

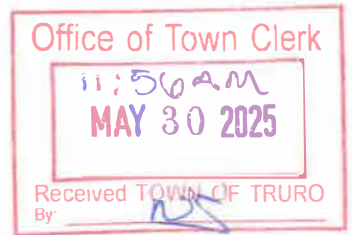


## **AMENDED**

# **Truro Planning Board Agenda Remote/Livestreamed Zoom Meeting**

**Wednesday, June 4, 2025 – 5:00 pm**

**[www.truro-ma.gov](http://www.truro-ma.gov)**



**Join the meeting from your computer, tablet or smartphone:**

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

**Dial in: +1-646-931-3860**

**Meeting ID: 881 9236 9351**

**Passcode: 599458**

### **Open Meeting**

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

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. Citizens may also provide comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov), one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

### **Public Comment Period**

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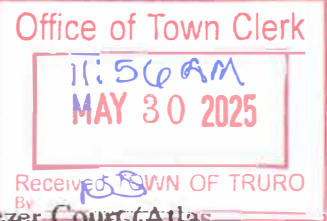
#### **1. Planner Report**

#### **2. Chair Report**

#### **3. Minutes**

### **Temporary Sign Permit Application:**

- ◆ **Carl Fink – Truro Concert Committee**, requesting one (1) banner, 30" x 72", to be located at the intersection of 6 and 6A; and four (4) signs, 36" x 24", to be located at: (1) Corner Route 6 and Standish Way; (2) Town Rec Building; (3) Snow's Park (Truro Center Road); and (4) Route 6 and North Pamet Road. The signs and banner will be installed on June 26<sup>th</sup> and removed August 30<sup>th</sup>.
- ◆ **Genevieve Morin – Truro Yoga**, requesting one (1) sign, 3' x 2', to be located next to Snow's Park from June 6<sup>th</sup> through September 21<sup>st</sup>. The signs will be installed on Fridays and removed on Sundays after class.



**Public Hearings – Continued**

**2025-003/PB Berthe K. Ladd** for property located at 18 Hatch Road and 3 Keezer Court (Atlas Map 51, Parcels 79, 80). Applicant seeks approval of Definitive Subdivision Plan (Form C) delineating existing house lot and two additional lots proposed to remain undeveloped.

***DEADLINE FOR BOARD ACTION – JUNE 30, 2025 [6/18/2025 meeting]***

**2025-004/PB Sandra Kerr-Lewis** for property located at 18 Old County Road (Atlas Map 50, Parcel 104). Applicant seeks review of Definitive Subdivision Plan (Plan C) proposing to subdivide property, currently improved by one dwelling, into two lots with frontage on proposed private way off Old County Road. ***DEADLINE FOR BOARD ACTION – JULY 6, 2025 [6/18/2025 meeting]***

**Board Discussion/Action**

- ◆ 9 Castle Terrace – Waiver of Site Plan Review/Discussion of site plan issues

**Board Discussion**

- ◆ Street Inventory List
- ◆ Seasonal Community Designation
- ◆ Tiny Homes
- ◆ In-Person/Hybrid Meetings

**Next Meeting:** Wednesday, June 18, 2025 at 5:00 pm

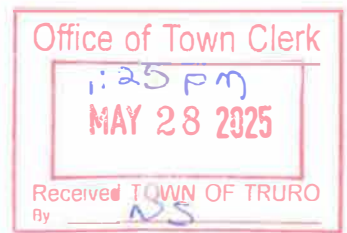
**Adjourn**



# Truro Planning Board Agenda Remote/Livestreamed Zoom Meeting

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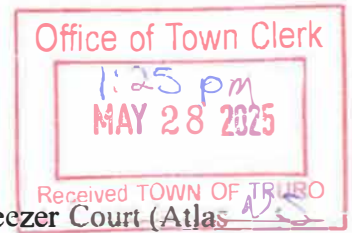
## **Public Comment Period**

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

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

## **Temporary Sign Permit Application:**

- ♦ **Carl Fink – Truro Concert Committee**, requesting one (1) banner, 30" x 72", to be located at the intersection of 6 and 6A; and four (4) signs, 36" x 24", to be located at: (1) Corner Route 6 and Standish Way; (2) Town Rec Building; (3) Snow's Park (Truro Center Road); and (4) Route 6 and North Pamet Road. The signs and banner will be installed on June 26<sup>th</sup> and removed August 30<sup>th</sup>.
- ♦ **Genevieve Morin – Truro Yoga**, requesting one (1) sign, 3' x 2', to be located next to Snow's Park from June 6<sup>th</sup> through September 21<sup>st</sup>. The signs will be installed on Fridays and removed on Sundays after class.



**Public Hearings – Continued**

**2025-003/PB Berthe K. Ladd** for property located at 18 Hatch Road and 3 Keezer Court (Atlas Map 51, Parcels 79, 80). Applicant seeks approval of Definitive Subdivision Plan (Form C) delineating existing house lot and two additional lots proposed to remain undeveloped. ***DEADLINE FOR BOARD ACTION – JUNE 30, 2025 [6/18/2025 meeting]***

**2025-004/PB Sandra Kerr-Lewis** for property located at 18 Old County Road (Atlas Map 50, Parcel 104). Applicant seeks review of Definitive Subdivision Plan (Plan C) proposing to subdivide property, currently improved by one dwelling, into two lots with frontage on proposed private way off Old County Road. ***DEADLINE FOR BOARD ACTION – JULY 6, 2025 [6/18/2025 meeting]***

**Board Discussion/Action**

- ◆ 96 Castle Road – Waiver of Site Plan Review/Discussion of site plan issues

**Board Discussion**

- ◆ Street Inventory List
- ◆ Seasonal Community Designation
- ◆ Tiny Homes
- ◆ In-Person/Hybrid Meetings

**Next Meeting:** Wednesday, June 18, 2025 at 5:00 pm

**Adjourn**

## STAFF MEMORANDUM

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To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: May 30, 2025

Re: Meeting June 4, 2025

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### ***Public Hearings - Continued***

**2025-004/PB Sandra Kerr-Lewis for property located at 18 Old County Road.** Applicant seeks review of Definitive Subdivision Plan proposing to subdivide property, currently improved by one dwelling, into two lots with frontage on proposed private way off Old County Road.

- ***Deadline for Board action: June 30, 2025 (June 18, 2025 meeting)***
- ***Draft decision attached***

### Existing Conditions and Proposed Division of Land

The subject parcel is 3.9 acres, with 126 feet of frontage on Old County road, and conforming frontage on Atwood Lane. The lot is improved by a residence and garage/studio, located near Old County Road, and is deep, running almost 850 feet to the south.

The applicants propose to create a short private way off of Old County Road, Kerr Way, with a cul-de-sac providing conforming frontage to a house lot containing the existing house and garage/studio (Lot 1, 2.0 acres); and a second lot having a fifty-foot strip running from the cul de sac to the rear portion of the existing lot (Lot 2, 1.72 acres). The applicants represent that Lot 2 will be donated to the Truro Conservation Trust, and that Kerr Way will not be constructed.

### Waivers

The applicants have requested waivers from the Town's Rules and Regulations Governing the Subdivision of Land (Subdivision Rules and Regulations). ***See draft decision attached.***

### Procedures

- Board members should ask the applicants any remaining questions; and hear any questions or comments from members of the public.
- If the Board wishes to maintain a dialogue with the applicants while it considers the proposal, it should leave the public hearing open. When the Board believes it has sufficient information to deliberate, discuss findings and conditions, and vote, it should close the hearing, and then proceed to deliberate and vote.
- Deliberations should include review and discussion of 1) findings of fact; 2) requested waivers; and 3) conditions. ***These are all found in the draft decision***

- The Board may continue the public hearing until its next meeting if there is any additional information needed from the applicant; or it may continue deliberations at the next meeting if needed, but must complete deliberations and vote on June 18th.

\*\*\*

### ***Board action***

**9 Castle Terrace. Paula Erikson and Megan Hinton:** Application for Waiver of Commercial Site Plan Review/Commercial Site Plan Review for farmstand.

*Note: the owners will be submitting an application to the Board on Monday. As discussed further below, this item was placed on this meeting agenda so that the applicants could start presenting their proposal to the Board. The Board will determine whether formal Site Plan Review is required, necessitating public hearing with abutter and published notice.*

*Note: apart from the Planning Board's review, the Building Commissioner will need to make a determination as to whether the proposal requires any zoning relief.*

Applicants own property located at 9 Castle Terrace, on which they have a residence and a farm growing fruits, vegetables and flowers. The parcel includes a strip of land that runs east towards Rt. 6, with frontage on Whitmanville Road. This curve of Whitmanville meets the westbound side of Rt. 6 in two places. The applicants seek to site a 8 x 10 farm stand on the Whitmanville Road frontage, with customers pulling off Rt. 6 and parking on Whitmanville.

