Board Signature: _____ Title _____ Date: _____

cc: Building Commissioner, Select Board

Revised August 2019



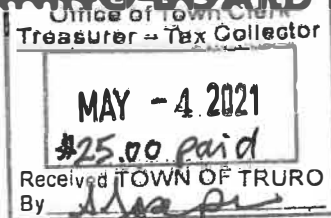
**FIRST
PARISH
TRURO
.COM**

**VIRTUAL
CHURCH
SUNDAYS
10am**

TOWN OF TRURO



PLANNING BOARD



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Map(s): _____ Parcel(s): _____ *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: Sunday Worship

Date When Sign(s) will be: Installed: July 15, 2021 Removed: August 15, 2021

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature _____ Date: April 29, 2021

Applicant Printed Name Erik Spencer

Owner Signature _____ Date _____
(which also authorizes the use of the property)

Owner Printed Name _____

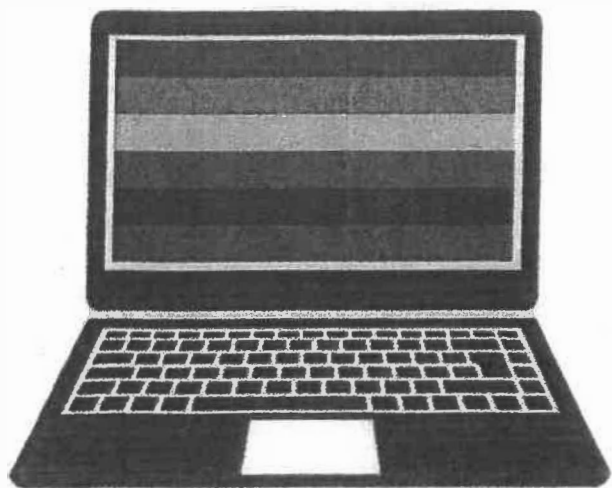
Planning Board Action: Approved Approved w/Conditions Denied

Conditions: _____

Board Signature: _____ Title _____ Date: _____

cc: Building Commissioner, Select Board

Revised August 2019



**FIRST
PARISH
TRURO
.COM**

**VIRTUAL
CHURCH
SUNDAYS
10am**

TOWN OF TRURO



PLANNING BOARD

Town Clerk
Treasurer - Tax Collector

MAY - 4 2021

\$25.00 paid

Received TOWN OF TRURO

By *[Signature]*

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00

Applicant Name: Erik Spencer for First Parish, Truro Date: April 29, 2021

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Map(s): _____ Parcel(s): _____ *Please use additional sheet(s) for multiple locations*

Date(s) of the Event in Which the Sign is Intended: Sunday Worship

Date When Sign(s) will be: Installed: August 15, 2021 Removed: Sept. 15, 2021

Name and Address of Property Owner(s) Where Temporary Sign(s) to be located:

Name _____ Mailing Address _____

Phone _____ Email _____

Applicant Signature _____ Date April 29, 2021

Applicant Printed Name Erik Spencer

Owner Signature _____ Date _____
(which also authorizes the use of the property)

Owner Printed Name _____

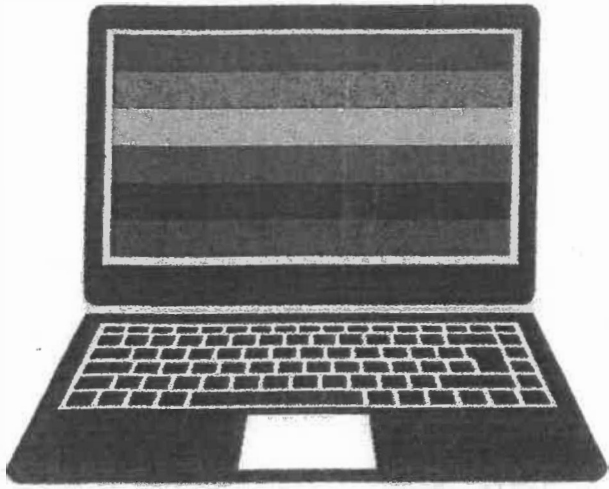
Planning Board Action: Approved _____ Approved w/Conditions _____ Denied _____

Conditions: _____

Board Signature: _____ Title _____ Date: _____

cc: Building Commissioner, Select Board

Revised August 2019



**FIRST
PARISH
TRURO
.COM**

**VIRTUAL
CHURCH
SUNDAYS
10am**

MEMORANDUM

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: May 10, 2021

Re: May 19, 2021 meeting

2021-002/PB – 16 Sawyer Grove Road (Map 39, Parcel 294). Application of Michael MacIntyre, Trustees of the Michael MacIntyre Living Trust for an Accessory Dwelling Unit containing 1,000 square feet in an existing detached garage structure under Section 40.2 of the Truro Zoning Bylaw.

Existing Conditions and Proposed Project

The parcel is located in the Residential district and is conforming as to lot area (per Assessor, .836 acres or 36,416) square feet and frontage (152.57 feet). There is an existing residence containing (per applicant) 2,905 square feet, and a two-car garage with second story. Both structures conform to setback requirements, except that a portion of what may be a deck or a patio encroaches into the setback on the south side of the property.¹ Records indicate a preexisting, unlawful dwelling unit.

The Applicant proposes a one-bedroom Accessory Dwelling Unit in the garage structure, 400 square feet on the first floor and 600 square feet on the second floor, for a total of 1,000 square feet. The first floor includes a covered porch containing 200 square feet and a deck containing 95 square feet (not included in the first floor area of 400 square feet) The second floor has an additional deck or balcony; no dimensions indicated. It appears that no parking area will remain in the garage structure.

Sufficiency of Application

The applicant has submitted all documents required under Bylaw Section 40.2.D. The Site Plan and Septic System Plan are stamped; the Existing Garage Plan, Proposed Floor Plans and Proposed Elevations are not. The Floor Plan sheet (A2) indicates the proposed square footage in a table only. The Site Plan does not indicate where the two additional parking spaces required under Section 40.2.C.3 will be located, or where vehicles previously stored in the garage will park following the project, but the gravel parking area is substantial. The Applicant has submitted the required affidavit with respect to future occupancy (tenant and year-round lease).

¹ If a deck, and thus a structure, then the residence is nonconforming and the Building Inspector would need to make a determination as to whether the proposed project increases the nonconformity.

Department Review

The Health Agent advises that a septic system was modified so as to satisfactorily accommodate the additional dwelling unit. The Building Inspector notes certain Code requirements (two means of egress; smoke detectors).

ADU Requirements and Permit Criteria

Subject to compliance with all applicable state and Town regulatory requirements, and assuming no increased nonconformity (see n.1), the proposal satisfies Section 40.2B, “Requirements”.

If the Board is satisfied with the gravel area for parking (for residence plus two additional spaces), and if the Board finds that the ADU proposed will be “clearly subordinate in use, size and design to the principal dwelling,” see Section 40.2.C.4, the proposal satisfies those Permit Criteria that can be met at this stage. Conditions may be attached to ensure satisfaction with the remaining criteria.

Findings of the Planning Board

If the Board finds that the proposal complies with the provisions of Section 40.2 (including through the imposition of reasonable conditions), and complies with the Zoning Bylaw, it shall grant the ADU permit. See Section 40.2.F.1.

Draft Decision

A draft decision is circulated with this Memo. For the sake of convenience only, it is framed as an approval, in the event that the Board votes to approve the ADU.

From: [Emily Beebe](#)
To: [Elizabeth Sturdy](#)
Cc: [Arozana Davis](#)
Subject: RE: 16 Sawyer Grove Road - ADU
Date: Thursday, May 6, 2021 10:41:08 AM
Attachments: [image001.png](#)

Dear Liz,

This property transferred in Spring of 2020 as a 4 bedroom house with a previously approved septic system sized to accommodate 7 bedrooms.

The buildout to 7 bedrooms is possible under the earlier approval. The new owner sought approval to add 1 bedroom for an ADU, and was advised of the need to modify the septic system to accommodate the second dwelling unit. A design plan by GFM, and subsequent disposal works construction permit (#20-063) was issued for the then single-family dwelling.

The modification was installed, certified by the engineer, a certificate of compliance was issued by this office and a copy is part of the planning board packet.

There were no further issues or concerns identified in our review, and we find the application satisfactory for the 2 family scenario proposed.

Thank you for the opportunity to comment.

Emily Beebe

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Thursday, May 6, 2021 10:12 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>
Subject: FW: 16 Sawyer Grove Road - ADU

Any comments? Thanks!

From: Elizabeth Sturdy
Sent: Friday, April 16, 2021 10:09 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov> <rstevens@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: 16 Sawyer Grove Road - ADU

Emily, Zana and Rich,

The attached application will be heard before the Planning Board on 5/19/2021. Please review and comment back to me prior to the meeting date. Thank you,

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall

24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov



From: [Rich Stevens](#)
To: [Elizabeth Sturdy](#)
Cc: [Lynne Budnick](#); [Arozana Davis](#); [Emily Beebe](#); [Barbara Carboni](#)
Subject: RE: 16 Sawyer Grove Road - ADU
Date: Monday, May 10, 2021 9:17:26 AM

Good Morning,

1. Smoke Detectors installed per Building Code.
2. Egress windows required in any bedroom.
3. Two means of egress per code.

Thank You.

Rich

From: Elizabeth Sturdy <ESTurdy@truro-ma.gov>
Sent: Thursday, May 06, 2021 10:12 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>
Subject: FW: 16 Sawyer Grove Road - ADU

Any comments? Thanks!

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Sent: Friday, April 16, 2021 10:09 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov> <rstevens@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: 16 Sawyer Grove Road - ADU

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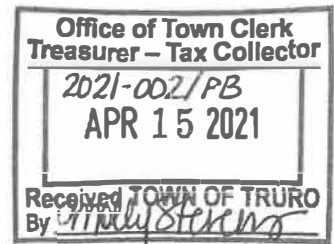
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Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov

LESTER J. MURPHY, JR.
ATTORNEY AT LAW



MAIL ADDRESS:
P.O. BOX 1388
E. DENNIS, MA 02641
EMAIL ljmurphylaw@verizon.net

OFFICE LOCATION:
1380 ROUTE 134
EAST DENNIS, MA 02641
TELEPHONE (508) 385-8313
FAX (508) 385-7033

April 14, 2021

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

Re: Accessory Dwelling Unit Application of Michael MacIntyre, Trustee – 16 Sawyer Grove Road

Dear Members of the Board,

Enclosed for filing please find fifteen (15) sets of the following with respect to the above-referenced matter:

1. Official Application Form;
2. Copy of Applicant's Deed;
3. Fifteen (15) copies of Abutters List;
4. Fifteen (15) copies of Dimensional Information;
5. Fifteen (15) copies of Septic System information;
6. Fifteen (15) copies of Affidavit regarding occupancy;
7. Fifteen (15) full size prints of existing site plan;
8. Fifteen (15) full size prints of septic plan;
9. Fifteen (15) full size sets of existing and proposed plans for structure to house Accessory Dwelling Unit;
10. Fifteen (15) full size prints of existing single-family dwelling; and
11. Check in the amount of \$50.00 representing the filing fee.

The Applicant is seeking to create an Accessory Dwelling Unit containing 1,000 square feet of habitable area located in the existing detached Garage Building.

If everything is in order would you please file the same and place in on the Agenda to be heard by the Board at its May 19th hearing.

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

Very truly yours,

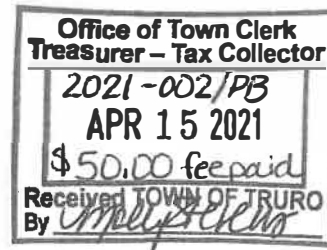
Lester J. Murphy, Jr.

enclosures
cc: Gregg Russo



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666



APPLICATION FOR ACCESSORY DWELLING UNIT (ADU) PERMIT

To the Town Clerk and the Planning Board of the Town of Truro, MA

Date April 14, 2021

The undersigned hereby files an application with the Truro Planning Board for the following:

☒ **Accessory Dwelling Unit** pursuant to §40.2 of the Truro Zoning Bylaw

1. General Information

Description of Property and Proposed Project Renovations to create Accessory Dwelling Unit in existing detached garage building to provide living facilities to be rented on a year-round basis.

Property Address 16 Sawyer Grove Road Map(s) and Parcel(s) 39/294

Applicant's Name Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust

Applicant's Legal Mailing Address P.O. Box 116, North Truro, MA 02652

Applicant's Phone(s), Fax and Email 508-237-8892 mm02657@gmail.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*

Registry of Deeds title reference: Book 33013 Page 77, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Owner's Name and Address Michael MacIntyre - P.O. Box 116, North Truro, MA 02652

Representative's Name and Address Lester J. Murphy, Jr.

Representative's Phone(s), Fax and Email 508-385-8313 508-385-7033 ljmurphy@verizon.net

2. The completed application **shall also** be submitted **electronically** to the Town Planner at planner1@truro-ma.gov in its entirety (including all plans and attachments).

- Application **shall** include each of the requirements noted in §40.2C ADU Permit Criteria and §40.2D Procedure. Those applications not fulfilling the criteria of this section shall be deemed incomplete and will **not** be accepted, or acted upon, by the Planning Board.
- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.
- Additionally, Site Plan Review is **required** for construction, alteration, or modification of any Seashore District property (i) which results in the addition of more than one thousand (1,000) square feet of gross floor area (the aggregate gross floor area of all structures on the project lot) to an existing structure or structures, (ii) which adds an additional story to an existing structure, or (iii) which constitutes the construction or reconstruction of a single-family dwelling or a two-family dwelling. (See §70.4)

Signature(s)

Lester J. Murphy, Jr.

Applicant(s)/Representative Printed Name(s)

Applicant(s)/Representative Signature

Michael MacIntyre, Trustee

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

Owner(s) Signature or written permission

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

Accessory Dwelling Unit (ADU) – January 22, 2020

40.2 - ACCESSORY DWELLING UNIT REVIEW CHECKLIST - Applicant

Address: 16 Sawyer Grove Road		Applicant Name: Michael MacIntyre, Trustee		Date: April , 2021	
No.	Requirement	Met	Not Met	Explanation, if needed	
C. ADU Permit Criteria					
1	The ADU shall be a complete, separate housekeeping unit containing both kitchen and sanitary facilities	X			
2	The ADU shall not contain more than one thousand (1,000) square feet nor less than four hundred (400) square feet of Gross Floor Area as that term is defined in Section II of this Zoning Bylaw.	X			
3	Once an ADU has been added to a dwelling, structure or lot, the ADU shall not be enlarged beyond the square footage specified in the permit granted pursuant to this section without first obtaining a subsequent permit from the Planning Board, and in no case shall an ADU be permitted to exceed the square footage allowed by this section.	X			
4	At least two (2) off street parking spaces in addition to parking otherwise required for the property is required for an ADU.	X			
5	An ADU shall be clearly subordinate in use, size and design to the principal dwelling or structure, considering the following:	X			
	Building architectural details	X			
	Roof design	X			
	Building spacing and orientation	X			
	Building screening	X			
	Door and window size and location	X			
	Building materials	X			
	Building materials	X			
	When accessory to a principal dwelling, the intent is to retain the appearance of a single-family dwelling and the privacy of abutters.	X			
6	The principal dwelling and ADU and lot on which they are located shall remain in common ownership, and shall not be severed in ownership, including that the lot, buildings or units thereon shall not be placed in a condominium form of ownership.	X			

40.2 - ACCESSORY DWELLING UNIT REVIEW CHECKLIST - Applicant

Address: 16 Sawyer Grove Road		Applicant Name: Michael MacIntyre, Trustee		Date: April, 2021	
No.	Requirement	Met	Not Met	Explanation, if needed	
C. ADU Permit Criteria					
6	Either the ADU or the principal dwelling on a lot with an ADU must be leased for a term of at least twelve (12) months. Rental of said unit for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited.	X			
	<i>Proof of year-round rental shall be provided annually to the Building Commissioner by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as a primary residence.</i>	Enforcement			
7	<i>ADUs permitted under this section shall be inspected annually or as frequently as deemed necessary by the Health and Building Departments for compliance with public safety and public health codes. The owner of the property shall be responsible for scheduling such inspection and shall pay any applicable inspection fees.</i>	Enforcement			

