



Truro Zoning Board of Appeals Agenda

Remote Zoom Meeting

Monday, April 28, 2025 – 5:30 pm

www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:

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

Dial in: +1-646-931-3860

Meeting ID: 848 9636 6145

Passcode: 945316

Open Meeting

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

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

Public Comment Period

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

Minutes

- ♦ January 27, 2025
- ♦ February 24, 2025

Public Hearings – New

2025-003/ZBA – Peter and Carrie Mazoff, for property located at 8 Bayberry Road (Atlas Map 42, Parcel 130). Applicants seek Special Permit to exceed maximum gross floor area (4,577 sq. ft. where 3,700 sq. ft. permitted) in dwelling in the Residential District. **DEADLINE FOR BOARD ACTION: THIS MEETING**

2025-004/ZBA – Ira Brodsky and Mark Enright, for property located at 12 Highland Avenue (Atlas Map 22, Parcel 24). Applicants seek a Variance for installation of a wooden garden shed within setbacks (2 feet and 21.5 feet where 25 feet are required) in the Residential District. **DEADLINE FOR BOARD ACTION: MEETING JUNE 23, 2025**

Zoning Task Force Update – Darrell Shedd

Next Meeting Monday, May 19, 2025 at 5:30 p.m.

Adjourn

STAFF MEMORANDUM

To: Truro Zoning Board of Appeals

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: April 25, 2025

Re: Meeting April 28, 2025

2025-003/ZBA –Peter and Carrie Mazoff, for property located at 8 Bayberry Road.

Applicants seek a special permit to exceed gross floor area (4,577 square feet where Building Commissioner identified 3,700 square feet as permitted) for dwelling in Residential District.

Note: The deadline for board action is NOT the night of hearing. The Board will have 90 days following the close of hearing to vote.

Existing Conditions and Proposed Project

- The subject property, currently undeveloped, has conforming frontage of 151.25 feet and conforming area of 68,515 sq. feet. The applicants propose to build a residence approximately at the center of the parcel, with a front setback of 82.5 feet; a pool behind the house; and a garage 43.9 feet from the northern (side) lot line. See Septic System Design Plan, Sheet 1.
- The Building Department issued a building permit on January 14, 2025 for the construction of a dwelling, with four bedrooms and living space on the ground floor, and one bedroom and additional finished space in the basement level. The plan set submitted indicates a maximum building height of 15 feet. The building permit has a condition stating “max. allowable sq. ft not to exceed 3700.”
- The project is currently under construction. On March 5, 2025, the Building Commissioner issued a Permit Denial Memo, citing nonconformity with the Zoning Bylaw’s dimensional regulations and stating that the applicants need a special permit “to exceed maximum allowable floor area.”
- As originally submitted, the plans were internally inconsistent, indicating on sheet A-001, a proposed finished square footage of 3,676, but on sheet AA101, a total finished area of 4,577 square feet. Following discussion with the builder, revised plans were submitted with a consistent 4,577 square foot finished area proposed.
- The plans as originally submitted were unstamped, prepared by an architect whose office is in Quebec, CA. After discussion with the builder, a new set of plans, with most sheets (including the dimensional tables) stamped, was submitted.

Threshold issue: application of Bylaw definition of Gross Floor Area in calculation

The applicant/builder should confirm that the Zoning Bylaw definition of “Floor Area, Gross” was applied in determining square footage. The plans identify a figure for the “finished area” of the ground and basement floors, but there is no indication that the Zoning Bylaw definition was applied to determine the square footage. The Bylaw definition provides:

“Floor Area, Gross. The sum of the horizontal areas of the floor(s) of a building measured from the interior face of the exterior wall of a building without deduction for hallways, stairs, closets, and thickness of walls, columns or other features used or intended to be used for living, sleeping, sanitation, cooking or eating purposes, excluding cellar and basement floor area, garage, porches, decks and attics.”

Zoning Bylaw, s. 10.2. It is unclear what the applicants include as “finished area.” The applicant/builder should confirm that this definition was applied in calculating the Gross Floor Area proposed.

Special Permit to Exceed Gross Floor Area in the Residential District,

- Section 50.2, Building Gross Floor Area for the Residential District, sets a limit on Total Gross Floor Area on a property of 3600 square feet for the minimum lot area of 33,750 square feet, with prorated additional square footage available for larger lots. See Section 50.2.B.1.
- The Building Commissioner has determined that the maximum Total Gross Floor Area for this property is 3700 square feet. See Building Permit condition.
- Section 50.2.B.2 provides that the maximum Total Gross Floor Area may be exceeded by special permit up to 4600 square feet for the minimum lot size of 33,750, with prorated additional square footage allowable for larger lots. See s. 50.2.B.2.
- The applicants seek approval for 4,577 square feet in the residence, 877 square feet over the Building Commissioner’s limit of 3700. (*Note, applicants should confirm that no habitable space is intended in Building B*)

Standard for reviewing and granting special permit to exceed Gross Floor Area

Section 50.2.D provides the standing for granting a special permit to exceed GFA:

“A Special Permit may be granted only where the Zoning Board of Appeals finds by clear and convincing evidence that the proposed alteration, construction or reconstruction is consistent with the criteria found in **Section 30.8 (Special Permits)** of these Bylaws. In addition, the Zoning Board of Appeals *shall make specific written findings of objective facts that support the request for additional gross floor area*, and demonstrate that the additional gross floor area is in the public interest of the Town of Truro, and not inconsistent with the intention and purpose of this Bylaw, which is to promote the health, safety, convenience and welfare of the inhabitants of Truro, prevent the overcrowding of land, conserve the value of land and buildings, enable the protection of clean and adequate water supply, conserve natural resources, prevent blight of the environment,

encourage the most appropriate use of land in Truro. In considering whether the proposed alteration, construction or reconstruction is in harmony with the public good and is not detrimental to the neighborhood the Zoning Board of Appeals shall consider, among other relevant factors, the size of neighboring buildings and the surroundings in which the additional gross floor area is proposed.”

(emphasis added). The criteria of Section 30.8 referenced in s. 50.2.D above are:

“Special permits may be approved only after a finding by the Board of Appeals or Planning Board (as applicable, see use table) that the proposed use is in the opinion of the Board in harmony with the general public good and intent of this bylaw. The approval shall be subject to any other applicable provision of this bylaw and the Board may impose conditions, safeguards, and limitations on time and use, which in the Board’s opinion are necessary to comply with the intent and purpose of this bylaw.”

Section 30.8.C

Procedures

- After the Board has reviewed and discussed the proposal under the above standards, it should start to rough out findings of fact as required by section 50.2.D with respect to the Bylaw criteria. The Board’s decision, whether it is to grant or deny the application for a special permit, will need to contain these findings.
- As always, if the Board wishes to maintain a dialogue with the applicant 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, discuss and vote.
- A motion to approve or deny, when it is made, should include a recitation of findings (and conditions if an approval).
- The Board may continue the public hearing until its next meeting, or it may close the public hearing and complete its deliberations at a future meeting. Under G.L. c. 40A, the Board will have 90 days after the close of public hearing to vote.

2025-004/ZBA Ira Brodsky and Mark Enright for property located at 12 Highland Avenue. Applicants seek a variance to located a shed within the rear and side setbacks (21.5 feet and 2 feet, respectively, where 25 feet required).

Existing Conditions and Proposed Project

- The property is located at the corner of Highland Avenue and Chadwick Road. It has nonconforming frontage on both streets (100 feet where 150 required), and nonconforming area (10,000 sq ft where 33,750 required). It is improved by a dwelling with patio and deck. See Plot Plan – Proposed Shed.
- The applicants propose to place a 10 x 8 shed within the setback to Chadwick Road (two feet from lot line) and to and abutting property (21.5 feet from rear lot line).

- A permit denial memo was issued by the Building Commissioner on March 11, 2025.

Standard for granting a variance

As the Board is aware, it may grant a variance under G.L. c. 40A, s. 10 only if it specifically finds ALL of the following:

[1] owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;

[2] a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant; and

[3] that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

Procedures

- The Board should review the proposal and make a finding as to each of the above requirements. The Board's decision, whether it is to grant or deny the application will need to contain these findings.
- As always, if the Board wishes to maintain a dialogue with the applicant 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, discuss and vote.
- A motion to approve or deny, when it is made, should include a recitation of findings (and conditions if an approval).
- The Board may continue the public hearing until its next meeting, or it may close the public hearing and complete its deliberations at its May meeting. Under G.L. c. 40A, s. 10, the Board must vote by July 3rd (within 100 days of the filing of the application). In this case, the latest the Board could vote would be at its June 23, 2025 meeting.



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

January 27, 2025 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

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

Members Absent:

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

Remote meeting convened at 5:30 pm, Monday, January 27, 2025, by Chair Lucy. Town Planner/Land Use Counsel Carboni announced that this was a remote meeting which was being broadcast live on Truro TV Channel 8 and was being recorded.

Public Comment Period

Chair Lucy invited any individual who wished to make a public comment and there were none.

Note: Chair Lucy then announced that the minutes on tonight's agenda would be moved to later this meeting and the hearings on the agenda would be brought forward.

Public Hearings – Continued

2024-011/ZBA-Janet Despres and Richard Despres, for property located at 4 Kettle Hole Lane (Atlas Map 42, Parcel 266) located on property in the Residential District. Applicant seeks: (1) a variance to construct a garage within a side setback (10 feet where 25 feet required); and (2) a Special Permit for the removal of a pre-existing, non-conforming structure (shed) with new non-conforming garage structure. EXTENSION OF TIME TO JANUARY 27, 2025 MEETING; DEADLINE FOR BOARD ACTION - THIS MEETING

Chair Lucy read aloud the application notice and announced that the Applicants have requested a withdrawal without prejudice of the application for a Variance and Special Permit in the matter of **2024-011/ZBA**.

Member Hultin made a motion to approve the withdrawal without prejudice on the applications for a Variance and Special Permit in the matter of 2024-011/ZBA.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Vice Chair Shedd - Aye

Member Hultin – Aye

Member Crocker – Aye

Chair Lucy - Aye

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

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

Chair Lucy read aloud the application notice and announced that new material had been submitted.

Chair Lucy recognized Member Hultin who announced his recusal in this matter moving forward as he was an abutter to an abutter within 300 feet. Member Hultin said he would rejoin the meeting once this matter was heard. There were no objections.

Chair Lucy announced that the Members voting on this matter would be himself, Member Braun, Vice Chair Shedd, Member Crocker, and Member Tilden. Chair Lucy also invited Member Camhi to participate by commenting or asking questions related to this matter.

Chair Lucy recognized Attorney Galvin who stated that he represented Melissa and Peter Costa. Attorney Galvin provided background related to the appeal that he had filed in this matter and summarized a presentation along with exhibits that he had prepared for the Members and public. The related material was included in the agenda for this evening's meeting.

Attorney Galvin highlighted the following topics and exhibits: background facts; the building permit that was issued in August of 2022; the original height on the property was measured incorrectly from the top of the foundation and not the building grade; the building permit was issued for a building that was too tall; the original design of the Holt's project; the Widow's Walk calculation was unclear in the original and updated building plans; the issue of livable space in the basement that would have required the Holts to file an application for a Special Permit; the determination that the Holts were not required to file an application for a Special Permit; a photo of the Holts' home from the Costa's home; the revised plans submitted by the Holt's; an unsolicited phone call to Attorney Galvin from Abutter Madsen who told him that he had been in the home and that there is a finished basement in the Holt's home to include a finished bedroom; the inability of the Costa's to measure the Holt's home as it was not permitted; the allegation that there are now 6 bedrooms in the home and not 4 bedrooms; the chimney and the observation deck are still too high; and the Holt's have not filed for a Special Permit for the amount of livable space in the basement that currently exists.

Chair Lucy recognized Mr. Costa who provided background information to include his contacting Building Commissioner Rich Stevens to express his concern about the size of the Holt's project when it

was in the framing stage. Abutter Madsen noted that he is a developer by trade and that the calculations for the Holt's project were incorrect.

Chair Lucy recognized Attorney Galvin who reviewed the updated plans dated January 16, 2025 and noted the incorrect measurements. Mr. Costa noted the height of the spiral staircase on the outside of the building and its incorrect measurements.

Chair Lucy and the Members commented on or discussed the following highlighted topics: chimneys are not included in the building height; two definitions of building height in the Zoning Bylaw and they are not consistent; the part of the building that is flat roofed is limited to a maximum height of 23' and it appears to be higher than that; a suggestion to review what is determined to be considered livable space in the basement; the potential issue that the project exceeded the maximum total square footage area; the measurement to the top of the ridge from the ground; the need to examine the most recent plan and review the mean grade elevation and the height of the ridge as long as the measurement is less than 30' relative to the engineer's plan; the measured grade elevation was 114.25'; a review of the septic plan for the project; the problem of the railing that is above the allowable maximum height; no proof of the number of bedrooms in the building but the building inspector, along with the health agent, will have to verify in order to ensure that the building is within code or have to comply with the code; the question of number of bedrooms is a Board of Health issue; the question of whether or not the property has received a Certificate of Occupancy; the ZBA has the authority to request the building inspector and health inspector inspect the property to determine if there is a zoning violation; the process to handle a decision tonight with an approaching deadline and the need to direct the building inspector and health agent to inspect the property for a zoning violation.

Chair Lucy recognized Attorney Zehnder who provided background information and the corrective actions which the Holts took. Attorney Zehnder also noted that the evidence in front of the board showed compliance to the Zoning Bylaw, and he confirmed that a Certificate of Occupancy has not been issued. Attorney Zehnder stated that a request for the building commissioner to inspect the property to determine that the property is compliant with the bylaw is appropriate but overturning the building inspector's previous determination is inappropriate. Attorney Zehnder requested that once the building inspector has inspected the property and makes a careful determination that a Certificate of Occupancy can be issued that he submit a written report so that the abutters may read it and know that the property is compliant.

Chair Lucy recognized Attorney Galvin who reiterated the observations made by Mr. Madsen.

Chair Lucy recognized Mr. Madsen who stated that he had not been in the building for nearly 9 months. Mr. Madsen noted that the building was not locked during the entirety of construction, so he had entered the building and observed a bedroom and bathroom in the basement. Mr. Madsen said that he had been asked to confirm the basement's bedroom and bathroom. Mr. Madsen also asked why the sunroom was not counted in the gross area if it had air conditioning and heat vents.

Member Braun noted that the appropriate action was to have the building inspector and health agent to inspect the property to determine code compliance. Member Braun then asked Town Planner and Land Use Counsel Carboni to provide guidance as to how to move forward in preparing a motion this evening.

Town Planner and Land Use Counsel Carboni suggested that the Members start with discussing the factual findings in this matter and that it would help develop a motion to vote on this evening. Town

Planner and Land Use Counsel Carboni also said that it was not necessary to take a roll call vote on each finding.

Chair Lucy then invited members of the public to comment on this matter and there were none.

Chair Lucy, Town Planner and Land Use Counsel Carboni and the Members then discussed the following factual findings to be put in the ZBA's decision: the ridge height is in compliance and less than 30' from the existing ground and even the pre-existing ground (unanimously agreed); the maximum height of the decks above the flat roof can be over 23' (unanimously agreed); direct the building inspector to determine if the height of the railing exceeds the Zoning Bylaw height limit by .35'; the board has to decide whether evidence in the records submitted has shown that the building is not compliant (the factual finding that the board would direct the building inspector to determine upon issuing a Certificate of Occupancy that he confirm that the internal living space was compliant; the height of the chimney is exempt from building height in accordance with the Zoning Bylaw's definition of maximum building height.

Chair Lucy asked if any member of the public would like to make a comment and Chair Lucy recognized Mr. Costa who said that he understood that if he built a flat roof house with decks and railing it would be permissible as long as it did not exceed 30' in height. Chair Lucy replied that it would be up to the determination by the building inspector of the Zoning Bylaw.

Chair Lucy made a motion to close the public hearing.

Member Braun seconded the motion.

ROLL CALL VOTE:

Chair Lucy - Aye

Member Braun – Aye

Vice Chair Shedd - Aye

Member Crocker – Aye

Member Tilden - Aye

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

Vice Chair Shedd made a motion that in the matter of 2024-013/ZBA – Peter and Melissa Costa the Board rejects the appeal of the Applicants. The Board finds that the height of the building conforms to Zoning Bylaws; the height of the deck complies with Zoning Bylaws; the building commissioner is to confirm the additional railing height as shown on the plans. The Board finds that the railing height exceeds the maximum height allowed by Zoning Bylaws by .35'. The Board finds that the internal living space is in compliance with the information presented before us tonight; however, the Board asks that before a Certificate of Occupancy is issued, the building commissioner is to inspect the premises and is to be sure that living space is in compliance with Zoning Bylaws. The Board finds that the chimney is exempt from height requirements as per Zoning Bylaws.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Tilden – Aye

Vice Chair Shedd - Aye

Member Crocker – Aye

Member Braun – Aye

Chair Lucy – Aye

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

Town Planner and Land Use Counsel Carboni stated that she will have a draft decision prepared shortly and will make sure that it is filed with the Town Clerk within fourteen (14) days as it is a statutory requirement.

Town Planner and Land Use Counsel Carboni confirmed with the Members that Chair Lucy will sign the decision on behalf of the Board.

Zoning Task Force Update

Vice Chair Shedd provided an update to the Members and told the Members that the Zoning Task Force was commissioned by the Select Board and will look at three properties: the Walsh Property, the Truro Motor Inn Property, and the Shore Road/Highland Road Properties in the vicinity of Salty Market. The Zoning Task Force is tasked to change or add to existing bylaws to make it easier to build affordable and attainable housing in these areas. The task force meets weekly and has focused on the Walsh Property exclusively in order to meet a deadline in March to submit a draft Warrant Article ahead of Town Meeting.

Town Planner and Land Use Counsel Carboni added that the task force was also tasked with making other revisions and clarifications to the Zoning Bylaws but those will be pursued later. Member Camhi inquired as to why the Truro Motor Inn Property was not being pursued presently and Vice Chair Shedd replied that it would require too much to do prior to the approaching deadline of March for the Warrant's closing date. Member Braun noted that the work will be intensive and appreciated the efforts of the task force so far. Town Planner and Land Use Counsel Carboni said that the Zoning Task Force was an ad hoc committee and the appointments for members expire around May 2026. Town Planner and Land Use Counsel Carboni provided additional clarification regarding the Shore Road/Highland Road Properties and noted that the area has not yet been specifically defined. Town Planner and Land Use Counsel Carboni encouraged interested members of the community to visit the Zoning Task Force's tab on the Town's website for more information.

Minutes

Chair Lucy and the Members reviewed the minutes from August 19, 2024 for corrections or edits and Member Crocker noted that "Chair Roberts" be changed correctly to "Chair Lucy".

Vice Chair Shedd made a motion to approve the minutes from August 19, 2024 as amended.

Member Crocker seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Vice Chair Shedd - Aye

Member Crocker – Aye

Member Hultin - Aye

Chair Lucy - Aye

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

Chair Lucy and the Members reviewed the minutes from September 23, 2024 for corrections or edits and there were none.

**Vice Chair Shedd made a motion to approve the minutes from September 23, 2024 as submitted.
Member Crocker seconded the motion.**

ROLL CALL VOTE:

Member Braun – Aye

Vice Chair Shedd – Aye

Member Crocker - Aye

Member Hultin – Aye

Chair Lucy - Aye

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

Chair Lucy and the Members reviewed the minutes from October 21, 2024 for corrections or edits and there were none.

Vice Chair Shedd made a motion to approve the minutes from October 21, 2024 as submitted.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Vice Chair Shedd - Aye

Member Crocker – Aye

Member Hultin - Aye

Chair Lucy - Aye

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

Next Meeting

Chair Lucy announced that the next meeting would be held on Monday, February 24, 2025 at 5:30 pm.

Vice Chair Shedd made a motion to adjourn at 7:12 pm.

Member Crocker seconded the motion.

ROLL CALL VOTE:

Member Braun – Aye

Member Crocker - Aye

Member Hultin – Aye

Member Tilden – Aye

Member Camhi – Aye

Vice Chair Shedd – Aye

Chair Lucy - Aye

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

ZONING BOARD OF APPEALS

Meeting Minutes

February 24, 2025 – 5:30 pm

REMOTE ZONING BOARD OF APPEALS MEETING

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

Members Absent:

Other Participants: Leif D. Hamnquist AIA (Applicant and Principal Architect of 670 Shore Road), Katherine A. Burroughs (Applicant and Owner of 592 Shore Road), Lori F. Burroughs (Applicant and Owner of 592 Shore Road), Robin B. Reid (Attorney for Katherine A. Burroughs and Lori F. Burroughs - Applicants and Owners of 592 Shore Road), Deborah Paine (Project Manager for 592 Shore Road), Michael Miller (Truro Resident and Abutter to 592 Shore Road)

Remote meeting convened at 5:30 pm, Monday, February 24, 2025, by Chair Lucy. Chair Lucy announced that Town Planner/Land Use Counsel Carboni will not attend tonight's meeting due to another engagement. Chair Lucy announced that this was a remote meeting which was being broadcast live on Truro TV Channel 8 and was being recorded.

Public Comment Period

Chair Lucy invited any individual who wished to make a public comment and Chair Lucy recognized Mr. Miller who voiced his support of the application in the matter of **2025-002/ZBA – Katherine A. Burroughs Trust, Kather Burroughs Trustee.**

Note: Chair Lucy then announced that the minutes on tonight's agenda would be moved to later this meeting and the hearings on the agenda would be brought forward.

Public Hearings – New

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

Chair Lucy read aloud the public notice and recognized Mr. Hamnquist who provided background information and summarized the proposed project for the Members and the public.

Chair Lucy and the Members commented or discussed the following topics: Chair Lucy and Member Braun commented that they had no issues with the project as it was straightforward.

Chair Lucy invited members of the public to offer comments, either in favor or opposed to the project, and there were none.

Vice Chair Shedd made a motion to in the matter of 2025-001/ZBA - Shore Road Properties LLC that the Board grant a Special Permit for the demolition and reconstruction of a pre-existing, non-conforming structure (garage) with a new non-conforming garage structure within side setback on property in the Beach Point Limited Business District. This reconstruction project should fall under M.G.L. 40A Section 6 as it is a reconstruction project. This reconstruction project should not substantially more detrimental than the existing non-conforming structure (garage) to the neighborhood.

Member Hultin seconded the motion.

ROLL CALL VOTE:

Vice Chair Shedd – Aye

Member Braun – Aye

Member Hultin - Aye

Member Crocker – Aye

Chair Lucy - Aye

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

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

Chair Lucy read aloud the public notice and recognized Attorney Reid who provided background information and introduced Katherine Burroughs who addressed the Members and the public. Ms. Burroughs expressed her appreciation to the Board for their time and consideration. Ms. Burroughs noted that the primary consideration for the proposed project is to accommodate her mobility issues.

Attorney Reid then summarized the proposed project for the Members and the public. Attorney Reid noted that she had submitted newly revised materials to include a landscape plan. Attorney Reid also stated that the project proposal does not call for the demolition of either structure nor would any of the legally pre-existing non-conformities will be increased or extended under the proposed project.

Attorney Reid addressed the flood zone concerns of the Building Commissioner and noted that documents pertinent to those concerns would be submitted prior to the submission of building permit application. Attorney Reid then reviewed the criteria, as required by the Zoning Bylaw, M.G.L. Chapter 40A Section 6, and case law by which the Board will consider rendering its decision.

Chair Lucy, the Members, and Attorney Reid commented or discussed the following highlighted topics: the 3.8' encroachment and the support of the adjacent abutter (Mr. Miller); the Nantucket-style dormer facing inwards does not affect the adjacent abutters; the proposed project would not negatively affect the neighborhood; and the genesis of when the lot lines on the street redrawn after the construction of the buildings.

Chair Lucy invited the members of the public to comment on the proposed project and there were none.

Vice Chair Shedd made a motion to in the matter of 2025-002/ZBA - Katherine A. Burroughs Trust, Katherine Burroughs Trustee that the Board grant a Special Permit for alterations to two nonconforming residences on nonconforming lot in the Beach Point Limited Business District as per Zoning Bylaw 30.7.A. and finds that the alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use and the structure and that the alteration of the structure will exist in harmony and general purpose and intent of this bylaw as per the enumeration of the plans and specifications as presented by the architects to the Zoning Board of Appeals. Member Hultin seconded the motion.

Discussion: Members discussed including in future motions enumerations which are specifically submitted in the documentation for clarity.

ROLL CALL VOTE:

Member Hultin – Aye

Vice Chair Shedd – Aye

Member Crocker - Aye

Member Braun – Aye

Chair Lucy - Aye

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

Minutes

Chair Lucy and the Members reviewed the minutes from November 18, 2024 for corrections or edits and there were none.

Vice Chair Shedd made a motion to approve the minutes from November 18, 2024 as submitted.

Member Crocker seconded the motion.

ROLL CALL VOTE:

Member Hultin – Aye

Member Crocker – Aye

Member Braun – Aye

Vice Chair Shedd – Aye

Member Camhi – Aye

Member Tilden - Aye

Chair Lucy - Aye

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

Chair Lucy and the Members reviewed the minutes from December 16, 2024 for corrections or edits and there were none.

Vice Chair Shedd made a motion to approve the minutes from December 16, 2024 as submitted.

Member Braun seconded the motion.