### **Commercial Site Plan Review/Waiver**

Commercial Site Plan Review requires a public hearing. Due to the need to advertise the hearing, the applicants would not be able to appear before the Board until July 9th on a formal application for Site Plan Review.

To avoid delay until July, as an alternative, I suggest that the Board may consider waiving the *formal* requirement of site plan review, but undertaking the *substance* of site plan review – that is, reviewing the farm stand proposal for safety of location and operations, including parking and pedestrian/cyclist safety; ensuring that the proposal is consistent with the intent of the Zoning Bylaw, and imposing any conditions necessary to mitigate impacts of operation. This approach would allow the Board to start reviewing the proposal at this meeting, continuing to successive meetings as needed. The Board may waive site plan review under Section 70.9:

“when the alteration, construction, or reconstruction of building or structure or new use or change in use will not have a significant impact: within the site or in relation to adjacent properties and streets; on pedestrian and vehicular traffic; on public services and infrastructure, or on unique environmental and historic resources, abutting properties; or community needs.”

- If the Board elects to waive site plan review, it should make the finding above.

- If the Board elects to waive site plan review, it could provide notice to abutters of the proposal and accept any comment at/before its next meeting.
- The Board may in the alternative require formal Commercial Site Plan Review, which would include formal notice and public hearing.

#### Submission Requirements for Commercial Site Plan Review

The informational requirements for submitting an application for commercial site plan review are lengthy and detailed, suited more to larger sites and projects than this proposal. See Section 70.3.D. The Board may under Section 70.3.E waive the informational requirements where it would “not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of the Bylaw.”

I suggest that the Board focus on safety of location and operations, and obtain whatever information it needs from the applicants, including signs, parking area, hours of operation, etc.

- If the Board elects to waive submission requirements, it should make the “not detrimental” finding above.

#### Department Comment

Review and comment on the proposal by Building, Fire, Police, and Public Works departments is essential due to traffic/public safety issues. I have advised these department heads of the proposed location and asked for their comment by Wednesday’s meeting.

#### Review Criteria/Design Guidelines

These are likewise lengthy, detailed, and not necessarily applicable. See Section 70.3.F.1-16 I suggest that the Board review the Criteria/Design Guidelines; select those applicable; and discuss the proposed project’s compliance with these Criteria/Guidelines.

- The Board should make findings on these applicable Criteria/Design Guidelines.

#### Conditions

- The Board may impose reasonable conditions on the farm stand’s location and operations, including signs, parking, hours of operation, etc.



# Planning Board

## Town of Truro

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

### **DECISION OF THE PLANNING BOARD**

#### **Definitive Subdivision**

Case Reference No.: 2025-004/PB

Atlas Map 50, Parcel 104

Address: 18 Old County Road

Title Reference: Barnstable County Registry of Deeds Book 35769, Page 320

Owner: Jenette S Kerr Revocable Trust 2018, Jenette S Kerr, Trustee

Applicant: Sandra Kerr-Lewis, Trustee of the Jenette S Kerr Revocable Trust 2018

Hearing Dates: May 7, 2025 and June 4, 2025

Decision Date: June 4, 2025

Motion to approve the Definitive Subdivision Plan, 18 Old County Road, prepared for Sandi Kerr-Lewis & Charles Kerr by Kane Land Surveyors, Scale 1" = 30', dated *March 21, 2025*

Vote: 7-0-0

Sitting: Ellery Althaus, Chair; Anne Greenbaum, Vice Chair; Virginia Frazier, Clerk; Caitlin Townsend; Harlan Howard; Eric Jansen

Following duly posted and noticed Truro Planning Board public hearings opened on May 7, 2025 and continued to June 4, 2025, and pursuant to G.L. c. 41, s. 81T and s. 81U and s. 2.5 of the Town of Truro Rules and Regulations Governing Subdivision of Land, the Board voted to *approve/deny* waivers and to *conditionally approve/deny* a Definitive Plan entitled "Definitive Subdivision Plan, 18 Old County Road, Truro, MA prepared for Sandi Kerr-Lewis & Charles Kerr, prepared by Kane Land Surveyors, Scale 1" = 30,' dated *March 21, 2025*". The Board's vote was 0-0 to *approve/deny* the Definitive Subdivision Plan.

#### **Board Votes at the May 19, 2025 Hearing:**

M. Name made a motion, seconded by M. Name, to approve/deny the application for Definitive Subdivision Plan. Vote was X-X-X.

In favor of the Motion:

Not In favor of the Motion:

Abstained:

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



- Cover Letter from James M. Norcross, Esq. dated April 3, 2025
- Form C Application for Approval of a Definitive Plan dated April 3, 2025
- Letter from Peter J. Kane, Kane Land Surveyors, dated April 3, 2025
- 2.5 – Definitive Subdivision Plans Review Checklist – Applicant
- Certified Abutters List
- Town of Truro FY 2025 Property Card for 18 Old County Rd
- Quitclaim Deed (2 pages)
- Definitive Subdivision Plan, 18 Old County Road, Truro, MA prepared for Sandi Kerr-Lewis & Charles Kerr, prepared by Kane Land Surveyors, Scale 1" = 30,' dated March 21, 2025, Stamped Plan

**SUPPLEMENTAL:**

- Copies of Certified Mail Receipts sent to Abutters (Supplemental)
- Original green Certified Mail Return Receipts from Abutters (Supplemental)

The Board also received:

- Email dated April 11, 2025 from Jon Nahas, Principal Assessor
- Permission to Enter Property for Purpose of Site Visit Form executed by Sandra Kerr Lewis dated April 24, 2025
- Memorandum dated May 2, 2025 from Health and Conservation Agent; and Memorandum dated May 7, 2025 stating Board of Health vote of support at their May 6, 2025 meeting

This decision is pursuant to the following findings of fact and conditions:

**Findings**

The Board's approval/denial of the Definitive Plan is based on the following findings:

1. The subject parcel is 3.9 acres, with 126 feet of frontage on Old County Road, and conforming frontage on Atwood Lane, a private way off Old County Road. The parcel is deep, running approximately XXXX feet to the south. The parcel is improved by a residence, located near Old County Road, and a garage/studio, located southeast of the residence at a conforming setback,
2. The applicants propose a two-lot subdivision, creating a 40-foot wide private way (Kerr Way) off of Old County Road, with a cul-de-sac providing conforming frontage to two lots: 1) a house lot containing the existing house and garage/studio (Lot 1, 2.0 acres; roughly, the front half of the existing lot); and 2) a second lot, consisting of a 50-foot strip of land running from the cul-de-sac to the rear portion of the existing lot (Lot 2, 1.75 acres; roughly, the rear half of the existing lot).

3. The applicants represent that following approval of the Definitive Subdivision Plan, Lot 2 will be donated to the Truro Conservation Trust and that Kerr Way will not be constructed.
4. The fee in Kerr Way will remain with the house lot.
5. The Board of Health has reviewed and approved the proposed Plan (May 6, 2025), finding no conflict with or noncompliance with Title Five or Truro Board of Health regulations.

### **Waivers Requested**

The applicants have requested waivers from the following sections of the Subdivision Rules and Regulations:

#### **Section 2: Submission and Approval of Plans**

2.5.2.a.4, a.6, and a.11: Requirement of submitting profiles and cross sections of streets; drainage calculations; and written timeline for completion

2.5.2.b.10 and b.30: Requirement of submitting topographic information and trees greater than 10 diameter on plan

2.53. Requirement to stake centerline of proposed way.

#### **Section 3: Design Standards**

3.6.1.d: Street Design, Layout. Requirement that intersection of proposed subdivision road and access road be located no less than 150 feet from intersection of any other road on the same side as the access road (in this case, Atwood Lane).

3.6.7. Street Design, Adjacent Properties: Requirement that subdivision road be separated from subdivision boundaries by screening buffer of 25 feet width or more.

#### **Section 4: Specifications for Construction of Roads**

4.1 Road construction: Applicants request waiver from requirement to construct or improve the way)

4.2 Drainage. Applicants request waiver from requirement to install drainage facilities

Where the applicants' stated intent is to leave Kerr Way unconstructed and otherwise unimproved, the Board grants the waivers requested from the submission and staking requirements under Section 2.5.2.a, 2.5.2.b, and 2.53. Should the applicants or any successors in interest seek to construct Kerr Way, application must be made to the Board for approval of such construction in compliance with these and all other Truro Rules and Regulations Governing the Subdivision of Land, subject to any waivers requested and granted at that time

Where the applicants' stated intent is to leave Kerr Way unconstructed and otherwise unimproved, the Board grants conditional waivers from Design Standards 3.6.1.d and 3.6.7 above. Should the applicants or any successors in interest seek to construct Kerr Way, application must be made to the Board for approval of such construction in compliance with these and all other Truro Rules and Regulations Governing the Subdivision of Land, subject to any waivers requested and granted at that time.