40.2 - ACCESSORY DWELLING UNIT REVIEW CHECKLIST - Applicant

Address: 16 Sawyer Grove Road		Applicant Name: Michael MacIntyre, Trustee		Date: April , 2021	
No.	Requirement	Included	Not Included	Explanation, if needed	
D. Procedure					
1	Each Application consists of:				
1a.	An original and 14 copies of the Application for Accessory Dwelling Unit				
1b.	15 copies of the required plans and other required information including this Checklist	X			
1c.	Applicable filing fee	X			
1d.	List of abutters obtained from the Truro Assessing Department	X			
	Site Plan or Site and Sewage Plan	X			
	Prepared by a registered professional engineer or registered sanitarian showing:	X			
	All property lines	X			
	Existing and proposed structures on the parcel				
1e.	Setbacks from roads and property lines for each structure	X			
	Building dimensions shall be shown on the plan:	X			
	Height	X			
	Stories	X			
	Square Footage	X			
	Documentation of approval of the septic/wastewater treatment system from the Board of Health	X			
1f.	Building plans of ADU and Principal Dwelling or Structure:				
	ADU:				
	At a scale of no less than 1/8" = 1'-0"				
1g.	Floor Plan	X			
	Front Elevation	X			
	Side Elevation	X			
	Rear Elevation	X			

40.2 - ACCESSORY DWELLING UNIT REVIEW CHECKLIST - Applicant

Address: 16 Sawyer Grove Road		Applicant Name: Michael MacIntyre		Date: April , 2021	
No.	Requirement	Included	Not Included	Explanation, if needed	
D. Procedure					
1g. <small>(Cont'd.)</small>	Principal Dwelling/Structure:				
	At a scale of no less than 1/8" = 1'-0"				
	Floor Plan	X			
	Front Elevation	X			
	Side Elevation	X			
	Rear Elevation	X			
1h.	Affidavit declaring that the ADU and/or principal dwelling to which it is accessory will be rented on a twelve-month basis				
1i.	Documentation of approval, if applicable, from the Conservation Commission				
1j.	Documentation of Special Permit or Variance, if applicable, from the Zoning Board of Appeals				

QUITCLAIM DEED

ANNE-MARIE ZEHNDER a/k/a ANNE-MARIE ZEHNDER KOTT, having a mailing address of PO Box 328, East Orleans, Massachusetts 02643,

For consideration paid in the amount of ONE MILLION ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$1,160,000.00) DOLLARS,

Grant to MICHAEL MACINTYRE, Trustee of the MICHAEL MACINTYRE LIVING TRUST, under Declaration of Trust dated April 2, 2008, a Certificate for which is recorded with the Barnstable County Registry of Deeds in Book 23184, Page 23, having a mailing address of 16 Sawyer Grove Road, North Truro, Massachusetts 02652,

With **QUITCLAIM COVENANTS**,

The land together with buildings thereon located at 16 Sawyer Grove Road, Truro, Barnstable County, Commonwealth of Massachusetts, bounded and described as follows:

LOT 13, containing 36,425 square feet, more or less, as shown on a plan of land entitled in part "Helen Sawyer Reserve at North Truro, Plan of Land in Truro, Made for Helen Mary Sawyer" which plan is prepared by Slade Associates, Inc., dated March 13, 1995 and recorded with the Barnstable County Registry of Deeds with Plan Book 512, Page 13.

Subject to and together with all matters of record insofar as the same may now be in force and applicable.

For title, see deed recorded at Book 32742, Page 327 with Barnstable County Registry of Deeds.

Grantor hereby releases all rights of Homestead in the within-described property, if any there be, and certify under the pains and penalties of perjury that no person occupies the premises as a primary residence and has or can claim the benefit of a Homestead therein and that they have no spouses, former spouses, partners or former spouses in civil union who claim or can claim the benefit of a Homestead herein.

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-24-2020 @ 01:28pm
Ctl#: 855 Doc#: 30536
Fee: \$3,967.20 Cons: \$1,160,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-24-2020 @ 01:28pm
Ctl#: 855 Doc#: 30536
Fee: \$3,549.60 Cons: \$1,160,000.00

Property Address: 16 Sawyer Grove Road, North Truro, MA 02652

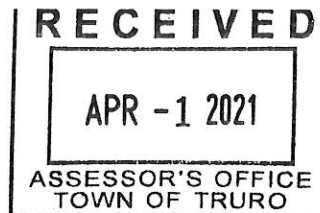


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 03/30/21

NAME OF APPLICANT: Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust

NAME OF AGENT (if any): Lester J. Murphy, Jr.

MAILING ADDRESS: P.O. Box 1388, East Dennis, MA 02641

CONTACT: HOME/CELL 508-385-8313

EMAIL ljmurphylaw@verizon.net

PROPERTY LOCATION: 16 Sawyer Grove Road

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 39 PARCEL 294 EXT. _____
(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

☒ Accessory Dwelling Unit (ADU)²

☐ Other _____

(Please Specify)

(Fee: Inquire with Assessors)

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: 4/1/2021

Date completed: 4/1/2021

List completed by: Laura Geiges

Date paid: 4/1/2021 Cash/Check #8134

¹ Abutters, 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.

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.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: April 1, 2021

To: Lester J. Murphy Jr. on behalf of Michael MacIntyre Living Trust

From: Assessors Department

Certified Abutters List: 16 Sawyer Grove Road (Map 39 Parcel 294)

Planning Board – Accessory Dwelling Unit

Attached is a combined list of abutters for the property located at 16 Sawyer Grove Road.
The current owner is the Michael MacIntyre Living Trust

The names and addresses of the abutters are as of March 26, 2021 according to the
most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

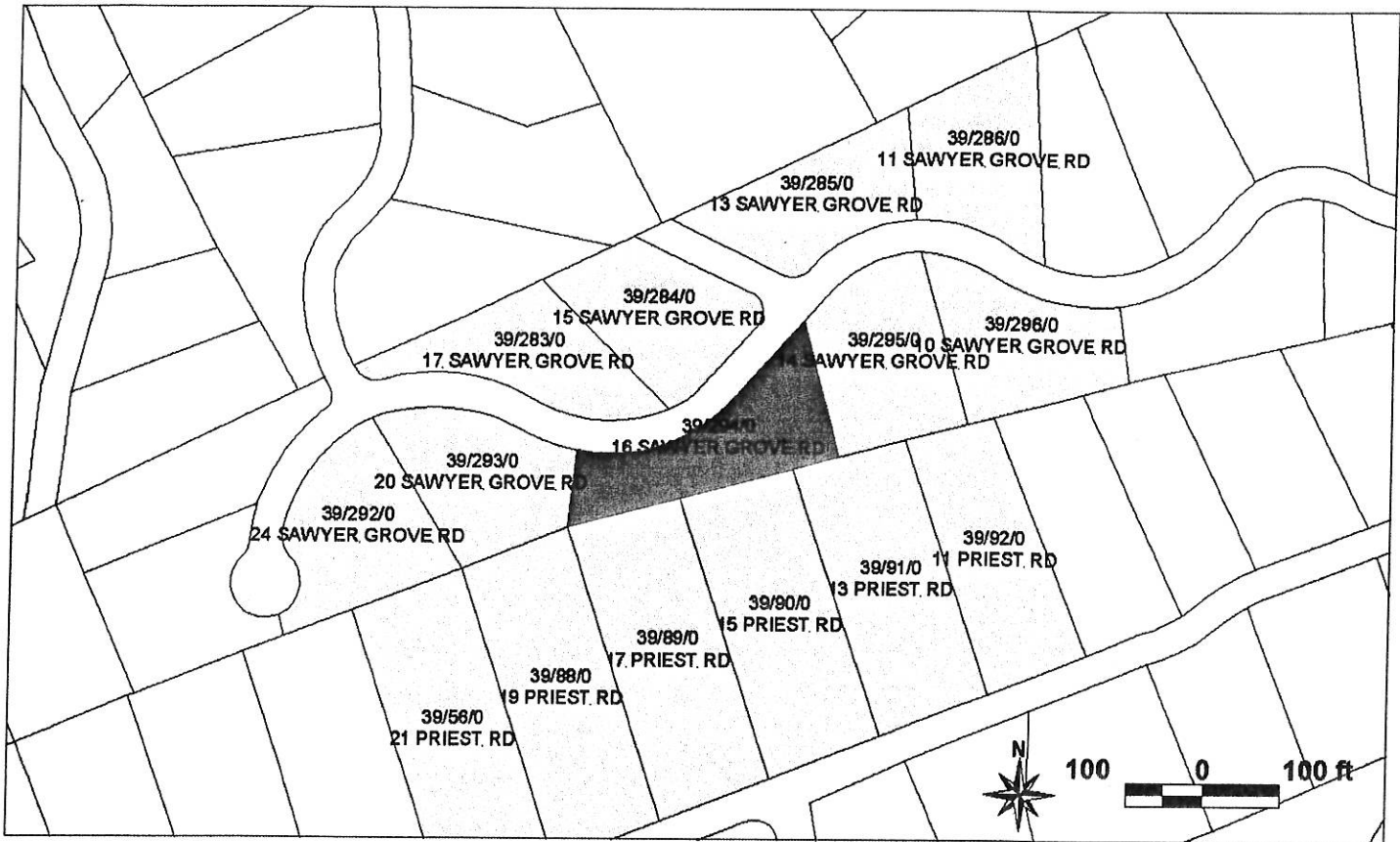
Laura Geiges

Assistant Assessor / Data Collector

16 Sawyer Grove Road
Map 39 Parcel 294
Planning Board -
Accessory Dwelling Unit

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

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1188	39-56-0-R	CHANG GUILLERMO & ANNMARIE	21 PRIEST RD	PO BOX 626	NO TRURO	MA	02652-0626
1216	39-88-0-R	O'NEILL STEFANIE	19 PRIEST RD	1166 WASHINGTON ST, UNIT 505	BOSTON	MA	02118
1217	39-89-0-R	GALBRAITH JOHN L	17 PRIEST RD	59-3D TAURUS DR	HILLSBOROUGH	NJ	08844
1218	39-90-0-R	COTE BRYAN R & JANINE B	15 PRIEST RD	51 HARTWELL RD	WEST HARTFORD	CT	06117
1219	39-91-0-R	MAYS ERIC K & JILL H	13 PRIEST RD	PO BOX 43	NO TRURO	MA	02652-0043
1220	39-92-0-R	PRADA ERNEST THOMAS	11 PRIEST RD	P O BOX 236	NO TRURO	MA	02652-0236
1402	39-283-0-R	CARLSON ROBERT W & JUDITH S	17 SAWYER GROVE RD	PO BOX 372	NO TRURO	MA	02652-0372
1403	39-284-0-R	SHELLEY D FISCHER REV LIV TRST TRS: FISCHER SHELLEY D	15 SAWYER GROVE RD	1133 WARBURTON AVE, APT P12N	YONKERS	NY	10701
1404	39-285-0-R	OBRIEN WILLIAM H & FAY JULIETTE E	13 SAWYER GROVE RD	BOX 867	VINEYARD HAVEN	MA	02568
1405	39-286-0-R	MARIN RAFAEL H & BARBARA	11 SAWYER GROVE RD	PO BOX 401	NO TRURO	MA	02652-0401
1411	39-292-0-R	BRENDA HOROWITZ 2017 LIV TRUST TRUSTEE: BRENDA HOROWITZ	24 SAWYER GROVE RD	463 WEST STREET APT C-619	NEW YORK	NY	10014
1412	39-293-0-R	LEOMBRUNO DONNA	20 SAWYER GROVE RD	PO BOX 281	NO TRURO	MA	02652-0281
1414	39-295-0-R	GAGNON DONNA M	14 SAWYER GROVE RD	PO BOX 188	NORTH TRURO	MA	02652
1415	39-296-0-R	MOORE FRANK E & DEJO DEJO-SUAREZ GUSTAVO	10 SAWYER GROVE RD	13 FAYETTE STREET	BOSTON	MA	02116

4/1/2021 LG

39-56-0-R

CHANG GUILLERMO & ANNMARIE
PO BOX 626
NO TRURO, MA 02652-0626

39-88-0-R

O'NEILL STEFANIE
1166 WASHINGTON ST, UNIT 505
BOSTON, MA 02118

39-89-0-R

GALBRAITH JOHN L
59-3D TAURUS DR
HILLSBOROUGH, NJ 08844

39-90-0-R

COTE BRYAN R & JANINE B
51 HARTWELL RD
WEST HARTFORD, CT 06117

39-91-0-R

MAYS ERIC K & JILL H
PO BOX 43
NO TRURO, MA 02652-0043

39-92-0-R

PRADA ERNEST THOMAS
P O BOX 236
NO TRURO, MA 02652-0236

39-283-0-R

CARLSON ROBERT W & JUDITH S
PO BOX 372
NO TRURO, MA 02652-0372

39-284-0-R

SHELLEY D FISCHER REV LIV TRST
TRS: FISCHER SHELLEY D
1133 WARBURTON AVE, APT P12N
YONKERS, NY 10701

39-285-0-R

OBRIEN WILLIAM H &
FAY JULIETTE E
BOX 867
VINEYARD HAVEN, MA 02568

39-286-0-R

MARIN RAFAEL H & BARBARA
PO BOX 401
NO TRURO, MA 02652-0401

39-292-0-R

BRENDA HOROWITZ 2017 LIV TRUST
TRUSTEE: BRENDA HOROWITZ
463 WEST STREET
APT C-619
NEW YORK, NY 10014

39-293-0-R

LEOMBRUNO DONNA
PO BOX 281
NO TRURO, MA 02652-0281

39-295-0-R

GAGNON DONNA M
PO BOX 188
NORTH TRURO, MA 02652

39-296-0-R

MOORE FRANK E & DEJO
DEJO-SUAREZ GUSTAVO
13 FAYETTE STREET
BOSTON, MA 02116

4/1/2021

LG

Accessory Dwelling Unit Application: Dimensional Information

Applicant: Michael MacIntyre

Property Address: 16 Sawyer Grove Road

Square footage of Lot: 36,425 Sq. Ft.

Square footage of Existing Single-Family Residence: 2,905 Sq. Ft.

Square Footage of Proposed ADU in Garage Building: 1,000 Sq. Ft.

Height of Single Family Residence: 28' 10"

Height of Garage Building: 26' 3"

Site of proposed ADU in Garage Building is approximately one-third (1/3) the area of the principal residence and the Building itself is two and one-half (2 1/2') feet lower than the principal residence building.

No. 20-063HEALTH DEPARTMENT
THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF TRUROPAID
25.00FEE 125.00BOARD OF HEALTH
NOV 23 2020
TOWN OF TRURO

RECEIVED BY:

APPLICATION FOR DISPOSAL SYSTEM CONSTRUCTION PERMIT

Application for a Permit to Construct (✓) Repair () Upgrade () Abandon () - ☐ Complete System ☐ Individual Components

16 SAWYER GROVE ROAD MAP 39 PARCEL 294 Map/Parcel #	MICHAEL MACINTYRE LIVING TRUST PO BOX 1116 N. TRURO, MA. 02652 Address
GFM ENTERPRISES INC PO BOX 1439 S. DENNIS, MA. 02660 508-694-5600 Telephone #	KEITH FERNANDES / GFM ENTERPRISES PO BOX 1439 S. DENNIS, MA 02660 508-694-5600 Telephone #

Type of Building: SFAMILY Lot Size 36,425 ± Sq. feet
 Dwelling — No. of Bedrooms 4 Garbage Grinder ()
 Other — Type of Building GARAGE w/ 1 BED APT No. of persons Showers () Cafeteria ()
 Other fixtures

Design Flow (min. required) 550 gpd Calculated design flow 550 gpd Design flow provided 1100 gpd 550
 Plan: Date 10.29.20 Number of sheets 1 Revision Date
 Title

Description of Soil(s)
 Soil Evaluator Form No. Name of Soil Evaluator Date of Evaluation

DESCRIPTION OF REPAIRS OR ALTERATIONS NEW SEPTIC TANK

SEE NOTE ON C.S.C. Existing illegal apt → ADDL = tank in series ✓

The undersigned agrees to install the above described Individual Sewage Disposal System in accordance with the provisions of TITLE 5 and further agrees not to place the system in operation until a Certificate of Compliance has been issued by the Board of Health.

Signed Keith Fernandes Date 11.17.20

Inspections Spoke w/engineer. Homeowner will be filing an application to turn the illegal apt into an addl AD

FORM 1 - APPLICATION FOR DSCP

No. 20-063

THE COMMONWEALTH OF MASSACHUSETTS

FEE 125.00BOARD OF HEALTH
TOWN OF TRURO

CERTIFICATE OF COMPLIANCE

Description of Work: ☒ Individual Component(s) ☐ Complete System

The undersigned hereby certify that the Sewage Disposal System: Constructed (), Repaired (), Upgraded (X), Abandoned ()

by: GFM ENTERPRISESat 16 SAWYER GROVE

has been installed in accordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built plans relating to application No. 20-063 dated 11/17/2020. Approved Design Flow 550 (gpd)

Installer GFMDesigner: GFM Inspector ERB Date 12/22/2020

The issuance of this certificate shall not be construed as a guarantee that the system will function as designed.

