

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meeting

Name of committee, board, etc.:	Planning Board
Date of Meeting:	Wednesday, April 15, 2020
Time:	5:30 PM
Place:	Virtual Meeting

The meeting will be held by remote participation pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. An audio or video recording, transcript, or other comprehensive record of proceedings will be posted on the town's website as soon as possible after the meeting.

JOINING THE VIRTUAL MEETING: Members of the public can join the meeting using one of the following methods:

- To attend the meeting online, click <https://us04web.zoom.us/j/611024974> and follow the prompts or navigate to <https://zoom.us/join> and enter meeting/webinar ID **611024974** and follow the prompts.
- To attend the meeting by dial-in phone, call +1 301 715 8592 and enter meeting ID **611024974**. The dial-in number can also be used to access the audio while watching the online meeting (if you don't have speakers and/or a microphone).
- Please plan to join the virtual meeting at least five minutes before the start of the meeting to troubleshoot any issues you may have joining.
- The virtual meeting will also be live streamed and uploaded to the Town of Yarmouth YouTube Channel. This live feed will not be monitored for public comment.

APPLICANTS:

- Applicants will be called upon by the Chair to present their request. Applicants can use the "Raise Hand" button to identify themselves (all participants will be muted, you must be recognized by the Chair to participate).
- Applicants attending by dial-in should press *9 to notify the Chair of their presence when called upon. The meeting Moderator will un-mute applicants when they are called upon to speak.

PUBLIC PARTICIPATION: During the Public Comment period for Public Hearings ONLY, the Chair will invite the audience to comment:

- Online audience members wishing to participate during the public comment section of a hearing can use the "Raise Hand" button to notify the Chair. All participants will be muted, you must be recognized by the Chair to participate.
- Dial-in audience members wishing to participate during the public comment section of a hearing should press *9 on their phone to notify the Chair. All participants will be muted, you must be recognized by the Chair to participate.
- As an alternative to making comments via the online audio or phone, you may also submit comments to the Moderator via the virtual meeting "chat" function. To do this click on the "chat" icon and type your message. When prompted, the Moderator will read comments and questions into the record.

MEETING MATERIALS:

- Meeting materials will be displayed at the online meeting and are attached to this agenda (available at <http://www.yarmouth.ma.us/AgendaCenter>).

PLANNING BOARD AGENDA April 15, 2020 (Topics to be discussed):

1. **CONTINUATION - JOINT PUBLIC HEARING ON SCENIC ROAD APPLICATION & PUBLIC SHADE TREES:** Application submitted by Alice and Tom George, 17 Thacher Shore Road, Yarmouth Port, MA, to remove three (3) multi-stem juvenile black oaks of 12-inches in diameter at breast height located on the north side of the Thacher Shore Road right-of-way, across from 17 Thacher Shore Road. Thacher Shore Road is a Scenic Road.
2. **Village Center Overlay District (VCOD) Site Plan Review (SPR):** Applicant: Wise Living Development LLC. Owners: Maclyn LLC, 834 Main Street Realty Trust, and Baker Frank LLC. South Yarmouth Wise Living Retirement Community project at 822 and 834 Route 28 and 30 Frank Baker Road, South Yarmouth, Assessor Map 33/Parcel 70.1, Assessor Map 41/Parcel 12, and Assessor Map 41/Parcel 11.1, Zoning Districts B2, HMOD1, ROAD and VCOD VC2. Applicant is proposing a redevelopment under Section 414 – Village Centers Overlay District (VCOD) on three parcels totaling approximately 6.09 acres. The proposed project includes the redevelopment of the Cape Cod Irish Village hotel property (822 Route 28) from 128 hotel rooms to a 120 unit Wise Living Requirement Community for senior housing with common dining facility and outdoor pool, as well as a leased medical complex, exercise/rehab and wading pool facilities. The project includes upgrades to the building façade and parking areas. The existing commercial property at 834 Route 28 will retain its existing uses and be upgraded with some building modifications and parking lot improvements. Existing septic and drainage systems will be used. 30 Frank Baker Road will remain vacant in its natural state. Formal Site Plan Review for VCOD projects is done through the Planning Board at a duly posted public meeting.
3. Meeting Minutes
4. Board of Appeals Agenda & Decisions
5. Committee Updates from Board Members
6. Board Member Items
7. Correspondence
8. Staff Updates
9. Upcoming Meetings:
 - a. May 6, 2020
 - b. May 20, 2020
10. Adjournment

Attachments: All exhibits are available for public review in the Planning Department, Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA, during normal business hours.

Posted By (Name):	Kathleen D. Williams
Signature:	<i>Kathy Williams</i>

SCRIPT – Planning Board Meeting:

MODERATOR (Staff Member):

The April 15, 2020 meeting of the Yarmouth Planning Board is about to convene. As a precautionary measure to reduce the spread of the coronavirus, all Town buildings are closed to the public and this meeting will be held by remote participation. My name is Kathy Williams and I am the Yarmouth Town Planner and will be serving as Moderator for this virtual meeting. I will now turn it over to the Planning Board Chairman:

CHAIR

My name is Tom Roche, and I am Chairman of the Yarmouth Planning Board. I will begin by taking a roll call for quorum.

Brad Goodwin

Chris Vincent

Liz Hartsgrove

Lee Rowley

Joanne Crowley

Tom Baron

With a quorum present, I will now call the meeting to order. I will ask the Moderator to explain how the remote participation will work before proceeding.

MODERATOR (Staff):

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020, Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Yarmouth Planning Board is being conducted via remote participation. No in-person attendance will be permitted, but every effort will be made to ensure that the public can adequately access and participate in the proceedings as provided for in the Order. Persons who would like to view this meeting while in progress may do so by watching via this virtual meeting or the live feed on the Town of Yarmouth YouTube Channel. You may also listen to the meeting by dialing in to the number provided on the Notice of Meeting. We will also post a recording of this meeting on the Town of Yarmouth website as soon as we are able. Please be patient as we work to overcome any technological challenges with the virtual meeting.

For all Meetings:

- To reduce confusion during the meeting, all audience participants of the virtual meeting are muted by the Moderator. Participants will only be unmuted when called upon to speak by the Chair or Moderator.
- All votes must be roll call votes. After a motion is made and there is a second, the Chair will ask for a roll call vote.
- All motions, decisions and conditions will be verbally read into the record.
- If it appears the meeting cannot or should not proceed, then the moderator will recommend that the Chair request to continue the hearing to a later date and time and/or until public meetings can resume normally.

For Applicants and Presenters

- Applicants can use the “Raise Hand” button or press *9 on their phone to identify themselves to the Chair. The Moderator will un-mute applicants when they are called upon to speak during their portion of the Agenda.
- Applications or Presentations provided by the Applicant will be displayed in the virtual meeting by the Moderator and advanced by the Moderator on verbal command from the presenter OR for larger projects temporary panelist capabilities may be given to presenters to share their screens while giving their presentation.

For Public Hearings: During the portion of the hearing designated for public comment, the Chair or Moderator will ask who in the audience has any public comments or questions.

- Members of the public may speak by selecting the “Raise Hand” button and waiting for the chair to call on them to speak.
- If you are dialed in to the phone number provided, you can press *9 on your phone to indicate that you would like to comment.
- As an alternative to making comments via the online audio or phone, you may also submit comments to the Moderator via the virtual meeting “chat” function. To do this click on the “chat” icon and type your message. When prompted, the Moderator will read comments and questions into the record.
- Members of the public recognized by the Chair are asked to identify themselves by first and last name and affiliation for the public record and then provide their comment, EACH time they speak or when they comment through the “chat” function.
- Prior to concluding opportunities for discussion, comment, or question, the Chair will ask:

“At this time I did not hear any requests for additional comment, if you wish to speak, please indicate now and I will ask this final time if there is anyone who wishes to speak on the matter at hand.”

I will now hand the meeting back to the Chair.

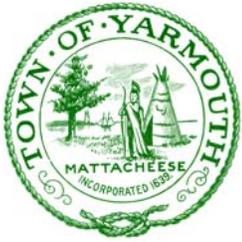
CHAIR:

Call for a motion to allow Planning Board meetings to be conducted by Remote Participation as long as Governor Baker’s March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law remains in effect.

ROLL CALL VOTE ON MOTION

Chair goes through each Agenda Item per a typical meeting.

Take Roll Call vote to close the Public Hearing and to adjourn the Meeting.



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

MEMORANDUM

To: Planning Board
From: Kathy Williams, Town Planner
Date: February 28, 2020
Subject: Scenic Road Permit Application
Tree Removal across from 17 Thacher Shore Road, Yarmouth Port

A Scenic Roadway Permit Application has been submitted by Alice M. George and Thomas N. George, 17 Thacher Shore Road, Yarmouth Port. The application proposes to remove three (3) multi-stem juvenile black oak trees of 12-inches in diameter at breast height, located on the north side of the road right-of-way (ROW), across from 17 Thacher Shore Road, Yarmouth Port. Thacher Shore Road is a Scenic Road. The application indicates the purpose of the tree removals is to restore the vista and views of the ocean from the residence at 17 Thacher Shore Road. The proposal is to remove all three trees, flush cut the stumps as close to the ground as possible, and leave the root systems in place. The trees are located within a wetland resource buffer and will also require approval from the Conservation Commission.

As required by the Town of Yarmouth Scenic Roadway Rules & Regulations, copies of all Scenic Road applications were transmitted to the Yarmouth Tree Warden, Highway Department, Police Department, Fire Department, Conservation Commission, Historical Commission, Old Kings Highway, and the Board of Selectmen for review and recommendation. No written comments were received as of the date of this Memo. Any comments received will be brought to the Public Hearing.

The Scenic Road application was submitted on February 7, 2020, although a complete application was not received until February 19, 2020. The Public Hearing needs to be held within 30-days of the application submittal and has been scheduled for March 4, 2020. The attached Joint Public Hearing Notice between the Planning Board and the Tree Warden was published in the Register on February 13, 2020 and February 20, 2020, in accordance with the Scenic Road Provisions of Chapter 40, Section 15C and the Public Shade Tree provisions of Chapter 87, Section 3 of the Mass. General Laws. Abutters within 100' were notified by a mailing sent on February 19, 2020.

Per Section 9 of the Scenic Roadway R&R, the decision by the Planning Board shall be based on consideration of the following:

1. Preservation of Natural Resources;
2. Environmental values;
3. Historical values

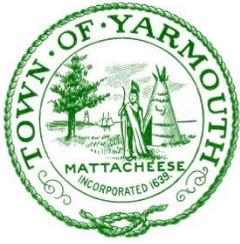
4. Scenic and aesthetic characteristics;
5. Public safety;
6. Compensatory actions proposed, such as replacement of trees or stone walls;
7. Other sound planning considerations.

The affirmative vote of a minimum of 5 of the 7 Planning Board members is required to remove the trees. The decision to approve or deny the application must state clearly the specific findings for the action and may include conditions consistent with the considerations noted herein.

Please note that on February 25, 2020, the Applicants requested a continuance of the Public Hearing to April 15, 2020 as they are unavailable for the meeting on March 4, 2020.

ATTACHMENTS:

- Joint Public Hearing Notice
- February 25, 2020 Letter from Alice & Tom George requesting to extend the Hearing to April 15th.
- Scenic Road Application



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1288, Fax (508) 398-2365

Conservation
Office

MEMO

To: Kathy Williams, Town Planner
Michael White, Tree Warden

Fr: Kelly Grant
Conservation Administrator

Re: Scenic Road/Shade Tree Application, opposite 17 Thacher Shore Road

Date: April 8, 2020

At their March 5, 2020 meeting the Conservation Commission discussed the request before the Tree Warden and the Planning Board made by Alice and Tom George to remove three trees within the road right-of way opposite their residence at 17 Thacher Shore Road in Yarmouth Port.

The trees proposed for removal are within the road lay out between approximately 75 and 95 feet from the wetland resource area. Under the state and local wetland protection regulations the Conservation Commission has jurisdiction within 100 feet of the wetland resource area. The applicant will therefore be required to seek approval from the Conservation Commission for the removal of the trees.

Members of the Conservation Commission expressed strong objection to the removal of established and healthy native vegetation from within the buffer zone to a wetland resource area and on Town owned land, for the attainment of a view from a private property. It was noted that the proposed tree removal will restore views for the property owner at 17 Thacher Shore Road only, not the general public.

The parcel of land (to the north) abutting the proposed tree removal was gifted to the inhabitants of the Town of Yarmouth by Edward Otis in 1972 and placed under the management and control of the Conservation Commission. The deed allows for the right of the present owners on the south side of Thacher Shore Road to sufficiently clear the premises for view purposes appurtenant to their land. The deed also states that the property shall be used for the protection and development of the natural resources and protection of water resources of the Town. Regardless of these property rights, any activity at the property must also meet the state and local wetland protection regulations.

In an effort to balance these somewhat competing interests, the Conservation Commission generally agreed that they would support the removal of the tallest tree at the center of the vista. This would significantly open up views of the bay for the property owner while protecting the interests of the wetland protection regulations. The Commission recommended that a condition be imposed to limit future requests for vegetation removal at the same location.

JOINT PUBLIC HEARING NOTICE
YARMOUTH PLANNING BOARD and the YARMOUTH TREE WARDEN

In accordance with the Scenic Road provisions of Chapter 40, Section 15C and the Public Shade Tree provisions of Chapter 87, Section 3 of the Mass. General Laws, the Yarmouth Planning Board and the Yarmouth Tree Warden will hold a joint Public Hearing on Wednesday, **March 4, 2020** at 5:30 p.m. in the Hearing Room of the Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA 02664, to consider a Scenic Roadway Permit Application submitted by Alice M. George and Thomas N. George to remove three (3) multi-stem Black Gum Trees (*Nyssa Sylvatica*) of 12-inches in diameter at breast height, located on the north side of the Thacher Shore Road right-of-way, across from 17 Thacher Shore Road, Yarmouth Port, MA. Thacher Shore Road is a Scenic Road.

Copies of the applications are available at the Planning Department, Yarmouth Town Offices, during business hours, 8:30 AM to 4:30 PM, Monday through Friday.

Any person wishing to be heard on this matter should appear at the time and place designated above. Written comments will be accepted and should be directed to the Planning Board at the Yarmouth Town Offices at the address noted above.

Yarmouth Planning Board
Thomas Roche, Chairman

Yarmouth Tree Warden:
Michael White

YARMOUTH TOWN CLERK

'20FEB7PM3:20 REC

To: Kathy Williams, Town Planner,
From: Alice & Tom George
Date: February 25, 2020

We, Alice & Tom George, are requesting a continuance of the Scenic Road/Public Shade Tree application we submitted for removal of three (3) trees within the public right-of-way of Thacher Shore Road across from our residence at 17 Thacher Shore Road. Currently, the public hearing is scheduled for March 4, 2020 and we would like it continued until the Planning Board meeting on April 15, 2020. This request is being made as we are currently off-cape and will not be available until April 15th to present our application to the Planning Board.



Alice George



Tom George

YARMOUTH TOWN CLERK

'20FEB25am10:14 REC

Town of Yarmouth
SCENIC ROADWAY PERMIT APPLICATION

Please Print

Applicant(s): Alice M. George and Thomas N. George

Address: 17 Thacher Shore Road, Yarmouth Port, MA 02675

Telephone: 508-362-6906

Address: Same as above

Telephone: Same as above

Location of Proposed Work: Along the north side of the Thacher Shore Road right-of-way (ROW) across
Street Address: from 17 Thacher Shore Road, Yarmouth Port, MA 02675

Owner: Town of Yarmouth (Town Road)

Assessors Map 121 Parcel(s) 59 (17 Thacher Shore Road)

Type of Activity: Road Construction
 Tree Trimming / **Removal**
 Stone Wall

Description of Proposed Work:

Removal of three (3) multi stem juvenile black oaks of 12-inch diameter at breast height within the road right-of-way across from 17 Thacher Shore Road to restore the vista and views of the ocean. Refer to attached January 2, 2020 letter from Thomas and Alice George.

Description of impact of work on tree(s) / stone wall(s):

Trees to be removed, flush cut as close to ground level as possible with root systems left in place. Trees are located within a wetland resource buffer and Conservation Commission approval will be required.

Description why this impact is unavoidable:

To restore the view of the ocean from the residence at 17 Thacher Shore Road.

Corrective activities by the Applicant to mitigate impacts:

Vista Pruning

The Planning Board will schedule a hearing after receipt of the following:

- Certified Abutters List
- Location of Work (Locus map)
- Statement of Work
- Color Photographs
- Filing fee (\$100.00 + \$5 per abutter + advertising costs)
- Attachments of additional information as may be required
- Copy of completed Scenic Road Permit filed with the Office of the Town Clerk

I hereby certify that the above statements are true to the best of my/our knowledge & belief.

Applicant's signature:  Date: Jan. 10th 2020

Owner's signature:  Date: Jan 10 2020

Applicant's Authorization if not owner:

Attorney (if any):

Address:

Telephone:

121/ 61/ / /
TOWN OF YARMOUTH
1146 ROUTE 28
SOUTH YARMOUTH, MA 02664-4463

121/ 62/ / /
COSEO ROBERT G
24 THACHER SHORE RD
YARMOUTH PORT, MA 02675

130/ 14/ / /
ARCHIE WILLIAM C JR
91 WHARF LN
YARMOUTH PORT , MA 02675

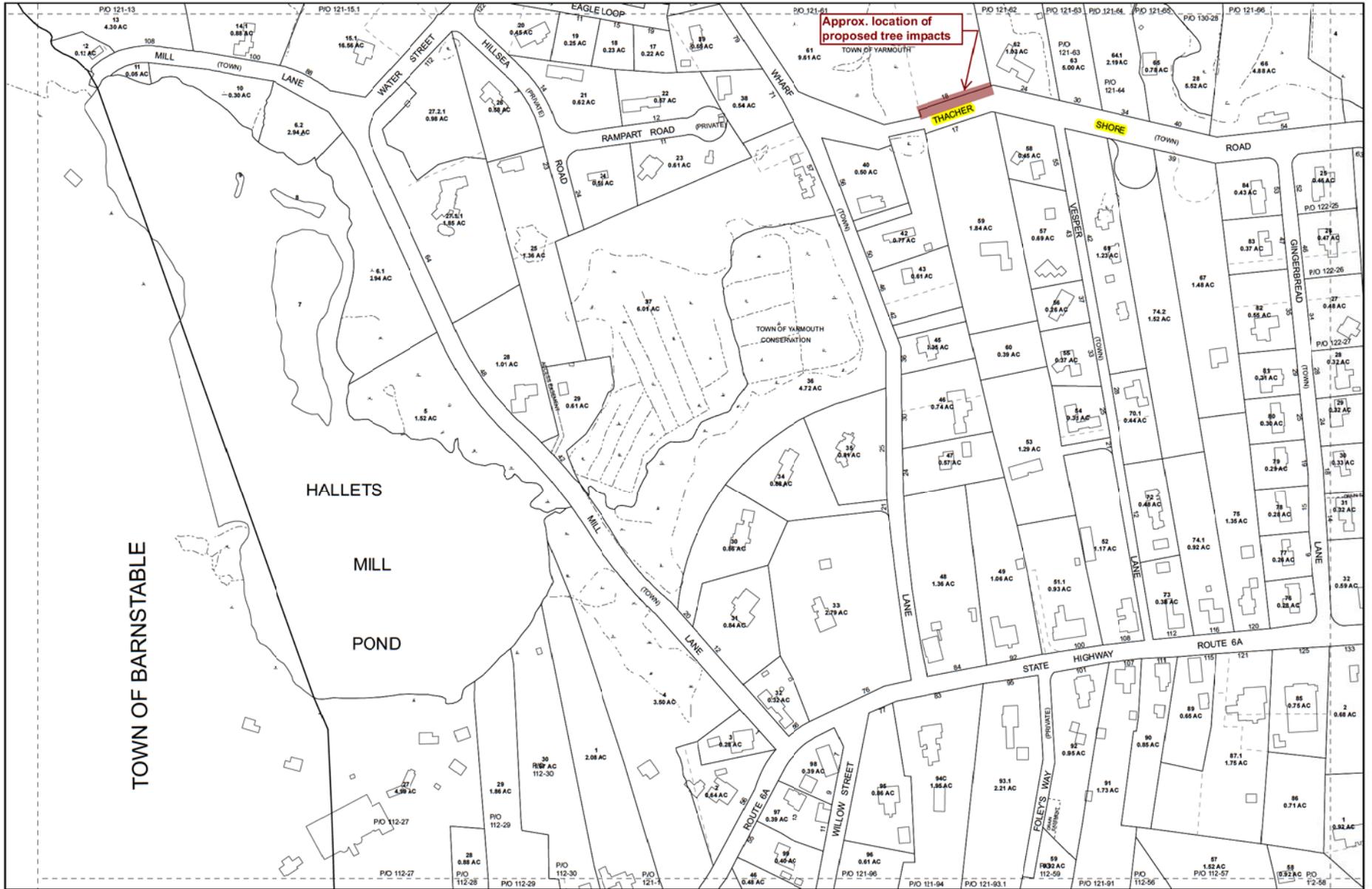
130/ 19/ / /
ARCHIE WILLIAM C JR
91 WHARF LN
YARMOUTH PORT, MA 02675-1141

121/ 42/ / /
MURRAY JOAN C TR
50 WHARF LN
YARMOUTH PORT, MA 02675-1138

121/ 59/ / /
GEORGE THOMAS ANDREW TR
17 THACHER SHORE RD
YARMOUTH PORT, MA 02675

Please use this signature to certify this list of properties
abutting the Scenic Road Bylaw Project and using as a
locus 18 Thacher Shore Rd. Yarmouth Port, MA 02675
Assessors Map 121, Lot 61

Andy Machado
Andy Machado, Director of Assessing



DATE OF LATEST MAP REVISION: 9/16/19

INFORMATION SHOWN HEREON IS FOR ASSESSING PURPOSES ONLY. NO LIABILITY FOR ERROR IS ASSUMED BY THE TOWN OF YARMOUTH.



TAX MAP
TOWN OF YARMOUTH
 BARNSTABLE COUNTY, MASSACHUSETTS



129	130	131
121	122	
112	113	

SHEET
121

Thomas N. George

17 Thacher Shore Road • Yarmouth Port, MA 02675 • (508) 362-6906 • Fax: (508) 362-7804

January 2, 2020

Various Committees/Town of Yarmouth
1146 Route 28
West Yarmouth, MA 02673

Re: The matter of tree cutting on Thacher Shore Road, Yarmouth Port across from our residence

We purchased in 1973 the property from Route 6A (100 Main Street) to Thacher Shore Road and subdivided it into four lots.

We commenced to build our current residence at 17 Thacher Shore Road immediately thereafter and began residing there in 1974 at which time the subject property across Thacher Shore Road had small trees and marsh grass as its cover. Over the past years the trees have grown to their current size and height and width thus obstructing our once open view to Cape Cod Bay. At the time of purchase the trees on the lot were no more than waist high.

Currently during the part of the year when leaves are on the trees and the grass is grown our view is substantially diminished.

We are asking approval to trim the obstruction so that our view is restored substantially back to our former view. We would appreciate your consent for this project.

Very truly yours,

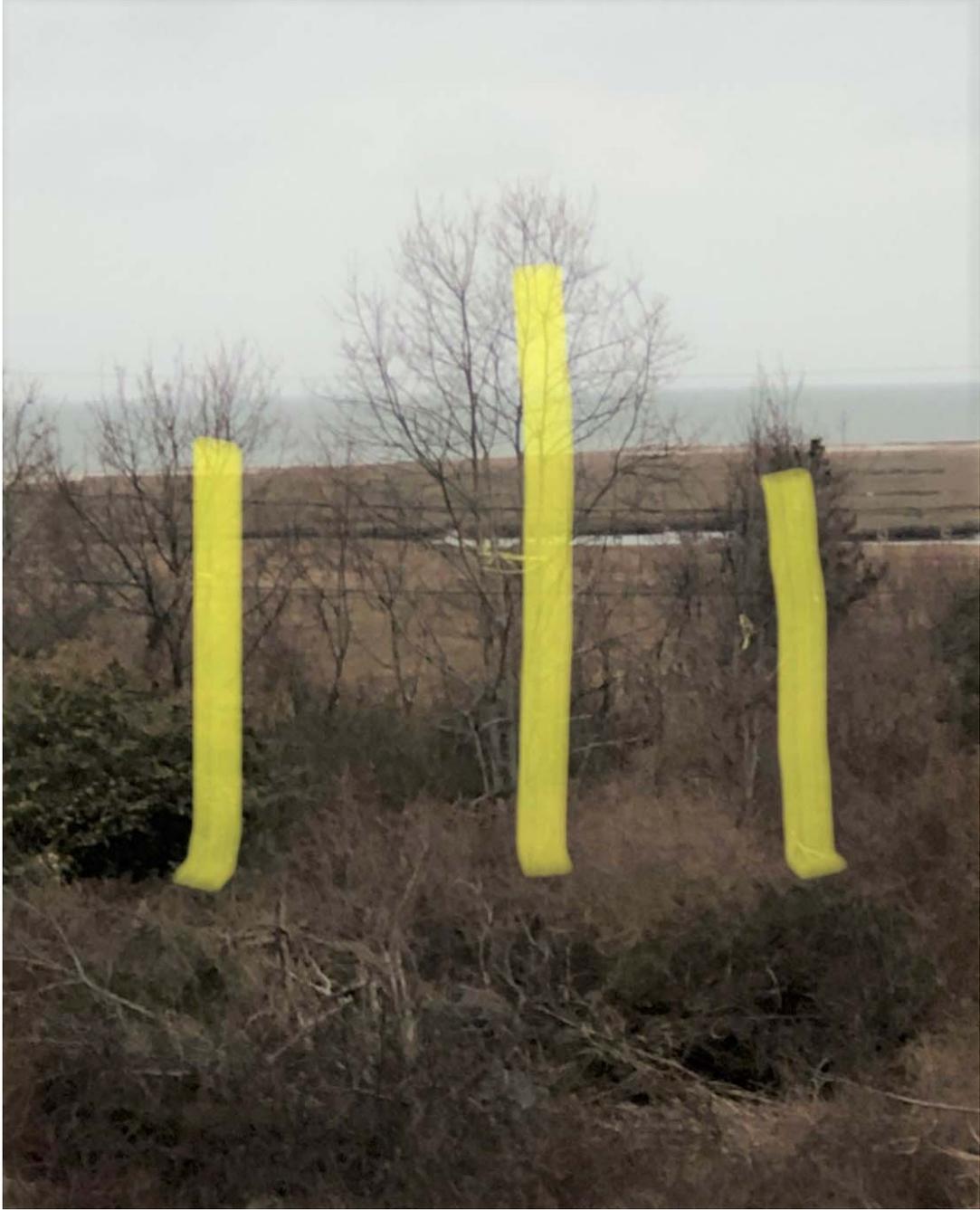


Thomas N. George
Alice M. George

TNG/rl

© LIVE



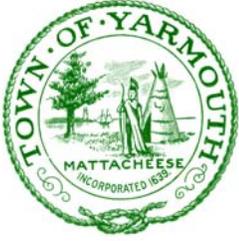




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TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

MEMORANDUM

To: Planning Board
From: Kathy Williams, Town Planner
Date: April 8, 2020
Subject: 822 & 834 Route 28 and 30 Frank Baker Road
Assessor Map/Parcels: 33/70.1, 41/12 & 41/11.1
Wise Living Retirement Community project - VCOD VC2
SUPPLEMENTAL MATERIALS – Received 4/7/20

Supplemental information was provided on April 7, 2020 for the above referenced project as follows:

- April 7, 2020 Letter from Attorney Andrew Singer with an overview of the supplemental information and outline of 5 requests for zoning relief the applicant will be seeking before the Zoning Board of Appeals (ZBA).
- Revised Site Plan S-2B which identifies the location of the zoning relief being requested by the Applicant and how the site plan differs from the plans submitted to the Planning Board.
- Landscape Plan for the west side of the entrance to 822 Route 28.
- Revised Elevation Plans Sheets A.4, A.5, A.6 & A.7 showing railings for the first floor residential patios on the east and west elevations of 822 Route 28.
- Revised Photometric Plans (illegible).

This Memo is supplemental to the March 13, 2020 Planner Report and Board Members are directed to that Memo for a general description of the project, VCOD process, original Comments from Other Committees and original application materials.

Comments Addressed in the Revised Plans: The revised plans were meant to address some of the comments that came out of Site Plan Review, Design Review and the March 13, 2020 Planner Report. Below is an overview of the comments addressed in the supplemental information and those that remain outstanding:

1. **Building:** Relief remains needed for the building modulations which should be 5' every 50' per Section 414.8.3 and the Architectural and Site Design Standards. However, the revised site plan (S-2B) addresses the parking on the west side of 822 Route 28 to provide 18' long parking spaces with 24' wide travel lanes while maintaining a minimum 20' buffer. Although the Applicant indicates the revised Photometric Plans meet the Zoning Bylaw, the submitted plan was illegible. The Applicant should submit legible Photometric Plans to the Building Department as part of their Building Permit applications to confirm compliance with the Zoning Bylaw. Mark Grylls, Building Commissioner, will be participating in our remote access Planning Board meeting on April 15, 2020 to answer questions from the Board.

2. **Planning:**

- **Landscaping:** A Landscape Plan was submitted by Philip L. Cheney to expand the landscape buffer west of the entrance for 822 Route 28. The Planning Comment requested a mixture of trees (every 30'), shrubs and plantings in a natural shaped mounding of 18"-24", while the plan shows a linear berm. Recommend the use of a more organic, natural shaped mounding with the plantings more dispersed. No supplemental information was submitted related to planting beds around the building at 822 Route 28 which should also be replaced as there are limited plantings and many of the existing plantings are overgrown. Landscaped areas should be irrigated.
- **Pavement:** Existing pavement in the parking areas is in poor condition in many locations. All deteriorated pavements, especially around the front of the building at 822 Route 28, should be replaced or overlaid to create the level of aesthetic intended by the VCOD. Supplemental information did not specifically address this comment, although they did extend the parking spaces on the west side of the building to meet the 18' length requirement and eliminated the curb stops.
- **Drainage:** The supplemental information (S-2B) did eliminate the drainage swale and shows a new catch basin in the front of 822 Route 28.
- **Sidewalks:** At a minimum, all proposed sidewalks should be concrete. The proposed sidewalk adjacent to the west side of 834 Route should be raised concrete with curbing to provide a safer pedestrian route from the parking in the rear to the entrances of the building. The supplemental information did not address this comment.

3. **Design Review:** The DRC comments remaining to be addressed include:

- Addition of some type of porticos over the two entrances on the south end of the east side of the building (by the existing restaurant).
- Coordination of the colors for the building with the Town Planner prior to submission of a building permit.

4. **Fire:** To ensure adequate turning movements to the east side of the 822 Route 28 building, there may need to be some impacts to parking on the east side of the building. The Fire Dept has reviewed and approved the suggested condition noted below related to fire and emergency vehicle access. The supplemental information did not address this comment.

5. **Police:** The Police Dept inquired about any proposed security systems at the new facility (i.e. parking lot cameras, internal cameras, etc.); and noted that the nearby crosswalk on Route 28 will need to be updated if there will be increased use by residents walking over to Lighthouse Landing (i.e. better signage, flashing lights, etc.). In an April 8, 2020 e-mail, Attorney Andrew Singer responded with the following:

- a. The Applicants do not anticipate significant (or much) use of the crosswalk to get to the shopping plaza across the street. Meals are provided on site as are many needs. This is not a resident base that will be particularly mobile.
- b. Security cameras will be provided inside and outside of the 822 Route 28 portion of the property.

These responses were forwarded to the Police Department who did not have any further issues, however, improvements to the Route 82 crosswalk (signage/restriping) may be something to discuss with MassDOT if there is a great deal of additional usage.

Planner Comments: The following is suggested language for consideration by the Planning Board should the Board wish to vote on this project at the April 15, 2020 meeting. These conditions are intended to address comments which were not fully incorporated into the original and supplemental information or to memorialize discussions between Town Staff and the Applicant.

On a motion by _____, and seconded by _____, the Planning Board voted (?-?) that the project at 822 & 834 Route 28 and 30 Frank Baker Road as presented at the Planning Board meeting of April 15, 2020 is in general compliance with the VCOD Design Standards, with the exception of the building modulation requirements outlined in Section 414.8 and the Architectural & Site Design Standards for which relief is being sought through the Zoning Board of Appeals, and subject to the following conditions:

- 1. Applicant shall revise the Route 28 landscaped buffer west of the entrance of 822 Route to include a more natural shaped 18" mounding with dispersed plantings rather than the linear berm shown; a Landscape Architect shall develop plans for planting beds around the building at 822 Route 28, especially along the Route 28 façade, to replace existing overgrown or limited plantings; and landscaped areas shall be irrigated.*
- 2. Incorporate the Design Review Committee comments as follows:*
 - a. Add some type of porticos over the two entrances on the south end of the east side of the building at 822 Route 28 to add some modulation.*
 - b. Prior to submitting a building permit, submit color schemes for 822 Route 28 to the Town Planner for review to ensure all building and roof colors are complimentary to the existing neutral color scheme. Provide different shades to enhance the variations in building massing. Refinish the brick along the Medical Office façade to better match the entire building color scheme.*
- 3. All pavement around the front portion of the building at 822 Route 28 shall be replaced or overlaid. Deteriorated pavement in other locations to be replaced or overlaid.*
- 4. All proposed sidewalks to be concrete. The proposed sidewalk adjacent to the west side of 834 Route 28 to be raised concrete with curbing.*
- 5. The porte cochere height and site design shall ensure turning movements around both sides of the building at 822 Route 28 for fire and emergency vehicles as approved by the Fire Department.*
- 6. Lighting and photometric plan shall be submitted to the Building Department as part of the Building Permit application to adhere to Section 414.8.10.*
- 7. If additional modifications are subsequently made to the buildings, the applicant shall come back before the Design Review Committee for review and the Planning Board for an amendment to the VCOD SPR, as determined by the Building Commissioner.*

The March 12, 2020 and April 7, 2020 Letters from Attorney Andrew Singer requested input from the Planning Board regarding the requested ZBA relief. Should the Planning Board wish, they could make a motion in support of one or more of the following items:

On a motion by _____, and seconded by _____, the Planning Board voted (?-?) in support of the following relief being requested of the Zoning Board of Appeals for the South Yarmouth Wise Living Retirement Community project at 822 & 834 Route 28 and 30 Frank Baker Road:

- 1. The proposed building modulation styles (i.e. open gable end porches/patios, and porticos) and frequency of modulations for 822 Route 28 as presented at the April 15, 2020 Planning Board meeting and as conditioned as part of the VCOD SPR decision.*
- 2. The proposed building modulation styles (i.e. open porches) as presented at the April 15, 2020 Planning Board meeting for 834 Route 28 with the elimination of the recessed entrance on the east side of the building.*
- 3. Allowing the retention of a second existing free-standing sign in front of the commercial building at 834 Route 28.*
- 4. Eliminating two (2) in-lot trees in the parking lot of 822 Route 28 which are located directly between leaching fields, and relocation of two (2) in-lot trees to be further away from subsurface disposal structures, but which would not meet the spacing requirements of Section 414.8.9, Paragraph 4.*

OR

Eliminating four (4) in-lot trees in the parking lot of 822 Route 28 which are located in close proximity to the subsurface disposal structures.

- 5. Providing an 8' permanent easement to the Town for location of a 6' wide sidewalk on the properties at 822 and 834 Route 28, in lieu of constructing a new sidewalk.*

Attachments:

- April 7, 2020 Supplemental information

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer
Of Counsel

Tel: (508) 398-2221
Fax: (508) 398-1568
www.singer-law.com

April 7, 2020

Via Email and Hand Delivery

Yarmouth Planning Board
1146 Route 28
South Yarmouth, MA 02664

Re: South Yarmouth Wise Living Retirement Community
822 & 834 Route 28 and 30 Frank Baker Road, South Yarmouth

Dear Members of the Board,

I am writing to submit the following supplemental materials and updates in response to the Planning Department Staff Report prepared in connection with the April 15, 2020, VCOD Site Plan Review meeting on the above redevelopment:

1. Revised Elevations Plans (Sheets A.4 – A.7) showing railings for first-floor patios on east and west sides of the 822 Route 28 building;
2. Landscape Plan for westerly front portion of the property;
3. Revised Photometric Plan demonstrating compliance with footcandle limits at property lines; and
4. Revised Site Plan Sheet S-2B with a) expanded paving of the entire 18 ft. depth of the parking spaces, b) relocation of the catch basin that formerly bisected the front landscape buffer as requested, and c) notes in red as discussed indicating relief to be requested from Zoning Board of Appeals and as detailed below.

The Applicant will seek the following relief from the Board of Appeals as discussed with Town Staff and as shown on Sheet S-2B:

1. Keep the second freestanding sign for the 834 Route 28 building in addition to keeping the freestanding sign for the 822 Route 28 building;

2. In lieu of constructing a new sidewalk adjacent to the existing sidewalk, provide an eight-foot easement to the Town for future construction of a sidewalk if the existing sidewalk is ever relocated;
3. Not construct four (4) in-lot trees due to proximity to subsurface septic areas;
4. Not construct additional bump-outs on the north, east, and west sides of the 822 Route 28 building beyond those shown on the submitted plans and further to construct those roof bump outs shown as open-sided and not enclosed; and
5. Not construct additional building modulations on the east and west sides of the 834 Route 28 building beyond adding dormers on the west-side roof line.

