

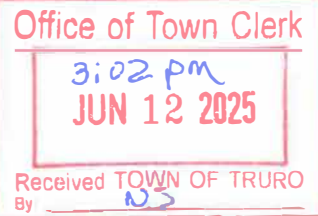


Truro Planning Board Agenda

Remote Zoom Meeting

Wednesday, June 18, 2025 – 5:00 pm

www.truro-ma.gov



Join the meeting from your computer, tablet or smartphone:

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

Dial in: +1-646-931-3860

Meeting ID: 881 9236 9351 Passcode: 599458

Open Meeting

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

Public Comment Period

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

1. Planner Report

2. Chair Report

3. Minutes

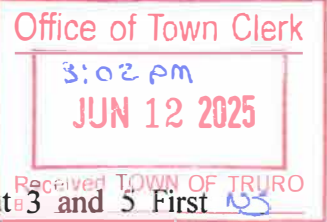
- ♦ May 21, 2025

Temporary Sign Permit Application:

- ♦ Chuck Steinman – Friends of the Truro Meeting House, requesting one (1) sign, 3' x 10', to be located at 3 First Parish Lane at Town Hall Road. The sign will be installed on June 18th and removed June 30th and will be installed again on July 1st and removed August 30th.
- ♦ Paula Erickson – Farmstand, requesting three (3) signs: one (1) sign, 2' x 6-8', and two (2) signs, 2' x 3', to be located on 9 Castle Terrace and on Whitmanville Road from July 1st through October 1st.

Public Hearing – Continued

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



Board Action/Review

2025-006/PB (ANR) Orange Door Revocable Trust for property located at Discovery Road (Map 46, Lots 187, 194) and **Holmes T. Newman, Trustee – Holmes T. Newman Trust** – for property located at 10 Snow’s Road (Map 46, Lot 186). Applicants seek Board’s endorsement of a plan as “Approval Not Required” under the Subdivision Control Law.
DEADLINE FOR BOARD ACTION – THIS MEETING

Board Discussion/Action

- ◆ 2025-001/SPR Megan Hinton and Paula Erickson for property located at 9 Castle Terrace – Waiver of Site Plan Review/Discussion of site plan issues
- ◆ 2025-002/SPR Scott Cloud for property located at 14 Truro Center Road (Truro General Market) – Waiver of Site Plan Review/Discussion of site plan issues

Board Discussion

- ◆ In-Person/Hybrid Meetings
- ◆ Possible projects for this year

Next Meeting: Wednesday, July 9, 2025 at 5:00 pm

Adjourn



TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

May 21, 2025 – 5:00 pm

Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Ellery Althaus; Virginia Frazier; Harlen Howard; Eric Jansen; Caitlin Townsend

Members Absent: None

Other Participants: Barbara Carboni, Town Planner and Land Use Counsel

The remote meeting convened at 5:00 pm, Wednesday, May 21, 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. Chair Roberts asked members to introduce themselves as a means of welcoming the new board members.

Public Comment Period:

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

Planner Report: Barbara Carboni, Town Planner and Land Use Counsel, announced that the Zoning Task Force (ZTF) will convene on May 27, 2025. The Task Force will study a potential overlay district along Highland Avenue and Shore Road to accommodate mixed-use and/or multifamily district. Additionally, the group is undertaking a broader review of the existing zoning bylaw and engaging in discussions to establish future planning priorities. Attorney Carboni also reported that the Zoning Board of Appeals recently granted a variance for a shed.

Chair Report: Chair Roberts recognized previous Board members Paul Kiernan and Jack Riemer and thanked them both for their tremendous efforts during their tenure with the Planning Board. Vice Chair Greenbaum echoed Chair Roberts praise, thanking them for their support and knowledge passed on.

Minutes

Chair Roberts and the Members reviewed the minutes of April 9, 2025 for edits or corrections and there were none.

Member Frazier made a motion to approve the minutes of April 9, 2025 as submitted

Vice Chair Greenbaum seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Howard – Abstain
Member Jansen – Abstain
Chair Roberts – Aye
So voted, 5-0-2, motion carries.

Chair Roberts and the Members reviewed the minutes of May 7, 2025 for edits or corrections and there were none.

Member Townsend made a motion to approve the minutes of May 7, 2025 as submitted
Member Frazier seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend – Aye
Member Althaus – Aye
Member Frazier – Aye
Member Howard – Abstain
Member Jansen – Abstain
Chair Roberts – Aye
So voted, 5-0-2, motion carries.

Board Discussion/Vote

Board Elections – Chair

Chair Roberts announced that he would be declining any nomination to serve as a Board officer for the upcoming year, citing the recent loss of institutional memory and expertise on the board, along with a shift in priorities. Chair Roberts stated he could no longer, in good conscience, represent or advocate for the collective decisions and initiatives of the newly constituted planning board.

He expressed that stepping back from an officer role would allow him to concentrate more fully on hearings, applications, and ongoing work initiatives, rather than administrative responsibilities. Roberts also noted that this change would enable him to more freely advocate for his personal viewpoints, particularly around balancing the urgent need for housing with environmental concerns.

He concluded his remarks by opening the floor for board chair nominations. Board Member Althaus responded thanking Chair Roberts for his well-said statement.

Member Althaus nominated himself for the position of Chair, and the nomination was seconded by Member Townsend. Vice Chair Greenbaum expressed appreciation to Chair Roberts for his service as Chair and noted that she looked forward to working with him in his new capacity. No additional nominations were submitted. Chair Roberts stated that he would stay on to share this portion of the meeting and then turn it over to the next chair, following the board elections.

Chair Roberts invited discussion and proceeded to ask Member Althaus two questions. First, he inquired about Member Althaus's ability to fulfill the responsibilities of Chair, referencing a

statement made at the previous meeting in which Member Althaus indicated he would be unable to work on the Street Inventory Project over the summer due to business commitments. Member Althaus responded that he is committed to making the necessary sacrifices to ensure he can meet the demands of the Chair position moving forward.

Chair Roberts then asked for clarification regarding a comment Member Althaus made at the last meeting, suggesting that artificial intelligence could potentially assist in the Street Inventory Project and save time. Member Althaus confirmed that the remark was made in jest but acknowledged the growing capabilities of artificial intelligence and its potential usefulness in the future.

Member Althaus made a motion to nominate himself as Chair of the Planning Board for the coming year

Member Townsend seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Howard – Aye

Member Jansen – Aye

Chair Roberts – Nay

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

Board Elections – Vice Chair

Chair Roberts asked for nominations for Vice Chair. Member Frazier nominated Anne Greenbaum. Chair Roberts asked if there were any discussions on the topic. There were none.

Member Frazier made a motion to elect Anne Greenbaum as Vice Chair of the Planning Board for the coming year

Member Althaus seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Howard – Aye

Member Jansen – Aye

Chair Roberts – Aye

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

Board Elections – Clerk

Chair Roberts asked for nominations for the Clerk position. Member Frazier nominated herself. Vice Chair Greenbaum seconded the motion. Chair Roberts asked if there were any discussions on the topic. There were none.

Member Frazier made a motion to nominate herself as Clerk of the Planning Board for the coming year

Vice Chair Greenbaum seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Althaus – Aye

Member Frazier – Aye

Member Howard – Aye

Member Jansen – Aye

Chair Roberts – Yes

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

Chair Roberts stated he would turn the meeting over to the new Chair. Chair Althaus thanked former Chair Roberts for his service.

Vote to appoint Planning Board Representative to the Community Preservation Committee (CPC) for a term July 1, 2025 through June 30, 2026

Chair Althaus asked Member Townsend if she wanted to continue being the Planning Board Representative to the CPC or if there were newcomers interested in the job. Member Townsend stated she would continue unless someone else was interested in taking the position. No one came forward.