FORM 3 - CERTIFICATE OF COMPLIANCE

NEW SEPTIC TANK INSTALLED
AS TANK-IN-SERIES TO
ADDRESS REQUIREMENTS
FOR APARTMENT. NOW
COMPLIANT FOR ADL FOR

HEALTH DEPT.
SIGNOFF ERB

No. 20-063HEALTH DEPARTMENT
THE COMMONWEALTH OF MASSACHUSETTSFEE 125.00BOARD OF HEALTH
TOWN OF TRURO

APPLICATION FOR DISPOSAL SYSTEM CONSTRUCTION PERMIT

Application for a Permit to Construct (☒) Repair () Upgrade () Abandon () - ☐ Complete System ☐ Individual Components

16 SAWYER GROVE ROAD MAP 39 PARCEL 294 Map/Parcel #	MICHAEL MACINTYRE LIVING TRUST PO BOX 116 N. TRURO, MA. 01252 Address
GFM ENTERPRISES INC PO BOX 1439 S. DENNIS, MA. 01960 608-694-5100 Telephone #	KEITH FERNANDES / GFM ENTERPRISES PO BOX 1439 S. DENNIS, MA 01960 608-694-5100 Telephone #

Type of Building: SPAMIN Lot Size 26,485 ± Sq. feet
 Dwelling — No. of Bedrooms 4 Garbage Grinder ()
 Other — Type of Building GARAGE w/ 1 BED APT No. of persons Showers () Cafeteria ()
 Other fixtures

Design Flow (min. required) 550 gpd Calculated design flow 550 gpd Design flow provided 1100 gpd 550
 Plan: Date 10.29.20 Number of sheets 1 Revision Date
 Title

Description of Soil(s)
 Soil Evaluator Form No. Name of Soil Evaluator Date of Evaluation

DESCRIPTION OF REPAIRS OR ALTERATIONS NEW SEPTIC TANKExisting illegal apt → add = tank inserted

The undersigned agrees to install the above described Individual Sewage Disposal System in accordance with the provisions of
 TITLE 5 and further agrees not to place the system in operation until a Certificate of Compliance has been issued by the Board of Health.

Signature [Signature] Date 11.17.20

Inspections
Spoke w/ engineer. Homeowner will be filing an application to
turn the illegal apt into an add. (AO)

FORM 1 - APPLICATION FOR DSCP

No. 20-063

THE COMMONWEALTH OF MASSACHUSETTS

FEE 125.00BOARD OF HEALTH
TOWN OF TRURO

CERTIFICATE OF COMPLIANCE

Description of Work: ☒ Individual Component(s) ☐ Complete System

The undersigned hereby certify that the Sewage Disposal System: Constructed (), Repaired (), Upgraded (☒), Abandoned ()
 by: GFM ENTERPRISES

at 16 SAWYER GROVE
 has been installed in accordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built plans
 relating to application No. 20-063 dated 11/17/2020 Approved Design Flow 550 (gpd)

Installer GFM Inspector SR Date 12/22/2020

The issuance of this certificate shall not be construed as a guarantee that the system will function as designed.

FORM 3 - CERTIFICATE OF COMPLIANCE

No. 20-063

THE COMMONWEALTH OF MASSACHUSETTS

FEE 125.00BOARD OF HEALTH
TOWN OF TRURO

DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permission is hereby granted to Construct () Repair () Upgrade (☒) Abandon () an individual sewage
 disposal system at 16 SAWYER GROVE ROAD as described
 in the application for Disposal System Construction Permit No. 20-063 dated Nov 17, 2020

Provided: Construction shall be completed within three years of the date of this permit. All local conditions must be met.

Date Nov 24, 2020 Board of Health [Signature]

FORM 2 - DSCP



39/294
GFM Enterprises, Inc.
P.O. Box 1439
Dennis, MA 02660
Office: 508-694-5600

Jan. 4, 2021

Emily Beebe
Health Director
24 Town Hall Road
Truro, MA 02666

HEALTH DEPARTMENT
TOWN OF TRURO

JAN 07 2021

RECEIVED BY:

RE: 16 Sawyer Grove Road, Truro

Dear Ms. Beebe,

As per the requirements of the State Sanitary Code (Title 5) sections 15.021 (3), GFM Enterprises, Inc. has conducted an inspection of the newly installed sewage disposal system components at the above referenced property. Our inspection was as follows:

- 12/22/2020 - Inspection of the newly installed system components.

Based on our inspection, the sewage disposal system components were installed within substantial compliance with the approved plan dated 10/29/2020 as filed with your office.

This letter represents GFM Enterprises, Inc. inspections prior to backfill. No warranties or guarantees are expressed or implied for the future operation of this system.

Please call if you have any questions or require any additional information.

Thank you.

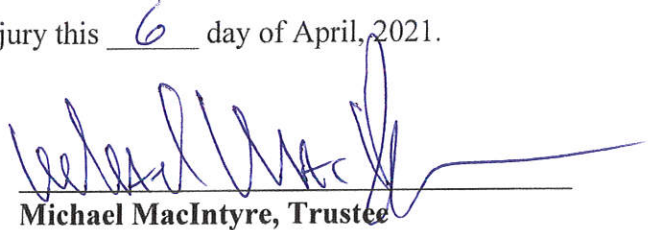
Keith Fernandes, PE
GFM Enterprises, Inc.

AFFIDAVIT OF MICHAEL MacINTYRE

The undersigned, Michael MacIntyre, first being duly sworn, on oath does depose and say:

1. I am an adult residing at 16 Sawyer Grove Road in North Truro and am Trustee if the Michael MacIntyre Living Trust and as such the Owner of said property.
2. I have filed an Application with the Town of Truro Planning Board seeking to establish an Accessory Dwelling Unit in the garage building located at that property.
3. I have entered into an agreement with Gregg Russo and Scott Russo to rent them the apartment to be established in the garage building on a year-round basis.
4. The apartment will be their principal residence and be their primary home for the foreseeable future.
5. This Affidavit is given to confirm the occupancy of the new apartment in the garage building as an Accessory Dwelling Unit under Section 40.2 of the Truro Zoning By-laws.

Signed under the pains and penalties of perjury this 6 day of April, 2021.


Michael MacIntyre, Trustee

State/Commonwealth of Massachusetts
County of Barnstable

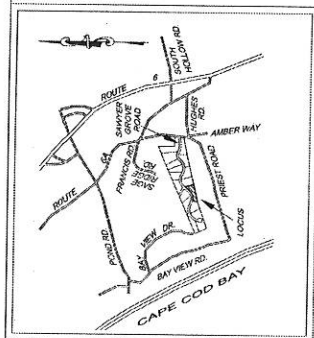
On this 6th day of April, 2021, before me, the undersigned notary public, personally appeared **Michael MacIntyre, Trustee**, proved to me through satisfactory evidence of identification, which was Drivers License, proved to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it as the free act and deed as Trustee of The Michael MacIntyre Living Trust.


Notary Public,

STACEY A. WHITE
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 4, 2022



My commission expires:



#15 Sawyer Grove Road
Sawyer Grove Road
Deed Book 23478, Page 218
Lot 7, Plan Book 512, Page 13

#17 Sawyer Grove Road
Robert W. & Susan S.
Deed Book 11766, Page 222
Lot 8, Plan Book 512, Page 13

#14 Sawyer Grove Road
Donna M. Gagnon
Deed Book 23826, Page 71
Lot 14, Plan Book 512, Page 13

#20 Sawyer Grove Road
Donna Leimbueh
Deed Book 11338, Page 79
Lot 12, Plan Book 512, Page 13

#15 Priest Road
Bryant R. & Jane B. Cole
Deed Book 31304, Page 183

#17 Priest Road
Deed Book 24756, Page 102

#19 Priest Road
Sharon O'Neill
Deed Book 31091, Page 203

#13 Priest Road
Bryant R. & Jane B. Cole
Deed Book 11230, Page 18

Plan Note:
1) Property is in the Residential Zoning District
2) Elevations are based on NAVD88

Site Plan Showing
Existing Conditions
#16 Sawyer Grove Road
Truro, MA

prepared for
Michael MacIntyre, Trustee
Deed Book 33013, Page 77
Lot 13 Plan Book 512, Page 13
August 9, 2020 Scale 1" = 20'
olsr#904001



I hereby certify that the structures shown hereon
are located as they exist on the ground.
Donald T. Foote PLS #32662
Date 2/21/2020



GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" AS REQUIRED PRIOR TO THE START OF ANY EXCAVATION WORK. CONTRACTOR IS RESPONSIBLE FOR PROTECTING UTILITIES WITHIN THE WORK AREA DURING CONSTRUCTION.
- THIS PLAN IS FOR SEWAGE DISPOSAL SYSTEM DESIGN PURPOSES ONLY. THIS PLAN IS NOT FOR USE TO DETERMINE PROPERTY LINES.
- EXISTING CONDITIONS SITE PLAN PROVIDED BY OUTERMOST LAND SURVEYING INC. AND WAS USED AS A BASE PLAN IN ORDER TO DEVELOP THIS SEPTIC DESIGN PLAN.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE SANITARY REGULATIONS (310 CMR 15.00) AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS, INCLUDING ELEVATIONS OF EXISTING BUILDING SEWER, AND REPORT AND DISCREPANCIES TO THE DESIGN ENGINEER PRIOR TO THE SETTING OF ANY SEWAGE DISPOSAL SYSTEM COMPONENTS.

SEWAGE DISPOSAL SYSTEM NOTES:

- 11-20 INVERT COMPONENTS SHALL BE REQUIRED IN ANY AREAS SUBJECT TO VEHICULAR LOADING AND AS REQUIRED ON THE PLAN.
- THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS THE CONTRACTOR MAKES ANY CHANGES OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING.
- ALL GRAVITY SEWER PIPE SHALL BE 4" DIA. SCH 40 PVC UNLESS OTHERWISE NOTED. THE MINIMUM SLOPE OF 4" DIA. SCH 40 PVC SHALL BE 0.01 FT/FT.
- FINISHED GRADE SHALL BE A MAXIMUM OF 30" AND A MINIMUM OF 9" OVER THE TOP OF ALL NEWLY INSTALLED SEPTIC COMPONENTS.
- ALL SEPTIC COMPONENTS SHALL BE INSTALLED WATERTIGHT.
- COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS COVERS RAISED TO WITHIN 6" OF GRADE WHERE REQUIRED.
- PRIOR TO FINAL INSPECTION BY THE ENGINEER AND THE BOARD OF HEALTH, ALL SYSTEM COMPONENTS MUST BE INSTALLED INCLUDING ALL ACCESS COVERS WITH INSETS.
- EXISTING SEWER LINE ELEVATION UNABLE TO CONFIRM EXISTING SEWER LINE ELEVATION AT THE TIME OF INSPECTION. EXISTING SEWER LINE ELEVATION ASSUMED PER THE ELEVATION OF THE TOP OF THE EXISTING SEPTIC TANK. PRIOR TO THE SETTING OF ANY SEPTIC COMPONENTS, CONTRACTOR SHALL VERIFY THE EXISTING SEWER LINE ELEVATION WITH NEW SEWER LINE. CONTRACTOR SHALL ALSO CONFIRM THAT THERE WILL BE ENOUGH PITCH FROM THE CONNECTION OF OLD SEWER LINE TO THE NEWLY PROPOSED SEPTIC TANK.
- CONTRACTOR SHALL VERIFY OUTLET INVERT ELEVATION AT EXISTING SEPTIC TANK PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- FLOOR PLANS, FLOOR PLANS SHALL BE PROVIDED BY OWNER/ARCHITECT.

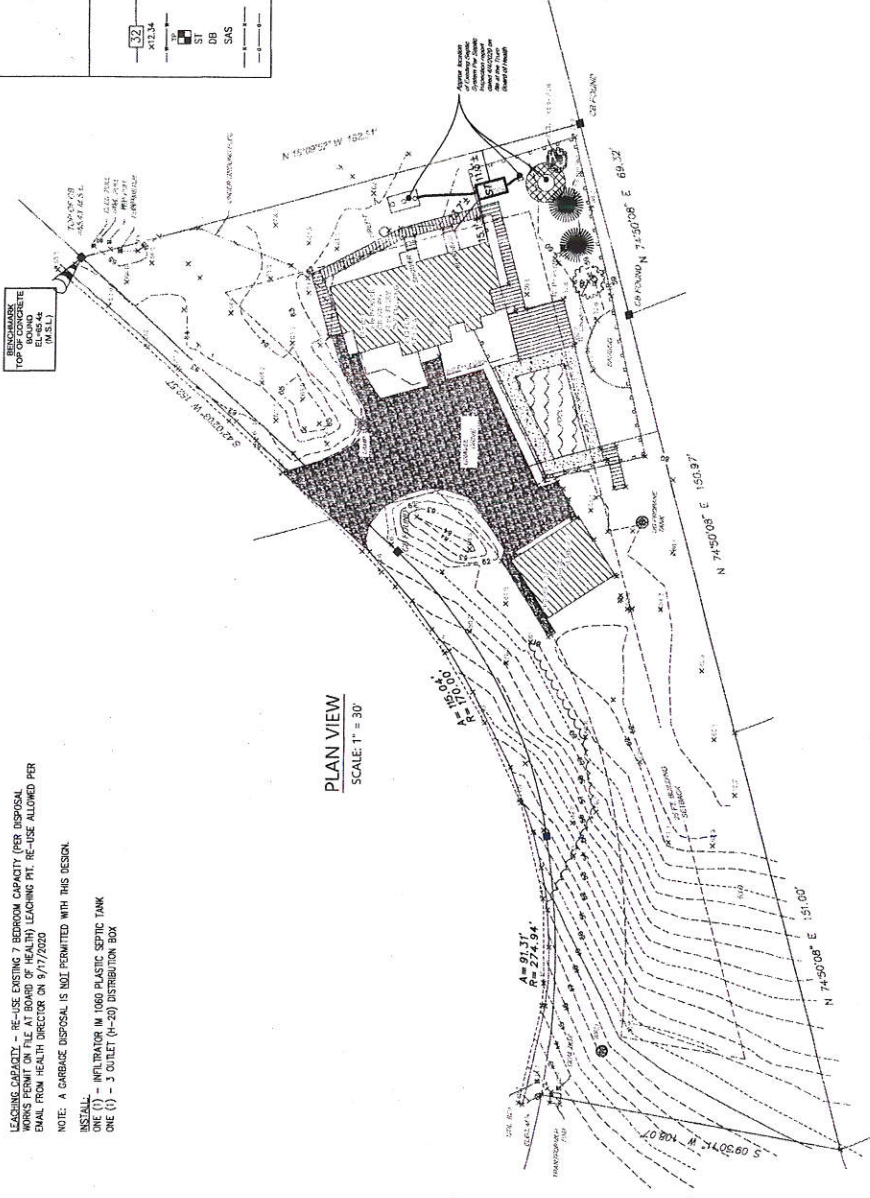
SYSTEM DESIGN CALCULATIONS:

DESIGN FLOW:
 EXISTING 4 BEDROOM DWELLING + EXISTING 1 BEDROOM APARTMENT = 5 BEDROOMS
 TOTAL = 500 GPD
 PRIMARY SEPTIC TANK (S102) - 550 GPD X 200" = 1100 GALLONS - RE-USE
 EXISTING 1500 GALLON TANK
 SECONDARY SEPTIC TANK (S103) - 550 GPD X 100" = 550 GALLONS - USE NEW
 1000 GALLON TANK
 LEACHING CAPACITY - RE-USE EXISTING 7 BEDROOM CAPACITY (PER DISPOSAL WORKS PERMIT ON FILE) (NO LEACHING PIT. RE-USE ALLOWED PER MAPS FROM HEALTH DIRECTOR ON 9/17/2020)
 NOTE: A CARBIDE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.
 INSTALL:
 ONE (1) - INLETTRATOR IN 1000 PLASTIC SEPTIC TANK
 ONE (1) - 3 OUTLET (H-20) DISTRIBUTION BOX