Where the applicants' stated intent is to leave Kerr Way unconstructed and otherwise unimproved, the Board grants conditional waivers requested from the requirements under Sections 4.1 and 4.2 for road construction and drainage facility installation. Should the applicants or any successors in interest seek to construct Kerr Way, application must be made to the Board for approval of such construction in compliance with these and all other Truro Rules and Regulations Governing the Subdivision of Land, subject to any waivers requested and granted at that time.

**Conditions**

On a motion by, seconded by, the Board voted to approve/deny the Definitive Plan *subject to the following conditions:*

1. *If, notwithstanding the intended conveyance of Lot 2 to the Truro Conservation Trust, at any such time that Lot 2 is improved by a residence, Kerr Way shall be constructed in conformance with the Truro Rules and Regulations Governing the Subdivision of Land, subject to any such waivers as may be granted by the Board.*
2. *Any further subdivision of land depicted on the Plan, or division of land pursuant to G.L. c. 41, s. 81P, requires modification of the Plan here approved pursuant to G.L. c. 41, s. 81W.*

This Definitive Subdivision Plan Decision shall expire two (2) years from the date of approval.

\_\_\_\_\_  
Ellery Althaus, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Received, Office of the Town Clerk:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
I hereby certify that this decision was filed with the Office of the Town Clerk on

\_\_\_\_\_ and 20 (twenty) days have elapsed since the date of filing, and:

- ☐ No Appeal has been filed.
- ☐ An Appeal has been filed and received in this office on: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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NOTE: Any person aggrieved by a decision of the Planning Board may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17)

**THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.**

**STAFF MEMORANDUM**  
**SUPPLEMENTAL**

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To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: June 3, 2025

Re: Meeting June 4, 2025

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***Public Hearings - Continued***

**2025-003/PB Berthe K. Ladd for property located at 18 Hatch Road and 3 Keezer Court.**

Applicant seeks approval of a definitive subdivision plan proposing to subdivide property into two lots with frontage on private way off of Old County Road, and certain other lots. ***Deadline for Board action: June 30, 2025 (June 18, 2025 meeting)***

***Updates:***

- The applicant has made some additional submissions, and, based on my discussion with counsel for applicant and Town Counsel, will be asking that the Board allow the application to be amended to include review under a section of the Subdivision Control Law that applies when a previously-approved subdivision plan is modified (G.L. c. 41, s. 81W).
- The January 21, 2025 plan currently before the Board was filed as a new definitive subdivision plan. As the applicant has explained, this plan eliminates a portion of Keezer Court, and reconfigures several lots to the south. *See revised narrative and plan in current meeting packet.*
- Counsel for the applicant has located and submitted a definitive subdivision plan showing Keezer Court and dividing land to the south of it into several lots. This plan was endorsed by the Planning Board in 1994, and although related covenants were recorded, the plan itself was never recorded. *See 1994 plan circulated with this memo.*
- Because the current plan modifies the 1994 definitive plan, the applicant must comply with certain requirements of G.L. c. 41, s. 81W. This includes obtaining the assent of any lot owner whose lot was conveyed out of the definitive plan that is being modified.
- Counsel for the applicant has provided a letter identifying the Truro Conservation Trust as an owner whose assent is required, and represents that the Trust has consented to the plan modification.
- Counsel will provide further explanation at your meeting tomorrow night.

## Existing Conditions

### ***From original memo***

3 Keezer Court is a 1.4 acre parcel with conforming frontage on Keezer Court, a paper street off Hatch Road, which is a private way off Old County Road in the Residential District. It is currently unimproved.

18 Hatch Road, abutting 3 Keezer Court, is a 1.99 acre parcel with conforming frontage on Hatch Road and nonconforming frontage on Keezer Court. 18 Hatch abuts property to the south (18A Hatch) and to the north/northeast (5 Keezer Court) owned by the Truro Conservation Trust, and Cape Cod National Seashore to the south/southeast.

## Proposed Division of Land

***Note – what follows is from my original memo. The applicant has provided further detail on the division of land and intended conveyances in the Narrative in this meeting packet. The Board may review each of these with applicant’s counsel for full understanding.***

The applicants propose the following subdivision and combination of land into five lots:

- Lot 25: a small (.08 acre) wedge of land with frontage on Hatch Road to be removed from existing 18 Hatch
- Lot 26: 2.62 acres with conforming frontage on Keezer Court, consisting of most of existing 18 Hatch, a portion of existing 3 Keezer Court, and a sliver of Keezer Court
- Lot 27: a .78-acre parcel with conforming frontage on existing (paper) Keezer Court, consisting of the remainder of 3 Keezer Court, plus a portion of existing Keezer Court (labelled on the plan as “Former Area of Keezer Court to be eliminated”).
- Lot 28: a .22-acre parcel, the remainder of existing (paper) Keezer Court.
- Lot 29: a .33-acre parcel labelled Keezer Court, which is a truncated portion of the existing (paper) Keezer Court ((labelled on the plan as “Former Area of Keezer Court to be eliminated”).

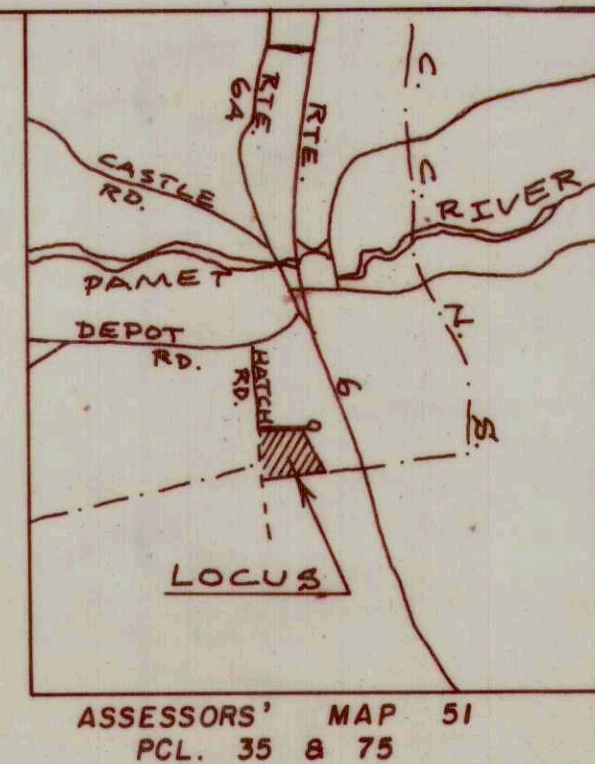
***Note: below is from original memo; Board may address as needed.***

## Requested Waivers

The applicants have requested numerous waivers from the Board’s subdivision rules and regulations. Some of these are indicated on the Plan; others are indicated as “not applicable” on the checklist. Note that while item a.7 on the Checklist requires, in addition to a list of waivers, “a narrative explanation detailing the reasons for such waivers and the bases for finding that such waivers are in the public interest,” the applicant has provided no such narrative explanation, stating simply on the checklist, “on the plan.” As it is the Board’s practice to go through the checklist very carefully, the waiver requests and “not applicables” may be addressed at that time, so that the Board may advise which waiver requests require narrative explanation.



7. L. C. P. 17925 "G" PLAN?



PLAN OF LAND  
IN TRURO

Being a subdivision of LOT 12,  
L. C. P. 17925<sup>F</sup> and LOT 2,  
L. C. P. 22252<sup>C</sup>.

SCALE : 1 IN. = 50 FT.

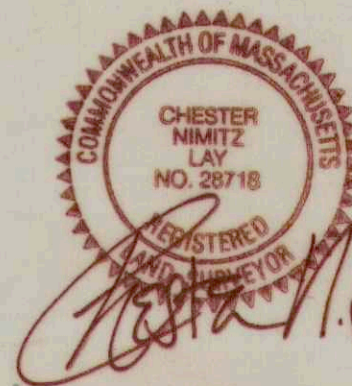
APR. , 1994

SLADE ASSOCIATES, INC. REG. LAND SURVEYORS  
RTE. 6 & PINE PT. RD., WELLFLEET, MA. 02667  
( 508-349-3110 )



NOTE: ■ = C.B. FND. IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

LOT 16 TO BE CONVEYED TO THE TRURO CONSERVATION TRUST



I CERTIFY THAT THIS ACTUAL SURVEY WAS  
MADE ON THE GROUND IN ACCORDANCE WITH  
THE LAND COURT INSTRUCTIONS OF 1989,  
ON OR BETWEEN 3-21-85 & 4-26-94.