Member Townsend made a motion to appoint herself as Planning Board Representative to the Community Preservation Committee (CPC) for a term July 1, 2025 through June 30, 2026

Vice Chair Greenbaum seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Jansen – Aye

Clerk Frazier – Aye

Member Howard – Aye

Member Roberts – Aye

Chair Althaus – Aye

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

Board Discussion/Action

Discussion of Priority Work for this year

Chair Althaus opened the floor for Board input. Vice Chair Greenbaum suggested engaging with the Zoning Board of Appeals (ZBA) for feedback on areas the board should consider and also proposed coordination with the Zoning Task Force (ZTF) to understand their approaches, goals, and challenges. Member Roberts supported this idea and noted he had already been in contact with Darrell Shedd regarding the ZBA and ZTF and coordination with the Planning Board.

Chair Althaus inquired whether there were any Bylaws that members wished to revisit. In response, Vice Chair Greenbaum and Attorney Carboni reminded the board of the need to draft Tiny Home Bylaws in accordance with the Seasonal Community's Act. They noted that the Seasonal Community Advisory Committee is currently developing related requirements, and that the board could either work independently or collaborate with the ZTF on this initiative.

Member Roberts stated he would send a list of ideas to Chair Althaus and Vice Chair Greenbaum. Chair Althaus concluded by encouraging all members to reflect on the topics discussed and email their suggestions to him and Attorney Carboni.

Street Inventory List

Chair Althaus asked Members to think about a recalibration of the plan moving forward. Chair Althaus asked if anyone had comments or questions. There were none.

Next Meeting: Wednesday, June 4, 2025 at 5:00 pm

Clerk Frazier made a motion to adjourn the meeting

Vice Chair Greenbaum seconded the motion

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend – Aye

Member Jansen – Aye

Clerk Frazier – Aye

Member Howard – Aye

Member Roberts – Aye

Chair Althaus – Aye

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

Respectfully submitted,

Austin Smith

TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

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

Applicant Name: Friends of the Truro Meeting House Date: June 9, 2025

Applicant Contact Information: PO Box 149, Truro, MA 02666. Attn. Chuck Steinman
617-974-1613 Mailing Address c.e.steinman@comcast.net

Phone

Email

Number of Signs Requested: one

Temporary Sign Dimensions:

- (1) Height 3 ft. Width 10 ft.
(2) Height _____ Width _____
(3) Height _____ Width _____
(4) Height _____ Width _____

Location(s) of Proposed Temporary Sign(s): 3 First Parish Lane at Town Hall Road

Date(s) of the Event in Which the Sign is Intended: June 18 and 25

Date When Sign(s) will be: Installed: June 18, 2025 Removed: June 30, 2025

Applicant Signature Charles C. Steinman June 9, 2025

Applicant Printed Name Charles (Chuck) Steinman Date

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

Owner Signature _____ Date

(which also authorizes the use of the property)

Owner Printed Name _____

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

Conditions: _____

Board Signature: _____ Date: _____
Chair, Planning Board

TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

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

Applicant Name: Friends of the Truro Meeting House Date: June 3, 2025

Applicant Contact Information: PO Box 149, Truro, MA 02666. Attn. Chuck Steinman
617-974-1613 Mailing Address c.e.steinman@comcast.net

Phone

Email

Number of Signs Requested: one

Temporary Sign Dimensions:

- (1) Height 3 ft. Width 10 ft.
(2) Height _____ Width _____
(3) Height _____ Width _____
(4) Height _____ Width _____

Location(s) of Proposed Temporary Sign(s): 3 First Parish Lane at Town Hall Road

Date(s) of the Event in Which the Sign is Intended: July 2, 5, 6, 9, 16, 19, 23, and 30

Date When Sign(s) will be: Installed: July 1, 2025 Removed: July 31, 2025

Applicant Signature Charles C. Steinman June 3, 2025

Applicant Printed Name Charles (Chuck) Steinman Date

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

Owner Signature _____ Date

(which also authorizes the use of the property)

Owner Printed Name _____

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

Conditions: _____

Board Signature: _____ Date: _____

Chair, Planning Board

TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit

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Applicant Name: Friends of the Truro Meeting House Date: June 3, 2025

Applicant Contact Information: PO Box 149, Truro, MA 02666. Attn. Chuck Steinman
617-974-1613 Mailing Address c.e.steinman@comcast.net

Phone

Email

Number of Signs Requested: one

Temporary Sign Dimensions:

- (1) Height 3 ft. Width 10 ft.
(2) Height _____ Width _____
(3) Height _____ Width _____
(4) Height _____ Width _____

Location(s) of Proposed Temporary Sign(s): 3 First Parish Lane at Town Hall Road

Date(s) of the Event in Which the Sign is Intended: August 2, 6, 10, 13, 16, and 25

Date When Sign(s) will be: Installed: August 1, 2025 Removed: August 30, 2025

Applicant Signature Charles C. Steinman June 3, 2025

Applicant Printed Name Charles (Chuck) Steinman Date

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

Owner Signature _____ Date

(which also authorizes the use of the property)

Owner Printed Name _____

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

Conditions: _____

Board Signature: _____ Date: _____

Chair, Planning Board



Summer 2025 Events at the Meeting House

Wednesdays, June 18 - August 13 at 7 pm

Cape Harmony – all-treble a cappella singers

Saturday, July 5 at 11:30 am (RSVP needed)

Ice Cream Making for Kids

Sunday, July 6 at 7 pm

Hyannis Sound – a cappella group returns

Saturday, July 19 at 7 pm

Mary Oliver poetry readings with music

Saturday, August 2 at 7 pm

When Disaster Strikes: one small community's response

Sunday, August 10 at 7 pm (Tickets Required)