ROLL CALL VOTE:

Member Camhi – Aye

Member Hultin – Aye

Member Crocker – Aye

Member Braun – Aye

Member Tilden – Aye

Vice Chair Shedd - Aye

Chair Lucy – Aye

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

Zoning Task Force Update

Vice Chair Shedd provided an update to the Members and told the Members that the Zoning Task Force had developed the final draft of Zoning Bylaw proposed changes and will present them at the Select Board meeting tomorrow evening at 5:00 pm.

Vice Chair Shedd and the Members commented or discussed the following topics: the Walsh Property Overlay District (divided into three sub districts: Moderate Density, Low Density, and Recreational); the Walsh Property Overlay District is posted on the Zoning Task Force's town website; several Members expressed some concern about the Planning Board's work on Lot Coverage and Lot Clearing and the Planning Board's attempt to conclude the work tomorrow as it appeared to be rushed; Vice Chair Shedd said that he was surprised to hear that the Planning Board was moving forward on Lot Coverage and Lot Clearing in order to get proposed changes on this year's Warrant as he had attended the last Zoning Task Force meeting, on February 18, 2025, and understood that was not going to be the case for this year's Warrant; Chair Lucy noted that there had been a Planning Board discussion and the Planning Board would take a vote this Wednesday as to whether the Planning Board would submit changes to be included by this year's Warrant will close on March 3, 2025; the February 23, 2025 Boston Globe's front page article on the state's housing crisis and the state's view as to how to deal with it; the Zoning Task Force's efforts to make affordable and attainable housing more accessible housing in Truro by reducing certain restrictions and the appearance that the Planning Board's current activities would be more restrictive for individuals to access affordable and attainable housing; Member Braun's previous experience with dealing with a similar situation as the Walsh Property (Cloverleaf) with Westover Air Force Base and its surplus land for developers to create housing; the possibility of future developers having to submit a Site Plan Review to the Planning Board which will include infrastructure based upon the type of housing which the developers will propose; the applicability of M.G.L. 40B for developers as related to the Zoning Bylaw; and the confirmation that the Zoning Task Force will present to the Select Board, on Wednesday, February 26, 2025, at 5 pm during a hybrid meeting at Town Hall.

Next Meeting

Chair Lucy announced that the next meeting would be held on Monday, March 24, 2025 at 5:30 pm.

In reference to the ZBA including enumerations of plans submitted in future motions for granting Special Permits and for decisions, Member Tilden clarified the difference between SK (is a sketch indicator used for changes after construction set has been issued) and SKA1 (is an architecture indicator). Member Tilden proposed using the dates of the submitted plans rather than enumerations as those may be confusing. Member Tilden also noted that all submitted plans should be dated.

Member Braun made a motion to adjourn at 6:31 pm.

Vice Chair Shedd seconded the motion.

ROLL CALL VOTE:

Member Camhi – Aye

Member Hultin – Aye

Member Crocker - Aye

Member Braun – Aye

Vice Chair Shedd - Aye

Member Tilden – Aye
Chair Lucy - Aye
So voted, 7-0-0, motion carries.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers", written over a horizontal line.

Alexander O. Powers
Board/Committee/Commission Support Staff

NARRATIVE

We are excited to embark on the journey of designing and building our new home at 8 Bayberry Road Truro, MA. Envisioning a space that harmoniously blends functionality and aesthetics. Our goal is to create a residence that spans approximately 4,577 square feet of finished space, allowing us to incorporate the features and amenities that will make this house a true sanctuary for our family.

We recognize that the currently issued permit allows for a maximum square footage of 3,700 square feet and that this is in regulation with paragraph 50.2 of the Truro zoning bylaw regulations. While we are committed to adhering to the regulations and ensuring that our design aligns with the permitted specifications, we are also eager to explore innovative solutions that may enable us to maximize our living space within the footprint of the house with a special permit.

Our vision encompasses a thoughtful layout that optimizes the available area while maintaining a sense of openness and comfort. We believe that with careful planning and creativity, we can achieve a design that not only meets our needs but also enhances the community.

We look forward to collaborating closely with the zoning board and our design team to ensure that our aspirations align with the regulations, ultimately crafting a home that we can cherish for years to come.

Thank you for considering our proposal. We are hopeful for your support and guidance as we navigate this exciting project.



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date 3/5/25

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

GENERAL INFORMATION

☐ **NOTICE OF APPEAL**

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

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

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

☒ **APPLICATION FOR SPECIAL PERMIT**

☒ Applicant seeks approval and authorization of uses under § 50.2 of the Truro Zoning Bylaw concerning (describe) Seeking to exceed the maximum allowed finished space sq footage from 3700 sq ft to 4577 sq ft. of finished space.

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

Property Address 8 Bayberry Road, Truro MA 02666 Map(s) and Parcel(s) _____

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

Applicant's Name Pavlin Peshev

Applicant's Legal Mailing Address 2469 main st. Chatham MA 02659

Applicant's Phone(s), Fax and Email 508-367-9733

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 Peter & Carrie Mazoff 8 Bayberry Rd. Truro MA 02666

Representative's Name and Address Pavlin Peshev office

Representative's Phone(s), Fax and Email 508-367-9733 pavconstructionllc.com

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

Signature(s)

Pavlin Peshev

Peter Mazoff

Applicant(s)/Representative Printed Name(s)

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

Applicant(s)/Representative Signature

Owner(s) Signature or written permission

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

PERMIT DENIAL MEMO

We have reviewed the building permit application documentation for the proposed project referenced below and deny issuance of the building permit for the following reasons:



**Town of Truro
Building Department**

24 Town Hall Rd.

PO Box 2030

Truro, MA 02666

Tel (508) 349-7004 x31 Fax (508) 349-5508

Permit type	<input checked="" type="checkbox"/>	Building Permit and/or Zoning Determination
	<input type="checkbox"/>	Use and Occupancy

Applicant	PETER AND CARRIE MAZOFF	
Property Address	8 BAYBERRY ROAD, TRURO	
Map 42	Parcel 130	Zoning District RES

Date of Review: 3-5-25

Proposed Structure/Use does not conform to the following Section(s) of the Building Code/Zoning Bylaw:

50.1.A Dimensional Requirements

The Proposed Structure/Use requires a Special Permit / Variance under the following section of the Building Code/Zoning Bylaw:

50.2 BUILDING GROSS FLOOR AREA FOR THE RESIDENTIAL DISTRICT

Comments

APPLICANT SEEKS A SPECIAL PERMIT TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA IN A RESIDENTIAL DISTRICT.

Appeal of any of the above may be made in accordance with MGL Ch. 40A Section 8, by application to the Zoning Board of Appeals.

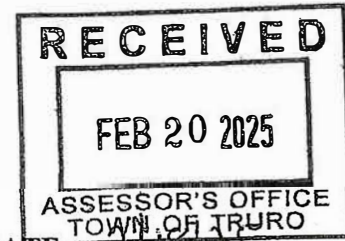
Richard Stevens, Building Commissioner/Zoning Enforcement Officer

3-5-25



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form



DATE: 2/18/25

NAME OF APPLICANT: Pavlin Peshar

NAME OF AGENT (if any): _____

MAILING ADDRESS: 8 Bayberry Road, Truro, MA 02666

CONTACT: HOME/CELL 508-367-9733 EMAIL office@pavconstructionllc.com

PROPERTY LOCATION: Same as mailing
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 42 PARCEL 130 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)

<input type="checkbox"/> Board of Health ⁵	<input type="checkbox"/> Planning Board (PB)	<input type="checkbox"/> Zoning Board of Appeals (ZBA)
<input type="checkbox"/> Cape Cod Commission	<input type="checkbox"/> Special Permit ¹	<input checked="" type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ⁴	<input type="checkbox"/> Site Plan ²	<input type="checkbox"/> Variance ¹
<input type="checkbox"/> Licensing	<input type="checkbox"/> Preliminary Subdivision ³	
Type: _____	<input type="checkbox"/> Definitive Subdivision ³	
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: 2/20/2025 Date completed: 2/20/2025
List completed by: D. Farrell Date paid: 2/20/2025 Cash/Check #502

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: February 20, 2025

To: Pavlin Pesher

From: Assessors Department

Certified Abutters List: 8 Bayberry Road (Map 42, Parcel 130)

Zoning Board of Appeals/ Special Permit

Attached is a combined list of abutters for 8 Bayberry Road.

The current owner is Peter Mazoff.

The names and addresses of the abutters are as of February 14, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

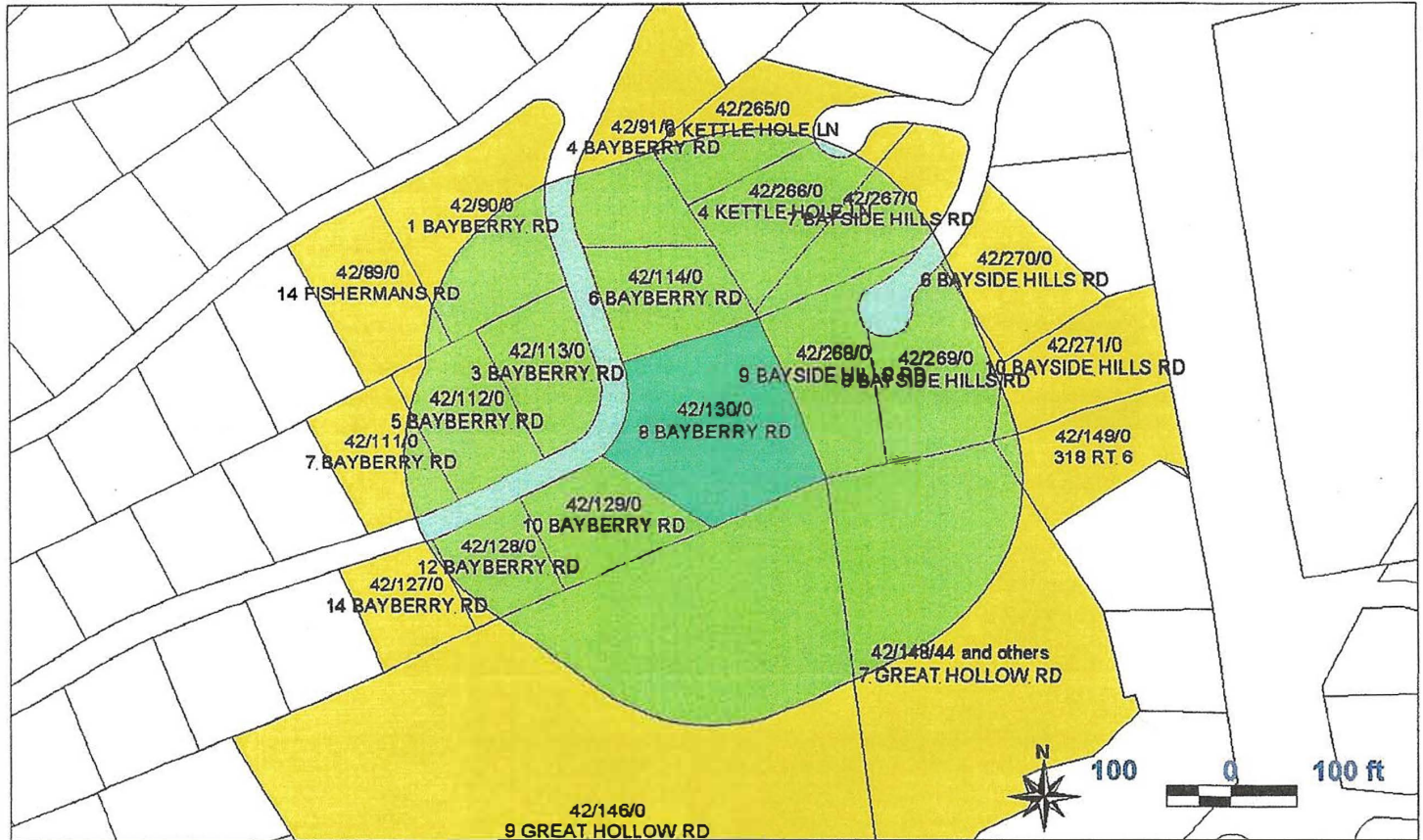
Certified by:

Olga Farrell
Assessing Clerk

8 Bayberry Road
Map 42, Parcel 130
ZBA/ Special Permit

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

Abutters List Within 300 feet of Parcel 42/130/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1660	42-89-0-R	VAN ARSDALE MARIE F	14 FISHERMANS RD	PO BOX 119	NO TRURO	MA	02652
1661	42-90-0-R	WEILBURG JEFFREY B & BARBARA R	1 BAYBERRY RD	7 PEAKES LN	WESTON	MA	02493
1662	42-91-0-R	LANCEY ROBERT A & MANNA LISA M	4 BAYBERRY RD	1290 KENTSHIRE DR	ROCKINGHAM	VA	22801
1682	42-111-0-R	DUHAMEL LESLIE KING & KING DOUGLAS JAMES	7 BAYBERRY RD	21 ARNOLD RD	STONEHAM	MA	02180
1683	42-112-0-R	WEINSTEIN MICHAEL J & SIMEONE RICHARD R	5 BAYBERRY RD	PO BOX 1059	TRURO	MA	02666
1684	42-113-0-R	DELANEY WILLIAM K	3 BAYBERRY RD	PO BOX 750	N TRURO	MA	02652
1685	42-114-0-R	CALDWELL LINDA D & CECILIA W	6 BAYBERRY RD	1737 HOLMES RD	MAPLE GLEN	PA	19002
1697	42-127-0-R	ANARELLA JOSEPH P & SWOBODA SETH J	14 BAYBERRY RD	PO BOX 707	TRURO	MA	02666
1698	42-128-0-R	PALTER KAREN	12 BAYBERRY RD	2538 SWAIN ST	PHILADELPHIA	PA	19130-2411
1699	42-129-0-R	WICHOWSKI JOYCE C	10 BAYBERRY RD	PO BOX 721	NO TRURO	MA	02652
1700	42-130-0-R	MAZOFF PETER	8 BAYBERRY RD	360 KENSINGTON AVE	WESTMOUNT	QC	H3Z 2H3 CANADA
1716	42-146-0-R	ELIZABETH C DAVIS NOM TRST TRS: E.C.DAVIS & M.D. MALEY	9 GREAT HOLLOW RD	11 SOUNDVIEW DR	WOODBIDGE	CT	06525
1718	42-148-14-R	THE CHERYL ANNE IMPAGLIATELLI FAMILY TRUST	7 GREAT HOLLOW RD	217 LEARNINGTON WAY	SOMERSET	NJ	08873
1719	42-148-16-R	SAHL TAYLOR & SARAH ANN	7 GREAT HOLLOW RD	1393 BOSTON POST ROAD	WESTBROOK	CT	06498
1720	42-148-36-R	GOULET PATRICIA (LE) RMNDR: GOULET CHILDREN TRUST	7 GREAT HOLLOW RD	C/O TOM GOULET 109 LADYSLIPPER LN	GLASTONBURY	CT	06033

M. R. 2/20/2025
2/20/2025

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1721	42-148-37-R	FILSON REBECCA L	7 GREAT HOLLOW RD	Care of: C & E JOFFE-HALPERN 328 LUCE RD	WILLIAMSTOWN	MA	01267
1722	42-148-38-R	RICE JAMES WILLIAM & RAMIREZ LUIS DAVID	7 GREAT HOLLOW RD	54 CEDAR ST, APT 2	ROXBURY	MA	02119
1723	42-148-39-R	ROMEO MICHAEL & HIDMI RAMSEY	7 GREAT HOLLOW RD	26 HARVEY ST	CAMBRIDGE	MA	02140
1724	42-148-40-R	GRIFFIN GARDELLA 2022 TRUST TRS: S M GRIFFIN & M GARDELLA	7 GREAT HOLLOW RD	PO BOX 1709	GRANTHAM	NH	03753
1725	42-148-41-R	BOGGS DEBORAH A & BARMACK MARGARET D	7 GREAT HOLLOW RD	42 WALKER RD	SWAMPSCOTT	MA	01907
1726	42-148-42-R	SCHAFER LAURA & BLACK GAVIN B	7 GREAT HOLLOW RD	14 MAPLE AVE	NO BRUNSWICK	NJ	08902
1727	42-148-43-R	DONOVAN LEA A & BROWN-DONOVAN KRISTINE ANN	7 GREAT HOLLOW RD	16 SIR CHARLES ROAD	LINCOLN	RI	02865
1728	42-148-44-R	RICHLIN ANDREW SCOTT	7 GREAT HOLLOW RD	60 GLEN ROAD, #301	BROOKLINE	MA	02445
1729	42-146-45-R	COLLINS JANET E	7 GREAT HOLLOW RD	305 WACHUSETT ST	JAMAICA PLAIN	MA	02130
1730	42-148-46-R	LUNGINBUHL FAMILY TRUST 2021 TRS: DAVID R LUNGINBUHL	7 GREAT HOLLOW RD	272 CRYSTAL LAKE RD	ELLINGTON	CT	06029
1731	42-148-47-R	WABER THOMAS E & GAIL J SANSON	7 GREAT HOLLOW RD	408A SACKETT ST	BROOKLYN	NY	11231
1732	42-148-48-R	MAKUEN THOMAS R & SUSAN S	7 GREAT HOLLOW RD	2461 STATE ROUTE 17A	GOSHEN	NY	10924
1733	42-148-49-R	FRENNESSON SUZANNE M & DAVID B	7 GREAT HOLLOW RD	164 CONRAD ST	NAUGATUCK	CT	06770
1734	42-148-50-R	JEFFERS HOWARD & DARIA P	7 GREAT HOLLOW RD	1614 GOSWICK CT	CONWAY	SC	29526
1735	42-148-51-R	FRANK C MAROTTA INVEST. TRUST & CAROLYN F HICKS INVEST. TRUST	7 GREAT HOLLOW RD	47 HARLOW AVE	NORTHAMPTON	MA	01060
6976	42-148-52-E	WHITMAN HOUSE CONDO TRUST	7 GREAT HOLLOW RD	7 GREAT HOLLOW RD	NO TRURO	MA	02652
1736	42-149-0-R	COSTA WILLIAM C	318 RT 6	PO BOX 690	TRURO	MA	02666-0690
1845	42-265-0-R	LARKE ANDREW & LUNA ANA CRISTINA	3 KETTLE HOLE LN	36 HARVARD ST, UNIT 1	ARLINGTON	MA	02476
1846	42-266-0-R	JANET DESPRES 2015 REVOC TRUST TRS: DESPRES JANET & RICHARD	4 KETTLE HOLE LN	190 SOUTH ASHBURNHAM RD	WESTMINSTER	MA	01473
1847	42-267-0-R	MARY B MARTINEZ REVOC TRUST TRS: MARY B MARTINEZ	7 BAYSIDE HILLS RD	PO BOX 455	NO TRURO	MA	02652
1848	42-268-0-R	PLUMMER BRIAN L & ROSA E	9 BAYSIDE HILLS RD	PO BOX 1113	TRURO	MA	02666-1113
1849	42-269-0-R	ELLINGWOOD JENNIFER A	8 BAYSIDE HILLS RD	PO BOX 128	NO TRURO	MA	02652-0128
1850	42-270-0-R	COSTA WILLIAM M & SMITH AMY M	6 BAYSIDE HILLS RD	PO BOX 642	NO TRURO	MA	02652
1851	42-271-0-R	COSTA WILLIAM C & DIANE B	10 BAYSIDE HILLS RD	PO BOX 690	TRURO	MA	02666

Handwritten signature
2/20/2025

42-89-0-R	42-90-0-R	42-91-0-R
VAN ARSDALE MARIE F PO BOX 119 NO TRURO, MA 02652	WEILBURG JEFFREY B & BARBARA R 7 PEAKES LN WESTON, MA 02493	LANCEY ROBERT A & MANNA LISA M 1290 KENTSHIRE DR ROCKINGHAM, VA 22801
42-111-0-R	42-112-0-R	42-113-0-R
DUHAMEL LESLIE KING & KING DOUGLAS JAMES 21 ARNOLD RD STONEHAM, MA 02180	WEINSTEIN MICHAEL J & SIMEONE RICHARD R PO BOX 1059 TRURO, MA 02666	DELANEY WILLIAM K PO BOX 750 N TRURO, MA 02652
42-114-0-R	42-127-0-R	42-128-0-R
CALDWELL LINDA D & CECILIA W 1737 HOLMES RD MAPLE GLEN, PA 19002	ANARELLA JOSEPH P & SWOBODA SETH J PO BOX 707 TRURO, MA 02666	PALTER KAREN 2538 SWAIN ST PHILADELPHIA, PA 19130-2411
42-129-0-R	42-130-0-R	42-146-0-R
WICHOWSKI JOYCE C PO BOX 721 NO TRURO, MA 02652	MAZOFF PETER 360 KENSINGTON AVE WESTMOUNT, QC H3Z 2H3 CANADA	ELIZABETH C DAVIS NOM TRST TRS: E.C.DAVIS & M.D. MALEY 11 SOUNDVIEW DR WOODBIDGE, CT 06525
42-148-14-R	42-148-16-R	42-148-36-R
THE CHERYL ANNE IMPAGLIATELLI FAMILY TRUST 217 LEARNINGTON WAY SOMERSET, NJ 08873	SAHL TAYLOR & SARAH ANN 1393 BOSTON POST ROAD WESTBROOK, CT 06498	GOULET PATRICIA (LE) RMNDR: GOULET CHILDREN TRUST C/O TOM GOULET 109 LADYSLIPPER LN GLASTONBURY, CT 06033
42-148-37-R	42-148-38-R	42-148-39-R
FILSON REBECCA L Care of: C & E JOFFE-HALPERN 328 LUCE RD WILLIAMSTOWN, MA 01267	RICE JAMES WILLIAM & RAMIREZ LUIS DAVID 54 CEDAR ST, APT 2 ROXBURY, MA 02119	ROMEO MICHAEL & HIDMI RAMSEY 26 HARVEY ST CAMBRIDGE, MA 02140
42-148-40-R	42-148-41-R	42-148-42-R
GRIFFIN GARDELLA 2022 TRUST TRS: S M GRIFFIN & M GARDELLA PO BOX 1709 GRANTHAM, NH 03753	BOGGS DEBORAH A & BARMACK MARGARET D 42 WALKER RD SWAMPSCOTT, MA 01907	SCHAFER LAURA & BLACK GAVIN B 14 MAPLE AVE NO BRUNSWICK, NJ 08902
42-148-43-R	42-148-44-R	42-148-45-R
DONOVAN LEA A & BROWN-DONOVAN KRISTINE ANN 16 SIR CHARLES ROAD LINCOLN, RI 02865	RICHLIN ANDREW SCOTT 60 GLEN ROAD, #301 BROOKLINE, MA 02445	COLLINS JANET E 305 WACHUSETT ST JAMAICA PLAIN, MA 02130
42-148-46-R	42-148-47-R	42-148-48-R
LUNGINBUHL FAMILY TRUST 2021 TRS: DAVID R LUNGINBUHL 272 CRYSTAL LAKE RD ELLINGTON, CT 06029	WABER THOMAS E & GAIL J SANSON 408A SACKETT ST BROOKLYN, NY 11231	MAKUEN THOMAS R & SUSAN S 2461 STATE ROUTE 17A GOSHEN, NY 10924
42-148-49-R	42-148-50-R	42-148-51-R
FRENNESSON SUZANNE M & DAVID B 164 CONRAD ST NAUGATUCK, CT 06770	JEFFERS HOWARD & DARIA P 1614 GOSWICK CT CONWAY, SC 29526	FRANK C MAROTTA INVEST.TRUST & CAROLYN F HICKS INVEST.TRUST 47 HARLOW AVE NORTHAMPTON, MA 01060

42-148-52-E

WHITMAN HOUSE CONDO TRUST
7 GREAT HOLLOW RD
NO TRURO, MA 02652

42-149-0-R

COSTA WILLIAM C
PO BOX 690
TRURO, MA 02666-0690

42-265-0-R

LARKE ANDREW &
LUNA ANA CRISTINA
36 HARVARD ST, UNIT 1
ARLINGTON, MA 02476

42-266-0-R

JANET DESPRES 2015 REVOC TRUST
TRS: DESPRES JANET & RICHARD
190 SOUTH ASHBURNHAM RD
WESTMINSTER, MA 01473

42-267-0-R

MARY B MARTINEZ REVOC TRUST
TRS: MARY B MARTINEZ
PO BOX 455
NO TRURO, MA 02652

42-268-0-R

PLUMMER BRIAN L & ROSA E
PO BOX 1113
TRURO, MA 02666-1113

42-269-0-R

ELLINGWOOD JENNIFER A
PO BOX 128
NO TRURO, MA 02652-0128

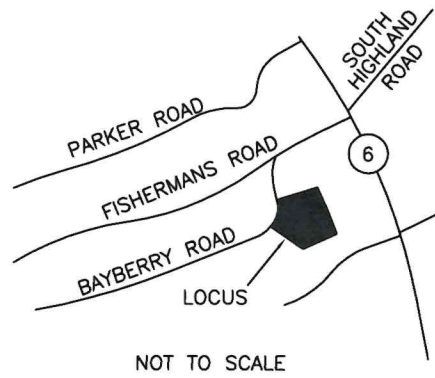
42-270-0-R

COSTA WILLIAM M & SMITH AMY M
PO BOX 642
NO TRURO, MA 02652

42-271-0-R

COSTA WILLIAM C & DIANE B
PO BOX 690
TRURO, MA 02666

LOCUS MAP



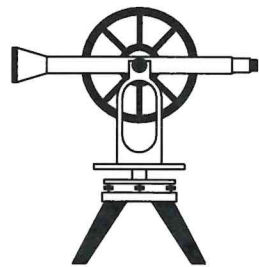
SURVEY PLAN REFERENCE:
L.C. PLAN #32365 A SHEET 3
THIS PLAN IS FOR SEPTIC SYSTEM
DESIGN PURPOSES ONLY.
THIS PLAN IS NOT FOR BOUNDARY
DETERMINATION.
PROPERTY OWNER AND
CONTRACTORS TO VERIFY
ALL WATER LINES AND GAS
UTILITIES ON PROPERTY.

