

## Section 5331 – DEVELOPMENT IMPACT STATEMENT

- a. Impact of density and location of the project on water supply, water quality or the provision thereof.

The project design by necessity has to be dense to provide workforce housing facilities on a financially viable basis. Because of its location on the outskirts of Town, the fact that it will be connected to the sewer system and that an existing septic system at the site will be abandoned, impact on water quality may actually be improved in the area. Additionally, many of the Units are dormitory style and use of kitchen facilities will be significantly reduced over conventional residential use.

- b. Impact of the individual and collective on-site septage system or systems on abutting property or any marsh, bog or other wetland or body of water by introducing therein excessive nutrients, dangerous chemical substances or pathological organisms.

As stated above, the existing on-site septic system servicing the warehouse and artist studios will be abandoned and the property is to be connected to the sewer system. Actual impact on the nearby wetlands and Shank Painter Pond will be beneficial because of the abandonment of this system.

- c. Impact of drainage runoff in terms of possible damage to adjoining property and/or overload or siltup or contamination in any way of a marsh, bog, swamp or other wetland or body of water.

All drainage runoff is to be contained on site including roof runoff handled by gutters, downspouts and dry wells, impervious paved parking areas to contain engineered drainage to comply with storm water standards, patios will be pervious as will all landscaped areas and any impervious walkways will drain to landscaped areas. No offsite migration of runoff water will occur and retaining walls as well as vegetative landscaped areas between the project site and wetlands as well as neighboring properties will ensure this. There exists a natural rise in elevation between project site and nearest wetlands which will also ensure no drainage runoff will impact the wetlands.

- d. Impact of any proposed filling, cutting or other alteration of the topography or any devegetating operations on existing drainage patterns within or in the vicinity of the project.

First of all, some of the proposed work will take place in the High Elevation Protection District A and a site plan review will be conducted by the Planning Board under the Zoning By-laws where this issue will be addressed in more detail. Clearly, there will be changes to the topography of the site but drainage patterns in the areas off site will not be impacted as there will be a vegetated buffer around the site and no topographical or devegetative actions will occur on any neighboring property. Further, all drainage on the driveway/parking areas will be handled on site.

- e. Impact on any adjacent access or other serving roads, whether public or private including carrying capacity, maintenance and safety both during and after construction.

Important to remember that due to the fact that this is a workforce housing development, the vast majority of its occupants will be using bicycles or foot to travel to and from the site as opposed

to automobiles. Applicant will seek to have as many of the vehicles traveling to the site access and egress the same by way of Route 6 rather than Province Road. The purpose is to reduce as much as possible vehicular traffic impact on Province Road. We are investigating with the Fire Department the feasibility of installing some type of gate to prohibit vehicle access to Province Road but allow fire and emergency access to the site. Again, this is an issue that will be more properly addressed with the Planning Board.

f. Impact of the estimated additional new services requirements in time and/or costs that the proposed project may place upon the Town sanitary disposal facilities for septage and solid waste disposal both during and after construction.

During the construction phase all solid waste and construction/demolition debris will be trucked offsite and disposed of at licensed facilities. Once the workforce housing use commences, solid waste will be handled by a licensed trash removal service, septage will be handled by the Town sewer system pursuant to the Economic Development Permit.

g. Impact of any additional burdens the proposed project may place upon the public safety services (such as fire and police), including probable cost in terms of hours and facilities both during and after construction.

During construction the primary public safety service involved will be the Building Inspectional Services. A building permit fee and other fees are charged by the Town to offset costs. In addition, this is going to be a controlled construction project, meaning that a representative of the Owner will be responsible for conducting inspection and reporting to the Building Commissioner rather than the Commissioner being responsible thereby reducing the costs to the Town. After construction minimal impacts are expected. There will be on-site management as well as centralized controlled access to the building to ensure that only tenants and their guests are admitted. The on-site management will also be there to provide security. The building will have a fire sprinkler system to reduce any fire department service needs.

h. Impact of additional burdens the proposed project may place upon Town Administration, including Inspection Department, Assessor, Treasurer etc.

Expect that after the workforce housing operations commence the major burdens will involve the Inspection Department for annual inspections of the facility. Obviously, the Assessor will have to assess the new project and the Treasurer will have to generate a tax bill, however, whatever costs are incurred should be more than offset by the tax revenue received. The project will not significantly increase school population or create other demands on municipal services.

i. Impact of proposed project on solar access of neighboring buildings.

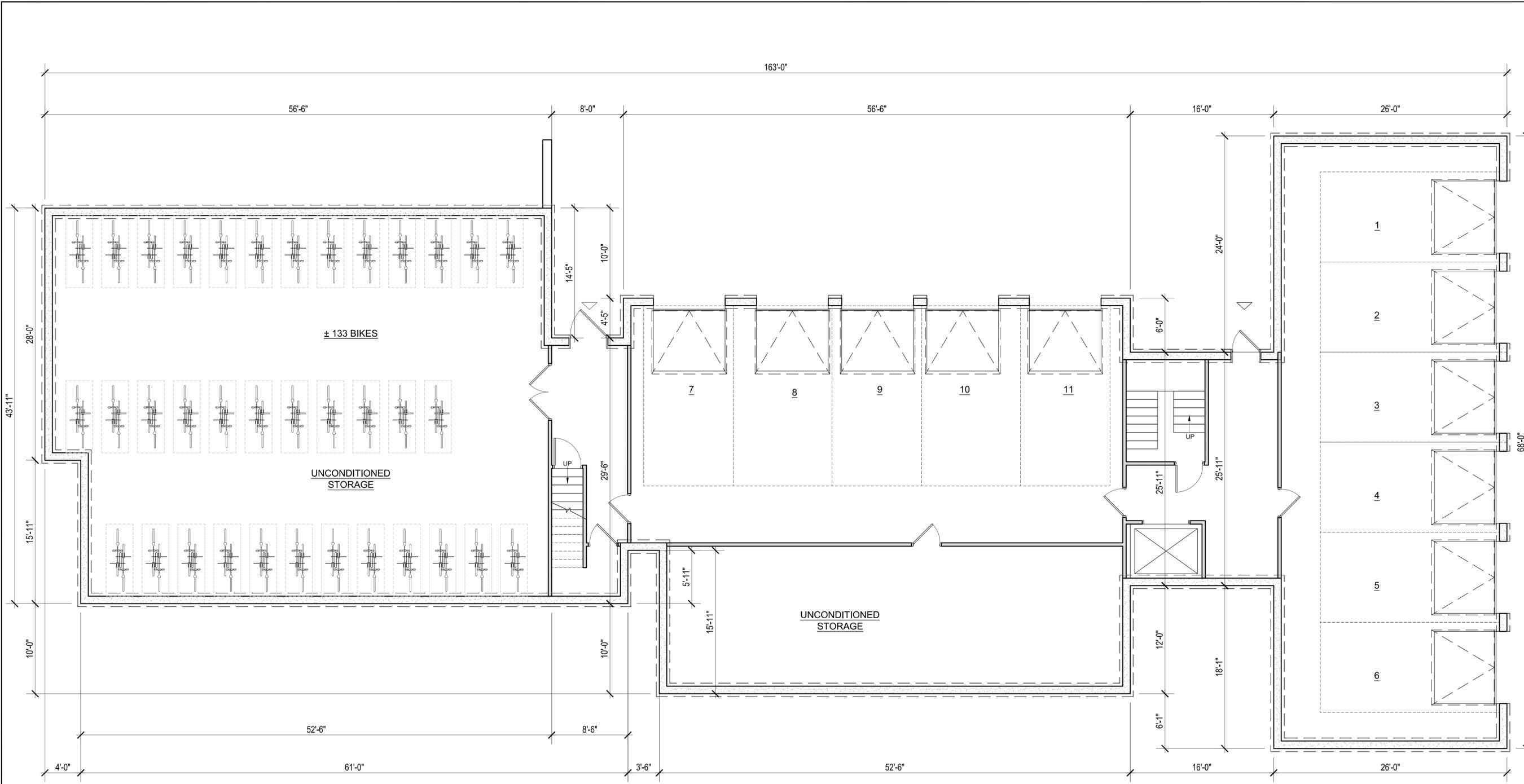
Aside from the existing warehouse on the project site, the closest buildings to the site are located to the south some 40 to 80 feet away. Clearly, the only building that may be affected is Mr. Patrick's own warehouse building.

j. Impact of proposed development in terms of any probably detrimental effect on the ecology of the area, such as disruption of the biological environment so as to endanger desirable species of trees and other vegetation or encourage proliferation of undesirable species, or so as to upset an existing balance

between animal and insect pests and their natural bird, animal or insect predators, resulting in damage to either persons or useful and desirable forms of vegetation.