Rachel Maddow and David Corn in person

Sunday, August 16 at 7 pm

New Orleans Jazz with Ken Field & Ensemble

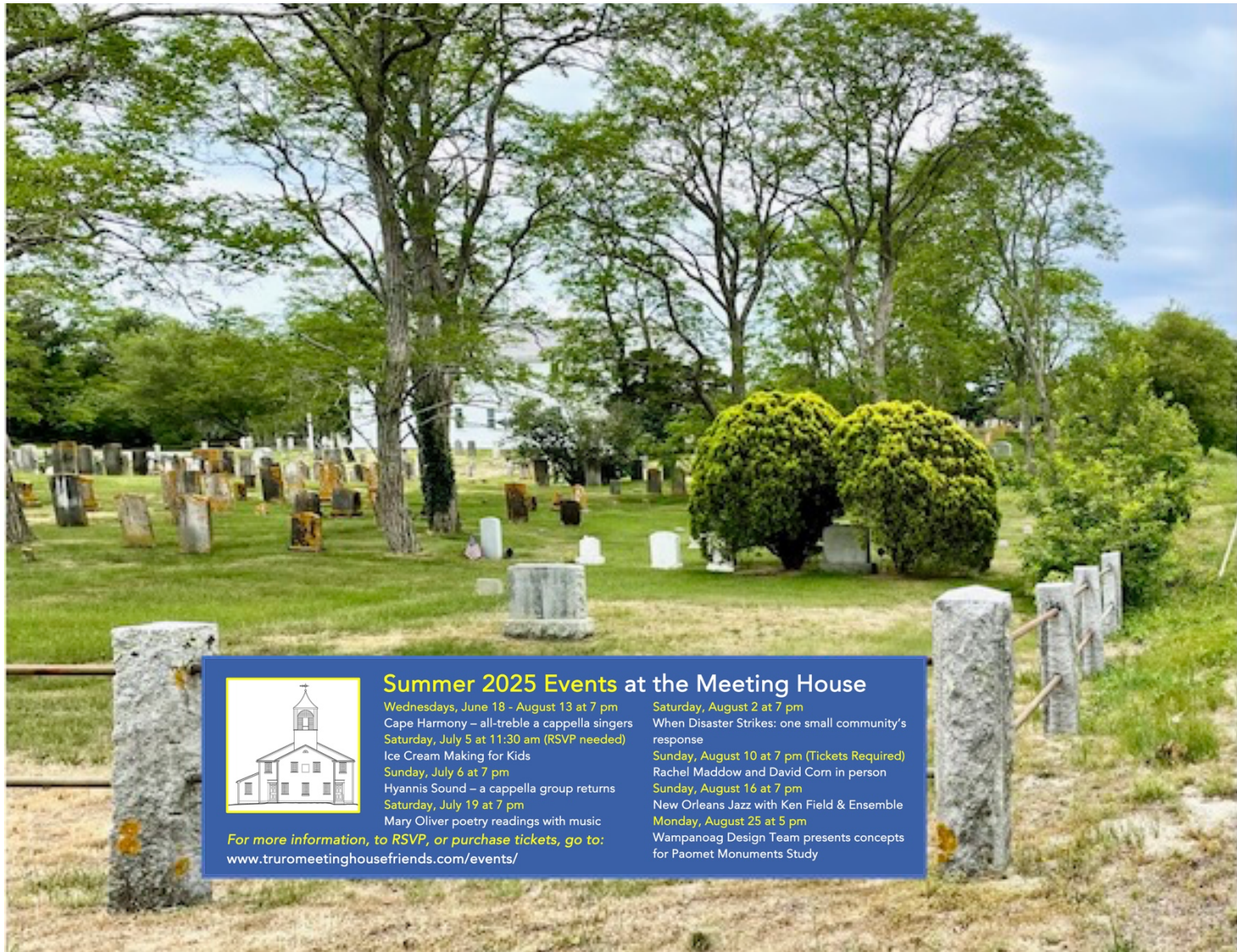
Monday, August 25 at 5 pm

Wampanoag Design Team presents concepts for Paomet Monuments Study

For more information, to RSVP, or purchase tickets, go to:

www.truomeetinghousefriends.com/events/

Proposed Banner Design
June 3, 2025



Summer 2025 Events at the Meeting House

Wednesdays, June 18 - August 13 at 7 pm
Cape Harmony – all-treble a cappella singers
Saturday, July 5 at 11:30 am (RSVP needed)
Ice Cream Making for Kids
Sunday, July 6 at 7 pm
Hyannis Sound – a cappella group returns
Saturday, July 19 at 7 pm
Mary Oliver poetry readings with music

For more information, to RSVP, or purchase tickets, go to:
www.truomeetinghousefriends.com/events/

Saturday, August 2 at 7 pm
When Disaster Strikes: one small community's response
Sunday, August 10 at 7 pm (Tickets Required)
Rachel Maddow and David Corn in person
Sunday, August 16 at 7 pm
New Orleans Jazz with Ken Field & Ensemble
Monday, August 25 at 5 pm
Wampanoag Design Team presents concepts for Paomet Monuments Study

