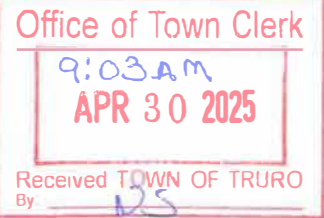




Truro Planning Board Agenda Remote/Livestreamed Zoom Meeting

Wednesday, May 7, 2025 – 5:00 pm

www.truro-ma.gov



Join the meeting from your computer, tablet or smartphone:

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

Dial in: +1-646-931-3860

Meeting ID: 881 9236 9351

Passcode: 599458

Open Meeting

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

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

Public Comment Period

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

1. Planner Report

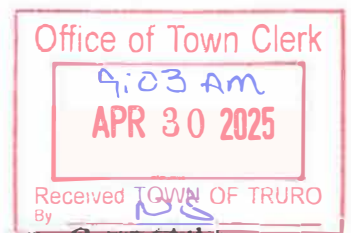
2. Chair Report

3. Minutes

- ◆ February 19, 2025
- ◆ February 26, 2025
- ◆ March 19, 2025
- ◆ April 2, 2025
- ◆ April 9, 2025

Board Action/Review

2025-005/PB (ANR) Sarah L. Lutz and John Van Rens – 32 Cooper Road, LLC for property located at 21 Cooper Road (Map 58, Lot 4). Applicants seek Board's endorsement of a plan as "Approval Not Required" under the Subdivision Control Law. **DEADLINE FOR BOARD ACTION – THIS MEETING**



Public Hearings – New

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

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

Board Discussion/Action

- ◆ Street Inventory List
- ◆ Seasonal Community Designation

Next Meeting: Wednesday, May 21, 2025 at 5:00 pm

Adjourn

STAFF MEMORANDUM

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: May 6, 2025

Re: Meeting May 7, 2025

2025-005/PB ANR Sarah L. Lutz and John Van Rens – 32 Cooper Road, LLC for property located at 21 Cooper Road. Applicants seek endorsement of 2-lot plan as Approval Not Required. *Deadline for Board Action is this meeting.*

Existing Conditions and Proposed division of land

The existing lot in the Residential district contains 9.8 acres, has conforming frontage (507.17 feet), and is improved by a residence. The lot extends to the Bay and abuts two lots to the north owned by the Truro Conservation Trust. A sizeable wetland resource area is located in the northeast area of the property.

The applicants propose to divide the property into a house lot (Lot A) containing 2.4 acres, with the entirety of the existing frontage on Cooper Road), and Lot B, containing 7.4 acres. Lot B will contain the wetlands area in the northeast of the property, as well as the entire western area of the lot extending to the Bay. Lot B will have no frontage. A Plan Note indicates that “Lot B is not a buildable lot and is to be conveyed to the Truro Conservation Trust.

The ANR plan is stamped by a registered surveyor and identifies abutting property owners.

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

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

Existing Conditions

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

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

Note, the Assessor has raised the question of ownership of Keezer Court (LCP17925 Lot 11). Is it owned in its entirety by owners of 18 Hatch and 3 Keezer?

Note, the Assessor has noted that a parcel identified on the Plan as #142 Route 6 (to the north of and abutting a portion of Keezer Court) is owned by the Town of Truro, not by the Truro Conservation Trust as stated on the Plan.

Proposed Division of Land

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

Lot 25: a small (.08 acre) wedge of land with frontage on Hatch Road to be removed from existing 18 Hatch

Lot 26: 2.62 acres with conforming frontage on Keezer Court, consisting of most of existing 18 Hatch, a portion of existing 3 Keezer Court, and a sliver of Keezer Court

Lot 27: a .78-acre parcel with conforming frontage on existing (paper) Keezer Court, consisting of the remainder of 3 Keezer Court, plus a portion of existing Keezer Court (labelled on the plan as "Former Area of Keezer Court to be eliminated").

Lot 28: a .22-acre parcel, the remainder of existing (paper) Keezer Court.

Lot 29: a .33-acre parcel labelled Keezer Court, which is a truncated portion of the existing (paper) Keezer Court ((labelled on the plan as "Former Area of Keezer Court to be eliminated").

Note, the Assessor has raised several points regarding the impacts of the above subdivision/combination of land:

Existing paper street of Keezer Court would be cut into multiple portions, and would cut off access from Hatch Road to 5 Keezer Court (Truro Conservation Trust) and 142 Route 8 (Town)

Where Lot 28 will cease to be a portion of Keezer Court, who would be the assessed owner of Lot 28, as it becomes taxable (as no longer a road)? If owners of 3 Keezer and 18 Hatch own the entirety of Keezer Court, it would appear to be them.

The email containing the Assessor's comments is attached.

Requested Waivers

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

Barbara Carboni

From: Barbara Carboni
Sent: Friday, April 11, 2025 9:59 AM
To: RobinBREidEsq; Elizabeth Sturdy
Subject: RE: Keezer Court/proposed subdivision plan

Robin,

Comments from Assessor for your review to address as you see fit:

- On the Proposed Definitive Subdivision Plan, according to Town of Truro Assessing Records, the Town of Truro owns Parcel 51-87 with an address of 142 Route 6 shown on said Plan as Lot 21, LCP17925-I and not the Truro Conservation Trust.
- Please confirm that the owners of 18 Hatch Rd and 3 Keezer Court **solely** own the road also known as LCP17925 Lot 11 aka KEEZER COURT?
 - With this Subdivision, this “paper road” that has been shown on LCP17925- Lot 11 would be cut into multiple portions and would section off from Hatch Rd two Parcels:
 - Parcel owned by the Truro Conservation Trust-5 Keezer Court (Parcel ID 51-76)
 - Parcel owned by the Town of Truro-142 Rt 6 (Parcel ID 51-87)
 - NOTE: Keezer Road is a “Paper Road” however it should just be noted as it would remove access from these parcels. These parcels seem to have a Conservation Restrictions over them, or some restrictions of use over them, but access would be removed nonetheless.
 - On LCP17925-E, it references CTF 21554 & CTF 5912 and in which it speaks to a subdivision into four lots and it uses what appears to be Keezer Court for Access to said Parcels.
 - This certificate was petitioned by Hopkins who it seems was at least the previous owner of parcel 51-87 which is now owned by the Town of Truro.
 - With this Subdivision, it shows that a portion of Keezer Court would be absorbed into newly named Lot 27.
 - Per the Plan, it states that Lot 28 would cease to be a part of Keezer Court
 - Who would be the Assessed Owner of Lot 28 acreage as it becomes taxable as it is no longer a road.
 - If the owners own the entire Keezer Court it would appear to be them.
 - Otherwise would it be absorbed into abutting parcels and then most likely those parcels should be amended.
- Lastly, I’m sure it has been noted that there is a covenant issued around these parcels by the Planning Board on document number 628351-1 that was issued regarding these parcels and subdivision/roads, etc

Barbara Carboni AICP MCPPO
Town Planner/Land Use Counsel
Town of Truro

STAFF MEMORANDUM
SUPPLEMENTAL

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: May 6, 2025

Re: Meeting May 7, 2025

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

Existing Conditions and Proposed Division of Land

The Board will remember that this proposal was submitted as a preliminary subdivision plan on March 19, 2025. The applicants were given feedback by the Board and have now applied for definitive subdivision approval.

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

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

Waivers

The applicants request certain waivers contained in the correspondence dated April 3, 2025 from Kane Land Surveyors. These include waivers from certain submission requirements, design standards, and road construction standards. The correspondence contains brief narrative as to why the waivers are requested. As it is the Board's practice to go through the checklist very carefully, the Board may advise the applicants if additional explanation is needed. For the most part, the explanation for the waivers - for example, waiver of requirement of a 25-foot buffer between proposed Kerr Way and the boundary of the subdivision - is that the road will not be constructed. See Waiver B requested on Plan.

Conformity with Zoning Bylaw

Note 9 to the Dimensional Table (Section 50.1.A) requires that "the portion of the lot connecting the frontage with the front line of any building site shall not be less than 50 feet wide, as measured between opposite sidelines." The preliminary subdivision plan submitted did not conform to this requirement and the applicants were so advised by a Board member. The definitive plan submitted depicts the connecting strip of land as 50 feet wide from where the frontage on Kerr Way is provided to the rear portion of the lot, which widens, and then narrows (but not to less than 50 feet).

From: [Jon Nahas](#)
To: [Elizabeth Sturdy](#); [Distribution list - Select Board](#); [Jamie Calise](#); [Tim Collins](#); [Emily Beebe](#); [Rich Stevens](#); [Jarrod Cabral](#); [Arozana Davis](#); [Lynne Budnick](#); [Nora Bates](#)
Cc: [Barbara Carboni](#); [Richard Roberts](#); [Anne Greenbaum](#)
Subject: RE: Definitive Subdivision Application for Review: 18 Old County Road (50-104)
Date: Friday, April 11, 2025 8:59:30 AM
Attachments: [image001.png](#)

Hello,

The Assessors only have one question after review:

1. While the proposed road will not be constructed, will the address of the parcel be changed to KERR WAY, or will it remain 18 Old County Rd?

Thanks,

Jon

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



From: Elizabeth Sturdy <ESTurdy@truro-ma.gov>
Sent: Wednesday, April 9, 2025 1:27 PM
To: Distribution list - Select Board <selectboard@truro-ma.gov>; Jamie Calise <JCalise@truro-ma.gov>; Tim Collins <TCollins@truro-ma.gov>; Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Jon Nahas <JNahas@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Lynne Budnick <LBudnick@truro-ma.gov>; Nora Bates <nbates@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Richard Roberts <rroberts@truro-ma.gov>; Anne Greenbaum <agreenbaum@truro-ma.gov>
Subject: Definitive Subdivision Application for Review: 18 Old County Road (50-104)

Select Board Members, Chief Calise, Chief Collins, Emily, Rich, Jon, Jarrod, Zana, Lynne, Nora:

Per the Truro Rules and Regulations Governing the Subdivision of Land, please review the attached Definitive Subdivision Application for 18 Old County Road. The Applicant, Sandra Kerr-Lewis, seeks review of Definitive Subdivision Plan (Plan C) proposing to subdivide property, currently improved by one dwelling, into two lots with frontage on proposed private way off Old County Road. This application will be heard at the May 7, 2025 remote Planning Board meeting at 5:00 pm.

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

Let me know if you have any questions. Thanks,

Elizabeth A. Sturdy (Liz)

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

esturdy@truro-ma.gov



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 19, 2025 – 5:00 pm

REMOTE PLANNING BOARD

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

Members Absent: Caitlin Townsend

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Joe Landry (Surveyor and Representative for 5 Ryder Beach Way)

The remote meeting convened at 5:00 pm, Wednesday, February 19, 2025, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Chair Roberts provided information as to how the public may call into the meeting or provide written comments.

Public Comment Period

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

Planner Report

Town Planner/Land Use Counsel Barbara Carboni announced that the Warrant closes on March 3, 2025 and zoning articles have to be submitted to the Select Board by then. The Zoning Task Force will hold a listening session at Town Hall on February 26, 2025, from 5 pm to 7 pm, to obtain community feedback on the current Overlay District proposal, the text of the Zoning Bylaw, and associated map (the division of the Walsh Property into 3 sub districts). This information is posted on the Zoning Task Force website.

Note: Chair Roberts announced that the Members would introduce themselves to the public.

Chair Report

Chair Roberts reported that he had viewed the Zoning Task Force meeting and that the Members would benefit by attending the next meeting or viewing the meeting.

Minutes

Chair Roberts and the Members reviewed the minutes of November 20, 2024 for edits or corrections and Member Riemer noted that on page 5, under Next Meeting, and remove **2024-006/PB Preliminary Subdivision** and replace with “the original Union Field Subdivision approval”. Chair Roberts noted that on page 4, second paragraph, starting with “Chair Roberts then asked if anyone....” and asked if any

Members knew what that sentence referenced. Vice Chair Greenbaum replied that it pertained to the sentence above so there were no additional changes.

Member Althaus made a motion to approve the minutes of November 20, 2024 as amended.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Chair Roberts and the Members reviewed the minutes of December 4, 2024 for edits or corrections and Member Frazier noted that on page 2, the last sentence on the page should be changed from “maximum log coverage” to “maximum lot coverage”.

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

Member Frazier made a motion to approve the minutes of December 4, 2024 as amended.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Chair Roberts and the Members reviewed the minutes of December 18, 2024 for edits or corrections and Member Riemer noted that he did not want to change anything but he wanted to have the topic of the 25 seasonal communities added to an upcoming agenda and there were no objections.

Member Riemer made a motion to approve the minutes of December 18, 2024 as submitted.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Chair Roberts and the Members reviewed the minutes of January 8, 2025 for edits or corrections and there were none.

Member Frazier made a motion to approve the minutes of January 8, 2025 as submitted.

Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Board Action/Review

2025-001/PB ANR - 5 Ryder Beach Way (Map 63, Lot 11). Ryder Beach Way Nominee Trust, Trs:

Frederic D. Grant, Jr. Applicant seeks Board's endorsement of a plan as "Approval Not Required" under the Subdivision Control Law. DEADLINE FOR BOARD ACTION - THIS MEETING

Chair Roberts read aloud the public notice and recognized Mr. Landry who briefly provided background on this matter.

Chair Roberts, the Members, and Mr. Landry commented or discussed the following highlighted topics: Lot 1A and the discrepancy that existed between a plan from July 1978 with a total square footage of 46,500 and the current application has a total square footage of 44,641 square feet; an additional discrepancy with a monument within the cul-de-sac that may have been set improperly, or been moved, or displaced; the drainage easement that appeared on the July 1978 plan but does not appear on the current plan; the reporting of the corrected errors in the current plan would be “shown in error” that would supersede the original reporting at the Barnstable County Registry of Deeds; and errors on paper from decades ago are frequently common but corrected during modern surveys.

Town Planner/Land Use Counsel Carboni thanked Mr. Landry for his hard work and preparation of this application. Town Planner/Land Use Counsel Carboni suggested that the endorsement would be subject to the plan and a note should be added to the plan that these lots would be conveyed to the abutting owners and these lots are non-buildable lots. Mr. Landry agreed to add that note to the application by tomorrow. Town Planner/Land Use Counsel Carboni also clarified the terms “lot” and “parcel” for the Members. The term “lot” in this application was deemed correct by Town Planner/Land Use Counsel Carboni.

Vice Chair Greenbaum made a motion to endorse this plan as an ANR subject to the addition of the note that the lots would be conveyed to the abutting owners and these lots are non-buildable lots.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Board Discussion/Action

- Lot Clearing
 - Chair Roberts said that the Conservation Commission recommended that the Lot Clearing article be part of the Town's General Bylaws and not in the Zoning Bylaw.
 - Chair Roberts and the Members reviewed the most recent draft Lot Clearing article (the 2/11/2025 version as included in this meeting's agenda) and then reviewed the most recent draft article for the General Bylaw (not included in tonight's packet but it was distributed earlier today to the Members).
 - Chair Roberts and the Members reviewed and discussed the draft article for the General Bylaw on Lot Clearing and Site Alteration (the 2/18/25 V2) that was condensed from Lot Clearing Bylaw (V2). It was reformatted as a General Bylaw to replace General Bylaw Chapter 1, Section 8 Soil Removal. The recommendation was to delete Section 8 in its entirety and be replaced with a proposed Section 8 Lot Alteration.
 - Chair Roberts and the Members reviewed and discussed the following Section 8 Lot Alteration (1-8-1 Purpose, 1-8-2 Definitions, 1-8-3 Applicability, 1-8-4 Review and Decision, 1-8-5 Exemptions, 1-8-6 Application Requirements, 1-8-7 Review Standards, 1-8-8 Required Security, 1-8-9 Monitoring and Inspections, 1-8-10 Enforcement, 1-8-11 Severability)
 - Town Planner/Land Use Counsel Carboni reminded the Members of the March 3, 2025 deadline for the Warrant and that the Members wanted to reduce this draft of Section 8 Lot Alteration so there is a lot of work to be done before the deadline. Chair Roberts noted that the Members would conduct a final review of the draft at next week's meeting.
 - Members discussed the following highlighted topics: Section 11 Water Shed Management Plan of the Provincetown Truro Intermunicipal Water Agreement, intent to complete and finalize the draft prior to the Warrant deadline, the need for another Planning Board meeting as the next regular meeting is scheduled for March 5, 2025 after the Warrant deadline, submit the draft as a potential placeholder article and withdraw it if it is not finalized, and several Members expressed concerns that the draft may not be ready by the Warrant deadline.

Note: Town Planner/Land Use Counsel Carboni departed the meeting.

- Lot Coverage
 - Vice Chair Greenbaum and the Members reviewed the draft Lot Coverage article (the 2/13/2025 version as included in this meeting's agenda). Vice Chair Greenbaum said that this draft article was close to completion and noted that there needed to be a definition for "attainable". Vice Chair Greenbaum noted that the Walsh Committee had determined definitions for "affordable dwelling unit", "attainable dwelling unit" and "attainable households". Vice Chair Greenbaum added that she had a conversation with the chair of the Walsh Property Advisory Committee (Ad Hoc) and Vice Chair Greenbaum wanted to speak with Town Moderator Paul Wisotzky as to the best way to move forward in order to ensure that the Walsh Committee and the Planning Board had the same definitions in their proposed articles.

- Vice Chair Greenbaum and the Members reviewed the purpose for the draft article, added language that applies to Residential District lots of 33,750 square feet or more, exemptions for municipal properties, a plan including a table showing both Lot Coverage and Naturalized Green Space and percentages will be included in the Building Permit application, and a straw poll of the Members whether they were in favor the addition of the exception of the additional of an ADU and a vote of 3-2-1 indicated that the Members were in favor of the added language.

Note: Chair Roberts announced that the Members would meet next Wednesday, February 26, 2025, at 4 pm, to vote on the draft articles on Lot Clearing and Lot Coverage in order to advance the draft articles.

- Climate Change
 - Chair Roberts said that he had contacted Climate Action Coordinator Chris Palmer who has agreed to meet with the Members in late March to review the Floodplain Overlay Bylaw from the Cape Cod Commission and discuss its applicability in Truro.
- Communications Towers
 - Chair Roberts reviewed with the Members the proposed changes to §40.5.B.3 (in the 2/5/2025 Revision 4 included in this meeting's agenda packet) and noted that the correction had been made for the sentence "An on-site condition assessment and an updated structural rating analysis no more than five (5) years old..." so now the number in parentheses matched the text. There are no other edits or changes.
 - Chair Roberts said that this draft was ready for a vote.

Vice Chair Greenbaum made a motion to approve the proposed changes to the Communications Towers §40.5.B.3.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

- Street Inventory List:
 - Chair Roberts said that there was still outstanding work needed for Group 5 and Group 6 streets and Vice Chair Greenbaum suggested that this topic be put on hold so the Members may work on the draft articles prior to the Warrant deadline. Chair Roberts agreed and there were no objections.
- Temporary Sign Permits

- Chair Roberts noted that there was nothing necessary to discuss this evening and there were no objections.

Next Meeting: Chair Roberts announced that the next meeting would be Wednesday, February 26, 2025 at 4:00 pm to vote on the Site Alteration and Lot Coverage draft articles. Chair Roberts will coordinate with Town staff to set up that meeting.

Chair Roberts said that he has a meeting tomorrow with Chair David Bannard of the Zoning Task Force to clear up any ambiguities between the two boards to coordinate efforts as to articles and bylaws. Chair Roberts noted that he expected the meeting to go well.

Member Frazier made a motion to adjourn the meeting at 6:48 pm.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer - Aye

Member Kiernan – Aye

Chair Roberts - Aye

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

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

February 26, 2025 – 4:00 pm

REMOTE PLANNING BOARD

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

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; ZBA Chair Chris Lucy (Truro Voter); ZBA Member Art Hultin (Truro Voter)

The remote meeting convened at 4:00 pm, Wednesday, February 26, 2025, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Chair Roberts provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

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

Board Discussion/Possible Vote to Advance Articles to Town Meeting

Chair Roberts announced that this meeting would conclude at 4:45 pm and that the Members would discuss and hold a possible vote to advance the Site Alteration and Lot Coverage articles to Town Meeting.