Although much of the development site is wooded we are not aware of any endangered or protected species of vegetation in this area. A large portion of the property has already been restricted from development to protect wetlands and nearby Shank Painter Pond. However, this entire project is being built in portions of the property not restricted from development. All vegetated areas will include only native plantings from the Conservation Commission list to ensure that no invasive species will be introduced to the site. Again, these issues will be considered by the Planning Board.





1 FOUNDATION PLAN  
A1.0 3/16"=1'-0"

**AREA CALCULATIONS:**

**PROPOSED CONDITIONED SPACE:**  
 FIRST FLOOR: 7,324 SF  
 SECOND FLOOR: 7,114 SF  
 THIRD FLOOR: 5,170 SF  
**TOTAL: 19,608 SF**

**PROPOSED UNCONDITIONED SPACE:**  
 FOUNDATION: 7,260 SF  
 SECOND FLOOR DECKS: 100 SF  
 THIRD FLOOR DECKS: 1,240 SF

**PROGRAM:**

**FIRST FLOOR:**  
 (14) DORM ROOMS AT ± 260 SF 56 OCCUPANTS  
 COMMON SPACE

**SECOND FLOOR:**  
 (14) DORM ROOMS AT ± 260 SF 56 OCCUPANTS  
 (4) 1 BR APARTMENTS AT ± 350 SF 04 OCCUPANTS \*

**THRID FLOOR:**  
 (4) 1 BR APARTMENTS AT ±350 SF 04 OCCUPANTS \*  
 (5) STUDIO APARTMENTS AT ± 225 SF 05 OCCUPANTS \*  
 (2) 1 BR APARTMENTS AT ± 300 SF 02 OCCUPANTS \*  
 (1) 2 BR APARTMENT AT 600 sf 02 OCCUPANTS \*

**TOTAL:**  
 (28) DORM ROOMS  
 (5) STUDIO APARTMENTS  
 (10) 1 BR APARTMENTS  
 (1) 2 BR APARTMENTS

OCCUPANCY: 129 OCCUPANTS  
 \* ASSUMES SINGLE OCCUPANCY AT EACH BEDROOM/STUDIO

**WORKFORCE HOUSING:**  
**THE BARRACKS**  
 207 ROUTE 6  
 PROVINCETOWN MA

**TITLE:**  
**FOUNDATION PLAN**

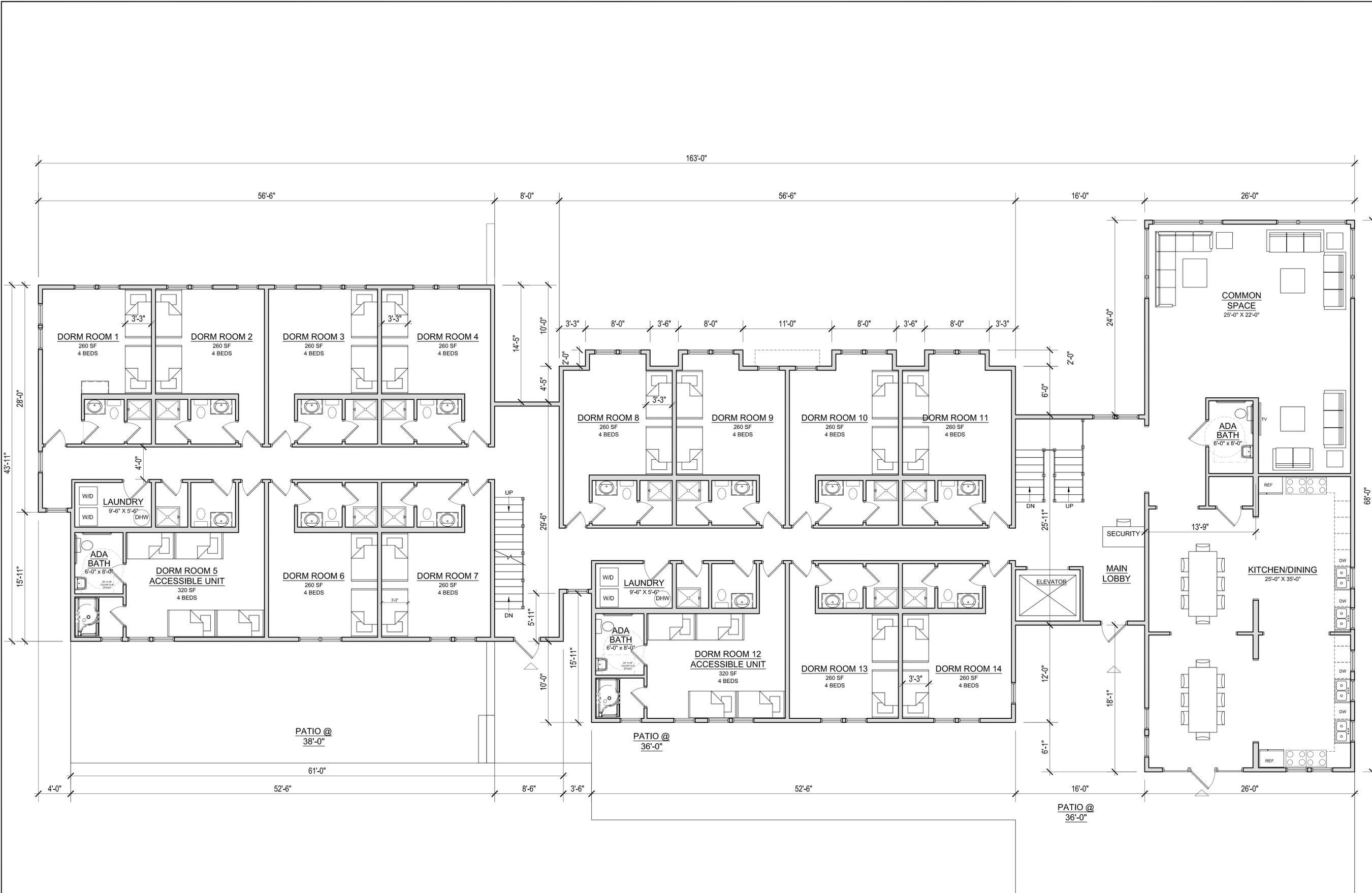
831 Main Street  
 Dennis MA 02638  
 508.694.7887 phone  
 www.a3architectsinc.com

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 Residential Commercial Net Zero

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**DATE:**  
 SCALE CALCS 01.21.2020  
 ZBA SUBMIT 02.05.2020  
 ZBA rev3: 03.04.2020  
 ZBA rev: 09.21.2020

