Zoning Board of Appeals

Cloverleaf Truro Rental Housing
Public Hearing – December 19, 2019

Updates

• Packet Materials
  • Planning Board w/ W&S Report and Public Comments

• Paving
  • Eastbound lane of Highland w/ water install (2020)
  • Westbound (state owned) likely in 2021

• Fire Access
  • Windows of Building 21 at 20’
  • Chief confirmed he has an adequate ladder
Updates

- Additional Information
  - Working with CCC/County on rain event data
  - Working on employment/income data

- Creation of Site Parcel

- Peer Review Update

- Balloon Test

Site Plan Review

- Adverse impacts from noise, dust, smoke or vibration.

  - No Town noise by-law
  - Time-of-Day restrictions
  - Acoustic barriers
  - Notification to abutters
Site Plan Review

- Protection of historic, natural, or scenic features.
- Minimize obstructions of scenic views.

  - Sign-off from MHC
  - Balloon test
  - Renderings/photo-simulations

Site Plan Review

- Refuse disposal
- Bike racks

  - Exact locations
  - Screening
  - Adequacy
Site Plan Review

• Sewage, Drainage, and Erosion Control
  • Peer Review
  • Additional consideration of bio-infiltration

Site Plan Review

• Suitable landscaping and adequate buffers for utilities.
  • Locations
  • Species
  • Buffer to Route 6
  • Buffers to abutters
Site Plan Review

• Building design compatible with area.
  • Natural materials
  • Building detailing
  • Need for additional lighting information

Site Plan Review

• Building 21
  • ~120’ long
  • Finished Grade
    • Front: 30’
    • Rear: 39’
  • Existing Grade
    • Front: 35’
    • Rear: 45’
Site Plan Review

• Grace Gouveia
  • 101’ long, 36’ tall
  • Little change in façade
  • Consistent roof

Site Plan Review

• Truro Vineyards
  • 96’ long, 29’ tall
  • Broken into two massings
Site Plan Review

• Safe and adequate site circulation vehicles and pedestrians
  • Location and adequacy of sidewalk network
  • Size of roadways
  • Circulation
  • Coordination off-site