Lot Coverage:

Vice Chair Greenbaum led the discussion and reviewed the two changes since the last meeting with the Members.

- Under “Explanation” the addition of the sentence “Truro is the only Outer Cape Town that does have a bylaw to regulate maximum lot coverage” to the paragraph.
- Under “Basic Regulations” the addition of the phrase “with the exception of the addition of an ADU” to the paragraph.

The Members discussed or commented on the following highlighted topics: the purpose of the draft article regarding the protection of the water supply; under Basic Regulations, Member Riemer asked for the insertion (highlighted in yellow) of the following language in the sentence “Pre-existing commercial uses, Municipal properties and lots with deed restrictions for affordable or attainable housing, **that are not within a Zone 1, 2, or 3 of a public water supply**, are exempt.”; Member Kiernan said that it was reasonable to include Member Riemer’s suggested edit and Member Althaus said that he would not

support Member Riemer's edit; Chair Roberts recognized ZBA Chair Lucy who said that the insertion of that edit it would end the Walsh Property; Vice Chair Greenbaum replied to ZBA Chair Lucy and explained that she had worked with the chair of the Zoning Task Force and that there should be two additional lines on Lot Coverage and Naturalized Green Space that the Walsh Property was exempt from this bylaw; Member Riemer said that the protection of the water supply for the residents of Truro and Provincetown should be paramount; Member Townsend said that she was not in support of Member Riemer's suggested edit; and ZBA Chair Lucy said that the inclusion of Member Riemer's language would reduce the amount of affordable housing opportunities in Truro so Members should be mindful of this.

Chair Roberts said that the Members could vote on this item and Vice Chair Greenbaum said that she would remove the yellow highlights from the document before sending it to Planning Department Assistant Liz Sturdy.

Chair Roberts asked Member Riemer if he would like to make a motion to include his edit in the article and he replied in the affirmative. No Member seconded the motion.

Member Kiernan made a motion to advance this article forward to the Select Board.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Site Alteration:

Chair Roberts led the review of the changes since the last meeting. Vice Chair Greenbaum noted that Chair Roberts sent an email that had an update that was not included in this evening's Members packets. Chair Roberts then reviewed the changes of the draft article on Site Alteration (2/25/25 V6) with the Members.

- The change from Lot Clearing to Site Alteration and there were no objections.
- Under 1-8-1-4: change "insure" to "ensure".
- Under 1-8-3-4: add "Excavation and/or relocation of more than 100 cubic yards of soil within the site, exclusive of excavation and backfill necessary for basement or septic system construction."
- Under 1-8-5-2: add "Non-commercial cutting for fuel, provided that the limitations enumerated in 1-8-7 are not exceeded and provided that the following minimum tree density on the harvested area shall be preserved; 10 trees per 10,000 square feet, each preserved tree with a minimum trunk diameter of 4 inches. No understory vegetation shall be cut within the harvested area."
- Under 1-8-5-3: add "Site development with the Commercial or Beach Point zoning districts."

Chair Roberts recognized ZBA Chair Lucy who commented on 1-8-5-2 and noted that it was interesting that a member of the Zoning Task Force had recently hired him to remove every tree and stump from

his lot. ZBA Chair Lucy noted that it was an example of “Rules for thee and not for me!” ZBA Chair Lucy said that this draft article had a number of issues to include the prohibition of removing undesirable species like poison ivy.

Chair Roberts recognized ZBA Member Hultin who said that he had watched the Planning Board’s previous meeting. ZBA Member Hultin asked how many undeveloped lots remain in Truro and whether this bylaw change was necessary. Chair Roberts replied that the Planning Board is studying the number of undeveloped lots in Truro and that he was sensitive to the issue of clearing invasive or undesirable species as ZBA Chair Lucy had made a good point. Chair Roberts also noted that Members could decide to make this draft article a placeholder and even decide to withdraw the draft article ahead of Town Meeting.

ZBA Member Hultin inquired if any modeling had been done regarding lot coverage on any marginal lots to determine if this is feasible and if there is any allowance for remediation. Chair Roberts replied that the language is from the Cape Cod Commission’s model bylaw.

Chair Roberts, Vice Chair Greenbaum, and Town Planner/Land Use Counsel Carboni discussed the triggers in 1-8-3 and whether this was limited to only vacant, undevelopable lots or all lots.

After a brief discussion with Town Planner/Land Use Counsel Carboni, Chair Roberts and Members agreed to continue work on this draft article and not advance it to the Select Board for the upcoming spring Town Meeting.

Chair Roberts made a motion to continue work on this draft article and not advance it to the Select Board for the upcoming spring Town Meeting.

Member Kiernan seconded the motion.

Discussion: Member Riemer suggested that an amended draft bylaw could be presented on the floor at Town Meeting and Chair Roberts said that he agreed with Town Planner/Land Use Counsel Carboni that the printed version in the Warrant should be completed and with input from other parties who have yet not responded.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend - Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

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

Member Althaus made a motion to adjourn the meeting at 4:45 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Alexander O. Powers
Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

March 19, 2025 – 5:00 pm

REMOTE PLANNING BOARD

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

Members Absent: Ellery Althaus

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Sandi Kerr-Lewis (Applicant for 18 Old County Road); Charles Kerr (Applicant for 18 Old County Road); James Norcross (Attorney from Riley & Norcross LLC and Representative for Sandi Kerr-Lewis and Charles Kerr – Applicants for 18 Old County Road); Peter Kane (Representative of Kane Land Surveyors); Fred Gaechter (Chair of the Truro Conservation Trust); Nicholas Brown (Truro Resident); Susan Brennan (Friend of Jenette Lewis); Marilyn Stern (Truro Resident); David Dowd (Attorney)

The remote meeting convened at 5:00 pm, Wednesday, March 19, 2025, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Chair Roberts provided information as to how the public may call into the meeting or provide written comments. Members introduced themselves to the public.

Public Comment Period

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

Planner Report

Town Planner/Land Use Counsel Barbara Carboni had nothing to report and noted that Town Hall staff is working on the Warrant.

Chair Report

Chair Roberts reported that he had an introductory meeting with Climate Action Coordinator Chris Palmer last night at the library. Chair Roberts announced that the zoning articles will be heard by the Select Board on Tuesday, March 25, 2025 and will return to the Planning Board for a public hearing on April 9, 2025.

Note: Town Planner/Land Use Counsel Carboni noted that there were three additional individuals waiting to enter the meeting online but only listed their telephone numbers and not their names. Chair Roberts instructed Town Planner/Land Use Counsel Carboni to admit the individuals who identified themselves.

Minutes

Chair Roberts and the Members reviewed the minutes of January 22, 2025 for edits or corrections and there were none.

Member Frazier made a motion to approve the minutes of January 22, 2025 as submitted.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Chair Roberts and the Members reviewed the minutes of February 5, 2025 for edits or corrections and Chair Roberts commented on page 2 and said that the note regarding the correct spelling of “illusory” be removed.

Member Riemer made a motion to approve the minutes of February 5, 2025 as amended.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Board Action/Review

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

Chair Roberts read aloud the public notice and recognized Attorney Norcross who provided background information regarding this matter. The reason for the proposed subdivision is that Ms. Kerr-Lewis' sister, Jenette, who passed away in 2023, in her last will and testament instructed the Applicant to seek a subdivision of her property at 18 Old County Road and to take the southern parcel and donate it to the Truro Conservation Trust. The plan in front of the Members tonight is a two-lot subdivision. The plan does show a cul-de-sac which Attorney Norcross stated was on paper only as the intent of the donation of the southern lot would be unbuildable in perpetuity. Attorney Norcross said that this was for tax credit purposes only as the tax credit for an unbuildable lot is less than for a buildable lot. The cul-de-sac would never be created. Access to the southern lot would be only for employees, volunteers, and members of the Truro Conservation Trust.

Chair Roberts, the Members, and Attorney Norcross commented or discussed the following highlighted topics: an appreciation for such a generous donation; the applicability of the provision in the 2024 Zoning Bylaw, Section 50.1 Regulations Table A (on page 52) regarding lot shape as the plan indicated frontage area of 20' wide and the Zoning Bylaw states that the frontage area will not be less than 50' wide; increasing the width an additional 30' would be necessary under the Zoning Bylaw without having to go to the ZBA and seek relief; Attorney Norcross confirmed that the application was for a Preliminary Subdivision; and a quick claim deed referenced a right of way that does not appear in the plan and should be included in the plan for a Definitive Subdivision.

Chair Roberts and the Members reviewed the checklist and Chair Roberts noted that the Applicant would seek a waiver for C.5 Proposed System for Drainage and C.8 Topography. This was confirmed by Attorney Norcross.

Chair Roberts recognized Mr. Gaechter who reiterated that the property would be used strictly as the donor intended and the new deed will state that. The property can never be developed and sold. Mr. Gaechter said that the deed could add that there will never be any trails on the property. The property will be used only as open space into perpetuity.

At Chair Roberts request, Attorney Norcross then read aloud and reviewed the requested waivers for the plan from Mr. Kane's letter. Mr. Kane said that he would be happy to make an adjustment on the plan in reference to Member Kiernan's comments on the Zoning Bylaw, Section 50.1 Regulations Table A.

Chair Roberts then invited members of the public to comment on the matter and the following individuals were recognized by Chair Roberts: Mr. Brown, Ms. Brennan, Ms. Stern, and Ms. Kerr-Lewis.

After comments from Members, Chair Roberts said that the Planning Board would await the submission of the revised plan for further action on the Preliminary Subdivision Plan. Town Planner/Land Use Counsel Carboni noted that the Members could approve the Preliminary Subdivision Plan subject to certain corrections as there is precedence for approval. Chair Roberts stated that he considered the necessary revisions as significant.

After a brief discussion with the Members, Town Planner/Land Use Counsel Carboni and Attorney Norcross, Chair Roberts told Attorney Norcross that he had two choices: make the necessary revisions and submit a new Preliminary Subdivision Plan or a Definitive Subdivision Plan. Attorney Norcross said that he understood.

Vice Chair Greenbaum asked the Members to state any other concerns about the project tonight so the Applicant would know what those concerns were and could address them. There were no additional concerns.

Chair Roberts confirmed with Town Planner/Land Use Counsel Carboni that this was not a hearing so no vote would be taken this evening. Chair Roberts said that the Members would continue with the agenda.

Chair Roberts recognized Attorney Dowd who asked for a synopsis of the last several minutes as he was in an area with poor cell phone coverage and Chair Roberts provided him with a brief summary of what had occurred regarding 18 Old County Road.

Board Discussion/Action

- Lot Coverage
 - Vice Chair Greenbaum said there would be a public hearing in several weeks on this draft article.
- Climate Change
 - Chair Roberts said that he and Member Riemer had met with Climate Action Coordinator Chris Palmer and it went well. Mr. Palmer agreed to work with the Planning Board on the issues which were important to the Members.
- Communications Towers
 - Chair Roberts announced that the Select Board will act upon the draft article next Tuesday and returned to the Planning Board for a public hearing on April 9, 2025.

Street Inventory List:

- Chair Roberts said that there needed to be a review meeting in regard to Group 6 streets in the near future.
- Member Althaus (not present this evening) had previously requested an extension on Group 3 and Group 5 streets and Chair Roberts will meet with him to discuss it.
- Chair Roberts said that he would like to get the Street Inventory project back on track as soon as possible.

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

Member Riemer requested that Town Planner/Land Use Counsel Carboni's Seasonal Community Designation Review (that was included in last night's Select Board members' meeting packet) be circulated to the Members and the topic be added to the agenda for the next meeting on April 9, 2025.

Town Planner/Land Use Counsel Carboni added that at the Select Board's next meeting on March 25, 2025, a representative from State Senator Julian Cyr's office will be present to answer any questions from the Select Board regarding the seasonal community designation.

Town Planner/Land Use Counsel Carboni briefly clarified the difference between rural community designation and seasonal community designation.

Chair Roberts announced that the topic of the seasonal community designation would be put on the agenda for the Planning Board's second meeting in April.

Chair Roberts also mentioned that the Members also wanted to add to future meeting agendas the following topics: recurring temporary signs for annual traditional applications and an update on forest fire protection.

Member Riemer made a motion to adjourn the meeting at 6:03 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Alexander O. Powers", with a stylized flourish at the end.

Alexander O. Powers

Board/Committee/Commission Support Staff



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

April 2, 2025 – 1:00 pm

REMOTE PLANNING BOARD

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

Members Absent: Caitlin Townsend

Other Participants: None

The remote meeting convened at 1:00 pm, Wednesday, April 2, 2025, by Chair Roberts who announced that this was a remote public meeting and provided information as to how the public may join the meeting. Members introduced themselves.

Public Comment Period

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

Board Discussion/Action

Chair Roberts stated that the purpose of this meeting was for the Board to vote to withdraw the Proposed 2025 ATM Lot Coverage and Naturalized Green Space Warrant Article. Members of the Board expressed their thoughts on this withdrawal at the Select Board meeting and in general. Consensus was that this bylaw amendment needed just a little more work.

Vice Chair Greenbaum made a motion to formalize the withdrawal of this article

Member Kiernan seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

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

Member Frazier made a motion to adjourn the meeting at 1:09 pm

Vice Chair Greenbaum seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Respectfully submitted,

Elizabeth Sturdy



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

April 9, 2025 – 5:00 pm

REMOTE PLANNING BOARD

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

Members Absent: None

Other Participants: Barbara Carboni, Town Planner and Land Use Counsel; Jackie Opitz, Sustainable Cape; Dave Bannard, Zoning Task Force Chair; Darrell Shedd, Zoning Task Force Vice Chair; Mara Glatzel, Zoning Task Force Member; Kennan Rhyne, Rhyne Civic Strategies LLC (Consultant); Jeff Fischer, Walsh Property Advisory Committee (Ad Hoc) Chair; Karen Ruymann; Steve Wynne; Mike Forgione; Brian Boyle; Laurie Lee

The remote meeting convened at 5:00 pm, Wednesday, April 9, 2025, by Chair Roberts who announced that this was a remote public meeting and provided information as to how the public may join the meeting. Members introduced themselves.

Public Comment Period:

Public comment, for items not on the agenda, was opened by Chair Roberts. Ms. Karen Ruymann commented that water was not addressed in the Zoning Overlay and that she had submitted a public comment letter to the Planning Board. Chair Roberts asked Ms. Ruymann if she could address these comments during the Zoning Overlay discussion and she agreed.

Planner Report: Barbara Carboni, Town Planner and Land Use Counsel, wanted to remind the Board that Pre-Town Meeting would be at the Community Center on April 17th at 5:30 pm and would be hosted by the Moderator.

Temporary Sign Permit Application from Sustainable Cape:

Jackie Opitz was present to represent Sustainable Cape. Chair Roberts read the application details. Member Althaus abstained due to his involvement with the Farmer's Market.

Member Frazier made a motion to approve this application

Vice Chair Greenbaum seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Abstain

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

So voted, 6-0-1, motion carries.

Open Public Hearing:

Chair Roberts opened the Public Hearing pursuant to G.L. c.40A, §5 for the purpose of the Planning Board's review of zoning articles, and to provide a recommendation to Town meeting on these articles.

Planning Board proposed zoning bylaw article for 2025 ATM: **Amend §40.5.B, Communication Structures, Buildings and Appurtenances, Requirements**

Chair Roberts summarized this article. Zoning Task Force Chair, Dave Bannard, stated that at their last meeting, the Zoning Task Force voted unanimously to support the approval of this proposed amendment. There were no deliberations.

Vice Chair Greenbaum made a motion to recommend this article

Member Frazier seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Zoning Task Force proposed zoning bylaw article for 2025 ATM: **New Overlay District and Amendment to Zoning Map – Walsh Overlay District**

Chair Bannard summarized this article. Chair Roberts opened public comments and invited Ms. Karen Ruymann to continue with her thoughts regarding water and wastewater treatment, which she did.

Mr. Steve Wynne stated he is a part-time resident and former member of the Walsh Planning Committee. By not looking at water, wastewater, and traffic issues we are putting the cart before the horse.

Mr. Mike Forgione stated he is a town resident and had a couple of questions. Question 1: define “civic uses”, and Question 2: parking requirements and off-site parking. Chair Bannard suggested that Mr. Forgione refer to the Use Table for specifics regarding Question 1. Chair Bannard gave an overview of parking and off-site parking as included in the article. Consultant, Kennan Rhyne, added the intent of shared parking.

Ms. Mara Glatzel, a member of the Zoning Task Force but speaking as a citizen, commented that conversations regarding water and wastewater management need to happen concurrently and at all levels. She feels very strongly about the protection of water in our town. Ms. Glatzel mentioned that this issue was discussed in many conversations when preparing the LCP (Local Comprehensive Plan).

Mr. Darrell Shedd, a member of the Zoning Task Force, stated that he would like to follow up on what Dave and Mara just brought up. To use the metaphor previously mentioned “cart before the

horse”, he believes that housing is really the horse, and the cart will be addressed when an RFP is realized. Water, wastewater, traffic will all be dealt with in the design, and no permits will ever be issued without all issues being responsibly and completely addressed.

Mr. Brian Boyle asked if a reconciliation existed between the 2024 approved Walsh proposal and the Zoning Task Force proposal. Chair Bannard responded that there is no formal reconciliation, but the Task Force has tried to embody those recommendations into the Overlay District. They have been working closely with the Walsh Property Advisory Committee (Ad Hoc), and he believes that the Task Force recommended changes are consistent.

Jeff Fischer, Walsh Property Advisory Committee (Ad Hoc) Chair, commented that the Committee itself is addressing many of those issues. The Zoning Overlay is the base on which we’re building. Our task is to follow up on the original Walsh Committee recommendations and ensure that those are met. Water, wastewater, and traffic are not part of the Zoning Overlay. All these things have to be worked on concurrently. We have to have a plan in place, so we need the base from the Zoning Task Force to build a housing plan and then work on the water allocation and the other issues on the property.

Barbara Carboni, Town Planner and Land Use Counsel, stated that she worked with the Walsh Committee on those recommendations, and the work that the Zoning Task Force has done and the Overlay District that it has developed is entirely consistent with the Walsh Committee's recommendations that were adopted by Town meeting last year. Attorney Carboni stated that she would also like to address a couple of misconceptions that have come up during the hearing. One is that there is a proposal before Town meeting. There's no proposal in the sense of a development proposal. There is a proposed overlay district that just puts the rules in place for such time as whatever development may occur under every other regulation that applies – Town regulation, State regulation – until such time that a particular development is proposed. Nothing can happen on the property that is prohibited by State regulations and by Town regulations, and this came up earlier. Zone 2 is a DEP designation, and it protects the area around a well. There are activities that are permitted in Zone 2, and there are activities that are prohibited in Zone 2. That regulation will apply. The term “circumvent” came up earlier in that putting zoning in place circumvents the Zone 2 regulations – that is untrue. The Zone 2 regulations still apply, and not only are they State law, but they're also in our Zoning Bylaw already in the form of the Water Protection Overlay District. So, again, putting the zoning in place that's proposed for Town meeting does not circumvent or unwind or get around existing regulations, and nothing can happen on the property unless it complies with State regulations and other Town regulations.

Laurie Lee asked if the consultants could provide a couple of build-out scenarios, some actual live, schematic examples, with buildings, elevations, sidewalks, parking green space just for us to understand what the densities are and what the neighborhood is going to look like, what it is we're trying to create. Chair Bannard responded by emphasizing that zoning is intended to put brackets around what is permissible and impermissible. We are not proposing any development plan for the property to the town. That is something that will be done later. All we're doing is setting up a structure that will permit development in a number of different ways, but would permit development, as Barbara said, consistent with what the Walsh Committee recommended.

Consultant Rhyne added that a thorough review of all Walsh Committee materials from start to finish was conducted to understand the scale of the project. Those recommendations were rectified

with the Local Comprehensive Plan and the Housing Production Plan and were included in conversations with the Zoning Task Force.

