

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