

# Review of 107 Main Street

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Orleans Affordable Housing Trust  
and Invited Guests  
August 25, 2020



# Meeting goal:

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Explain project and hear comments from neighbors and abutters

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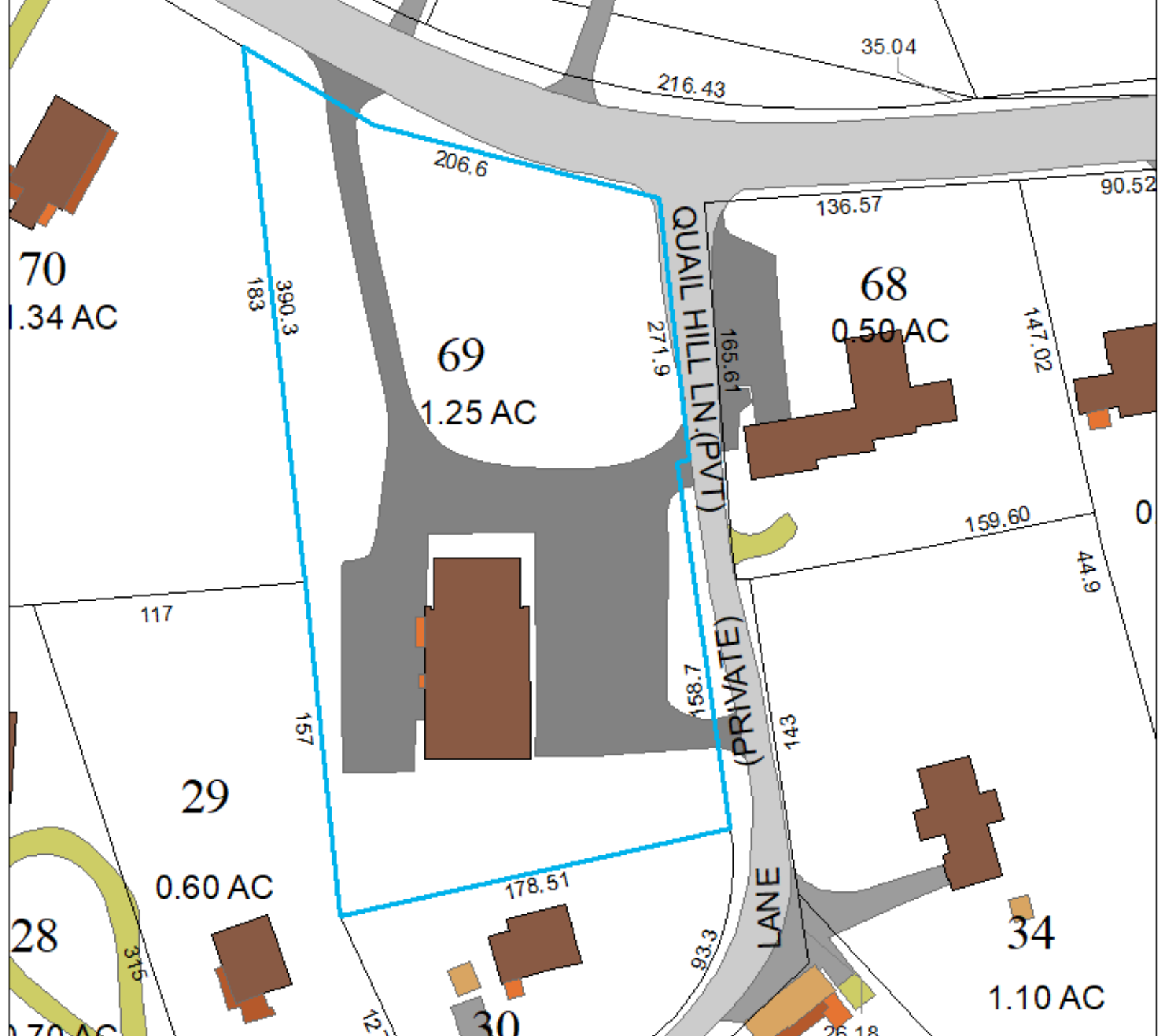


# Who we are

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## Affordable Housing Trust Fund Board