DATE APRIL 26 1994  
NESTLE L. Day  
Registered Land Surveyor

( SEE COVENANT TO BE  
RECORDED HEREWITH )

APPROVAL NOT REQUIRED UNDER  
THE SUBDIVISION CONTROL LAW

Robert W. Knappe  
Vincent P. Kemner  
Petrilum Brown  
John K. Krad  
Joan Holt  
Paul Kerian

TRURO PLANNING BOARD  
DATE: May 4, 1994

E. & B. LADD

1994-37



# TOWN OF TRURO



# PLANNING BOARD

## Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00 (for each 30-day period)

Applicant Name: Truro Concert Committee Date: 5-23-2025

Applicant Contact Information: Carl Fink PO Box 985 Truro MA 02666  
Mailing Address  
617-308-7195 Phone carl.fink@comcast.net Email

Number of Signs Requested: 5

Vinyl banner  
30" H x 72" W

### Temporary Sign Dimensions:

- |     |        |           |       |           |
|-----|--------|-----------|-------|-----------|
| (1) | Height | <u>3'</u> | Width | <u>2'</u> |
| (2) | Height | <u>3'</u> | Width | <u>2'</u> |
| (3) | Height | <u>3'</u> | Width | <u>2'</u> |
| (4) | Height | <u>3'</u> | Width | <u>2'</u> |

Location(s) of Proposed Temporary Sign(s): (1) Snows Park (2) Rt 6 @ Standish Way  
(3) Rt 6 @ N Pamet Rd (4) Town Rec Building (5) Banner @ Rt 6 / 6a island / median

Date(s) of the Event in Which the Sign is Intended: 7/3, 7/10, 7/17, 7/24, 7/31, 8/7, 8/14, 8/21, 8/28

Date When Sign(s) will be: Installed: 6/26/25 Removed: 8/30/25

Applicant Signature Carl Fink Date 5-23-2025  
Applicant Printed Name CARL FINK

If sign(s) to be placed on private property, please have Owner print and sign name below:

Owner Signature n/a Date \_\_\_\_\_  
(which also authorizes the use of the property)  
Owner Printed Name \_\_\_\_\_

Planning Board Action: Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Conditions: \_\_\_\_\_

Board Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair, Planning Board



**Supplement to Town Concert Committee Application for Temporary Signs**

Prepared by BHC on June 23, 2021 to assist Applicant and Board

**4 signs in metal frames – Dimensions: 3' x 2'**

**Sign 1 Location:** Snow's Park (Truro Center Road)

Map 51, Parcel 12

Property Owner: Town

**Sign 2 Location:** Route 6 and Standish Way

In highway layout (no map and parcel)

Property Owner: Commonwealth

**Sign 3 Location:** Route 6 and North Pamet Road

In highway layout (no map and parcel)

Property Owner: Commonwealth

**Sign 4 Location:** Front of Town Rec Building, Shore Road

Map 36, Parcel 130

Property Owner: Town of Truro

**1 Banner**

Location: Route 6/6A island

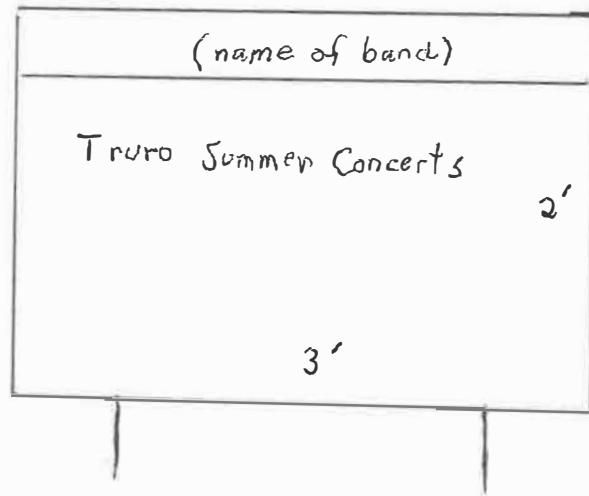
In highway layout (no map and parcel)

Property owner: Commonwealth

Truro Concert Committee  
Temporary Sign Permit

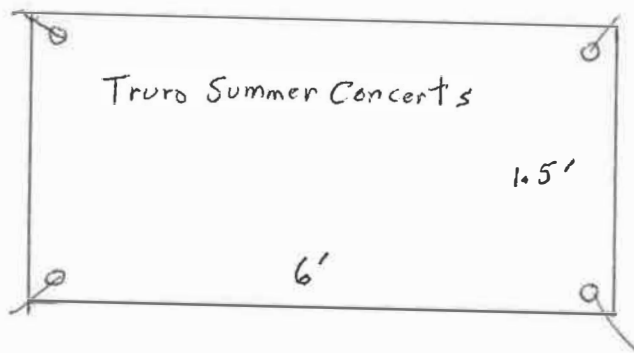
p 3 of 3

scale  
1" = 1 foot



4 metal signs

scale  
1" = 2 feet

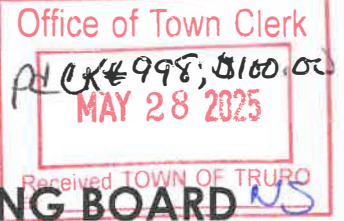


vinyl banner  
bungee cords

# TOWN OF TRURO



## PLANNING BOARD



### Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

Fee: \$25.00 (for each 30-day period)

Applicant Name: Genevieve Morin / truroyoga Date: May 27th 2025

Applicant Contact Information: PO box 1209 Truro MA  
774-722-5149 Mailing Address truroyoga@gmail.com  
Phone Email

Number of Signs Requested: 1

#### Temporary Sign Dimensions:

- (1) Height 3ft Width 2ft  
(2) Height \_\_\_\_\_ Width \_\_\_\_\_  
(3) Height \_\_\_\_\_ Width \_\_\_\_\_  
(4) Height \_\_\_\_\_ Width \_\_\_\_\_

Location(s) of Proposed Temporary Sign(s): Shows park Truro center

Date(s) of the Event in Which the Sign is Intended: Every Sunday 6/8 - 9/21

Date When Sign(s) will be: Installed: Friday 6/6 Removed: Sunday 9/21  
after class

Applicant Signature [Signature]  
Applicant Printed Name Genevieve Morin

Date May 27th

If sign(s) to be placed on private property, please have Owner print and sign name below:

Owner Signature \_\_\_\_\_  
(which also authorizes the use of the property)  
Owner Printed Name \_\_\_\_\_

Date \_\_\_\_\_

Planning Board Action: **Approved** \_\_\_\_\_ **Approved w/Conditions** \_\_\_\_\_ **Denied** \_\_\_\_\_

Conditions: \_\_\_\_\_

Board Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair, Planning Board



# TOWN OF TRURO

HEALTH DEPARTMENT

P.O. Box 2030, Truro MA 02666

May 20, 2025

Truro Planning Board  
24 Town Road  
Truro, MA 02666

**RE: Definitive Subdivision 18 Hatch Road & 3 Keezer Court.**

Dear Mr. Rich Roberts, Planning Board Chair:

Pursuant to G.L. c. 41, s. 81U, on behalf of the Truro Board of Health, I advise the Planning Board that on May 6, 2025, the Truro Board of Health voted to support the definitive subdivision plan filed by Edward & Berthe Ladd with respect to property located at 18 Hatch Road & 3 Keezer Court, plan titled "Definitive Plan of Land in Truro, MA showing a Subdivision of Lots 14 and 15 LCP 17925-G, and Lot 11, LCP 17925-F (#18 Hatch Road, and #3 Keezer Court).

**Board member Helen Grimm moved to send a letter to the Planning Board in support of this matter. The motion was seconded by Vice Chair Koll. The vote: 5-0-0, in favor of the motion; the motion carried.**

Sincerely,

Tracey Rose  
Board of Health Chair

**Robin B. Reid**  
**Mediator**  
**Attorney at Law**

**Mailing address:** Post Office Box 1713  
Provincetown, Massachusetts 02657

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

May 27th, 2025

Elizabeth Sturdy  
Planning Department Administration  
esturdy@truro-ma.gov

Barbara Carboni  
Town Planner  
bcarboni@truro-ma.gov

by hand

**RE:** 2025-003/PB

3 Keezer Court and 18 Hatch Road

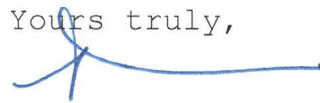
Berthe K. Ladd and Edward H. Ladd

Dear Liz -

Enclosed please find 10 sets of the revised plans and narrative, in the above numbered Planning Board matter.

