



# Town of Orleans

19 School Road Orleans Massachusetts 02653-3699  
Telephone (508) 240-3700 – Fax (508) 240-3388

## FY24 COMMUNITY PRESERVATION PROJECT APPLICATION

**Project Title:** Juniper Hill

**Submission Date:** 11/14/2022

**Applicant (note if Town, individual or non-profit):** Preservation of Affordable Housing, LLC (nonprofit)

**Mailing Address:** 2 Oliver Street, Suite 500, Boston MA 02109

**Co-Applicant, if any (note if Town, individual or non-profit):** Community Development Partnership (nonprofit)

**Mailing Address:** 3 Main Street, Unit 7, Eastham MA 02642

**Project Contact Person:** Vitalia Shklovsky

**Telephone:** 508-308-5097

**E-mail:** vitasky@poah.org

**Federal Tax Identification Number (if non-profit):** 31-1616634

**Project purpose (Check all that apply):**

Open Space

Historic Preservation

Community Housing

Recreation

**Project Location/Address:** 95 Lawrence Rd, Wellfleet, MA

**Community Preservation Funding Request:** \$100,000

**Brief Project Summary, Including Justification of Project Category Checked Above:**

Juniper Hill is the proposed development of 46 affordable housing units located at 95 Lawrence Road in Wellfleet, MA. With less than 3% of Wellfleet's housing stock priced affordably and with local businesses unable to grow without affordable housing, the need for permanent, year-round affordable housing on the Lower and Outer Cape is pressing and urgent. Juniper Hill will be the first such housing development in decades in Wellfleet that can serve populations and stabilize the regional economy. The Town of Wellfleet recognized this need as it released a nine-acre town-owned lot for development via RFP in 2021, and designated POAH and CDP as joint developers in December 2021. The property will be divided into two parts: an Upper Village of 22 two-bedroom and three-bedroom townhomes oriented for family housing, and a Lower Village with a multifamily elevator building, consisting of 24 one- and two-bedroom flats. 35 of the 46 apartments will be targeted for families earning at or below 80% AMI, with the remaining 11 apartments intended as "workforce" housing for households earning up to 120% AMI. The Upper Village will include a small community center with central amenities like shared laundry, a children's outdoor play yard, patio, and community garden. The buildings will be designed in the Cape Cod midcentury modern architectural style and aim to achieve Passive House energy efficiency standards to minimize environmental impacts.

**Please attach the following information with all applications:**

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.

- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

## GUIDELINES FOR PROJECT SUBMISSION

Please submit **two (2) complete paper copies** of the application and other materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653 by Nov. 21, 2022.

**Applicants must also email complete applications in PDF** to Jennifer Fountain, Administrative Assistant, at [genuinejenfountain@gmail.com](mailto:genuinejenfountain@gmail.com). A single PDF file which appends materials described in item 3 to the application form is preferred.

1. Applications must be received by Monday, November 21 to be considered for recommendation at the Annual Town Meeting.
2. Funds for approved projects will be available on July 1<sup>st</sup> following the Annual Town Meeting upon submission of appropriate invoices and accounting.
3. Applicants may include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted. Clear, concise presentation of materials is appreciated by the Committee.
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition Web site), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available from the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Administrative Assistant by email with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act, Sections 2 and 5 (2), as follows:

**Open Space: Acquisition, creation, and preservation** of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

**Community Housing: Acquisition, creation, preservation, and support** of community housing defined as housing for low- and moderate-income individuals and families, including low- and moderate-income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

**Historic Preservation: Acquisition, preservation, rehabilitation and restoration** of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the

history, archeology, architecture, or culture of the Town or that are listed on the State Register of Historic Places. Plans for restoration and rehabilitation must comply with Secretary of the Interiors' standards.

**Recreation: Acquisition, creation, preservation, rehabilitation, and restoration** of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground, or athletic field and for preservation and restoration of recreational facilities. (Community Preservation funds cannot be used for a stadium, gymnasium, or similar structures or for the acquisition of artificial turf for athletic fields.)

*Sept, 2022*

## Orleans CPC Application – Juniper Hill

### 1. Detailed Narrative

Juniper Hill is the proposed development of 46 affordable housing units located at 95 Lawrence Road in Wellfleet, MA. With less than 3% of Wellfleet's housing stock priced affordably and with local businesses unable to grow without affordable housing, the need for permanent affordable housing on the Lower and Outer Cape is pressing and urgent. Juniper Hill will be the first such housing development in decades in Wellfleet that can stabilize the regional economy. The Town of Wellfleet recognized this need as it released this publicly owned land for development via RFP in 2021, and designated POAH and CDP as joint developers in December 2021.

The development will be built on approximately six acres near a baseball field and a water tower. The property will be divided into two parts: an Upper Village of 22 two-bedroom and three-bedroom townhomes oriented for family housing, and a Lower Village with a multifamily elevator building, consisting of 24 one- and two-bedroom flats. 35 of the 46 apartments will be targeted for families earning at or below 80% AMI, with the remaining 11 apartments intended as "workforce" housing for households earning up to 120% AMI. The Upper Village will include a small community center with central amenities like shared laundry, a children's outdoor play yard, patio, and community garden. The buildings will be designed in the Cape Cod midcentury modern architectural style and aim to achieve Passive House energy efficiency standards to minimize environmental impacts. Surface parking will be provided for residents, guests, and management. POAH Communities, an affiliate of the developer POAH, will serve as the long-term manager of all these apartments, which will be affordable in perpetuity.

Juniper Hill has two primary goals: creation of permanent, year-round affordable housing and minimizing environmental impacts with Passive House efficiency standards.

The first goal is to establish more equitable, affordable housing for a range of household types and sizes in Wellfleet's community. We are seeking to create affordable housing which serves families, seniors, and individuals who are working for or living on a modest income. Having convened a task force that recognized and prioritized the critical need for permanent, year-round, affordable housing, the Town of Wellfleet issued a Request for Proposals to develop affordable housing at 95 Lawrence Road – a town owned parcel across from the Wellfleet Elementary School. This sentiment is echoed in the Town of Wellfleet's Needs Assessment and Action Plan, which highlights the necessity of providing more affordable housing for households living in or seeking to live in Wellfleet. Therefore, Juniper Hill seeks to address the needs highlighted in both the Request for Proposals and the Needs Assessment and Action Plan.

A second goal of this development is to maximize environmental sustainability and minimize harmful impacts on the surroundings, with the intention of achieving Passive House standards. Passive House design ensures energy efficiency with super-insulated wall assemblies, airtight construction, high-performance glazing, and heat recovery ventilation. With these goals, the Juniper Hill development will create beautiful homes where residents will live with pride and dignity.

The Orleans Community Preservation Plan prioritizes creation, maintenance, and support of affordable housing initiatives in the town of Orleans. In 2017, though Orleans was close to the 10% MA state affordability goal with its housing inventory at 9.3%, the town's Housing Study recognized the need to exceed the 10% state goal. The latest Affordable Housing Committee goal is to create 100 units of affordable housing by 2027. With Juniper Hill's creation of 46 affordable units just 12 miles away from Orleans, the development will help complete the AHC housing production goal.

The Orleans Comprehensive Long-Range Plan prioritizes the provision of fair, decent, safe, and affordable housing to meet the needs of present and future Orleans residents. Another Comprehensive

Plan goal is to promote equal opportunity in housing for vulnerable segments of Orleans' population. Out of the total 46 apartments at Juniper Hill, one third will be provided for households earning up to 50% of Area Median Income. Nine of these apartments will be targeted for families or households earning less than 30% AMI. In addition, two thirds of all apartments will have two or more bedrooms, to ensure that families of all types and sizes can have a safe place to live. The remaining one-bedroom apartments can become home to individuals of all ages, including the elderly. Although this development is not technically located in Orleans, it can be considered an innovative or alternative solution for individuals working in Orleans, with a 20-minute drive.