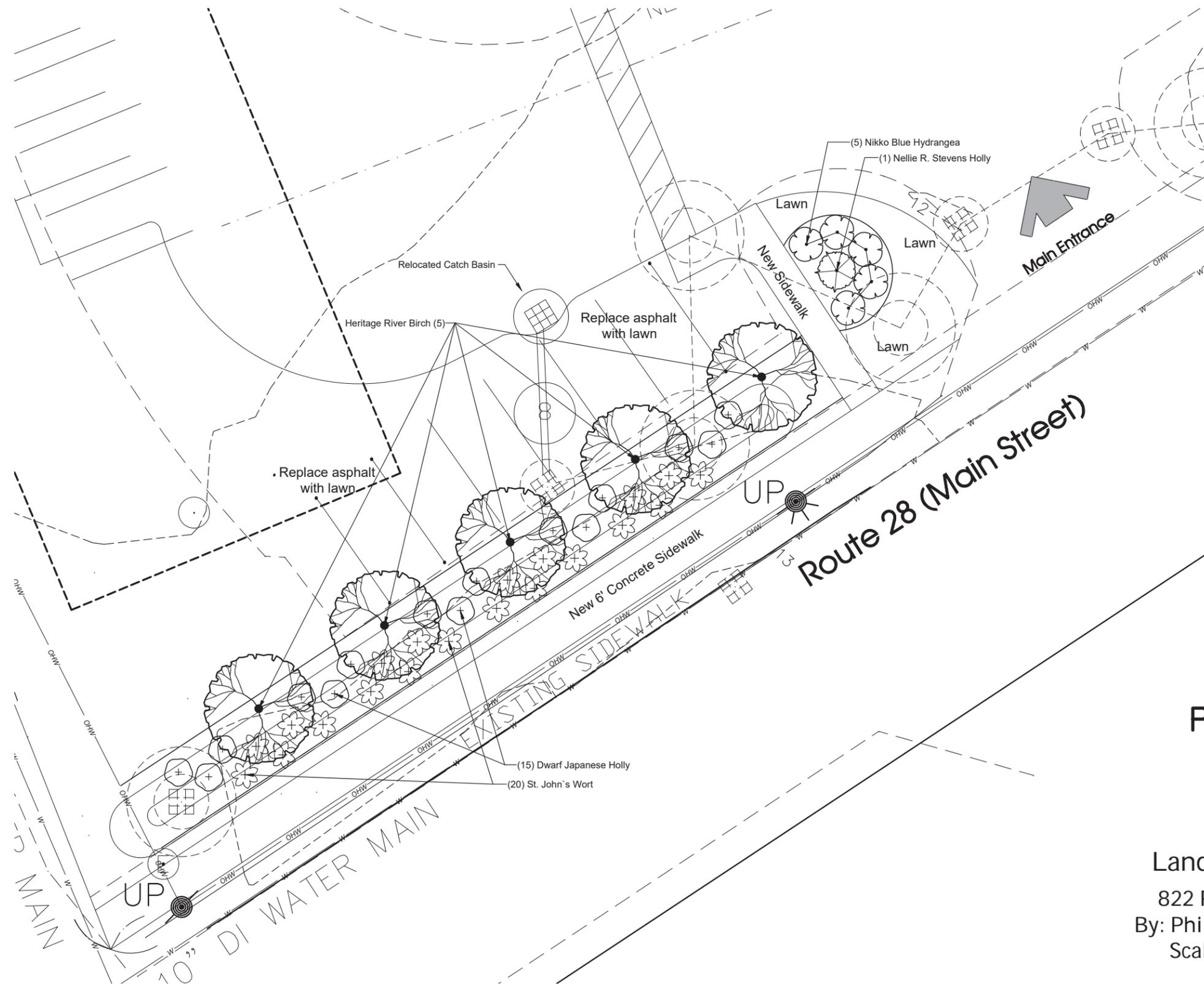
Thank you for your review of this redevelopment proposal.

Very truly yours,
Andrew L. Singer
Andrew L. Singer

ALS/a
Attachments

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
5	Betula nigra 'Heritage'	Heritage River Birch	2.5-3" cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
5	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	5 gal
20	Hypericum patulum 'Hidcote'	St. John's Wort	3 gal
15	Ilex crenata 'Compacta'	Dwarf Japanese Holly	5 gal
1	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4-5'



PI

NORTH

Irish Village
Landscape Improvements
 822 Route 28, West Yarmouth
 By: Philip L. Cheney 508-394-1373
 Scale: 1" = 10'-0" 4/6/2020

**SOUTH
YARMOUTH
WISE
LIVING
RETIREMENT
COMMUNITY**

**822
MAIN
STREET
834
MAIN
STREET
30
FRANK BAKER
ROAD
SOUTH
YARMOUTH,
MA**

PROJECT # 200619

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REGISTRATION

**SPR, DRC. PB
APPROVAL SET
NOT FOR
CONSTRUCTION**

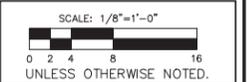
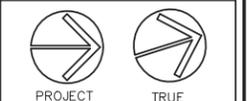
REVISIONS

DATE: REVISIONS:

DATE	REVISIONS

ISSUED FOR:

DATE:

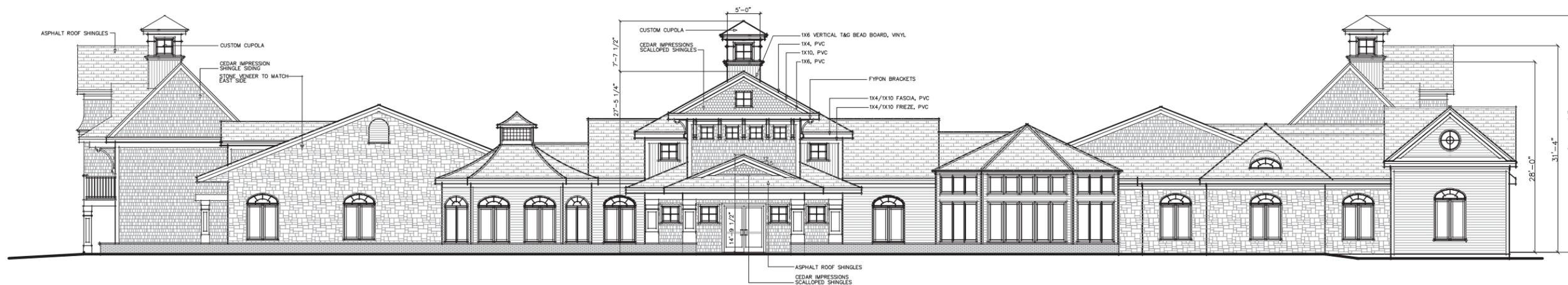


SHEET NO.

A.5

TOTAL NUMBER OF SHEETS
IN SET:

THIS SHEET INVALID
UNLESS ACCOMPANIED BY
A COMPLETE SET OF
WORKING DRAWINGS



SOUTH ELEVATION

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

ALL DOORS AND WINDOWS SHALL BE TRIMMED W/ 1X4 PVC

**SOUTH
YARMOUTH**
**WISE
LIVING**
**RETIREMENT
COMMUNITY**

**822
MAIN
STREET**
**834
MAIN
STREET**
**30
FRANK BAKER
ROAD**
**SOUTH
YARMOUTH,
MA**

PROJECT # 200619

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REGISTRATION

**SPR, DRC, PB
APPROVAL SET
NOT FOR
CONSTRUCTION**

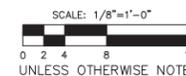
REVISIONS

DATE: REVISIONS:

ISSUED FOR:
DATE:



PROJECT TRUE

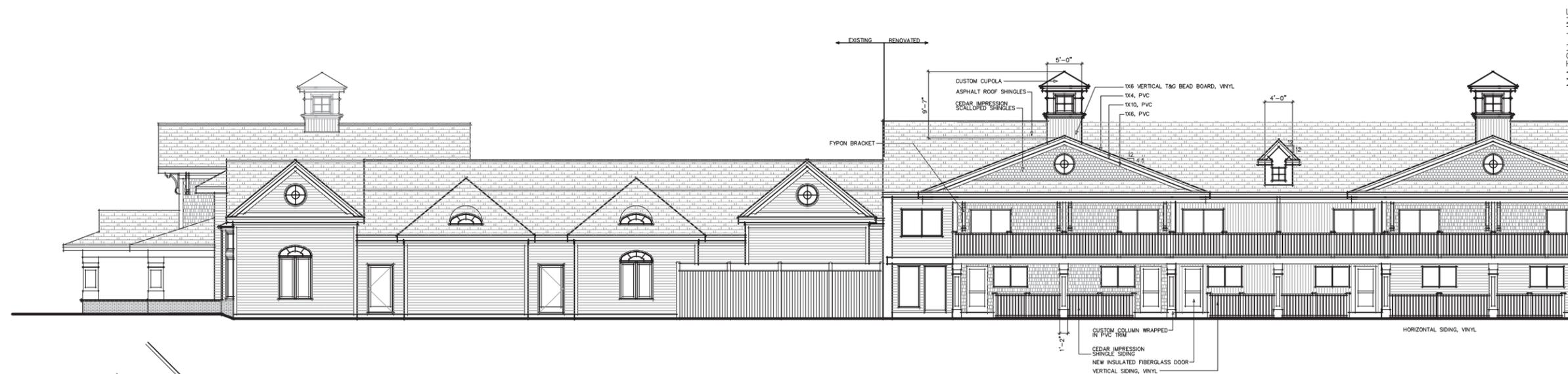


SHEET NO.

A.6

TOTAL NUMBER OF SHEETS
IN SET:

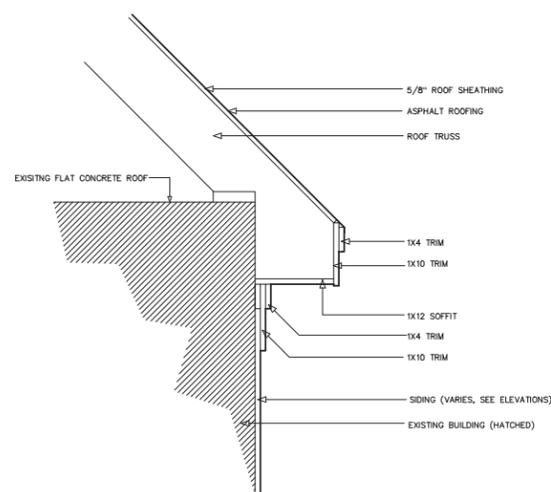
THIS SHEET INVALID
UNLESS ACCOMPANIED BY
A COMPLETE SET OF
WORKING DRAWINGS



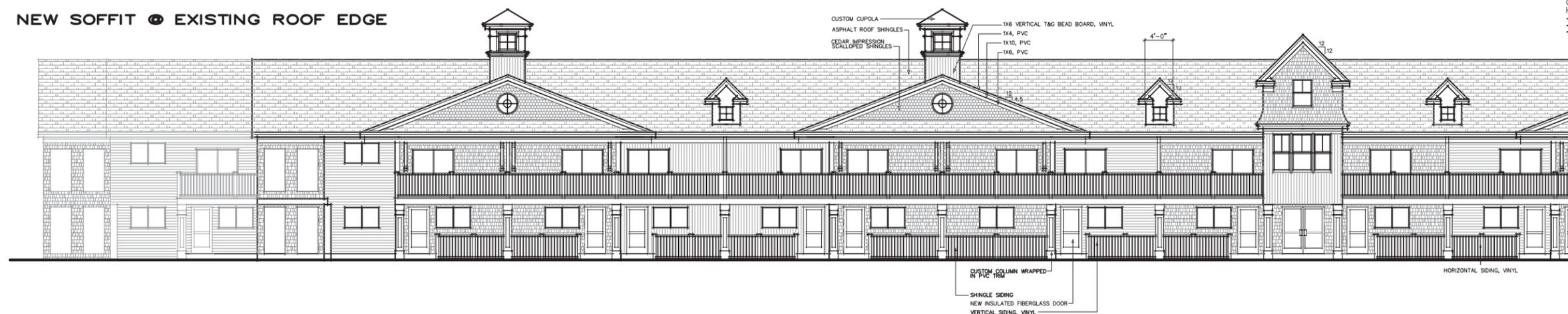
PARTIAL EAST ELEVATION

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

ALL DOORS AND WINDOWS SHALL BE TRIMMED W/ 1X4 PVC



NEW SOFFIT @ EXISTING ROOF EDGE



PARTIAL WEST ELEVATION

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

ALL DOORS AND WINDOWS SHALL BE TRIMMED W/ 1X4 PVC

**SOUTH
YARMOUTH
WISE
LIVING
RETIREMENT
COMMUNITY**

**822
MAIN
STREET
834
MAIN
STREET
30
FRANK BAKER
ROAD
SOUTH
YARMOUTH,
MA**

PROJECT # 200619

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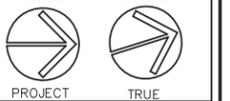
REGISTRATION

**SPR, DRC. PB
APPROVAL SET
NOT FOR
CONSTRUCTION**

REVISIONS
DATE: REVISIONS:

DATE	REVISIONS

ISSUED FOR:
DATE:



SCALE: 1/8"=1'-0"
0 2 4 8 16
UNLESS OTHERWISE NOTED.

SHEET NO.
A.7

TOTAL NUMBER OF SHEETS
IN SET:

THIS SHEET INVALID
UNLESS ACCOMPANIED BY
A COMPLETE SET OF
WORKING DRAWINGS

MATCH LINE

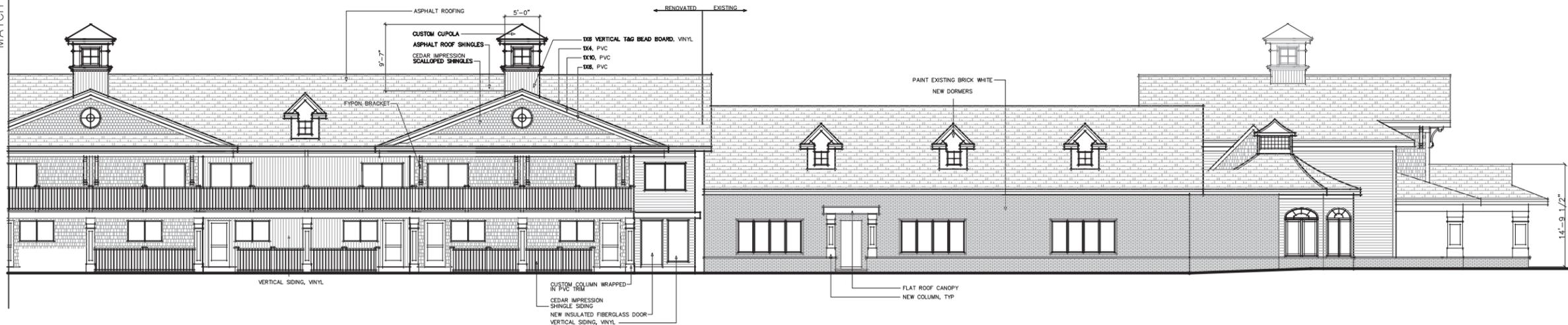


PARTIAL EAST ELEVATION

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

ALL DOORS AND WINDOWS SHALL BE TRIMMED W/ 1X4 PVC

MATCH LINE



PARTIAL WEST ELEVATION

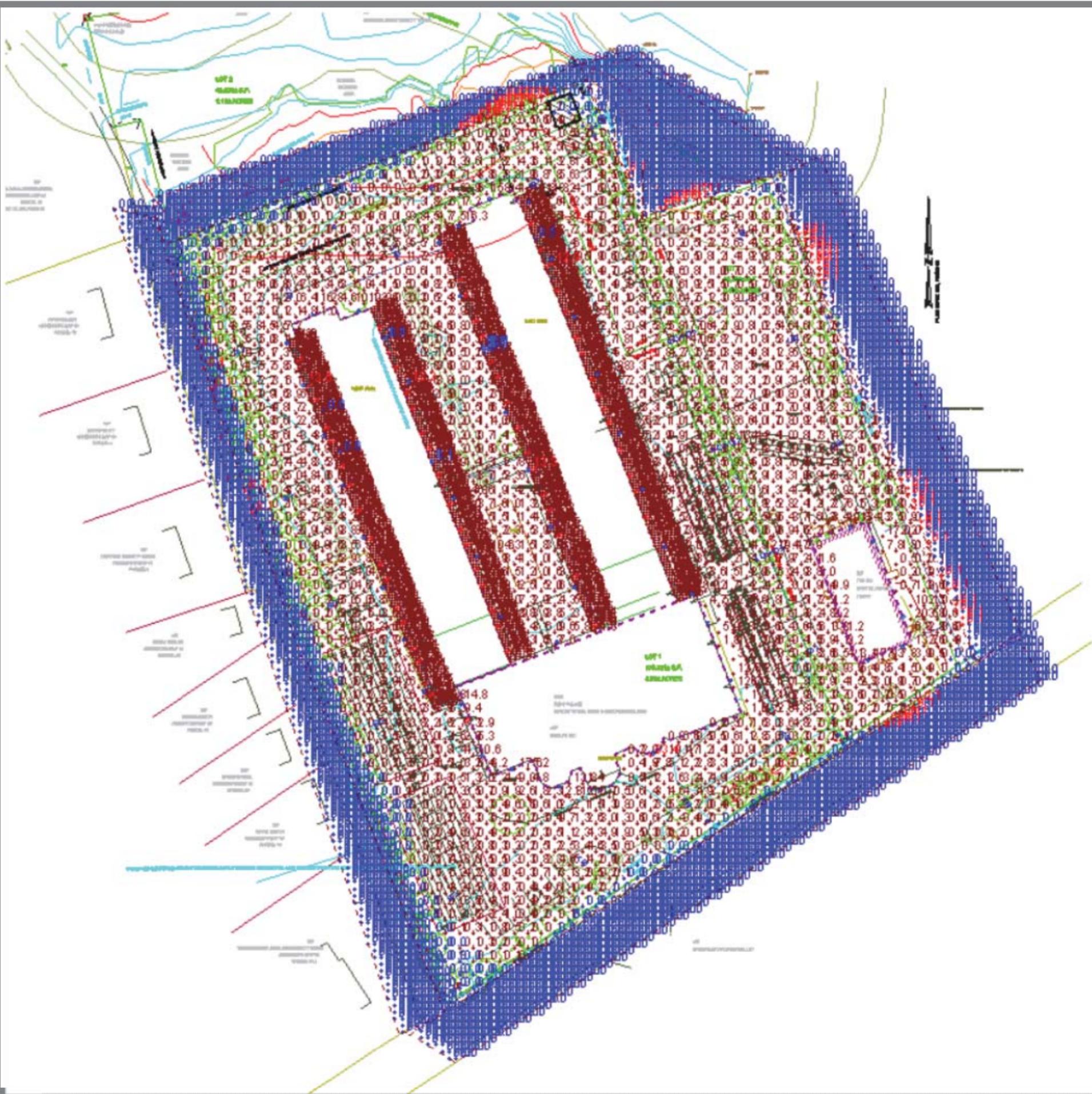
SCALE: 1/8"=1'-0"

ALL DOORS AND WINDOWS SHALL BE TRIMMED W/ 1X4 PVC



Wise Living Retirement Community
Overview rev 3

Designer
MSC
Date
3/11/2020
Scale
Not to Scale
Drawing No.
Rev 1
Summary



Current View

Statistics

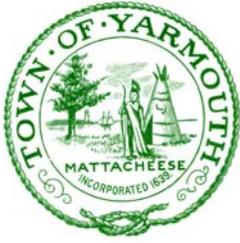
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
-------------	--------	-----	-----	-----	---------	---------

Balcony walk A	+	4.7 fc	13.5 fc	0.6 fc	22.5:1	7.8:1
Balcony Walk B	+	3.6 fc	12.2 fc	0.1 fc	122.0:1	36.0:1
Balcony walk C	+	3.8 fc	13.3 fc	0.1 fc	133.0:1	38.0:1
Balcony walk D	+	4.3 fc	12.9 fc	0.5 fc	25.8:1	8.6:1
Compliance zone back	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Compliance zone front	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Compliance zone Left	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Compliance zone right	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Parking and Driveway	+	2.5 fc	33.4 fc	0.0 fc	N/A	N/A



Wise Living Retirement Community
Overview rev 3

Designer
 MSC
Date
 3/11/2020
Scale
 Not to Scale
Drawing No.
 Rev 1
Summary



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

MEMORANDUM

To: Planning Board
From: Kathy Williams, Town Planner
Date: March 13, 2020
Subject: 822 & 834 Route 28 and 30 Frank Baker Road
Assessor Map/Parcels: 33/70.1, 41/12 & 41/11.1
Wise Living Retirement Community project - VCOD VC2

-
-
- A. General Description:** The proposed project involves three properties, the Irish Village at 822 Route 28, the adjacent commercial property at 834 Route 28, and the adjacent vacant property at 30 Frank Baker Road (behind the Irish Village). The applicant is proposing to combine all three parcels into a 6.09 acre parcel as part of a VCOD VC2 project. The bulk of the project is the redevelopment of the Irish Village property from 128 hotel rooms into a 120 unit Wise Living Retirement Community for senior housing (59 and older) comprised of 104 studios and 16 one bedroom with common resident dining facility and outdoor swimming pool, as well as a leased medical complex, exercise/rehab and wading pool facilities. The motel building will be upgraded with a new porte cochere at the main entrance; small roofs at the entrances; and the building façade will be upgraded to change the predominantly flat roof to a pitched roof with cupolas, open gables (porches/patios), and dormers to break up massing and improve visual interest. The building will otherwise be re-used in the same footprint with interior renovations. The existing parking areas will be re-used and new handicap spaces and in-lot trees provided. Roof-top solar will be provided along the east and west wings of the building away from Route 28. A gas-fire generator will be installed to service the redeveloped facility. The existing septic systems, which are located within the parking areas to either side of the building, will remain. The commercial property at 834 Route 28 will be upgraded with some building modifications, along with pedestrian and parking lot improvements. Existing septic and drainage will be used. 30 Frank Baker Road will remain vacant in its natural state. No affordable units are required for Assisted Living Retirement Communities. Please see the attached application packet with Narrative.
- B. Process - VCOD Site Plan Review:** VCOD Design Standards per Section 414.8 and the Architectural & Site Design Standards are mandatory for VCOD projects. The Planning Board reviews the project for compliance with these standards, however the VCOD SPR is not a Special Permit Decision and does not grant any zoning relief or make any zoning determinations. The applicant has the right to appeal the decision of the Planning Board to the Zoning Board of Appeals. Any zoning relief required would be done through the Zoning Board of Appeals (ZBA), except the proposed Use (Assisted Living Retirement Communities) requires a Special Permit from the Planning Board. The Planning Board will likely review the Special Permit in April, subsequent to the VCOD SPR determination. The Applicant will be submitting for ZBA relief concurrently, with the ZBA Public Hearing being conducted after the Planning Board Hearing.

C. Comments from Other Committees:

1. **Site Plan Review (SPR) and Design Review Committee (DRC):** Please refer to the SPR and DRC Comments in the attached application packet. Many comments from the SPR involve other regulations or codes that the applicant must adhere to and are not under the purview of the VCOD SPR. The Applicant has met with various departments subsequent to the SPR and have made amendments to the plans submitted to the Planning Board. The following outline remaining comments that are relevant to VCOD SPR review.
 - a. **Building:** The Building Commissioner met extensively with the Applicant on the project and resolution has been reached regarding the number of parking spaces and the elimination of the parking in front along Route 28. Relief remains needed for the building modulations which should be 5' every 50' per Section 414.8.3 and the Architectural and Site Design Standards. In addition, the extension of the parking on the west side of 822 Route 28 to provide 18' long parking spaces with 24' wide travel lanes needs to be paved. Further modifications to the photometric plan will be required to confirm compliance. Mark Grylls, Building Commissioner, will be in attendance at the March 18th Planning Board meeting to answer questions from the Board.
 - b. **Planning:**
 - **Landscaping:** The March 12, 2020 letter from Andrew Singer noted that a landscape architect has been hired to expand on the landscaping buffer along Route 28. This buffer west of the entrance to 822 Route 28 should include a mixture of trees (every 30'), shrubs and plantings in a natural shaped mounding of 18"-24". Planting beds around the building at 822 Route 28 should also be replaced as there are limited plantings and many of the existing plantings are overgrown. Landscaped areas should be irrigated.
 - **Pavement:** Existing pavement in the parking areas is in poor condition in many locations. All deteriorated pavements, especially around the front of the building at 822 Route 28, should be replaced or overlaid to create the level of aesthetic intended by the VCOD. Extension of parking spaces on the west side of the building needs to be paved to meet the 18' length requirement. This would make the curb stops shown unnecessary.
 - **Drainage:** The site plans show a drainage swale from the revised edge of pavement to an existing catch basin in the front of 822 Route 28. A new catch basin should be installed along the new pavement edge to avoid unnecessary impacts to the buffer.
 - **Sidewalks:** At a minimum, all proposed sidewalks should be concrete. The proposed sidewalk adjacent to the west side of 834 Route should be raised concrete with curbing to provide a safer pedestrian route from the parking in the rear to the entrances of the building.
 - c. **Design Review:** The Design Review Committee reviews VCOD projects for mandatory compliance as it relates to the Architectural and Site Design Standards, but they cannot give zoning relief. Although the DRC noted several items where modifications could be made to meet the standard, the Building Commissioner has determined that they are not in full compliance as it relates to building modulation and that is the reason the noted relief is required by the ZBA. The DRC comments to be addressed include:
 - Addition of some type of porticos over the two entrances on the south end of the ease.
 - Coordination of the colors for the building with the Town Planner prior to submission of a building permit.
 - Landscaping of buffer as outlined under Planner comments above.

- d. **Fire:** Subsequent to SPR, the Fire Dept took the fire truck to the site. There was some issue with taking the turn to the east side of the 822 Route 28 building. To ensure this turn, there may need to be some impacts to parking on the east side of the building. The Fire Dept has reviewed and approved the suggested condition noted below related to fire and emergency vehicle access.
- e. **Police:** The Police Dept was unable to attend SPR, but did send an e-mail asking about any proposed security systems at the new facility (i.e. parking lot cameras, internal cameras, etc.); and noted that the nearby crosswalk on Route 28 will need to be updated if there will be increased use by residents walking over to Lighthouse Landing (i.e. better signage, flashing lights, etc.). These comments have been relayed to the applicant for a response.

D. Planner Comments: The following is suggested language for consideration by the Planning Board should the Board wish to vote on this project at the March 18, 2020 meeting. These conditions are intended to address comments from SPR/DRC which were not fully incorporated into the drawings or to memorialize discussions between Town Staff and the Applicant.

On a motion by _____, and seconded by _____, the Planning Board voted (?-?) that the project at 822 & 834 Route 28 and 30 Frank Baker Road as presented at the Planning Board meeting of March 18, 2020 is in general compliance with the VCOD Design Standards, with the exception of the building modulation requirements outlined in Section 414.8 and the Architectural & Site Design Standards for which relief is being sought through the Zoning Board of Appeals, and subject to the following conditions:

1. *Applicant shall submit to the Planning Board with the Use Special Permit application a comprehensive landscape plan designed by a Landscape Architect for the following:*
 - a. *The Route 28 buffer west of the entrance of 822 Route 28 to include a mixture of trees (every 30'), shrubs and plantings in a natural shaped mounding of 18"-24" (not horizontal).*
 - b. *Planting beds around the building at 822 Route 28, especially along the Route 28 façade, to replace existing overgrown or limited plantings.*
 - c. *Landscaped area shall be irrigated.*
2. *Incorporate the Design Review Committee comments as follows:*
 - a. *Add some type of porticos over the two entrances on the south end of the east side of the building at 822 Route 28 to add some modulation.*
 - b. *Prior to submitting a building permit, submit color schemes for 822 Route 28 to the Town Planner for review to ensure all building and roof colors are complimentary to the existing neutral color scheme. Provide different shades to enhance the variations in building massing. Refinish the brick along the Medical Office façade to better match the entire building color scheme.*
3. *Extension of the parking on the west side of 822 Route 28 to provide 18' parking spaces with 24' wide travel lanes shall be paved.*
4. *All pavement around the front portion of the building at 822 Route 28 shall be replaced or overlaid. Deteriorated pavement in other locations to be replaced or overlaid.*
5. *Eliminate paved swale in buffer area west of 822 Route 28 by installing a new catch basin along the new edge of pavement.*
6. *All proposed sidewalks to be concrete. The proposed sidewalk adjacent to the west side of 834 Route 28 to be raised concrete with curbing.*

7. *The porte cochere height and site design shall ensure turning movements around both sides of the building at 822 Route 28 for fire and emergency vehicles as approved by the Fire Department.*
8. *Lighting and photometric plan shall be modified as needed to meet Section 414.8.10.*
9. *If relief is obtained from the Zoning Board of Appeals for the gable ends with open porches, provide a porch railing on the lower level (residential patios) of the gable ends at 822 Route 28.*
10. *If modifications are subsequently made to the buildings, the applicant shall come back before the Design Review Committee for review and the Planning Board for an amendment to the VCOD SPR.*

The March 12, 2020 Letter from Attorney Andrew Singer requested input from the Planning Board regarding the requested relief. Should the Planning Board wish, they could make a motion in support of 1 or more of the following items:

On a motion by _____, and seconded by _____, the Planning Board voted (?-?) in support of the following relief being requested of the Zoning Board of Appeals for the South Yarmouth Wise Living Retirement Community project at 822 & 834 Route 28 and 30 Frank Baker Road:

1. *The proposed building modulation styles (i.e. open gable end porches/patios, and porticos) and frequency of modulations as presented at the March 18, 2020 Planning Board meeting as part of the VCOD SPR, subject to porch railings being provided on the lower level (residential patios) of the gable ends at 822 Route 28.*
2. *A second free-standing sign in front of the commercial building at 834 Route 28.*
3. *Eliminating two (2) in-lot trees on 822 Route 28 which are located directly between leaching fields, and relocation of two (2) in-lot trees to be further away from subsurface disposal structures, but which would not meet the spacing requirements of Section 414.8.9, Paragraph 4; subject to the preparation of the comprehensive landscaping plan in the Route 28 buffer west of the entrance of 822 Route 28.*
4. *Providing a temporary construction easement and permanent use easement for location of a 6' wide sidewalk onto the property at 822 and 834 Route 28.*

Attachments:

1. March 12, 2020 e-mail from Kevin Huck, Fire Department
2. VCOD SPR Application and Plans

Williams, Kathleen

From: Huck, Kevin
Sent: Thursday, March 12, 2020 5:35 PM
To: Williams, Kathleen
Cc: Grylls, Mark
Subject: RE: 822 Route 28 et al, SY

Hi Kathy,

I think that sounds good!

Kevin

From: Williams, Kathleen
Sent: Thursday, March 12, 2020 5:11 PM
To: Huck, Kevin <KHuck@yarmouth.ma.us>
Cc: Grylls, Mark <mgrylls@yarmouth.ma.us>
Subject: RE: 822 Route 28 et al, SY

Hi Kevin,

I'm not sure they will have any curbing in that area, but you should check with Kieran. For the VCOD SPR I was just going to add a condition like the following:

“The porte cochere height and site design shall ensure turning movements around both sides of the building at 822 Route 28 for fire and emergency vehicles as approved by the Fire Department.”

Thoughts?

Thanks,
Kathy

Kathy Williams, PE
Yarmouth Town Planner
1146 Route 28
South Yarmouth, MA 02664-4492
(508) 398-2231 Ext 1276
kwilliams@yarmouth.ma.us

From: Huck, Kevin
Sent: Thursday, March 12, 2020 5:03 PM
To: Williams, Kathleen <kwilliams@yarmouth.ma.us>
Cc: Grylls, Mark <mgrylls@yarmouth.ma.us>
Subject: RE: 822 Route 28 et al, SY

Hi Kathy,

I took the truck up to the Irish Village yesterday and had the crew make an approach and right hand turn into the complex. As the Irish Village is currently configured the tower truck can make the turn traveling west and swing around the right side of the complex. We do have to swing the truck into the oncoming lane to accomplish the turn.

Looking at the new plan the only concerns I have are how the port ochre may impact the initial turn into the complex, once we have made that turn we have to set up for the left turn down the east side of the building. I think we will be able to make that turn, the only difference is the new planting box? That starts the parking area for the right side of the building, it looks like the planting curb starts about the same place current parking is and we may have gained a little edge with the new entrance. Can a soft curb be put there? I will try and attend the meeting.

Let me know if that helps. I will e-mail Kieran and see if he can show the simulation at that point. I made it clear that we can currently make all turns either way to go around the building and expect to do so with the new plan.

Kevin

From: Williams, Kathleen
Sent: Thursday, March 12, 2020 3:44 PM
To: Huck, Kevin <KHuck@yarmouth.ma.us>
Cc: Grylls, Mark <mgrylls@yarmouth.ma.us>
Subject: 822 Route 28 et al, SY

Hi Kevin,

Please find attached the latest site plans for 822 and 834 Route 28. This project is going before the Planning Board for VCOD SPR on March 18th at 5:30 PM in the Town Hall Hearing Room. I would greatly appreciate your comments on these plans and/or attendance at the meeting (Mark Grylls will also be attending). I am hearing different things about whether these plans are acceptable. For example, they do not show the turning movement for the tower truck turning to the right side of the building which may impact parking. Thoughts?

Thanks,
Kathy

Kathy Williams, PE
Yarmouth Town Planner
1146 Route 28
South Yarmouth, MA 02664-4492
(508) 398-2231 Ext 1276
kwilliams@yarmouth.ma.us

From: Andrew Singer [<mailto:ALSinger@singer-law.com>]
Sent: Thursday, March 12, 2020 3:23 PM
To: Williams, Kathleen <kwilliams@yarmouth.ma.us>
Cc: Grylls, Mark <mgrylls@yarmouth.ma.us>
Subject: 822 Route 28 et al, SY

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer
Of Counsel

Tel: (508) 398-2221
Fax: (508) 398-1568
www.singer-law.com

March 12, 2020

Via Hand Delivery

Yarmouth Planning Board
1146 Route 28
South Yarmouth, MA 02664

Re: South Yarmouth Wise Living Retirement Community
822 & 834 Route 28 and 30 Frank Baker Road, South Yarmouth

Dear Members of the Board,

I am writing to submit the following materials in connection with the March 18, 2020, VCOD Site Plan Review meeting on the above redevelopment:

1. Application Form, Narrative, and Check List;
2. Aerial Locus Photograph – Existing Conditions;
3. Colored Rendering;
4. Design Review Committee Comment Sheet;
5. Site Plan Review Team Comment Sheet;
6. Maintenance Protocols (Septic, Grease Trap, Sprinkler System, and Elevators) and Drainage Long-Term Pollution & Operation and Maintenance Plan;
7. Existing Freestanding Sign Photographs;
8. ITE Trip Generation Review;
9. Lighting Cut Sheets and Photometric Plan;

10. Site Plan set, including autoturn and circulation templates and parking calculations. A Landscape architect has been hired to expand on the landscaping proposal for the new front buffer. The separate landscape plan will not be available until the Board's subsequent hearing on the Use Special Permit request for the redevelopment and submittal can be a condition of the Board's VCOD Site Plan Review; and
11. Elevations and Floor Plans.

The submitted plans require relief from the Board of Appeals on the main building because it does not completely comply with the building modulation design standards. The Design Review Committee members were comfortable with the design with modifications as noted in the DRC Comment Sheet. The Applicant will be seeking Board of Appeals review to authorize a variance to allow such building modulation as shown and requests the Planning Board's comment on this for the Board of Appeals' consideration.

Since the Applicant will need to appear before the Board of Appeals, there are a few other areas of compliance with design and site standards that, though shown on the plans, are not optimal for the redevelopment of the existing site and from which the Applicant also intends to request relief from the Board of Appeals. These include, and the Applicant requests the Planning Board's thoughts on, the following:

1. Keep the existing, second ground sign for the 834 Route 28 building;
2. Not plant four (4) in-lot trees that will be located within the existing septic system area; and
3. In lieu of constructing a new sidewalk on the property adjacent to the existing sidewalk within the Route 28 layout, provide an easement for relocation of the sidewalk onto the property in the future if ever desired by the Town or State.

In summary, the Applicant is requesting VCOD Site Plan Review of the submitted plans on the understanding that the additional zoning relief is anticipated to be requested.

Thank you for your review of this redevelopment proposal.

Very truly yours,

Andrew L. Singer

ALS/a
Enclosures



**Town of Yarmouth
VCOD
Site Plan Review
Application**

For Office Use Only	
Review Date	TBD
Review Time	TBD
Fee Submitted	N/A
Electronic Submissions	2/21/20
Hardcopy of Materials	2/21/20

Date: January 16, 2020

Project Name: South Yarmouth Wise Living Retirement Community

Project Address: 822 Route 28, 834 Route 28 and 30 Frank Baker Road, South Yarmouth

Assessor's Map/lot 33/70.1 & 41/12 & 41/11.1

Registry of Deeds Title Reference: 28032/179 & 25968/22 & 32123/16
(Book/Page or LCC #):

Zoning & Overlay Districts: B2 & HMOD1 / R.O.A.D / GIZ PHASE 1 / VCOD-2

Flood Zone: X - building & parking
AE (el 11) - rear of land Lot Size: 265,292 +/- sq.ft. (6.09 +/- acres)

Wetland Resources or Buffers on Parcel: Buffer to wetlands on adjacent property

Proposed Uses (per Table 202.5): P5 Nursing & Personal Care Facility and O1 Doctors Office

Estimated Construction Cost \$5,000,000.00

Applicant's Name: Wise Living Development LLC, Christopher D. Wise, Manager

Applicant's Address: c/o Andrew L. Singer, Esq. Law Office of Singer & Singer, LLC P.O Box 67, Dennisport, MA 02639

Applicant's Phone: c/o Andrew L. Singer: 508-398-2221 Email: c/o Andrew L. Singer: alsinger@singer-law.com

Owner or Corp. Name/Address/Phone (if different): Maclyn LLC, c/o Andrew L. Singer, Esq., John J. Hynes, Jr.,
Trustee of 834 Main Street Realty Trust, c/o Andrew L. Singer, Esq., and Baker Frank LLC, c/o Andrew L. Singer, Esq.

Engineer/Surveyor: Kieran Healy

Eng/Surveyor Address: BSC Group 349 Main Street (Route 28) West Yarmouth, MA 02673

Eng/Surveyor Phone: 508-778-8919 Email: khealy@bscgroup.com

Architect: Erik Tolley

Architect Address: ERT Architects 299 White's Path, South Yarmouth, MA 02664

Architect Phone: 508-362-8883 Email: erik@ertarchitects.com

RECEIVED

FEB 21 2020

**TOWN CLERK
SOUTH YARMOUTH, MA**

Brief Project Description: Redevelop an existing hotel property (136 original rooms, now combined as 128 rooms) in the existing building into a mixed-use Wise Living Retirement Community for senior housing with 120 units (104 studios and 16 one bedrooms), common resident dining facility, and outdoor swimming pool as well as a leased medical complex, exercise/rehab, and wading pool facilities. A new porte cochere will be constructed at the front of the building at the main entrance; several new, small roofs at entrances will be provided; and the entire building facade will be upgraded to be more aesthetically attractive by changing the predominantly flat roof to a pitched roof with cupolas, gables, parapets, and domers to break up massing and improve visual interest. The building will otherwise be re-used as is with interior renovations. Roof-top solar will be provided along the east and west wings of the building away from Route 28. The existing parking areas will be re-used, and new handicap spaces will be provided as required. The existing septic systems, which are located within the parking areas to either side of the building, will remain. Certain bituminous concrete areas will be regraded to make the entrance ways handicapped accessible. A gas-fired generator will be installed to service the redeveloped facility.