Proposed Banner Location
June 3, 2025



Meeting House Proposed Sign Location

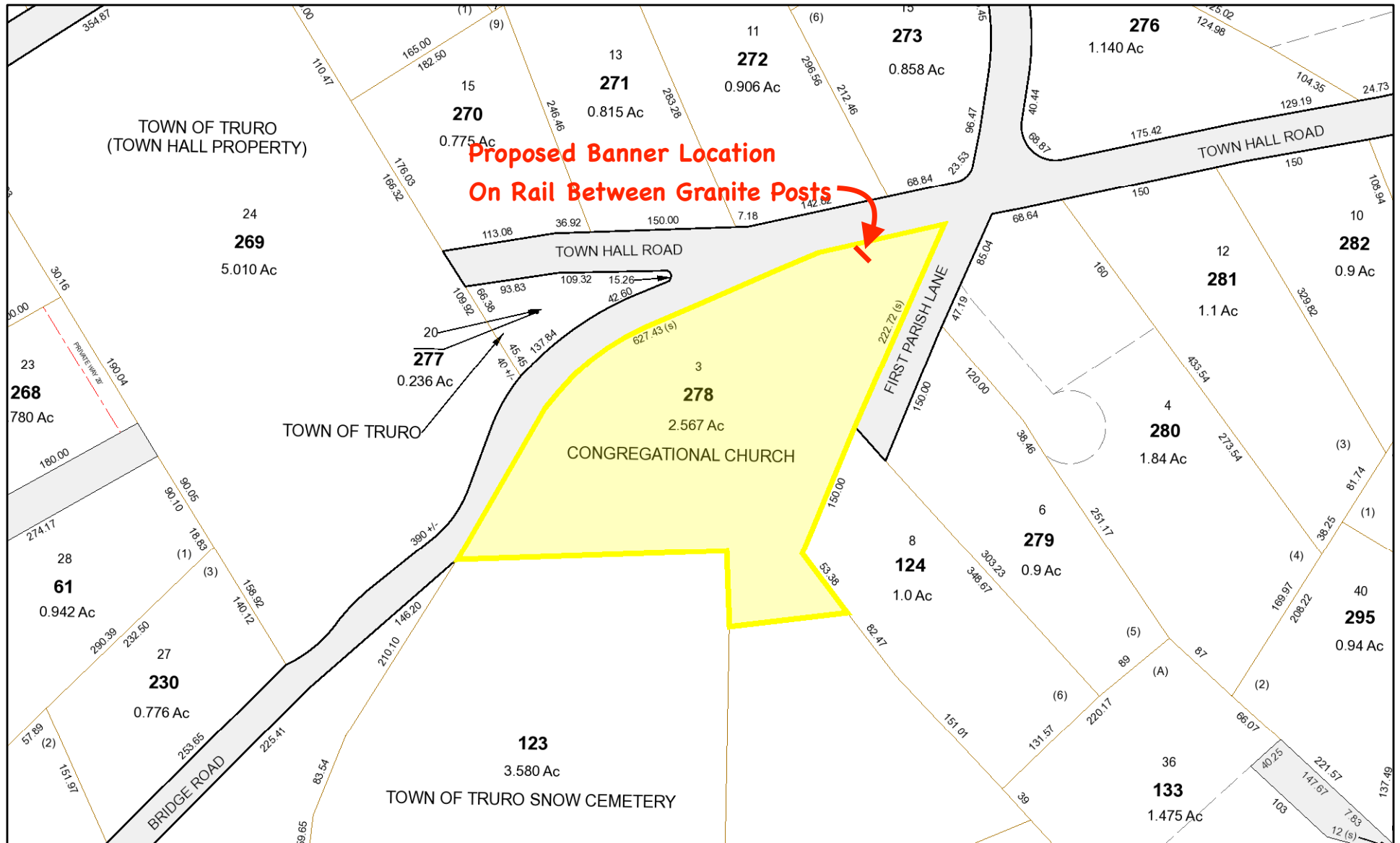
Truro, MA



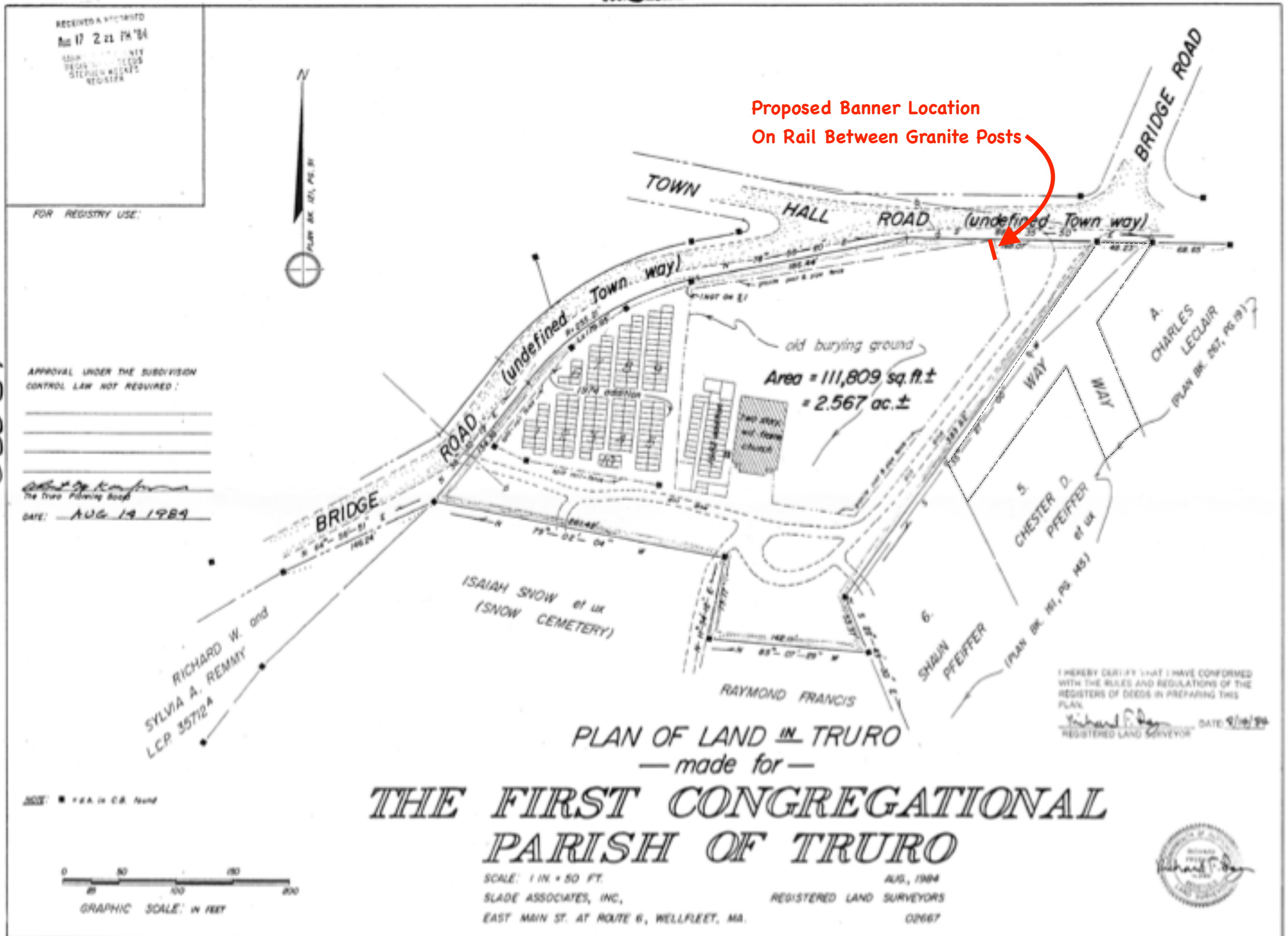
June 19, 2021

1 inch = 139 Feet

www.cai-tech.com



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

BOOK 386 PAGE 34



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L1799378592
Notice Date: July 31, 2024
MA Taxpayer ID: 10250130



CERTIFICATE OF EXEMPTION



FRIENDS OF THE TRURO MEETING HOU
PO BOX 149
TRURO MA 02666-0149

000187

Attached below is your Certificate of Exemption (Form ST-2). Cut along the dotted line and display at your place of business. You must report any change of name or address to us so that a revised ST-2 can be issued.

DETACH HERE



MASSACHUSETTS DEPARTMENT OF REVENUE

Form ST-2

Certificate of Exemption

FRIENDS OF THE TRURO MEETING HOU
SE INC
PO BOX 149
TRURO MA 02666-0149

MA Taxpayer ID: 10250130
Certificate Number: 1129955328

This certifies that the organization named above is an exempt purchaser under Chapter 64H, section 6(d) or (e) of the Massachusetts General Laws. All purchases of tangible personal property by this organization are exempt from taxation to the extent that such property is used in the conduct of the business of the purchaser. Misuse of this certificate by any tax-exempt organization or unauthorized use of this certificate by any individual will lead to revocation. Willful misuse of this certificate is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines. This certificate is non-transferable and may be suspended or revoked for failure to comply with state laws and regulations.

Effective Date: July 27, 2015

Expiration Date: July 26, 2025

TOWN OF TRURO



PLANNING BOARD

Application for Temporary Sign Permit

Pursuant to Section 11 of the Truro Sign Code

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

Applicant Name: PAULA ERICKSON Date: 4 June '25
Applicant Contact Information: Box 357 TRURO MA 02666
508 237 6539 Mailing Address
Phone Email erickson.paulaj@gmail.com

Number of Signs Requested: 3

Temporary Sign Dimensions:

- (1) Height 2' Width 6-8'
- (2) Height 2' Width 3'
- (3) Height 2' Width 3'
- (4) Height Width

Location(s) of Proposed Temporary Sign(s): 9 Castle Terrace
Whitmanville Rd. (actually a State Rd.)

Date(s) of the Event in Which the Sign is Intended: July. Aug. Sept.

Date When Sign(s) will be: Installed: July 1 Removed: Oct 1

Applicant Signature [Signature] Date 4 June '25
Applicant Printed Name PAULA ERICKSON

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

Owner Signature [Signature] Date 4 June '25
(which also authorizes the use of the property)
Owner Printed Name MEG HINTON

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

Conditions:

Board Signature: Date:
Chair, Planning Board



Planning Board

Town of Truro

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

DECISION OF THE PLANNING BOARD

Modification of Plan/Approval of Definitive Subdivision Plan

Case Reference No.: 2025-003/PB

Atlas Map 51, Parcels 79, 80

Address: 18 Hatch Road and 3 Keezer Court

Title Reference: Barnstable County Registry of Deeds Certificate of Title Number: 67660

Owners: Edward H. and Berthe K. Ladd

Applicant: Berthe K. Ladd

Hearing Dates: May 7, 2025; June 4, 2025; and June 18, 2025

Decision Date: June 18, 2025

Motion to modify the plan entitled "Plan of Land in Truro, Being a subdivision of Lot 12, L.C.P. 17925f and Lot 2, L.C.P. 22252c, Scale 1 in = 50 Ft, Apr, 1994, Slade Associates, Inc. Reg. Land Surveyors"; and to approve the Plan entitled

"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. and Berthe K. Ladd, Ctf. #67660 and #126,733, Scale 1" = 40,' dated January 21, 2025", prepared by Donald T. Poole, Outermost Land Survey, Inc.

Vote: X-X-X

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

Following duly posted and noticed Truro Planning Board public hearings opened on May 7, 2025 and continued to June 4, 2025 and June 18, 2025, and pursuant to G.L. c. 41, s. 81T, s. 81U, and s. 81W and s. 2.5 of the Town of Truro Rules and Regulations Governing Subdivision of Land, the Board voted to modify the above-entitled 1994 plan, and to approve the above-entitled 2025 Definitive Plan, with certain conditions and granting certain waivers.

Board Vote at the June 18, 2025 Hearing:

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

In favor of the Motion: Ellery Althaus, Chair; Anne Greenbaum, Vice Chair; Virginia Frazier, Clerk; Richard Roberts; Caitlin Townsend; Eric Jansen; Harlan Howard

Commented [BC1]: Change this to title of new "Modification" plan to be submitted by applicant.