## 2. Action Plan and Timeline

September 22, 2022	Zoning Board of Appeals approval
January 2023	Submit Application for DHCD funding
April/May 2023	DHCD funding award
October 2023	Construction Financial Closing
October 2023	Construction Start
April 2025	Construction Completion
May 2025	Lease-up and Move-ins
August 2025	Stabilization (three months of 95% Lease-up)

## 3. Financial Data

Sources of Funds		Uses of Funds	
1st Mortgage (MassHousing)	\$5,227,648	Acquisition	\$0
HOME, AHTF, HSF - DHCD	\$2,300,000	Construction	\$23,154,000
Barnstable County HOME	\$300,000	Hard Cost Contingency	\$1,157,700
Wellfleet CPA	\$1,500,000	Soft Costs	\$4,771,318
Wellfleet Housing Trust	\$800,000	Reserves	\$395,724
Orleans CPC	\$100,000	Paid Developer Fee	\$2,399,901
Infrastructure - MassWorks	\$1,000,000	Deferred Developer Fee	\$250,000
Equity - Federal 9% LIHTC	\$9,499,050		
Equity - State LIHTC	\$2,800,000		
Equity - Solar Tax Credits	\$160,000		
Deferred Developer Fee	\$250,000		
<b>Gap</b>	<b>\$8,191,944</b>		
<b>Total Sources</b>	<b>\$32,128,643</b>	<b>Total Uses</b>	<b>\$32,128,643</b>

### Construction Cost

The team received two construction cost estimates earlier this fall – from Dellbrook and Delphi Construction. Delphi has been providing extensive and thorough estimating work since September 2022 and has provided cost-effective strategies regarding high-performance windows, MEP and HVAC systems, and wall assemblies. The latest cost estimate of \$23,154,000 is approximately equal \$350 per square foot or \$503,000 per unit. See next page for detail.

### Infrastructure

The Town of Wellfleet is sponsoring the construction of an on-site septic system that will serve this residential development, the adjacent elementary school, and fire station, with a system more advanced than I/A (Innovative/Alternative). The \$1M Massworks grant referenced above will be used to pay for this town project, and the \$1M cost is reflected in the total development costs as well.

**Delphi Construction - Cost Estimate for Juniper Hill**

Oct 24, 2022

	Value	Per Unit	Per Sq Ft
Building Demo	\$ 23,282		
Hazardous Materials	\$ -		
Earthwork, Utilities, Paving	\$ 2,219,029		
Landscaping / Allowance	\$ 666,919		
<b>Total Site</b>	<b>\$ 2,909,231</b>	<b>\$ 63,244</b>	<b>\$ 44.03</b>
Concrete	\$ 1,245,448		
Masonry	\$ 64,597		
Metals	\$ 15,337		
Carpentry	\$ 3,163,017		
Finish carpentry	\$ 336,208		
Exterior siding	\$ 1,455,651		
Insulation	\$ 520,494		
Roofing	\$ 276,600		
Damproofing and caulking	\$ 132,032		
Windows, glazing	\$ 978,007		
Doors, frames, hardware	\$ 289,989		
Drywall	\$ 1,149,908		
Acoustical Ceilings	\$ 26,670		
Flooring	\$ 577,808		
Paint	\$ 254,298		
Specialties	\$ 187,300		
Appliances	\$ 154,072		
Trash Chutes and Compactors	\$ -		
Cabinets - countertops	\$ 254,024		
Window treatments	\$ -		
Conveying systems	\$ 276,207		
Special Construction (garden, playyard)	\$ -		
Fire protection	\$ 368,672		
Plumbing	\$ 1,451,344		
HVAC	\$ 1,942,325		
Electrical	\$ 1,742,432		
PV	\$ -		
General Requirements	\$ 363,233		
<b>Total Building Costs</b>	<b>\$ 17,225,671</b>	<b>\$ 374,471</b>	<b>\$ 260.70</b>
Winter Conditions	\$ 94,758		
General Conditions	\$ 1,373,287		
Overhead/Insurance	\$ 347,448		
Fee	\$ 926,105		
<b>Total GC &amp; Permit costs</b>	<b>\$ 2,741,598</b>	<b>\$ 59,600</b>	<b>\$ 41.49</b>
<b>Contractor total</b>	<b>\$ 22,876,500</b>	<b>\$ 497,315</b>	<b>\$ 346.22</b>
Building Permit and fees	\$ 45,792		
Bond	\$ 231,708		
Design contingency	\$ -		
<b>Project Total</b>	<b>\$ 23,154,000</b>	<b>\$ 503,348</b>	<b>\$ 350.42</b>



LOWER VILLAGE BUILDING FRONT ENTRANCE



LOWER VILLAGE BUILDING



UPPER VILLAGE VIEW OF TOWNHOUSES FROM LAWRENCE ROAD



UPPER VILLAGE COMMUNITY BUILDING



AERIAL RENDERING

studio  
go  
ARCHITECTS  
The Brewery  
179 Boylston Street  
Jamaica Plain, MA 02130  
T 617-524-5558  
F 617-524-5544  
building sustainable communities

STAMP

CONSULTANT

CLIENT  
PRESERVATION OF  
AFFORDABLE HOUSING  
(POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD  
HOUSING**

95 LAWRENCE ROAD  
WELLFLEET, MA 02867

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR  
CHECKED BY AB  
SCALE  
DATE 2022-11-01

SHEET TITLE  
**EXTERIOR  
RENDERINGS**

SHEET NO  
**A800**

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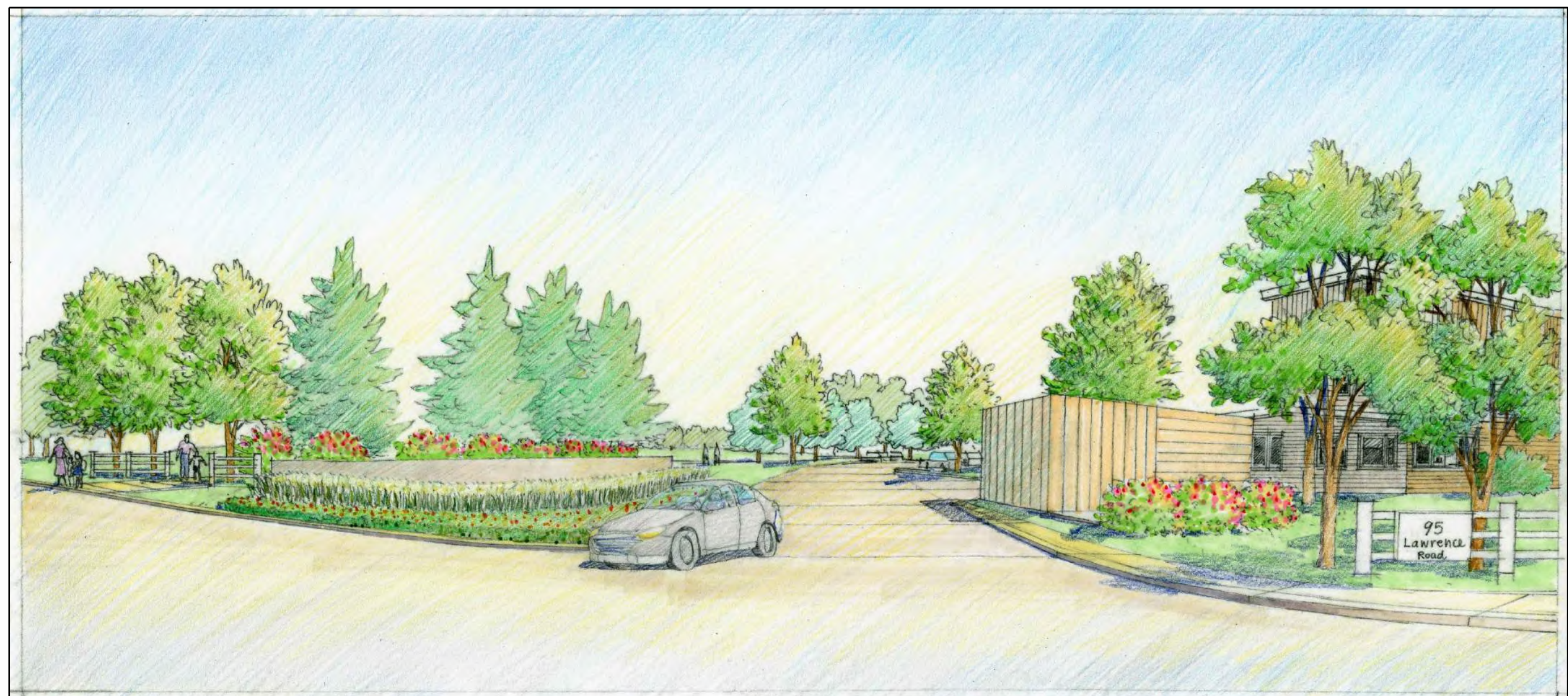
A



TYPICAL UNIT PLANTING: VIEW LOOKING SOUTH  
NTS



UPPER VILLAGE ENTRY: VIEW LOOKING NORTH EAST  
NTS



LOWER VILLAGE ENTRY: VIEW LOOKING NORTHEAST  
NTS

studio  
**ooj**  
ARCHITECTS

The Brewery  
179 Boylston Street  
Jamaica Plain, MA 02130  
T 617-524-5558  
F 617-524-5544

building sustainable communities

STAMP

CONSULTANT  
Catherine Oranchak /  
Landscape Architect

Planning, Design and Construction  
122 Sunset Road, Arlington, Massachusetts 02474  
T 781 752 8879 W www.catherineoranchak.com

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(POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD  
HOUSING**

