



# Truro Zoning Board of Appeals Agenda

## Remote Zoom Meeting

Monday, January 22, 2024 – 5:30 pm

[www.truro-ma.gov](http://www.truro-ma.gov)

Office of Town Clerk

9:29 AM  
JAN 17 2024

Received TOWN OF TRURO  
By *WS*

**Join the meeting from your computer, tablet or smartphone:**

**<https://us02web.zoom.us/j/88970950001>**

**Dial in: +1-646-931-3860 or +1-305-224-1968**

**Meeting ID: 889 7095 0001      Passcode: 085058**

### **Open Meeting**

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

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. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov).

### **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.

### **Public Hearing – Continued**

**2022-017/ZBA (VAR/SP) – Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three non-conforming structures on a lot in the Beach Point Limited Business District. **[Original material in 9/26/2022, 10/24/2022, 2/27/2023, 5/22/2023, 10/23/2023, and November 20, 2023 packets]**

- ◆ Request to continue to February 26, 2024 meeting

### **Board Action/Review**

- ◆ **2024-001/ZBA (40B) – Community Housing Resource, Inc.** for property located at 22 Highland Road (Cloverleaf) (Atlas Map 36, Parcel 238; Registry of Deeds title reference Book 30796, Page 289; Plan Book 672, Page 31). Notice of Project Change, 22 Highland Road, Cloverleaf Truro Rental Housing.

**Next Meetings**    Monday, February 26, 2024 at 5:30 p.m.

### **Adjourn**

## STAFF MEMORANDUM

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To: Truro Zoning Board of Appeals  
From: Barbara Carboni, Town Planner and Land Use Counsel  
Date: January 18, 2024  
Re: Meeting January 22, 2024

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### Continued public hearing:

**202-017/ZBA (VAR/SP) Ebb Tide on the Bay Condominiums for property located at 538 Shore Road** (Map 7, Parcel 7).

*The special permit remains pending. Applicant's counsel has requested a continuance to the Board's next meeting on February 22, 2024, and will address the Board at this meeting.*

### Board Action

#### **22 Highland Road, Cloverleaf Truro Rental Housing: Notice of Project Change**

Community Housing Resource, Inc., developer and permittee for the Cloverleaf project, has submitted a request for modification of the comprehensive permit granted by the Board on January 14, 2021. In that decision, the Board approved a 39-unit residential project on Town-owned land off Highland Road, on the east side of Route 6. As discussed below and detailed in the developer's submissions, changes include an increase in units from 39 to 43; combination of the two northernmost buildings (two units each) into a single seven-unit building including three of the new units; the addition of a unit to the apartment building (Building 21) and resulting reduction in community space in that building; the addition of four parking spaces; and an alteration of the unit mix (affordability levels);

#### **Initial Determination: Substantial or Insubstantial Change**

Because the project was permitted under G.L. c 40B and associated regulations, there is a particular process dictated by those laws for modification to the project. Under 760 CMR 56.05(11) ("Changes after Issuance of a Permit"), a permittee seeking to alter an approved project "shall promptly notify the Board in writing, describing such change." 760 CMR 56.05(11)(a); hence the title of CHR's application, "Notice of Project Change." The ZBA's initial determination, to be made within 20 days of submission of the Notice, is whether the proposed change to the project is "substantial" or "insubstantial," based on factors set out elsewhere in the regulations (discussed below).

If the Board determines that the change is “insubstantial,” the comprehensive permit “shall be deemed modified to incorporate the Change.” 760 CMR 56.05(b). No public hearing takes place, and no further action is taken by the Board.<sup>1</sup>

If the Board determines that the change is “substantial,” the Board holds a public hearing, opened within 30 days of such determination. Only the proposed changes “or aspects of the Project affected thereby” are at issue in the hearing. 760 CMR 56.05(c). Hearing procedures follow the same rules as for a board’s initial hearing of a comprehensive permit: 180 days to conduct the hearing; 40 days thereafter to issue a decision.

If the Board fails to make the substantial/insubstantial change determination within 20 days of the Notice of Project Change, the comprehensive permit is deemed modified to incorporate the changes. 760 CMR 56.05(11)(b).

### **Standard for Determining “Insubstantial” or “Substantial” Change**

760 CMR 56.07(4) provides guidance for the insubstantial/substantial determination the Board must make with respect to the Notice of Project Change:

"(c) The following matters generally will be substantial changes:

1. An increase of more than 10% in the height of the building(s);
2. An increase of more than 10% in the number of housing units proposed;
3. A reduction in the size of the site of more than 10% in excess of any decrease in the number of housing units proposed;
4. A change in building type (*e.g.*, garden apartments, townhouses high-rises); or
5. A change from one form of housing tenure to another.

(d) The following matters generally will not be substantial changes:

1. A reduction in the number of housing units proposed;
2. A decrease of less than 10% in the floor area of individual units;
3. A change in the number of bedrooms within individual units, if such changes do not alter the overall bedroom count of the proposed housing by more than 10%
4. A change in the color or style of materials used; or
5. A change in the financing program under which the Applicant plans to receive a Subsidy, if the change affects no other aspect of the proposal.”

760 CMR 56.07(4).

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<sup>1</sup>However, a new decision is issued by the Board reflecting project changes and any superseding plans.

## Project Changes

- As the developer explains in the Notice of Change and related materials, two duplex buildings (22-24 and 23-25, located at the northern end of the property) are being combined into a single building, which will also accommodate an additional three units. Compare Site Plan Sheet 2 of 6, Permit Set dated 11-1-2019 and Notice of Project Change plan dated 1-10-2024. The resulting 2-story building is located behind and in alignment with the Building 21 (the 3-story apartment building), with a width approximating that of Building 21.
- The fourth additional unit will be contained within the basement level of Building 21. This will result in a reduction in square footage of the Community Room. Compare Sheet A1.0, Basement Floor Plan, Building 21, Spring Hill Design, dated 9-17-20 with Sheet A1.0, Basement Floor Plan, Building 21, Spring Hill Design, dated 1-10-2024.
- Four additional parking spaces will be added in the area between Building 21 and the new 7-unit building. In total, 87 spaces are proposed for the 43 units, conforming to the Zoning Bylaw requirement of 2 spaces per unit.
- The total number of bedrooms (68) is not changing, due to reconfiguration of units. Details on these reconfigurations is provided by the developer in the Unit Mix Description Detail and the Tabulation of Buildings and Units. Because the number of bedrooms is not increasing, the project's design flow for wastewater disposal is not increasing. As a result, no changes to the wastewater disposal system are required.
- The addition of four units to the existing thirty-nine is an increase of 10.26%.
- The mix of units (affordability levels) is altered from the project as approved. Permit condition 19 provided that of the 39 units, no fewer than 20 would be affordable to households earning up to 80% of Area Median Income (AMI); of these 20 units, five would be affordable to households earning up to 30% of AMI, and 15 would be affordable to households earning up to 80% of AMI. Eight units would be affordable to households earning between 80% and 120% of AMI; six would be unrestricted/market rate; and five would be allocated as warranted by funding sources.

As proposed, of the 43 units, 31 would be affordable to individuals earning below 80% AMI; of these 31, six would be affordable to households earning up to 30% of AMI, and 25 would be affordable to households earning up to 80% of AMI. Four units would be available to households earning between 80% and 100% of AMI; four units would be unrestricted/market rate; and four would be allocated as warranted by funding sources.

The chief difference in the unit mix is that the eight units reserved for 80% - 120% AMI have been eliminated. Four units will remain affordable to households between 80% and 100%; no units will be reserved for households earning over 100% of AMI.

## Application of standard to Notice of Project Change

On its face, the proposal entails two changes corresponding to factors identified in the regulations as "generally . . . substantial changes." First, the number of units is increased by 10.26%, just over the 10% threshold indicating a substantial change. See 760 CMR 56.07(4)(c)(2). Second, two of the buildings (duplexes) are being replaced by a multi-family building that will include three additional units (total of seven units). This is a "change in building type" identified as a substantial change. See 760 CMR 56.07(4)(c)(4). However, the regulation provides that the listed changes are "*generally*" substantial, leaving the Board some discretion in making its determination of substantial/insubstantial change. Where the increase in units is only a smidge over 10%, and where the majority of project buildings remain unchanged, the Board is not required to find that the project change is substantial. In determining whether the project change is substantial or insubstantial, the Board should consider the proposed changes in the context of the project *as a whole* - that is, consider what is not changing, as well as what is.



# TOWN OF TRURO

## Planning Department

24 Town Hall Road, P.O. Box 2030, Truro, MA 02666  
Tel: (508) 349-7004, Ext. 127 Fax: (508) 349-5505

### EXTENSION AGREEMENT FOR CASE NO. 2022-017/ZBA

I, Christopher J. Snow, Esq., as authorized agent of Ebb Tide on the Bay Condominiums, with respect to property located at 538 Shore Road, agree to an extension of time through February 26, 2024 for action by the Zoning Board of Appeals on the above Application filed with the Town Clerk pursuant to M.G.L. Ch. 40A §6 and §30.7 of the Truro Zoning Bylaw.

  
\_\_\_\_\_  
Signature of Applicant/Agent

1/12/2024  
Date

Filed with the Planning Department:

Elizabeth Smedley 1/12/2024  
Name Date

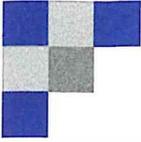
Filed with the Town Clerk:

Elizabeth Smedley 1/16/24  
Name Date

# Cloverleaf Truro Rental Housing

Condition 19 Affordability Mix		
	Existing Permit Condition	Proposed Condition
Up to 30% AMI	5	6
Up to 80% AMI	15	25
80-120% AMI	8	4*
Unrestricted/Market	6	4
As warranted by funding sources	5	4
Total Units	39	43
Total Affordable (up to 80% AMI)	20	31

*\*Four (4) units between 80-100% AMI*



# FREEMAN LAW GROUP LLC

*Attorneys at Law*

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*Via email to [bcarboni@truro-ma.gov](mailto:bcarboni@truro-ma.gov) and [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov)  
and via USPS First Class Mail*

January 15, 2024

Christopher Lucy, Chairman  
Town of Truro Zoning Board of Appeals  
Truro Town Hall  
24 Town Hall Road  
P.O. Box 2030  
Truro, MA 02666

Re: 22 Highland Road / Cloverleaf Truro Rental Housing  
Comprehensive Permit Case Reference: 2019-008/ZBA

## NOTICE OF PROJECT CHANGE

Dear Mr. Lucy:

Reference is made to the above-described Comprehensive Permit issued to my client Community Housing Resource, Inc. by Decision of the Board voted on or about February 3, 2021 (the “Comprehensive Permit”).

On behalf of my clients, this letter is requesting that the Board approve modifications to the plans approved by the Comprehensive Permit, including an increase in the number of units from 39 units to 43 units. The proposed modifications are shown on the revised Site Plan submitted herewith prepared by J. M. O’Reilly & Associates, Inc. dated January 10, 2024 (Sheet 1 of 6) and on the revised Architectural Plans submitted herewith (“Cloverleaf Building 22(Floor Plans & Elevations)– Notice of Project Change January 10, 2024”and Cloverleaf Building 21 (Basement Plan and Elevation) Notice of Project Change January 10, 2024 prepared by Spring Hill Design Architect).

The proposed changes are to modify footprint / lot coverage of approved Buildings 22-24 and 23-25 to create a single structure with the same square footage of building coverage. The building is being reduced from “3-story” to a conforming 2 story building, thus eliminating the walkout basements that required a waiver. The addition of 4 units is achieved as follows: 4 of the approved three bedroom units will be changed to 4 two bedroom units; there will now be 3

additional units each with two bedrooms, and one more additional one bedroom unit will be added to Building 21 on the lower level. As shown on the attached Exhibit 5, there is no increase in the number of bedrooms, and therefore no impact on approved wastewater treatment. The increase of 4 units is 10% of the originally proposed 40 units and can therefore be determined to be an “insubstantial change” under the Chapter 40B Regulations cited below.<sup>1</sup>

Building Site Plan change is attached as Exhibit 1; Building Floor Plan and Elevation changes for Building 22 are attached as Exhibit 2; and changes to Building 21 (basement plan and elevations only) are attached as Exhibit 3; and a Narrative of Unit Mix and Affordability is attached as Exhibit 4. which includes a comparison of the approved income level mix to the proposed income level mix; and all Exhibits are incorporated herein by reference. These changes require no additional waivers.

A brief description of the changes is as follows:

	<u>Approved</u>	<u>Proposed</u>
- Units	39	43
- Bedrooms	68	68
- Buildings	13	12
- Parking spaces – standard, ADA, and oversize	83	87

The modifications are necessitated by a substantial increase in the cost of construction since the time the Comprehensive Permit was issued, and a need to satisfy the requirements of Commonwealth of Massachusetts Executive Office of Housing and Livable Communities under the Low Income Housing Tax Credit Program as to financial feasibility.

This Notice of Project Change is provided pursuant to the provisions of 760 CMR 56.05(11)(a), and I request that the Board determine that the proposed changes are insubstantial, in accordance with 760 CMR 56.05(11)(a) and (b) and 760 CMR 56.07(4). As you know, pursuant to these regulations, the Board is required to determine within twenty (20) days whether the changes are insubstantial; if it is determined that they are insubstantial or if notice is not provided by the Board to the contrary within such twenty (20) day period, the Comprehensive Permit shall be deemed modified to incorporate the changes. The above process does not require a public hearing. A public hearing is only required if the Board determines that the changes are substantial changes. The public hearing must be within thirty (30) days of a timely determination that the changes are substantial.

In the Chapter 40B Regulations, as described in 760 CMR 56.07(4), there are guidelines indicating that requested modifications are generally considered insubstantial if they do not change the type of housing tenure (in our case, the project will still be rental apartments), and if they do not increase or decrease the number of units by more than ten (10%) percent.

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<sup>1</sup> The approved number of units is 39.

We request that this matter be placed on your Agenda for your regular monthly meeting of January 22, 2024.

Thank you.