LEGEND

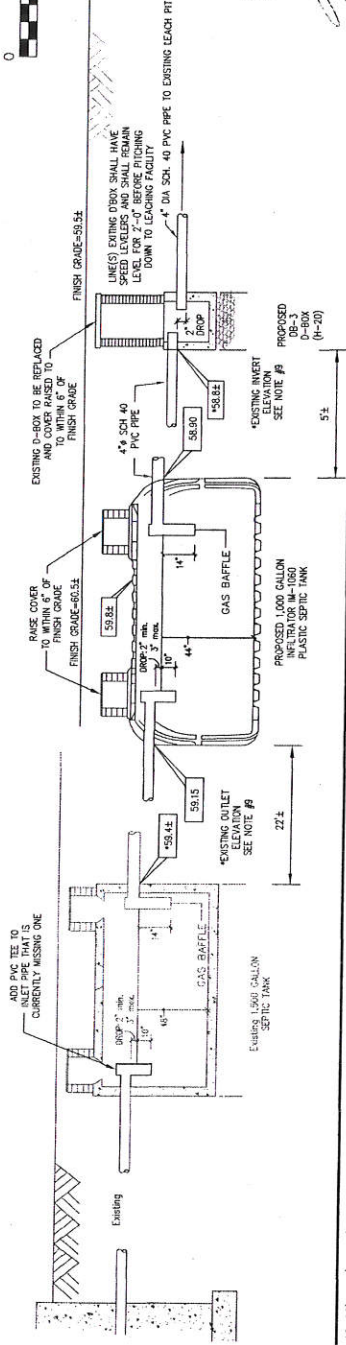
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- WATER SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- FENCE
- GAS LINE

PLAN VIEW
SCALE: 1" = 30'



SCHEMATIC FLOW PROFILE:

NOT TO SCALE



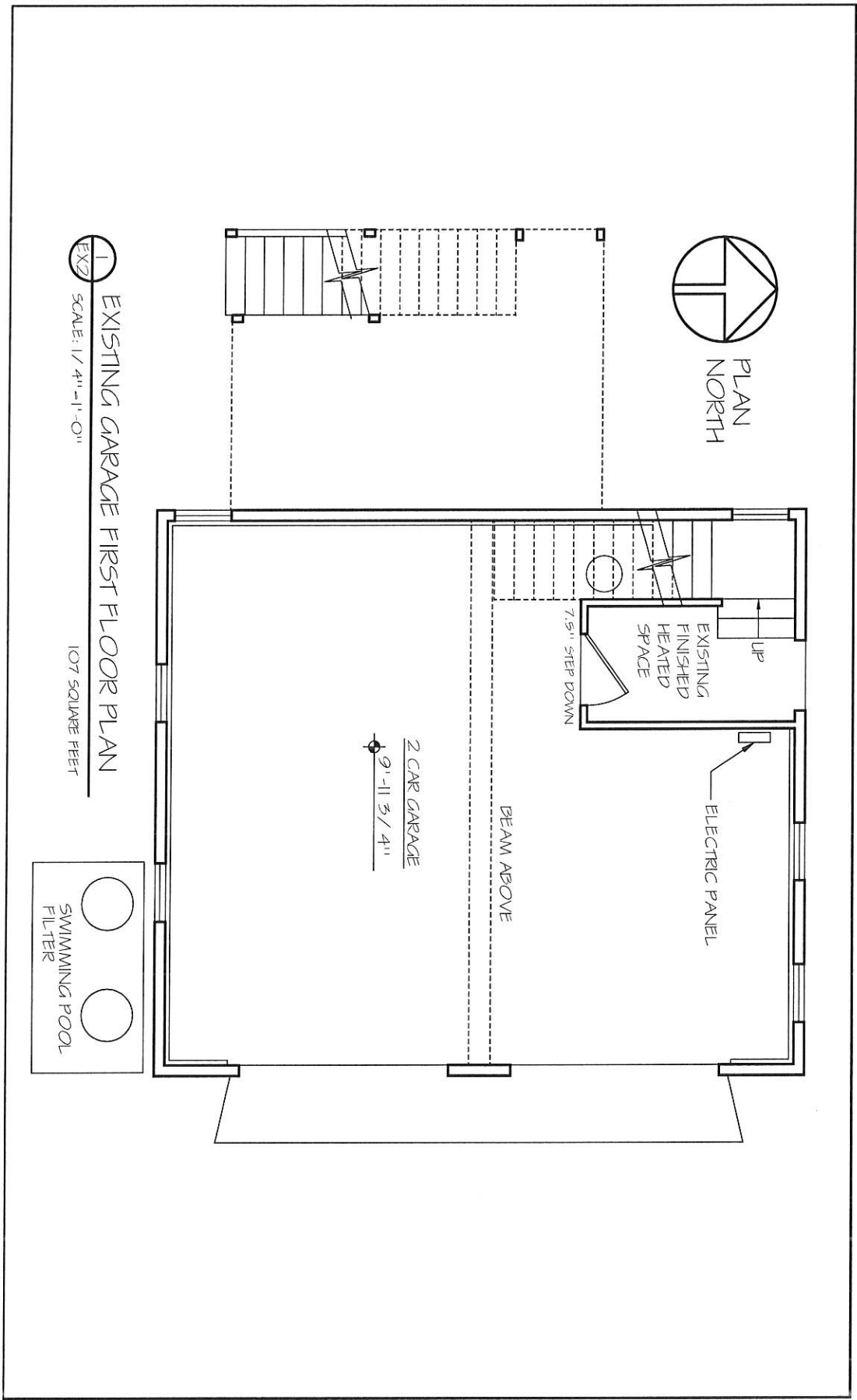
GFM ENTERPRISES, INC.
 P.O. BOX 1439
 SOUTH DENNIS, MA 02640
 PHONE: 508-594-5600
 WWW.GFMEXCAVATING.COM

CLIENT:
 MICHAEL MACINTYRE LIVING TRUST
 16 SAWYER GROVE ROAD
 NORTH ATTLEBORO, MA 02662

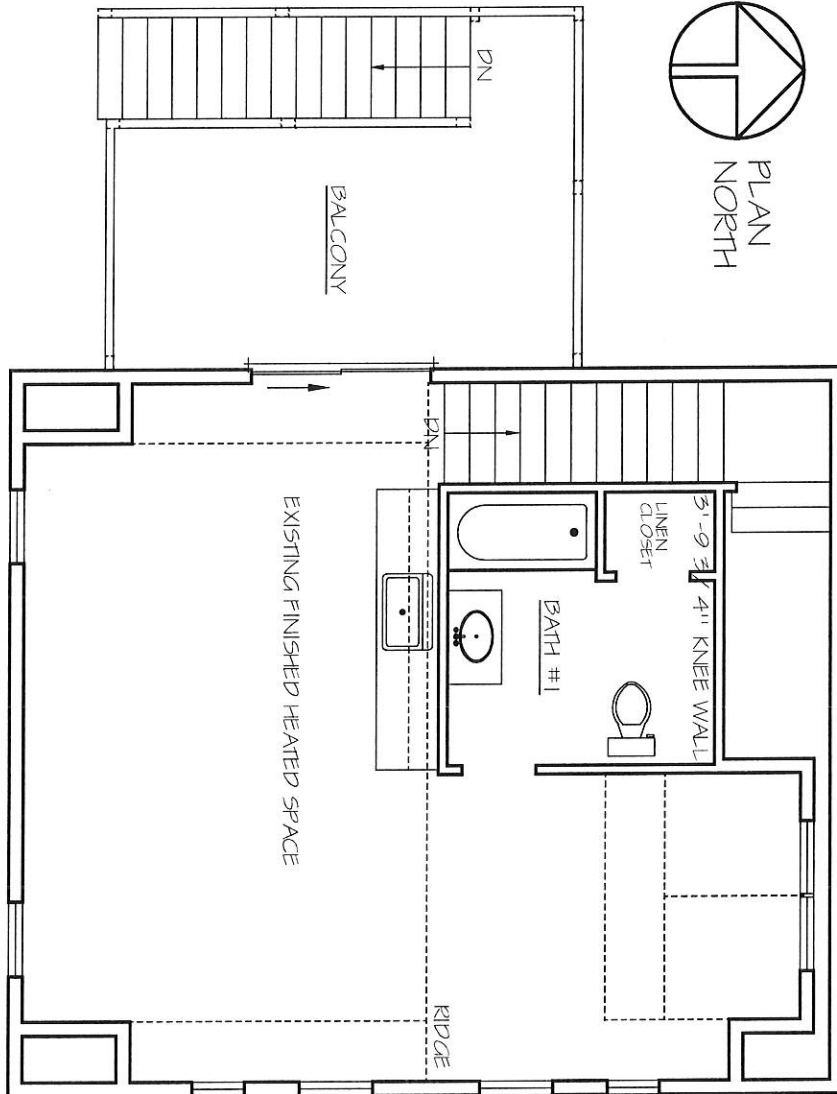
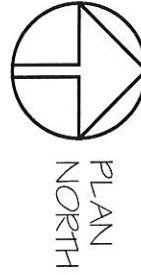
SITE:
 MACINTYRE RESIDENCE
 16 SAWYER GROVE ROAD
 ATTLEBORO, MA

TITLE:
 SEPTIC SYSTEM PLAN





1
 EX2
 EXISTING GARAGE FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 107 SQUARE FEET
 SWIMMING POOL
 FILTER



2
EX2

EXISTING GARAGE SECOND FLOOR PLAN

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

553 SQUARE FEET

EXISTING GARAGE PLAN

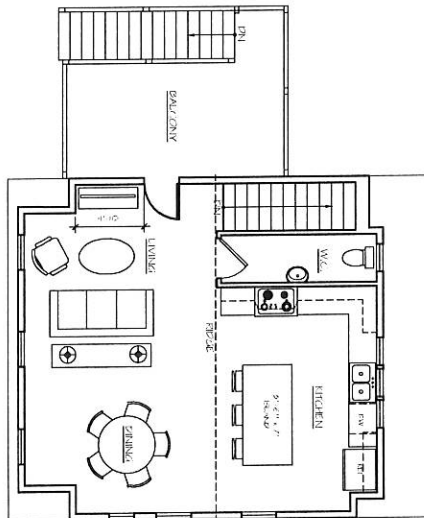
McIntyre Residence
16 Sawyer Grove Road
Truro, MA

Peter McDonald Architect
Box 888
North Eastham, Mass.
508 240 0843 860 536 1394

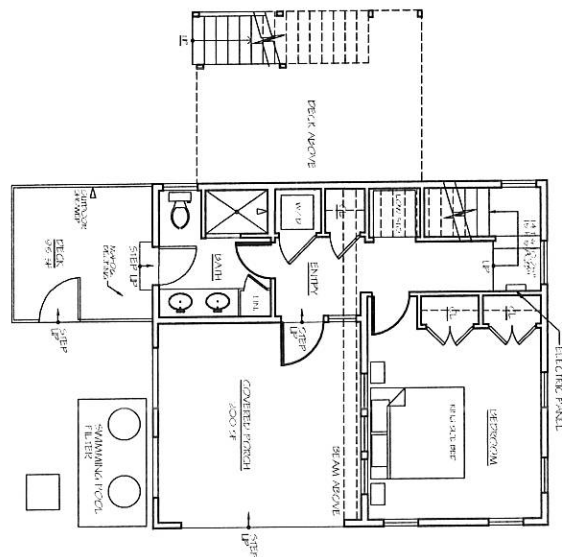
Date: 02.1.21

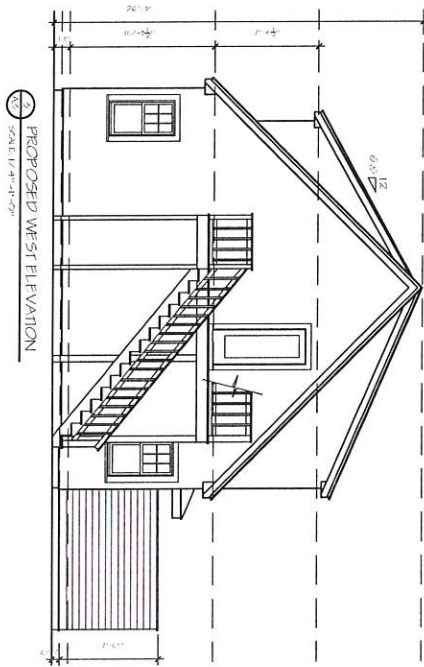
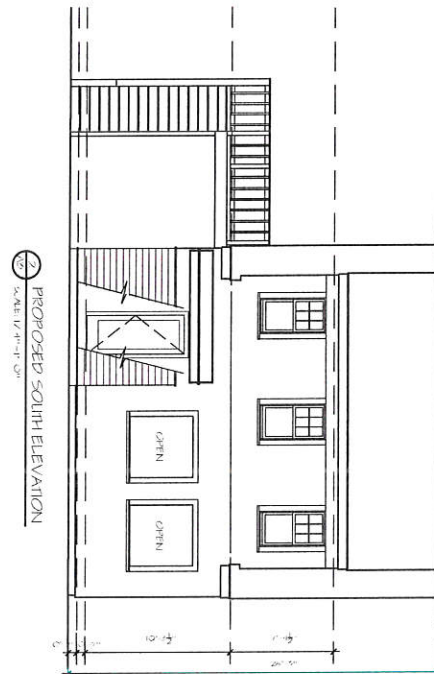
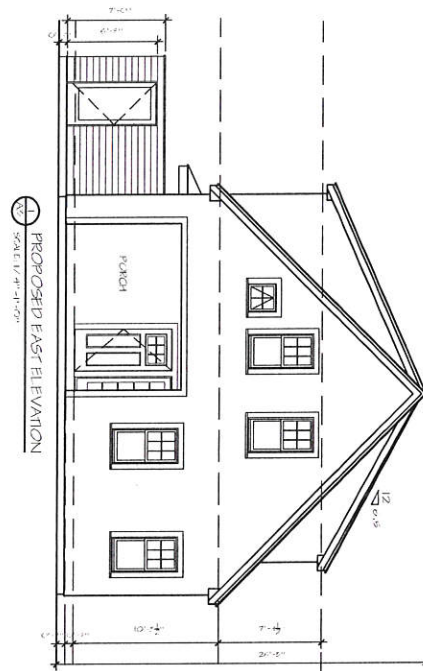
FIRST LEVEL	400 SQ. FT.
SECOND LEVEL	400 SQ. FT.
TOTAL	1,000 SQ. FT.
COVERED PORCH	200 SQ. FT.
DECK	35 SQ. FT.