95 LAWRENCE ROAD  
WELLFLEET, MA 02667

NO.	DESCRIPTION	DATE
1	100% Design Development	11-01-2022

PROJECT NO 22101  
DRAWN BY Catherine Oranchak  
Design Team  
CHECKED BY C. Oranchak  
SCALE As indicated  
DATE 2022-11-01

SHEET TITLE  
**PERSPECTIVE  
RENDERINGS**

SHEET NO  
**L9.01**

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UNIT MATRIX	
<b>UPPER VILLAGE - 24 UNITS</b>	
(19) 2BR UNITS	
(4) 3BR UNITS	
(1) 3BR ADA/GROUP 2 UNIT	
<b>LOWER VILLAGE - 22 UNITS</b>	
(15) 1BR UNITS	
(5) 2BR UNITS	
(1) 1BR ADA/GROUP 2 UNIT	
(1) 2BR ADA/GROUP 2 UNIT	

TOTAL SITE	
TOTAL SITE FOOTPRINT	343,261 SF
BUILDING FOOTPRINT	24,820 SF
GREENSPACE	266,887 SF (78% OF SITE)
WALKWAY	10,614 SF
PATIOS & DECKS	4,337 SF
PARKING	11,903 SF
ROAD	24,700 SF
TOTAL	343,481 SF

SITE COVERAGE	
<b>UPPER VILLAGE</b>	
Impervious	
BUILDING FOOTPRINT	16,851 SF
WALKWAYS	9,130 SF
PARKING	6,916 SF
SUBTOTAL	32,897 SF
Pervious	
DECKS	745 SF
PATIOS	2,726 SF
SUBTOTAL	3,471 SF
TOTAL	36,368 SF
<b>LOWER VILLAGE</b>	
Impervious	
BUILDING FOOTPRINT	7,969 SF
WALKWAYS	1,416 SF
PARKING	4,922 SF
SUBTOTAL	14,307 SF
Pervious	
PATIOS	743 SF
SUBTOTAL	743 SF
TOTAL	15,050 SF

NOTE: ALL NUMBERS ESTIMATED UNTIL DESIGN FINALIZED



- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- BLDG. CIRCULATION
- SHARED SPACE
- P PARKING
- ADA UNIT
- ADA PARKING

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ARCHITECTS

The Brewery  
179 Boylston Street  
Jamaica Plain, MA 02130  
T 617-524-5558  
F 617-524-5544

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CLIENT  
**PRESERVATION OF AFFORDABLE HOUSING (POAH)**

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**

95 LAWRENCE ROAD  
WELLFLEET, MA 02667

NO.	DESCRIPTION	DATE

PROJECT NO. 22101  
DRAWN BY AR/AB  
CHECKED BY AB  
SCALE 1" = 40'-0"  
DATE 2022-11-01

SHEET TITLE  
**SITE LAYOUT PLAN/UNIT MATRIX**

SHEET NO  
**G008**



- PLANTING PLAN LEGEND**
- EXISTING TREES TO REMAIN
  - PROPOSED ENTRY TREE
  - PROPOSED STREET TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED SHADE TREE
  - PROPOSED UNDERSTORY TREE
  - PROPOSED SHRUB
  - PROPOSED HEDGE
  - PROPOSED PERENNIAL/ ORNAMENTAL GRASS
  - PROPOSED GROUNDCOVER
  - PROPOSED LAWN

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 ARCHITECTS  
 The Brewery  
 179 Boylston Street  
 Jamaica Plain, MA 02130  
 T 617-524-5558  
 F 617-524-5544

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CONSULTANT  
**Catherine Oranchak / Landscape Architect**  
 Planning, Design and Construction  
 122 Sunset Road, Arlington, Massachusetts 02474  
 T 781 752 8879 W www.catherinoranchak.com

CLIENT  
**PRESERVATION OF AFFORDABLE HOUSING (POAH)**

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**  
 95 LAWRENCE ROAD  
 WELFLEET, MA 02667

NO.	DESCRIPTION	DATE
1	100% Design Development	11-01-2022

PROJECT NO 22101  
 DRAWN BY Catherine Oranchak Design Team  
 CHECKED BY C. Oranchak  
 SCALE As indicated  
 DATE 2022-11-01

SHEET TITLE  
**ILLUSTRATIVE SITE PLAN**

SHEET NO  
**G1.02**

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- FLOOR PLAN GENERAL NOTES**
1. SEE GENERAL CONSTRUCTION NOTES ON SHEET A000.
  2. SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
  3. EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N.
  4. INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS

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179 Boylston Street  
Jamaica Plain, MA 02130  
T 617-524-5558  
F 617-524-5544

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**PRESERVATION OF AFFORDABLE HOUSING (POAH)**

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**

95 LAWRENCE ROAD  
WELLFLEET, MA 02867

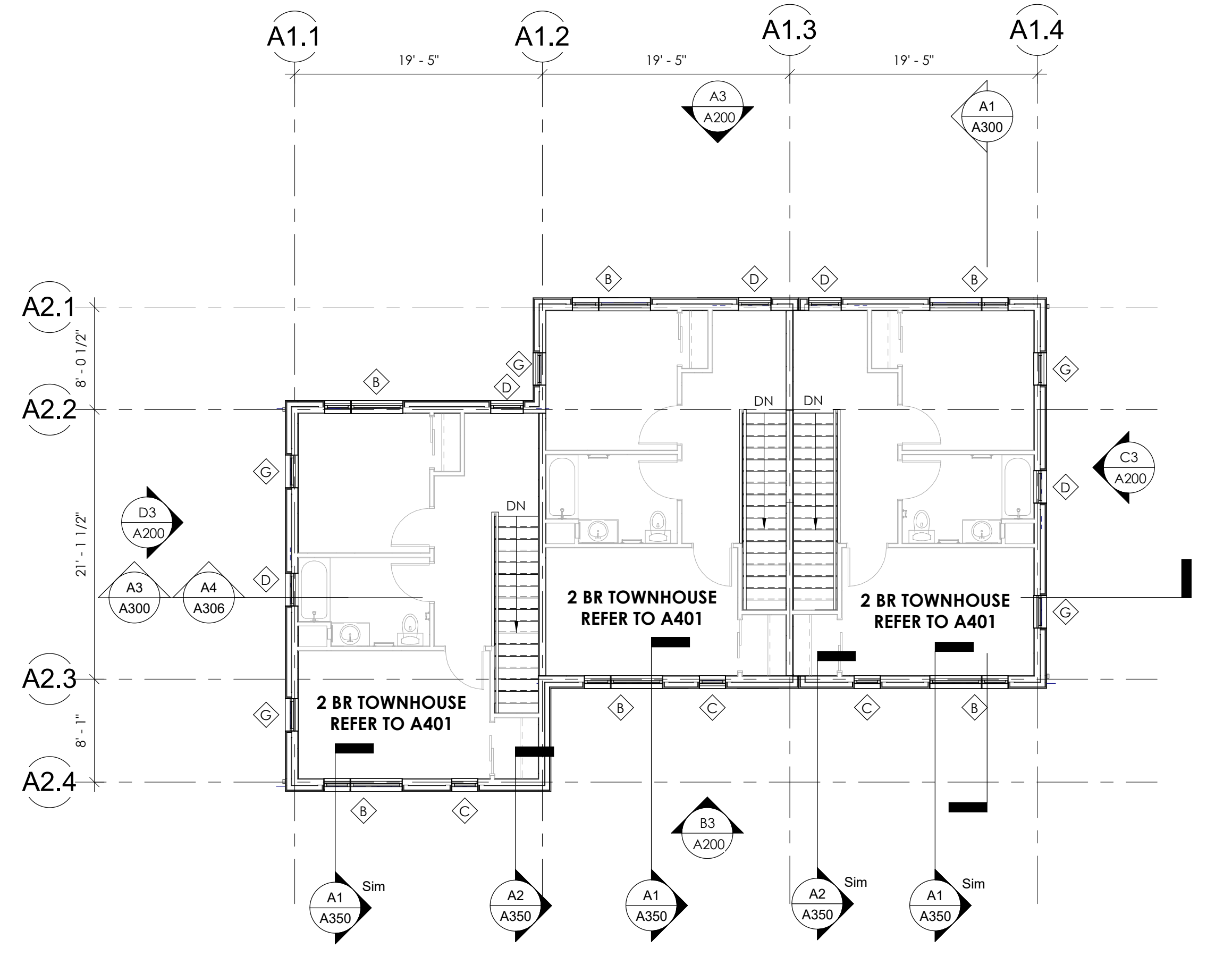
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DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