**A1.0**



**WORKFORCE HOUSING:**  
**THE BARRACKS**  
 207 ROUTE 6  
 PROVINCETOWN MA

**TITLE:**  
**FIRST FLOOR PLAN**

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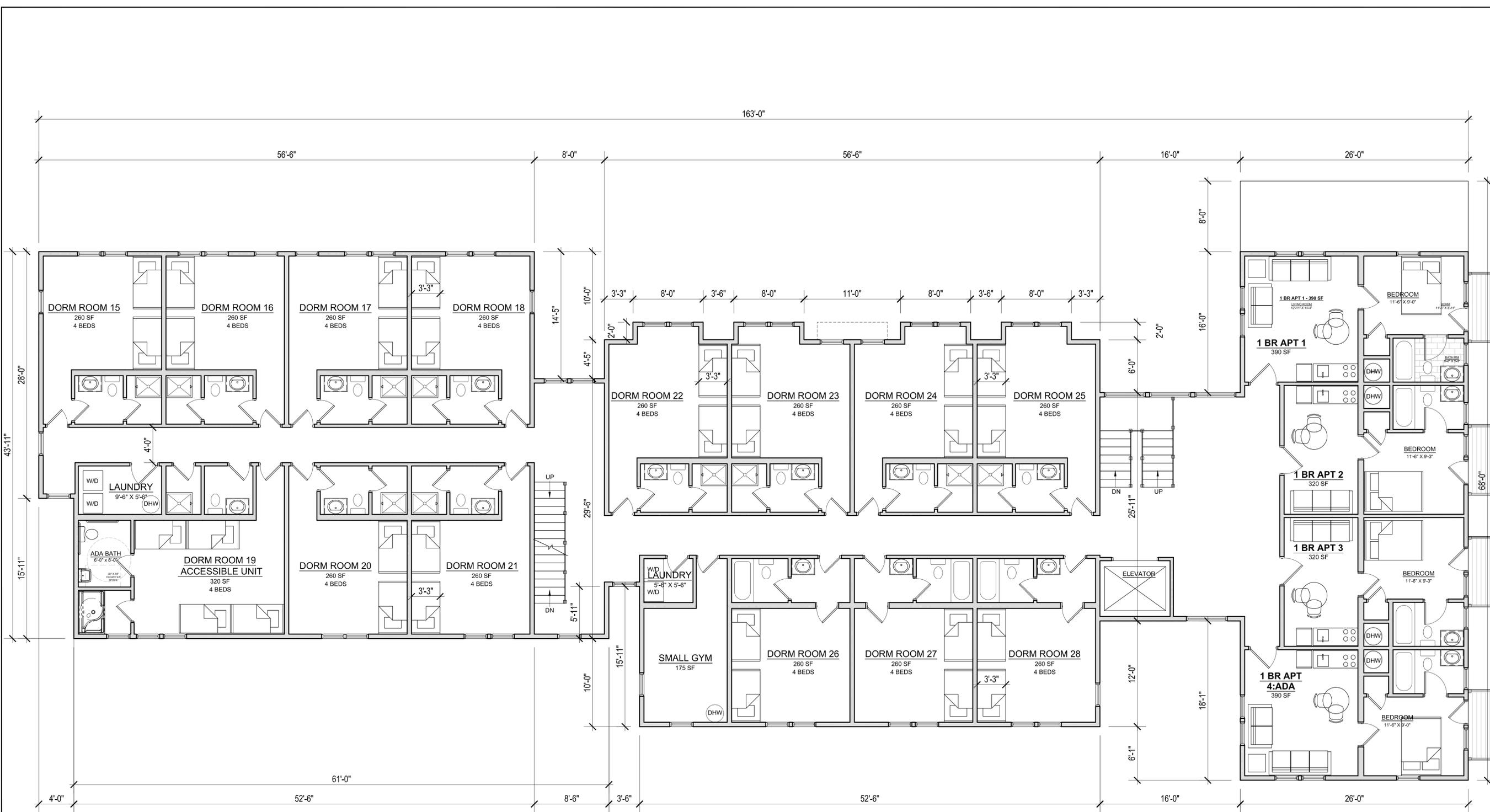
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1 FIRST FLOOR PLAN  
 A1.1 3/16"=1'-0"

**A1.1**



**WORKFORCE HOUSING:**  
**THE BARRACKS**  
 207 ROUTE 6  
 PROVINCETOWN MA

**TITLE:**  
**SECOND FLOOR PLAN**

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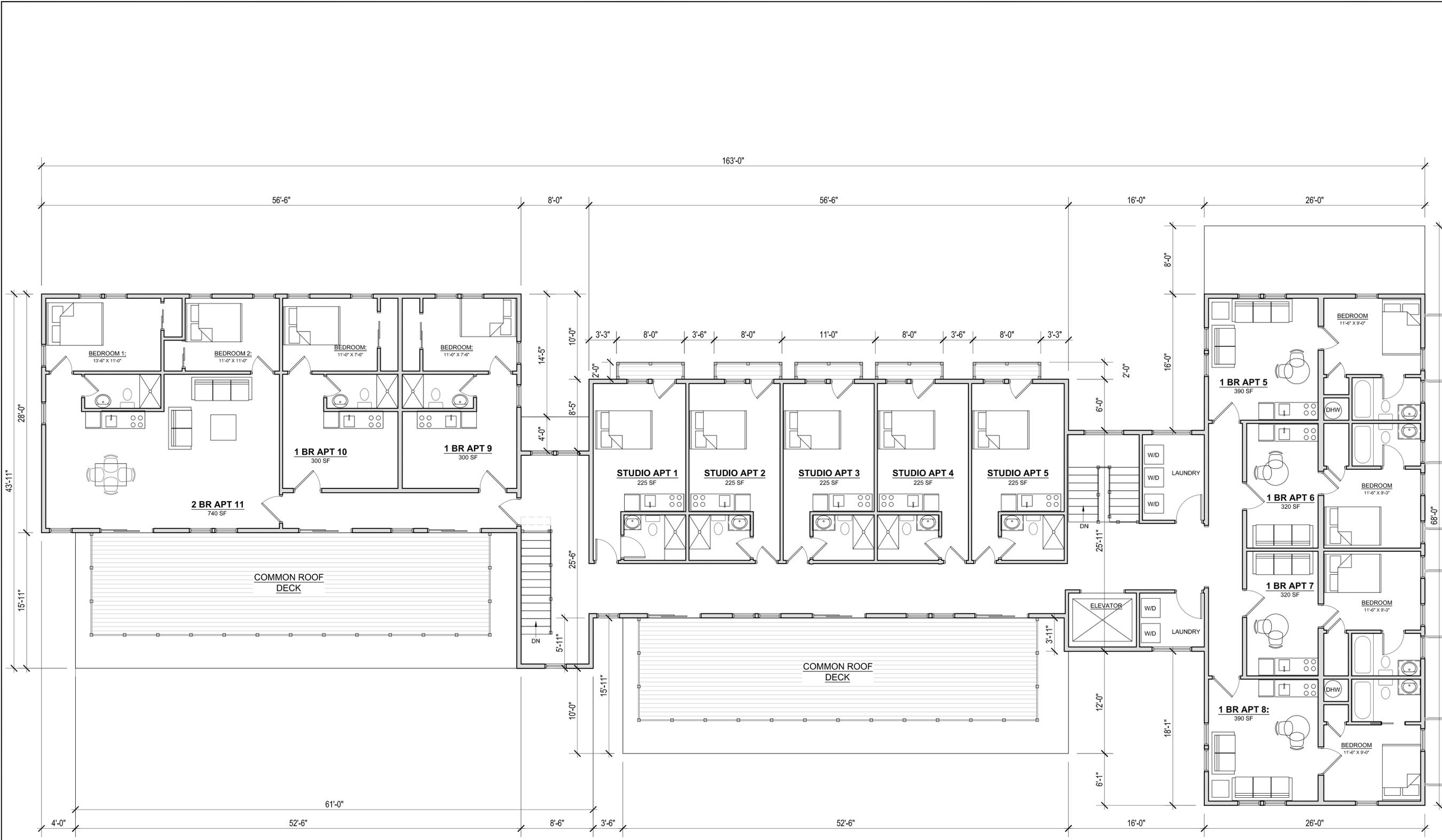
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**1 SECOND FLOOR PLAN**  
 A1.2 3/16"=1'-0"

**A1.2**



WORKFORCE HOUSING:  
 THE BARRACKS  
 207 ROUTE 6  
 PROVINCETOWN MA

TITLE:  
**THIRD FLOOR PLAN**

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1 THIRD FLOOR PLAN  
 A1.3 3/16"=1'-0"

**A1.3**



**BASEMENT WALL HEIGHT CALCULATIONS:**

233.3' WALL AT 8.5' TALL	41% @ 8.5'	3.49'
315.4" WALL AT 0.0' TALL (BELOW GRADE)	59% @ 0.0'	0.00'
<b>TOTAL WALL: 538.7'</b>	<b>AVERAGE HEIGHT:</b>	<b>3.49"</b>

1 WEST ELEVATION  
A2.0 3/16"=1'-0"



2 SOUTH ELEVATION  
A2.0 3/16"=1'-0"

WORKFORCE HOUSING:

THE BARRACKS  
207 ROUTE 6  
PROVINCETOWN MA

TITLE:

ELEVATIONS

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A2.0



1 EAST ELEVATION  
A2.1 3/16"=1'-0"



2 NORTH ELEVATION  
A2.1 3/16"=1'-0"

WORKFORCE HOUSING:

THE BARRACKS  
207 ROUTE 6  
PROVINCETOWN MA

TITLE:  
ELEVATIONS

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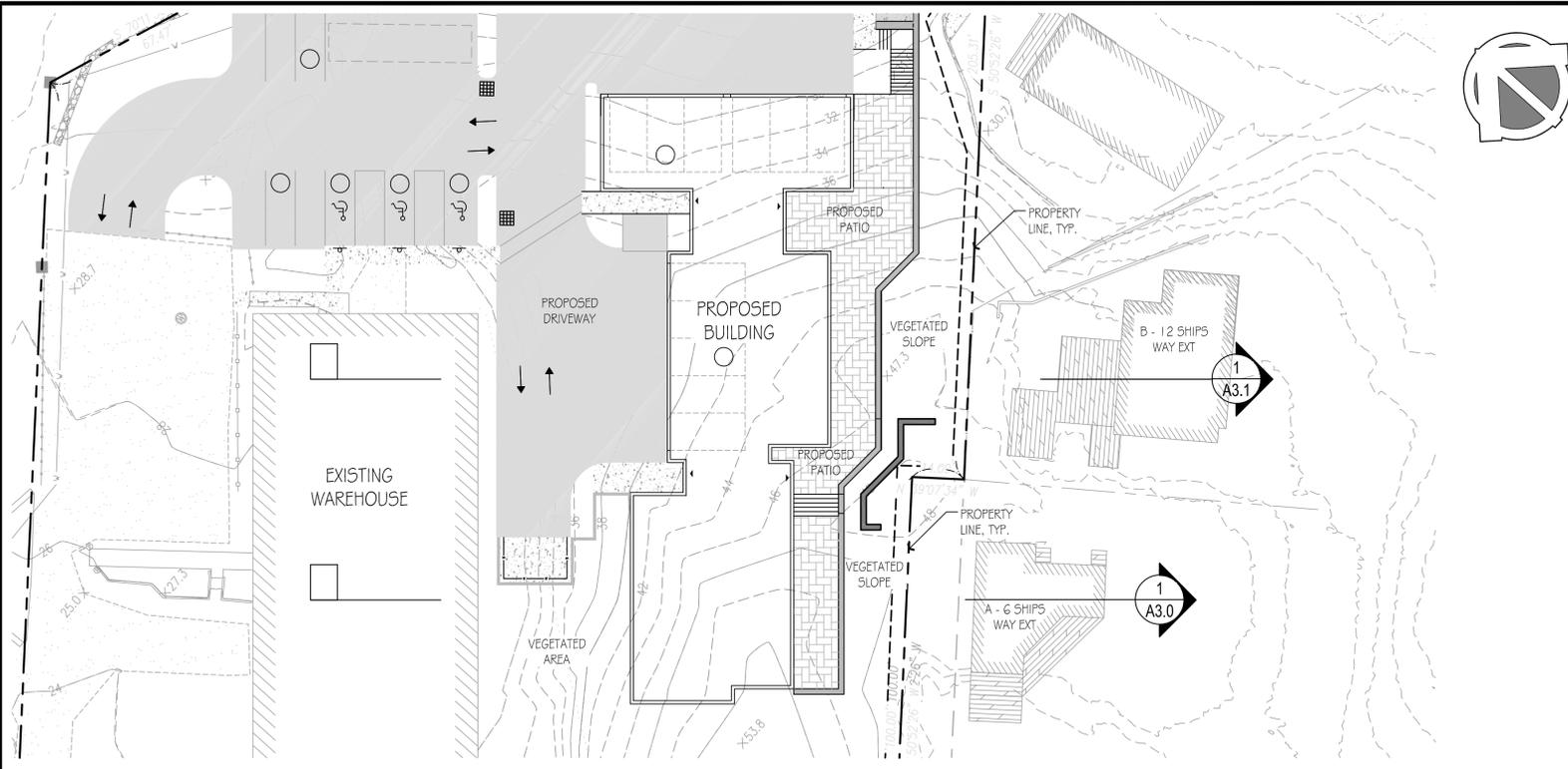
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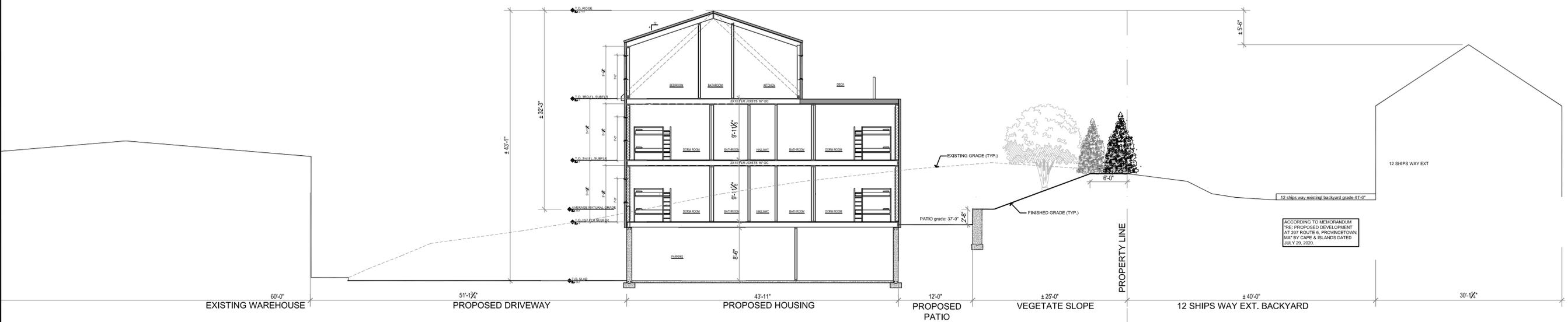
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ZBA rev3: 03.04.2020

A2.1





2 PARTIAL SITE PLAN KEY  
A3.1 N.T.S.



1 BUILDING SECTION B - 12 SHIPS WAY EXT  
A3.1 1/8"=1'-0"

WORKFORCE HOUSING:  
THE BARRACKS  
207 ROUTE 6  
PROVINCETOWN MA

TITLE:  
BUILDING  
SECTION B

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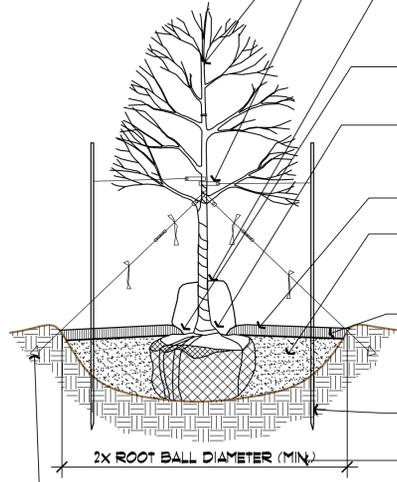
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Sagamore, MA 508-933-8800  
info@hawkdesigninc.com  
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ZBA rev3: 03.04.2020  
SECTIONS: 09.10.2020  
ZBA SUBMIT 09.28.2020

**A3.1**

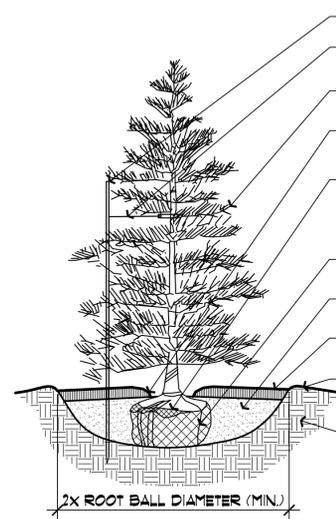
NOTES:  
ON TREES BELOW 3" CAL. USE WOOD STAKES.  
ON TREES 3" CAL. OR GREATER USE GUYING CABLES.  
IF GUYING CABLES USE 3 PER TREE



INSTALL TREE PLUMB - L.A. TO APPROVE FACE / ORIENTATION OF TREES ON SITE  
NON-GURDELING STRAP SUCH AS CHAIN LOCK OR ARBORTAPE  
INSTALL TREE GATORS ON ALL TREES NOT COVERED BY IRRIGATION AS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO MAINTAIN DURING PERIOD OF WARRANTY  
TREE SHALL BE PLANTED :3' ABOVE SURROUNDING GRADE - TREE SHALL BE PLUMB AFTER SETTLEMENT  
IF ROOTBALL IS WRAPPED IN PLASTIC OR NON-BIODEGRADABLE MATERIAL REMOVE ENTIRE WRAP - IF WRAPPED IN BURLAP, CUT OPEN AT LEAST 1/3 OF TOP  
3" PINE BARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)  
HAND EXCAVATE HOLE TO DIAMETER 2X WIDER THAN ROOT BALL - PRUNE ROOT FLARE - BACKFILL HOLE WITH PLANTING SOIL MIX AS SPECIFIED  
EARTH SAUCER TO CONTAIN 3" MULCH - FULL MULCH 3'-6" AWAY FROM TRUNK OF TREE (KNOCKDOWN/REMOVE SAUCER AFTER FIRST SEASON)  
USE 2"x2" HARDWOOD STAKE (FOR BELOW 3" CAL.)  
UNDISTURBED SUBGRADE  
NOTE:  
FOR ALL FALL PLANTING, WRAP TRUNK AS SPECIFIED TO 2ND LOWEST BRANCH - REMOVE THE FOLLOWING SPRING  
ALL TREES SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING

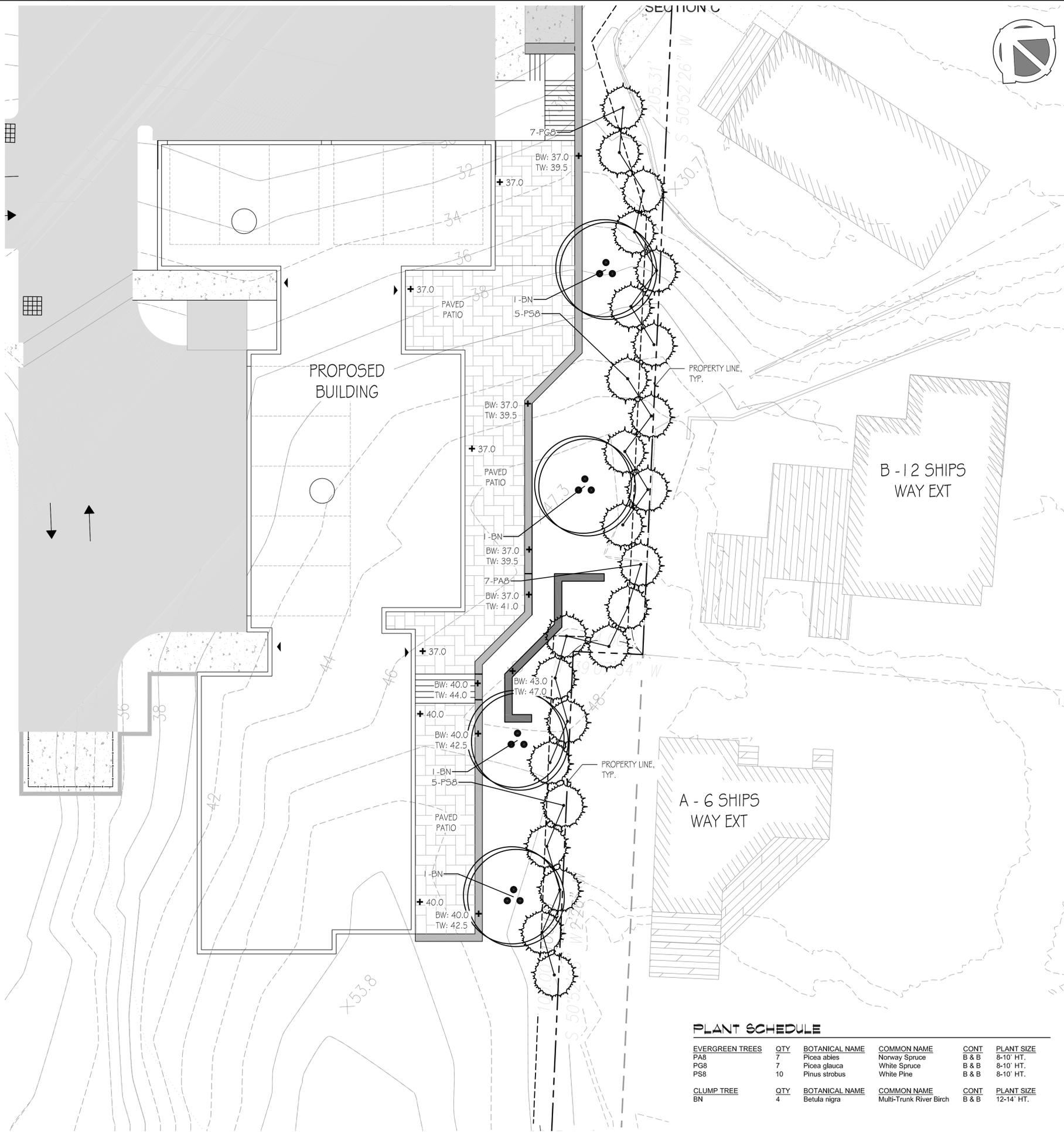
USE DUCKBILL TREE ANCHOR FOR 3" CAL. OR GREATER  
PLANTING SOIL MIX:  
1/3 PEAT - BLEND MANURE  
1/3 HIGH ORGANIC LOAM  
1/3 EX SOIL

SHADE / FLOWERING TREE DETAIL  
NTS



USE 2"x2" HARDWOOD STAKE  
LOCATE ANCHOR STAKE 18" AWAY FROM TREE TRUNK ON SIDE OF PREVAILING WIND.  
INSTALL TREE PLUMB - L.A. TO APPROVE FACE/ORIENTATION OF TREES ON SITE  
TREE SHALL BE PLANTED :3' ABOVE SURROUNDING GRADE - TREE SHALL BE PLUMB AFTER SETTLEMENT  
IF ROOTBALL IS WRAPPED IN PLASTIC OR NON-BIODEGRADABLE MATERIAL REMOVE ENTIRE WRAP - IF WRAPPED IN BURLAP, CUT OPEN AT LEAST 1/3 OF TOP & REMOVE ALL TWINE/ ROPE  
PULL WIRE CAGE BACK DOWN INTO PLANTING HOLE 1/3 HEIGHT OF ROOTBALL  
EXCAVATE HOLE TO DIAMETER 2X WIDER THAN ROOT BALL - BACKFILL HOLE WITH PLANTING MIX AS SPECIFIED  
3" PINE BARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)  
TEMPORARY EARTH SAUCER TO CONTAIN 3" MULCH - FULL MULCH 3'-6" AWAY FROM TRUNK OF TREE (KNOCKDOWN/REMOVE SAUCER AFTER FIRST SEASON)  
UNDISTURBED SUBGRADE  
PLANTING STANDARD SOIL MIX:  
1/3 PEAT - MANURE BLEND  
1/3 HIGH ORGANIC LOAM  
1/3 EXISTING SOIL

EVERGREEN TREE DETAIL  
NTS



PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	PLANT SIZE
PA8	7	Picea abies	Norway Spruce	B & B	8-10' HT.
PG8	7	Picea glauca	White Spruce	B & B	8-10' HT.
PS8	10	Pinus strobus	White Pine	B & B	8-10' HT.
CLUMP TREE	QTY	BOTANICAL NAME	COMMON NAME	CONT	PLANT SIZE
BN	4	Betula nigra	Multi-Trunk River Birch	B & B	12-14' HT.

WORKFORCE HOUSING:  
THE BARRACKS  
207 ROUTE 6  
PROVINCETOWN MA

TITLE:  
BUILDING  
PLANTING  
PLAN

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DATE:  
ZBA SUBMIT 02.05.2020  
ZBA rev3: 03.04.2020  
SECTIONS: 09.10.2020  
ZBA SUBMIT 09.28.2020