List (petition number and date) and attach copies of prior Board of Appeals Petitions (This information can be obtained from the Board of Appeals Office)

822 Route 28: Petition No's: 1491, 1507, 1914, 1934 & 2525

834 Route 28: Petition No's: 2890 & 3039

Special Permit Relief Required from Zoning Board of Appeals, if applicable (Specify Section and Relief Sought):

N/A

List of Hazardous Materials and Quantities (attach if necessary):

Cleaning Supplies & Pool Maintenance

Wise Living Development LLC, Christopher D. Wise, Manager

Signature of Applicant Andrew L. Singer Date January 16, 2020

By: Andrew L. Singer, Attorney

Signature of Owner Thomas MacCormick Date January 16, 2020

Thomas MacCormick, Manager, John J. Hynes, Jr., Trustee and John J. Hynes, Jr., Manager

(if not Applicant) By: Andrew L. Singer, Attorney

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer
Of Counsel

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Fax: (508) 398-1568
www.singer-law.com

Town of Yarmouth VCOD Site Plan Review Application

Narrative

Introduction

The Applicant is proposing to re-use and redevelop the existing hotel and commercial properties located at 822 and 834 Route 28 and 30 Frank Baker Road in South Yarmouth [collectively “Property”] for a mixed-use 1) Wise Living Retirement Community for senior housing with 120 units (104 studios and 16 one bedrooms), common resident dining facility, and outdoor swimming pool as well as 2) a leased medical complex, exercise/rehab, and wading pool facilities, and 3) continuation of existing uses in an existing commercial building.

Property/Existing Development

822 Route 28 (4.09 +- acres) is developed with the Irish Village Hotel complex (136 original rooms, now combined as 128 rooms, plus a public restaurant and interior and exterior swimming pools and related amenities).

834 Route 28 (0.88 +- acres) is developed with a commercial building containing three rental spaces – hair salon, retail, and office.

30 Frank Baker Road (1.11 +- acres) is a vacant, undeveloped parcel to the rear of 822 Route 28 and was previously a part of that lot before an ANR Division in 2014 split the land into two pieces.

The redevelopment includes merging all three lots into one lot with no change to the retail and commercial uses in the commercial building at 834 Route 28.

Proposed Redevelopment

The proposal is to rehabilitate and re-use the existing buildings, parking areas, septic systems, and drainage, with upgrades as shown on the plans, including complete aesthetic upgrades to the buildings. The existing public restaurant in the hotel building will be eliminated.

The hotel building will be upgraded with a new porte cochere at the main entrance; several new, small roofs at entrances; and the entire building facade will be upgraded to be more aesthetically attractive by changing the predominantly flat roof to a pitched roof with cupolas, gables, parapets, and dormers to break up massing and improve visual interest. Otherwise, the now hotel building will be re-used in the same footprint. Roof-top solar will be provided along the east and west wings of the building away from Route 28 and will not be visible from any street.

The commercial building will have a revised roof line with dormers and bump outs and cut-ins to break up the existing massing. The land that is now 30 Frank Baker Road will remain vacant.

The parking on 834 Route 28 will be upgraded and made more formal than the existing conditions. Pedestrian and vehicular interconnections will be provided between 822 and 834 Route 28.

Zoning

Use. The Property is located in the VCOD2 Overlay District. In accordance with the Yarmouth Zoning By-Law ["Zoning By-Law"], the proposed P5 residential use is allowed by Planning Board Special Permit in both the B2 and VCOD2 Zoning Districts. The O1 medical use is allowed by right in the B2 and VCOD2 Zoning Districts. The accessory medical use will consist of a maximum of two (2) doctors and related support staff plus a rehabilitation facility and swimming pool. The maximum commercial tenant size requirements and minimum residential component sizes are being met.

The proposal includes 120 residential units, which density is allowed per the size of the Property. As previously determined with the Yarmouth Building Commissioner and Town Counsel, all of the units (those with separate bedrooms and those without) are classified as one-bedroom units as defined in the Zoning By-Law and will be conforming as set forth on the floor plans. Age restrictions for residents will be compliant with State requirements. Eight (8) of the units will be accessible units. There will be no inclusionary units, and none are required.

The proposal satisfies the provisions of Section 414.3.3 of the Zoning By-Law. The proposal is a Mixed Use redevelopment and will improve pedestrian and vehicular access between properties. By re-using existing drainage and wastewater facilities, the redevelopment will be less intrusive than a new development, which will help mitigate hydrologic impacts as well as support erosion and sediment control, soil protection, and stormwater management. Travel to and from the site will be improved with the proposed interconnection and sidewalk and will result in travel demand management improvements as a result of the Mixed Use. No nuisance, hazard or congestion will be created, and there will be no harm to the established or future character of the neighborhood and Town. As set forth herein and on the plans, the redevelopment conforms with all of the provisions of the Yarmouth Architectural and Site Design Standards and the design standards of Section 414 of the Zoning By-Law.

Dimensional Requirements. The existing buildings are conforming with dimensional requirements of the Zoning By-Law (setbacks and height) and will remain conforming. Building coverage and site coverage on the Property are conforming and will remain conforming.

822 Route 28 is pre-existing nonconforming as to parking spaces in front of the building and in-lot trees. 834 Route 28 is pre-existing nonconforming as to parking lot design and in-lot trees. The Applicant will eliminate the parking in front of the building and within the front setback. The parking behind the commercial building is being reduced and upgraded.

Septic/Drainage/Stormwater. The redevelopment will result in a reduction in the septic flow to be generated at the Property, and the Applicant has determined that the oversized septic systems existing at the hotel will be sufficient to handle the redevelopment's reduced wastewater flow. The septic system servicing the commercial building will remain to serve the existing uses. The Applicant's engineer has and continues to coordinate with the Yarmouth Health Department and the Massachusetts DEP concerning the redevelopment.

The existing drainage will be retained at the Property. The grade at the front of the 822 Route 28 building will be raised to accommodate handicap accessibility and the new porte cochere entrance, and the drainage in this area will be revised to accommodate this change. The Applicant's engineer continues to work with the Yarmouth Engineering Department on this aspect of the redevelopment. No work is proposed in the rear of the Property which is in the buffer zone to off-side wetlands, other than removing debris that may exist in this area.

The existing septic and stormwater systems are both actively maintained, and written maintenance plans are provided.

Traffic/Parking. The existing curb cuts from Route 28 onto 822 Route 28 and 834 Route 28 will remain the same, but the vehicular interconnection between the properties to be provided will improve circulation. The Applicant will work with MA DOT as necessary on the redevelopment. Due to the private nature of Frank Baker Road, no connections are proposed directly onto Frank Baker Road.

The elimination of the public restaurant and transient hotel use will reduce vehicle trips to and from the Property because the replacement use (senior housing and medical office use) is a less intensive use of the Property.

A turning template plan has been submitted demonstrating safe and adequate fire and truck access to and from the Property. Ambulances and other public safety vehicles will have sufficient access throughout the Property.

With the re-use of the existing hotel parking, the upgrade of the informal parking at the rear of the commercial building, and various landscape buffer enhancements, the existing parking will be reduced down to 173 spaces. The Applicant has worked with the Building Commissioner to determine that this parking is sufficient for the proposed redevelopment as required in the Zoning By-Law. A detailed parking schedule is included on the site plan. The eight (8) parking spaces located in front of the existing hotel will be eliminated. Handicap parking will be provided as required in relation to the applicable building access points.

Lighting/Signage. Exterior building lighting will be upgraded with dark-sky compliant, traditional New England period fixtures. New pole lights in the existing parking fields will also be dark-sky compliant, traditional New England period fixtures. There is one light pole on Route 28 in the State Highway Layout that provides light at the front of the Property.

The existing freestanding sign at the 822 Route 28 property will be retained/replaced as needed in generally the same size and location and be repanelled with the new businesses. The existing freestanding sign at the 834 Route 28 property will for now be removed and not replaced until relief is sought in the future as required. If wall signage is to be proposed, it will conform with the dimensional requirements of the Zoning By-Law.

Landscaping. Existing, mature screening along the front, sides, and rear of the Property will be retained where possible, and an extensive new front landscape buffer is being provided in place of the existing parking in this area. The buffer to the residential properties on Frank Baker Road will be improved with a modified, four-foot fence along that property line as required in addition to the existing treescape. The tree canopy requirement throughout the properties is being met.

New trees are being provided as shown on the Site Plan to meet the in-lot tree requirement in the parking areas. Since four (4) of these trees are located within the existing septic system area, the Applicant may seek relief from the Board of Appeals to not install such trees. Given the perimeter buffer vegetation and fencing and the new expanded landscape area in the front of the property, these parking areas within the septic system area on either side of the building will be appropriately screened. In addition, the proposal otherwise meets the provisions of Section 414.8.9(4) governing landscaping around the perimeters and within parking areas. “The ends of parking aisles in surface lots that are more than fifteen (15) spaces in length shall incorporate landscape islands at either end of the row. Each island shall include at least one tree. Where the length of a parking aisle exceeds twenty-five (25) spaces, additional landscape islands shall be installed at regular intervals. This interval shall not be more than every thirteen (13) spaces.” The project engineer has designed the re-used parking lot to meet these standards.

Conclusion

The proposed, mixed-use redevelopment of the Property meets the purposes and intents of the Village Center Overlay District to preserve and revitalize the Town’s natural, cultural, and economic resources, while supporting sustainable development that enhances and improves the community’s character and sense of place. The redevelopment satisfies and is consistent with the provisions of Section 414 of the Zoning By-Law. The proposal improves pedestrian and vehicular access with the interconnections. Existing buildings and developed parking areas will re-used and upgraded. There will be no nuisance, hazard or congestion created, in fact the redevelopment will improve over the existing conditions (hotel and public restaurant), and there will be no substantial harm to the character of the neighborhood or Town. The proposal will provide needed services and residential opportunities in the Town.

VCOD Site Plan Review Application Checklist

- Application Form
- Fee
- One(1) original and twenty-two (22) hard copies of the required information outlined below. A Professional Land Surveyor or Professional Civil Engineer or licensed architect shall sign and date and place their seal upon all pertinent documents and plans as appropriate to their discipline. All drawings shall be prepared on standard 24" x 36" plan sheets. Site Plans shall be at a minimum scale of 1" = 40' unless otherwise specified. Elevation drawings, where required, shall be drawn at a minimum scale of 1" = 4'. Drawings may be submitted in 11x17 format if plotted at a standard scale and are fully legible. All drawings must be to scale. If 11x17 drawings are submitted, one full size set of all plans shall also be submitted.
- Digital Format of all Submittal Information: In addition to hard copies provided, all applications, supporting data, plans and specifications must be submitted in Adobe pdf digital format on CD or DVD. All site plans and architectural plans shall be included in one pdf file. Site Plans shall also be provided in AutoCad.dwg format. If requested, plans shall also be provided in the following acceptable digital formats: ESRI standard .shp or geodatabase file formats. All feature types that are shown on the recorded plans must be organized in separate layers to allow for easy viewing in digital format (e.g., right of way, buildings, lot lines, utilities, etc.). All drawing shall be geo-referenced in Mass State Plane coordinates to allow for easy integration into GIS.

The following information shall be included the submittal package:

Basic Information (for all plans)

1. x Name of the proposed development.
2. x Name and address of property owner and applicant.
3. x Name, address and telephone number of person or firm preparing application plan and/or materials.
4. x Date of plan/materials preparation, with revision date(s) (if any).
5. x Graphic scale and true north arrow on any graphic representations.
6. x Assessors Map and lot number(s) of the parcel.

Site Information

1. x Regional Locus - A locus plan locating the site on the most recent USGS quadrangle map that includes a half-mile radius around the site and zoning district boundaries.

2. x Aerial Locus – The latest available aerial photograph produced at the same scale as the Regional Locus, including labeled street names.

3. x Existing Conditions Plan – The location or identification of the following features:
 - a. x Surveyed property boundary;
 - b. x Wetlands, streams, water bodies, and their regulatory buffers; other regulatory setbacks/buffers; and 100-year flood plain boundary with elevation;
 - c. x Zoning setbacks ;
 - d. x Unique natural land features, including all stonewalls, trees over eight (8) inches in diameter measured at breast height, rock outcrops, and the general location of the tree line;
 - e. x Adjacent streets with dimensions;
 - f. x Existing driveways or other means of access to and from the site with dimensions;
 - g. x Existing on-site structures and structures on abutting properties if within 20’ of the property line;
 - h. x Adjacent properties including lots on the opposite sides of adjacent streets with owners’ names;
 - i. x Any deeds of easement, rights-of-way, covenants and any other agreements connected with the site with dimensions;
 - j. x Existing utilities;
 - k. x Existing stormwater management facilities;
 - l. x Existing wastewater management facilities with design flow noted;
 - m. x Topography in two-foot intervals with spot elevations.

4. x General Proposed Development Plans (information can be contained on multiple plans)
 - a. x Surveyed property boundary;
 - b. x Wetlands, streams, water bodies, and their regulatory buffers; other regulatory setbacks/buffers; and 100-year flood plain boundary with elevation;
 - c. x Retained and proposed structures with height, footprint, total gross floor area, number of stories noted;
 - d. x If a structure is located in a setback, the measured setbacks for each structure to the nearest lot line and/or structure with

- e. x annotation for required zoning setback;
Proposed deeds of easement, rights-of-way, covenants and any other agreements connected with the site with dimensions;
- f. x Stormwater management system locations with description noted (e.g., “swale”, “bioretention facility”, “recharge chamber”, etc.)
- g. x Wastewater treatment facilities locations with description of the system and design flow noted;
- h. x Water supply infrastructure location and description;
- i. x Proposed telephone/electric/cable with transformer locations.
- j. x Delineation of landscaped areas;
- k. x Parking and loading areas with stall dimensions, striping, islands, walkways, and number of spaces;
- l. x Proposed vehicular and pedestrian connections to adjacent parcels, or identification of locations where future connections could be made.
- m. x Circulation features such as site access, bicycle lanes/striping, general flow of automobile traffic, stacking capacity for any drive-through lanes, bicycle racks, speed bumps, crosswalks, and sidewalks. For crosswalks and sidewalks, materials, color, finish, and dimensions shall be noted;
- n. x Location of waste disposal collection bins and associated screening;
- o. x Parking requirement calculations and description of any shared parking or off-site parking strategies with associated calculations.
- p. x Proposed topography in two-foot contours with spot elevations as required. All proposed first floor elevations of all buildings.
- q. x Summary of zoning dimensional requirements, existing and proposed, with appropriate footnotes.
- r. x Erosion Prevention and Sediment Control plans.

5. * Lighting and Signage Plan *Lighting to be dark-sky compliant in compliance with Yarmouth lighting regulations.

- a. The location, dimensions, height of all signs and lighting;
- b. Sketches or other stock images shall be provided to show typical applications to be used for free-standing and wall mounted lights to demonstrate compliance with the VCOD standards (separate sign permits required);
- c. Lighting plan showing the location of all fixtures with lumen output and foot candle intensity at property boundaries;
- d. Identification of any existing signs that will be improved or replaced in order to achieve compliance with VCOD standards.

6. * Landscaping/Planting Plan *Retain existing mature vegetation and screening along property boundaries.
- a. List of proposed plants in their common name and Latin name with variety, and proposed sizes;
 - b. Location of each plant listed in 6a above;
 - c. Parking Lot canopy calculations.
 - d. Location, dimension, height, style, color, and materials for any decorative walls or fences proposed.
 - e. Location, width, materials and colors of all pedestrian pathways.
 - f. Location of any protective measures during construction including tree barriers.
7. Building Information – The applicant shall provide the following building and architectural information:
- a. Architectural elevations demonstrating compliance with the VCOD standards for materials, rooflines, fenestration, signage and entrances as applicable.
 - b. Architectural first floor plans for all proposed buildings or building expansions.
 - c. Identify all building materials on the plans or in a separate narrative. Provide information and material samples where applicable, or requested, on the following:
 1. *Siding: materials, color and exposure;*
 2. *Roof: material, color and exposure;*
 3. *Windows: manufacturer, style, exterior material and color, grill configuration;*
 4. *Doors: material, style and color(s);*
 5. *Trims: Materials, dimensions and color(s) for trim associated with Windows, Doors, Corner Boards, Soffit, Fascia, Frieze, Rake Boards;*
 6. *Decks: size, materials, colors;*
 7. *Stair and Deck Railings: materials, dimensions and colors of top and bottom rails, balusters and posts;*
8. * Supplementary Information – The applicant shall provide a narrative report with the following information. *See Project Description and Plans.
- a. Narrative summary of basic information.
 - b. Narrative summary of existing conditions.
 - c. Narrative summary and any additional documentation of strategy to provide water supply.
 - d. Narrative summary and any additional documentation of strategy to treat and dispose of wastewater including a description of on-site soils, depth to groundwater throughout the site, and any test pit investigations that may have been performed.

- e._____ Narrative summary and any additional documentation of strategy to treat and discharge stormwater and, where applicable, the relationship between the stormwater management strategy and any impairment identified on the watershed 303(d) list.
 - f._____ All documentation for subsurface soil investigations referenced by code or key to locations of testing sites on submitted plans.
 - g._____ Stormwater flow calculations associated with all best management practices shown on submitted plans including discharge volume calculations for design storm frequencies, peak discharge rates for design storm frequencies, and soil percolation rates. Stormwater runoff calculations shall be conducted in HydroCad or similar software program using TR-20 or TR-55.
 - h._____ Maintenance plans associated with all on-site utilities, responsible parties, descriptions of associated covenants, and funding sources where applicable.
 - i._____ Calculations associated with wastewater design flows.
 - j._____ Description of proposed phasing (if any).
 - k._____ Description of compliance with inclusionary zoning requirements [Sections 412.2 and 414.5.2.3].
 - l._____ Narrative description of the use of any open space including the uses that are proposed, the management structure for the open space, and a description of the restrictions that will be placed upon the open space area as applicable.
- 9._____ If requested by the Planning Board, the application shall also include a Technical Review Fee to cover the review of specific design or engineering elements of the proposed development subject to MGL. Chapter 44, Section 53G.

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Myer R. Singer
Of Counsel

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www.singer-law.com

January 16, 2020

Kathy Williams, Town Planner
Town of Yarmouth
1146 Route 28
South Yarmouth, MA 02664

Re: South Yarmouth Wise Living Retirement Community
822 & 834 Route 28 and 30 Frank Baker Road, South Yarmouth

Dear Kathy,

The following is the building information set forth in Section 7 of the VCOD Site Plan Review Application Checklist.

The work proposed to the existing Irish Village at the above referenced properties is intended to provide maximum feasible compliance with *Yarmouth's Architectural and Site Design Standards*. The design, as proposed, incorporates many of the *Building Strategies* recommended in the bylaw:

- By using a variety of materials and colors, the proposed design has created the appearance of many separate, smaller structures.
- By varying the roof lines with a variety of new gables, overhangs, dormers, and cupolas, the proposed design significantly improves and breaks up the existing flat roof.
- The proposed design incorporates a variety of materials, textures, and colors to add depth and interest. Materials will include traditional materials such as shingle siding, clapboard siding, vertical siding, and architectural asphalt roof shingles, all with traditional exposures.
- Colors schemes will be varied neutral earth tones in order to retain the subtle character of the region's traditional materials.
- New exterior trim, decks, and railings will be constructed of maintenance free, durable materials.
- New windows and doors will be vinyl or aluminum clad to match existing.

We respectfully ask for your support in transforming this property to realize its full potential as a valuable asset to both the community and the region.

Very truly yours,
Andrew L. Singer
Andrew L. Singer



AERIAL LOCUS
AT
#822, #834
ROUTE 28
&
#30 FRANK BAKER
ROAD
SOUTH YARMOUTH
MASSACHUSETTS

PREPARED FOR:

JOHN HYNES
343 ROUTE 28
WEST YARMOUTH
MA 02673



Scale: 1"=100'±	Date: 2/20/20
File: P:\Prj\49382-SP.DWG	
Dwg. No: 5923-08A	Filed: Sheet
Job No.: 49382.02	FF- 1 of 1



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Review is: Conceptual Formal
 Binding (404 Motels/414 VCOD/ROAD) Non-binding (All other commercial projects)

Review is by: Planning Board Design Review Committee

YARMOUTH TOWN CLERK

20MAR4PM1:27 REC

DESIGN REVIEW COMMENT SHEET

Meeting Date: March 3, 2020 at 3:30 PM Room B

Map/Lot: 33/70.1, 41/12 & 41/11.1

Applicant: South Yarmouth Wise Living Retirement Community

Zone(s): VCOD VC2 (and B2/HMOD1/ROAD)

Site Location: 822 & 834 Route 28 and 30 Frank Baker Rd,
South Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Jack McCormack	Kathy Williams	Attorney Andrew Singer
Sara Jane Porter	Mark Grylls	Jack Hynes
Charlie Adams		Chris Wise
Chris Vincent		Marian Rose
		Kieran Healy

DRC Review Started at: 3:32 PM

DRC Review ended at: 5:05 PM Adjournment

On a motion by Jack McCormack, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to adjourn the March 3, 2020 DRC meeting at 5:05 PM.

Project Summary

General Description: The proposed project involves three properties, the Irish Village at 822 Route 28, the adjacent commercial property at 834 Route 28, and the adjacent vacant property at 30 Frank Baker Road (behind the Irish Village). The applicant is proposing to combine all three parcels into a 6.09 acre parcel as part of a VCOD VC2 project. VCOD projects require mandatory compliance with the Architectural and Site Design Standards (Standards), or relief is required.

The bulk of the project is the redevelopment of the Irish Village property (136 rooms originally, now combined as 128 motel rooms) into a 120 unit Wise Living Retirement Community for senior housing (104 studios and 16 one bedroom) with common resident dining facility and outdoor swimming pool, as well as a leased medical complex, exercise/rehab and wading pool facilities. The motel building will be upgraded with a new porte cochere at the main entrance; small roofs at the entrances; and the building façade will be upgraded to change the predominantly flat roof to a pitched roof with cupolas, gables, and dormers to break up massing and improve visual interest. The building will otherwise be re-used in the same footprint with interior renovations. Roof-top solar will be provided along the east and west wings of the building away from Route 28. The existing parking areas will be re-used and new handicap spaces and in-lot trees provided. The existing septic systems, which are located within the parking areas to either side of the building will remain. A gas-fire generator will be installed to service the redeveloped facility. The commercial property at 834 Route 28 will be upgraded with some building modifications and parking lot improvements. Existing septic and drainage will be used. 30 Frank Baker Road will remain vacant in its natural state.

Summary of Presentation:

Attorney Andrew Singer gave a brief overview of the project developing as a VCOD VC2 project, outlining the improvements to the buildings, with the majority of the improvements being along the wings in the back of the Irish Village along with some modulations proposed in the building at 834 Route 28. Project includes trees, walkways between the buildings and adding an enhanced buffer. Applicant noted they would be removing the parking in the front of 822 Route 28 moving forward.

DRC Questions & Discussions:

Sara Porter asked about the building improvements to 834 Route 28. Andrew Singer reviewed the architectural improvements shown on sheet B.1, including a cupola and covered entrances and dormers. The bump out to the east requires zoning relief, so there may be the possibility of other building modifications to avoid impacting the setback. Sara commented on the 822 Route 28 building and noted there is a lot going on and whether there is a way to unify it more by changing up the materials. Making it one material would unify it more. Chris Wise noted that the stone could be modified through white-washing or other ways rather than changing the material. Jack Hynes noted that he felt it complies with the bylaw. Sara asked about colors. Would prefer it to be more mono-chromatic to unify the whole thing. Sara noted there are a lot of curves in the building, so square windows rather than the two proposed circular windows may be better on the front façade. Sara Porter thought it was great that the building would be used in this way. Sara asked about other developments done by the developer. Chris Wise has built six such communities on the Cape.

Charlie Adams asked about the operational aspect of the project. Chris Wise noted that there are 136 400 sf motel units now, reducing to 120, with 104 studios and 16 one-bedrooms. This is a rental project for senior with meals offered. There will be an indoor and outdoor pool, dining areas, common areas, and concierges on site. Home healthcare and visiting nurses can come to service people within their own homes and utilize their health insurance, rather than out of pocket. Costs here will be half of other similar communities. Andrew Singer noted that the existing public restaurant will be only for the residents. There will also be a leased separate medical facility on the site open to the public which residents could also utilize. Charlie Adams asked about kids visiting for extended period of time. Chris Wise noted you can set a 14 day maximum stay limit.

Chris Vincent asked about the age restrictions. Jack Hynes says the bylaw is 59 and over. Chris Wise noted that state looks at 80% over 55 or 100% over 62.

Kathy Williams reviewed the Planner Comments and the Concept Ideas plan sent to the DRC for their consideration. The attached March 3, 2020 e-mail from Dick Martin was read into the record.

Sara Porter wanted to see more details about the window sand prefers 1x4 minimum PVC trim around the windows.

Charlie Adams asked about the signs. Chris Wise said new inlay will be done for the new development. Jack Hynes noted that the sign at 834 may need relief since the properties are being combined. If the sign can stay, it will remain as is.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

Sect. 1, Streetscape N/A Meets Standards, or Discrepancies:

822 Route 28: The building at 822 Route 28 faces the public with principal street-oriented entrances and windows on the street elevation. The front building façade has variations and architectural interest to break up the façade and includes a proposed porte cochere. The VCOD VC2 allows for buildings to be set back further in the VC2 and allows for a travelway in the front of the building, but does not allow for parking in the front.

834 Route 28: The building at 834 Route 28 faces the public way and includes a principal street-oriented entrance with porch and windows on the street elevation. The short end of the building faces Route 28.

Sect. 2, Tenant Spaces N/A Meets Standards, or Discrepancies:

The building at 822 Route 28 includes a variety of uses and massing in the front to hide the larger portion of the building in the rear. The building at 834 Route 28 is small with the short end of the building facing the street.

Sect. 3, Define Street Edge N/A Meets Standards, or Discrepancies:

The proposed sidewalk along 822 Route 28 will impact many existing lower quality trees on the west side of the entrance with no new buffer trees being proposed to replace them. To meet the Standards, provide a

detailed landscaping plan for this area with a mixture of trees and shrubs and mound 18"-24" to help hide side parking. See additional comments under Sect. 8, Parking Lot Visibility.

The street edge at 834 Route 28 is defined by the proximity of the building to Route 28 and the proposed street trees.

Sect. 4, Shield Large Buildings N/A Meets Standards, or Discrepancies:

Frontage buildings are not needed.

Sect. 5, Design a 2nd Story N/A Meets Standards, or Discrepancies:

The building at 822 Route 28 is a two story building in the rear.

Sect. 6, Use Topo to Screen New Development N/A Meets Standards, or Discrepancies:

The buildings are in context with the surroundings and do not need to be screened with any significant enhanced topography. See additional comments under Sect. 8, Parking Lot Visibility.

Sect. 7, Landscape Buffers/Screening N/A Meets Standards, or Discrepancies:

Overall, the existing buffer trees are being maintained, or new buffer trees added, with the exception of the buffers along 822 Route 28 west of the entrance where they are being impacted by the proposed sidewalk installation. To meet the Standards, provide a detailed landscaping plan for this area with a mixture of trees and shrubs and mound 18"-24" to help hide side parking. See additional comments under Sect. 8, Parking Lot Visibility.

Sect. 8, Parking Lot Visibility N/A Meets Standards, or Discrepancies:

Parking should be to the rear or side of buildings. To meet the Standards, eliminate the parking in front of the building at 822 Route 28, remove pavement and better define the street edge/landscape buffer with a landscaped area consisting of a mixture of trees and shrubs and mounded 18"-24" to help hide side parking. Can also consider using low walls or fencing.

Sect. 9, Break up Large Parking Lots N/A Meets Standards, or Discrepancies:

To meet the Standards, include one (1) additional in-lot tree on the eastern row of parking behind 834 Route 28 and the existing tree to remain in the western row is preserved and protected during construction activities. Otherwise, the parking lots are proposed to be broken up with adequate in-lot trees and islands.

Sect. 10, Locate Utilities Underground N/A Meets Standards, or Discrepancies:

All utilities to be underground and all HVAC condensers, transformer and generator to be fully screened.

Sect. 11, Shield Loading Areas N/A Meets Standards, or Discrepancies:

Meets the standards if the existing Dumpsters are enclosed with fencing and gate.

BUILDING STRATEGIES

Sect. 1, Break Down Building Mass – Multiple Bldgs. N/A Meets Standards, or Discrepancies:

Sect. 2, Break Down Building Mass – Sub-Masses N/A Meets Standards, or Discrepancies:

Sect. 3, Vary Façade Lines N/A Meets Standards, or Discrepancies:

The Architectural plans show some sort of modulation every 50' with the exception of the south end of the east side of the building which exceeds the 50' without any type of break. To meet the Standards, add some type of porticos over the two entrances to provide some modulation, similar to what was done on the south end of the west side of the building.

Sect. 4, Vary Wall Heights N/A Meets Standards, or Discrepancies:

Sect. 5, Vary Roof Lines N/A Meets Standards, or Discrepancies:

Sect. 6, Bring Down Building Edges N/A Meets Standards, or Discrepancies:

Sect. 7, Vary Building Mat'ls For Depth N/A Meets Standards, or Discrepancies:

Sect. 8, Use Traditional & Nat'l. Building Mat'ls N/A Meets Standards, or Discrepancies:

Ensure all building and roof colors are complimentary to the existing neutral color scheme. Provide different shades to enhance the variations in building massing. To bring all the building colors together, refinish the brick to better match the entire building color scheme. Prior to submitting building permit, submit color scheme to the Town Planner for review.

Prefer 1x4 PVC window trim.

Sect. 9, Incorporate Pedestrian-scaled Features N/A Meets Standards, or Discrepancies:

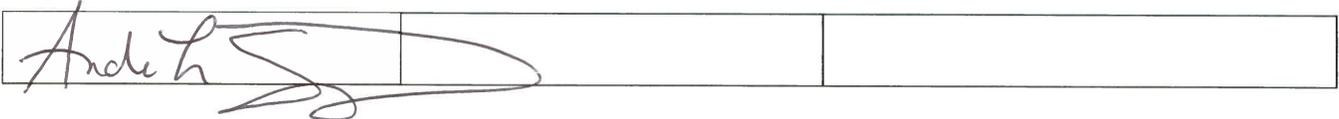
Sect. 10, Incorporate Energy-efficient Design N/A Meets Standards, or Discrepancies:

On a motion by Jack McCormack, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) that the proposed VCOD project at 822 & 834 Route 28 and 30 Frank Baker Road as presented at the DRC meeting of March 3, 2020 is in compliance with the Siting and Building Strategies outlined in the Architectural and Site Design Standards, if the project incorporates the modifications noted above in the Site and Building Strategies. Otherwise, the project will not be in compliance with those Sections and relief will be required.

Next step for applicant: Go to Site Plan Review Return to Design Review

On a motion by Jack McCormack, seconded by Chris Vincent, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as meeting minutes for March 3, 2020 DRC meeting for the development proposal at 822 & 834 Route 28 and 30 Frank Baker Road.

Received by Applicant(s)



ATTACHMENTS:

1. March 3, 2020 DRC Agenda
2. February 28, 2020 e-mail from Town Planner with Concept Ideas plan
3. March 3, 2020 e-mail from Dick Martin
4. Photos of the Irish Village building
5. Submittal from Applicant:
 - a. VCOD SPR Application
 - b. VCOD SPR Application Narrative
 - c. VCOD SPR Application Checklist
 - d. Sign Photos
 - e. Decorative Site Light Fixture and Specifications – Revised 2/27/20 (replaces original submittal)
 - f. Decorative Building Mounted Lighting – Submitted 3/2/20
 - g. Maintenance Protocol & Long Term Pollution & Operation and Maintenance Plan, February 2020
 - h. Aerial Locust

- i. **Site Plans:** All Site Plans prepared by BSC Group for Wise Living Retirement Community and dated February 20, 2020.
 - S-1 – Existing Conditions Plan
 - S-2 – Site Plan
 - S-3 – Utility Plan
 - S-4 – Site Details
- j. **Architectural Plans:** All Architectural plans prepared by ERT Architects for South Yarmouth Wise Living Retirement Community, all plans undated:
 - Rendered Elevations – South, East & West
 - C.0 Title Sheet with List of Drawings
 - EX.1 – Existing First Floor Plan
 - A.0 – Basement Plan
 - A.1 – First Floor Plan
 - A.1.1 – First Floor Plan – Partial (south end)
 - A.1.2 – First Floor Plan – Partial (north end)
 - A.2 – Second Floor Plan
 - A.2.1 – Second Floor Plan – Partial (south end)
 - A.2.2 – Second Floor Plan – Partial (north end)
 - A.3 – Roof Plan
 - A.4 – Elevations – South, East & West
 - A.4.1 – Architectural Details
 - A.4.2 – Blow Up of Typical Gable Build Out
 - A.5 – South Elevation
 - A.6 – Partial East & West Elevations (south end)
 - A.7 – Partial East & West Elevations (north end)
 - A.8 – Partial Second Floor Plan and Typical Building Section
 - B.1 – Elevations – 834 Route 28
- k. **Photometric Plans:** Four sheets of Photometric Plans prepared by RAB for Wise Living Retirement Community, dated February 5, 2020. (Note these photometric plans need to be updated using the revised lighting fixtures.)

SITE PLAN REVIEW COMMENT SHEET

Date: March 3, 2020

New Map/Lot: 33/70.1, 41/12 & 41/11.1

Applicant: South Yarmouth Wise Living Retirement Community

Location 822 & 834 Route 28 and 30 Frank Baker Rd, South Yarmouth

Zone: B2, HMOD1, ROAD, VCOD – VC2

Persons Present:

Kathy Williams	Attorney Andrew Singer
Mark Grylls	Jack Hynes
Mallory Langler	Chris Wise
Karen Greene	Marian Rose
Nick Aquiar	Tom MacCormick
	Kieran Healy

Project Summary

The proposed project involves three properties, the Irish Village at 822 Route 28, the adjacent commercial property at 834 Route 28, and the adjacent vacant property at 30 Frank Baker Road (behind the Irish Village). The applicant is proposing to combine all three parcels into a 6.09 acre parcel as part of a VCOD VC2 project.

The bulk of the project is the redevelopment of the Irish Village property (136 rooms originally, now combined as 128 motel rooms) into a 120 unit Wise Living Retirement Community for senior housing (104 studios and 16 one bedroom) with common resident dining facility and outdoor swimming pool, as well as a leased medical complex, exercise/rehab and wading pool facilities. The motel building will be upgraded with a new porte cochere at the main entrance; small roofs at the entrances; and the building façade will be upgraded to change the predominantly flat roof to a pitched roof with cupolas, gables, parapets and dormers to break up massing and improve visual interest. The building will otherwise be re-used in the same footprint with interior renovations. Roof-top solar will be provided along the east and west wings of the building away from Route 28. The existing parking areas will be re-used and new handicap spaces and in-lot trees provided. The existing septic systems, which are located within the parking areas to either side of the building will remain. A gas-fire generator will be installed to service the redeveloped facility. The commercial property at 834 Route 28 will be upgraded with some building modifications and parking lot improvements. Existing septic and drainage will be used. 30 Frank Baker Road will remain vacant in its natural state.

Comments

Building: Property is located in the B-2/ VCOD2 overlay zoning districts. The proposal is to redevelop using the VC 2 overlay district design standards.

Property is comprised of three separate parcels. It is understood that the parcels will be joined via 81X process and will become one lot.

The proposed uses as understood at this time, according to Plan S-2 Parking Schedule are as follows:

822 Route 28

1. Assisted Living Retirement Community, as defined in the Zoning Bylaw – P5 use (SP – PB per footnote 35)
2. Medical Complex – O1 use
3. Offices – Accessory to P5
4. Retail – not clearly defined or depicted on the plan, use classification to be determined based on type of retail

834 Route 28

1. Hairdresser – J3 use
2. Retail – H11 use
3. Office – O use (O8 use requires SP ZBA)

30 Frank Baker Rd

Vacant land

Section 414.8 VCOD design standards are mandatory for all VCOD development, as it is not the intent to allow for partial site compliance. The Yarmouth Architectural and Site Design Standards are to be applied to the entire site and existing and new buildings on a site.

Proposed density of the P5 use is increased from 16 units to 20 dwelling units per acre as a result of the lots being combined to a 6 acre parcel. Any future division of the lots may create a violation of the standards in Section 414.6.3 footnote N.

Parking table which indicates the uses on page S-2 is not clear and appears as though listing 2 doctors and offices separately may be increasing the parking demand at 822 Route 28 in violation of Section 414.7. If the calculated parking is to remain as proposed, a SP from the ZBA is required in accordance with 414.7.7.

Further review of uses and parking space count is recommended before application being submitted to ZBA.

Proposed parking in front of 822 Route 28 is prohibited in accordance with Section 414.8.1 #1 and requires a variance as proposed. Furthermore, Section 414.7.8 #1 clearly states that the standards related to parking area design located in Section 301 shall not apply to VCOD development. (Variance)

521 CMR Section 23.3.1 requires accessible parking spaces serving a particular building, facility or special event be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. There are no spaces adjacent to the proposed medical facility and the plan does not appear to make accommodations for access from inside the building to the medical facility. Plan should be reviewed for compliance with 521 CMR AAB. If no changes are considered, relief will be required from AAB. (Variance)

Plan indicates that one bathroom is being provided in the medical facility, confirm the fixture count with the Plumbing Inspector before final design.

Parking space dimensions and travel lane dimensions are not indicated on the site plan and are required to meet the minimum standards indicated in Section 414.7.8 #2. It appears that they do not meet the minimum mandatory standards. Modifications to the site plan to meet these standards or seek additional relief from the ZBA. (Variance)

The proposed improvements are duly noted and add to the aesthetic appeal, however, it is not clear that the required standard of Section 414.8.3 #2 is being met with both 822 and 834 Route 28.

For instance, the roofline changes at 822 Route 28 that do not include facade changes are in question as to whether a roofline with additional columns alone meets this standard. The easterly side of 834 Route 28 is also in question. The addition of rooflines etc. must be further reviewed regarding setback requirements. VC2 requires a 25' setback. Any additions to the structure at 834 Route 28 in this setback will require relief per 414.6.4 from the ZBA. (Special Permit)

Section 414.8.9 note G requires trees in the front buffer at a minimum of every 30'. Will confirm this requirement is being met when the relief for, or redesign of the parking area in front is confirmed. This will apply to the entire site once combined.

Photometric plan from RAB, no page number provided, does not clearly indicate that the required standards are being met in accordance with Section 414.8.10 paragraph #'s 5 & 7. A revised plan will be required to be submitted to confirm compliance. In the alternative, relief may be necessary from the ZBA. (Variance)

Signage will comply with Section 414.8.11. Section 414.8.11 refers to Section 303 in the existing bylaw with exceptions when there is a conflict between sections. Section 414.8.11 is silent in relation to the number of freestanding signs at this business center. Therefore, the standards of Section 303.5.4.2 are applicable. If the proposal is to maintain a sign at 834 Route 28, ZBA relief will be required. (Variance)

The western property line abuts the R-25 residential zone. Please confirm that a 20' wide buffer is being provided in accordance with Section 414.8.9, Paragraph 3. Fences are allowed part of the required screening as approved by the Town.

All construction to comply with all applicable sections of 780 CMR MSBC and appendant codes which include NFPA 13, NFPA 72, 521 CMR and IEBC.