EXISTING WELL
FIELD LOCATED
PCL. 113

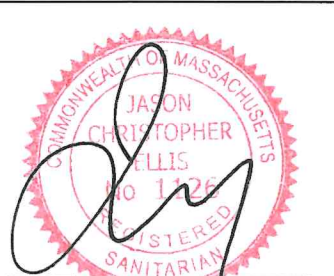
BENCHMARK
TOP OF MAG. NAIL
EL. 65.75' M.S.L.±

BAYBERRY ROAD

J.C. ELLIS DESIGN

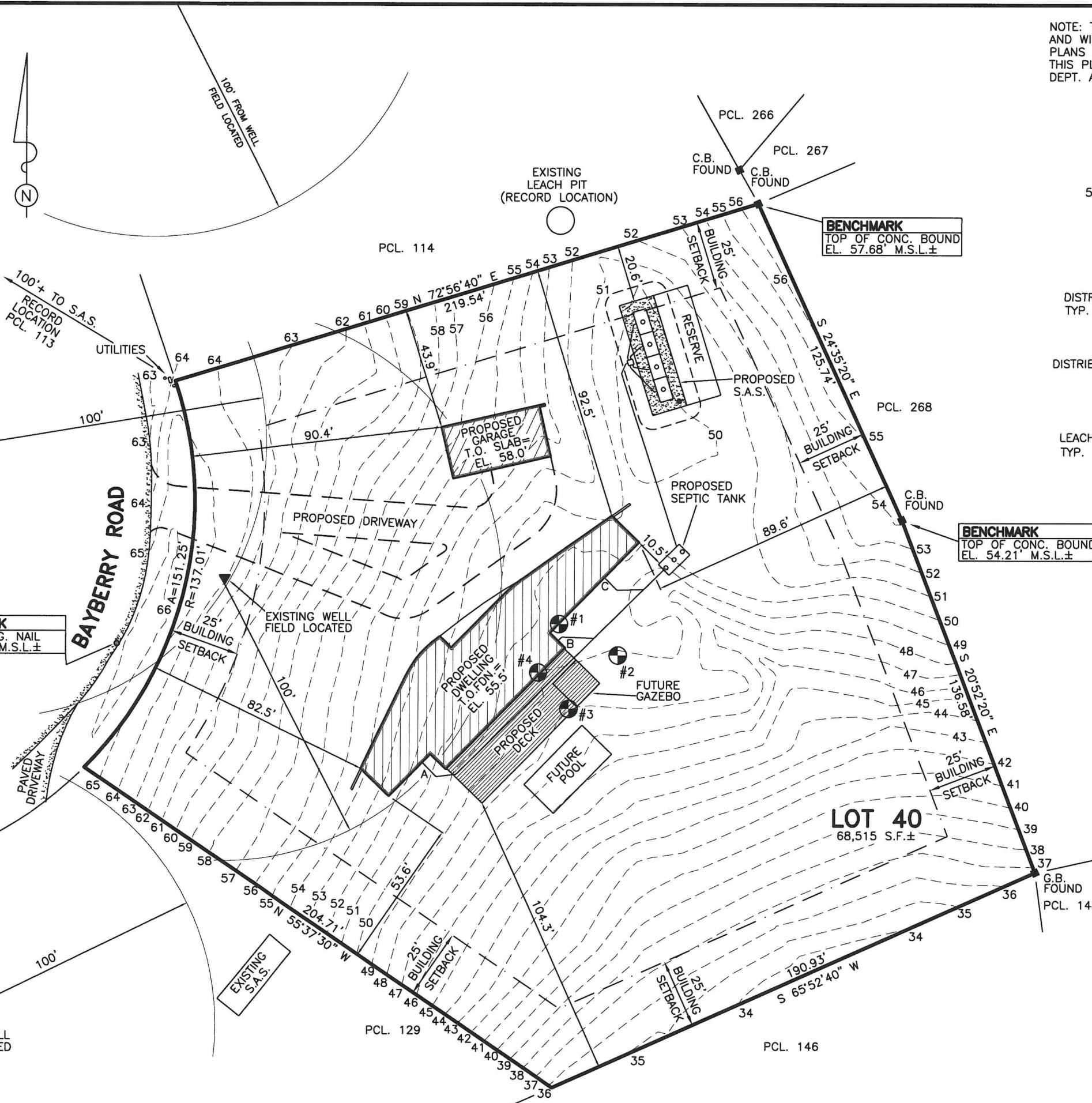


P.O. BOX 81
NORTH EASTHAM, MA 02651
(508)240-2220
Email: jason@jcellisdesign.com

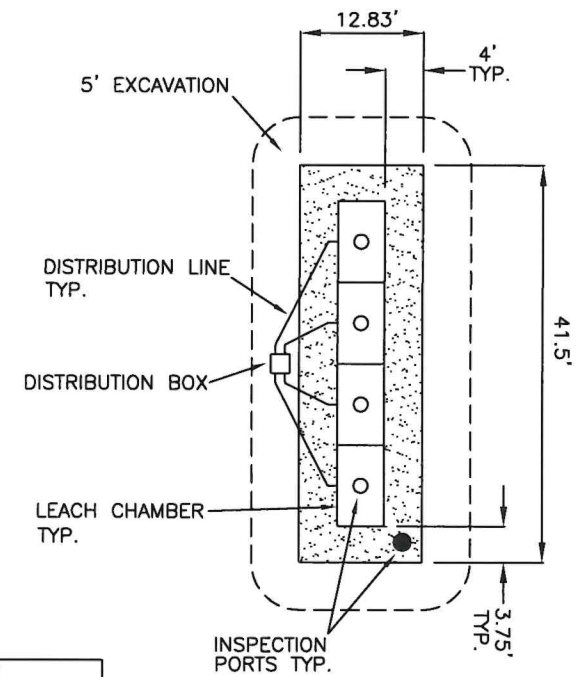


JASON C. ELLIS, R.S.

EXISTING WELL
FIELD LOCATED



NOTE: THIS PLAN IS PREPARED WITH A GENERIC HOUSE FOOTPRINT
AND WILL NEED TO BE UPDATED WHEN ACTUAL BUILDING
PLANS ARE COMPLETED.
THIS PLAN IS SUBJECT TO TOWN APPROVALS FROM HEALTH
DEPT. AND BUILDING DEPT.



S.A.S. DETAIL

ZONING

ZONING = RESIDENTIAL
SETBACKS = 25' ALL SIDES
MAXIMUM BUILDING HEIGHT = 23'
(BUILDING WITH NO HIP OR RIDGE)
AVERAGE GRADE AT BUILDING LOCATION = EL. 51.3'
(EXISTING GRADE AT ALL OUTSIDE BUILDING CORNERS)
MAXIMUM HIGHEST BUILDING POINT ELEVATION = EL. 74.3'
ESTIMATED HEIGHT OF STRUCTURE = 14.0'
(TOP OF FOUNDATION TO HIGHEST ROOF POINT
TAKEN FROM ARCHITECTURAL PLANS)
MAXIMUM TOP OF FOUNDATION ELEVATION = 60.3'
BUILDER, ARCHITECT, OWNER AND BUILDING
COMMISSIONER TO VERIFY CONFORMANCE WITH
BUILDING HEIGHT PRIOR TO CONSTRUCTION.

SEPTIC SYSTEM DESIGN PLAN

SUBJECT:

8 BAYBERRY ROAD
TRURO, MA

PREPARED FOR:

PETER MAZOFF
360 KENSINGTON AVENUE
WESTMOUNT, QC H3Z 2H3, CANADA

ASSESSOR'S
MAP 42 PARCEL 130

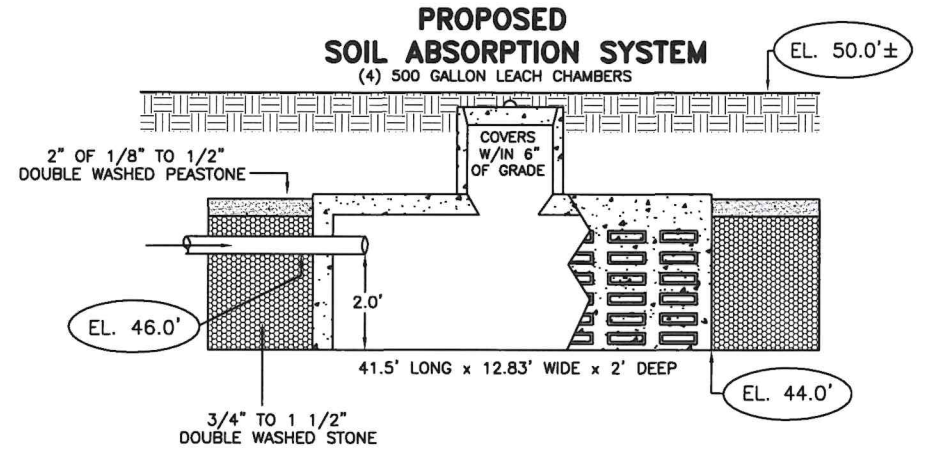
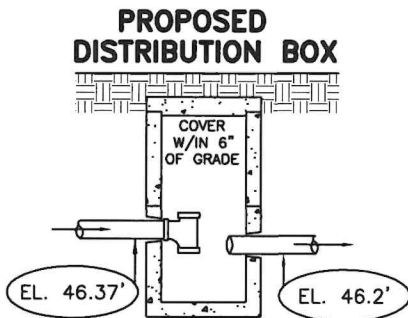
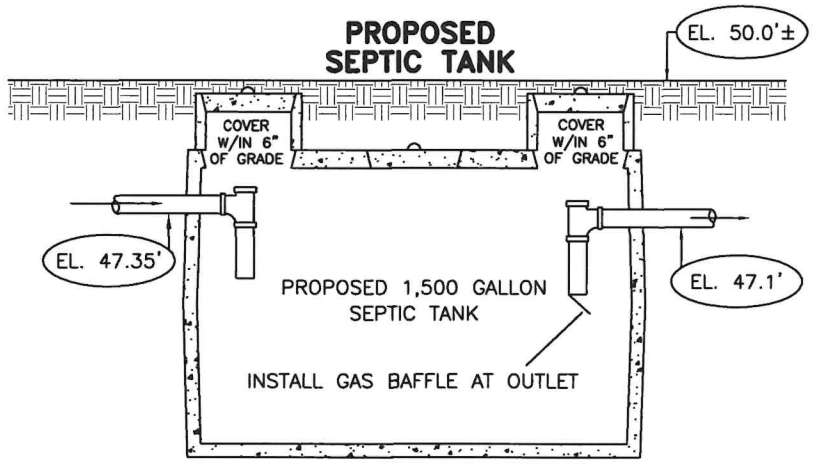
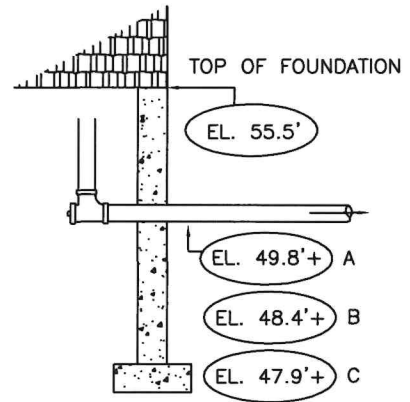
SCALE: 1"=40'

DATE: OCTOBER 28, 2024

SHEET 1 OF 2

SECTION DETAIL – COMPONENTS

NOT TO SCALE



DESIGN CALCULATIONS

FLOW RATE:
5 BEDROOM DWELLING = 550 G/P/D REQUIRED
(110 G/P/D PER BEDROOM x 5 BEDROOMS)
NO GARBAGE GRINDER ALLOWED

PROPOSED SEPTIC TANK:
550 G/P/D x 2 = 1100 G/P/D REQUIRED
USE PROPOSED 1500 GALLON SEPTIC TANK

PROPOSED SOIL ABSORPTION SYSTEM:
PERC RATE = <2 MIN./IN. – CLASS I SOIL
SIDEWALL = (41.5 + 12.83)(2)(2) = 217.32 S.F.
BOTTOM: (41.5)(12.83) = 532.44 S.F.
(217.32 + 532.44)(0.74) = 554.82 G/P/D PROVIDED

USE: (4) 500 GALLON LEACH CHAMBERS W/ STONE
AS SHOWN IN DETAIL.

NOTES

1. ALL PRECAST COMPONENTS TO BE H-10 RATED. ALL COMPONENTS WITH ANY ANTICIPATED VEHICULAR TRAFFIC TO BE H-20 RATED.
2. ELEVATION DATUM IS FROM MA GIS.
3. MUNICIPAL WATER IS NOT AVAILABLE.
4. ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
5. INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
6. INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
7. ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
8. FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3' PER 310 CMR 15.000.
9. ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
10. ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.
11. NO KNOWN WELLS EXIST WITHIN 100' OF PROPOSED LEACH AREA.
12. LEACH AREA TO BE PROVIDED WITH AT LEAST ONE INSPECTION PORT CONSISTING OF A PERFORATED FOUR INCH PIPE PLACED VERTICALLY DOWN INTO THE STONE TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE STONE. THE PIPE SHALL BE CAPPED WITH A SCREW TYPE CAP AND ACCESSIBLE WITHIN 3" OF GRADE.
13. EXCAVATE ALL UNSUITABLE SOIL (O, A & B LAYERS), ONLY AS NECESSARY, 5' AROUND AND UNDER S.A.S. DOWN TO C LAYER AND REPLACE WITH CLEAN MEDIUM SAND.
14. SUITABLE SOIL CONDITIONS TO BE VERIFIED IN AREA OF PROPOSED S.A.S. AT TIME OF CONSTRUCTION.
15. INSTALL CLEANOUTS ALONG SEWER LINES BETWEEN SEPTIC TANK AND BUILDING AT ALL BENDS, JUNCTIONS AND 50' INCREMENTS.

DEEP HOLE DATA

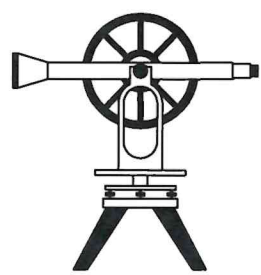
PERFORMED BY: JASON C. ELLIS, R.S., S.E.
WITNESSED BY: AROZANA DAVIS, TRURO BOH
TEST DATE: NOVEMBER 8, 2023

#1			#2			#3			#4		
DEPTH		ELEV.	DEPTH		ELEV.	DEPTH		ELEV.	DEPTH		ELEV.
0.00'	O	49.55'	0.00'	O	48.9'	0.00'	O	48.03'	0.00'	O	48.98'
	ORGANIC			ORGANIC			ORGANIC			ORGANIC	
	7.5YR2.5/2			7.5YR2.5/2			7.5YR2.5/2			7.5YR2.5/2	
0.25'	A	49.3'	0.33'	A	48.57'	0.41'	A	47.62'	0.5'	A	48.48'
	LOAMY SAND			LOAMY SAND			LOAMY SAND			LOAMY SAND	
	10YR5/4			10YR5/4			10YR5/4			10YR5/4	
1.08'	B	48.47'	1.08'	B	47.82'	1.25'	B	46.78'	1.5'	B	47.48'
	LOAMY SAND			LOAMY SAND			LOAMY SAND			LOAMY SAND	
	10YR5/8			10YR5/8			10YR5/8			10YR5/8	
2.66'	C	46.89'	2.33'	C	46.57'	3.0'	C	45.03'	2.83'	C	46.15'
	MEDIUM SAND			MEDIUM SAND			MEDIUM SAND			MEDIUM SAND	
	10YR6/6			10YR6/6			10YR6/6			10YR6/6	
	PERC RATE			PERC @ 33"			PERC RATE			PERC @ 48"	
	<2 MIN./IN.			<2 MIN./IN.			<2 MIN./IN.			<2 MIN./IN.	
10.5'		39.05'	10.0'		38.9'	10.66'		37.37'	10.33'		38.65'
	NO WATER ENCOUNTERED			NO WATER ENCOUNTERED			NO WATER ENCOUNTERED			NO WATER ENCOUNTERED	

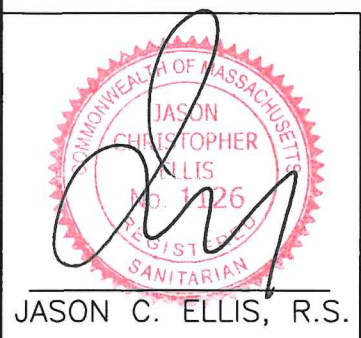
SEPTIC SYSTEM DESIGN PLAN

SUBJECT:	
8 BAYBERRY ROAD TRURO, MA	
PREPARED FOR:	
PETER MAZOFF 360 KENSINGTON AVENUE WESTMOUNT, QC H3Z 2H3, CANADA	
ASSESSOR'S MAP 42 PARCEL 130	
DATE: OCTOBER 28, 2024	SHEET 2 OF 2

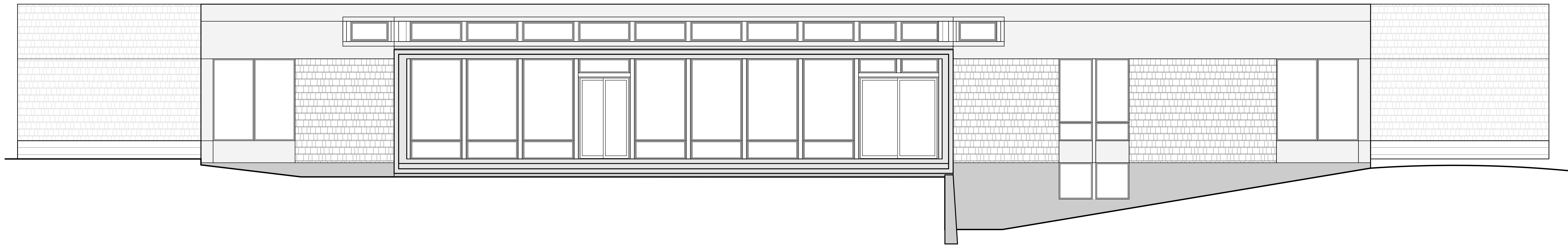
J.C. ELLIS DESIGN



P.O. BOX 81
NORTH EASTHAM, MA 02651
(508)240-2220
Email: jason@jcellisdesign.com



JASON C. ELLIS, R.S.



PROPOSITION FOR THE

PETER AND CARRIE
MAZOFF HOUSE

AK_A/FLDWRK

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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

COVER PAGE

SCALE: N/A

A-000

24.04.2025

P&C MAZOFF HOUSE		■ NEW ISSUE ■ REVISED □ REISSUED W/ NO CHANGE					
Project #	ARCHITECTURAL: AKAFLDWRK						
DWG. NO.	DRAWING TITLE	SCALE	ISSUES & REVISIONS	PROCESSED	SET		
A-000	COVER	N/A	■				
A-001	DRAWING INDEX & GENERAL NOTES	N/A	■				
A-101	SITE PLAN	1/4" = 1'-0"	■				
AA101	FLOOR PLANS	1/4" = 1'-0"	■				
AA104	ROOF & FOUNDATION PLANS	1/4" = 1'-0"	■				
AA201	ELEVATIONS	1/4" = 1'-0"	■				
AA202	ELEVATIONS	1/4" = 1'-0"	■				
AA301	SECTIONS	1/2" = 1'-0"	■				
AA302	SECTIONS	1/4" = 1'-0"	■				
AA501	DETAILS	1 1/2" = 1'-0"	■				

DOOR SCHEDULE

NUMBER	MANUFACTURER	MODEL	DOOR SIZE		NOTES
			WIDTH	HEIGHT	
①	MARVIN - COASTLINE ENTRY DOOR	COFD ES 04	4'-0"	8'-0"	
②	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
③	TO BE DETERMINED BY OWNER	--	4'-0"	8'-0"	POCKET DOOR
④	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑤	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑥	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑦	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑧	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑨	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑩	TO BE DETERMINED BY OWNER	--	4'-0"	8'-0"	POCKET DOOR
⑪	MARVIN - MODERN MULTI-SLIDE	MMDSSTK OX	8'-0"	8'-0"	15'-10" INSULATED GLASS
⑫	MARVIN - MODERN MULTI-SLIDE	MMDSSTK OX	8'-8"	8'-0"	15'-10" INSULATED GLASS
⑬	MARVIN - MODERN MULTI-SLIDE	MMDSSTK XO	8'-0"	8'-0"	15'-10" INSULATED GLASS
⑭	MARVIN - MODERN MULTI-SLIDE	MMDSSTK OX	8'-8"	8'-0"	15'-10" INSULATED GLASS
⑮	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑯	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑰	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑱	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑲	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
⑳	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
㉑	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
㉒	TO BE DETERMINED BY OWNER	--	2'-8"	8'-0"	
㉓	MARVIN - COASTLINE ENTRY DOOR	COFD ES 04	3'-0"	8'-0"	

WINDOW SCHEDULE

NUMBER	MANUFACTURER	MODEL	WINDOW SIZE		NOTES
			WIDTH	HEIGHT	
A	MARVIN - MODERN DIRECT GLAZE	STANDARD STATIONARY	4'-0"	8'-0"	15'-10" INSULATED GLASS
A2	MARVIN - ULTIMATE CASEMENT	CASEMENT	3'-8"	8'-0"	15'-10" INSULATED GLASS
B	MARVIN - MODERN DIRECT GLAZE	STANDARD STATIONARY	2'-0"	8'-0"	15'-10" INSULATED GLASS
C	MARVIN - MODERN DIRECT GLAZE	STANDARD STATIONARY	4'-2"	8'-0"	15'-10" INSULATED GLASS
D	MARVIN - MODERN DIRECT GLAZE	STANDARD STATIONARY	5'-0"	8'-0"	15'-10" INSULATED GLASS
E1	MARVIN - MODERN DIRECT GLAZE	CLERESTORY	5'-0"	2'-0"	15'-10" INSULATED GLASS
	MARVIN - MODERN DIRECT GLAZE	STANDARD STATIONARY	5'-0"	1'-8 1/2"	15'-10" INSULATED GLASS
E2	MARVIN - MODERN DIRECT GLAZE	CLERESTORY	5'-0"	2'-0"	15'-10" INSULATED GLASS
	MARVIN - MODERN AWNING PUSH OUT	AWNING	5'-0"	1'-8 1/2"	15'-10" INSULATED GLASS
E3	MARVIN - MODERN DIRECT GLAZE	CLERESTORY	4'-1 1/2"	2'-0"	15'-10" INSULATED GLASS
	MARVIN - MODERN DIRECT GLAZE	STANDARD STATIONARY	4'-1 1/2"	1'-8 1/2"	15'-10" INSULATED GLASS
F	MARVIN - MODERN DIRECT GLAZE	STANDARD STATIONARY	3'-8"	2'-0"	15'-10" INSULATED GLASS
F	MARVIN - ULTIMATE CASEMENT	CASEMENT	3'-8"	4'-0"	15'-10" INSULATED GLASS
G	MARVIN - MODERN CASEMENT	CASEMENT	4'-0"	2'-0"	15'-10" INSULATED GLASS
H	MARVIN - ULTIMATE (CIRCULAR)	STANDARD STATIONARY	8'-0" DIAMETER		15'-10" INSULATED GLASS

- NOTES:
- ALL WINDOWS ARE MARVIN "MODERN" SERIES - FINISH TO BE DETERMINED
 - PROVIDE MARVIN BRIGHT VIEW MESH SCREEN (FULL HEIGHT) AT EACH OPERABLE WINDOW
 - CONTRACTOR TO VERIFY ALL ROUGH OPENING ON WINDOW SCHEDULE

PROPOSED SQUARE FOOTAGE


LIVING AREA	AREA (SQ. FT.)	NOTES
GROUND FLOOR LIVING	2865	
FINISHED BASEMENT LIVING	1582	
TOTAL LIVING AREA	4577	EXCL. INT. VERT. CIRCUL.
GARAGE	605	
COVERED PORCH	65	
SCREENED GAZEBO	164	
UNFINISHED BASEMENT STORAGE	1329	
TOTAL AREA	6725	

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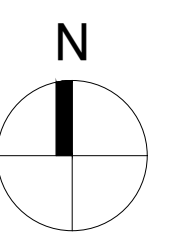
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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