Mr. Paul Kiernan, Planning Board Member, stated that he has some legal and technical points that he believes the public should hear. Within the article, Member Kiernan addressed concerns with sections regarding Definitions, Low-Density District, Medium-Density District, Maximum Building Height, Access, Building Separation, Moderate Density Sub-District, Parking.

Responding to Member Kiernan's concerns regarding Definitions, Attorney Carboni had a few points. First, the whole point of putting zoning in place is so that we don't develop the property by 40B; that we do this by planning first and having development conform to bylaws that the town puts in place. Second, we are adding definitions to the zoning bylaw regarding multifamily, townhouse, all of these things, but they will only be permitted within the Overlay District. They won't be permitted outside the district, because if you look at this Use Table, those uses will continue to be prohibited under the zoning bylaw. It can't take place outside the Overlay District because under the Use Table it will remain prohibited. So, I think there's confusion about what putting this definition of a new use in the bylaw means. It doesn't mean it will be allowed all over town. It just means this is the definition of a use that is permitted solely within the overlay district.

Member Kiernan stated that he had contacted the State Executive Office and was told that this would have to go for a two-thirds vote at Town meeting. Attorney Carboni stated that the town consulted with KP Law on this, and Town Counsel advises that this is a simple majority vote under Chapter 40A, Section 3. So that's not an issue. It's not that we're changing a few definitions. We're putting zoning in place which allows for the development of multifamily housing and mixed-use development, and the bylaw was specifically tweaked by Town Counsel to ensure that the proposal can be voted in by a simple majority.

Chair Bannard addressed the remaining concerns of Member Kiernan. Member Kiernan again referred to needing a two-thirds vote at Town meeting and mentioned that he had spoken with the EOHLOC (Executive Office of Housing and Livable Communities). Chair Bannard had to reiterate that they are deferring to Town Counsel when Counsel says that after their review and making a few suggested changes, that this bylaw amendment will require only a simple majority of votes at Town meeting.

Vice Chair Greenbaum made a motion to close the Public Hearing

Member Frazier seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Board Discussion/Vote

Mr. Jack Riemer, Planning Board Member, expressed his understanding of the Zoning Bylaw purpose and his thoughts on what else should be considered citing the Local Comprehensive Plan as well as other materials.

Ms. Anne Greenbaum, Planning Board Vice Chair and Walsh Property Advisory Committee (Ad Hoc) Member, stated everybody wants to protect the water; nobody wants to poison the water. This Zoning Task Force article will set up a zoning envelope from which the town can use for planning, no shovels in the ground and no building, because that was not the charge of the Zoning Task Force. This article only allows for planning. The zoning task force was given the brief of coming up with zoning, not solving water, not solving traffic, not solving access. All of those things need to be solved but not in this article. So, I am a strong yes on this article.

Ms. Caitlin Townsend, Planning Board Member, stated the struggles the younger generation is facing for the future of this community and the people who want to stay here. The community needs to be supportive of keeping the younger generation here. Just like Anne said, this isn't an end all be all. This is just creating the zoning. I just want to reiterate my support, and I think I can speak for a lot of people, my age, and a lot of people in my shoes.

Ms. Virginia Frazier, Planning Board Member, stated that parameters need to be set in place before anything can happen.

Mr. Ellery Althaus, Planning Board Member and Zoning Task Force Member, stated that concerns will be addressed. This step is just about creating zoning. I think that the overlay is excellent, and I'm excited to see it go forward at Town meeting.

Member Kiernan reiterated his concerns regarding building separation, building height, and finds them unsafe; problem with parking and access – he would like to have KP Law review again as he believes their review was not successfully covered previously. He is asking the powers that be to review it before Town meeting as it makes legal sense. Member Althaus pointed out that the concerns referencing minimum are not a minimum that's going to a developer but just about giving the town the most flexibility.

Chair Roberts stated that although previous statements mentioned concurrently developing plans for Walsh in terms of planning, zoning, wastewater, and water supply, he does not see it happening concurrently. The article is premature to assign limitation or minimums and would like to see the article deferred until the town has water and hydrology information, and what will be allocated by the Inter-Municipal Agreement and Provincetown Water and Sewer Joint Board.

Member Riemer referred to the October 2014 Water Resources Management Plan Phase I Executive Summary regarding strategies. Need to demand answers as to how we're going to solve water for everybody.

Vice Chair Greenbaum stated there are different ways to come to the same place. We're not disagreeing so much on what we need to get done. We need to have a plan for Walsh that includes solving for water – need both to happen.

Chair Roberts pointed out that in the existing residential zoning the minimum lot size is determined in part by what that lot will support in terms of an on-site well and on-site septic together. But I see nothing in this zoning in this article that offers any kind of similar level of protection in terms of protecting the resource here. We've got to build housing somewhere to some degree, but I think that this is still an open question as to what we're going to be able to build on this particular lot.

Vice Chair Greenbaum made a motion to recommend the Walsh Overlay District Article
Member Althaus seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Nay

Member Kiernan – Nay

Chair Roberts – Nay

So voted, 4-3-0, motion carries.

Next Meeting: Wednesday, April 23, 2025 at 5:00 pm

Member Althaus made a motion to adjourn the meeting

Vice Chair Greenbaum seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

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

Respectfully submitted,

Elizabeth Sturdy

Ryder & Wilcox

SURVEYING · ENGINEERING
HOME PLANNING & DESIGN

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EMAIL: info@ryder-wilcox.com

April 22, 2025

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



Re: ANR Plan for 32 Cooper Road, LLC dated April 22, 2025

Dear Members of the Board,

This letter is to inform you that on April 23, 2025, Sarah Lutz and John Van Rens submitted to the Truro Planning Board, by delivery to the Town Clerk, an ANR Plan of land located at 21 Cooper Road, Parcel 4 on Assessors Map 58. The total area of each parcel exceeds the minimum lot size. Lot A will retain the entire frontage which exceeds the minimum frontage on Cooper Road, a way shown on a plan previously endorsed by the Planning Board on September 11, 1980. Lot B is not a buildable lot and will be donated to the Truro Conservation Trust.

Sincerely,

A handwritten signature in blue ink, appearing to read "David A. Lyttle".

David A. Lyttle, P.L.S.

DAL
Attachments
#12773



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

To the Planning Board of the Town of Truro, MA

Date April 22, 2025

The undersigned owners of all the land described herein submitted the accompanying plan entitled:
Plan of Land Situated in Truro, MA prepared for Sarah Lutz and John Van Rens and dated April 22, 2025, requests a
determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 21 Cooper Road, Truro, MA Map(s) and Parcel(s): Map 58, Pcl. 4

Number of Lots Created: 2 Total Land Area: 428,347 S.F.

The owner's title to said land is derived under deed from 32 Cooper Road, LLC,
dated 4/2/2025, and recorded in the Barnstable Registry of Deeds Book and Page Dd. Bk. 36903, Pg. 217 or
Land Court Certificate of Title No. Doc. 1520543 registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: *(check as appropriate)*

- ☐ The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
- ☐ a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
- ☐ a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____; or
- ☐ a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
- ☐ The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

-
-
-
-

The division of the tract of land on the accompanying plan is not a subdivision. Lot B is not a buildable lot and is being conveyed to the Truro Conservation Trust. Lot A has in excess of the minimum 150' of frontage on Cooper Road, a way shown on a plan previously endorsed by the Planning Board on September 11, 1980. Lot A also has in excess of the minimum lot area of 33,750 S.F. No new buildable lots are being created.

(Signature)

(Signature)

(Address of Owner(s))

(Signature)

File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Assistant at *esturdy@truro-ma.gov*

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>21 Cooper Road, Truro, MA</u>		Applicant Name: <u>Sarah L. Lutz, 32 Cooper Road, LLC</u>		Date: <u>April 22, 2025</u>
No.	Requirement	Included	Not Included	Explanation, if needed
<u>2.2.2 Submission Requirements</u>				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	✓		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	Relevant zoning classification data.	✓		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	✓		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>21 Cooper Road, Truro, MA</u> Applicant Name: <u>Sarah L. Lutz, 32 Cooper Road, LLC</u> Date: <u>April 22, 2025</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	✓		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	✓		

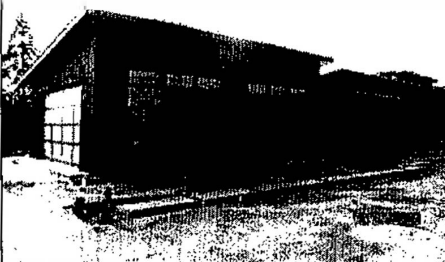
Key: 3394

Town of TRURO - Fiscal Year 2025

10/8/2024

5:57 pm

SEQ #: 3,535

CURRENT OWNER										PARCEL ID		LOCATION		CLASS	CLASS%	DESCRIPTION		BNID	BN	CARD						
32 COOPER ROAD LLC MGR: SARAH L LUTZ PO BOX 515 GERMANTOWN, NY 12526-0515										58-4-0		21 COOPER RD		1010	100	SINGLE FAMILY			1	1 of 1						
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cet)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
32 COOPER ROAD LLC										08/27/2014	F		(204275)	23-246	06/21/2023	80	SOLAR TAXABL	53,880	12/26/2023	LG	100	100				
LUTZ SARAH L &										12/09/1996	J		(142910)	22-253	06/07/2022	5	DEMO		07/21/2022	LG	100	100				
LUTZ SARAH L										02/22/1996	F		(139856)	22-253	06/07/2022	1	SINGLE FAM R	2,300,000	12/26/2023	LG	80	80				
														16-196X	09/12/2016	99	ALL OTHER	2,900	12/30/2016	LG	100	100				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE														
100	A	0.775	15	1.00	1	1.00	1	1.00	2,909,600	1.00	1	1.00	WF3	8.00												
300	A	7.375	15	1.00	1	1.00	1	1.00	222,400	0.82	1	1.00	WF3	8.00												
350	A	1.550	15	1.00	1	1.00	1	1.00	6,970	0.80	1	1.00	TWP	1.00												
400	F	300	15	1.00	1	1.00	1	1.00	2,080	1.00	1	1.00	WF3	8.00												
TOTAL										9.700 Acres	ZONING	RES	FRNT	562	ASSESSED	CURRENT	PREVIOUS									
Nbhd										SOUTH TRURO				NO VIEW FROM HOUSE. FY09VW - WF2 & LOC ADJ				LAND				4,240,500				
Inf1										NO ADJ				OPER AREA REVIEW. FY11=DELETED LOC ADJ PER				BUILDING				1,088,500				
Inf2										NO ADJ				FIELD REV				DETACHED				0				
																		OTHER				104,300				
																		TOTAL				5,329,000				
																						4,234,500				
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO 12/26/2023																		
																										
BUILDING								CD	ADJ	DESC		MEASURE	12/8/2022	LG	BLDG COMMENTS											
MODEL								1		RESIDENTIAL					Interior data estimated per building plan pending											
STYLE								8	1.10	CONTEMPORARY (100%)		LIST			Assessor access. HVAC estimated.											
QUALITY								G	1.35	GOOD (100%)		REVIEW														
FRAME								1	1.00	WOOD FRAME (100%)																
YEAR BLT	2023	SIZE ADJ	0.990	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,377,837								
NET AREA	2,682	DETAIL ADJ	1.000	FOUNDATION	3		CONTIN WALL	1.00	+	LLF	L	LOWER LEVEL FIN	750	2023	323.85	242,891	CONDITION ELEM		CD							
\$NLA(RCN)	\$514	OVERALL	1.130	EXT. COVER	10		VERT. BOARD	1.00	+	BAS	L	BAS AREA	1,932		462.81	894,147										
				ROOF SHAPE	4		FLAT/SHED	1.00	C	EPA	N	ENCL PORCH	252		197.90	49,871										
				ROOF COVER	10		METAL RSD RIDGE	1.00	D	CRL	N	CRAWL SPACE	1,182		54.92	64,918										
				FLOOR COVER	4		TILE	1.00	E	AGR	N	ATTACHED GARAGE	840		140.01	117,610										
				INT. FINISH	2		DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00											
				HEATING/COOLING	9		WARM/COOL AIR	1.03																		
				FUEL SOURCE	2		GAS	1.00																		
CAPACITY				UNITS	ADJ																					
STORIES(FAR)				1	1.00																					
ROOMS				0	1.00																					
BEDROOMS				3	1.00																					
BATHROOMS				3.5	1.00																					
FIXTURES				12	\$8,400																					
UNITS				0	1.00																					
EFF YR/AGE				2022 / 1																						
COND				01 01 %																						
FUNC				20 UC																						
ECON				0																						
DEPR				21 % GD 79																						
RCNLD				\$1,088,500																						



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT

AN
OFFICIAL
Three Pemberton Square
Boston, MA 02108
TEL: (617) 788-7470

Title Examination Department

NOT Landcourt.Title@jud.state.ma.us

AN
OFFICIAL
BOOK 36903 Pg 217 #12777
04-02-2025 @ 12:06p

NOT

NOT

AN

AN

OFFICIAL OFFICIAL

C LAND COURT REGISTERED LAND

ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL

This electronically mailed ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated October 28, 2024, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 25 SBQ 41832 03 - 001


It is **ORDERED**:

Pursuant to G. L. c. 185 § 52, the Court approves the Voluntary Withdrawal from the Registration System of the land herein described on Exhibit A, subject to all registered rights outstanding as of the date hereof.

BY THE COURT (Smith, J.)

/s/ Kevin T. Smith

DATED	ATTEST
March 25, 2025	/s/ Deborah J. Patterson, Recorder
APPROVED FOR REGISTRATION BY THE COURT	TITLE EXAMINER SIGNATURE
	/s/ Michael J. Hughes, Esq.

 <p>MASSACHUSETTS TRIAL COURT</p>	<p>NOTICE OF VOLUNTARY WITHDRAWAL OF LAND</p> <p>NOT By Private Owner(s) NOT A N FROM THE REGISTRATION SYSTEM (G.L. c. 185, § 52)</p>	<p>COURT USE ONLY</p>
<p>COURT DEPARTMENT</p> <p>LAND COURT</p>	<p>COUNTY</p> <p>Barnstable</p>	<p>DOCKET NUMBER</p> <p>-SBQ-</p>

All the undersigned own the fee simple estate in land that was registered under G.L. c. 185. Upon a Land Court Justice's endorsement, this Notice withdraws the described land from the registration system under G.L. c. 185, § 52. The land withdrawn is described on Certificate of Title No. 204275, in Book _____, at Page _____, from the Barnstable ☒ Land Registration District. It is shown on Land Court Plan No. 41832-A as follows:

☒ All the land described in the Certificate of Title -or- ☐ Part of the land described in the Certificate of Title, namely:

(Provide below the Land Court designation for the land, e.g., "Lot 4 on Land Court Plan 12345D filed with Certificate of Title 54321." If you are withdrawing less than all the land described in the Certificate of Title, specify the piece of land designated on the Certificate of Title.)



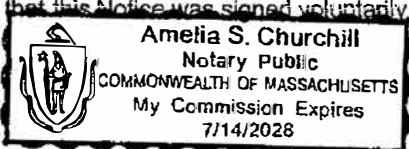

All of the land registered on Land Court Plan No. 41832-A, which has never been further divided after registration, and is described in the registration decree as:

That certain parcel of land situate in Truro in the County of Barnstable and Commonwealth of Massachusetts, bounded as follows: Southeasterly by Cooper Road, five hundred sixty-one and 95/100 (561.95) feet; Southwesterly two hundred twenty-two and 32/100 (222.32) feet; and Southerly about four hundred eighty (480) feet by land now or formerly of Benedict Battaglino, et al; Westerly by Cape Cod Bay; Northerly by lands of sundry adjoining owners, about ten hundred forty (1040) feet; and Easterly by land now or formerly of Matthew Lind; two hundred and 46/100 (200.46) feet.

The street address of the land (if any) is: 21 Cooper Road, Truro, MA 02666

WARNING TO ALL INTEREST HOLDERS REQUIRED BY G.L. c. 185, § 52

Warning to all mortgagees (mortgage holders), lessees (tenants), or option holders with interests in the land: You must file any objection to the registered owner's withdrawal of the land from the registration system with the Land Court within 30 days of service of this Notice of Voluntary Withdrawal of Land. If you do not file your objection within that time, you waive your right to object.

 <p>MASSACHUSETTS TRIAL COURT</p>	<p>NOTICE OF VOLUNTARY WITHDRAWAL OF LAND</p> <p>NOT By Private Owner(s) NOT A N FROM THE REGISTRATION SYSTEM</p> <p style="font-size: small;">OFFICIAL (G.L. c. 185, § 52) OFFICIAL</p>	<p>COURT USE ONLY</p>
<p>COURT DEPARTMENT</p> <p style="text-align: center;">LAND COURT</p>	<p>COUNTY</p> <p style="text-align: center;">Barnstable</p>	<p>DOCKET NUMBER</p> <p style="text-align: center;">-SBQ-</p>
<p>ACKNOWLEDGMENTS OF ALL OWNERS OF LAND TO BE WITHDRAWN</p> <p style="font-size: small;">O COPY AND ATTACH MORE PAGES FOR ANY ADDITIONAL OWNERS)</p>		
<p>PRINT NAME / CAPACITY / ENTITY</p> <p>Sarah L. Lutz, as Manager of 32 Cooper Road, LLC</p>		<p>ADDRESS</p> <p>4995 Route 9G Germantown, NY 12526</p>
<p>SIGNATURE OF OWNER</p> <p>X </p>	<p>DATE</p> <p>02/27/2025</p>	
<p>NOTARY ACKNOWLEDGMENT</p>		
<p>On <u>02/27/2025</u>, before me, the undersigned notary public, <u>Sarah L. Lutz, Manager of 32 Cooper Road, LLC</u></p> <p>personally appeared, and proved to me through satisfactory evidence of identification, which was/were <u>New York Driver's License</u></p> <p>to be the person(s) whose name is/are signed on this Notice of Voluntary Withdrawal of Land from the Registration System, and acknowledged to me that this Notice was signed voluntarily for its stated purpose.</p>		
<div style="display: flex; align-items: center; justify-content: center;">  <div style="margin-left: 20px;">  <p style="font-size: small;">SIGNATURE AND SEAL OF NOTARY PUBLIC</p> </div> </div>		
<p>PRINT NAME / CAPACITY / ENTITY</p>		<p>ADDRESS</p>
<p>SIGNATURE OF OWNER</p> <p>X</p>	<p>DATE</p>	
<p>NOTARY ACKNOWLEDGMENT</p>		
<p>On _____, before me, the undersigned notary public, _____</p> <p>personally appeared, and proved to me through satisfactory evidence of identification, which was/were _____</p> <p>to be the person(s) whose name is/are signed on this Notice of Voluntary Withdrawal of Land from the Registration System, and acknowledged to me that this Notice was signed voluntarily for its stated purpose.</p>		
<p>COUNTY</p>		<p>SIGNATURE AND SEAL OF NOTARY PUBLIC</p>

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EXHIBIT A

Land
on Land Court Plan 41832-A
Filed with Certificate of Title No. 124302
Registry District of Barnstable County

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

Doc. No. 1,252,887
Ctf. No. 204275

TRANSFER CERTIFICATE OF TITLE

*** CANCELLED ***

From Certificate No. 142910, Originally Registered December 9, 1996
in the Registry District of Barnstable County.

THIS IS TO CERTIFY that 32 COOPER ROAD, LLC, a Delaware limited liability company,
of 211 West 11th Street, New York, New York 10014,

the owner(s) in fee simple,

of that land situated in TRURO

in the County of Barnstable and the Commonwealth of Massachusetts, described as
follows:

LAND

PLAN 41832-A

Said land is subject to the terms set forth in an Order of the
Commonwealth of Massachusetts, Department of Environmental Management, acting
pursuant to G.L. c. 131, sec. 40A, dated March 18, 1976, duly recorded in Book
2314, Page 224.

Said land is subject to the rights of the public in said Cape Cod
Bay.