A narrative is required per IEBC Section 104.2.2.1 MA Amendments prior to the issuance of any building permits.

Community Development:

Planning: The VCOD Village Center 2 (VC2) focuses on residential uses with a mix of compatible smaller commercial uses. The proposed Assisted Living Retirement Communities for seniors with reasonable monthly rents is a needed housing product in Yarmouth. The applicant is proposing to combine all three lots (81X) which is necessary to allow for the entire acreage to be used to stay within the maximum 20 units/acre density allowed for lots greater than 100,000 sf in VC2. This means both the properties at 822 and 834 Route 28 need to meet the VCOD criteria, or seek relief.

1. **Parking:**

- a. **Parking Requirements:** Additional information is needed to determine how the parking calculations were generated using Section 414.7.1 – Table of On-Site Parking Requirements. Provide revised calculations identifying the use code, square footage, occupancy rate per square foot per use type, and the minimum/maximum parking calculations.
- b. **Parking in the Front/Handicapped Parking:** Handicapped parking is shown in the front of the structure which is not allowed in the VCOD without a Variance per Section 414.8.4.1, Paragraph #1. The VCOD does not have a provision allowing handicapped spaces in the front of buildings. The location shown for the majority of the handicapped parking is not ideal as it is located far from the handicap ramp to the main entrance, requiring people to cross, and travel along, the main travelway which is a potential safety issue. In addition, there is a proposed handicap ramp in the northwest corner of the building, but no handicapped spaces shown in this area. All 8 accessible units are in the south end of the east wing, but only two handicap spaces are provided. The handicapped spaces should be better distributed around the site at appropriate locations, including by the Medical Offices, which is required to have a handicapped accessible entrance. No provisions are shown for entering the Medical Offices from the interior of the building which would require residents to leave the building and enter through the main Medical Office Entrance. See attached Concept Ideas, dated February 28, 2020.
- c. **Parking/Travel Lane Dimensions:** Label parking stalls/travel way dimensions to determine if meeting Section 414.7.8 - Parking Lot Design Standards.
- d. **Parking Area Landscaping:** Per Section 414.8.9, Paragraph 4, provide calculations showing that 10% landscaped open space has been provided in the parking areas. Provide an additional in-lot tree on the eastern row of parking behind 834 Route 28, and provide protection measures for preservation of the existing tree to remain in the western row. Also note the expected canopy radius of each proposed tree on the site plan or Planting Schedule related to canopy coverage.
- e. **Pavement:** All parking areas shall be paved. Existing paving is in poor condition and would benefit from an overlay.

2. **Buffers/Landscaping:**

- a. **General:** Landscaping is an important part of the look and feel of any redevelopment. Recommend a comprehensive landscape plan be completed by a landscape architect to ensure compliance with Section 414.8.9.
- b. **Under the Decks:** Applicant indicated this area will be a raised patio with curb stops for the adjacent parking spaces.
- c. **Landscaping around the building:** Some of landscaping around the building is overgrown or limited, identify landscape improvements around the building.
- d. **Planting Schedule:** The Schedule needs to specify the height of the trees at planting per Section 414.8.9, Paragraph 6. Shrubs should be minimum 1' tall, Schedule says 2-3".
- e. **Street Edge/Front Buffer:** The proposed sidewalk along Route 28 will impact many existing lower quality trees on the west side of the entrance. Provide a detailed landscaping plan for this area with a mixture of trees and shrubs and mound 18"-24" to help hide side parking (see Concept Ideas). Consider other ways to define and enhance the street edge such as low walls or picket fencing.
- f. **Residential Zones:** Much of the western property line abuts a residential zone. Ensure that a 20' wide buffer vegetated with a virtually opaque screen of vegetation is provided per Section 414.8.9, Paragraph 3. Fences may be part of the required screening as approved by the Town.
- g. **Dumpsters:** Provide 6' solid fencing and gate around dumpster area and generator, provide detail.

3. **Circulation:**

- a. Per the Fire Dept, ensure the tower truck is able to circulate around the building in both directions. This may have impacts to parking spaces to provide the appropriate turning radii.
- b. Per Section 414.8.1, Paragraph 3, identify on the site plan the location where a future parking lot or rear connection to the lot to the east could be made to allow for access between lots.

4. **Pedestrian Access:** Provide pedestrian access to the street for 822 Route 28. Identify the proposed material for the sidewalks, including the one along Route 28. A clear pedestrian route from the rear parking to the main building entrances of 834 Route 28 needs to be provided (see Concept Ideas).
5. **Traffic:** For the submission to the Planning Board Special Permit, provide information on existing and proposed traffic generation (average day and peak AM/PM). Although the Narrative indicates the proposed project will have less traffic, specific traffic data will be helpful in reviewing the Special Permit Criteria.
6. **Lighting:** The applicant provided a revised cut sheet for decorative building mounted and site light fixture/pole after the original submittal was made. The style appears to meet Section 414.8.10 – Lighting, but a revised photometric plan showing the lower height for site lighting (as measured to the highest point of the light structure), locations for poles, and building mounted lighting is required to determine compliance. The photometric analysis needs to go to the property boundaries, not just the edge of pavement.
7. **Signs:** Photos of the existing signs were shown. These signs must conform or be modified to conform with Section 414.8.11-Signage. Combining of the lots results in two free-standing signs on one property, which may require relief.
8. **Setback:** Special Permit relief will be needed from the side yard setback for the building extension on 834 Route 28 (Section 414.6.3).
9. **Building:** Overall, the proposed building modifications are a significant improvement, especially to the flat roof portion of the building, adding varying roof lines and architectural interest. Mandatory compliance with Section 414.8 and the Architectural and Site Design Standards are required, or relief sought. Modulation in the building façade every 50' is required (Section 414.8.3 & A&S Design Standards). It appears that the south end of the east side of the building exceeds the 50' without a break. Consider adding some type of porticos over the entrances to provide some modulation, similar to what was done on the south end of the west side of the building.

Community Development: The proposed development is located within the Town's Opportunity Zone and will be an Opportunity Zone investment. Housing units are not proposed to be formally designated as affordable housing units eligible for inclusion in the Town's Subsidized Housing Inventory (SHI). Staff is looking into the impact of the development of these units on the SHI (i.e. if they add to the year round housing stock). Based on recent experience with affordable housing developments, we encourage storage areas be provided for all tenants. Additionally, we suggest locating a smoking area on-site to avoid litter in the nearby commercial area. Encourage the applicant to reach out to Community Housing Committee and/or Age-Friendly Committee (through Yarmouth Senior Center) for additional support and feedback on proposed development.

Design Review: Design Review will be conducted on March 3, 2020 at 3:30 PM, after SPR.

Conservation: The narrative states that no work is proposed in the rear of the property within the buffer zone to the offsite wetlands. Earlier in the narrative, it states that parking on 834 Route 28 will be upgraded and made more formal than the existing conditions. The northern corner of this "formalized" parking is within the 50-100' buffer to the currently delineated wetland. If this area is being upgraded from a gravel area to paved parking, a filing is required under the wetlands protection regulations. A Request for Determination of Applicability should be sufficient to review this work, however, an updated wetland delineation will be required.

The area in the rear of the current parking lot for 822 Route 28 (behind the dumpster and storage containers) has become a dumping/storage area. This area is within the buffer zone to the wetland resource area and should be left undisturbed. This area needs to be cleaned up and left to naturalize.

Any future development of the lot at 30 Frank Baker Road will require a filing under the wetland protection regulations. This includes the clearing of vegetation within the buffer zone or within land subject to coastal storm flowage.

NA Engineering: Please see below for a listing of pertinent comments.

Parking/Vehicle Movements:

- As previously noted by the Planning Department, clarification is necessary regarding how the parking demands for the site uses were derived from Section 414.7.1. Provisions for visitor parking should also be taken into consideration.
- Proposed bicycle parking space allocation does not meet requirements established within Section 414.7.6.
- Provisions for bicycle travel within established travel lanes are required per Section 414.8.2, Paragraph 3.
- As previously noted by the Planning Department, dimensions denoting typical parking stall and travel lane sizes are necessary to more clearly determine compliance with Section 414.7.8.

Site Lighting:

- There are several instances within the lighting fixture schedule where the mounting height shown exceeds the allowable heights outlined within Section 414.8.10, Paragraph 1.
- As previously noted by the Planning Department, the photometric plans need to show an extension in the scope of the analysis to include the property boundaries of the site.

Stormwater/Drainage:

- Provide information regarding proposed grade and drainage adjustments in front of #822 Route 28 to the Engineering Division for review.
- The proposed interconnectivity between #822 and #834 Route 28, as well as the proposed increase in impervious surface at the rear of #834 Route 28, seems as though it will have a measureable impact on the existing stormwater infrastructure. Provide calculations verifying the adequacy of the capacity of all existing stormwater infrastructure to meet the needs of the site.
- Owner’s engineer is to complete an inspection log of existing structures with manhole access. Provide cleaning of sumps, as necessary.
- Provide a construction-period erosion and sedimentation control plan delineating the extents and locations of prescribed erosion control measures on the site. Any pertinent detail drawings should also be included.

General:

- Add cross-section of proposed pavement and subbase to existing set of detail drawings.
- The depth of the concrete footing for the handicap accessible signage is inconsistent across the pertinent detail drawings. Please rectify.
- The overall height of the handicap accessible sign and post is inconsistent across the pertinent detail drawings. Please rectify.
- Drawing scales do not measure true. Please rectify.

Fire: Representatives from the Fire Dept were not present at the SPR Meeting, but provided the following written comments:

Comments are based on plans provided for site plan review, inadequate information, errors or omissions do not relieve the applicant from the responsibility of “As Built” compliance.

1. Access: YFD requires full access to all sides of proposed building using Tower 41 template. Entering the property from Rt. 28, access is needed to go left or right around the building.
2. Portico overhang clearance needs to be 14’ to accommodate Tower 41.
3. Elevators need to accommodate YFD ambulance stretchers. (Stryker Stretchers).
4. Sprinkler system throughout required to meet NFPA.
5. Fire Alarm system throughout required to meet NFPA.
6. Bi-Directional Amplifiers (BDA): Firefighter In-Building Emergency Communications survey required; and if required system to be installed based on frequency requirements of YFD.

Health:

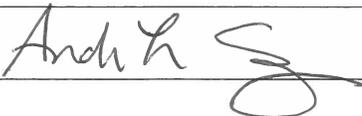
- Outdoor pool and wading pool to be brought into compliance with Semi-Public Pool regulations if not already, to include structural or physical characteristics and fencing; pools to be inspected and permitted by the Health Dept.
- Detailed floor plan of dining room/kitchen area/food service area to be provided to Health Dept.
- Dining room to be inspected and permitted by the Health Dept.
- Keep Health Dept. up to date on the ongoing discussions with DEP/Brian Dudley concerning the septic system
- Septic system to be inspected

NA

Water: Consult the Town of Yarmouth Water Department to determine accepted methods and materials for the establishment or modification of municipal water service.

Police: Not present.

Read & Received by Applicant(s)

		
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GPD

GPD

N/F DEBORAH BENNETT-KOZAK ASSESSOR'S MAP 41 PARCEL 8

N/F DEBRA HURLEY ASSESSOR'S MAP 33 PARCEL 69

N/F DEBRA CARON ASSESSOR'S MAP 33 PARCEL 68

N/F NANCY DANIEL ASSESSOR'S MAP 33 PARCEL 67

N/F MARIE CARON ASSESSOR'S MAP 33 PARCEL 66

UNDEFINED ELECTRIC EASEMENT BENEFITING CAPE & VINEYARD ELECTRIC CO. & ITS SUCCESSORS IN THIS AREA "EAST OF FRANK BAKER ROAD" (BOOK 529, PAGE 37)

REMOVE PAVEMENT & DEFINE STREET EDGE WITH LANDSCAPED AREA - MIX OF SHRUBS & TREES. MAINT 18"-24" TO HELP HIDE SIDE PARKING

EXISTING PARKING STRIPES TO BE REALIGNED FOR HANDICAPPED PARKING

TRAFFIC CALMING LOCATION PAINTED CROSSINGS WITH SIGNAGE

PROPOSED GENERATOR VISIBILITY TO BE REDUCED BY FENCE OR LANDSCAPE

LANDSCAPED AREAS

CONCRETE PAD POOL

750' WITHOUT MODULATION

#822 IRISH VILLAGE 2 STORY WOOD, BRICK & CONCRETE BUILDING N/F MACLYN LLC

PROPOSED BICYCLE RACK

RAMP

PROPOSED ENHANCED ENTRANCEWAY

PROPOSED COVERED RAMP

PED CONNECTION TO RTE 28

RETAIN TREE

EXISTING SIGN

#834

N/F THE 834 MAIN ST. REALTY TRUST

EXISTING SIGN

CONCRETE BOUND FOUND & HELD

EXISTING PARKING STRIPES TO BE REALIGNED TO ALLOW INTERIOR SITE ACCESS.

PROPOSED 6' WIDE SIDEWALK ADJACENT TO THE EXISTING 4' WIDE SIDEWALK

PROVIDE PED. ACCESS FROM REAR PARKING TO ALL ENTRANCES

TWO OAKS & PINE TO BE TO ALLOW IN SITE ACCESS WIRE TO BE RELOCATED.

ROUTE 28 - MAIN STREET STATE HIGHWAY 40' WIDE

N/F BASS RIVER PROPERTIES, LLC

CONCEPT IDEAS 2/28/20

LANDSCAPE AREA PROPOSED 6' WIDE PRIVATE SIDEWALK EXISTING 4' WIDE STATE HIGHWAY SIDEWALK EDGE OF GUTTER LINE/TRAVELLED WAY

SIDEWALK SUBS SCALE 1"=

Wise Living

822 and 834 Route 28 South Yarmouth

Maintenance Protocol

Septic Systems

The septic systems are currently maintained by All Cape Environmental it is the intent of the petitioner to continue to have a company oversee the maintenance of the systems. The systems will be fully pumped every two years and intermittently as necessary. All Cape Environmental or any other company chosen will be responsible for the maintenance of all filters and pumps as well as any other operating components of the system.

Grease Trap

The grease trap has also been maintained by All Cape Environmental who contracts Robert Our to pump the system. The grease trap will be pumped on a quarterly basis.

Septic Inspections

Septic inspections will be done by EAS Survey on an as required basis to meet current code.

Sprinkler System

The fire sprinkler system is currently maintained by Cannon Sprinkler formerly Canco.

It is the intent of the applicant to continue this practice. The system will be inspected on a quarterly basis with any required repairs done on an ongoing basis.

Elevators

There are currently no elevators in the property applicant is currently working to chose an elevator company for the installation of the systems. Once installed a contract will be signed with the company to do maintenance and inspections as required by code.

Drainage Maintenance

The drainage maintenance report will be provided by BSC Company under separate cover.

***LONG-TERM POLLUTION & OPERATION AND MAINTENANCE
PLAN***

**WISE LIVING RETIREMENT COMMUNITY
822 ROUTE 28
SOUTH YARMOUTH, 02664**

FEBRUARY 2020

Owner/Applicant:

JOHN HYNES
343 Route 28
West Yarmouth, MA 02673

BSC Job Number: 4-9382.03

Prepared by:



349 Main Street
West Yarmouth, MA 02673

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1.0 PROJECT DESCRIPTION

2.0 LONG-TERM POLLUTION PREVENTION & OPERATION AND MAINTENANCE PLAN

1.0 PROJECT DESCRIPTION

The proposed redevelopment is focused on 822 Route 28. This proposed project includes two abutting properties, 834 Route 28 and 30 Frank Baker Road. The three parcels combine for a total of 6.09± acres of land. The existing site at 822 Route 28 is Cape Cod Irish Village and the site will be redeveloped into Wise Living Retirement Community. Much of the site work is on the interior of the building, with the only proposed exterior modifications being a proposed enhanced entranceway with covered ramp and improvements to the additional existing entrances to the building. Additional work will be re-stripping the parking lot, adding islands, and significant landscaping improvements within the parking islands and perimeter of the paved parking areas.

SECTION 2.0

**LONG-TERM POLLUTION PREVENTION & OPERATION AND MAINTENANCE
PLAN**

2.0 LONG-TERM POLLUTION PREVENTION & OPERATION AND MAINTENANCE PLAN

As required by Standard #4 of the Stormwater Management Policy, this Long-Term Pollution Prevention Plan has been developed for source control and pollution prevention at the site after construction.

MAINTENANCE RESPONSIBILITY

Ensuring that the provisions of the Long-Term Pollution Prevention Plan are followed will be the responsibility of The Applicant.

GOOD HOUSEKEEPING PRACTICES

The site to be kept clean of trash and debris at all times. Trash, junk, etc. is not to be left outside.

VEHICLE WASHING CONTROLS

The following BMP's, or equivalent measures, methods or practices are required if you are engaged in vehicle washing and/or steam cleaning:

It is allowable to rinse down the body of a vehicle, including the bed of a truck, with just water without doing any wash water control BMP's.

If you wash (with mild detergents) on an area that infiltrates water, such as gravel, grass, or loose soil, it is acceptable to let the wash water infiltrate as long as you only wash the body of vehicles.

However, if you wash on a paved area and use detergents or other cleansers, or if you wash/rinse the engine compartment or the underside of vehicles, you must take the vehicles to a commercial vehicle wash.

REQUIREMENTS FOR ROUTINE INSPECTIONS AND MAINTENANCE OF STORMWATER BMPS

All stormwater BMPs are to be inspected and maintain as follows;

Haybales, Silt Fence, and other temporary measures

The temporary erosion control measures will be installed up gradient of any wetland resource area where any disturbance or alteration might otherwise allow for erosion or sedimentation. They will be regularly inspected to ensure that they are functioning adequately. Additional supplies of these temporary measures will be stockpiled on site for any immediate needs or routine replacement.

Deep Sump Hooded Catch Basins

Regular maintenance is essential. Catch basins remain effective at removing pollutants only if they are cleaned out frequently. Inspect or clean basins at least four times per year and at the end of the foliage and snow removal seasons. Sediments must also be removed four times per year or whenever the depth of the deposits in the catch basin sump is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin.

PROVISIONS FOR MAINTENANCE OF LAWNS, GARDENS AND OTHER LANDSCAPE AREAS

Suggested Maintenance Operations

A. Trees and Shrubs

Disease and Pest Management - Prevention of disease or infestation is the first step of Pest Management. A plant that is in overall good health is far less susceptible to disease. Good general landscape maintenance can reduce problems from disease.

Inspections of plant materials for signs of disease or infestation are to be performed monthly by the Landscape Maintenance Contractor's Certified Arborist. This is a critical step for early diagnosis. Trees and Shrubs that have

been diagnosed to have a plant disease or an infestation of insect pests are to be treated promptly with an appropriate material by a licensed applicator.

Fertilization - Trees and shrubs live outside their natural environment and should be given proper care to maintain health and vigor. Fertilizing trees and shrubs provides the plants with nutrients needed to resist insect attack, to resist drought and to grow thicker foliage. Fertilizing of new and old trees may be done in one of three ways, in either the early spring or the late fall.

- Systemic Injection of new and existing trees on trees 2 inches or greater in diameter. You must be licensed to apply this method.
- Soil Injection – a liquid fertilizer with a product such as Arbor Green or Rapid Grow injected into the soil under the drip zone of a tree or shrub. Material must be used according to manufacturers' specifications to be effective. Outside contracting is recommended.
- Punch Bar Method – a dry fertilizer such as 10-10-10, may be used by punched holes in the drip zone of the tree 12-18" deep, two feet apart around the circumference, to the edge of the drip line. Three pounds of fertilizer should be used per diameter inch for trees with trunks six inches or more in diameter.
- Fertilizer of shrubs – use a fertilizer such as 10-10-10, broadcast over the planting area according to the manufacturers' rate and water in.
- All fertilization must be noted on daily maintenance log.

Watering - Trees and Shrubs will need supplemental watering to remain in vigorous health. All new plants need to be watered once a week in cool weather, twice a week during warm weather, and up to three times in a week during periods of extreme heat and drought. Trees and shrubs should be watered in such a manner as to totally saturate the soil in the root zone area. Over-watering or constant saturation of the soil must be avoided as this could lead to root rot and other disease problems. The use of a soil moisture meter can help you monitor the soil's water intake.

Plant Replacement - Unhealthy plants that may cause widespread infestation of other nearby plants shall be immediately removed from the site. Any vegetation removed from the site must be recorded and submitted with the daily maintenance log. The area shall be treated to prevent further infestation. The plant shall then be replaced with a healthy specimen of the same species and size. This work shall have a pre-established budget allowance for the year.

A spring inspection of all plant materials shall be performed to identify those plant materials that are not in vigorously healthy condition. Unhealthy plant materials shall be evaluated. If the problem is determined to be minor the plant material shall be given appropriate restorative care in accordance with this maintenance guideline until it is restored to a vigorously healthy condition. Unhealthy plant materials that do not respond to restorative care or are determined to be beyond saving shall be replaced with a healthy specimen of the same species and size. In the case of the necessity of replacing extremely large plant materials the Landscape Architect shall determine the size of the replacement plant.

Pruning - Proper pruning is the selective removal of branches without changing the plant's natural appearance, or habit of growth. All tree pruning is to be performed by a licensed Arborist. All branches that are dead, broken, scared or crossing should be removed. All cuts should be made at the collar and not cut flush with the base.

Pruning on the site shall be done for the following purposes;

- To maintain or reduce the size of a tree or shrub
- To remove dead, diseased or damaged branches
- To rejuvenate old shrubs and encourage new growth
- To stimulate future flower and fruit development
- To maximize the visibility of twig color
- To prevent damage and reduce hazards to people and properties

All shrubs are recommended to be pruned on an annual basis to prevent the shrub from becoming overgrown and eliminate the need for drastic pruning. There are several types of pruning for deciduous shrubs. Hand snips should be used to maintain a more natural look or hand shears can be used for a more formal appearance.

Long-Term Pollution & Operation and Maintenance Plan

822 Route 28

South Yarmouth

February 2020

Winter Protection - All trees and shrubs are to be watered, fertilized, and mulched before the first frost. All stakes should be checked and ties adjusted. Damaged branches should be pruned.

Broadleaf and Coniferous Evergreen plant materials are to be sprayed with an anti-desiccant product to prevent winter burn. The application shall be repeated during a suitable mid-winter thaw.

Shrubs located in areas likely to be piled with snow during snow removal (but not designated as Snow Storage Areas) shall be marked by six-foot high poles with bright green banner flags. Stockpiles of snow are not to be located in these areas due to potential damage to the plant materials from both the weight of the snow and the snow melting chemicals.

At the fall landscape maintenance conference parameters will be discussed between the Landscape Maintenance Contractor and the snow removal contractor to assure minimal damage and loss of landscape amenities during the winter season.

Seasonal Clean Up - A thorough spring cleanup is to be performed. This includes the removal and replacement of dead or unhealthy plant materials and the cleanup of plant debris and any general debris that has accumulated over the winter season. Mulch is to be lightly raked to clean debris from the surface without removing any mulch. Twigs and debris are to be removed from the planting beds throughout the growing season.

Mulching - Planting beds shall be mulched with a treated shredded hardwood mulch free from dirt, debris, and insects. A sample of this mulch shall be given to the Owner for approval prior to installation.

Maintain a 2-3" maximum depth and keep free of weeds either by hand weeding or by the use of a pre-emergent weed control such as Treflan or Serfian. Seasonal re-mulching shall occur as necessary in the spring and the fall to maintain this minimum depth. When new mulch is added to the planting bed it shall be spread to create a total depth of no more than three inches. Edges should be maintained in a cleanly edged fashion.

Mulch shall not be placed directly against the trunk of any tree or shrub.

B. *Groundcover and Perennials*

Disease and Pest Management – Pesticides and herbicides should be applied only as problems occur, with the proper chemical applied only by a trained professional or in the case of pesticide, a Certified Pesticide Applicator. Plants should be monitored weekly and treated accordingly.

Fertilizer – The health of the plants can be maintained or improved, and their growth encouraged by an application of complete fertilizer. Apply a fertilizer such as 4-12-4 as growth becomes apparent and before mulching. Apply to all groundcover and perennial planting areas by hand and avoid letting the fertilizer come in contact with the foliage, or use a liquid fertilizer and apply by soaking the soil. Apply according to the manufacturers' specifications.

Fertilization shall stop at the end of July.

Water – Groundcovers and Perennials will need supplemental watering in order to become established, healthy plants. All new plants need to be watered once a week in cool weather, twice a week during warm weather, and up to three times in a week during periods of extreme heat and drought. Until established, groundcovers and perennials should be watered in such a manner as to totally saturate the soil in the root zone area, to a depth of 6 inches. Once established, perennials shall continue to be watered as necessary to maintain them in a vigorous healthy condition. Over-watering or constant saturation of the soil must be avoided as this could lead to root rot and other disease problems. The use of a soil moisture meter can help you monitor the soil's water intake.

On-site water shall be furnished by the Owner. Hose and other watering equipment shall be furnished by the Landscape Maintenance Contractor.

Replacement – Any unhealthy plant/s that may cause widespread infestation of other nearby plants shall be immediately removed from the site. Any vegetation removed from the site must be recorded and submitted with the landscape maintenance log. The area shall be treated to prevent further infestation. The plant/s shall then be replaced with healthy

specimen/s of the same species and size. Old Forge shall have a pre-established budget allowance for this type of replacement, each year.

Plant material that is damaged as a result of other landscape maintenance activities, such as mowing, shall be replaced with healthy specimens of the same species and size, at no additional cost to the owner.

Deadheading – Perennials shall be checked on a weekly basis and dead-headed once flowers have faded or as necessary based on plant type and duration of flower. Spent flowers can be pinched off with the thumb and forefinger. Continue to remove all faded flowers until Fall. All associated debris shall be removed from site daily.

Staking – Upright-growing perennials need support especially when in flower. Use of bamboo stakes, galvanized wire hoops or mesh may be necessary for their support. Supports should be put in place before they have become too difficult to handle. The supports should not be taller than the mature height of the perennial plant.

Division of Perennials – Two or three-year-old perennials are easily divided in the spring if more plants are needed. To divide, cut out the entire section of plant to be divided, including roots. The larger divisions (those with three or more shoots), can be set out immediately in their permanent location, where they can be expected to bloom the same season. Smaller divisions are best planted in an out-of-the-way planting bed until the following autumn or spring, when they can be moved to their permanent location.

Weeding – All planting beds should be kept weed-free. Weed either by hand or with a pre-emergent herbicide such as Treflen used according to manufacturers' specifications. Manual weeding is to be used in combination with the use of spot applications of herbicides. Both live and dead weeds are to be pulled and removed from the site.

All herbicide applications shall be documented in the Landscape Maintenance Log. The actual product label or the manufacturer's product specification sheet for the specific product shall also be included in the Log.

Only personnel with appropriate applicator licenses shall supervise and/or perform the application of pesticide products requiring a license.

Winterizing – Perennial gardens should be cleaned-up when growth ceases in the fall. Remove foliage of plants that normally die down to the ground. Divide and replant over-grown clumps.

C. *Lawn Areas - Turf Systems*

Mowing – Proper mowing is an integral part of any good turf maintenance program. Without it, the finest in fertilization, watering and other vital maintenance practices would be completely ineffective. Proper mowing will help control dicot weeds; help the turf survive during periods of extreme heat, and gain strength and vigor to resist disease and other infestations.

Mowing height – The proper mowing height will vary somewhat according to the type of grass. The most common type of seed & sod lawns contains a mixture of bluegrass, fine fescue and perennial rye, which should be mowed at 2-3 inches.

Mowing frequency – The basic rule of thumb for mowing frequency is to never remove more than 1/3 of the grass blade in one mowing. Example: if you want to mow your turf at 2 inches, you should cut it when it reaches 3 inches. Removing more than 1/2 of the grass plant at a time can put the plant into shock, thus making it more susceptible to stress disease and weed infestation.

Mowing frequency will vary with the growing season and should be set by the plant height and not a set date. It will often be necessary to mow twice a week during periods of surge growth to help maintain plant health and color. Mowing should be cut back during periods of stress.

Grass clippings should be removed whenever they are thick enough to layer the turf. The return of clippings to the soil actually adds nutrients and helps retain moisture. Heavily clumped grass clippings are a sign of infrequent mowing, calling for an adjustment in the mowing schedule.

When mowing any area, try to alternate mowing patterns. This tends to keep grass blades more erect and assures an even cut. A dull mower will cause color loss due to tearing of the turf plant, and since mowing will ultimately determine the appearance of any turf area there is an absolute necessity for a clean sharp cut.

Weed & Pest Control and Fertilizing- In order to maintain turf grass health, vigor color, and nutrients, fertilizer must be added to the soil. Recommendations for fertilization of lawn areas are as follows; fertilize at the rate of one (1) pound of nitrogen per thousand square feet, per year is optimum. Fertilizer should be a balanced slow release, sulfur coated type fertilizer.

Weed Control - All turf areas will require some weed control, for both weed grasses and dicot weeds. Weeds should be treated at the appropriate time and with a material labeled for the target weed. Please refer to the fertilizer weed and pest schedule for timing.

Pest Control - All turf areas will require some pest control. Pests should be treated at the appropriate time with a material labeled for the target pest. Please refer to the fertilizer, weed and pest schedule for timing.

Lime - A common cause for an unhealthy lawn is acidic soil. When the PH is below the neutral range (between 6-7) vital plant nutrients become fixed in the soil and cannot be absorbed by the grass plant. Lime corrects an acid soil condition, supplies calcium for plant growth and improves air and water circulation. Limestone applied at the rate of 50 lbs. per thousand square feet will adjust the soil PH one point over a period of 6-9 months.

D. Fertilizer, Weed & Pest Control Schedule – Turf Systems

Spring - Fertilize one (1) pound of nitrogen per 1,000 square feet
(April) Pre-emergent weed grass control
Broadleaf weed control

Late Spring - Fertilize one (1) pound of nitrogen per 1,000 square feet
(June) Pre-emergent weed grass control
Broadleaf weed control
Insect Control (if needed)

*Summer - Fertilize one (1) pound of nitrogen per 1,000 square feet
(August) Broadleaf weed control (if needed)
Insect Control (if needed)

Fall - Fertilize one (1) pound of nitrogen per 1,000 square feet
(September)

*Omit if area is not to be irrigated

Lawn Maintenance Task Schedule

MARCH (Weather permitting)

- Clean up winter debris, sand, leaves, trash etc.
- Re-edge mulch beds, maintain at 2-3” maximum.
- Fertilize plants
- Aerate and thatch turf (conditions permitting)

APRIL

- Reseed or sod all areas needing attention.
- Fertilize and weed control
- Lime
- Start mowing when grass reaches 2-1/2", mow to 2"

MAY

- Mow turf to 2-2-1/2"
- Weed as necessary.
- Check for disease and pest problems in both turf and plants.

JUNE

- Mow turf to 2-1/2" – 3"
- Fertilize and weed control.
- Weed
- Check for disease and pest problems in both turf and plants, treat as necessary.

PROVISIONS FOR SOLID WASTE MANAGEMENT (SITE TRASH)

Trash will be placed in on-site dumpsters and the Owner will make provisions for its regular and timely removal.

SNOW DISPOSAL AND PLOWING PLANS

The purpose of the snow and snowmelt management plan is to provide guidelines regarding snow disposal site selection, site preparation and maintenance that are acceptable to the Department of Environmental Protection. For the areas that require snow removal, snow storage onsite will largely be accomplished by using pervious areas along the shoulder of the roadway and development as windrowed by plows.

- Avoid dumping of snow into any water body, including rivers, ponds, or wetlands. In addition to water quality impacts and flooding, snow disposed of in open water can cause navigational hazards when it freezes into ice blocks.
- Avoid disposing of snow on top of storm drain catch basins or in stormwater basins. Snow combined with sand and debris may block a storm drainage system, causing localized flooding. A high volume of sand, sediment, and litter released from melting snow also may be quickly transported through the system into surface water.
- In significant storm events, the melting or off-site trucking of snow may be implemented. These activities shall be conducted in accordance with all local, state and federal regulations.

WINTER ROAD SALT AND/OR SAND USE AND STORAGE RESTRICTIONS

The applicant will be responsible for sanding and salting the site. No storage on site.

STREET SWEEPING SCHEDULES

There are three types of sweepers: Mechanical, Regenerative Air, and Vacuum Filter.

- 1) Mechanical: Mechanical sweepers use brooms or rotary brushes to scour the pavement.
- 2) Regenerative Air: These sweepers blow air onto the road or parking lot surface, causing fines to rise where they are vacuumed.
- 3) Vacuum filter: These sweepers remove fines along roads. Two general types of vacuum filter sweepers are available - wet and dry. The dry type uses a broom in combination with the vacuum. The wet type uses water for dust suppression

Long-Term Pollution & Operation and Maintenance Plan

822 Route 28
South Yarmouth
February 2020

Regardless of the type chosen, the efficiency of street sweeping is increased when sweepers are operated in tandem.

It is recommended that street sweeping of the parking areas occur four times a year, including once after the spring snow melt.

Reuse and Disposal of Street Sweepings

Once removed from paved surfaces, the sweepings must be handled and disposed of properly. Mass DEP’s Bureau of Waste Prevention has issued a written policy regarding the reuse and disposal of street sweepings. These sweepings are regulated as a solid waste, and can be used in three ways:

- In one of the ways already approved by Mass DEP (e.g., daily cover in a landfill, additive to compost, fill in a public way)
- If approved under a Beneficial Use Determination
- Disposed in a landfill

TRAINING OF STAFF OR PERSONNEL INVOLVED WITH IMPLEMENTING LONG-TERM POLLUTION PREVENTION PLAN

The Long-Term Pollution Prevention Plan is to be implemented by property owner of the site. Trained and, if required, licensed Professionals are to be hired by the owner as applicable to implement the Long-Term Pollution Prevention Plan.

LIST OF EMERGENCY CONTACTS FOR IMPLEMENTING LONG-TERM POLLUTION PREVENTION PLAN

The applicant will be required to implement the Long-Term Pollution Prevention Plan and will create and maintain a list of emergency contacts.

POST CONSTRUCTION PHASE INSPECTION SCHEDULE AND EVALUATION CHECKLIST

Inspection Date	Inspector	BMP Inspected	Inspection Frequency Requirements	Comments	Recommendation	Follow-up Inspection Required (yes/no)
		Catch Basin	Four times a year			

1. Refer to the Massachusetts Stormwater Handbook Volume Two: Stormwater Technical Handbook (February 2008) for recommendations regarding frequency for inspections and maintenance of specific BMP’s
2. Inspections to be conducted by a qualified professional such as an environmental scientist or civil engineer.
3. Limited or no use of sodium chloride salts, fertilizers or pesticides recommended.
4. Other Notes: (Include deviations from Conservation Commission Approvals, Planning Board Approvals and Approved Plans)



Calculation Sheet



Project No. 4-9382.03
Subject Traffic Analysis
Location 822 & 834 Route 28, West Yarmouth

Calc By TM
Date 3/9/2020
Checked by _____
Date _____

Existing - AM Peak (7 AM - 9 AM)						code
Sq. Ft. / Units	Use	per 1000 SF	peak rate	Total		
92	MOTEL		0.38	34.96	35	320
22	ONE-BED SUITES		0.39	8.58	9	312
3000	SEAT LOUNGE	1000	0	0.00	0	925
3000	RESTAURANT	1000	9.94	29.82	30	932
2000	HAIRDRESSER	1000	1.45	2.90	3	918
1700	RETAIL	1000	0.58	0.99	1	875
600	OFFICE	1000	1.15	0.69	1	710
Total:					79	

Proposed - AM Peak (7 AM - 9 AM)						
Sq. Ft. / Units	Use	per 1000 SF	peak rate	Total		
120	SENIOR ADULT HOUSING		0.20	24.00	24	252
4800	DOCTOR'S OFFICE	1000	2.78	13.344	14	720
2000	HAIRDRESSER	1000	1.45	2.90	3	918
1700	RETAIL	1000	0.58	0.99	1	875
600	OFFICE	1000	1.15	0.69	1	710
Total:					43	

Calculation Sheet



Project No. 4-9382.02
Subject Traffic Analysis
Location 822 & 834 Route 28, West Yarmouth

Calc By TM
Date 3/9/2020
Checked by _____
Date _____

Existing - PM Peak (4 PM - 6 PM)						code
Sq. Ft. / Units	Use	per 1000 SF	peak rate	Total		
92	MOTEL		0.38	34.96	35	320
22	ONE-BED SUITES		0.32	7.04	8	312
3000	SEAT LOUNGE	1000	11.36	34.08	35	925
3000	RESTAURANT	1000	9.77	29.31	30	932
2000	HAIRDRESSER	1000	1.45	2.90	3	918
1700	RETAIL	1000	1.95	3.32	4	875
600	OFFICE	1000	1.15	0.69	1	710
				Total:	116	

Proposed - PM Peak (4 PM - 6 PM)						
Sq. Ft. / Units	Use	per 1000 SF	peak rate	Total		
120	SENIOR ADULT HOUSING		0.26	31.20	32	252
4800	DOCTOR'S OFFICE	1000	3.46	16.608	17	720
2000	HAIRDRESSER	1000	1.45	2.90	3	918
1700	RETAIL	1000	1.95	3.32	4	875
600	OFFICE	1000	1.15	0.69	1	710
				Total:	57	

Calculation Sheet



Project No. 4-9382.03
Subject Traffic Analysis
Location 822 & 834 Route 28, West Yarmouth

Calc By TM
Date 3/9/2020
Checked by _____
Date _____

Existing - Daily Average Number of Trips Generated							code
Sq. Ft. / Units	Use	per 1000 SF	Daily Rate	Total			
92	MOTEL		3.35	308.2	309	320	
22	ONE-BED SUITES		4.02	88.44	89	312	
3000	SEAT LOUNGE	1000	11.36	34.08	35	925	
3000	RESTAURANT	1000	112.18	336.54	337	932	
2000	HAIRDRESSER	1000	12.78	25.56	26	918	
1700	RETAIL	1000	22.88	38.90	39	875	
600	OFFICE	1000	9.74	5.844	6	710	
				Total:	841		

Proposed - Daily Average Number of Trips Generated						
Sq. Ft. / Units	Use	per 1000 SF	Daily Rate	Total		
120	SENIOR ADULT HOUSING		3.70	444.00	444	252
4800	DOCTOR'S OFFICE	1000	34.80	167.04	168	720
2000	HAIRDRESSER	1000	12.78	25.56	26	918
1700	RETAIL	1000	22.88	38.90	39	875
600	OFFICE	1000	9.74	5.844	6	710
				Total:	683	

Wexford Series Direct-Burial Round Aluminum Light Pole Assembly. Item #: 610094

Product Specifications:

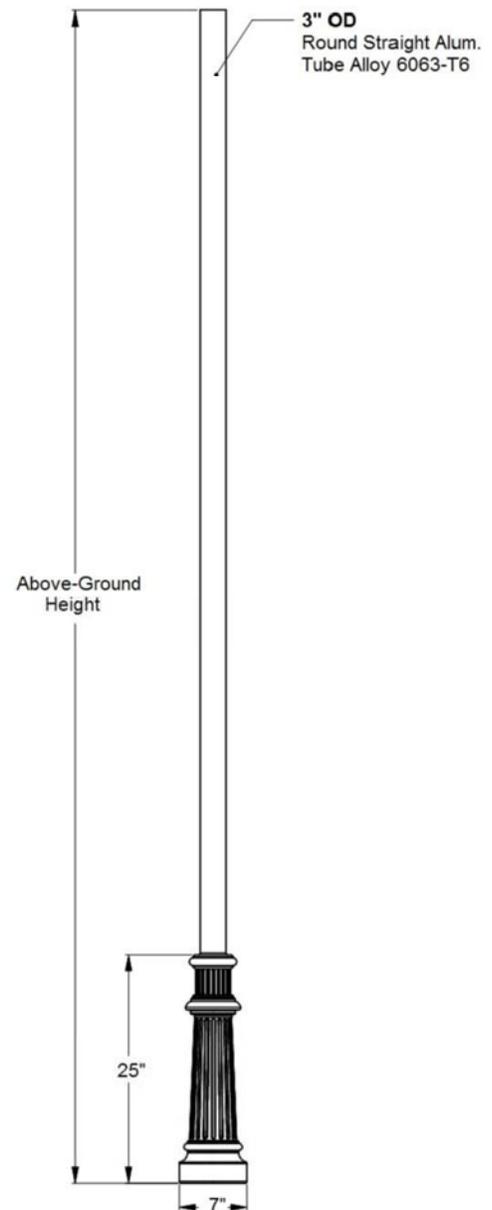
- Pole: 3" diameter round aluminum pole shaft conforms to ASTM B221 with extruded 6063 aluminum heat treated post welding to T6 temper. Shaft is free of longitudinal welds.
- Embedment- This pole gets embedded directly into the ground and does not require any anchor bolts. Typical embed length is 3ft. A 1.5" grommeted cable entry is provided 18" below grade.
- Pole Top- A removable pole cap or welded tenon (2-3/8") is provided .
- Decorative Base: Single piece cast aluminum base slides over the pole for easy assembly (before light fixture is attached to pole). Black Powder coat.
- Color: Entire assembly is powder coated in Black.