PROPOSED GARAGE SECOND FLOOR PLAN

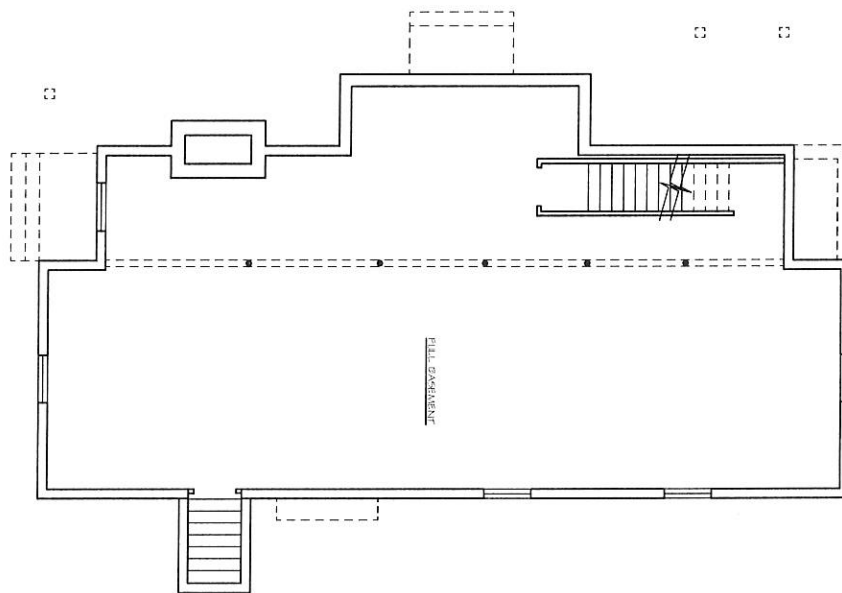


PROPOSED GARAGE FIRST FLOOR PLAN





EXISTING BASEMENT PLAN
SCALE 1/4"=1'-0"

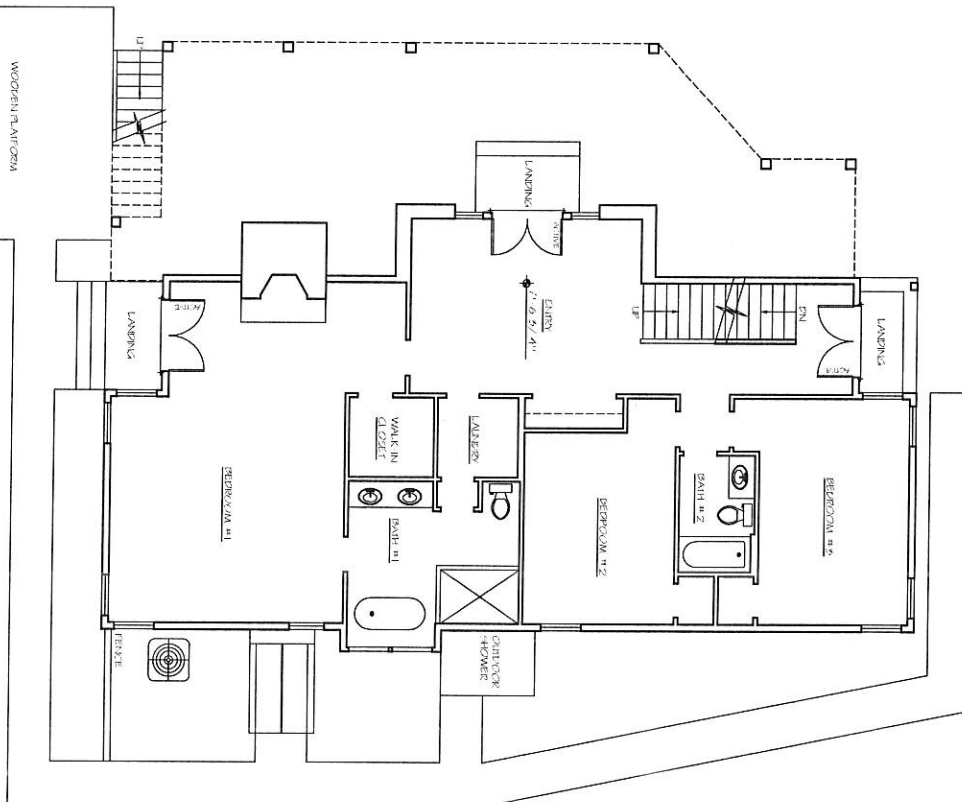
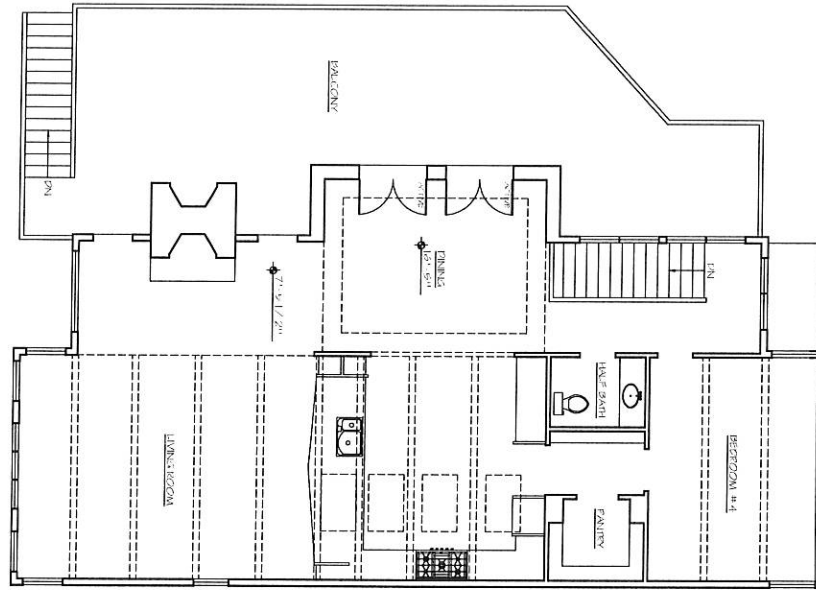


EX1 Existing Basement Plan - House

MacIntyre Residence
16 Sawyer Grove Rd.
Truro, MA 02642

Peter McDonald Architect LLC
Box 888
North Eastham, Mass.
508 240 0843 860 536 1394

Date: 07.31.2020

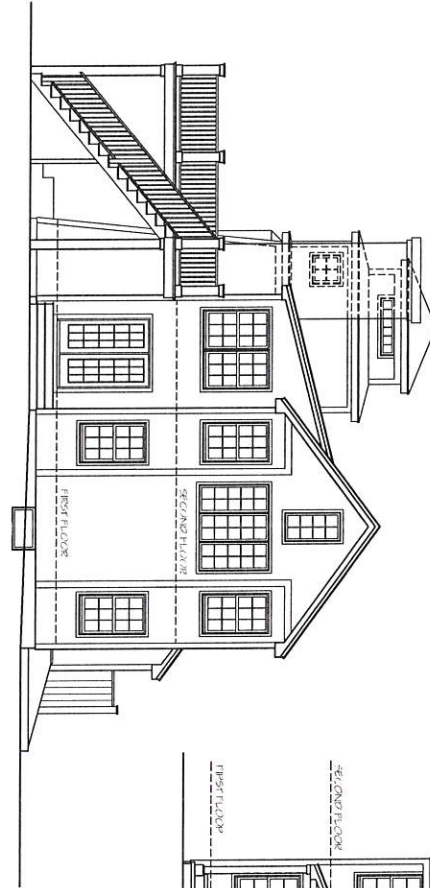


EX2 Existing First & Second Floor Plan

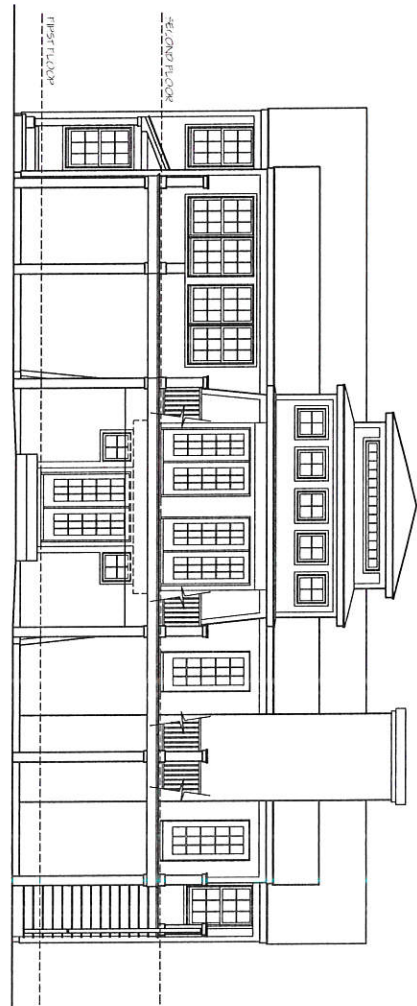
MacIntyre Residence
16 Sawyer Grove Rd.
Truro, MA 02642

Peter McDonald Architect LLC
Box 888
North Eastham, Mass.
508 240 0843 860 536 1394

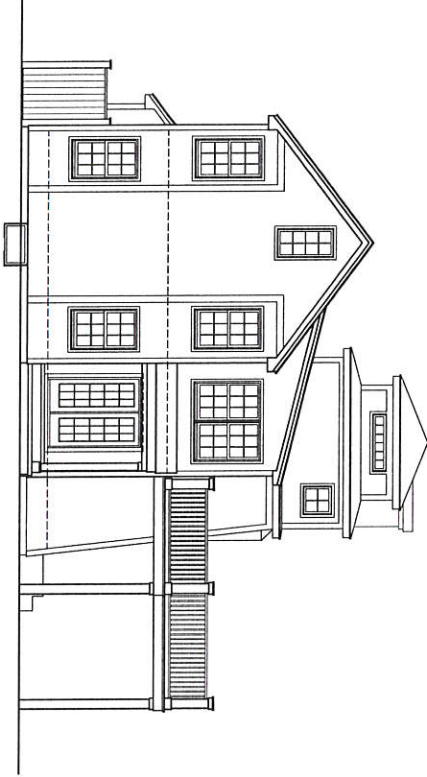
Date: 07.13.2020



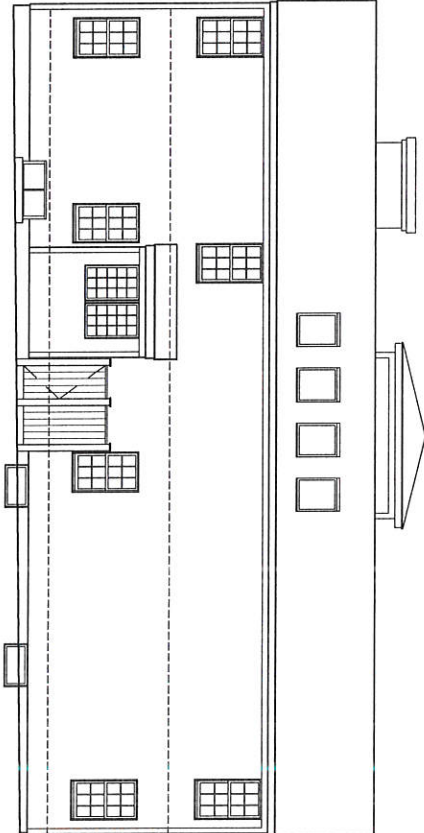
EXISTING SOUTH ELEVATION
SCALE 1/8"=1'-0"



EXISTING WEST ELEVATION
SCALE 1/8"=1'-0"



EXISTING NORTH ELEVATION
SCALE 1/8"=1'-0"



EXISTING EAST ELEVATION
SCALE 1/8"=1'-0"



Planning Board

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE PLANNING BOARD

Accessory Dwelling Unit Permit

Atlas Map 39 Parcel 294

Address 16 Sawyer Grove Road

Case Reference No.: 2021-002/PB

**Applicant: Michael MacIntyre, Trustee of
the Michael MacIntyre Living Trust
Owner: Same**

Hearing Date: May 19, 2021

Decision Date:

Sitting: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk;
Peter Herridge; Paul Kiernan; Bruce Boleyn; Richard Roberts

Following duly posted and noticed Truro Planning Board hearing held on May 19, 2021, the Board voted to approve the application of Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust, for an Accessory Dwelling Unit located in a detached garage pursuant to Section 40.2 of the Truro Zoning Bylaw. The property is located at 16 Sawyer Grove Road, Map 39, Parcel 294, in the Residential District.

The following materials were submitted as part of the application for review:

- Application for ADU Permit
- Letter dated April 14, 2021 from Lester J. Murphy, Esq.
- Quitclaim Deed
- "Site Plan Showing Existing Conditions, #16 Sawyer Grove Road, Truro, MA, prepared for Michael MacIntyre, Trustee, Deed Book 33013, Page 77, Lot 13 Plan Book 512, Page 13," prepared by Outermost Land Survey, dated August 2020, Scale 1"=20'
- "Septic System Plan, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA" prepared by GFM Enterprises, dated October 29, 2020, scale 1"= 30'
- "Existing Basement Plan – House" (EX1), "Existing First & Second Floor Plan" (EX2) "Existing Elevations" (EX3), MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA, prepared by Peter McDonald, Architect, dated July 31, 2020 (EX1) and July 13, 2020 (EX2 and EX3) , scale 1/4"= 1'

- “Existing Garage Plan, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA prepared by Peter McDonald, Architect, dated February 1, 2021, scale [?], Sheet 1
- “Proposed Floor Plans – Garage, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA, prepared by Peter McDonald, Architect, dated August 11, 2020, scale 1/4” = 1’, Sheet A2
- “Proposed Elevations – Garage, MacIntyre Residence, 16 Sawyer Grove Road, Truro, MA, prepared by Peter McDonald, Architect, dated August 11, 2020, scale 1/4” = 1’, Sheet A3
- Accessory Dwelling Unit Application: Dimensional Information
- Letter dated January 4, 2021 from GFM Enterprises, Inc. to Health Director; Application for Disposal System Construction Permit with Certificate of Compliance
- Affidavit of Michael MacIntyre
- Filing Fee
- Certified Abutters List
- Assessors records

The following additional materials were submitted into the record:

- Emails from Rich Stevens, Building Inspector, dated April 26, 2021 and May 10, 2021
- Email from Emily Beebe, Health Agent, dated May 10, 2021

Board Vote:

At the [DATE] 2021 meeting, [] made a motion, seconded by [] to approve the application for an Accessory Dwelling Unit. Vote was X-X in favor.

The application for an Accessory Dwelling Unit within a detached garage pursuant to Section 40.2 of the Truro Zoning Bylaw was granted by the Planning Board.

This decision is pursuant to the following facts and conditions:

Findings:

1. This is an application by Michael MacIntyre, Trustee of the Michael MacIntyre Living Trust, for an Accessory Dwelling Unit located in a detached garage pursuant to Section 40.2 of the Truro Zoning Bylaw.
2. The project parcel contains conforming lot area (836 acres or 36,416 square feet) and conforming frontage (152.57 feet). An existing dwelling is located toward the eastern side of the lot; an existing two car garage is to the west, separated by a sizeable gravel drive area. The structures conform to applicable setback requirements in the Residential District.
3. The Applicant proposes an Accessory Dwelling Unit in the garage, 400 square feet on the first floor and 600 square feet on the second floor, for a total of 1,000 square feet. The submitted plans show a covered porch containing 200 square feet and a deck containing

95 square feet, not included in the first floor area of 400 square feet. The second floor has an additional deck or balcony.

4. The Accessory Dwelling Unit is proposed to contain a kitchen, dining area, living room, one bedroom, and one and a half baths.
5. **Parking for the Accessory Dwelling Unit is proposed to be located XXXXXX.
Parking for the existing residence will be located XXXXX**
6. The septic system has been adequately upgraded to accommodate the additional dwelling unit.
7. The Board finds that as properly approved and conditioned, the Accessory Dwelling unit in the existing structure serves the purpose of the Bylaw by providing a year-round rental dwelling unit in the Town. Section 40.2 A.
8. The Board finds that the Accessory Dwelling Unit complies with the ADU Permit Criteria and other requirements of Section 40.2.
9. The Board finds that the Accessory Dwelling Unit does not create any Zoning nonconformity on the property. The Board finds that the Accessory Dwelling Unit otherwise complies with all applicable requirements of the Zoning Bylaw.

Conditions

1. Two means of egress from the ADU shall be demonstrated, satisfactory to the Building Inspector, prior to issuance of a Certificate of Occupancy.
2. Construction shall conform to the plans referenced in this Decision.
3. Lighting shall be installed and maintained so as to comply with the Town of Truro Outdoor Lighting Bylaw, Chapter IV, Section 6 of the General Bylaws.
4. Prior to issuance of an Certificate of Occupancy, the Applicant shall submit either stamped As-Built plans, or certification by an architect or engineer that the constructed premises conform to the dimensions here approved.
5. The ADU here approved shall not be enlarged beyond 1,000 square feet, which is the maximum area allowed under Section 40.2.C.2. Neither the covered deck nor the porch shown on the Plans shall be enclosed, nor shall the deck on the second floor be enclosed.

6. The main residence and the ADU, and lot on which they are located, shall remain in common ownership and shall not be severed in ownership, including that the lot, buildings or unit thereon shall not be placed in a condominium form of ownership.
7. Either the ADU or the principle dwelling on a lot with an ADU must be leased for a term of at least twelve months. Rental of said unit for a period of less than twelve months, including but not limited to, seasonal rental, rental through vacation rental services, and websites is prohibited. Proof of year-round rental shall be provided annually to the Building Commissioner in the form of a lease and a signed affidavit from both the owner and the renter stating that the unit is being rented accordingly and is used as a primary residence.
8. The ADU shall be inspected annually, or as frequently as deemed necessary by the Health and Building Department for compliance with public safety and public health codes. The owner of the property shall be responsible for scheduling such inspection and shall pay any applicable inspection fees.
9. The requirements of this ADU permit run with the land and shall be binding upon all agents, heirs, devisees, and any other successors in interest.

Pursuant to Zoning Bylaw Section 70.6, it is the responsibility of the applicant to obtain a true attested copy of this decision from the Town Clerk and to record this decision in the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

Anne Greenbaum, Chair

Date

Received, Office of the Town Clerk:

Signature

Date

*******APPEND CLERK CERTIFICATION*******

DRAFT

From: [Emily Beebe](#)
To: [Elizabeth Sturdy](#)
Subject: RE: 298 Route 6 (Tradesmen's Park South, Building #2)
Date: Thursday, May 6, 2021 10:52:45 AM
Attachments: [image001.png](#)

Good Morning Liz,

We have reviewed the amended proposal and find that the project changes include proportional adjustments to the drainage system which appear appropriate.