Not In favor of the Motion: X

Abstained: X

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

- Cover Letter from Outermost Land Survey, Inc. dated April 1, 2025
- Form C Application for Approval of a Definitive Plan
- 2.5 – Definitive Subdivision Plans Review Checklist – Applicant
- Certified Abutters List
- *“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. and Berthe K. Ladd, Ctf. #67660 and #126,733, Scale 1” = 40,’ dated January 21, 2025”, prepared by Donald T. Poole, Outermost Land Survey, Inc., ols #867001, Stamped Plan*

Commented [BC2]: Change to new modification plan

SUPPLEMENTAL:

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

Commented [BC3]: Add letter from Fred/TCT and other new submissions

The Board also received:

- Email dated April 3, 2025 from Jon Nahas, Principal Assessor
- Health and Conservation Agent Memorandum dated May 1, 2025, and Memorandum dated May 7, 2025 stating Board of Health vote of support at their May 6, 2025 meeting
- Letter dated May 20, 2025 from the Truro Board of Health to the Truro Planning Board
- Certification Pursuant to G.L. c.39, Section 23D of Participation in a Session of an Adjudicatory Hearing where the Undersigned Member Missed a Single Hearing Session – Certification Signed by Eric Jansen
- Certification Pursuant to G.L. c.39, Section 23D of Participation in a Session of an Adjudicatory Hearing where the Undersigned Member Missed a Single Hearing Session – Certification Signed by Harlen Howard

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

Findings

This Decision is based on the following findings:

1. 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.
2. 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.

3. The most recent plan associated with the subject property is entitled “Plan of Land in Truro, Being a subdivision of Lot 12, L.C.P. 17925f and Lot 2, L.C.P. 22252c, Scale 1 in = 50 Ft, Apr, 1994, Slade Associates, Inc. Reg. Land Surveyors.” This Plan was signed by the Board in 1994, but not recorded in the Registry of Deeds. (“1994 Plan”)
4. The applicants have submitted a Modification Plan that divides and recombines the property subject to the 1994 Plan into five lots, as follows:
 - Lot 25: a small (.08 acre) wedge of land with frontage on Hatch Road to be removed from existing 18 Hatch, and conveyed to the owners of 21 Hatch Road;
 - 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, to remain open space available for agriculture, and subject to a proposed conservation restriction to be held by the Truro Conservation Trust;
 - Lot 27: a .78-acre parcel with conforming frontage on 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”), to be conveyed to a family member for the siting of a single family home;
 - Lot 28: a .22-acre parcel, the remainder of existing Keezer Court, **to be conveyed to the Truro Conservation Trust;**
 - Lot 29: a .33-acre parcel labelled Keezer Court, which is a truncated portion of the existing Keezer Court (labelled on the plan as “Former Area of Keezer Court to be eliminated”), **to be conveyed to family member with Lot 27, above.**
5. Under G.L. c. 41, s. 81W, modification of the 1994 Plan requires the consent of owners of lots conveyed out pursuant to that Plan. In this case, two lots subject to this consent requirement are currently owned by the Truro Conservation Trust. The Truro Conservation Trust has assented in writing to the proposed modifications to the 1994 Plan.

Commented [BC4]: confirm these

Waivers Requested

Section 2.5.2

- a.6 Requirement of submitting drainage calculations
- a.10 Requirement of submitting 3 proposed road names
- a.11 Requirement of written statement regarding road construction
- b.5 Requirement of showing existing and proposed methods of drainage
- b.10 Requirement of showing topography of land with 2' contours
- b.14 Requirement of showing Base Flood Elevation data

b.16 Requirement of showing all road grades, sight distances, and surface type

b.22 Requirement of showing 2 benchmarks from U.S.G.S. datum

b.30 Requirement of showing all trees exceeding 10"

c.1-16 Requirement of Construction Plans and Profiles

The applicant's stated intent is to construct the remaining section of Keezer Court as a gravel or similar road, to serve one residence. As conditioned below, this Modification/Approval requires inspections and determinations of sufficiency of Keezer Court (at such time as it is constructed) for access and public safety by the Director of Public Works, and the Police and Fire Chiefs. In light of this condition, and in the absence of any other road construction, the above waivers are granted.

Conditions

On a motion by M. NAME, seconded by M. NAME, the Board voted to approve the modification of the 1994 Plan, and to approve the 2025 Modification Plan pursuant to G.L. c. 41, s. 81T, s. 81U, s. 81W and Section 2.5 of the Town of Truro Rules and Regulations Governing Subdivision of Land, subject to the following conditions:

1. If, notwithstanding the applicants' expressed intent to use Lot 26 for open space and agriculture, subject to a conservation restriction held by the Truro Conservation Trust, at any such time as Lot 26 is improved by a residence, Keezer Court shall be constructed in conformance with the Truro Rules and Regulations Governing the Subdivision of Land, subject to any such waivers as may be granted by the Board.
2. Any further subdivision of land depicted on the Plan, or division of land pursuant to G.L. c. 41, s. 81P, requires modification of the Plan here approved pursuant to G.L. c. 41, s. 81W.
3. Inspections and determinations of sufficiency of Keezer Court (at such time as it is constructed) for access and public safety by the Director of Public Works, and the Police and Fire Chiefs. Prior to the issuance of an occupancy permit for a residence on Lot 27. Such inspection and determination by the Director of Public Works shall include the sufficiency of drainage.
4. Any lighting installed on the property subject to this Modification/Approval, whether or not associated with residential construction, shall comply with the any of the subject property shall comply with Chapter IV, Section 6 of the Truro General Bylaws, Outdoor Lighting.

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

Ellery Althaus, Chair

Date

Received, Office of the Town Clerk:

Signature

Date

I hereby certify that this decision was filed with the Office of the Town Clerk on
_____ and 20 (twenty) days have elapsed since the date of filing, and:

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

Signature

Date

NOTE: Any person aggrieved by a decision of the Planning Board may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 41, Section 81BB)

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

From: [Jon Nahas](#)
To: [Elizabeth Sturdy](#); [Emily Beebe](#); [Rich Stevens](#); [Jarrod Cabral](#); [Arozana Davis](#); [Lynne Budnick](#); [Nora Bates](#)
Cc: [Barbara Carboni](#); [Ellery Althaus](#); [Anne Greenbaum](#)
Subject: RE: Application for Review: 2025-006/PB 3, 5 First Discovery and 10 Snow"s (ANR)
Date: Thursday, June 12, 2025 2:01:41 PM
Attachments: [image001.png](#)

Hello,

The Assessor would like to ask a question and make a request on this Application:

1. Is there now frontage on Short St for 10 Snows Rd?
2. Parcel 46-187 aka 3 First discovery Rd was half owned by each owner of 10 Snows and the owner of 5 First Discovery. They are essentially dividing it in half and adding it to their fully owned parcel.
 - a. I request that once the new ANR plan is recorded, that new confirmatory deeds be recorded for both 5 First Discovery Rd and 10 Snows Rd referencing the new metes and bounds with the new plan number referenced. When parcels are divided like this, it can cause confusion when tracking title history for parcels. It makes things much easier when a new deed is recorded with the new plan.

Thank you for your consideration of this request.

Sincerely,

Jon

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



From: [Robert Reedy](#)
To: [Elizabeth Sturdy](#)
Cc: [Barbara Carboni](#); [John O'Reilly](#); [Jon Nahas](#)
Subject: RE: Application for Review: 2025-006/PB 3, 5 First Discovery and 10 Snow's (ANR)
Date: Thursday, June 12, 2025 3:34:25 PM

Hi Liz,

Short Street is a private way that was created after 10 Snow's Road was created, and there is no reference to the Way in the 10 Snow's Road deed, so we have not included it as frontage for 10 Snow's Rd.

I will pass along the assessor's request to the property owner.

Thank you,
Bob

Robert Reedy, P.E.
Civil Engineer

J.M. O'Reilly & Associates, Inc
1573 Main Street 2nd Floor / P.O. Box 1773
Brewster, MA 02631
O: 508-896-6601
C: 774-722-1845
F: 508-896-6602
<http://www.jmoreillyassoc.com>

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J.M. O'Reilly & Associates, Inc.