Very truly yours,

  
Peter L. Freeman

Enc.

cc: Ted Malone  
Barbara Carbone

CLOVERLEAF TRURO RENTAL HOUSING

NOTICE OF PROJECT CHANGE

Submitted January 16, 2024

Re: Comprehensive Permit Decision of Truro Zoning Board of Appeals

Case Reference # 2019-008/ZBA

22 Highland Road, North Truro, MA 02666

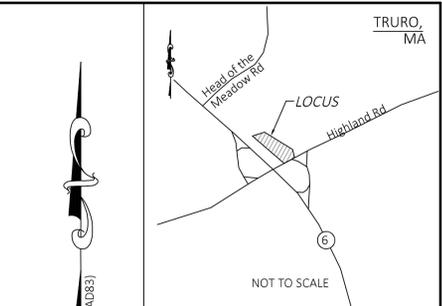
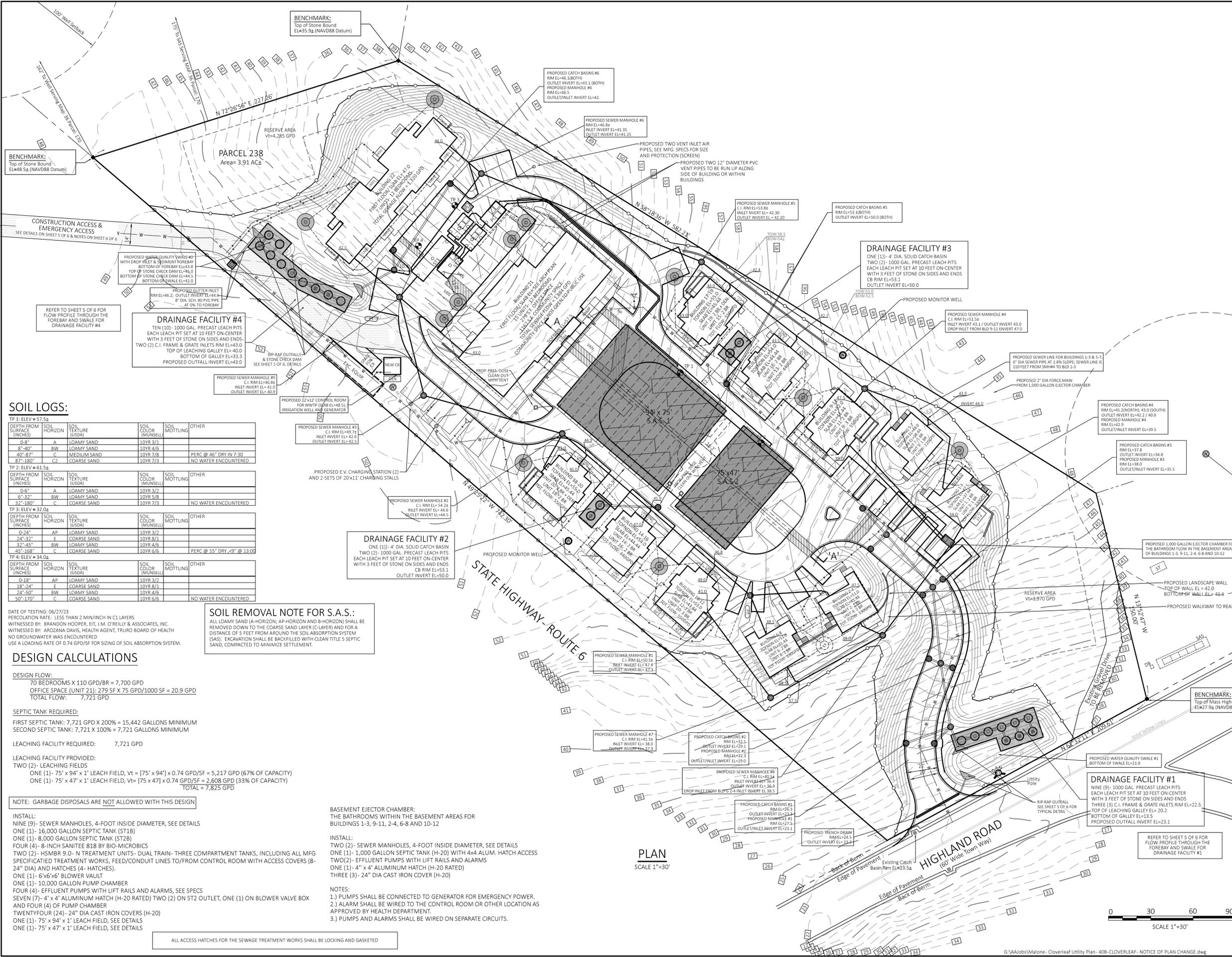
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1. Site Plan – Notice of Project Change - J. M. O'Reilly Associates January 10, 2024
2. Architectural Plan – Building 22 - Spring Hill Design January 10, 2024
3. Architectural Floor – Building 21 Basement Floor Plan and Rear Elevation January 10, 2024
4. Notice of Project Change Narratives:
  - a. Unit Mix Affordability comparison to ZBA Decision
  - b. Regarding Waivers granted in the ZBA Decision
  - c. Regarding Other Considerations in the ZBA Decision
5. Unit Mix Description Detail – NOPC – tentative subject to funding sources

Orange Sheet Divider

6. Illustrated Site Plan from 40B Application November 6, 2019
7. Site Plan – 40B Application 11.1.2019
8. Site Plan dated 10.30.2020 40B Decision Sheet 1 and Sheet 2 of 6
9. Arch Plan Building 22-25 set 40B Decision
10. Arch Plan Building 21 basement plan and elevation 40B Decision
11. Unit Mix Description Detail – consistent with 40B approval
12. Tabulation of Buildings and Units from 40B application



PLAN BOOK 672 PAGE 34  
 ASSESSORS' MAP 36 PARCEL 238

**LEGEND**

— 32	EXISTING CONTOUR
- - - 32	PROPOSED CONTOUR
x12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
W	WATER SERVICE LINE
E	UNDERGROUND UTILITY SERVICE
G	GAS SERVICE LINE
ST	TEST HOLE / BORING LOCATION
DB	SEPTIC TANK
SAS	DISTRIBUTION BOX
Reserve	SOIL ABSORPTION SYSTEM
Utility Pole	RESERVED FOR FUTURE UTILITY POLE
Generator	CATCH BASIN
Fire Hydrant	FIRE HYDRANT
Well	WELL
Drainage Manhole	DRAINAGE MANHOLE
Stormwater Flow Arrow	STORMWATER FLOW ARROW
Concrete Bound, Found	CONCRETE BOUND, FOUND
Top of Bank	TOP OF BANK
Limit of Work	LIMIT OF WORK
Fence	FENCE
Underground Propane Tank	UNDERGROUND PROPANE TANK
Transformer Pad - Utility Cluster	TRANSFORMER PAD - UTILITY CLUSTER
Generator	GENERATOR

**SOIL LOGS:**

TP 1: ELEV = 57.5z

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-8"	A	LOAMY SAND	10YR 3/1		
8"-40"	BW	LOAMY SAND	10YR 4/5		
40"-97"	C	MEDIUM SAND	10YR 7/8		PERC @ 46' DRY IN 7:30
87"-180"	C2	COARSE SAND	10YR 7/3		NO WATER ENCOUNTERED

TP 2: ELEV = 61.5z

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-6"	A	LOAMY SAND	10YR 3/2		
6"-32"	BW	LOAMY SAND	10YR 5/8		
32"-180"	C	COARSE SAND	10YR 7/3		NO WATER ENCOUNTERED

TP 3: ELEV = 32.0z

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-24"	AP	LOAMY SAND	10YR 3/2		
24"-32"	E	COARSE SAND	10YR 8/1		
32"-45"	BW	LOAMY SAND	10YR 4/5		
45"-180"	C	COARSE SAND	10YR 6/6		PERC @ 55' DRY, <sup>9</sup> @ 13:00

TP 4: ELEV = 34.0z

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-18"	AP	LOAMY SAND	10YR 3/2		
18"-24"	E	COARSE SAND	10YR 8/1		
24"-50"	BW	LOAMY SAND	10YR 4/5		
50"-170"	C	COARSE SAND	10YR 6/6		NO WATER ENCOUNTERED

DATE OF TESTING: 06/27/23  
 PERCOLATION RATE: LESS THAN 2 MIN/INCH IN C1 LAYERS  
 WITNESSED BY: BRANDON HOOPER, EIT, J.M. O'REILLY & ASSOCIATES, INC.  
 WITNESSED BY: ARZJANA DAVIS, HEALTH AGENT, TRURO BOARD OF HEALTH  
 NO GROUNDWATER WAS ENCOUNTERED  
 USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

**SOIL REMOVAL NOTE FOR S.A.S.:**  
 ALL LOAMY SAND (A-HORIZON, AP-HORIZON AND B-HORIZON) SHALL BE REMOVED DOWN TO THE COARSE SAND LAYER (C-LAYER) AND FOR A DISTANCE OF 5 FEET FROM AROUND THE SOIL ABSORPTION SYSTEM (SAS). EXCAVATION SHALL BE BACKFILLED WITH CLEAN TEST 5 SEPTIC SAND, COMPACTED TO MINIMIZE SETTLEMENT.

**DESIGN CALCULATIONS**

DESIGN FLOW:  
 70 BEDROOMS X 110 GPD/BR = 7,700 GPD  
 OFFICE SPACE (UNIT 21): 279 SF X 75 GPD/1000 SF = 20.9 GPD  
 TOTAL FLOW: 7,721 GPD

SEPTIC TANK REQUIRED:  
 FIRST SEPTIC TANK: 7,721 GPD X 200% = 15,442 GALLONS MINIMUM  
 SECOND SEPTIC TANK: 7,721 X 100% = 7,721 GALLONS MINIMUM

LEACHING FACILITY REQUIRED: 7,721 GPD

LEACHING FACILITY PROVIDED:  
 TWO (2) - LEACHING FIELDS  
 ONE (1) - 75' x 94' x 1' LEACH FIELD, Vt = [75' x 94'] x 0.74 GPD/SF = 5,217 GPD (67% OF CAPACITY)  
 ONE (1) - 75' x 47' x 1' LEACH FIELD, Vt = [75' x 47'] x 0.74 GPD/SF = 2,608 GPD (33% OF CAPACITY)  
 TOTAL = 7,825 GPD

NOTE: GARBAGE DISPOSALS ARE NOT ALLOWED WITH THIS DESIGN

INSTALL:  
 NINE (9) - SEWER MANHOLES, 4-FOOT INSIDE DIAMETER, SEE DETAILS  
 ONE (1) - 16,000 GALLON SEPTIC TANK (ST1B)  
 ONE (1) - 8,000 GALLON SEPTIC TANK (ST2B)  
 FOUR (4) - 8-INCH SANITEE 818 BY BIO-MICROBICS  
 TWO (2) - 45MBR 9.0 - N TREATMENT UNITS - DUAL TRAIN - THREE COMPARTMENT TANKS, INCLUDING ALL MFG SPECIFICATED TREATMENT WORKS, FEED/CONDUIT LINES TO/FROM CONTROL ROOM WITH ACCESS COVERS (8-24" DIA) AND HATCHES (4- HATCHES).  
 ONE (1) - 6'x6'x6' BLOWER VAULT  
 ONE (1) - 10,000 GALLON PUMP CHAMBER  
 FOUR (4) - EFFLUENT PUMPS WITH LIFT RAILS AND ALARMS, SEE SPECS  
 SEVEN (7) - 4' x 4' ALUMINUM HATCH (H-20 RATED) TWO (2) ON ST2 OUTLET, ONE (1) ON BLOWER VALVE BOX AND FOUR (4) OF PUMP CHAMBER  
 TWENTYFOUR (24) - 24" DIA CAST IRON COVERS (H-20)  
 ONE (1) - 75' x 94' x 1' LEACH FIELD, SEE DETAILS  
 ONE (1) - 75' x 47' x 1' LEACH FIELD, SEE DETAILS

BASEMENT EJECTOR CHAMBER:  
 THE BATHROOMS WITHIN THE BASEMENT AREAS FOR BUILDINGS 1-3, 9-11, 2-4, 6-8 AND 10-12

INSTALL:  
 TWO (2) - SEWER MANHOLES, 4-FOOT INSIDE DIAMETER, SEE DETAILS  
 ONE (1) - 1,000 GALLON SEPTIC TANK (H-20) WITH 4x4 ALUM. HATCH ACCESS  
 TWO(2) - EFFLUENT PUMPS WITH LIFT RAILS AND ALARMS  
 ONE (1) - 4' x 4' ALUMINUM HATCH (H-20 RATED)  
 THREE (3) - 24" DIA CAST IRON COVER (H-20)

NOTES:  
 1.) PUMPS SHALL BE CONNECTED TO GENERATOR FOR EMERGENCY POWER.  
 2.) ALARM SHALL BE WIRED TO THE CONTROL ROOM OR OTHER LOCATION AS APPROVED BY HEALTH DEPARTMENT.  
 3.) PUMPS AND ALARMS SHALL BE WIRED ON SEPARATE CIRCUITS.

**PLAN**  
 SCALE 1"=30'

0 30 60 90  
 SCALE 1"=30'

**CLOVERLEAF TRURO RENTAL HOUSING**  
 Community Housing Resource, Inc., P.O. Box 1015, Provincetown, MA 02657

**NOTICE OF PROJECT CHANGE**  
 22 HIGHLAND ROAD, TRURO, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A  
 P.O. Box 1773  
 Brewster, MA 02631 (508)896-6602 Fax

DATE: 1-10-2024 SCALE: As Noted BY: jmo CHECK: JMO JOB NUMBER: JMO-8446A

## EXHIBIT 4a

### Notice of Project Change

#### Cloverleaf Truro Rental Housing

#### Narrative Unit Mix Affordability comparison to ZBA Decision

The ZBA Decision approving the Comprehensive Permit under Terms and Conditions, Paragraphs 18 and 19 states:

*“18. The project shall consist of thirty-nine units, twenty-four of which shall be contained in twelve two-family buildings and fifteen of which shall be contained in a three-story apartment building (also containing community and office space) constructed in conformity with the Plans specified in condition 3 above.*

*19. No fewer than twenty (20) of the Project units constructed and rented shall be affordable, in perpetuity, to individuals and / or families earning no more than 80% of Area Median Income (AMI) as calculated pursuant to formulas determined by the U.S, Department of Housing and Urban Development (HUD) or DHCD. Of these twenty units, five will be affordable to households earning no more than 30% of AMI, and fifteen will be affordable to households earning no more than 80% AMI. Eight units will be affordable to earning between 80% and 120% AMI. Six units will be unrestricted / market rate. The remaining five units will be allocated as warranted by funding sources.”*

As needed to satisfy funding sources, “*remaining five units*” were also allocated to the “*no more than 80% of Area Median Income (AMI)*” for a total of 25 in that income tier.

With significant increases in construction costs, higher interest rates and higher premiums for insurance coverage, the financial feasibility of the Cloverleaf development has been impacted and has become “uneconomic”. The funding sources presently committed are not adequate to cover the Total Development Costs. The additional subsidy resources are being sought, the sources that are potentially available are targeted to the lower income tiers 30% AMI / 60% AMI and 80% AMI. Therefore, it is necessary to modify the Unit Affordability Mix as follows: two of the six unrestricted / market rate units will need to be shifted to the “*no more than 80% of Area Median Income (AMI)*”; and, up to four of the eight 80% to 120% AMI units will may need to be shifted to the “*no more than 80% of Area Median Income (AMI)*”, and, each of the four additional units to be created pursuant to this Notice of Project Change, will be designated “*no more than 80% of Area Median Income (AMI)*”.

Therefore, Terms and Conditions, Paragraph 19 should be modified in the decision as follow:

*“18. The project shall consist of ~~thirty-nine~~ forty-three units, ~~twenty-four~~ twenty-seven of which shall be contained in ~~twelve two-family~~ two- to seven-unit buildings and ~~fifteen~~ sixteen of which shall be contained in a three-story apartment building (also containing community and office space) constructed in conformity with the Plans specified in condition 3 above, and as modified in accordance with this Notice of Project Change.*

“19. No fewer than ~~twenty (20)~~ thirty-one (31) of the Project units constructed and rented shall be affordable, in perpetuity, to individuals and / or families earning no more than 80% of Area Median Income (AMI) as calculated pursuant to formulas determined by the U.S, Department of Housing and Urban Development (HUD) or DHCD. Of these ~~twenty units, five~~ thirty-one units, ~~five~~ six will be affordable to households earning no more than 30% of AMI, and ~~fifteen~~ twenty-five will be affordable to households earning no more than 80% AMI. ~~Eight~~ Four units will be affordable to earning between 80% and 120% AMI. Six units will be unrestricted / market rate. The remaining ~~five~~ four units will be allocated as warranted by funding sources.”