Maximum Wind Rating:

- 8 ft. above-grade- 120 mph
- 10 ft. above-grade- 120 mph
- 12 ft. above-grade- 120 mph
- 14 ft. above-grade- 100 mph
- 15 ft. above-grade- 100 mph

Dimensions:

- Base Height: 25"
- Base Width: 7"
- Aluminum pole diameter: 3"
- Available overall heights:
-8ft, 10ft, 12ft, 14ft, 15ft max.



Job: _____

Job Site: _____ State: _____ Client Name: _____

Notes: _____ Approvals: _____ Date: _____

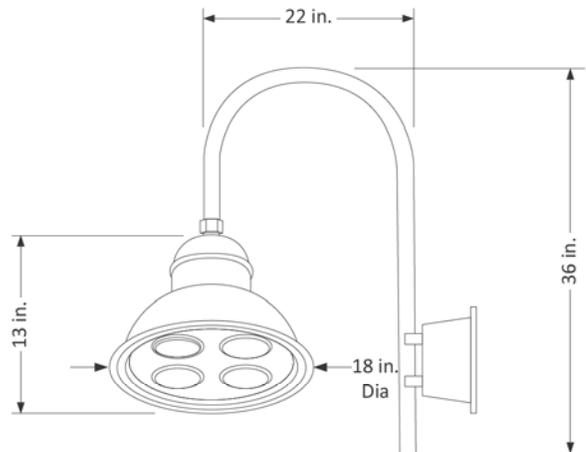
Product Description

This premium architectural grade post-top gooseneck LED light fixture has a cast aluminum housing and spun aluminum shade that is finished with a durable thermoset powder coat.

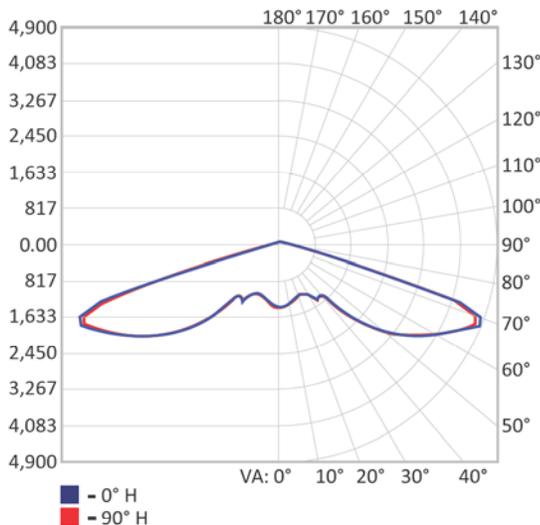
Features

- Power: 58 Watts
- Lumens: 5,920
- Lumens/Watt: 102
- Voltage: 120-277V (345-480V Optional)
- Color Temperature: 4000K (3000K or 5000K Optional)
- IP Rating: IP66
- ETL Listed: Yes
- DLC Listed: Yes
- Dimmable: 0-10V (Optional)
- EPA: 0.72
- Light Distribution: Type 5
- Fixture Dimensions: 13H x 18 Diameter (in.)
- Fixture Weight: 16 lbs.
- Wall Mount Dimensions: 22W x 36H (in.)
- Wall Mount Weight: 18 lbs.
- Warranty: 5 Year

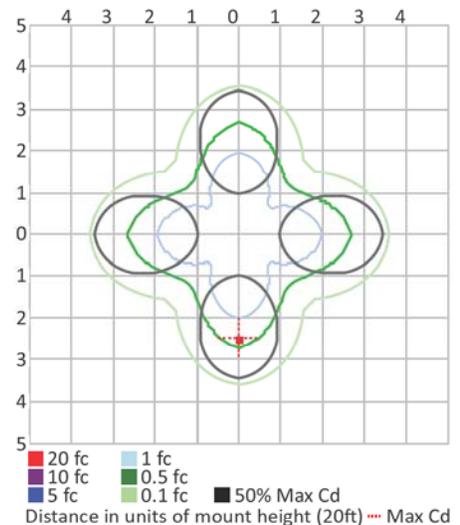
Energy Light, Inc. is not responsible for improper pole loading.
Light pole is not included.



Polar Candela Distribution



Isofootcandle Plot



Job: _____

Job Site: _____ State: _____ Client Name: _____

Notes: _____ Approvals: _____ Date: _____

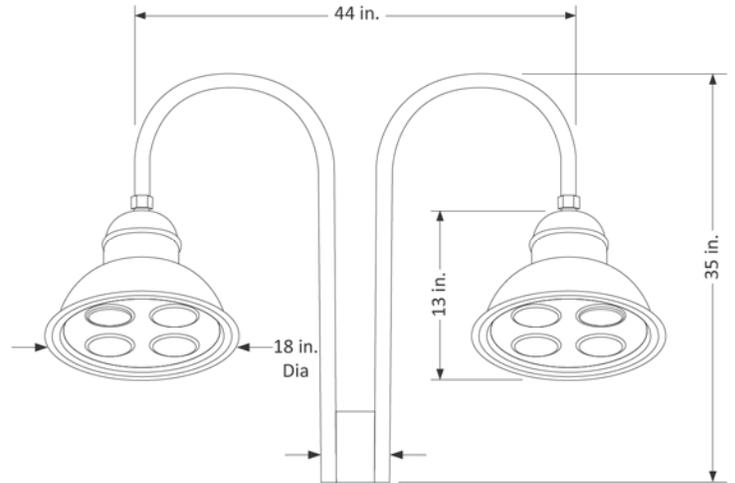
Product Description

Premium architectural grade post-top gooseneck LED light fixtures have cast aluminum housing and spun aluminum shades that are finished with a durable thermoset powder coat. A double arm bracket that mounts to a 3 inch OD post or tenon is included with this dark sky friendly fixture.

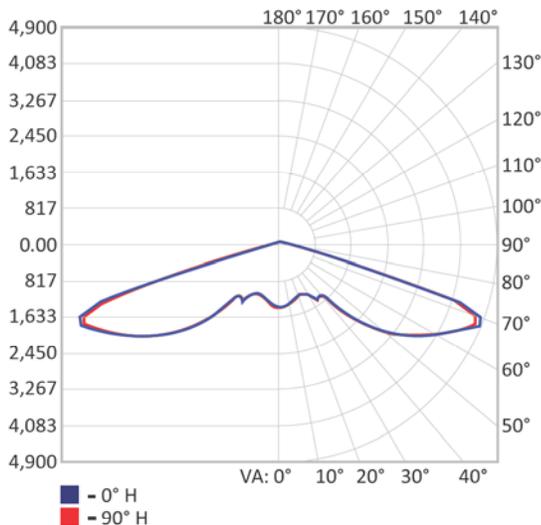
Features

- Power: 116 Watts (58 Watts per fixture)
- Lumens: 11,840 (5,920 Lumens per fixture)
- Lumens/Watt: 102
- Voltage: 120-277V (345-480V Optional)
- Color Temperature: 4000K (3000K or 5000K Optional)
- EPA: 3
- IP Rating: IP66
- ETL Listed: Yes
- DLC Listed: Yes
- Dimmable: 0-10V (Optional)
- Light Distribution: Type 5
- Fixture Dimensions: 13H x 18 in. Diameter per Fixture
- Fixture Weight: 16 lbs. per Fixture
- Arm Dimensions: 35H x 44 in.
- Arm Weight: 25 lbs.
- Warranty: 5 Year

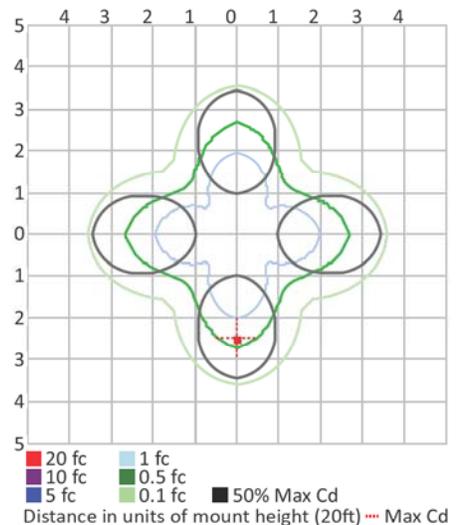
Energy Light, Inc. is not responsible for improper pole loading.
Light pole is not included.



Polar Candela Distribution (per Fixture)



Isofootcandle Plot (per Fixture)



LOZANO COLLECTION

Lozano 8" 1 Light Wall Light Black

59000BK (Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Location Rating Wet
www.kichler.com/warranty

Dimensions

Base Backplate	5.00 DIA
Extension	6.50"
Weight	0.70 LBS
Height from center of Wall opening (Spec Sheet)	5.50"
Height	8.00"
Width	5.50"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Weight	0.70 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	75W
# of Bulbs/LED Modules	1
Max Wattage/Range	75W
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	59000BK
Finish	Black
Style	Coastal
UPC	783927572989

Specifications

Material	ALUMINUM
Shade Description	BLACK

Additional Finishes



Black



Catalina Blue



White

Kichler

7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:

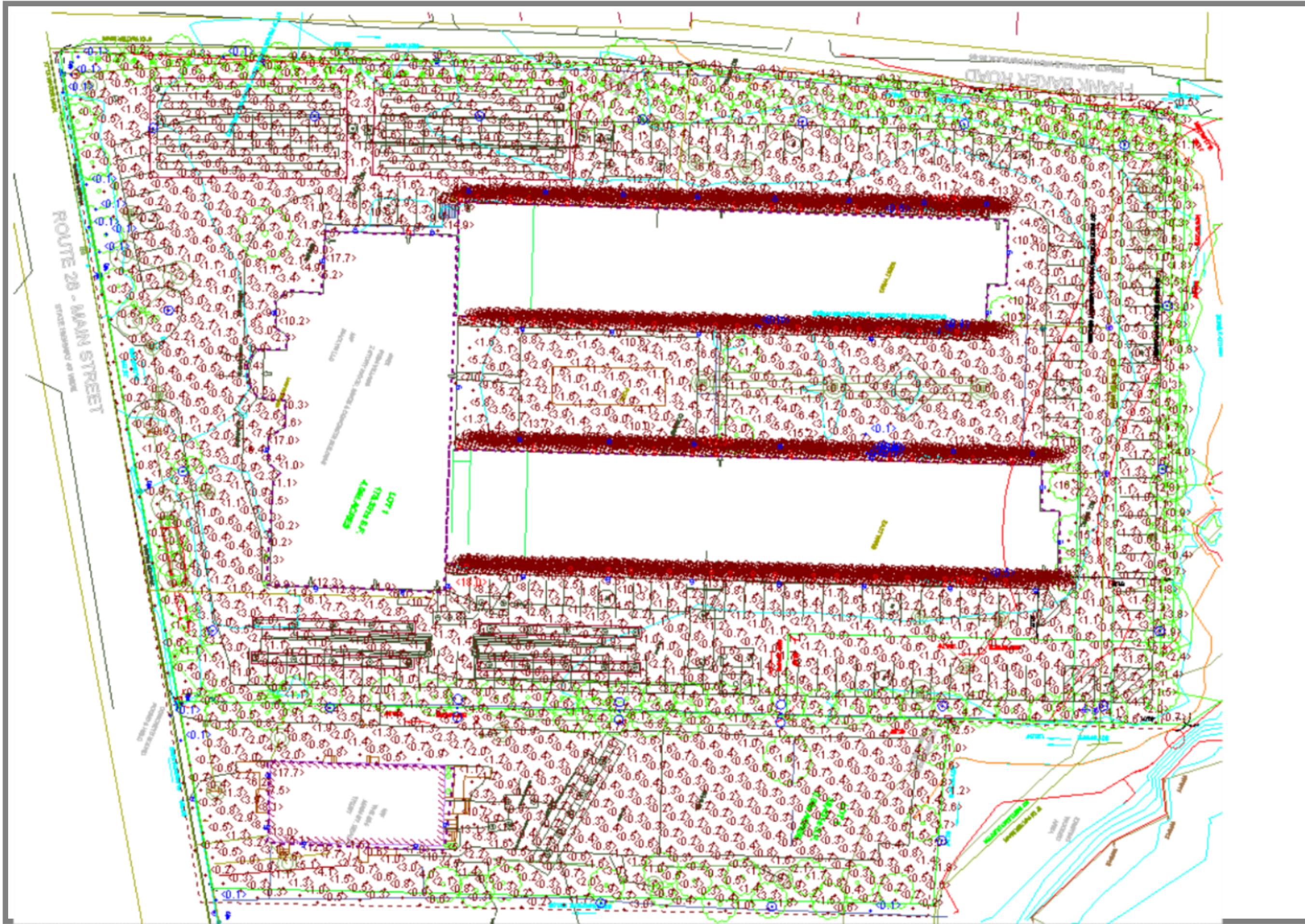
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®



Wise Living Retirement Community
Overview

Designer
MSC
Date
3/11/2020
Scale
Not to Scale
Drawing No.
Rev 1
Summary



Current View

Statistics



Description	Symbol	Avg	Max	Min
-------------	--------	-----	-----	-----

Balcony walk A	+	4.7 fc	13.4 fc	0.6 fc
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Balcony Walk B	+	3.6 fc	12.2 fc	0.1 fc
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Balcony walk C	+	3.8 fc	13.3 fc	0.1 fc
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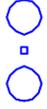
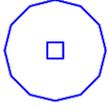
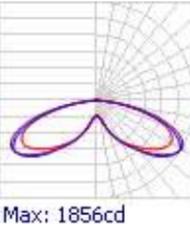
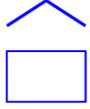
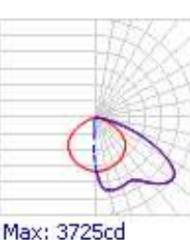
Balcony walk D	+	4.3 fc	12.9 fc	0.5 fc
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Parking and Driveway	+	2.3 fc	18.0 fc	0.1 fc
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Wise Living Retirement Community Overview

Designer
 MSC
Date
 3/11/2020
Scale
 Not to Scale
Drawing No.
 Rev 1
Summary

Schedule

Symbol	Label	Quantity	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	A	3	1	6741	1	1	107.2368	100%	TYPE VS, BUG RATING: B3 - U2 - G2	 Max: 1856cd	PTDS58D - Two 58 watt 18 inch Architectural Gooseneck LED Light Fixtures on Double Arm and 12 ft pole. Fixture distribution at 13 ft.
	B	19	1	6741	1	1	53.6184	100%	TYPE VS, BUG RATING: B3 - U2 - G2	 Max: 1856cd	PTDS58S - One 58 watt 18 inch Architectural Gooseneck LED Light Fixture on Single Arm and 12 ft pole. Fixture distribution at 13 ft.
	C	43	1	6025	1	1	50	100%	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1	 Max: 3725cd	PTDS58W - One 58 watt 18 inch Architectural Gooseneck LED Light Fixture on Single Arm and wall mount. Fixture distribution at 13 ft.
	D	67	1	374	1	1	11.2	100%			Lozano 8" 1 Light Wall Light mounted at 5 ft 6 inches next to entry doors 1st floor

Schedule

Symbol	Label	Quantity	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	D	67	1	374	1	1	11.2	100%			Lozano 8" 1 Light Wall Light mounted at 5 ft 6 inches next to entry doors 2nd floor



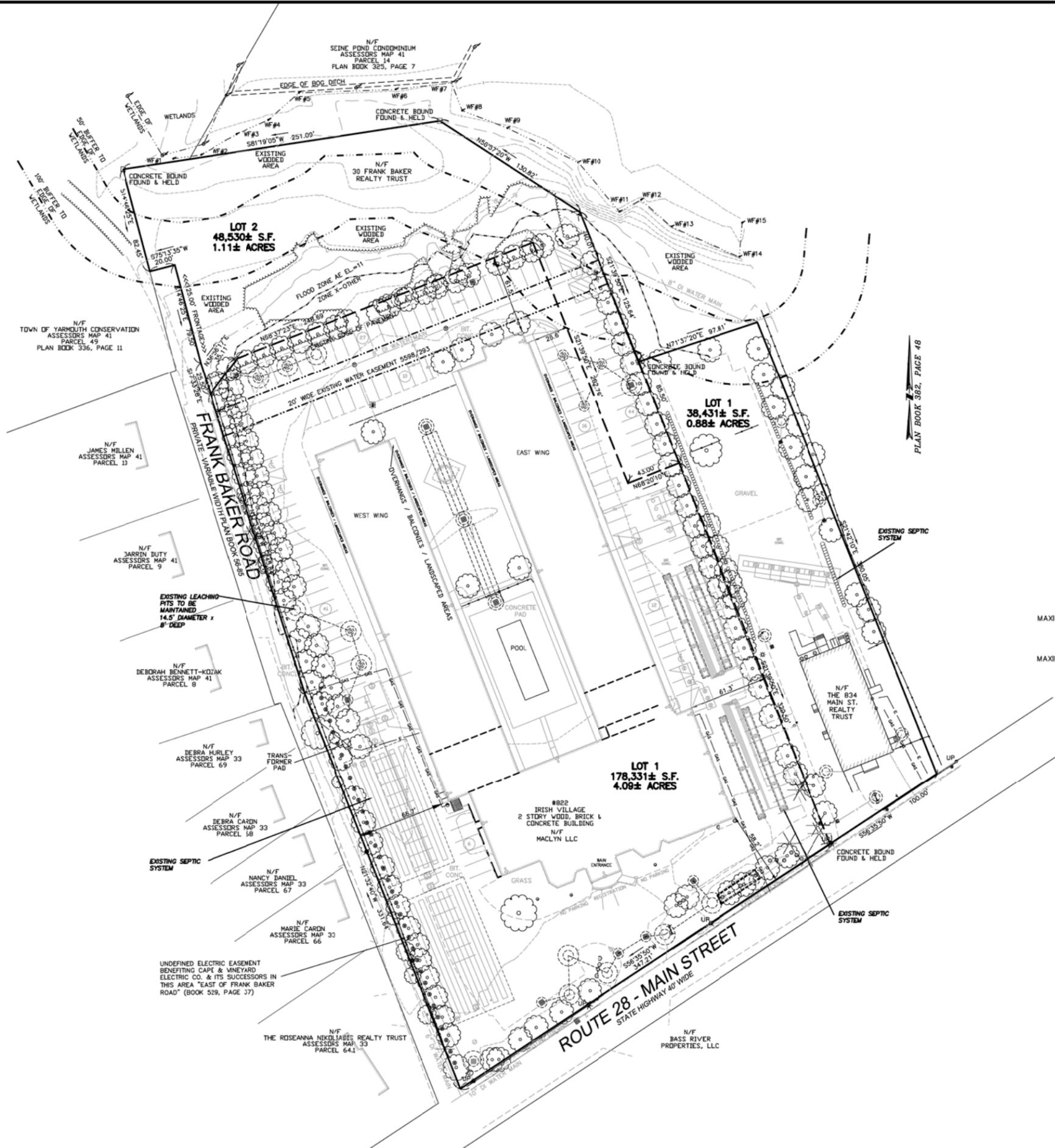
Designer
 MSC
Date
 3/11/2020
Scale
 Not to Scale
Drawing No.
 Rev 1
Summary

Luminaire Locations

No.	Label	Location			MH	Orientation	Tilt	Aim		
		X	Y	Z				X	Y	Z
2	A	6850.00	7762.00	12.00	13.00	69.00	0.00			
3	A	6882.00	7683.00	12.00	13.00	69.00	0.00			
4	A	6914.00	7604.00	12.00	13.00	69.00	0.00			
1	B	6781.00	7382.00	13.00	13.00	0.00	0.00	6781.00	7382.00	0.00
2	B	6696.00	7337.00	13.00	13.00	0.00	0.00	6696.00	7337.00	0.00
3	B	6657.00	7413.00	13.00	13.00	0.00	0.00	6657.00	7413.00	0.00
4	B	6623.00	7493.00	13.00	13.00	0.00	0.00	6623.00	7493.00	0.00
5	B	6591.00	7573.00	13.00	13.00	0.00	0.00	6591.00	7573.00	0.00
6	B	6559.00	7651.00	13.00	13.00	0.00	0.00	6559.00	7651.00	0.00
7	B	6527.00	7730.00	13.00	13.00	0.00	0.00	6527.00	7730.00	0.00
8	B	6504.00	7812.00	13.00	13.00	0.00	0.00	6504.00	7812.00	0.00
9	B	6573.00	7866.00	12.00	13.00	0.00	0.00	6573.00	7866.00	-1.00
10	B	6653.00	7897.00	12.00	13.00	0.00	0.00	6653.00	7897.00	-1.00
11	B	6732.00	7929.00	12.00	13.00	0.00	0.00	6732.00	7929.00	-1.00
12	B	6780.00	7917.00	12.00	13.00	0.00	0.00	6780.00	7917.00	-1.00
13	B	6813.00	7839.00	12.00	13.00	0.00	0.00	6813.00	7839.00	-1.00
14	B	6856.00	7422.00	13.00	13.00	0.00	0.00	6856.00	7422.00	0.00
15	B	6927.00	7469.00	13.00	13.00	0.00	0.00	6927.00	7469.00	0.00
16	B	6940.00	7542.00	13.00	13.00	0.00	0.00	6940.00	7542.00	0.00
17	B	6978.75	7713.50	12.25	13.00	250.30	0.00	6978.75	7713.50	-0.75
18	B	6945.25	7797.25	12.25	13.00	250.30	0.00	6945.25	7797.25	-0.75
19	B	6878.25	7866.00	12.25	13.00	0.00	0.00	6878.25	7866.00	-0.75
1	C	6759.00	7537.75	13.75	13.00	335.00	0.00	6758.87	7538.04	0.75
2	C	6662.25	7503.50	13.00	13.00	249.44	0.00	6661.96	7503.39	0.00
3	C	6690.00	7494.25	13.00	13.00	249.44	0.00	6689.71	7494.14	0.00
4	C	6704.75	7456.50	13.00	13.00	249.44	0.00	6704.46	7456.39	0.00
5	C	6725.00	7447.50	12.25	13.00	160.02	0.00	6725.11	7447.20	-0.75
6	C	6760.00	7434.75	12.25	13.00	160.02	0.00	6760.11	7434.45	-0.75
7	C	6828.25	7459.00	12.25	13.00	160.02	0.00	6828.36	7458.70	-0.75
8	C	6985.25	7526.75	12.25	13.00	159.44	0.00	6985.36	7526.46	-0.75
9	C	7010.75	7536.75	12.25	13.00	159.44	0.00	7010.86	7536.46	-0.75
10	C	7010.75	7557.00	12.25	13.00	69.44	0.00	7011.05	7557.11	-0.75
11	C	6988.75	7612.00	12.25	13.00	69.44	0.00	6989.05	7612.11	-0.75
12	C	6973.25	7621.25	12.25	13.00	338.20	0.00	6973.13	7621.54	-0.75
13	C	6772.25	7579.25	12.25	13.00	248.20	0.00	6771.96	7579.13	-0.75
14	C	6716.25	7557.25	12.25	13.00	68.96	0.00	6716.54	7557.36	-0.75
15	C	6647.25	7541.25	13.00	13.00	249.44	0.00	6646.96	7541.14	0.00
16	C	6632.25	7579.25	13.00	13.00	249.44	0.00	6631.96	7579.14	0.00
17	C	6618.00	7615.75	13.00	13.00	249.44	0.00	6617.71	7615.64	0.00
18	C	6603.00	7653.75	13.00	13.00	249.44	0.00	6602.71	7653.64	0.00
19	C	6588.75	7690.25	13.00	13.00	249.44	0.00	6588.46	7690.14	0.00
20	C	6574.00	7727.00	13.00	13.00	249.44	0.00	6573.71	7726.89	0.00
21	C	6562.00	7757.75	13.00	13.00	249.44	0.00	6561.71	7757.64	0.00
22	C	6580.00	7777.25	12.25	13.00	336.80	0.00	6579.88	7777.54	-0.75
23	C	6613.50	7779.50	12.25	13.00	336.80	0.00	6613.38	7779.79	-0.75
24	C	6687.00	7841.75	12.25	13.00	336.80	0.00	6686.88	7842.04	-0.75
25	C	6709.75	7861.50	12.25	13.00	336.80	0.00	6709.63	7861.79	-0.75
26	C	6682.25	7643.75	12.25	13.00	68.96	0.00	6682.54	7643.86	-0.75
27	C	6699.00	7601.25	12.25	13.00	68.96	0.00	6699.29	7601.36	-0.75
28	C	6754.75	7623.50	12.25	13.00	248.20	0.00	6754.46	7623.38	-0.75
29	C	6738.50	7665.00	12.25	13.00	248.20	0.00	6738.21	7664.88	-0.75
30	C	6721.75	7707.50	12.25	13.00	248.20	0.00	6721.46	7707.38	-0.75
31	C	6649.00	7728.50	12.25	13.00	68.96	0.00	6649.29	7728.61	-0.75
32	C	6688.50	7792.25	12.25	13.00	248.20	0.00	6688.21	7792.13	-0.75
33	C	6673.25	7831.00	12.25	13.00	248.20	0.00	6672.96	7830.88	-0.75
34	C	6737.00	7860.00	12.25	13.00	68.96	0.00	6737.29	7860.11	-0.75
35	C	6753.50	7818.25	12.25	13.00	68.96	0.00	6753.79	7818.36	-0.75

Luminaire Locations

No.	Label	Location			MH	Orientation	Tilt	Aim		
		X	Y	Z				X	Y	Z
34	C	6737.00	7860.00	12.25	13.00	68.96	0.00	6737.29	7860.11	-0.75
35	C	6753.50	7818.25	12.25	13.00	68.96	0.00	6753.79	7818.36	-0.75
36	C	6770.25	7775.75	12.25	13.00	68.96	0.00	6770.54	7775.86	-0.75
37	C	6786.75	7734.00	12.25	13.00	68.96	0.00	6787.04	7734.11	-0.75
38	C	6803.50	7691.25	12.25	13.00	68.96	0.00	6803.79	7691.36	-0.75
39	C	6819.75	7650.00	12.25	13.00	68.96	0.00	6820.04	7650.11	-0.75
40	C	6836.00	7608.25	12.25	13.00	68.96	0.00	6836.29	7608.36	-0.75
41	C	6857.50	7573.25	12.25	13.00	338.20	0.00	6857.38	7573.54	-0.75
42	C	6868.00	7553.00	12.25	13.00	68.96	0.00	6868.29	7553.11	-0.75
43	C	6884.50	7510.25	12.25	13.00	68.96	0.00	6884.79	7510.36	-0.75
1	D	6572.00	7746.25	5.50	5.50	240.00	0.00	6571.57	7746.00	0.00
2	D	6579.50	7727.50	5.50	5.50	240.00	0.00	6579.07	7727.25	0.00
3	D	6583.75	7716.50	5.50	5.50	240.00	0.00	6583.32	7716.25	0.00
4	D	6591.75	7696.25	5.50	5.50	240.00	0.00	6591.32	7696.00	0.00
5	D	6595.50	7686.75	5.50	5.50	240.00	0.00	6595.07	7686.50	0.00
6	D	6602.75	7668.50	5.50	5.50	240.00	0.00	6602.32	7668.25	0.00
7	D	6608.25	7654.50	5.50	5.50	240.00	0.00	6607.82	7654.25	0.00
8	D	6615.50	7636.00	5.50	5.50	240.00	0.00	6615.07	7635.75	0.00
9	D	6623.50	7615.50	5.50	5.50	240.00	0.00	6623.07	7615.25	0.00
10	D	6630.75	7597.00	5.50	5.50	240.00	0.00	6630.32	7596.75	0.00
12	D	6635.25	7585.75	5.50	5.50	240.00	0.00	6634.82	7585.50	0.00
13	D	6643.25	7565.00	5.50	5.50	240.00	0.00	6642.82	7564.75	0.00
14	D	6647.75	7554.00	5.50	5.50	240.00	0.00	6647.32	7553.75	0.00
15	D	6655.00	7535.25	5.50	5.50	240.00	0.00	6654.57	7535.00	0.00
16	D	6658.75	7526.00	5.50	5.50	240.00	0.00	6658.32	7525.75	0.00
17	D	6664.75	7510.25	5.50	5.50	240.00	0.00	6664.32	7510.00	0.00
18	D	6668.25	7501.50	5.50	5.50	240.00	0.00	6667.82	7501.25	0.00
19	D	6627.75	7768.75	5.50	5.50	71.57	0.00	6628.22	7768.91	0.00
20	D	6635.00	7750.25	5.50	5.50	71.57	0.00	6635.47	7750.41	0.00
21	D	6639.50	7739.00	5.50	5.50	71.57	0.00	6639.97	7739.16	0.00
22	D	6646.75	7720.50	5.50	5.50	71.57	0.00	6647.22	7720.66	0.00
23	D	6651.25	7709.25	5.50	5.50	71.57	0.00	6651.72	7709.41	0.00
24	D	6658.50	7690.50	5.50	5.50	71.57	0.00	6658.97	7690.66	0.00
25	D	6662.75	7679.75	5.50	5.50	71.57	0.00	6663.22	7679.91	0.00
26	D	6670.25	7661.00	5.50	5.50	71.57	0.00	6670.72	7661.16	0.00
27	D	6674.50	7650.00	5.50	5.50	71.57	0.00	6674.97	7650.16	0.00
28	D	6678.75	7639.00	5.50	5.50	71.57	0.00	6679.22	7639.16	0.00
29	D	6686.25	7620.25	5.50	5.50	71.57	0.00	6686.72	7620.41	0.00
30	D	6690.50	7609.25	5.50	5.50	71.57	0.00	6690.97	7609.41	0.00
31	D	6697.75	7591.00	5.50	5.50	71.57	0.00	6698.22	7591.16	0.00
32	D	6702.25	7579.50	5.50	5.50	71.57	0.00	6702.72	7579.66	0.00
33	D	6709.50	7561.00	5.50	5.50	71.57	0.00	6709.97	7561.16	0.00
34	D	6713.75	7550.00	5.50	5.50	71.57	0.00	6714.22	7550.16	0.00
35	D	6721.00	7531.50	5.50	5.50	71.57	0.00	6721.47	7531.66	0.00
36	D	6681.75	7823.00	5.50	5.50	240.00	0.00	6681.32	7822.75	0.00
37	D	6738.25	7843.50	5.50	5.50	71.57	0.00	6738.72	7843.66	0.00
38	D	6689.00	7804.25	5.50	5.50	240.00	0.00	6688.57	7804.00	0.00
39	D	6693.50	7793.25	5.50	5.50	240.00	0.00	6693.07	7793.00	0.00
40	D	6701.00	7774.25	5.50	5.50	240.00	0.00	6700.57	7774.00	0.00
41	D	6705.25	7763.25	5.50	5.50	240.00	0.00	6704.82	7763.00	0.00



LOCUS INFORMATION

#822 ROUTE 28

CURRENT OWNER: MACLYN LLC
THOMAS MCCORMAC TRUSTEE
TITLE REFERENCE: DEED BOOK 28032, PAGE 179
PLAN REFERENCE: PLAN BOOK 653, PAGE 1
ASSESSORS MAP: 33
PARCEL: 70.1

#834 ROUTE 28

CURRENT OWNER: THE 834 MAIN STREET REALTY TRUST
JOHN J. HYNES, TRUSTEE
TITLE REFERENCE: DEED BOOK 25968, PAGE 022
PLAN REFERENCE: PLAN BOOK 494, PAGE 34
ASSESSORS MAP: 41
PARCEL: 12

#30 FRANK BAKER ROAD

CURRENT OWNER: FRANK BAKER LLC
JOHN J. HYNES, TRUSTEE
TITLE REFERENCE: DEED BOOK 32123, PAGE 216
PLAN REFERENCE: PLAN BOOK 653, PAGE 1
ASSESSORS MAP: 41
PARCEL: 11.1

ZONING DISTRICT: B2 / VCOD-2
SETBACKS: FRONT 30'
SIDE 25'
REAR 20'

OVERLAY DISTRICTS: HMOD1 /R.O.A.D / GIZ PHASE I/ VCOD-2

NITROGEN SENSITIVE ZONE: NOT A ZONE II OR APD

MINIMUM LOT SIZE: 20,000 S.F.

#822 178,331± S.F. (4.09± ACRES)

#834 38,431± S.F. (0.88± ACRES)

#30 48,530± S.F. (1.11± ACRES)

TOTAL LOT SIZE: 265,292± S.F. (6.09± ACRES)

MAXIMUM LOT COVERAGE ALLOWED: 80%
EXISTING LOT COVERAGE: 158,276± S.F. (59.7%)
PROPOSED LOT COVERAGE: 158,676± S.F. (59.8%)
MAXIMUM BLD COVERAGE ALLOWED: 25%
EXISTING BLD COVERAGE: 64,856± S.F. (24.450%)
PROPOSED BLD COVERAGE: 65,980± S.F. (24.9%)

LEGEND

- 50.9 X SPOT ELEVATION
- C.B. CATCH BASIN
- DMH @ DRAINAGE MANHOLE
- SMH @ SEWER MANHOLE
- TMH @ TELEPHONE MANHOLE
- LP LIGHT POLE
- UPL UTILITY POLE / LIGHT
- UPLT UTILITY POLE / LIGHT & TRANSFORMER
- UPT UTILITY POLE / TRANSFORMER
- UP UTILITY POLE
- OHW- OVERHEAD ELECTRIC LINE
- o EHH ELECTRIC HANDHOLE
- GMET GAS METER
- GAS- GAS LINE
- GV GAS GATE
- WG @ WATER GATE
- W- WATER LINE



KIERAN J. HEALY DATE
PROFESSIONAL LAND SURVEYOR

WISE LIVING RETIREMENT COMMUNITY

822 ROUTE 28
IN
SOUTH YARMOUTH MASSACHUSETTS
(BARNSTABLE COUNTY)

EXISTING CONDITIONS PLAN

FEBRUARY 20, 2020

REVISIONS:

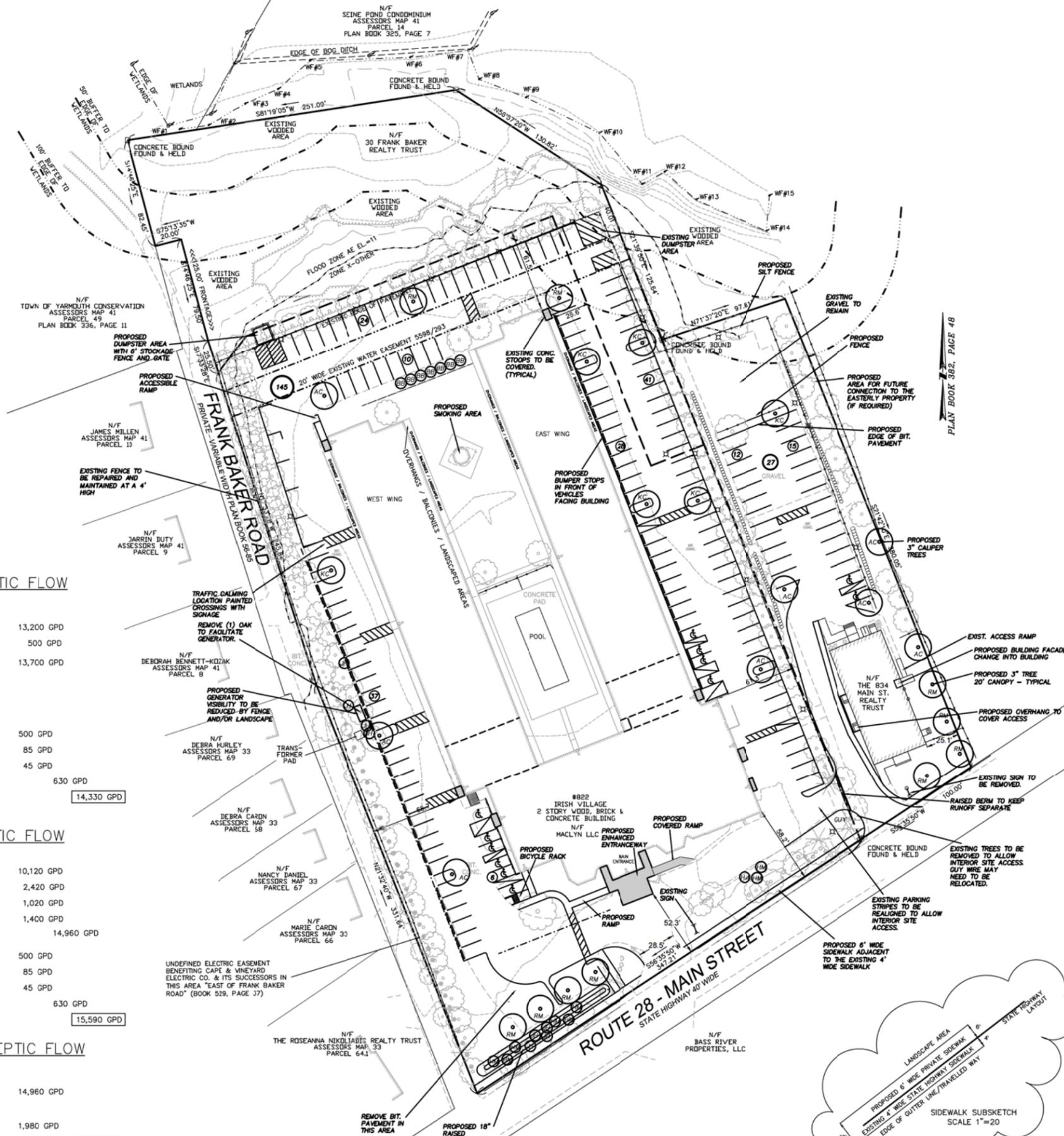
NO.	DATE	DESC.
1	3/3/2020	REMOVE PARKING IN FRONT DR & SPR COMMENTS
2	3/11/2020	PARKING CALCULATIONS

PREPARED FOR:
JOHN HYNES
343 ROUTE 28
WEST YARMOUTH, MA 02673
508-737-9644

BSC GROUP
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: 1" = 40'
0 20 40 80 feet

FILE: Projects-YAR\49382.02\Civil\Draw\4938202-42.dwg
DWG.: 5923-08
JOB. NO: 4-9382.03
S-1



- NOTES:
- 1.) THIS PLAN IS BASED ON SURVEY FIELD WORK PERFORMED BETWEEN 2006 AND 2013 AND FIELD CHECKED IN NOVEMBER OF 2019 THROUGH JANUARY OF 2020.
 - 2.) WETLAND FLAG LOCATIONS ARE BASED ON 2013 LOCATIONS. THE DELINEATION HAS NOT BEEN UPDATED AT THIS TIME AS THEIR IS NO WORK BEING PERFORMED OUTSIDE OF THE EXISTING BUILDING AND PAVEMENT WITHIN 100' OF THE PREVIOUS WETLAND DELINEATION.
 - 3.) A LIMIT FIELD SURVEY WAS PREVIOUSLY PERFORMED AT #30 FRANK BAKER ROAD AS NO CONSTRUCTION IS PROPOSED ON THIS PORTION OF THE LOT AT THIS TIME WITH THE EXCEPTION OF THE REVISED DUMPSTER PAD LOCATION.
 - 4.) #822, #834 AND #30 ARE TO BE COMBINED AND WILL HAVE A TOTAL LAND AREA OF 6.09± ACRES.
 - 5.) MINOR INCREASES TO THE IMPERVIOUS COVERAGE IS PROPOSED AND AS A RESULT NO DRAINAGE MODIFICATIONS ARE PROPOSED.
 - 6.) THE EXISTING PAVEMENT IS TO REMAIN BUT WILL HAVE MINOR CHANGES TO ALLOW FOR INTERIOR SITE ACCESS AND FOR HANDICAPPED ACCESSIBLE ENTRANCEWAYS.
 - 7.) THE EXISTING BUILDING IS A TWO STORY BUILDING AND ROOF MODIFICATION WILL BE THE ADDITION OF FACADES TO ENHANCE THE BUILDING.
 - 8.) THE PARKING LOT CANOPY IS CALCULATED BASED ON PARKING AREAS ONLY. INSPECTION AND CALCULATIONS WERE PERFORMED IN JANUARY OF 2020 WHERE THE CANOPY WAS BASED ON VISIBLE EVIDENCE OF BRANCHES.
 - 9.) SEE ATTACHED LIGHT DESIGN BY OTHERS FOR LIGHT FIXTURES AND COVERAGE.