Engineering & Land Surveying Services
1573 Main Street, 2nd Floor, P.O. Box 1773
Brewster, MA 02631
(508) 896-6601
Fax (508) 896-6602

LETTER OF TRANSMITTAL

TO:

DATE:

JOB NUMBER:

REGARDING:

Shipping Method:

Regular Mail	Federal Express
Certified Mail	UPS
Priority Mail	Pick Up
Express Mail	Hand Deliver

COPIES	DATE	DESCRIPTION

For review and comment:

For approval:

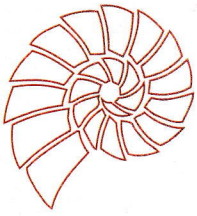
As Requested:

For your use:

REMARKS:

From:

If enclosures are not as noted, kindly notify us at once



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

June 11, 2025

JMO # 9754

Truro Planning Board
24 Town Hall Road
Truro, MA 02666

RE: **Approval Not Required (ANR) Application**
3 & 5 First Discovery Road and 10 Snow's Road
Truro, MA
Map: 46 Parcels: 187, 194, 186

Dear Planning Board Members,

On behalf of our client, W. Thomas Lavash, J.M. O'REILLY & ASSOCIATES, INC is filing a Approval Not Required (ANR) application and Plan for Planning Board approval.

The purpose of this plan is to reconfigure and combine the three above-referenced adjacent properties so that they will become two separate properties, with 3 First Discovery Road being eliminated as a separate buildable lot. This is to be accomplished by apportioning part of the 3 First Discovery Road land to become part of 5 First Discovery Road, while the remaining portion will become part of 10 Snow's Road. See plan for further details. The respective owners of 5 First Discovery Road and 10 Snow's Road are joint owners of 3 First Discovery Road, as tenants in common.

No new lots are being created by this ANR plan. Both of the remaining lots will continue to have adequate frontage and access to their properties, as shown on the plan.

Please feel free to reach out with any questions or if any further information is required. An associate from our office will remotely attend the Planning Board meeting on June 18, 2025 to present the project.

Very truly yours,
J.M. O'REILLY & ASSOCIATES, INC.

Robert Reedy, P.E.
Project Engineer

Cc: Client; John M. O'Reilly, P.E., P.L.S

RFR/ak



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 6/5/2025

The undersigned owners of all the land described herein submitted the accompanying plan entitled:
Plan of Land at 3 First Discovery Road, 5 First Discovery Road and 10 Snow's Road and dated 6/5/2025, requests a
determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 3 & 5 First Discovery Road and 10 Snow's Road Map(s) and Parcel(s): 46/187, 46/194 and 46/186

Number of Lots Created: 2 Total Land Area: 2.53 AC+/- (110,393 SF+/-)

The owner's title to said land is derived under deed from The Orange Door Revocable Trust and the Holmes T. Newman Trust,
dated 4/9/2025, and recorded in the Barnstable Registry of Deeds Book and Page 36915/127 or
Land Court Certificate of Title No. _____ 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 Snow's Road on Plan Book 189 Page 71 and subject to the following conditions N/A; 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.

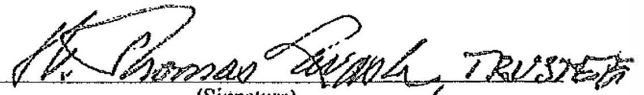
- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

- ☐ Other reasons or comments: (See M.G. L., c.41, §81-L)

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

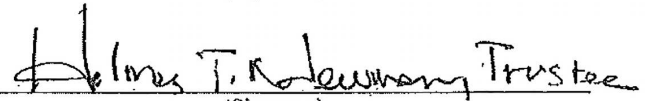
W. Thomas Lavash, Trustee
The Orange Door Revocable Trust

(Printed Name of Owner)


(Signature)

Holmes T. Newman, Trustee
Holmes T. Newman Trust

(Printed Name of Owner)


(Signature)

The Orange Door Revocable Trust
P.O. Box 956, Truro, MA 02666

(Address of Owner(s))

Holmes T. Newman Trust
P.O. Box 1189, Truro, MA 02666

(Address of Owner(s))

Robert Reedy, P.E.
J.M. O'Reilly & Associates, Inc.

(Printed Name of Agent)


(Signature)

J.M. O'Reilly & Associates, Inc.: 1573 Main Street, P.O. Box 1773, Brewster, MA 02631

(Address of Agent)

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>3 & 5 First Discovery Rd and 10 Snow's Rd</u> Applicant Name: <u>W. Thomas Lavash</u> Date: <u>5/23/2025</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
2.2.2 Submission Requirements				
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.		✓	No wetlands within 100'
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>3 & 5 First Discovery Rd and 10 Snow's Rd</u> Applicant Name: <u>W. Thomas Lavash</u> Date: <u>5/23/2025</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."	✓		

N O T
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O F F I C I A L
C O P Y

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C O P Y

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QUITCLAIM DEED
We, Christopher J. Budd and W. Thomas Lavash of 5 First Discovery Road, Truro, Massachusetts 02666 (Mailing address: PO Box 956, Truro, MA 02666 (the "Grantors"))

for consideration paid, and in full consideration of less than One Hundred (\$100) Dollars, do hereby grant to

Christopher J. Budd and W. Thomas Lavash of 5 First Discovery Road, Truro, Massachusetts 02666 (Mailing address: PO Box 956, Truro, MA 02666), Trustees of The Orange Door Revocable Trust dated February 25, 2025, see Abstract of Trust to be recorded herewith at the Barnstable County Registry of Deeds (the "Grantees")

with **QUITCLAIM COVENANTS**

One parcel of land with the buildings and improvements thereon, situated at 5 First Discovery Road, Truro, Barnstable County, Massachusetts and bounded and described as follows:

Being shown as LOT 38A on a plan entitled, "Re-division of Lots 37 and 38, as shown in Plan Book 237, Page 25, prepared for Philip and Joan Marks, Scale: 1" = 30', by East Cape Engineering Civil Engineers, Land Surveyors, 44 Rt. 28, Orleans, MA", which Re-division Plan is dated September 13, 1991, and recorded at the Barnstable County Registry of Deeds in Plan Book 483, page 49.

Said LOT 38A is conveyed subject to and with the benefit of the matters set forth in deed of Joel W. Cohen, Trustee to Jerrold Zindler and Linda L. Zindler which deed is dated August 2, 2000, and recorded with Barnstable County Registry of Deeds in Book 13163, Page 76, insofar as the same are now in force and applicable.

Upon recording of this deed, the Grantor hereby waives any and all rights of Homestead in the property herein conveyed and warrants that there are no other persons or entities entitled to any Homestead rights in the property pursuant to M.G.L. c. 188.

For title see deed of Jerrold Zinder and Linda L. Zinder to Christopher J. Budd and W. Thomas Lavash dated August 10, 2017, and recorded with the Barnstable County Registry of Deeds in Book 30737, Page 116.

Property Address: 5 First Discovery Road, Truro, Massachusetts 02666

NOT
AN
OFFICIAL
COPY

Witness my hand and seal and signed under the pains and penalties of perjury this February 25, 2025.

NOT
AN
OFFICIAL
COPY

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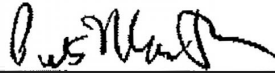
Christopher J. Budd

W. Thomas Lavash

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On February 25, 2025, before me, the undersigned notary public, personally appeared as Christopher J. Budd and W. Thomas Lavash, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Peter N. Conathan, Notary Public
My Commission Expires: 12/20/2030



Property Address: 3 First Discovery Road, Truro, MA 02666

The grantors hereby release any and all rights of homestead in the above property, created either automatically by operation of law or by written declaration that is recorded, and further certify under the pains and penalties of perjury that there are no other individuals entitled to homestead rights to the property conveyed herein.

C O P Y

For title see the deed to grantors, dated February 20, 2025, recorded with the Barnstable County Registry of Deeds in Book 36851, Page 317.