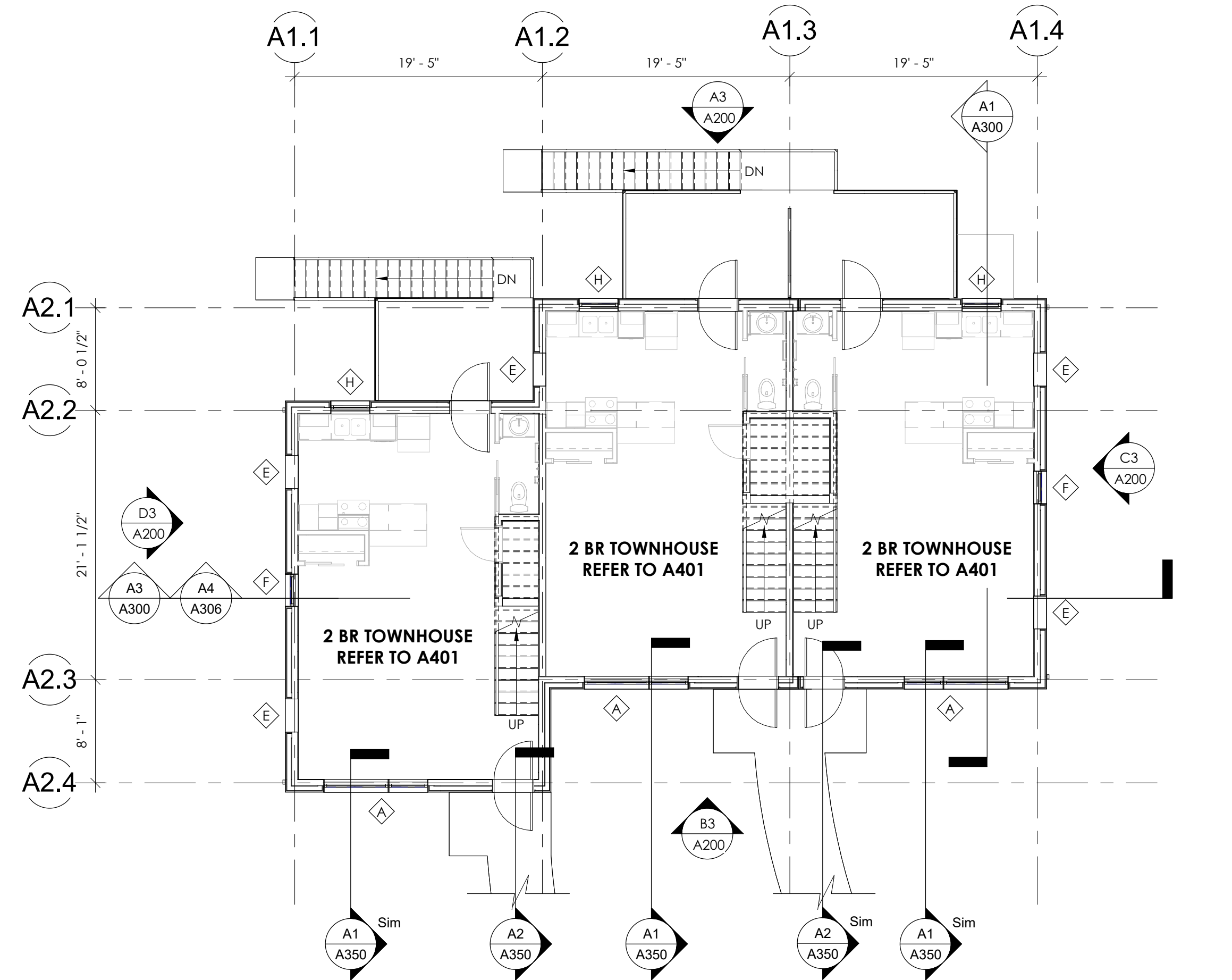
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**UPPER VILLAGE TOWNHOUSE PLANS - BUILDING A**

SHEET NO  
**A106**

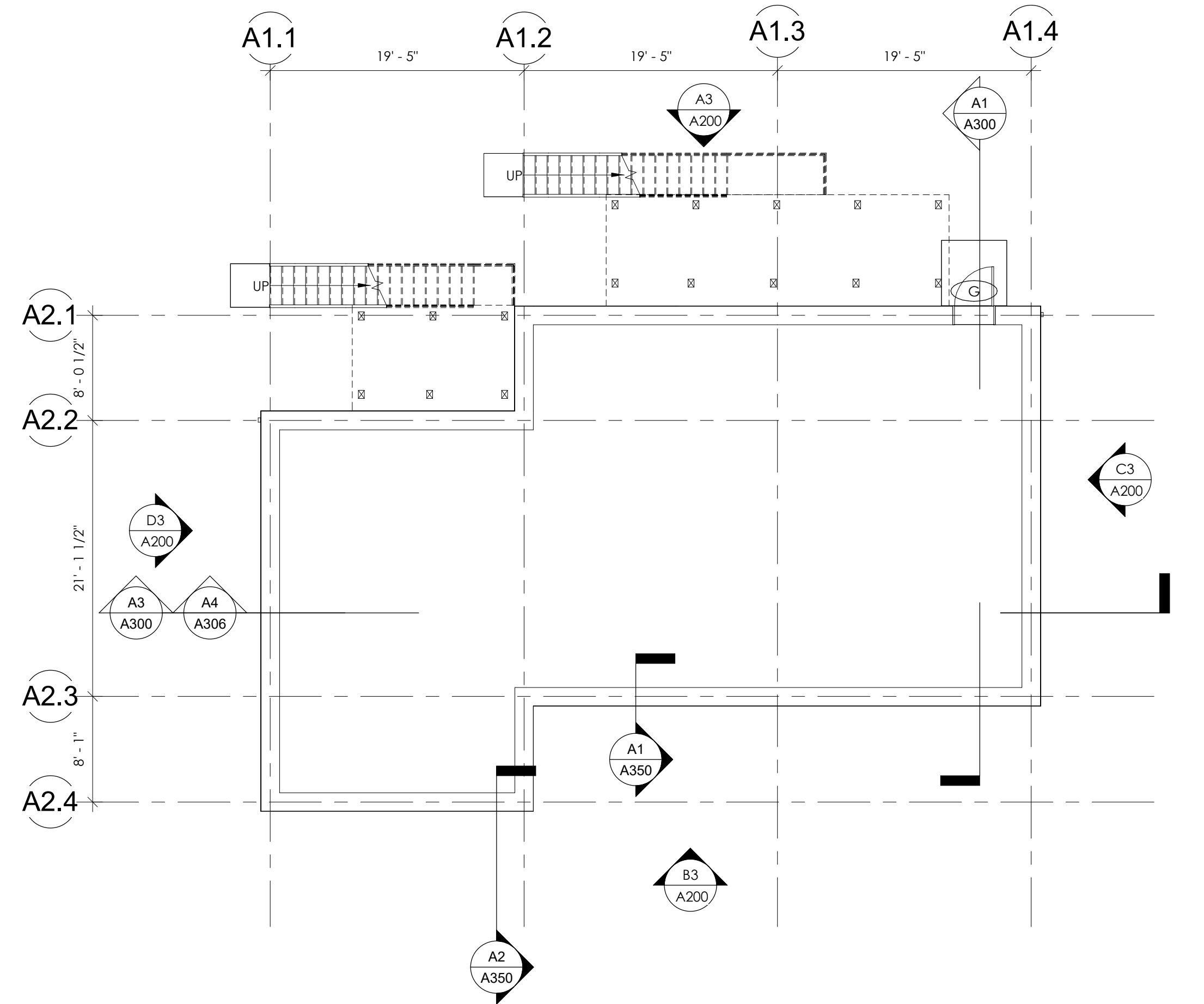
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**(C1) BUILDING A LEVEL 2 FLOOR PLAN**  
1/8" = 1'-0"



**(A1) BUILDING A LEVEL 1 FLOOR PLAN**  
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**(A3) BUILDING A BASEMENT PLAN**  
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- FLOOR PLAN GENERAL NOTES**
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  2. SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
  3. EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N.
  4. INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS

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ARCHITECTS

The Brewery  
179 Boylston Street  
Jamaica Plain, MA 02130  
T 617-524-5558  
F 617-524-5544

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PRESERVATION OF AFFORDABLE HOUSING (POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**

