

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 - May 20, 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://us02web.zoom.us/j/82878658596> and follow the prompts or navigate to <https://zoom.us/join> and enter meeting/webinar ID **82878658596** and follow the prompts.
- To attend the meeting by dial-in phone, call +1 301 715 8592 and enter meeting ID **82878658596**. 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.

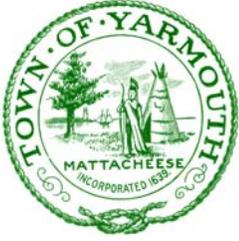
MEETING MATERIALS:

- 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 (Topics to be discussed):

1. **PUBLIC HEARING – PETITION #115 – South Yarmouth Wise Living Retirement Community:**
Applicant: Wise Living Development LLC, **Owners:** Maclyn LLC, 834 Main Street Realty Trust, and Baker Frank LLC, **Project Location:** 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. The Applicant seeks a Use Special Permit under Zoning Bylaw Section 202.5.P5 - Note 35, for Assisted Living Retirement Communities within the Village Centers Overlay District (VCOD) Village Center 2 (VC2).
2. Meeting Minutes
3. Board of Appeals Agenda & Decisions
4. Committee Updates from Board Members
5. Board Member Items
6. Correspondence
7. Staff Updates
8. Upcoming Meetings:
 - a. June 3, 2020
 - b. June 17, 2020
9. Adjournment

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



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: May 14, 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
Planning Board Use Special Permit Petition #115

General Description: The proposed Wise Living Retirement Community project will redevelop the Irish Village property at 822 Route 28 from 128 hotel rooms into a 120 unit senior living facility with leased medical offices; upgrade the existing commercial property at 834 Route 28; and retain 30 Frank Baker Road as vacant land. The three lots will be combined into a 6.09 acre parcel to be developed as part of a Village Centers Overlay District (VCOD) Village Center 2 (VC2) project.

Regulatory Process: In addition to the VCOD SPR process completed by the Planning Board, a Use Special Permit is needed from the Planning Board per Zoning Bylaw Section 202.5.P5 - Note 35, for Assisted Living Retirement Communities within the VCOD VC2.

The Public Hearing for a Special Permit must be held within 65 days of filing the application. The Special Permit application was submitted on April 24, 2020 and the 65 days expires June 27, 2020, with the Public Hearing scheduled for May 20, 2020 at 5:30 PM. Refer to the attached Public Hearing Notice which was published in the Register on April 30th and May 7th, and mailed to abutters on May 11th. A Special Permit requires a two-thirds vote (5 out of 7).

A separate petition for relief from the Zoning Bylaw is being heard by the Zoning Board of Appeals (ZBA) on May 28, 2020. The Planning Board voted at their May 6, 2020 meeting to submit a letter of support for the requested relief for consideration by the ZBA during their deliberations.

Submittal Materials: The Plans submitted with the Special Permit Application include some modifications to address conditions outlined in the VCOD SPR decision. These include revisions to the landscaping plan to include foundation plantings, create a more natural shaped berm along Route 28 and include a note regarding irrigation; adding the porticos over the two entrances by the Restaurant, adding notes regarding replacement or overlaying of certain areas of pavement; including a concrete sidewalk detail; and adding a note for a stop line/stop sign.

Criteria for Approval: Per Section 414.3.3, the Planning Board shall consider the following criteria when acting on a Special Permit application and may use these criteria to approve, approve with conditions, or deny said application:

1. Where applicable, the Planning Board Site Plan Review Decision;
2. The development provides for or supports Mixed Use development, where appropriate;
3. The development maintains or improves pedestrian access and outdoor public spaces;
4. The development provides for open space;
5. The development uses low impact design techniques to mitigate hydrologic impacts consistent with any applicable town standards for erosion and sediments control, soil protection, and stormwater management;
6. The development eliminates or minimizes curb cuts on Route 28;
7. The development provides for or contributes to alternative transportation or travel demand management;
8. Any relief granted in yard setback requirements creates a better alignment of buildings, improves the design of the building façade, or where necessary better accommodates shop entrances, plazas, sidewalk cafes, and pocket parks;
9. Any relief granted in yard setback requirements creates a safe and visually attractive walkable access/egress to parking areas;
10. The relief granted in yard setback requirements will not create significant interruption of the alignment of any sidewalk constructed on public or private property or will not otherwise interfere with pedestrian access;
11. The development provides for public access to Swan Pond, Parker's River, or public walkways and/or boardwalks;
12. The proposed development preserves significant viewshed to the Parkers River through site design and building scale and placement;
13. No undue nuisance, hazard or congestion will be created and there will be no substantial harm to the established or future character of the neighborhood or town;
14. The granting of a Special Permit would be consistent with the purpose of this Section 414;
15. The granting of a Special Permit would not decrease the degree to which the proposed development is consistent with the Yarmouth Architectural and Site Design Standards as adopted and amended; and
16. The granting of a Special Permit does not cause any violation of the Design Standards provided in Section 414.8.

Attorney Andrew Singer has prepared the attached Summary of Reasoning outlining findings for consideration by the Planning Board on how the project complies with the Special Permit criteria. Although I agree with most of the findings, I would comment to the Board on the following:

- **Item #1:** I question the statement “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.” Although this may be true for minimizing erosion as less disturbed land area will be exposed, the condition of the existing stormwater management system is not known. The Engineering Department requested an inspection of the existing system as well as drainage calculations to confirm the existing system is adequate. I have suggested adding this as a condition as inadequate drainage could be a nuisance or hazard.

- Item #2: The Site Plan Review Team included six pages of comments on regulatory requirements for the project and does not offer opinions on projects.
- Item#3: VCOD VC2 does not include a maximum commercial tenant size and the minimum dwelling unit sizes do not apply to the congregate living model.
- Item #10: Adequate fire and truck access to all areas of the property has not been proven at this point, which is why there is a condition in the VCOD SPR decision to ensure the porte cochere height and site design can accommodate turning movements around both sides of the building at 822 Route 28.
- Item #16: I would eliminate reference to the Design Review Committee and the Site Plan Review Team as they did not review all the requested relief. It could be noted that at their May 6, 2020 meeting, the Planning Board voted in support of the proposed relief being requested by the Applicant related to the Design Standards provided in Section 414.8.

Planner Suggestion: The following is suggested language for consideration by the Planning Board should the Board agree with the findings that the project does not create undue nuisance, hazard or congestion and there will be no substantial harm to the established or future character of the neighborhood or town and have considered the special criteria of Section 414.3.3 outlined above.

Make a motion to grant the Use Special Permit for Assisted Living Retirement Communities for the South Yarmouth Wise Living Retirement Community at 822 & 834 Route 28 and 30 Frank Baker Road subject to the following conditions:

- 1. Applicant shall adhere to the conditions outlined in the Planning Board's VCOD 2020-1 Site Plan Review decision dated April 24, 2020.***
- 2. Applicant shall adhere to the March 3, 2020 Site Plan Review Team Comments from the Engineering Department regarding Stormwater/Drainage, including submission to the satisfaction of the Engineering Department drainage calculations verifying the adequacy of the capacity of all existing stormwater infrastructure to meet the needs of the site, inspection logs from the Owner's Engineer of existing drainage structures; documentation of cleaning of drainage structures if needed; and providing a construction period erosion and sedimentation control plan.***

Attachments:

- Public Hearing Notice
- VCOD 2020-1 SPR Vote
- Summary of Reasoning from the Law office of Singer & Singer, LLC
- 115 Application Materials and Plans

**YARMOUTH PLANNING BOARD
PUBLIC HEARING NOTICE**

YARMOUTH TOWN CLERK
'20MAY1PM1:48 REC

Petition #115

Notice is hereby given that the Yarmouth Planning Board will hold a Public Hearing on the following Petition on **Wednesday, May 20, 2020 at 5:30 PM** by remote participation pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law. No in-person attendance of members of the public will be permitted, but the public can listen to and/or view this meeting while in progress by attending the online virtual meeting or watching the live stream on the Town of Yarmouth YouTube channel. Specific information for remote participation by applicants, members of the public and/or parties with a right and/or requirement to attend this meeting shall be provided on the Notice of Meeting to be published at least 48 hours before the meeting. The Notice of Meeting and Meeting Materials will be posted together on the town's website at <http://www.yarmouth.ma.us/AgendaCenter>. It is recommended that all participants access materials in advance of the meeting.

Petition #115: Applicant: Wise Living Development LLC, Owners: Maclyn LLC, 834 Main Street Realty Trust, and Baker Frank LLC, 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. The Applicant seeks a Use Special Permit under Zoning Bylaw Section 202.5.P5 - Note 35, for Assisted Living Retirement Communities within the Village Centers Overlay District (VCOD) Village Center 2 (VC2).

Any person wishing to be heard on this matter should attend the online virtual meeting at the time and date denoted above. Written comments will be accepted and considered and should be directed to Kathy Williams, Town Planner, at kwilliams@yarmouth.ma.us.

Thomas Roche, Chairman
Yarmouth Planning Board

VOTE: On a motion by Joanne Crowley, and seconded by Tom Baron, the Planning Board voted (6-0) 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, with Tom Roche, Chris Vincent, Liz Hartsgrove, Lee Rowley, Joanne Crowley, and Tom Baron voting in favor:

1. Applicant shall revise the Route 28 landscaped buffer west of the entrance of 822 Route 28 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.
8. Provide a stop line and stop sign delineation along the vehicle connection between 822 & 834 Route 28.
9. Applicant shall coordinate with regional transportation authorities to accommodate public transportation access to the property.



Thomas Roche, Chairman
Yarmouth Planning Board

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Yarmouth Planning Board Use Special Permit Application South Yarmouth Wise Living Retirement Community

Summary of Reasoning

Wise Living Development, LLC, Christopher D. Wise, Manager [“Applicant”] is proposing to redevelop the properties located at 822 Route 28, 834 Route 28, and 30 Frank Baker Road in South Yarmouth [collectively “Property”] into a mixed-use project consisting of senior housing, medical offices, and commercial and office use as follows:

1. A Wise Living Retirement Community for senior housing with 120 units (104 studios and 16 one bedrooms), common resident dining facility, and outdoor swimming pool;
2. A leased medical complex (maximum of two {2} doctors and related support staff) plus an exercise/rehabilitation facility and wading pool; and
3. Continuation of existing uses in an existing commercial building.

The Property is currently developed as follows:

1. 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 indoor and outdoor swimming pools and related amenities);
2. 834 Route 28 (0.88± acres) is developed with a commercial building containing three rental spaces – hair salon, retail, and office; and

3. 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 Property is located in the B2 and VCOD Overlay Zoning Districts, among others. 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 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.

In accordance with Section 202.5 of the Yarmouth Zoning By-Law [“Zoning By-Law”], the proposed P5 residential use is allowed by Special Permit in both the B2 and VCOD2 Zoning Districts, and the O1 medical use is allowed by right in the B2 and VCOD2 Zoning Districts. In order to complete the redevelopment as reviewed and approved by the Planning Board VCOD Site Plan Review and as determined by the Yarmouth Building Commissioner as Zoning Enforcement Officer, the Applicant requests a Special Permit from the Planning Board as set forth in Sections 103.2 and 414.3.3 of the Zoning By-Law.

The proposal is to rehabilitate and re-use the existing buildings, parking areas, septic systems, and drainage, including complete site and aesthetic upgrades to the buildings, all as shown on the submitted plans. The existing public restaurant at 822 Route 28 will be eliminated, and this building will be upgraded with a new porte cochere at the main entrance; several new, small roofs at other 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 822 Route 28 building will be re-used in the same footprint. Roof-top solar panels will be provided along the east and west wings of the building away from Route 28. The commercial building will have a revised roof line with dormers and bump outs on the west side to break up the existing massing. The land at 30 Frank Baker Road will remain vacant.

In reviewing the Special Permit request, the Board considers the criteria set forth in Section 414.3.3. of the Zoning By-Law and must make findings that the proposed use will not cause, create or contribute to any undue nuisance, hazard or congestion and that there will be no substantial harm to the established or future character of the neighborhood or Town. The Applicant respectfully submits that the proposed redevelopment complies with the Special Permit criteria and will result in a significant benefit and improvement to the neighborhood and community because:

1. 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.
2. The proposed redevelopment has been reviewed and positively received by the Yarmouth Design Review Committee and the Site Plan Review Committee and has also been reviewed and approved by the Planning Board VCOD Site Plan Review.
3. 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 handicap accessible units. There will be no inclusionary units, and none are required. Each Unit will be equipped with a kitchenette consisting of a cook top, microwave, refrigerator, and sink. There will be weekly housekeeping of the Units. The maximum commercial tenant size requirements and

minimum residential component sizes are being met.

4. Existing parking in front of the 822 Route 28 building will be eliminated. The parking behind the commercial building at 834 Route 28 is being upgraded by extending the pavement sixty feet (60 ft.) to the rear to the fence line separating the new paved section from the remaining gravel (overflow area if necessary), striping of the asphalt, and one tree is being added at the back of the new parking. Pedestrian and vehicular interconnections will be provided between the two Route 28 properties.
5. The existing buildings will remain conforming with the dimensional requirements of the Zoning By-Law (setbacks and height).
6. Building coverage and site coverage on the Property will remain conforming.
7. The redevelopment will result in a reduction in the septic flow to be generated at the Property, and the existing, oversized septic system at the 822 Route 28 property will be sufficient to handle the redevelopment's reduced wastewater flow. The septic system servicing the 834 Route 28 commercial building will remain to serve the existing uses. The existing septic and stormwater systems are both actively maintained, and written maintenance plans have been provided.
8. The existing drainage will be re-used. The grade at the front of 822 Route 28 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. No work is proposed in the rear of the Property which is in the buffer zone to off-site wetlands.
9. The existing curb cuts from Route 28 onto both 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.

10. 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 traffic analysis by BSC Group has been submitted. 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, and the Applicant will continue to work with the Fire Department to ensure the same.
11. 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 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 822 Route 28 building will be eliminated. Handicap parking will be provided as required in relation to the applicable building access points.
12. 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.
13. 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 repaneled with the new businesses. The existing freestanding sign at the 834 Route 28 property is proposed to remain in place if relief is granted by the Board of Appeals.
14. 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 as shown on the Landscape Plan. The buffer to the

residential properties on Frank Baker Road will be improved with a modified, four-foot tall fence along that property line as required in addition to the existing treescape. The tree canopy requirement throughout the properties is being met.

15. New trees are being provided as shown 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 is requesting relief from the Board of Appeals to replace three (3) of these trees with shrubs and to relocate one (1) of these trees to a location other than as required by the design standards. 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.
16. Relief from certain VCOD design requirements set forth in Section 414.8, as reviewed with the Design Review Committee, Site Plan Review Committee, and the Planning Board during VCOD Site Plan Review, are being sought from the Board of Appeals as detailed elsewhere.

The proposed, mixed-use redevelopment 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 be 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.

For all of the above reasons, the Applicant respectfully requests that the Planning Board make findings that the proposal satisfies the criteria of Sections 103.2 and 414 of the Zoning By-Law and grant a Special Permit allowing the redevelopment to be completed as shown on the submitted plans.

Law Office of Singer & Singer, LLC

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April 22, 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 materials in connection with a Use Special Permit request for a redevelopment at the above-referenced property:

1. Use Special Permit Application, including Narrative;
2. Aerial Locus Photograph – Existing Conditions;
3. Colored Rendering;
4. Traffic Analysis;
5. Maintenance Protocols (Septic, Grease Trap, Sprinkler System, and Elevators);
6. Drainage Long-Term Pollution & Operation and Maintenance Plan;
7. Photographs of Existing Freestanding Signs;
8. Landscape Plan;
9. Site Plans; and
10. Elevations and Floor Plans.

Thank you for your review of this redevelopment proposal.

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

ALS/a
Attachments

TOWN OF YARMOUTH PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT HEARING

Staff Use Only:

Planning Board Appeal#: 115

Hearing Date: 5/20/20

- 2 copies of this application and \$200, plus postage for mailings to abutters (at \$5.00 per address). The applicant must pay actual cost for the required legal advertising.
- Certified Plan Submitted (15 copies for §402 applications, 9 copies for §404 applications)
- Architectural Plan(s) and Landscape Plan(s) Submitted, 9 copies, for §404 applications only)
- Certified Abutters List Submitted (abutters to abutters within 300 feet of locus)
- Site Plan Review Comment Sheet Submitted Design Review Comment Sheet Submitted

Owner-Applicant (Please Print):

Applicant: Wise Living Development, LLC, Christopher D. Wise, Manager

Full Name (including d/b/a)

c/o Andrew L. Singer, Law Office of Singer & Singer, LLC P.O. Box 67, Dennisport, MA 02639 508-398-2221

(Address)

(zip)

(Telephone Number)

and is the (check one): Owner Tenant Prospective Buyer Other Interested Party

Property: This application relates to the property located at: 822 Route 28, and 834 Route 28, and 30 Frank Baker Road,
South Yarmouth which is also shown on the new Assessor's Map:

33 and 41

as Parcel(s): 33/70.1 and 41/12 and 41/11.1

Zoning District: B2, HMOD1, ROAD, VOCD, VC2

Project description:

See attached Narrative.

RELIEF REQUESTED: The applicant seeks the following relief from the Planning Board:

SPECIAL PERMIT under Yarmouth Zoning Bylaw, § 103.2 for a use authorized upon Special Permit in the "Use Regulation Schedule", §202.5, as Use Code P5 (use space below if needed).

Section: 202.5 Relief sought: P5 (See Footnote 35)

Section: _____ Relief sought: _____

Section: _____ Relief sought: _____

ADDITIONAL INFORMATION: Please use the space below to provide any additional information which you feel should be included in your application:

See attached Narrative

YARMOUTH TOWN CLERK

'20APR24AM11:43 REC

FACT SHEET
(Please Print)

Owner of Property (if other than applicant) MacLyn LLC, and John J. Hynes, Jr., Trustee of 834 Main Street Realty Trust, and Baker Frank LLC
(Full Name)

c/o Law Office of Singer & Singer, LLC P.O. Box 67, Dennisport, MA 02639

(Address)

(Telephone Number)

How long has the owner had title to the above property: 6, 9 & 1 year Book: 28032/179 and Page: 25968/22 and 32123/16
(Give title reference)

Use Classification: Existing: hotel, restaurant, beauty shop, retail, office §202.5 # A7, H10, J3, H11, I14
Proposed: ALRC, doctors office, beauty shop retail, office §202.5 # P5, O1, J3, H11, I14

Is the property vacant: no How long has it been vacant: _____

Lot Information Size/Area: 265,292 +/- sq.ft. (6.09 +/- acres) Plan Book and Page #: _____ / _____ Lot# _____
Lot 1 on 653/1, Lot 1 on 41/125, and Lot 2 on 653/1

Is this property within the **Aquifer Protection Overlay District**: Yes No
Have you completed the required formal site plan review? Yes No

Other Department(s) Reviewing Project: Indicate the other Town Departments which are/ have/ or will review this project, and indicate the status of their review process: Planning Board - VCOD Site Plan Review completed.
Zoning Board of Appeals

Repetitive Petition: Is this a re-application: No If yes, do you have Planning Board Approval? _____

Prior Relief: If the property in question has been the subject of prior application to the Planning Board, indicate the date and Appeal number(s) and other available information, **include a copy of the decision(s) with this application:** _____

Building Commissioner Comments: _____

Wise Living Development, LLC, Christopher D. Wise, Manager

MacLyn LLC, John J. Hynes, Jr., Trustee and Baker Frank LLC

Andrew L. Singer, Atty
Applicant's /Attorney /Agent Signature
By: Andrew L. Singer, Attorney

Andrew L. Singer, Atty
Owner's Signature
By: Andrew L. Singer, Attorney

Address: Law Office of Singer & Singer, LLC

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[Signature] 4.23.2020
Building Commissioner Signature

YARMOUTH TOWN CLERK

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Yarmouth Planning Board Use Special Permit Application South Yarmouth Wise Living Retirement Community

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 project consisting of: 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; 2. 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 on the west side 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. Each Unit will be equipped with a kitchenette consisting of a cook top, microwave, refrigerator, and sink. There will be weekly housekeeping of the Units.

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. To the contrary, the proposal will provide a much-needed residential opportunity in the community and will represent an investment and enhancement to the character of the neighborhood and Town.

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 parking in front of the building will be eliminated. The parking behind the commercial building is being upgraded by increasing the pavement sixty feet (60 ft.) to the rear to the fence line separating the new paved section from the remaining gravel (overflow area if necessary), striping all of the asphalt, and one tree is being added at the back of the new parking. Relief from certain design requirements, as reviewed

with the Design Review Committee, Site Plan Review Committee, and the Planning Board during VCOD Site Plan Review, are being sought from the Board of Appeals as detailed elsewhere.

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 hotel 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. No work is proposed in the rear of the Property which is in the buffer zone to off-site wetlands.

The existing septic and stormwater systems are both actively maintained, and written maintenance plans will be 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 traffic analysis by BSC Group has been submitted.

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, and the Applicant will continue to work with the Fire Department to ensure the same.

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 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 repainted with the new businesses. The existing freestanding sign at the 834 Route 28 property is proposed to remain in place if relief is granted by the Board of Appeals.

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 as shown on the Landscape Plan. 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 is requesting relief from the Board of Appeals to not install three (3) of these trees and to relocate one (1) of these trees to a location other than as required by the design standards. 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.



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

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	

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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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

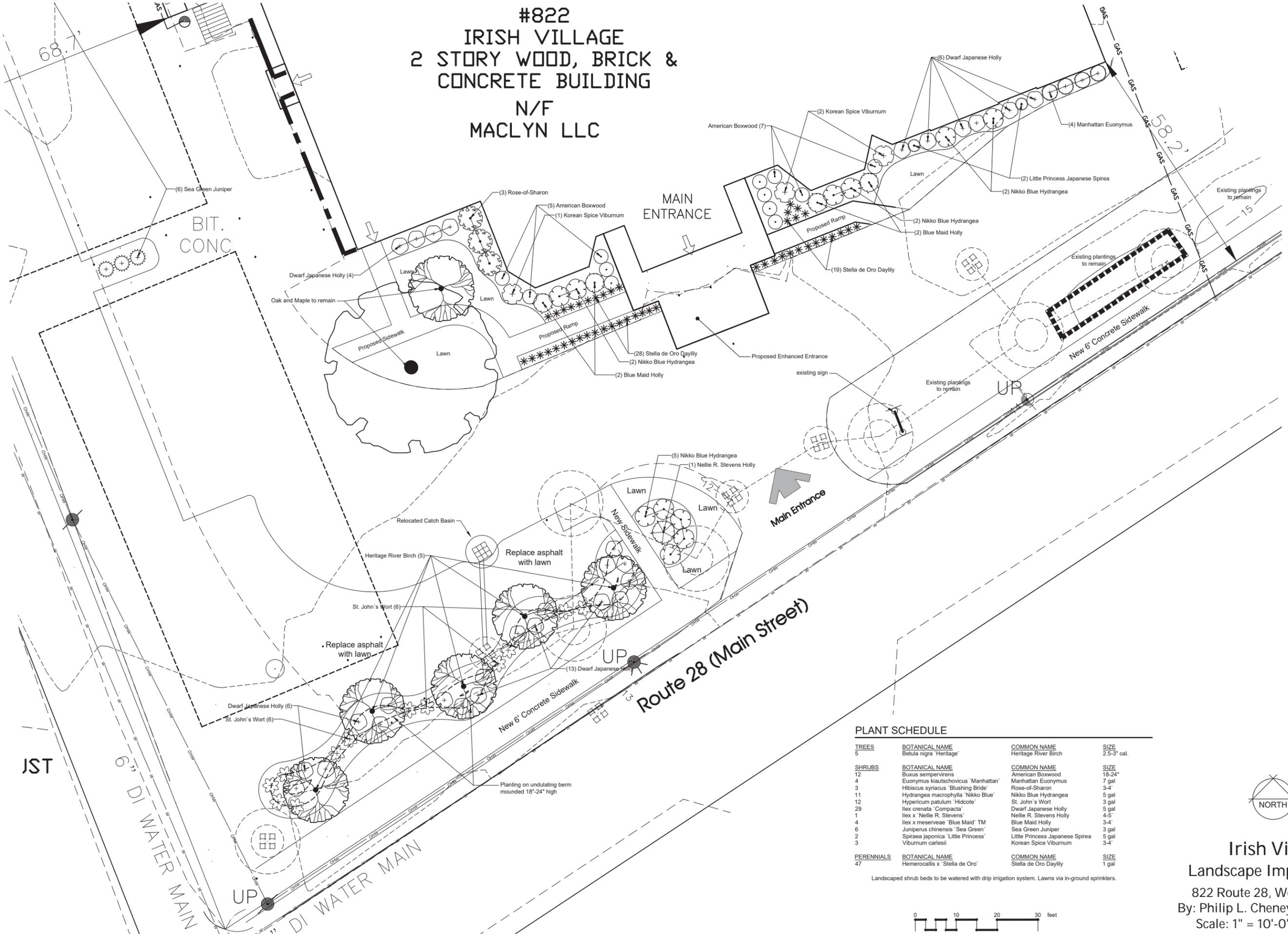
Inspection Date	Inspector	BMP Inspected	Inspection Frequency Requirements	Comments	Recommendation	Follow-up Inspection Required (yes/no)
		Catch Basin	Four times a year			

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)





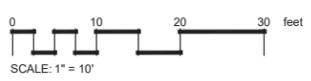
#822
 IRISH VILLAGE
 2 STORY WOOD, BRICK &
 CONCRETE BUILDING
 N/F
 MACLYN LLC



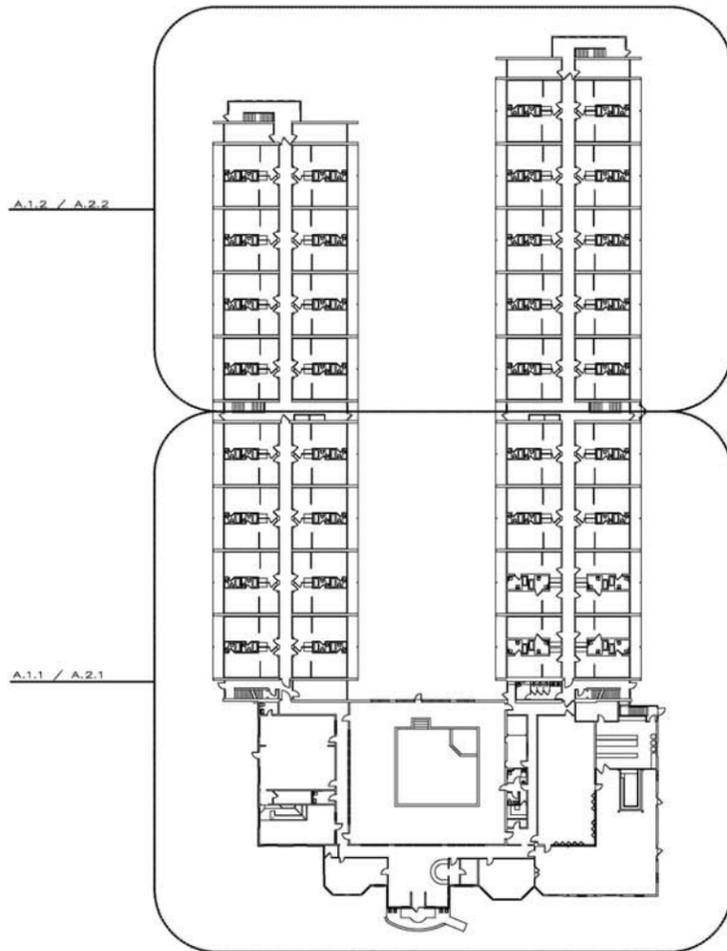
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
5	Betula nigra 'Heritage'	Heritage River Birch	2.5-3" cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
12	Buxus sempervirens	American Boxwood	18-24"
4	Euonymus kisutschovicus 'Manhattan'	Manhattan Euonymus	7 gal
3	Hibiscus syriacus 'Blushing Bride'	Rose-of-Sharon	3-4'
11	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	5 gal
12	Hypericum patulum 'Hidcote'	St. John's Wort	3 gal
29	Ilex crenata 'Compacta'	Dwarf Japanese Holly	5 gal
1	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4-5"
4	Ilex x meserveae 'Blue Maid' TM	Blue Maid Holly	3-4"
6	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal
2	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea	5 gal
3	Viburnum carlesii	Korean Spice Viburnum	3-4"
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE
47	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal

Landscape shrub beds to be watered with drip irrigation system. Lawns via in-ground sprinklers.



Irish Village
 Landscape Improvements
 822 Route 28, West Yarmouth
 By: Philip L. Cheney 508-394-1373
 Scale: 1" = 10'-0" 4/21/2020



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



architects interior designers builders

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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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REGISTRATION

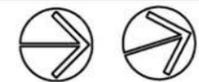
SPR, DRC, PB
APPROVAL SET
NOT FOR
CONSTRUCTION

REVISIONS

DATE: REVISIONS:

ISSUED FOR:

DATE: March 16, 2020



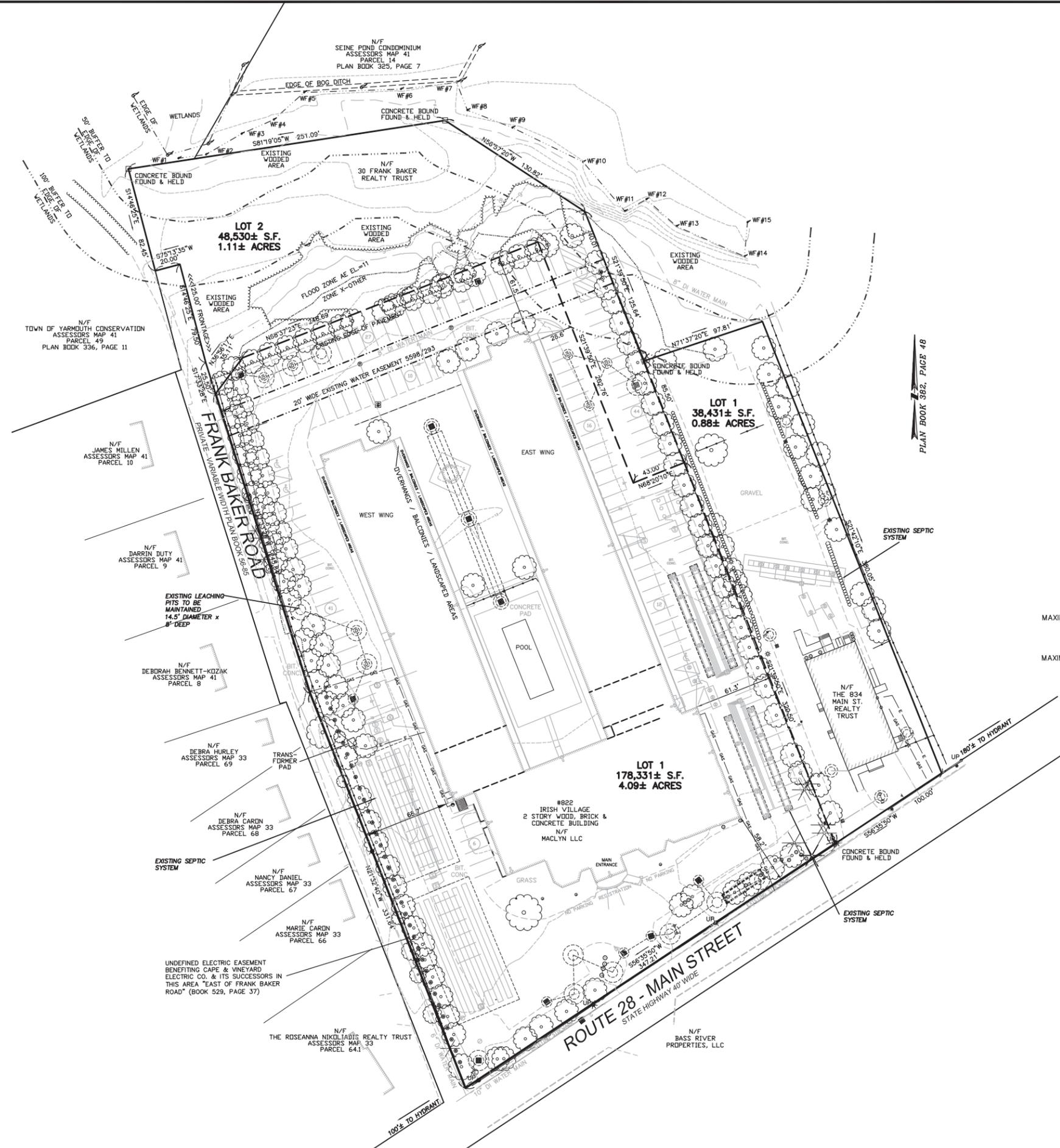
PROJECT TRUE

SHEET NO.

C.0

TOTAL NUMBER OF SHEETS
IN SET:

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



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 1/ 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



4/16/2020

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
3	4/6/2020	ZONING RELIEF REQUIRED
4	4/16/2020	PLANNING BOARD REQ'S

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



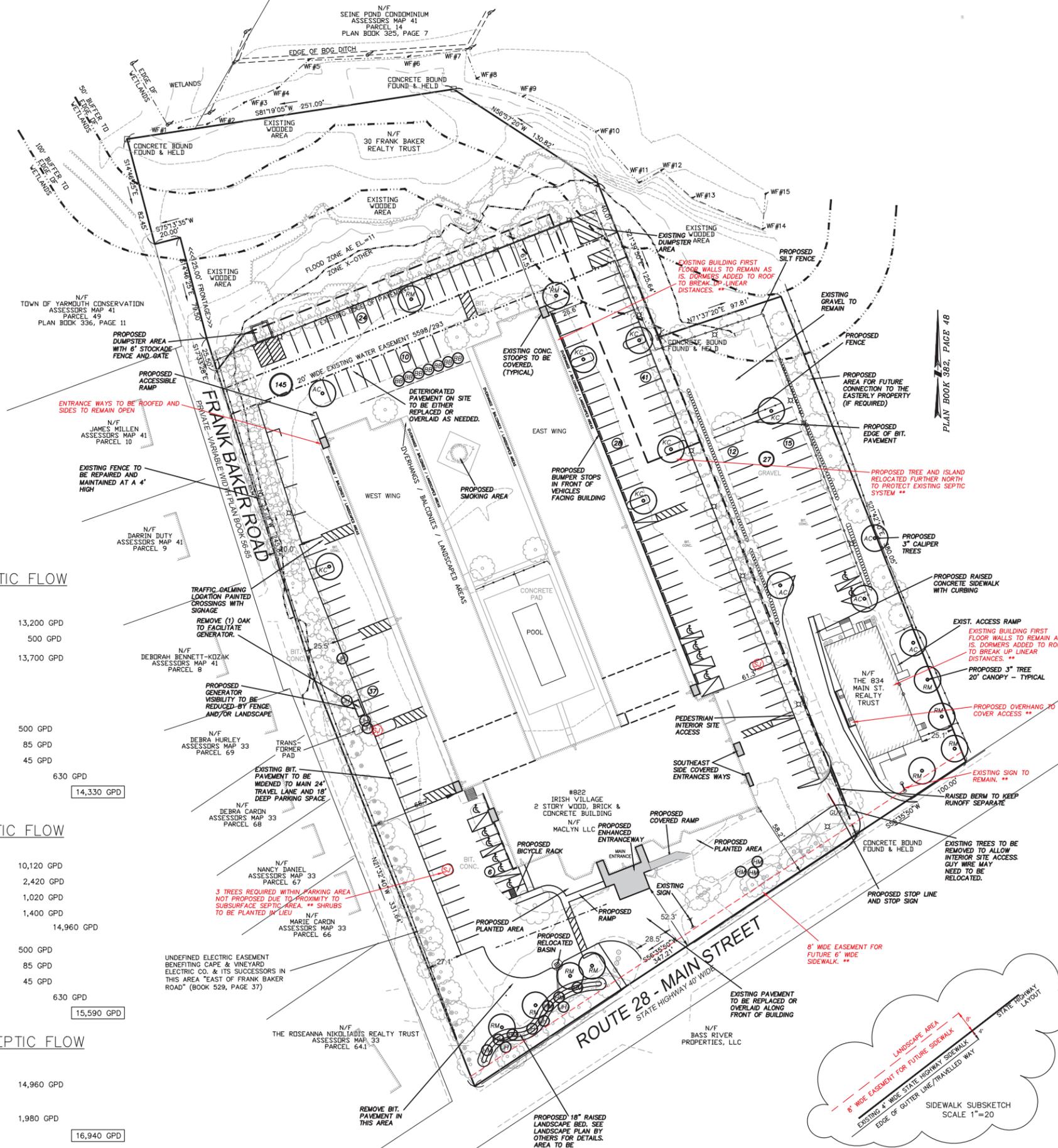
349 Main Street - Route 28
 West Yarmouth, Massachusetts
 02673
 508 778 8919

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SCALE: 1" = 40'

FILE: Projects-YAR\49382.02\Civil\Draw\4938202-A2.dwg

DWG.: 5923-08
 JOB. NO: 4-9382.03



- 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.) #B22, #B34 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 AND GENERAL REPAIR / SEAL-COATING AS NEEDED.
 - 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

#B22	PARKING AREA	26,920± S.F.
#B34	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:		12,700± S.F. (39.6%)

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

#B22	P5 - INSTITUTIONAL SERVICES	120 SENIOR HOUSING UNITS	120 UNITS / 0.87 (105 SPACES)
		6 OFFICE STAFF (6) SPACES	
		8 KITCHEN STAFF (8) SPACES	
		2 MAINTENANCE STAFF (2) SPACES	
		20 VISITORS / CNA'S (20) SPACES	141 SPACES
Q1 - DOCTORS OFFICE			
		4800 S.F. OF SPACE	
		1 SPACE PER 400 S.F.	12 SPACES
			153 SPACES
#B34	J3 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./400 S.F.)	2 SPACES
			20 SPACES
TOTAL REQUIRED:			173 SPACES
TOTAL PROPOSED:			173 SPACES
PRIOR PARKING:			204 SPACES

IN-LOT TREE REQUIREMENTS

AS DEPICTED 11 ADDITIONAL

**ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION**

PROPOSED SEPTIC FLOW

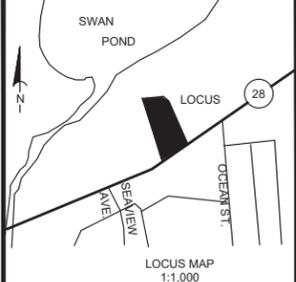
#B22	120 UNITS (110 GPD / UNIT)	13,200 GPD
	2 DOCTORS (250 GPD / DOCTOR)	500 GPD
		13,700 GPD
#B34	HAIRDRESSER (5 CHAIRS @100GPD)	500 GPD
	RETAIL (1,700 S.F. @50GPD/1000S.F.)	85 GPD
	OFFICE (600 S.F. @75GPD/1000S.F.)	45 GPD
		630 GPD
TOTAL PROPOSED:		14,330 GPD

EXISTING SEPTIC FLOW

#B22	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
#B34	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

#B22	136 MOTEL UNITS @110 GPD / ROOM	14,960 GPD
#B34	99 SEAT BAR/CLUB @ 20GPD	1,980 GPD
TOTAL EXISTING:		16,940 GPD



BRIAN G. YERGATIAN
PROFESSIONAL ENGINEER
DATE 4/16/20

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

SITE PLAN

FEBRUARY 20, 2020

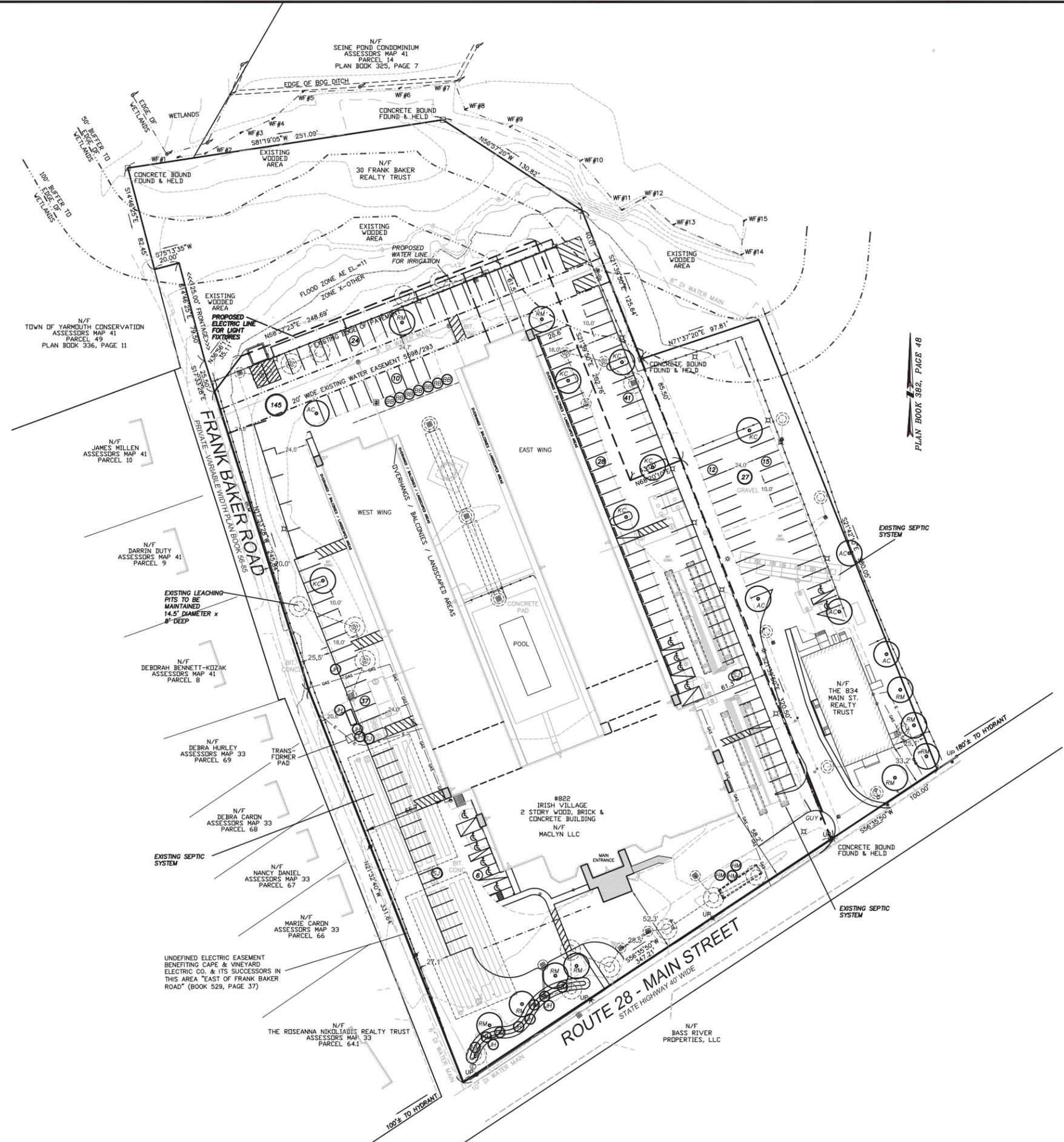
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4	4/16/2020	PLANNING BOARD REQ'

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

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DWG.: 5923-08
JOB. NO: 4-9382.03
S-2B



4/16/20

BRIAN G. YERGATIAN
PROFESSIONAL ENGINEER

**WISE LIVING
RETIREMENT
COMMUNITY**

822 ROUTE 28
IN
SOUTH YARMOUTH
MASSACHUSETTS
(BARNSTABLE COUNTY)

UTILITY PLAN

FEBRUARY 20, 2020

REVISIONS:

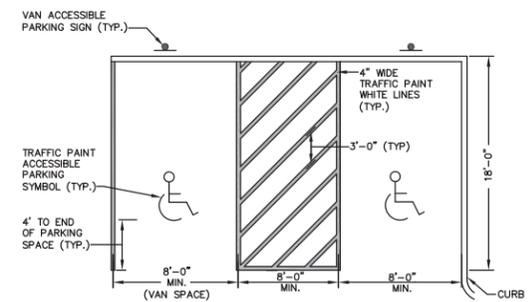
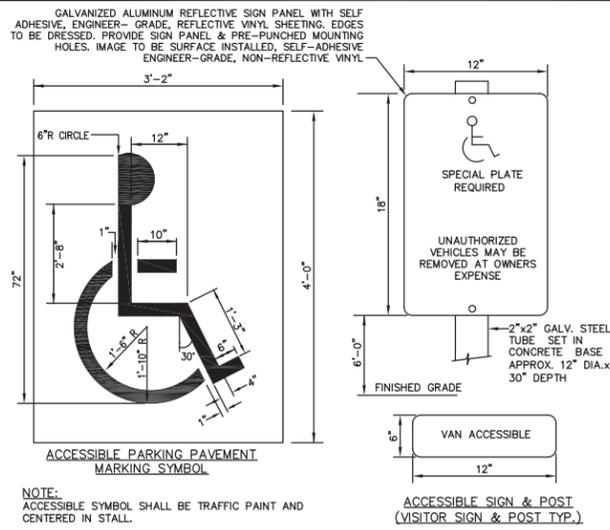
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ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



NOTE: NO GRADE IN ANY DIRECTION IS TO EXCEED 1.5%

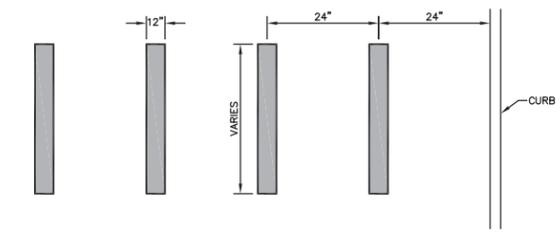
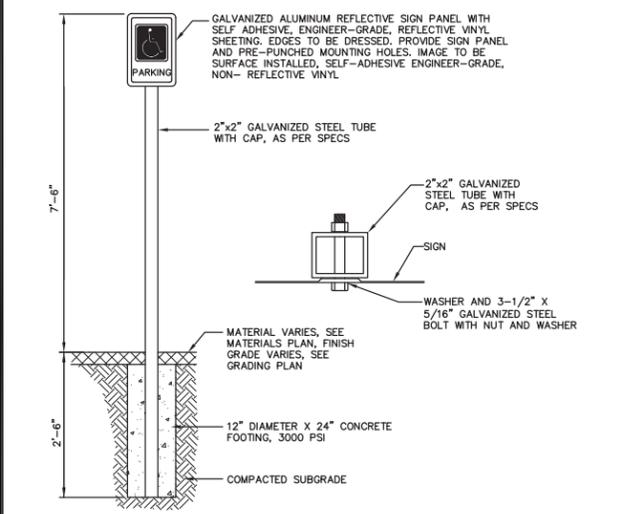
TREES	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	AC	8	ACER RUBRUM 'FRANKSRES'	RED SUNSET MAPLE	3" CAL	B&B
	KC	7	PRUNUS SERRULATA 'KWANSAN'	KWANSAN CHERRY	3" CAL	B&B
	RM	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B
		22				

SHRUBS	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	HM	9	HYDRANGEA MACRO 'NIKKO BLUE'	BLUE HYDRANGEA	12-15" HEIGHT	CONT, 3 GAL.
	JH	8	ILEX CRENATA 'GREEN LUSTER'	JAPANESE HOLLY	2-3' Ht.	CONT, 5 GAL.
	BB	7	PIERIS 'BROUWER'S BEAUTY'	ANDROMEDA	2-3' Ht.	CONT, 5 GAL.
	SJ	3	JUNIPERUS PFIZERIANA 'SEAGREEN'	JUNIPER 'SEAGREEN'	12-15" HEIGHT	CONT, 1 GAL.
		27				

SITE PLANTING PLAN

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

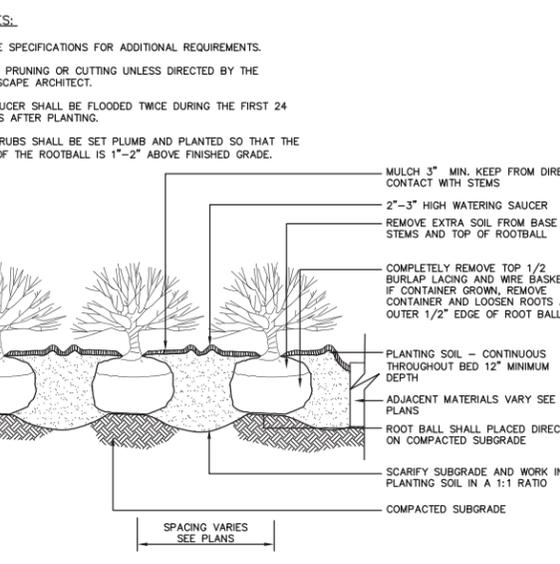
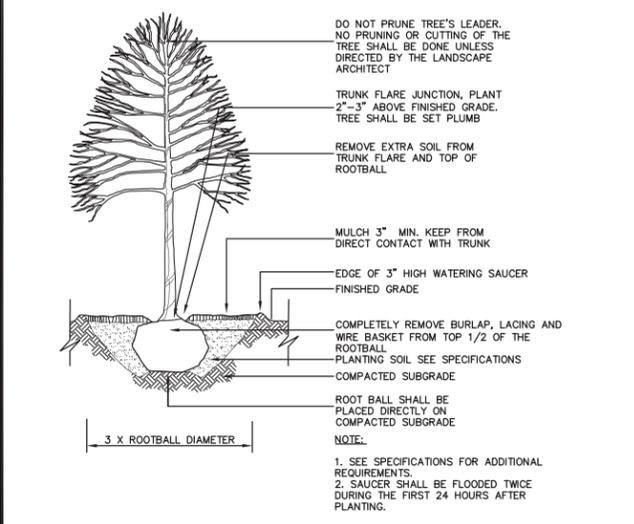
PAINTED PAVEMENT MARKINGS ACCESSIBLE PARKING SPACE
SCALE: NONE



- NOTES:
1. ALL TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
 2. ALL PAVEMENT MARKING MATERIALS WHETHER THERMOPLASTIC OR WATERBORNE PAINT TO BE REFLECTORIZED WITH GLASS BEADS.
 3. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
 4. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY DRESSED.
 5. STRIPES TO BE SOLID WHITE.

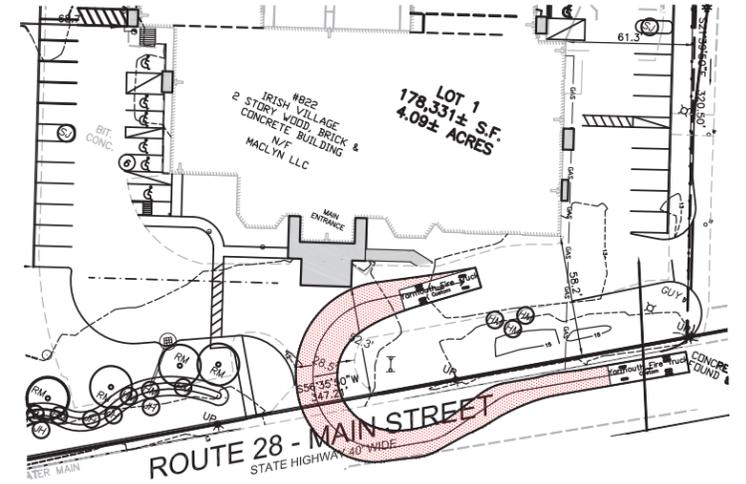
ACCESSIBLE PARKING SIGN

PEDESTRIAN CROSSWALK / TRAFFIC CALMING
SCALE: NONE

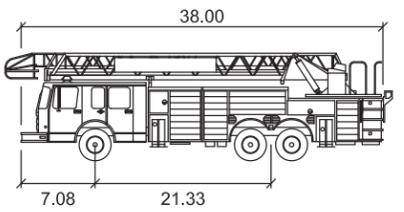


DECIDUOUS TREE PLANTING DETAIL
SCALE: NONE

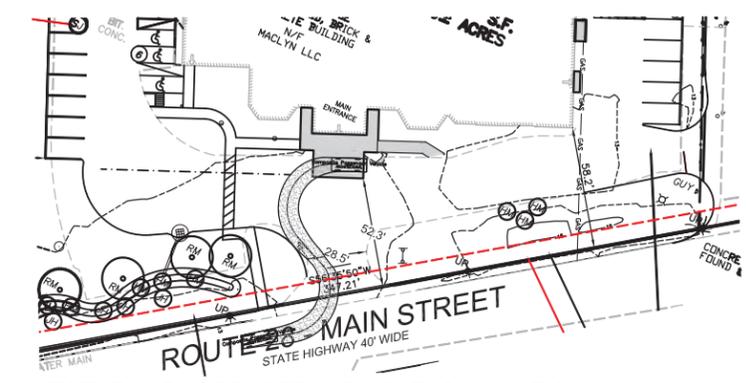
SHRUB PLANTING BED
SCALE: NONE



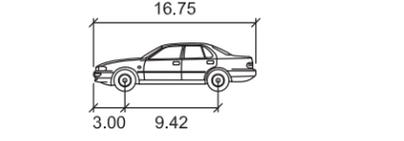
AUTOTURN FIRE TRUCK SIMULATION
SCALE: 1" = 40'



- Yarmouth Fire Truck
- feet
- Width : 9.81
 - Track : 9.81
 - Lock to Lock Time : 6.0
 - Steering Angle : 35.8



AUTOTURN PASSENGER VEHICLE SIMULATION
SCALE: 1" = 40'



- Composite Passenger Vehicle
- feet
- Width : 6.33
 - Track : 6.33
 - Lock to Lock Time : 6.0
 - Steering Angle : 26.4

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



BRIAN G. YERGATIAN
PROFESSIONAL ENGINEER
DATE

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

SITE DETAILS

FEBRUARY 20, 2020

REVISIONS:

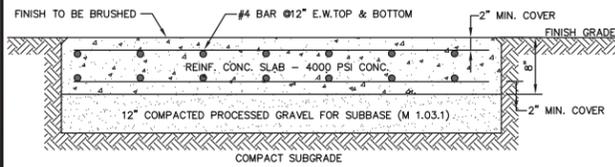
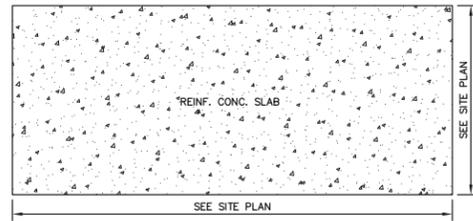
NO.	DATE	DESC.
1	3/3/2020	REMOVE PARKING IN FRONT DR & SPR COMMENTS
2	3/11/2020	PARKING CALCULATIONS
3	4/6/2020	ZONING RELIEF REQUIRED
4	4/16/2020	PLANNING BOARD REQ'S

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

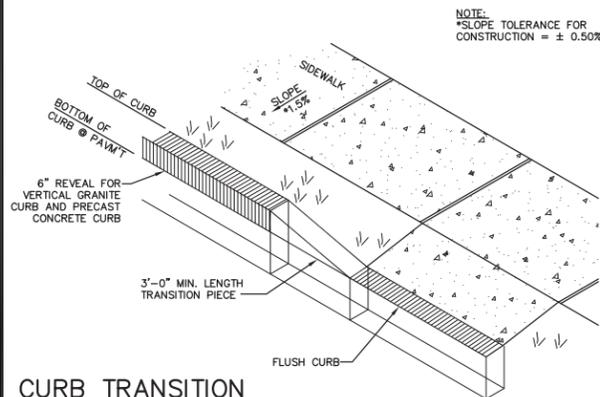
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SCALE: AS NOTED

FILE: Projects-YAR\49382.02\Civil\Draw\4938202-A2.dwg
DWG.: 5923-08
JOB. NO: 4-9382.03
S-4



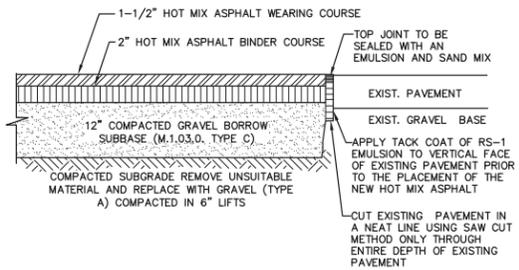
REINFORCED CONCRETE DUMPSTER PAD

SCALE: NONE



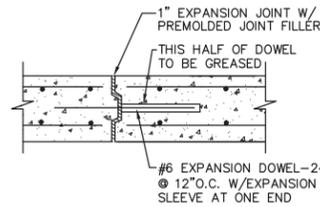
CURB TRANSITION

SCALE: NONE



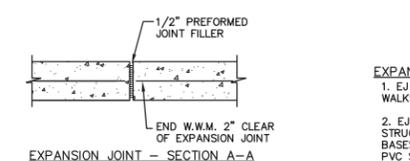
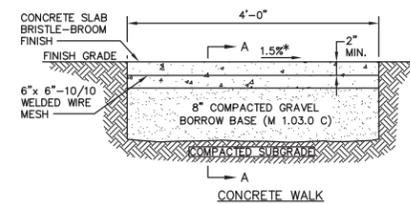
HOT MIX ASPHALT PAVEMENT JOINTS

SCALE: NONE



CONCRETE PAVEMENT JOINT

SCALE: NONE



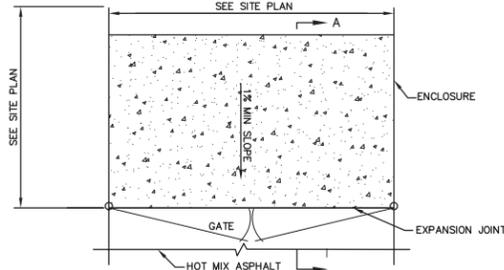
CONTROL/EXPANSION JOINT SPACING

WIDTH	CJ	EJ
4'	5'	25'
5'	5'	25'
6'	6'	24'
7'	5'	28'
8'	4'x4'	24'
9'	4.5'x4.5'	27'
10'	5'x5'	30'

CONCRETE WALKWAY

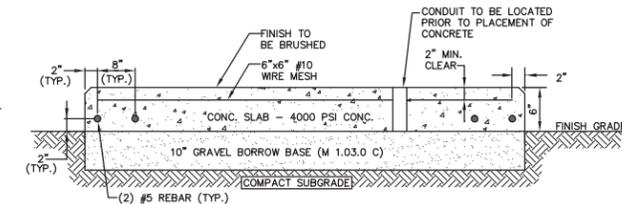
SCALE: NONE
 \DETAILS\LD\SIDEWALKS & PATHS\WALK (CONC) [EXPANSION JOINT].DWG

06/08



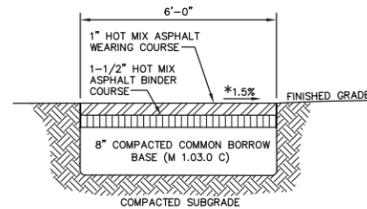
DUMPSTER ENCLOSURE

SCALE: NONE



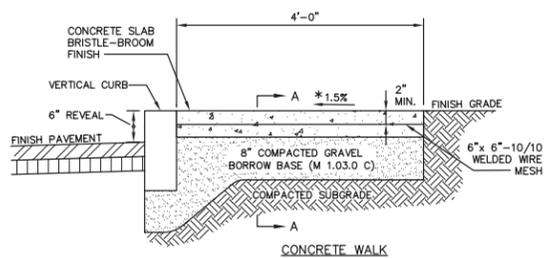
GENERATOR PAD

SCALE: NONE



BITUMINOUS CONCRETE WALKWAY

SCALE: NONE



NOTES:

- WALK TO 6" THICK IF SUBJECT TO VEHICULAR LOAD.
- PROVIDE EXPANSION JOINTS AT MIN. 20 FT O.C. WITH PRE-MOLDED JOINT FILLER.
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
- CONCRETE SHALL BE 4,000 PSI-TYPE II.
- CONSTRUCTION TOLERANCE = 0.5%.

EXPANSION JOINT NOTES:

- EJ AT ALL INTERSECTIONS WALKS-EVENLY SPACE CJ BETWEEN EJ.
- EJ ALONG ALL RETAINING WALLS, STRUCTURES, HANDICAP RAMPS, LIGHT BASES, BENCHES ETC.. USE REMOVABLE PVC SPACER & SILICONE JOINT FILLER.
- ALONG GRANITE CURB PROVIDE POLYETHYLENE BOND BREAKER & TOOL EDGE JOINT.

CONTROL/EXPANSION JOINT SPACING

WIDTH	CJ	EJ
4'	5'	25'
5'	5'	25'
6'	6'	24'
7'	5'	28'
8'	4'x4'	24'
9'	4.5'x4.5'	27'
10'	5'x5'	30'

CJ= CONTROL JOINT
 EJ= EXPANSION JOINT

CONCRETE SIDEWALK

SCALE: NONE



4/16/20

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:

NO.	DATE	DESC.
1	3/3/2020	REMOVE PARKING IN FRONT DR & SPR COMMENTS
2	3/11/2020	PARKING CALCULATIONS
3	4/6/2020	ZONING RELIEF REQUIRED
4	4/16/2020	PLANNING BOARD REQ'S

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 343 ROUTE 28
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 West Yarmouth, Massachusetts
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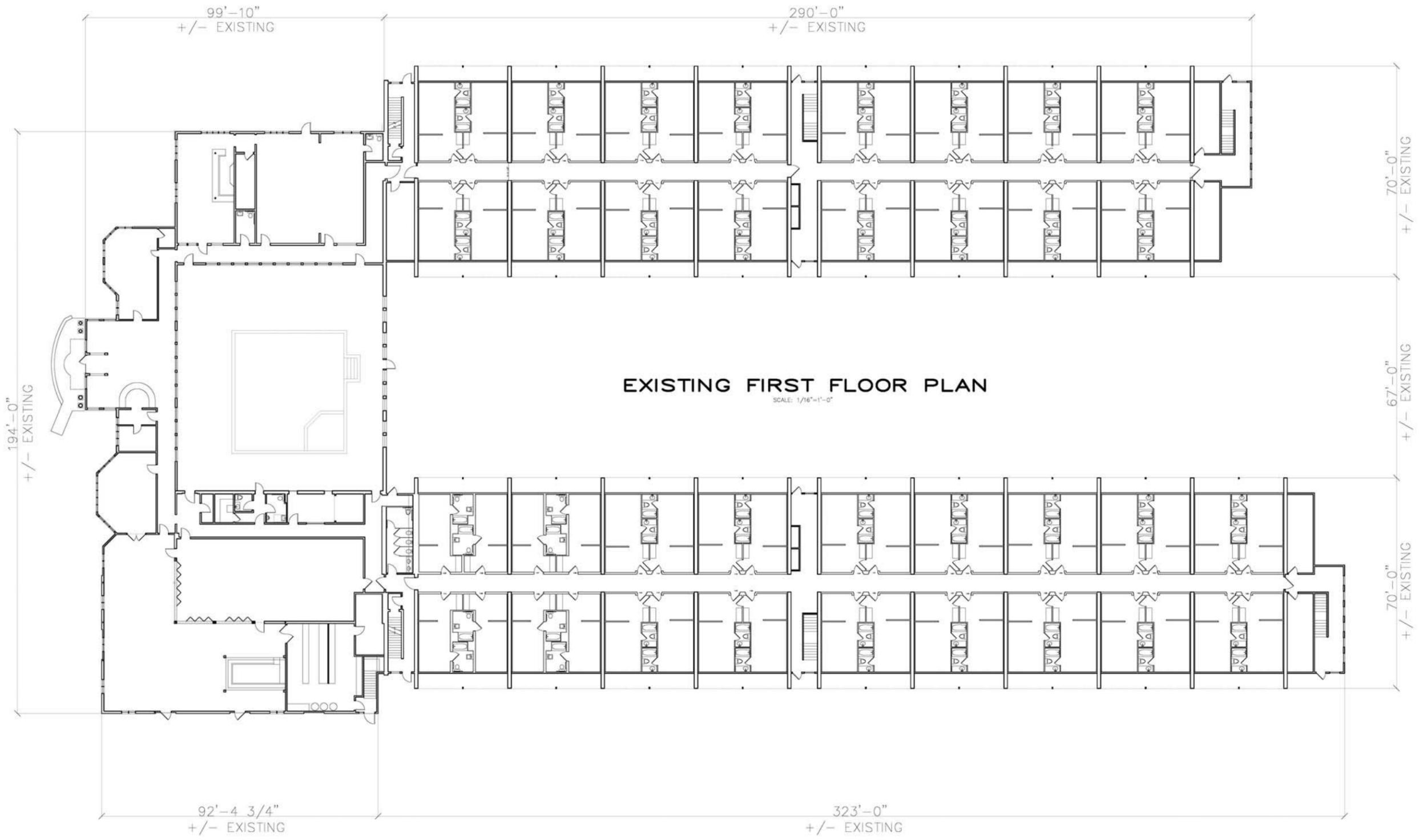
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 SCALE: AS NOTED

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FILE: Projects-YAR\49382.02\Civil\Draw\4938202-A2.dwg
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 JOB. NO: 4-9382.03

S-5



EXISTING FIRST FLOOR PLAN

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



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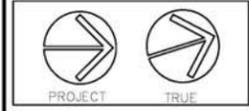
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DATE: REVISIONS:

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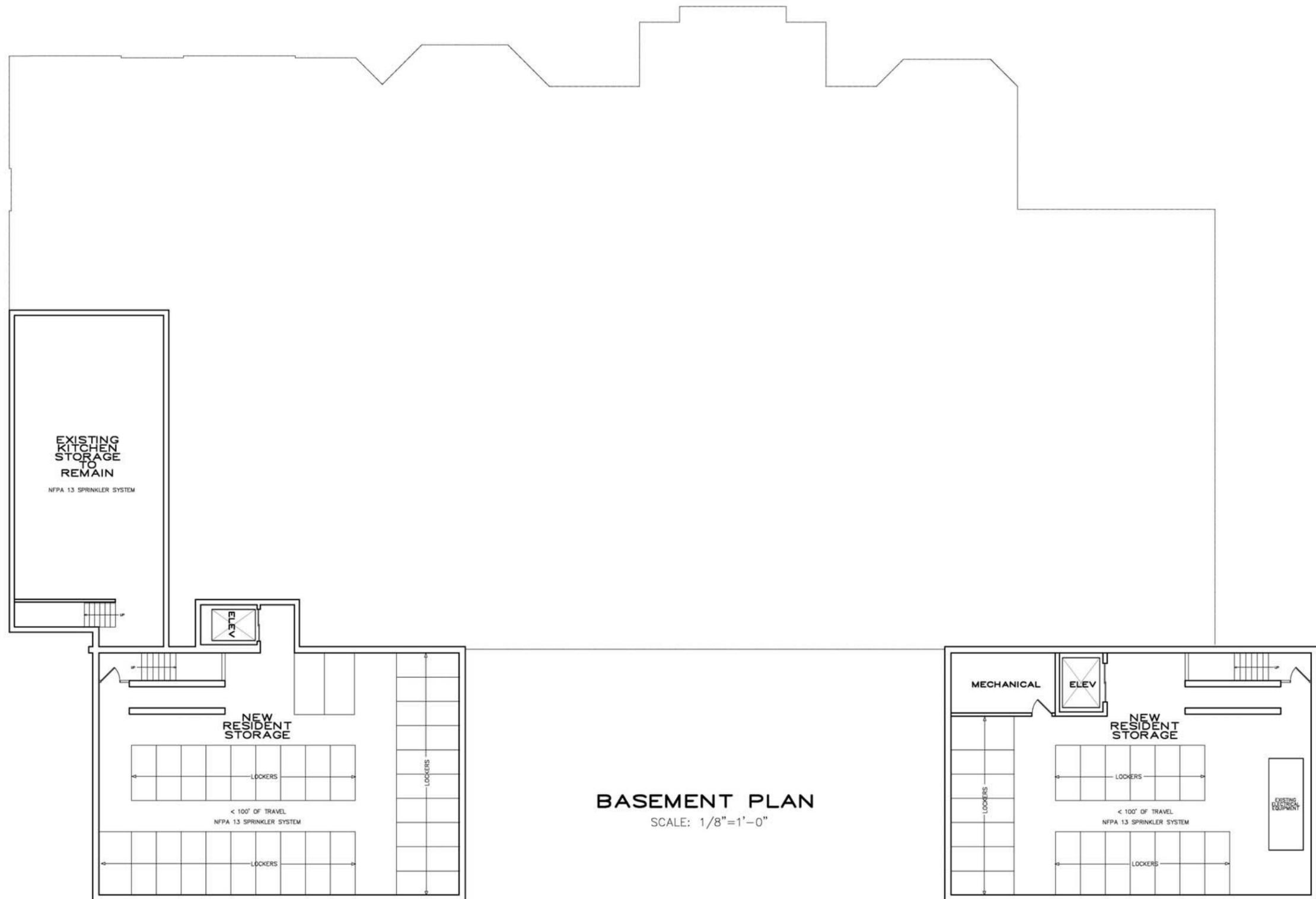


SCALE: 1/16"=1'-0"
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BASEMENT PLAN
SCALE: 1/8"=1'-0"



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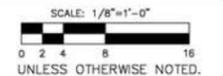
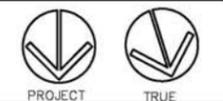
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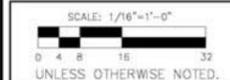
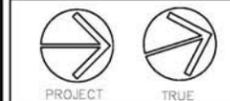
REVISIONS

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DATE	REVISIONS

ISSUED FOR:

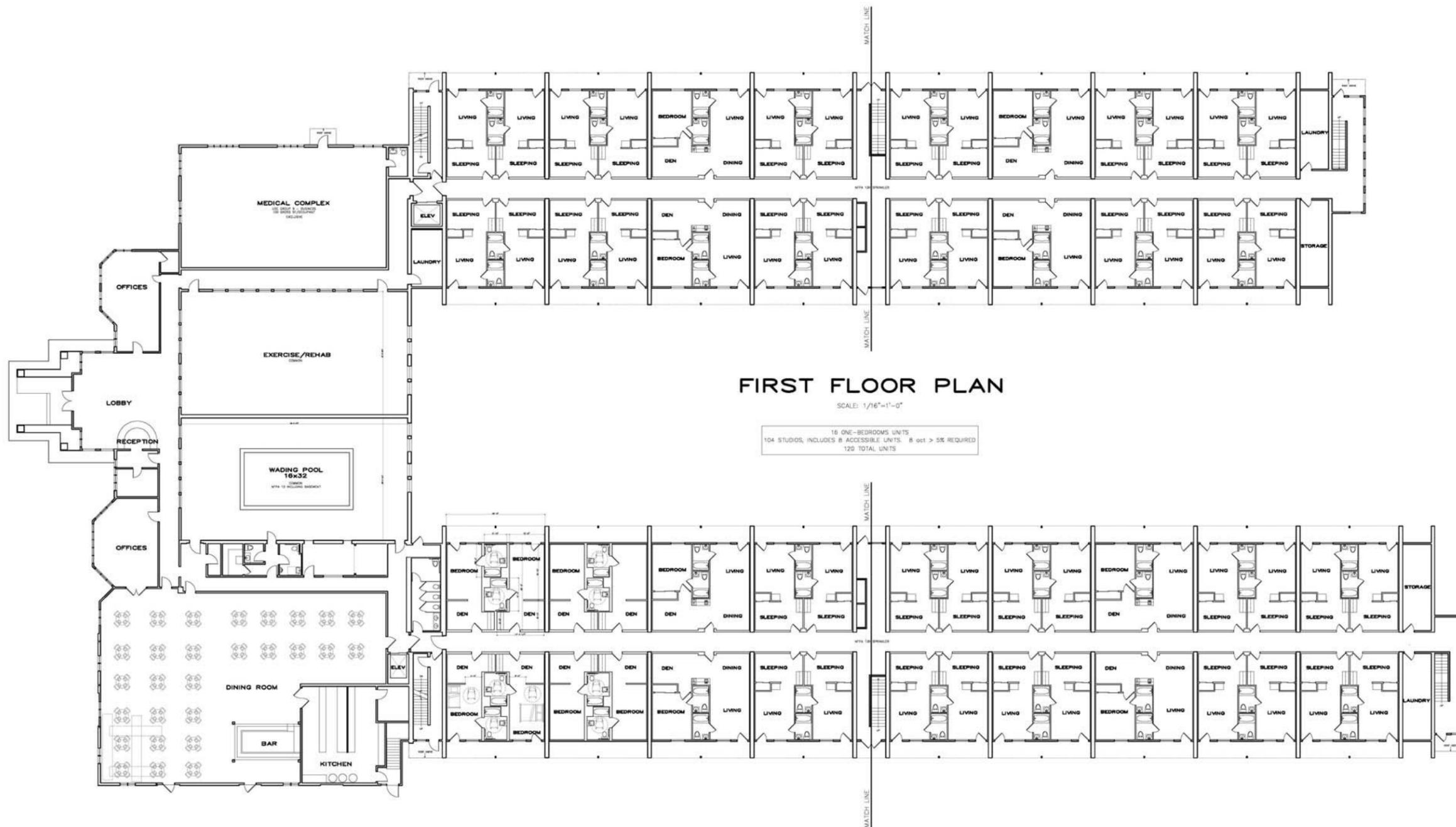
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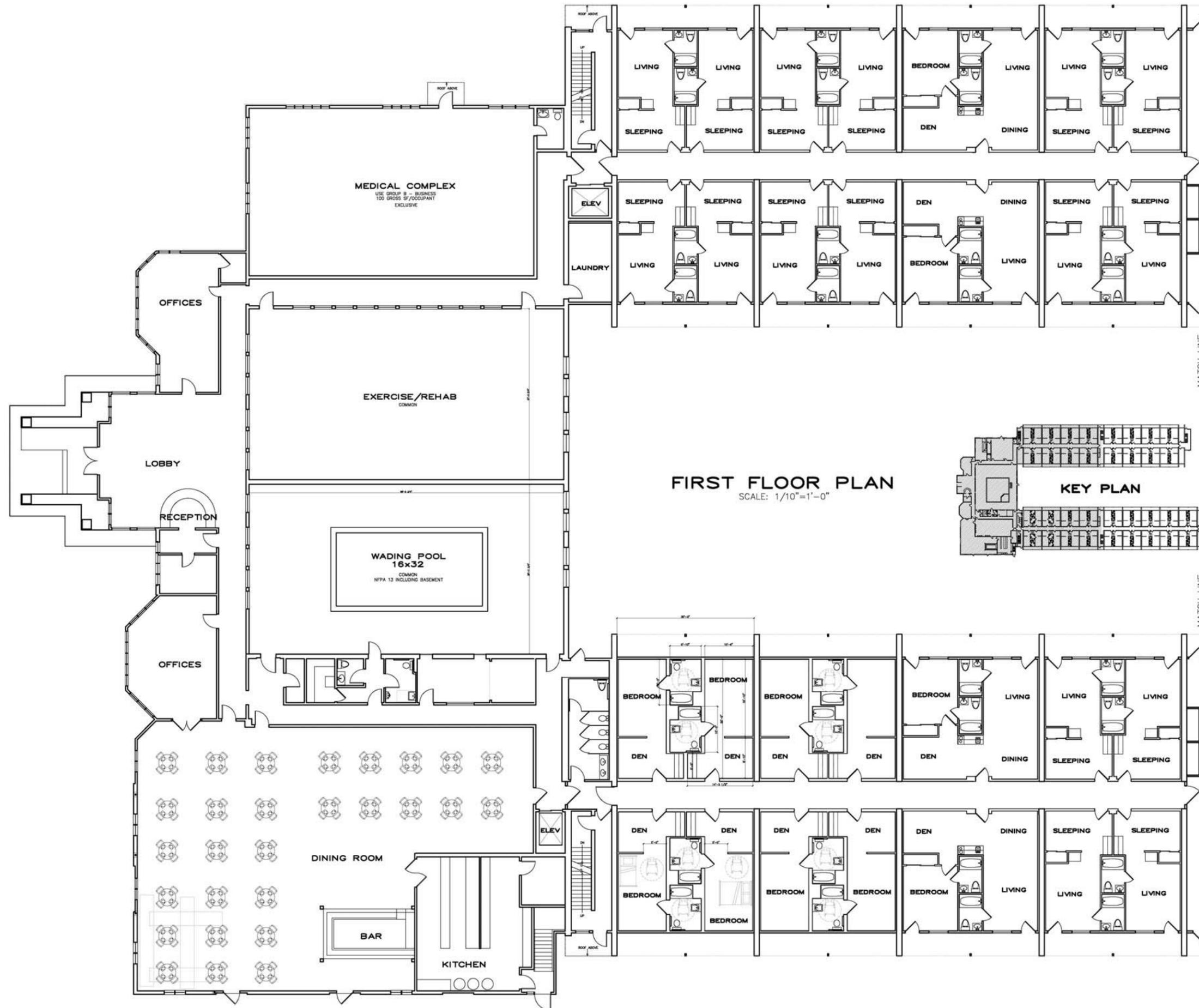
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FIRST FLOOR PLAN

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

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



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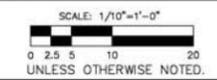
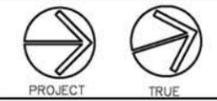
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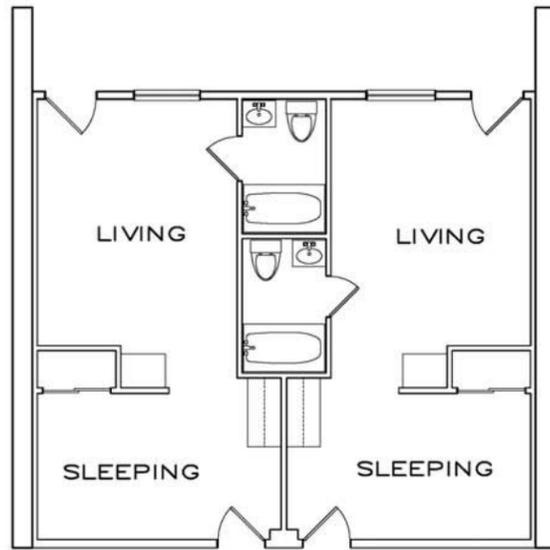
ISSUED FOR:
DATE: March 16, 2020



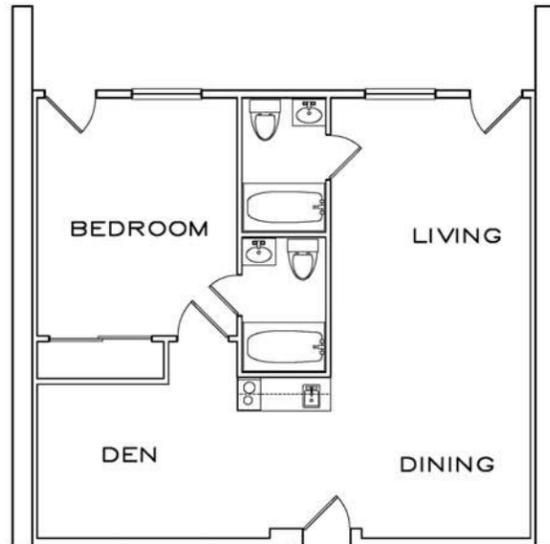
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A.1.1

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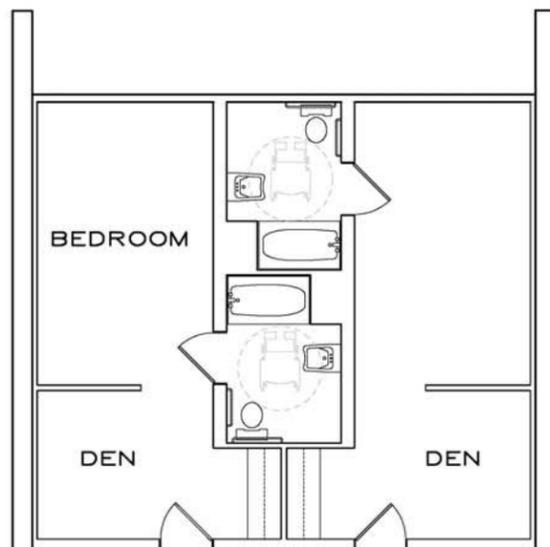
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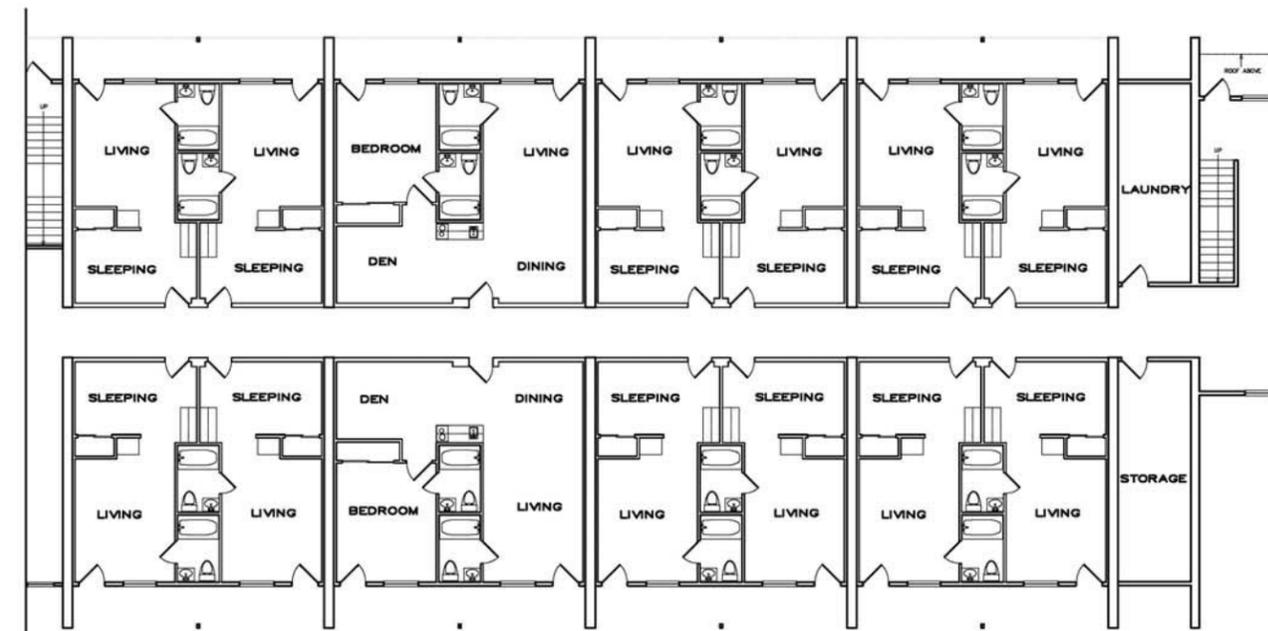
TYPICAL STUDIO UNITS



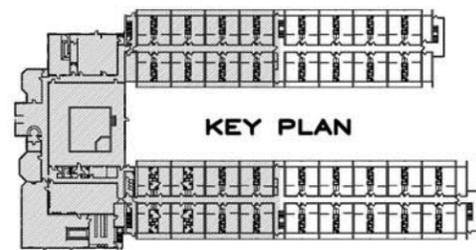
TYPICAL ONE BEDROOM UNIT



TYPICAL ACCESSIBLE UNITS



MATCH LINE

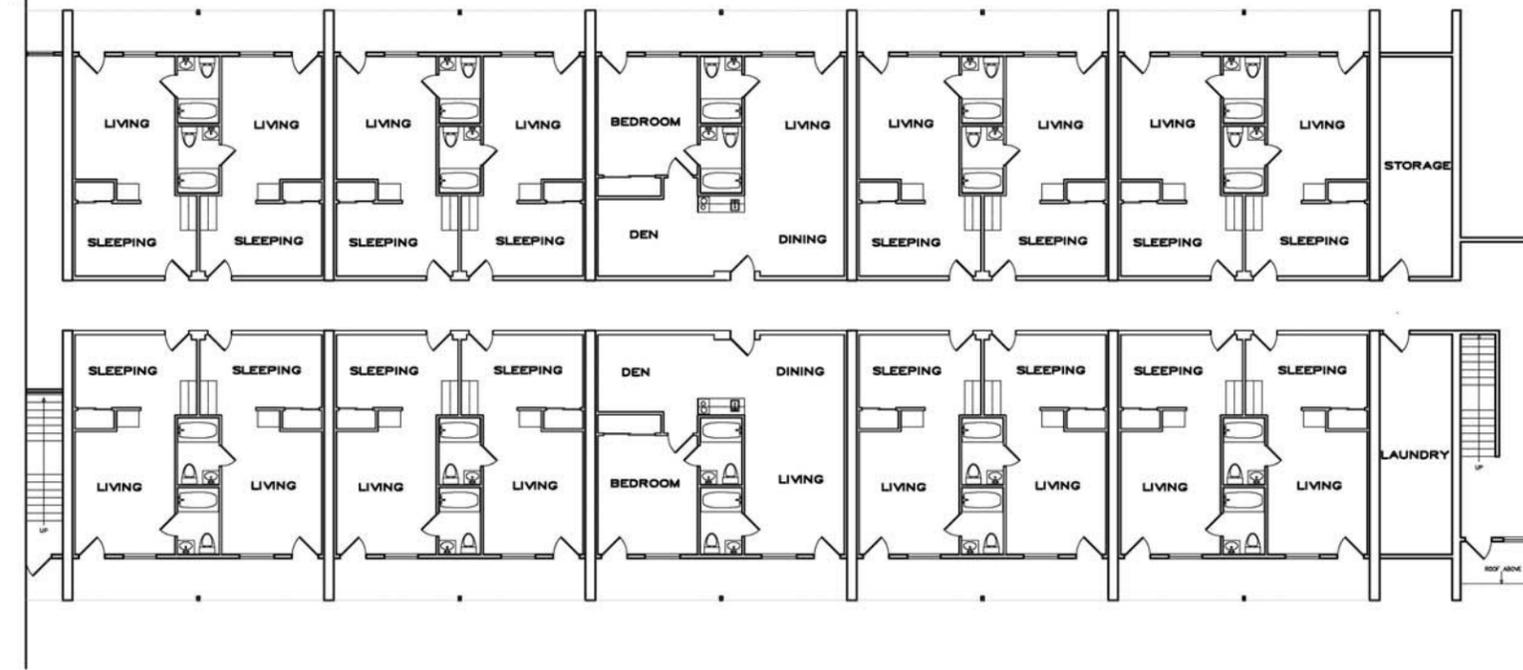


KEY PLAN

FIRST FLOOR PLAN

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

MATCH LINE



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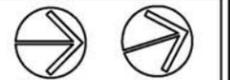
REVISIONS

DATE: REVISIONS:

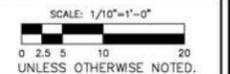
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SCALE: 1/10"=1'-0"
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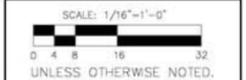
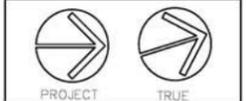
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ISSUED FOR:
DATE: March 16, 2020

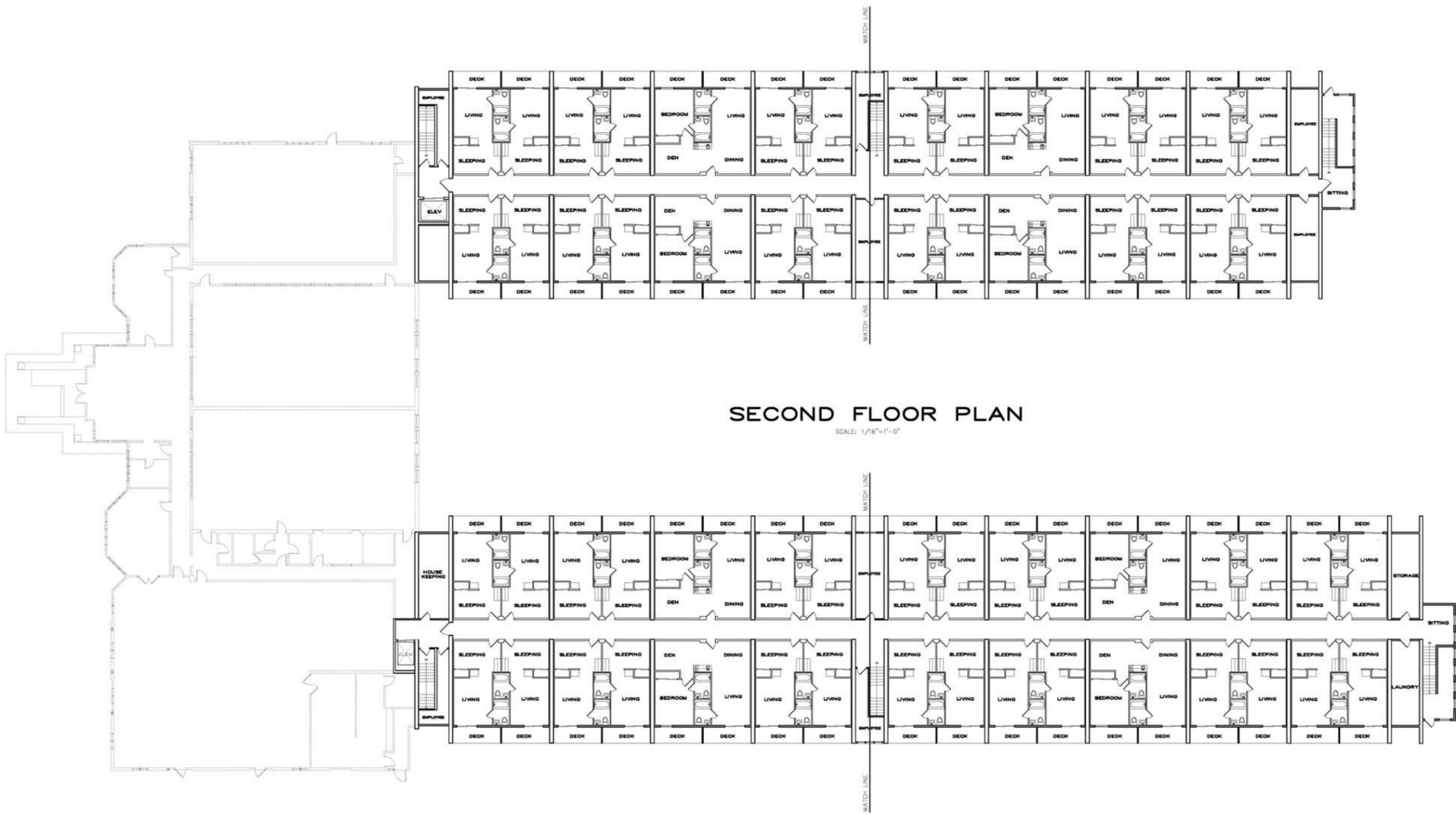


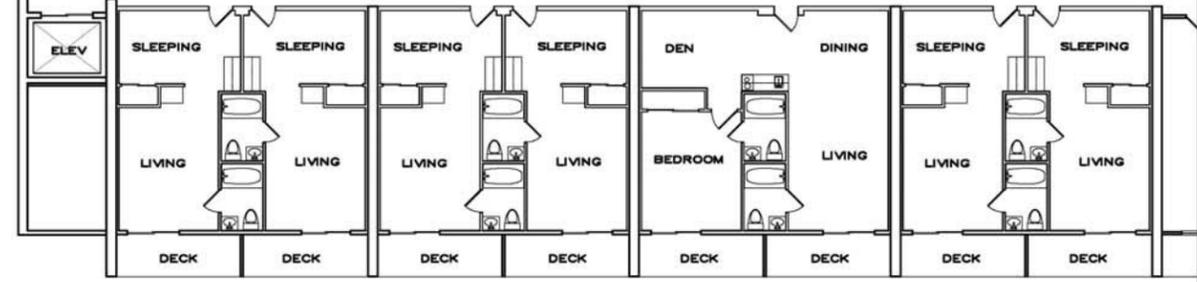
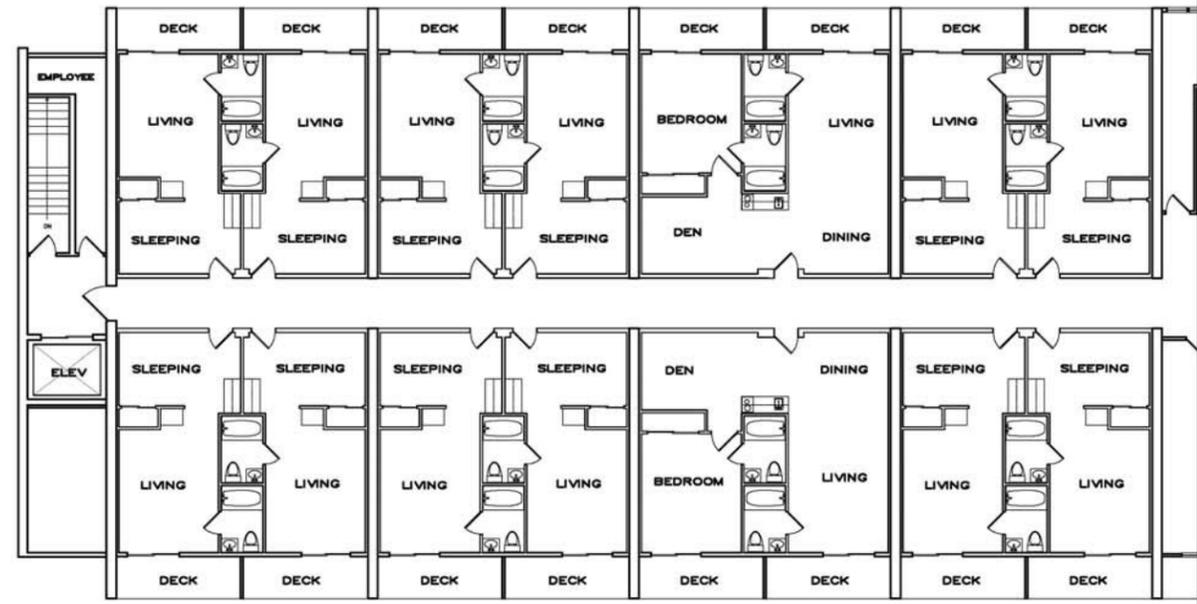
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A.2

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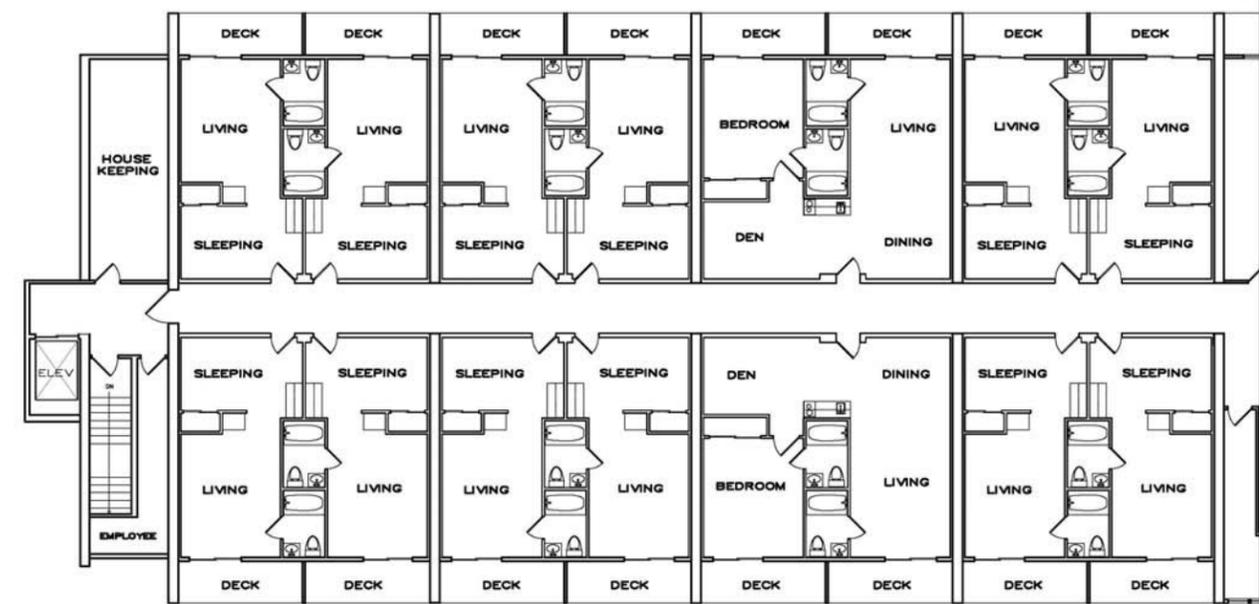
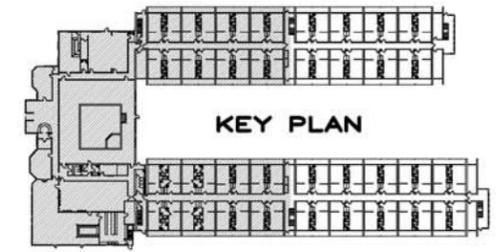
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SECOND FLOOR PLAN

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



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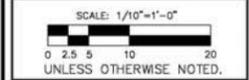
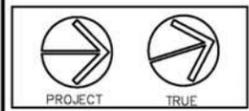
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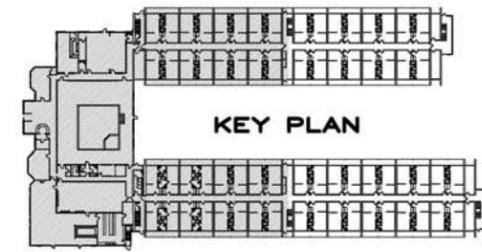
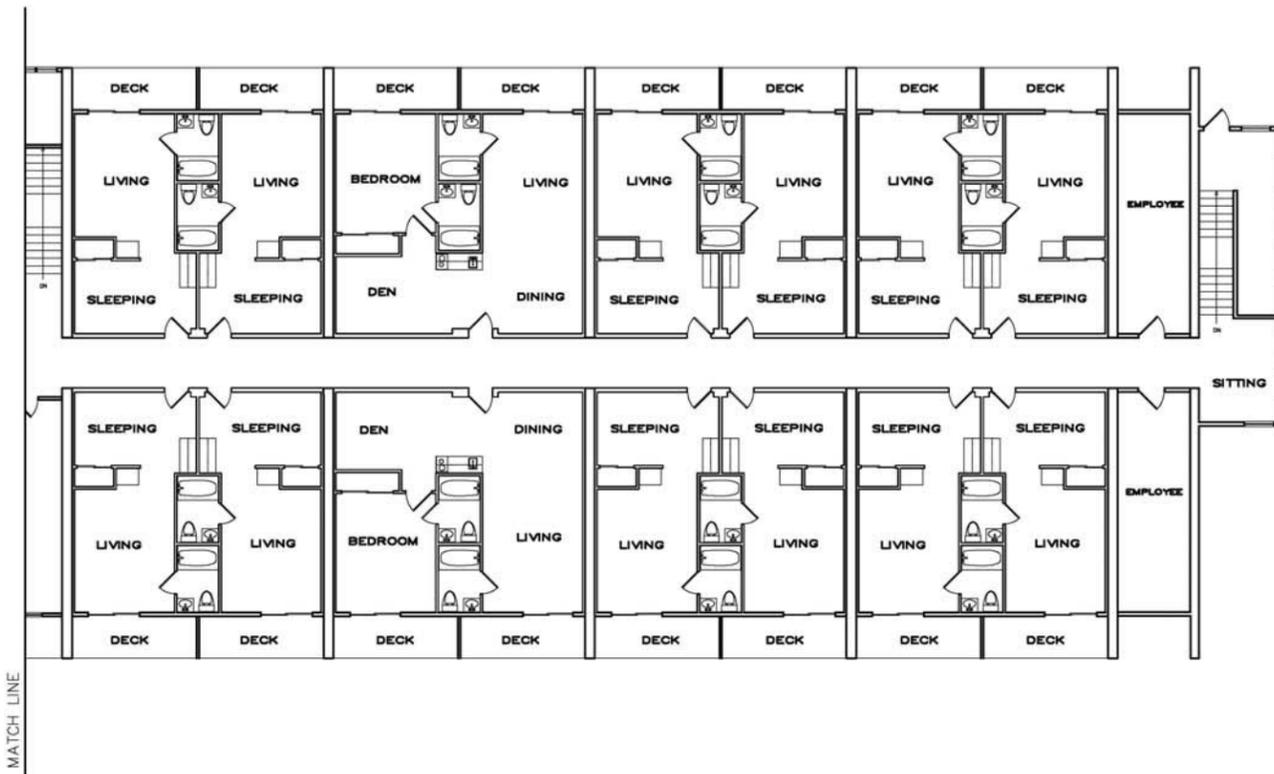
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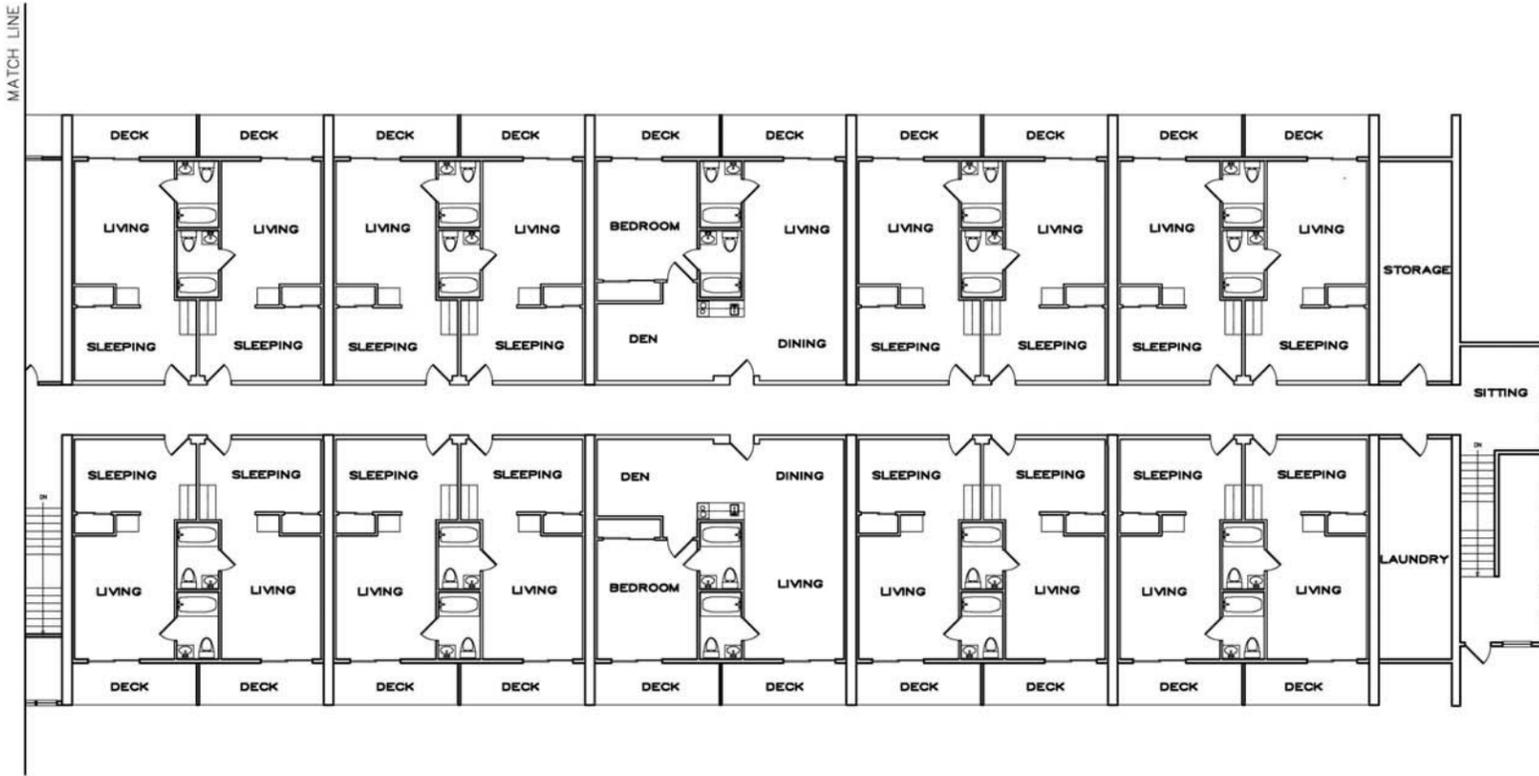
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SECOND FLOOR PLAN
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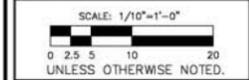
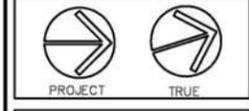
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A.2.2

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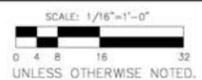
DATE: March 16, 2020



PROJECT



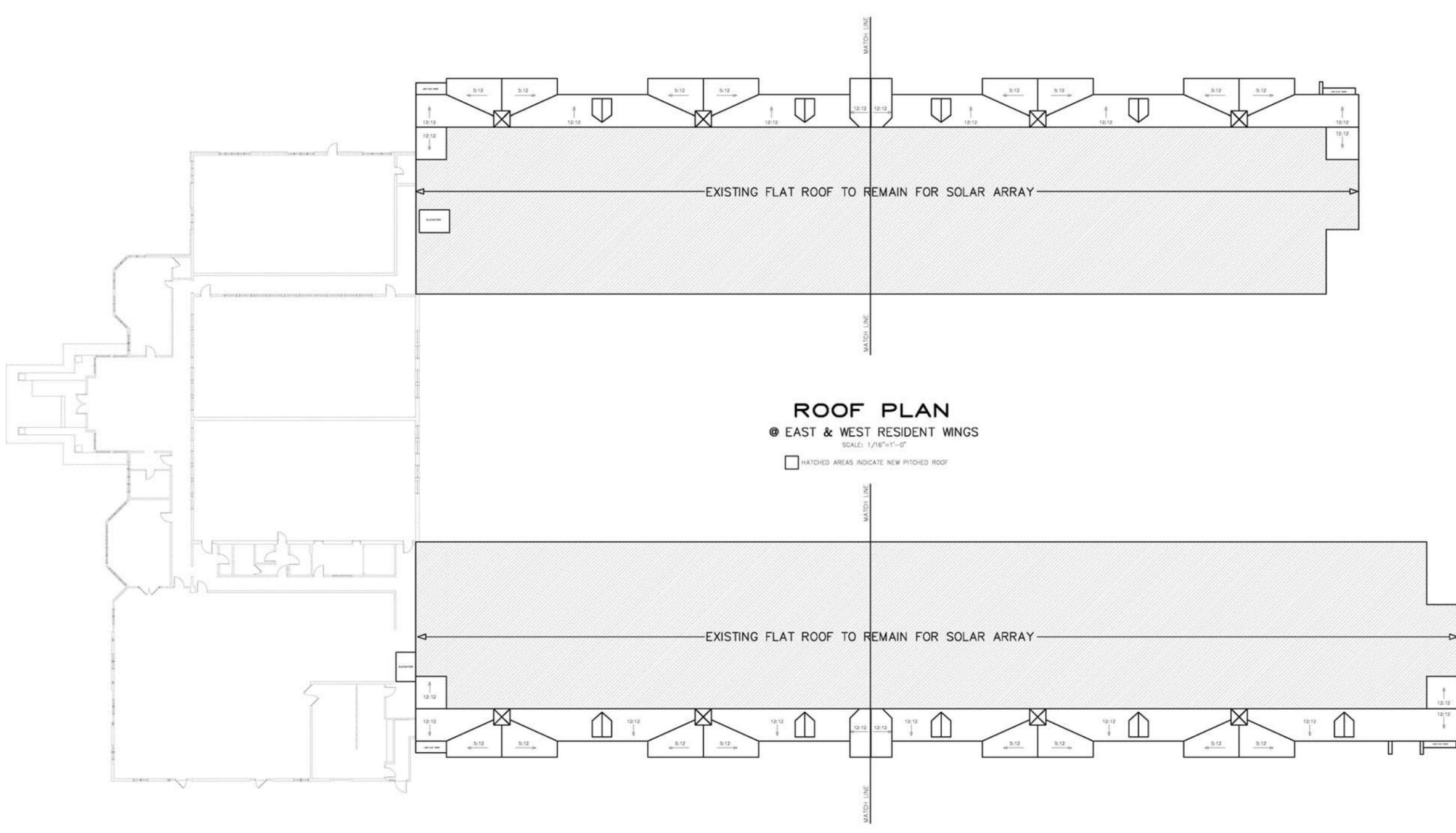
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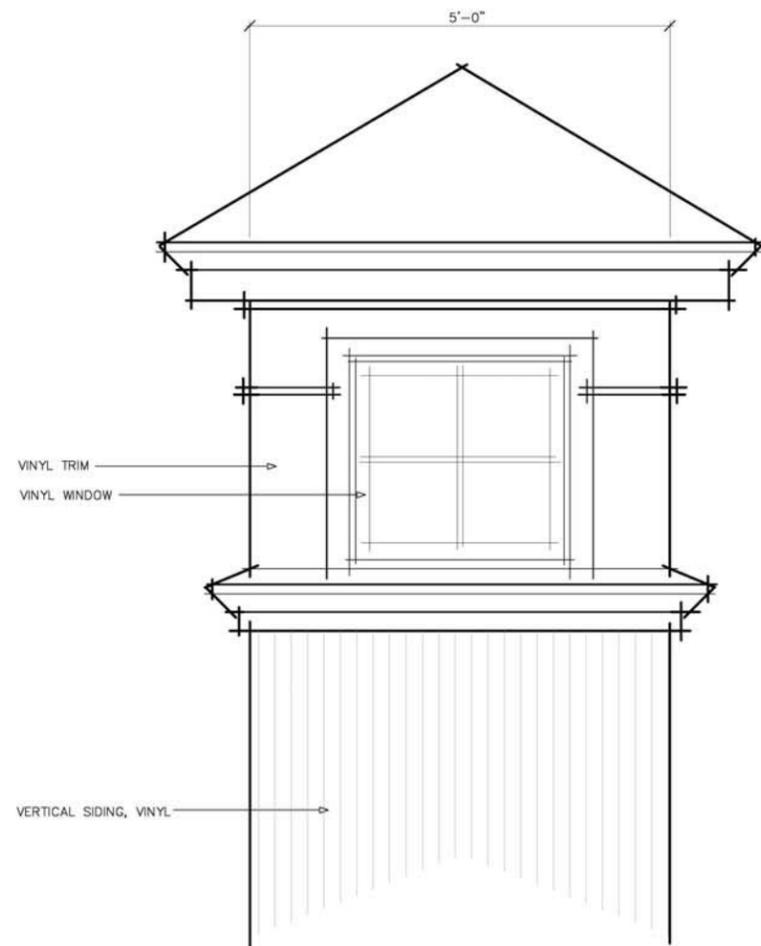
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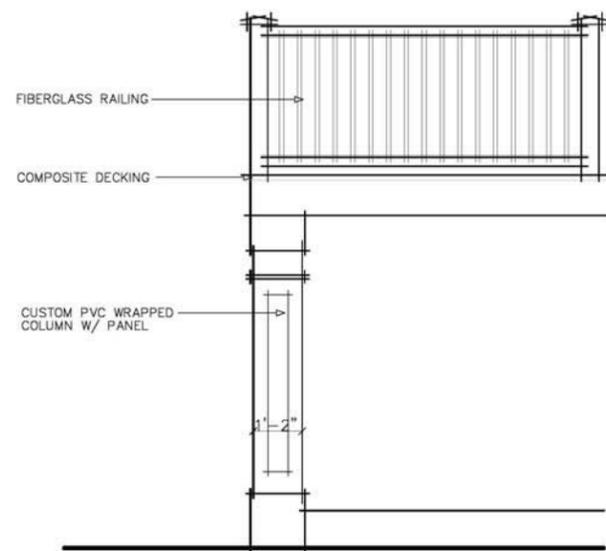
ROOF PLAN
@ EAST & WEST RESIDENT WINGS

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

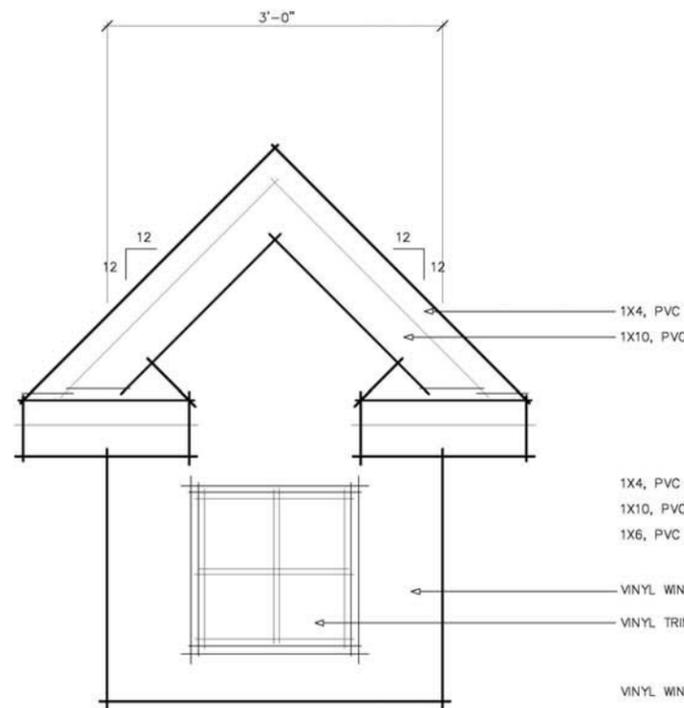
□ HATCHED AREAS INDICATE NEW PITCHED ROOF



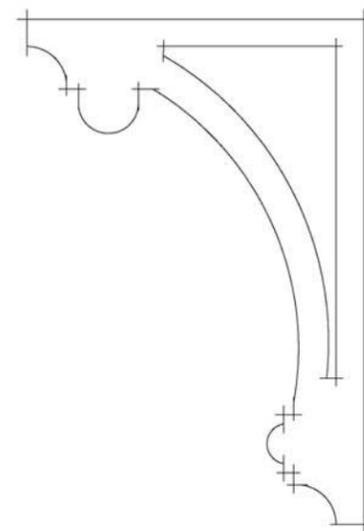
TYPICAL CUPOLA
SCALE: 1"=1'-0"



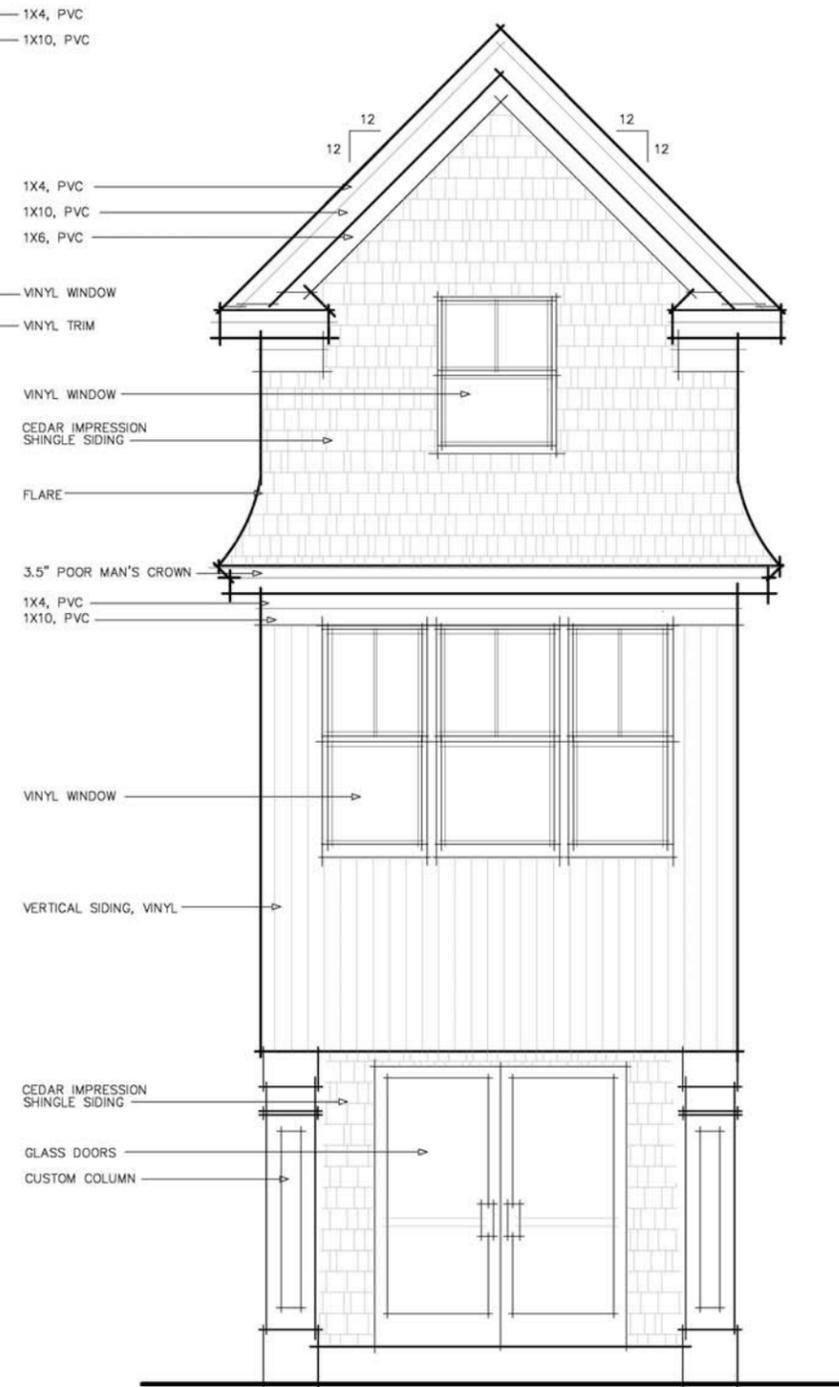
TYPICAL COLUMN & RAILING
SCALE: 1/2"=1'-0"



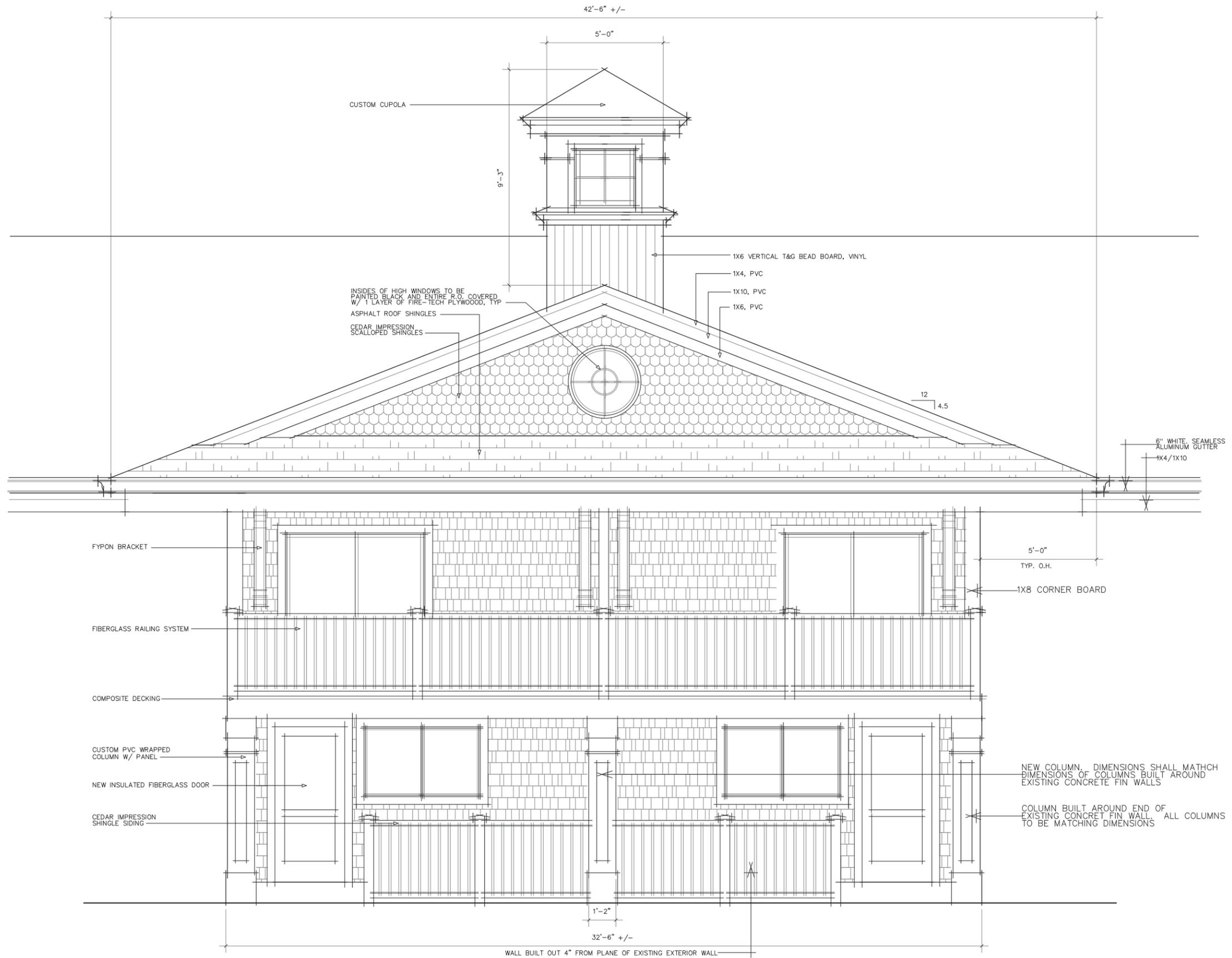
TYPICAL DORMER
SCALE: 1"=1'-0"



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



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



BLOW UP OF TYPICAL GABLE BUILD OUT

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



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SCALE: AS NOTED

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A.4.2

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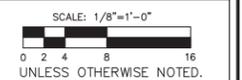
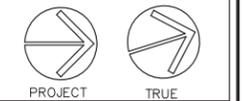
REVISIONS

DATE: REVISIONS:

DATE	REVISIONS

ISSUED FOR: APPROVALS

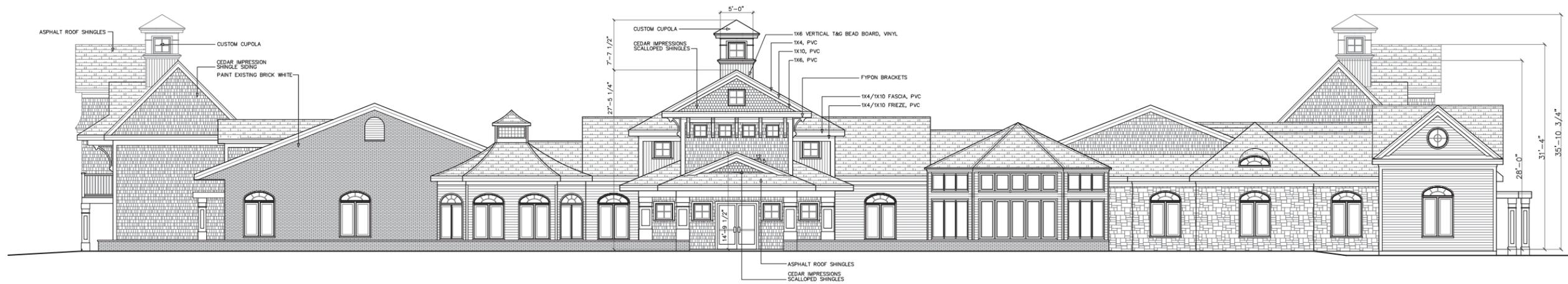
DATE: 3.16.2020



SHEET NO.
A.5

TOTAL NUMBER OF SHEETS
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SOUTH ELEVATION

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

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

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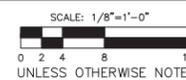
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DATE: REVISIONS:

ISSUED FOR: APPROVALS
DATE: 3.16.2020



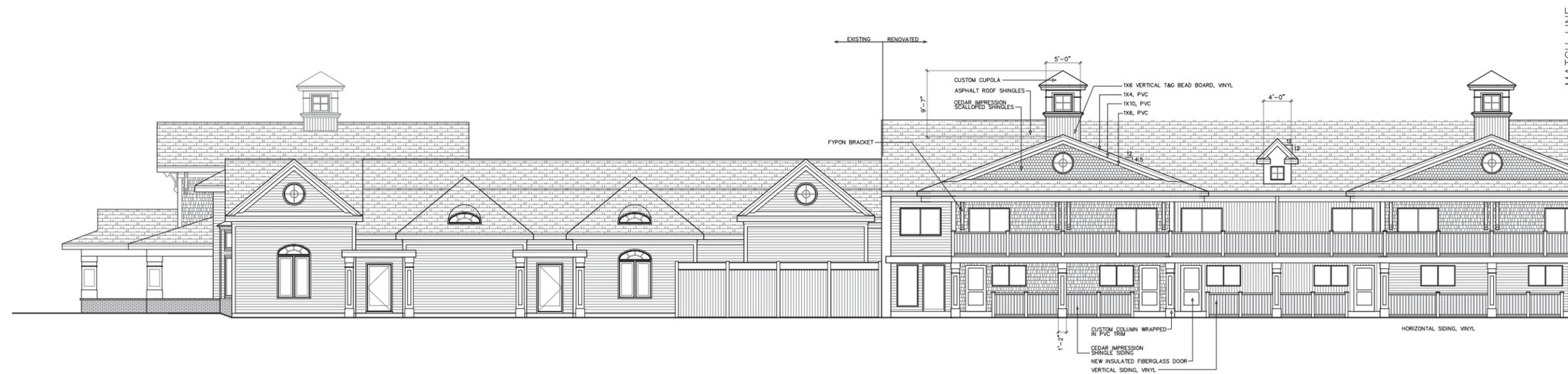
PROJECT TRUE



SHEET NO.
A.6

TOTAL NUMBER OF SHEETS
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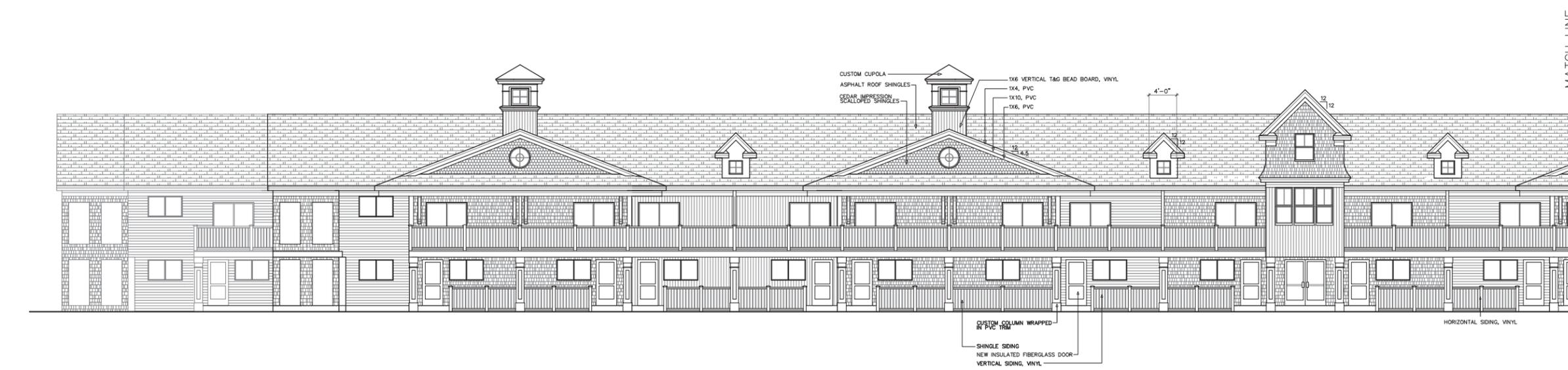
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PARTIAL EAST ELEVATION

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

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



PARTIAL WEST ELEVATION

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

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

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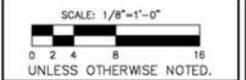
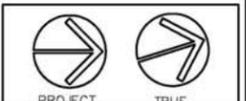
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A.7

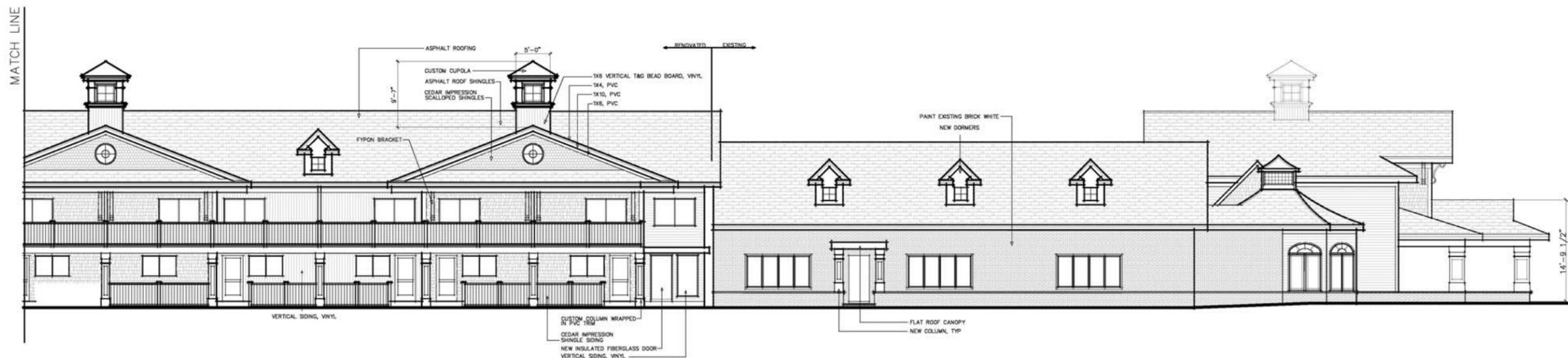
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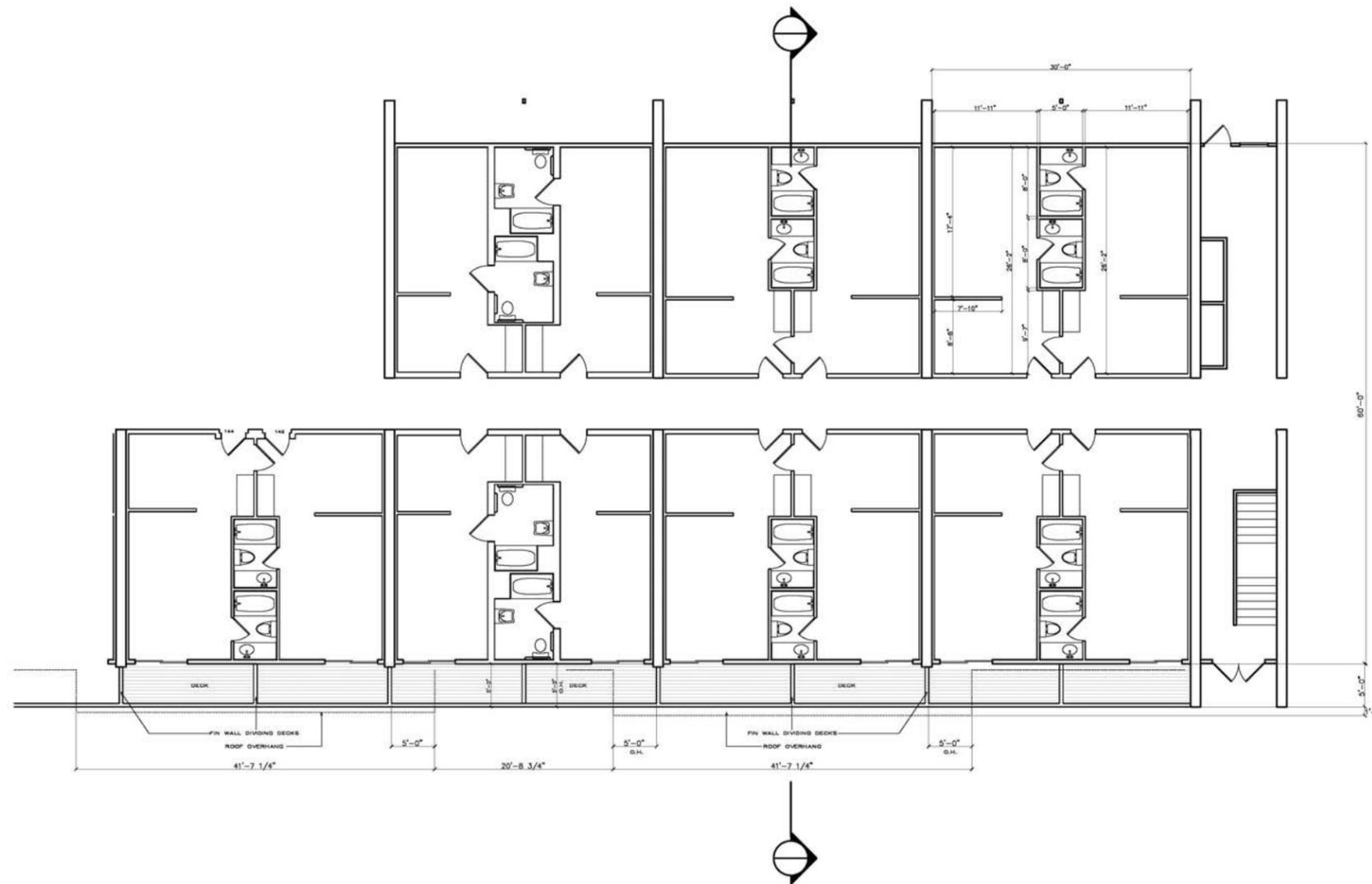
PARTIAL EAST ELEVATION

SCALE: 1/8"=1'-0"
ALL DOORS AND WINDOWS SHALL BE TRIMMED W/ 1X4 PVC

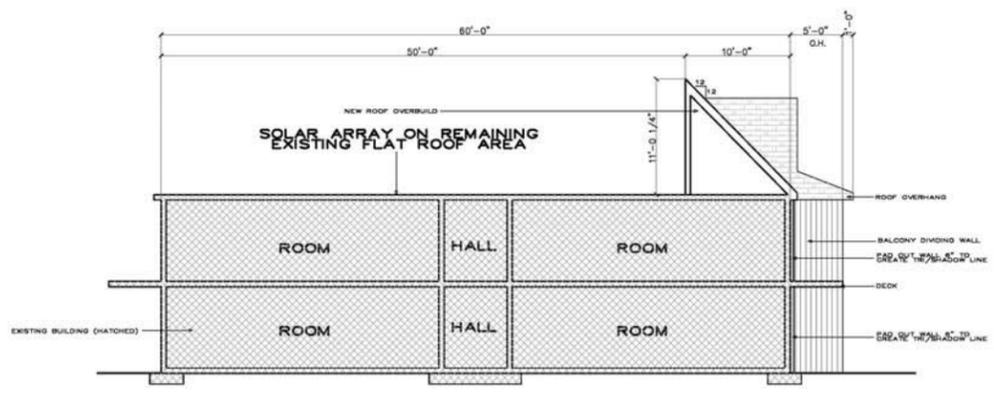


PARTIAL WEST ELEVATION

SCALE: 1/8"=1'-0"
ALL DOORS AND WINDOWS SHALL BE TRIMMED W/ 1X4 PVC



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



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



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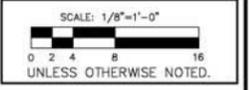
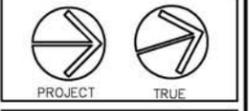
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A.8

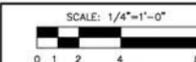
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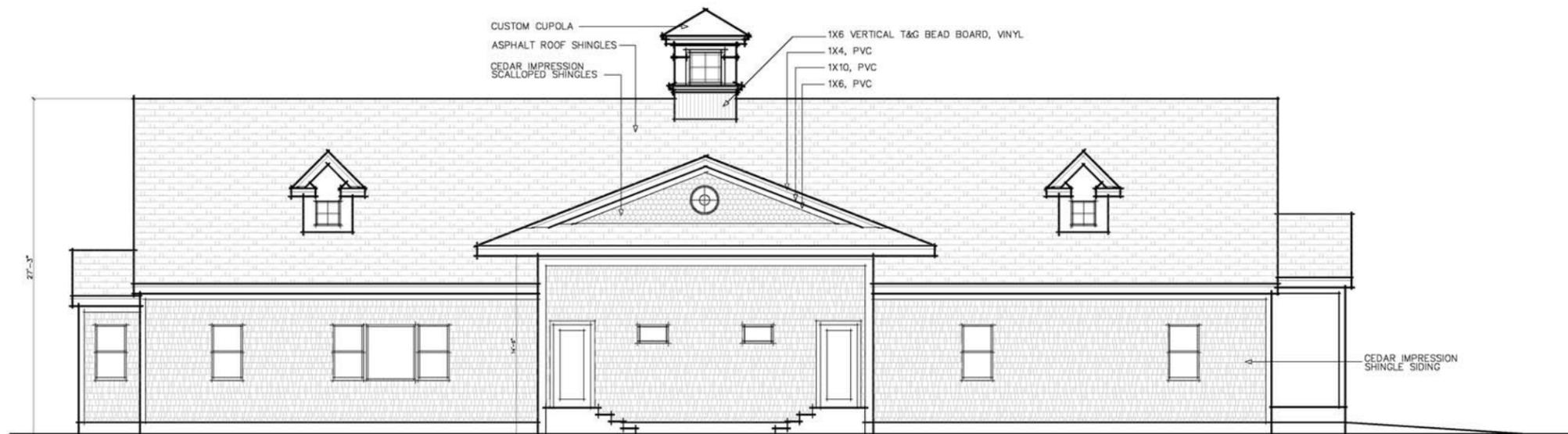


SCALE: 1/4"=1'-0"
UNLESS OTHERWISE NOTED.

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 May 6, 2020

The Yarmouth Planning Board held a Business Meeting at **5:30** p.m. on Wednesday **May 6, 2020** via a Virtual Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law in response to the COVID-19 pandemic.

Planning Board Present: Brad Goodwin, Tom Roche, Liz Hartsgrove, Lee Rowley and Tom Baron.

Planning Board Absent: Chris Vincent and Joanne Crowley

Staff Present: Kathy Williams, Town Planner.

Guests: Robin Wilcox, Sweetser Engineering; Tanya Daigneault; Attorney Andrew Singer; Kieran Healy, BSC Group; Jack Hynes; and Chris Wise

1. **Meeting Opening:** Chairman Tom Roche opened the virtual meeting at 5:31 PM and took a roll call to establish quorum. Kathy Williams, Town Planner, served as the Moderator for the virtual meeting and read the attached statement regarding the reason for the virtual meeting and provided an overview on how remote participation works. All votes were taken by roll call and the meeting was livestreamed to the Town of Yarmouth YouTube Channel.
2. **Approval Not Required ANR Plan #2816D:** Tanya Daigneault, 8 Old Hyannis Road, Yarmouth Port, MA, Assessor's Map 104, Parcel 9.3, R40 and Aquifer Protection District (APD) zoning districts. The ANR Plan divides the existing lot into two lots.

Robin Wilcox of Sweetser Engineering gave an overview of the ANR Plan. The project had previously been before the Planning Board for a Preliminary Subdivision which had been denied, but relief was sought and received from the Zoning Board of Appeals. The relief allowed for 50' of frontage with the 150'x150' box being greater than 500' from Old Hyannis Road. The ZBA had one condition that the house on Lot 13 (including any additions or alternations) remains entirely within the 500' radius from Old Hyannis Road.

Kathy Williams gave a brief overview of the attached Memo and noted that a revised plan had been received which had the correct Planning Board number and modified the note related to frontage. Ms. Williams noted that Ms. Daigneault had indicated she does not plan on selling the lots in the near future, but when sold she would provide the necessary easements. Ms. Daigneault confirmed this at the Planning Board meeting.

Tom Baron noted the corner of the existing driveway located on the adjacent property and suggested this access be redirected. Lee Rowley inquired about soil testing. Ms. Daigneault indicated soil test had been done previously, but would be tested prior to any future sale. Brad Goodwin was pleased the Applicant took the Planning Board's suggestion to go to the ZBA and receive the necessary relief. He noted that at some point the access to lot 13 should be moved off lot 12, or easements provided.

VOTE: On a motion by Tom Baron, and seconded by Liz Hartsgrove, the Planning Board voted (5-0) to endorse ANR Plan 2816D as presented, with Brad Goodwin, Tom Roche, Liz Hartsgrove, Lee Rowley, and Tom Baron voting in favor.

Kathy Williams will coordinate with the Chairman to have the linen signed and will mail to Robin Wilcox.

3. **South Yarmouth Wise Living Retirement Community Zoning Board of Appeals (ZBA) Relief Discussion:** Applicant: Wise Living Development LLC. Owners: Maclyn LLC, 834 Main Street Realty Trust, and Baker Frank LLC. Location: 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. The Applicant is proposing to redevelop 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 leased medical facilities; upgrade the commercial property at 834 Route 28, with 30 Frank Baker Road remaining vacant. The Planning Board will discuss and possibly provide comment on the Applicant's Zoning Board of Appeals (ZBA) relief request for the above referenced project.
- a. **Recusal:** Planning Board Member Brad Goodwin continued his recusal for this project due to a conflict.
 - b. **Presentation:** Attorney Andrew Singer gave a brief overview of the five areas of relief being requested from the ZBA for the project as outlined in the attached ZBA Narrative and shown on Site Plan S-2B. Briefly these include providing a sidewalk easement rather than constructing a sidewalk, retaining a second free standing sign on a single parcel, replacing 3 in-lot trees with shrubs and relocating one in-lot tree to avoid subsurface disposal structures, and building modulation styles and frequency not meeting the bylaw for 822 Route 28 and 834 Route 28.
 - c. **Comments:** Kathy Williams gave a brief overview of the attached May 1, 2020 Planner Memo which included a draft motion for consideration by the Planning Board. Having discussed the project and relief requested at the April 15, 2020 meeting, the Planning Board had no further discussions and voted as follows:

VOTE: On a motion by Liz Hartsgrove, and seconded by Tom Baron, the Planning Board voted (4-0) to provide a Letter to the Zoning Board of Appeals 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 style (i.e. open porches) as presented at the April 15, 2020 Planning Board meeting for 834 Route 28 with the elimination of any building modulation on the east side of the building.**
3. **Allowing the retention of a second, existing freestanding sign for the 834 Route 28 building in addition to keeping a freestanding sign for the redeveloped 822 Route 28 building on a single combined property.**
4. **Providing an 8' permanent easement to the Town for future construction or relocation of the existing sidewalk along Route 28, in lieu of constructing a new sidewalk adjacent to the existing sidewalk.**
5. **Replacing three (3) in-lot trees with three (3) shrubs, and relocating one (1) in-lot island with tree to exceed the spacing requirements in the parking lot of 822 Route 28 due to the proximity to existing subsurface disposal structures that are to remain.**

4. **Meeting Minutes:**
 - a. **April 15, 2020:** On a motion by Liz Hartsgrove, and seconded by Brad Goodwin, the Planning Board voted (5-0) to approve the meeting minutes of April 15, 2020 with Brad Goodwin, Tom Roche, Liz Hartsgrove, Lee Rowley, and Tom Baron voting in favor.
5. **Board of Appeals Agenda & Decisions:** None - ZBA has not been meeting due to lack of applications.
6. **Committee Updates from Board Members:**
 - a. **Affordable Housing Trust (AHT):** Tom Roche noted that the AHT met to address programming for rental assistance for those impacted by COVID 19. The AHT discussed increasing the CPA amount to HECH to \$50k, additional funds for Hands of Hope and increasing Area Median Income limits from 80% to 100%.
7. **Board Member Items:** Tom Baron noted that he received the Community Visioning notice as an insert in his water bill. Kathy Williams mentioned that the visioning process has been delayed due to COVID 19 with in-person Workshops not happening until the fall or later. Brad Goodwin asked about the Annual Town Meeting (ATM) and Election dates. Kathy Williams confirmed that the current date for ATM is June 22, 2020 with the election on June 30th, but these may be pushed out further.
8. **Correspondence:** Attachments noted below were sent to the Planning Board via e-mail.
9. **Staff Updates:** Kathy Williams mentioned that there would be no zoning amendments on the fall town meeting due to the pandemic. She also noted that updated Channel 18 equipment is being installed at Town Hall to allow for both livestreaming of meetings to YouTube and to Channel 18. Kathy Williams mentioned changes to the CDBG program to allow for funding for businesses impacted by the pandemic with more information available on the Town Website.
10. **Upcoming Meetings:**
 - a. May 20, 2020 – Public Hearing
 - b. June 3, 2020
11. **Adjournment: VOTE:** On a motion by Brad Goodwin, seconded by Tom Baron, the Planning Board voted unanimously (5-0) to adjourn at 6:10 PM.

ATTACHMENTS:

- **May 6, 2020 Agenda**
- **Script - Explaining Remote Access Planning Board Meeting**
- **ANR Plan 2816D:** April 30, 2020 Planner Memo with Form A, ZBA Decision #4828, ANR Plan 2816C, and revised ANR Plan 2816D
- **South Yarmouth Wise Living Retirement Community ZBA Relief Discussion:** May 1, 2020 Planner Memo, ZBA Narrative, Site Plan S-2B revised 4/16/20, and Elevation Plans A.4 and B.1.
- **Draft Meeting Minutes:** April 15, 2020
- **Miscellaneous Correspondence:**
 - Cape Cod Commission Press Release on Public Comment on Transportation Planning Docs.
 - Barnstable Planning Board Public Hearing Notice for May 11, 2020

Approved on _____:

On a motion by _____, and seconded by _____, the Planning Board voted (??) to approve the meeting minutes of May 6, 2020.