A N

O F F I C I A L

O F F I C I A L

C O P Y

C O P Y

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES TO FOLLOW]

NOT
EXECUTED as a sealed instrument this 21st day of March, 2025
OFFICIAL
COPY

NOT
OFFICIAL
COPY

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AN
OFFICIAL
COPY

The Orange Door Revocable Trust

AN
OFFICIAL
COPY

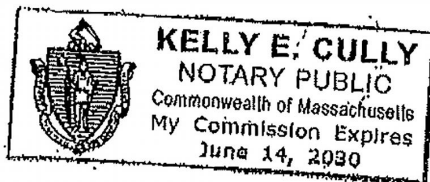
W. Thomas Lavash, Trustee

Christopher J. Budd, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 21st day of March, 2025, before me, the undersigned notary public, personally appeared W. Thomas Lavash and Christopher J. Budd, Trustees as aforesaid, proved to me through satisfactory evidence of identification, which were Driver's Licenses to be the persons whose names are signed on the preceding or attached document, as their free act and deed in my presence, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed it voluntarily for its stated purpose and the stated purpose of the Trust.



Kelly E. Cully
Notary Public: Kelly E. Cully
My Commission Expires: 6/14/2030

NOT
AN
EXECUTED as a Sealed Instrument this 21st day of March, 2025 I A L
COPY

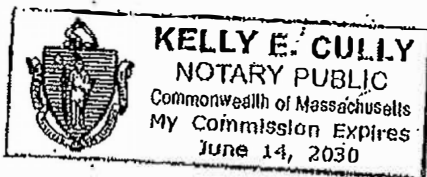
NOT
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NOT
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Holmes T. Newman Trust
OFFICIAL
COPY
Holmes T. Newman
Holmes T. Newman, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 21st day of March, 2025, before me, the undersigned notary public, personally appeared Holmes T. Newman, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were MA ID, to be the person whose name is signed on the preceding or attached document, as his free act and deed in my presence, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily for its stated purpose and the stated purpose of the Trust.



Kelly E. Cully
Notary Public: Kelly E. Cully
My Commission Expires: 6/14/2030

Property Address: 10 Snows Road, Truro, Massachusetts 02666

C O P Y

TITLE NOT EXAMINED

EXECUTED as a sealed instrument this 6 day of May, 2025 T.A N
O F F I C I A L
C O P YA N
O F F I C I A L
C O P YN O T
A N
O F F I C I A L
C O P Y

Holmes T. Newman Trust

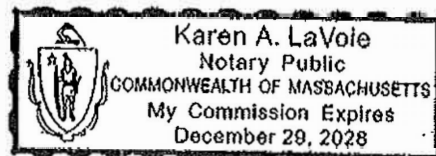
A N
O F F I C I A L
C O P Y
Holmes T. Newman Trustee
Holmes T. Newman, Trustee

COMMONWEALTH OF MASSACHUSETTS

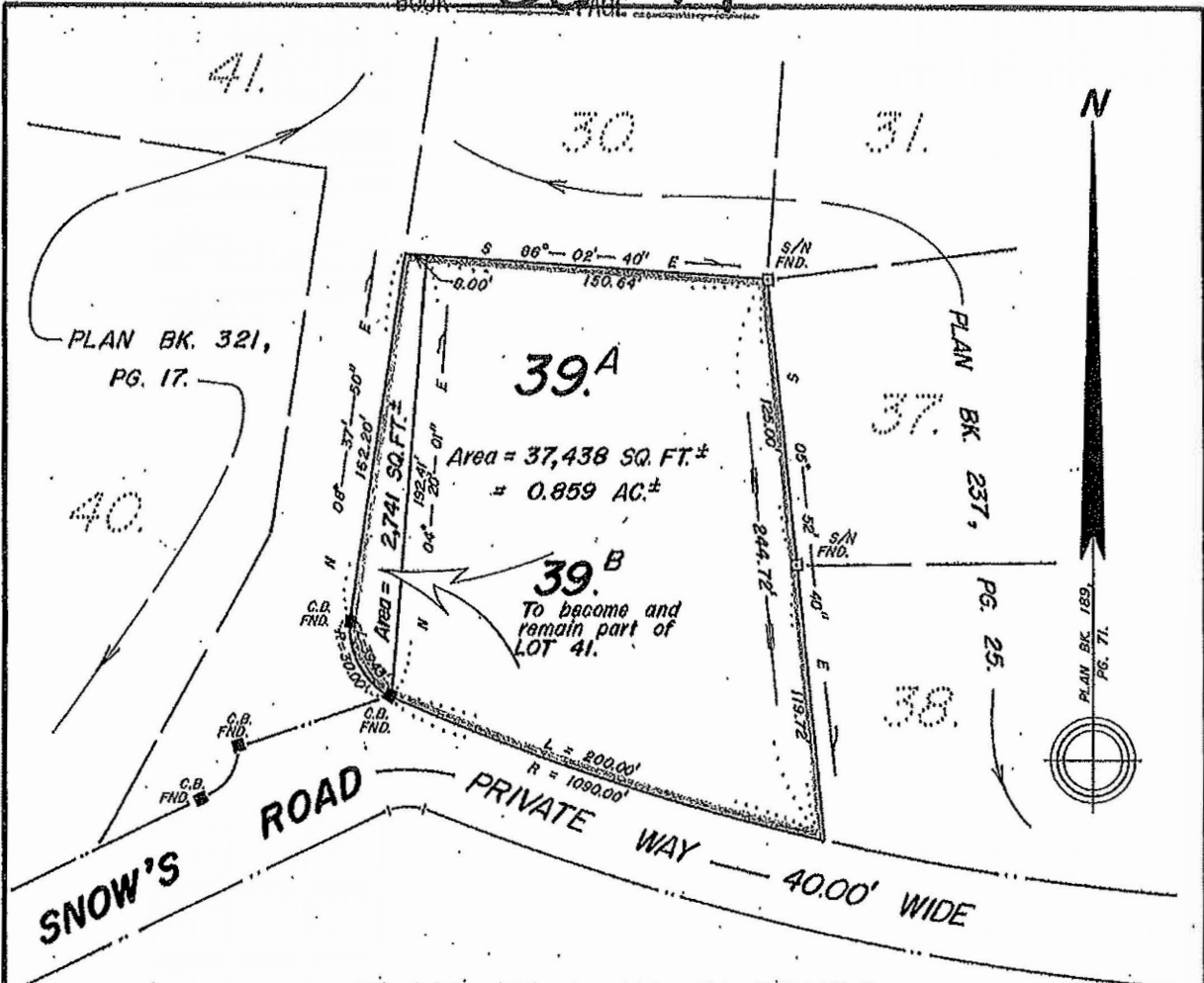
Barnstable, ss.

On this 6 day of May, 2025, before me, the undersigned notary public, personally appeared Holmes T. Newman, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were known to me, to be the person whose name is signed on the preceding or attached document, as his free act and deed in my presence, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily for its stated purpose and the stated purpose of the Trust.

Karen A. LaVoie
Notary Public: Karen A. LaVoie
My Commission Expires: 12/29/2028



388-49



PLAN OF LAND IN TRURO

— made for —

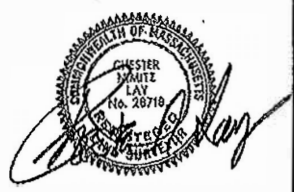
RAYMOND CABRAL

Being a division of Lot 39 as shown
in PLAN BOOK 237, PAGE 25.

I HEREBY CERTIFY THAT I
HAVE CONFORMED WITH THE
RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

Christa N. Kay
REGISTERED LAND SURVEYOR
DATE: 28 July 1984

SCALE: 1 IN. = 50 FT. JULY, 1984
SLADE ASSOCIATES, INC. REG. LAND SURVEYORS
E. MAIN ST. AT RTE. 6, WELLFLEET, MA. 02667



FOR REGISTRY USE:

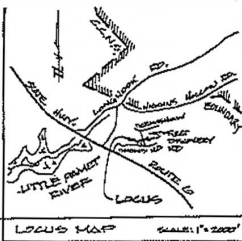
APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW:

Christa N. Kay

TRURO PLANNING BOARD
DATE: JULY 27, 1984

RECEIVED & RECORDED
OCT 10 1 33 PM '84

RECEIVED & FILED
OCT 21 2 28 PM '91
HABERSHAM COUNTY
MASS.