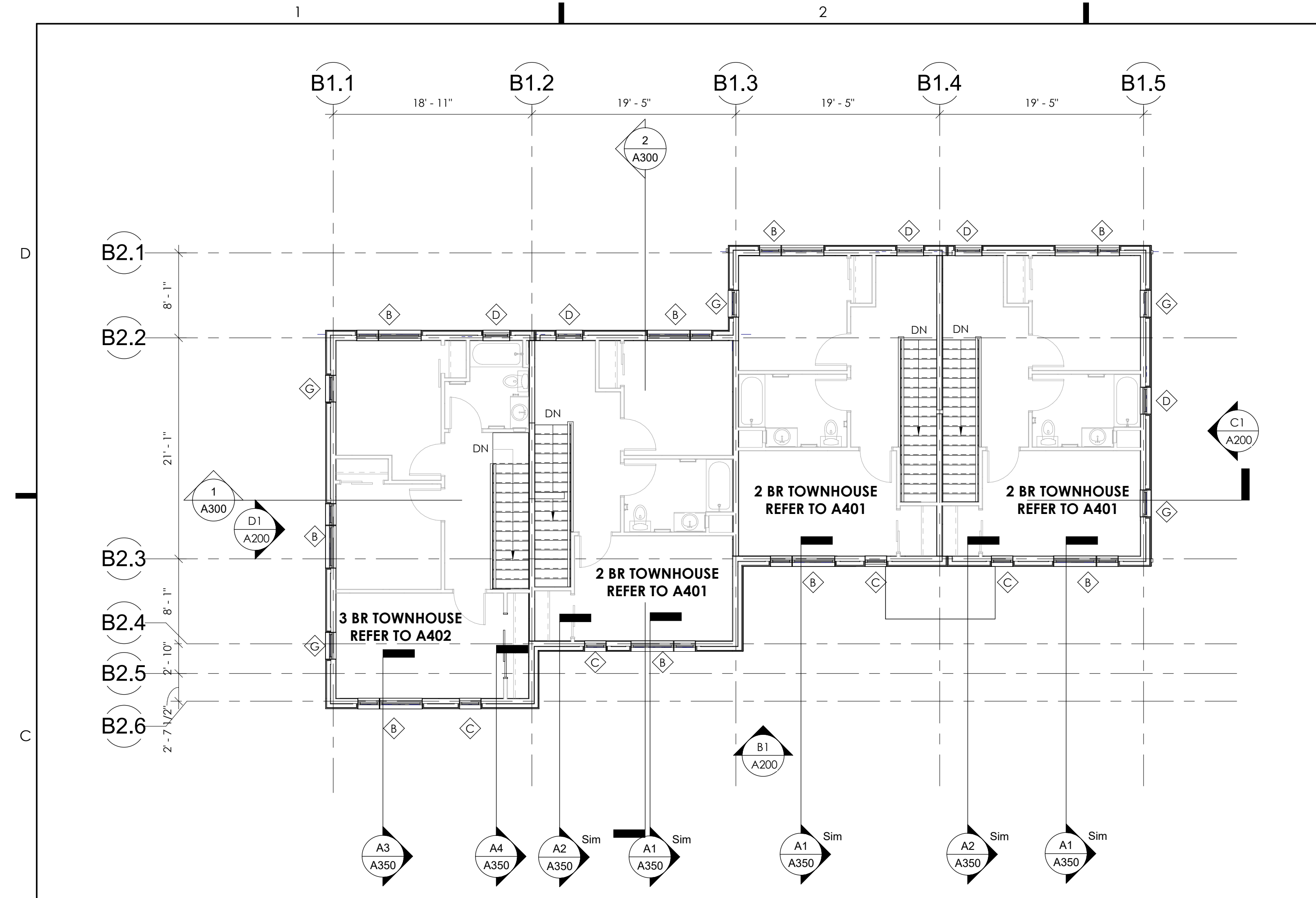
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WELFLEET, MA 02667

NO.	DESCRIPTION	DATE

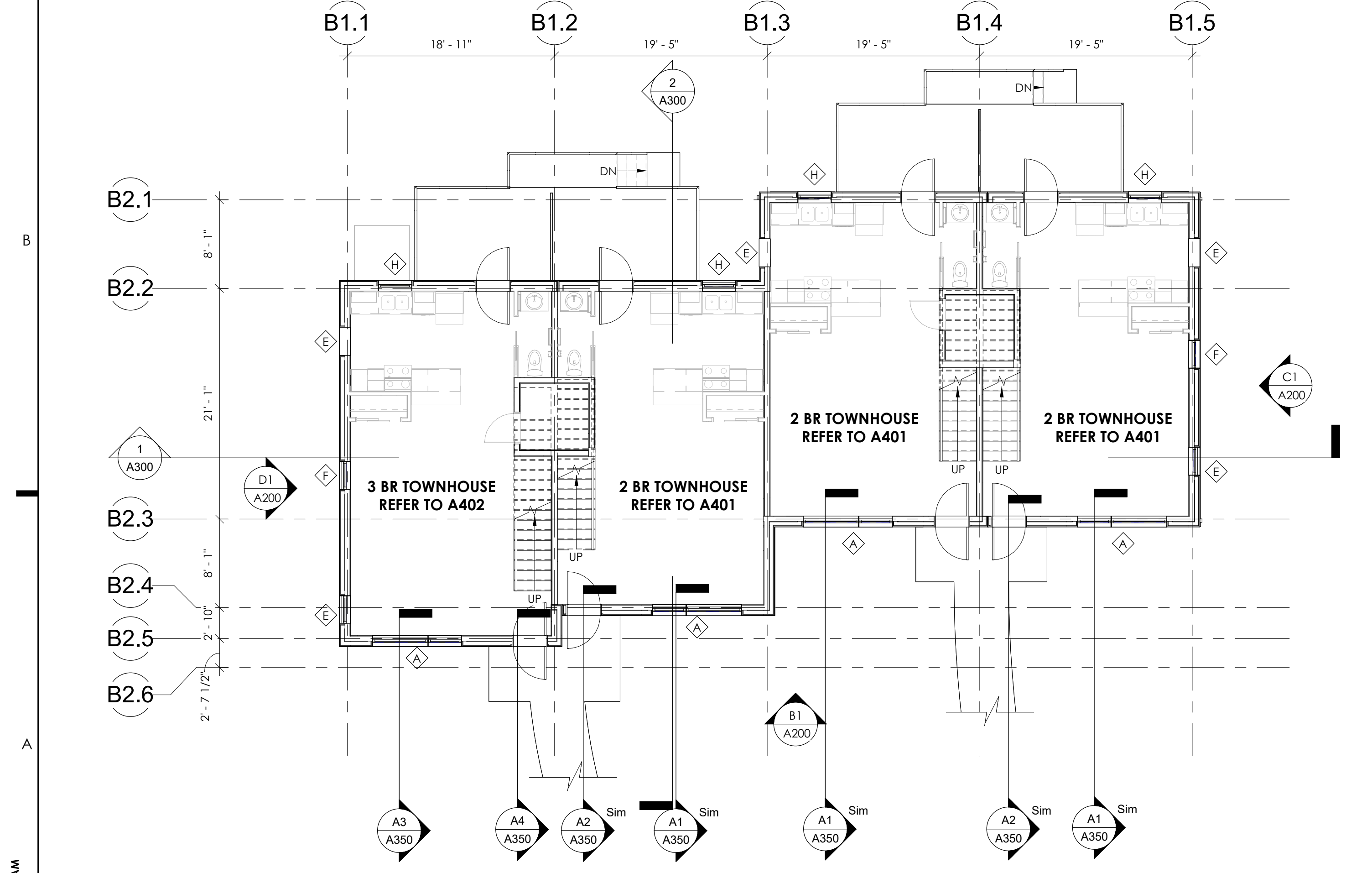
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DATE 2022-11-01