- Created by May 2019 Town Meeting
  - 7 members, 1 Selectboard member
  - All Orleans residents
  - Charged to create and preserve housing for low & moderate income households
  - Annual funding through TM
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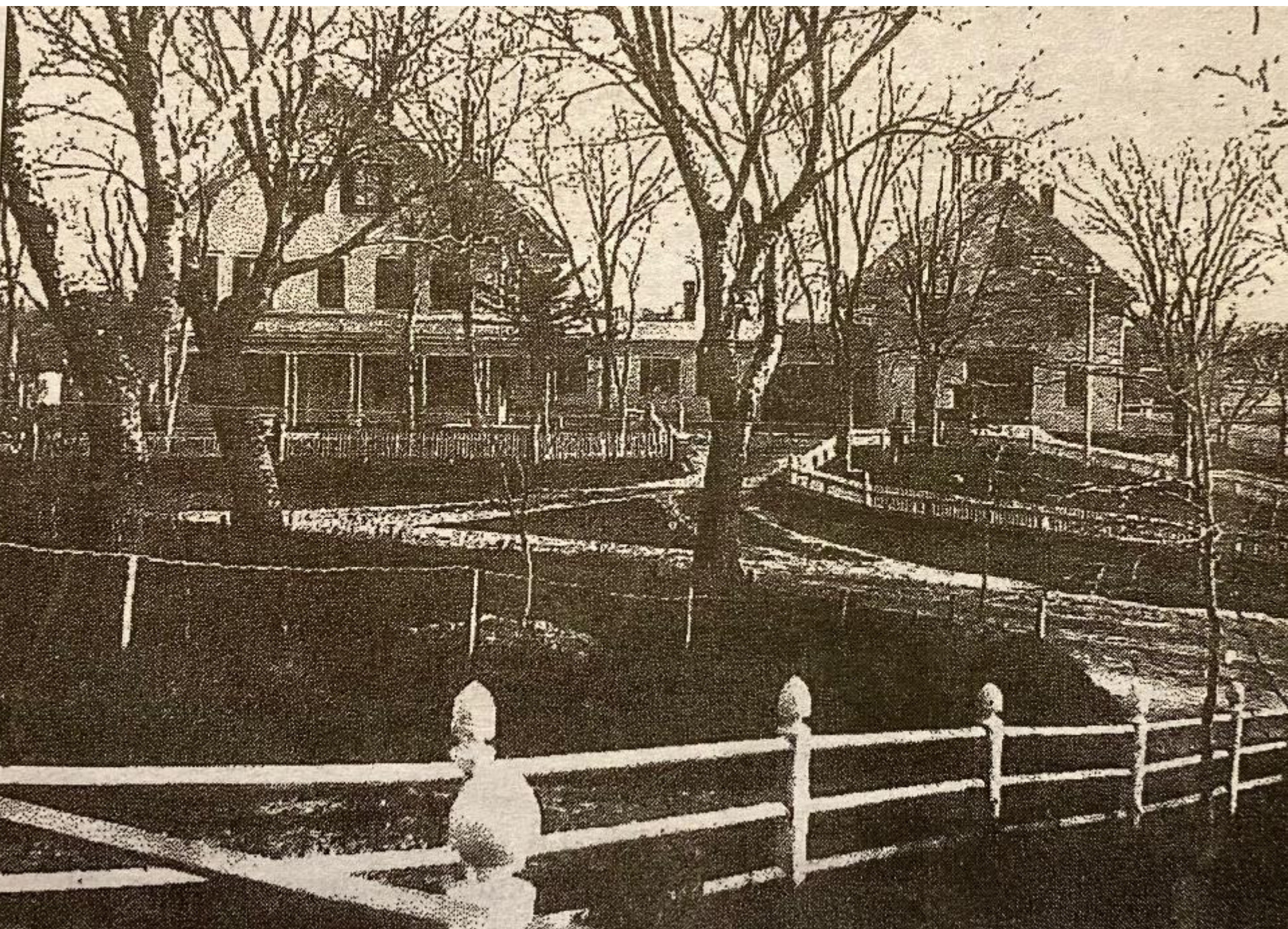
# Features of Site

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- 54,404 s.f. lot – 1.25 acres
  - 7,500 sq ft two story building (1971)
    - NLA 3,552 s.f.
    - food service 150 seats
    - Needs to be fully restored
  - Current architecture out of synch with historic character of the street
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# Features of Site

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- Zoning: Residential District
- 25 ft setback, 30 ft height limit
- Septic system approved for 2250 gpd, up to 20 bdrms (to be replaced)
- Nonconforming Use

“With Zoning Appeals Board approval, a pre-existing non-conforming use permit may be transferred to a different non-conforming use if the new use is ‘not more detrimental’ than the previous use.”