**A3.2**

**LEGEND**

**EXISTING**

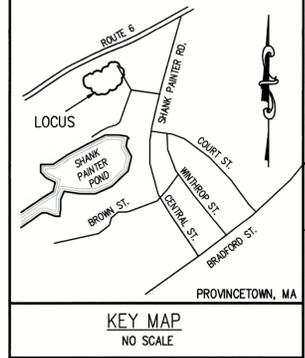
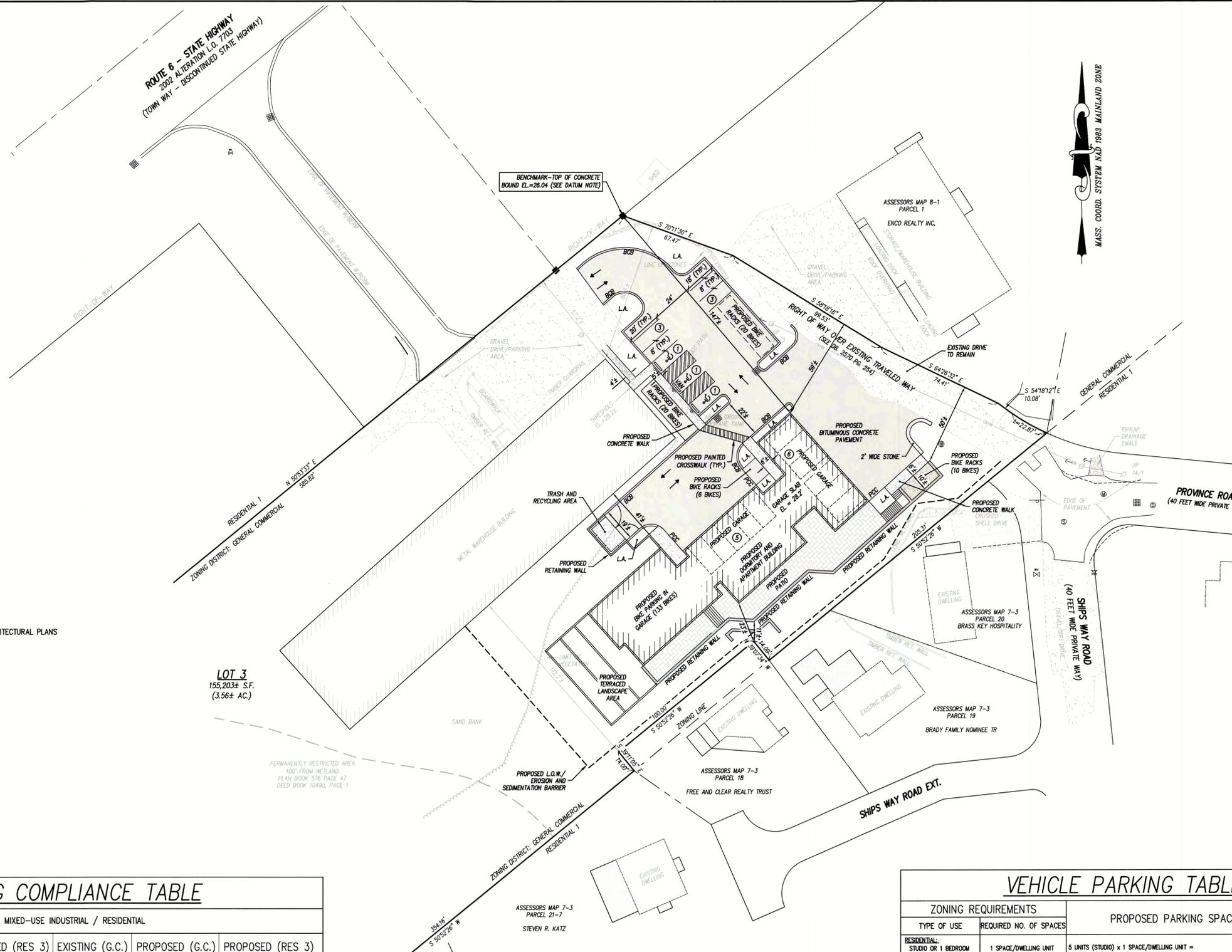
- BOUND
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MANHOLE
- MONITORING WELL
- WATER VALVE
- HYDRANT
- POST
- UTILITY POLE
- GUY WIRE
- TREE
- STOCKADE FENCE
- TELEPHONE LINE
- CONTOUR
- SPOT ELEV.

**PROPOSED**

- MISC. SIGN
- CATCH BASIN
- BEEHIVE GRATE
- ACCESSIBLE PARKING
- PARKING SPACE COUNT
- LANDSCAPE AREA
- PCC PRECAST CONCRETE CURB
- BCB BITUMINOUS CONCRETE BERM
- LIMIT OF WORK (L.O.W.) / EROSION AND SEDIMENTATION BARRIER

**GENERAL NOTES:**

- FOR PROPOSED GARAGE PARKING LAYOUT, SEE ARCHITECTURAL PLANS
- 189 TOTAL PROPOSED BICYCLE PARKING SPACES.



**REFERENCE:**

ASSESSORS MAP 7-3, PARCEL 11

PLAN BOOK 521, PAGE 93  
PLAN BOOK 576, PAGE 47

OWNER OF RECORD:

SHANK PAINTER ASSOCIATES INC  
PO BOX 638  
PROVINCETOWN, MA 02657

ARCHITECTURAL PLANS TITLED, "WORKFORCE HOUSING: THE BARRACKS 207 ROUTE 6, PROVINCETOWN, MA," DATED JANUARY 21, 2020, PREPARED BY A3 ARCHITECTS, INC.

**UTILITIES:**

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

- UNDERGROUND UTILITIES SHOWN ARE A COMPILED OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
- COASTAL ENGINEERING CO., INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
- BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

**NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)
- GEOD 12B ESTABLISHED ON-SITE USING THE SMARTNET RTK NETWORK ON 8-28-19.
- FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP #25001G0112J REVISED JULY 16, 2014.
- REFERENCE CAPE COD COMMISSION PROJECT HDX 95020 DECISION AND CERTIFICATE OF COMPLIANCE IN DEED BOOK 10527, PAGE 127.



NO.	DATE	REVISION
2	09-21-2020	REVISED PATIO LAYOUT AND BIKE PARKING
1	04-06-2020	REVISED BIKE PARKING AND LANDSCAPE AREAS



PROJECT: SHANKPAINTER ASSOCIATES INC., PROVINCETOWN, MA  
207 ROUTE 6  
SHEET TITLE: PLAN SHOWING PROPOSED SITE LAYOUT AND MATERIALS

SCALE: AS NOTED  
DRAWING FILE: C14131-02.dwg  
DATE: 09-21-2020  
DRAWN BY: CEM  
CHECKED BY: SRK

C2.1.1  
PROJECT NO. C14131.02

**ZONING COMPLIANCE TABLE**

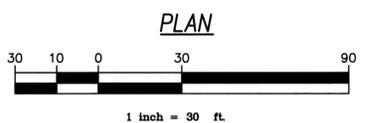
ZONING DISTRICT: GENERAL COMMERCIAL (G.C.) USE: MIXED-USE INDUSTRIAL / RESIDENTIAL					
SUBJECT	REQUIRED (G.C.)	REQUIRED (RES 3)	EXISTING (G.C.)	PROPOSED (G.C.)	PROPOSED (RES 3)
MINIMUM LOT AREA	7,000 SF	5,000 SF	155,203± SF	NO CHANGE	NO CHANGE
MINIMUM LOT FRONTAGE	70 FT	50 FT	585.82 FT	NO CHANGE	NO CHANGE
MINIMUM FRONT YARD (ROUTE 6)	10 FT	20 FT	57± FT	NO CHANGE	147± FT (PROPOSED BUILDING)
MINIMUM SIDE YARD (BUILDING EAST)	10 FT	6 FT	80± FT	NO CHANGE	59± FT (PROPOSED BUILDING)
MINIMUM SIDE YARD (WALL EAST)	10 FT	6 FT	NOT APPLICABLE	NOT APPLICABLE	50± FT
MINIMUM REAR YARD (BUILDING SOUTH)	25 FT	10 FT	112± FT	NO CHANGE	23± FT (PROPOSED BUILDING)
MINIMUM REAR YARD (WALL SOUTH)	25 FT	10 FT	NOT APPLICABLE	NOT APPLICABLE	11± FT
MAXIMUM LOT COVERAGE	40%	40%	15,194± (10%)	23,000± (15%)	23,000± (15%)
MAXIMUM GREEN AREA	30%	30%	118,309± (78%)	92,607± (60%)	92,607± (60%)
BUILDING HEIGHT (HIP, GABLE OR SHED)	33 FT	33 FT	NOT APPLICABLE	NOT APPLICABLE	SEE ARCHITECTURAL PLANS

NOTE: RESIDENTIAL USES SHALL COMPLY WITH RES3 DISTRICT

**VEHICLE PARKING TABLE**

ZONING REQUIREMENTS		PROPOSED PARKING SPACE CALCULATIONS	
TYPE OF USE	REQUIRED NO. OF SPACES		
RESIDENTIAL: STUDIO OR 1 BEDROOM	1 SPACE/DWELLING UNIT	5 UNITS (STUDIO) x 1 SPACE/DWELLING UNIT = 5 PARKING SPACES	10 UNITS (1 BEDROOM) x 1 SPACE/DWELLING UNIT = 10 PARKING SPACES
2 BEDROOMS OR MORE	1.5 SPACE/DWELLING UNIT	1 UNIT (2 BEDROOM) x 1.5 SPACE/DWELLING UNIT = 1.5 PARKING SPACES	1.5 x 2 PARKING SPACES
RESIDENTIAL: DOMESTIC: GUEST UNIT (PERMANENT) GUEST UNIT (TEMPORARY)	1 SPACE/UNIT	28 UNITS x 1 SPACE/UNIT = 28 PARKING SPACES	28 UNITS x 1 SPACE/10 UNITS = 2.8 x 3 PARKING SPACES
RESIDENT EMPLOYEE	1 SPACE/RESIDENT EMPLOYEE	NOT APPLICABLE	NOT APPLICABLE
NON-RESIDENT EMPLOYEE	1 SPACE/3 NON-RESIDENT EMPLOYEE	3 NON-RESIDENT EMPLOYEES x 1 SPACE/3 NON-RESIDENT EMPLOYEES = 1 PARKING SPACE	
		REQUIRED NEW PARKING = 49 PARKING SPACES	PROPOSED PARKING SPACES = 20 PARKING SPACES**
HANDICAP SPACES (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE)		HANDICAP REQUIRED (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE) = 3 PARKING SPACES	HANDICAP PROVIDED (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE) = 3 PARKING SPACES