PROPOSED CANOPY CALCULATIONS

#822	PARKING AREA	26,920± S.F.
#834	PARKING AREA	5,107± S.F.
TOTAL PARKING AREA:		32,027± S.F.
CANOPY REQUIRED:		32,027± S.F. x 30% = 9,608± S.F.
PARKING CANOPY PROVIDED:		13,900± S.F. (43.4%)

LANDSCAPE OPENSAPCE CALCULATIONS

TOTAL PARKING AREA:	32,027± S.F.
OPEN SPACE REQUIRED:	32,027± S.F. x 10% = 3,203± S.F.
OPEN SPACE PROVIDED:	4,400± S.F. (13.7%)

PROPOSED PARKING

#822		
P5 - INSTITUTIONAL SERVICES		
120 SENIOR HOUSING UNITS	140 SPACES	
120 UNITS / 0.87 (105 SPACES)		
6 OFFICE STAFF (6) SPACES		
8 KITCHEN STAFF (8) SPACES		
2 MAINTENANCE STAFF (2) SPACES		
19 VISITORS / CNA'S (19) SPACES		
Q1 - DOCTORS OFFICE		
4800 S.F. OF SPACE		
1 SPACE PER 400 S.F.	12 SPACES	
#834		
J1 BEAUTY SHOP		
HAIRDRESSER (5 CHAIRS)	15 SPACES	
5 STAFF (5) SPACES		
10 CUSTOMERS (10) SPACES		
RETAIL (1,700 S.F. @ 700/S.F.)	3 SPACES	
OFFICE (600 S.F. @ 1/400 S.F.)	2 SPACES	
TOTAL REQUIRED:		173 SPACES
TOTAL PROPOSED:		173 SPACES
PRIOR PARKING:		204 SPACES

IN-LOT TREE REQUIREMENTS

AS DEPICTED 14 ADDITIONAL

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PROPOSED SEPTIC FLOW

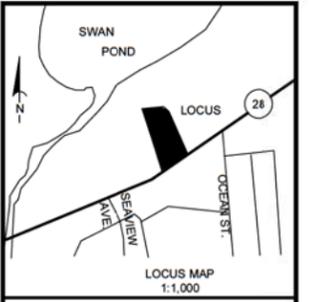
#822	120 UNITS (110 GPD / UNIT)	13,200 GPD
	2 DOCTORS (250 GPD / DOCTOR)	500 GPD
		13,700 GPD
#834	HAIRDRESSER (5 CHAIRS @ 100GPD)	500 GPD
	RETAIL (1,700 S.F. @ 50GPD/1000S.F.)	85 GPD
	OFFICE (600 S.F. @ 75GPD/1000S.F.)	45 GPD
		630 GPD
TOTAL PROPOSED:		14,330 GPD

EXISTING SEPTIC FLOW

#822	92 MOTEL UNITS (110 GPD / ROOM)	10,120 GPD
	22 ONE BED-SUITES (110 GPD / ROOM)	2,420 GPD
	LOUNGE 51 SEATS (20 GPD / SEAT)	1,020 GPD
	DINING 40 SEATS (35 GPD / SEAT)	1,400 GPD
		14,960 GPD
#834	HAIRDRESSER (5 CHAIRS @ 100GPD)	500 GPD
	RETAIL (1,700 S.F. @ 50GPD/1000S.F.)	85 GPD
	OFFICE (600 S.F. @ 75GPD/1000S.F.)	45 GPD
		630 GPD
TOTAL EXISTING:		15,590 GPD

APPROVED 1995 SEPTIC FLOW

#822	136 MOTEL UNITS @ 110 GPD / ROOM	14,960 GPD
#834	99 SEAT BAR/CLUB @ 20GPD	1,980 GPD
TOTAL EXISTING:		16,940 GPD



BRIAN G. YERGATIAN
PROFESSIONAL ENGINEER
DATE

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822 ROUTE 28
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MASSACHUSETTS
(BARNSTABLE COUNTY)

SITE PLAN
FEBRUARY 20, 2020

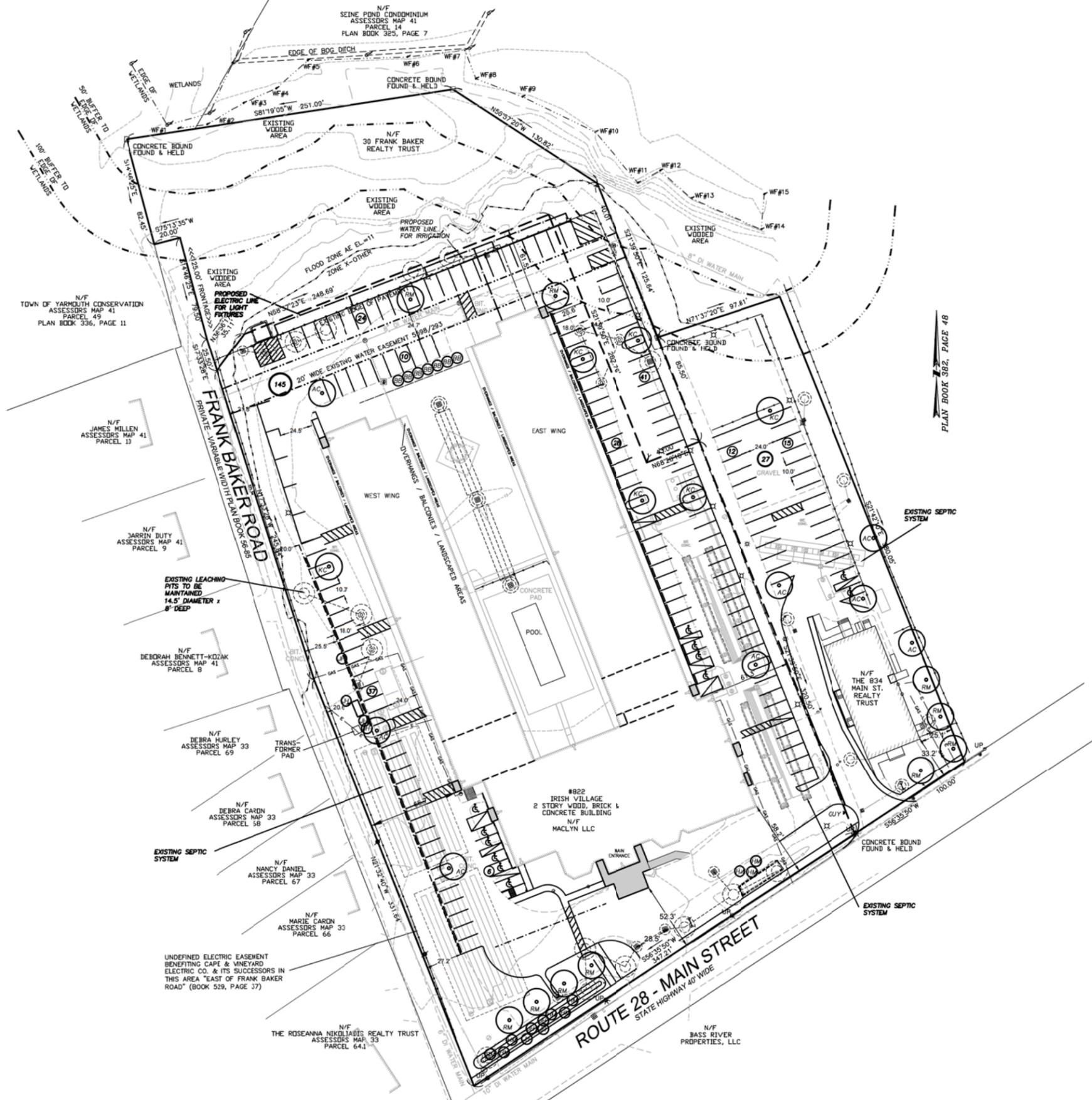
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UTILITY PLAN

FEBRUARY 20, 2020

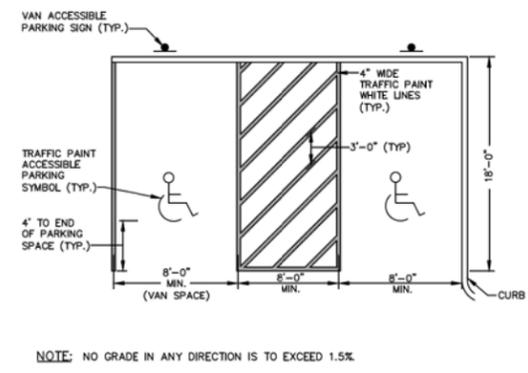
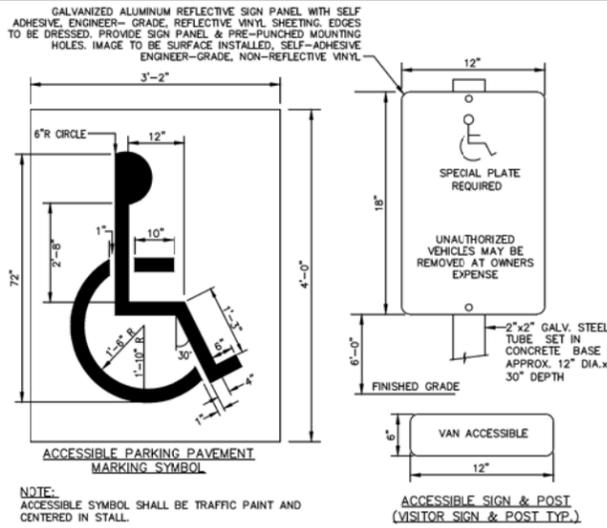
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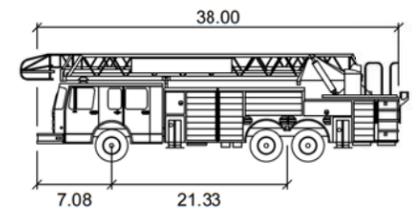
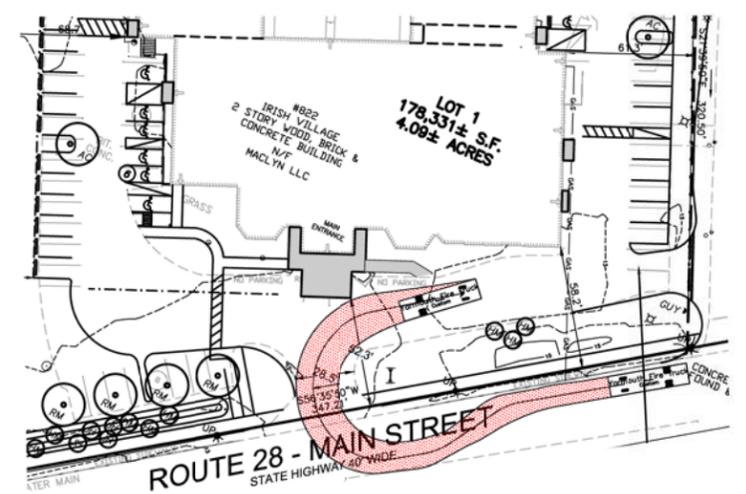
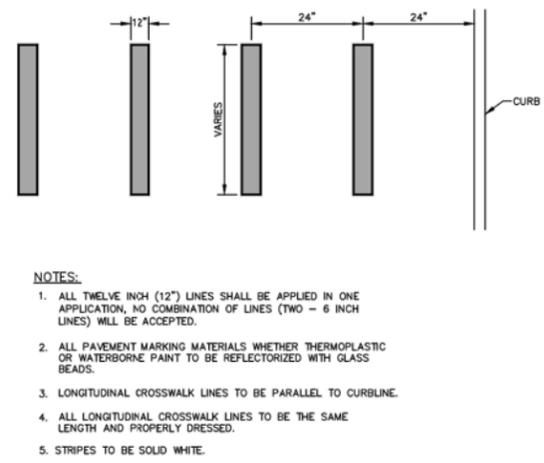
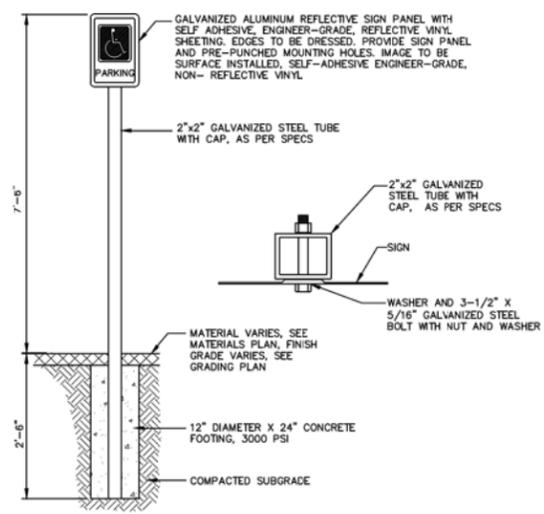


TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
AC	8	ACER RUBRUM 'FRANKSRES'	RED SUNSET MAPLE	3" CAL	B&B
KC	7	PRUNUS SERRULATA 'KWANSAN'	KWANSAN CHERRY	3" CAL	B&B
RM	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL	B&B
	22				
SHRUBS					
H1	9	HYDRANGEA MACRO 'NIKKO BLUE'	BLUE HYDRANGEA	12-15" HEIGHT	CON'T, 3 GAL
JH	8	ILEX CRENATA 'GREEN LUSTER'	JAPANESE HOLLY	2-3' Ht.	CON'T, 5 GAL
BB	7	PIERIS 'BROUNER'S BEAUTY'	ANDROMEDA	2-3' Ht.	CON'T, 5 GAL
	20				

SITE PLANTING PLAN

PAINTED PAVEMENT MARKINGS ACCESSIBLE PARKING SYMBOL & ACCESSIBLE PARKING SIGN
SCALE: NONE

PAINTED PAVEMENT MARKINGS ACCESSIBLE PARKING SPACE
SCALE: NONE



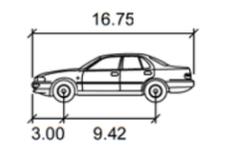
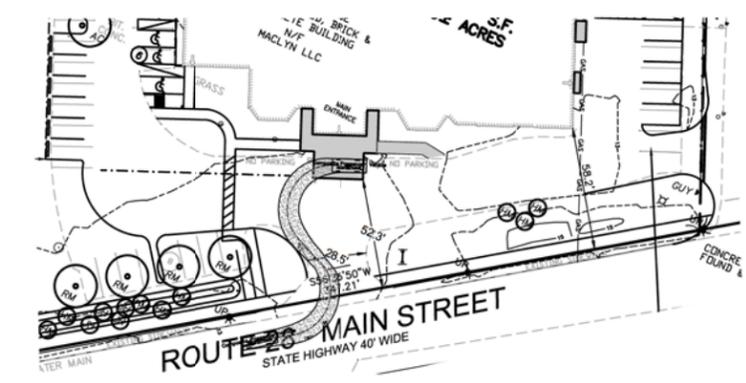
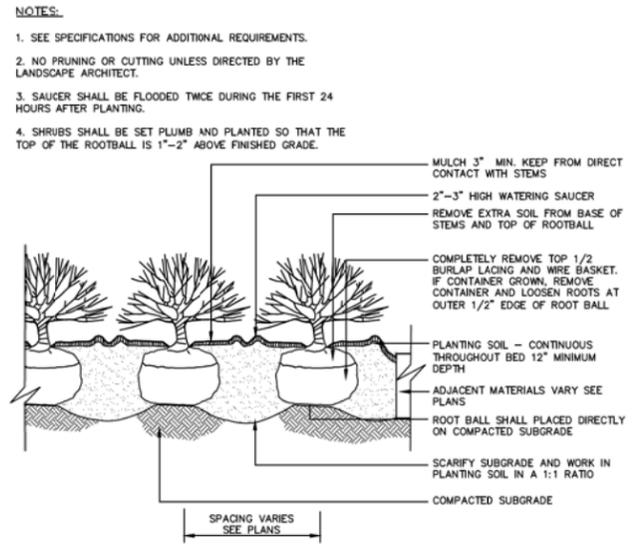
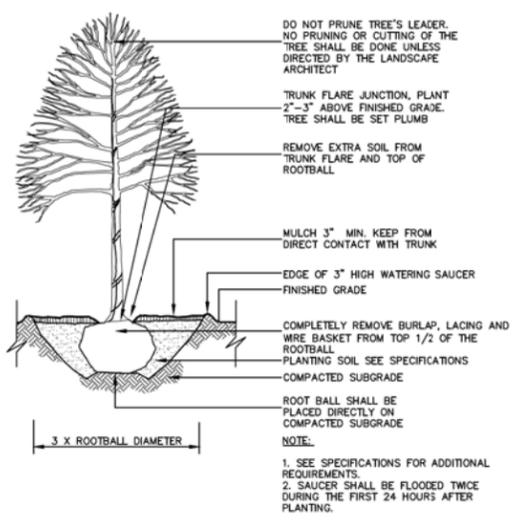
Yarmouth Fire Truck

	feet
Width	: 9.81
Track	: 9.81
Lock to Lock Time	: 6.0
Steering Angle	: 35.8

ACCESSIBLE PARKING SIGN

PEDESTRIAN CROSSWALK / TRAFFIC CALMING
SCALE: NONE

AUTOTURN FIRE TRUCK SIMULATION
SCALE: 1" = 40'



Composite Passenger Vehicle

	feet
Width	: 6.33
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 26.4

DECIDUOUS TREE PLANTING DETAIL
SCALE: NONE

SHRUB PLANTING BED
SCALE: NONE

AUTOTURN PASSENGER VEHICLE SIMULATION
SCALE: 1" = 40'

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BRIAN G. YERGATIAN DATE
PROFESSIONAL ENGINEER

**WISE LIVING
RETIREMENT
COMMUNITY**
822 ROUTE 28
IN
SOUTH YARMOUTH
MASSACHUSETTS
(BARNSTABLE COUNTY)

SITE DETAILS

FEBRUARY 20, 2020

REVISIONS:

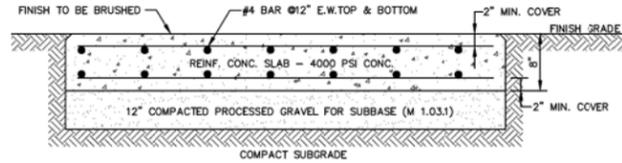
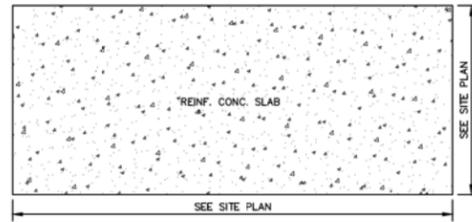
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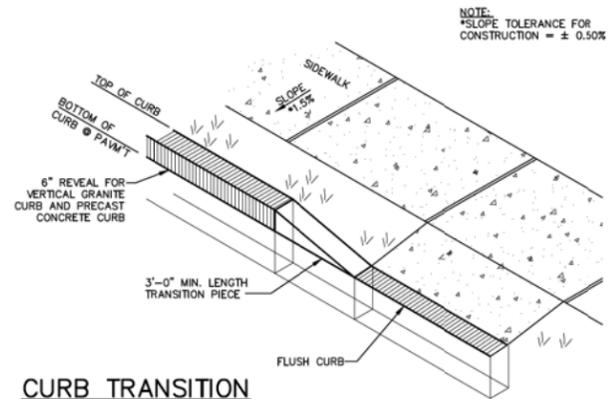
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SCALE: AS NOTED

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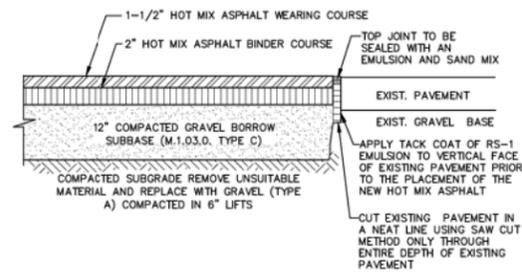


REINFORCED CONCRETE DUMPSTER PAD
SCALE: NONE

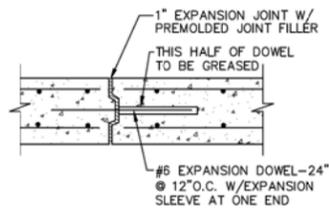


CURB TRANSITION
SCALE: NONE

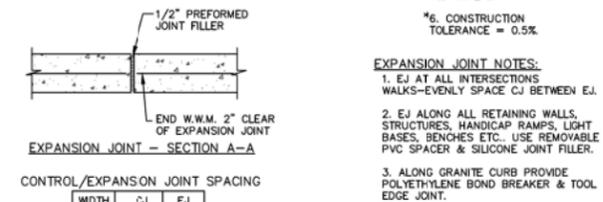
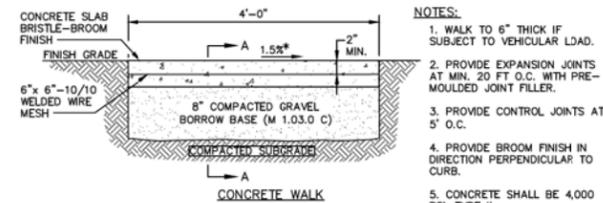
SCALE: NONE



HOT MIX ASPHALT PAVEMENT JOINTS
SCALE: NONE



CONCRETE PAVEMENT JOINT
SCALE: NONE



CONTROL/EXPANSION JOINT SPACING

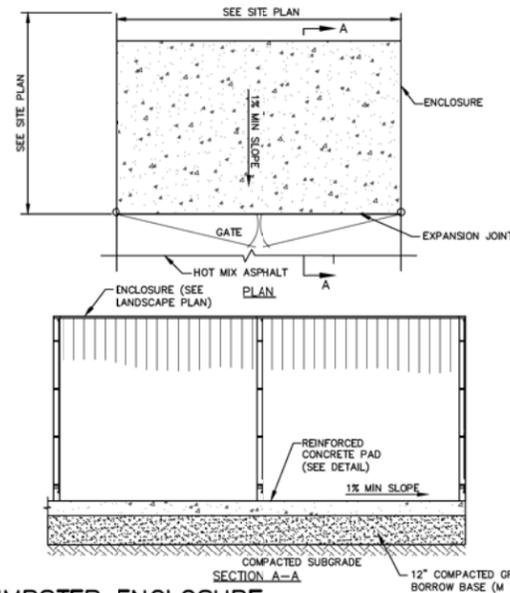
WIDTH	CJ	EJ
4'	5'	25'
5'	5'	25'
6'	6'	24'
7'	5'	28'
8'	4'4"	24'
9'	4'5"4.5"	27'
10'	5'3"	30'

CJ= CONTROL JOINT
EJ= EXPANSION JOINT

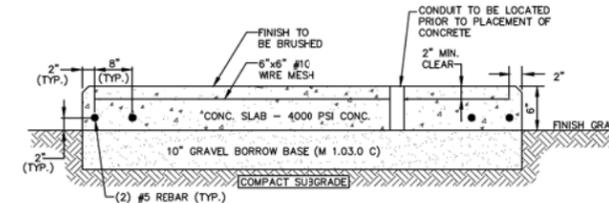
CONCRETE WALKWAY
SCALE: NONE

\\DETAILS\LD\SIDEWALKS & PATHS\WALK (CONC) [EXPANSION JOINT].DWG

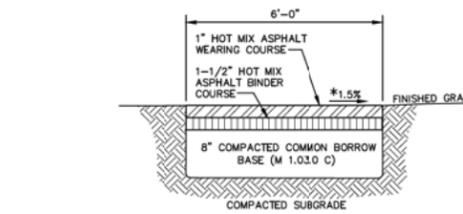
06/08



DUMPSTER ENCLOSURE



GENERATOR PAD
SCALE: NONE



BITUMINOUS CONCRETE WALKWAY
SCALE: NONE

SCALE: NONE



BRIAN G. YERGATIAN DATE
PROFESSIONAL ENGINEER

**WISE LIVING
RETIREMENT
COMMUNITY**

822 ROUTE 28

IN

SOUTH YARMOUTH

MASSACHUSETTS

(BARNSTABLE COUNTY)

SITE DETAILS

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**SOUTH
YARMOUTH
WISE
LIVING
RETIREMENT
COMMUNITY**

**822
MAIN
STREET
834
MAIN
STREET
30
FRANK BAKER
ROAD
SOUTH
YARMOUTH,
MA**

PROJECT # 200619

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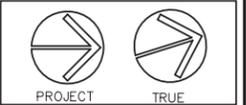
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DATE	REVISIONS

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DATE:

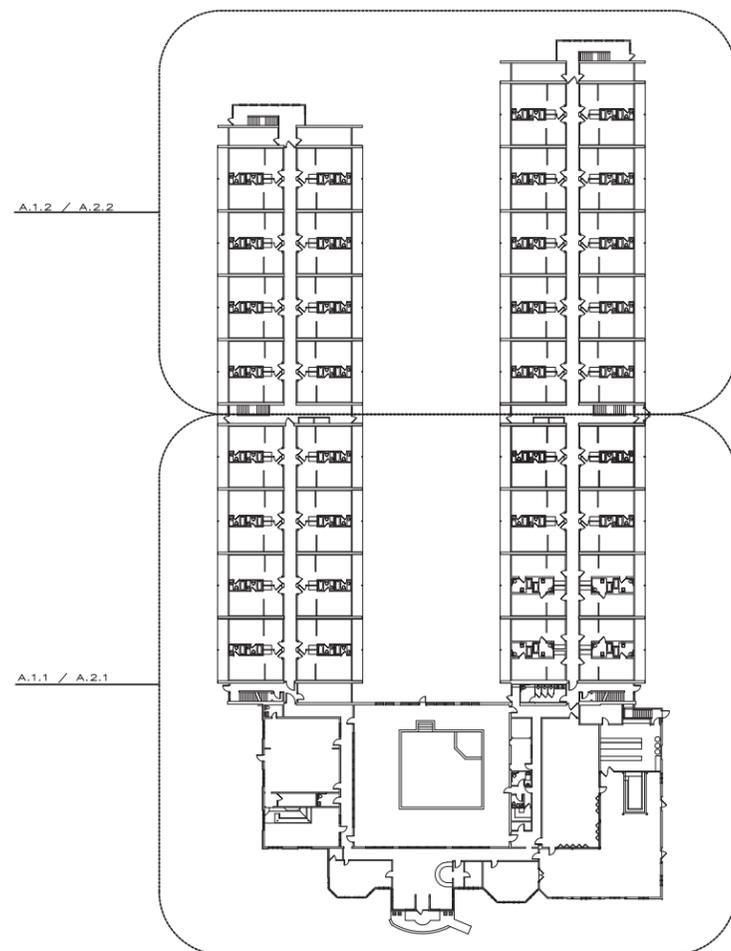
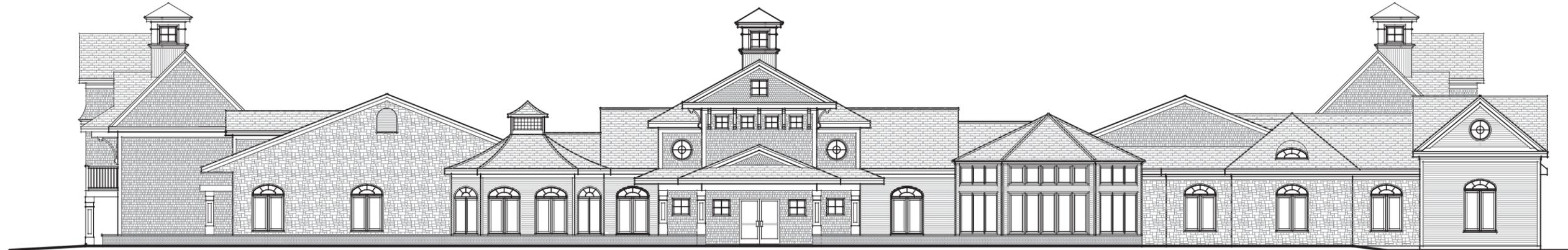


SHEET NO.

C.O

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WORKING DRAWINGS



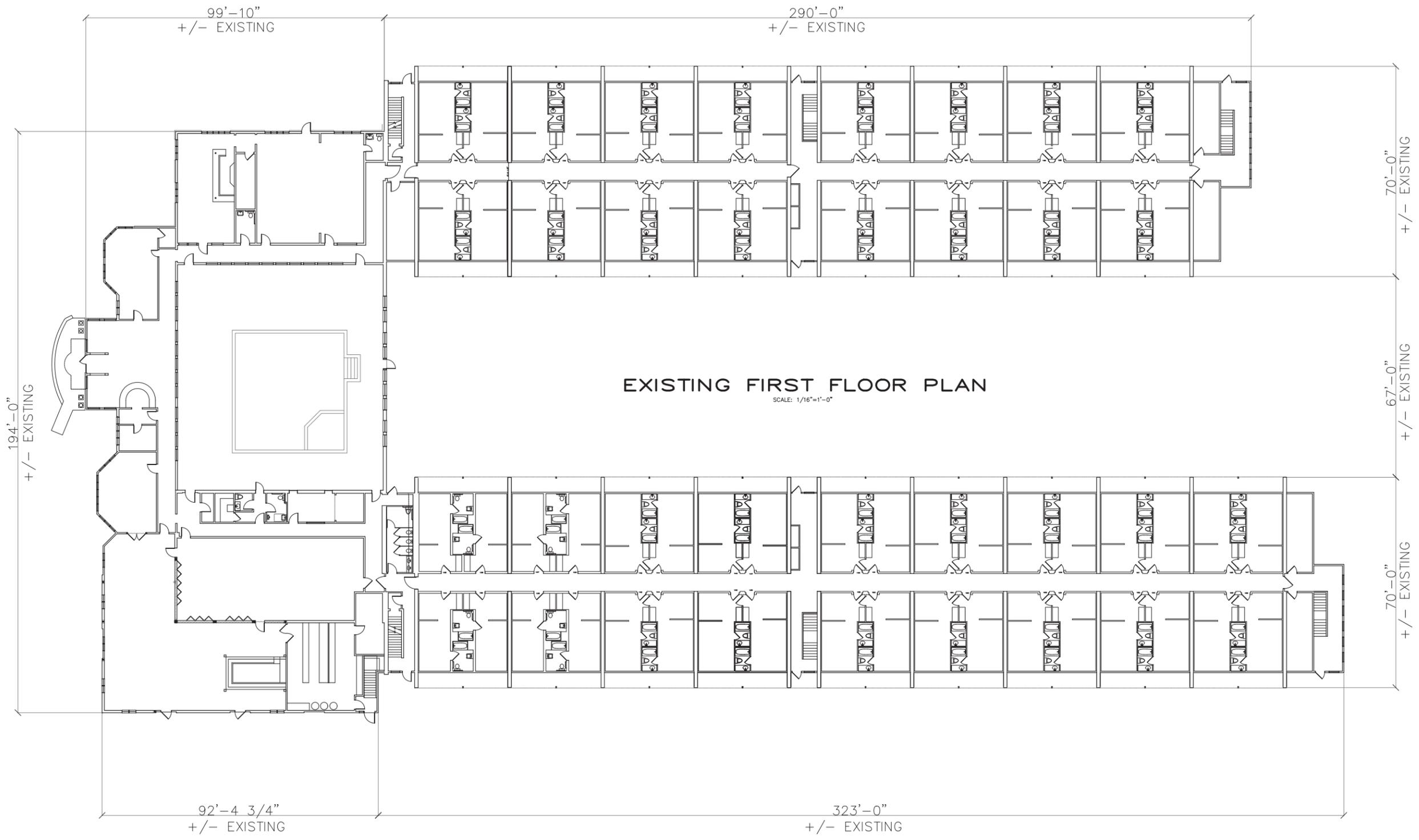
KEY PLAN

**SOUTH
YARMOUTH
WISE
LIVING
RETIREMENT
COMMUNITY**

**822
MAIN
STREET
834
MAIN
STREET
30
FRANK BAKER
ROAD
SOUTH
YARMOUTH,
MA**

LIST OF DRAWINGS

- C.0 COVER SHEET
- S.1 CIVIL ENGINEERING
- S.2 CIVIL ENGINEERING
- S.3 CIVIL ENGINEERING
- S.4 CIVIL ENGINEERING
- EX.1 EXISTING FLOOR PLAN/FOOTPRINT 1/16"=1'-0"
- A.0 PARTIAL BASEMENT PLAN 1/8"=1'-0"
- A.1 FIRST FLOOR PLAN 1/16"=1'-0"
 - A.1.1 PARTIAL FIRST FLOOR PLAN 1/10"=1'-0"
 - A.1.2 PARTIAL FIRST FLOOR PLAN 1/10"=1'-0"
- A.2 SECOND FLOOR PLAN 1/16"=1'-0"
 - A.2.1 PARTIAL SECOND FLOOR PLAN 1/10"=1'-0"
 - A.2.2 PARTIAL SECOND FLOOR PLAN 1/10"=1'-0"
- A.3 ROOF PLAN 1/16"=1'-0"
- A.4 ELEVATIONS 1/16"=1'-0"
 - A.4.1 BLOW UP DETAILS 1/2"=1'-0"
 - A.4.2 BLOW UP DETAILS 1/2"=1'-0"
 - A.5 FRONT ELEVATION 1/8"=1'-0"
 - A.6 PARTIAL EAST & WEST ELEVATION 1/8"=1'-0"
 - A.7 PARTIAL EAST & WEST ELEVATION 1/8"=1'-0"
- A.8 SECTION W/ ROOF BUILD-OUT 1/8"=1'-0"
- B.1 834 MAIN ELEVATIONS
- RAB LIGHTING
- RAB LIGHTING
- RAB LIGHTING
- RAB LIGHTING



EXISTING FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"



architects interior designers builders

299 WHITE'S PATH
SOUTH YARMOUTH
MASSACHUSETTS, 02664

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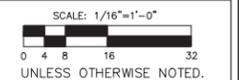
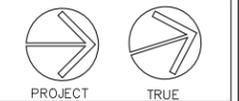
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DATE: REVISIONS:

DATE	REVISIONS

ISSUED FOR:

DATE:

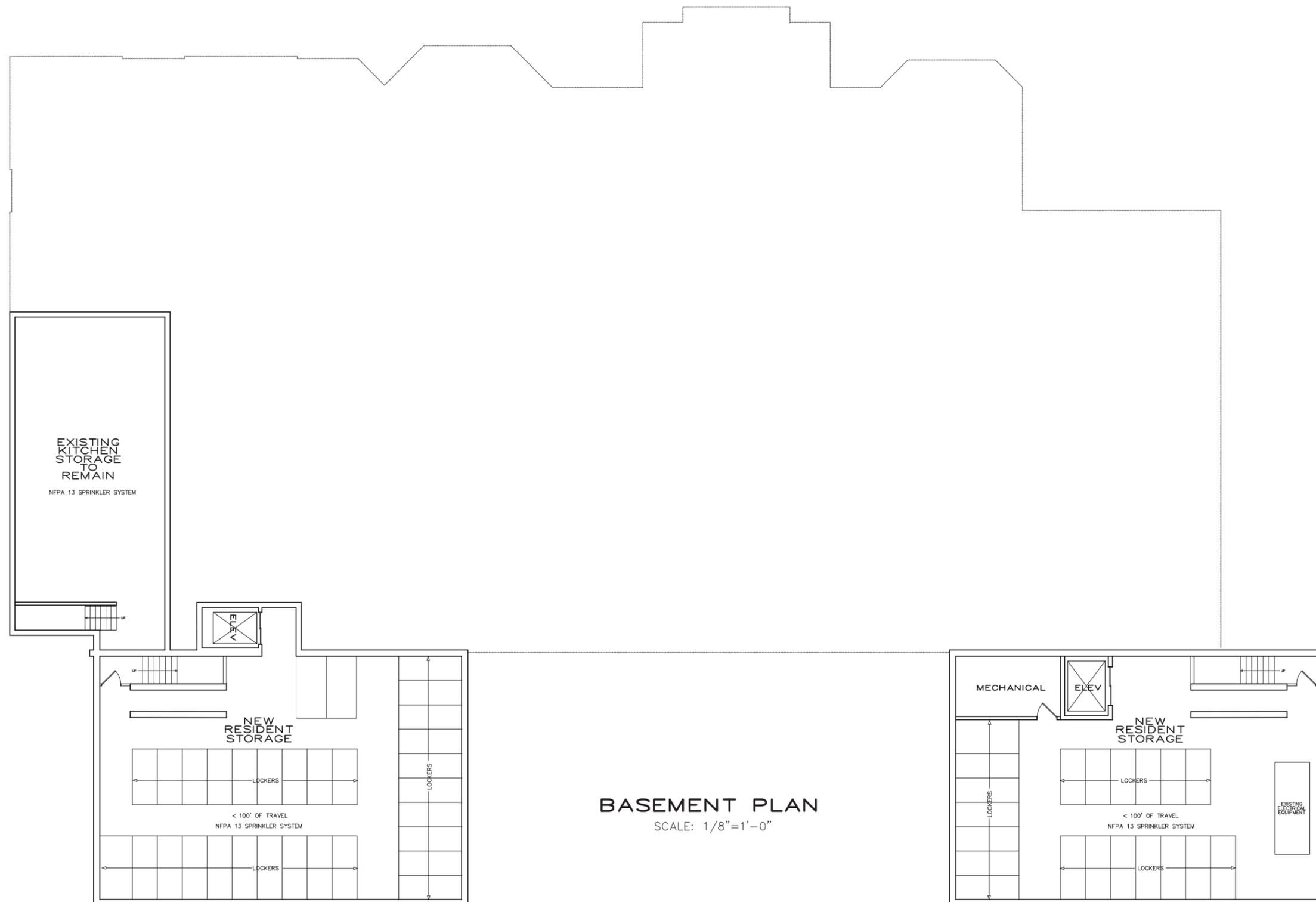


SHEET NO.