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# History

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- Lodge ownership 1923
    - Lodge building 1971
  - Cape Abilities 2018
  - Housing Trust 2020
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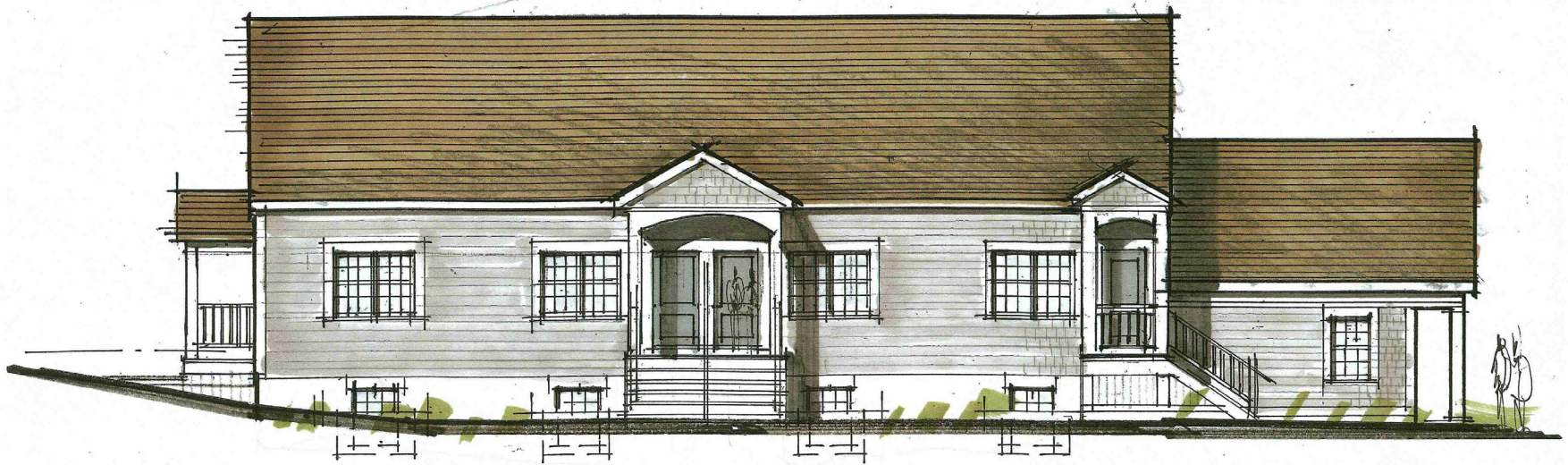
# Studies

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- Initial design study by SV Design
  - Financial planning by Mass Housing Partnership
  - Ted Malone, Community Resources
  - Follow-up with SV Design
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○ FRONT ELEVATION  
 1/8" = 1'-0" SCALE



○ SIDE ELEVATION  
 1/8" = 1'-0" SCALE

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R ELEVATIONS



Town of Orleans  
 107 Main Street Housing Study

126 Dodge Street

Beverly, MA, 01915

www.svdesign.com

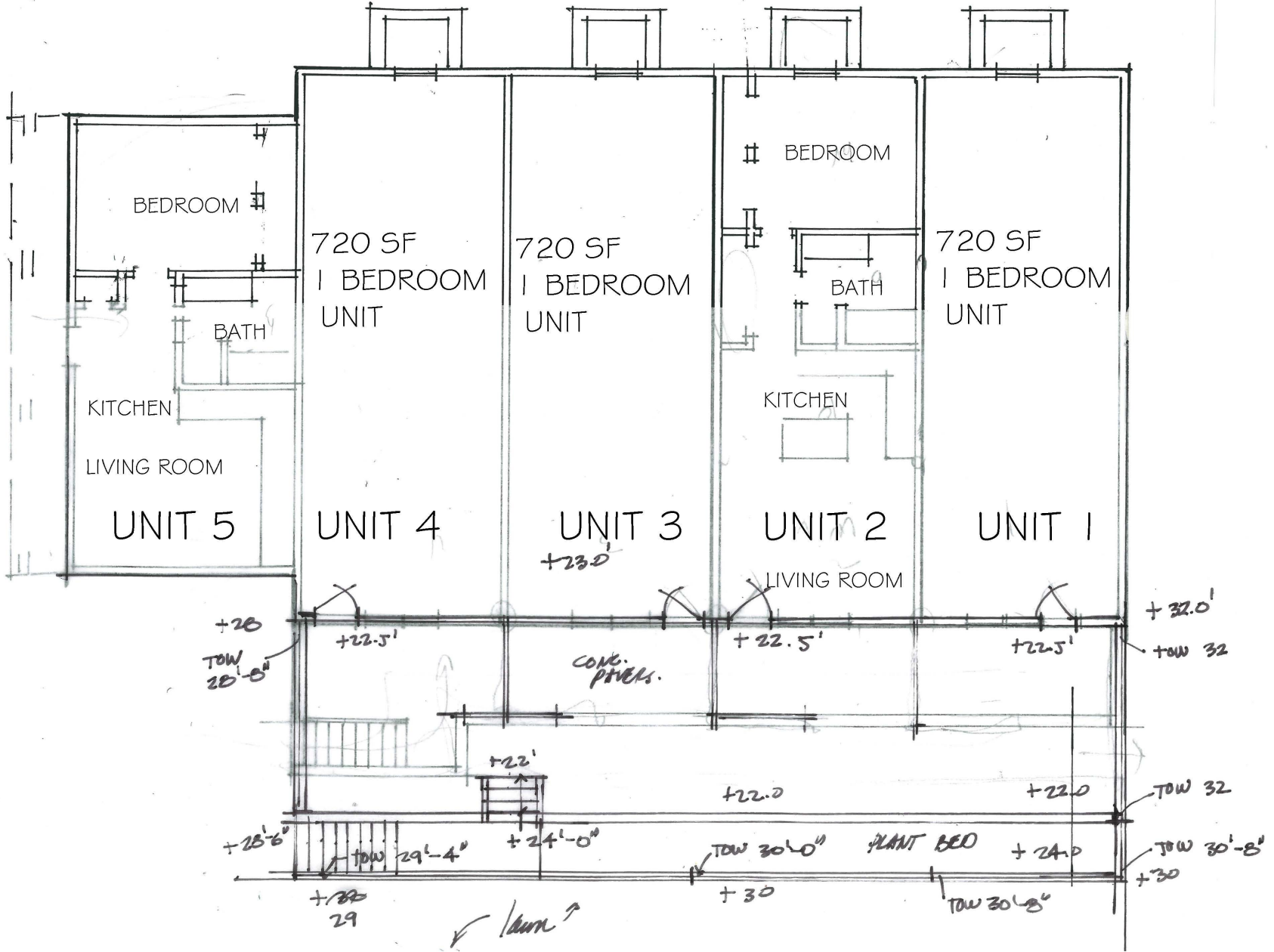
t 978.927.3745

EXTERIOR ELEVATIONS

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

Drawn By:

Checked By:











# Ted Malone Design Concept

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- Replace existing building
  - Build toward street with barn in rear
  - Update Title V system with denitrification backup
  - Create two-story, 1 BR, vertical units (town-house style) in barn
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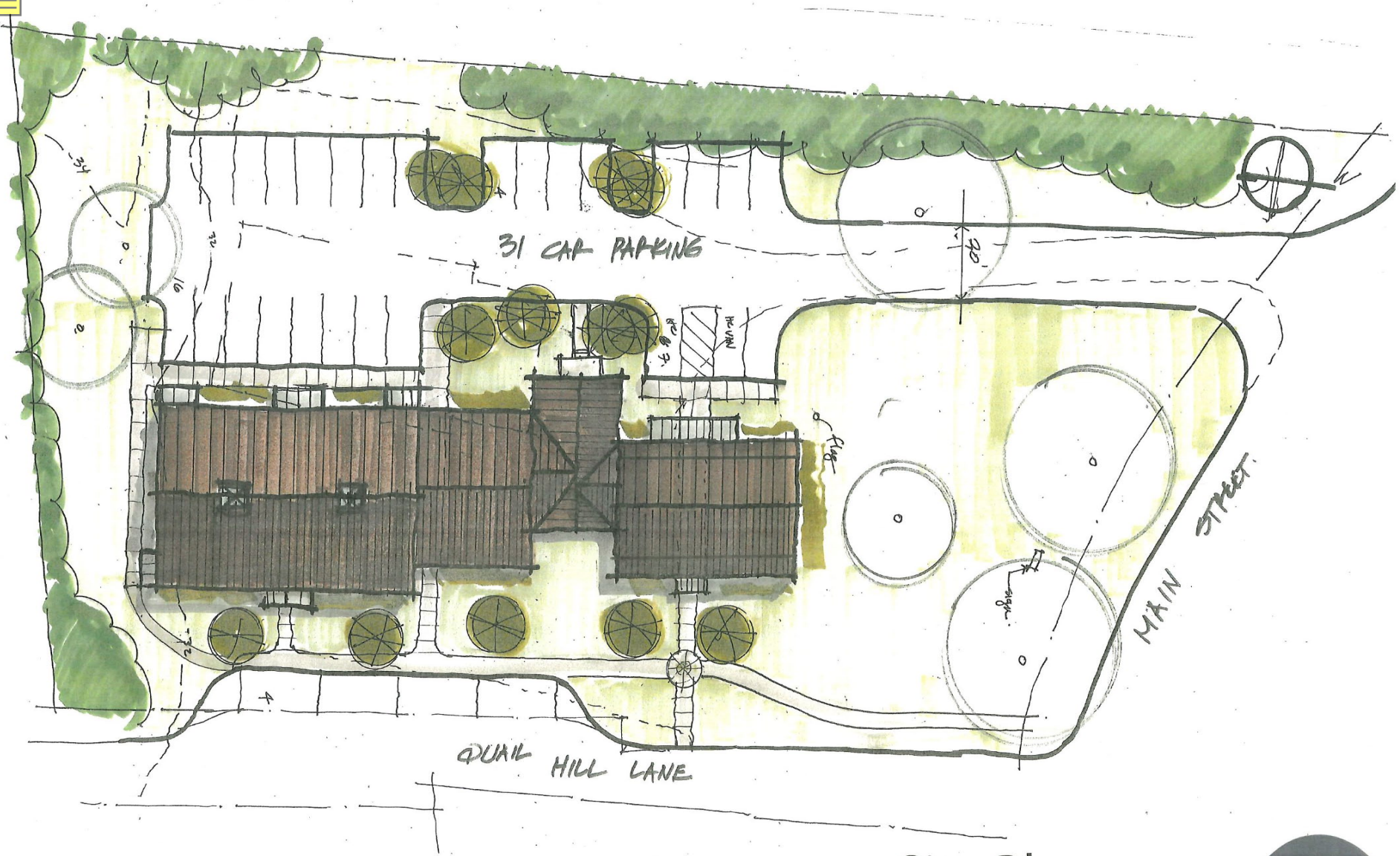
# Pro-Formas

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Assumes purchase \$540,000, construction  
@\$175/sq ft, use of current foundation

Units	Affordability	Subsidy/Unit
11 units (9 1BR, 2 2BR)	3<60%, 4<80%, 4<110%	\$122,000
11 units (9 1BR, 2 2BR)	5<80%, 6<110%	\$114,000
14 units (9 1BR, 5 2BR)	5<60%, 5<80%, 4<110%	\$47,000

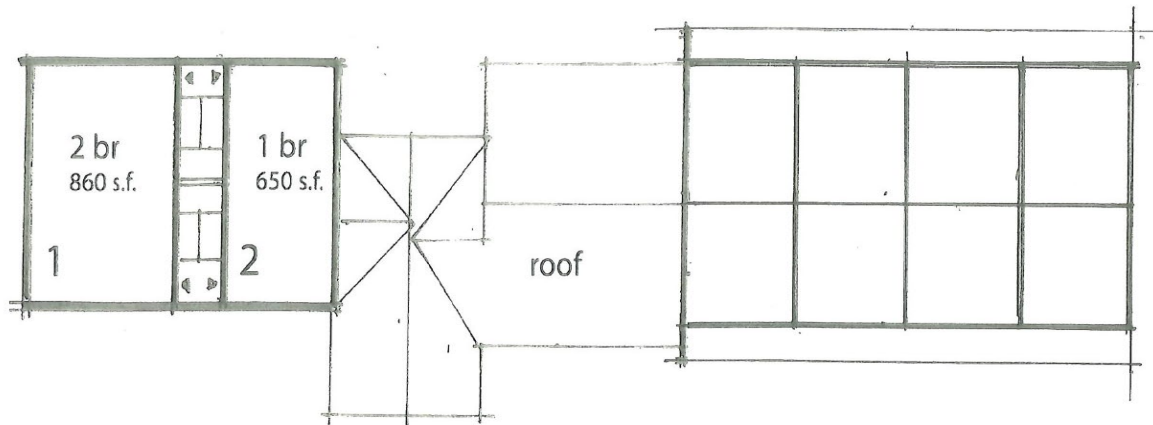
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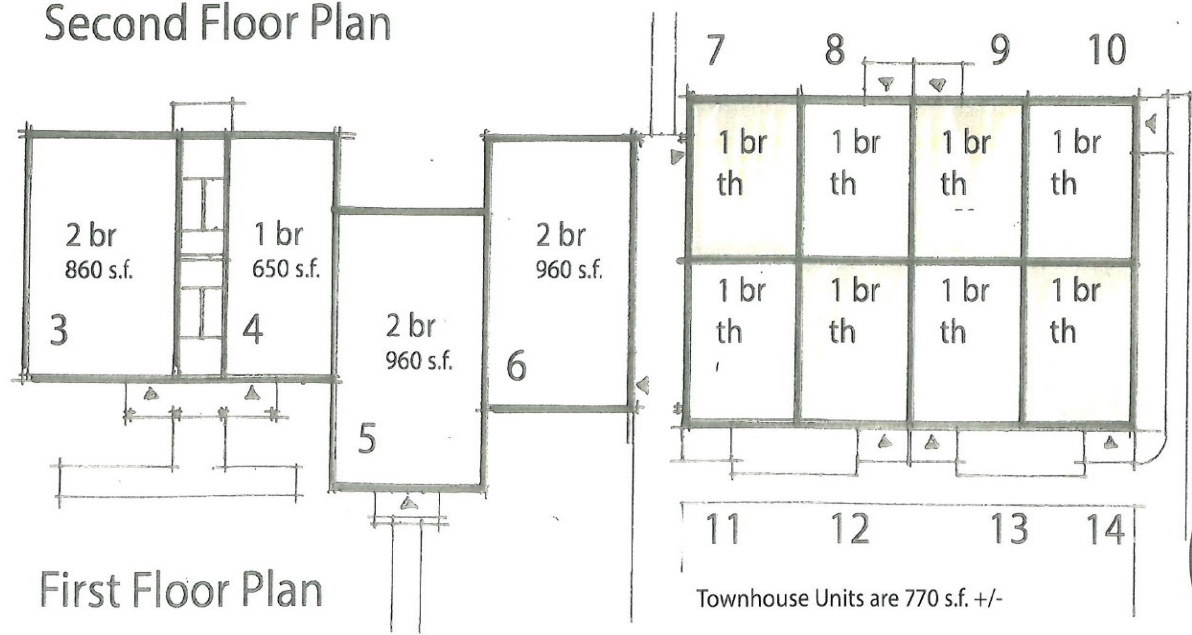
Town of Orleans Affordable Housing Trust  
14 Unit New Building Study  
12 February 2020

# Site Plan





Second Floor Plan

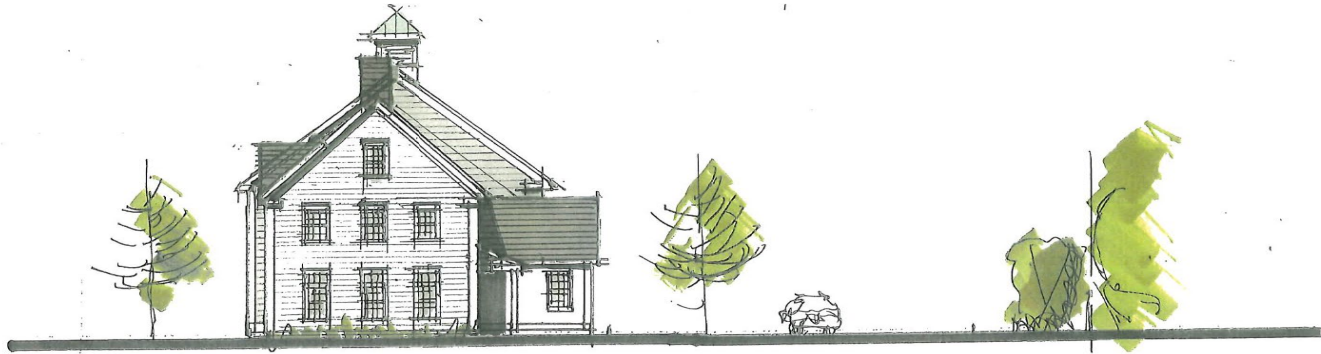


First Floor Plan

4 at 2 br  
10 at 1 br  
total 14 units

Townhouse Units are 770 s.f. +/-





MAIN ST. VIEW



RIGHT SIDE VIEW





# Development Process

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- ✓ AHT purchases site
  - Issue an RFP for a developer/manager (sets conditions for proposals but does not determine design)
  - Agreement with developer (donate land or 99-year lease)
  - Developer obtains permits and financing
  - Construction and tenancy
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BIRD'S EYE VIEW  
107 MAIN STREET  
OPLENS A.H. TRUST

14 FEB 2010