DRAWING INDEX
& GENERAL NOTES

SCALE: N/A

A-001



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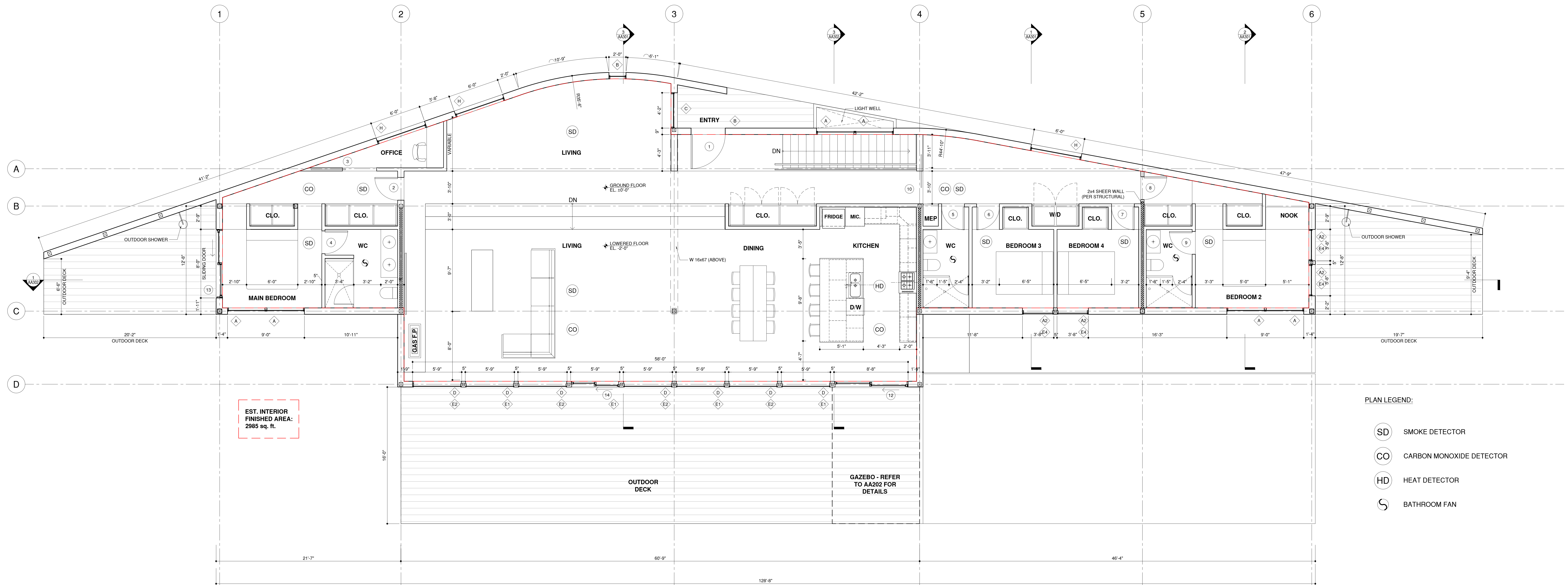
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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

SITE PLAN

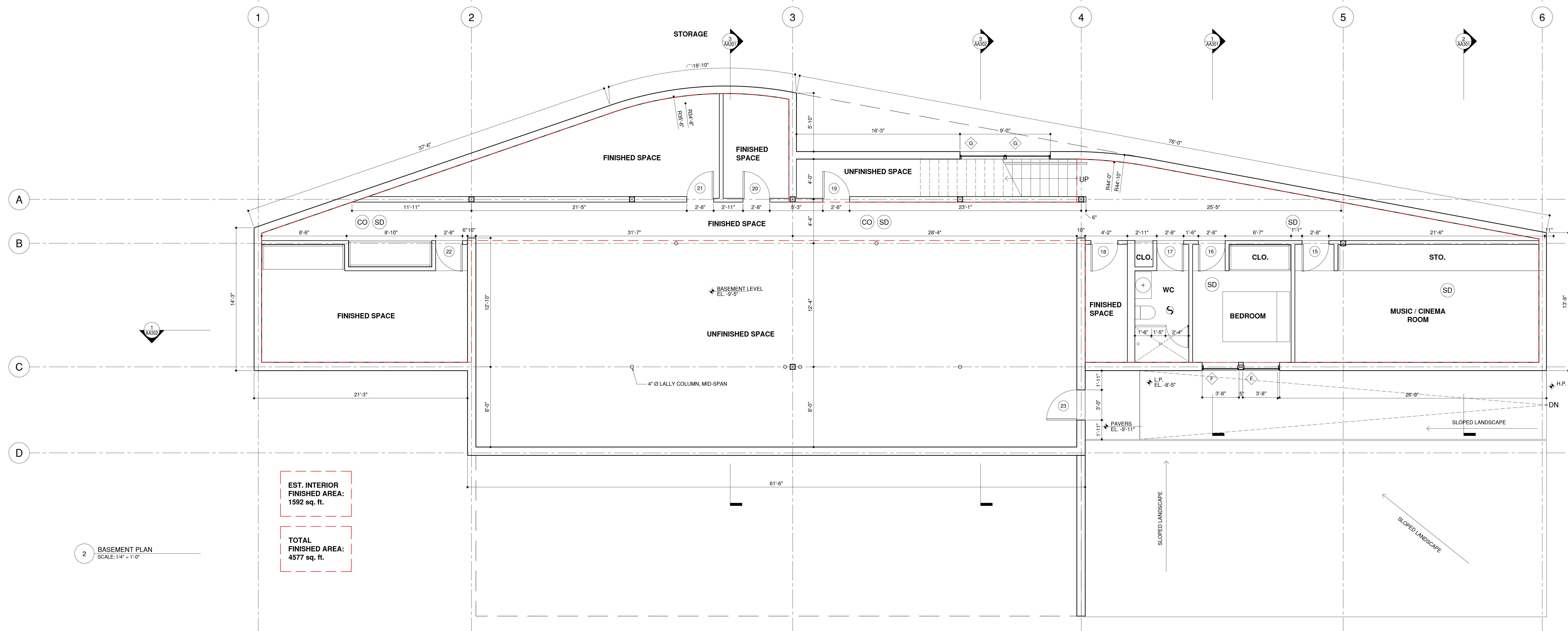
SCALE: 1/16" = 1'-0"

A-101



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- PLAN LEGEND:
- SD SMOKE DETECTOR
 - CO CARBON MONOXIDE DETECTOR
 - HD HEAT DETECTOR
 - S BATHROOM FAN



2 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

EST. INTERIOR
FINISHED AREA:
1592 sq. ft.

TOTAL
FINISHED AREA:
4577 sq. ft.

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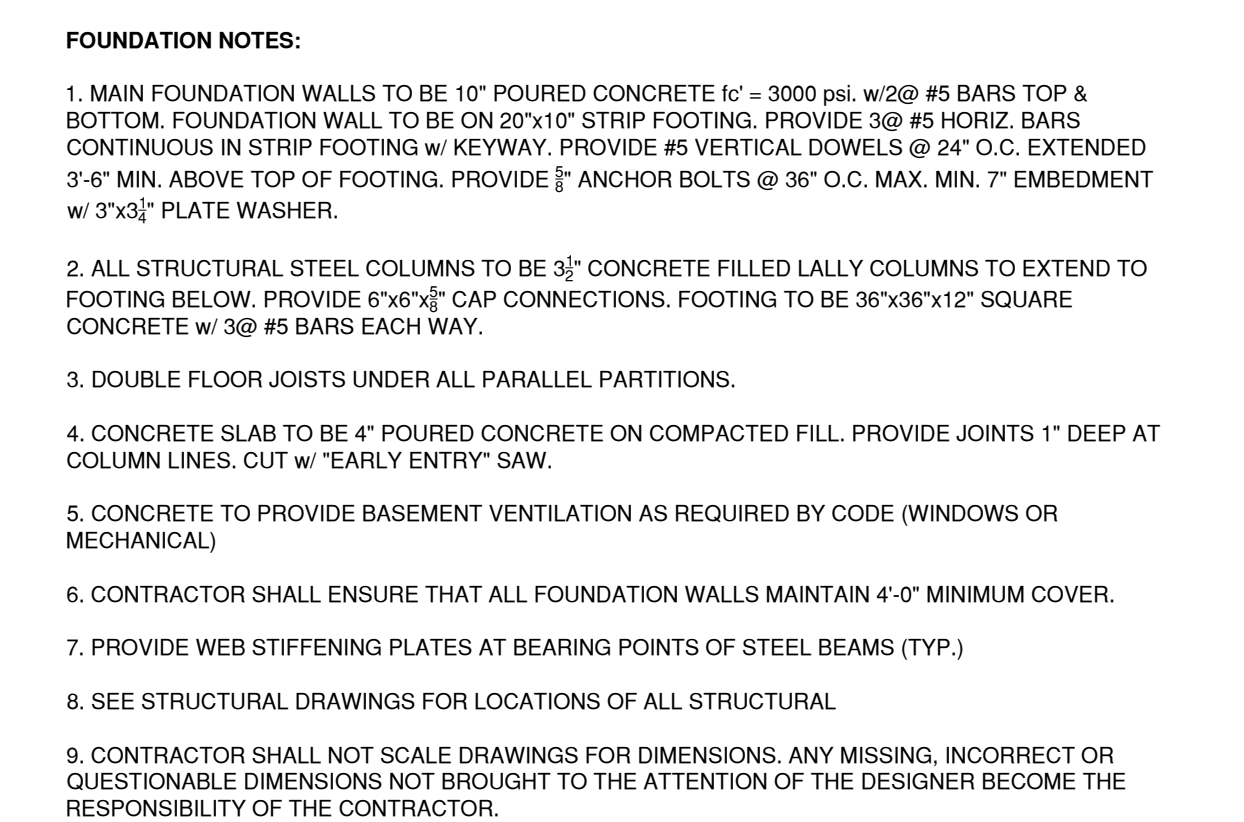
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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

BUILDING A
FLOOR PLANS

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

AA101



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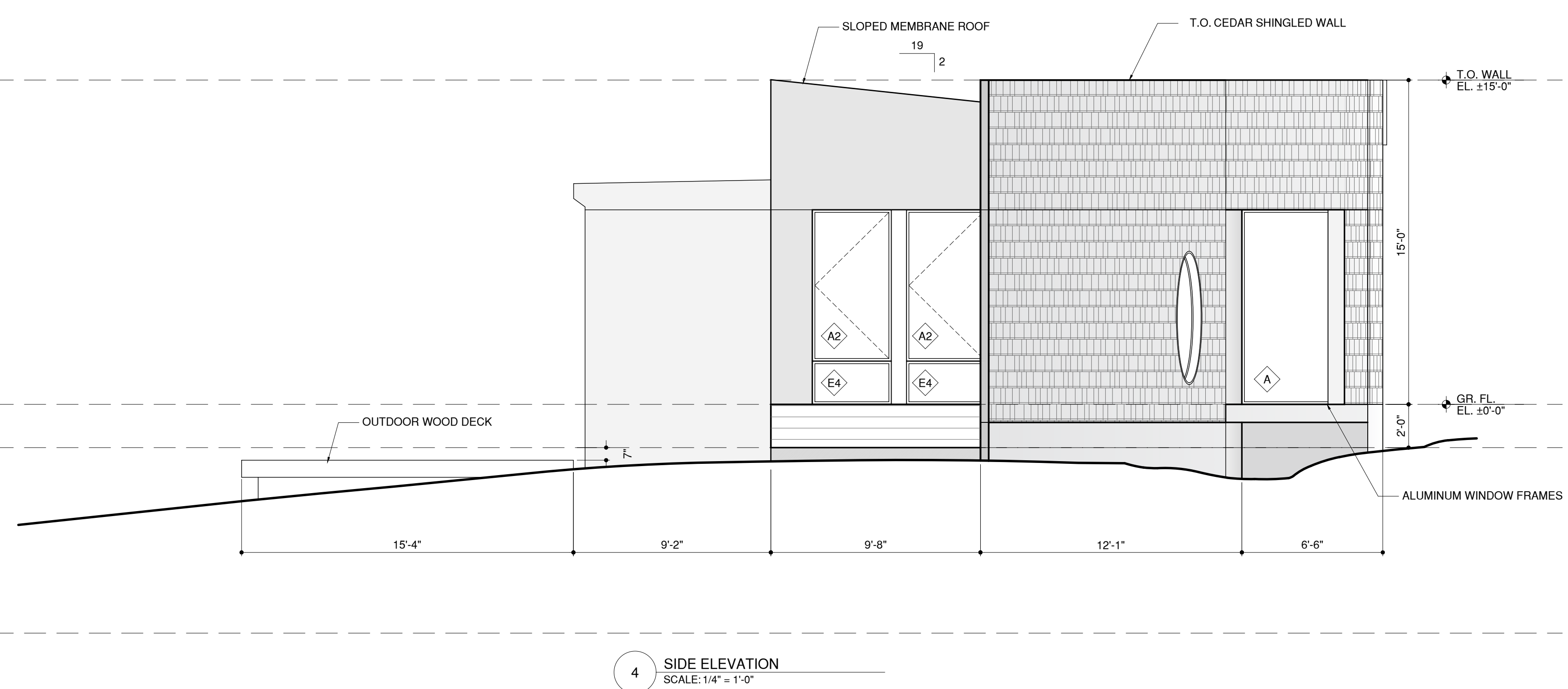
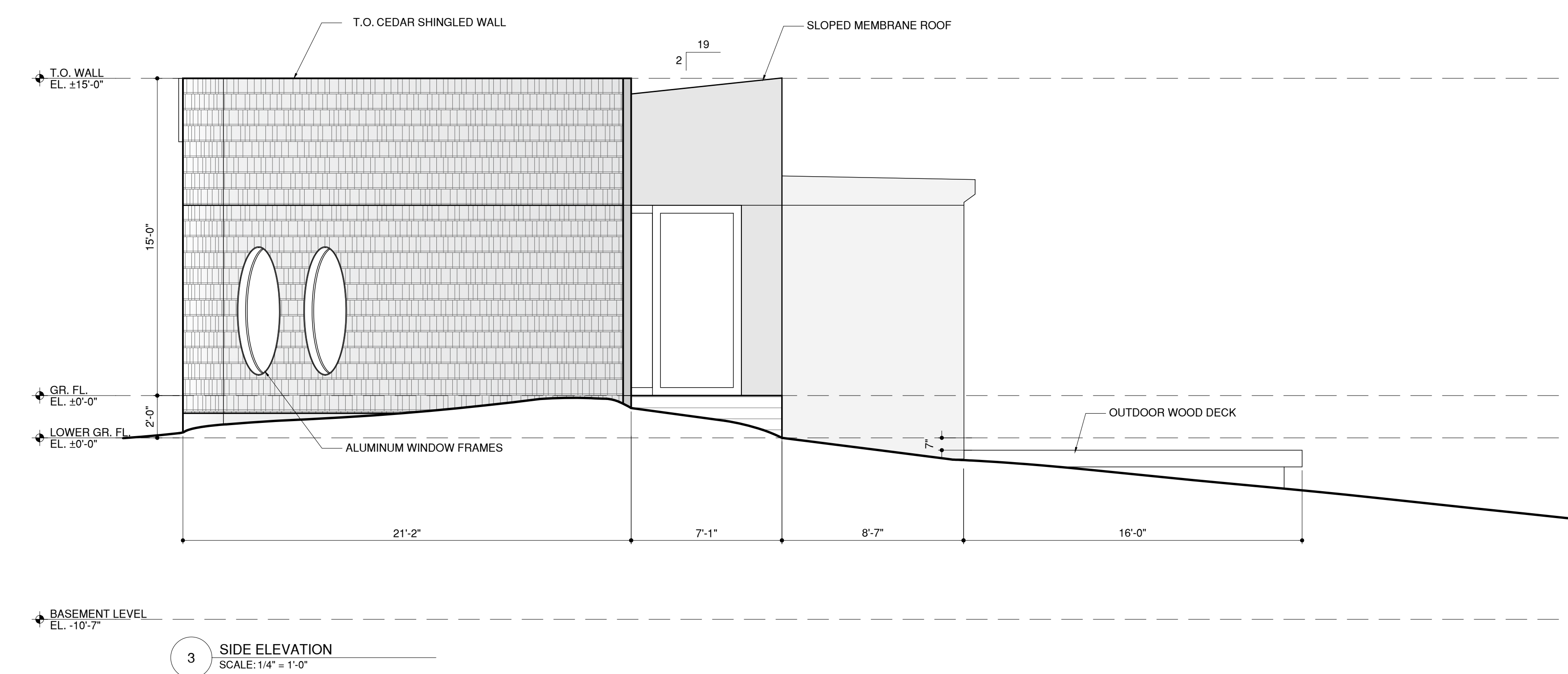
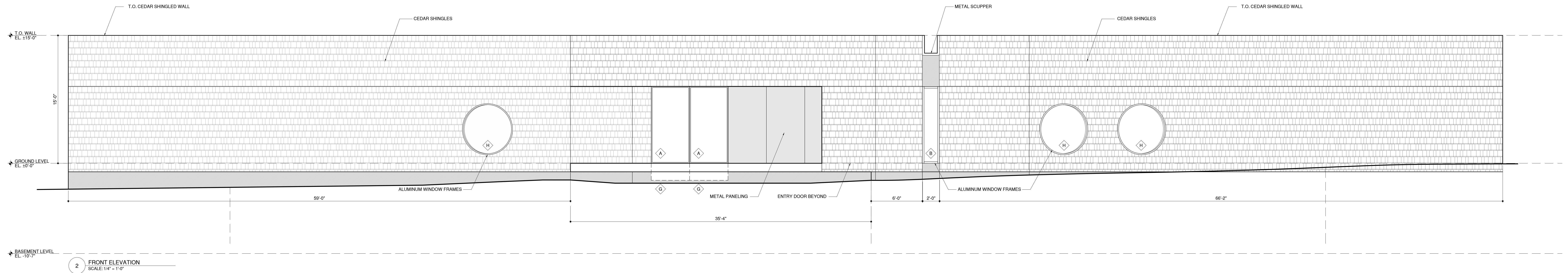
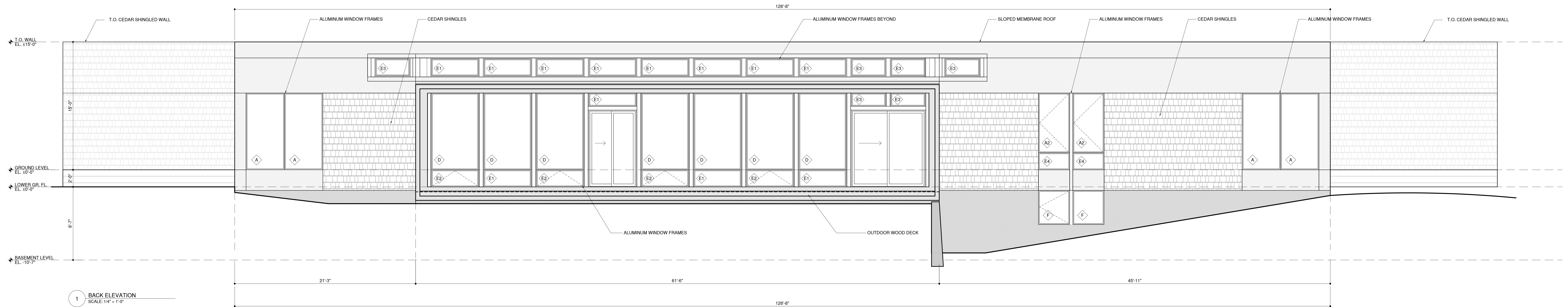
PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

BUILDING A

ROOF & FOUNDATION PLANS

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

AA104



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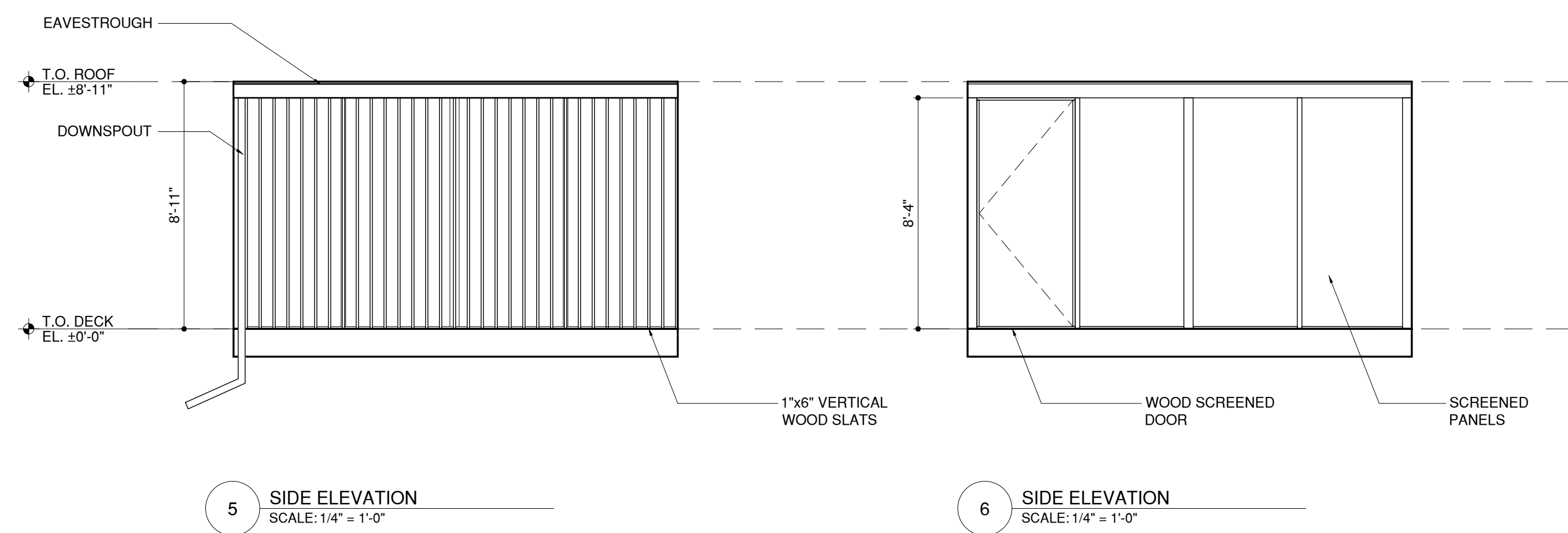
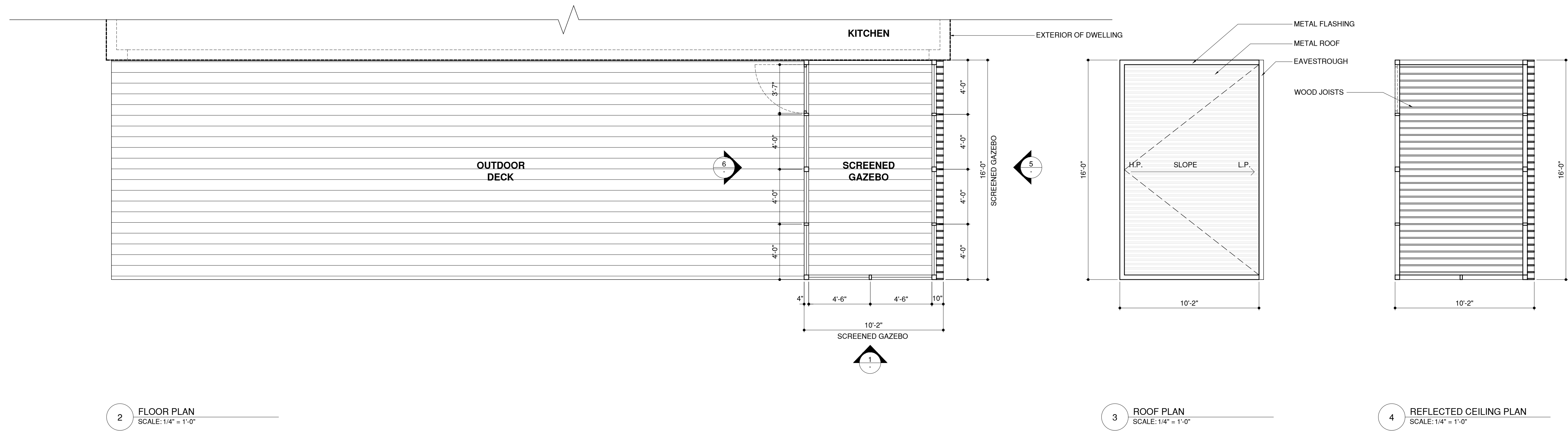
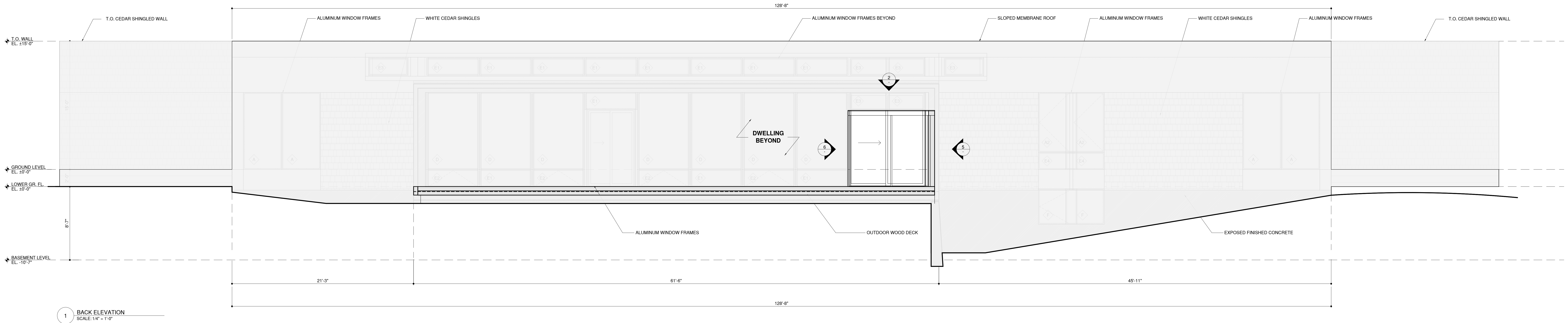
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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