So much of said land as is included within the limits of said
Cooper Road is subject to the rights of all persons lawfully entitled thereto in
and over the same, and there is appurtenant to said land the right to use Cooper
Road, as shown on said plan, to and from said land and Old County Road, in common
with all other persons lawfully entitled thereto, for all purposes for which
streets or ways customarily are used in said Truro.

Said land is subject to a right of way as set forth in a deed
given by Carl A. Benson to Donal P. McDonnell and Margaret C. McDonnell, dated
August 9, 1959, duly recorded in Book 1103, Page 282, as affected by two
instruments, one a release dated November 6, 1990, duly recorded in Book 7356, Page
160, and one a confirmatory release dated January 15, 1991, duly recorded in Book
7417, Page 136.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said owner(s) to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting

WITNESS JUDITH C. CUTLER, Chief Justice of the Land Court at Barnstable, in said County of Barnstable,

the twenty-seventh day of August in the year two thousand and fourteen

at 2 o'clock and 8 minutes

Attest, with the Seal of said Court,

JOHN F. MEADE, Assistant Recorder.

Land Court Case No. 41832

Ctf:204275

1,252,887

[illegible]

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

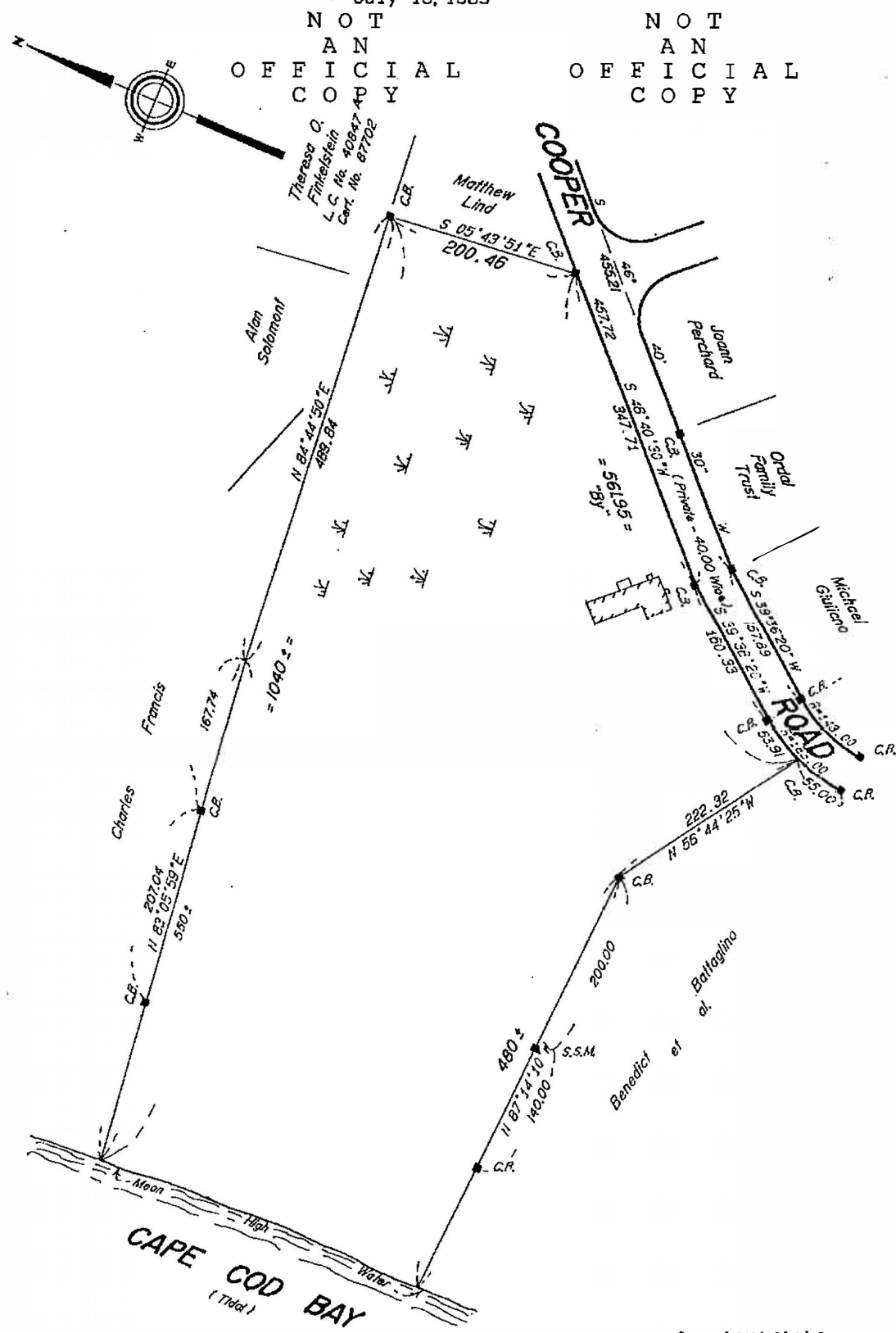
ctf:204275

1,252,887

[illegible]

u/c 124302

NOT AN OFFICIAL COPY
PLAN OF LAND IN TRUST
OFFICIAL COPY
Schofield Brothers Inc., Surveyors
July 18, 1985
NOT AN OFFICIAL COPY
41832A
Sheet 1 of 2
COPY

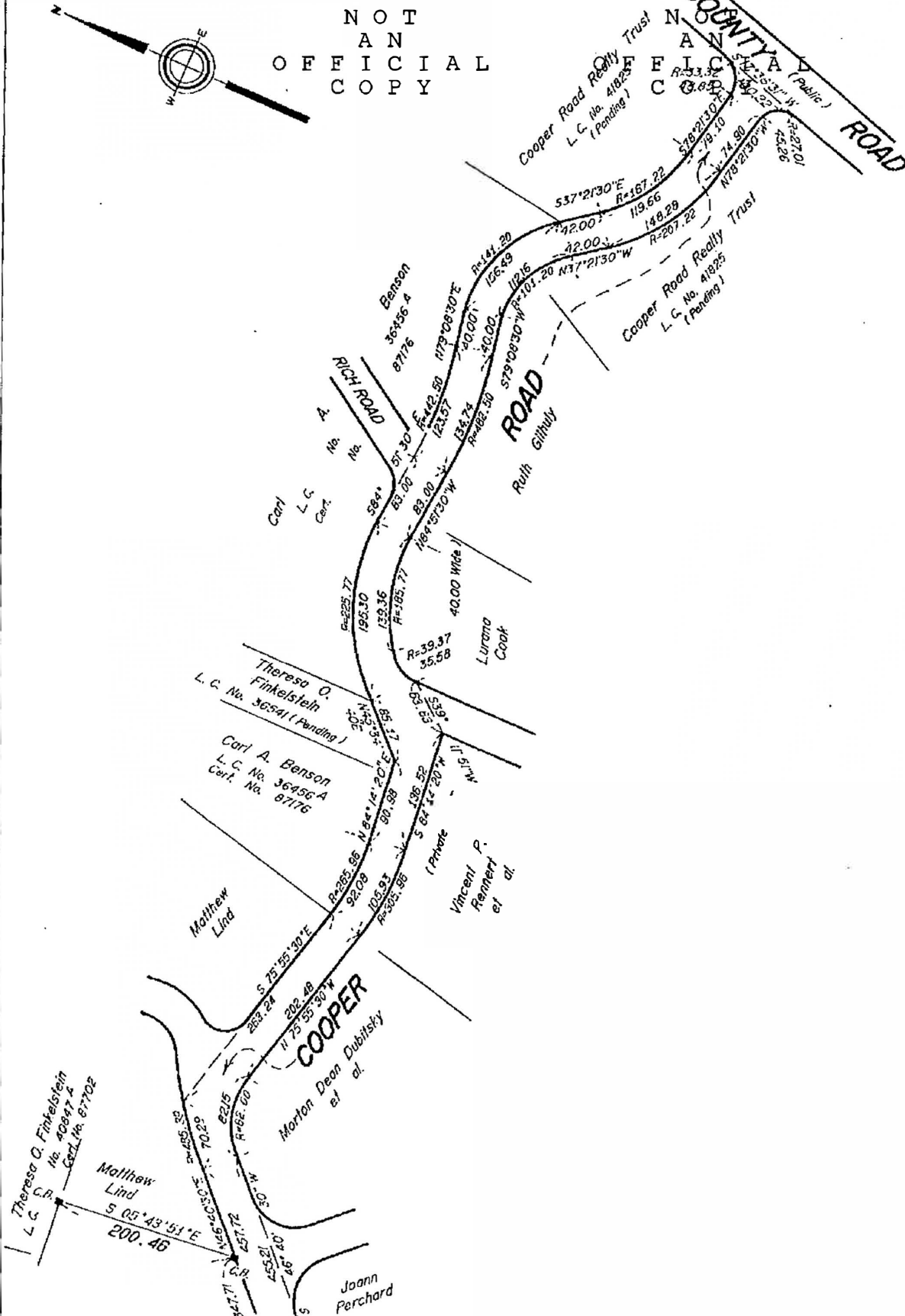
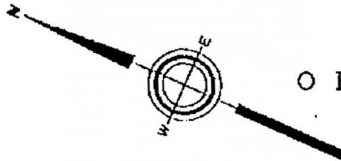


Abutters are not adjudicated.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
OCT. 29, 1985
Scale of this plan 120 feet to an inch.
Louis A. Moore, Engineer for Court

NOT
AN
OFFICIAL COPY
41832
Sheet 2 of 2

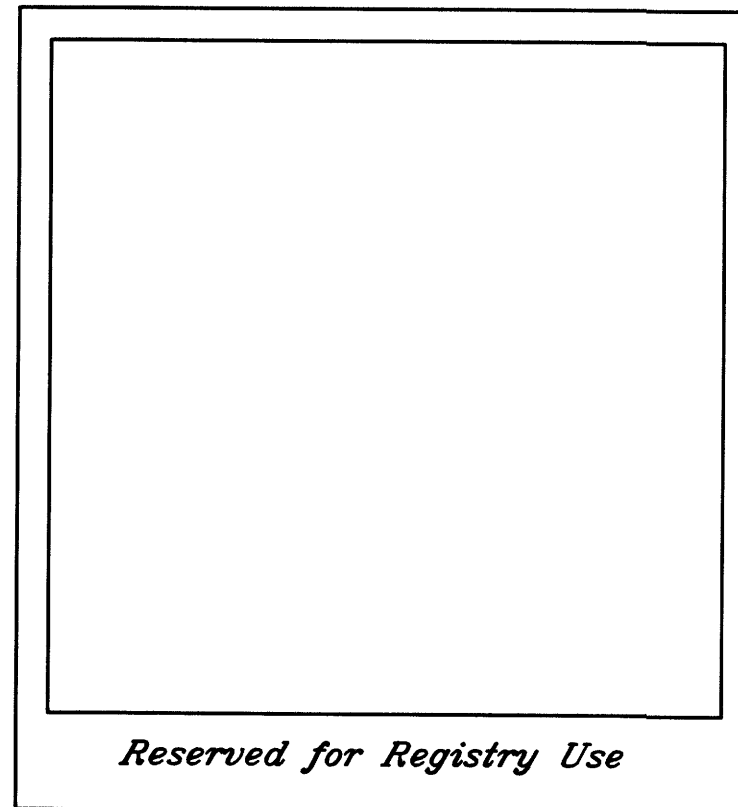
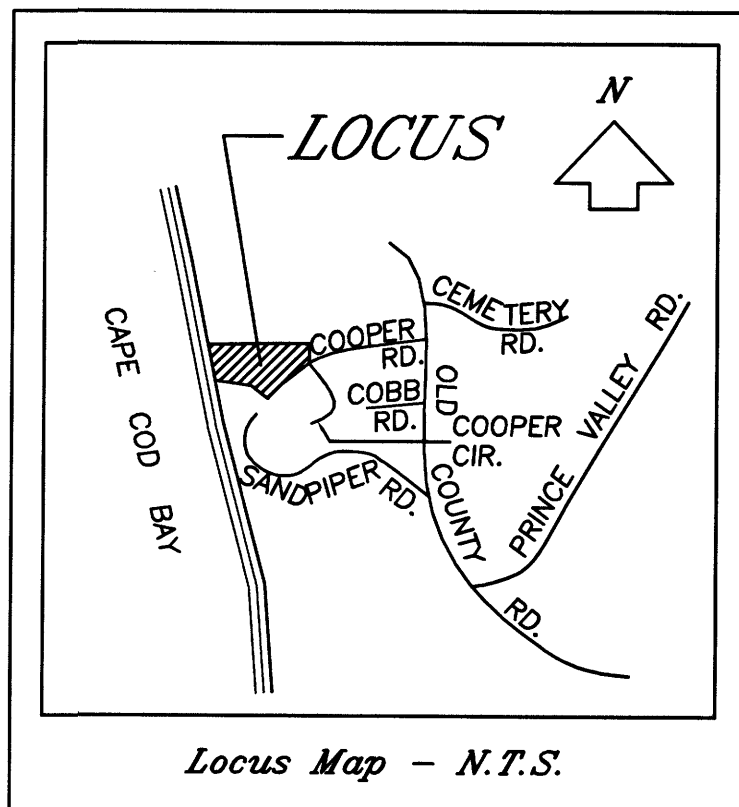
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OFFICIAL
COPY



Planning and filed
Commissioner



367-14



RECORD OWNER AND APPLICANT:

32 Cooper Road, LLC
Sarah Lutz and John Van Rens

ZONE: R

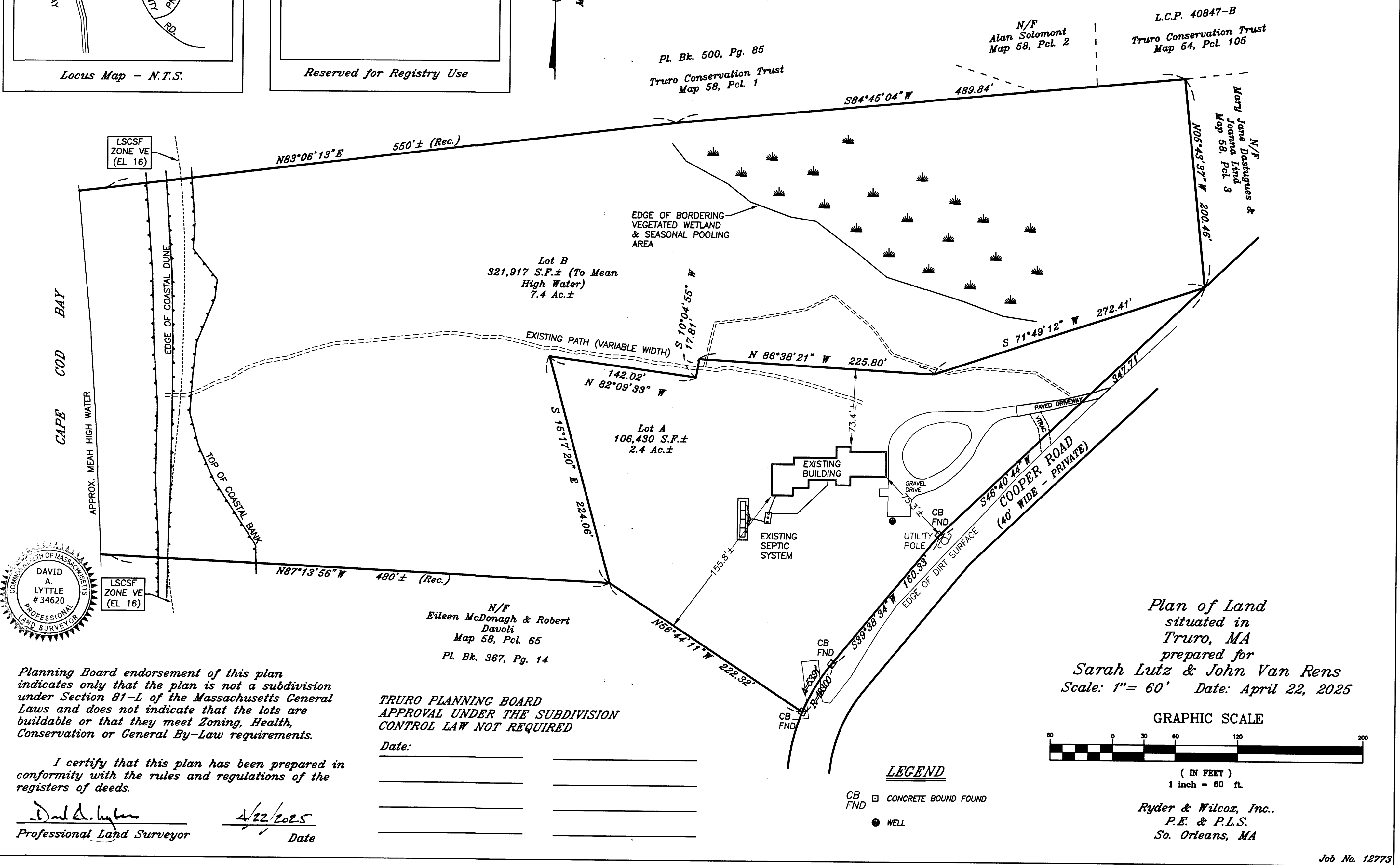
Lot Area = 33,750 S.F. min.
Lot Frontage = 150' min.

REFERENCE:

Assr's. Map 58, Pcl. 4
Ct.f. 204275 (Cancelled)
Dd. Bk. 36903, Pg. 217
Doc. 1,520,543
LCP 41832-A, Sht. 1

Plan Note:

This plan shows a division of Parcel 4 shown on Map 58 and the lot shown on Land Court Plan 41832-A, Sheet 1. Lot B is not a buildable lot and is to be conveyed to the Truro Conservation Trust.





TOWN OF TRURO
HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666
508-349-7004 x119

To: Board of Health

From: Courtney Warren, Asst. Health & Conservation Agent

Date: May 1, 2025

Re: 18 Hatch Road/3 Keezer Ct, definitive subdivision application

Existing conditions:

- 18 Hatch Road, ~1.99 acres, currently vacant
- 18A Hatch Road was transferred to the Truro Conservation Trust (Land Court Cert #182,986) and is not part of this proposal.
- 3 Keezer Court, ~ 1.4 acres, developed with a 3-sided storage structure (lean-to), permitted April 4, 1977 (BP#77-22)
- Keezer Court appears to be a paper road

Proposal:

Proposing to reconfigure two existing lots (18 Hatch Road and 3 Keezer Court) into 5 lots. Three proposed lots would be too small to be buildable (3,269 sq ft., 9,510 sq. ft., and 14,451 sq ft). The 14, 451 sq. ft parcel will form Keezer Court.

- The two larger lots are:
 - “Lot 26” at ~2.62 acres
 - “Lot 27” at ~34,125 sq. ft.
- No wetland resources are found on either parcel and the closest wetland appears to be approximately 650+ feet to the north from the edge of these parcels.
- The parcels are in an NHESP – Priority Habitat of Rare Wildlife area.
- Groundwater appears at ~6’ (NAVD 88)

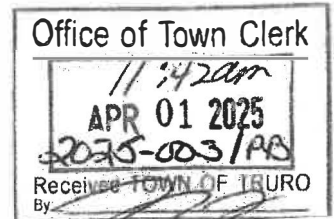
Recommendation:

- Since both Lot 26 and Lot 27 have suitable area to develop residentially recommend sending a letter without reservation to the Planning Board.

Board of Health Action:

5/7/2025

At the Board of Health meeting on 5/6/2025, Board member Helen Grimm moved to send a letter of support to the planning board for this item; Vice Chair Brian Koll seconded. Vote: 5-0-0, the motion carried.



April 1, 2025

Town of Truro Planning Board
Truro Town Offices

Re. 18 Hatch Rd. and 3 Keezer Court

To the Planning Board

Enclosed is an application for a Definitive Plan (Form C) , completed check list, certified abutters list and plan along with 9 copies. Enclosed are also two plans prepared at the scale of 1" = 100'.