FOR REGISTRY USE

RAINBOW
REALTY
TRUST

JOSEPH NEMETZ

N 05° 00' 00" E
201.40'

LOT 97 A
32,745 S.F. ±
0.775 AC. ±

JAMES
ARMSTRONG
4
HOLMES
NEWMAN

FIRST DISCOVERY ROAD (10' WIDE - PRIVATE WAY)
N 01° 55' 20" E
195.20'

LOT 98 A
36,401 S.F. ±
0.837 AC. ±

SNOW'S ROAD (10' WIDE - PRIVATE WAY)
L 255.00' PA
R 1040.00'



APPROVAL NOT REQUIRED.
TRURO PLANNING BOARD

DATE: October 2, 1991

Kevin J. Goch

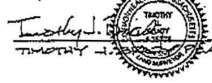
Betsy A. Brown

Betsy A. Brown

Timothy J. Goch

I CERTIFY THAT THIS PLAN WAS MADE
IN ACCORDANCE WITH REGISTRY
OF DEEDS REGULATIONS EFFECTIVE
JAN 1, 1970.

9-15-91
DATE



PLAN OF LAND IN:
TRURO, MASS.

BEING A REVISION OF
LOTS 97 & 98 AS SHOWN
IN PLAN BOOK 231, PAGE 25

PREPARED FOR:
PHILLIP & JOAN WARE

SCALE: 1" = 20' DATE: SEPT. 13, 1991
REF: PB 231, PG. 25

MAST CARR ENGINEERING
CIVIL ENGINEERS
LAND SURVEYORS
44 RT. 28 ORLEANS, MA.



10 SNOW'S ROAD (LOT 39A):
HOLMES T. NEWMAN, TRUSTEE
HOLMES T. NEWMAN REVOCABLE TRUST
PLAN BOOK 388 PAGE 49
DEED BOOK 36962 PAGE 43
ASSESSORS' MAP 46 PARCEL 186

5 FIRST DISCOVERY ROAD (LOT 38A):
CHRISTOPHER J. BUDD AND
W. THOMAS LAVASH, TRUSTEES
THE ORANGE DOOR REVOCABLE TRUST
PLAN BOOK 483 PAGE 49
DEED BOOK 36841 PAGE 300
ASSESSORS' MAP 46 PARCEL 194

3 FIRST DISCOVERY ROAD (LOT 37A):
CHRISTOPHER J. BUDD AND
W. THOMAS LAVASH, TRUSTEES OF
THE ORANGE DOOR REVOCABLE TRUST
AND
HOLMES T. NEWMAN, TRUSTEE
HOLMES T. NEWMAN REVOCABLE TRUST
AS TENANTS IN COMMON
PLAN BOOK 483 PAGE 49
DEED BOOK 36915 PAGE 127
ASSESSORS' MAP 46 PARCEL 187

CB ■ CONCRETE BOUND
FND FOUND

NOTE: THIS PLAN RECONFIGURES LOTS 37A AND 38A (AS SHOWN ON PLAN BOOK 483 PAGE 49) AND LOT 39A (AS SHOWN ON PLAN BOOK 388 PAGE 49) INTO LOTS 38B AND 39B, AS SHOWN ON THIS PLAN. THE PROPOSED LOTS 38B AND 39B HAVE FRONTAGE OF AT LEAST SUCH DISTANCE AS IS CURRENTLY REQUIRED BY THE ZONING BYLAW.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

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.

TRURO PLANNING BOARD

DATE _____

ZONING TABLE	
RESIDENTIAL DISTRICT	
MINIMUM LOT SIZE (SQUARE FEET)	33,750
MINIMUM LOT FRONTAGE (FEET)	150
MINIMUM FRONTYARD SETBACK (FEET)	25
MINIMUM SIDEYARD SETBACK (FEET)	25
MAXIMUM BUILDING HEIGHT (FEET)	30
MINIMUM BACKYARD SETBACK (FEET)	25
LOT SHAPE (FEET)	*50

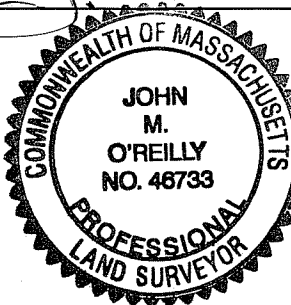
**PER TRURO ZONING BYLAW SECTION 50.1.A.9: FOR ANY LOT CREATED AFTER APRIL 30, 2004, THE PORTION OF THE LOT CONNECTING THE FRONTAGE WITH THE FRONT LINE OF ANY BUILDING SITE SHALL NOT BE LESS THAN 50 FEET WIDE, AS MEASURED BETWEEN OPPOSITE SIDELINES.*

FOR REGISTRY USE

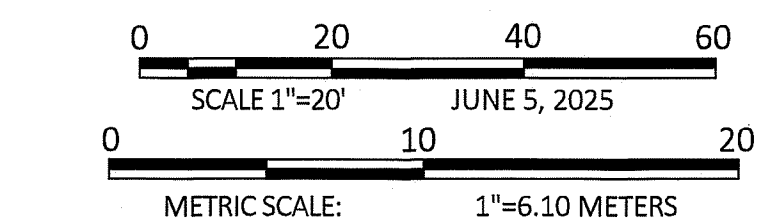
I CERTIFY THAT THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTRARS OF DEEDS
EFFECTIVE JANUARY 1, 1976 AND
AMENDED JANUARY 7, 1988.

DATE: 6-11-2025

U.S. MONTH OF MAY



PLAN OF LAND
AT
3 FIRST DISCOVERY ROAD,
5 FIRST DISCOVERY ROAD,
AND 10 SNOW'S ROAD
AS SURVEYED AND PREPARED FOR
W. THOMAS LAVASH



MADE BY
J.M. O'REILLY & ASSOCIATES, INC.
1573 MAIN STREET, P.O. BOX 1773
BREWSTER, MASSACHUSETTS 02631
PHONE: 508-896-6601 FAX: 508-896-6602



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR COMMERCIAL SITE PLAN REVIEW

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

Date 6/9/25

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

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

1. General Information

Description of Property and Proposed Project Take Out Juice & Vegan

Property Address 146 Truro Center Rd Map(s) and Parcel(s) _____

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

Applicant's Name Scott Cloud

Applicant's Legal Mailing Address 35 Epanow Rd Eastham MA 02642

Applicant's Phone(s), Fax and Email 543-814-7512 Trurogeneralstore@gmail.com

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

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

☒ Owner ☐ Prospective Buyer* ☐ Other*

Owner's Name and Address Scott Cloud 35 Epanow Rd Eastham MA 02642

Representative's Name and Address _____

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

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

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

Signature(s)

Scott Cloud
Applicant(s)/Representative Printed Name(s)

[Signature]
Applicant(s)/Representative Signature(s)

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

[Signature]
Owner(s) Signature(s) or written permission

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

Truro General Store

14 Truro Center Rd
Truro, MA 02666
(508)349-1616
Trurogeneralstore@gmail.com

June 6, 2025

Dear Planning Board,

I'm writing this letter in hopes of being granted a Waiver of Site Plan Review. We would like to open our back kitchen located at 14b Truro Center Rd for a take out spot. This will be a Quick Service take away place focused on vegetarian and vegan options. (No seating)

We anticipate the majority of our guests will be already coming to the center, checking their mail or visiting one of the other businesses in the shopping center. Thus in our opinion no real increase in traffic and with plenty of parking no major safety concerns.

I appreciate your time and consideration on this matter

Sincerely,

Scott Cloud