Thanks for the opportunity to review and comment.

Sincerely,

Emily Beebe

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Thursday, May 6, 2021 10:18 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>
Subject: RE: 298 Route 6 (Tradesmen's Park South, Building #2)

Any comments? Thanks!

From: Elizabeth Sturdy
Sent: Tuesday, April 13, 2021 12:45 PM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov> <rstevens@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: 298 Route 6 (Tradesmen's Park South, Building #2)

Emily, Zana, and Rich:

Just in case you would like to review the CCC documents submitted by Attorney Rose for this modification to Planning Board Decision 2019-003/SPR, attached please find the submissions.

This is on for Planning Board Hearing on Wednesday, April 21. Please let me know your thoughts by Friday of this week so I can incorporate your information into the Planning Board Packet.

Thank you, appreciate the response.

Liz

From: Elizabeth Sturdy
Sent: Friday, April 9, 2021 8:48 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov> <rstevens@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: RE: 298 Route 6 (Tradesmen's Park South, Building #2)

Emily, Zana, and Rich:

I received more information from Attorney Rose yesterday regarding their initial Cape Cod Commission report and a second request for modification review to the CCC.

Would you like me to pass this information along to you as well?

Rich – any comments on the application?

Thanks,

Liz

From: Emily Beebe <EBeeBe@truro-ma.gov>

Sent: Wednesday, March 31, 2021 11:46 AM

To: Arozana Davis <ADavis@truro-ma.gov>; Elizabeth Sturdy <ESTurdy@truro-ma.gov>

Cc: Barbara Huggins Carboni <BHugginsCarboni@k-plaw.com>

Subject: RE: 298 Route 6 (Tradesmen's Park South, Building #2)

I'm going to need to compare what looks like new re-grading—and I do have a comment pending.
tx

From: Arozana Davis <ADavis@truro-ma.gov>

Sent: Wednesday, March 31, 2021 11:28 AM

To: Elizabeth Sturdy <ESTurdy@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>

Cc: Barbara Huggins Carboni <BHugginsCarboni@k-plaw.com>

Subject: RE: 298 Route 6 (Tradesmen's Park South, Building #2)

Liz,

I don't see the proposed driveway in back to a raised deck affecting anything related to Conservation or Health.

-Arozana

Arozana D.T. Davis / Assistant Health & Conservation Agent / Town of Truro / 24 Town Hall Rd,

Truro MA 02666 / P:508-214-0202 / F: 508-349-5508 / adavis@truro-ma.gov

From: Elizabeth Sturdy <ESTurdy@truro-ma.gov>

Sent: Wednesday, March 31, 2021 11:15 AM

To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>

Cc: Barbara Huggins Carboni <BHugginsCarboni@k-plaw.com>

Subject: 298 Route 6 (Tradesmen's Park South, Building #2)

Emily, Zana and Rich,

The attached application will be heard before the Planning Board on 4/21/2021. Please review and comment back to me. Thanks,

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov



From: [Rich Stevens](#)
To: [Elizabeth Sturdy](#)
Cc: [Lynne Budnick](#); [Arozana Davis](#); [Emily Beebe](#); [Barbara Carboni](#)
Subject: RE: 298 Route 6 (Tradesmen's Park South, Building #2)
Date: Monday, May 10, 2021 9:18:12 AM

Looks good to Me.

Thanks,

Rich

From: Elizabeth Sturdy <ESTurdy@truro-ma.gov>
Sent: Thursday, May 06, 2021 10:18 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>
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Cc: Barbara Huggins Carboni <BHugginsCarboni@k-plaw.com>
Subject: 298 Route 6 (Tradesmen's Park South, Building #2)

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The attached application will be heard before the Planning Board on 4/21/2021. Please review and comment back to me. Thanks,

Liz

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer (1938-2020)

Tel: (508) 398-2221
Fax: (508) 398-1568
www.singer-law.com

May 11, 2021

Via Email bcarboni@truro-ma.gov
esturdy@truro-ma.gov

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

Re: Tradesmen's Park South Application to amend PB decision 2019-003/SPR
298 Route 6, Truro
Cape Cod Commission Minor Modification Request filings

Dear Members of the Board,

I am writing to forward a revised site plan and supporting material for your consideration at the continued Planning Board meeting to be held on Wednesday, May 19, 2021. The revised site plan provides the cross section of the Property at its center rear between the Building 2 and its southerly property line, as requested by the Board in addition to a cross section of the bioswale design proposed for the landscaped area between the proposed elevated drive and Building 2. Both revisions are responsive to the concern regarding whether run-off would be contained on site and are supportive of the conclusion that it will be contained on site.

In response to comments made by Board members at the site visit regarding the relocation of the single rear light to the center of the rear section of Building 2, the Applicants have redesigned the access by removing the proposed raised deck, door, and relocated light at the center rear of Building 2 and, instead, now propose a handicap accessible ramp alongside Building 2 from the elevated drive to the previously approved southeast rear door. The sole light servicing the rear of Building 2 would remain unchanged and as approved in the Board's original decision.

The material submitted are as follows:

1. Narrative in Support of Amendment to Planning Board Decision
2. Letter from Tim Brady, project engineer dated April 25, 2021;
3. Revised Site Plan dated April 28, 2021
4. Revised Elevations dated April 26, 2021; and
5. Revised Landscape Plan dated April 26, 2021.

Thank you for the Board's ongoing consideration of the proposal.

Very truly yours,
Marian S. Rose
Marian S. Rose

With attachments

CIVIL ENGINEERING
WATER RESOURCES
ENVIRONMENTAL
SANITARY
STRUCTURAL
WATERFRONT

east cape engineering, inc.

44 Route 28
P.O. Box 1525
Orleans, MA 02653

508-255-7120 PHONE
508-255-3176 FAX

LAND SURVEYING
LAND COURT
SITE PLANNING
CERTIFIED PLANS

WEB SITE: www.eastcapeengineering.com

April 25, 2021

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

Re: Tradesman Park-South
298 State Highway, Truro

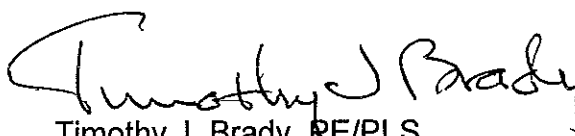
Members of the Board:

Enclosed please find a revised site plan and elevation plans for Building #2 for Tradesman Park South. These plans have been revised per our discussion at the Planning Board meeting April 21, 2021. Based on our discussions, we have revised the building elevation as shown on Sheet 2 of 4 to eliminate the raised deck and stairs and to provide a ramp to an access door in the same location as originally proposed for access to the climate-controlled storage. We believe that the access ramp will be more functional in that it will eliminate stairs and will address concerns of some of the members. The door, therefore, will be in the same location as originally approved, will keep lighting in the originally approved location and as mentioned, will eliminate steps.

The site plan has been revised to reflect the door location and the handicap ramp. It also now includes a guard rail along the southerly side of the proposed driveway. The gas tanks have been relocated to the southwesterly and southeasterly building corners and will include protective bollards. A section through the center of the building and the southerly yard area to the southerly property line has also been added.

I believe these revisions will address the concerns of the Planning Board and look forward to meeting with you on May 5, 2021. If you have any questions prior to then, please feel free to contact me any time.

Sincerely,



Timothy J. Brady, PE/PLS
President

TRURO PLANNING BOARD

SUMMARY OF REASONING IN SUPPORT OF APPLICATION FOR AN AMENDMENT TO COMMERCIAL DEVELOPMENT SITE PLAN DECISION 2019-003/SPR

TRADESMEN'S PARK SOUTH TRURO, MA

Applicants have requested an amendment to a Commercial Development Site Plan Decision made by the Planning Board in 2019 for the property located at 298 Route 6, Truro (the "Property"). In 2019, the Cape Cod Commission and the Truro Planning Board approved the development of the Property with two buildings. Each building has two separate functions; on one floor, contractor's bays are used by local tradesmen and on a separate floor, conditioned self-storage is provided. The Applicant has completed Phase I of the development- Building 1 and the parking area- and has been issued a Certificate of Compliance for the work completed.

Prior to beginning Phase II (the build-out of Building 2), the Applicants determined that access to the conditioned storage area on the upper level would be more safely, reliably and efficiently met by replacing the approved elevator access on the western side of Building 2 with direct drivable access to the conditioned storage by means of a graded one-way driveway to access the conditioned storage space. The proposed amendments to Phase II are also under concurrent review as a minor modification by the Cape Cod Commission.

There are no changes to the footprint or placement of Building 2 or its use- other than changes related to the proposed location and means of access to the conditioned storage space. The approved uses are unchanged. In response to comments at the site visit and initial Planning Board hearing on April 21, 2021, Applicants have revised the site plan originally presented to the Planning Board as part of this application to eliminate the proposed raised deck and stairs at the center rear of the Building 2 and to, instead, provide a handicap accessible ramp from the proposed elevated driveway to the originally approved access door on the south-east rear corner of the Building 2. The single light and access door at the rear of Building 2 will remain as previously approved. Applicants' project engineer, Tim Brady, provided a letter to the Planning Board dated April 25, 2021 outlining changes made and is incorporated here by reference.

In reviewing requests for commercial development site plan review, the Planning Board utilizes the criteria and guidelines set forth in Section 70.3.F of the Zoning By-Law. The Applicants respectfully submit that the proposed amendment to the development complies with the requirements of the Zoning By-Law and merits approval based on the specified review criteria/design guidelines.

1. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.

The proposed site and building design will continue to comply with all dimensional requirements of the Zoning By-Law. Building coverage will be 25.4% (12,680 sq. feet) (80 sq. feet more than originally approved). Open space will remain conforming (22.3 % or 11,135 sq. feet proposed) (30.8% or 15,377 sq. feet approved). Building height will remain conforming. Parking will be revised in number (36 spaces to 31 spaces) but will remain conforming as shown in paragraph 15 below.

2. The amendment proposed continues to provide for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.

Phase I of the Project has shown that the planned screening, topography and site design have worked as designed and approved by the Planning Board to protect abutting properties. Since the site has been operational, there have been one single request from abutters- namely to set a light timer so that an exterior light would turn off at 10pm rather than 11 pm as approved. Otherwise, there have been no complaints.

The proposed amendment to Phase II will not create a detrimental effect- the activity in question is the loading and removal of items from the conditioned storage space; an approved use for the project. The changes relate to where that approved activity is done. The loading would be moved from the western side of Building 2 to the rear of Building 2- much like was approved for Building 1 – with drivable access to the rear of the building.

When one compares Building 1's approved access to conditioned space and its operation, the proposed elevated access to Building 2 compares favorably. The buffer between Building 1's northerly neighbors- from property line to driveway- is less than 10 feet (where the distance from the driveway to the property line at the raised deck area for Building 2 is more than twice that distance- and much more intensely landscaped (9 trees and 7 inkberries between the driveway and neighbors where only natural growth was provided as approved and additional plantings in the landscaped area between the driveway and the building). Moreover, abutters have not objected to about Building 1's comparable operation and access even though the access is even closer to the nearest abutter's property line.

Likewise, looking at where Building 2's approved access is located, is instructive in determining whether a change in access location would create excessive noise, dust, smoke or vibration. The activity – moving items in and out of conditioned storage between the hours of 7 am and 7 pm – has been approved. The approved location is closer to the westerly property line

than the proposed elevated access drive and handicapped accessible ramp are to the southerly property line. Again, the landscaping as described (a total of 14 new trees and 7 bushes around Building 2) should help buffer noise in general. And the change in location doesn't make the approved and necessary activity noisier. Applicants suggest that the simplified access by means of the ramp rather than elevator will likely make the moving process more efficient and shorter in duration and create less noise overall. Further, as confirmed in the earlier hearing, Applicants intend to continue the COVID-inspired practice of scheduling party's use of the conditioned space so that there will only be one customer moving items in or out of the conditioned space at a time.

3. The proposed amendment to Phase II provides for the continued protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting must be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.

Phase II's amended plan would not change the previously approved location of the single rear light for Building 2. In addition, Building 2, as approved, has contractor bay windows facing the south property line- which could, if internal lights were kept on, create significant light observable from neighbors immediately to the south of the Property. Under the proposed plan, there are no rear-facing windows for the contractor's bays because lower portion of the rear face of Building 2 is no longer exposed. Instead, the elevated driveway covers the lower rear face of the building. In addition, Building 2 will be screened by landscaping along the south, east and west sides of the Property as approved and augmented under the proposed landscape plan described in more detail later in paragraph 5 below;

4. The proposed amendment to the approved plan provides for the protection of significant or important natural, historic, or scenic features.

The Property is located within the General Business Route 6 Zoning District with commercial activity both north and south. The significant landscaping along the front of the Property within the highway layout will be maintained;

5. The building sites shall minimize obstruction of scenic views from publicly accessible locations; minimize tree, vegetation, and soil removal and grade changes; and maximize open space retention.

The building site for Building 2 will remain as approved and unchanged. 22.3 % of the site will be maintained as open space, still the majority along the southern boundary nearest the Truro

Motor Inn. When comparing the approved and proposed elevations, under the approved plan, the entire rear face of Building 2 would be exposed. When comparing the existing and proposed landscaping plans, under the approved plan, the “landscaping” approved between the Truro Motor Inn and the rear of Building 2 would be natural – and not particularly robust. The proposed landscape plan includes fourteen Leyland Cyprus trees and at least seven inkberry bushes as additional screening, both in the landscaped buffer immediately between Building 2 and the proposed rear access driveway and the property line to the south. The trees planted within the landscape buffer between Building 2 and the proposed driveway will actually provide more screening of Building 2 and its operation than the landscape plan which was previously approved;

6. The proposal adequately provides for refuse disposal.

There is no change proposed in the provisions approved for refuse disposal. Each contractor bay shall be responsible for storing its own refuse inside the unit and disposing of the same, as approved. Refuse cans will be provided in the climate-controlled storage areas, as approved;

7. The proposed sewer disposal and water supply systems with and adjacent to the site shall be adequate to serve the proposed use. No change is proposed to the approved plan.

8. The approved drainage system within the site is adequate to handle the runoff resulting from the development. Drainage run-off from the project shall not: damage any existing wellfield(s) or public water supply; damage adjoining property; overload, silt up or contaminate any marsh, swamp, bog, pond, stream, or other body of water; or interfere with the functioning of any vernal pool.

The proposed redevelopment, as shown on the most recent site plan, will contain run-off on site. The cross section of the rear of Building 2 to the southern property line added at the Board’s request to the most recent site plan confirms that the topography slopes away from the property to the south of Building 2. The proposed driveway will have a lip on the southern edge and will be sloped so that stormwater is funneled towards treatment devices. In addition, bioswales, whose construction is detailed in the most recent site plan, will be placed within the landscaped area between Building 2 and the elevated driveway to treat run-off from the rear portion of the elevated driveway.

Drainage on the site has been recalculated to determine whether the increase in building coverage and impervious areas in Parking/Driveway Area 2 and Parking/Driveway Area 3. No additional remediation is needed in the Parking/Driveway Area 2 (which includes the extension

of the rear driveway). An additional leach pit is proposed to be installed in Parking/Driveway Area 3 and is shown on the revised site plan.

The proposal meets the site design requirements of the Water Resource Protection District to direct runoff toward vegetated swales or basins for surface infiltration and by maximizing protection of groundwater through siting potential pollution sources such as on-site disposal systems outside of the District to the extent feasible. In addition, the Applicant has included best management practices for the protection of the groundwater within the Interim Wellhead Protection Area. These systems approved and the additional measures proposed will capture, treat, and control stormwater runoff and recharge groundwater on site. There will be no off-site impacts, and there are no wetlands located on or near the Property;

9. A soil erosion plan shall adequately protect all steep slopes within the site and control runoff to adjacent properties and streets both during and after construction.

A soil erosion plan will be implemented during construction.

10. The proposal shall provide for structural and/or landscaped screening or buffers for storage areas, loading docks, dumpsters, rooftop or other exposed equipment, parking areas, utility buildings and similar features viewed from street frontages and residentially used or zoned premises.

The proposed landscape plan augments the approved landscape plan showing existing trees and vegetation to remain plus additional plantings on the Property adjacent to the Route 6 layout buffer area and the adjacent property as has been described in design criteria no. 5 earlier in the presentation. There is also a significant, natural vegetated buffer located within the Route 6 State layout between the development and screening shown on the plans and the traveled way;

11. Buildings and structures within the subject site shall relate harmoniously to each other in architectural style, site location, and building exits and entrances. Building scale, massing, materials, and detailing should be compatible with the surrounding area.