You will also find the application fee of \$750.00 enclosed.

The electronic version will be submitted within 24 hours to Elizabeth Sturdy

Thank you for your consideration.

Please don't hesitate to contact us with any questions at 508-255-0477.

Thank you.

Sincerely,

Dawn Sternlieb
Office Manager

Cc; Truro Board of Health



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM C

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

To the Planning Board of the Town of Truro, MA

Date _____

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Plan of Land in Truro, MA showing a subdivision of lots 14+15 LCP 17925-G and Lot 11 LCP 17925 (Hatch Rd + 30 Kreezer Ct) by Outermost Land Survey, Inc. dated 1/24/25 and described as follows:

Located: 18 Hatch Rd + 3 Kreezer Ct. Assessor's Map(s) and Parcel(s): 51 parcels 79+80

Number of Lots Proposed: 5

Total Acreage of Tract: 4.0

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

The undersigned's title to said land is derived under deed from Thomas Hopkins + Hester R. Hopkins, dated May 22, 1976, and recorded in the Barnstable Registry of Deeds Book and Page _____ or Land Court Certificate of Title No. 67660 registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has has not (*circle appropriate*) evolved from a preliminary plan submitted to the Board on 11/2022 and approved/approved with modifications/disapproved (*circle appropriate*) on _____.

Applicant:

Berthe K. Ladd
(Printed Name of Applicant)

Berthe K. Ladd
(Signature of Applicant)

Applicant's Telephone Number(s) 307-413-6399

Applicant's Legal Mailing Address P.O. Box 933, Wilson, NY 8301

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

Berthe K. Ladd
(Printed Name)

Berthe K. Ladd
(Signature)

Owner's Legal Mailing Address _____

Surveyor Name/Address Donald T. Parle 1 Independence Rd. Brewster, MA 02631
(or person responsible for preparation of the plan)

File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Assistant at esturdy@truro-ma.gov

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Hated Rd + 3 Keezer Ct.</u> Applicant Name: <u>Edward + Berthe Ladd</u> Date: <u>3/31/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
2.5.2 Submission Requirements for Definitive Plans				
a.	General - The following documentation shall be submitted along with a Definitive Plan; to the Planning Board:			
a.1	A properly executed application for Definitive Subdivision Plan Review. (Form C).	✓		
a.2	A list of the names and addresses of all abutters, as defined in Section 1.6 and as certified by the Deputy Assessor.	✓		
a.3	Ten (10) paper prints of the plan.	✓		
a.4	Ten (10) copies of all plans, profiles and cross-sections, showing proposed design and location of streets, drainage and utilities.	✓	✓	N/A
a.5	Two (2) copies of the subdivision plan prepared at a scale of 1 inch = 100' feet. The plan shall include the lot numbers and lot areas in acres and square footage. Distances and bearing need not be shown.			
a.6	Two (2) copies of drainage calculations based on a fifty (50) year storm, stamped and signed by an engineer, along with a topographic plan delineating contributing areas.		✓	waiver requested
a.7	A list of requested waivers from these Rules and Regulations consistent with §1.5, if applicable, and a narrative explanation detailing the reasons for such waivers and the bases for finding that such waivers are in the public interest.	✓		on the plan
a.8	A digital copy of the subdivision application and accompanying plans in PDF format. This digital copy shall be sent to the Planning Department within 1 business day of the paper filing at the Town Clerk's Office. In addition, the Board and/or its consultants may require submission of the plans and other relevant documents in CAD or other formats.	✓		

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Hatch Rd + 3 Keizer Ct.</u> Applicant Name: <u>Edward + Berthe Ladd</u> Date: <u>3/31/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
a.9	A traffic impact and access study shall be required, for all developments that propose to create ten (10) or more buildable lots, at the developments access to existing roadway networks. The study shall be based on standards traffic engineering guidelines developed by the Massachusetts Environmental Protection Act (MEPA). The Planning Board may also require a traffic study if in their determination one is warranted because of public safety concerns.		✓	N/A
a.10	Three proposed road name(s) for each new street. The Board reserves the right to reject proposed street names.		✓	N/A Road name exists
a.11	A written statement stating the time within which the applicant/subdivider agrees to complete the proposed ways and to install all utilities required by the Board. The Board may decline to approve any plan unless the applicant agrees to complete the way shown thereon and install the utilities aforesaid within an agreed upon period after the date of endorsement. In the event the work is not completed within the time set forth, or as extended, the Board may rescind its approval and require a new public hearing.		✓	N/A Waiver requested
b.	Contents of Plan - A Definitive Plan shall be prepared by a land surveyor, shall be clearly and legibly drawn in permanent ink upon a reproducible film, and shall comply with the recording requirements of the Registry of Deeds and/or Land Court, whichever is applicable. Final plans and profiles submitted for approval shall be the following sizes: 24 inches by 36 inches maximum, 11 inches by 17 inches minimum, with a 1/4-inch border. If multiple sheets are used, they shall be accompanied by an index showing the entire subdivision. Cross-sections shall be provided for all streets.	✓		
	The following information shall be shown:			
b.1	The subdivision name, date of the plan, scale, north arrow, assessor's map and parcel numbers of all land shown on the plan, legend and the title "Definitive Plan".	✓		
b.2	A locus plan containing sufficient information to locate the proposed subdivision, such as streets bounding or providing access to the property.	✓		

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Hazel Rd. + 3 Keizer Ct.</u> Applicant Name: <u>Edward + Berthe Ladd</u> Date: <u>3/31/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
b.3	The boundaries, area, frontage, and dimensions of each lot and of any contiguous lot(s) in common ownership.	✓		
b.4	The name(s) and address of the owner(s) of record and of the applicant, and the name, address, seal and signature of the land surveyor who prepared the plan.	✓		
b.5	The existing and proposed methods of providing road drainage and utilities.		✓	N/A waiver requested
b.6	The following information shall be noted on the plan:			
	• Gross area of the subdivision in square feet and acres.	plan note 3		
	• Gross area of roads and cul-de-sacs, in square feet and acres.	note 3		
	• Area(s) subject to the Wetlands Protection Act and approval and/or restriction(s) of the Conservation Commission or the Board.	NONE		
	• Gross area of wetlands, in square feet and acres, for the entire subdivision.	NONE		
	• Net area of wetlands within each lot or parcel, in square feet and percentage.	NONE		
	• Net area of contiguous upland of each lot or parcel, in square feet and percentage.	✓		
b.7	Easements, covenants, rights-of-way, and/or restrictions applicable to the area shown on the plan.	✓		
b.8	The existing and proposed lines of streets, ways, lots, easements and any public or common areas within the subdivision.	✓		
b.9	The existing and proposed lines of any easements access or other purposes. The location, ownership and expiration date(s) of any conservation restrictions or easements.	✓		proposed shown N/A
b.10	The topography of the land, using two (2) foot contours, derived from an actual survey or photogrammetry based on USGS Datum. This may be shown on a separate plan.		✓	waiver requested
b.11	Zoning classification (including overlay districts) and the location of any zoning district boundaries that lie within the subdivision boundaries.	✓		
b.12	The location and setbacks of all existing buildings and other structures on the land to be subdivided.		✓	NONE
b.13	The location of any wetlands on the land to be subdivided or within one hundred (100) feet of its boundaries.		✓	NONE

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Hatch Rd. + 3 Keizer Ct</u> Applicant Name: <u>Edward + Berthe Ladd</u> Date: <u>3/31/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
b.14	Base flood elevation data, as shown on the Flood Insurance Rate Map, as most recently revised, published by the U.S. Department of Housing and Urban Development. The Base Flood Elevation date shall be provided for all proposals where any portion of the subject property lies within the 100-year flood plain.		✓	N/A
b.15	Sufficient data to determine the location, direction and length of every way, lot lines and boundary lines including lengths and radii of all curves, to establish and reproduce these lines on the ground, and to comply with the requirements of the Registry of Deeds and/or Land Court.	✓		
b.16	For all ways involved in access for the proposed subdivision, whether within, abutting or without the subdivision, the grade and width of road layout, the location of the roadway within the layout, sight distances at intersections, and the physical condition of the roadway including actual width, surface type, depth of surface materials and condition of the road surface.			N/A
b.17	A notation on the plan indicating that permanent bounds shall be set at all points of curvature and changes in direction of street side lines and at all lot corners, as appropriate.	✓		bound set
b.18	A notation on the plan indicating any waiver to these Rules and Regulations being requested.	✓		
b.19	Suitable space to record the action of the Board and the signatures of the Board members.	✓		
b.20	Suitable space for noting the following dates shall be provided:			
	• Date of Preliminary Application	—		N/A
	• Date of Preliminary Approval	—		N/A
	• Date of Definitive Application	—		N/A
	• Date of Definitive Approval	—		N/A
	• Date of Definitive Endorsement	—		N/A

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Hatch Rd + 3 Keezer Ct</u>		Applicant Name: <u>Edward + Berthe Ladd</u>		Date: <u>3/31/25</u>
No.	Requirement	Included	Not Included	Explanation, if needed
b.21	All plans shall have the following notation lettered adjacent to the record of Board's approval as a condition of approval: "No lots may be conveyed and no building permits shall be issued by the Town of Truro until all applicable requirements of the <i>Rules and Regulations Governing the Subdivision of Land</i> have been met."	✓		
b.22	Two benchmarks taken from U.S.G.S. datum shall be established within the subdivision. Selection of the benchmark location shall be a point that will not be disturbed during construction operations.		✓	N/A
b.23	Names of all direct abutters as they appear in the most recent tax list and approximate location of intersecting boundary lines of the abutting land.	✓		
b.24	All information required on a preliminary plan.			N/A
b.25	All deed references and plan references of the subdivision area and abutting properties.	✓		
b.26	A place on the plan shall be reserved for the noting of the approval and/or restrictions of the Board of Health.	✓		
b.27	Lot numbers to be noted on the plan.	✓		
b.28	Legend.	✓		
b.29	Notes indicating that all "Utilities shall be underground".			waiver requested
b.30	All trees with an outside bark diameter of ten (10) inches or greater measured four and one-half (4½) feet above existing grade on the uphill side of the tree and all specimen trees (including but not limited to holly trees, cedar trees, etc.), shall be shown on the plan, and the species of the tree shall be identified. This may be shown on a separate plan.			waiver requested
b.31	Location of ancient ways, historic walls, foundations, or other similar structures.		✓	NONE
c.	Content of Plan and Profiles, and Cross-sections - The Construction Plan and Profile of proposed street(s), prepared by an engineer and with all elevations referred to the U.S.G.S. datum, shall include:		✓	waiver requested
c.1	Horizontal scale of one (1) inch to forty (40) feet.	✓		
c.2	Vertical scale of one (1) inch to four (4) feet.		✓	N/A
c.3	Existing centerline elevations every fifty (50) feet.		✓	N/A

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Hatch Rd + 3 Keizer Ct</u>		Applicant Name: <u>Edward + Berthe Laobl</u>		Date: <u>3/31/25</u>
No.	Requirement	Included	Not Included	Explanation, if needed
c.4	Existing right side line.			N/A
c.5	Existing left side line.			N/A
c.6	Proposed centerline grades and elevations, with elevations at every fifty (50) foot station, except that in vertical curves elevations shall be shown at twenty-five (25) foot stations and at PVC and PVT (point of vertical curve and point of vertical tangent).			N/A
c.7	Proposed right and left side lines.			N/A
c.8	Gradient of traveled surface.			N/A
c.9	Spot elevations at centerline of each intersecting street or driveway.			N/A
c.10	All existing intersecting walks and driveways.			N/A
c.11	The limits of clearing to accommodate the road layout, utilities and shoulders.			N/A
c.12	Size and location of existing and proposed water mains and their appurtenances, if any, and surface drains and their appurtenances.			N/A
c.13	Profiles shall show vertical locations of water lines, drainage lines and other utilities. Sizes of all pipes shall be shown as well as inverts of all pipes at each manhole or catch basin, together with invert elevation and rim elevation of each manhole or catch basin.			N/A
c.14	Cross sections shall show cuts, fill, subgrade, finished surface, shoulders, curbs or berms, and slopes.			N/A
c.15	A detailed landscape plan, which may be included on the plan and profile or as a separate plan, showing:			N/A
	a. Location, size and species of proposed streets trees, if any and other plantings associated with all areas to be disturb.			N/A
	b. Existing trees, as described in §2.5.2.b.30, which are proposed to be removed.			N/A
	c. Method of final slope stabilization.			N/A
c.16	An erosion control plan, which may be included on the plan and profile or as a separate plan or in conjunction with the landscape plan described in item #15, shall include the following:			N/A
	a. Topographical contours at two-foot intervals.			N/A

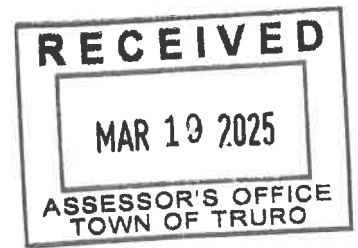
2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Hatch Rd + 3 Keizer Ct.</u>		Applicant Name: <u>Edward + Berthe Lachl</u>		Date: <u>3/31/25</u>
No.	Requirement	Included	Not Included	Explanation, if needed
	b. Drainage patterns and watershed boundaries, if any.		✓	N/A
	c. Existing vegetation.		✓	N/A
	d. Proposed limit of clearing.		✓	N/A
	e. The location, identification and narrative description with detailed drawings of all temporary and permanent erosion and sediment control Best management Practices.		✓	N/A
	f. Temporary driveway apron to serve during all phases of site preparation and construction that shall consist of ¾" crushed stone 3" thick or bituminous binder 2-1/2" thick.		✓	N/A
	g. Narrative description of the construction schedule and the concurrent sequencing and timing of erosion control measures as shown on the plan.		✓	N/A
<u>2.5.3 Staking of Proposed Subdivision</u>				
	In order to facilitate on-site review by the various reviewing boards, the applicant shall, at the time of filing of a Definitive Plan, stake and brush cut to a minimum of three (3) feet wide the centerline of all proposed ways in the subdivision and shall stake all points where lot lines intersect rights-of-way.			to be done



TOWN OF TRURO

Assessors Office Certified Abutters List Request Form



DATE: March 19, 2025

NAME OF APPLICANT: Berthe K. Ladd

NAME OF AGENT (if any): Outermost Land Survey, Inc.

MAILING ADDRESS: 1 Independence Way Brewster, MA 02631

CONTACT: HOME/CELL 508-255-0477 EMAIL dawn@outermostlandsurvey.com

PROPERTY LOCATION: 18 Hatch Rd. and 3 Keezer Court (51-79)
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 51 PARCEL 79&80 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: 3/19/25

Date completed: 3/19/25

List completed by: Laura Geiges

Date paid: 3/19/25 Cash/Check 4376

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

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

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

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

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



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: March 19, 2025

To: Outermost Land Survey, Inc.

From: Assessors Department

Certified Abutters List: 4 Keezer Court (Map 51 Parcel 79)
18 Hatch Rd (Map 51 Parcel 80)

Definitive Subdivision

Attached is a combined list of abutters for 4 Keezer Court (Map 51 Parcel 79) and 18 Hatch Rd (Map 51 Parcel 80). The current owners of both are Edward and Berthe Ladd.

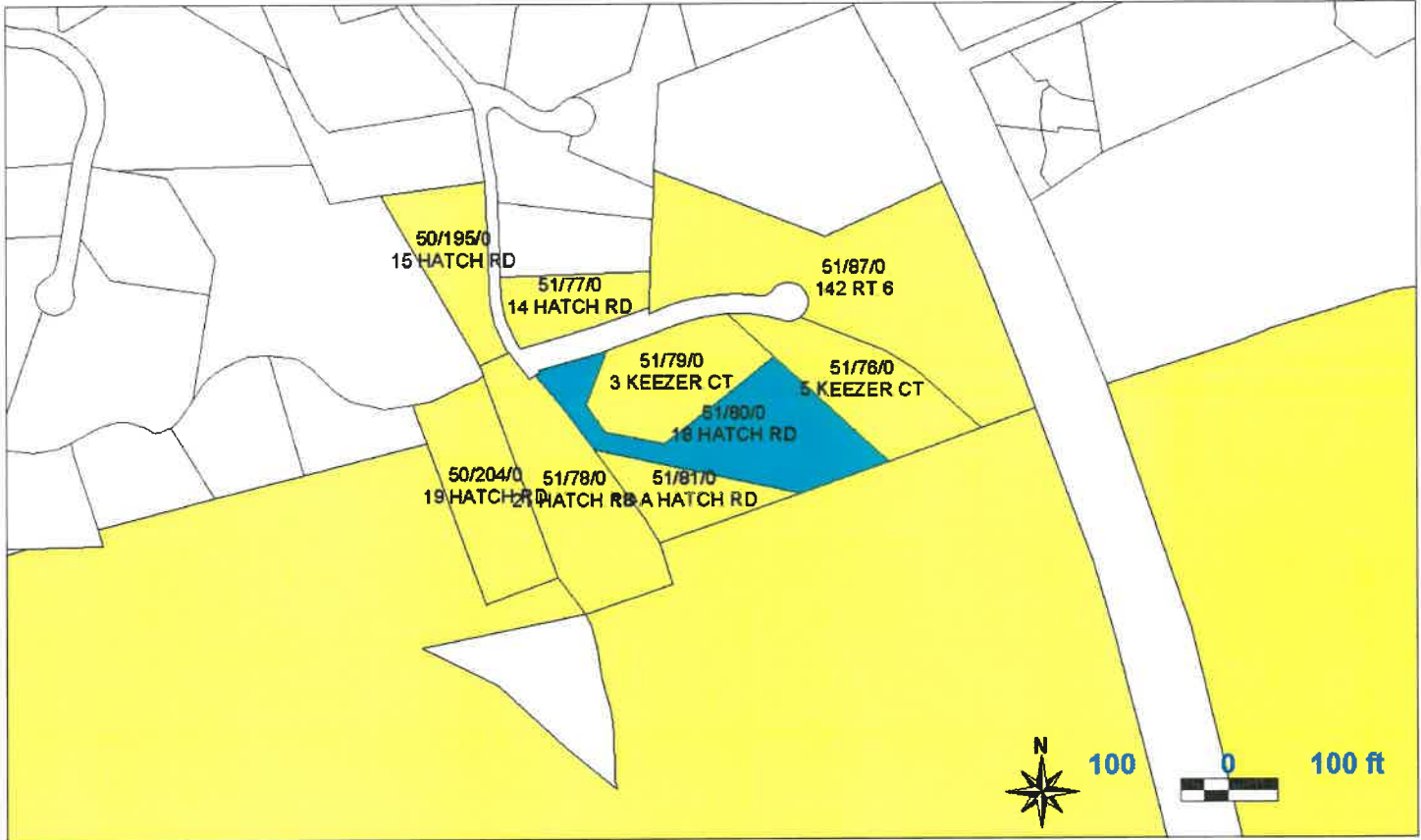
The names and addresses of the abutters are as of March 14, 2025 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Laura Geiges
Assistant Assessor / Data Collector

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

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
2964	50-195-0-R	CLURMAN MARGARETTA S	15 HATCH RD	99 WATER ST, UNIT 412	WARREN	RI	02885-3088
2973	50-204-0-R	WILSON JOHN DOUGLAS & DAVID M WILSON 2012 TRUST	19 HATCH RD	6194 GRAEBEAR TRAIL	EAST LANSING	MI	48823
3121	51-76-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	5 KEEZER CT	PO BOX 327	NO TRURO	MA	02652-0327
3122	51-77-0-R	14 HATCH ROAD REALTY TRUST TRS: DUTTON RICHARD W ET AL	14 HATCH RD	12 BERKSHIRE RD	SHREWSBURY	MA	01545
3123	51-78-0-R	READ FAMILY NOMINEE TRUST THE TRS: READ BENJAMIN H JR ET AL	21 HATCH RD	PO BOX 1929	JACKSON	WY	83001
3124	51-79-0-R	LADD EDWARD H & BERTHE K	3 KEEZER CT	125 CLAYBROOK RD	DOVER	MA	02030
3126	51-81-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	18-A HATCH RD	PO BOX 327	NO TRURO	MA	02652-0327
5551	51-87-0-E	TOWN OF TRURO	142 RT 6	PO BOX 2030	TRURO	MA	02666-2030