BUILDING A
EXTERIOR ELEVATIONS

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

AA201



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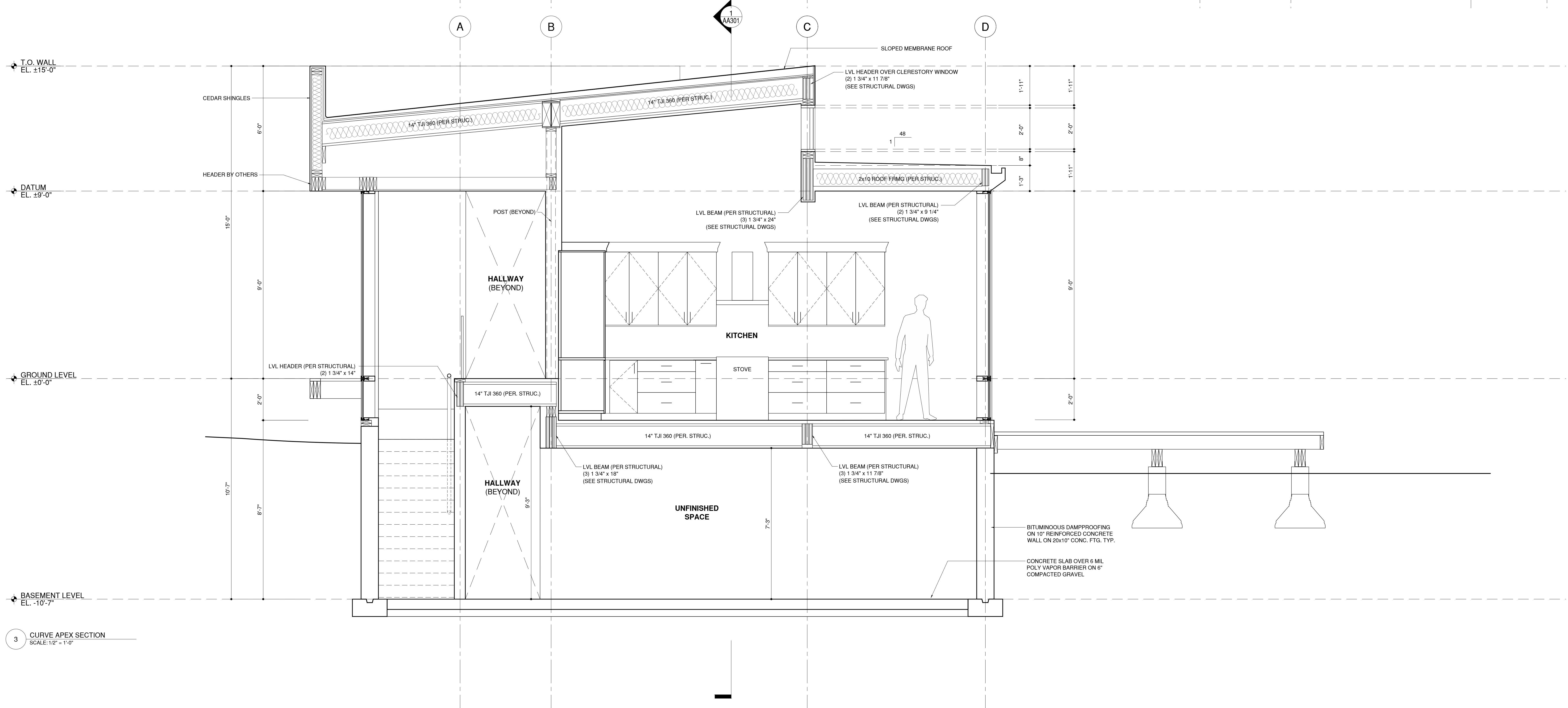
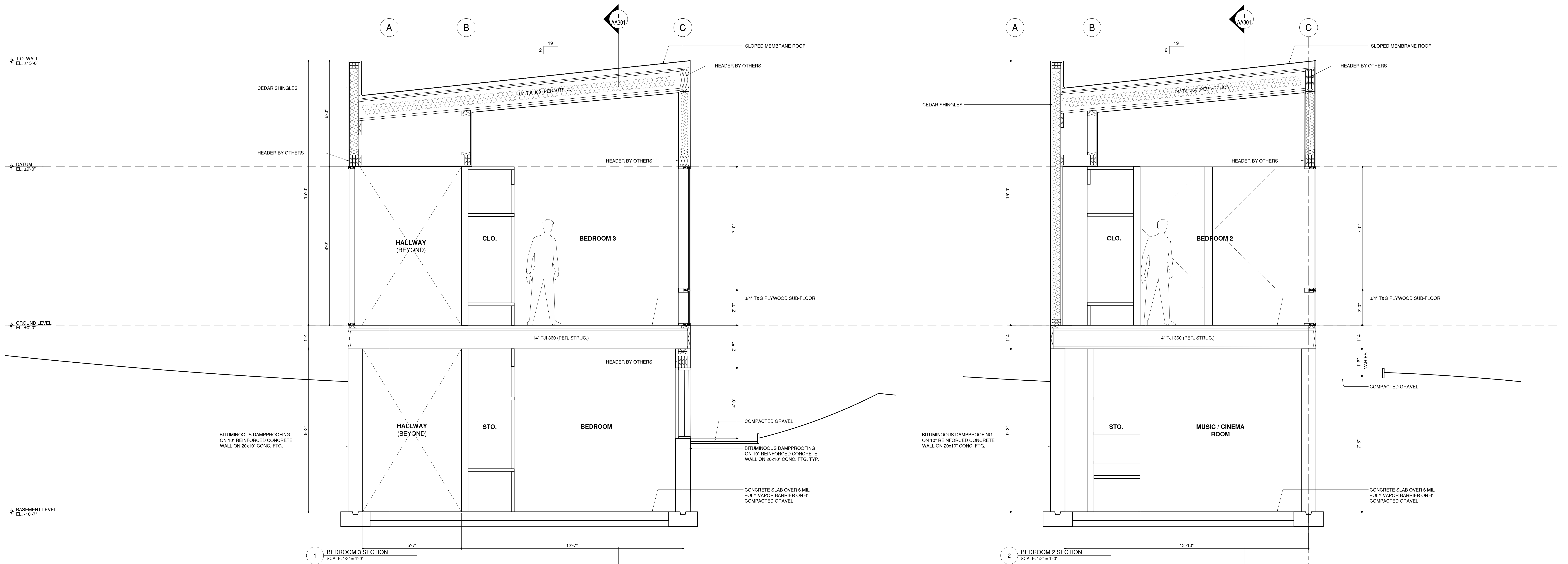
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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

BUILDING A
EXTERIOR ELEVATIONS

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

AA202



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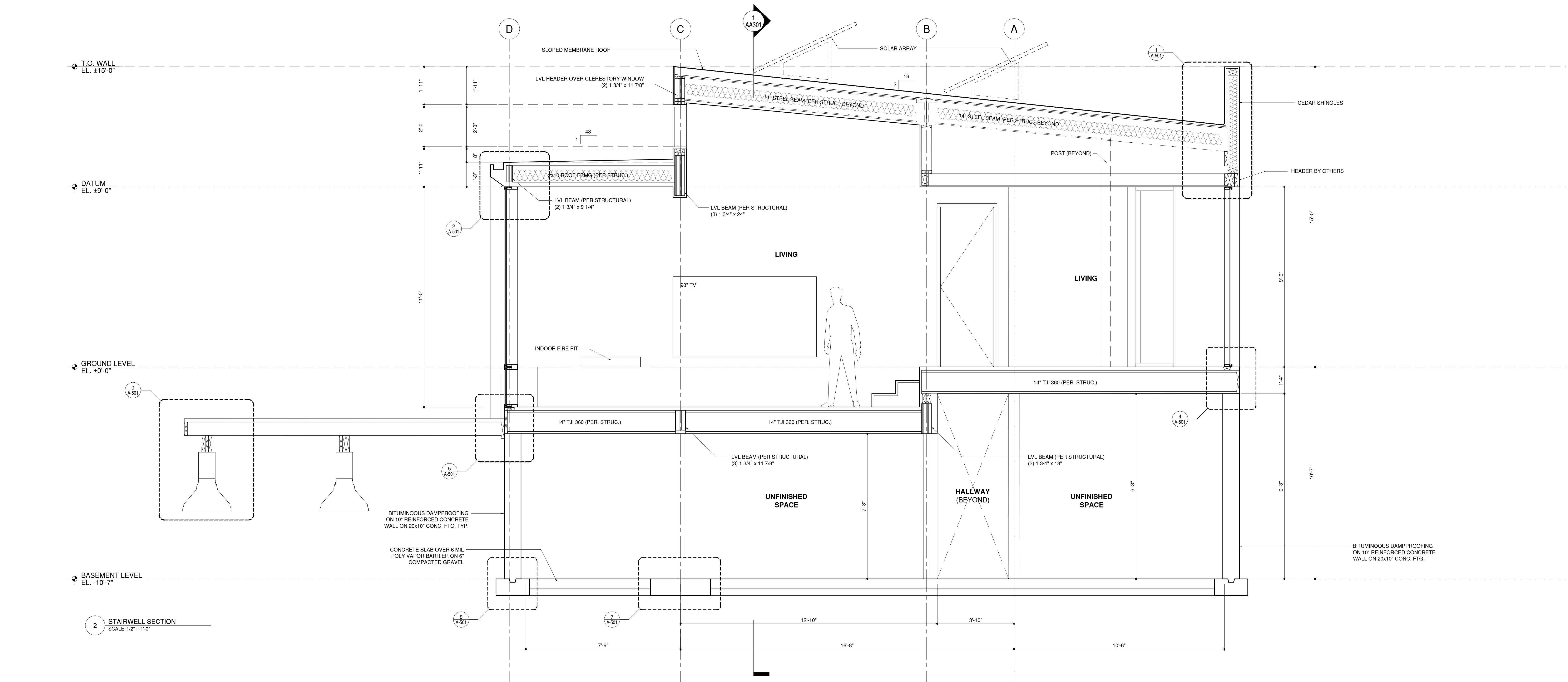
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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

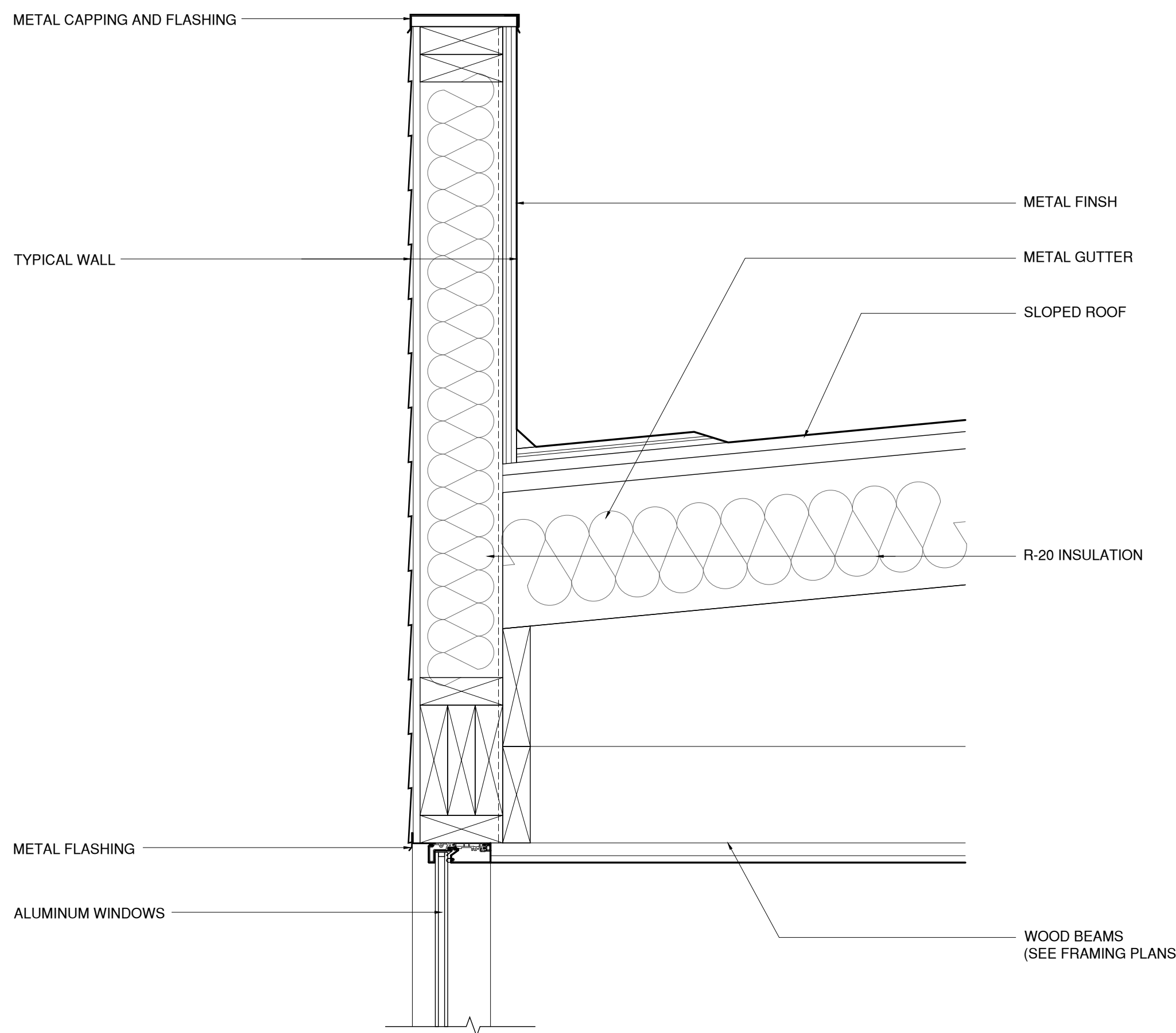
BUILDING A
SECTIONS

SCALE: 1/2" = 1'-0"

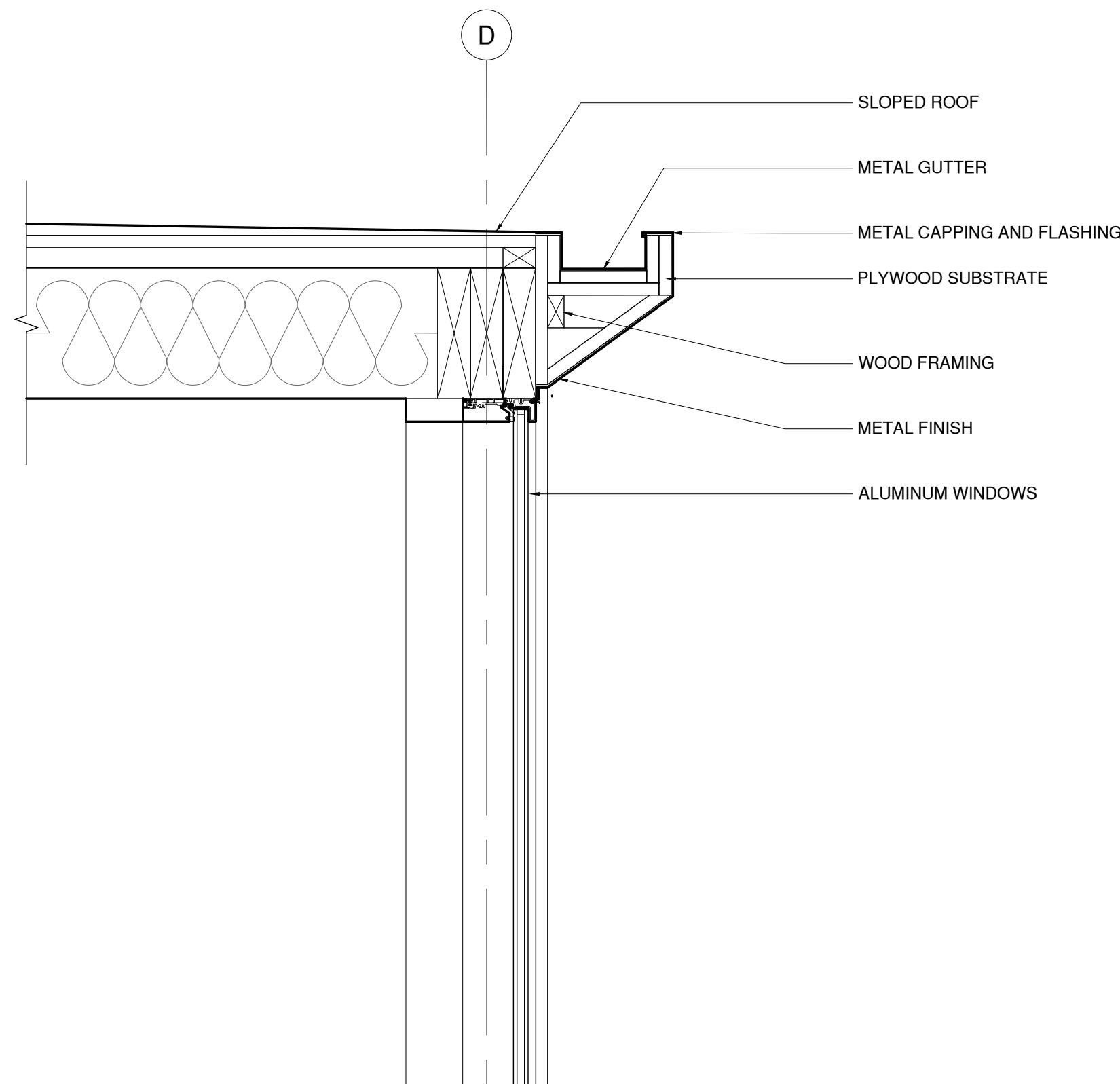
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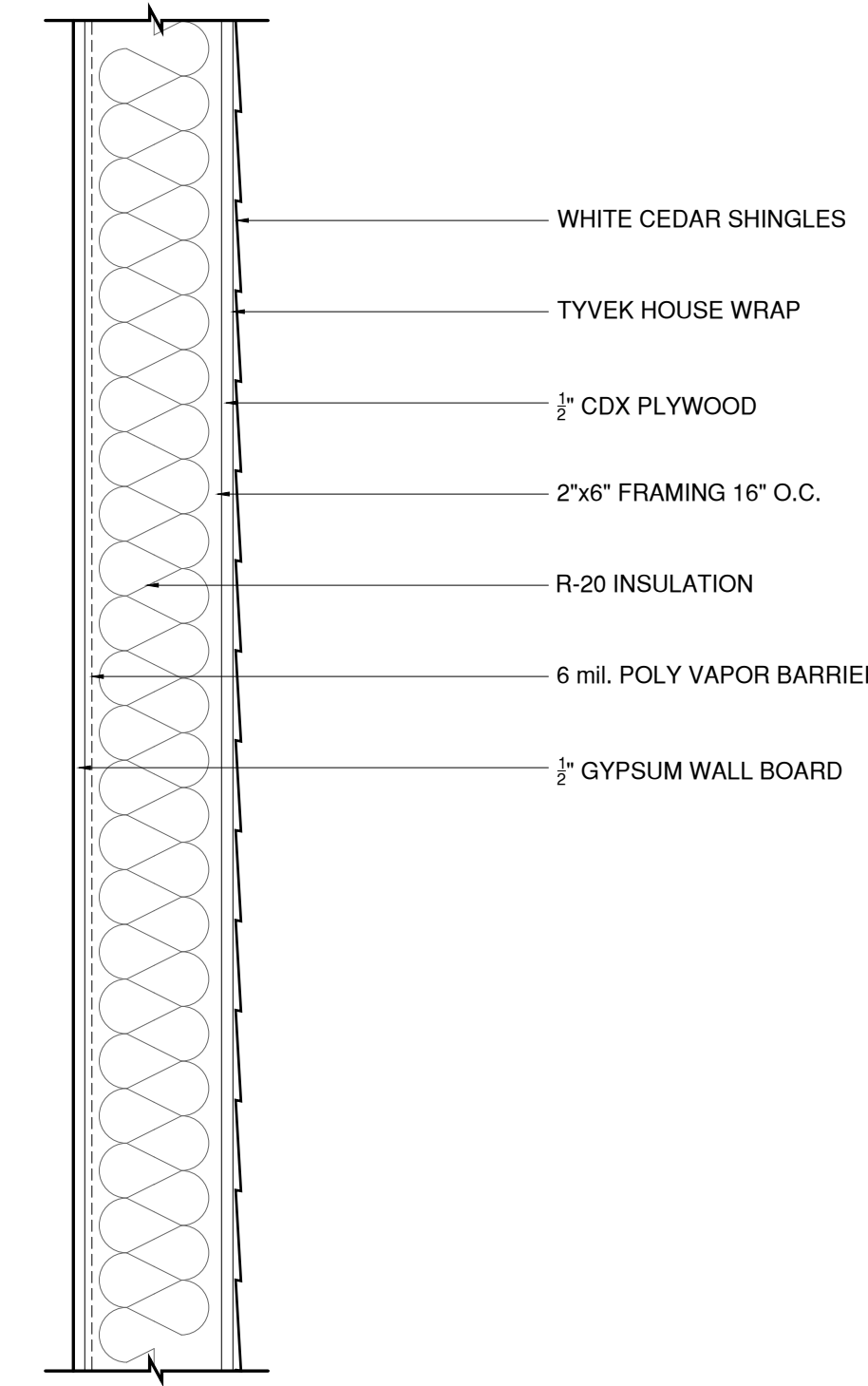
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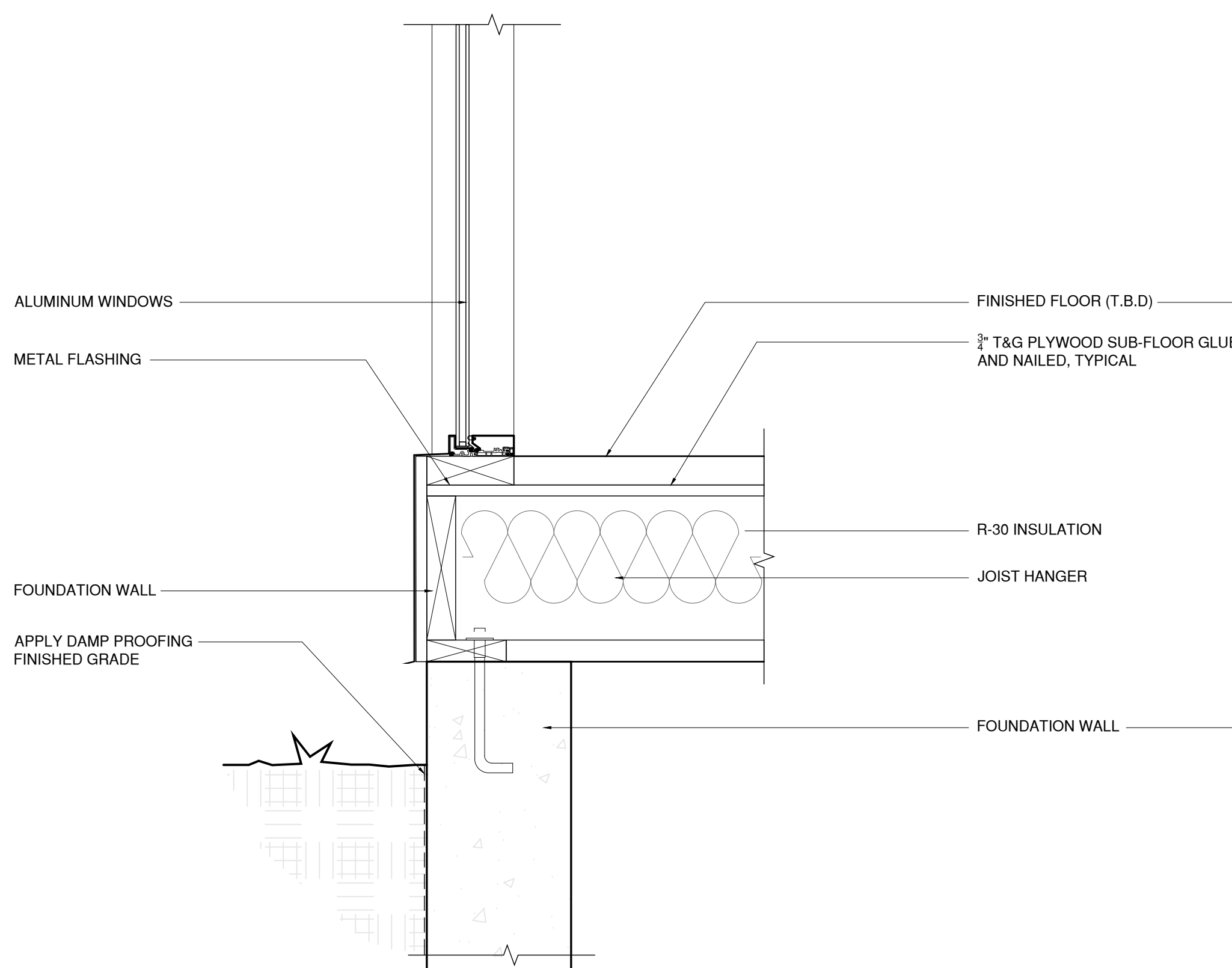
1 TYPICAL STORM GUTTER
SCALE: 1-1/2" = 1'-0"