EX.1

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WORKING DRAWINGS



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



architects interior designers builders

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SOUTH YARMOUTH,
MASSACHUSETTS, 02664

tel (508) 362 - 8883
(508) 760 - 2800

fax (508) 760 - 5800
WWW.ERTARCHITECTS.COM

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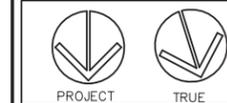
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DATE: REVISIONS:

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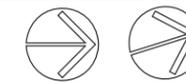
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PROJECT TRUE

SCALE: 1/16"=1'-0"



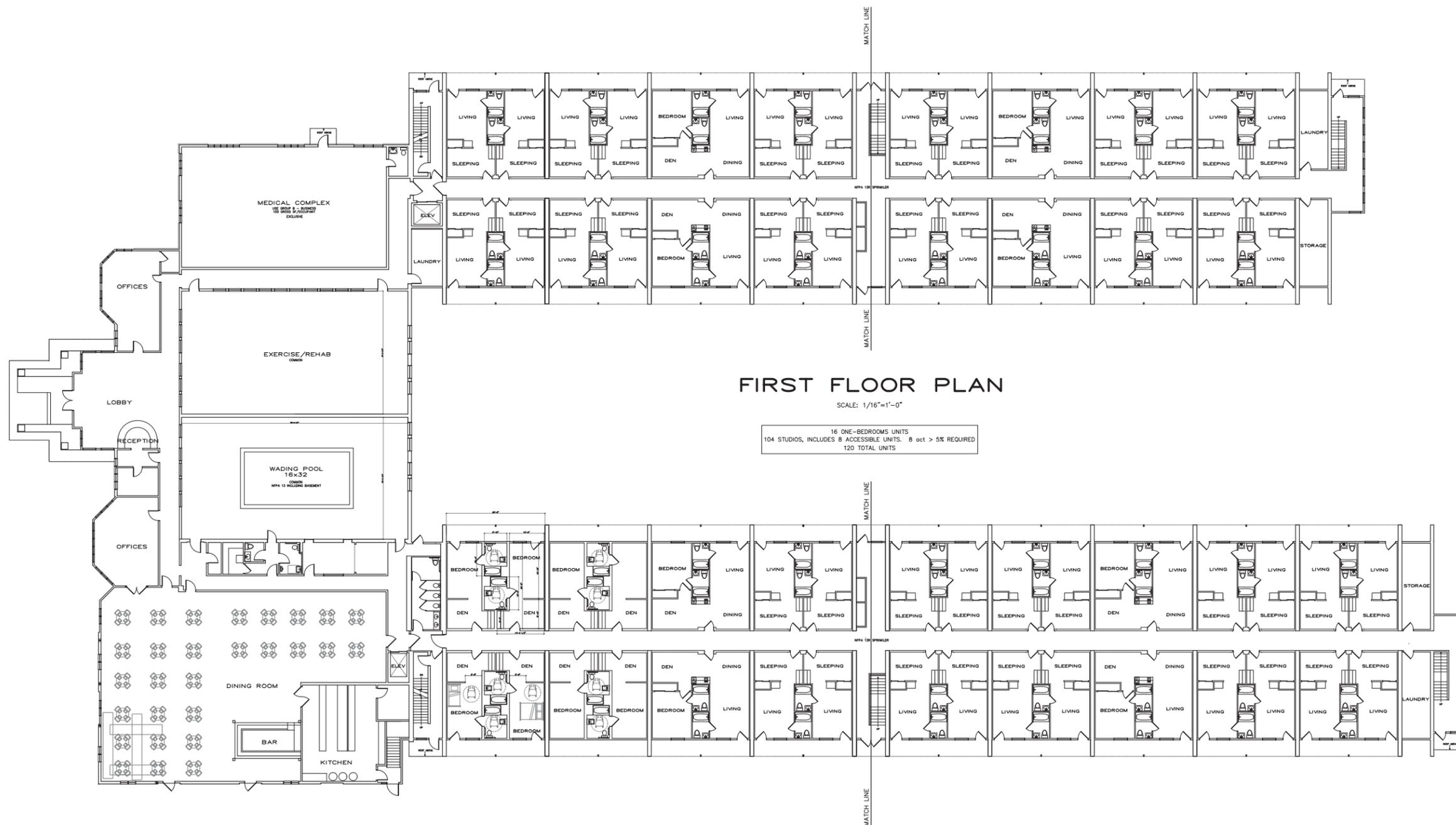
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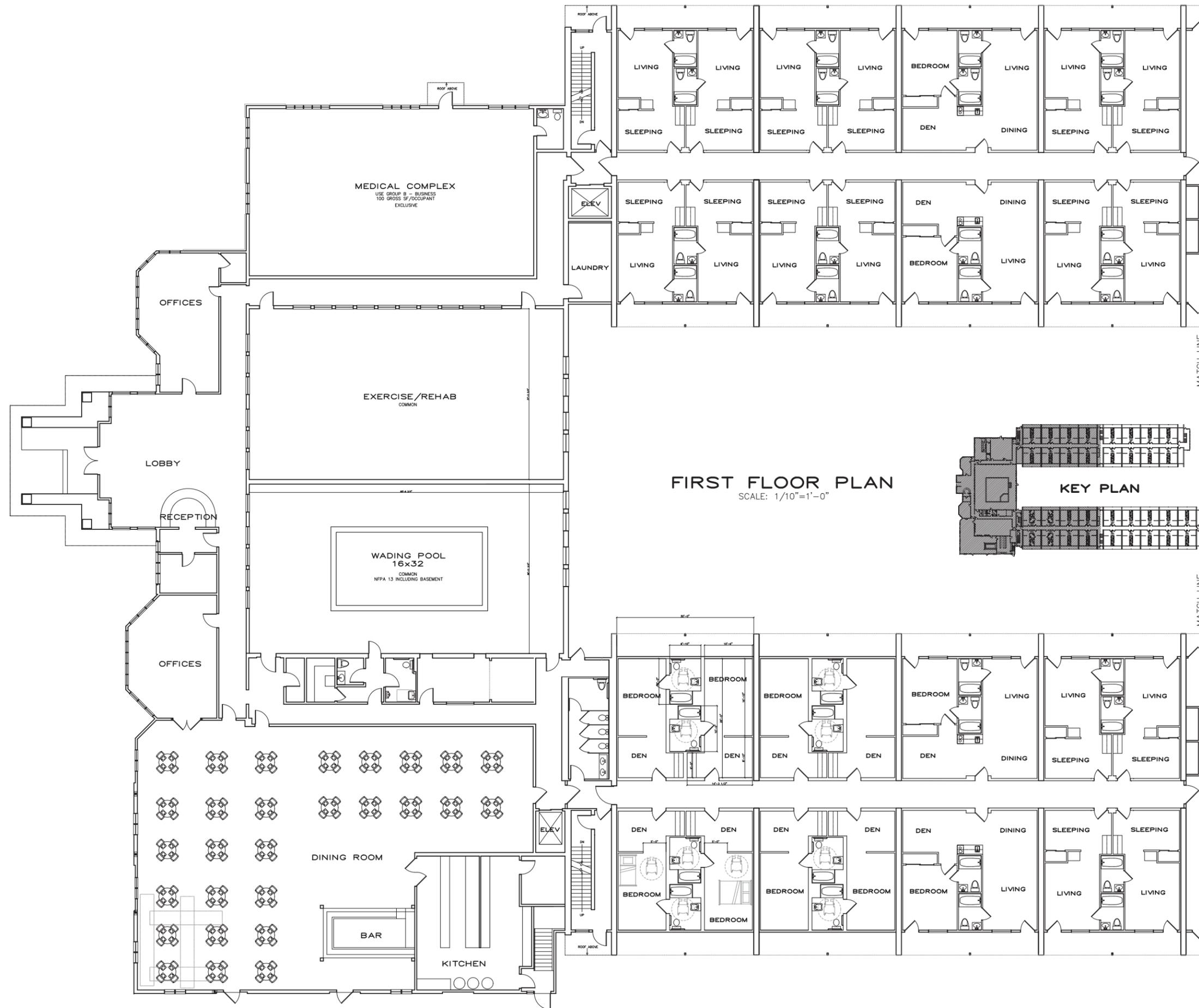
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FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

16 ONE-BEDROOMS UNITS
104 STUDIOS, INCLUDES 8 ACCESSIBLE UNITS. 8 oct > 5% REQUIRED
120 TOTAL UNITS



FIRST FLOOR PLAN
SCALE: 1/10"=1'-0"

KEY PLAN

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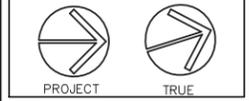
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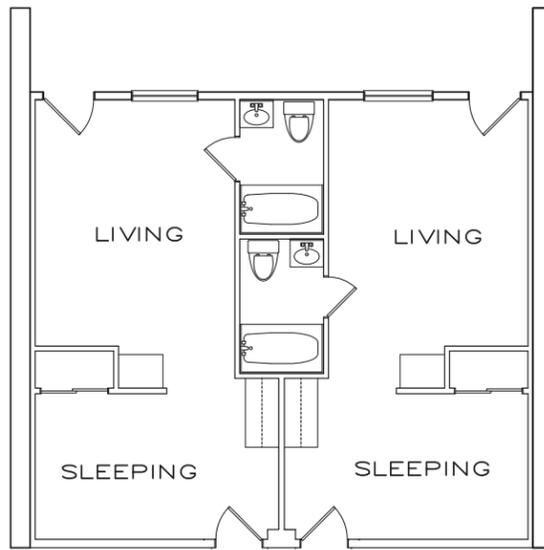


SCALE: 1/10"=1'-0"
0 2.5 5 10 20
UNLESS OTHERWISE NOTED.

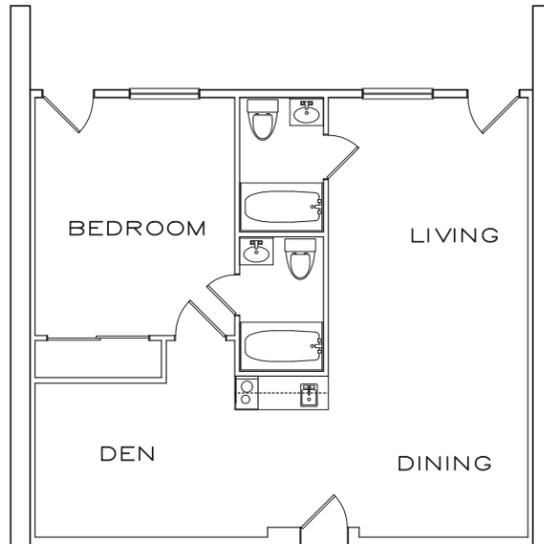
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A.1.1

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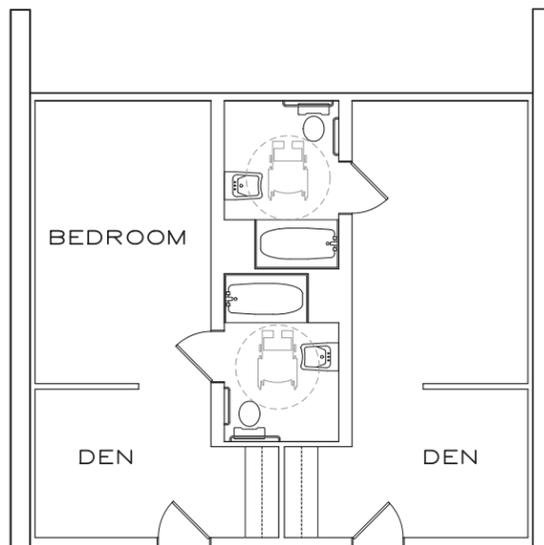
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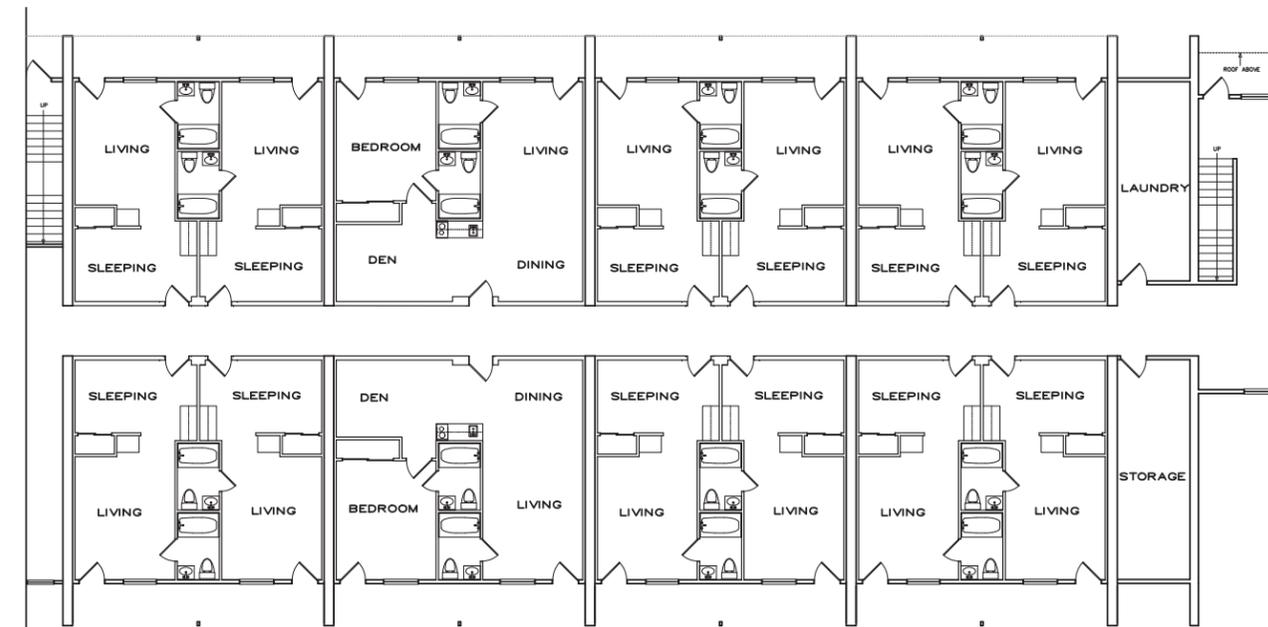
TYPICAL STUDIO UNITS



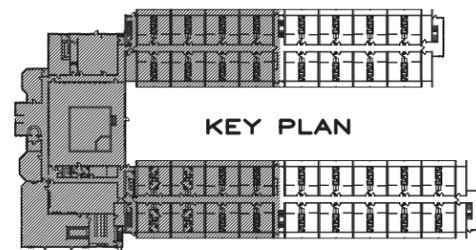
TYPICAL ONE BEDROOM UNIT



TYPICAL ACCESSIBLE UNITS



MATCH LINE

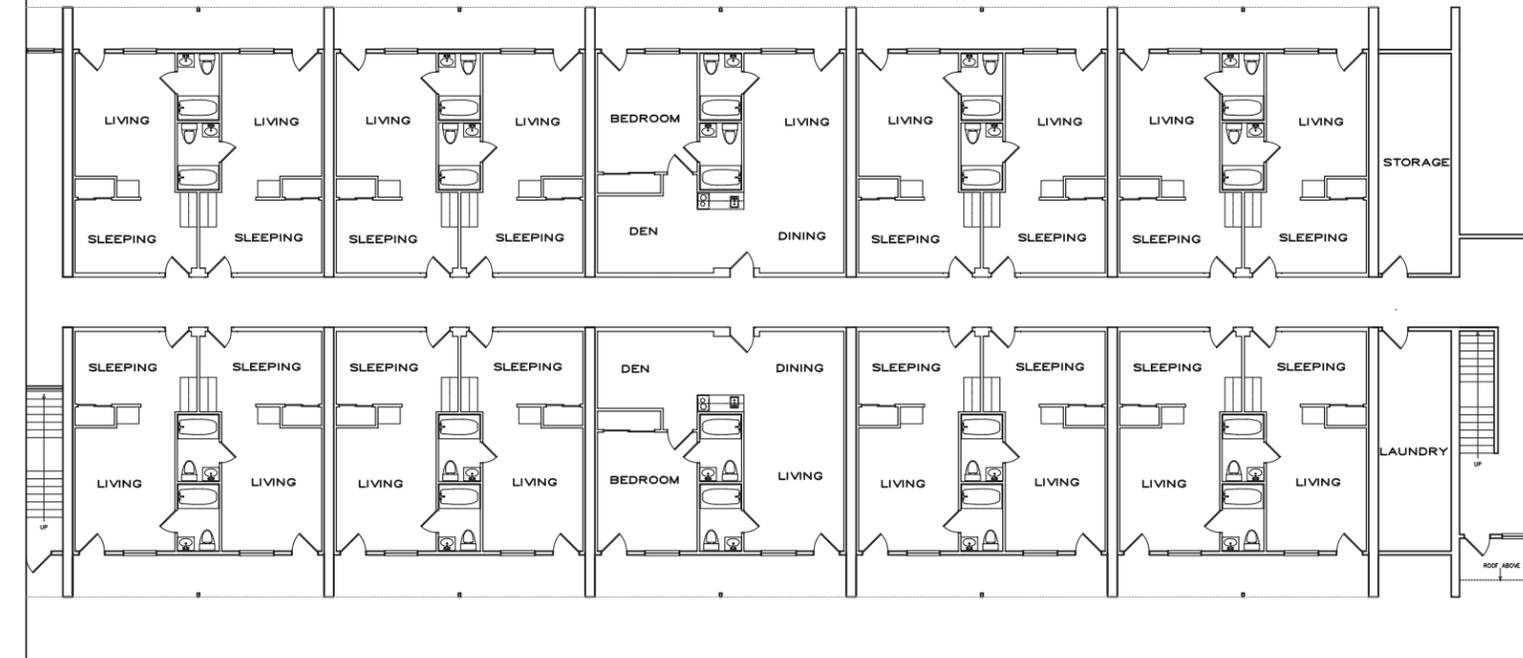


KEY PLAN

FIRST FLOOR PLAN

SCALE: 1/10"=1'-0"

MATCH LINE



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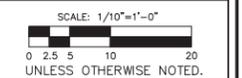
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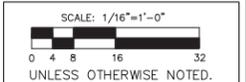
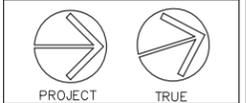
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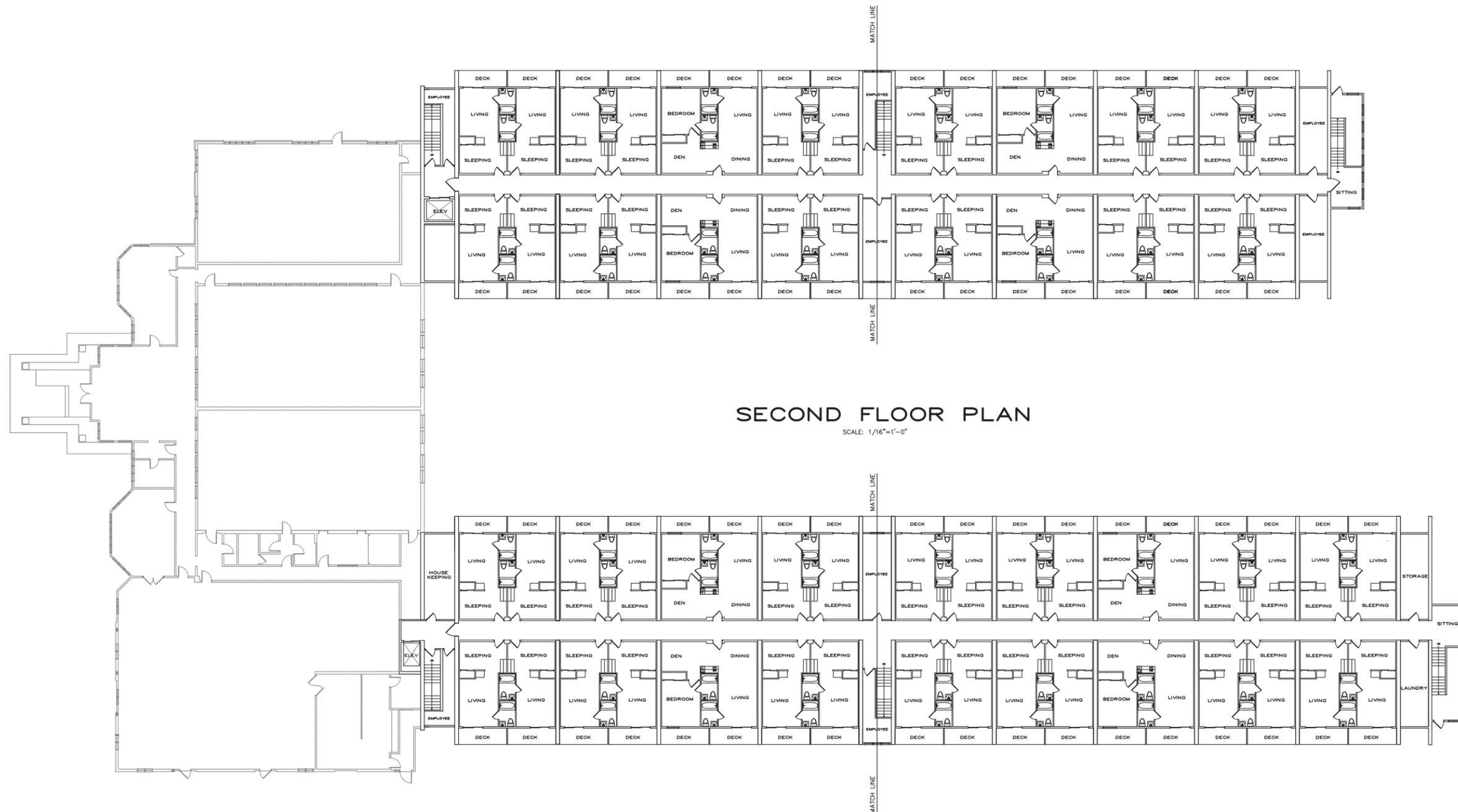


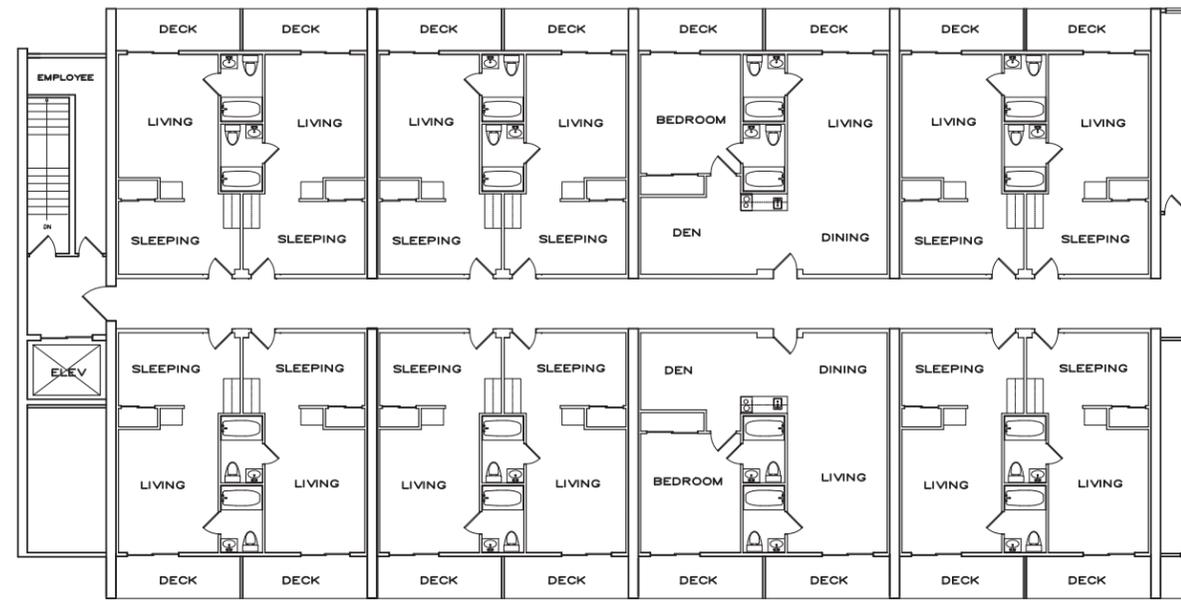
SHEET NO.

A.2

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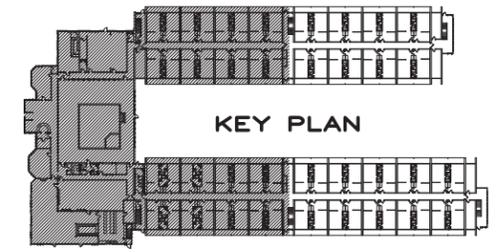
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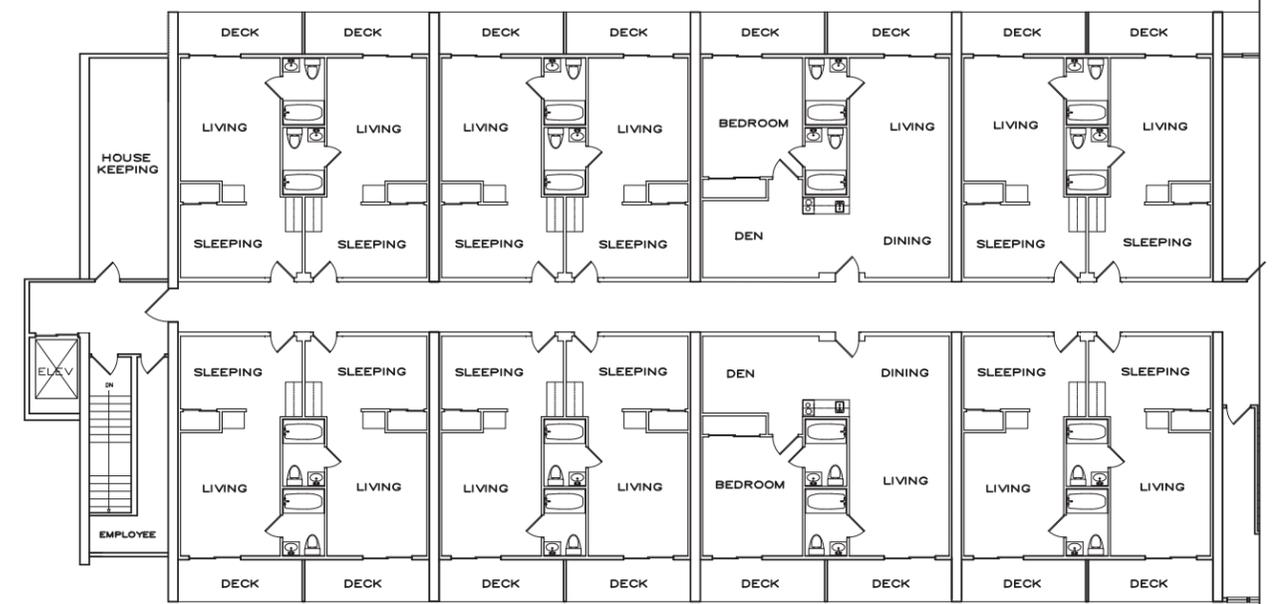


SECOND FLOOR PLAN

SCALE: 1/10"=1'-0"



KEY PLAN



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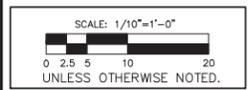
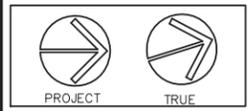
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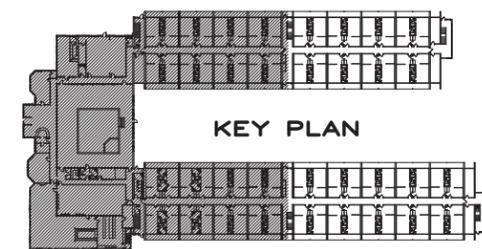
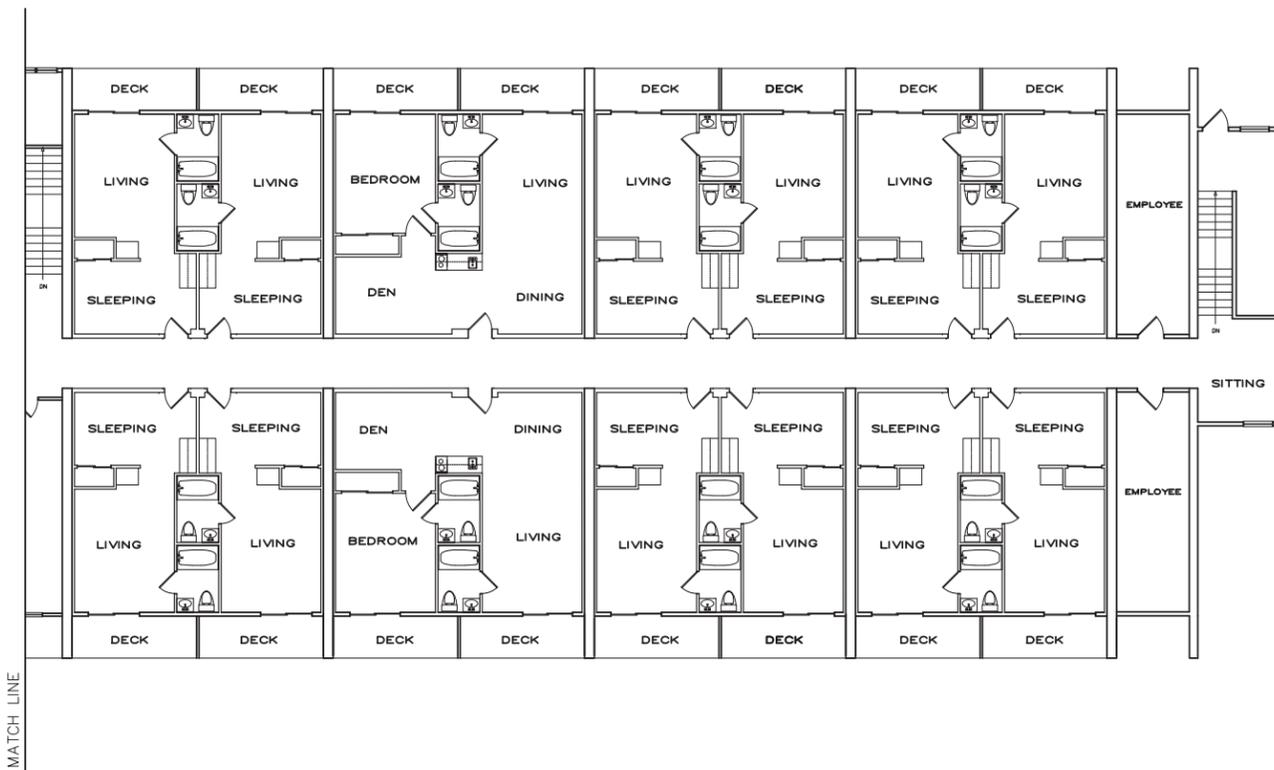
ISSUED FOR:
DATE:



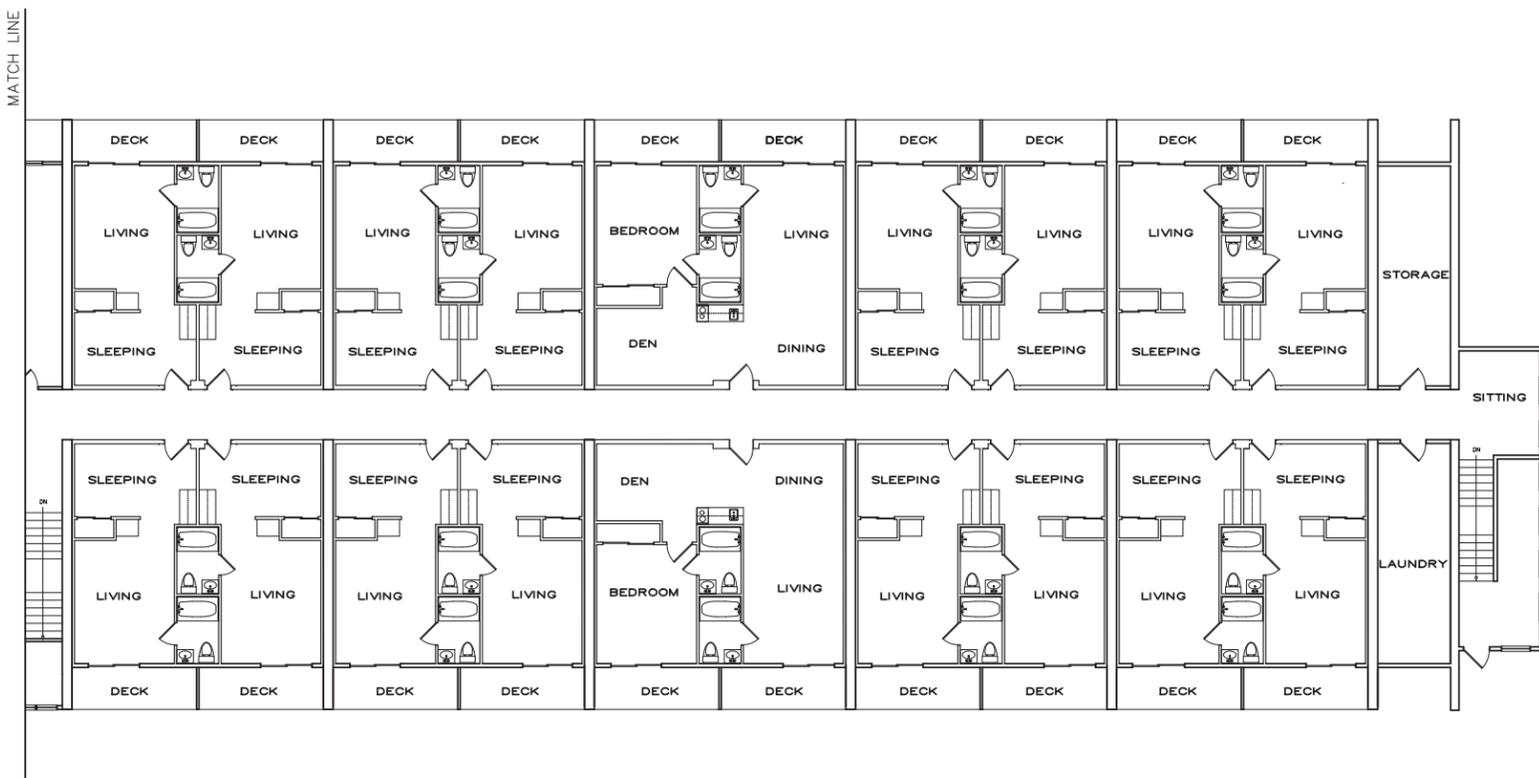
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SECOND FLOOR PLAN
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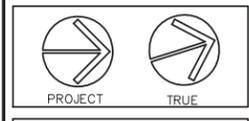
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SCALE: 1/10"=1'-0"
0 2.5 5 10 20
UNLESS OTHERWISE NOTED.