LG 3/19/25

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

50-195-0-R

CLURMAN MARGARETTA S
99 WATER ST, UNIT 412
WARREN, RI 02885-3088

50-204-0-R

WILSON JOHN DOUGLAS &
DAVID M WILSON 2012 TRUST
6194 GRAEBEAR TRAIL
EAST LANSING, MI 48823

51-76-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

51-77-0-R

14 HATCH ROAD REALTY TRUST
TRS: DUTTON RICHARD W ET AL
12 BERKSHIRE RD
SHREWSBURY, MA 01545

51-78-0-R

READ FAMILY NOMINEE TRUST THE
TRS: READ BENJAMIN H JR ET AL
PO BOX 1929
JACKSON, WY 83001

51-79-0-R

LADD EDWARD H & BERTHE K
125 CLAYBROOK RD
DOVER, MA 02030

51-81-0-E

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

51-87-0-E

TOWN OF TRURO
PO BOX 2030
TRURO, MA 02666-2030

LG 3/19/25

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
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☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

\$

Sent To

Street

City, State

TRURO CONSERVATION TRUST
TRS: BETSEY BROWN ET AL
PO BOX 327
NO TRURO, MA 02652-0327

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State

Town of Truro

PO Box 2030

Truro, MA 02666

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City, State

Read Family Nominee Trust

PO Box 1929

Jackson, WY 83001

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☐ Adult Signature Restricted Delivery \$

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Street

City, State

Wilson John Douglas & David M
Wilson 2012 Trust
6194 Graebear Trail
East Lansing, MI 48823

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Street and

City, State

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and

City, State

14 HATCH ROAD REALTY TRUST
TRS: DUTTON RICHARD W ET AL
12 BERKSHIRE RD
SHREWSBURY, MA 01545

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and

City, State

Clurman Margaretta S
99 Water ST Unit 412

Warren, RI 02885-3088

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

USA-Dept of Interior
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667



9590 9402 9070 4122 3823 65

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

T. Blakeley

☐ Agent

☐ Addressee

B. Received by (Printed Name)

T. Blakeley

C. Date of Delivery

4-14-25

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

50-195-0-R

CLURMAN MARGARETTA S
99 WATER ST, UNIT 412
WARREN, RI 02885-3088



9590 9402 9070 4122 3824 26

9589 0710 5270 2523 5901 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

Margaretta Sclur

C. Date of Delivery

4/16/25

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

57 (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Truro Conservation Trust
TRS: Betsey Brown Et Al
PO Box 327
No Truro, MA 02652



9590 9402 9070 4122 3824 02

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No



3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Read Family Nominee Trust

PO Box 1929

Jackson, MWY 83001



9590 9402 9070 4122 3824 40

2. Article Number (Transfer from service label)

9589 0710 5270 2523 5901 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *June Fletcher*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

ed Mail

ed Mail Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Town of Truro

PO Box 2030

Truro, MA 02666



9590 9402 9070 4122 3824 19

9589 0710 5270 2523 5901 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ *Nicole Truro* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Nicole Truro

C. Date of Delivery

4/15/2025

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below.

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

il Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

50-204-0-R

WILSON JOHN DOUGLAS &
DAVID M WILSON 2012 TRUST
6194 GRAEBEAR TRAIL
EAST LANSING, MI 48823



9590 9402 9070 4122 3824 33

(Transfer from service label)

9589 0710 5270 2523 5901 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

Wilson

C. Date of Delivery

4-15-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

30)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

14 Hatch Rd Realty Trust
TRS Dutton Richard W Et AL
12 Berkshire Rd
Shrewsbury , MA 01545



9590 9402 9070 4122 3823 96

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

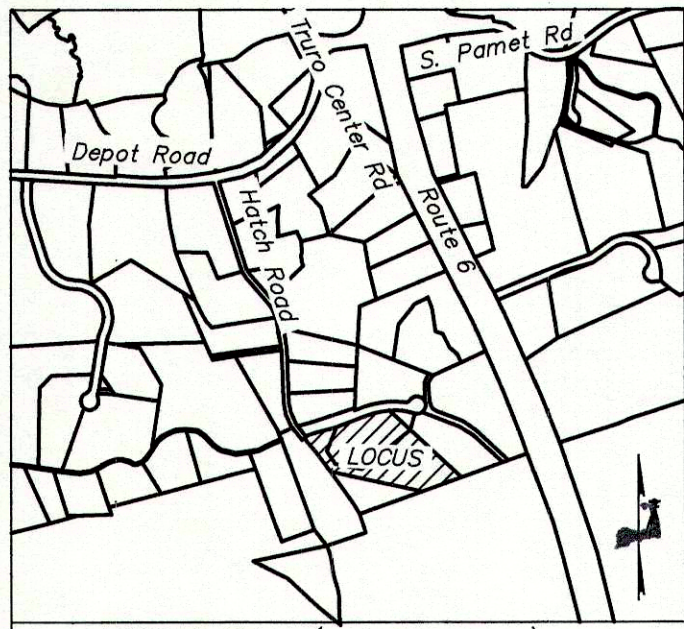
☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



Date of Preliminary Application N/A
Date of Preliminary Approval N/A
Date of Definitive Application _____
Date of Definitive Approval _____
Date of Definitive Endorsement _____

Truro Board of Health
Approval Date _____

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

TOWN CLERK

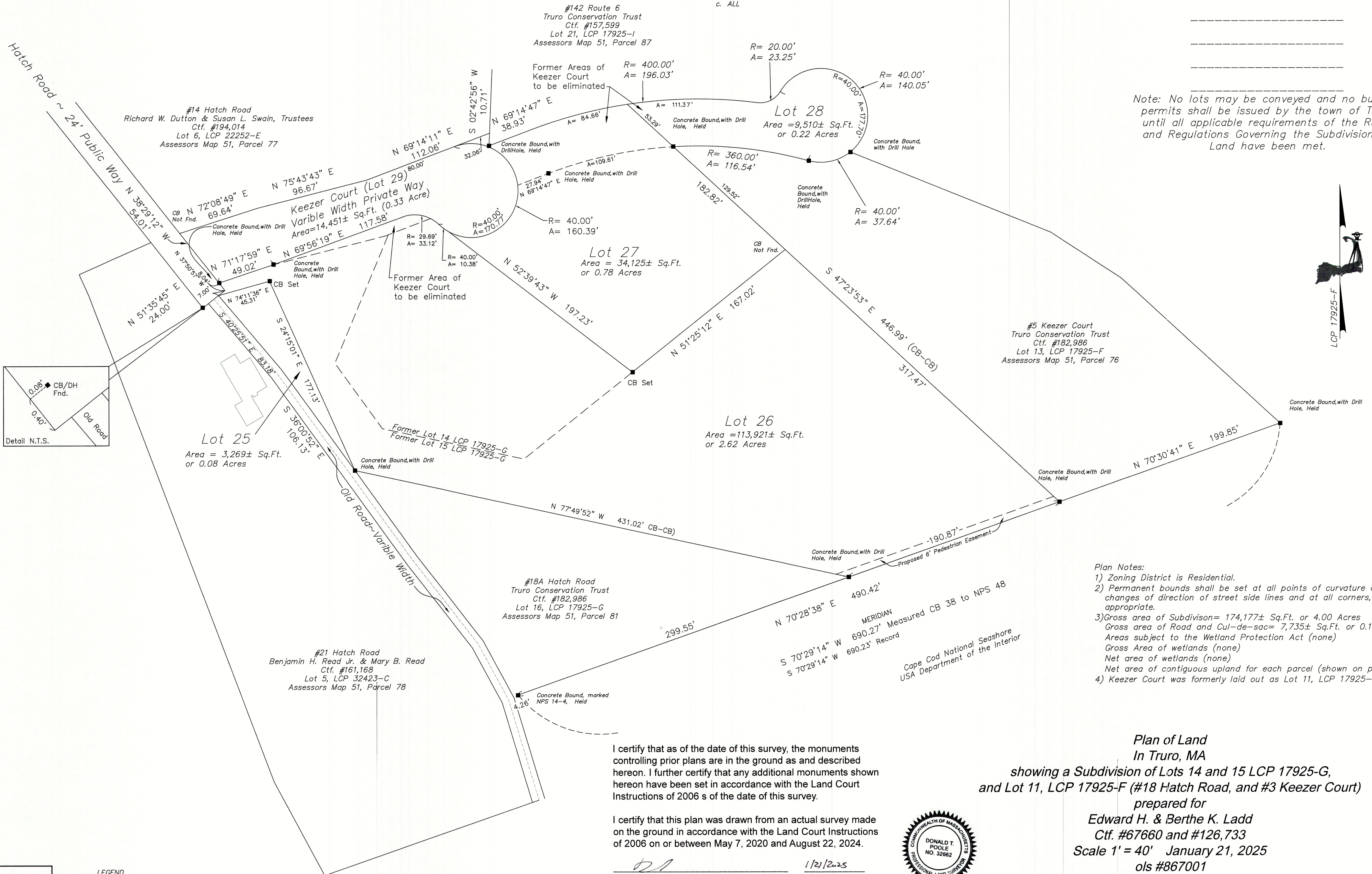
Waivers requested from the Rules and Regulations Section 2.5.2
a.6. Waiver from required drainage calculations
a.10. submission of 3 Road names
a.11. Written statement regarding road construction
b.5. Existing and proposed methods of drainage
b.10. Topography of Land with 2' contours
b.14. Base Flood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

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

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

Town of Truro Planning Board
Approval Date: _____

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



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

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

Donald T. Poole PLS #32662

1/21/2025

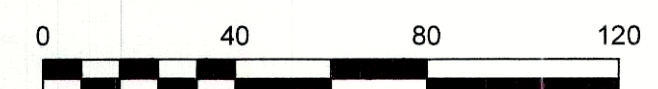
Date



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

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

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

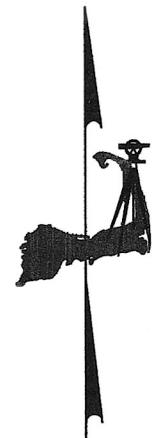


Note:
For all side shots, Angles are turned twice and averaged, and the distances are shot twice.

LEGEND

■ = Concrete Bound with Drill Found

□ = Concrete Bound with Drill Hole, to be set



#14 Hatch Road
Richard W. Dutton &
Susan L. Swain, Trustees
Ctf. #194,014
Lot 6, LCP 22252-E
Assessors Map 51, Parcel 77

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

Keezer Court (Lot 29)
(Variable Width Private Way)
Area=14,451± Sq.Ft. (0.33 Acre)

Lot 28
Area =
9,510± Sq.Ft.
or 0.22 Acres

Lot 27
Area =
34,125± Sq.Ft.
or 0.78 Acres

#5 Keezer Court
Truro Conservation Trust
Ctf. #182,986
Lot 13, LCP 17925-F
Assessors Map 51, Parcel 76

Lot 25
Area =
3,269± Sq.Ft.
or 0.08 Acres

Lot 26
Area =
113,921± Sq.Ft.
or 2.62 Acres

#18A Hatch Road
Truro Conservation Trust
Ctf. #182,986
Lot 16, LCP 17925-G
Assessors Map 51, Parcel 81

#21 Hatch Road
Benjamin H. Read Jr. &
Mary B. Read
Ctf. #161,168
Lot 5, LCP 32423-C
Assessors Map 51, Parcel 78

Cape Cod National Seashore
USA Department of the Interior

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

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

Donald T. Poole PLS #32662

Date

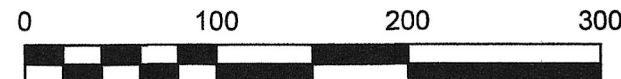


Lot 25 does not have sufficient frontage or area to be considered a building lot and is to become and remain a part of abutting land at #21 Hatch Road, Lot 5, LCP 17925-C.

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

Definitive Plan of Land
In Truro, MA
showing a Subdivision of Lots 14 and 15 LCP 17925-G,
and Lot 11, LCP 17925-F (#18 Hatch Road, and #3 Keezer Court)

prepared for
Edward H. & Berthe K. Ladd
Ctf. #67660 and #126,733
Scale 1" = 100' January 21, 2025
ols #867001





TOWN OF TRURO
HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666
508-349-7004 x119

To: Board of Health

From: Emily Beebe, Health & Conservation Agent

Date: May 2, 2025

Re: 18 Old County Road- Proposed Definitive subdivision

Proposal:

This proposal will divide a single 3.92-acre parcel into 2 parcels.

The parcel is currently developed with a single-family dwelling, garage/studio and the property is served by a private well and a compliant title 5 septic system.

2-acres will be retained for the developed elements, and the balance of the area will be included in the second lot, and this will be gifted to the Truro Conservation Trust.

The proposed subdivision does not conflict with, or create any noncompliance with Title five or the Truro Board of Health regulations.

Board of Health Action:

5/7/2025

At the Board of Health meeting on 5/6/2025, Board member Helen Grimm moved to send a letter of support to the planning board for this item; Vice Chair Brian Koll seconded. Vote: 5-0-0, the motion carried.

RILEY AND NORCROSS, LLC

WILLIAM F. RILEY • JAMES M. NORCROSS

156 CROWELL ROAD - POST OFFICE BOX 707

CHATHAM, MASSACHUSETTS 02633

508-945-5400 • 508-945-4110 fax

April 3, 2025

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

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

Dear Planning Board Members,

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

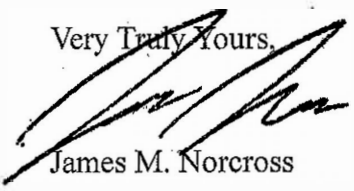
Please find enclosed 10 copies of the application for preliminary subdivision plans, each including the following:

1. Form C: Application for Approval of a Definitive Subdivision Plan
2. Letter from Peter Kane of Kane Land Surveyors dated April 3, 2025
3. 2.5 - Definitive Subdivision Plans Review Checklist
4. Certified Abutter's List
5. Assessor's Card
6. Current Deed
7. Trustee's Certificate for the Jenette S. Kerr Revocable Trust 2018

Peter Kane of Kane Land Surveyors will deliver 10 copies of the plans directly to your office. A check for \$300.00 for the required filing fee is also enclosed.

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

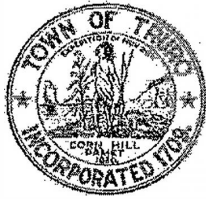
Very Truly Yours,



James M. Norcross

JMN/mqc

Enclosures



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM C

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

To the Planning Board of the Town of Truro, MA

Date 4/3/2025

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Definitive Subdivision Plan 18 Old County Road, Truro, MA

by Kane Land Surveyors dated 3/21/2025 and described as follows:

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

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

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

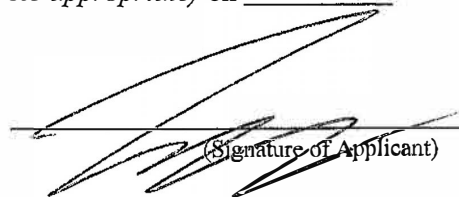
The undersigned's title to said land is derived under deed from Jenett eS. Kerr, dated 4/25/2023, and recorded in the Barnstable Registry of Deeds Book and Page Bk 35769 Pg 320 or Land Court Certificate of Title No. _____ registered in Barnstable County, and said land is free of encumbrances except for the following:

Said plan has/has not (*circle appropriate*) evolved from a preliminary plan submitted to the Board on 3/10/2025 and approved/approved with modifications/disapproved (*circle appropriate*) on 3/19/2025 was withdrawn

Applicant:

James M. Norcross

(Printed Name of Applicant)


(Signature of Applicant)

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

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

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

Sandra Kerr Lewis, Trustee of the Jenette S. Kerr Rev Trust of 2018

(Printed Name)

DocuSigned by:

SANDRA KERR LEWIS

(Signature)

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

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

File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Assistant at esturdy@truro-ma.gov

Kane Land Surveyors

Professional Land Surveyors

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

April 3, 2025

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

Dear Planning Board Members,

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

As a result of the March 19, 2025, Planning Board discussion regarding the subdivision at 18 Old County Road, Assessors Map 50 Parcel 104, we have made the adjustments to gain the proper lot width for Lot 2, while leaving the lot areas unchanged.

As such, the following is a list of requested waivers from the Rules and Regulations Governing the Subdivision of Land for the Definitive Subdivision Plan, 18 Old County Road, Truro, MA, Prepared for Sandi-Kerr Lewis & Charles Kerr, by Kane Land Surveyors, 30 Higgins Lane, Wellfleet, MA, Scale: 1"=30', Date: March 21, 2025:

Section 2: Submission and Approval of Plans

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

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

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

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

Section 3: Design Standards

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

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

Section 4: Specifications for Construction of Roads

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

Sincerely,

Peter J. Kane, P.L.S.

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Old County Rd</u> Applicant Name: <u>Sandra Kerr Lewis</u> Date: <u>3/6/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
2.5.2 Submission Requirements for Definitive Plans				
a.	General - The following documentation shall be submitted along with a Definitive Plan; to the Planning Board:			
a.1	A properly executed application for Definitive Subdivision Plan Review. (Form C).	✓		
a.2	A list of the names and addresses of all abutters, as defined in Section 1.6 and as certified by the Deputy Assessor.		✓	Requested from Assessors will be dropped ASAP.
a.3	Ten (10) paper prints of the plan.		✓	to be dropped by surveyor
a.4	Ten (10) copies of all plans, profiles and cross-sections, showing proposed design and location of streets, drainage and utilities.		✓	see request to waive
a.5	Two (2) copies of the subdivision plan prepared at a scale of 1 inch = 100' feet. The plan shall include the lot numbers and lot areas in acres and square footage. Distances and bearing need not be shown.		✓	this requirement is for large multi lot subdivisions
a.6	Two (2) copies of drainage calculations based on a fifty (50) year storm, stamped and signed by an engineer, along with a topographic plan delineating contributing areas.		✓	see request to waive
a.7	A list of requested waivers from these Rules and Regulations consistent with §1.5, if applicable, and a narrative explanation detailing the reasons for such waivers and the bases for finding that such waivers are in the public interest.	✓		
a.8	A digital copy of the subdivision application and accompanying plans in PDF format. This digital copy shall be sent to the Planning Department within 1 business day of the paper filing at the Town Clerk's Office. In addition, the Board and/or its consultants may require submission of the plans and other relevant documents in CAD or other formats.	✓		

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Old County Rd</u> Applicant Name: <u>Sandra Kerr Lewis</u> Date: <u>3/6/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
a.9	A traffic impact and access study shall be required, for all developments that propose to create ten (10) or more buildable lots, at the developments access to existing roadway networks. The study shall be based on standards traffic engineering guidelines developed by the Massachusetts Environmental Protection Act (MEPA). The Planning Board may also require a traffic study if in their determination one is warranted because of public safety concerns.		✓	N/A
a.10	Three proposed road name(s) for each new street. The Board reserves the right to reject proposed street names.		✓	
a.11	A written statement stating the time within which the applicant/subdivider agrees to complete the proposed ways and to install all utilities required by the Board. The Board may decline to approve any plan unless the applicant agrees to complete the way shown thereon and install the utilities aforesaid within an agreed upon period after the date of endorsement. In the event the work is not completed within the time set forth, or as extended, the Board may rescind its approval and require a new public hearing.		✓	N/A
b.	Contents of Plan - A Definitive Plan shall be prepared by a land surveyor, shall be clearly and legibly drawn in permanent ink upon a reproducible film, and shall comply with the recording requirements of the Registry of Deeds and/or Land Court, whichever is applicable. Final plans and profiles submitted for approval shall be the following sizes: 24 inches by 36 inches maximum, 11 inches by 17 inches minimum, with a 1/4-inch border. If multiple sheets are used, they shall be accompanied by an index showing the entire subdivision. Cross-sections shall be provided for all streets.	✓		
	The following information shall be shown:			
b.1	The subdivision name, date of the plan, scale, north arrow, assessor's map and parcel numbers of all land shown on the plan, legend and the title "Definitive Plan".	✓		
b.2	A locus plan containing sufficient information to locate the proposed subdivision, such as streets bounding or providing access to the property.	✓		