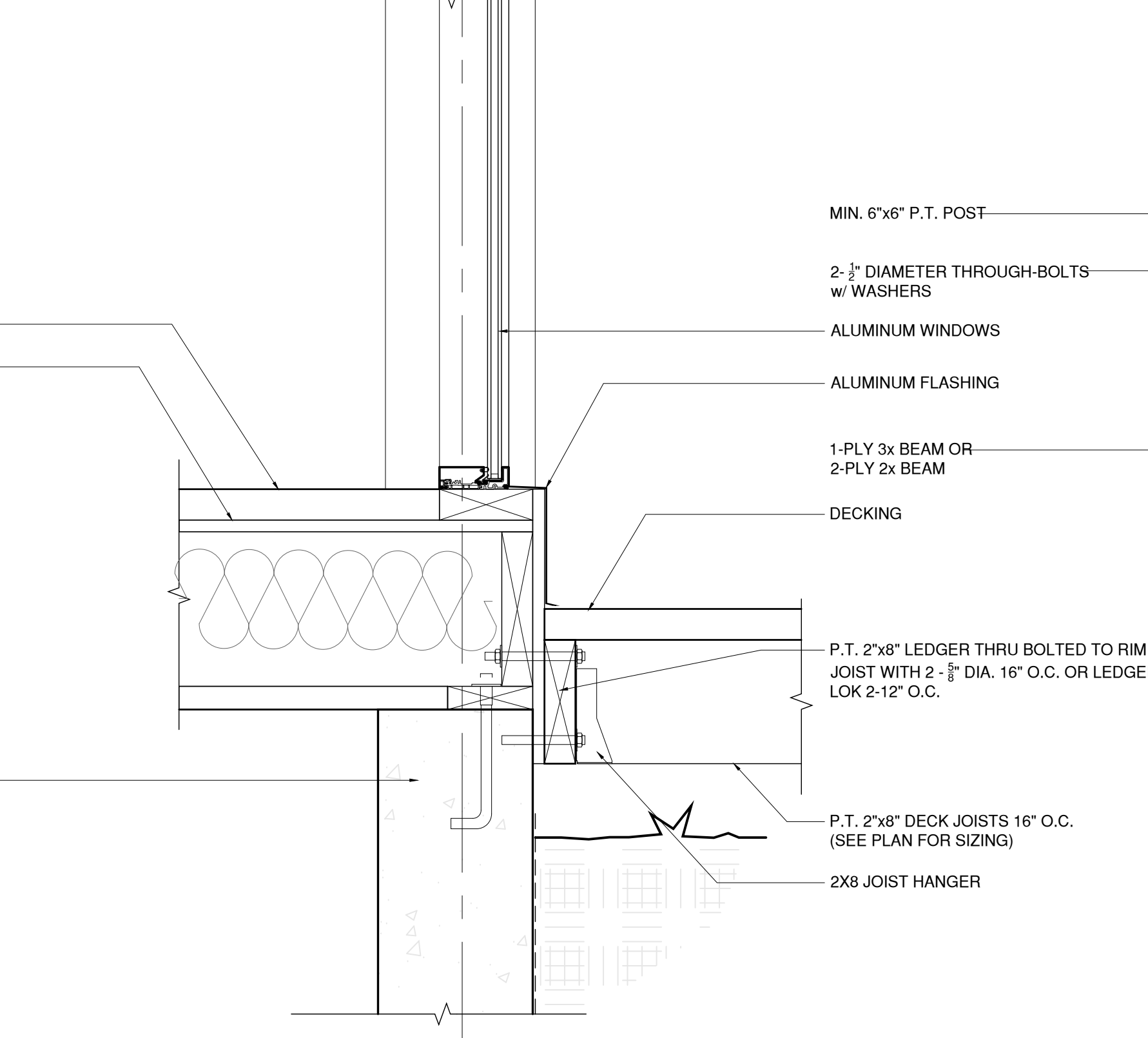
2 TYPICAL EAVESTROUGH
SCALE: 1-1/2" = 1'-0"



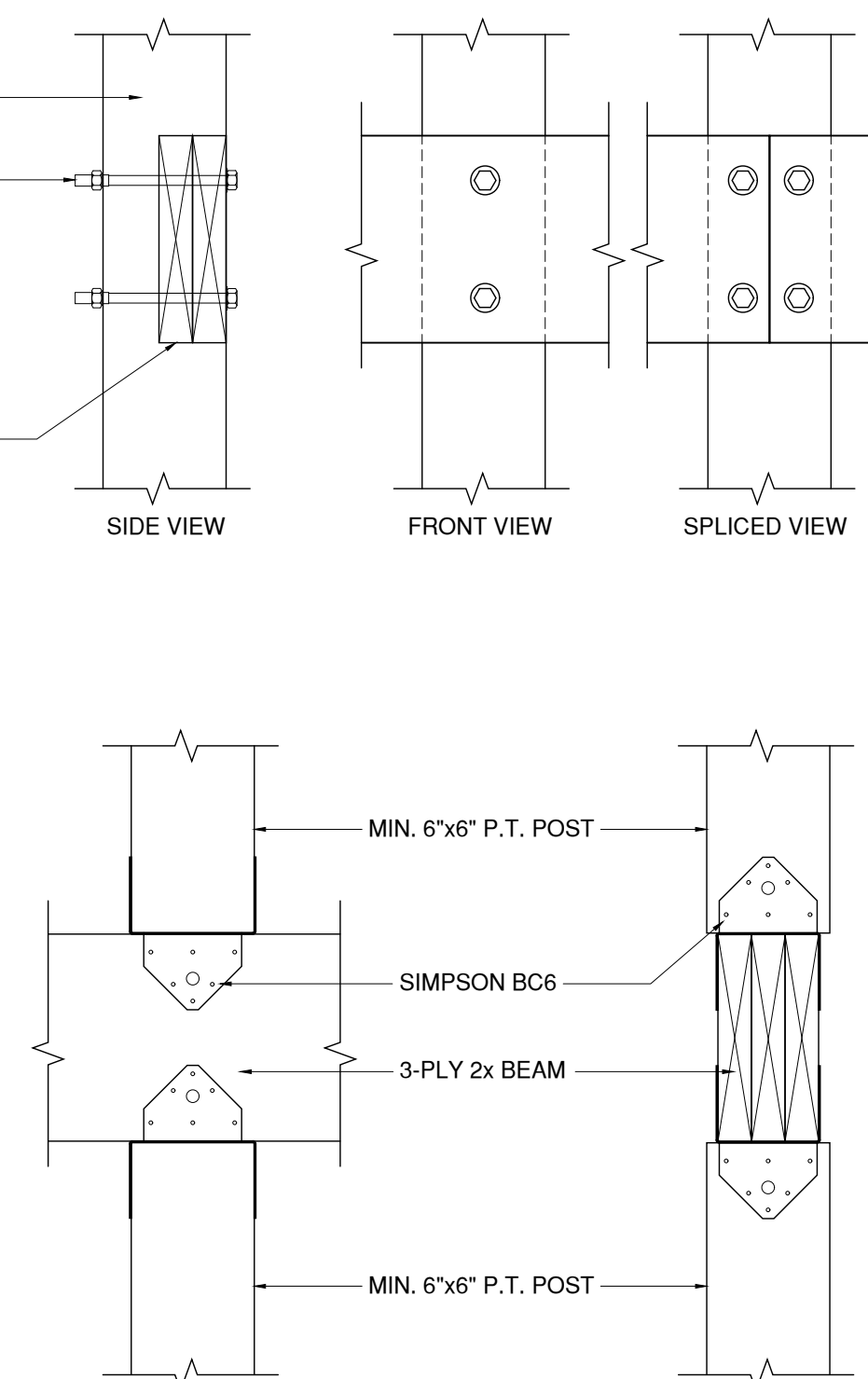
3 TYPICAL WALL
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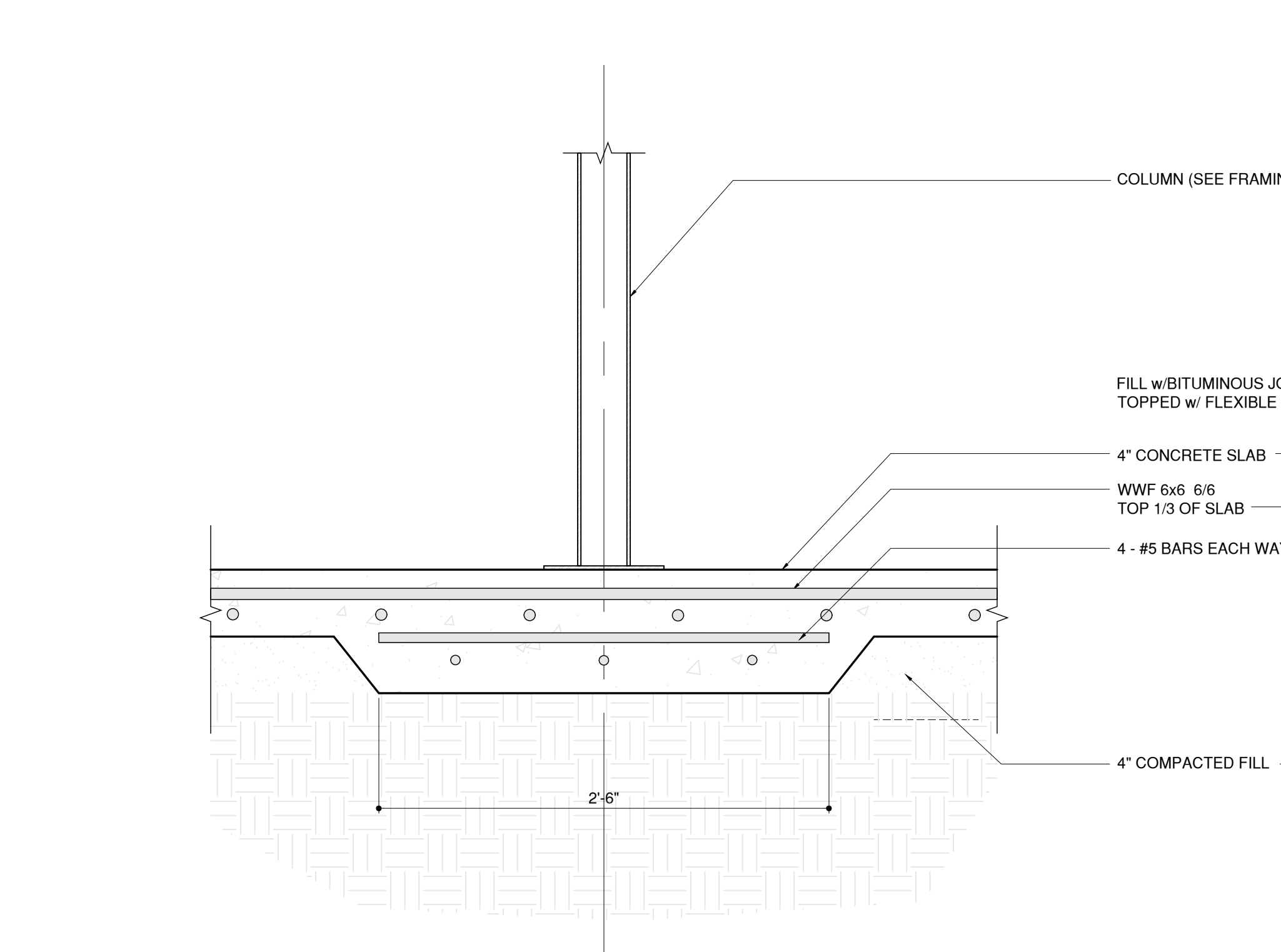
4 TYPICAL SILL DETAIL
SCALE: 1-1/2" = 1'-0"



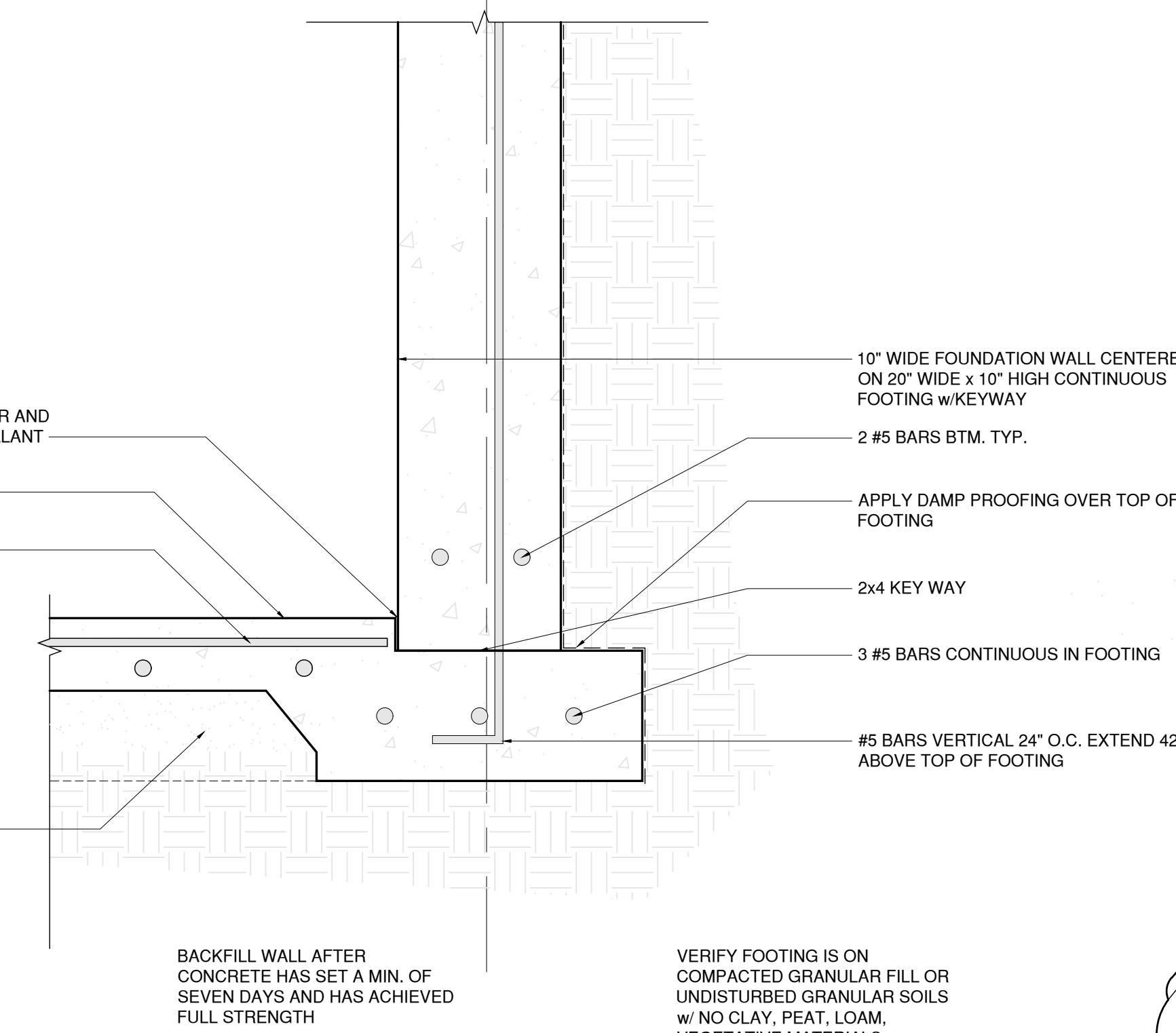
5 TYPICAL DECK LEDGER CONNECTION
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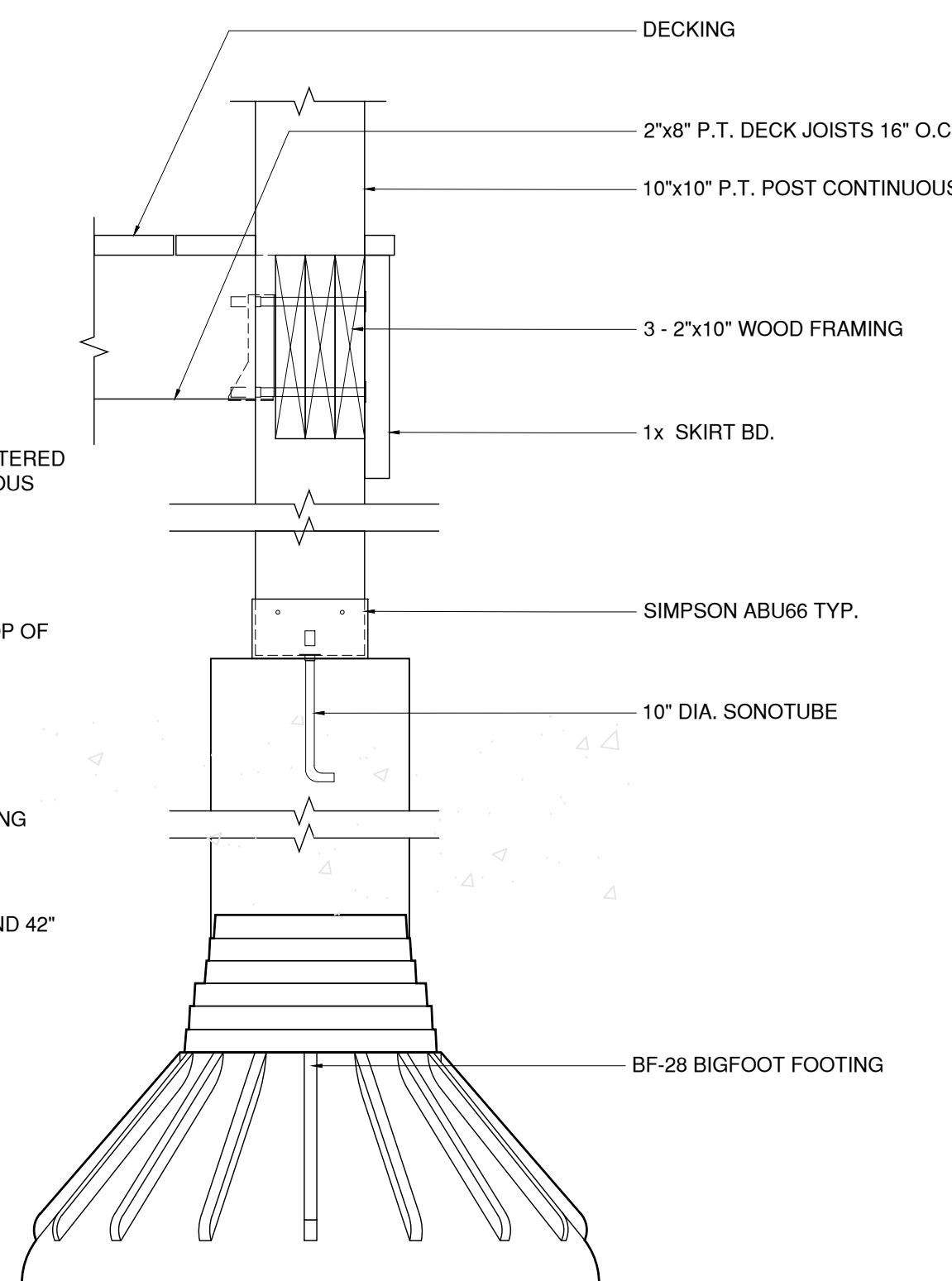
6 POST ASSEMBLY DETAILS
SCALE: 1-1/2" = 1'-0"



7 POST FOOTING DETAIL
SCALE: 1-1/2" = 1'-0"



8 FOUNDATION WALL & FOOTING DETAIL
SCALE: 1-1/2" = 1'-0"



9 POST FOOTING DETAIL
SCALE: 1-1/2" = 1'-0"

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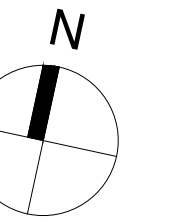
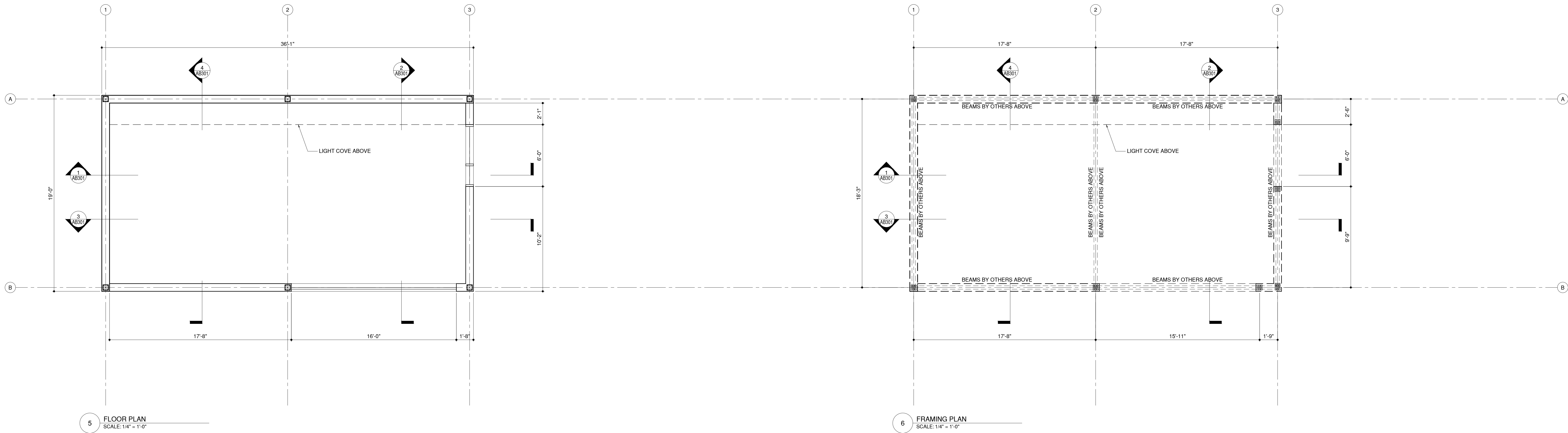
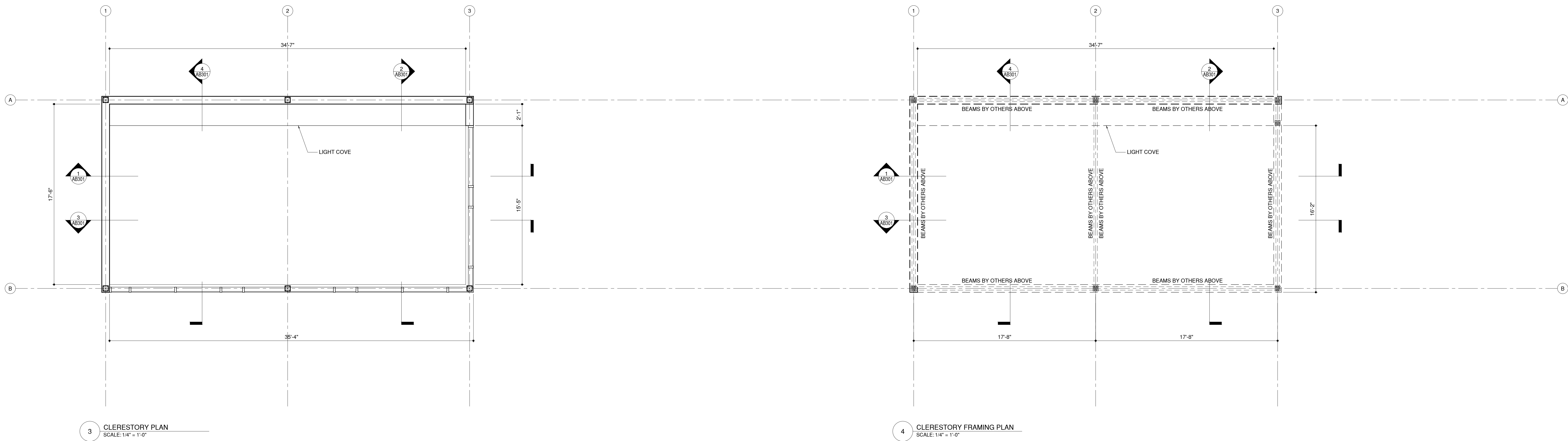
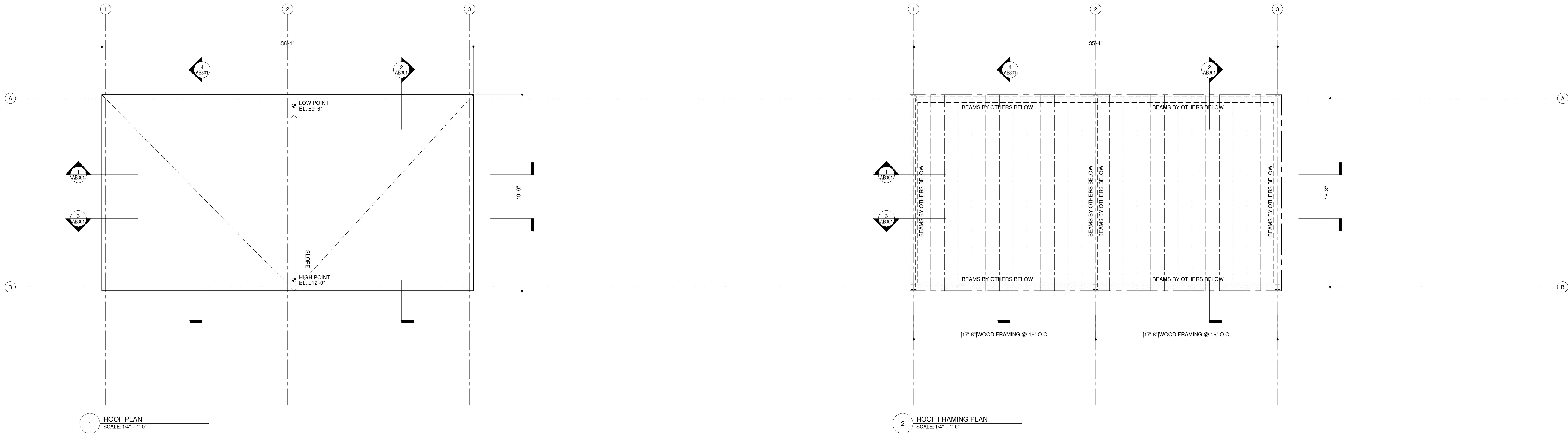
RAIC | IRAC
Royal Architectural Institute of Canada
Institut royal d'architecture du Canada

PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

**BUILDING A
DETAILS**

SCALE: 1-1/2" = 1'-0"

AA501



AK_A/FLDWRK

ANDREW KING PRIX DE ROME AKAFLDWRK.COM
FELLOW OF THE ROYAL ARCHITECTURAL INSTITUTE OF CANADA
PROFESSOR OF PRACTICE MCGILL ARCHITECTURE

4325 DE MAISONNEUVE WEST
MONTREAL QC H3Z 1L2
T: (438) 518-9981



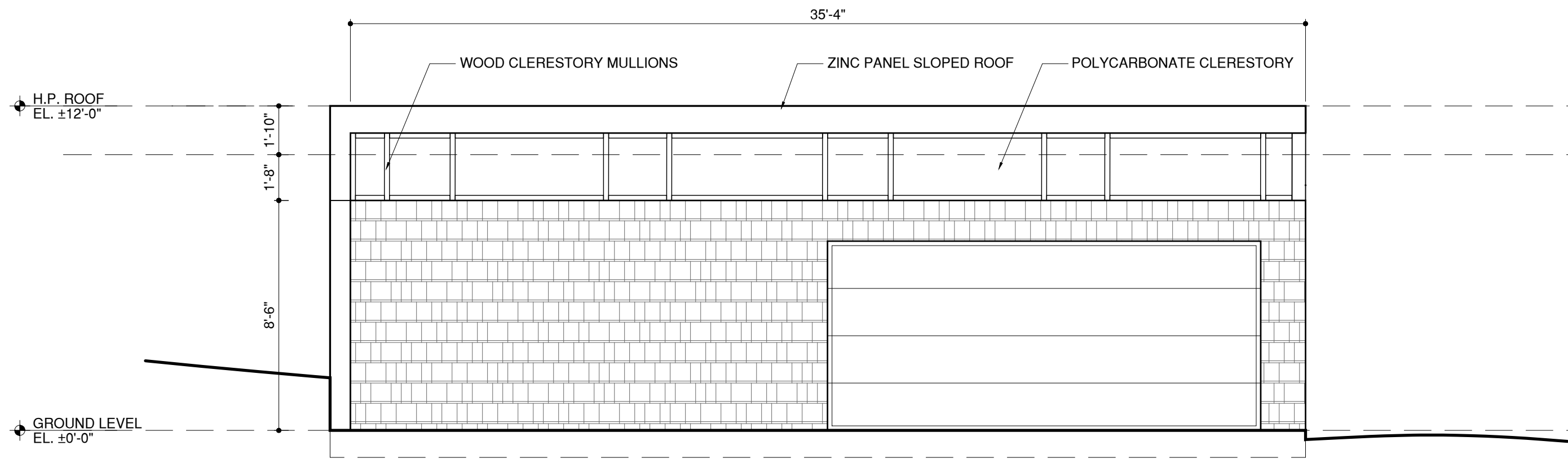
RAIC | IRAC
Royal Architectural Institute of Canada
Institut royal d'architecture du Canada

PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

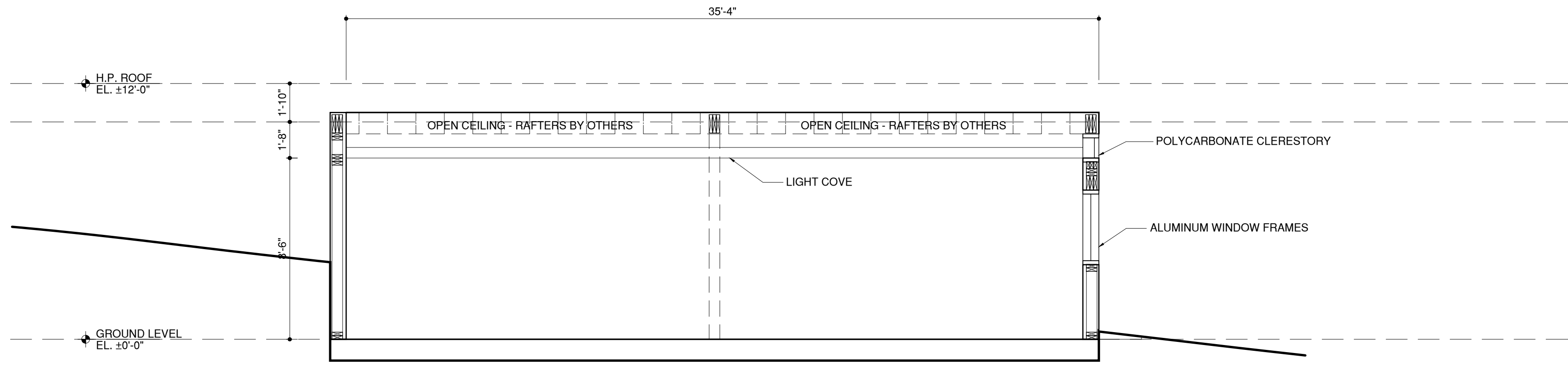
**BUILDING B
PLANS**

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

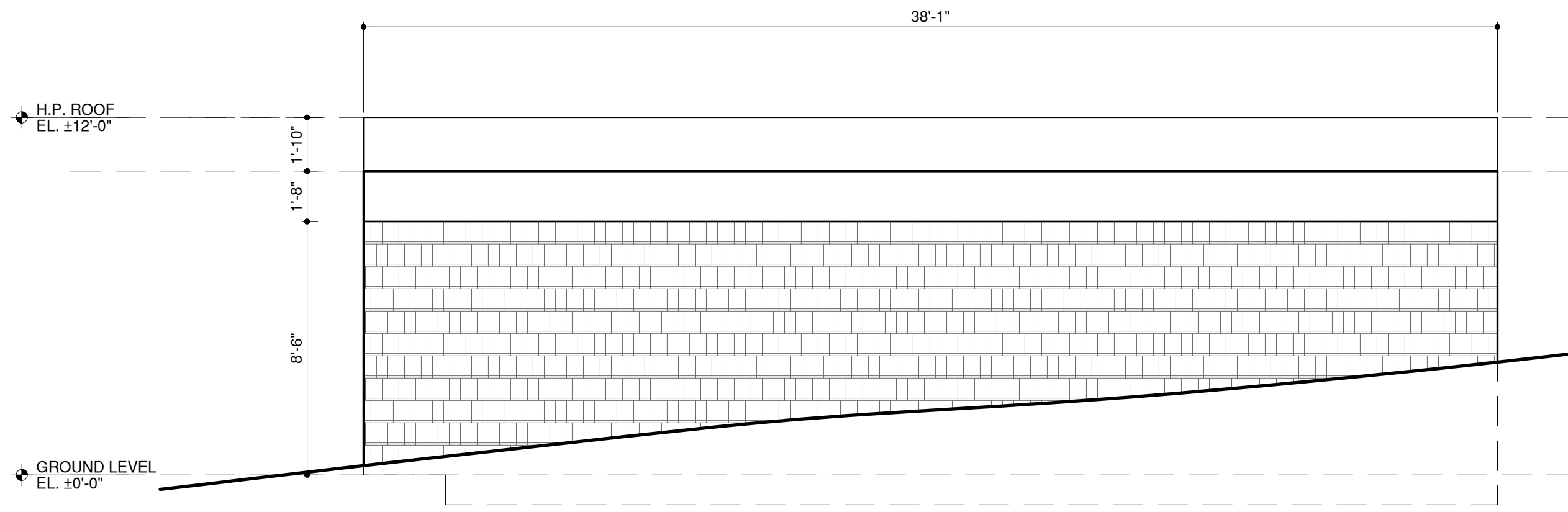
AB101



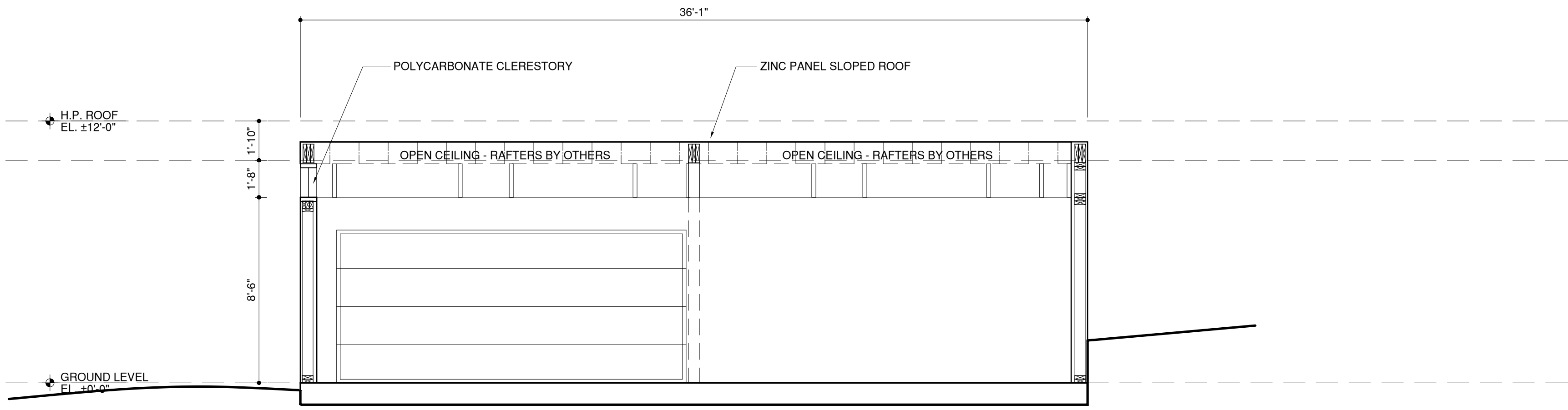
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LONG SECTION A
SCALE: 1/4" = 1'-0"



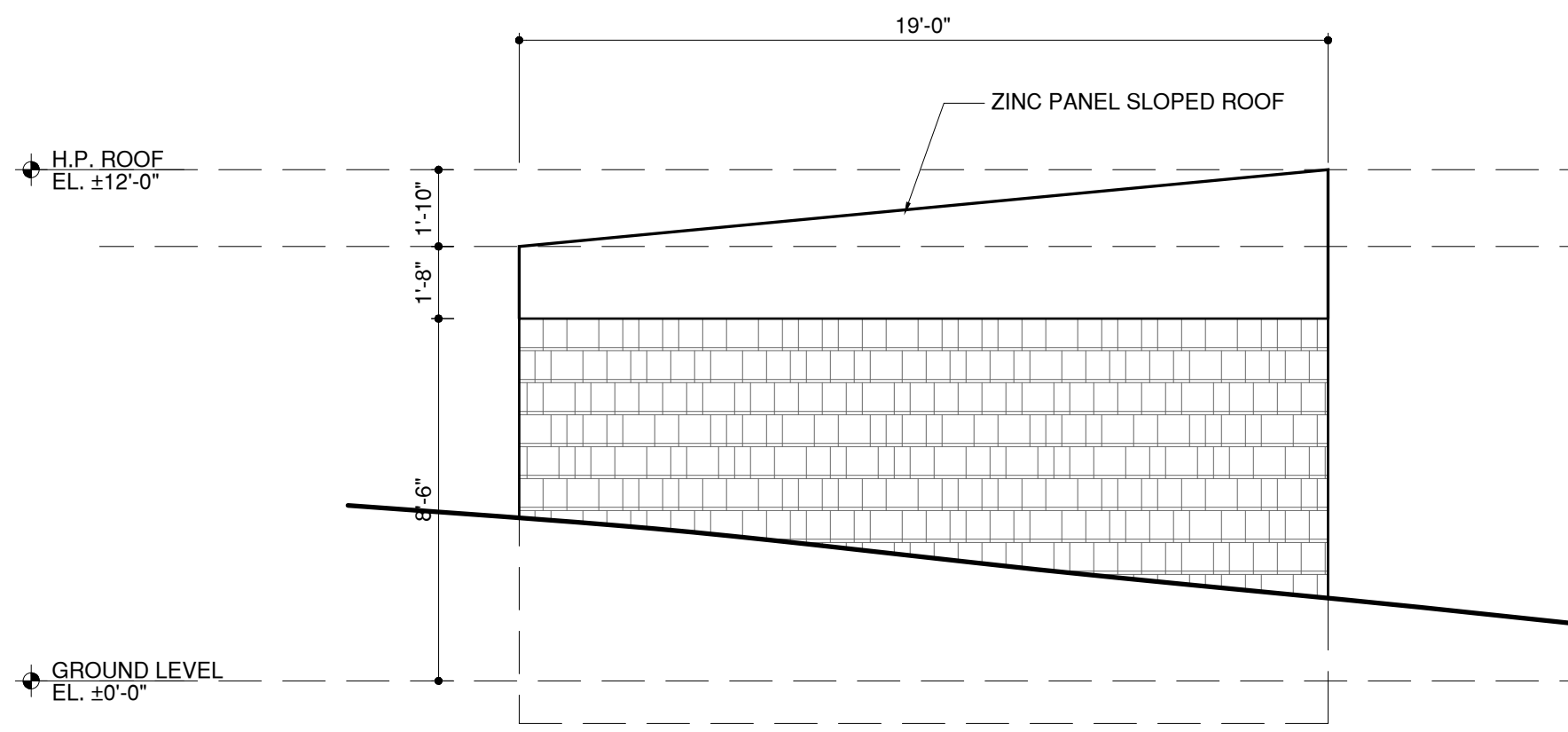
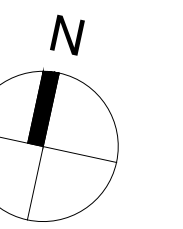
3 BACK ELEVATION
SCALE: 1/4" = 1'-0"



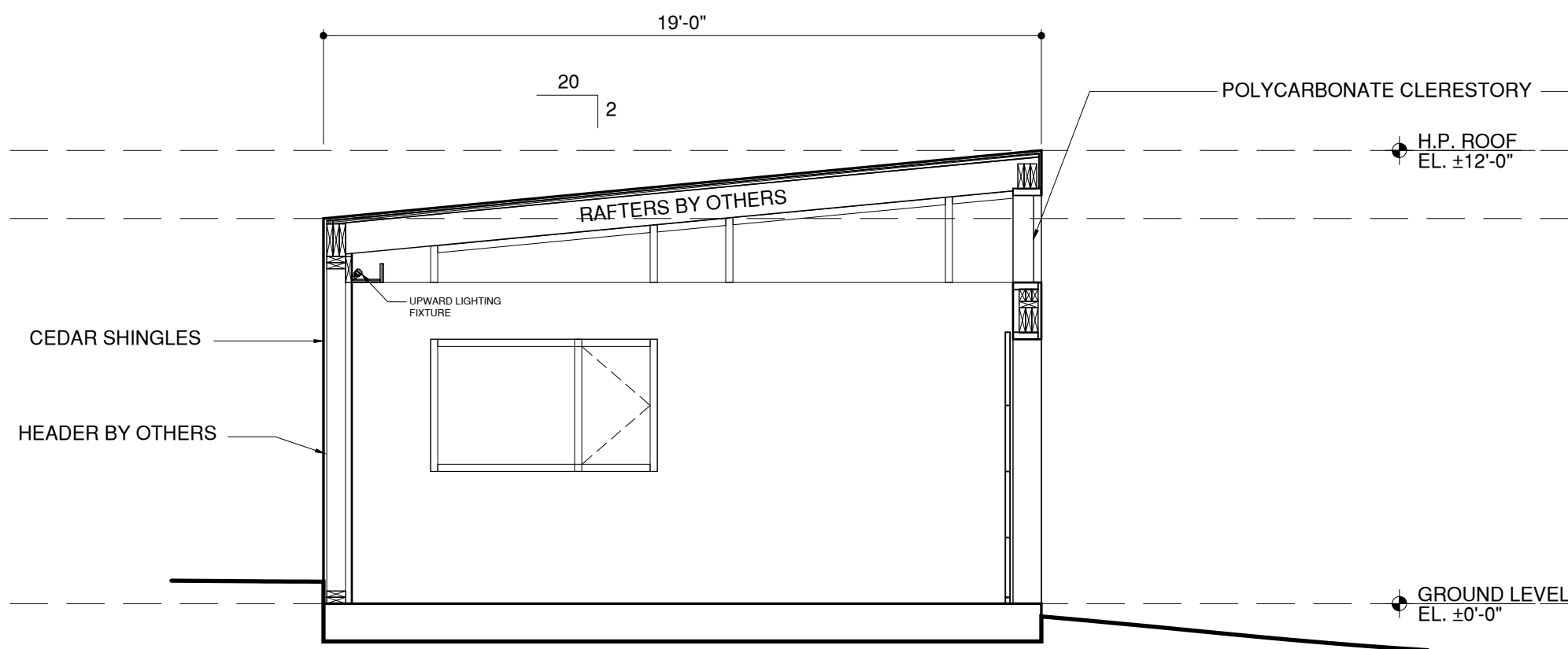
4 LONG SECTION B
SCALE: 1/4" = 1'-0"

3 CLERESTORY PLAN
SCALE: 1/4" = 1'-0"

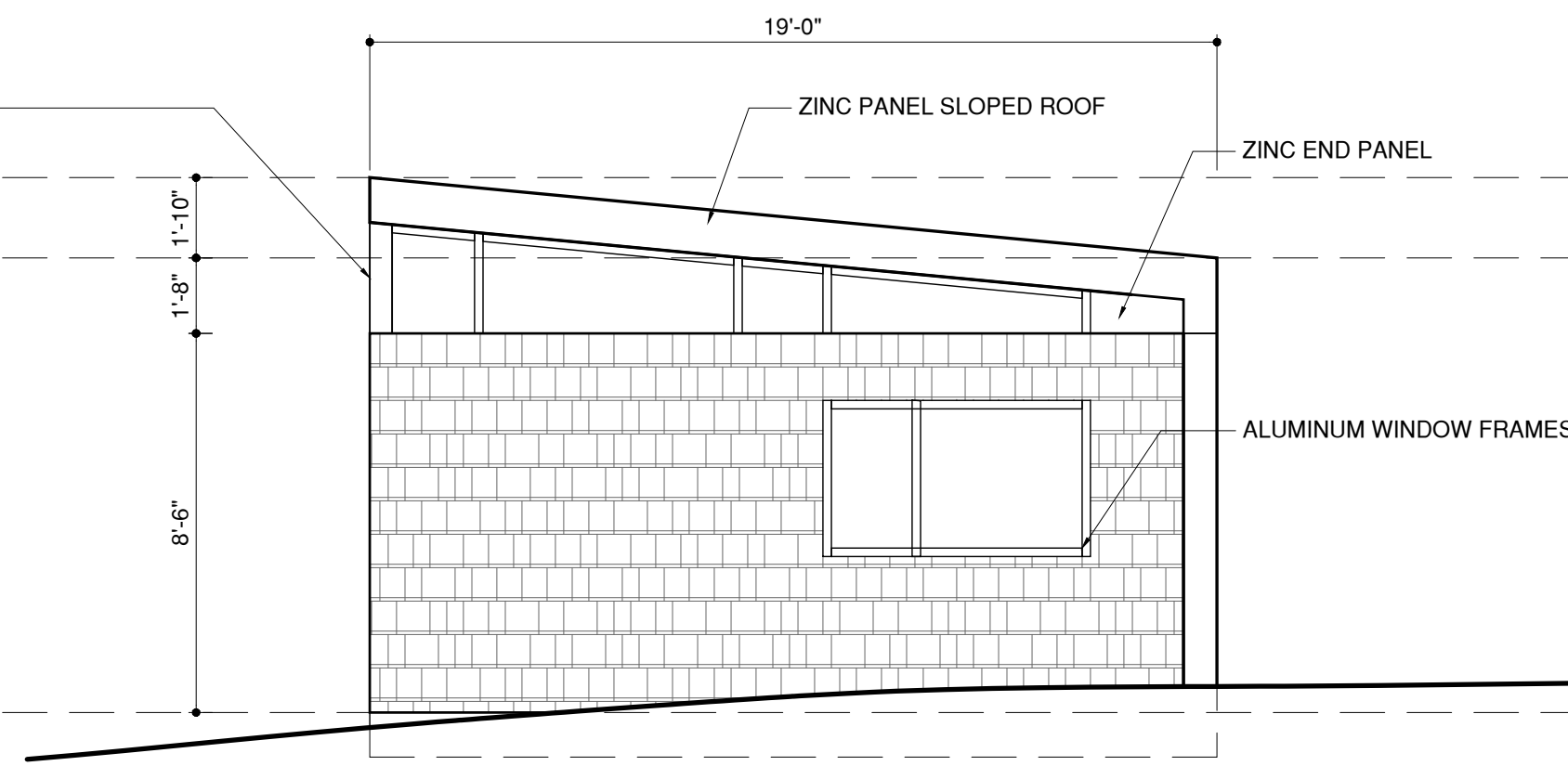
4 CLERESTORY FRAMING PLAN
SCALE: 1/4" = 1'-0"



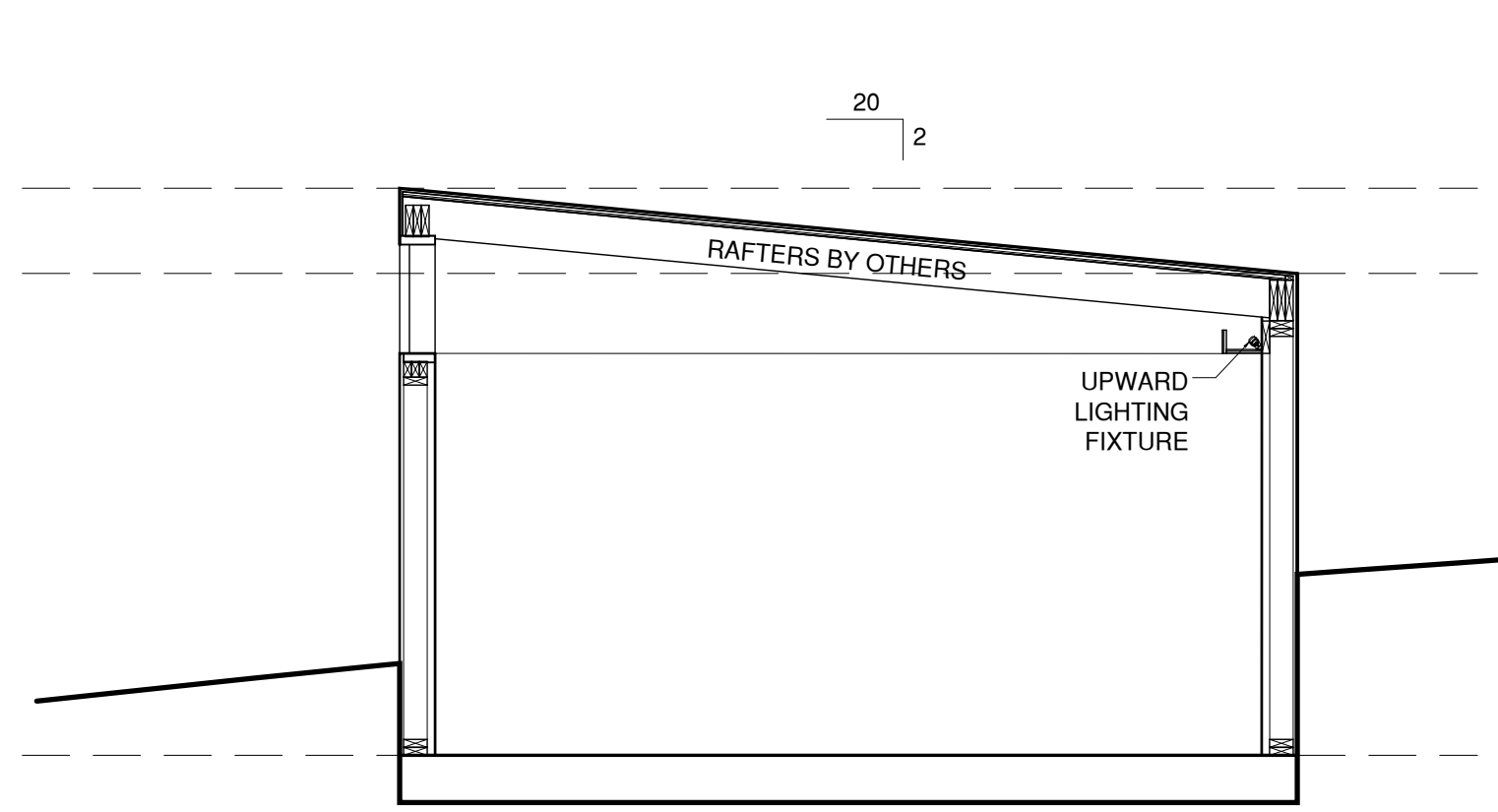
5 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



6 SHORT SECTION A
SCALE: 1/4" = 1'-0"



7 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



8 SHORT SECTION B
SCALE: 1/4" = 1'-0"

AK_A/FLDWRK

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PROPOSITION FOR P. & C. MAZOFF HOUSE,
8 BAYBERRY ROAD
TRURO, MA

BUILDING B
ELEVATIONS & SECTIONS

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

AB201

April 9, 2025

Wendy Willard
3 Chadwick Road
North Truro, MA 02652

RE: 2025-004/ZBA – Ira Brodsky and Mark Enright for property located at 12 Highland Ave.