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

Yours truly,



Robin B. Reid, Esq.

## **NARRATIVE**

### **2025-003/PB**

3 Keezer Court and 18 Hatch Road

The proposed subdivision is redivision of the land shown as LCP 17925-F, Lot 11, and LCP 17925-G Lots 14 & 15.

The proposed subdivision shortens Keezer Court (Lot 11, LCP 17925-F), to serve one single family residence.

The proposed gravel way over Keezer Court shall be 14' wide with cul de sac, and supported by a 3' wide drainage swale, and a 6' wide rip-rap swale.

Lots 14 & 15, LCP 17925-G will be subdivided as follows:

- **Lot 25**, a small triangle of .08 acres, to be conveyed to the family member owners of 21 Hatch Road.
- **Lot 26**, to remain open space available for agriculture and subject to a proposed Conservation Restriction to The Compact/Truro Conservation Trust, 2.62 acres with conforming frontage on Keezer Court.
- **Lot 27**, a .78-acre parcel with conforming frontage on Keezer Court to be conveyed to a family member, for the siting of a single family home.
- **Lot 28**, a .22-acre parcel, the remainder of the original Keezer Court, to be conveyed to the Truro Conservation Trust.
- **Lot 29**, a .33-acre parcel, the remainder of the original Keezer Court, to be conveyed to the Truro Conservation Trust.

Waivers are sought pursuant to:

- § 2.5.2 Definitive Subdivision Plans
  - a.6 Drainage Calculations
  - a.10 Three Proposed Names
  - a.11 A Written Statement of Timeline to Complete the Proposed Way and to Install Utilities
  - b.14 Base Flood Elevation
  - b.16 Road Layout for All Ways Providing Access to the Subdivision
  - c.22 Two Benchmarks
  - b.30 All Trees Greater than 10 Inches
  - c. ALL
- § 3.6.8 Rural Road Alternative





Date of Preliminary Application N/A  
Date of Preliminary Approval N/A  
Date of Definitive Application \_\_\_\_\_  
Date of Definitive Approval \_\_\_\_\_  
Date of Definitive Endorsement \_\_\_\_\_

Truro Board of Health  
Approval Date \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

TOWN CLERK

#142 Route 6  
Town of Truro  
Ctf. #157,599  
Lot 21, LCP 17925-I  
Assessors Map 51, Parcel 87

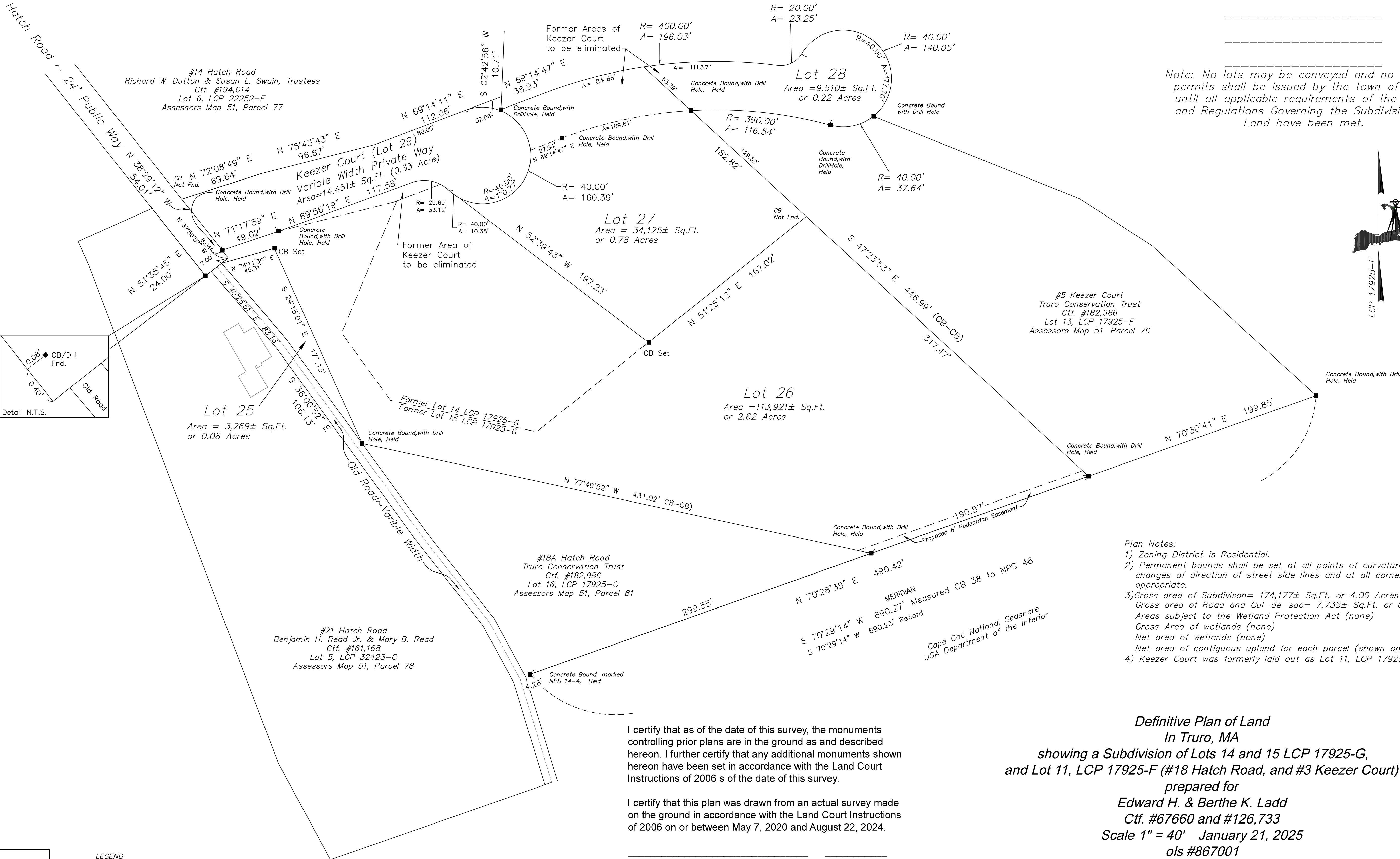
Waivers requested from the Rules and Regulations Section 2.5.2  
a.6. Waiver from required drainage calculations  
a.10. submission of 3 Road names  
a.11. Written statement regarding road construction  
b.5. Existing and proposed methods of drainage  
b.10. Topography of Land with 2' contours  
b.14. Base Flood Elevation  
b.16. Road grades, sight distances, and surface type  
b.22. 2 benchmarks  
b.30. All trees exceeding 10"  
c. ALL

Lot 25 does not have sufficient frontage or area to be considered a building lot and is to become and remain a part of abutting land at #21 Hatch Road, Lot 5, LCP 17925-C.

Lot 28 is the former right of way for Keezer Court and lacks sufficient frontage and area to be considered a building lot.

Town of Truro Planning Board  
Date of Application \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: No lots may be conveyed and no building permits shall be issued by the town of Truro until all applicable requirements of the Rules and Regulations Governing the Subdivision of Land have been met.



- Plan Notes:
- 1) Zoning District is Residential.
  - 2) Permanent bounds shall be set at all points of curvature and changes of direction of street side lines and at all corners, as appropriate.
  - 3) Gross area of Subdivision= 174,177± Sq.Ft. or 4.00 Acres  
Gross area of Road and Cul-de-sac= 7,735± Sq.Ft. or 0.18 Acres  
Areas subject to the Wetland Protection Act (none)  
Gross Area of wetlands (none)  
Net area of wetlands (none)  
Net area of contiguous upland for each parcel (shown on plan)
  - 4) Keezer Court was formerly laid out as Lot 11, LCP 17925-F

Definitive Plan of Land  
In Truro, MA  
showing a Subdivision of Lots 14 and 15 LCP 17925-G,  
and Lot 11, LCP 17925-F (#18 Hatch Road, and #3 Keezer Court)  
prepared for  
Edward H. & Berthe K. Ladd  
Ctf. #67660 and #126,733  
Scale 1" = 40' January 21, 2025  
ols #867001

I certify that as of the date of this survey, the monuments controlling prior plans are in the ground as and described hereon. I further certify that any additional monuments shown hereon have been set in accordance with the Land Court Instructions of 2006 s of the date of this survey.

I certify that this plan was drawn from an actual survey made on the ground in accordance with the Land Court Instructions of 2006 on or between May 7, 2020 and August 22, 2024.

Donald T. Poole PLS #32662 Date

Unadjusted Error of Closure = 1/21,874 or 0.10" S 34° 08' 59" W  
EDM Verification: 1,410.70 Published Baseline vs. 1,410.72 Measured

Note:  
For all side shots, Angles are turned twice and averaged, and the distances are shot twice.