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Old County Rd.</u> Applicant Name: <u>Sandra Kerc Lewis</u> Date: <u>3/6/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
b.3	The boundaries, area, frontage, and dimensions of each lot and of any contiguous lot(s) in common ownership.	✓		
b.4	The name(s) and address of the owner(s) of record and of the applicant, and the name, address, seal and signature of the land surveyor who prepared the plan.	✓		
b.5	The existing and proposed methods of providing road drainage and utilities.		✓	N/A
b.6	The following information shall be noted on the plan:			
	• Gross area of the subdivision in square feet and acres.	✓		
	• Gross area of roads and cul-de-sacs, in square feet and acres.	✓		
	• Area(s) subject to the Wetlands Protection Act and approval and/or restriction(s) of the Conservation Commission or the Board.	✓		
	• Gross area of wetlands, in square feet and acres, for the entire subdivision.	✓		
	• Net area of wetlands within each lot or parcel, in square feet and percentage.	✓		
	• Net area of contiguous upland of each lot or parcel, in square feet and percentage.	✓		
b.7	Easements, covenants, rights-of-way, and/or restrictions applicable to the area shown on the plan.		✓	N/A
b.8	The existing and proposed lines of streets, ways, lots, easements and any public or common areas within the subdivision.	✓		
b.9	The existing and proposed lines of any easements access or other purposes. The location, ownership and expiration date(s) of any conservation restrictions or easements.	✓		
b.10	The topography of the land, using two (2) foot contours, derived from an actual survey or photogrammetry based on USGS Datum. This may be shown on a separate plan.		✓	see request to waive
b.11	Zoning classification (including overlay districts) and the location of any zoning district boundaries that lie within the subdivision boundaries.	✓		
b.12	The location and setbacks of all existing buildings and other structures on the land to be subdivided.	✓		
b.13	The location of any wetlands on the land to be subdivided or within one hundred (100) feet of its boundaries.	✓		

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Old County Rd</u> Applicant Name: <u>Sandra Kerr Lewis</u> Date: <u>3/6/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
b.14	Base flood elevation data, as shown on the Flood Insurance Rate Map, as most recently revised, published by the U.S. Department of Housing and Urban Development. The Base Flood Elevation date shall be provided for all proposals where any portion of the subject property lies within the 100-year flood plain.		✓	N/A
b.15	Sufficient data to determine the location, direction and length of every way, lot lines and boundary lines including lengths and radii of all curves, to establish and reproduce these lines on the ground, and to comply with the requirements of the Registry of Deeds and/or Land Court.	✓		
b.16	For all ways involved in access for the proposed subdivision, whether within, abutting or without the subdivision, the grade and width of road layout, the location of the roadway within the layout, sight distances at intersections, and the physical condition of the roadway including actual width, surface type, depth of surface materials and condition of the road surface.	✓		
b.17	A notation on the plan indicating that permanent bounds shall be set at all points of curvature and changes in direction of street side lines and at all lot corners, as appropriate.	✓		
b.18	A notation on the plan indicating any waiver to these Rules and Regulations being requested.	✓		
b.19	Suitable space to record the action of the Board and the signatures of the Board members.	✓		
b.20	Suitable space for noting the following dates shall be provided:	✓		
	• Date of Preliminary Application	✓		
	• Date of Preliminary Approval	✓		
	• Date of Definitive Application	✓		
	• Date of Definitive Approval	✓		
	• Date of Definitive Endorsement	✓		

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Old County Rd</u> Applicant Name: <u>Sandra Kerr Lewis</u> Date: <u>3/6/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
b.21	All plans shall have the following notation lettered adjacent to the record of Board's approval as a condition of approval: "No lots may be conveyed and no building permits shall be issued by the Town of Truro until all applicable requirements of the <i>Rules and Regulations Governing the Subdivision of Land</i> have been met."		✓	N/A
b.22	Two benchmarks taken from U.S.G.S. datum shall be established within the subdivision. Selection of the benchmark location shall be a point that will not be disturbed during construction operations.		✓	N/A
b.23	Names of all direct abutters as they appear in the most recent tax list and approximate location of intersecting boundary lines of the abutting land.	✓		
b.24	All information required on a preliminary plan.		✓	see request to waive
b.25	All deed references and plan references of the subdivision area and abutting properties.	✓		
b.26	A place on the plan shall be reserved for the noting of the approval and/or restrictions of the Board of Health.	✓		
b.27	Lot numbers to be noted on the plan.	✓		
b.28	Legend.		✓	N/A
b.29	Notes indicating that all "Utilities shall be underground".		✓	N/A
b.30	All trees with an outside bark diameter of ten (10) inches or greater measured four and one-half (4½) feet above existing grade on the uphill side of the tree and all specimen trees (including but not limited to holly trees, cedar trees, etc.), shall be shown on the plan, and the species of the tree shall be identified. This may be shown on a separate plan.		✓	see request to waive
b.31	Location of ancient ways, historic walls, foundations, or other similar structures.	✓		
c.	Content of Plan and Profiles, and Cross-sections - The Construction Plan and Profile of proposed street(s), prepared by an engineer and with all elevations referred to the U.S.G.S. datum, shall include:		✓	N/A
c.1	Horizontal scale of one (1) inch to forty (40) feet.		✓	N/A
c.2	Vertical scale of one (1) inch to four (4) feet.		✓	N/A
c.3	Existing centerline elevations every fifty (50) feet.		✓	N/A

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Old Canty Rd</u> Applicant Name: <u>Sandra Kerr Lewis</u> Date: <u>3/6/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
c.4	Existing right side line.		✓	N/A
c.5	Existing left side line.		✓	
c.6	Proposed centerline grades and elevations, with elevations at every fifty (50) foot station, except that in vertical curves elevations shall be shown at twenty-five (25) foot stations and at PVC and PVT (point of vertical curve and point of vertical tangent).		✓	
c.7	Proposed right and left side lines.		✓	
c.8	Gradient of traveled surface.		✓	
c.9	Spot elevations at centerline of each intersecting street or driveway.		✓	
c.10	All existing intersecting walks and driveways.	✓		
c.11	The limits of clearing to accommodate the road layout, utilities and shoulders.		✓	
c.12	Size and location of existing and proposed water mains and their appurtenances, if any, and surface drains and their appurtenances.		✓	
c.13	Profiles shall show vertical locations of water lines, drainage lines and other utilities. Sizes of all pipes shall be shown as well as inverts of all pipes at each manhole or catch basin, together with invert elevation and rim elevation of each manhole or catch basin.		✓	
c.14	Cross sections shall show cuts, fill, subgrade, finished surface, shoulders, curbs or berms, and slopes.		✓	
c.15	A detailed landscape plan, which may be included on the plan and profile or as a separate plan, showing:		✓	
	a. Location, size and species of proposed streets trees, if any and other plantings associated with all areas to be disturb.		✓	
	b. Existing trees, as described in §2.5.2.b.30, which are proposed to be removed.		✓	
	c. Method of final slope stabilization.		✓	
c.16	An erosion control plan, which may be included on the plan and profile or as a separate plan or in conjunction with the landscape plan described in item #15, shall include the following:		✓	
	a. Topographical contours at two-foot intervals.		✓	see request to waive

2.5 - DEFINITIVE SUBDIVISION PLANS REVIEW CHECKLIST - Applicant

Address: <u>18 Old County Rd</u> Applicant Name: <u>Sandra Kerc Lewis</u> Date: <u>3/6/25</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
	b. Drainage patterns and watershed boundaries, if any.		✓	N/A
	c. Existing vegetation.		✓	
	d. Proposed limit of clearing.		✓	
	e. The location, identification and narrative description with detailed drawings of all temporary and permanent erosion and sediment control Best management Practices.		✓	
	f. Temporary driveway apron to serve during all phases of site preparation and construction that shall consist of ¾" crushed stone 3" thick or bituminous binder 2-1/2" thick.		✓	
	g. Narrative description of the construction schedule and the concurrent sequencing and timing of erosion control measures as shown on the plan.		✓	
<u>2.5.3 Staking of Proposed Subdivision</u>				
	In order to facilitate on-site review by the various reviewing boards, the applicant shall, at the time of filing of a Definitive Plan, stake and brush cut to a minimum of three (3) feet wide the centerline of all proposed ways in the subdivision and shall stake all points where lot lines intersect rights-of-way.		✓	✓



TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 4/3/2025

NAME OF APPLICANT: Sandra Kerr Lewis, Trustee of the Jenette S. Kerr Rev Trust of 2018

NAME OF AGENT (if any): James Norcross

MAILING ADDRESS: PO Box 707, Chatham, MA 02633

CONTACT: HOME/CELL 508-945-5400 EMAIL jmnorcross@rileyandnorcross.com

PROPERTY LOCATION: 18 Old County Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 50 PARCEL 104 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)

<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 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 checked="" type="checkbox"/> Definitive Subdivision ³	
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: 4/4/2025

Date completed: 4/4/2025

List completed by: [Signature]

Date paid: 4/4/2025 Cash/Check online 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) 214-0921

Fax: (508) 349-5506

Date: April 4, 2025

To: James Norcross, Agent for Sandra Kerr Lewis

From: Assessors Department

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

Planning Board/ Definitive Subdivision

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

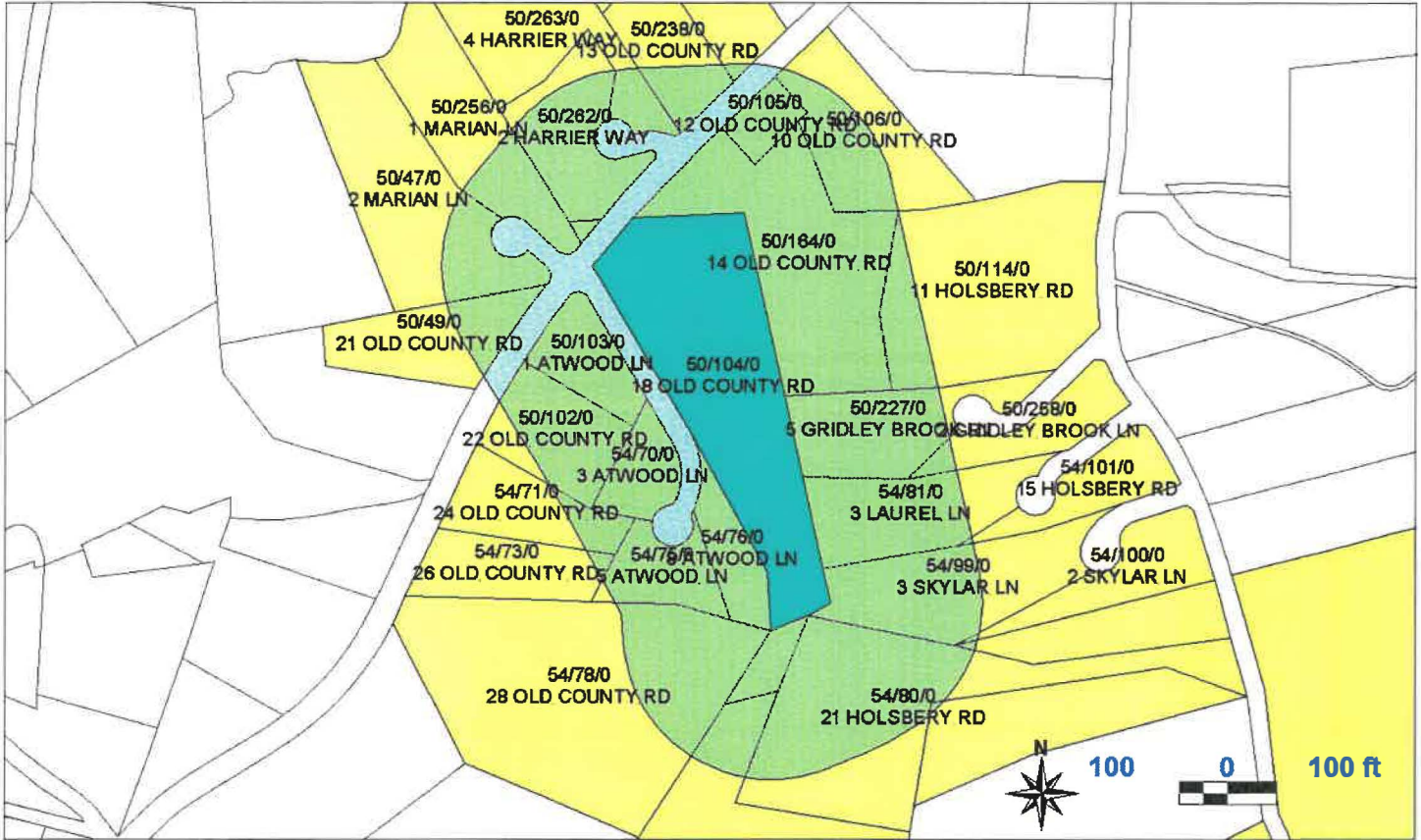
The current owner is Jenette S Kerr Revocable Trust 2018, Jenette S Kerr, Trustee.

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

Certified by:

Olga Farrell
Assessing Clerk

Abutters List Within 300 feet of Parcel 50/104/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
2832	50-47-0-R	FENICHEL PAUL & NANCY	2 MARIAN LN	PO BOX 459	TRURO	MA	02666-0459
2834	50-49-0-R	21 OLD COUNTY RD REVOC FAM TRS TRS: M & KLAMATTINA	21 OLD COUNTY RD	199 CENTER ST	GROVELAND	MA	01834
2883	50-102-0-R	REDO MARTHA	22 OLD COUNTY RD	201 GILLESPIE DR #13204	FRANKLIN	TN	37067
2884	50-103-0-R	LAPIENE RICHARD A & JEAN-MARIE	1 ATWOOD LN	61 WHITE BIRCH RD	EAST HAMPTON	CT	06424-1331
2885	50-104-0-R	JENETTE S KERR REV TRST 2018 TRS: JENETTE S KERR	18 OLD COUNTY RD	PO BOX 741	TRURO	MA	02666
2886	50-105-0-R	ST ONGE JANET L	12 OLD COUNTY RD	PO BOX 31	TRURO	MA	02666-0031
2887	50-106-0-R	KRASH JESSICA ANNE & C/O HOLSBERRY HEYMISH LLC	10 OLD COUNTY RD	4824 LANGDRUM LN	CHEVY CHASE	MD	20815
2894	50-114-0-R	KRASH JESSICA ANNE & C/O HOLSBERRY HEYMISH LLC	11 HOLSBERRY RD	2824 LANGDRUM LN	CHEVY CHASE	MD	20815
2943	50-164-0-R	KRASH JESSICA ANNE & KRASH CARLA BETH	14 OLD COUNTY RD	4824 LANGDRUM LN	CHEVY CHASE	MD	20815
2995	50-227-0-R	DAVOL SAMUEL B	5 GRIDLEY BROOK LN	360 HARVARD ST	CA MBRIDGE	MA	02138
3004	50-237-0-R	PAMET ASSET TRUST TRS: BINGHAM ERIC & CATHERINE	11 OLD COUNTY RD	PO BOX 755	TRURO	MA	02666
3005	50-238-0-R	NEEDHAM DONNA L & ST ONGE JANET L	13 OLD COUNTY RD	PO BOX 31	TRURO	MA	02666-0031
3020	50-256-0-R	MANDELBAUM DAVID G & KATHY C	1 MARIAN LN	71 MERBROOK BEND	MERION STATION	PA	19066
3022	50-258-0-R	DAVOL ANGUS P	2 GRIDLEY BROOK LN	3955 19TH ST	SAN FRANCISCO	CA	94114

WZ 4/4/2025
4/4/2025

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


 4/4/2025

40-999-0-E	50-47-0-R	50-49-0-R
USA-DEPT OF INTERIOR Cape Cod National Seashore 99 Marconi Site Rd Wellfleet, MA 02667	FENICHEL PAUL & NANCY PO BOX 459 TRURO, MA 02666-0459	21 OLD COUNTY RD REVOC FAM TRS TRS: M & K LAMATTINA 199 CENTER ST GROVELAND, MA 01834
50-102-0-R	50-103-0-R	50-104-0-R
REDO MARTHA 201 GILLESPIE DR #13204 FRANKLIN, TN 37067	LAPIENE RICHARD A & JEAN-MARIE 61 WHITE BIRCH RD EAST HAMPTON, CT 06424-1331	JENETTE S KERR REV TRST 2018 TRS: JENETTE S KERR PO BOX 741 TRURO, MA 02666
50-105-0-R	50-106-0-R	50-114-0-R
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50-164-0-R	50-227-0-R	50-237-0-R
KRASH JESSICA ANNE & KRASH CARLA BETH 4824 LANGDRUM LN CHEVY CHASE, MD 20815	DAVOL SAMUEL B 360 HARVARD ST CA MBRIDGE, MA 02138	PAMET ASSET TRUST TRS: BINGHAM ERIC & CATHERINE PO BOX 755 TRURO, MA 02666
50-238-0-R	50-256-0-R	50-258-0-R
NEEDHAM DONNA L & ST ONGE JANET L PO BOX 31 TRURO, MA 02666-0031	MANDELBAUM DAVID G & KATHY C 71 MERBROOK BEND MERION STATION, PA 19066	DAVOL ANGUS P 3955 19TH ST SAN FRANCISCO, CA 94114
50-261-0-R	50-262-0-R	50-263-0-R
OWNER UNKNOWN 17 OLD COUNTY RD TRURO, MA 02666	GAINEY ANDREA J 12 GREAT OAK LAND UNIONVILLE, CT 06085	PETERS KIMBERLY A 98 HUBBARD ST CONCORD, MA 01742
54-70-0-R	54-71-0-R	54-73-0-R
MUSNUFF JOHN J & DAUGHTERS KAY 21 FAIRVIEW AVE HIGH BRIDGE, NJ 08829	24 OLD COUNTY RD REALTY TRUST TRS: POLLY R. GUGGENHEIM 60-62 BEACON ST ARLINGTON, MA 02474	DEE FAMILY REALTY TRUST TRS: JEFFREY E & SUSAN D DEE 927 GOLF COURSE DR ST. LOUIS, MO 63132
54-75-0-R	54-76-0-R	54-78-0-R
KUMATA ELLEN N 17 SHEPARD ST CAMBRIDGE, MA 02139	STERN MARILYN & REILY ELAINE 195 CHESTNUT AVE JAMAICA PLAIN, MA 02130	SHENK GEOFFREY C, SHENK NOAH E & SHENK EHREN G.A. c/o APRYL SHENK PO BOX 1030 NORTH TRURO, MA 02652-1030
54-79-0-R	54-80-0-R	54-81-0-R
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657	IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18 TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD WYCKOFF, NJ 07481	ROY BARNHART 2017 LIV. TRUST & MARY REINHARDT 2017 LIV. TRUST PO BOX 804 TRURO, MA 02666
54-99-0-R	54-100-0-R	54-101-0-R
KAHN ANTHONY & REISEN HARRIET 425 W 23 RD ST, APT 148 NEW YORK, NY 10011-1433	KAHN ANTHONY & REISEN HARRIET 425 W 23 RD ST APT 14B NEW YORK, NY 10011-1433	REISEN HARRIET & KAHN ANTHONY 425 W 23 RD STREET, APT 14 B NEW YORK, NY 10011-1433

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2018 LIVING TRST DTD 7/16/18

City, State, ZIP

TRS: MARSHA L & IRWIN R REIN

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WYCKOFF, NJ 07481

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MARY REINHARDT 2017 LIV. TRUST

City, State, ZIP+

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TRURO, MA 02666

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City, State, ZIP+

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TRS: JEFFREY E & SUSAN D DEE
927 GOLF COURSE DR
ST. LOUIS, MO 63132

City, State, ZIP+4®

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CONCORD, MA 01742

City, State, Zi

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TRS: BINGHAM ERIC & CATHERINE
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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

SHENK GEOFFREY C. SHENK NOAH E &
SHENK EHREN G.A.
c/o APRYL SHENK
PO BOX 1030
NORTH TRURO, MA 02652-1030

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 5073

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

DAVOL ANGUS P
3955 19TH ST
SAN FRANCISCO, CA 94114

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 5110

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To

21 Old County Rd. Rev. Trust (M+K Lamartin)

Street and Apt. No., or PO Box No.