Dear Members of the Zoning Board of Appeals,

I am writing to express my support for my neighbors, Mark Enright and Ira Brodsky, and their plan to install a garden shed near our property line. I believe the proposed installation will have minimal impact on the surrounding area and will enhance the overall aesthetic of the neighborhood.

Please feel free to contact me if you require any further information or clarification. Thank you for your consideration of this request.

Sincerely,

Wendy Willard



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date 03/21/2025

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

GENERAL INFORMATION

☐ **NOTICE OF APPEAL**

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

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

☒ **PETITION FOR VARIANCE** – Applicant requests a variance from the terms § 50.1, 50.1.A of the Truro Zoning Bylaw concerning *(describe)* Construction of an 8 X 10 wooden garden shed where proposed structure does not meet current 25-ft setback requirement.

☐ **APPLICATION FOR SPECIAL PERMIT**

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

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

Property Address 12 Highland Ave., North Truro 02652 Map(s) and Parcel(s) Map 22, Parcel 24

Registry of Deeds title reference: Book 34846 Page 179 or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Ira Brodsky and Mark Enright

Applicant's Legal Mailing Address PO Box 1019, North Truro, MA 02652

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

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 Ira Brodsky and Mark Enright

Representative's Name and Address _____

Representative's Phone(s), Fax and Email 914-525-9274 ibrodsky@hotmail.com

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

Signature(s)

Applicant(s)/Representative Printed Name(s)

Applicant(s)/Representative Signature

Ira Brodsky / Mark Enright

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

Owner(s) Signature or written permission

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

PERMIT DENIAL MEMO

We have reviewed the building permit application documentation for the proposed project referenced below and deny issuance of the building permit for the following reasons:



**Town of Truro
Building Department**

24 Town Hall Rd.
PO Box 2030
Truro, MA 02666
Tel (508) 349-7004 x31 Fax (508) 349-5508

Permit type	<input checked="" type="checkbox"/>	Building Permit and/or Zoning Determination
	<input type="checkbox"/>	Use and Occupancy

Applicant	IRA BRODSKY		
Property Address	12 Highland Avenue		
Map 22	Parcel 24	Zoning District	RES

Date of Review: 3-11-25

Proposed Structure/Use does not conform to the following Section(s) of the Building Code/Zoning Bylaw:

50.1.A Dimensional Requirements

The Proposed Structure/Use requires a Special Permit / Variance under the following section of the Building Code/Zoning Bylaw:

50.1 SETBACKS

Comments

APPLICANT SEEKS A VARIANCE TO ALLOW THE INSTALLATION OF A SHED WITHIN THE REQUIRED SETBACKS

Appeal of any of the above may be made in accordance with MGL Ch. 40A Section 8, by application to the Zoning Board of Appeals.

Richard Stevens, Building Commissioner/Zoning Enforcement Officer

3-11-25

PERMIT DENIAL MEMO

We have reviewed the building permit application documentation for the proposed project referenced below and deny issuance of the building permit for the following reasons:



**Town of Truro
Building Department**

24 Town Hall Rd.
PO Box 2030
Truro, MA 02666
Tel (508) 349-7004 x31 Fax (508) 349-5508

Permit type	<input checked="" type="checkbox"/>	Building Permit and/or Zoning Determination
	<input type="checkbox"/>	Use and Occupancy

Applicant	Ira Brodsky / Mark Enright		
Property Address	12 Highland Ave		
Map 22	Parcel 24	Zoning District	RES

Date of Review: 10-8-24

Proposed Structure/Use does not conform to the following Section(s) of the Building Code/Zoning Bylaw:

TABLE 50.1 A AREA AND HEIGHT REGULATIONS / SPECIFICALLY SETBACKS

The Proposed Structure/Use requires a Special Permit / Variance under the following section of the Building Code/Zoning Bylaw:

50.1.A Dimensional Requirements

Comments

PROPOSED CONSTRUCTION DOES NOT MEET CURRENT SETBACK REQUIREMENTS OF 25'.

LOT IS A NON-CONFORMING LOT OF 10,019 sq. ft. SQ. FT. WHERE CURRENT REQUIREMENTS ARE 33,750 SQ. FT.

Appeal of any of the above may be made in accordance with MGL Ch. 40A Section 8, by application to the Zoning Board of Appeals.

Richard Stevens, Building Commissioner/Zoning Enforcement Officer



TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form

DATE: 03/11/25

NAME OF APPLICANT: Ira Brodsky and Mark Enright

NAME OF AGENT (if any): _____

MAILING ADDRESS: PO Box 1019

CONTACT: HOME/CELL 914-525-9274

EMAIL ibrodsky@hotmail.com

PROPERTY LOCATION: 12 Highland Ave.

(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 22 PARCEL 24 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR:

FEE: **\$15.00 per checked item**

(please check all applicable)

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

☐ Board of Health⁵

☐ Planning Board (PB)

☐ Zoning Board of Appeals (ZBA)

☐ Cape Cod Commission

☐ Special Permit¹

☐ Special Permit¹

☐ Conservation Commission⁴

☐ Site Plan²

☒ Variance¹

☐ Licensing

☐ Preliminary Subdivision³

Type: _____

☐ Definitive Subdivision³

☐ Other _____

(Fee: Inquire with Assessors)

(Please Specify)

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

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 3/12/25

Date completed: 3/12/25

List completed by: Laura Georges

Date paid: 3/12/25 Cash/Check CC

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

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

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

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

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



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 349-0921

Fax: (508) 349-5506

Date: March 12, 2025

To: Ira Brodsky and Mark Enright

From: Assessors Department

Certified Abutters List: 12 Highland Avenue (Map 22 Parcel 24)

Zoning Board of Appeals - Variance

Attached is a combined list of abutters for 12 Highland Avenue (Map 22 Parcel 24).
The current owners are Ira Brodsky and Mark Enright.

The names and addresses of the abutters are as of March 7, 2025 according to the
most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Laura Geiges

Assistant Assessor / Data Collector

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

Abutters List Within 300 feet of Parcel 22/24/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
416	19-1-0-E	TOWN OF PROVINCETOWN	143 SHORE RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
417	19-2-0-R	HARMUT NANCY L & LARKIN CATHERINE M	4 MOON POND RD	290 PARKER ST	NEWTON	MA	02459
489	22-1-0-R	TIROZZI KAREN JEANNE & PEASE DANIELLE KATHLEEN	16 HIGHLAND AVE	110 UNION PARK RD STREET #4	BOSTON	MA	02118
490	22-2-0-E	TOWN OF PROVINCETOWN	5 HIGHLAND TERR	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
491	22-3-0-E	TOWN OF PROVINCETOWN	4 HIGHLAND TERR	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
492	22-4-0-E	TOWN OF PROVINCETOWN	0 CHADWICK RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
493	22-5-0-E	TOWN OF PROVINCETOWN	0 CHADWICK RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
494	22-6-0-E	TOWN OF PROVINCETOWN	0 MATTA RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
495	22-7-0-E	TOWN OF PROVINCETOWN	0 MATTA RD	C/O WATER DEPT 260 COMMERCIAL ST	PROVINCETOWN	MA	02657
503	22-19-0-R	HAUTANEN HENRY H JR -LE RANDR. GROZIER CHRISTINE H	3 MATTA RD	C/O HAUTANEN HENRY H JR 1094 PINEY MARSH COURT	VIRGINIA BEACH	VA	23454
504	22-20-0-R	WARD JOHN T & EDGAR JUDY A	4 CHADWICK RD	PO BOX 672	PROVINCETOWN	MA	02657-0672
505	22-21-0-R	WILLARD GWENDOLEN	3 CHADWICK RD	PO BOX 533	NO TRURO	MA	02652-0533
506	22-22-0-R	HAWKEY KENNETH J & BRISCOE STEPHEN M	14 HIGHLAND AVE	PO BOX 442	NO TRURO	MA	02652-0442
507	22-24-0-R	BRODSKY IRA & ENRIGHT MARK	12 HIGHLAND AVE	PO BOX 1019	N TRURO	MA	02652
508	22-25-0-R	MORIARTY JOAN C ET AL	10 HIGHLAND AVE	PO BOX 265	NO TRURO	MA	02652

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
509	22-26-0-R	FERRARI-SCACCO CARLA T	1 MATTA RD	PO BOX 118	NO TRURO	MA	02652-0118
510	22-27-0-R	OTOOLE MICHAEL & SUSAN	6 HIGHLAND AVE	194 MCCULLOCH PL	RENSSELAER	NY	12144
515	22-33-0-R	ROFFI J MICHAEL	5 HIGHLAND AVE	303 FELLSWAY WEST	MEDFORD	MA	02155
516	22-34-0-R	MCNULTY JAMES & MENOLD RALPH E	7 HIGHLAND AVE	PO BOX 783	NO TRURO	MA	02652-0783
517	22-35-0-R	CLINTON C KERSHAW LIVING TRUST TRS: CLINTON C KERSHAW	9 HIGHLAND AVE	POB 909	NO TRURO	MA	02652
518	22-36-0-R	HOEFLINGER DANIEL & DEBORAH L	11 HIGHLAND AVE	26 CEDAR ST	RIVERDALE	NJ	07457-1418
519	22-37-0-R	RODERICK NATALIE D LIFE ESTATE RMNDR: HOEFLINGER REBECCA ETAL	13 HIGHLAND AVE	C/O HOEFLINGER EMILY 26 CEDAR ST	RIVERDALE	NJ	07457
520	22-38-0-R	IORELLA LINDA	15 HIGHLAND AVE	PO BOX 325	NORTH TRURO	MA	02652
521	22-39-0-R	RAYMOND CORDEIRO 2015 TRUST & MADELYN CORDEIRO 2015 TRUST	10 ARROWHEAD RD	PO BOX 791	NO TRURO	MA	02652
522	22-40-0-R	HARVEY CLIFFORD & AMELIA	8 ARROWHEAD RD	PO BOX 892	NO TRURO	MA	02652-0892
523	22-41-0-R	JONES JOHN & BONNIE LEE & MOSCA THOMAS R	6 ARROWHEAD RD	PO BOX 800	NO TRURO	MA	02652-0800
524	22-42-0-R	GUY MICHAEL A & MEAGHER PADRIC	4 ARROWHEAD RD	PO BOX 693	NO TRURO	MA	02652
525	22-43-0-R	WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO	127 SHORE RD	PO BOX 261	NO TRURO	MA	02652
669	32-2-0-R	MEGAN BRAGG SPOERNLE LIV TRST TRS: MEGAN BRAGG SPOERNLE	17 HIGHLAND AVE	PO BOX 1414	PROVINCETOWN	MA	02657
872	32-6-0-R	FUTCH JOYCE A REV LIVING TRUST TRS: FUTCH JOYCE A	12 ARROWHEAD RD	PO BOX 244	NO TRURO	MA	02652-0244

19-1-0-E	19-2-0-R	22-1-0-R
TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657	HARHUT NANCY L & LARKIN CATHERINE M 290 PARKER ST NEWTON, MA 02459	TIROZZI KAREN JEANNE & PEASE DANIELLE KATHLEEN 110 UNION PARK 00 STREET #4 BOSTON, MA 02118
22-2-0-E	22-3-0-E	22-4-0-E
TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657	TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657	TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657
22-5-0-E	22-6-0-E	22-7-0-E
TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657	TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657	TOWN OF PROVINCETOWN C/O WATER DEPT 260 COMMERCIAL ST PROVINCETOWN, MA 02657
22-19-0-R	22-20-0-R	22-21-0-R
HAUTANEN HENRY H JR -LE RMNDR: GROZIER CHRISTINE H C/O HAUTANEN HENRY H JR 1094 PINEY MARSH COURT VIRGINIA BEACH, VA 23454	WARD JOHN T & EDGAR JUDY A PO BOX 672 PROVINCETOWN, MA 02657-0672	WILLARD GWENDOLEN PO BOX 533 NO TRURO, MA 02652-0533
22-22-0-R	22-24-0-R	22-25-0-R
HAWKEY KENNETH J & BRISCOE STEPHEN M PO BOX 442 NO TRURO, MA 02652-0442	BRODSKY IRA & ENRIGHT MARK PO BOX 1019 N TRURO, MA 02652	MORIARTY JOAN C ET AL PO BOX 265 NO TRURO, MA 02652
22-26-0-R	22-27-0-R	22-33-0-R
FERRARI-SCACCO CARLA T PO BOX 118 NO TRURO, MA 02652-0118	OTOOLE MICHAEL & SUSAN 194 MCCULLOCH PL RENSSELAER, NY 12144	ROFFI J MICHAEL 303 FELLSWAY WEST MEDFORD, MA 02155
22-34-0-R	22-35-0-R	22-36-0-R
MCNULTY JAMES & MENOLD RALPH E PO BOX 783 NO TRURO, MA 02652-0783	CLINTON C KERSHAW LIVING TRUST TRS: CLINTON C KERSHAW POB 909 NO TRURO, MA 02652	HOEFLINGER DANIEL & DEBORAH L 26 CEDAR ST RIVERDALE, NJ 07457-1418
22-37-0-R	22-38-0-R	22-39-0-R
RODERICK NATALIE D LIFE ESTATE RMNDR: HOEFLINGER REBECCA ETAL C/O HOEFLINGER EMILY 26 CEDAR ST RIVERDALE, NJ 07457	FIGIELLA LINDA PO BOX 325 NORTH TRURO, MA 02652	RAYMOND CORDEIRO 2015 TRUST & MADELYN CORDEIRO 2015 TRUST PO BOX 791 NO TRURO, MA 02652
22-40-0-R	22-41-0-R	22-42-0-R
HARVEY CLIFFORD & AMELIA PO BOX 892 NO TRURO, MA 02652-0892	JONES JOHN & BONNIE LEE & MOSCA THOMAS R PO BOX 800 NO TRURO, MA 02652-0800	GUY MICHAEL A & MEAGHER PADRIC PO BOX 693 NO TRURO, MA 02652
22-43-0-R	32-2-0-R	32-6-0-R
WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO PO BOX 261 NO TRURO, MA 02652	MEGAN BRAGG SPOERNLE LIV TRST TRS: MEGAN BRAGG SPOERNLE PO BOX 1414 PROVINCETOWN, MA 02657	FUTCH JOYCE A REV LIVING TRUST TRS: FUTCH JOYCE A PO BOX 244 NO TRURO, MA 02652-0244

LG 3/11/25

From: [Ira Brodsky](#)
To: [Elizabeth Sturdy](#)
Subject: Variance for shed
Date: Tuesday, March 25, 2025 1:57:02 PM
Attachments: [8 x 10 Quivett - Blank 8.pdf](#)
[Screenshot 2025-03-25 at 1.27.41 PM.png](#)

Hi, Liz:

Here's the drawing of the shed from Pine Harbor. One difference from the one we're ordering is that the front elevation will be cedar shingles. The shed will be installed by the company and placed on blocks. They will position 4" or less from the ground. I have also attached a photo from the website that matches our specs.

Let me know if this does the job.

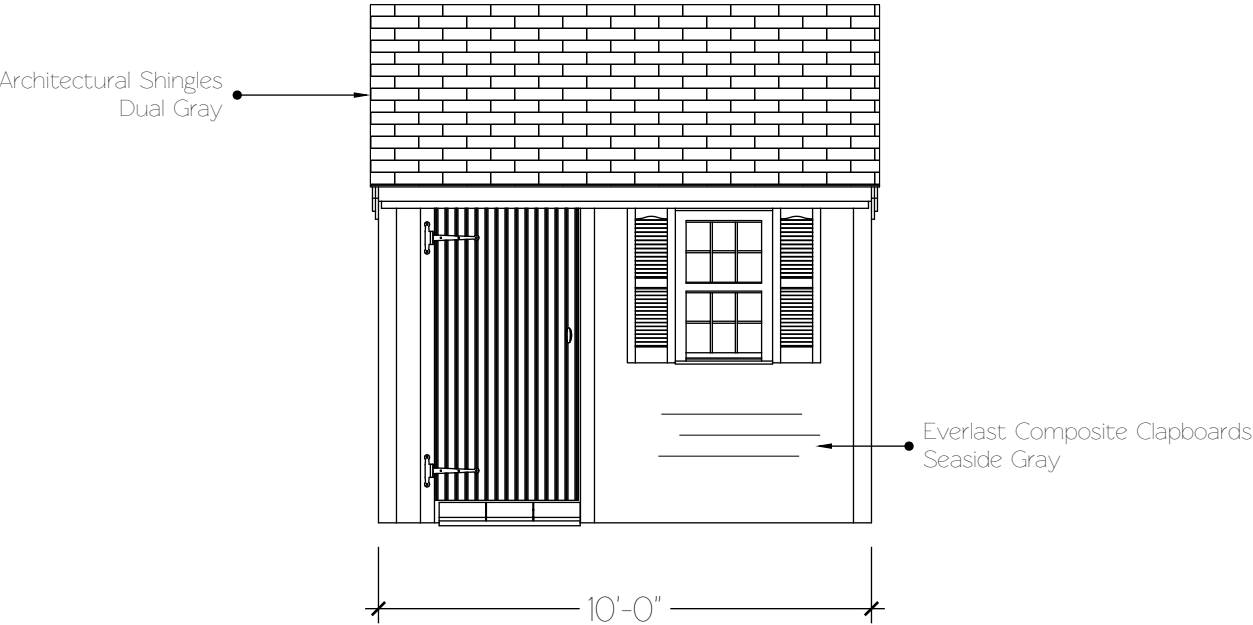
Thanks,

Ira

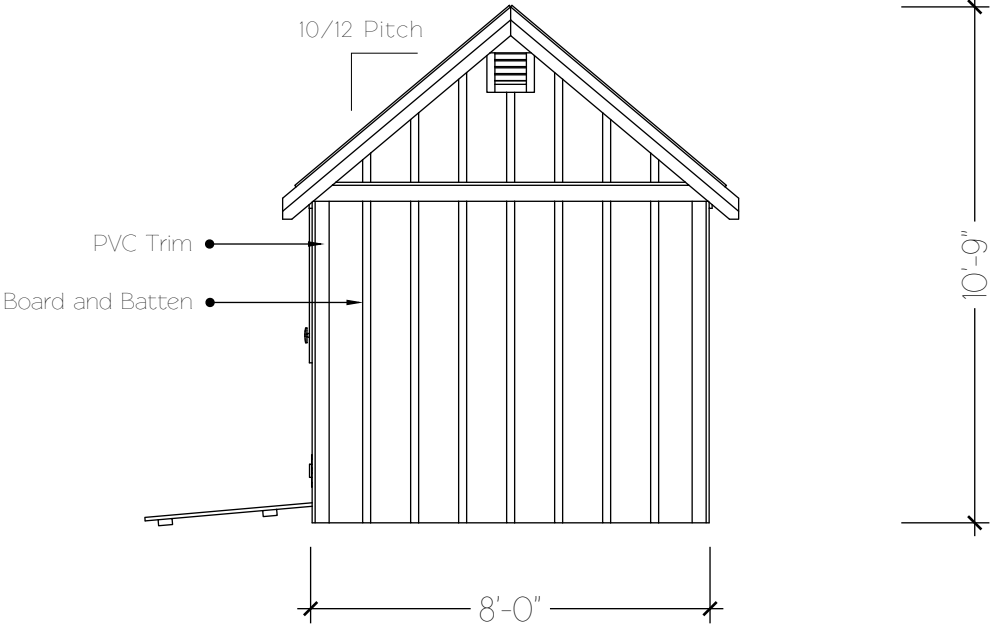
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



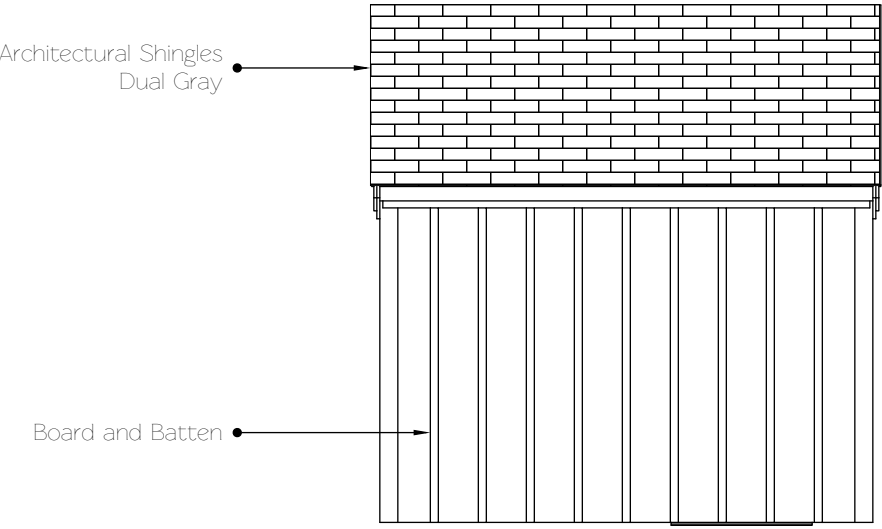
1 Front Elevation
SCALE: 1/4" = 1'-0"



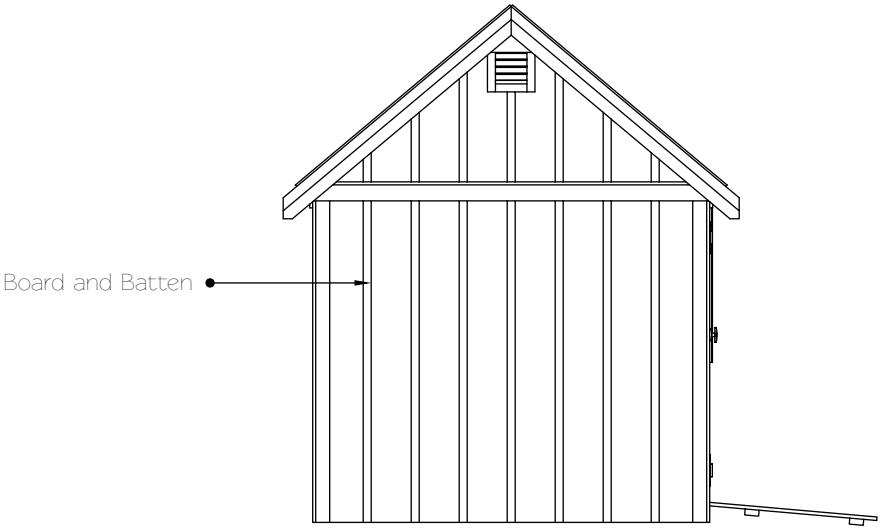
2 Right Elevation
SCALE: 1/4" = 1'-0"



3 Rear Elevation
SCALE: 1/4" = 1'-0"



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



ENGINEER'S STAMP

PROJECT:
8' x 10' Quivett Cape
CLIENT:

ADDRESS:

PHONE:

E-MAIL:

ADDRESS OF PROPOSED WORK:

REVISION DATE:
9/30/24
DRAWN BY:
GB

Scale: 1/4" = 1'-0"
Unless otherwise noted

NOT TO SCALE

CHADWICK
ROAD

✓ 10,000 S.F.±

C.B.
FOUND

N/F DANIEL &
DEBORAH L. HOEFLINGER
11 HIGHLAND AVENUE
MAP 22 PARCEL 36

N/F CLINTON C. KERSHAW LIVING TRUST
TRUSTEE: CLINTON C. KERSHAW
9 HIGHLAND AVENUE
MAP 22 PARCEL 35

BENCHMARK
TOP OF CONC. BOUND
EL. 46.77' M.S.L.±

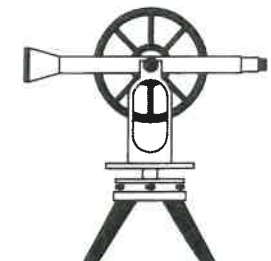
EXISTING S.A.S.

PCL. 21

N/F GWENDOLEN WILLARD
3 CHADWICK ROAD
MAP 22 PARCEL 21

N/F KENNETH J. HAWKEY
& STEPHEN M. BRISCOE
14 HIGHLAND AVENUE
MAP 22 PARCEL 22

J.C. ELLIS DESIGN



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PLOT PLAN - PROPOSED SHED

SUBJECT:

12 HIGHLAND AVENUE
TRURO, MA

PREPARED FOR:

IRA BRODSKY & MARK ENRIGHT

P.O. BOX 1019

NORTH TRURO, MA 02652

ASSESSOR'S
MAP 22 PARCEL 24

SCALE: 1"=30'

DATE: FEBRUARY 10, 2025

SHEET 1 OF 1



MICHAEL LADUE, P.L.S.
LADUE LAND SURVEYING