There is no change proposed to Building 2 as approved other than the removal of both the elevator access on the western side of the building and the rear access stairs off the back of the building and the addition of the handicapped accessible ramp to reach the previously approved rear door at Building 2's southeast corner. Building 2 will also be compatible in scale and massing with the General Business Route 6 Zone;

12. Electric, telephone, cable, and other such utility lines and equipment shall be placed underground.

There will be no change to the plans as approved. The site will be served by all required utilities and the same will be placed underground;

13. The project shall not place excessive demands on Town services.

The amendments to the approved plan relate to means of access only, not size of building or number of trips made and will not place excessive demands on Town services.

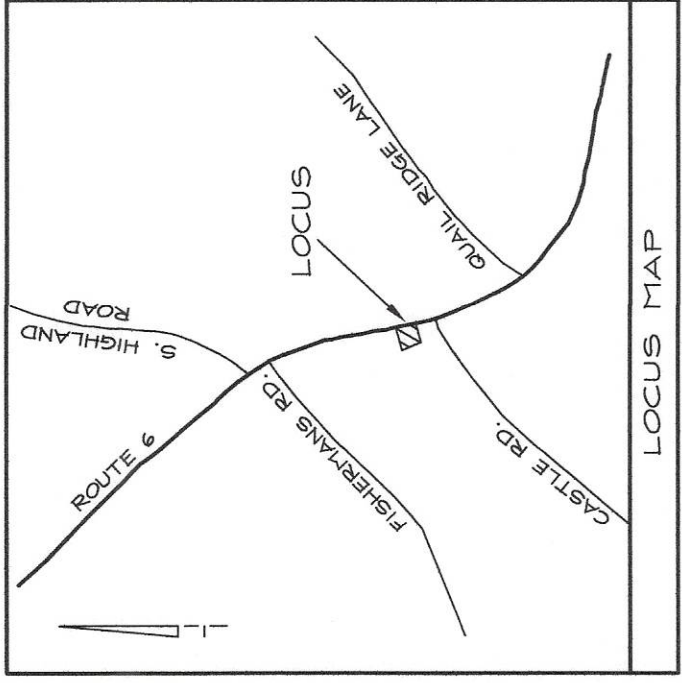
14. The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.

There will be no change to the curb cut as approved by the Mass DOT and installed on site as part of Phase I or the parking area.

15. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent and other ways serving the project shall be maximized. Traffic patterns for vehicles and pedestrians must show safe and adequate circulation within and access to and from the site.

The amended plan as proposed would provide better, more simplified access to conditioned storage on the site. In addition, under the amended plan, emergency vehicles have access around the Building 2, something which the Applicants could not provide for Building 1 because of topographical and property constraints. Five parking spaces would be eliminated because of the construction of the elevated rear access. However, two contractor's bays have been reconfigured to be double-sized as a result of customer demand and the number of parking spaces been revised and reduced to 31 spaces to reflect this change (110 self-storage units x 1 space (11) plus 12 contractor bays X 2 employees (24) for 36 spaces as approved) (110 self-storage units (no change for 11 spaces) plus 10 contractor bays X 2 employees (20 spaces) for a total of 31 spaces proposed).

For all of the above reasons, the Applicants respectfully request that the Board make findings that the proposal amendment to Truro Planning Board Decision 2019-003/SPR satisfies the provisions of Section 70.3 of the Zoning By-Law and grant this request to amend development of Phase 2 to be completed as shown on the submitted plans.



SITE PLAN

SHOWING REVISED DRIVEWAY FOR PROPOSED BUILDING #2

298 STATE HIGHWAY - ROUTE 6
TRURO, MA

PREPARED FOR:

TRADESMAN PARK - SOUTH

FEBRUARY 16, 2021 SCALE AS NOTED

REVISED: MARCH 19, 2021

REVISED: APRIL 12, 2021

REVISED: APRIL 28, 2021

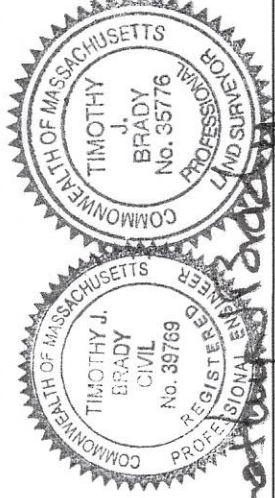
REFERENCE: -ASSESSORS MAP 43 PARCEL 57

-SITE PLAN
SHOWING EXISTING CONDITIONS AND
PROPOSED DEVELOPMENT
298 STATE HIGHWAY - ROUTE 6
TRURO, MA
PREPARED FOR:
TRADESMAN PARK - SOUTH
REVISED: MAY 10, 2019

SEE ELEVATION PLANS FOR TRADESMAN PARK-SOUTH
DATED: 4/23/21

East Cape Engineering, Inc.

CIVIL ENGINEERS
LAND SURVEYORS
44 Route 28, Orleans, Mass.
(508) 255-7120



4/28/21
DATE

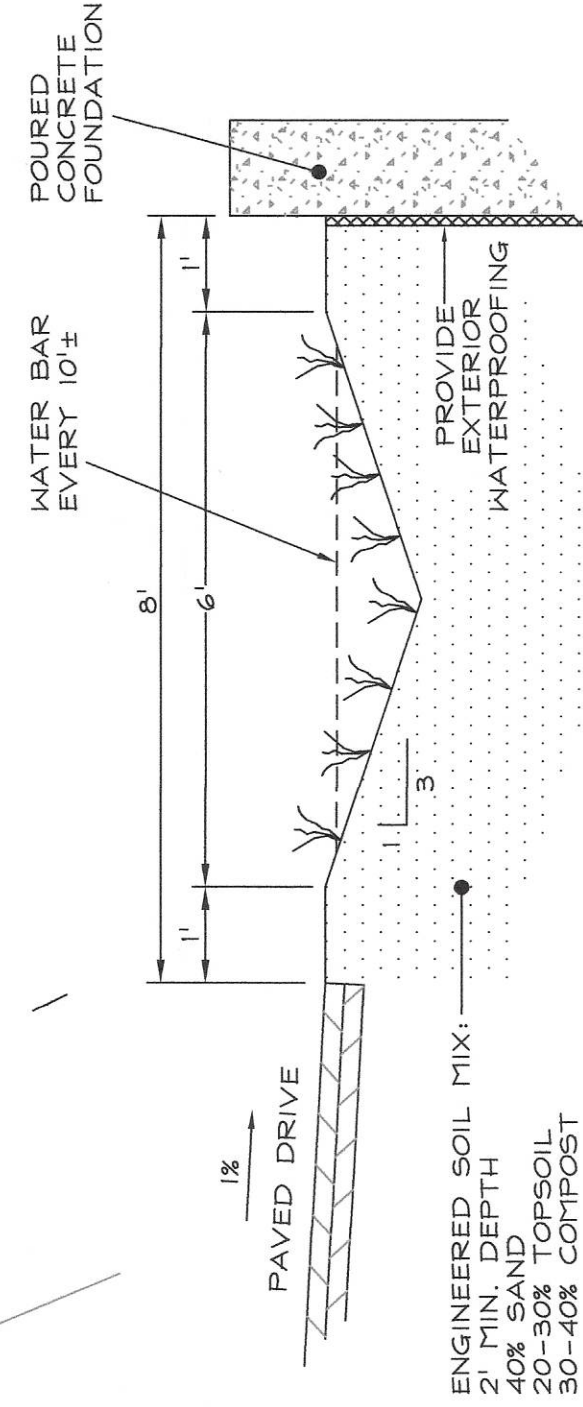
PROFESSIONAL ENGINEER

PROPOSED BIOTRETENTION SYSTEM

SCALE: 1"=2'

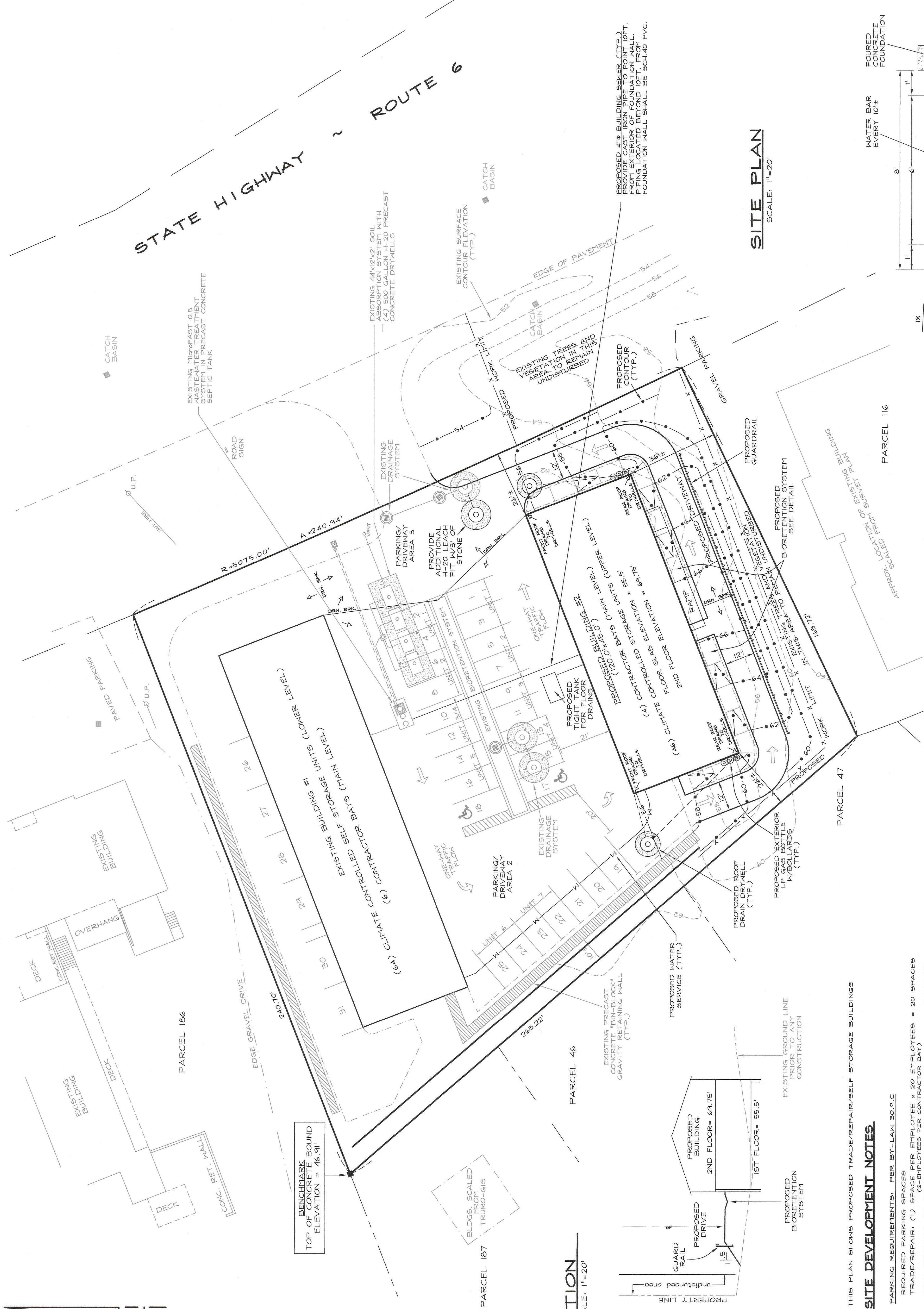
VOLUME = 314.72

ENGINEERED SOIL MIX:
2" MIN. DEPTH
40% SAND
60% BIOTRETENTION
30-40% COMPOST



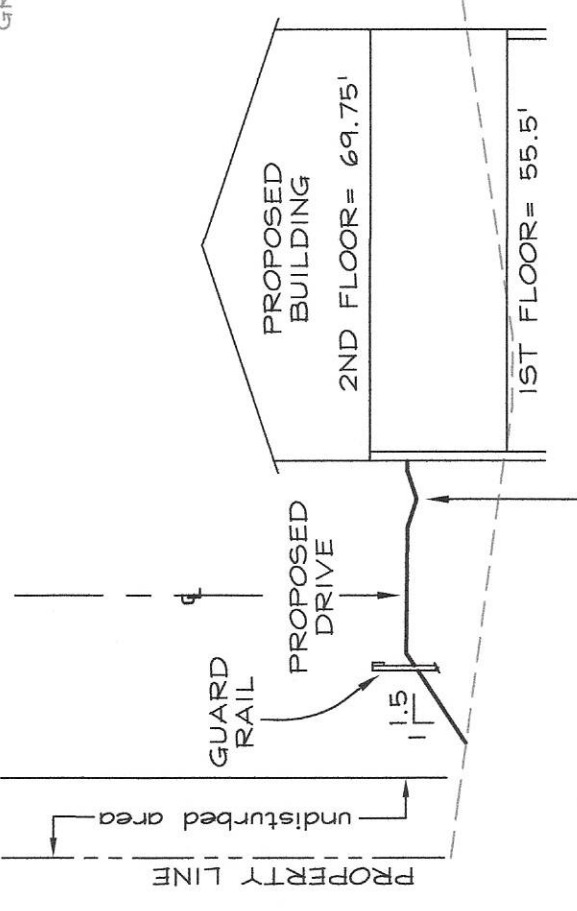
SITE PLAN

SCALE: 1"=20'



SECTION

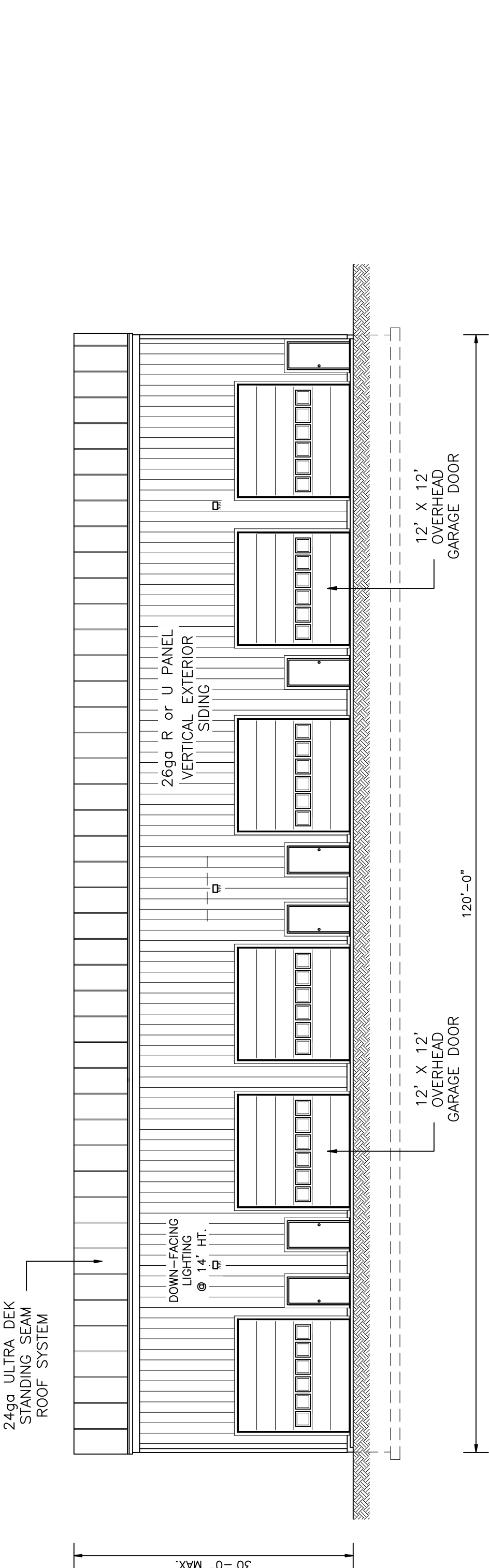
SCALE: 1"=20'