## **EXHIBIT 4b**

### **Notice of Project Change**

#### **Cloverleaf Truro Rental Housing**

#### **Narrative regarding Waivers granted in ZBA Decision**

The increase of four (4) units as requested in this Notice of Project Change does not require additional Waivers beyond those granted in the original ZBA decision. However, modification of language / references is appropriate for clarity.

#### Section 50: Area and Height Regulations

##### 50.1 Regulations

###### A. Table Dimensional Requirements: Minimum Lot size

A waiver is required to construct ~~39~~ 43 dwelling units on the project parcel.

##### 50.1 Regulations

###### A. Table Dimensional Requirements:

Minimum Sideyard Setback: 25 feet required

A waiver was granted for sideyard setback at Building 23-25 was granted for 14.6'. The new building requires similar sideyard setback waiver.

Maximum Building Heights: 2 stories, 30' / 23' flat

A waiver was granted for 3 stories at previously approved Building 22-24 and 23-25 because of the amount of exposed foundation at rear walkouts. That waiver is no longer required with the new building that has no walkout basement / exposed foundation.

A waiver was granted for building height above existing grade for previously approved Building 22-24 and 23-25, at 36'11" and 31'11" respectively. The new Building Height will be calculated close to the 36'11" from existing grade but will appear at 29'11".

##### 50.2 Building Gross Floor Area

The Decision stated that "A Waiver is required for all Floor Area in excess of 5,568 sq. ft." The decision references the previous calculation by applicant of 46,172 sq. ft., a number that can be updated.

**EXHIBIT 4c**  
**Notice of Project Change**  
**Cloverleaf Truro Rental Housing**  
**Narrative regarding Other considerations**

**Number of Bedrooms and Title 5 Design Flow**

The number of bedrooms in the Cloverleaf Development is unchanged at 68 bedrooms.

Wastewater Treatment System Design is unchanged.

**Storm Water Drainage**

Storm Water Drainage Systems for the development are not impacted by the changes proposed.

**Building Lot Coverage**

The area (square footage) of the building footprint (lot coverage) of the new Building 22 is equal to the lot coverage of the Buildings 22-24 and 23-25 that it replaces.

**Parking and Paved Area Lot Coverage**

Four additional parking spaces are provided to support the four additional units. Two of those parking spaces are accommodated on previously paved areas so only two spaces are increasing lot coverage approximate 400 square feet.

Cloverleaf Unit Descriptions												
Rev Unit No.	Description	1BR	2BR	3BR	3BR+	approx SF living area	30%	60%	80%	100%	Market	
1	2BR + den two-level with walkout in duplex		1			1224					1	
3	1BR single level in duplex w/stairs up	1				720	1					
5	1BR single level in duplex w/stairs up	1				720		1				
7	1BR single level in duplex	1				760		1				
2	1BR single level in duplex w/stairs up	1				720		1				
4	2BR + den two-level with walkout in duplex		1			1224					1	
6	1BR single level in duplex w/stairs up	1				720		1				
8	2BR + den two-level with walkout in duplex		1			1224					1	
9	3BR Townhouse with 3rd bedroom on lower level			1		1406					1	
11	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157		1				
10	3BR Townhouse with 3rd bedroom on lower level			1		1406					1	
12	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157		1				
13	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157	1					
15	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157				1		
14	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157		1				
16	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157				1		
17	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157		1				
19	3BR Townhouse with 3rd bedroom on lower level			1		1406					1	
18	2BR Townhouse w/ unfinished bsmnt/crawl space		1			1157		1				
20	3BR Townhouse with 3rd bedroom on lower level			1		1406		1				
22-U-A	1BR in 7-unit Bldg	1				726		1				
22-U-B	2BR in 7-unit Bldg		1			936		1				
22-U-C	2BR in 7-unit Bldg		1			936	1					
22-U-D	1BR in 7-unit Bldg	1				765				1		
22-U-E	2BR in 7-unit Bldg		1			936		1				
22-U-F	2BR in 7-unit Bldg		1			936	1					
22-U-G	1BR in 7-unit Bldg	1				726		1				
21-U-GO3	added 1BR in Multi Unit Elev Bldg	1				760					1	
21-U-G02	1BR in Multi Unit Elev Bldg	1				760					1	
21-U-G05	1BR in Multi Unit Elev Bldg	1				654					1	
21-U-101	1BR in Multi Unit Elev Bldg	1				636		1				
21-U-102	1BR in Multi Unit Elev Bldg	1				613		1				
21-U-103	2BR in Multi Unit Elev Bldg		1			860		1				
21-U-104	2BR in Multi Unit Elev Bldg		1			860		1				
21-U-105	1BR in Multi Unit Elev Bldg	1				613	1					
21-U-106	1BR in Multi Unit Elev Bldg	1				634		1				
21-U-201	1BR in Multi Unit Elev Bldg	1				636		1				
21-U-202	1BR in Multi Unit Elev Bldg	1				653		1				
21-U-203	1BR in Multi Unit Elev Bldg	1				769		1				
21-U-204	1BR in Multi Unit Elev Bldg	1				769		1				
21-U-205	1BR in Multi Unit Elev Bldg	1				656	1					
21-U-206	1BR in Multi Unit Elev Bldg	1				634		1				
21-U-207	1BR in Multi Unit Elev Bldg	1				701		1				
<b>43</b>	<b>Total Units</b>	<b>22</b>	<b>17</b>	<b>4</b>	<b>0</b>	<b>39361</b>						
<b>68</b>	<b>Total Bedrooms (for Title 5 design flow)</b>					<b>Total</b>	<b>30%</b>	<b>60%</b>	<b>80%</b>	<b>100%</b>	<b>Market</b>	
						22	3	15	0	4	0	
						17	3	9	0	3	2	
						4	0	1	0	1	2	
						0					0	
						43	6	25	0	8	4	
						<b>Total</b>	<b>30%</b>	<b>60%</b>	<b>80%</b>	<b>100%</b>	<b>Market</b>	
						15345	663	694		735		
						18392	1010	1042		1179	1224	
						5624		1406		1406	1406	
						0						
		0				39361						

# CLOVERLEAF TRURO RENTAL HOUSING BUILDING 22 -TYPE F

UNITS 22-A, 22-B, 22-C, 22-D, 22-E, 22-F, & 22-G

Truro, Massachusetts

Wednesday, January 10, 2024

## Notice of Project Change

Sheet List :

Architectural:

A1.0 - Basement  
A1.1 - First Floor Plan  
A1.2 - Second Floor Plan  
A1.3 - Roof Plan  
A2.1 - Front and Rear Elevations

Square Footage:

Rentable

UNITS 22-A & 22-G : 726 sq. ft. ea.  
UNITS 22-B, 22-C, 22-E, & 22-F : 936 sq. ft. ea.  
UNIT 22-D : 765 sq. ft.  
Gross Foot Print  
New Building F (22) : 3391 sq. ft.  
Old Building (F) Units 22-24 and 23-25: 3318 sq. ft.  
Truro Gross Floor Area:  
New Building F (22) : 5961 sq. ft.  
Old Building (F) Units 22-24 and 23-25: 6248 sq. ft.

Energy Requirements:

Massachusetts Energy Code and IECC 2018:  
Prescriptive Requirements, Table 402.1.1, Zone 5:

Windows, min. U=.27

Ceiling/Roof, min. R-60  
Closed cell spray foam insulation

General Requirements:

All work, permits, and approvals will be obtained by the trade and coordinated by the general contractor. All work shall comply with all provisions of the Massachusetts State Building Code, Current Edition and local city and town provisions.

Walls, min. R-30  
Closed cell spray foam insulation, 5.5" thick

Slab: High Density Rigid

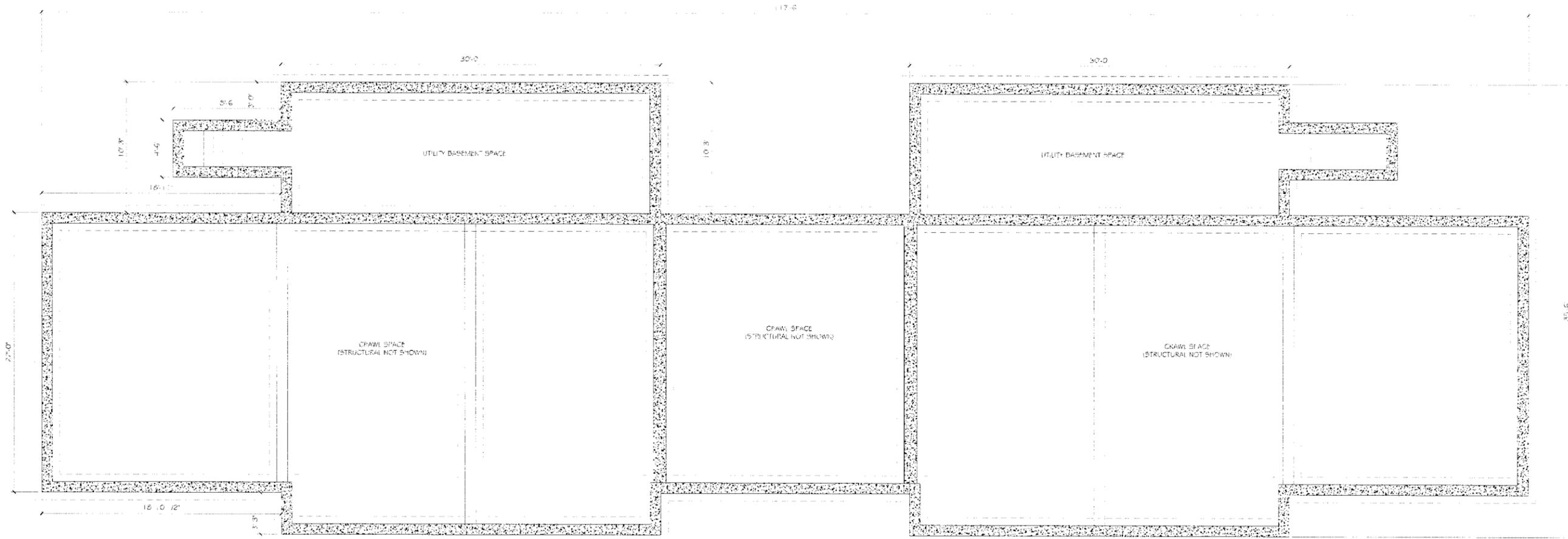
Lighting  
Minimum 50% high efficacy lamps.  
Insulated housings at roof conditions.

## Spring Hill Design

INTERIORS ARCHITECTURE SPACE PLANNING

158 Central Street, Somerville, MA, 02145 ~ 617.699.4139



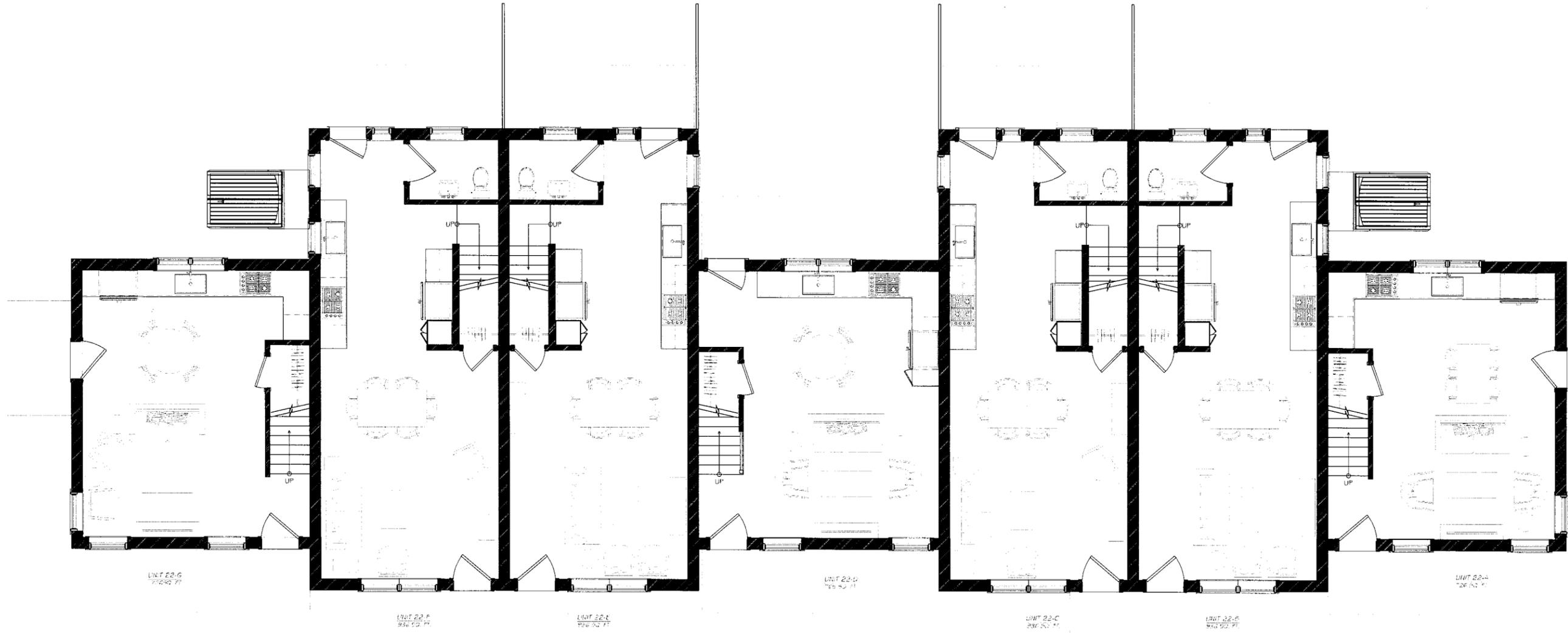


① **BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**SPRING HILL DESIGN**  
 ARCHITECTURE INTERIORS SPACE PLANNING  
 158 Central Street, Somerville, Massachusetts 02145 ~ 617.699.4139

**BASEMENT FLOOR PLAN**  
 CLOVERLEAF RENTAL HOUSING  
 BUILDING 22: UNITS 22-A, 22-B, 22-C, 22-D, 22-E, # 22-F  
 TRURO, MA