199 Center St.

City, State, ZIP+4®
Groveland MA 01834

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 5103

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To

JENETTE S KERR REV TRST 2018

Street and Apt. No. TRS: JENETTE S KERR

PO BOX 741

City, State, ZIP+4® TRURO, MA 02666

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9576

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To

US Dept of Int. CC Nat'l Security

Street and Apt. No., or PO Box No.

99 Marconi Site Rd

City, State, ZIP+4®
MA 02667

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 5097

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To

KRASH JESSICA ANNE &
C/O HOLSBERRY HEYMISH LLC

Street and Apt. No. 2824 LANGDRUM LN

City, State, ZIP+4® CHEVY CHASE, MD 20815

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9668

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To

KAHN ANTHONY &

Street and Apt. No. REISEN HARRIET

425 W 23 RD ST, APT 148

City, State, ZIP+4® NEW YORK, NY 10011-1433

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9651

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To

ANDERSON ROBERT CHRISTOPHER &

Street and Apt. No. ROSSIGNON LOIC

225 COMMERCIAL ST

City, State, ZIP+4® PROVINCETOWN, MA 02657

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9682

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

LAPIENE RICHARD A & JEAN-MARIE

61 WHITE BIRCH RD

City, State, ZIP+4®

EAST HAMPTON, CT 06424-1331

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9675

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

Fenichel, Paul + Nancy

PO Box 459

City, State, ZIP+4®

Truro, MA 02666-0459

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9712

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

MANDELBAUM DAVID G & KATHY C

71 MERBROOK BEND

City, State, ZIP+4®

MERION STATION, PA 19066

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9699

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

KRASH JESSICA ANNE &

C/O HOLSBERRY HEYMISH LLC

4824 LANGDRUM LN

City, State, ZIP+4®

CHEVY CHASE, MD 20815

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9590

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

St. Onge, Janet L.

PO Box 31

City, State, ZIP+4®

Truro, MA 02666-0031

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9729

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

GAINEY ANDREA J

12 GREAT OAK LAND

UNIONVILLE, CT 06085

City, State, ZIP+4®

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8820 9705

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (checkbox, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

Sent To

Street and Apt. No., DAVOL SAMUEL B

360 HARVARD ST

City, State, ZIP+4® CA MBRIDGE, MA 02138

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

02593

7022 2410 0001 8820 9736

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (checkbox, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

Sent To

Street and Apt. No., 24 OLD COUNTY RD REALTY TRUST

City, State, ZIP+4® TRS: POLLY R. GUGGENHEIM

60-62 BEACON ST

ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

APR 11 2025

7022 2410 0001 8820 9613

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (checkbox, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

Sent To

Street and Apt. No., NEEDHAM DONNA L &

ST ONGE JANET L

PO BOX 31

City, State, ZIP+4® TRURO, MA 02666-0031

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

APR 11 2025

7022 2410 0001 8820 9606

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (checkbox, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

Sent To

Street and Apt. No., KRASH JESSICA ANNE &

KRASH CARLA BETH

4824 LANGDRUM LN

City, State, ZIP+4® CHEVY CHASE, MD 20815

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

APR 11 2025

7022 2410 0001 8820 9637

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (checkbox, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

Sent To

Street and Apt. No., MUSNUFF JOHN J &

DAUGHTERS KAY

21 FAIRVIEW AVE

City, State, ZIP+4® HIGH BRIDGE, NJ 08829

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

APR 11 2025

7022 2410 0001 8820 9620

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (checkbox, add fee as appropriate)

☒ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No. Owner Unknown

17 Old County Rd.

City, State, ZIP+4® Truro MA 02666

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STERN MARILYN & REILLY ELAINE
195 CHESNUT AVE
JAMAICA PLAIN, MA 02130

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7022 2410 0001 8820 9743
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-18-25

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

REISEN HARRIET &
KAHN ANTHONY
425 W 23 RD STREET, APT 14 B
NEW YORK, NY 10011-1433

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7022 2410 0001 8820 5028
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-14

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KUMATA ELLEN N
17 SHEPARD ST
CAMBRIDGE, MA 02139

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7022 2410 0001 8820 7644
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

14 APR 2025 PM 3:35

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROY BARNHART 2017 LIV. TRUST &
MARY REINHARDT 2017 LIV. TRUST
PO BOX 804
RURO, MA 02666

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7022 2410 0001 8820 5035
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-14

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROY BARNHART 2017 LIV. TRUST &
MARY REINHARDT 2017 LIV. TRUST
PO BOX 804
RURO, MA 02666

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7022 2410 0001 8820 5035
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-14

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

SAHN ANTHONY & REISEN
HARRIET
25 W23 RD ST
APT 14B
NEW YORK, NY 10011-1433



9590 9402 8517 3186 7082 95

Article Number (Transfer from service label)

022 2410 0001 8820 5011

S Form 3811, July 2020 PSN 7530-02-000-9053

ENDER: COMPLETE THIS SECTION

1 Complete items 1, 2, and 3.
2 Print your name and address on the reverse so that we can return the card to you.
3 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

KAHN ANTHONY & REISEN
HARRIET
225 W 23 RD ST, APT 148 NW
YORK, NY 10011-1433



9590 9402 8517 3186 7083 94

Article Number (Transfer from service label)

0022 2410 0001 8820 9668

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
JENETTE S KERR REV TRST 2018
TRS: JENETTE S KERR
PO BOX 741
TRURO, MA 02666

2. Article Number (Transfer from service label)
7022 2410 0001 8820 5103

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PAMET ASSET TRUST
TRS: BINGHAM ERIC & CATHERINE
PO BOX 755
TRURO, MA 02666

2. Article Number (Transfer from service label)
7022 2410 0001 8820 5080

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marcori Site Rd
Wellfleet, MA 02667

2. Article Number (Transfer from service label)
7022 2410 0001 8820 9576

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
21 OLD COUNTY RD REVOC FAM
TRS TRS: M & K LAMATTINA
199 CENTER ST
GROVELAND, MA 01834

2. Article Number (Transfer from service label)
7022 2410 0001 8820 5110

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marcori Site Rd
Wellfleet, MA 02667

2. Article Number (Transfer from service label)
7022 2410 0001 8820 9576

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
21 OLD COUNTY RD REVOC FAM
TRS TRS: M & K LAMATTINA
199 CENTER ST
GROVELAND, MA 01834

2. Article Number (Transfer from service label)
7022 2410 0001 8820 5110

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

ANDERSON ROBERT
CHRISTOPHER & ROSSIGNON LOIC
225 COMMERCIAL ST
PROVINCETOWN, MA 02657

2. Article Number (Transfer from service label)

9590 9402 8517 3186 7084 00
7022 2410 0001 8820 9651

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Received by (Printed Name)

C. Date of Delivery

Is delivery address different from item 1? If YES, enter delivery address below:

1. Article Addressed to:

MANDELBAUM DAVID G & KATHY C
71 MERBROOK BEND
MERION STATION, PA 19066

2. Article Number (Transfer from service label)

9590 9402 8517 3186 7083 49
7022 2410 0001 8820 9712

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Received by (Printed Name)

C. Date of Delivery

Is delivery address different from item 1? If YES, enter delivery address below:

1. Article Addressed to:

MANDELBAUM DAVID G & KATHY C
71 MERBROOK BEND
MERION STATION, PA 19066

2. Article Number (Transfer from service label)

9590 9402 8517 3186 7083 49
7022 2410 0001 8820 9712

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

FENICHEL PAUL & NANCY
PO BOX 459
TRURO, MA 02666-0459

2. Article Number (Transfer from service label)

9590 9402 8517 3186 7083 87
7022 2410 0001 8820 9675

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Received by (Printed Name)

C. Date of Delivery

Is delivery address different from item 1? If YES, enter delivery address below:

1. Article Addressed to:

GAINEY ANDREA J
12 GREAT OAK LAND UNIONVILLE,
CT 06085

2. Article Number (Transfer from service label)

9590 9402 8517 3186 7083 32
7022 2410 0001 8820 9729

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Received by (Printed Name)

C. Date of Delivery

Is delivery address different from item 1? If YES, enter delivery address below:

1. Article Addressed to:

GAINEY ANDREA J
12 GREAT OAK LAND UNIONVILLE,
CT 06085

2. Article Number (Transfer from service label)

9590 9402 8517 3186 7083 32
7022 2410 0001 8820 9729

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVOL SAMUEL B
360 HARVARD ST
CA MBRIDGE, MA 02138



9590 9402 8517 3186 7083 70

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Exp |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confir |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confir |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Restricted Deliv |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return f

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NEEDHAM DONNA L & ST ONGE
JANET L
PO BOX 31
TRURO, MA 02666-0031



9590 9402 8517 3186 7084 48

2. Article Number (Transfer from service label)

7022 2410 0001 8820 9613

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

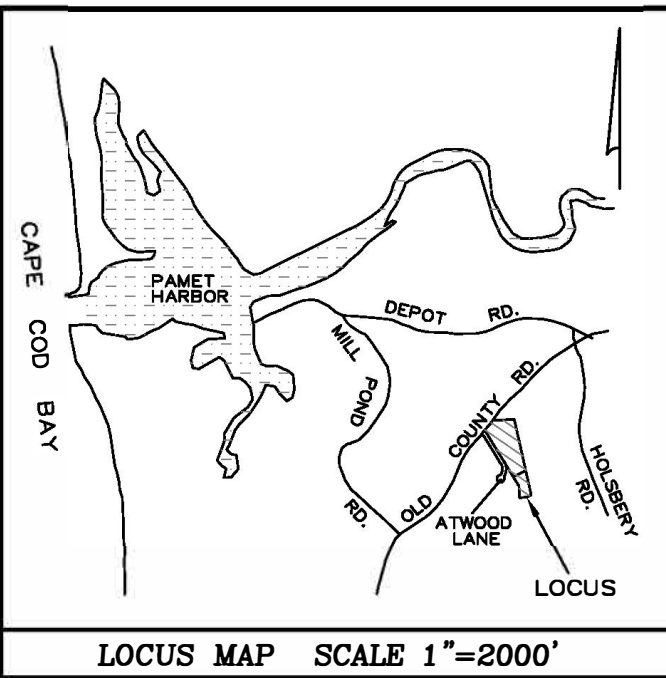
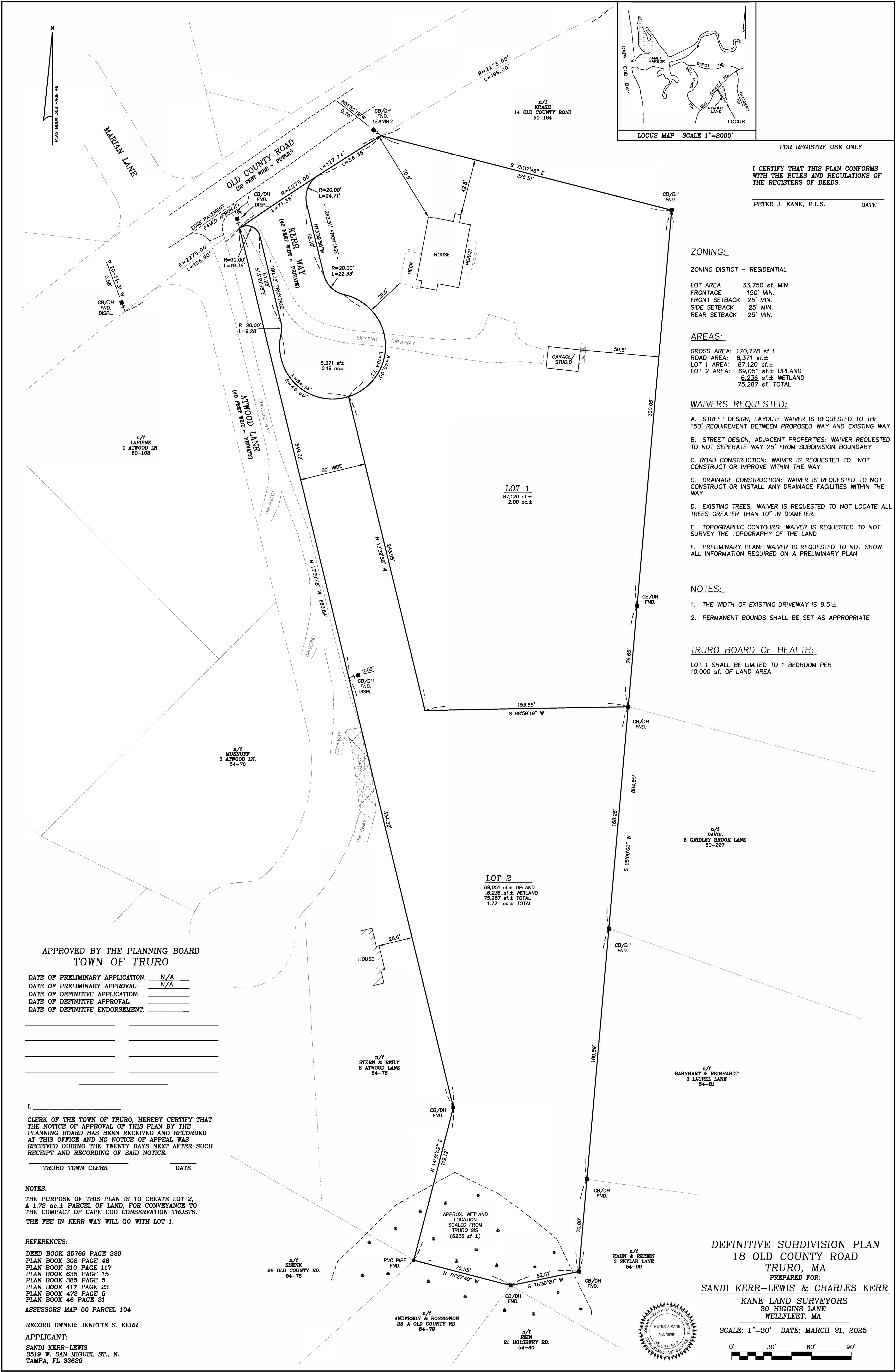
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Delivery |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt



FOR REGISTRY USE ONLY

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

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

ZONING:

ZONING DISTRICT – RESIDENTIAL

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

AREAS:

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

WAIVERS REQUESTED:

- A. STREET DESIGN, LAYOUT: WAIVER IS REQUESTED TO THE 150' REQUIREMENT BETWEEN PROPOSED WAY AND EXISTING WAY
- B. STREET DESIGN, ADJACENT PROPERTIES: WAIVER REQUESTED TO NOT SEPERATE WAY 25' FROM SUBDIVISION BOUNDARY
- C. ROAD CONSTRUCTION: WAIVER IS REQUESTED TO NOT CONSTRUCT OR IMPROVE WITHIN THE WAY
- C. DRAINAGE CONSTRUCTION: WAIVER IS REQUESTED TO NOT CONSTRUCT OR INSTALL ANY DRAINAGE FACILITIES WITHIN THE WAY
- D. EXISTING TREES: WAIVER IS REQUESTED TO NOT LOCATE ALL TREES GREATER THAN 10" IN DIAMETER.
- E. TOPOGRAPHIC CONTOURS: WAIVER IS REQUESTED TO NOT SURVEY THE TOPOGRAPHY OF THE LAND
- F. PRELIMINARY PLAN: WAIVER IS REQUESTED TO NOT SHOW ALL INFORMATION REQUIRED ON A PRELIMINARY PLAN

NOTES:

- 1. THE WIDTH OF EXISTING DRIVEWAY IS 9.5'±
- 2. PERMANENT BOUNDS SHALL BE SET AS APPROPRIATE

TRURO BOARD OF HEALTH:

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

APPROVED BY THE PLANNING BOARD
TOWN OF TRURO

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

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

TRURO TOWN CLERK DATE

NOTES:
THE PURPOSE OF THIS PLAN IS TO CREATE LOT 2, A 1.72 ac.± PARCEL OF LAND, FOR CONVEYANCE TO THE COMPACT OF CAPE COD CONSERVATION TRUSTS.
THE FEE IN KERR WAY WILL GO WITH LOT 1.

REFERENCES:

DEED BOOK 35769 PAGE 320
PLAN BOOK 308 PAGE 46
PLAN BOOK 210 PAGE 117
PLAN BOOK 635 PAGE 15
PLAN BOOK 355 PAGE 5
PLAN BOOK 417 PAGE 23
PLAN BOOK 472 PAGE 5
PLAN BOOK 46 PAGE 31

ASSESSORS MAP 50 PARCEL 104

RECORD OWNER: JENETTE S. KERR

APPLICANT:

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

DEFINITIVE SUBDIVISION PLAN
18 OLD COUNTY ROAD
TRURO, MA

PREPARED FOR:
SANDI KERR-LEWIS & CHARLES KERR
KANE LAND SURVEYORS
30 HIGGINS LANE
WELLFLEET, MA

SCALE: 1"=30' DATE: MARCH 21, 2025

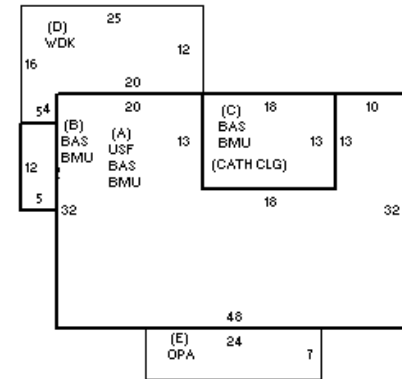


CURRENT OWNER										PARCEL ID				LOCATION						
JENETTE S KERR REV TRST 2018 TRS: JENETTE S KERR PO BOX 741 TRURO, MA 02666										50-104-0				18 OLD COUNTY RD						
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
										JENETTE S KERR REV TRST 2				05/05/2023		F	1		35769-320	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

TOTAL	3.900 Acres	ZONING	RES	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	ADDITIONAL 427' FRONTAGE ON ATWOOD LN.			LAND	1,121,300	1,111,000
Inf1	NO ADJ	O	GUS=1 RM & HALF BATH (no kitchen) (DRYWALL,			BUILDING	991,400	914,200
Inf2	NO ADJ	T	PINE FLR,20' DORMER RIGHT+LEFT).			DETACHED	27,100	26,900
		E				OTHER	0	0
						TOTAL	2,139,800	2,052,100

[illegible]

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

[illegible]

QUITCLAIM DEED

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

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


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

Containing 3.90 acres, more or less.

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

Witness my hand and seal this

25th day of April, 2023.

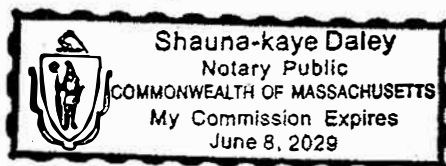

Jenette S. Kerr

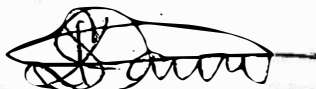
COMMONWEALTH OF MASSACHUSETTS

County of BARNSTABLE

Dated: April 25, 2023

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




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

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

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

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

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

CERTIFICATION:

I, Jenette S. Kerr, hereby certify that:

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

Signed under the pains and penalties of perjury this

75th day of April, 2023.

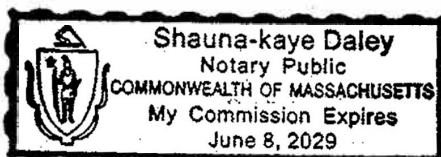
Jenette S. Kerr, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of BARNSTABLE

Dated: April 25, 2023

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



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

BARNSTABLE REGISTRY OF DEEDS

John F. Meade, Register

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