NOTE: \*THE EXISTING WAREHOUSE AND ARTIST STUDIOS PARKING AREAS ARE NOT PROPOSED TO BE MODIFIED AS PART OF THE PROJECT, AND, THEREFORE, ARE NOT INCLUDED IN THE PARKING CALCULATIONS.  
\*\*INCLUDES 11 PROPOSED GARAGE PARKING SPACES





Fee Paid \$ 25.00  
 Check 2783  
 Cash \_\_\_\_\_  
 Entered in log DM



**RECEIVED**  
 AUG 24 2020  
**BOARD OF ASSESSORS**

Assessor's Date Stamp

**TOWN OF PROVINCETOWN**  
**DEPARTMENT OF MUNICIPAL FINANCE – ASSESSORS' OFFICE**  
 260 Commercial Street Provincetown, MA 02657  
 Phone (508) 487-7017 Fax (508) 487-9560 Email: sfahle@provincetown-ma.gov

**PLEASE NOTE: One (1) set of FINAL plans, drawn to architectural scale, must be submitted with application.**

**PART I**  
**SCALE CALCULATION REQUEST**

**Subject Property:** 83 Shankpainter Road **Map & Parcel** 7-3-23

**Building description:** If there is more than one structure on the subject parcel, please describe the subject building. (i.e.: main house, small easterly cottage, etc.)

**Person Making Request:** Lester J. Murphy, Jr.  
**Address of person making request:** P.O. Box 1388, East Dennis, MA 02641

**Phone Number** Home: 508-385-8313 Work: \_\_\_\_\_

**PART II**  
**TO BE COMPLETED BY ASSESSOR'S OFFICE**

***One (1) set of FINAL plans, drawn to architectural scale, must be submitted with application. Plan # or ID***

**Scale of proposed project:** Completed by: Wahbn/Alford Date: 25 Aug 2020

**New Structure** (information provided by plans): \_\_\_\_\_ volume in cubic feet of proposed new structure  
 or

**Existing Structure** (as provided by Assessor's scale information): 71,110 volume in cubic feet +

**Addition** (information provided by plans): \_\_\_\_\_ volume in cubic feet = \_\_\_\_\_ total  
 volume in cubic feet of proposed project.

**Neighborhood Average:** 57,176 volume in cubic feet  
**Maximum Allowable Variance from Nbhd Average:** 25 %  
**Maximum Allowable Volume w/o Special Permit:** 71,470 volume in cubic feet

**PLEASE ALLOW A MINIMUM OF THREE WORKING DAYS FOR SCALE DETERMINATION**

**THIS COMPLETED DOCUMENT ALONG WITH MAP, ALL ASSESSOR'S SCALE DATA AND SET OF SUBMITTED PLANS WILL BE SENT TO THE DCD. (Please see steps 4 & 5 of instructions.)**  
 Revised 05/04/07; 10/15/01; 01/11/01; 01/08/01; 12/05/00; 10/10/12BD-SCALE issued 10/10/12

**SUBMIT**



# Town of Provincetown, MA

## Department of Municipal Finance - Board of Single Building Scale Calculation

Subject Parcel: 07-3-023-B

Date Prepared: 08/24/2020

Property Address: 83 SHANK PAINTER RD

Structure: Bldg 01

Historic District: No

### 83 SHANK PAINTER RD - 07-3-023-B, BUILDING 01

Style	Muni	Acc Use	Liv'g Units	Addn	Area (sq. ft.)	Volume (cu. ft.)
Other	<input type="checkbox"/>	<input type="checkbox"/>	0	A0: 1 Fr / 1 Fr / 1 Fr	812	24,360
				A1: 1 Fr / 1/2 Fr / 1 Fr	1,238	30,950
				A2: 1 Fr / 1 Fr	430	8,600
				A3: Open Fr Porch / 1 Fr / 1 Fr	190	5,700
				A4: 1/2 Fr / 1 Fr / 1 Fr	60	1,500
						<b>71,110</b>



**Town of Provincetown, MA**  
**Department of Municipal Finance - Board of Assessors**  
**Building Scale Calculation**

Requested by: Lester Murphy, Jr.

Date Prepared: 08/24/2020

Subject Parcel: 07-3-023-B

Property Address: 83 SHANK PAINTER RD

Structure: Bldg 01

Historic District: No

### Certification

I hereby certify to the Provincetown Zoning Board of Appeals that the following report has been prepared in accordance with Section 2640(C) of the Provincetown Zoning By-Law, as amended. This certification shall be valid for a period of ninety (90) days from the date of preparation as set forth herein.

### Disclaimer

The information contained herein is accurate to the best knowledge of the Assessors' Office. However, the applicant is advised that alterations are sometimes made to properties without the benefit of permit; and such changes may not be reflected in the Assessors' records. The applicant is encouraged, therefore, to review the attached information and to alert the Assessors' Office in the event of any discrepancies.

Scott Fahle

Principal Assessor

Map	Address	Building	Cubic Ft	
07-3-005	70-74 SHANK PAINTER RD	01	64,000	
07-3-023	85 SHANK PAINTER RD	01	78,270	
07-3-023-B	83 SHANK PAINTER RD	01	71,110	
07-3-023-C	81 SHANK PAINTER RD	01	58,560	
07-3-023-D	79 SHANK PAINTER RD	01	43,352	
		OBY1	3,200	Smallest
07-3-024	73 SHANK PAINTER RD	01	24,200	
		02	88,200	
08-1-004-A	90 SHANK PAINTER RD	01	60,470	
		04	134,780	Largest
08-1-014	89 SHANK PAINTER RD	01	61,280	
08-2-028	44 CAPT BERTIE'S WAY	01	22,320	

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**Total Volume (cu. ft.) Qualifying Structures: 571,762**

**Qualifying Structures\*: 10**

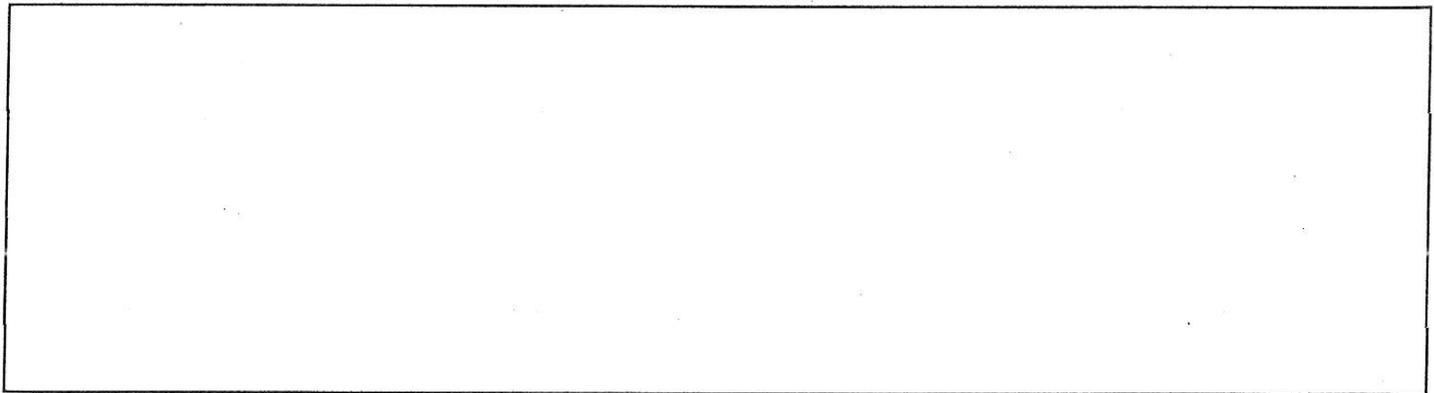
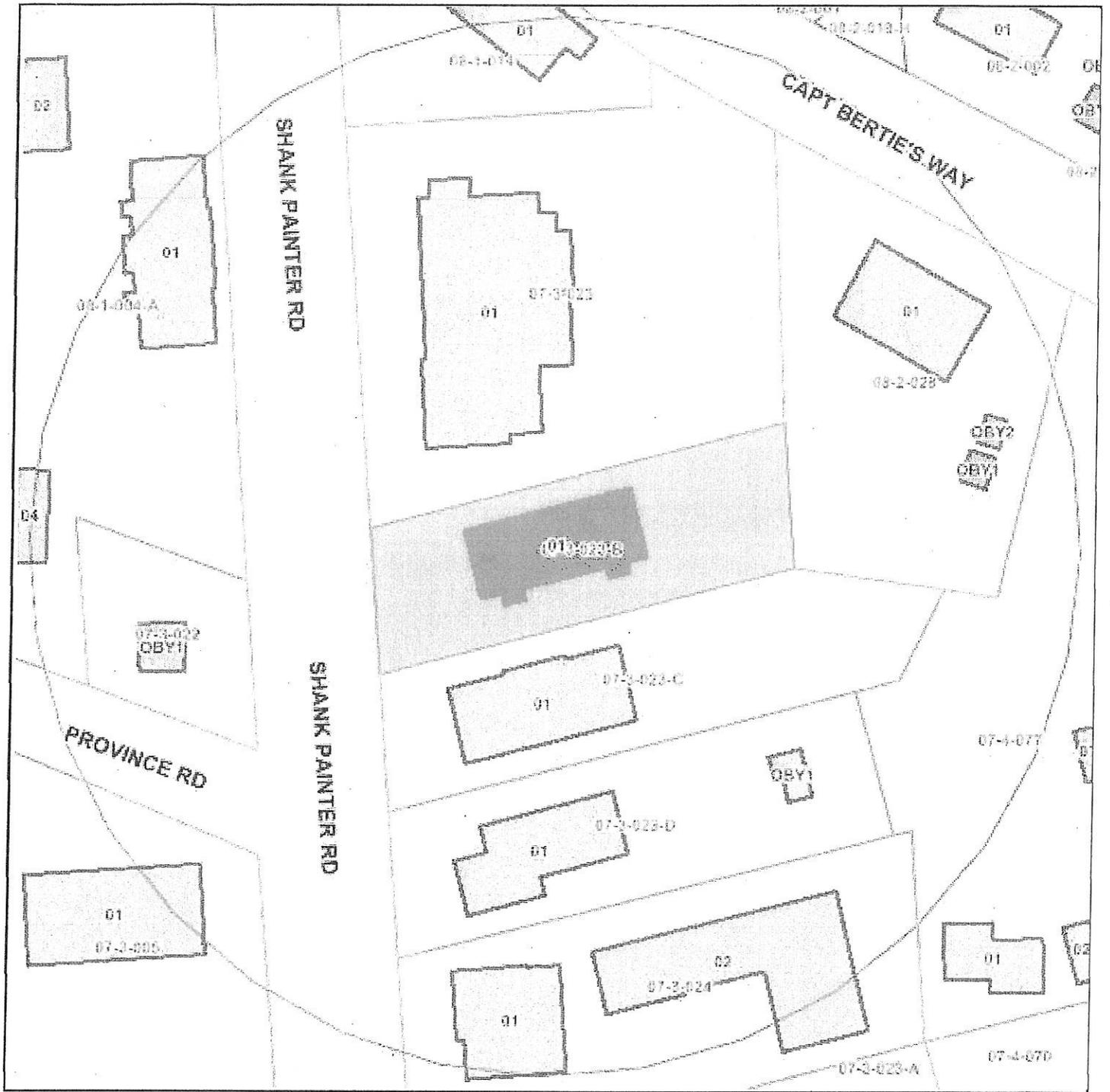
**Neighborhood Average\*: 57,176**

**Maximum Allowable Variance from Nbhd Average: 25 %**

**Maximum Allowable Bldg Volume w/o Special Permit: 71,470**

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\* In accordance with Section 2640(C) of the Provincetown Zoning By-Law, "the neighborhood average shall be calculated after removing the largest and smallest structures and after removing stand-alone non-residential accessory use structures of 2,160 cubic feet or less."



Fee Paid \$ 25 pd  
 Check 7783  
 Cash \_\_\_\_\_  
 Entered in log Cam



**RECEIVED**  
 AUG 24 2020  
**BOARD OF ASSESSORS**  
 Assessor's Date Stamp

**TOWN OF PROVINCETOWN**  
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 260 Commercial Street Provincetown, MA 02657  
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**PLEASE NOTE: One (1) set of FINAL plans, drawn to architectural scale, must be submitted with application.**

**PART I**  
**SCALE CALCULATION REQUEST**

**Subject Property:** 56 Shankpainter Road **Map & Parcel** 7-3-2

**Building description:** If there is more than one structure on the subject parcel, please describe the subject building. (i.e.: main house, small easterly cottage, etc.)

**Person Making Request:** Lester J. Murphy, Jr.  
**Address of person making request:** P.O. Box 1388, East Dennis, MA 02641

**Phone Number** Home: 508-385-8313 Work: \_\_\_\_\_

**PART II**  
**TO BE COMPLETED BY ASSESSOR'S OFFICE**

**One (1) set of FINAL plans, drawn to architectural scale, must be submitted with application. Plan # or ID**

**Scale of proposed project:** Completed by: W Martin / A fahle Date: 25 AUG 2020

New Structure (information provided by plans): \_\_\_\_\_ volume in cubic feet of proposed new structure  
 or  
 Existing Structure (as provided by Assessor's scale information): 1,744,400 volume in cubic feet +  
 Addition (information provided by plans): \_\_\_\_\_ volume in cubic feet = \_\_\_\_\_ total  
 volume in cubic feet of proposed project.

**Neighborhood Average:** \_\_\_\_\_ volume in cubic feet  
**Maximum Allowable Variance from Nbhd Average:** \_\_\_\_\_ %  
**Maximum Allowable Volume w/o Special Permit:** \_\_\_\_\_ volume in cubic feet

**PLEASE ALLOW A MINIMUM OF THREE WORKING DAYS FOR SCALE DETERMINATION**

**THIS COMPLETED DOCUMENT ALONG WITH MAP, ALL ASSESSOR'S SCALE DATA AND SET OF SUBMITTED PLANS WILL BE SENT TO THE DCD. (Please see steps 4 & 5 of instructions.)**

Revised 05/04/07; 10/15/01; 01/11/01; 01/08/01; 12/05/00; 10/10/12BD-SCALE issued 10/10/12

**SUBMIT**



# Town of Provincetown, MA

## Department of Municipal Finance - Board of Single Building Scale Calculation

Subject Parcel: 07-3-002

Date Prepared: 08/24/2020

Property Address: 56 SHANK PAINTER RD

Structure: Bldg 01

Historic District: No

### **56 SHANK PAINTER RD - 07-3-002, BUILDING 01**

Style	Muni	Acc Use	Liv'g Units	Addn	Area (sq. ft.)	Volume (cu. ft.)
Other	<input type="checkbox"/>	<input type="checkbox"/>	0	A0: 1 Fr / 1 Fr	87,220	1,744,400
						<b>1,744,400</b>



# Town of Provincetown, MA

## Department of Municipal Finance - Board of Building Scale Calculation

Subject Parcel: 07-3-002

Date Prepared: 08/24/2020

Property Address: 56 SHANK PAINTER RD

Structure: Bldg 01

Historic District: No

### 48 SHANK PAINTER RD - 07-3-001

BUILDING 01	Style	Muni	Acc Use	Liv'g Units	Addn	20,040 cu. ft
	Ranch	<input type="checkbox"/>	<input type="checkbox"/>	1	A0 : 1 Fr	18,600
					A1 : Open Fr Porch	1,440
					A2 : Wood Deck (grade level)	0

### 56 SHANK PAINTER RD - 07-3-002

BUILDING 01	Style	Muni	Acc Use	Liv'g Units	Addn	1,744,400 cu. ft
SELECTED	Other	<input type="checkbox"/>	<input type="checkbox"/>	0	A0 : 1 Fr / 1 Fr	1,744,400