LEGEND  
■ = Concrete Bound with Drill Found  
□ = Concrete Bound with Drill Hole, to be set







Date of Preliminary Application N/A  
Date of Preliminary Approval N/A  
Date of Definitive Application \_\_\_\_\_  
Date of Definitive Approval \_\_\_\_\_  
Date of Definitive Endorsement \_\_\_\_\_

Truro Board of Health  
Approval Date \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

TOWN CLERK

#142 Route 6  
Town of Truro  
Ctf. #157,599  
Lot 21, LCP 17925-I  
Assessors Map 51, Parcel 87

Waivers requested from the Rules and Regulations Section 2.5.2  
a.6. Waiver from required drainage calculations  
a.10. submission of 3 Road names  
a.11. Written statement regarding road construction  
b.14. Base Flood Elevation  
b.16. Road grades, sight distances, and surface type  
b.22. 2 benchmarks  
b.30. All trees exceeding 10"  
c. ALL

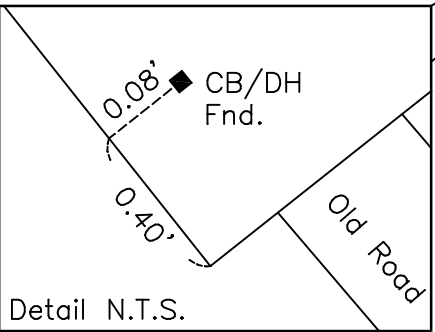
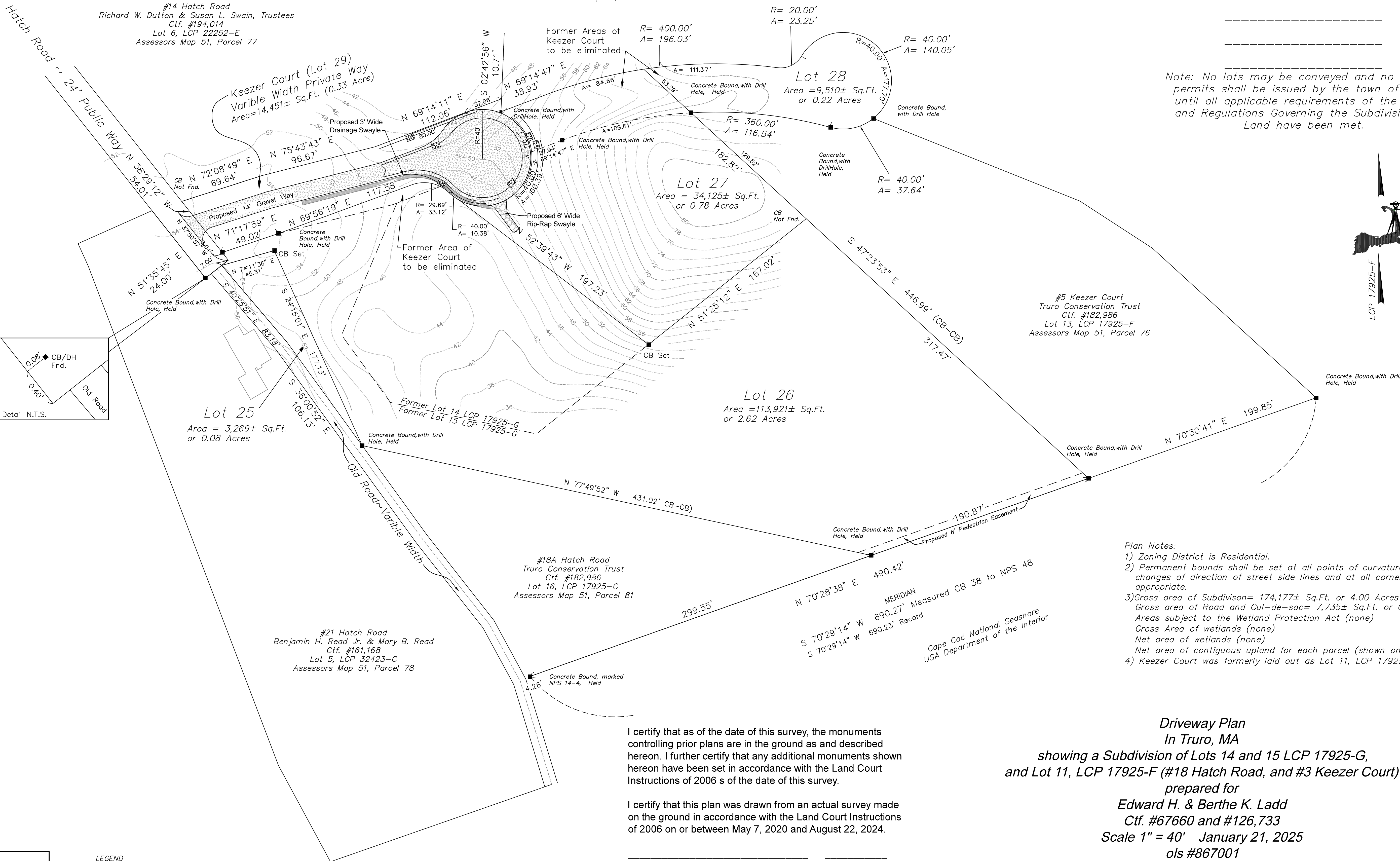
\*Note:  
Seeking waivers from the requirements of Section 3.6.8 and classification for Keezer Court as a Rural Road Alternative in accordance with the Town of Truro Subdivision Rules and Regulations section 3.7

Lot 25 does not have sufficient frontage or area to be considered a building lot and is to become and remain a part of abutting land at #21 Hatch Road, Lot 5, LCP 17925-C.

Lot 28 is the former right of way for Keezer Court and lacks sufficient frontage and area to be considered a building lot.

Town of Truro Planning Board  
Date of Application \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: No lots may be conveyed and no building permits shall be issued by the town of Truro until all applicable requirements of the Rules and Regulations Governing the Subdivision of Land have been met.



I certify that as of the date of this survey, the monuments controlling prior plans are in the ground as and described hereon. I further certify that any additional monuments shown hereon have been set in accordance with the Land Court Instructions of 2006 s of the date of this survey.

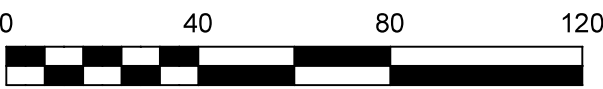
I certify that this plan was drawn from an actual survey made on the ground in accordance with the Land Court Instructions of 2006 on or between May 7, 2020 and August 22, 2024.

Donald T. Poole PLS #32662 Date \_\_\_\_\_

Unadjusted Error of Closure = 1/21,874 or 0.10' S 34° 08' 59" W  
EDM Verification: 1,410.70 Published Baseline vs. 1,410.72 Measured

- Plan Notes:
- 1) Zoning District is Residential.
  - 2) Permanent bounds shall be set at all points of curvature and changes of direction of street side lines and at all corners, as appropriate.
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Gross area of Road and Cul-de-sac= 7,735± Sq.Ft. or 0.18 Acres  
Areas subject to the Wetland Protection Act (none)  
Gross Area of wetlands (none)  
Net area of wetlands (none)  
Net area of contiguous upland for each parcel (shown on plan)
  - 4) Keezer Court was formerly laid out as Lot 11, LCP 17925-F

Driveway Plan  
In Truro, MA  
showing a Subdivision of Lots 14 and 15 LCP 17925-G,  
and Lot 11, LCP 17925-F (#18 Hatch Road, and #3 Keezer Court)  
prepared for  
Edward H. & Berthe K. Ladd  
Ctf. #67660 and #126,733  
Scale 1" = 40' January 21, 2025  
ols #867001



Note:  
For all side shots, Angles are turned twice and averaged, and the distances are shot twice.

LEGEND  
■ = Concrete Bound with Drill Found  
□ = Concrete Bound with Drill Hole, to be set



# TOWN OF TRURO

## HEALTH DEPARTMENT

P.O. Box 2030, Truro MA 02666

May 20, 2025

Truro Planning Board  
24 Town Road  
Truro, MA 02666

**RE: Definitive Subdivision 18 Old County Road.**

Dear Mr. Rich Roberts, Planning Board Chair:

Pursuant to G.L. c. 41, s. 81U, on behalf of the Truro Board of Health, I advise the Planning Board that on May 6, 2025, the Truro Board of Health voted to support the definitive subdivision plan filed by Sandra Kerr Lewis with respect to property located at 18 Old County Road, plan entitled "Definitive Subdivision Plan, 18 Old County Road, Truro, MA."