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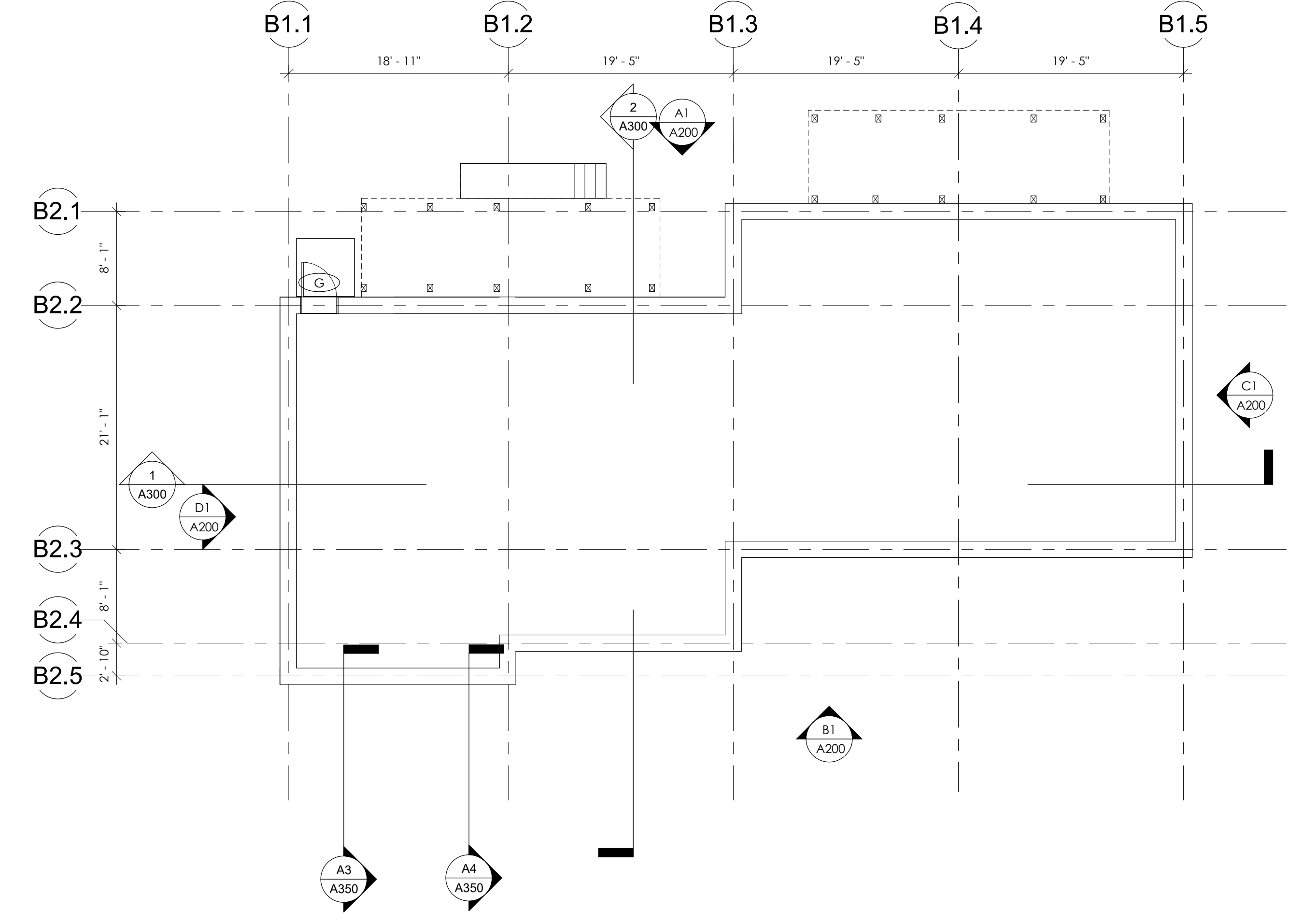
SHEET NO  
**A107**



**(C) BUILDING B, LEVEL 2, FLOOR PLAN**  
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**(A) BUILDING B, LEVEL 1, FLOOR PLAN**  
1/8" = 1'-0"



**(A3) BUILDING B, BASEMENT PLAN**  
1/8" = 1'-0"

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- FLOOR PLAN GENERAL NOTES**
- SEE GENERAL CONSTRUCTION NOTES ON SHEET A000.
  - SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
  - EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N. INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS
  -

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179 Boylston Street  
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95 LAWRENCE ROAD  
WELFLEET, MA 02667

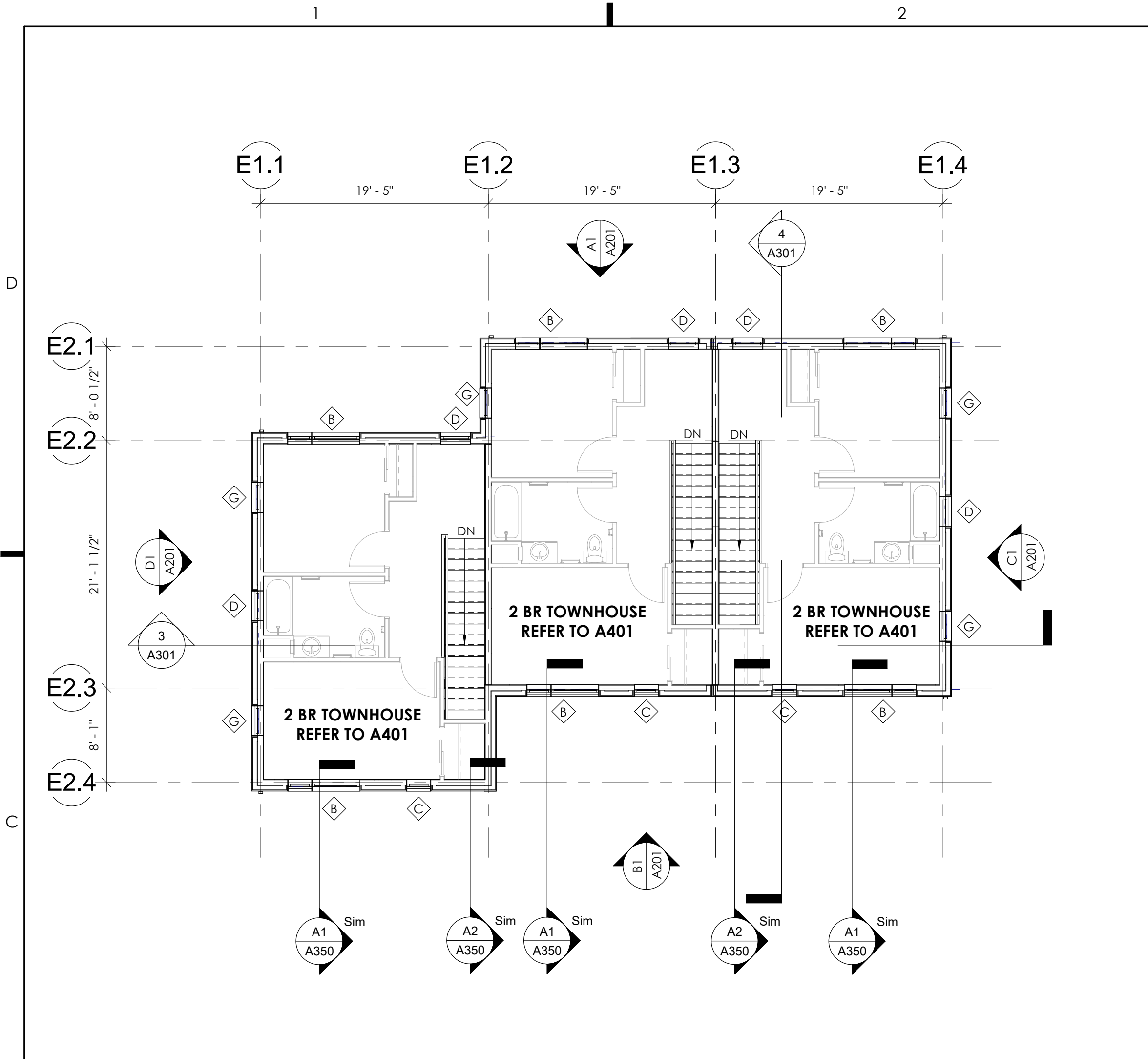
NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