THIS PLAN SHOWS PROPOSED TRADE/REPAIR/SELF STORAGE BUILDINGS

SITE DEVELOPMENT NOTES

PARKING REQUIREMENTS: PER BY-LAW 309.5.C
REQUIRED PARKING SPACES
TRADE/REPAIR: (1) SPACE PER EMPLOYEE x 20 EMPLOYEES = 20 SPACES
SELF-STORAGE: (1) SPACE PER 10 UNITS x 110 UNITS = 11 SPACES
TOTAL SPACES REQUIRED: 31 SPACES
TOTAL SPACES PROVIDED: 31 SPACES
GENERAL SITE COVERAGES:
TOTAL LOT AREA: 49,842± Sq.Ft.
BUILDING COVERAGE (INCLUDES RAISED DECK): 25.4% 12,680± Sq.Ft.
PAVEMENT/PARKING/RET. WALLS: 52.3% 26,077± Sq.Ft.
OPEN SPACE: 22.3% 11,135± Sq.Ft.
BIOTRETENTION SYSTEM:
4162 SF PAVEMENT (1"FL.) = 350 FT. TREATMENT REQUIRED
175' (314.72) = 525 FT. PROVIDED



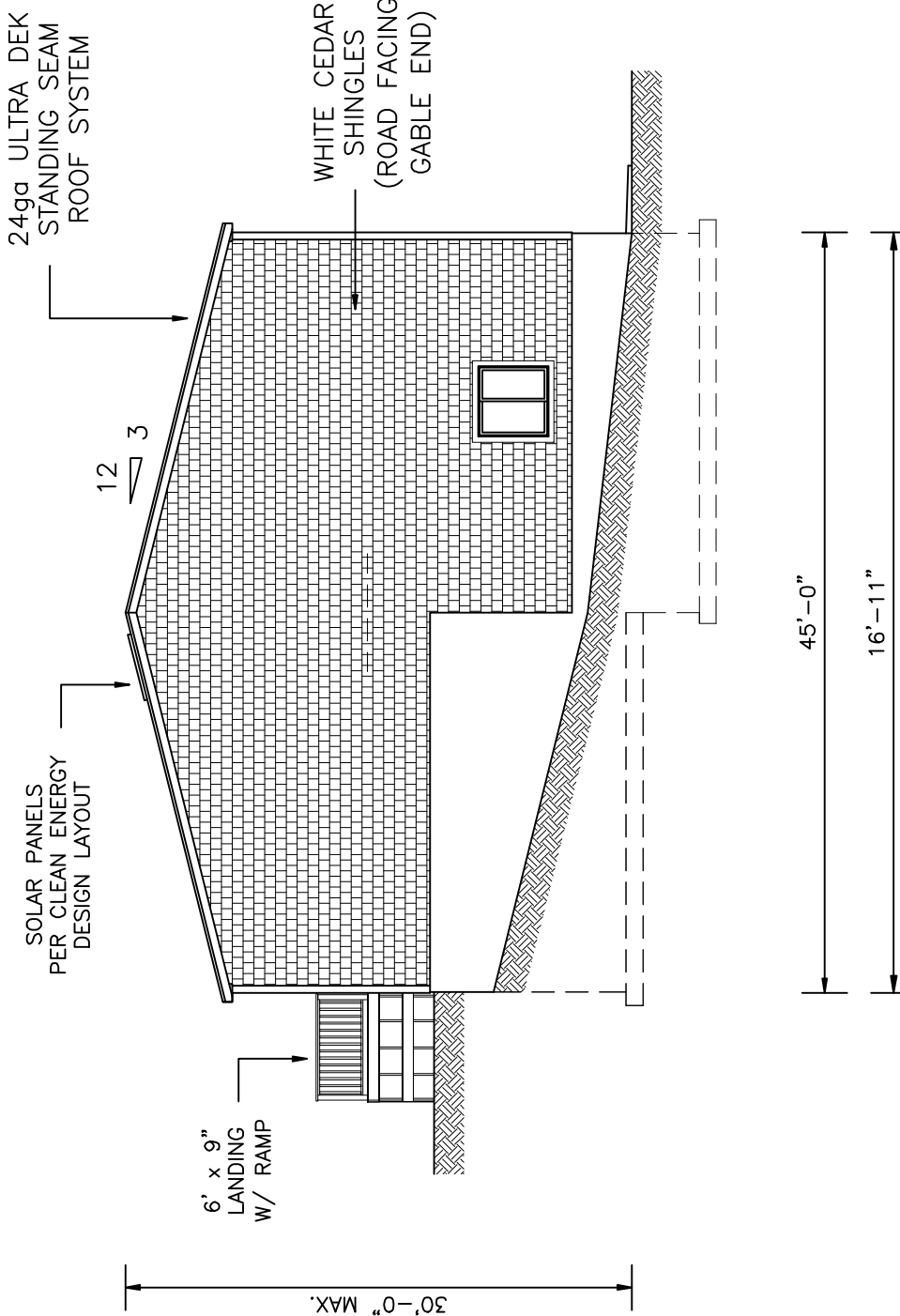
FRONT ELEVATION

(3/32" = 1')

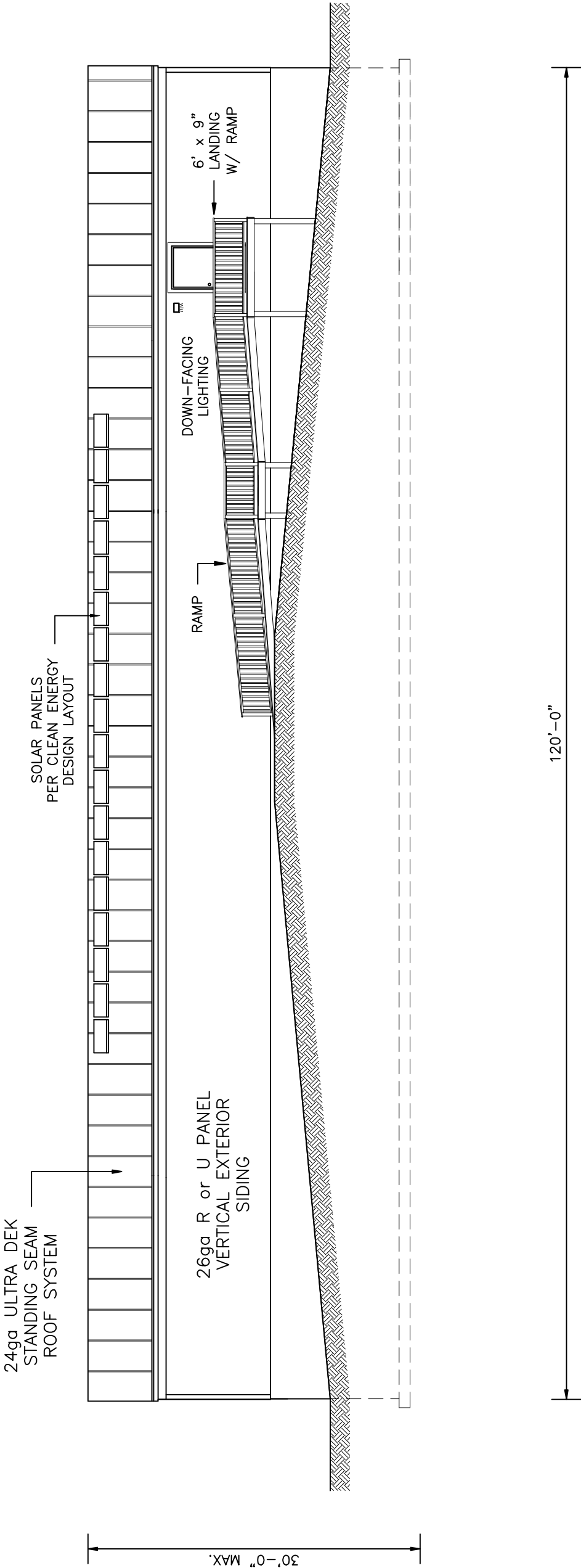
- ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY
- ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL
- ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

LEFT SIDE ELEVATION

(3/32" = 1')



TRADESMAN PARK – SOUTH
298 RT. 6



24ga ULTRA DEK STANDING SEAM ROOF SYSTEM

SOLAR PANELS PER CLEAN ENERGY DESIGN LAYOUT

12
3

6' x 9" LANDING W/ RAMP

REAR ELEVATION

(3/32" = 1')

ALL TRIM MATERIAL TO BE METAL
COLOR = IVORY

ALL ROOF MATERIAL TO BE 24ga
ULTRA DEK STANDING SEAM ROOF
SYSTEM
COLOR = GHARCOAL

ALL SIDING MATERIAL (OTHER THAN
W.C. SHINGLED AREAS) TO BE 26ga
R or U PANEL VERTICAL SIDING
COLOR = LIGHT STONE

RIGHT SIDE ELEVATION

(3/32" = 1')

45'-0"

TRADESMAN PARK – SOUTH
298 RT. 6

BUILDING 2

4/26/2021

SHEET 2 OF 2

TRURO

COMMERCIAL DEVELOPMENT SITE PLAN REVIEW DECISION

Atlas Map 43 Parcel 57

Address 298 Route 6

Case Reference No.: 2021-002/SPR

Applicant: Silvador, LLC

Owner: Silvador, LLC

Title Reference: Barnstable Registry of Deeds, Book 32256 Page 157

Hearing Dates: April 21, 2021; May 19, 2021

Decision Date: May 19, 2021

Sitting: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk;
Paul Kiernan; Bruce Boleyn; Peter Herridge; Richard Roberts

Following duly posted and noticed Truro Planning Board hearing held on April 21, 2021 and May 19, 2021, the Board voted to approve the application for modification to Commercial Site Plan Review Decision granted by the Board on May 1, 2019, pursuant to Section 70.3(H) of the Truro Zoning Bylaw. The modification here approved is the removal of the elevator from Building 2 and the addition of a driveway around the building, with a ramp and landing serving a loading area on the second floor at the rear of the building, on property located at 298 Route 6 Map 43, Parcel 57 in the Route 6 General Business District.

The following materials were submitted as part of the complete application for review:

- Application for Commercial Site Plan Review
- Commercial Site Plan Review Decision of the Truro Planning Board dated May 1, 2019
- Certified Abutters List
- Narrative
- "Site Plan showing revised driveway for proposed Building #2, 298 State Highway – Route 6, Truro, MA prepared for Tradesman Park – South," dated February 6, 2021, revised March 19, 2021; April 12, 2021; April 28, 2021, scale 1" = 20'
- "Tradesman Park – South, 298 Rt. 6, Truro, Building 2, Sheets 1-4," dated November 24, 2020 (elevations and floor plan)
- "DJS 298 Rt. 6, Building 1 and Building 2, Sheets 1-4)," dated November 9, 2018 (elevations)
- "Landscape Plan, 298 State Highway – Route 6, Truro, MA, prepared for Tradesman Park – South, 298 State Highway – Route 6 Truro, MA 02666," Scale 1" = 30', dated February 16, 2019, revisions November 28, 2020, February 4, 2021, March 19, 2021; April 26, 2021
- Project Estimate
- Drainage Area Design Sheet
- Certificate of Use and Occupancy, Tradesman Park – South, Building #1

- Review Criteria form, completed
- Commercial Site Plan Review Checklist
- Filings with Cape Cod Commission dated January 2021 and amended filing dated February 2021
- Letter dated April 25, 2021 from east cape engineering, inc. (supplemental)
- Letter from Law Office of Singer & Singer, LLC dated May 11, 2021 (supplemental)
- Narrative (supplemental)

Board Vote:

At the May 19, 2021 meeting, M. made a motion, seconded by M. , to approve the application for Modification of Commercial Site Plan Approval. Vote was X-X in favor.

In favor of the Motion:

Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Paul Kiernan; Bruce Boleyn; Peter Herridge; Richard Roberts

The application of Silvador, LLC for Modification to Commercial Site Plan Approval pursuant to s. 70 of the Truro Zoning Bylaw was granted by the Planning Board.

This decision is pursuant to the following facts and conditions:

Findings:

1. This is an application by Silvador, LLC for Modification to a Commercial Site Plan Approval granted by the Board on May 1, 2019, pursuant to Section 70 of the Truro Zoning Bylaw ("Bylaw").
2. The property is located in the Route 6 General Business zoning district, and within the Water Resource Protection Overlay District.
3. The Board's May 1, 2019 decision granted Commercial Site Plan Approval of "Tradesman Park - South", permitting the construction of two buildings, landscaping, and other associated site improvements on this 1.1 acre lot.
4. Pursuant to this approval, Building 1 was constructed on the northern area of the property, containing seven contractor bays and sixty-four self-storage units. A second building on the southern area of the property was approved (five contractor bays on the main level, and forty-six self-storage units on a second level, served by an elevator), but has not yet been constructed.
5. The Applicant seeks to modify the approved project by eliminating the elevator from the design of Building 2, replacing it with a driveway around the rear of the building, with a ramp and landing area serving a loading area on the second floor at the rear of the

Building (facing the adjacent Truro Motor Inn property). This access will be provided by constructing a 12-foot wide driveway around three sides of the Building, and constructing a ramp to a landing area on the second floor, features which did not exist in the earlier approved plan. This extends the limit of work (and activity on the lot) close to the rear and side lot lines.

6. A landscaped buffer is proposed between the Building and the driveway, and between the driveway and abutting properties. Exterior stairs on the southeast corner of Building 2 will be removed.
7. In addition, modifications to parking are proposed to reflect current usage of Building 1; the Applicant requests a modification from 35 to 31 spaces.
8. Additional landscaping and modifications to the plumbing and drainage system are proposed.
9. The original project was reviewed by the Cape Cod Commission, which in a DRI Scoping Decision issued January 10, 2019, imposed conditions relating to the adjacent public water supply well; handling of wastewater; limitations on nitrogen loading; landscape management; limitations on hazardous materials; and stormwater management. The Scoping Decision was modified on June 6, 2019 to reflect changes required by this Board in its May 1, 2019 decision.
10. In January 2021, the Applicant applied to the Commission for a Minor Modification to incorporate the proposed driveway around Building 2 and second story access at the rear of the Building. The Commission has not yet issued a decision on the request for modification.
11. The Board has reviewed all plans with respect to this Application and has found that they comply with all requirements set forth in Section 70.3 of the Bylaw.
12. The Board finds that the proposed modification to the project is appropriate to use of this site in the Route 6 General Business District. Drive-up access to the second story of Building 2 provides added convenience to the tenants of the facility.
13. The Board further finds that the wraparound driveway and its use will result in increased impacts of the facility on abutting properties. These impacts include increased lighting, noise and fumes from vehicles utilizing the second story access. To mitigate these increased impacts, the Board imposes certain additional conditions below.
14. Pursuant to Section 70.3(F) of the Bylaw, the Board makes the following findings under the relevant Review Criteria and Design Guidelines relating to the requested modification:
 - A. The proposal is in conformity with all applicable provisions of the Zoning Bylaw.

- B. As conditioned below, the proposal provides for the protection of abutting properties and the surrounding area from detrimental site characteristics and from adverse impact from excessive noise, dust, smoke, or vibration higher than levels previously experienced from permitted uses.
- C. As conditioned below, the proposal provides for the protection of adjacent properties and the night sky from intrusive lighting, including parking lot and building exterior lighting. Lighting shall be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro.
- D. As conditioned below, the building site will minimize tree, vegetation, and soil removal and grade changes to the greatest extent possible given the revised design.
- E. The modified drainage system within the site is adequate to handle the runoff resulting from the development.
- F. The proposal provides for structural and/or landscaped screening or buffers for storage areas and loading docks viewed from street frontages and residentially used or zoned premises.
- G. Convenience and safety of vehicular and pedestrian movement within the site and in relation to Route 6 are maximized. Traffic patterns for vehicles show safe and adequate circulation within and access to and from the site.

Conditions

1. Except as modified by this Decision, all conditions contained in the Board's May 1, 2019 Decision remain applicable and enforceable.
2. The use of the Property shall be in strict conformance with the Town of Truro Bylaw.
3. Construction of Building 2 and all other improvements shall conform to the plans referenced in this decision, including the Landscape Plan.
4. Any additional lighting shall be installed and maintained so as to comply with the Truro of Truro Outdoor Lighting Bylaw, Chapter IV, Section 6 of the General Bylaws.
5. Slopes within the site shall be adequately protected and runoff to adjacent properties and streets controlled both during and after construction.
6. Construction and use of the building and other improvements shall comply with all requirements imposed by the Cape Cod Commission, including but not limited to stormwater management and erosion control.
7. OTHER MITIGATION; HOURS OF USE?
8. The Applicant shall submit to the Building Commissioner all plans referenced above prior to commencing site work.

9. OTHER CONDITIONS

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

Pursuant to Zoning Bylaw Section 70.6, it is the responsibility of the applicant to obtain a true attested copy of this decision from the Town Clerk and to record this decision in the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

Anne Greenbaum, Chair, Truro Planning Board

Date

Received, Office of the Town Clerk

Signature

Date

*****ADD TOWN CLERK APPEAL/NO APPEAL BLOCK*****