SHEET NO.
A.2.2

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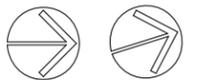
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DATE: REVISIONS:

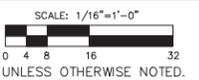
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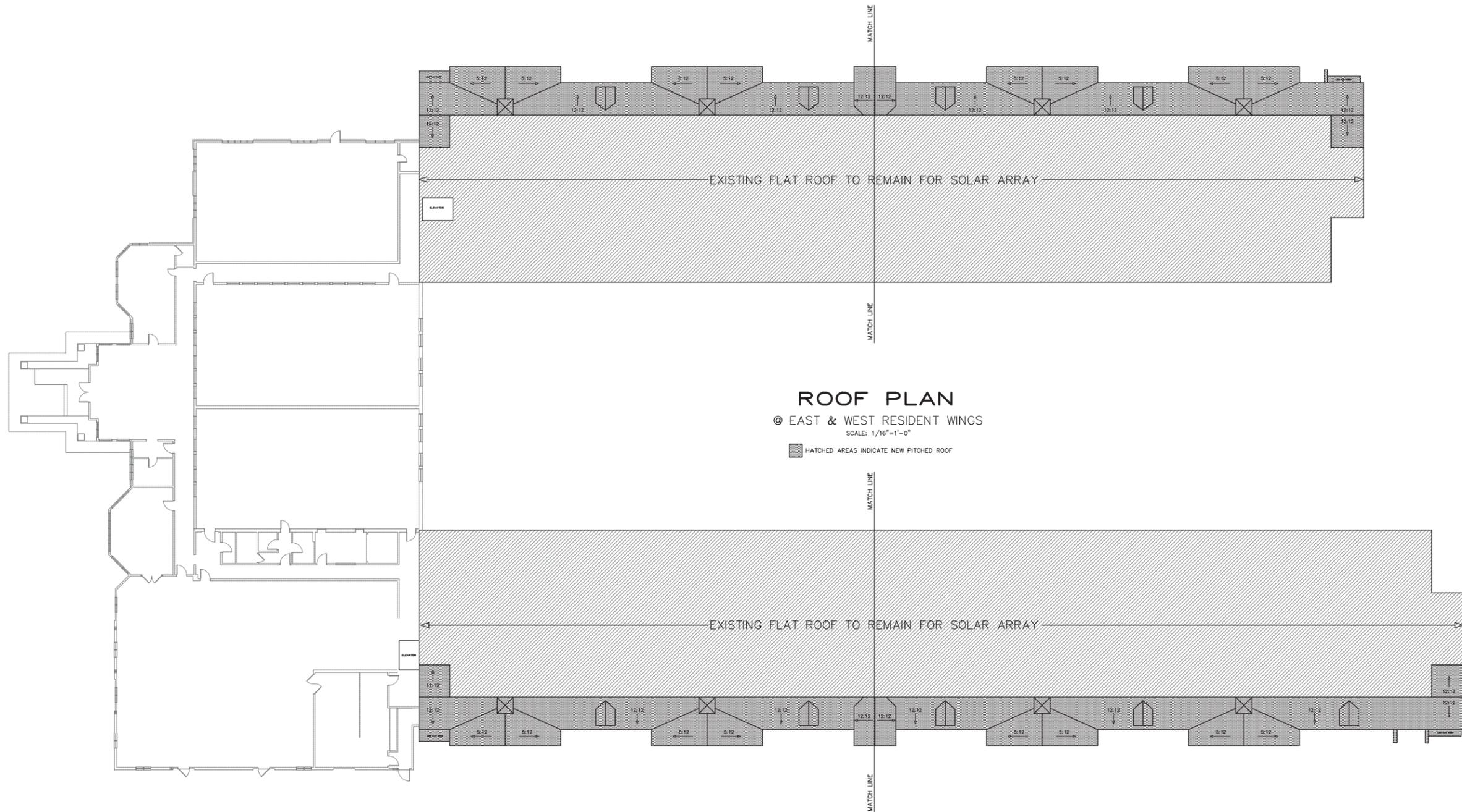


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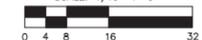


PROJECT



TRUE

SCALE: 1/16"=1'-0"



UNLESS OTHERWISE NOTED.

SHEET NO.

A.4

TOTAL NUMBER OF SHEETS
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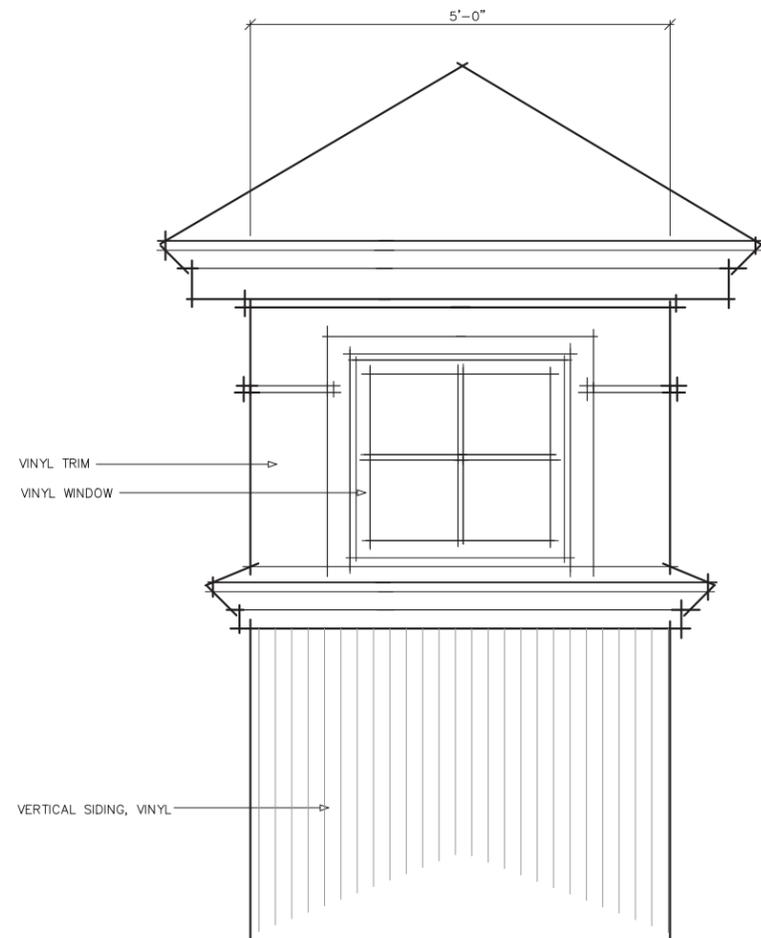
SOUTH ELEVATION
SCALE: 1/16"=1'-0"



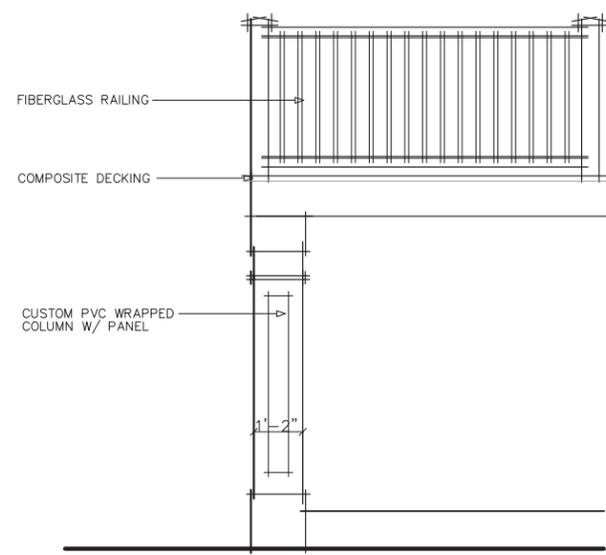
EAST ELEVATION
SCALE: 1/16"=1'-0"



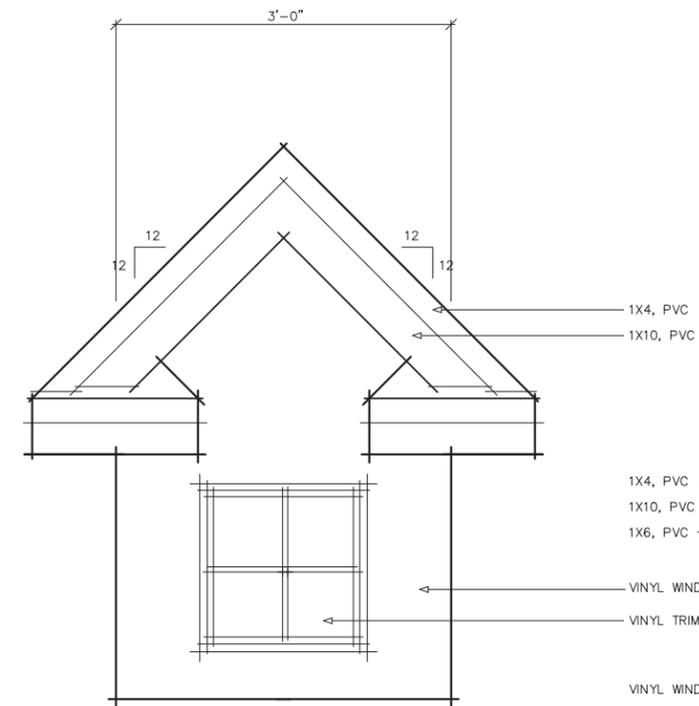
WEST ELEVATION
SCALE: 1/16"=1'-0"



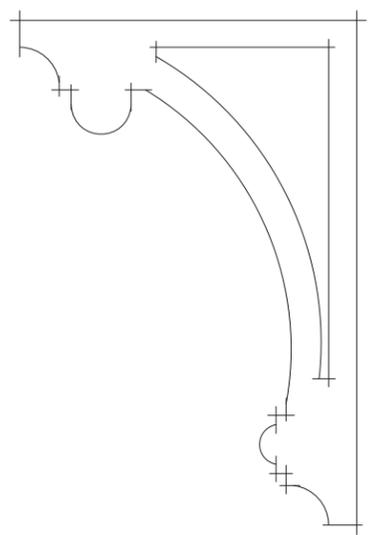
TYPICAL CUPOLA
SCALE: 1"=1'-0"



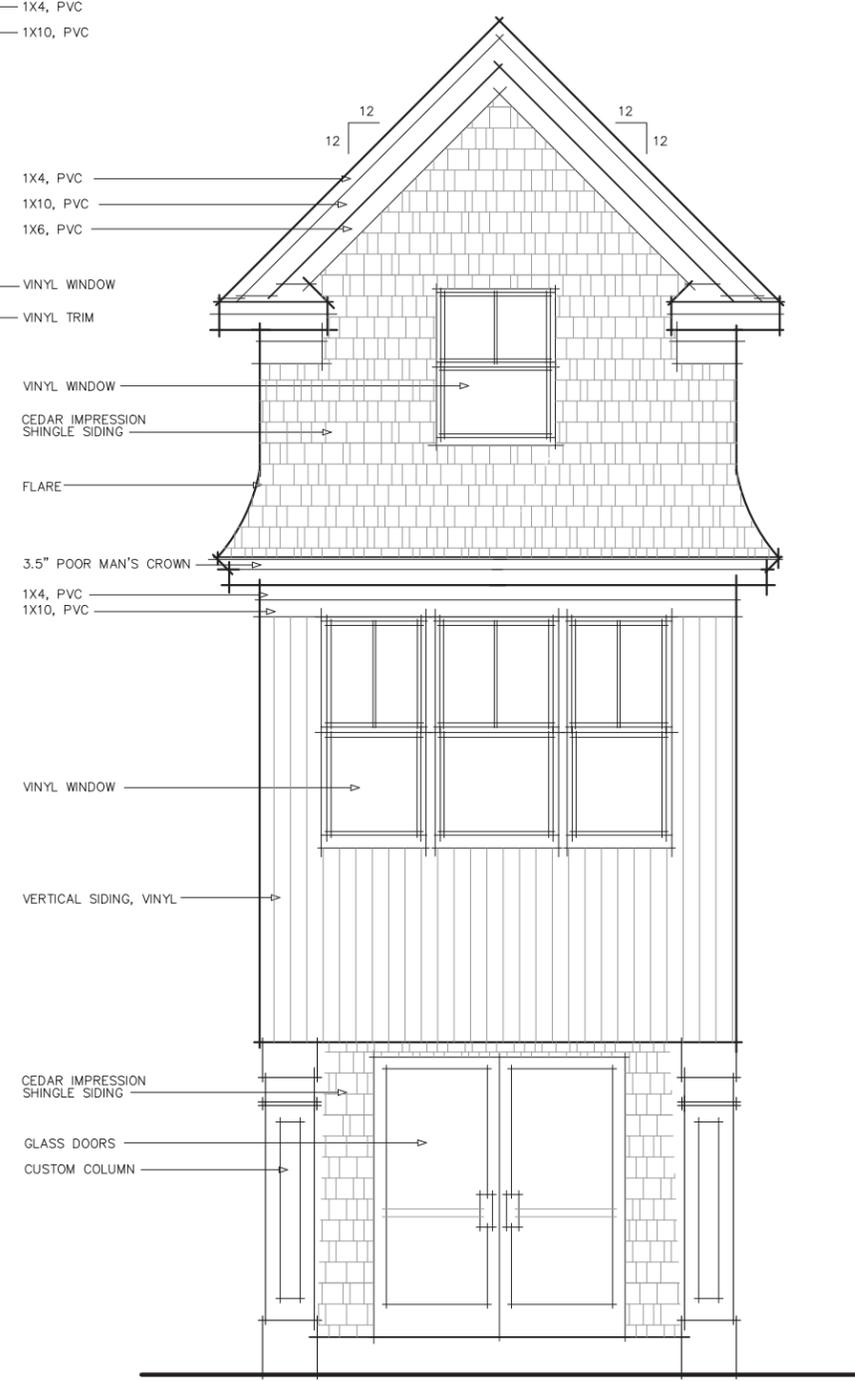
TYPICAL COLUMN & RAILING
SCALE: 1/2"=1'-0"



TYPICAL DORMER
SCALE: 1"=1'-0"



TYPICAL BRACKET
SCALE: 1/2"=1'-0"



EAST & WEST ENTRY DETAIL
SCALE: 1/2"=1'-0"



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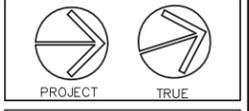
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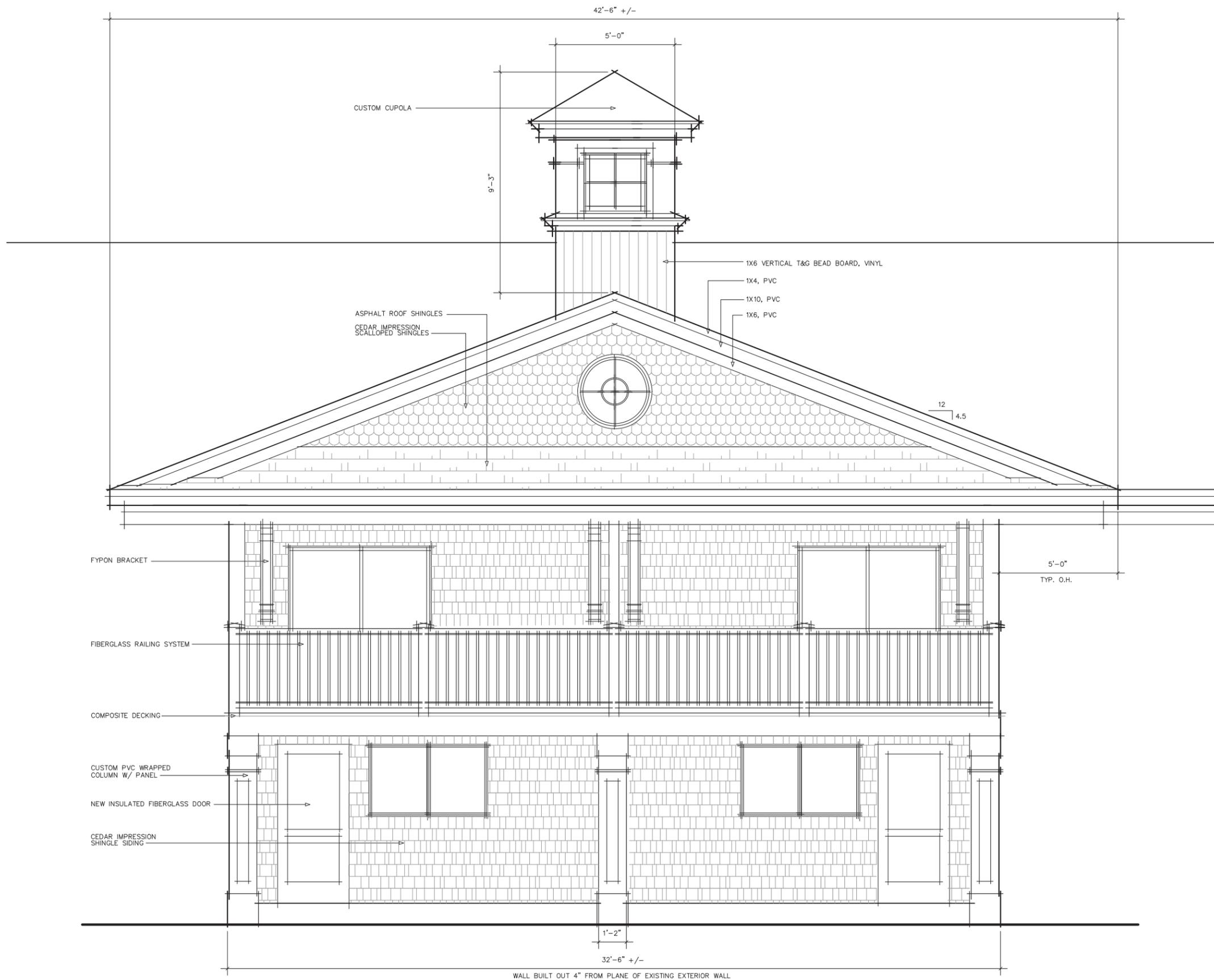


SCALE: AS NOTED

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BLOW UP OF TYPICAL GABLE BUILD OUT

SCALE: 1/2" = 1'-0"



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REGISTRATION

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CONSTRUCTION**

REVISIONS

DATE: REVISIONS:

DATE	REVISIONS

ISSUED FOR:

DATE:



PROJECT



TRUE

SCALE: AS NOTED

SHEET NO.

A.4.2

TOTAL NUMBER OF SHEETS
IN SET:

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**SOUTH
YARMOUTH
WISE
LIVING
RETIREMENT
COMMUNITY**

**822
MAIN
STREET
834
MAIN
STREET
30
FRANK BAKER
ROAD
SOUTH
YARMOUTH,
MA**

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PROJECT



TRUE

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



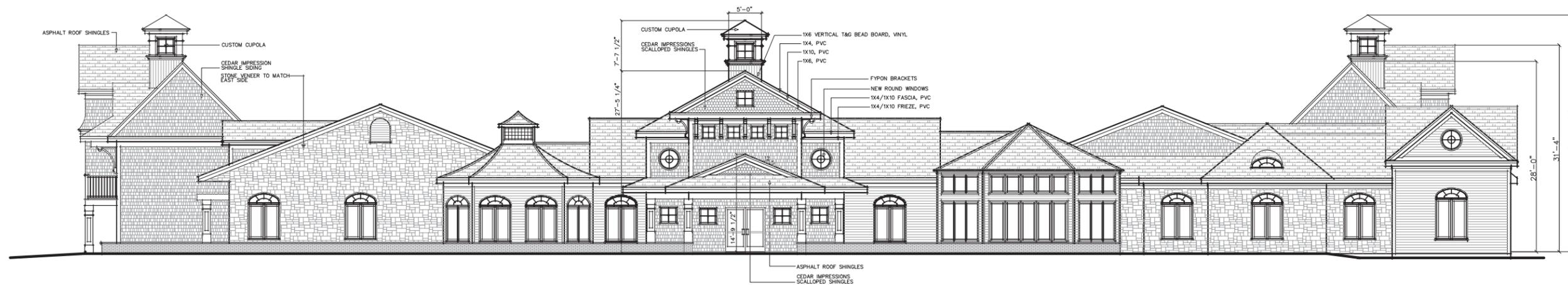
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SHEET NO.

A.5

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SOUTH ELEVATION

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

ASPHALT ROOF SHINGLES

CUSTOM CUPOLA

CEDAR IMPRESSION

SHINGLE SIDING

STONE VENEER TO MATCH

EAST SIDE

7'-7 1/2"

27'-5 1/4"

5'-0"

CUSTOM CUPOLA

CEDAR IMPRESSIONS

SCALLOPED SHINGLES

1X6 VERTICAL TAG BEAD BOARD, VINYL

1X4, PVC

1X10, PVC

1X6, PVC

FYPON BRACKETS

NEW ROUND WINDOWS

1X4/1X10 FASCIA, PVC

1X4/1X10 FRIEZE, PVC

14'-9 1/2"

ASPHALT ROOF SHINGLES

CEDAR IMPRESSIONS

SCALLOPED SHINGLES

28'-0"

31'-4"

35'-10 3/4"

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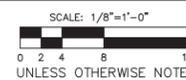
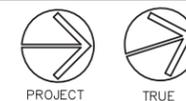
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DATE: REVISIONS:

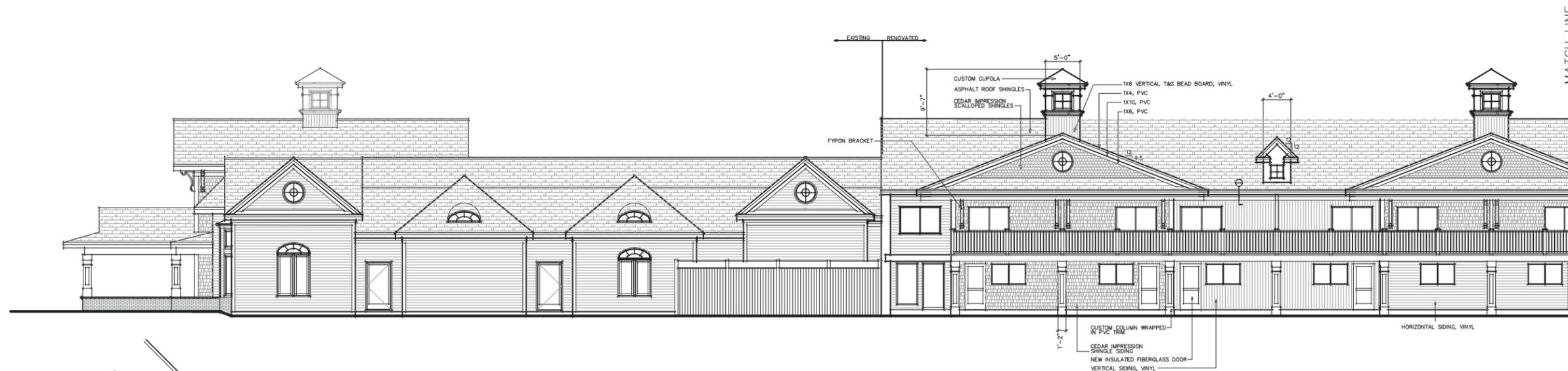
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A.6

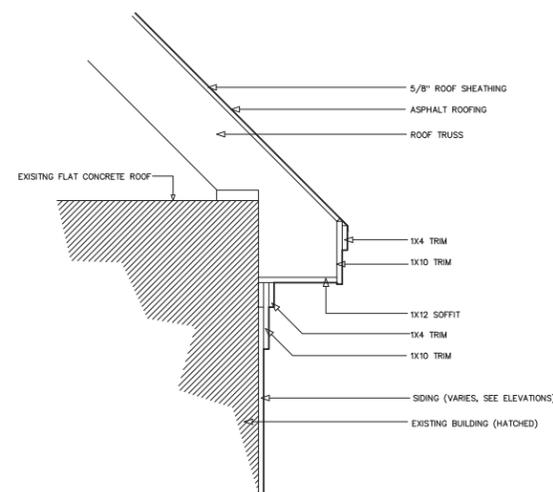
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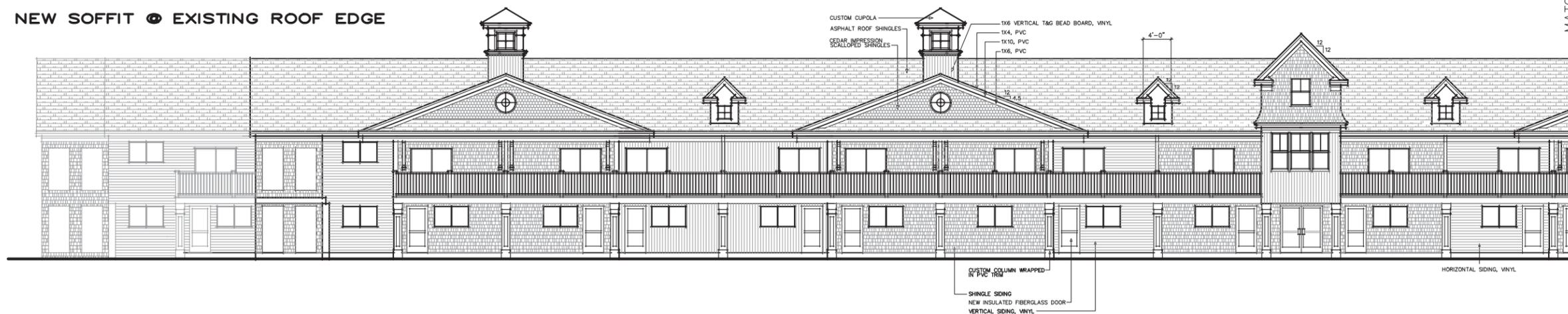


PARTIAL EAST ELEVATION

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



NEW SOFFIT @ EXISTING ROOF EDGE



PARTIAL WEST ELEVATION

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

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LIVING**
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COMMUNITY**

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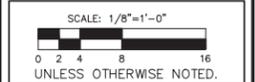
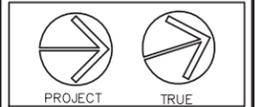
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DATE	REVISIONS

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A.7

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MATCH LINE



PARTIAL EAST ELEVATION

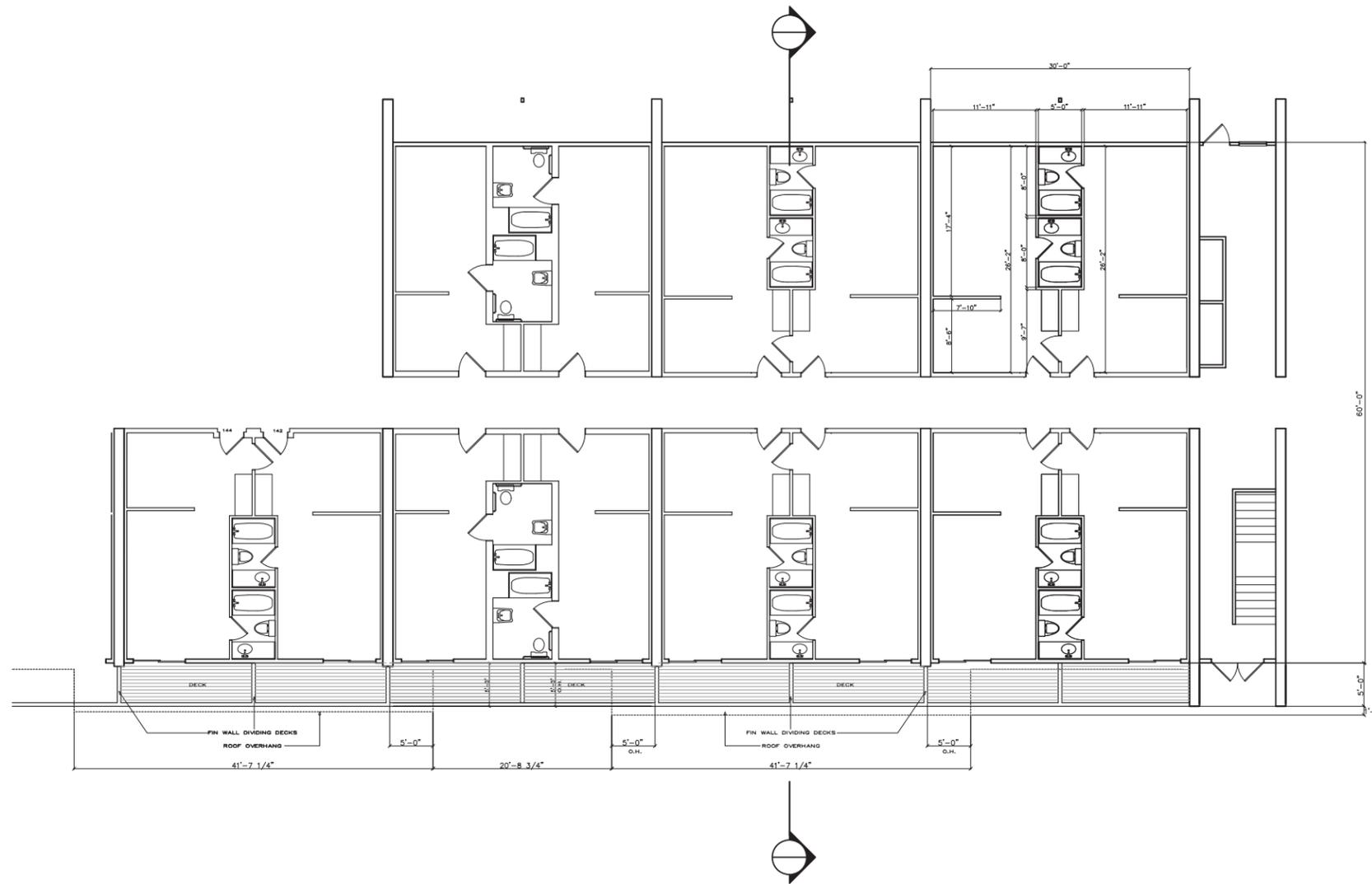
SCALE: 1/8"=1'-0"

MATCH LINE

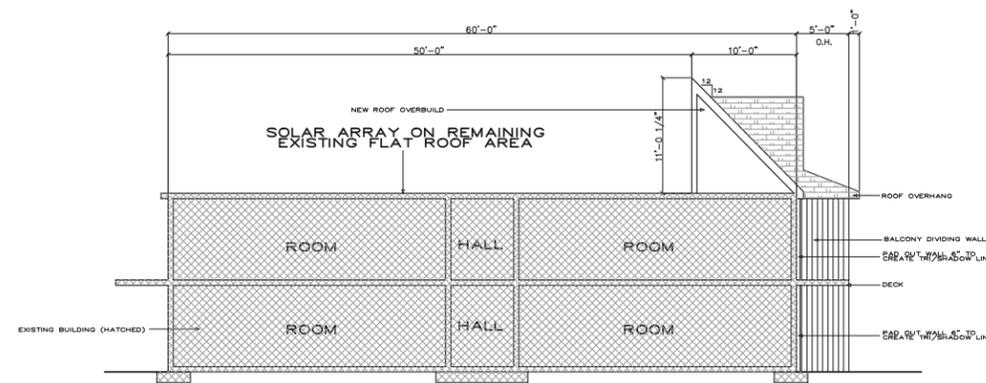


PARTIAL WEST ELEVATION

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



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



TYPICAL BUILDING SECTION
SCALE: 1/8"=1'-0"



architects interior designers builders
299 WHITES PATH
SOUTH YARMOUTH,
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WWW.ERTARCHITECTS.COM

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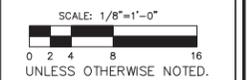
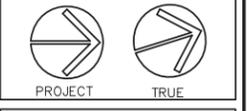
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SHEET NO.
A.8

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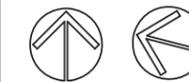
REVISIONS

DATE: REVISIONS:

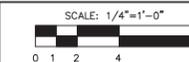
DATE	REVISIONS

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PROJECT TRUE



SCALE: 1/4"=1'-0"
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SHEET NO.

B.1

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PROPOSED LEFT/WEST ELEVATION



PROPOSED NORTH/REAR ELEVATION



PROPOSED FRONT/SOUTH ELEVATION



PROPOSED RIGHT/EAST ELEVATION

Town of Yarmouth

MINUTES OF THE PLANNING BOARD MEETING OF March 4, 2020

The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **March 4, 2020** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Brad Goodwin, Tom Roche, Lee Rowley, Joanne Crowley and Tom Baron

Planning Board Absent: Liz Hartsgrove and Chris Vincent

Staff Present: Kathy Williams, Town Planner; and Michael White, Yarmouth Tree Warden

Chairman Tom Roche opened the meeting at 5:30 PM.

1. **JOINT PUBLIC HEARING ON SCENIC ROAD APPLICATION & PUBLIC SHADE TREES:**

Application submitted by Alice and Tom George, 17 Thacher Shore Road, Yarmouth Port, MA, to remove three (3) multi-stem juvenile black oaks of 12-inches in diameter at breast height located on the north side of the Thacher Shore Road right-of-way, across from 17 Thacher Shore Road. Thacher Shore Road is a Scenic Road.

Tom Roche opened the Public Hearing at 5:31 PM and the Public Hearing notice was entered into the record. He then proceeded to read the February 25, 2020 Letter from Alice & Tom George requesting that the Hearing be continued to April 15, 2020.

VOTE: On a motion by Brad Goodwin, and seconded by Lee Rowley, the Planning Board voted (5-0) to continue the Scenic Road Hearing to April 15, 2020 at 5:30 PM in the Town Hall Hearing Room with Brad Goodwin, Tom Roche, Lee Rowley, Joanne Crowley and Tom Baron voting in favor.

2. **Community Visioning Update & Discussion:** Kathy Williams gave an update on the status of the visioning process as follows:

- a. Water Bill inserts were finalized and will be on green paper in the March, April and May water bills.
- b. Town website is up and running with a prominent "Community Visioning" tab on the ribbon at the top of the website.
- c. The scope of services with Horsley Witten to assist with the Visioning process has been finalized and staff is working on executing the contract.
- d. Staff is working on the data sheets which will give some general background on topics of interest.
- e. Town Planner will be going to the Rotary Club on March 20th to give a brief overview of the Visioning Process.
- f. **Workshop Dates:** There was a general discussion with the Planning Board about possible dates for the three Workshops tentatively scheduled for June 2020. Nate Kelly from Horsley Witten will be gone at the end of June, so the Board discussed one meeting each for the first, second and third week in June with one in the morning, afternoon and evening. The evening meeting would be one of the Planning Board's regular meeting nights, either June 3rd or June 17th. Also discussed the possibility of a Workshop in the last week of May. No Board members present had any specific dates they could not make at this time. Kathy Williams will coordinate with Board members not present to identify any black-out dates for the Workshops.

3. **Fundraising/Special Event Sign Policy**: With the approval of the Fall Special Town Meeting Zoning Amendments by the Attorney General, the Board of Selectmen (BOS) Policy on Event Signs needs to be finalized to correspond with the changes made to the sign bylaw. The Board reviewed the attached Draft #4 which included minor edits by the Building Commissioner for clarity. Brad Goodwin suggested a minor rewording to Item A.3 which the Board accepted. Kathy Williams will transmit the revised Policy to the BOS with a cover letter requesting their adoption of the Policy. The BOS had reviewed this Policy last year when reviewing the zoning amendments to the sign bylaw, which they recommended. It is unclear whether this will be a Consent Agenda item, or whether a presentation before the BOS is required.
4. **Meeting Minutes**:
 - a. **2012 Meeting Minutes**: On a motion by Brad Goodwin, seconded by Tom Baron, the Planning Board voted (5-0) to approve the meeting minutes of January 18, 2012; January 25, 2012; February 1, 2012; February 8, 2012; February 22, 2012; February 27, 2012; May 2, 2012; May 30, 2012; and June 13, 2012, out of necessity, with Brad Goodwin, Tom Roche, Lee Rowley, Joanne Crowley and Tom Baron voting in favor.
 - b. **February 5, 2020**: On a motion by Brad Goodwin, and seconded by Tom Baron, the Planning Board voted (5-0) to approve the meeting minutes of February 5, 2020 with Brad Goodwin, Tom Roche, Lee Rowley, Joanne Crowley and Tom Baron voting in favor.
5. **Board of Appeals Agenda & Decisions**: Attached ZBA Agenda was sent to Planning Board members via e-mail.
6. **Committee Updates from Board Members**:
 - a. **Community Housing Committee (CHC)**: Tom Baron noted the information session being held March 4th at the Senior Center (same time as the Planning Board meeting) on the Yarmouth Buydown Program Affordable Home Ownership Lottery.
 - b. **Capital Budget Committee (CBC)**: Joanne Crowley indicated the CBC gave a presentation to the Board of Selectmen on February 25th with minor adjustments from their previous presentation. She noted the Public Hearing won't be until later in the month to allow time for the school budget to be completed.
 - c. **Community & Economic Development Committee (CEDC)**: Joanne Crowley noted that 10 utility pole banners were approved by the BOS for the 4-corners and by the Chamber of Commerce building.
 - d. **Water Resources Advisory Committee (WRAC)**: Lee Rowley noted that the WRAC met on March 1st and reviewed the information from the Tri-Town BOS meeting held on February 27th. The peer review by Weston & Sampson offered some suggestions on minor tweaking to the DHY Agreement for Town owned properties being used by DHY (i.e. Bass River Golf Course). Kathy Williams noted that at the Tri-Town BOS meeting there was also a discussion on the peer review of the cost information which appeared to be deemed reasonable for planning purposes and that all Towns benefit financially from the DHY partnership. Lee Rowley stated that the WRAC will be doing additional outreach with two town wide mailers and another public meeting in mid-April. He noted Land Use Control will need to be in place for the 0% loan from the State Revolving Fund (SRF). For Town Meeting, will need to be able to address questions about expansion/growth and that land use controls are necessary. There was a general discussion by the Board on the build-out analysis and other controls. Tom Baron noted that potable water may also be a limiting factor. Lee Rowley indicated the WRAC was hoping for a vote of support from the BOS for the DHY Partnership at their March 16th meeting.
7. **Board Member Items**: None.

8. **Correspondence:** Attachments noted below were sent to the Planning Board via e-mail.
9. **Staff Updates:** Kathy Williams updated the Planning Board on the Bike Study recently completed by the Cape Cod Commission. She also noted the potential VCOD SPR application for the March 18th Planning Board meeting.
10. **Upcoming Meetings:**
 - a. March 18, 2020
 - b. April 1, 2020
11. **Adjournment: VOTE:** On a motion by Tom Baron, seconded by Lee Rowley, the Planning Board voted unanimously (5-0) to adjourn at 6:21 PM.

ATTACHMENTS:

- **March 4, 2020 Agenda**
- **Scenic Road Permit Application:**
 - February 28, 2020 Memo from Kathy Williams, Town Planner
 - Public Hearing Notice
 - February 25, 2020 from Alice & Tom George requesting the Public Hearing be continued to April 15, 2020.
 - Scenic Roadway Permit Application with attachments
- **Visioning Discussion:** Water Bill Insert Visioning Flyer
- **Fundraising/Special Event Sign Policy:** Draft #4, dated February 27, 2020 with edits from the Building Commissioner
- **Draft Older Meeting Minutes from 2012:** January 18, January 25, February 1, February 8, February 22, February 27, May 2, May 30 and June 13
- **Draft Meeting Minutes:** February 5, 2020
- **Miscellaneous Correspondence:**
 - ZBA Agendas for February 27, 2020
 - ZBA Decisions 4835 & 4839
 - Conservation Commission Agendas for February 20, 2020 and March 5, 2020
 - February 12, 2020 Letter from the Attorney General Approving Zoning Amendments
 - CCC Reporter – February 2020
 - February 18, 2020 e-mail from Mary Waygan on CDBG Public Hearing (with Notice) and Needs Assessment Survey
 - Yarmouth Buydown Program Flyer from HAC
 - MassDOT Public Meeting Notice for Route 6 Exit Renumbering

Approved on _____:

On a motion by _____, and seconded by _____, the Planning Board voted (?-?) to approve the meeting minutes of March 4, 2020.