**Board member Helen Grimm moved to send a letter to the Planning Board in support of this matter. The motion was seconded by Vice Chair Koll. The vote: 5-0-0, in favor of the motion; the motion carried.**

Sincerely,

Tracey Rose  
Board of Health Chair





# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## APPLICATION FOR COMMERCIAL SITE PLAN REVIEW

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

Date 5/31/25

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

- ☐ **Site Plan Review** pursuant to §70 of the Truro Zoning Bylaw
- ☒ **Waiver of Site Plan Review** pursuant to §70.9 of the Truro Zoning Bylaw  
(Note: **Site Plan Review shall not be waived in the Seashore District**)

### 1. General Information

Description of Property and Proposed Project see attached

Property Address 9 Castle Terrace

Map(s) and Parcel(s) 46/12

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

Applicant's Name MEGAN HINTON / PAULA ERICKSON

Applicant's Legal Mailing Address P.O. Box 357 TRURO, MA 02666

Applicant's Phone(s), Fax and Email (508) 237-6539 (Paula) / 508-332-0518 (Megan)

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

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

☒ Owner ☐ Prospective Buyer\* ☐ Other\*

Owner's Name and Address MEGAN HINTON 9 Castle Terrace Truro 02666

Representative's Name and Address \_\_\_\_\_

Representative's Phone(s), Fax and Email \_\_\_\_\_

**2. Waiver(s) Request** – The Planning Board may, upon the request of the applicant, pursuant to §70.3.E, waive requirements of §70.3.D, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

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

Signature(s)

PAULA ERICKSON / MEG HINTON

Applicant(s)/Representative Printed Name(s)

MEGAN HINTON

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

Applicant(s)/Representative Signature(s)

Owner(s) Signature(s) 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.

Paula Erickson/ Meg Hinton  
9 Castle Terrace, Box 357  
Truro, MA 02666  
(508)237-6539

June 2, 2025

To the Planning Board:

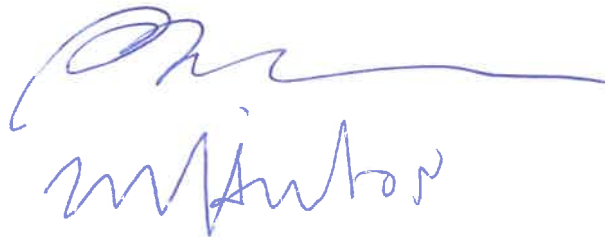
Dear All,

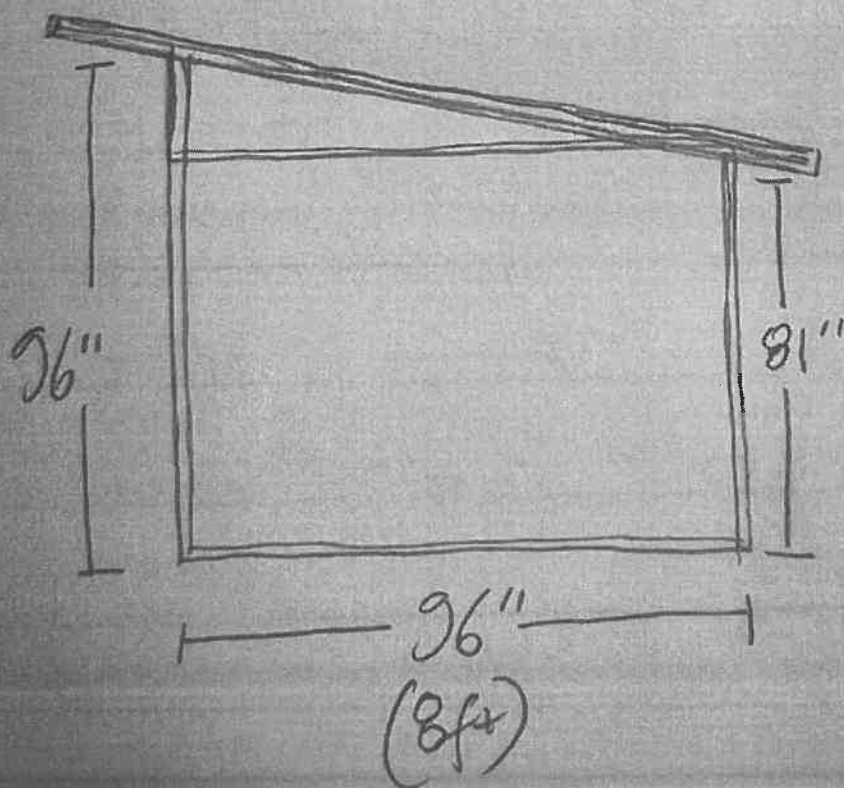
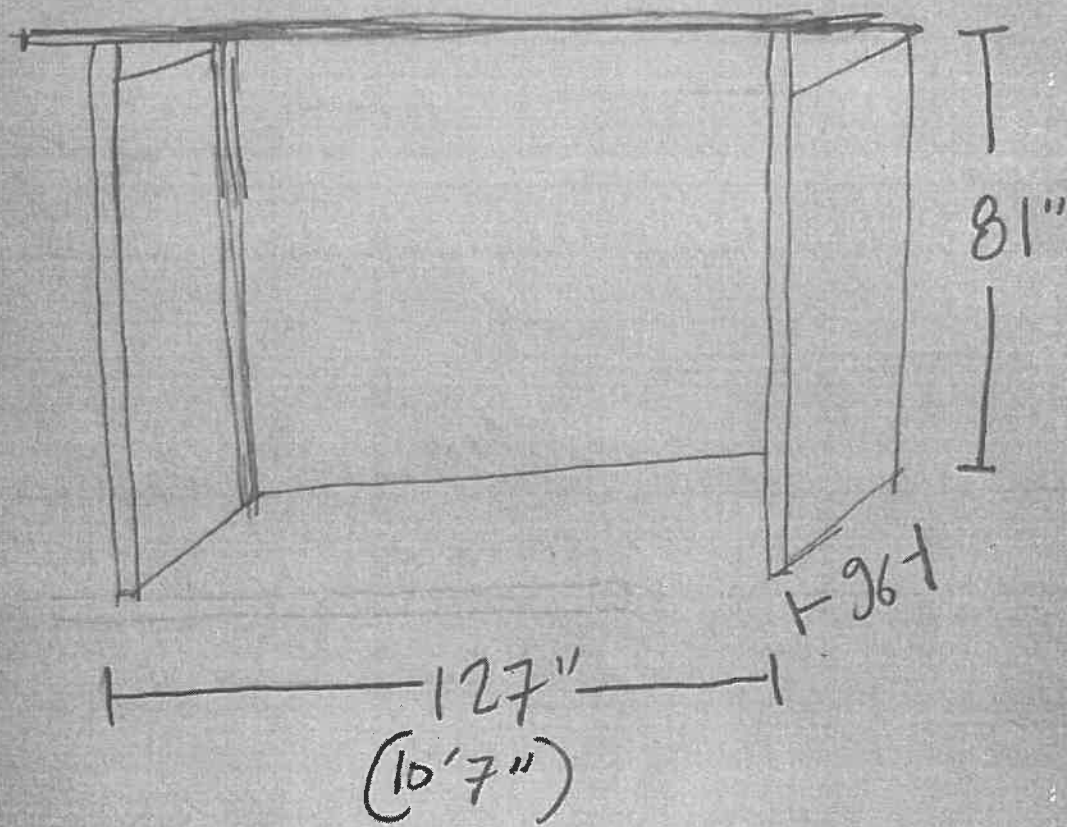
In light of safety and access concerns regarding placement of a farm stand at 96 Castle Road, we have shifted gears. We hope you will please consider this *new proposal* to locate a farm stand on our property along the quiet Eastern arc of Whitmanville Road. (Map 46, Parcel 12) Meg and I have lovingly restored an old farm down the hill, and worked very hard to create an extensive productive garden there.

The farm stand structure would be a three-sided 8x10 building with a handsome polycarbonate roof. We believe this location offers ease of access and safety for the public to enjoy the goods grown on our farm—chiefly cut flowers, garlic, herbs, potatoes, and other vegetables.

Thanks for your consideration.

Paula Erickson  
Meg Hinton

The image shows two handwritten signatures in blue ink. The top signature is a stylized, cursive 'P' followed by a long horizontal line, representing Paula Erickson. The bottom signature is a more complex, cursive script that appears to read 'Meg Hinton', representing Meg Hinton.