DATE: 01.10.2024  
 SCALE: 1/4" = 1'-0"  
 DRAWING: A1.0



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

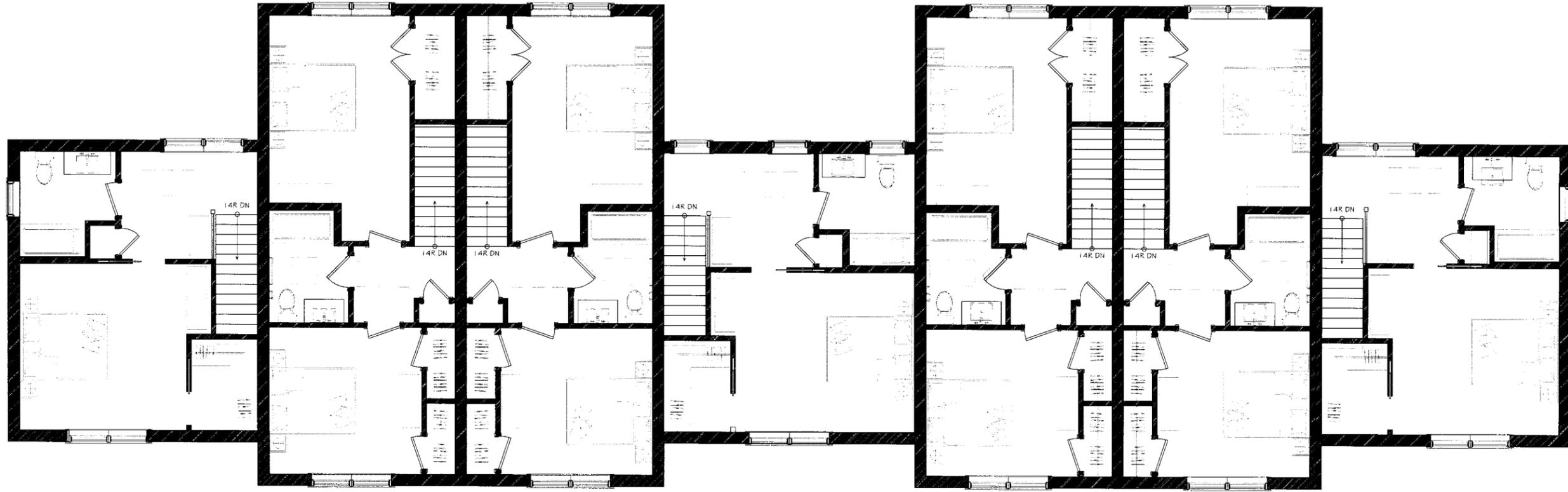
FIRST FLOOR PLAN  
CLOVERLEAF RENTAL HOUSING  
BUILDING 22: UNITS 22-A, 22-B, 22-C, 22-D, 22-E, # 22-F  
TRURO, MA

SPRING HILL DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, Massachusetts 02145 ~ 617.699.4139

DATE:  
01.10.2024

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

DRAWING:  
A1.1



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

DATE:  
01.10.2024

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

DRAWING:

A1.2

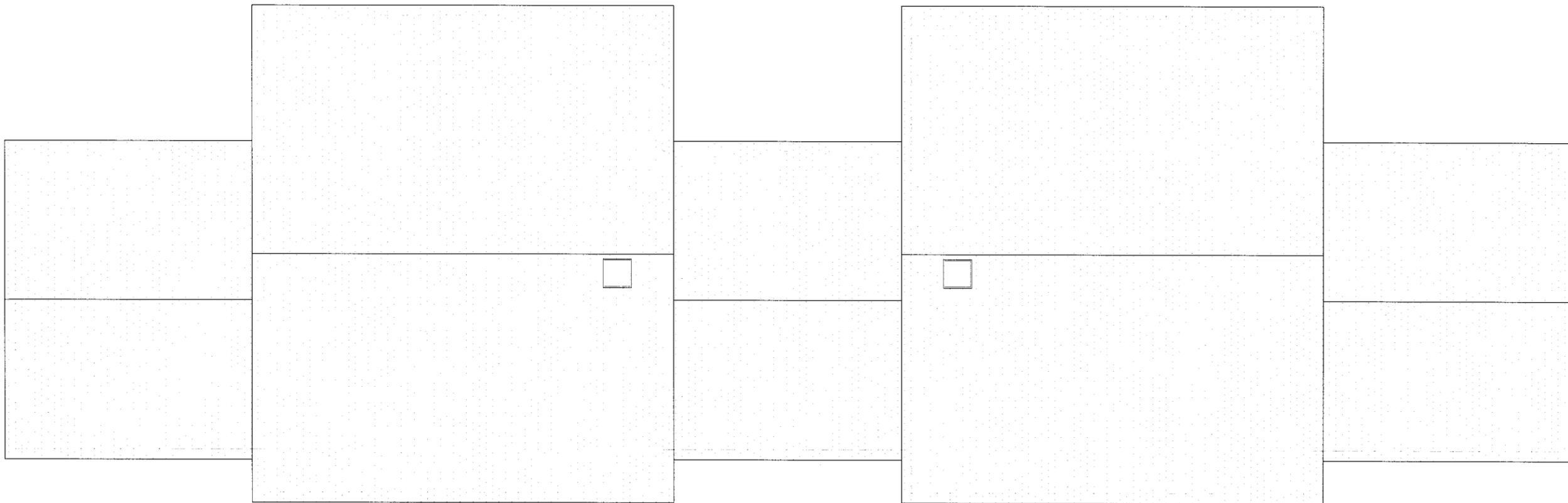
SPRING HILL DESIGN

ARCHITECTURE INTERIORS SPACE PLANNING

158 Central Street, Somerville, Massachusetts 02145 ~ 617.699.4139

SECOND FLOOR PLAN

CLOVERLEAF RENTAL HOUSING  
BUILDING 22: UNITS 22-A, 22-B, 22-C, 22-D, 22-E, # 22-F  
TRURO, MA



① ROOF PLAN  
 SCALE: 1/4" = 1'-0"

DATE:  
 01.10.2024

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

DRAWING:

A1.3

SPRING HILL DESIGN

ARCHITECTURE INTERIORS SPACE PLANNING  
 158 Central Street, Somerville, Massachusetts 02145 ~ 617.699.4139

ROOF PLAN

CLOVERLEAF RENTAL HOUSING  
 BUILDING 22: UNITS 22-A, 22-B, 22-C, 22-D, 22-E, # 22-F  
 TRURO, MA



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



② REAR ELEVATION  
SCALE: 1/4" = 1'-0"

FRONT AND REAR ELEVATIONS

CLOVERLEAF RENTAL HOUSING  
BUILDING 22: UNITS 22-A, 22-B, 22-C, 22-D, 22-E, # 22-F  
TRURO, MA

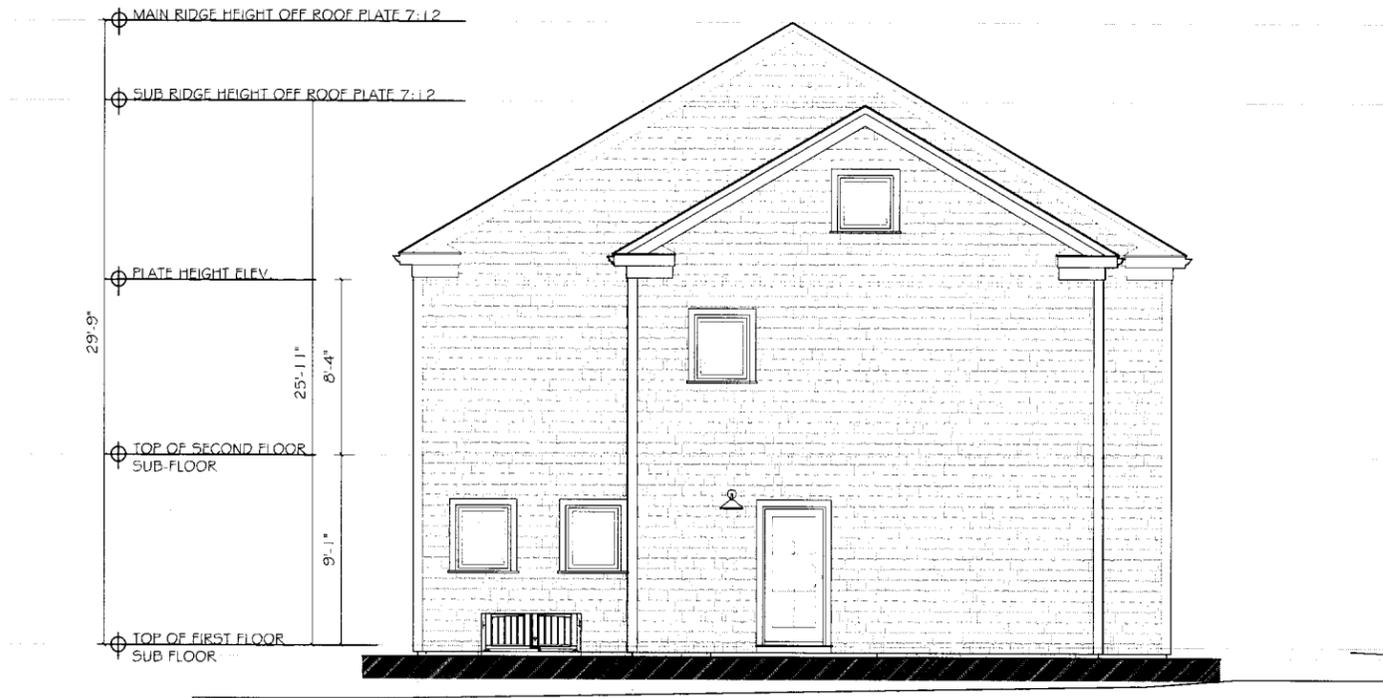
SPRING HILL DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, Massachusetts 02145 ~ 617.699.4139

DATE: 01.10.2024

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

DRAWING:

A2.1



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



② RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

LEFT AND RIGHT SIDE ELEVATIONS  
CLOVERLEAF RENTAL HOUSING  
BUILDING 22: UNITS 22-A, 22-B, 22-C, 22-D, 22-E, # 22-F  
TRURO, MA

SPRING HILL DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, Massachusetts 02145 ~ 617.699.4139

DATE: 01.10.2024  
SCALE: 1/4" = 1'-0"  
DRAWING: A2.2

# CLOVERLEAF TRURO RENTAL HOUSING BUILDING TYPE E

UNIT 21

Truro, Massachusetts

## Wednesday, January 10, 2024 Notice of Project Change

Energy Requirements:

Massachusetts Energy Code and IECC 2018;  
Prescriptive Requirements, Table 402.1.1, Zone 5:

Windows, min. U= .20  
Mathews Brothers

Glazed Openings, min. U= .32

Lighting  
Minimum 50% high efficacy lamps.  
Insulated housings at roof conditions.  
See Lighting Schedule

General Requirements:

All work, permits, and approvals will be obtained by the trade and coordinated by the general contractor. All work shall comply with all provisions of the Massachusetts State Building Code, Current Edition and local city and town provisions.

Walls, min. R-20

Spray Foam Insulation Exterior wall Cavity: 5.5" x R6.5=35.75  
Exterior Rigid Insulation Min R-Value of R4.2 per inch.:  
2" x R4.2= 8.4  
35.75 +8.4 = R44.15

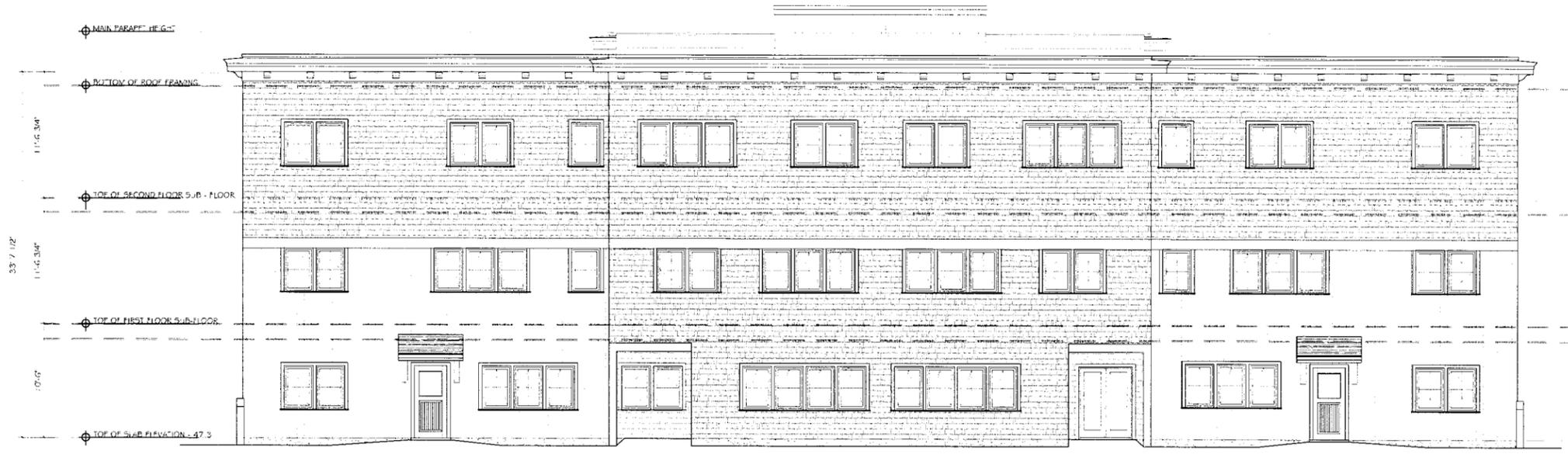
Ceiling/Roof, min. R-60

Spray Foam Insulation: 12" x R6.5 = 78  
Min. 2" Rigid Insulation above deck

**Spring Hill Design**  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, MA, 02145 ~ 617.702.4622







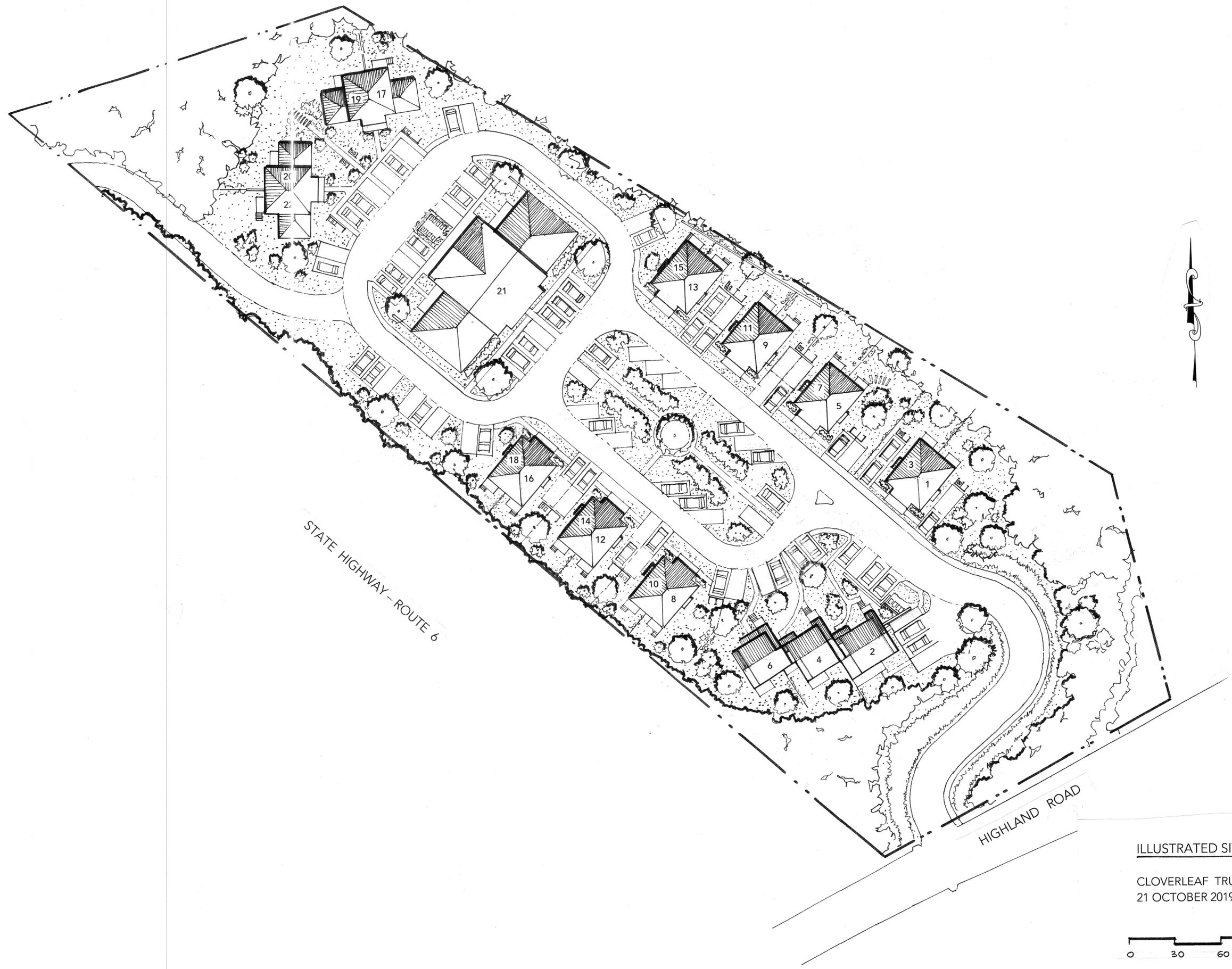
① REAR ELEVATION  
SCALE: 1/4" = 1'-0"

REAR ELEVATION  
CLOVER LEAF TRURO RENTAL HOUSING  
CLOVERLEAF BUILDING TYPE E: UNIT 21  
TRURO, MASSACHUSETTS 02666

SPRING HILL DESIGN  
ARCHITECTS  
1111 WASHINGTON STREET  
DUBLIN, MASSACHUSETTS 01930

DATE: 01.10.2024  
SCALE: 1/4" = 1'-0"

DRAWING:  
A1.0



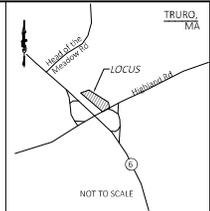
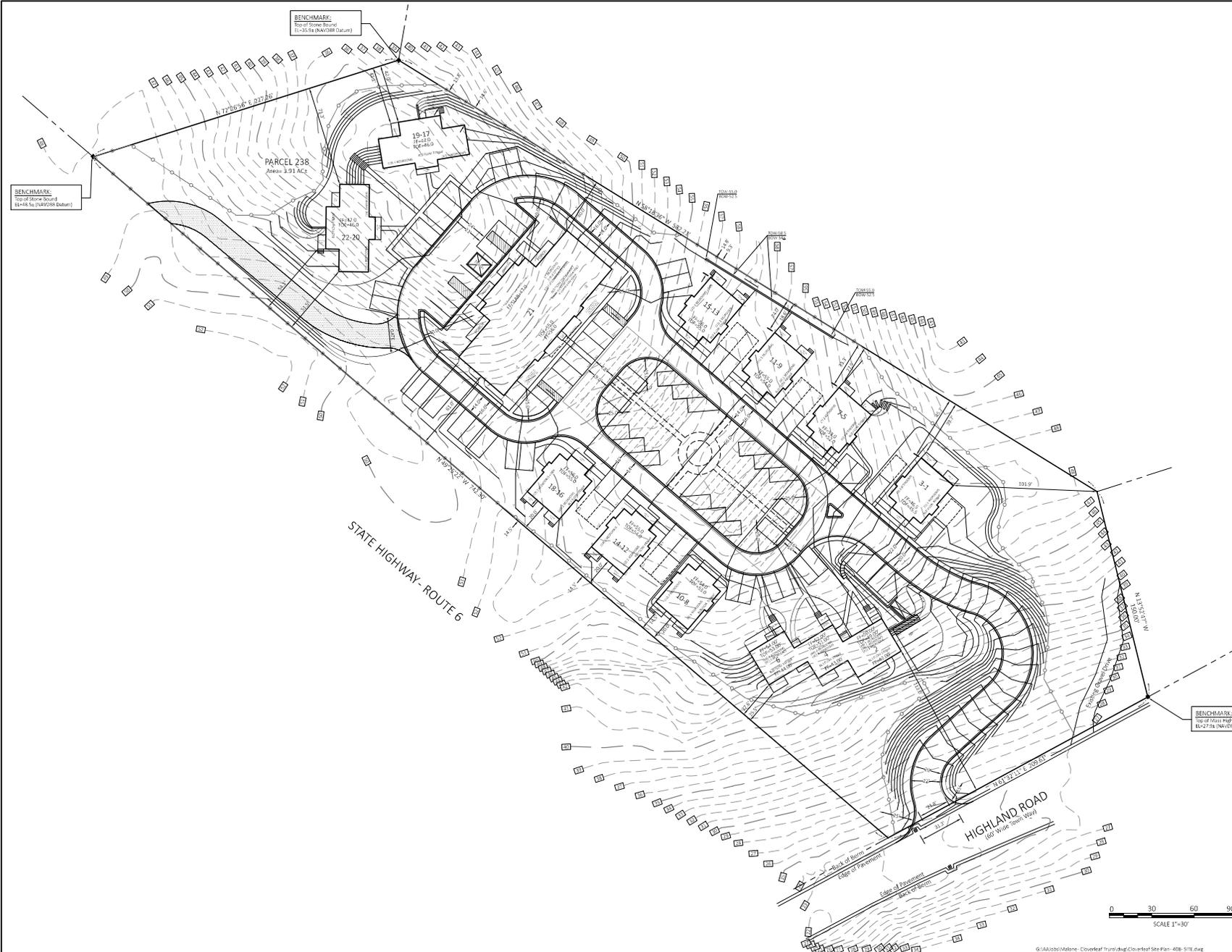
STATE HIGHWAY - ROUTE 6

HIGHLAND ROAD

ILLUSTRATED SITE PLAN

CLOVERLEAF TRURO RENTAL HOUSING  
21 OCTOBER 2019





PLAN BOOK 672 PAGE 34  
 ASSESSORS' MAP 36 PARCEL 238

**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	WATER SERVICE LINE
	OVERHEAD UTILITY SERVICE
	UNDERGROUND UTILITY SERVICE
	GAS SERVICE LINE
	TEST HOLE / BORING LOCATION
	SEPTIC TANK
	DISTRIBUTION BOX
	SOIL ABSORPTION SYSTEM
	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
	WELL
	DRAINAGE MANHOLE
	CONCRETE BOUND FOUND
	TOP OF BANK
	LIMIT OF WORK
	FENCE
	EDGE OF CLEARING

PLAN  
SCALE 1"=30'

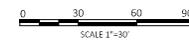
SHEET 1 OF 4  
 PERMIT SET- NOT FOR CONSTRUCTION

Community Housing Resource, Inc.  
 P.O. Box 1015, Provincetown, MA 02657

SITE PLAN- 40B PERMIT SET  
 CLOVER LEAF DRIVE, OFF HIGHLAND ROAD, TRURO, MA

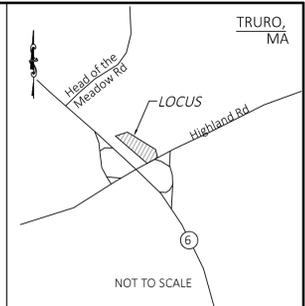
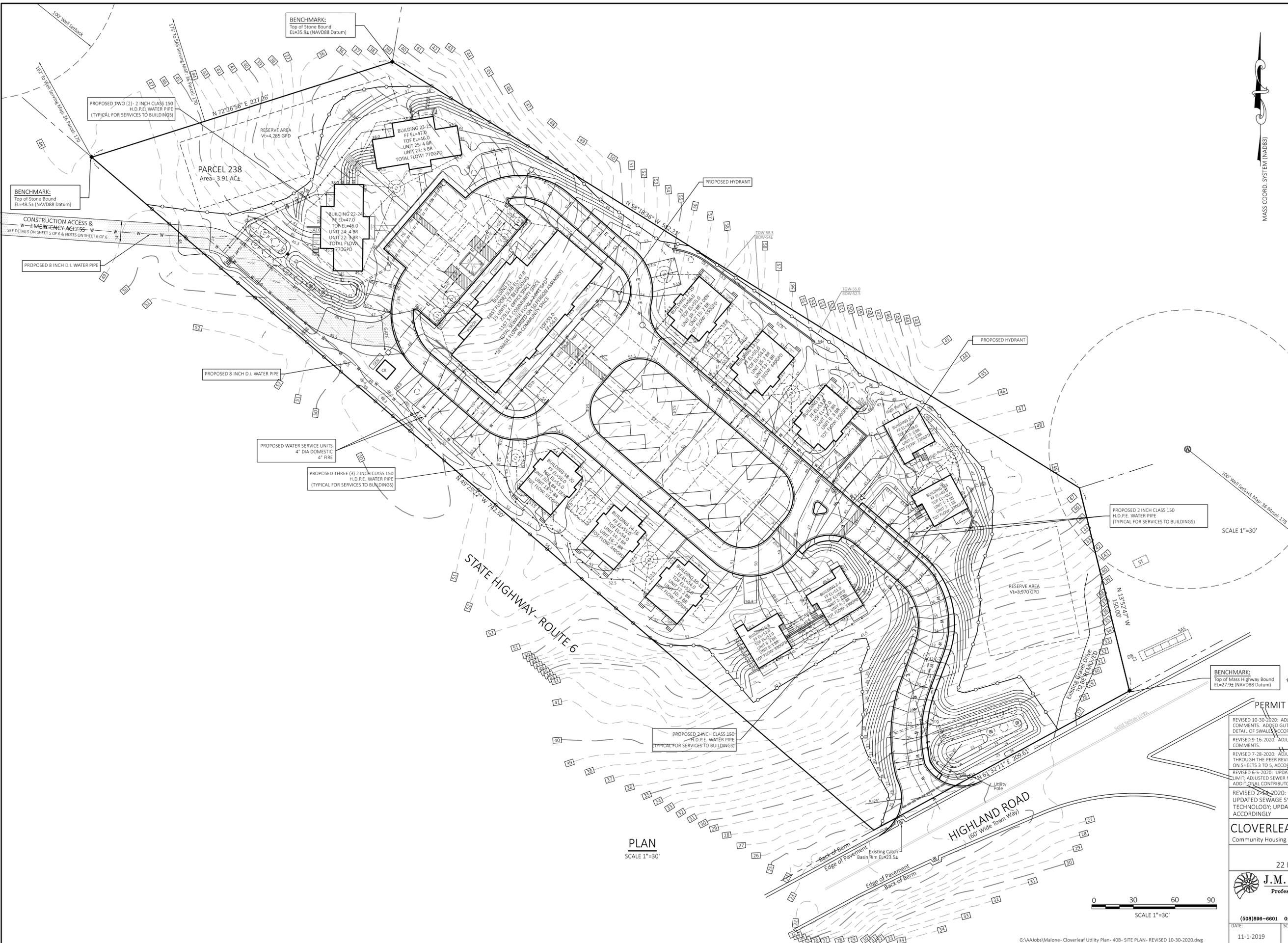
**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Land Surveying Services

1979 Main Street - Route 4A  
 P.O. Box 1773  
 Provincetown, MA 02657  
 (508)866-8661 Office (508)866-8662 Fax  
 JMO



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DATE	DESCRIPTION	BY	CHECKED	DATE
11-1-2019	As Noted	jmo	JMO	11-1-2019



PLAN BOOK 672  
ASSESSORS' MAP 36

PAGE 34  
PARCEL 238

**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	WATER SERVICE LINE
	UNDERGROUND UTILITY SERVICE
	GAS SERVICE LINE
	TEST HOLE / BORING LOCATION
	SEPTIC TANK
	DISTRIBUTION BOX
	SOIL ABSORPTION SYSTEM
	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
	WELL
	DRAINAGE MANHOLE
	CONCRETE BOUND, FOUND
	TOP OF BANK
	LIMIT OF WORK
	FENCE
	UNDERGROUND PROPANE TANK
	12' x 6' LEACHING DRYWELL (ROOF)
	TRANSFORMER PAD - UTILITY CLUSTER
	GENERATOR

SCALE 1"=30'

BENCHMARK:  
Top of Mass Highway Datum  
EL=27.92 (NAVD88 Datum)

SHEET 1 OF 6  
PERMIT SET - NOT FOR CONSTRUCTION

REVISED 10-30-2020: ADJUSTED GRADING AND DRAINAGE SO AS TO ADDRESS PEER REVIEW COMMENTS. ADDED GUTTER INLET TO REAR SWALE AND ADDED THE FOREBAK. ADDED DETAIL OF SWALE ACCORDINGLY.

REVISED 9-16-2020: ADJUSTED GRADING AND DRAINAGE SO AS TO ADDRESS PEER REVIEW COMMENTS.

REVISED 7-28-2020: ADJUSTED SEWAGE SYSTEM AND DRAINAGE FACILITIES AS REQUESTED THROUGH THE PEER REVIEW. MODIFIED SWALE AND DRAINAGE FACILITIES; MODIFIED NOTES ON SHEETS 3 TO 5, ACCORDINGLY.

REVISED 6-5-2020: UPDATED SEWAGE SYSTEM TREATMENT TO INCLUDE 10 PPM NITROGEN LIMIT; ADJUSTED SEWER MANHOLE LAYOUT; ADJUSTED DRAINAGE TO INCLUDE SWALES AND ADDITIONAL CONTRIBUTORY AREAS; UPDATED NOTES AND DETAILS ACCORDINGLY.

REVISED 2-14-2020: UPDATED BUILDING LAYOUT, ADJUSTED ENTRANCE; UPDATED SEWAGE SYSTEM COLLECTION AND ADDED I.A. TREATMENT TECHNOLOGY; UPDATED WATER SERVICE LAYOUT AND DRAINAGE ACCORDINGLY.

**CLOVERLEAF TRURO RENTAL HOUSING**  
Community Housing Resource, Inc.; P.O. Box 1015, Provincetown, MA 02657

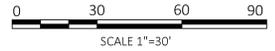
**SITE PLAN**  
22 HIGHLAND ROAD, TRURO, MA

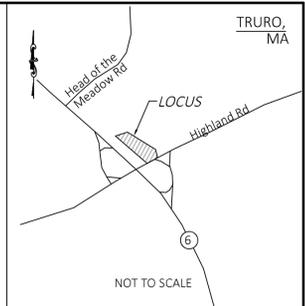
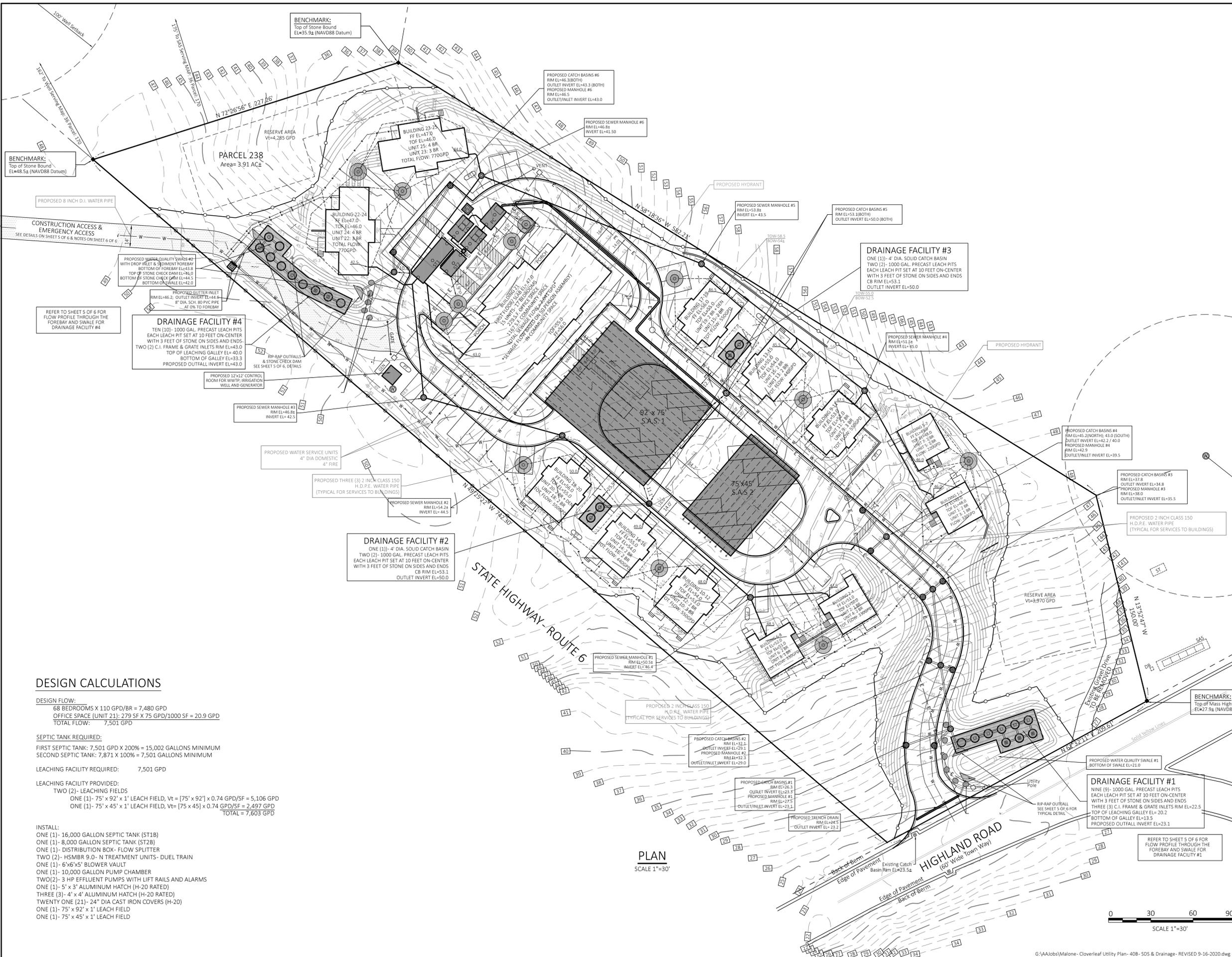
**J.M. O'REILLY & ASSOCIATES, INC.**  
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A  
P.O. Box 1773  
Brewster, MA 02631 (508)896-6602 Fax  
(508)896-6601 Office

DATE: 11-1-2019 SCALE: As Noted BY: RFR CHECK: JMO JOB NUMBER: JMO-8446A

**PLAN**  
SCALE 1"=30'





PLAN BOOK 672 PAGE 34  
 ASSESSORS' MAP 36 PARCEL 238

**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	WATER SERVICE LINE
	UNDERGROUND UTILITY SERVICE
	GAS SERVICE LINE
	TEST HOLE / BORING LOCATION
	DISTRIBUTION TANK
	SOIL ABSORPTION SYSTEM
	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
	WELL
	DRAINAGE MANHOLE
	STORMWATER FLOW ARROW
	CONCRETE BOUND, FOUND
	TOP OF BANK
	LIMIT OF WORK
	FENCE
	UNDERGROUND PROPANE TANK
	12' x 6' LEACHING DRYWELL (ROOF)
	TRANSFORMER PAD - UTILITY CLUSTER
	GENERATOR

**DESIGN CALCULATIONS**

**DESIGN FLOW:**  
 68 BEDROOMS X 110 GPD/BR = 7,480 GPD  
 OFFICE SPACE (UNIT 21): 279 SF X 75 GPD/1000 SF = 20.9 GPD  
 TOTAL FLOW: 7,501 GPD

**SEPTIC TANK REQUIRED:**  
 FIRST SEPTIC TANK: 7,501 GPD X 200% = 15,002 GALLONS MINIMUM  
 SECOND SEPTIC TANK: 7,871 X 100% = 7,501 GALLONS MINIMUM

**LEACHING FACILITY REQUIRED:** 7,501 GPD

**LEACHING FACILITY PROVIDED:**  
 TWO (2)- LEACHING FIELDS  
 ONE (1)- 75' x 92' x 1' LEACH FIELD, Vt = [75' x 92'] x 0.74 GPD/SF = 5,106 GPD  
 ONE (1)- 75' x 45' x 1' LEACH FIELD, Vt = [75' x 45'] x 0.74 GPD/SF = 2,497 GPD  
 TOTAL = 7,603 GPD

**INSTALL:**  
 ONE (1)- 16,000 GALLON SEPTIC TANK (ST1B)  
 ONE (1)- 8,000 GALLON SEPTIC TANK (ST2B)  
 ONE (1)- DISTRIBUTION BOX - FLOW SPLITTER  
 TWO (2)- HSMBR 9.0- N TREATMENT UNITS- DUEL TRAIN  
 ONE (1)- 6'x6'x5' BLOWER VAULT  
 ONE (1)- 10,000 GALLON PUMP CHAMBER  
 TWO(2)- 3 HP EFFLUENT PUMPS WITH LIFT RAILS AND ALARMS  
 ONE (1)- 5' x 3' ALUMINUM HATCH (H-20 RATED)  
 THREE (3)- 4' x 4' ALUMINUM HATCH (H-20 RATED)  
 TWENTY ONE (21)- 24" DIA CAST IRON COVERS (H-20)  
 ONE (1)- 75' x 92' x 1' LEACH FIELD  
 ONE (1)- 75' x 45' x 1' LEACH FIELD

**PLAN**  
 SCALE 1"=30'



SHEET 2 OF 6  
 PERMIT SET - NOT FOR CONSTRUCTION

REVISED 10-30-2020: ADJUSTED GRADING AND DRAINAGE SO AS TO ADDRESS PEER REVIEW COMMENTS. ADDED GUTTER INLET TO REAR SWALE AND ADRESSED THE FOREBAY. ADDED DETAIL OF SWALE ACCORDINGLY.  
 REVISED 9-16-2020: ADJUSTED GRADING AND DRAINAGE SO AS TO ADDRESS PEER REVIEW COMMENTS.  
 REVISED 7-28-2020: ADJUSTED SEWAGE SYSTEM AND DRAINAGE FACILITIES AS REQUESTED THROUGH THE PEER REVIEW. MODIFIED SWALE AND DRAINAGE FACILITIES; MODIFIED NOTES ON SHEETS 3 TO 5, ACCORDINGLY.  
 REVISED 6-5-2020: UPDATED SEWAGE SYSTEM TREATMENT TO INCLUDE 10 PPM NITROGEN LIMIT, ADJUSTED SEWER MANHOLE LAYOUT, ADJUSTED DRAINAGE TO INCLUDE SWALES AND ADDITIONAL CONTRIBUTORY AREAS; UPDATED NOTES AND DETAILS ACCORDINGLY.  
 REVISED 2-14-2020: UPDATED BUILDING LAYOUT, ADJUSTED ENTRANCE; UPDATED SEWAGE SYSTEM COLLECTION AND ADDED I.A. TREATMENT TECHNOLOGY; UPDATED WATER SERVICE LAYOUT AND DRAINAGE ACCORDINGLY.

**CLOVERLEAF TRURO RENTAL HOUSING**  
 Community Housing Resource, Inc.; P.O. Box 1015, Provincetown, MA 02657

**SEWAGE-DRAINAGE SITE PLAN- 40B PERMIT SET**  
 22 HIGHLAND ROAD, TRURO, MA



1573 Main Street - Route 6A  
 P.O. Box 1773  
 Brewster, MA 02631 (508)896-6602 Fax  
 (508)896-6601 Office  
 DATE: 11-1-2019 SCALE: As Noted BY: RFR CHECK: JMO JOB NUMBER: JMO-8446A



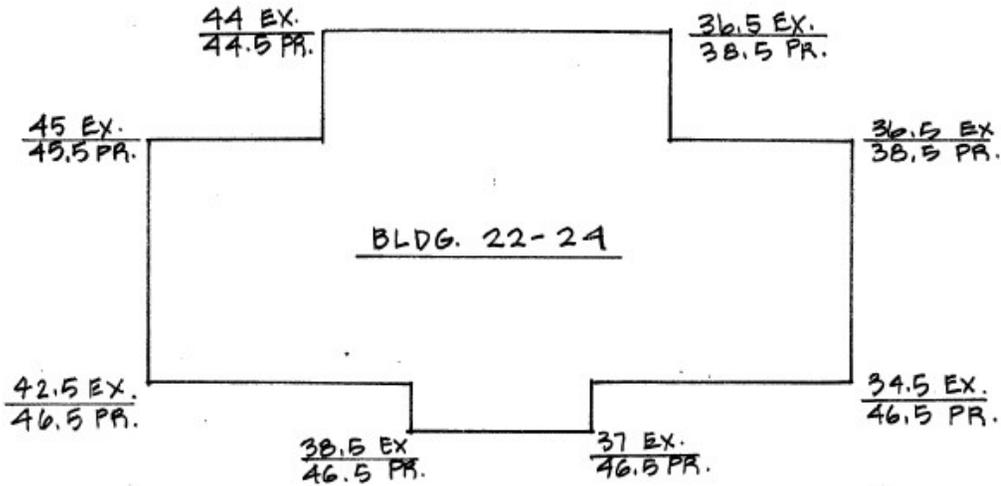
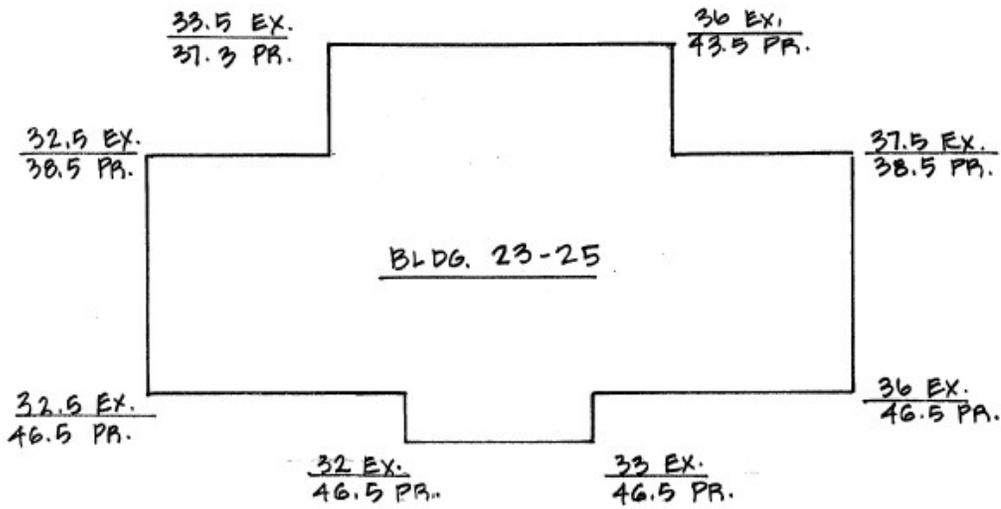
**CLOVERLEAF TRURO RENTAL HOUSING  
BUILDING 22-24 AND 23-25 (MIRRORED)**  
Truro, Massachusetts

**Friday, September 4, 2020**

**Spring Hill Design**

INTERIORS      ARCHITECTURE      SPACE PLANNING

158 Central Street, Somerville, MA, 02145 ~ 617.6702.4622



	23-25	22-24
AVERAGE EXISTING GRADE	34.75	39.7
AVERAGE PROPOSED GRADE	43.0	44.12
BLDG. HEIGHT ABOVE EXISTING GRADE (AVG.)	36'-11"	31'-11"
BLDG. HEIGHT ABOVE PROPOSED GRADE (AVG.)	28'-8"	29'-6"
ACTUAL ELEVATION ABOVE SEA LEVEL TO PROPOSED RIDGELINE	71.8	71.8

DATE:  
09.04.20

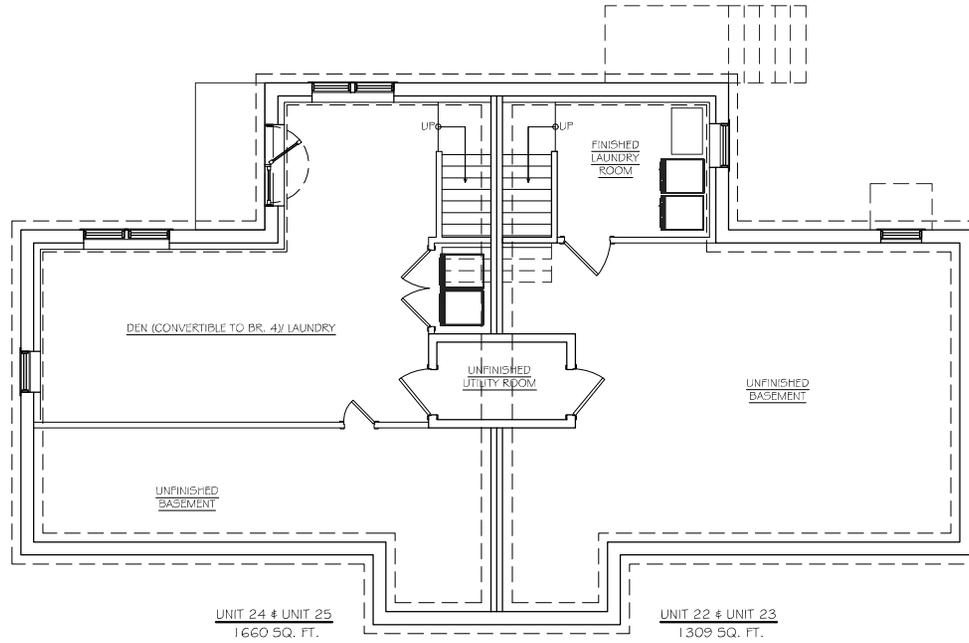
BUILDING HEIGHT CALCULATIONS

CLOVERLEAF BUILDING 22-24 AND 23-25 (MIRRORED)  
CLOVERLEAF TRURO RENTAL HOUSING

SPRING HILL DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, MA, 02145 - 617.6702.4622

1/8" = 1'-0"

AO.1



① BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

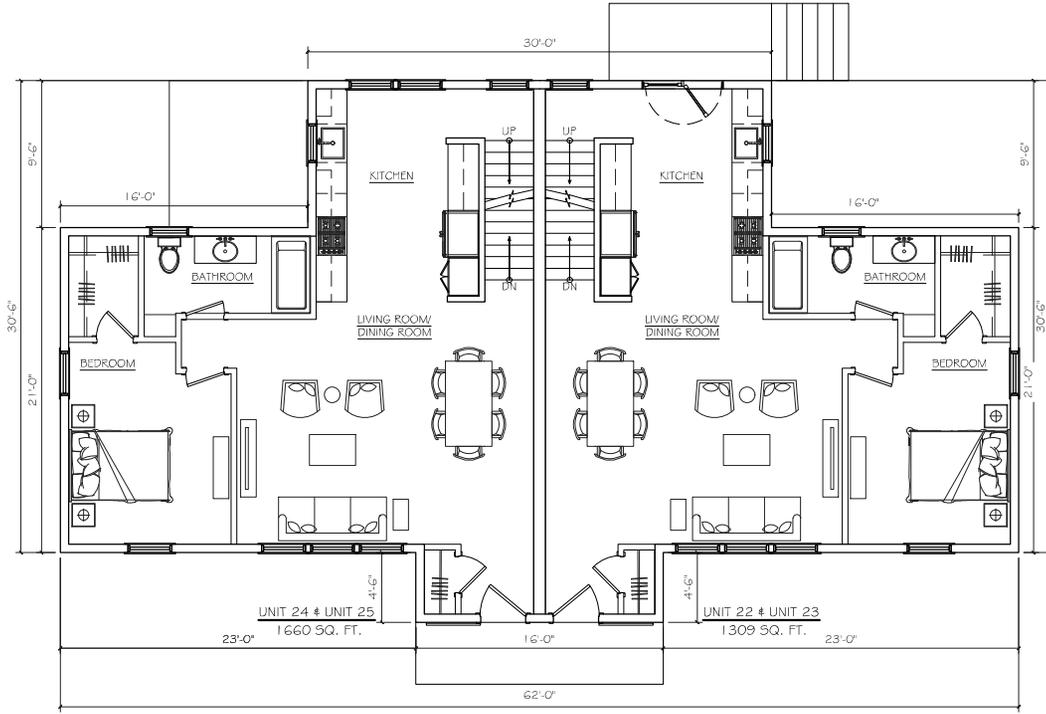
DATE:  
09.04.20

**BASEMENT FLOOR PLAN**  
CLOVERLEAF BUILDING 22-24 AND 23-25 (MIRRORED)  
CLOVERLEAF TRURO RENTAL HOUSING

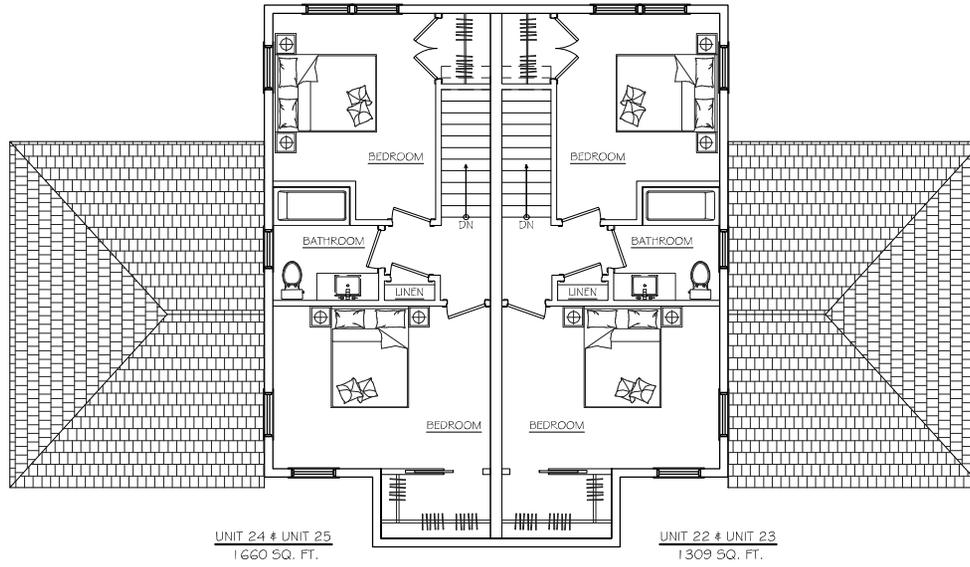
**S P R I N G H I L L D E S I G N**  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, MA, 02145 - 617.6702.4622

1/8" = 1'-0"

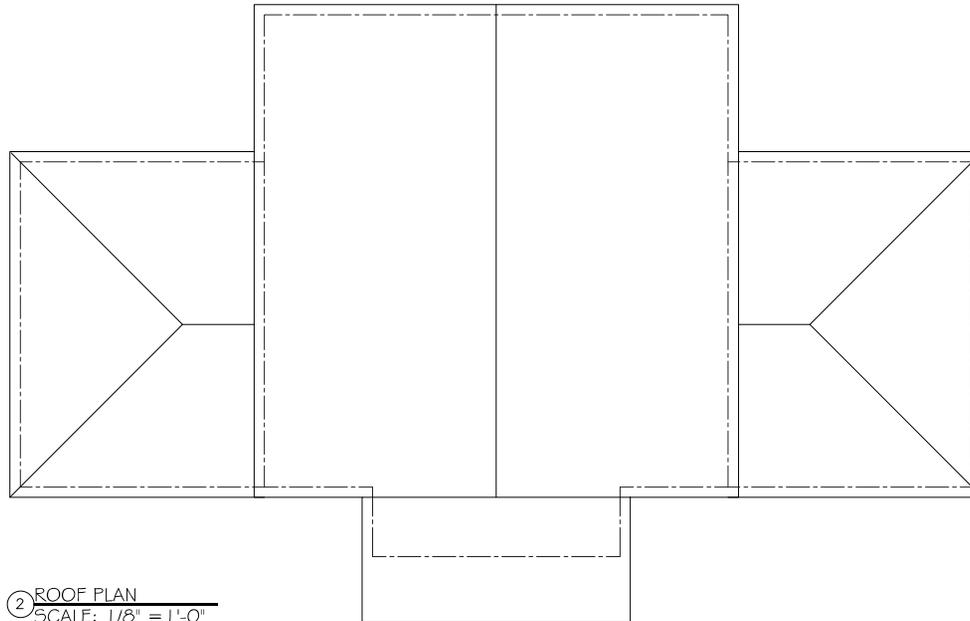
A1.0



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



① SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



② ROOF PLAN  
SCALE: 1/8" = 1'-0"

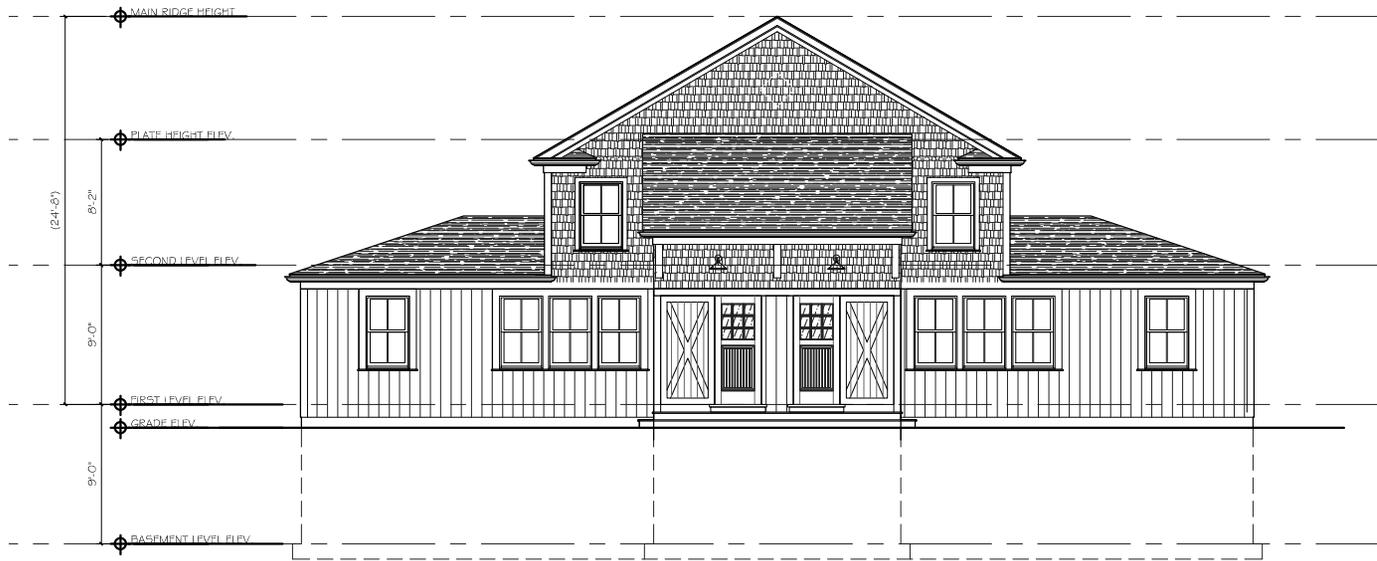
DATE:  
09.04.20

SECOND FLOOR AND ROOF PLANS  
CLOVERLEAF BUILDING 22-24 AND 23-25 (MIRRORED)  
CLOVERLEAF TRURO RENTAL HOUSING

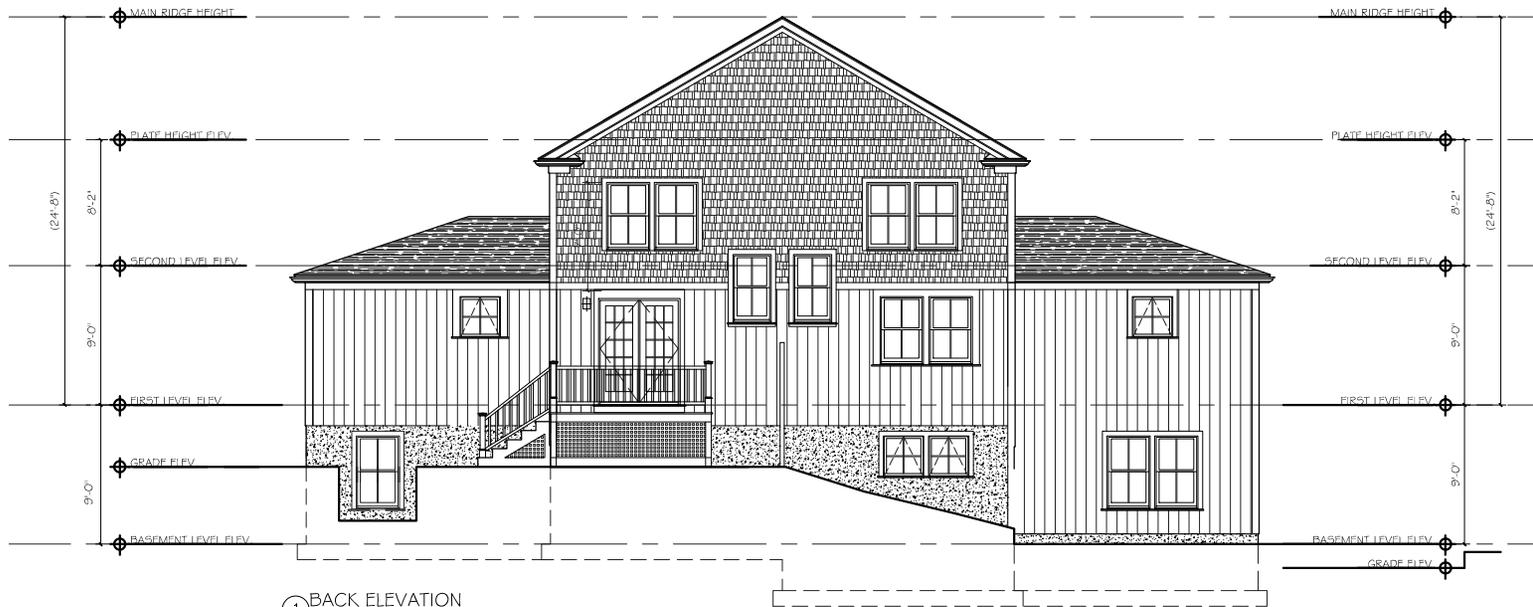
SPRING HILL DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, MA, 02145 - 617.6702.4622

1/8" = 1'-0"

A1.2



① FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



① BACK ELEVATION  
SCALE: 1/8" = 1'-0"

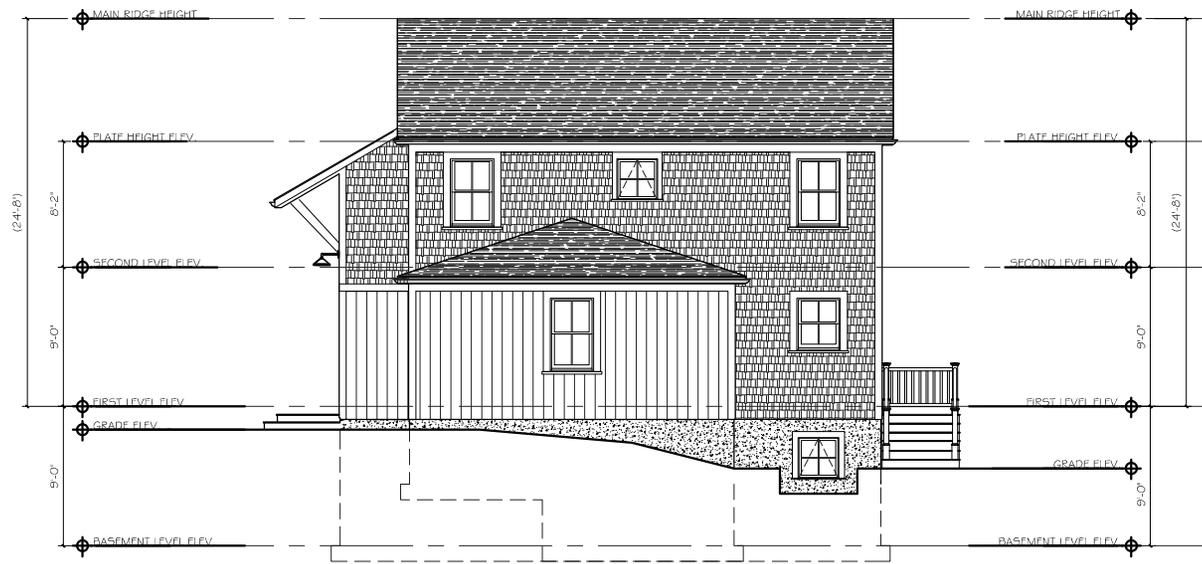
DATE:  
09.04.20

FRONT AND BACK ELEVATIONS  
CLOVERLEAF BUILDING 22-24 AND 23-25 (MIRRORED)  
CLOVERLEAF TRURO RENTAL HOUSING

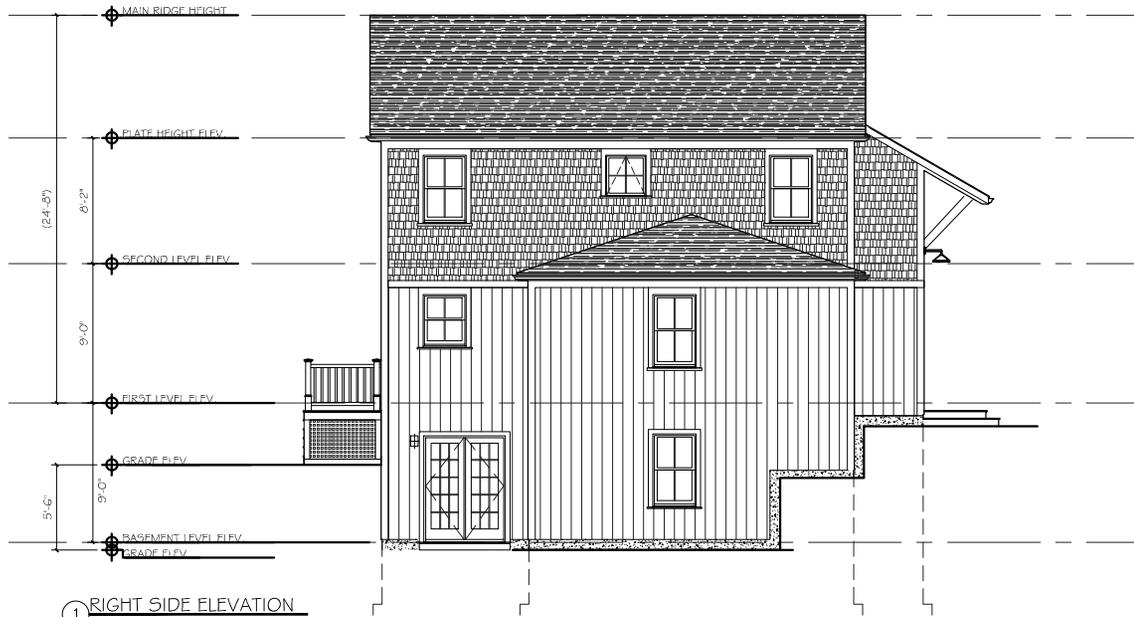
SPRING HILL, DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, MA, 02145 - 617.6702.4622

1/8" = 1'-0"

A2.1



1 LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



1 RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

SIDE ELEVATIONS

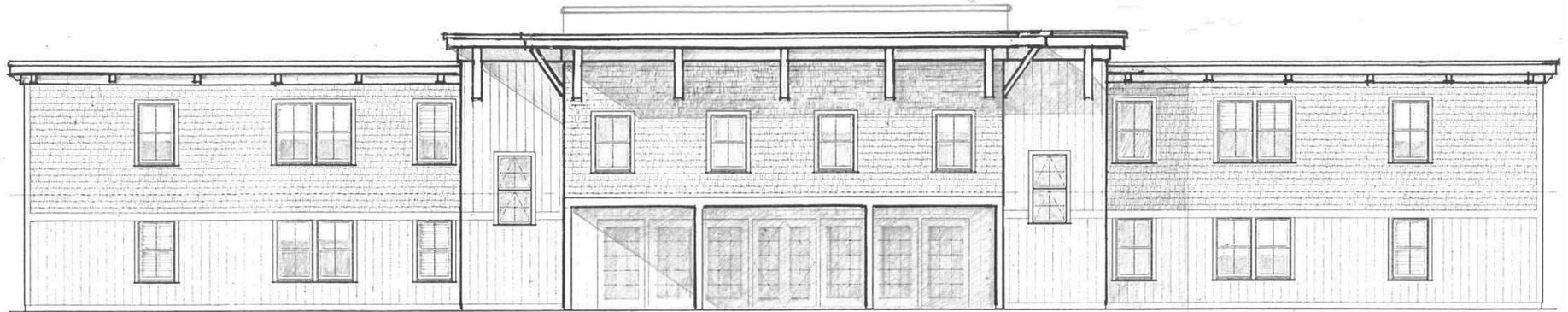
CLOVERLEAF BUILDING 22-24 AND 23-25 (MIRRORED)  
CLOVERLEAF TRURO RENTAL HOUSING

SPRING HILL, DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
158 Central Street, Somerville, MA, 02145 - 617.6702.4622

1/8" = 1'-0"

A2.2

DATE:  
09.04.20



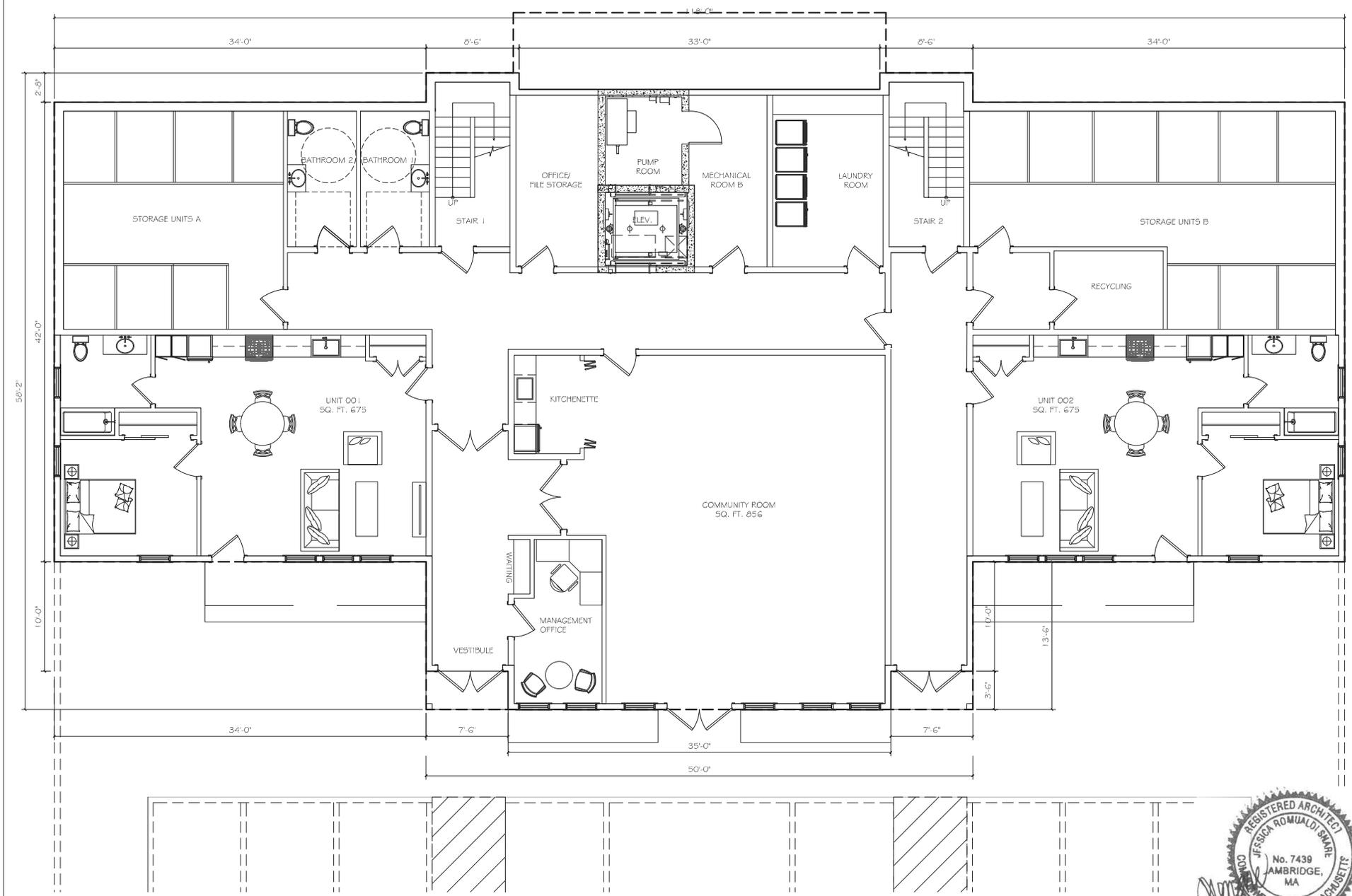
**CLOVERLEAF TRURO RENTAL HOUSING**  
**BUILDING 21**  
Truro, Massachusetts

**Thursday, September 17, 2020**

**Spring Hill Design**

INTERIORS    ARCHITECTURE    SPACE PLANNING

21 Dartmouth Street, Somerville, MA, 02145 ~ 617.623.1833



1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



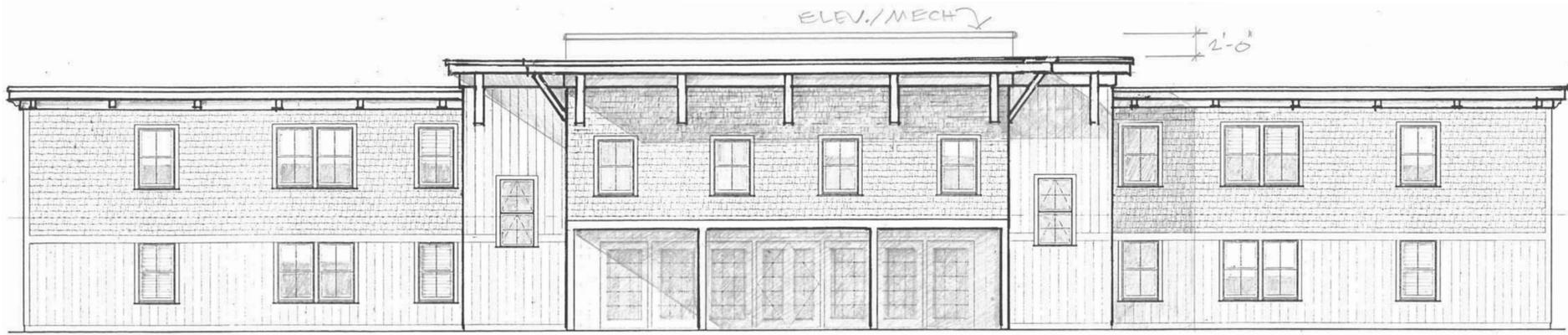
DATE:  
09.17.20

BASEMENT FLOOR PLAN  
CLOVERLEAF BUILDING 2 I  
CLOVERLEAF TRURO RENTAL HOUSING

SPRING HILL DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
21 Dartmouth Street, Somerville, Massachusetts 02145 -- 617.623.1833

1/8" = 1'-0"

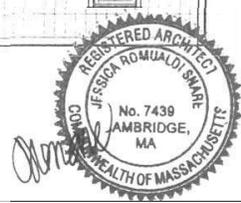
A.I.O



① FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



② BACK ELEVATION  
SCALE: 1/8" = 1'-0"



DATE:  
09.17.20

FRONT AND BACK ELEVATIONS  
CLOVERLEAF BUILDING 21  
CLOVERLEAF TRURO RENTAL HOUSING

SPRING HILL DESIGN  
ARCHITECTURE INTERIORS SPACE PLANNING  
21 Dartmouth Street, Somerville, Massachusetts 02145 -- 617.623.1833

1/8" = 1'-0"

A2.1

## Cloverleaf Unit Descriptions consistent with 40B Decision of January 14, 2021

Rev Unit No.	formerly Unit No.	Description	1BR	2BR	3BR	approx SF living area	30%	60%	80%	100%	Market
1		2BR + den two-level with walkout in duplex		1		1224				1	
3		1BR single level in duplex w/stairs up	1			720		1			
5		1BR single level in duplex w/stairs up	1			720				1	
7		1BR single level in duplex	1			760					1
2		1BR single level in duplex w/stairs up	1			720		1			
4		2BR + den two-level with walkout in duplex		1		1224					1
6		1BR single level in duplex w/stairs up	1			720		1			
8		2BR + den two-level with walkout in duplex		1		1224					1
9	5	3BR (2BR+conv den in fin bsmnt) Townhouse			1	1240	1				
11	7	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031		1			
10	8	3BR (2BR+conv den in fin bsmnt) Townhouse			1	1240				1	
12	10	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031		1			
13	9	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031	1				
15	11	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031		1			
14	12	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031		1			
16	14	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031	1				
17	13	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031		1			
19	15	3BR (2BR+conv den in fin bsmnt) Townhouse			1	1240			1		
18	16	2BR Townhouse w/ unfinished bsmnt/crawl space		1		1031		1			
20	18	3BR (2BR+conv den in fin bsmnt) Townhouse			1	1240					1
23	17	3BR Townhouse (3BR+laundry room+unfinished bsmnt)			1	1309		1			
25	19	3BR+ Townhouse (3BR+conv den in partial finished bsmnt)			1	1660					1
22	20	3BR Townhouse (3BR+laundry room+unfinished bsmnt)			1	1309		1			
24	22	3BR+ Townhouse (3BR+conv den in partial finished bsmnt)			1	1660					1
21-U-G02	21-U-G02	1BR in Multi Unit Elev Bldg	1			675			1		
21-U-G05	21-U-G05	1BR in Multi Unit Elev Bldg	1			675				1	
21-U-101	21-U-101	1BR in Multi Unit Elev Bldg	1			639		1			
21-U-102	21-U-102	1BR in Multi Unit Elev Bldg	1			603		1			
21-U-103	21-U-103	2BR in Multi Unit Elev Bldg		1		861		1			
21-U-104	21-U-104	2BR in Multi Unit Elev Bldg		1		861			1		
21-U-105	21-U-105	1BR in Multi Unit Elev Bldg	1			603		1			
21-U-106	21-U-106	1BR in Multi Unit Elev Bldg	1			639		1			
21-U-201	21-U-201	1BR in Multi Unit Elev Bldg	1			639		1			
21-U-202	21-U-202	1BR in Multi Unit Elev Bldg	1			659		1			
21-U-203	21-U-203	1BR in Multi Unit Elev Bldg	1			633	1				
21-U-204	21-U-204	1BR in Multi Unit Elev Bldg	1			633	1				
21-U-205	21-U-205	1BR in Multi Unit Elev Bldg	1			659			1		
21-U-206	21-U-206	1BR in Multi Unit Elev Bldg	1			659		1			
21-U-207	21-U-207	1BR in Multi Unit Elev Bldg	1			601	1				
	<b>39</b>	<b>Total Units</b>	<b>18</b>	<b>13</b>	<b>8</b>	<b>36497</b>					
	<b>68</b>	<b>Total Bedrooms (for Title 5 design flow)</b>				Total	30%	60%	80%	100%	Market
						18	3	10	2	2	1
						13	2	7	1	1	2
						8	1	2	1	1	3
						39	6	19	4	4	6
						Total	30%	60%	80%	100%	Market
						11957	622.3333	660	667	697.5	760
						13642	1031	1007	861	1224	1224
						10898	1240	1309	1240	1240	1520
						36497					

**EXHIBIT D**  
**TABULATION OF BUILDINGS AND UNITS**

	Average Sq Ft	# Bathrooms		# of Units
1 Bedroom (low income)	664	1		10
1 Bedroom (moderate income)	664	1		8
1 Bedroom (market rate)		0		0
1 Bedroom Total: 18 units				
2 Bedroom (low income)	1003	1.5		9
2 Bedroom (moderate income)	1003	1.5		2
2 Bedroom (market rate)	1003-1204	1 or 2		3
2 Bedroom Total: 14 units				
3 Bedroom (low income)	1263	2		2
3 Bedroom (moderate income)	1263	2		2
3 Bedroom (market rate)	1263-1660	2		4
3 Bedroom Total: 8 units				
<b>TOTAL 40 RENTAL UNITS</b>				

Building Type	# of Buildings	Total # Units	Bedrooms/Baths
Apartment Building Building # 21	1	15	2 - Two Bedroom / One Bathroom 13 – One Bedroom / One Bathroom
Two Family Townhouse Type A Building #1/3 Building #9/11 Building #12/14	3	6	6 - Two Bedroom / Two Bathrooms
Two Family Townhouse Type B Building #5/7 Building #8/10 Building #13/15 Building #16/18	4	8	4 – Two Bedroom / 1.5 Bathrooms 4 - Three Bedroom / 1.5 Bathrooms
Two Family Townhouse Type C Building #17/19 Building #20/22	2	4	4- Three Bedroom / 2 Bathrooms
Multi-Family Building #2/4/6	1	7	2 – Two Bedroom / 2 Bathrooms 5 – One-Bedroom / 1 Bathroom
TOTALS	11 Buildings	40 Units	18 – One Bedroom 14 – Two Bedroom 8 – Three Bedroom