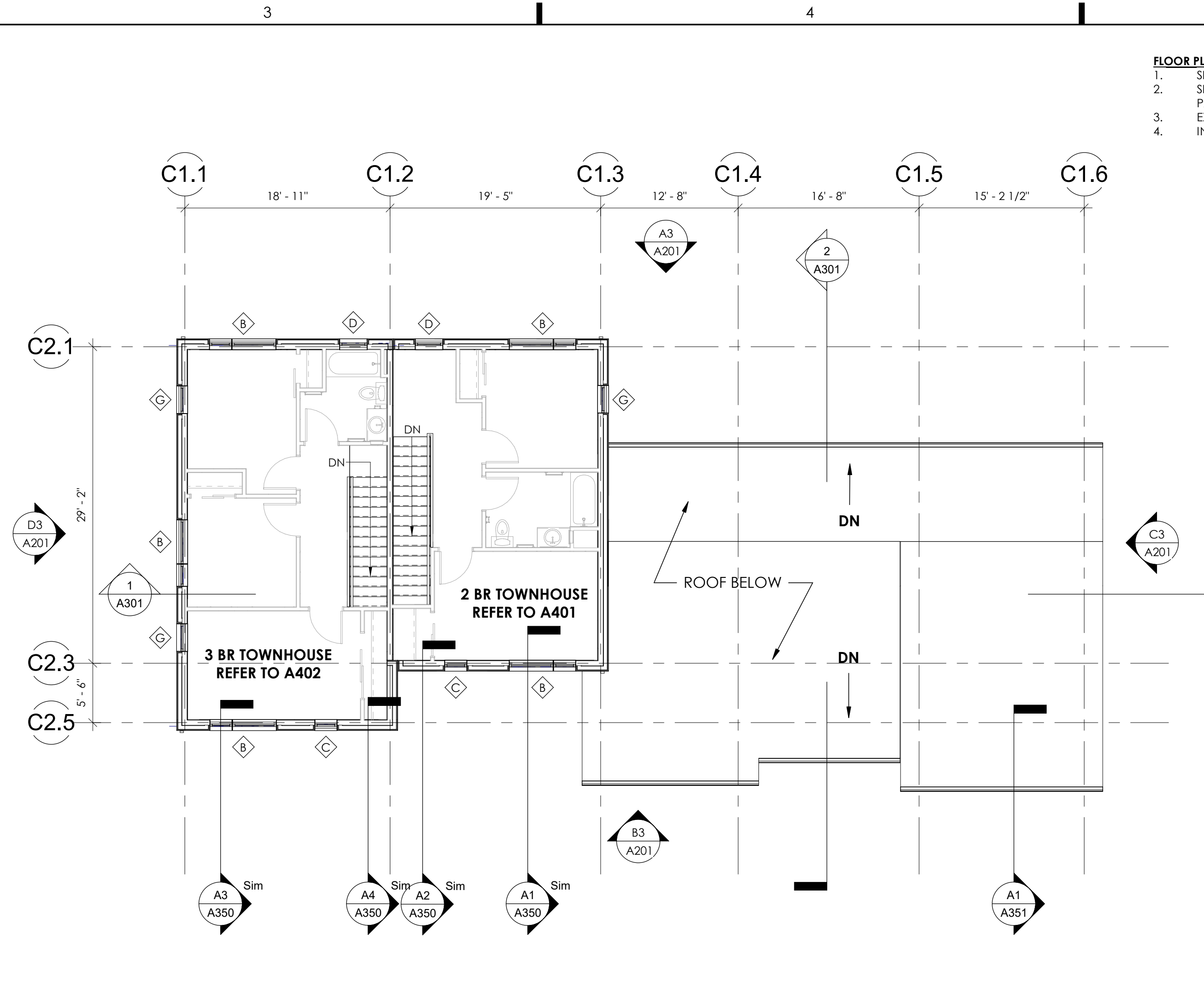
SHEET TITLE  
**UPPER VILLAGE TOWNHOUSE PLANS - BUILDINGS C & E**

SHEET NO  
**A108**

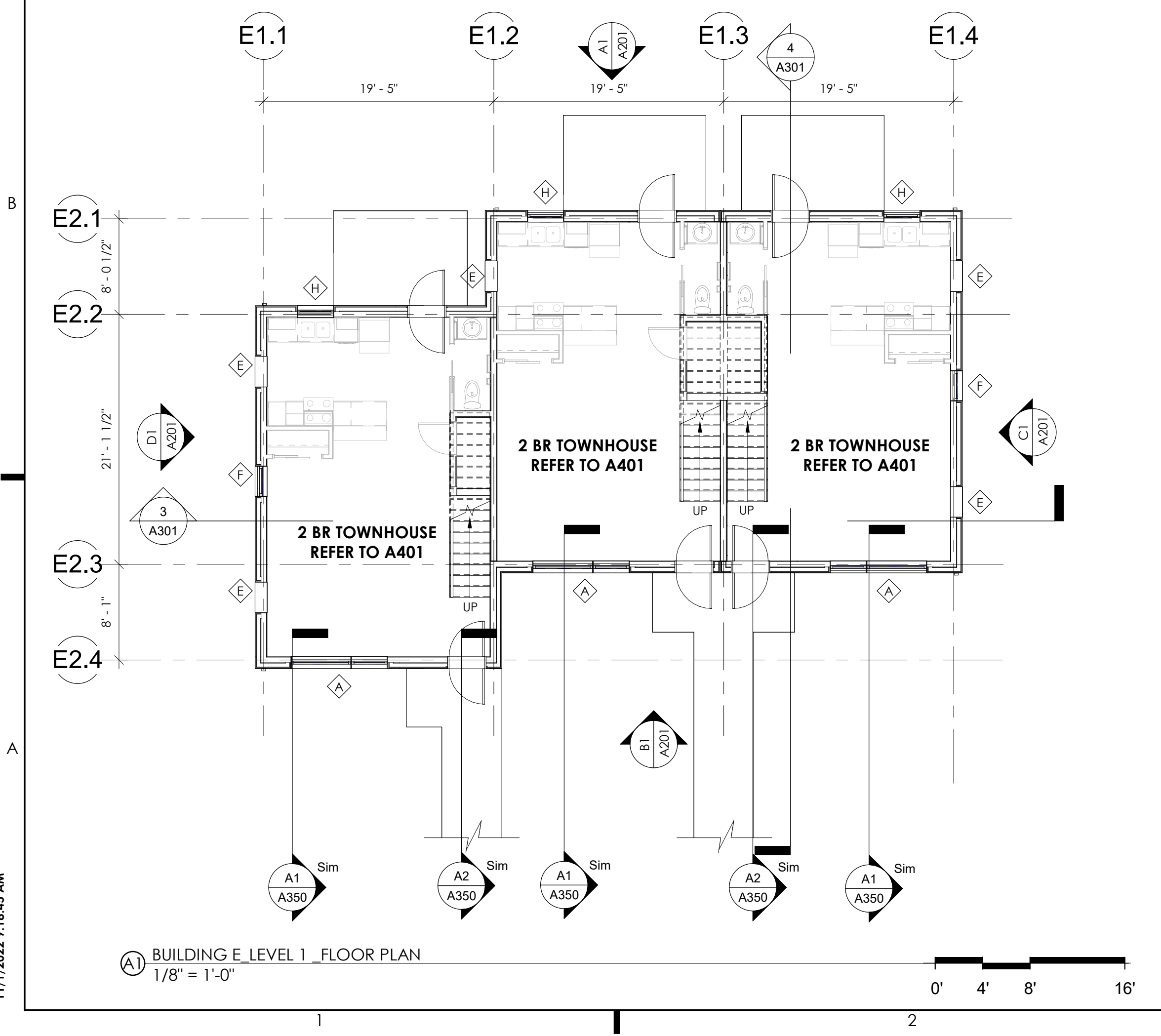
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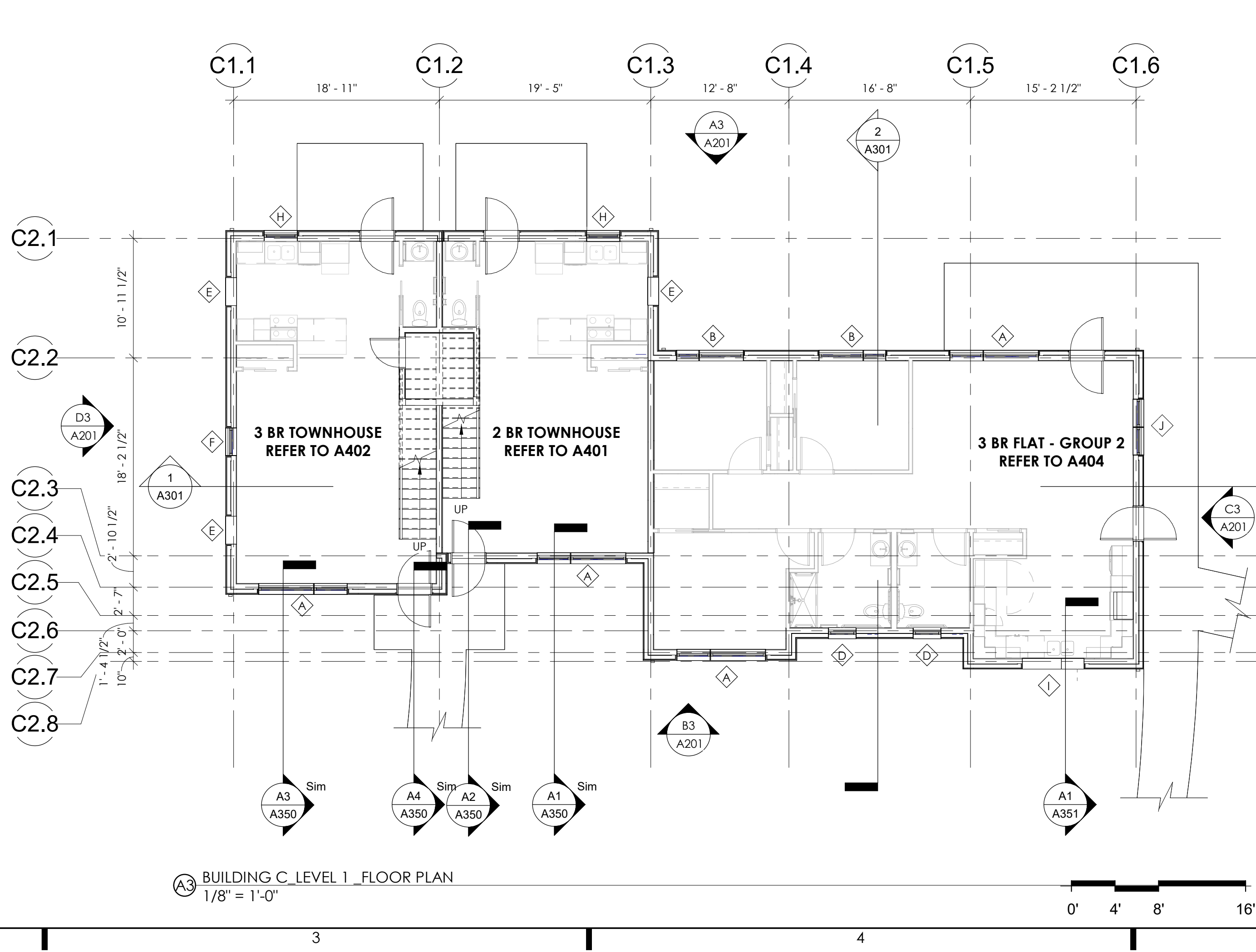
Ⓔ BUILDING E LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