SIDE VIEW





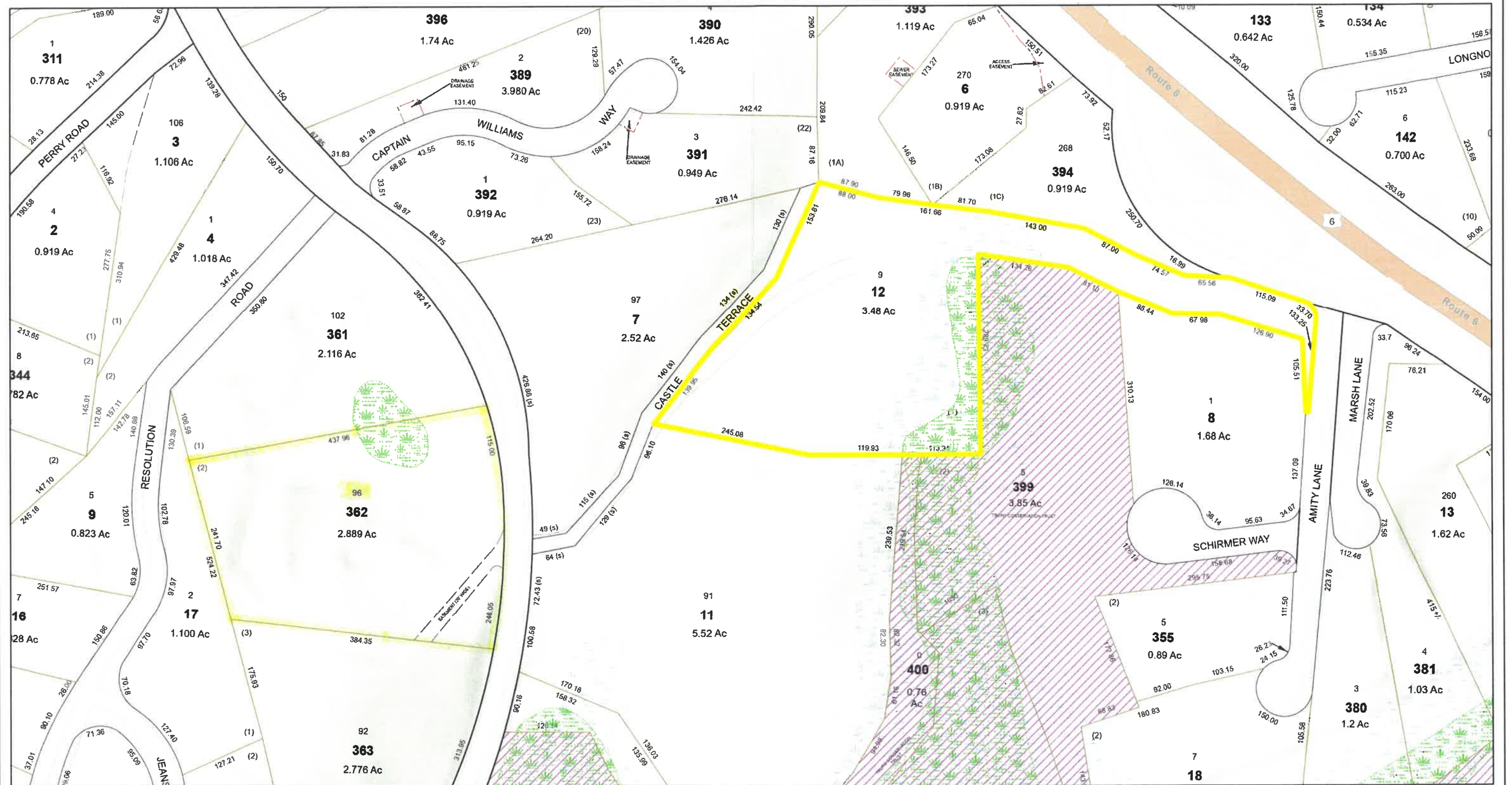
May 29, 2025

Town of Truro, MA

1 inch = 135 Feet

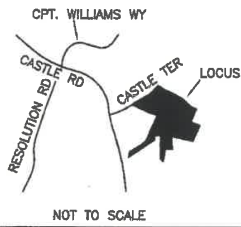


www.cai-tech.com

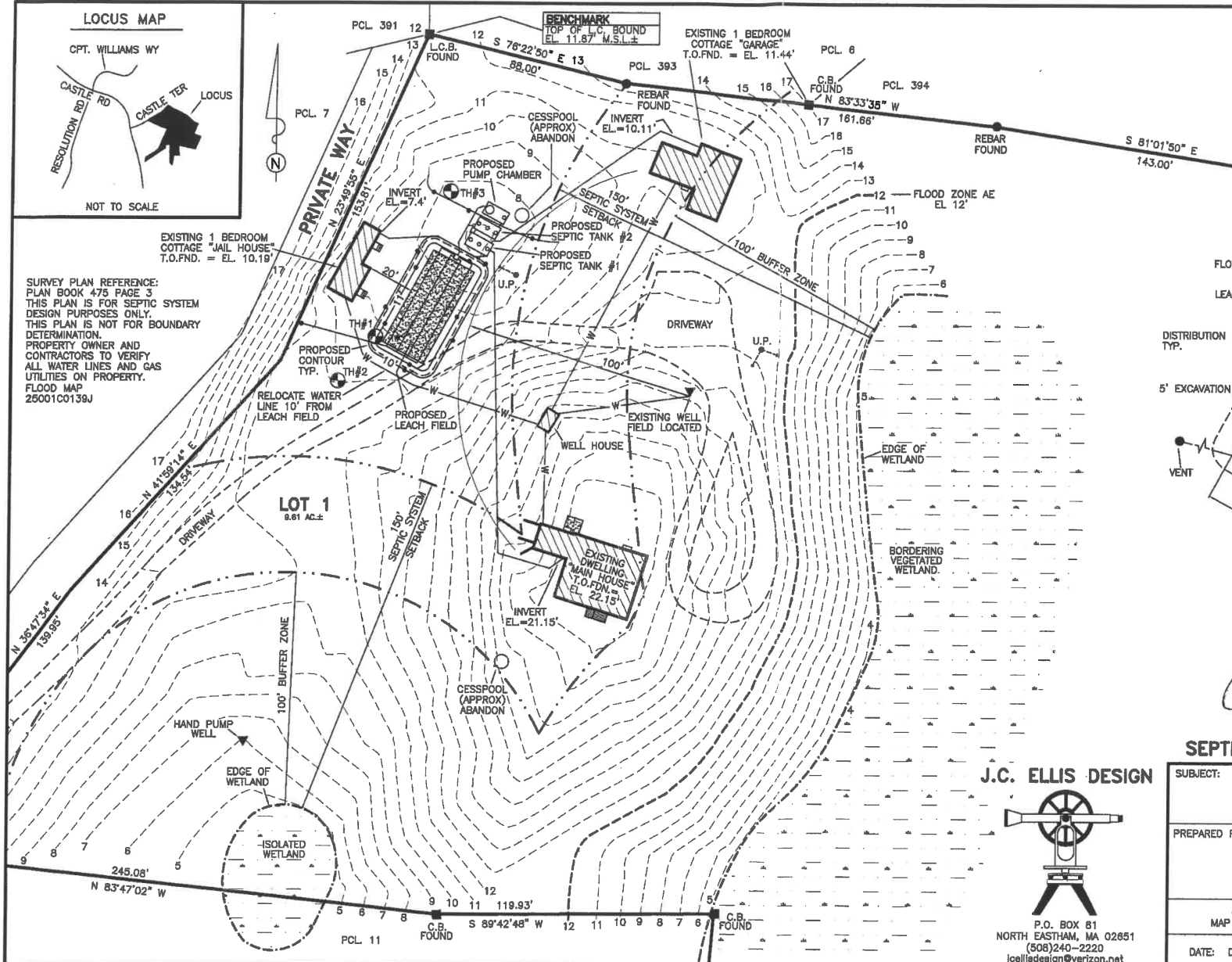


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

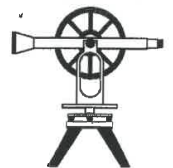
# LOCUS MAP



SURVEY PLAN REFERENCE:  
PLAN BOOK 475 PAGE 3  
THIS PLAN IS FOR SEPTIC SYSTEM  
DESIGN PURPOSES ONLY.  
THIS PLAN IS NOT FOR BOUNDARY  
DETERMINATION.  
PROPERTY OWNER AND  
CONTRACTORS TO VERIFY  
ALL WATER LINES AND GAS  
UTILITIES ON PROPERTY.  
FLOOD MAP  
25001C0139J



J.C. ELLIS DESIGN



P.O. BOX 81  
NORTH EASTHAM, MA 02651  
(508)240-2220  
jcelledesign@verizon.net

SEPTIC

SUBJECT:

PREPARED BY:

MAP

DATE:



