



CLOVERLEAF TRURO RENTAL HOUSING

22 Highland Road, Truro

TRURO ZONING BOARD OF APPEALS
APPLICATION FOR A COMPREHENSIVE PERMIT
MGL Chapter 40B, Sections 20-23 and 760 CMR 56.00 *et seq.*

Community Housing Resource, Inc
Submission Date November 6, 2019

Community Housing Resource, Inc. Cloverleaf Truro Rental Housing

Project Applicant: Community Housing Resource, Inc. Box 1015, Provincetown, MA 02657
Site Address: 22 Highland Road, Truro MA
Parcel #36-238-0
Project Name: Cloverleaf Truro Rental Housing
Subsidizing Agency: Department of Housing and Community Development
Funding Program: Low Income Housing Tax Credits (LIHTC)
Contacts: Edward "Ted" Malone, 508-487-2426 x 1, tedmalone@chrgroup.net
Application Date: November 6, 2019
Fee Enclosed: _____

Introduction and Summary:

Community Housing Resource, Inc (CHR) is submitting this application for the Cloverleaf Truro Rental Housing (the "Cloverleaf") development pursuant to G.L. c. 40B, §§20-23. The Cloverleaf is a proposed development of 40 rental units on 3.91 acres of land at 22 Highland Road, North Truro (the "site"). An apartment building provides 15 units; a stepped multi-unit structure provides 7 units, and the remaining 18 units (two- and three-bedroom layouts) are in a variety of smaller two-family townhomes. The neighborhood is served by a one-way double loop road that joins a two-way access road that intersects Highland Road. The units will serve households with a variety of incomes, from very-low, low, and moderate ("workforce housing") to market rate. All unit affordability will be restricted either in perpetuity or the longest period under applicable laws. Market Rate units will be unrestricted.

The sponsor is Community Housing Resource, Inc. And the owner will be a to-be-formed Limited Dividend organization, as required to be eligible to submit this application to the Truro Zoning Board of Appeals (the "Board") pursuant to G.L. c. 40B and 760 CMR 56.04(1) tentatively to be named 'CHR Cloverleaf LLC' (the "Applicant").

The project is fundable by MA Department of Housing and Community Development, through the Low Income Tax Credit program, and which has rendered it eligible to submit this 40B application.

Also, as required to be eligible to submit this application to the Board, the Applicant has site control through a Land Development Option Agreement with the Town of Truro which provides for a Land Lease for an initial period of 99 years.

Address of Site and Site Description:

The property is located at 22 Highland Road, at the north east corner of the intersection of Highland Road and Highway 6, Assessor Map/Parcel 36-238-0. It is located in the Residential Zoning District.

The property is a 3.91 acre parcel of land in the Town of Truro, Barnstable County described in a Release Deed recorded with the Barnstable County Registry of Deeds at Book 30796 Page 289, and shown as "Parcel 1" on a plan entitled "Plan of Land in Truro Massachusetts," dated September 6, 2017, prepared by VHB, Inc., and recorded with the Barnstable County Registry of Deeds at Plan Book 672, Page 31.

The property was formerly part of the State Highway Route 6 road-layout, owned by the Massachusetts Department of Transportation. The Massachusetts Department of Transportation conveyed the land to the Town of Truro, with a deed restriction providing the property be used for affordable housing purposes. Town Meeting voters overwhelmingly authorized the disposition of this property for affordable housing purposes. Community Housing Resource, Inc. (CHR) responded to the Request for Proposals for Affordable Housing Developer issued by the Town of Truro and was selected as the developer in a competitive process.

The site is currently vacant. It is bordered on the north by a private residence, immediately on the south by Highland Road, on the west and south by State Highway Route 6, on the east mostly by land owned by the National Seashore, and on the southeast by a private residence. There are nine properties listed as 300 foot abutters (eight individual owners and the National Seashore), and there are five single family homes within 300 feet.

See Exhibit A, Truro Zoning Board of Appeals Application which includes the Certified Abutters List.

The site does not have municipal sewer. The site currently does not have municipal water, however, the Town of Truro has completed engineering for construction of a water line extension so that the site will be serviced by municipal water. A MassWorks Infrastructure Grant Application has been submitted by the Town to fund the Water Main Extension to and through the site; the decision on the grant application is pending.

See Locus Maps and Photographs, Exhibit B

Architectural Design:

Most of the housing proposed is sited around an oval loop roadway and landscaped common. The housing types around the landscaped common area are mostly two-unit townhouse structures each on two levels plus partial basements. Another two (2) two-unit townhouse structures are also located at the rear of the site. At the front of the site there is a seven (7) unit structure that steps with the grade providing each of the dwellings with a separate entrance. Twenty-two (22) of these twenty-five (25) units will be "visitable" by individuals with mobility impairments.

Towards the rear of the site there is a fifteen-unit apartment building that is primarily single bedroom apartments. Shared laundry areas for the residents of the building are included on each level. This building also includes a fully accessible community room, (which can be programmed in many ways for residents of the neighborhood) an on-site management / maintenance office, as well as storage lockers for residents. The inclusion of the apartment building responds to the local needs for smaller units for individuals or couples who desire single level living. The architectural design of the apartment building is composed of five sections of varied setbacks, sidewall materials and roof configurations, set into a slope at the rear of the site; these architectural treatments serve to reduce the massing of this structure with the appearance of just two stories from the new roadway. The building will be served by an elevator; therefore, all fifteen (15) units in this building will be visitable. Two units will be fully ADA compliant.

See Illustrated Site Plan, Exhibit C

See Tabulations of Building Types and Units. Exhibit D

The architectural style of the buildings is a variation on the Cape Cod vernacular with hip, gable and shed roof styles. The building will be sided with either cedar shingles or clapboard. The roof structures will allow for solar panels.

See Architectural Floor Plans and Elevations, Exhibit E

Cloverleaf Buildings 1-3, 5-7, 8-10, 9-11, 12-14, 13-15, and 16-18

Cloverleaf Building 2-4-6

Cloverleaf Buildings 17-19 and 20-22

Cloverleaf Building 21

The site will be landscaped to integrate with the pitch pine and oak trees that exist throughout the site and surrounding areas. Although development of the parcel will require significant alteration of the grade, contours, and existing vegetation, these changes have been carefully considered with an eye towards appropriate transitions to the natural existing grades on the adjacent parcels. Significant buffer areas are provided to adjacent single-family residential parcels. Native species will be used to revegetate disturbed areas and salvaged ground cover plants and “duff layer” will be recycled to re-establish cut slopes and naturalize disturbed areas.

A landscape planting plan has been developed to demonstrate the use of native plant species to reestablish a naturalized landscape. No lawn areas are proposed however, seed of native grass species will further the objective of re-establishing a naturalized landscape.

See Landscape and Planting Plan Exhibit F

Site Engineering and Utilities:

The Cloverleaf site at 22 Highland Road (the “site”) is a moderately sloping terrain rising from a 24’ elevation at Highland Road to a high point of 63’ elevation approximately 300 feet back into the site. The terrain then slopes down again towards the rear of the site that has a low point at 32-foot

elevation. The slope of the site presents challenges from two perspectives, road design and septic design, which were both carefully considered before we began to look at architectural design. In terms of road design, the objective was to achieve a maximum of 10% grade which according to MA DOT roadway guidance is appropriate for this kind of larger development. It is also a slope that is acceptable to guidance of fire officials. To achieve a 10% grade from the Highland Road, it was determined that entering from the west edge of the lot Highland Road frontage (closest to State Highway 6) at 24 feet elevation and traversing the slope with a soft switchback reaching the 53' elevation over approximately 300 linear feet of roadway would make the most sense.

In terms of septic design, the development includes 70 bedrooms which requires a sizable Title 5 septic system. Since Title 5 leach fields have strict limits on depth of coverage, relatively flat terrain is required. It became clear to us that siting a sizable leach field would require some adjustments to the topography. That evolved into reducing the high point of the site to create a plateau at 51' to 54' elevation, an adjustment that would respect the existing grades off-site on surrounding properties. Siting of the leach field on this plateau then began to inform the rest of the roadway design

Roadway design must include adequate turning radii for fire equipment to maneuver on the site since there is only one entry and exit to the site. Rather than installing a large paved turning area of the cul-de-sac sort, instead we have designed a single direction double oval roadway with the required turning radii creating a landscaped common within the upper oval roadway and above the septic leach field. Parking is accessed in small clusters of pull-in spaces off the roadway instead of grouped together in larger lots, a design preferred by the Town. A total of 80 spaces are provided, including adequate visitor parking of 18 spaces.

Site drainage for paved areas will be handled by a series of solid catch basins and subsurface leaching gallys. All roof runoff will be handled through gutters, downspouts and drywells, which will be separate from the site drainage for paved areas. The site drainage is designed for a 50-year storm and will be handled within the site.

See Site Plan – 40B Permit Set 11.1.2009, Exhibit G

See Sewage and Drainage Site Plan – 40B Permit Set 11.1.2019, Exhibit H

See Sewage Details – 40B Permit Set 11.1.2019, Exhibit I

See Site Details – 40B Permit Set 11.1.2019, Exhibit J

See Tabulation of Site Coverage and Parking, Exhibit K

Other Site: Environmental, Endangered Species and Historical and Archeological Resources

Environmental: Based on research, interviews and site inspection, by J.M. O'Reilly & Associates, Inc. the 22 Highland Road property is considered a "Low Risk" site as it does not currently appear to generate a responsibility for Release Notification and/or Remedial Response liability in accordance with G.L. c. 21E and the Massachusetts Contingency Plan, 310 CMR 40.0000 *et seq.*

See 21e Phase 1 Environmental Site Assessment, July 29, 2019, Exhibit L

The site is mapped as Massachusetts Natural Heritage Estimated and Priority Habitat (Priority Habitat 945 and Estimated Habitat 756). The Massachusetts Natural Heritage and Endangered Species Program database indicates that two state listed rare species have been found in the vicinity of the site, the Eastern Spadefoot Toad (*scaphiopus holbrookii*) and the Eastern Box Turtle (*terrapene carolina*).

MA NHESP has determined that the project “will occur within the actual habitat of the Eastern Box Turtle”, and therefore “must be conditioned in order to avoid a prohibited take” including a Turtle Protection Plan (a mitigation protocol for construction to be developed by a qualified biologist) and a Compliance Report following completion of work at the site. CHR has engaged Gordon Peabody of Safe Harbor to develop the plan in accordance with MNHESP requirements.

See NHESP Determination; Exhibit M.

CHR filed a Project Notification Form (PNF) with the Massachusetts Historical Commission (MHC) for the Cloverleaf development on August 30, 2019. On September 30, 2019 MHC issued a determination that ed that “this project is unlikely to affect significant historic or archaeological resources”.

See MHC Filing and Decision; Exhibit N.

Housing Need:

There is a severe shortage of affordable homes in Truro. The state goal is that 10% of year-round homes be counted as affordable and included on the Department of Housing and Community Development Subsidized Housing Inventory (SHI). Truro has only 26 units, that is, 2.3%.

See Subsidized Housing Inventory; Exhibit O.

The Town of Truro has created a Housing Production Plan and the Truro Housing Authority has undertaken a Housing Needs Assessment that together document the need. Most who know Truro know there is a most definitely a housing crisis, and don’t need additional reports to confirm this.

Housing Affordability/Unit Mix/Subsidy Program:

The Cloverleaf Rental Housing Development will include units targeted to a variety of income levels: Extremely Low, Very Low, Low, Moderate, Median and Market. The mix of unit sizes includes 45% one-bedroom units, 35% two-bedroom units, and 20% three-bedroom units. This mix is in response to input from the Town of Truro. The Town and local housing advocates studied need via multiple community forums and an in-depth Housing Needs Assessment, and, presented a set of housing priorities to the Select Board. The housing program for the Cloverleaf property was based on these priorities, adopted by the Select Board, and included as part of the Request for Proposal seeking the Affordable Housing Developer. In addition, need for various unit sizes will be reviewed in the Market Study.

The Cloverleaf Truro Rental Housing Development is proposed under the Low-Income Housing Tax Credit (LIHTC) program. Twenty (21) of forty (40) units will be income restricted for low

income households below 60% of the Area Median Income (AMI) and an additional six (6) units will be income restricted for moderate income households below 80% of AMI. Together these twenty-seven (27) low-and-moderate income units represent 67.5% of the units qualifying under the 40B Statute as low-and-moderate income housing, far in excess of the minimum 25% affordability threshold included in the statute. An additional six (6) units will be income-restricted up to 110% of AMI and seven (7) units will be unrestricted “market rate” rental units.

See Tabulation of Units by Income Level, Exhibit P

See Affordable Rental Rates, Exhibit Q

Affirmative Fair Housing Marketing and Lottery / Local Preference

Marketing and Lottery for the affordable units will be performed according to DHCD guidelines.

See Draft Affirmative Fair Housing Marketing Plan, Exhibit R

The developer will work in collaboration with the Town of Truro to request that DHCD approve the maximum local preference allowable by law. If approved, this preference would be for up to 70% of the restricted units at initial lease-up. DHCD guidelines define local preference as:

- (1) Current residents: A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listing.
- (2) Municipal Employees: Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.
- (3) Employees of Local Businesses: Employees of businesses located in the municipality.
- (4) Households with children attending the locality’s schools.

Developer Experience

Community Housing Resource, Inc. (CHR) is an experienced local affordable housing developer. CHR was formed in 1996 as a private company whose mission is to provide affordable housing opportunities for year-round residents of Lower Cape Cod, developing and managing rental and ownership housing properties in Provincetown, Truro, and Wellfleet. CHR has created 156 year-round homes, 61 art studio workspaces, and 11 commercial spaces. CHR is in the process of developing and/or constructing an additional 14 year-round homes. Upon completion of these developments, CHR will have created 170 homes, of which 75% are affordable. CHR is the largest provider (public, private, non-profit, or government entity) of affordable housing on the Outer Cape.

CHR is owned and managed by Edward “Ted” Malone, who has been active in the affordable housing field for forty years. Ted’s undergraduate education was in planning with a degree in Urban Studies / Environmental Design from the University of Connecticut. Over the years he has also pursued graduate study in Housing, Community Development and Architecture.

A year-round resident of Provincetown since 1991, Ted has been involved in affordable housing issues on Lower Cape Cod for over 25 years and began housing development consulting here in 1993.

Other Development Team members include

Architect:

Jessica Snare

Spring Hill Design

21 Dartmouth Street

Somerville, MA 02145

www.springhilldesign.com

Engineer:

John O’Reilly

J.M. O’Reilly & Associates

1573 Main Street/Route 6A

Brewster, MA 02631

www.jmoreillyassoc.com

General Contractor/Builder:

Tim Williams

Williams Building Company

196 Old Townhouse Road

West Yarmouth, MA 02673

www.williamsbuildingco.com

Zoning & Land Use Counsel

Attorney Peter L. Freeman

Freeman Law Group

86 Willow Street

Yarmouthport, MA 02675

MASSACHUSETTS GENERAL LAW CHAPTER 40B

760 CMR 56.01: Background and Purpose:

The Comprehensive Permit Statute, St. 1969, c. 774, now codified at M.G.L. c. 40B, §§ 20 through 23, was adopted by the legislature to address the shortage of low and moderate income housing in Massachusetts and to reduce regulatory barriers that impede the development of such housing. Under M.G.L. c. 40B, §§ 20 through 23, the developer of a project that includes a sufficient level of subsidized low and moderate income housing units may apply for a Comprehensive Permit from the local zoning board of appeals . . .

Under M.G.L. Chapter 40B, when there is a substantial need for low and moderate income housing in a community, the statute essentially creates a state mandate to local cities and towns to allow the construction of low and moderate income housing that requires relief from otherwise applicable local requirements and regulations, including but not limited to zoning by-laws, subdivision rules and regulations, and local regulations that exceed state requirements under the Wetland Protection Act and Title 5. A Zoning Board of Appeals can insist on full compliance with local requirements and regulations only if they are, in the words of the statute, “consistent with local needs”. Local requirements and regulations will be considered “consistent with local needs” if they are reasonable, taking into account the “regional need for low and moderate income housing considered with the number of low income persons in the city or town affected and the need to protect the health or safety of the occupants of the proposed housing or of the city or town, to promote better site and building design in relation to the surroundings, or to preserve open space”.

The statute goes on, in §20, to define certain minimal thresholds of low or moderate income housing that, if not attained in a city or town, could cause the local rules and regulations to automatically be treated as not consistent with local needs unless the Town can prove that the planning, health, and safety concerns outweigh the regional housing need. The Town of Truro falls short of the minima: the percentage required in terms of number of units is 10%; Truro has 2.3% (25 units, based on Massachusetts Department of Housing and Community Development (DHCD) 40B Subsidized Housing Inventory, September 14, 2017. Therefore, the mandate created by the statute to create affordable housing does apply to Truro. In fact, when the statutory minima are not met, there is a legal presumption of substantial regional housing need that outweighs local concerns. 760 CMR 31.07 (1) (e).

760 CMR 56.03 Methods to Measure Progress Toward Local Affordable Housing Goals

760 CMR 56.03(1)(a): Truro has not met the Computation of Statutory Minima. The Department of Housing and Community Development, Chapter 40B Subsidized Housing Inventory (SHI) as of September 14, 2017. As shown, Truro, at 2.3%, has not met the 10% goal set forth in MGL Chapter 40B. There is no claim that Truro has met either of the Land Area Minima as listed in 760 CMR 56.03(3).

760 CMR 56.03(1)(b): Truro is not listed on the Department of Housing and Community Development web site as a “Certified Community” under an approved Housing Production Plan., Revised September 24, 2019.

760 CMR 56.03(1)(c): There is no claim that Truro has made recent progress towards the Statutory Minima in accordance with 760 CMR 56.03(5).

760 CMR 56.03(1)(d): The Development, at 40 units, is not a “large project” as defined in the Regulations.

760 CMR 56.03(1)(e): The Development is not a “related application, previously received”, as defined in the Regulations.

ELIGIBILITY AND STATUS

The Applicant meets the jurisdictional requirements of 760 CMR 56.04(1) to be eligible to submit this application to the Board, based on the following:

a) Limited Dividend Organization

The Applicant, Edward “Ted” Malone and Community Housing Resource, Inc. (CHR) have agreed in writing to provisions to limit profit and return on investment from this development as required by the applicable subsidizing agency; and, the to-be-formed, single-purpose entity that will be created and controlled by Edward Malone, that will own and develop the property, tentatively named CHR Cloverleaf LLC, will be a Massachusetts limited liability company organized under MGL c. 156C, with provisions limiting its profit and return on investment as required by the applicable subsidizing agency.

b) Control of the Land

The Town of Truro presently owns the property and has entered into a Land Development Option Agreement with the sponsor Community Housing Resource, Inc. dated September 24, 2019. Said Agreement contemplates a 99 year ground lease. Thus the Applicant has control of the land, as required by 760 CMR 56.04 (1) (c).

c) Project Eligibility

The Applicant intends to use the Low Income Housing Tax Credit program, administered by DHCD as the eligible subsidy program. The applicant submitted its request to DHCD for Project Eligibility on September 5, 2019, and updated on October 15, 2019. DHCD provided 30-day notice for comment to the Town of Truro on October 16, 2019 of the Project Eligibility Request. The applicant anticipates a project eligibility letter (PEL) from DHCD, to be dated November 18, 2019, that confirms the project’s eligibility that will be provided to the Town on or before the opening of the hearing. Therefore, the Applicant will fulfill the requirement of 760 CMR 56.04(1)(b), which states: “The project shall be

fundable by a subsidizing agency under a Low and Moderate Income Subsidy Program”. **See Project Eligibility Letter, Exhibit S**

WAIVERS

Although not required under Chapter 40B to follow the normally applicable review procedures or substantive provisions of a local bylaws and regulations, the applicant nevertheless, without waiving rights to relief from local bylaws and regulations under 40B, provides the following analysis of the proposed development’s substantial conformance with local regulations:

Conformance with Truro Environmental Protection Regulations

The location of the development parcel is not in the jurisdiction of the MA Department of Environmental Protection or Truro Conservation Commission as it is outside the boundaries of any resource area or buffer zone.

Conformance with Truro Zoning Bylaws:

The development as proposed is in conformance with the Truro Zoning Bylaws Area and Height Regulations with the exception of minimum sideyard setback, building height and number of stories:

Section 50 Area and Height Regulations:

Dimensional Requirements –	Required	Provided
Minimum Lot Size:	33,750 sq. ft.	170,320 sq. ft.
Minimum Lot Frontage:	150 feet	209.61 feet
Minimum Frontyard Setback	25 feet	112 feet
Minimum Sideyard Setback	25 feet	see chart for buildings requiring waivers**
Minimum Backyard Setback	25 feet	42 feet provided
Maximum Building Height	2 stories; 30 feet	see chart for buildings requiring waivers**

Section Parking Requirements –

Residential (2 spaces/unit) 80 required; 80 are provided.

CONFORMANCE WITH APPLICABLE MASSACHUSETTS REGULATIONS

Title 5 Regulations 310 CMR 15.000 *et seq.*

The Subsurface Sewage Disposal System proposed for the development is designed in conformance with Title 5 and requires no variances.

Wetland Protection Act, G.L. c. 131, §40 and 310 CMR 10.00 et seq.

The location of the development parcel is not in the jurisdiction of the MA Department of Environmental Protection or Truro Conservation Commission as it is outside the boundaries of any resource area or buffer zone.

REQUESTED RELIEF FROM LOCAL BY-LAWS, RULES AND REGULATIONS

Relief from Truro Zoning Bylaws as follows:

Section 30 Use Regulations

Only single-family residential use is permitted in the Residential District; therefore, relief is requested to allow multi-family and two-family residential use.

Permitted Accessory Use in Residential District does not include: On-site Management Office, Community Room or Storage, therefore relief is requested to allow such use as part of the multi-family building.

Section 40 Special Regulations

Special Regulations of this section are generally not applicable, except Section 40.6 Growth Management. This section limits residential building permits issued within any calendar year to 40, and further limits the total number to any one applicant to 4. Section 40.6.C.1 does provide for exemptions for “construction of affordable housing units provided such housing units have deed restrictions to ensure they remain affordable for the maximum period permitted under Massachusetts Law” however the definition of “Affordable Housing” in the bylaws refers only to housing certified as affordable by the Truro Housing Authority. The definitions in the Zoning Bylaw also defines “Affordable Households” as households earning no more than 80% of the AMI as determined by DHCD. These definitions are potentially contradictory with the mixed income nature of this rental housing development. Therefore, relief from this Growth Management section is requested to exempt all rental units in the development including the units that have deed restrictions up to 110% AMI and the unrestricted Market Rate units, so that building permits can be issued at once.

Section 50 Area and Height Regulations:

Dimensional Requirements – –	Required	Provided
Minimum Sideyard Setback	25 feet	see chart for buildings requiring waivers**
Maximum Building Height	2 stories; 30 feet	see chart for buildings requiring waivers**

Relief Required Building #	Minimum Sideyard Setback – 25 feet Required	Maximum Building Height (definition of building height to ridge above existing grade) – 30 feet maximum	number of stories – two story maximum
2-4-6	conforming at 27.6'	conforming at 29' 6"	**waiver required at three stories; definition of basement may result in determination that the west side foundation exposure of the staggered structure might classify this basement as a third story; relief required.
9-11	** waiver required at 24' to foundation excl. egress porch	conforming at 22'6"	conforming at two stories
13-15	**waiver required at 14.8' to foundation excl. egress porch	conforming at 24'6"	conforming at two stories
8-10, 12-14, 16-18	**waiver required at 20' to foundation excl. egress porch	conforming at 26' conforming at 25'3" conforming at 27'3"	conforming at two stories conforming at two stories conforming at two stories
17-19	**waiver required at 14.6' to foundation excl. egress porch	**waiver required at 36'11" due to fill placed at rear of site above existing grade; appears 24'8" at roadway	**waiver required at three stories; definition of basement in terms of foundation exposure on more than one side will classify this basement as a third story; relief required
20-22	conforming at 51.5'	**waiver required at 31'11" due to fill placed at rear of site above existing grade; appears 24'8" at roadway	**waiver required at three stories; definition of basement in terms of foundation exposure on more than one side will classify this basement as a third story; relief required
21	conforming at 61' west side and 40' east side	**waiver required at 41'5"; definition of building height above existing grade; visible height from road is 30'3" as compared to smaller structures at 26'6"	**waiver required at three stories; definition of basement in terms of foundation exposure on more than one side will classify this basement as a third story; relief required

Section 70 Site Plan Review:

Applicant is presenting a site plan, landscape planting plan and site lighting plan that incorporates many Site Plan Review requirements. Applicant seeks relief from the requirements of Site Plan Review procedures and requirements; and, to allow the Comprehensive Permit to be issued in lieu thereof.

Rules and Regulations Governing the Subdivision of Land, Truro Massachusetts:

The proposed development is not a subdivision of land and the Rules and Regulations Governing the Subdivision of Land do not apply.

Curb Cut Permit Procedure:

The Applicant requests that the Comprehensive Permit substitute for Curb Cut Permit from the Town of Truro. MA DOT Curb cut Permit is being sought by Truro DPW.

Relief from Truro Board of Health Local Regulations

Relief from specific requirements of Article 14 of the Truro Board of Health regulations in excess of MA DEP Title 5 regulations is requested.

The Truro Board of Health regulation requiring 10,000 square feet of land per 110 gallons per day (gpd) would require total acreage of 17.8 acres to support the Title 5 flow from the Cloverleaf Rental Housing development. This could only be achieved through the inclusion of the acreage of the entire MA DOT layout of the Route 6 Highland Road Cloverleaf interchange, approximately 15.6 acres in addition to the 3.91 acre parcel that was separated as surplus land and transferred to the Town of Truro. Although this land remains under MA DOT ownership, not the Town of Truro, it is “buildable upland” that will not be developed and therefore can contribute to the aggregate nitrogen loading land area. Similarly, the abutting land of the Cape Cod National Seashore will not be developed and could also be considered as contributing to the aggregate nitrogen loading analysis. Since there is no easement or ownership of the MA DOT or Cape Cod National Seashore abutting land, this aggregate loading analysis is illustrative only to demonstrate the particular characteristic of this Cloverleaf parcel as it abuts substantial publicly owned undeveloped land. The alternative of denitrification Alternative / Innovative septic technology would be an excessive cost that would burden the housing development budget as an upfront cost as well as ongoing annual system maintenance / monitoring expenses. Also, since the intent of bylaw is in part to protect private wells, it is noteworthy that the mapped ground water flow indicates an eastward flow from the proposed Title 5 Septic System leach field away from wells on the abutting properties.

Also, it should be restated here that the site will be serve by municipal water extension through the site and the Title 5 System proposed is conforming under MA DEP Title 5 regulations.

The Applicant seeks relief from the Truro General Bylaws and Other Regulations, as follows:

Relief is requested from any other zoning bylaw, general bylaw or regulations or procedures that may be identified in the review process if full compliance is not physically or economically feasible.

Relief is requested from the applicability of such other sections of the Zoning By-law, the Subdivision Control Regulations, or of such other local rules and regulations that would otherwise be deemed applicable to this development.

Relief is requested from requirements, if any, to post a bond, cash, Letter of Credit, or impose Planning Board Covenants, related to site development.

Relief is requested from any requirements for paying fees for any regulatory review or for any permits related to the development of this project, including but not limited to fees for building permits and septic system installation permits;

The Applicant requests that the Comprehensive Permit be issued in lieu of all the aforementioned permits, inclusively.

See Requested Waivers reiterated, Exhibit T

Conclusion

This is an application pursuant to G.L. c. 40B, § 21 for a Comprehensive Permit to construct forty (40) residential dwellings in eleven (11) buildings, on a vacant, 3.91 acre (170,320 sf) parcel of land.

This Cloverleaf Truro Rental Housing development has come together with considerable community input and in close communication with the Truro Select Board and the Truro Housing Authority.

The Truro Housing Authority worked with a grant from the Massachusetts Housing Partnership (MHP) on site feasibility and engineering. Town Administration worked with a grant from MassHousing under the Planning for Housing Production program to develop plans for the water line extension as well as site surveying and other services.

The Truro Select Board endorsed the housing program (project size, unit mix and affordability guidelines) as part of the process to issue a Request for Proposals (RFP) and select a developer.

The Select Board convened a Cloverleaf Oversight Group comprised of Susan Areson, Kevin Grunwald, Robert Weinstein, Mark Wisotzky and Paul Wisotzky and staffed by Rae Ann Palmer, Town Manager, and Leedara Zola, Affordable Housing Consultant. This group has met regularly since the selection of Community Housing Resource, Inc as the developer and has worked closely with the developer on site design and architectural approach.

On June 5, 2019, a meeting was held with Town of Truro Departments Heads including Police Department, Fire Department, Building Department, Health Department, Conservation Department and Department of Public Works to obtain their input at an early stage of the site development process to address any concerns with the preliminary designs for the Cloverleaf development.

There was a public information session on May 16, 2019 to present the draft concept plans, with over 100 in attendance.

The MA Department of Housing and Community Development will issue a Project Eligibility Letter under an eligible Subsidy Program satisfying these criteria for standing under MGL Chapter 40B.

We respectfully request approval of the Cloverleaf Truro Rental Housing development application as submitted.

TABLE OF EXHIBITS

APPLICATION FOR A COMPREHENSIVE PERMIT

MGL Chapter 40B, Sections 20-23 and 760 CMR 56.00

Project Applicant: Community Housing Resource, Inc. Box 1015, Provincetown, MA 02657
Site Address: 22 Highland Road, Truro MA
Parcel #036-238-000
Project Name: Cloverleaf Truro Rental Housing
Application Date: November 6, 2019

Town of Truro Zoning Board of Appeals Application with Abutters List	Exhibit A
Locus Maps and Photographs	Exhibit B
Illustrated Site Plan	Exhibit C
Tabulation of Buildings Types and Unit Sizes	Exhibit D
Architectural Plans	Exhibit E
Landscape and Planting Plan	Exhibit F
Site Plan – 40B Permit Set	Exhibit G
Sewage and Drainage Site Plan.....	Exhibit H
Sewage Details.....	Exhibit I
Site Details.....	Exhibit J
Tabulation of Site Coverage and Parking.....	Exhibit K
Environmental Assessment 21E Executive Summary	Exhibit L
MA NHESP Review	Exhibit M
MA Historical Commission	Exhibit N
DHCD Subsidized Housing Inventory and Certified Communities.....	Exhibit O
Tabulation/Units and Affordability.....	Exhibit P
Affordable Rental Rates Projected.....	Exhibit Q
Draft Marketing and Lottery Plan	Exhibit R
DHCD Project Eligibility Letter	Exhibit S
Requested Waivers	Exhibit T

TABLE OF EXHIBITS

APPLICATION FOR A COMPREHENSIVE PERMIT

MGL Chapter 40B, Sections 20-23 and 760 CMR 56.00

Project Applicant: Community Housing Resource, Inc. Box 1015, Provincetown, MA 02657
Site Address: 22 Highland Road, Truro MA
Parcel #036-238-000
Project Name: Cloverleaf Truro Rental Housing
Application Date: November 6, 2019

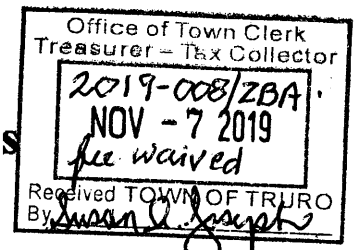
Town of Truro Zoning Board of Appeals Application with Abutters List	Exhibit A
Locus Maps and Photographs	Exhibit B
Illustrated Site Plan	Exhibit C
Tabulation of Buildings Types and Unit Sizes	Exhibit D
Architectural Plans	Exhibit E
Landscape and Planting Plan	Exhibit F
Site Plan – 40B Permit Set	Exhibit G
Sewage and Drainage Site Plan.....	Exhibit H
Sewage Details.....	Exhibit I
Site Details.....	Exhibit J
Tabulation of Site Coverage and Parking.....	Exhibit K
Environmental Assessment 21E Executive Summary	Exhibit L
MA NHESP Review	Exhibit M
MA Historical Commission	Exhibit N
DHCD Subsidized Housing Inventory and Certified Communities.....	Exhibit O
Tabulation/Units and Affordability.....	Exhibit P
Affordable Rental Rates Projected.....	Exhibit Q
Draft Marketing and Lottery Plan	Exhibit R
DHCD Project Eligibility Letter	Exhibit S
Requested Waivers	Exhibit T



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING



To the Town Clerk of the Town of Truro, MA

Date November 6, 2019

The undersigned hereby files with specific grounds for this application: (check all that apply)

1. GENERAL INFORMATION

☐ NOTICE OF APPEAL

- ☐ Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on (date) _____.
- ☐ Applicant is aggrieved by order or decision of the Building Commissioner on (date) _____ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

☐ PETITION FOR VARIANCE -- Applicant requests a variance from the terms Section _____ of the Truro Zoning Bylaw concerning (describe) _____

☒ APPLICATION FOR SPECIAL PERMIT COMPREHENSIVE PERMIT MGL Chapter 40B

- ☒ Applicant seeks approval and authorization of uses under Section _____ of the Truro Zoning Bylaw concerning (describe) MGL CHAPTER 40B

- ☐ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section _____ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning (describe) _____

Property Address 22 Highland Road Map(s) and Parcel(s) 36-238-0

Registry of Deeds title reference: Book 30796, Page 289, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # Plan Book 672, Page 31

Applicant's Name Community Housing Resource, Inc.

Applicant's Legal Mailing Address 36 Conwell Street, PO Box 1015, Provincetown, MA 02657

Applicant's Phone(s), Fax and Email 508.487.2426 ext 1; Fax: 508.487.5905; email: tedmalone@chrgroup.net

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* Designated Developer / Lease Holder from Town of Truro

Owner's Name and Address Town of Truro

Representative's Name and Address Rae Ann Palmer, Town Manager, Town Hall Road, Truro, MA

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

2. The completed application shall also be submitted electronically to the Town Planner at planner1@truro-ma.gov in its entirety (including all plans and attachments).

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

Signature(s)

Edward Malone, President, Community Housing Resource, Inc.

Town of Truro

Edward Malone
Applicant(s)/Representative Printed Name(s)

Rae Ann Palmer, Town Manager
Owner(s) Printed Name(s) or written permission

Applicant(s)/Representative Signature

Owner(s) Signature or written permission

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



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: November 4, 2019

To: Community Housing Resource, Inc.

From: Assessors Department

Certified Abutters List: 22 Highland Road (Map 36 Parcel 238)

Attached is a combined list of abutters for the properties located at 22 Highland Road. The current owner is Town of Truro.

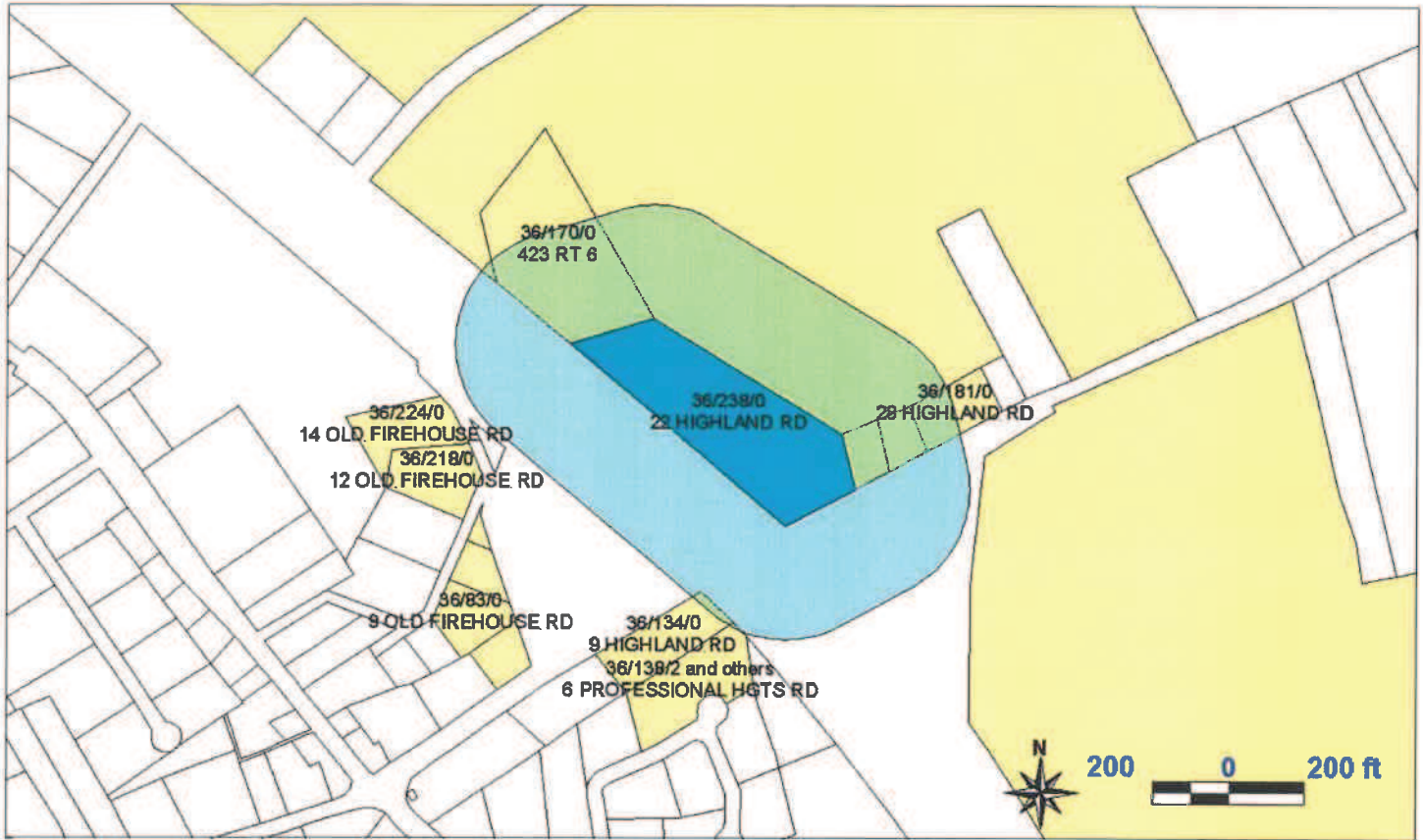
The names and addresses of the abutters are as of November 1, 2019 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Laura Geiges
Assistant Assessor

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

Abutters List Within 300 feet of Parcel 36/238/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
969	36-79-0-E	TOWN OF TRURO	13 OLD FIREHOUSE RD	PO BOX 2030	TRURO	MA	02666-2030
970	36-80-0-R	GAMSEY ASTRANADA	11 OLD FIREHOUSE RD	PO BOX 318	TRURO	MA	02666-0318
973	36-83-0-R	COURT RICHARD A & PAMELA J	9 OLD FIREHOUSE RD	158 INDIAN TRAIL	DENNISPORT	MA	02639
7015	36-89-A-R	M J M TRURO LLC	8-A HIGHLAND RD	PO BOX 1367	PROVINCETOWN	MA	02657
7016	36-89-B-R	M J M TRURO LLC	8-B HIGHLAND RD	PO BOX 1367	PROVINCETOWN	MA	02657
7017	36-89-C-R	M J M TRURO LLC	8-C HIGHLAND RD	PO BOX 1367	PROVINCETOWN	MA	02657
7018	36-89-D-R	M J M TRURO LLC	8-D HIGHLAND RD	PO BOX 1367	PROVINCETOWN	MA	02657
7019	36-89-E-R	HIGH TIDE GROUP LLC MGR: KATHERINE F REED	8-E HIGHLAND RD	PO BOX 250	NORTH TRURO	MA	02652
7036	36-89-F-E	8 HIGHLAND ROAD CONDOMINIUM	8 HIGHLAND RD	PO BOX 1367	PROVINCETONW	MA	02657
1021	36-134-0-R	STRAZNITSKAS ELIZABETH & DAVID	9 HIGHLAND RD	20 WOODRUFF AVE	NAUGATUCK	CT	06770
6049	36-138-1-R	KMETZ DEBORAH J	6 PROFESSIONAL HGTS RD	PO BOX 1164	PROVINCETOWN	MA	02657
6050	36-138-2-R	SETTE LISA A & BRADFIELD ELIZABETH	6 PROFESSIONAL HGTS RD	PO BOX 24	PROVINCETOWN	MA	02657
6933	36-138-3-E	6 PROFESSIONAL HGT RD CONDO TR	6 PROFESSIONAL HGTS RD	6 PROFESSIONAL HGTS RD	TRURO	MA	02666
1056	36-170-0-R	ROBBINS NAOMI	423 RT 6	PO BOX 2025	TRURO	MA	02666-2025
1064	36-178-0-R	MAXWELL CHRISTINE A	24 HIGHLAND RD	49 NUTHATCH KNOB	GLASTONBURY	CT	06033

LG 11/4/19

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1066	36-180-0-R	DECKER WILLIAM V	26 HIGHLAND RD	PO BOX 275	NORTH TRURO	MA	02652
1067	36-181-0-R	ZIMMERMAN JAMES R	28 HIGHLAND RD	PO BOX 1	PROVINCETOWN	MA	02657-0001
1102	36-218-0-R	THOMPSON JAMES M & PASCAL	12 OLD FIREHOUSE RD	PO BOX 488	NO TRURO	MA	02652
5656	36-224-0-E	TOWN OF TRURO	14 OLD FIREHOUSE RD	PO BOX 2030	TRURO	MA	02666-2030
7248	36-238-0-E	TOWN OF TRURO	22 HIGHLAND RD	PO BOX 2030	TRURO	MA	02666
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 XXXXXXXXXXXXXXXXXXXX	99 Marconi Site Rd	Wellfleet	MA	02667

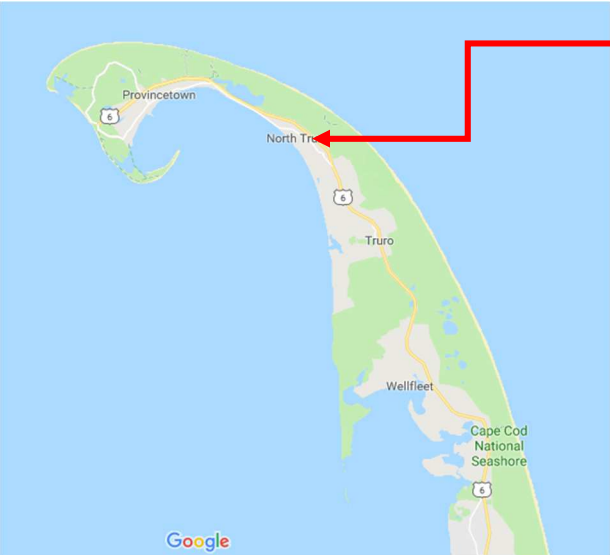
LG 11/4/19

36-79-0-E	36-80-0-R	36-83-0-R
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	GAMSEY ASTRANADA PO BOX 318 TRURO, MA 02666-0318	COURT RICHARD A & PAMELA J 158 INDIAN TRAIL DENNISPORT, MA 02639
36-89-A-R	36-89-B-R	36-89-C-R
M J M TRURO LLC PO BOX 1367 PROVINCETOWN, MA 02657	M J M TRURO LLC PO BOX 1367 PROVINCETOWN, MA 02657	M J M TRURO LLC PO BOX 1367 PROVINCETOWN, MA 02657
36-89-D-R	36-89-E-R	36-89-F-E
M J M TRURO LLC PO BOX 1367 PROVINCETOWN, MA 02657	HIGH TIDE GROUP LLC MGR: KATHERINE F REED PO BOX 250 NORTH TRURO, MA 02652	8 HIGHLAND ROAD CONDOMINIUM PO BOX 1367 PROVINCETOWN, MA 02657
36-134-0-R	36-138-1-R	36-138-2-R
STRAZNITSKAS ELIZABETH & DAVID 20 WOODRUFF AVE NAUGATUCK, CT 06770	KMETZ DEBORAH J PO BOX 1164 PROVINCETOWN, MA 02657	SETTE LISA A & BRADFIELD ELIZABETH PO BOX 24 PROVINCETOWN, MA 02657
36-138-3-E	36-170-0-R	36-178-0-R
6 PROFESSIONAL HGT RD CONDO TR 6 PROFESSIONAL HGTS RD TRURO, MA 02666	ROBBINS NAOMI PO BOX 2025 TRURO, MA 02666-2025	MAXWELL CHRISTINE A 49 NUTHATCH KNOB GLASTONBURY, CT 06033
36-180-0-R	36-181-0-R	36-218-0-R
DECKER WILLIAM V PO BOX 275 NORTH TRURO, MA 02652	ZIMMERMAN JAMES R PO BOX 1 PROVINCETOWN, MA 02657-0001	THOMPSON JAMES M & PASCAL PO BOX 488 NO TRURO, MA 02652
36-224-0-E	36-238-0-E	40-999-0-E
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666	USA-DEPT OF INTERIOR Cape Cod National Seashore 99 Marconi Site Rd Wellfleet, MA 02667

LG 11/4/19

EXHIBIT B
LOCUS MAPS
and
PHOTOGRAPHS

Locus Maps



Photographs





ILLUSTRATED SITE PLAN



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				
TOTAL 40 RENTAL UNITS				

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

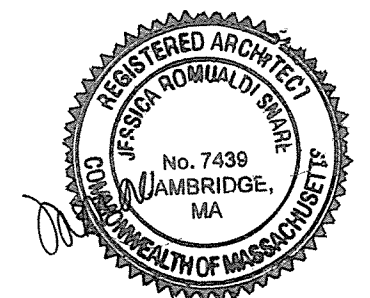


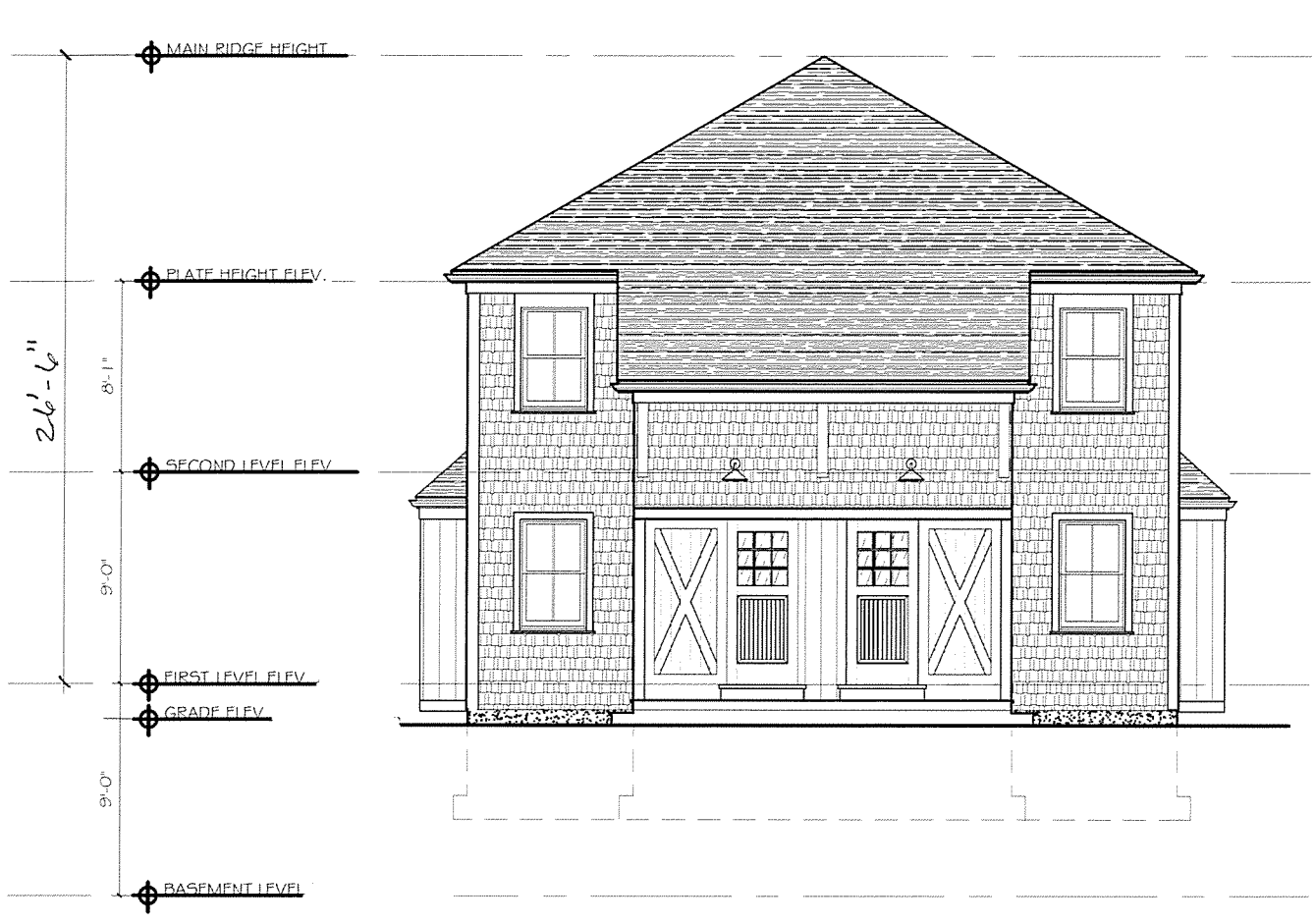
CLOVERLEAF TRURO RENTAL HOUSING
BUILDINGS 1-3, 5-7, 8-10, 9-11, 12-14, 13-15, AND 16-18
Truro, Massachusetts

Monday, October 21, 2019

Spring Hill Design
INTERIORS ARCHITECTURE SPACE PLANNING

21 Dartmouth Street, Somerville, MA, 02145 ~ 617.623.1833

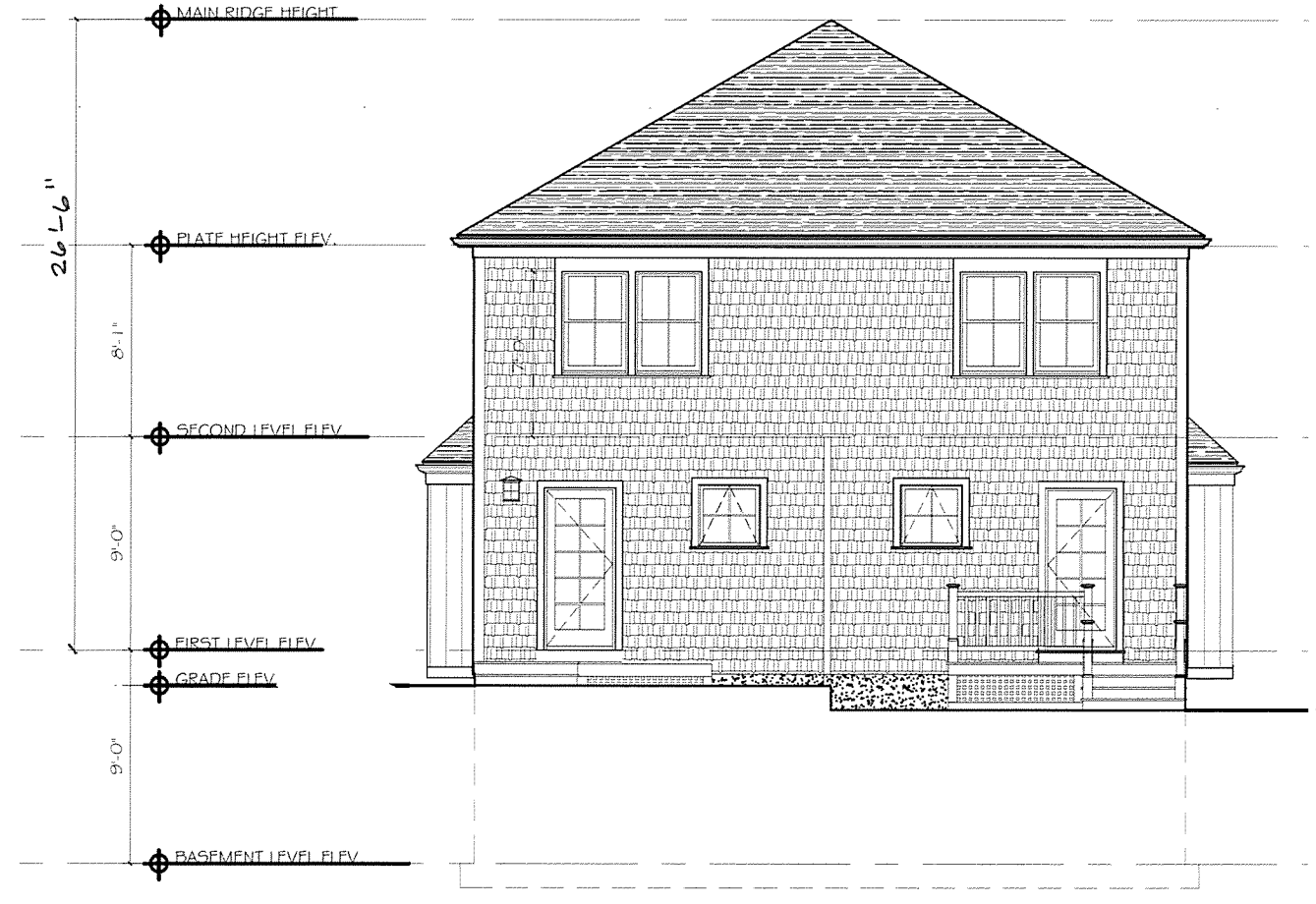




1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



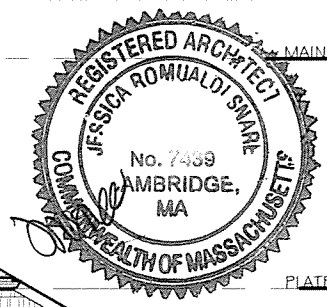
2 SIDE ELEVATION 1 (SIDE MAY BE MIRRORED DEPENDING ON THE BUILDING)
SCALE: 1/8" = 1'-0"

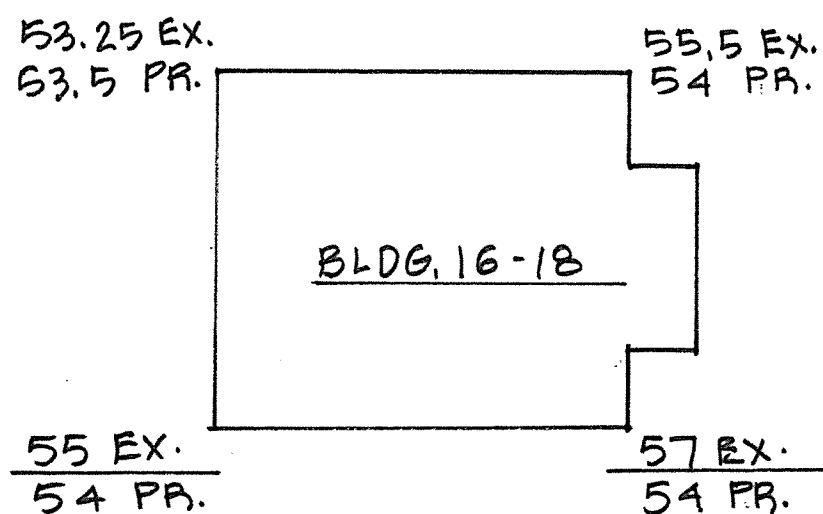
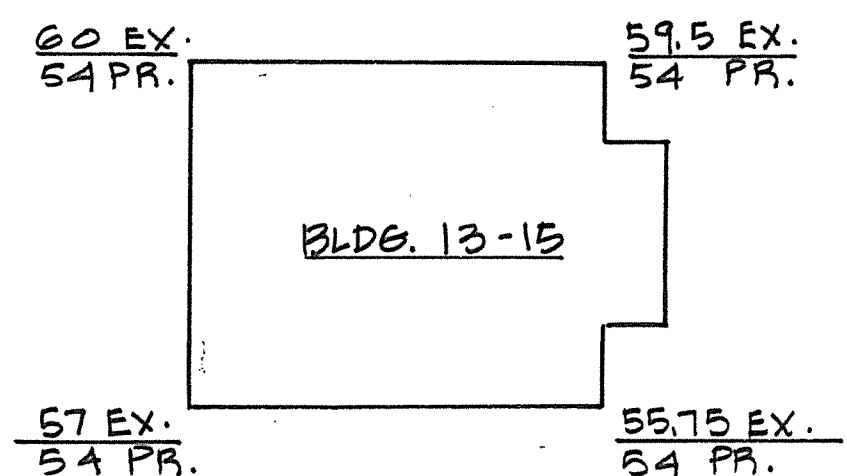
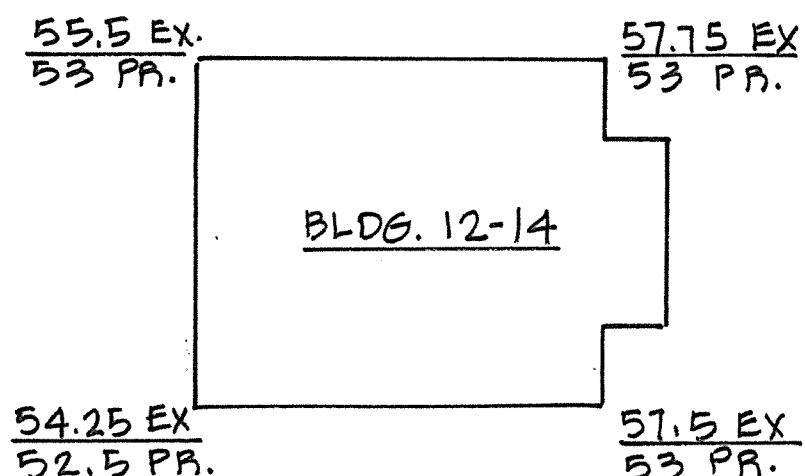
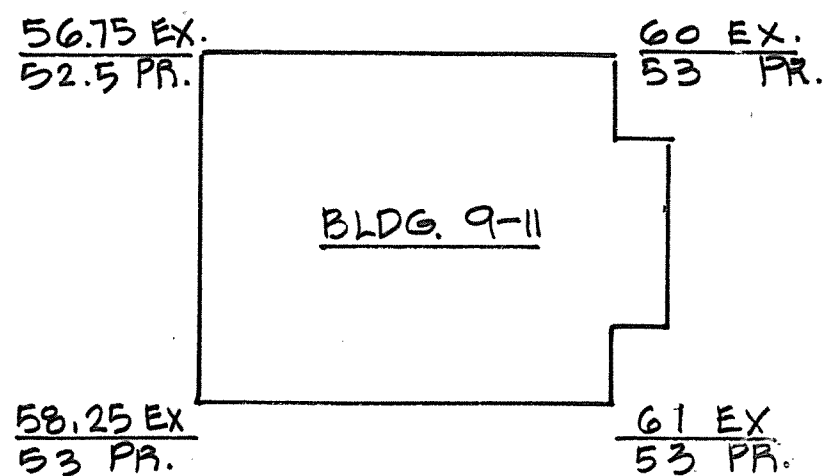
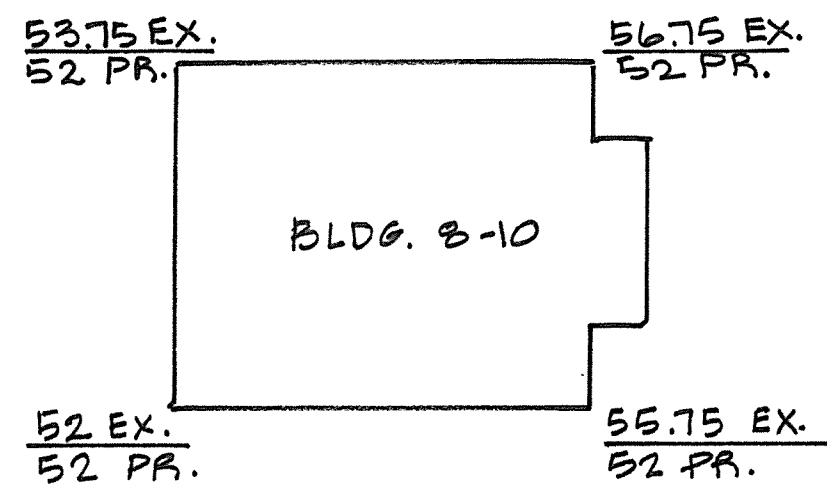
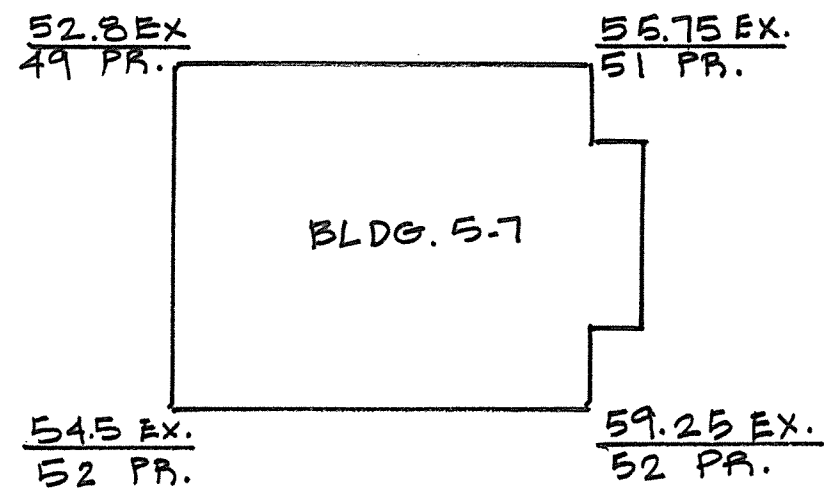
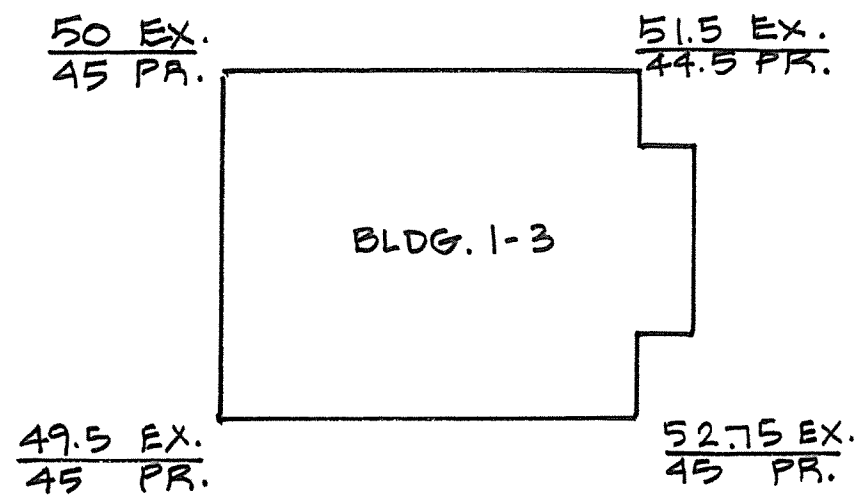


3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION 2 (SIDE MAY BE MIRRORED DEPENDING ON THE BUILDING)
SCALE: 1/8" = 1'-0"





	1-3	5-7	8-10	9-11	12-14	13-15	16-18
AVERAGE EXISTING GRADE	50.9	55.5	54.5	59.0	56.25	58.0	55.18
AVERAGE PROPOSED GRADE	44.8	51.0	52.0	52.8	52.8	54.0	53.87
BLDG. HEIGHT ABOVE EXISTING GRADE	22'-2"	24'-0"	26'-0"	22'-6"	25'-3"	24'-6"	27'-3"
BLDG. HEIGHT ABOVE PROPOSED GRADE	28'-0"	28'-6"	28'-6"	28'-6"	28'-8"	28'-6"	28'-6"
ACTUAL ELEVATION ABOVE SEA LEVEL TO PROPOSED RIDGELINE	72.5	79.0	80.0	81.0	81.0	82.0	82.0



BUILDING HEIGHT CALCULATIONS

CLOVERLEAF 1-3, 5-7, 8-10, 9-11, 12-14, 13-15, 16-18
CLOVERLEAF TRURO RENTAL HOUSING

SPRING HILL DESIGN
ARCHITECTURE INTERIORS SPACE PLANNING

21 Dartmouth Street Somerville, Massachusetts 02145 - 617.623.1833

10-21-19

A3



CLOVERLEAF TRURO RENTAL HOUSING BUILDING 2-4-6

Truro, Massachusetts

Monday, October 21, 2019

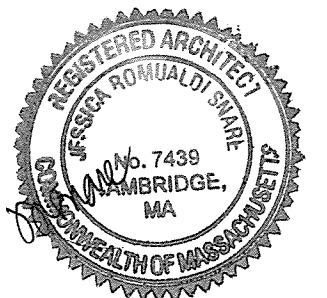
Spring Hill Design

INTERIORS

ARCHITECTURE

SPACE PLANNING

21 Dartmouth Street, Somerville, MA, 02145 ~ 617.623.1833



DATE:
10.21.19

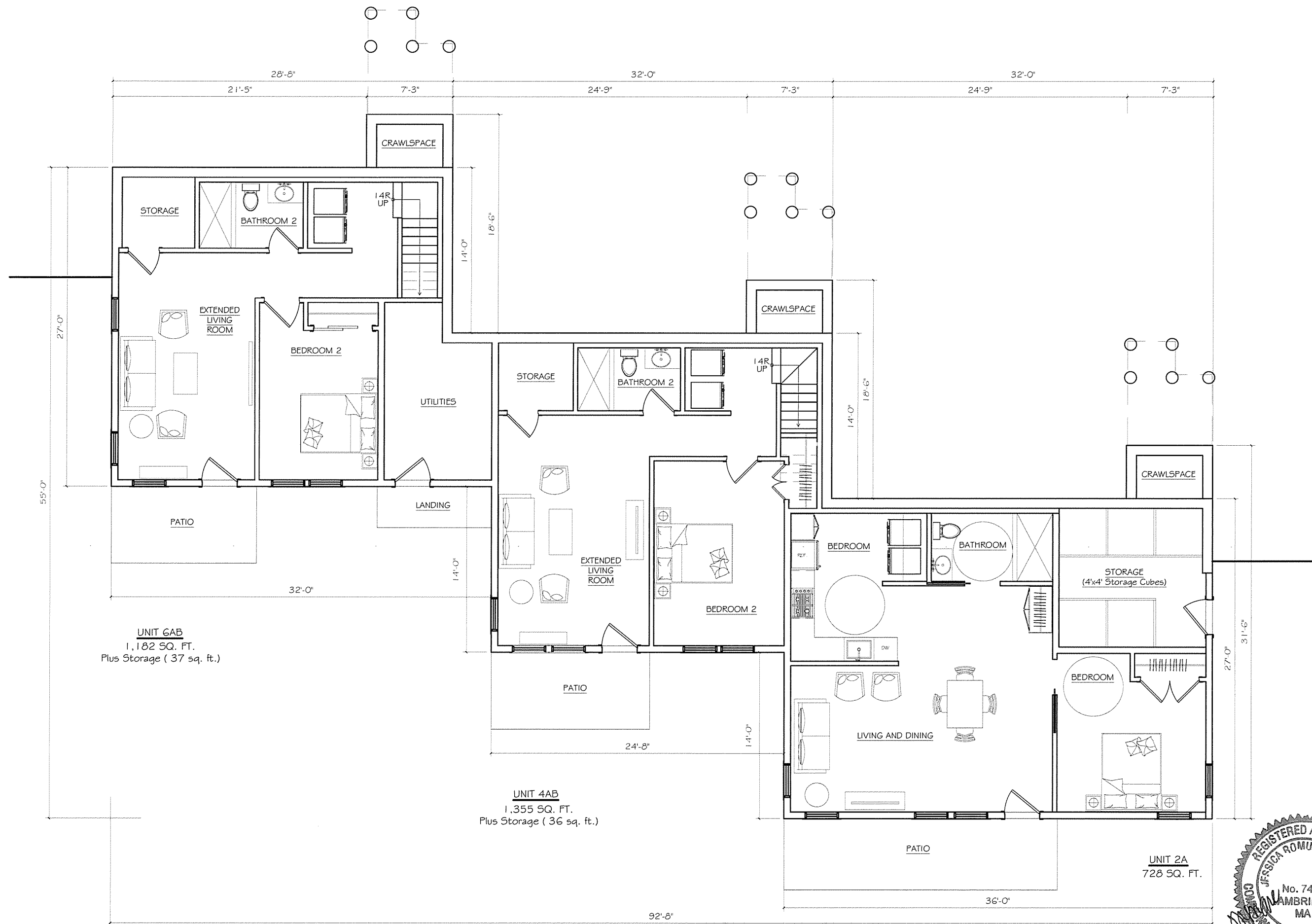
FIRST/GARDEN LEVEL UNITS

CLOVERLEAF BUILDING 2-4-6
CLOVERLEAF TRURO RENTAL HOUSING

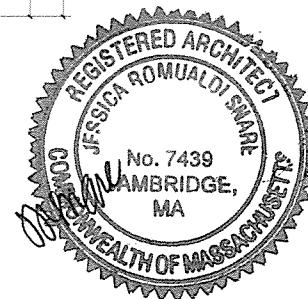
SPRING HILL DESIGN
ARCHITECTURE INTERIORS SPACE PLANNING
21 Dartmouth Street, Somerville, Massachusetts 02145 ~ 617.623.1833

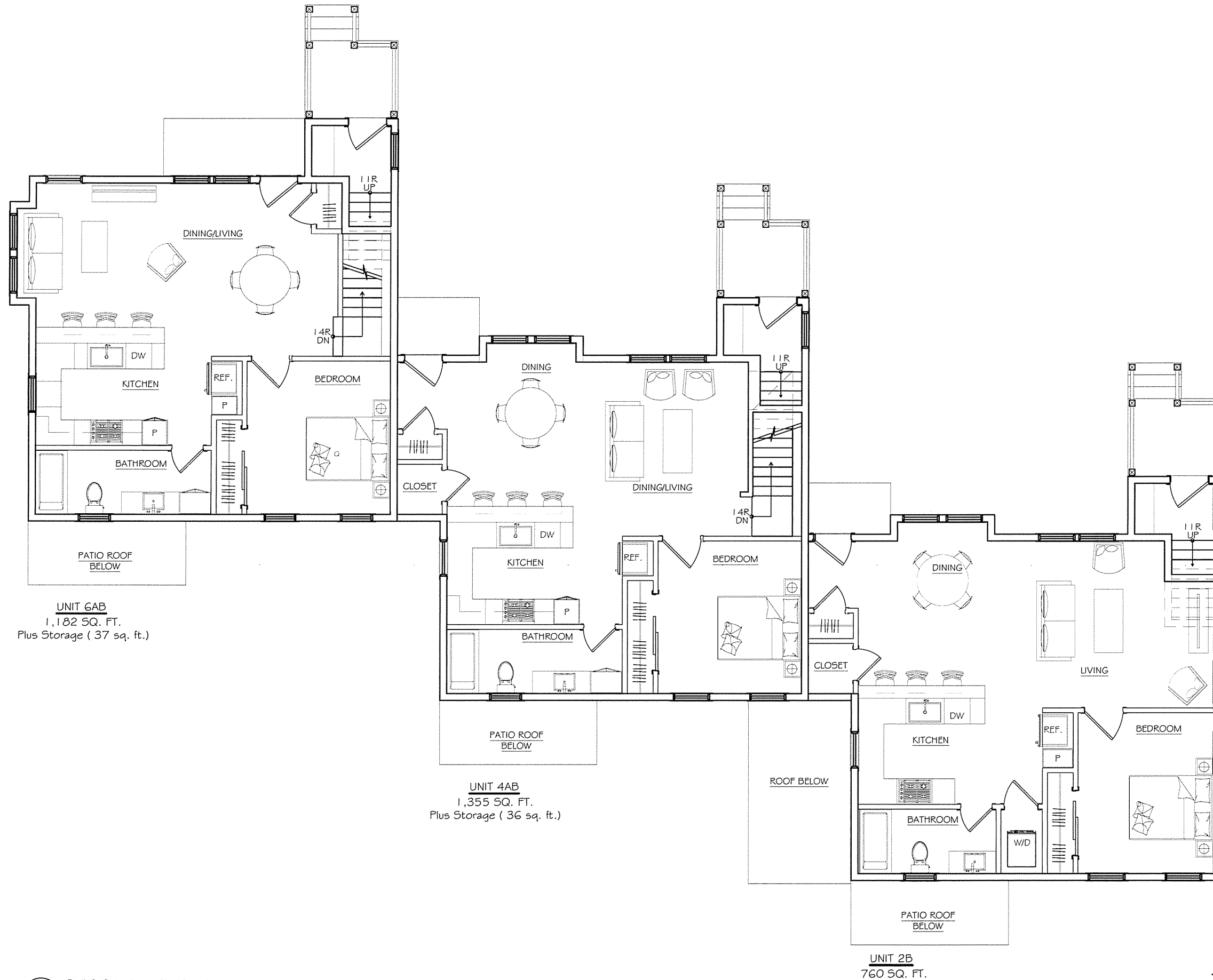
1/8" = 1'-0"

A1.1

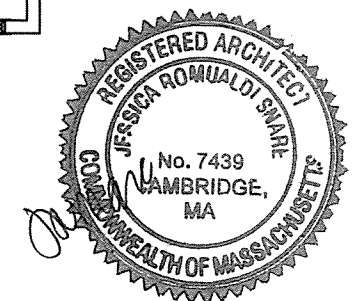


1 FIRST/GARDEN LEVEL PLAN
SCALE: 1/8" = 1'-0"





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



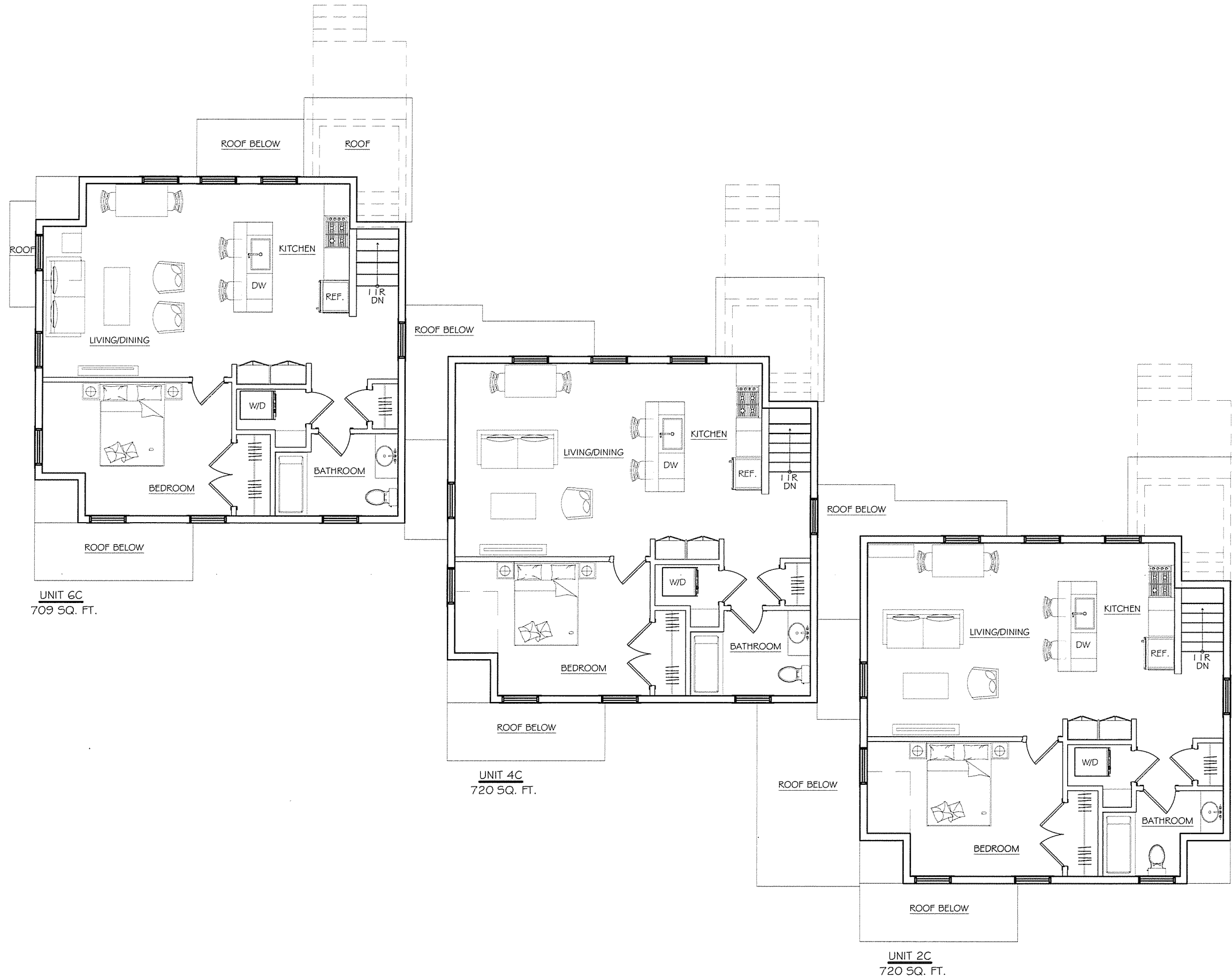
DATE:
10.21.19

SECOND LEVEL UNITS
CLOVERLEAF BUILDING 2-4-6
CLOVERLEAF TRURO RENTAL HOUSING

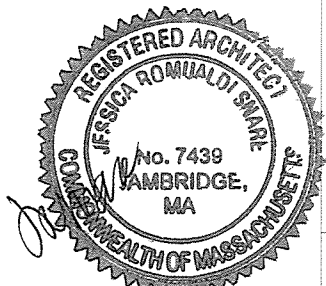
SPRING HILL DESIGN
ARCHITECTURE INTERIORS SPACE PLANNING
21 Dartmouth Street, Somerville, Massachusetts 02145 ~ 617.623.1833

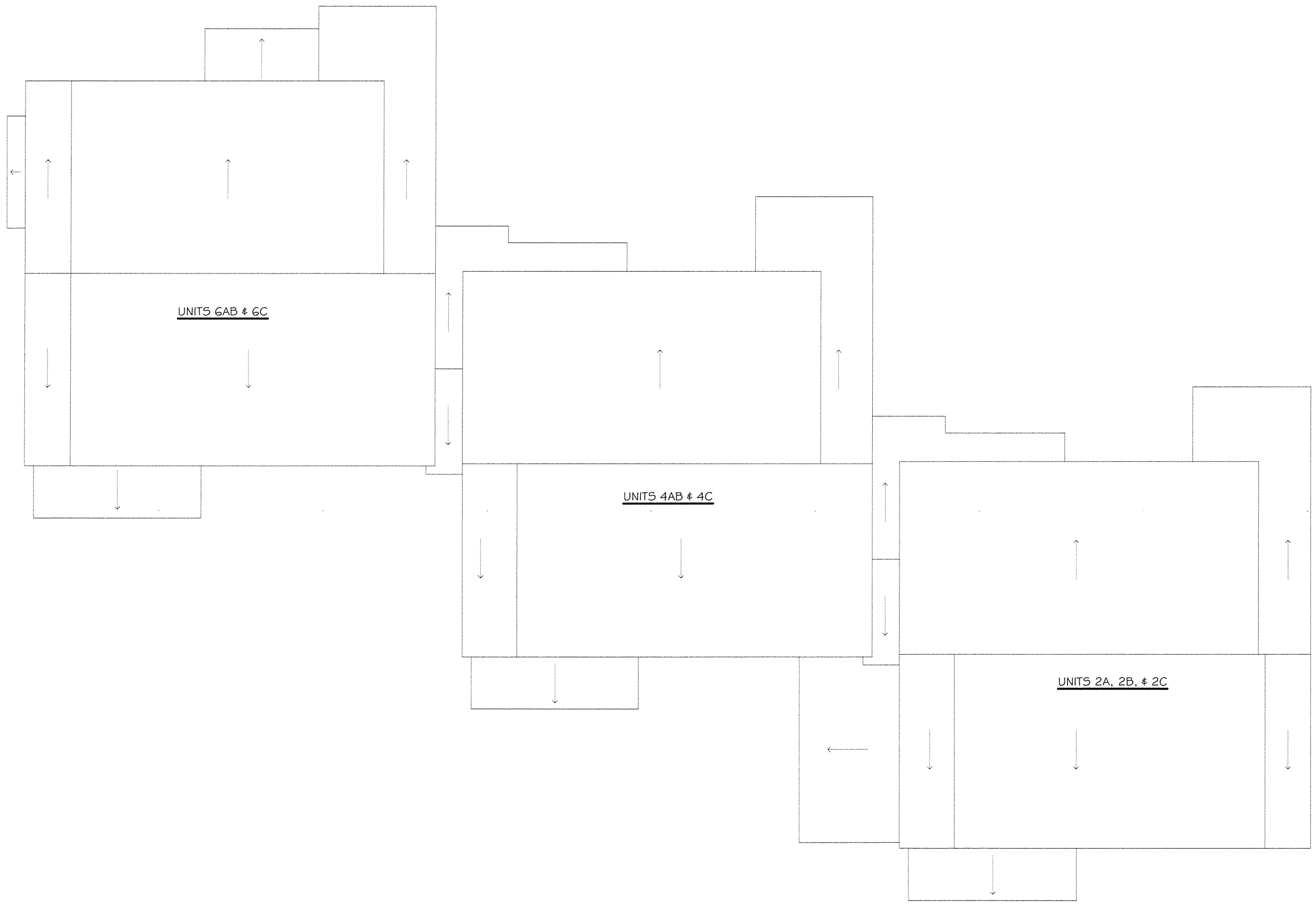
1/8" = 1'-0"

A1.2

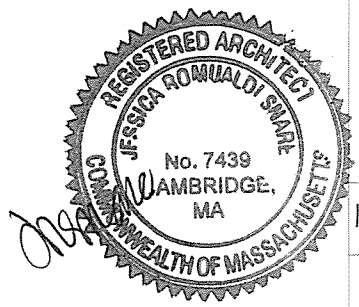


1 THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"





1 ROOF PLAN
SCALE: 1/8" = 1'-0"



DATE: 10.21.19	ROOF PLAN CLOVERLEAF BUILDING 2-4-G CLOVERLEAF TRURO RENTAL HOUSING	
SPRING HILL DESIGN ARCHITECTURE INTERIORS SPACE PLANNING 21 Dartmouth Street, Somerville, Massachusetts 02145 ~ 617.623.1833		1/8" = 1'-0"
		A1.4

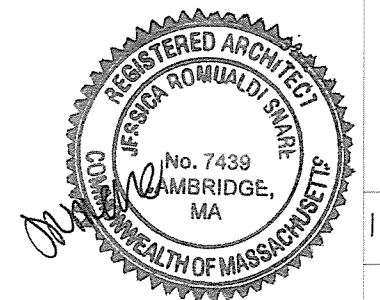


UNITS 2A, 2B, & 2C

UNITS 4AB & 4C

UNITS 6AB & 6C

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



DATE:
10.21.19

FRONT ELEVATION
CLOVERLEAF BUILDING 2-4-6
CLOVERLEAF TRURO RENTAL HOUSING

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

1/8" = 1'-0"

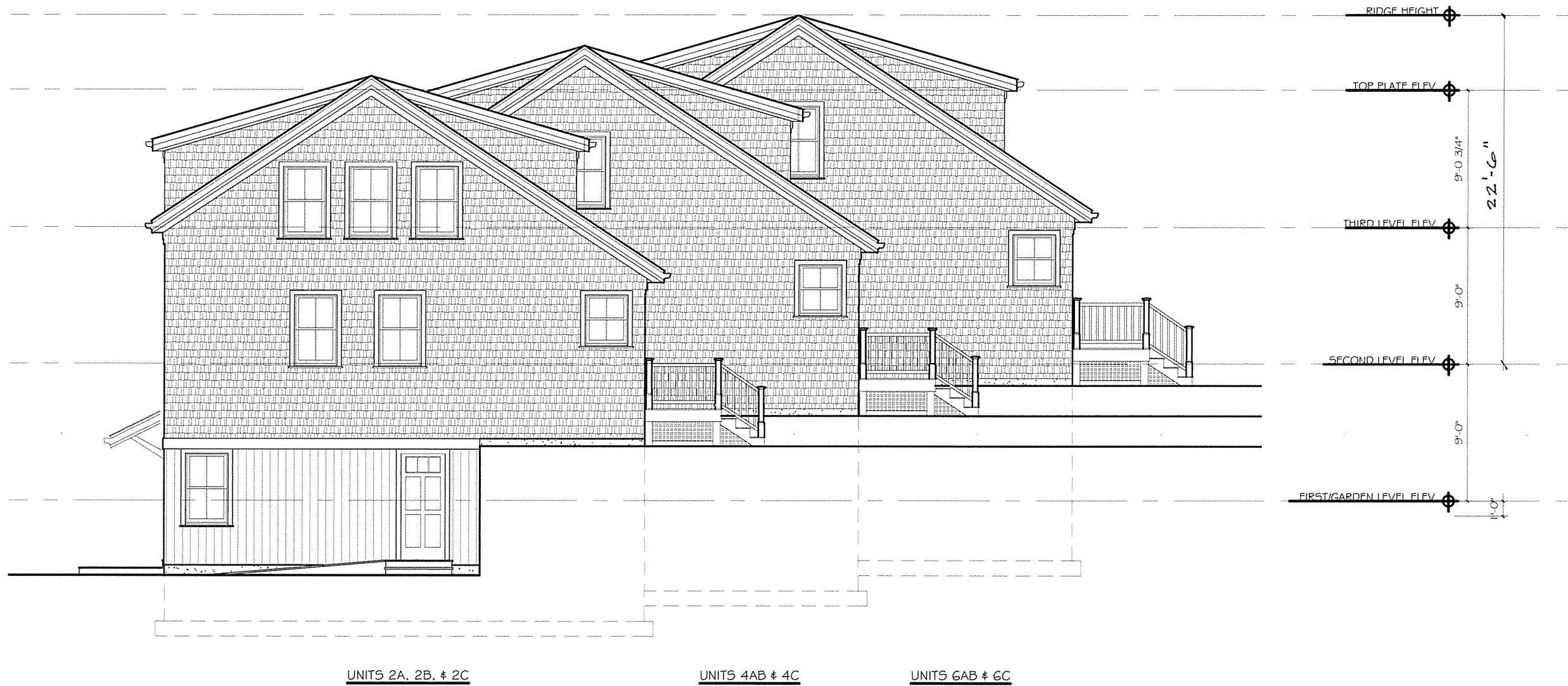
A2.1

DATE:
10.21.19

LEFT SIDE ELEVATION
CLOVERLEAF BUILDING 2-4-G
CLOVERLEAF TRURO RENTAL HOUSING

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

1/8" = 1'-0"

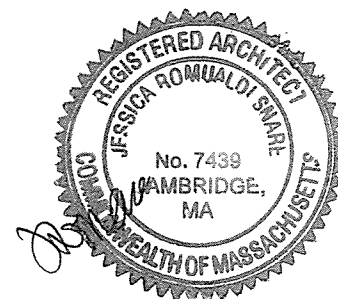


1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"





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

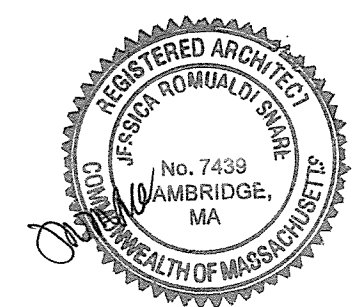


BACK ELEVATION
CLOVERLEAF BUILDING 2-4-6
CLOVERLEAF TRURO RENTAL HOUSING

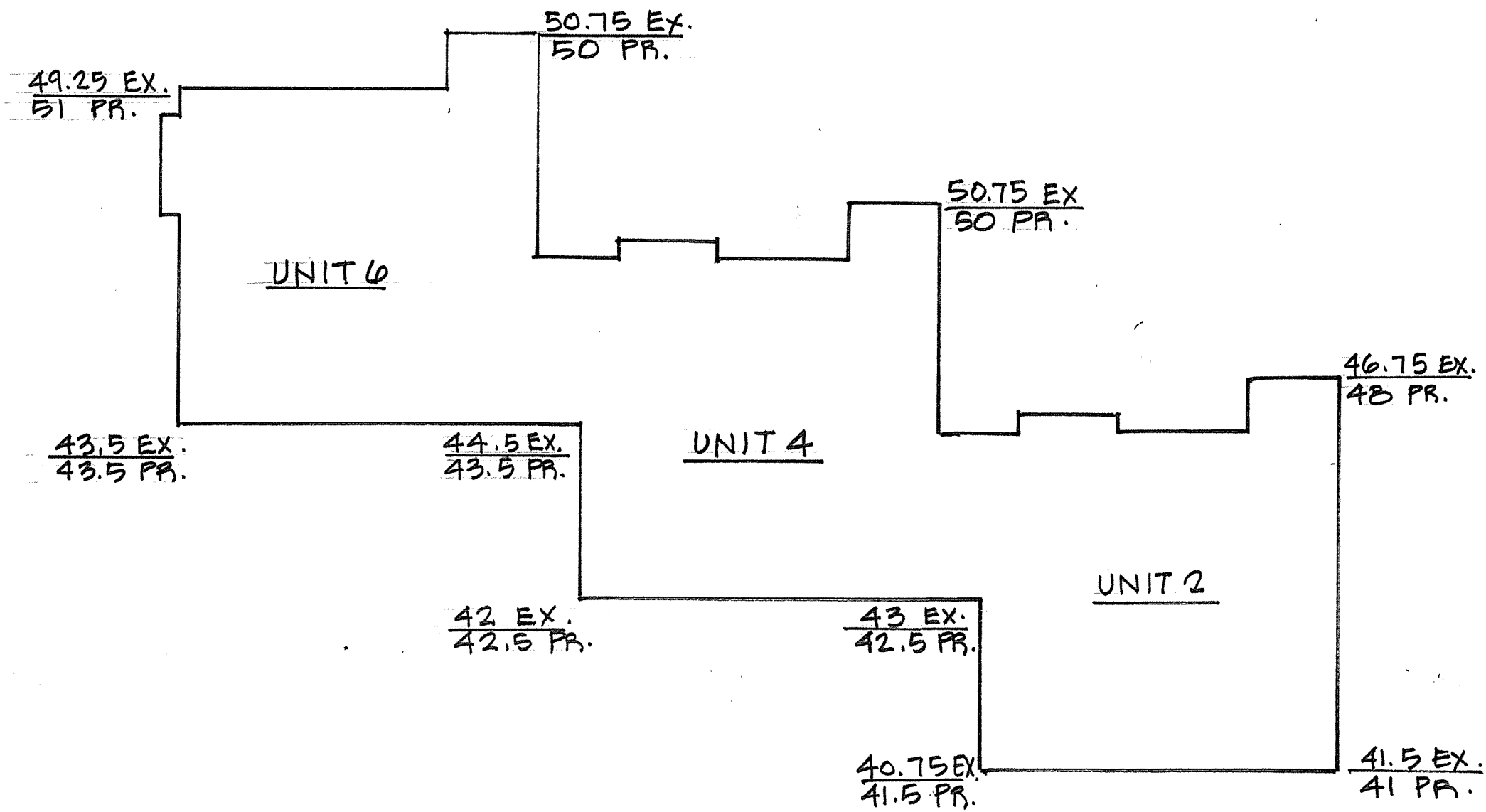
SPRING HILL DESIGN
ARCHITECTURE INTERIORS SPACE PLANNING
21 Dartmouth Street, Somerville, Massachusetts 02145 ~ 617.623.1833



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



	6	4	2
AVERAGE EXISTING GRADE	47.0	45.0	43
AVERAGE PROPOSED GRADE	47.0	44.62	43.25
BLDG. HEIGHT ABOVE AVG. EXISTING GRADE	29'-6"	29'-6"	29'-6"
BLDG. HEIGHT ABOVE AVG. PROPOSED GRADE	29'-6"	29'-10"	29'-3"
ACTUAL ELEVATION ABOVE SEA LEVEL TO PROPOSED RIDGE LINE	76.5	74.5	72.5



<p>BUILDING HEIGHT CALCULATIONS</p> <p>CLOVERLEAF BLDG. 2 - 4 - 6</p> <p>CLOVERLEAF TRURO RENTAL HOUSING</p>	<p>SPRING HILL DESIGN</p> <p>ARCHITECTURE INTERIORS SPACE PLANNING</p> <p>21 Dartmouth Street Somerville, Massachusetts 02145 - 617.623.1833</p>
10.21.19	
A3	



CLOVERLEAF TRURO RENTAL HOUSING BUILDING 17-19 AND 20-22(MIRRORED)

Truro, Massachusetts

Monday, October 21, 2019

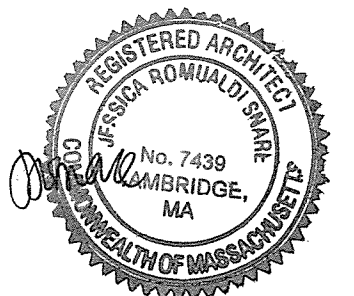
Spring Hill Design

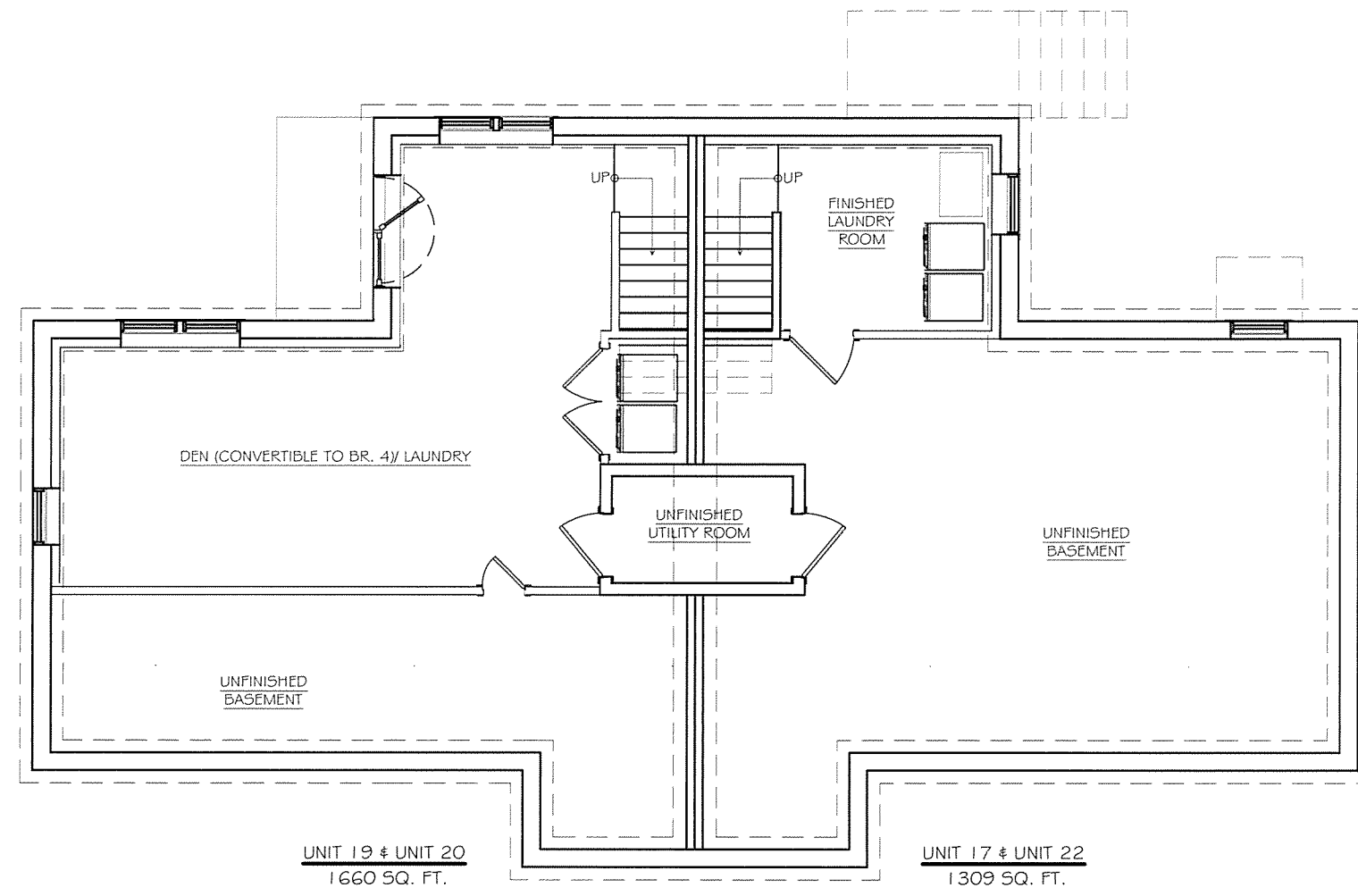
INTERIORS

ARCHITECTURE

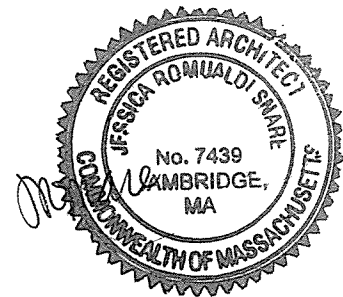
SPACE PLANNING

21 Dartmouth Street, Somerville, MA, 02145 ~ 617.623.1833





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

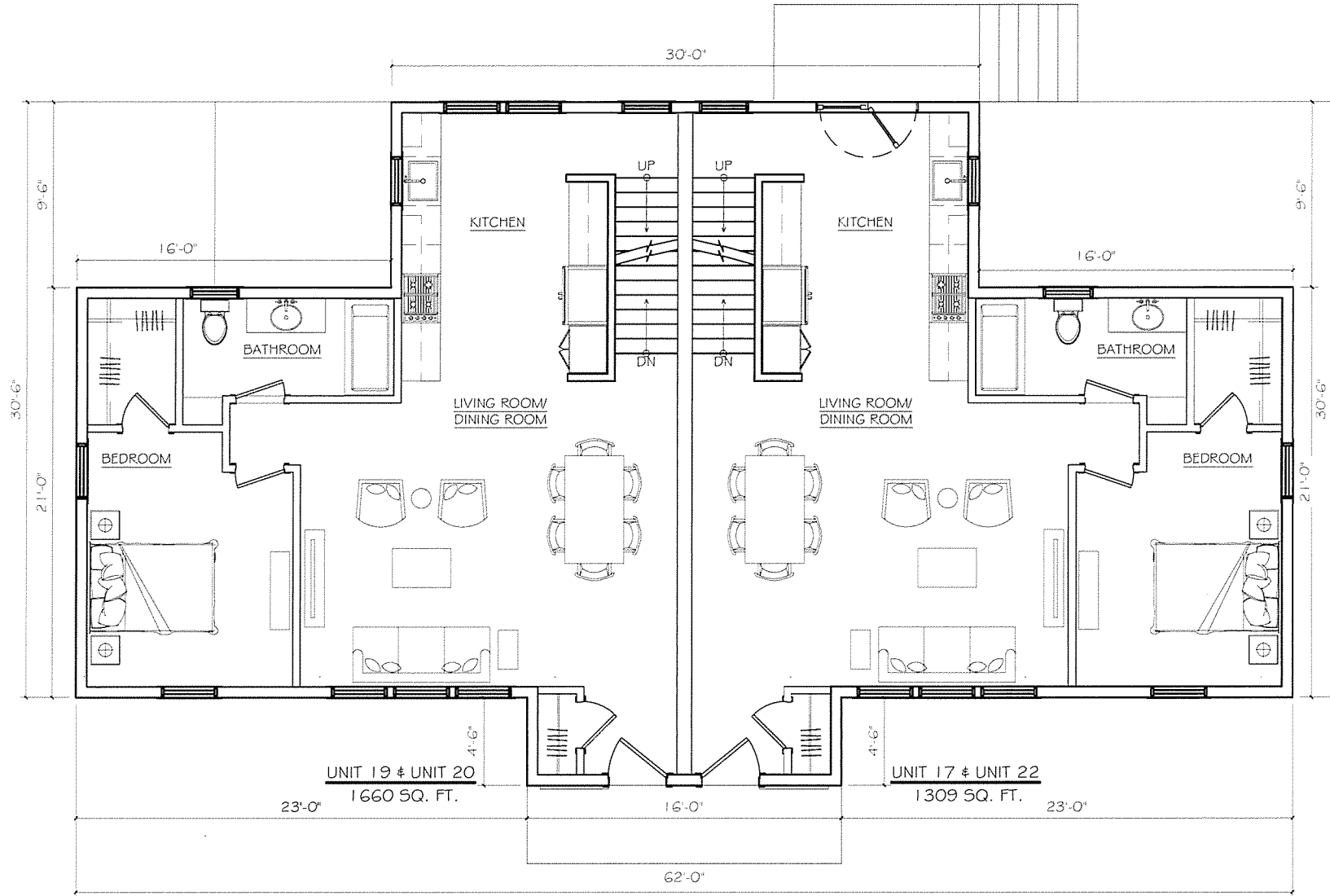


DATE:
10.21.19

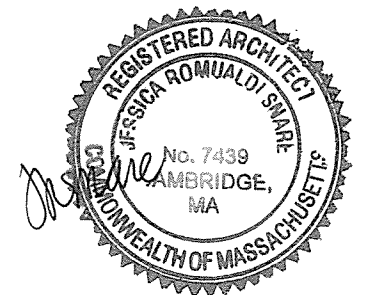
BASEMENT FLOOR PLAN
CLOVERLEAF BUILDING 17-19 AND 20-22 (MIRRORED)
CLOVERLEAF TRURO RENTAL HOUSING

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

1/8" = 1'-0"



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

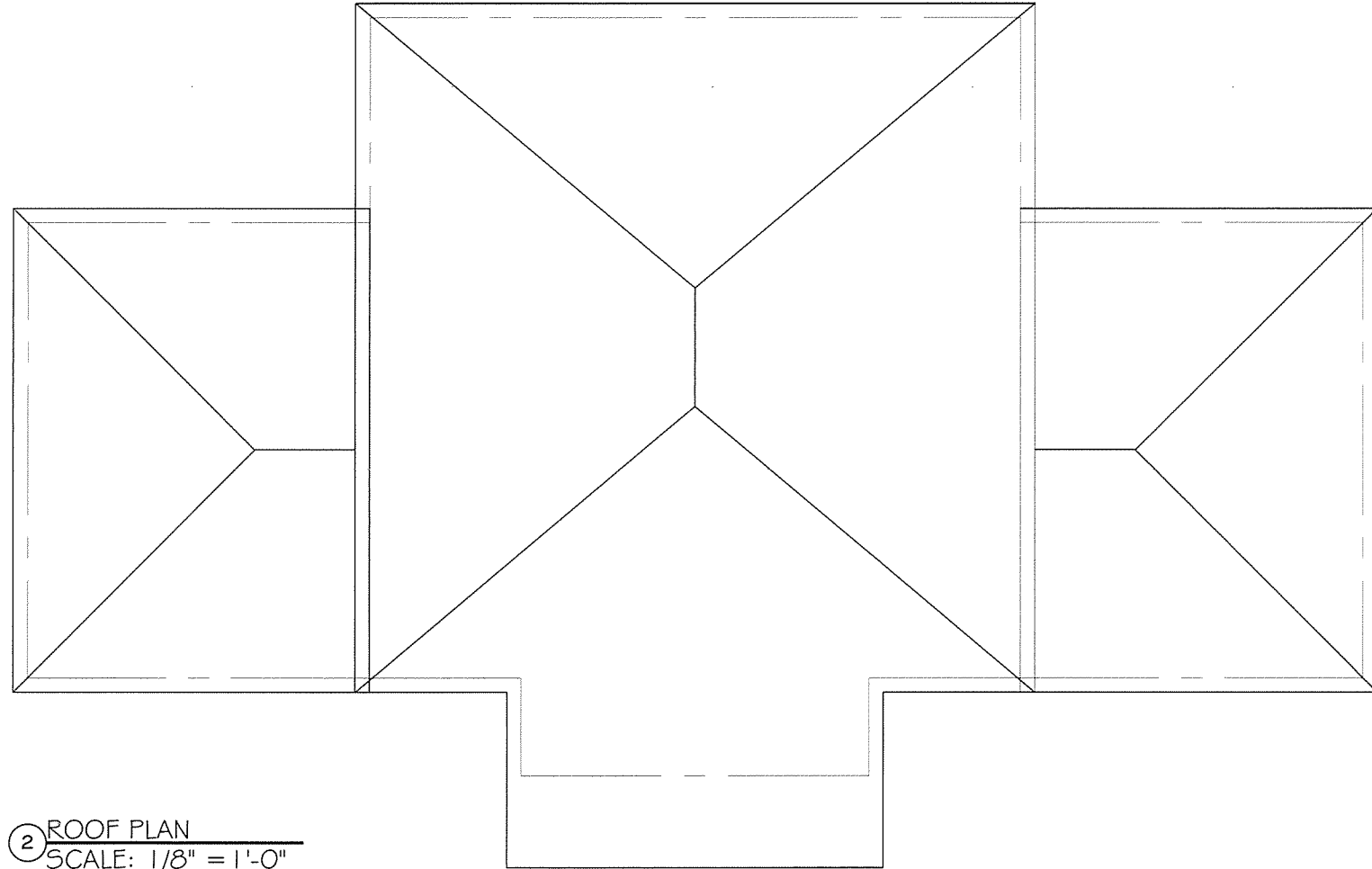


DATE:
10.21.19

FIRST FLOOR PLAN
CLOVERLEAF BUILDING 17-19 AND 20-22 (MIRRORED)
CLOVERLEAF TRURO RENTAL HOUSING

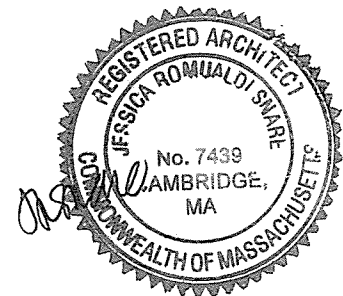
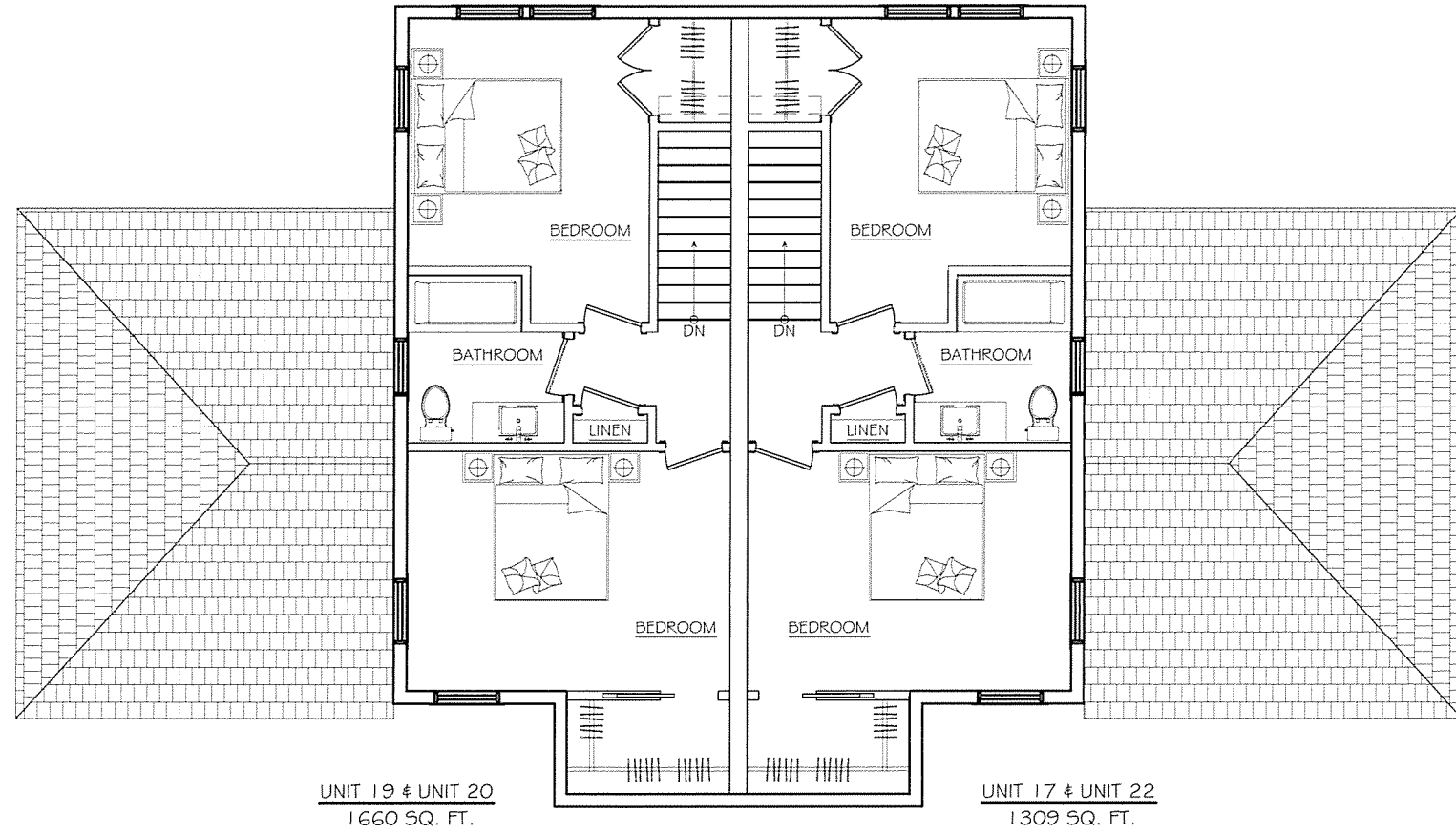
SPRING HILL DESIGN
ARCHITECTURE INTERIORS SPACE PLANNING
21 Dartmouth Street, Somerville, Massachusetts 02145 ~ 617.623.1833

1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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

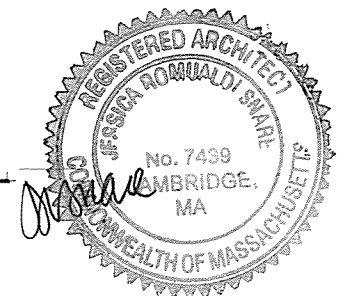




① FRONT ELEVATION
SCALE: 1/8" = 1'-0"



① BACK ELEVATION
SCALE: 1/8" = 1'-0"

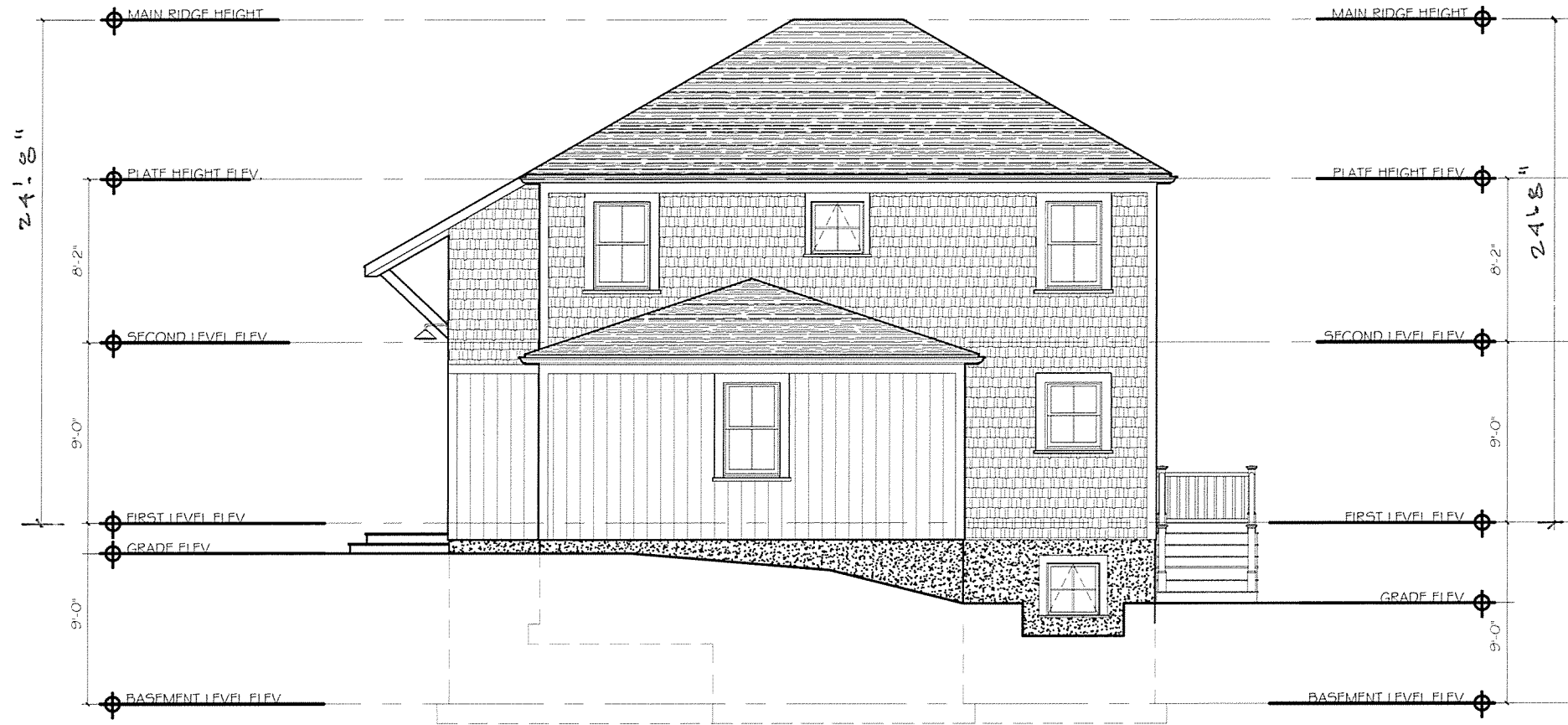


DATE:
10.21.19

FRONT AND BACK ELEVATIONS
CLOVERLEAF BUILDING 17-19 AND 20-22 (MIRRORED)
CLOVERLEAF TRURO RENTAL HOUSING

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

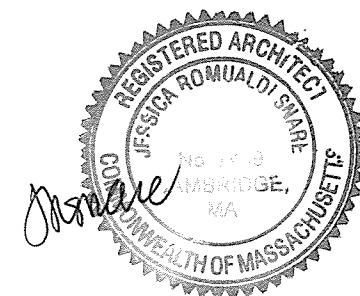
1/8" = 1'-0"



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



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

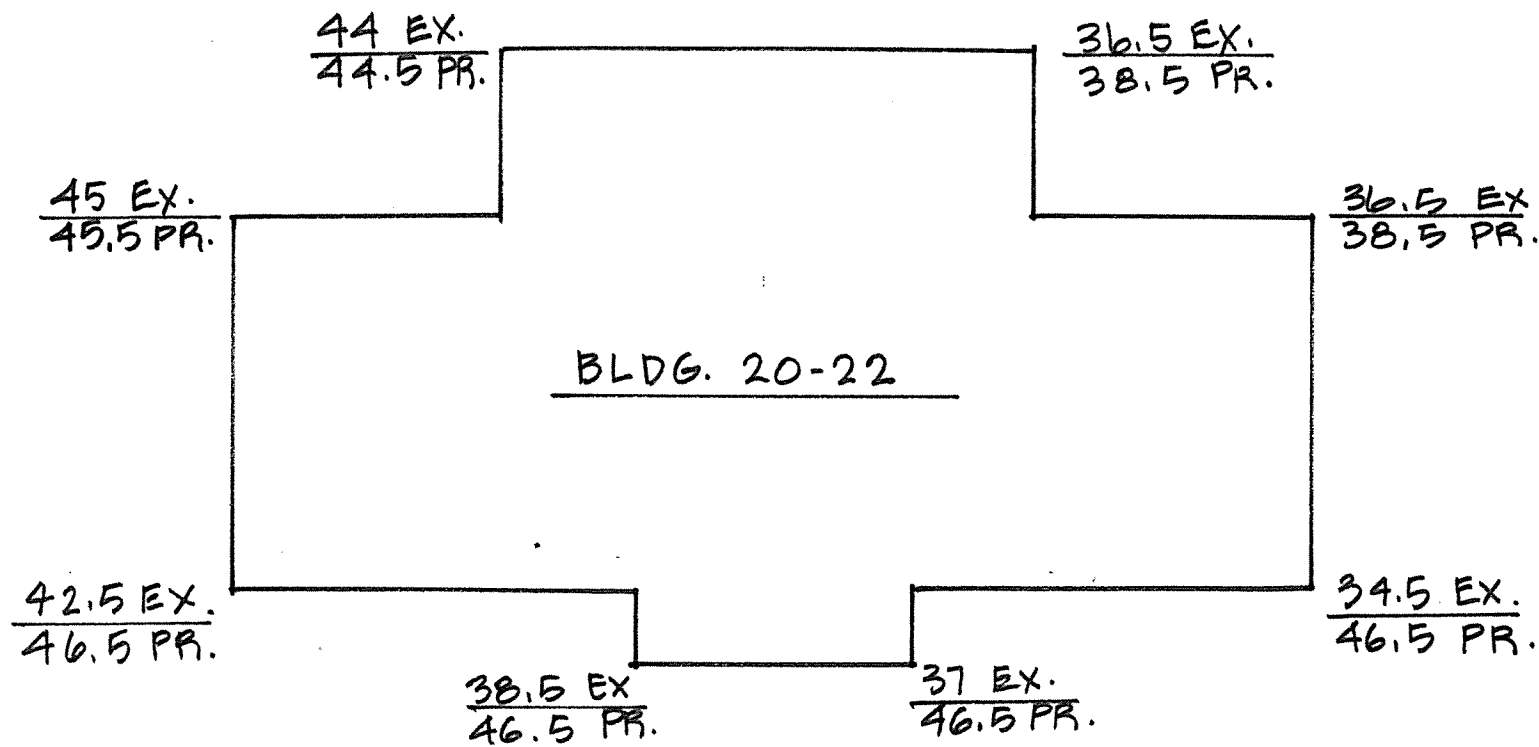
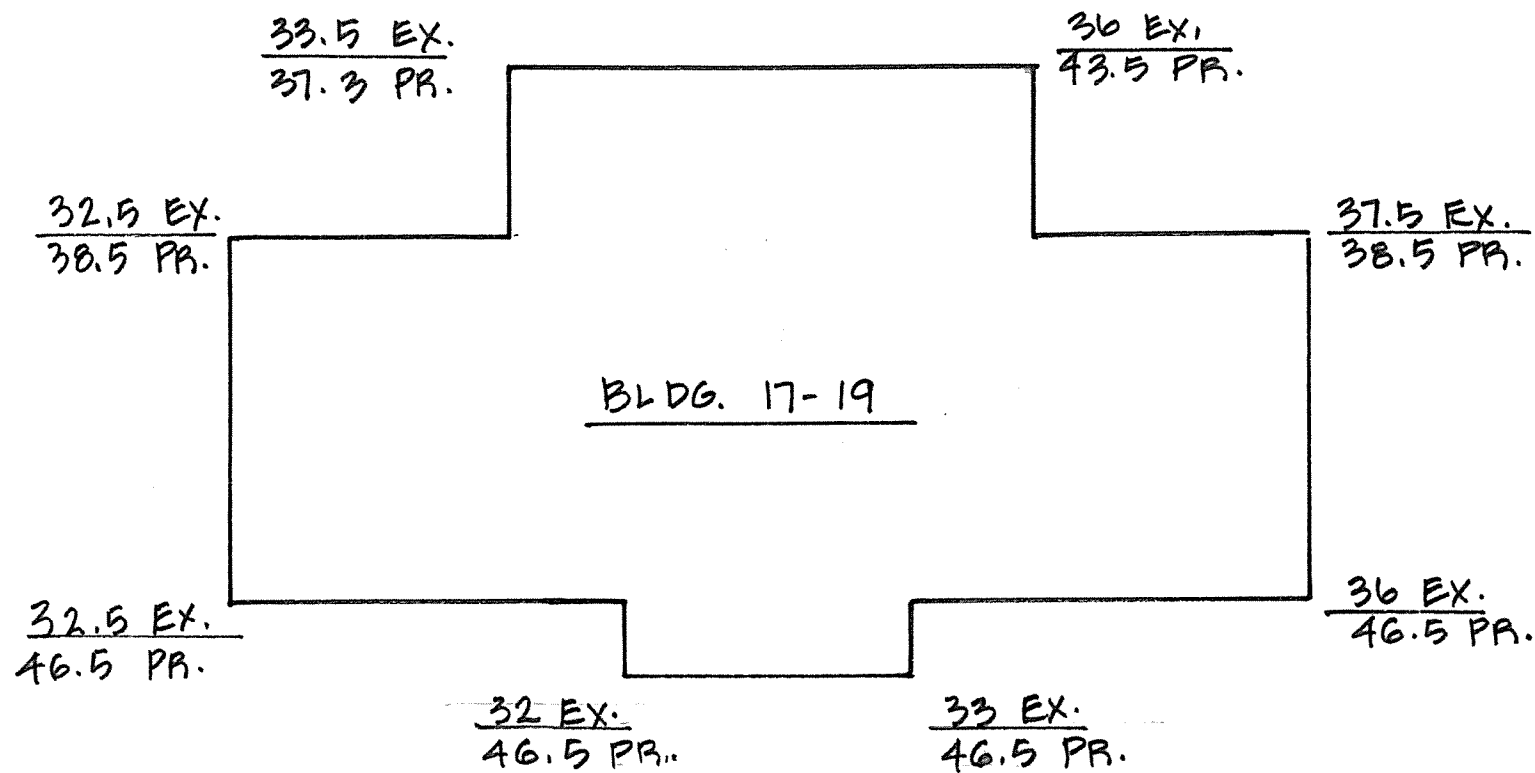


SIDE ELEVATIONS

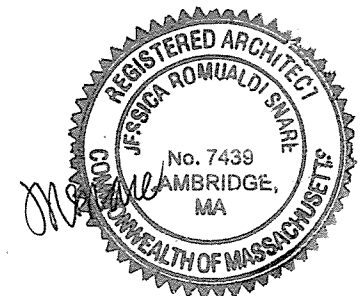
CLOVERLEAF BUILDING 17-19 AND 20-22 (MIRRORED)
CLOVERLEAF TRURO RENTAL HOUSING

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

1/8" = 1'-0"



	17-19	20-22
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



BUILDING HEIGHT CALCULATIONS
 CLOVERLEAF 17-19, 20-22
 CLOVERLEAF TRURO RENTAL HOUSING

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

10.21.19
 A3



CLOVERLEAF TRURO RENTAL HOUSING BUILDING 21

Truro, Massachusetts

Monday, October 21, 2019

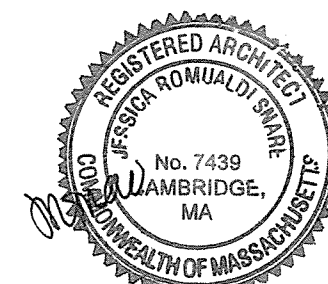
Spring Hill Design

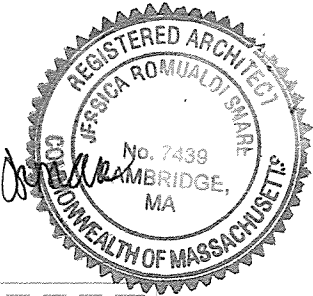
INTERIORS

ARCHITECTURE

SPACE PLANNING

21 Dartmouth Street, Somerville, MA, 02145 ~ 617.623.1833





Al.O



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

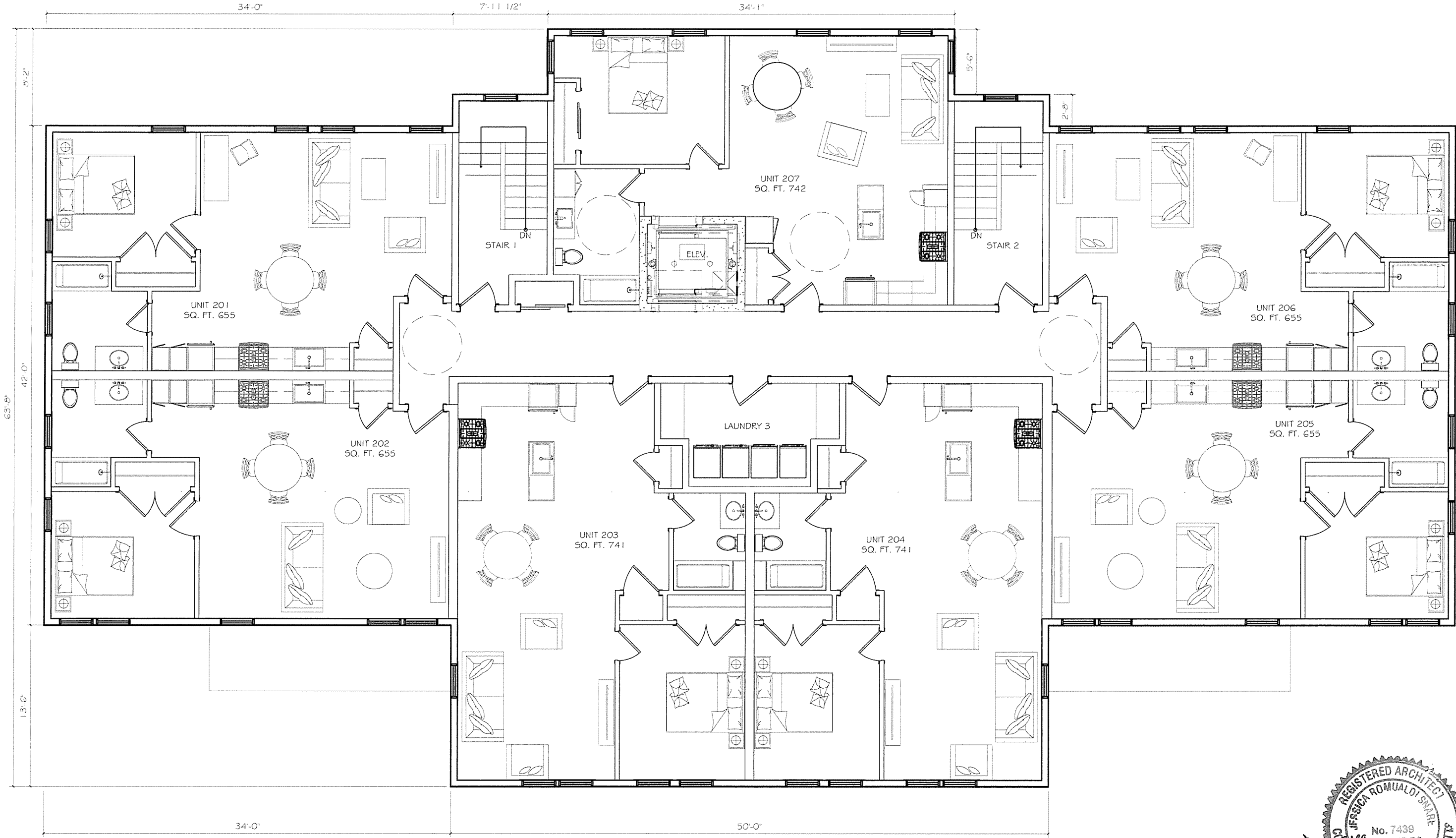


DATE:
10.21.19

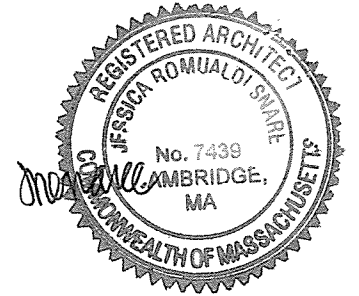
FIRST FLOOR PLAN
CLOVERLEAF BUILDING 21
CLOVERLEAF TRURO RENTAL HOUSING

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

1/8" = 1'-0"



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

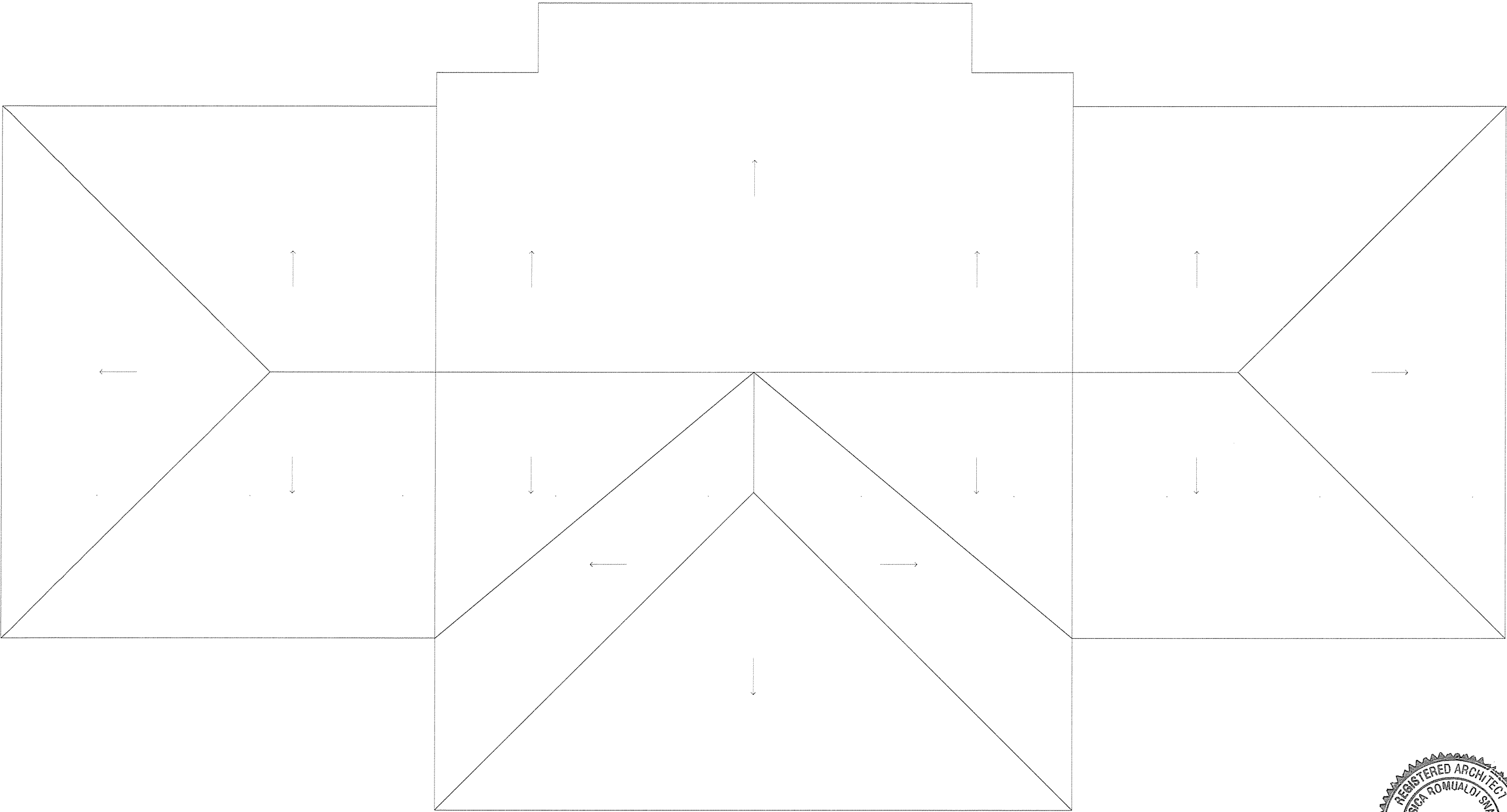


DATE:
10.21.19

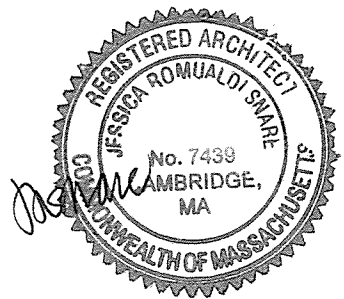
SECOND FLOOR PLAN
CLOVERLEAF BUILDING 21
CLOVERLEAF TRURO RENTAL HOUSING

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

1/8" = 1'-0"



① ROOF PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
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"

A1.3

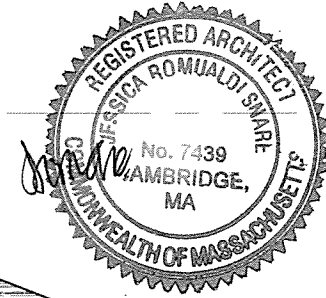
DATE:
10.21.19



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



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



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

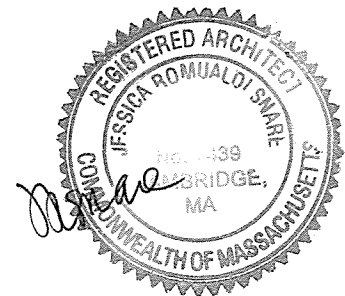
1/8" = 1'-0"

A2.1

DATE:
10.21.19



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



LEFT SIDE ELEVATION

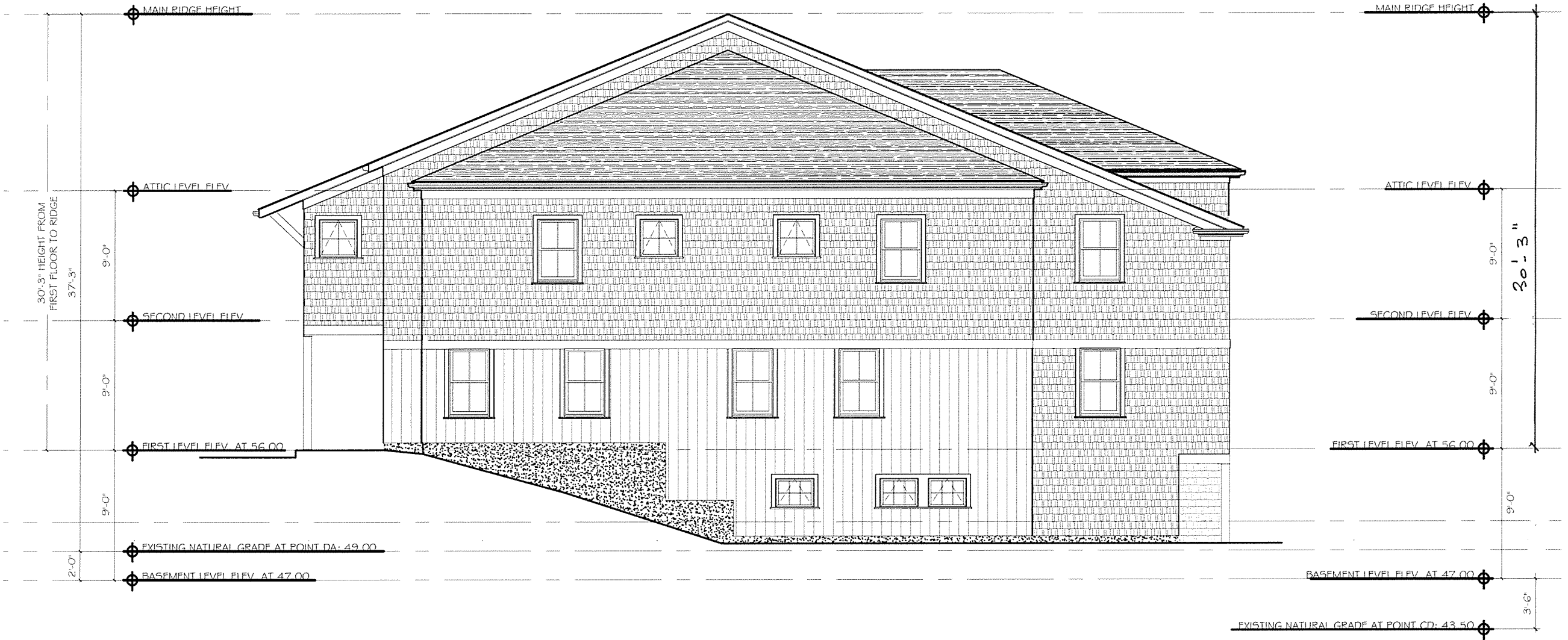
CLOVERLEAF BUILDING 2 I
CLOVERLEAF TRURO RENTAL HOUSING

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

1/8" = 1'-0"

A2.2

DATE:
10.21.19



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



RIGHT SIDE ELEVATION

CLOVERLEAF BUILDING 21
CLOVERLEAF TRURO RENTAL HOUSING

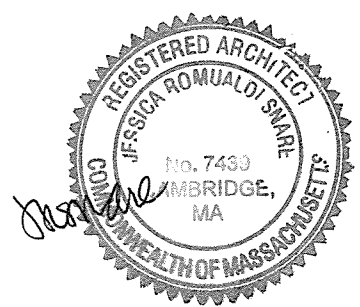
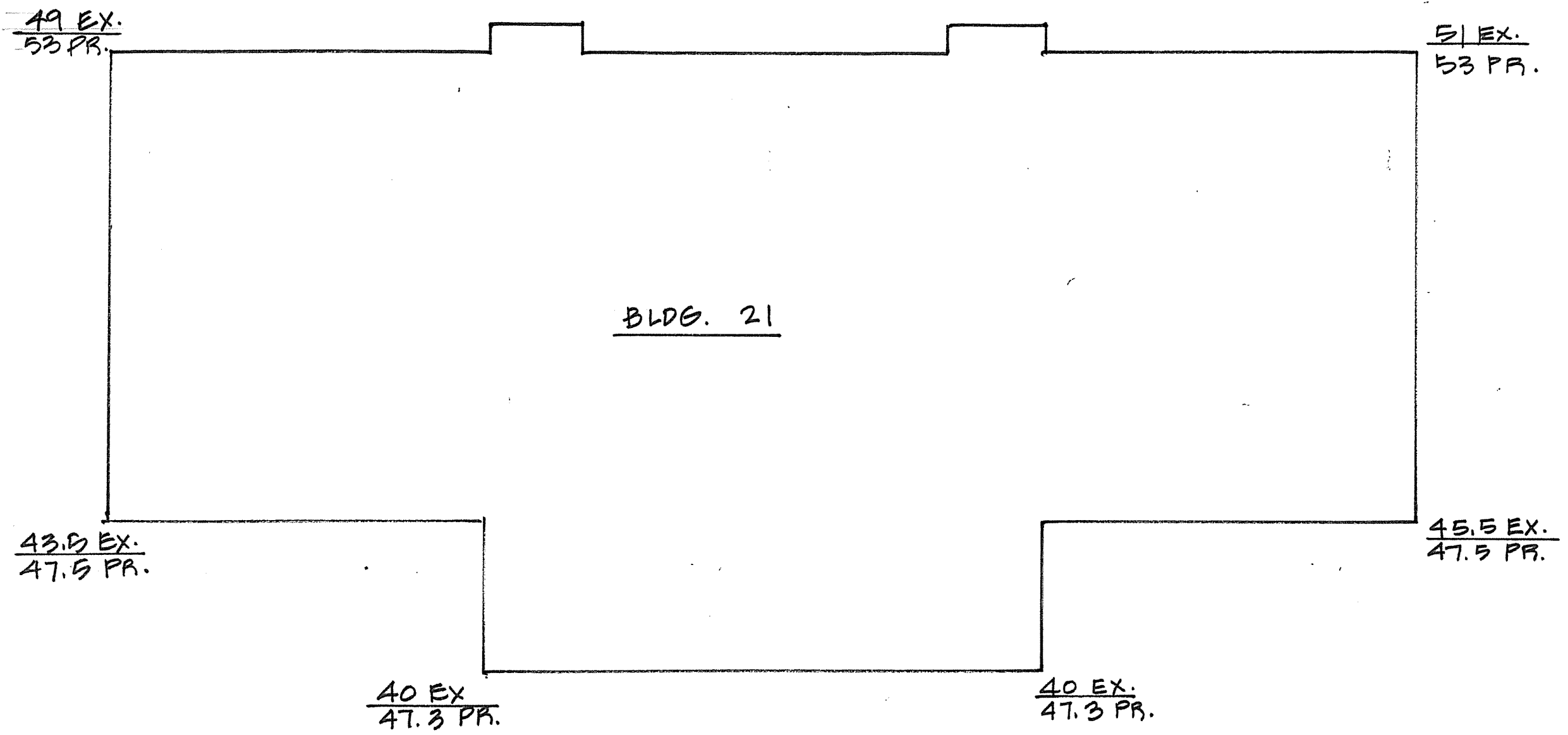
SPRING HILL DESIGN
ARCHITECTURE INTERIORS SPACE PLANNING
21 Dartmouth Street, Somerville, Massachusetts 02145 ~ 617.623.1833

1/8" = 1'-0"

A2.3

DATE:
10.21.19

AVERAGE EXISTING GRADE	44.8
AVERAGE PROPOSED GRADE	49.2
BLDG. HEIGHT ABOVE AVG. EXISTING GRADE	41'-5"
BLDG. HEIGHT ABOVE AVG. PROPOSED GRADE	37'-0"
ACTUAL ELEVATION ABOVE SEA LEVEL TO PROPOSED RIDGE LINE	86.3



BUILDING HEIGHT CALCULATIONS

CLOVERLEAF BLDG. 21

CLOVERLEAF TRURO RENTAL HOUSING

SPRING HILL DESIGN

ARCHITECTURE INTERIORS SPACE PLANNING


21 Dartmouth Street Somerville, Massachusetts 02145 - 617.623.1833

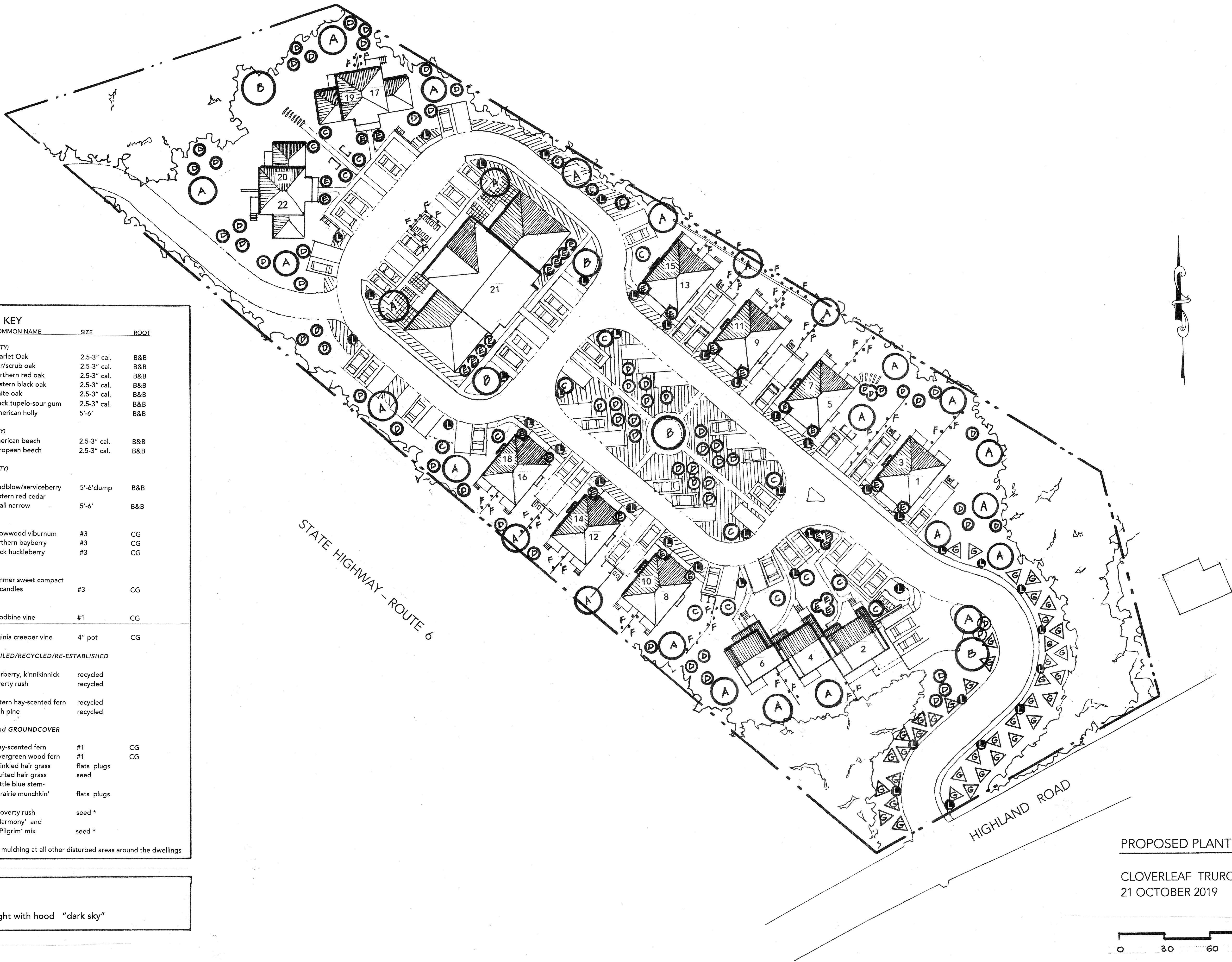
10.21.19

A3

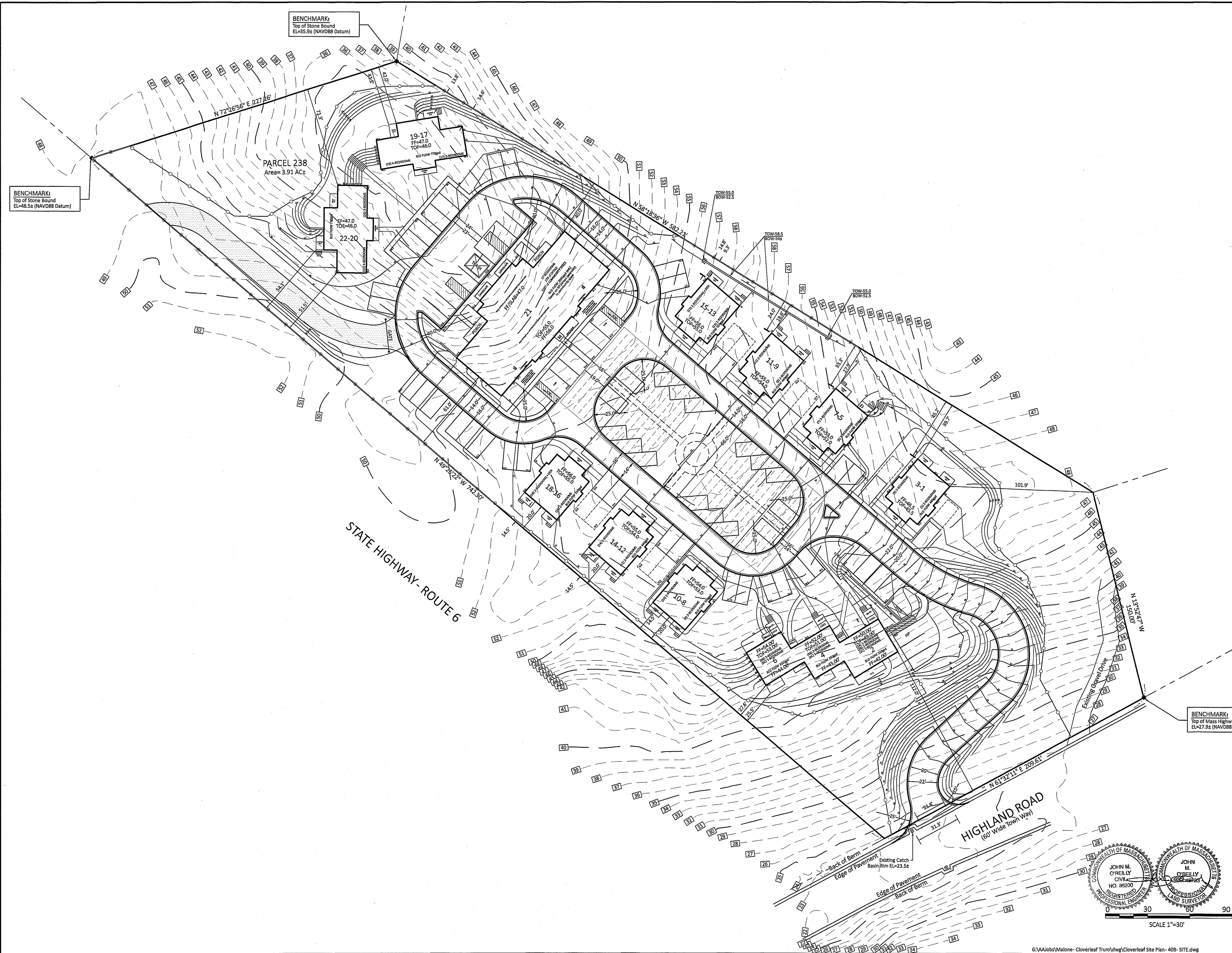
PLANTING PLAN KEY				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
A	TREES (> 30FT AT MATURITY)			
	Quercus coccinea	Scarlet Oak	2.5-3" cal.	B&B
	Quercus macrocarpa	bur/scrub oak	2.5-3" cal.	B&B
	Quercus rubra	northern red oak	2.5-3" cal.	B&B
	Quercus velutina	eastern black oak	2.5-3" cal.	B&B
	Quercus alba	white oak	2.5-3" cal.	B&B
	Nyssa sylvatica	black tupelo-sour gum	2.5-3" cal.	B&B
B	TREES (>50FT AT MATURITY)			
	Fagus grandifolia	american beech	2.5-3" cal.	B&B
C	TREES (<30 FT AT MATURITY)			
	Amelanchier canadensis			
	or A. lavis	shadblow/serviceberry	5'-6' clump	B&B
	Juniperus virginiana 'taylor'	eastern red cedar small narrow	5'-6'	B&B
D	SHRUBS			
	Viburnum dentatum	arrowwood viburnum	#3	CG
	Morella pensylvanica	northern bayberry	#3	CG
	Gaylussacia baccata	black huckleberry	#3	CG
E	SHRUBS			
	Clethra alnifolia '16 candles'	summer sweet compact 16 candles	#3	CG
F	VINES			
	Clematis virginiana	woodbine vine	#1	CG
G	GROUND COVER STOCKPILED/RECYCLED/RE-ESTABLISHED			
	Arctostaphylos uva-ursi	bearberry, kinnikinnick	recycled	
PERENNIALS, GRASSES and GROUND COVER	Junccus tenuis	poverty rush	recycled	
	Dennstaedtia punctilobula	eastern hay-scented fern	recycled	
	Pinus rigida	pitch pine	recycled	
	Dennstaedtia punctilobula	hay-scented fern	#1	CG
	Dryopteris intermedia	evergreen wood fern	#1	CG
Juncus tenuis	Deschampsia flexuosa	crinkled hair grass	flats plugs	
	Deschampsia cespitosa	tufted hair grass	seed	
Colonial Seed Co.	Schizachyrium scoparium	little blue stem-'prairie munchkin'	flats plugs	
	Juncus tenuis	poverty rush	seed *	
Colonial Seed Co.	'Harmony' and 'Pilgrim' mix		seed *	

* Seeded grasses and some mulching at all other disturbed areas around the dwellings

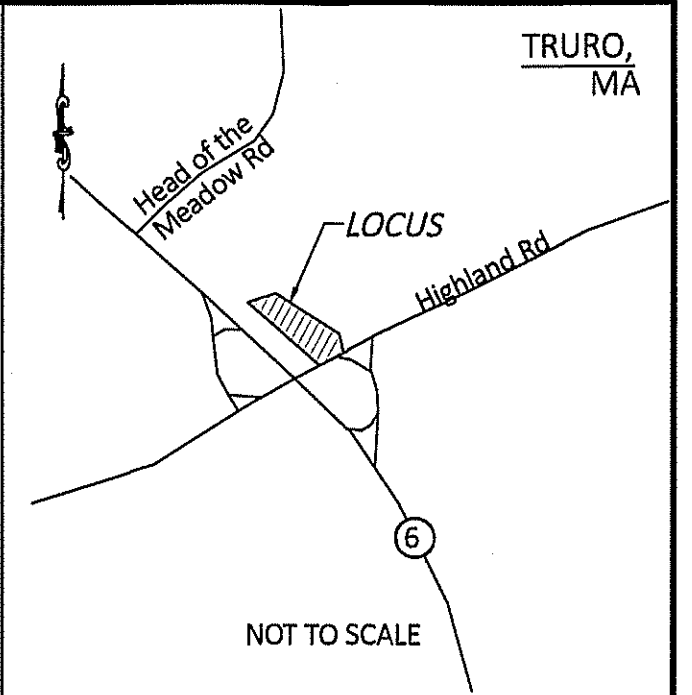
SITE LIGHTING	
	42 inch post light with hood "dark sky"



PROPOSED PLANTING PLAN
 CLOVERLEAF TRURO RENTAL HOUSING
 21 OCTOBER 2019



PLAN
SCALE 1"=30'



PLAN BOOK 672
ASSESSORS' MAP 36

PAGE 34
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

SHEET 1 OF 4
PERMIT SET - NOT FOR CONSTRUCTION

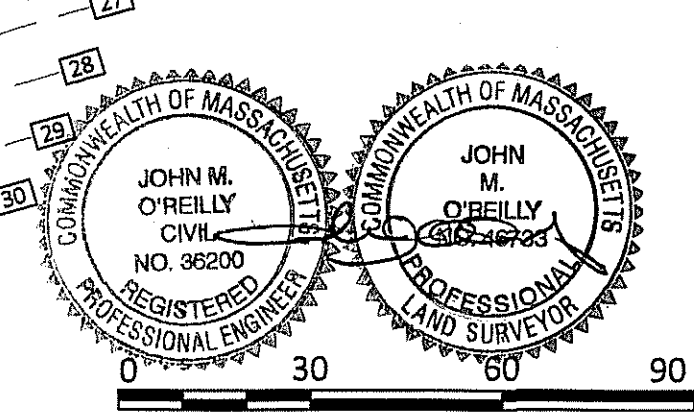
Community Housing Resource, Inc.
P.O. Box 1015, Provincetown, MA 02657

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

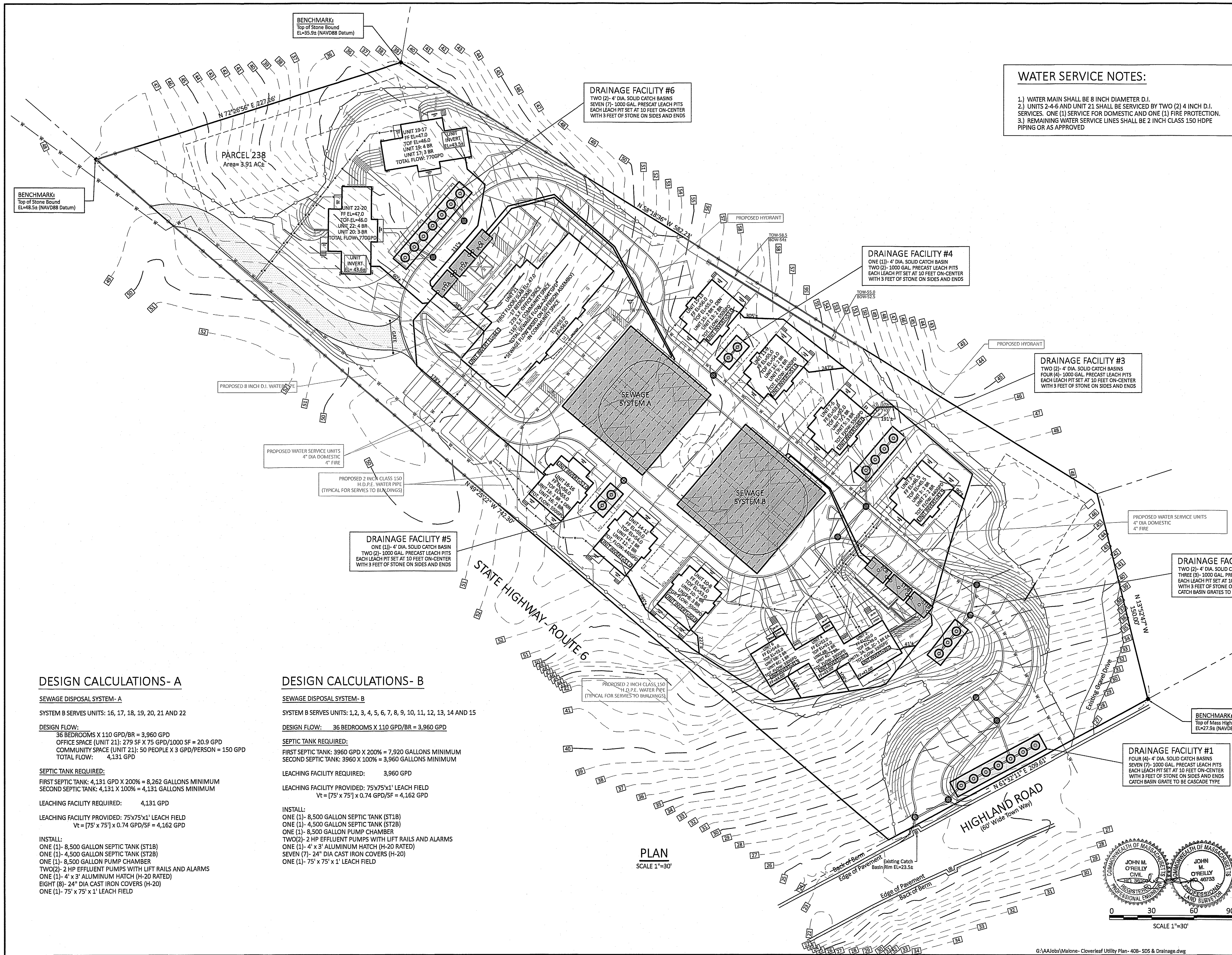
J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1873 Main Street - Route 8A
P.O. Box 1773
Brewster, MA 02631 (508)898-6802 Fax

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

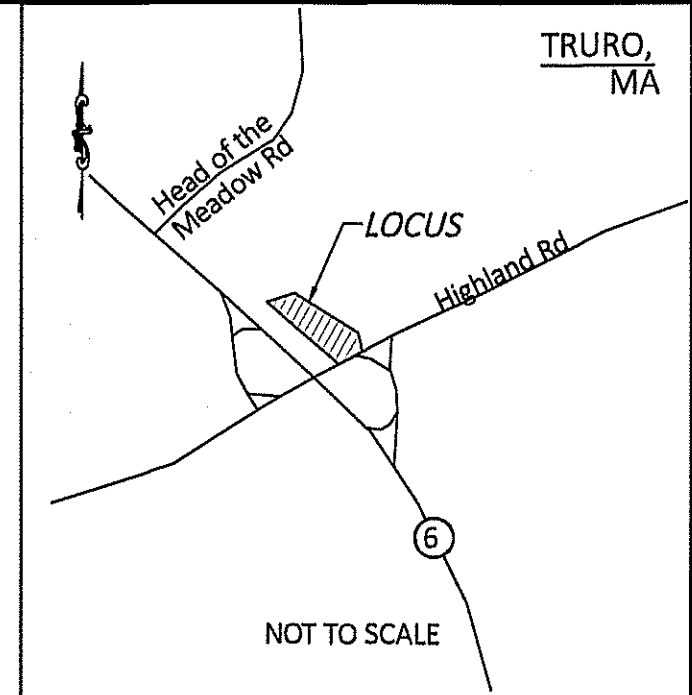


G:\AA\Jobs\Malone - Cloverleaf Truro\dwg\Cloverleaf Site Plan- 40B- SITE.dwg



WATER SERVICE NOTES:

- 1.) WATER MAIN SHALL BE 8 INCH DIAMETER D.I.
- 2.) UNITS 2-4-6 AND UNIT 21 SHALL BE SERVICED BY TWO (2) 4 INCH D.I. SERVICES. ONE (1) SERVICE FOR DOMESTIC AND ONE (1) FIRE PROTECTION.
- 3.) REMAINING WATER SERVICE LINES SHALL BE 2 INCH CLASS 150 HDPE PIPING OR AS APPROVED



PLAN BOOK 672
ASSESSORS' MAP 36

PAGE 34
PARCEL 238

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

DESIGN CALCULATIONS- A

SEWAGE DISPOSAL SYSTEM- A

SYSTEM B SERVES UNITS: 16, 17, 18, 19, 20, 21 AND 22

DESIGN FLOW: 36 BEDROOMS X 110 GPD/BR = 3,960 GPD
OFFICE SPACE (UNIT 21): 279 SF X 75 GPD/1000 SF = 20.9 GPD
COMMUNITY SPACE (UNIT 21): 50 PEOPLE X 3 GPD/PERSON = 150 GPD
TOTAL FLOW: 4,131 GPD

SEPTIC TANK REQUIRED:
FIRST SEPTIC TANK: 4,131 GPD X 200% = 8,262 GALLONS MINIMUM
SECOND SEPTIC TANK: 4,131 X 100% = 4,131 GALLONS MINIMUM

LEACHING FACILITY REQUIRED: 4,131 GPD

LEACHING FACILITY PROVIDED: 75'x75'x1' LEACH FIELD
 $V_t = [75' \times 75'] \times 0.74 \text{ GPD/SF} = 4,162 \text{ GPD}$

INSTALL:
ONE (1)- 8,500 GALLON SEPTIC TANK (ST1B)
ONE (1)- 4,500 GALLON SEPTIC TANK (ST2B)
ONE (1)- 8,500 GALLON PUMP CHAMBER
TWO(2)- 2 HP EFFLUENT PUMPS WITH LIFT RAILS AND ALARMS
ONE (1)- 4' x 3' ALUMINUM HATCH (H-20 RATED)
EIGHT (8)- 24" DIA CAST IRON COVERS (H-20)
ONE (1)- 75' x 75' x 1' LEACH FIELD

DESIGN CALCULATIONS- B

SEWAGE DISPOSAL SYSTEM- B

SYSTEM B SERVES UNITS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15

DESIGN FLOW: 36 BEDROOMS X 110 GPD/BR = 3,960 GPD
SEPTIC TANK REQUIRED:
FIRST SEPTIC TANK: 3960 GPD X 200% = 7,920 GALLONS MINIMUM
SECOND SEPTIC TANK: 3960 X 100% = 3,960 GALLONS MINIMUM

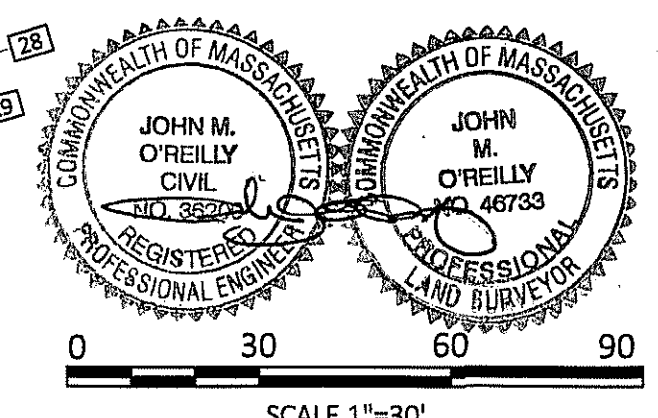
LEACHING FACILITY REQUIRED: 3,960 GPD

LEACHING FACILITY PROVIDED: 75'x75'x1' LEACH FIELD
 $V_t = [75' \times 75'] \times 0.74 \text{ GPD/SF} = 4,162 \text{ GPD}$

INSTALL:
ONE (1)- 8,500 GALLON SEPTIC TANK (ST1B)
ONE (1)- 4,500 GALLON SEPTIC TANK (ST2B)
ONE (1)- 8,500 GALLON PUMP CHAMBER
TWO(2)- 2 HP EFFLUENT PUMPS WITH LIFT RAILS AND ALARMS
ONE (1)- 4' x 3' ALUMINUM HATCH (H-20 RATED)
SEVEN (7)- 24" DIA CAST IRON COVERS (H-20)
ONE (1)- 75' x 75' x 1' LEACH FIELD

PLAN
SCALE 1"=30'

SCALE 1"=30'



SHEET 2 OF 4
PERMIT SET- NOT FOR CONSTRUCTION

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

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

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

1673 Main Street - Route 6A
P.O. Box 1773
Brewster, MA 02631 (508)896-6801 Fax (508)896-6802

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

GENERAL NOTES:

- A) NEITHER DRIVEWAYS NOR PARKING ARE ALLOWED OVER SEPTIC SYSTEM UNLESS H-20 COMPONENTS ARE USED.
- B) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- C) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

CONSTRUCTION NOTES:

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ASSURE EVEN DISTRIBUTION.
- 9) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A 2" LAYER OF 1/8" TO 1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST.
- 11) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL; OR WHEN PRESSURE DOSED.
- 12) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15) THE BOARD OF HEALTH SHALL REQUIRE INSPECTION OF ALL CONSTRUCTION BY AN AGENT OF THE BOARD OF HEALTH (OR THE DESIGNER IF THIS SYSTEM REQUIRES A VARIANCE) AND MAY REQUIRE SUCH PERSON TO CERTIFY IN WRITING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE TERMS OF THE PERMIT AND APPROVED PLANS. 48 HOURS ADVANCE NOTICE IS REQUESTED.
- 16) ONE (1) 4" PVC INSPECTION PORT TO BE RAISED TO WITHIN 3" OF FINISH GRADE FOR EACH LEACHING FIELD. BOTH INSPECTION PORTS TO BE PROVIDED WITH CAST IRON CLEANOUT COVERS AT FINISH GRADE.
- 17) OWNER / CONTRACTOR SHALL REVIEW HOUSE LOCATION AND GRADING PRIOR TO EXCAVATION.
- 18) CONTRACTOR SHALL VERIFY BUILDING SETBACKS; COMPLIANCE WITH ZONING SETBACKS IS NOT EXPRESSED OR IMPLIED HEREON.
- 19) INSTALLER TO CONFIRM LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF CONSTRUCTION.
- 20) AN EFFLUENT FILTER (USE ZABEL A100 12X28 VC) SHALL BE INSTALLED AT THE OUTLET END OF THE 5000 GALLON SEPTIC TANK.
- 21) WATER/SEWER CROSSING: WASTELINE SHALL BE A 20" SECTION OF PVC PIPE CENTERED OVER THE WATER LINE TO MAXIMIZE DISTANCE TO JOINTS.

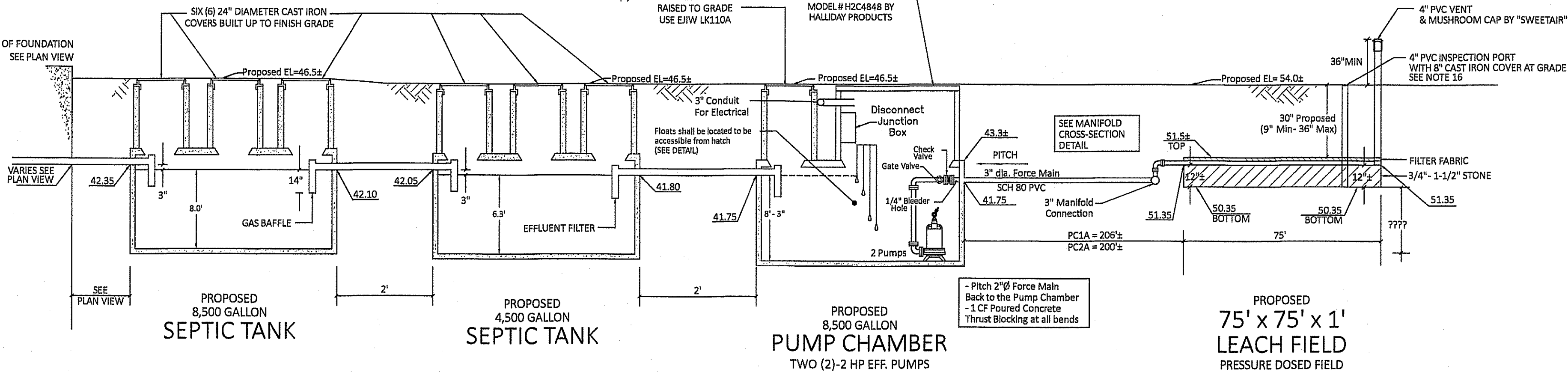
SOIL LOGS:

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-6	A	FINE LOAMY SAND	10YR3/1		
6-24	C1	COARSE SAND	10YR7/8	NONE	
24-186	C2	COARSE SAND	10YR6/4		NO WATER ENCOUNTERED

DATE OF TESTING: 10-16-2019
PERCOLATION RATE: LESS THAN 52 MIN/INCH IN C1 LAYERS (ASSUMED)
WITNESSED BY: ROBERT REEDY, EIT, J.M. O'REILLY & ASSOCIATES, INC.
NO GROUNDWATER WAS ENCOUNTERED
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

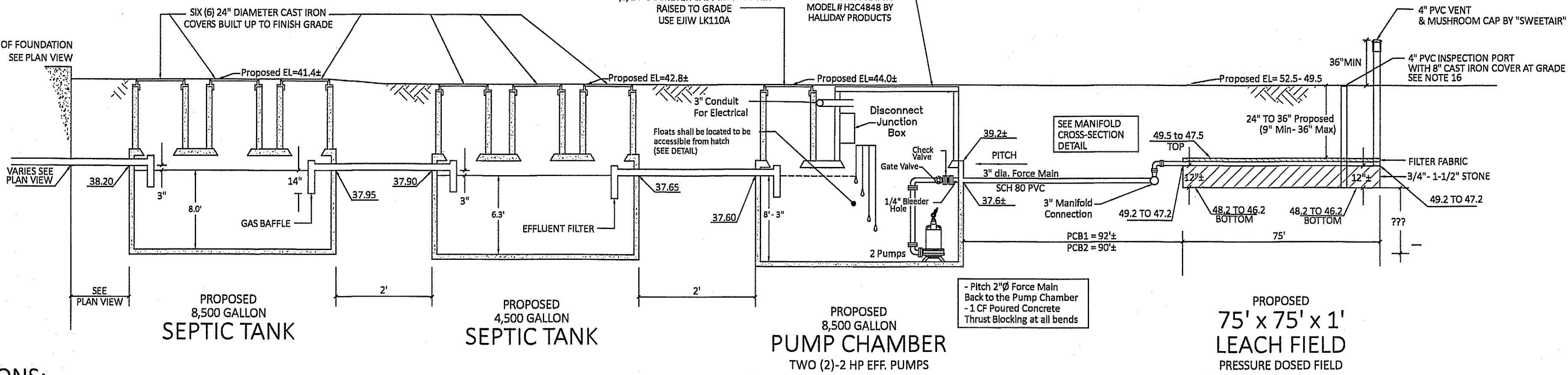
SYSTEM A - SCHEMATIC FLOW PROFILE:

NOT TO SCALE



SYSTEM B - SCHEMATIC FLOW PROFILE:

NOT TO SCALE

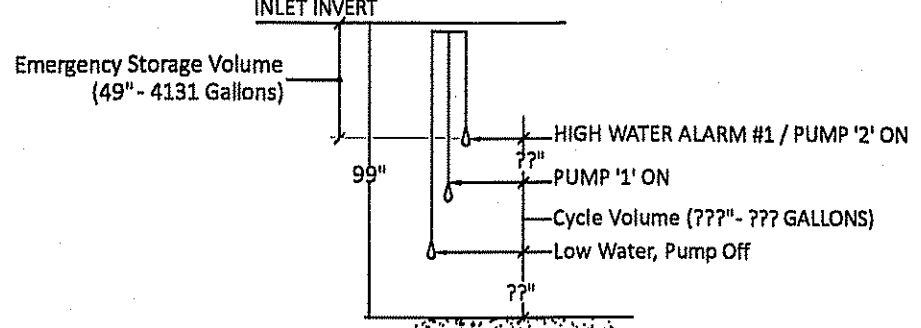


PUMP DOSING CALCULATIONS:

- DETERMINE VOLUME OF EFFLUENT TO BE PUMPED TO LEACHING FIELD:
DAILY FLOW = 3325 GALLONS (DESIGN FLOW)
NUMBER OF DOSES PER DAY = 20 DOSES
NUMBER OF GALLONS = 3325/20 = 166 GPD
- DRAIN BACK VOLUME:
2" FORCE MAIN = 1.6 GALLONS
3" MANIFOLD = 10.3 GALLONS
PUMPING VOLUME = DOSING VOLUME + DRAIN BACK VOLUME
PUMPING VOLUME = 166 + 1.6 + 10.3 = 178 GALLONS
- TOTAL DYNAMIC HEAD: 14'±
- PUMP MUST BE CAPABLE OF PUMPING AT LEAST 88 GPM AGAINST A TOTAL DYNAMIC HEAD OF 14'± (USE (2) LIBERTY LE100 1 HP PUMPS OR ENGINEER APPROVED EQUIVALENT)

PUMP CHAMBER FLOAT DETAIL:

NOT TO SCALE



FLOAT DETAIL:

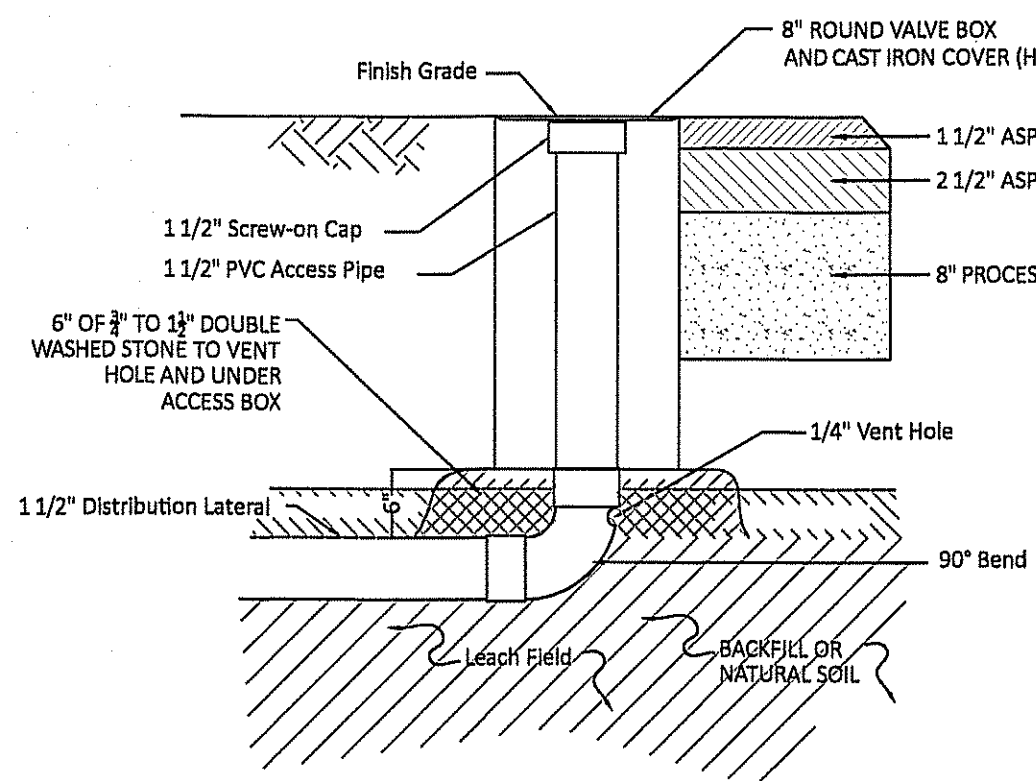
- PUMP '1' ON: PUMP DOSES CYCLE VOLUME TO FIELD. SHUTS OFF AT LOW WATER FLOAT.
- HIGH WATER ALARM ON / PUMP '2' ON: EXCESSIVE WATER, PUMP '1' NOT OPERATING PROPERLY. RED WARNING LIGHT & ALARM BELL TO ENGAGE. PUMP '2' ON TO LOWER LIQUID LEVEL TO LOW WATER FLOAT.
- *FLOAT INSTALLATION NOTES:
1.) FLOATS SHALL BE INSTALLED WITH A CABLE WEIGHT AND SHALL NOT BE TETHERED TO THE DISCHARGE LINE IN ORDER TO ALLOW FOR THEM TO BE PULLED UP TO THE TOP OF PUMP CHAMBER.
2.) FLOATS SHALL BE INSTALLED SO THAT THEY CAN BE ACCESSED FROM OUTLET MANHOLE COVER.
3.) FLOATS MUST BE INSTALLED SO THAT THEY ARE FREE TO MOVE THROUGHOUT ITS TRAVEL AND NOT CONTACT THE PUMP BODY, PIPING, OR OTHER OBJECTS.

PUMP NOTES & REQUIREMENTS:

- ALARM LOCATION SHALL BE APPROVED BY OWNER. ALARM SHALL BE A RED WARNING LIGHT WITH AUDIBLE ALARM.
- THE CORDS FOR THE FLOATS SHALL BE ONE CONTINUOUS PIECE FROM THE PUMP CHAMBER TO THE DISCONNECT PULL BOX. THE CORDS SHALL BE ENCASED IN 3" ELECTRICAL CONDUIT.
- ALARM TO BE WIRED TO DIFFERENT CIRCUIT THAN PUMPS.
- ALL PUMP, WIRING, ALARM, AND FLOAT INSTALLATIONS SHALL CONFORM TO MASSACHUSETTS STATE PLUMBING AND MASSACHUSETTS STATE ELECTRICAL CODES AS WELL AS TO MANUFACTURER'S SPECIFICATIONS.
- PUMPS SHALL BE LIBERTY LE100 1 HP (OR ENGINEER APPROVED EQUAL). INSTALLER SHALL VERIFY PUMPS WITH MANUFACTURER FOR FLOW AND TDH (SEE PUMP DOSING CALCS FOR DETAILS).
- PUMP SEQUENCE
a) PUMP A DOSES TO FIELD UNTIL COMPLETE.
b) PUMP OFF FLOAT ENGAGED.
c) PUMP ON, FLOAT ENGAGED ACTIVATES PUMP B.
d) PUMP B DOSES TO FIELD UNTIL COMPLETE.

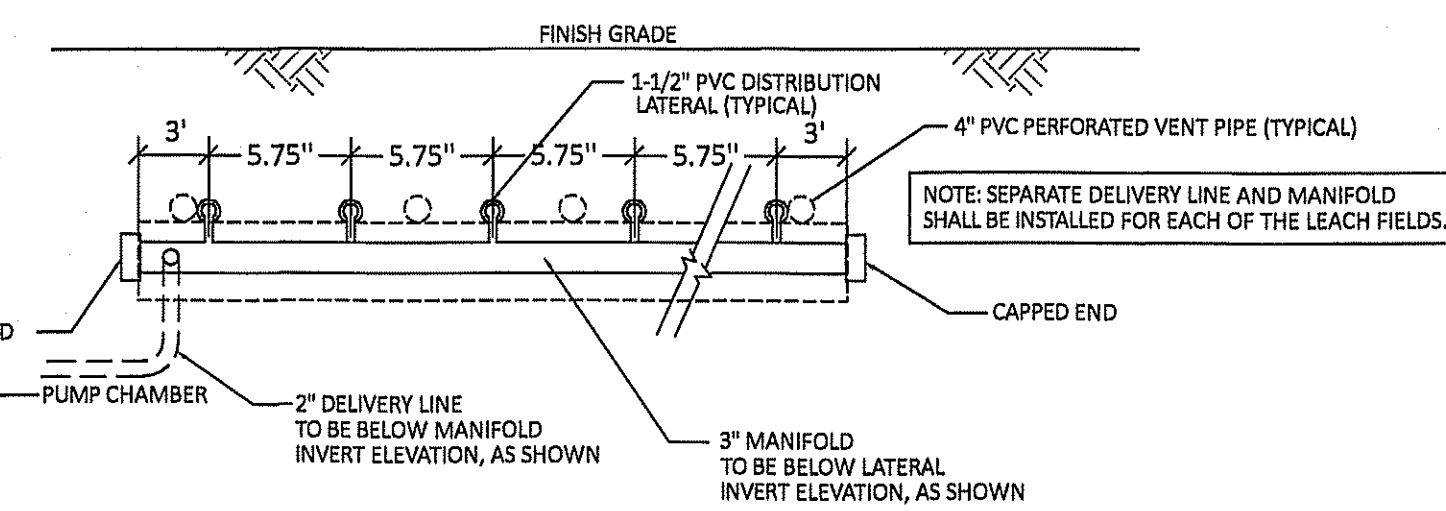
DETAIL OF LATERAL ACCESS CAP

NOT TO SCALE



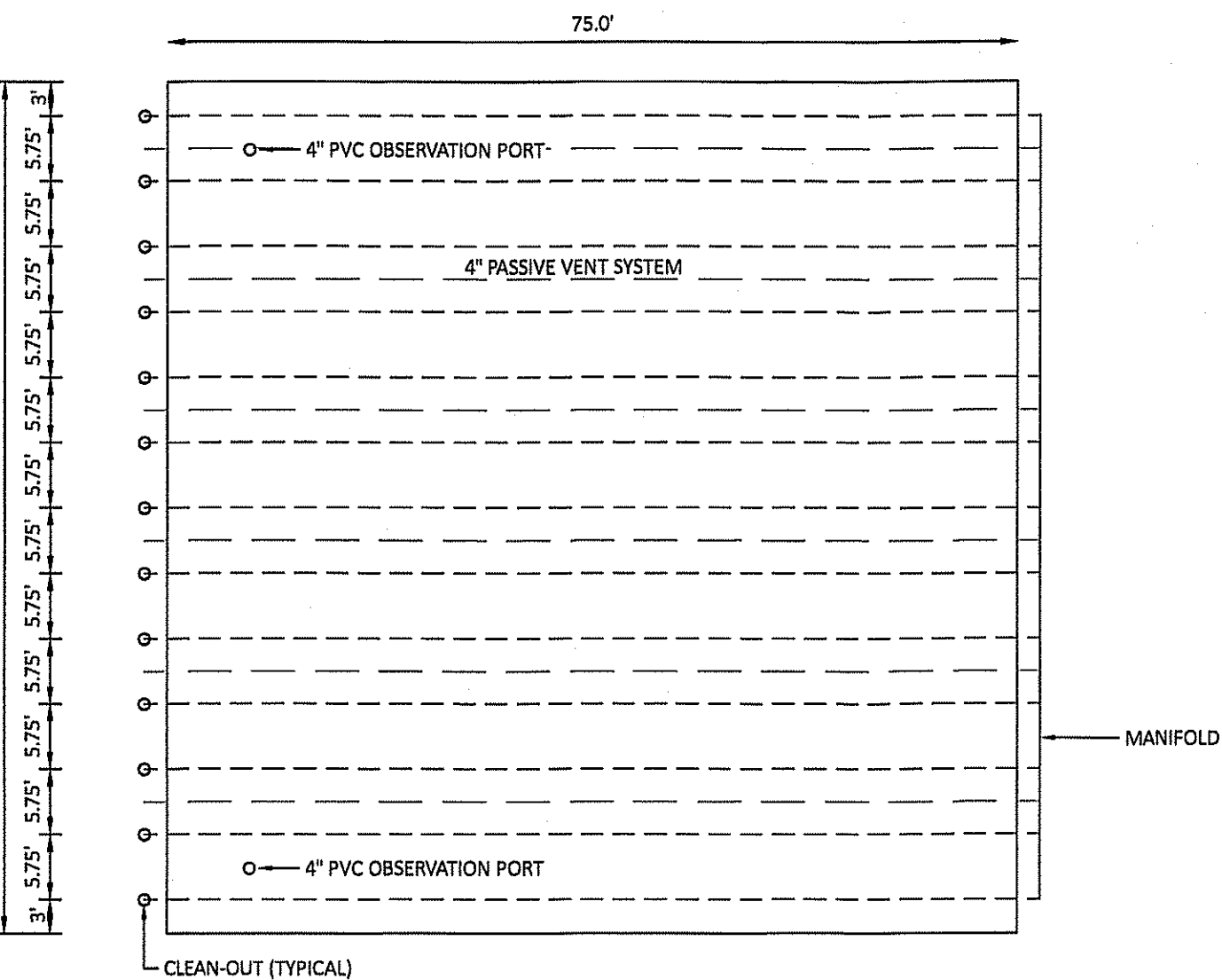
MANIFOLD CROSS-SECTION DETAIL

NOT TO SCALE



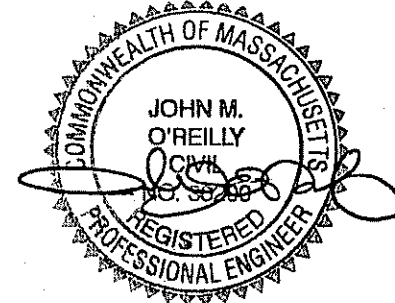
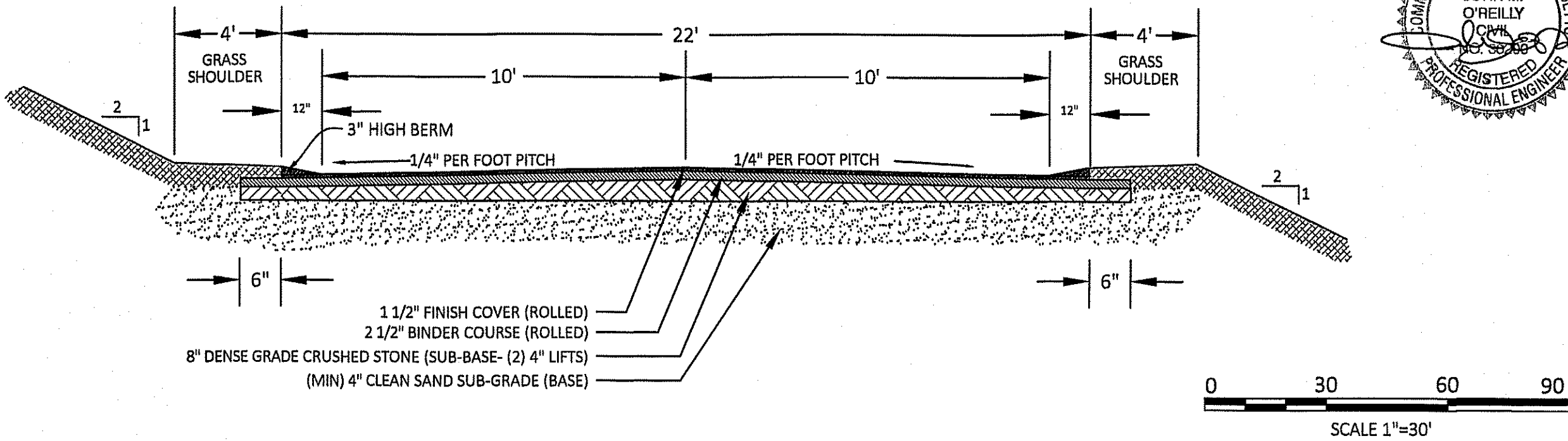
SOIL ABSORPTION SYSTEM DETAIL:

NOT TO SCALE



DRIVEWAY PAVEMENT SECTION (WITH CROWN):

NOT TO SCALE



SHEET 3 OF 4
PERMIT SET - NOT FOR CONSTRUCTION

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

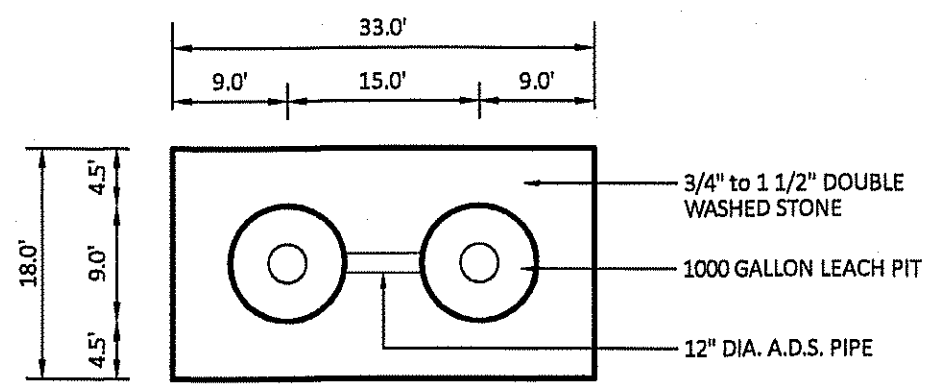
SEWAGE DETAILS- 40B PERMIT SET
CLOVER LEAF DRIVE, OFF HIGHLAND ROAD, TRURO, MA

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

1573 Main Street - Route 6A
P.O. Box 1778
Brewster, MA 02631 (508)696-6802 Fax
DATE: 11-1-2019 SCALE: As Noted BY: RFR CHECK: JMO JOB NUMBER: JMO-8446A

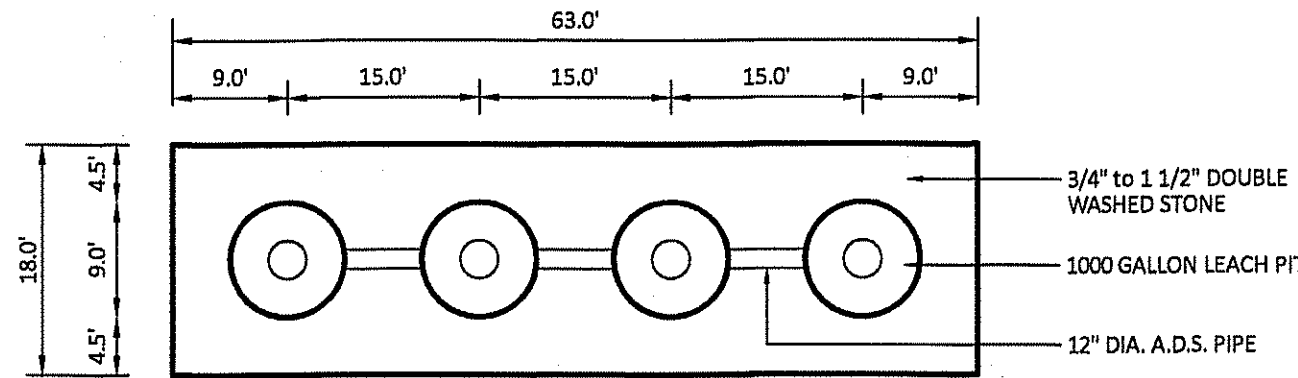
LEACHING FACILITY LAYOUT DETAIL

NOT TO SCALE



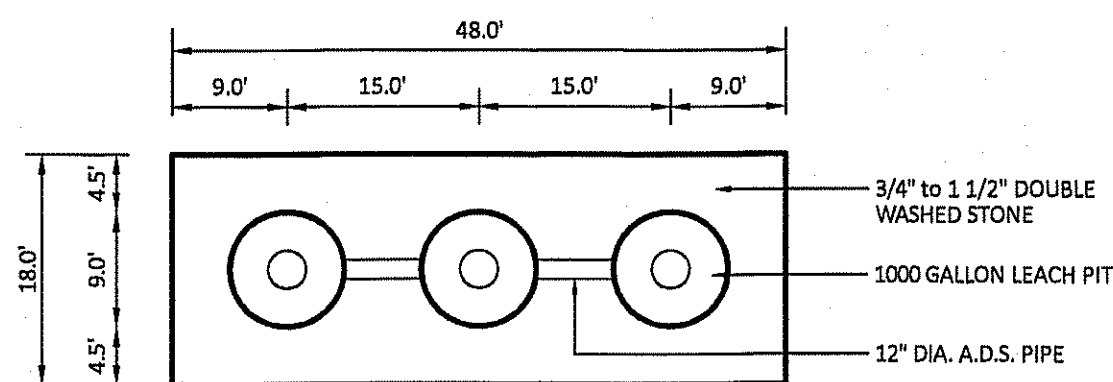
LEACHING FACILITY #4 & #5

SCALE 1" = 10'



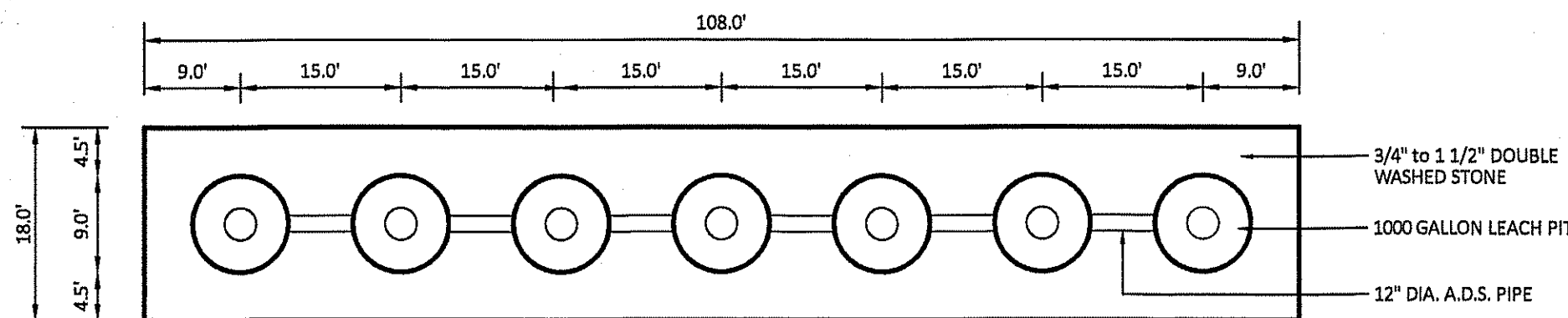
LEACHING FACILITY #3

SCALE 1" = 10'



LEACHING FACILITY #2

SCALE 1" = 10'



LEACHING FACILITY #1 & #6

SCALE 1" = 10'

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, LOCATING AND PROTECTING ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO AND DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT DIG-SAFE, ON TARGET LOCATING AND TRURO/PROVINCETOWN WATER DEPARTMENT, AS APPLICABLE, FOR MARKING OF ALL PUBLIC AND PRIVATE UTILITIES.
2. ALL COMPONENTS USED SHALL BE RATED FOR H-20 WHEEL LOADS.
3. ALL WORKMANSHIP PROVIDED SHALL BE IN CONFORMANCE WITH THE TOWN OF TRURO'S D.P.W. SPECIFICATIONS.

DRAINAGE:

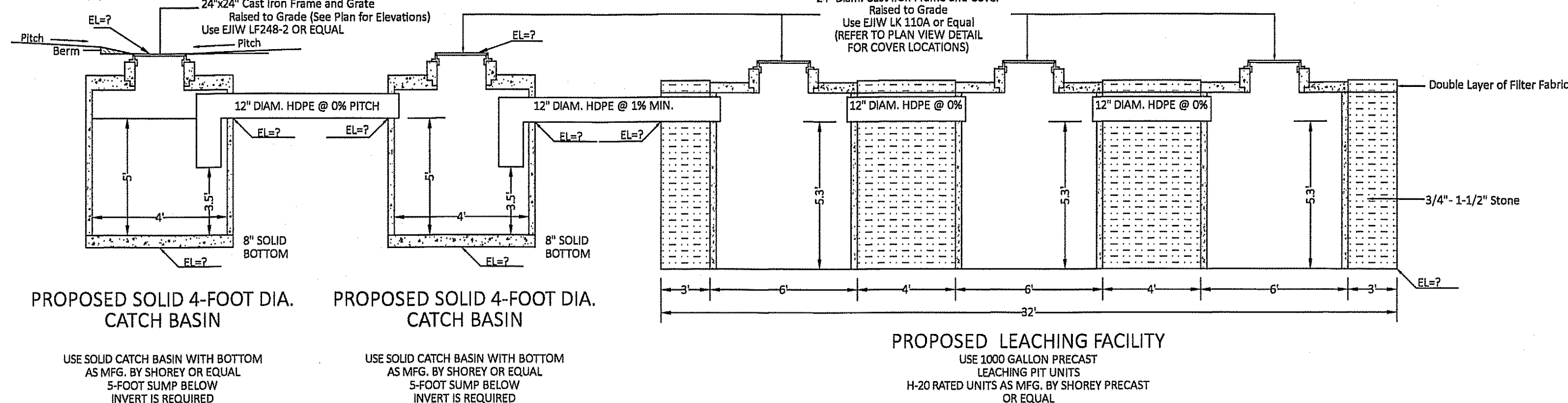
4. ALL PROPOSED DRAINAGE SHALL BE INSTALLED AS SHOWN ON THE PLAN VIEW.
5. ALL COMPONENTS OF THE DRAINAGE SHALL BE CAPABLE OF HANDLING H-20 WHEEL LOADS AND ALL CAST IRON FRAMES AND ACCESS COVERS SHALL BE BROUGHT TO FINISH GRADE.

PAVEMENT:

6. THE NEW PAVEMENT SHALL BE PLACED ON 8 INCHES OF PROCESSED STONE OR APPROVED EQUAL. PROCESSED STONE SHALL BE PLACED IN TWO 4 INCH LIFTS AND COMPACTED TO 95 % STANDARD PROCTOR.

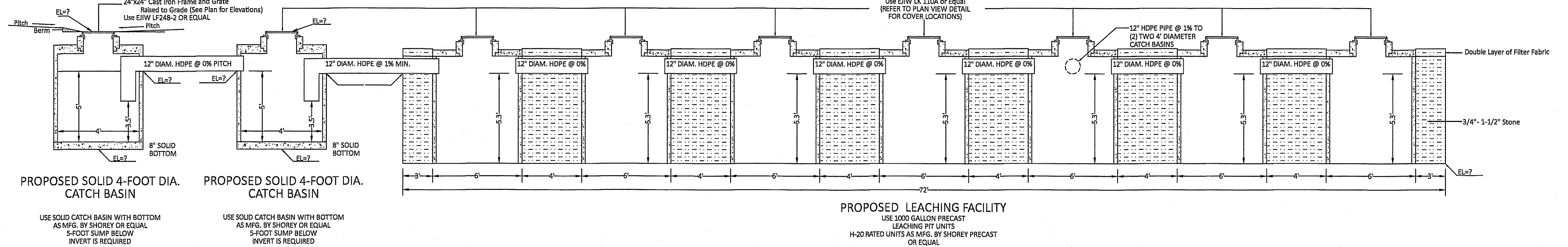
FLOW PROFILE OF DRAINAGE FACILITY #2

NOT TO SCALE



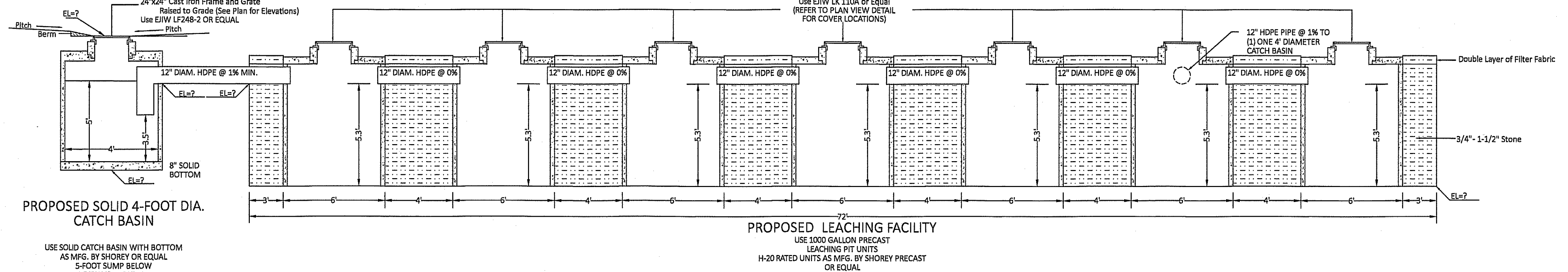
FLOW PROFILE OF DRAINAGE FACILITY #1

NOT TO SCALE



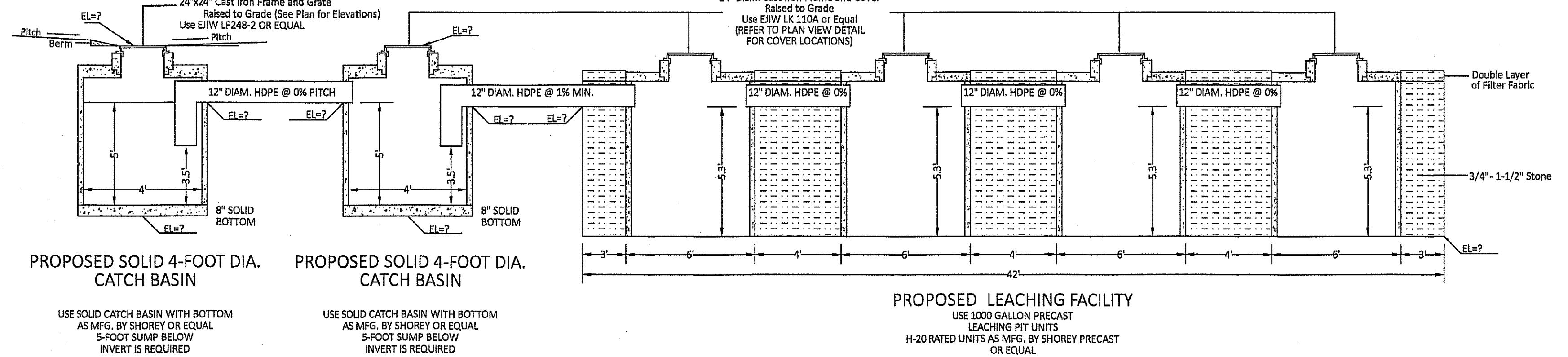
FLOW PROFILE OF DRAINAGE FACILITY #6

NOT TO SCALE



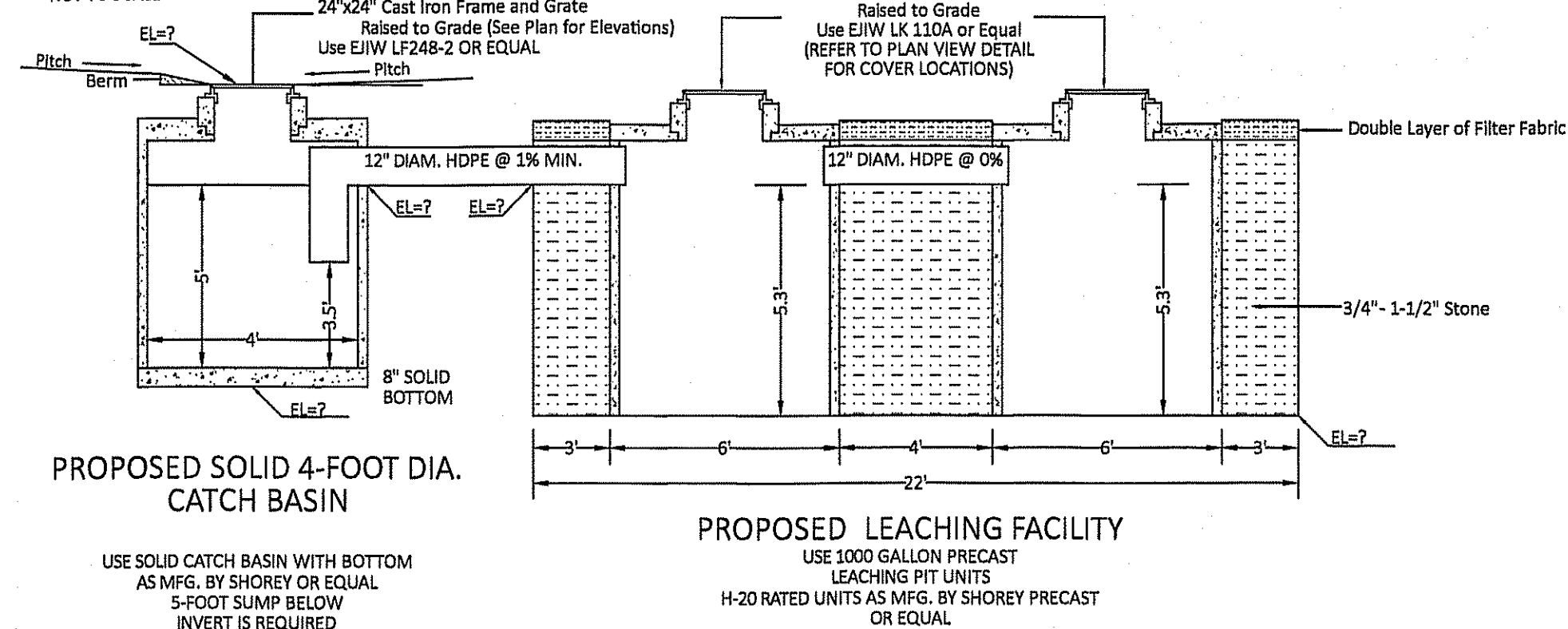
FLOW PROFILE OF DRAINAGE FACILITY #3

NOT TO SCALE



FLOW PROFILE OF DRAINAGE FACILITIES #4 & 5

NOT TO SCALE



SHEET 4 OF 4

PERMIT SET- NOT FOR CONSTRUCTION

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

SITE DETAILS- 40B PERMIT SET
CLOVER LEAF DRIVE, OFF 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)896-6801 Fax (508)896-6802
DATE: 11-1-2019 SCALE: As Noted BY: RFR CHECK: JMO JOB NUMBER: JMO-8446A

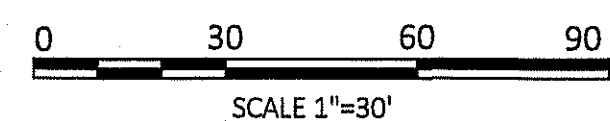
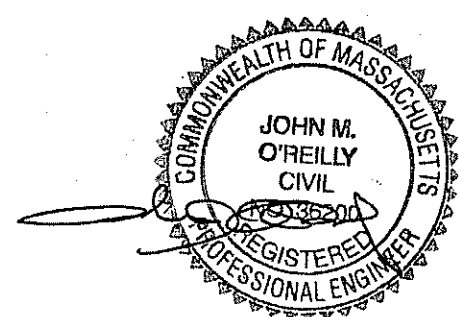


EXHIBIT K

TABULATION OF SITE COVERAGE and PARKING

	Sq ft	%
Building Coverage incl. landing / porch areas	22,569	13.25%
Parking and Pavement	43,210	25.37%
Open Areas	111,555	61.38%
Total	170,320	100%
Parking Spaces: 80 spaces total		
Parking Spaces per Unit: 2 Parking Spaces per Bedroom: 1.14 One-bedroom units assigned 1 space; Two + bedroom units assigned 2 spaces		
Visitor Spaces (Spaces not assigned to a Unit): 18		

PHASE I ENVIRONMENTAL SITE ASSESSMENT

TOWN OF TRURO
22 HIGHLAND ROAD
TRURO, MASSACHUSETTS
Project # JMO-8446

JULY 29, 2019

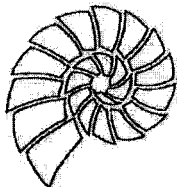
I certify this Phase I – Environmental Site Assessment was conducted under my direction and supervision. I further certify that I have reviewed and approve this report, and the methods and procedures employed in development of the report conform to industry standards in the market as of this date.



John M. O'Reilly, P.E., P.L.S.
Principal – Project Manager

7.29.19

Date



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

PROFESSIONAL ENGINEERING & LAND SURVEYING SERVICES

Site Development • Waste Water Treatment • Property Line • Subdivision • Sanitary • Land Court

1573 MAIN STREET, P.O. BOX 1773, BREWSTER, MA 02631 • PHONE: (508) 896-6601 • FAX: (508) 896-6602
WWW.JMOREILLYASSOC.COM

1.0 Executive Summary

1.1 – 1.3 Purpose / Introduction, Scope of Services / Methodology, Findings

This report presents the results of a Phase I – Environmental Site Assessment (ESA) that was performed by J.M. O'REILLY & ASSOCIATES, INC., on behalf of the Town of Truro (Client) in substantial compliance with the current E1527 ASTM Standard. The Phase I was completed to identify on-site "Recognized Environmental Conditions" (REC), as well as Suspect Conditions which, in the opinion of the reviewer, held the potential for impacting on-site soil and/or groundwater with oil and/or hazardous materials (OHM), as subject to notification or remedial response liability pursuant to the MA Contingency Plan (MCP) 310 CMR 40.0000, as enforced by Massachusetts General Law (MGL) Chapter 21E. This work represents "due diligence" by the fiduciary and/or potential property owner to investigate existing environmental liability and is consistent with the standard of care presently employed by environmental professionals.

The investigation has included a review of local records related to the storage, use, disposal, release, and/or generation of oil and/or hazardous materials at the Subject Properties, a review of environmental database information including the MA DEP Searchable Database, interviews with public officials and persons knowledgeable of site history and site reconnaissance. This information was used in the determination of potential liability for the notification and/or remedial actions for the presence of OHM, as required by 310 CMR 40.0000, pursuant to MGL c. 21E. The findings, herein, represent the current site conditions as of the date of this report, as subject to the Service Constraints attached.

The Subject Property is located at 22 Highland Road and borders on Route 6. [Refer to Figure 1]. The property, identified on Truro Assessor's Map 36 as Parcel 238, contains some 3.91 acres of residential land according to Truro Assessors Card. See Appendix A.

The Subject Property is a wooded vacant lot. The surrounding developed parcels are served by private wells. The Subject Property does not fall within Zone II - Interim Wellhead Protection Areas (IWPA) for Community or Municipal Water Supply Wells [Refer to Figures 5].

Database research identified fourteen (14) state listed Releases or Disposal Sites within one mile of the Subject Property. Five (5) sites are less than one-quarter mile from the Subject Property. The Sites are as follows:

1. The first (1) site, RTN 4-0012923, has been identified as a 15-gallon PCB transformer oil release. The contamination has been reduced to back ground or a threat of release has been eliminated. It is located one eighth of a mile to the south - southwest of the subject property, located on a state roadway. (Down gradient from locus)
2. The second (2) site, RTN 4-0000169 has been identified as a RAO Site and contamination have not been reduced to background levels. A permanent

solution has been achieved. The site is a former Exxon gas station. An unspecified amount of gas was released in January 1987. The site is located under one quarter of a mile to the south west, located on Highland Road. (Down Gradient from locus)

3. The third (3) site, UST 004247034, has been identified as an underground gasoline storage tank removal. Two (2) tanks were removed January 1965. There are no reported releases for either tank. The site is located one quarter mile to south west at the corner of Route 6A and Highland Road. (Down Gradient from locus)
4. The fourth (4) site, RTN 4-0026450, has been identified as an AST (above ground storage tank) release. The amount or type of release was not reported. A Completion Statement was filed in March 2018. The site is located one quarter mile east at 41 Highland Road. (Status: Permanent Solution with No Conditions)
5. The fifth (5) site, RTN 4-0023592, has been identified as a slow leak in an underground fuel oil storage tank. The leak was rated to be 0.1 gallon per hour. The release has been closed and contamination has been reduced to background levels. The site is located one quarter mile northwest at the Head of the Meadow Citgo, 435 Route 6. (Down Gradient from locus)

Based on distance, hydrologic location and regulatory status, none of the above Sites appears to represent a material threat of release to the Subject Property. All information was gathered through an Environmental Search Report prepared by EDR Environmental data Resource, dated July 12, 2019.

The Town of Truro Fire Department records were reviewed for the Subject Property. The record review found no reported releases of OHM. The fire department records did not have any records of previous underground storage tanks being ever present on the Subject Property.

Site Inspection:

Site inspections were conducted by J.M. O'Reilly & Associates, Inc. personnel on July 23, 2019. The inspections included a walk of the wooded lot and visible inspection of direct abutting properties. The properties to the east and north are occupied residential homes. There were no signs of dumping or distressed vegetation. There was an old camping tent found on the site but no evidence of occupation of the parcel or other signs of activity. The properties to the south and west are State owned roadways. Refer to Site Photos, Appendix B.

Owner Interview:

The owner of the property was interviewed through the completed questionnaire about the property, signed July 15, 2019. The property is currently owned by the Town of Truro. Refer to Appendix D for a copy of the interview questionnaire. Refer to Appendix E for a copy of the current deed to the town.

No issues were discovered or noted by the completed questionnaire.

1.4 Conclusions

The opinion of J.M. O'Reilly & Associates, Inc., as qualified by the research which has been provided, as well as the interviews and site inspection conducted, that the Subject Property, eligible for development, could be considered a "Low Risk" as it does not currently appear to generate a responsibility for Release Notification and/or Remedial Response liability, in accordance with the provisions of MA Contingency Plan (MCP) 310 CMR 40.0000, as enforced by MGL c. 21E**. Please see recommendations for the "Low Risk" assessment.

1.5 Recommendations

J.M. O'Reilly & Associates, Inc., recommends the following so as to confirm the low risk status as identified above.

- a.) There are no recommendations for the property at this time.

2.0 Site Description

2.1 Site Location and Legal Description

Site Owner:	Town of Truro
Date of Ownership:	September 20, 2017
Site Occupant:	Vacant Lot
Previous Owners:	Commonwealth of Mass., Office of Transportation
County:	Barnstable
Deed Book:	30796
Deed Page:	289
Plan Book:	672
Page:	31-34
Assessor's Reference:	Map 36 Parcel 238

2.2 Site and Vicinity Characteristics

The Subject Property is located at 22 Highland Road, at the intersection with Route 6 [Refer to Figure 1]. The Subject Property is fully wooded with differing topography.



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581

p: (508) 389-6300 | f: (508) 389-7890

MASS.GOV/MASSWILDLIFE

September 25, 2019

Community Housing Resource, Inc
PO Box 1015
Provincetown MA 02657

RE: Applicant: Community Housing Resource, Inc
 Project Location: 22 Highland Road, Truro
 Project Description: Forty two (42) unit housing development
 NHESP File No.: 18-37452

Dear Applicant:

The Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division") received the MESA Project Review Checklist, plans (dated 8/5/19, revised 9/20/19) and other required materials for review pursuant to the Massachusetts Endangered Species Act (MESA) (MGL c.131A) and its implementing regulations (321 CMR 10.00).

The MESA is administered by the Division, and prohibits the Take of state-listed species. The Take of state-listed species is defined as "in reference to animals...harm...kill...disrupt the nesting, breeding, feeding or migratory activity...and in reference to plants...collect, pick, kill, transplant, cut or process...Disruption of nesting, breeding, feeding, or migratory activity may result from, but is not limited to, the modification, degradation, or destruction of Habitat" of state-listed species (321 CMR 10.02).

The Division has determined that this Project, as currently proposed, will occur **within** the actual habitat of the Eastern Box Turtle (*Terrapene carolina*), a species state-listed as Special Concern. This species and their habitats are protected in accordance with the MESA.

Based on the information provided and the information contained in our database, the Division finds that a portion of this project, as currently proposed, **must be conditioned in order to avoid a prohibited Take of state-listed species (321 CMR 10.18(2)(a))**. To avoid a prohibited Take of state-listed species, the following conditions must be met:

1. **Turtle Protection Plan:** Prior to the start of Work, the Applicant shall submit an Eastern Box Turtle Protection Plan to the Division for review and written approval. Said plan shall detail procedures for protecting state-listed turtles during construction, and be prepared and implemented by a qualified biologist pre-approved by the Division. Please note that any searches for state-listed turtles associated with the Turtle Protection Plan must occur during the turtle active season (April 15 – October 15), unless otherwise approved by the Division. The Division is available for consultation on the development of the plan and for information regarding qualified biologists.

MASSWILDLIFE

2. **Compliance Report:** Within thirty (30) days of completion of Work the Applicant shall submit a brief written report including photographs showing previous and final conditions.
3. **Wetlands Protection Act:** Upon filing for any Order of Conditions or renewal, extension, amendment, or certification of compliance of any Orders of Conditions associated with this site pursuant to the MA Wetlands Protection Act, the Applicant shall similarly file with the Division pursuant to 310 CMR 10.59.

Provided the above-noted conditions are fully implemented and there are no changes to the project plans, this project will not result in a Take of state-listed species. We note that all work is subject to the anti-segmentation provisions (321 CMR 10.16) of the MESA. This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Misty-Anne Marold, Senior Endangered Species Review Biologist, at (508) 389-6356.

Sincerely,



Everose Schlüter, Ph.D.
Assistant Director

cc: John M. O'Reilly, J. M. O'Reilly & Associates, Inc
Town of Truro
Truro Conservation Commission

RECEIVED

SEP 09 2019

MASS. HIST. COMM

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

RC. 66954

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD

BOSTON, MASS. 02125

617-727-8470, FAX: 617-727-5128

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.

PROJECT NOTIFICATION FORMProject Name: Cloverleaf Truro Rental HousingLocation / Address: 22 Highland RoadCity / Town: Truro, MA 02666

Project Proponent

Name: Town of Truro and (designated developer) Community Housing Resource, Inc.Address: P.O. Box 2030P.O. Box 1015City/Town/Zip/Telephone: Truro, MA 02666Provincetown, MA

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

EOHED

DHCD

Type of License or funding (specify)

MassWorks Infrastructure Grant

various Private Housing Programs

incl HOME, HSF, MA AHTF, LIHTC

Project Description (narrative): New construction of rental housing on vacant 3.91 acre town-owned site (former MA DOT surplus land transferred to the Town under Gov. Charlie Baker's REAL program) and infrastructure improvements for site development.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

None, no existing buildings, no demolition.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

None, no existing buildings, no rehabilitation.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes 42 rental homes will be constructed in duplex townhouse and multifamily buildings, as well as associated roadway and underground utilities including municipal water services extended to and through the subject development site.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

None known.

What is the total acreage of the project area?

Woodland	<u>3.91</u>	acres	Productive Resources:		
Wetland		acres	Agriculture	<u>0</u>	acres
Floodplain		acres	Forestry	<u>0</u>	acres
Open space	<u>3.91</u>	acres	Mining/Extraction	<u>0</u>	acres
Developed		acres	Total Project Acreage	<u>3.91</u>	acres

What is the acreage of the proposed new construction? 3+ acres acres

What is the present land use of the project area?

vacant land, former MA DOT surplus

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form:  Date: 8/30/2019

Name: Edward "Ted" Malone, President, Community Housing Resource, Inc. (designated developer)

Address: P.O. Box 1015, 36 Conwell Street

City/Town/Zip: Provincetown, MA 02657

Telephone: 508.487.2426 ext 1

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

Department of Housing and Community Development
Chapter 40B Subsidized Housing Inventory (SHI)
as of September 14, 2017

Community	2010 Census Year Round Housing Units	Total Development Units	SHI Units	%
Abington	6,364	518	485	7.6%
Acton	8,475	1,144	568	6.7%
Acushnet	4,097	127	97	2.4%
Adams	4,337	321	321	7.4%
Agawam	12,090	556	505	4.2%
Alford	231	0	0	0.0%
Amesbury	7,041	898	738	10.5%
Amherst	9,621	1,130	1,083	11.3%
Andover	12,324	2,000	1,637	13.3%
Aquinnah	158	41	41	25.9%
Arlington	19,881	1,429	1,121	5.6%
Ashburnham	2,272	144	29	1.3%
Ashby	1,150	0	0	0.0%
Ashfield	793	2	2	0.3%
Ashland	6,581	514	410	6.2%
Athol	5,148	310	310	6.0%
Attleboro	17,978	1,155	1,155	6.4%
Auburn	6,808	251	251	3.7%
Avon	1,763	70	70	4.0%
Ayer	3,440	454	299	8.7%
Barnstable	20,550	1,763	1,462	7.1%
Barre	2,164	83	83	3.8%
Becket	838	0	0	0.0%
Bedford	5,322	1,174	972	18.3%
Belchertown	5,771	418	392	6.8%
Bellingham	6,341	733	551	8.7%
Belmont	10,117	675	365	3.6%
Berkley	2,169	103	24	1.1%
Berlin	1,183	254	109	9.2%
Bernardston	930	24	24	2.6%
Beverly	16,522	2,153	1,919	11.6%
Billerica	14,442	1,766	1,118	7.7%
Blackstone	3,606	165	123	3.4%
Blandford	516	1	1	0.2%
Bolton	1,729	192	62	3.6%
Boston	269,482	54,409	51,283	19.0%
Bourne	8,584	1,198	660	7.7%
Boxborough	2,062	325	268	13.0%
Boxford	2,730	72	31	1.1%

South Hadley	7,091	424	424	6.0%
Southampton	2,310	44	44	1.9%
Southborough	3,433	808	472	13.7%
Southbridge	7,517	499	499	6.6%
Southwick	3,852	164	164	4.3%
Spencer	5,137	268	267	5.2%
Springfield	61,556	10,458	10,192	16.6%
Sterling	2,918	269	68	2.3%
Stockbridge	1,051	113	113	10.8%
Stoneham	9,399	501	495	5.3%
Stoughton	10,742	1,495	1,240	11.5%
Stow	2,500	337	185	7.4%
Sturbridge	3,759	357	209	5.6%
Sudbury	5,921	887	669	11.3%
Sunderland	1,718	0	0	0.0%
Sutton	3,324	176	50	1.5%
Swampscott	5,795	218	212	3.7%
Swansea	6,290	247	236	3.8%
Taunton	23,844	1,720	1,529	6.4%
Templeton	3,014	516	238	7.9%
Tewksbury	10,803	1,312	1,044	9.7%
Tisbury	1,965	123	109	5.5%
Tolland	222	0	0	0.0%
Topsfield	2,157	173	155	7.2%
Townsend	3,356	199	160	4.8%
Truro	1,090	28	25	2.3%
Tyngsborough	4,166	853	447	10.7%
Tyringham	149	0	0	0.0%
Upton	2,820	223	178	6.3%
Uxbridge	5,284	434	264	5.0%
Wakefield	10,459	1,276	758	7.2%
Wales	772	43	43	5.6%
Walpole	8,984	497	485	5.4%
Waltham	24,805	2,724	1,834	7.4%
Ware	4,539	387	387	8.5%
Wareham	9,880	894	764	7.7%
Warren	2,202	101	101	4.6%
Warwick	363	0	0	0.0%
Washington	235	0	0	0.0%
Watertown	15,521	1,745	1,072	6.9%
Wayland	4,957	370	254	5.1%
Webster	7,788	722	722	9.3%
Wellesley	9,090	663	573	6.3%
Wellfleet	1,550	36	30	1.9%
Wendell	419	5	5	1.2%
Wenham	1,404	186	118	8.4%
West Boylston	2,729	413	223	8.2%

EXHIBIT P

TABULATION OF AFFORDABILITY LEVELS

Income Level	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
Extremely Low Income / below 30% AMI	2	2		4
Low Income / below 60% AMI	8	7	2	17
Moderate, Middle and Median / 61% to 110% AMI	8	2	2	12
Market Rate		3	4	7
Total Units	18	14	8	40

EXHIBIT Q

PROPOSED RENT LEVELS

Operating Income				
Rent Schedule:	Contract Rent	Utility Allowance	Total Gross Rent	No. of Units
222 . 40B eligible below 80% AMI			\$0	0
0 bedroom			\$0	0
1 bedroom	\$1,146		\$1,146	4
2 bedrooms	\$1,371		\$1,371	1
3 bedrooms	\$1,578		\$1,578	1
3+ bedrooms				0
223 . Extreme Low-Income (below 30% AMI)				
SRO			\$0	0
0 bedroom				0
1 bedroom	\$460	\$55	\$515	2
2 bedrooms	\$547	\$71	\$618	2
3 bedrooms				0
3+ bedrooms				0
224 . Low-Income (below 60%):				
SRO			\$0	0
0 bedroom	\$0		\$0	0
1 bedroom	\$974	\$55	\$1,029	8
2 bedrooms	\$1,093	\$71	\$1,164	7
3 bedrooms	\$1,256	\$88	\$1,344	2
3+ bedrooms				0
225 . Other Income below 110%				
SRO			\$0	0
0 bedroom				
1 bedroom	\$1,490	\$55	\$1,545	4
2 bedrooms	\$1,783	\$71	\$1,854	1
3 bedrooms	\$2,054	\$88	\$2,142	1
3+ bedrooms				0
226 . Other Income / Market Rate (priced at 100% AMI):				
SRO				0
0 bedroom				0
1 bedroom	\$1,750			0
2 bedrooms	\$2,250			3
3 bedrooms	\$2,750			2
3+ bedrooms	\$3,000			2
Commercial Income:				
227 . Square Feet:	0	@	(average)	/square foot =
				\$0
Parking Income:				
228 . Spaces:	80	@	(average)	/month x 12 =
				\$0

EXHIBIT R

Draft AFFIRMATIVE FAIR HOUSING MARKETING PLAN

DRAFT Cloverleaf Truro Rental Housing Affirmative Fair Housing Marketing Plan

The outreach and marketing plan of Community Housing Resource, Inc. (CHR) for Cloverleaf Truro Rental Housing provides that units will be affirmatively marketed to persons of low/moderate and median income. Outreach and marketing will be in accordance with the affirmative action plan requirements of the federal HOME program and Massachusetts Department of Housing and Community Development (DHCD) programs including outreach through community-based organizations, posting of notices specifically targeted to minority households and advertising in newspapers of local and regional circulation. CHR does not discriminate in the selection of applicants on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.

According to the 2010 Census, only 8.6% of the Barnstable County population is categorized as minority, or of mixed race. A household has minority status if their heritage is either: Native American / Alaskan Native; Asian / Pacific Islander; African-American; Hispanic / Latino; Cape Verdean, or of mixed-race. Due to the limited number of minority households residing on Cape Cod, outreach is difficult at best. Community Housing Resource, Inc. will make every effort to reach the minority communities and households with minority status.

Marketing Plan for Affordable Rental Housing

Marketing of available units for initial occupancy will commence six months prior to projected date for occupancy. The deadline for submission of the application for residency at Cloverleaf will be not less than 60 days after the first advertisement. For initial occupancy marketing will include two Information Sessions scheduled to allow participation of as many potential applicants as possible; the location for the Information Sessions will be in an accessible public location. Information Packages and Applications will be available at the Information Sessions.

Advertisements will run in the Provincetown Banner and the Cape Codder, weekly newspapers serving the Lower Cape Cod region and the Cape Cod Times, a daily newspaper serving all of the larger Cape Cod and Islands Region. Display advertisements (sample attached) will be placed for two consecutive weeks in the Provincetown Banner, and the Cape Codder, and a classified advertisement will be placed once in the Cape Cod Times.

Notices will also be posted in the Public Library, the United States Post Office, Town Hall, and on public bulletin boards of the Lower Cape towns. Notices will also be sent as press releases to the area newspapers identified above for advertising. Notices will be forwarded to the Cape Verdean community organization out of Brockton, MA and New Bedford, MA, as well as to the local chapter of the NAACP, for publication in their newsletter. All notices will include fair housing / equal housing opportunity logo. While there is a Local Preference required by local regulatory approvals, it will not be referenced in marketing materials so as not to discourage those least likely to apply.



Community
Housing
Resource
Inc

Preserving community through affordable housing



CHR works in cooperation with the following community service organizations whose clients are in search of affordable housing opportunities: the Housing Authorities of all other Cape Cod towns; Helping Our Women; the AIDS Support Group of Cape Cod; Community Development Partnership; Housing Assistance Corporation; Harwich Ecumenical Council for the Homeless; Habitat for Humanity; Lower Cape Outreach Council; Homeless Prevention Council; the Wampanoag Tribal Council, the VFW, area churches; Town Libraries, Town Hall, and Council on Aging in each of the Lower Cape Cod communities. Informational flyers will be emailed to all of the above-mentioned organizations for posting, as well as those organizations on the affirmative marketing list which includes over 150 community organizations, human service agencies, and local and regional resources. These outreach efforts are intended to reach those least likely to apply. A representative from CHR will also serve as the contact person for any inquiries from these organizations. Postings and information will also be included on the CHR website www.chrgroup.net, the CHR social media Facebook page, and the Town of Provincetown website www.provincetown-ma.gov. In addition, units will be listed on www.chapa.org, www.massaffordablehomes.org, and available handicapped accessible dwellings will be posted on www.massaccesshousingregistry.org.

CHR Housing Needs Notification List

In addition to the above referenced marketing for initial rent-up or when there is an anticipated vacancy in the future, CHR provides notice to potential applicants who have been entered into CHR Housing Needs Database and Notification List informing them of affordable housing opportunities and the process for application. The CHR Housing Needs Database and Notification List grows daily; as of November 2019, the database includes over 1100 households seeking affordable housing opportunities. The numbers continue to grow as the affordable housing development efforts of CHR receive attention in local and regional press, as referrals are made from local and regional organizations, and, as affirmative marketing plans are implemented for new developments. The Housing Needs Database / Notification List is always “open”, accepting new entries from potential residents; and, it is not “a wait list” for any particular rental property.

To include a potential resident in the CHR Housing Needs Database and Notification List, CHR utilizes a Housing Intake form that can be completed over the telephone with the assistance of CHR staff, or it can be obtained 24/7 from a self-service distribution box at CHR’s accessible office location in Provincetown or it can be downloaded from CHR’s website. The Intake Form is also available at various social service agencies and at the public libraries of the three Outer Cape Cod towns. The Intake Form can be returned to CHR by leaving it at the accessible drop-box at the office, by US mail, by fax or by email.

Once a potential applicant is entered into the CHR Housing Needs Database, they will be notified of all housing opportunities that become available through CHR.

Application Process

Potential applicants can request an application by telephone or email. On request, applications are provided to potential applicants by USPS Mail, by email, or pick-up from a drop box at our accessible office at all hours. Persons with disabilities who have needs for units designed to accommodate the disability, will be notified of available units suitable for the needs they have



Community
Housing
Resource
Inc

Preserving community through affordable housing



DRAFT AFHMP Cloverleaf

Page 2 of 5

identified. Disabled individuals will be given the opportunity to request reasonable accommodation in the application process, including additional time to apply.

If applicants have questions about the application, or request reasonable accommodation, including materials in an alternate format, a staff member will be designated to field those requests. CHR accommodates those with Limited English Proficiency through translation of marketing materials using Google Translate software. Written materials in alternate languages will be made available as needed. In addition, CHR has a bi-lingual English / Spanish speaking staff member who assists with resident intake as needed for verbal translation.

The Application Process when initiated has a date certain application deadline / due date. To establish compliance with the application deadline CHR requires that Applications and all required submittals are mailed via USPS with a postmark date by the application deadline.

A Package of Information for Potential Residents is prepared which includes: a Project Summary; General Information about the rental housing opportunity at Cloverleaf; and a Unit Mix Chart detailing a description of unit sizes, wheelchair access, and rental pricing as well as a pre-application.

The pre-application for residency (sample attached) requests limited information. The pre-application will be sufficient to enter the household into the Lottery process (described below) that will determine the order in which applications are reviewed. When a pre-applicant through the lottery is being considered for an available unit, all of the information needed to determine income eligibility and suitability for available housing will be obtained from applicant and third party verification source.

Resident Selection Process

The Resident Selection Process is initiated with a preliminary review of applications postmarked by the deadline for the Initial Occupancy of the development. The preliminary review will determine preliminary eligibility of applicants to participate in the process based on threshold criteria of: 1) completeness of the application; 2) determination of applicants' qualification for Local Preference; and, 3) determination that the level of minority participation in the process meets the standards as described below.

Lottery Process: Following determination of preliminary eligibility, the resident selection process then utilizes a lottery system to determine the order in which applications will be reviewed. The Lottery has two categories, the first being for local preference (with the maximum allowed by law, as indicated below) and the second for all applicants. The lottery is conducted in a public location by drawing numbers of every applicant to assign their position for review of their applications. NOTE: If the Selection process is to fill a vacancy after initial rent-up, there shall be no Local Preference regardless of whether the unit being vacated was previously occupied by a household selected under Local Preference; after initial occupancy only the "All Applicant" wait list will be used. The lottery is conducted in an accessible public location and applicants need not be present to be included. Each eligible applicant is assigned a random number. Applicants who are present at the lottery will be given a copy of their number, and their number is placed in the drawing vessel. Applicants not in attendance will have their numbers placed in the drawing vessel. An independent observer, selected by the Town, will draw every number until no numbers remain. The calling of numbers will be



Community
Housing
Resource
Inc

Preserving community through affordable housing



recorded visibly on paper for all attendees to see, and will also be recorded on a spreadsheet. The drawing numbers of every applicant is to assign their position for review of their applications. The applicant number picked first, will be reviewed first; the applicant number picked second will be reviewed next, and so on.

A process (as described below) is in place should the number of minority household applicants not meet the threshold for Barnstable County for inclusion into the local preference drawing.

Local Preference and Minority Applicants: Local preference will be applied in the selection process for up to 70% of the units (the maximum allowed by law, as indicated below) in accordance with local requirements and local need established through regular updates of Provincetown's Housing Needs Assessment. Prior to the lottery, applications will be reviewed to determine the number of applicants qualifying for Local Preference status as well as the number of applicants qualifying for Local Preference who have self-identified as "Minority". If the number of Minority applicants qualifying for Local Preference is less than the percentage of Minority households in Barnstable County (currently 8.6%), then, a preliminary lottery among minority applicants without Local Preference will be conducted to assign Local Preference status to minority applicants until the percentage reaches an equal percentage with the minority population percentage of Barnstable County. A household has minority status if their heritage is either: Racial Categories – American Indian or Alaska Native; Asian; Black or African American; Native Hawaiian or Other Pacific Islander, Ethnic Categories – Hispanic or Latino.

Local Preference and Project Based Section 8 Rental Assistance: Local Preference for Project Based Section 8 Vouchers is prohibited.

Local Preference for Projected Based MA Rental Voucher Program: Local Preference for Project Based MRVP is limited to 70% of the units. Local Preference can only be applied during the initial rent-up.

Local Preference for All Other Units: Local Preference for all other units is limited to 70% of the units. Local Preference can only be applied during the initial rental-up.

The Resident Selection Process continues with a thorough review of applications, in the order that residents are picked in the lottery drawing, as outlined above. Applications will be reviewed in accordance with uniformly applied selection criteria, maintained in writing, in compliance with all Fair Housing and Anti-discrimination laws.

Applicants reviewed that meet eligibility and suitability requirements will be advanced to the next level for further review. References and Credit are thoroughly checked in Level 2 and an Interview is scheduled for applicants whose review were not negatively impacted by References and Credit Checks. Level 3 review includes third party verification of income and assets as well as Criminal Records and Sex Offender Registry checks for applicants being offered available units. Before any household is offered a lease and occupancy, certification of that household's annual income is performed to determine that household income and assets are within program limits. CHR uses the HUD required third-party verification system. CHR staff is trained and certified in Section 42 compliance. Part V definition in the HOME technical guide is used to determine income.



Community
Housing
Resource
Inc

Preserving community through affordable housing



Offer of available rental housing opportunities will be made to applicants who have met all eligibility and suitability requirements at each level of review, in the order of their lottery position. Offer of rental housing will be for a unit that meets the needs of the household in terms of number of bedroom and income eligibility tiers. An offer of a unit larger than minimum size required for the household will not be made until all applications are processed and it has been determined that no other approved applicant requires the larger unit to be adequately accommodated. In the order of their position in the lottery, applicants who indicate a need for the handicap accessible units will be given priority over applicants who do not require accessible housing.

Applicants being offered housing are notified personally and an appointment is scheduled regarding next steps towards final lease signing.

Wait List: Pre-applicants who submitted/postmarked their pre-application by the deadline, were included in the Lottery. However, if all available units are committed to others whose full applications were process based on their position in the Lottery, then those pre-applicants will be included in a Wait List for the next available unit at the property, in the order of their position in lottery drawing. The Wait List will not expire but applicants must keep their contact information current to be contacted for future availability.

Any Pre-Applications submitted after the Initial Occupancy Lottery will be included at the end of the Wait List in the order that the applications were received or submitted.

Notice to All Applicants: After the final review is complete, all applicants are notified in writing of the disposition of their application, including a statement that they may request additional information regarding the reason for rejection (see Attachment 8).

Conflict of Interest: CHR has adopted a Conflict of Interest Policy that complies with 24CFR Part 92.356 as required by the HOME Program.

Certification: CHR represents that this AFHMP is consistent with DHCD guidelines.

As authorized representatives of CHR Cloverleaf Limited Partnership and Community Housing Resource, Inc., respectively, each of us has reviewed this plan and agrees to implement this AFHMP, which shall be made effective as of the approval date. Further, by signing this form, CHR Cloverleaf Limited Partnership agrees to review and update its AFHMP as necessary in order to comply with all applicable statutes, regulations, executive orders and other binding DHCD requirements pertaining to affirmative fair housing marketing and resident selection plans reasonably related to such statutes, regulations, executive orders, as same may be amended from time to time. We hereby certify that all the information stated herein, as well as any information provided herewith, is true and accurate.

Edward Malone, General Partner
CHR Cloverleaf Limited Partnership

Edward Malone, President
Community Housing Resource, Inc.
Property Manager



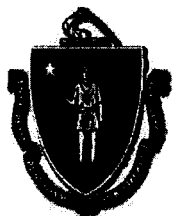
Community
Housing
Resource
Inc

Preserving community through affordable housing



Exhibit S

DHCD PROJECT ELIGIBILITY LETTER



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle Chan, Undersecretary

October 16, 2019

Janet W. Worthington
Chairwoman, Select Board
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666

Re: Chapter 40B Comprehensive Permit

Project Name: Cloverleaf Truro Rental Housing
Location: 22 Highland Road, Truro
Number of Units: 40
Subsidizing Agency: Department of Housing and Community Development
Applicant: Community Housing Resource, Inc.

Dear Ms. Worthington:

This will serve to notify you, pursuant to 760 CMR 56.04(3), that the above-named Applicant has applied to the above-named Subsidizing Agency under the Low Income Housing Tax Credit program for preliminary approval of the above-referenced project. The project is a rental project, with a total of 40 units, of which 27 units (67.5%) are low income under 40B.

Enclosed please find a copy of the application for your review. The review period for comments ends 30 days from the date of this letter. Any comments will be considered prior to issuing a determination of Project Eligibility. Please address comments to:

Catherine Racer, Associate Director
DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114

If and when an application is made for a comprehensive permit, assistance is available to the Zoning Board of Appeals to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$10,000 to engage qualified third-party consultants to work with the ZBA in reviewing the Ch. 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net or e-mail community@mhp.net.

If you have any questions regarding this letter, please feel free to call Rebecca Wachtel Frawley at 617-573-1318.

Sincerely,

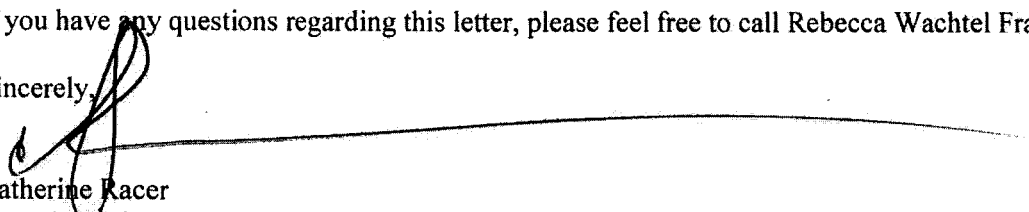

Catherine Racer
Associate Director, Division of Housing Development

EXHIBIT T

REQUESTED WAIVERS

REQUESTED RELIEF FROM LOCAL BY-LAWS, RULES AND REGULATIONS

Relief from Truro Zoning Bylaws as follows:

Section 30 Use Regulations

Only single-family residential use is permitted in the Residential District; therefore, relief is requested to allow multi-family and two-family residential use.

Permitted Accessory Use in Residential District does not include: On-site Management Office, Community Room or Storage, therefore relief is requested to allow such use as part of the multi-family building.

Section 40 Special Regulations

Special Regulations of this section are generally not applicable, except Section 40.6 Growth Management. This section limits residential building permits issued within any calendar year to 40, and further limits the total number to any one applicant to 4. Section 40.6.C.1 does provide for exemptions for “construction of affordable housing units provided such housing units have deed restrictions to ensure they remain affordable for the maximum period permitted under Massachusetts Law” however the definition of “Affordable Housing” in the bylaws refers only to housing certified as affordable by the Truro Housing Authority. The definitions in the Zoning Bylaw also defines “Affordable Households” as households earning no more than 80% of the AMI as determined by DHCD. These definitions are potentially contradictory with the mixed income nature of this rental housing development. Therefore, relief from this Growth Management section is requested to exempt all rental units in the development including the units that have deed restrictions up to 110% AMI and the unrestricted Market Rate units, so that building permits can be issued at once.

Section 50 Area and Height Regulations:

Dimensional Requirements –	Required	Provided
Minimum Sideyard Setback	25 feet	see chart for buildings requiring waivers**
Maximum Building Height	2 stories; 30 feet	see chart for buildings requiring waivers**

Relief Required Building #	Minimum Sideyard Setback	Maximum Building Height (definition of building height to ridge above existing grade)	number of stories
2-4-6	conforming at 27.6'	conforming at 29' 6"	**waiver required at three stories; definition of basement may result in determination that the west side foundation exposure of the staggered structure might classify this basement as a third story; relief required.
9-11	** waiver required at 24' to foundation excl. egress porch	conforming at 22' 6"	conforming at two stories
13-15	**waiver required at 14.8' to foundation excl. egress porch	conforming at 24' 6"	conforming at two stories
8-10, 12-14, 16-18	**waiver required at 20' to foundation excl. egress porch	conforming at 26' conforming at 25' 3" conforming at 27' 3"	conforming at two stories conforming at two stories conforming at two stories
17-19	**waiver required at 14.6' to foundation excl. egress porch	**waiver required at 36' 11" due to fill placed at rear of site above existing grade; appears 24' 8" at roadway	**waiver required at three stories; definition of basement in terms of foundation exposure on more than one side will classify this basement as a third story; relief required
20-22	conforming at 51.5'	**waiver required at 31' 11" due to fill placed at rear of site above existing grade; appears 24' 8" at roadway	**waiver required at three stories; definition of basement in terms of foundation exposure on more than one side will classify this basement as a third story; relief required
21	conforming at 61' west side and 40' east side	**waiver required at 41' 5"; definition of building height above existing grade; visible height from road is 30' 3" as compared to smaller structures at 26' 6"	**waiver required at three stories; definition of basement in terms of foundation exposure on more than one side will classify this basement as a third story; relief required

Section 70 Site Plan Review:

Applicant is presenting a site plan, landscape planting plan and site lighting plan that incorporates many Site Plan Review requirements. Applicant seeks relief from the requirements of Site Plan Review procedures and requirements; and, to allow the Comprehensive Permit to be issued in lieu thereof.

Rules and Regulations Governing the Subdivision of Land, Truro Massachusetts:

The proposed development is not a subdivision of land and the Rules and Regulations Governing the Subdivision of Land do not apply.

Curb Cut Permit Procedure:

The Applicant requests that the Comprehensive Permit substitute for Curb Cut Permit from the Town of Truro. MA DOT Curb cut Permit is being sought by Truro DPW.

Relief from Truro Board of Health Local Regulations

Relief from specific requirements of Article 14 of the Truro Board of Health regulations in excess of MA DEP Title 5 regulations is requested.

The Truro Board of Health regulation requiring 10,000 square feet of land per 110 gallons per day (gpd) would require total acreage of 17.8 acres to support the Title 5 flow from the Cloverleaf Rental Housing development. This could only be achieved through the inclusion of the acreage of the entire MA DOT layout of the Route 6 Highland Road Cloverleaf interchange, approximately 15.6 acres in addition to the 3.91 acre parcel that was separated as surplus land and transferred to the Town of Truro. Although this land remains under MA DOT ownership, not the Town of Truro, it is “buildable upland” that will not be developed and therefore can contribute to the aggregate nitrogen loading land area. Similarly, the abutting land of the Cape Cod National Seashore will not be developed and could also be considered as contributing to the aggregate nitrogen loading analysis. Since there is no easement or ownership of the MA DOT or Cape Cod National Seashore abutting land, this aggregate loading analysis is illustrative only to demonstrate the particular characteristic of this Cloverleaf parcel as it abuts substantial publicly owned undeveloped land. The alternative of denitrification Alternative / Innovative septic technology would be an excessive cost that would burden the housing development budget as an upfront cost as well as ongoing annual system maintenance / monitoring expenses. Also, since the intent of bylaw is in part to protect private wells, it is noteworthy that the mapped ground water flow indicates an eastward flow from the proposed Title 5 Septic System leach field away from wells on the abutting properties.

Also, it should be restated here that the site will be serve by municipal water extension through the site and the Title 5 System proposed is conforming under MA DEP Title 5 regulations.

The Applicant seeks relief from the Truro General Bylaws and Other Regulations, as follows:

Relief is requested from any other zoning bylaw, general bylaw or regulations or procedures that may be identified in the review process if full compliance is not physically or economically feasible.

Relief is requested from the applicability of such other sections of the Zoning By-law, the Subdivision Control Regulations, or of such other local rules and regulations that would otherwise be deemed applicable to this development.

Relief is requested from requirements, if any, to post a bond, cash, Letter of Credit, or impose Planning Board Covenants, related to site development.

Relief is requested from any requirements for paying fees for any regulatory review or for any permits related to the development of this project, including but not limited to fees for building permits and septic system installation permits;

The Applicant requests that the Comprehensive Permit be issued in lieu of all the aforementioned permits, inclusively.