Ⓒ BUILDING C LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"

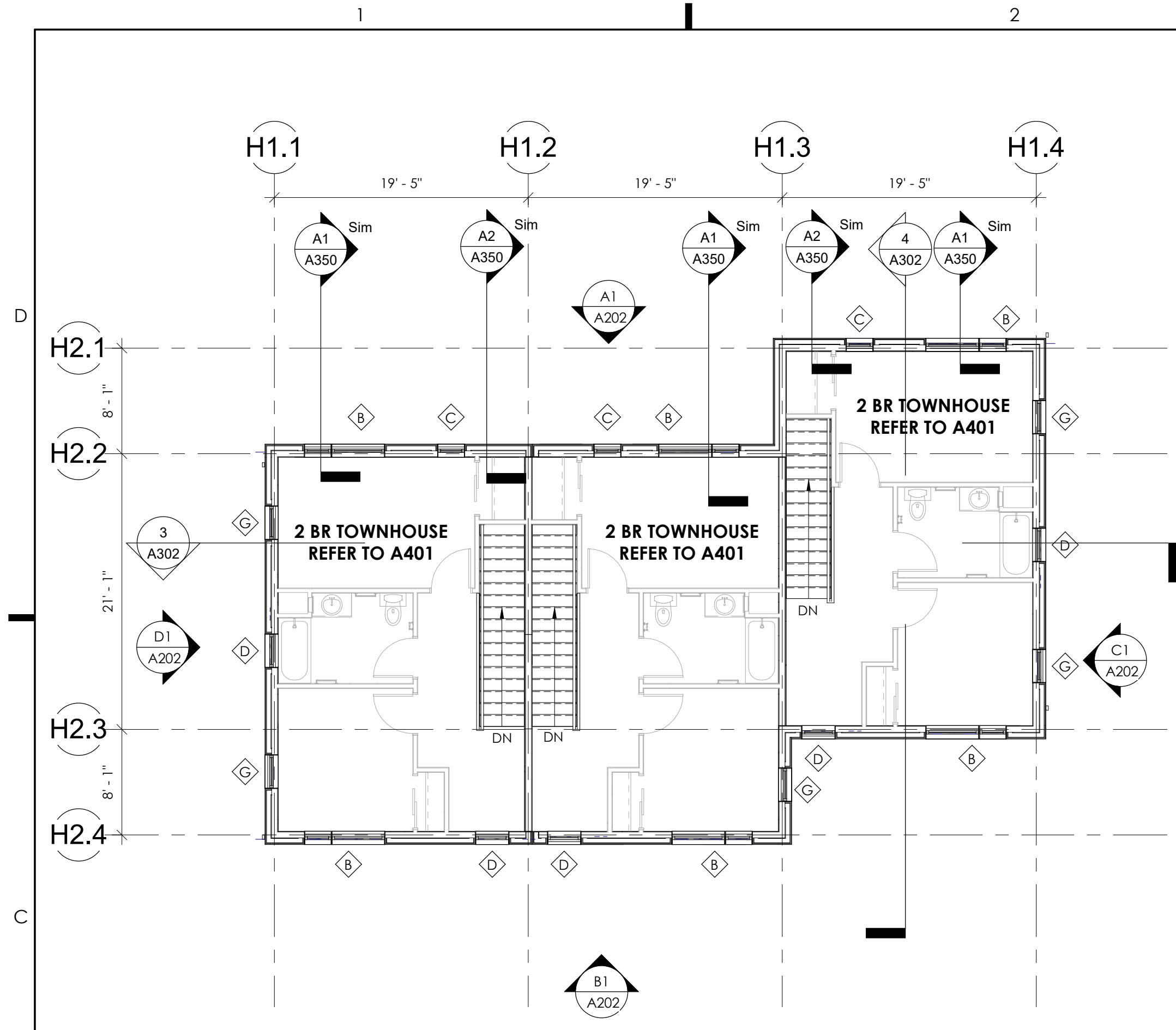


Ⓐ BUILDING E LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

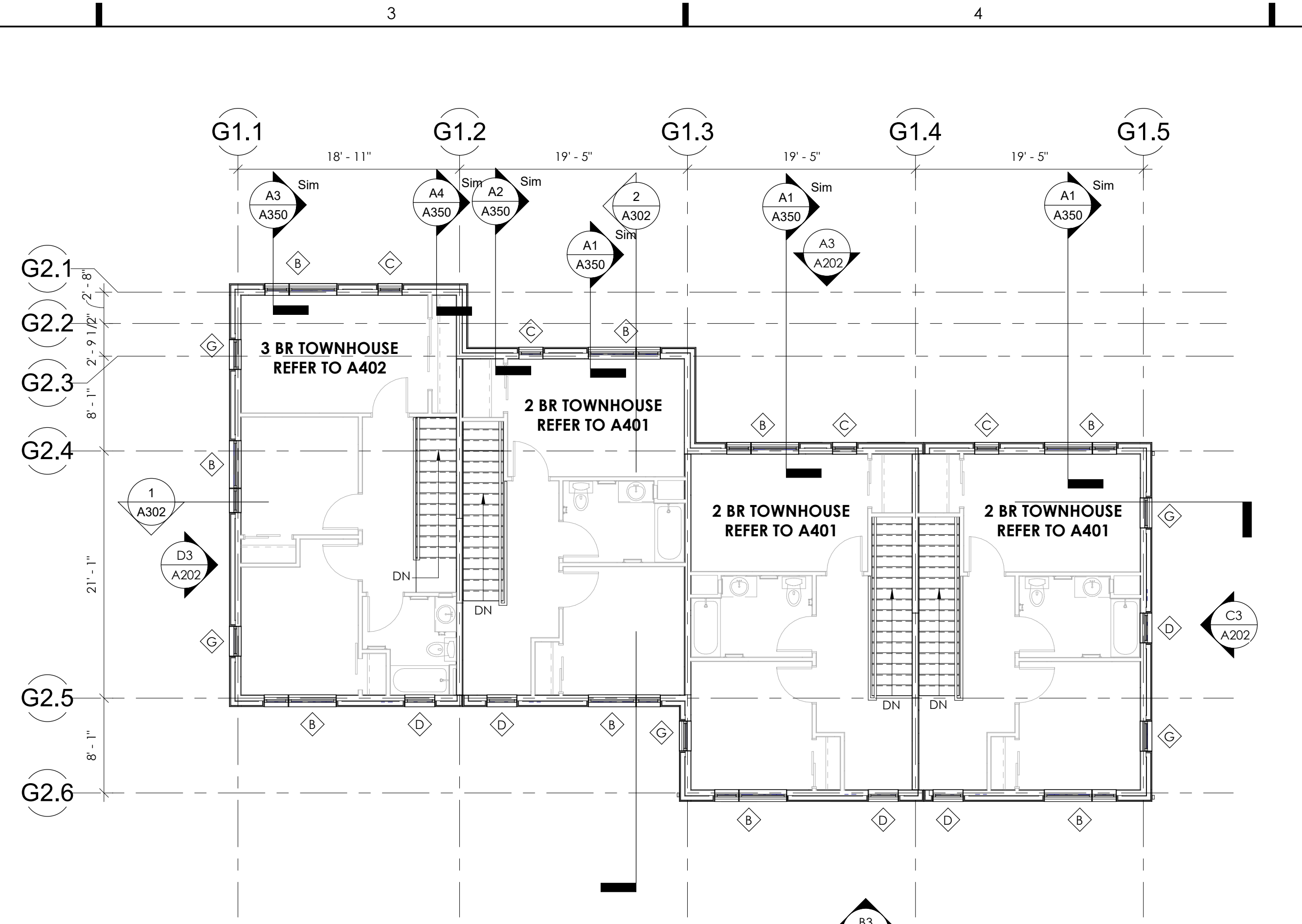


Ⓒ BUILDING C LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

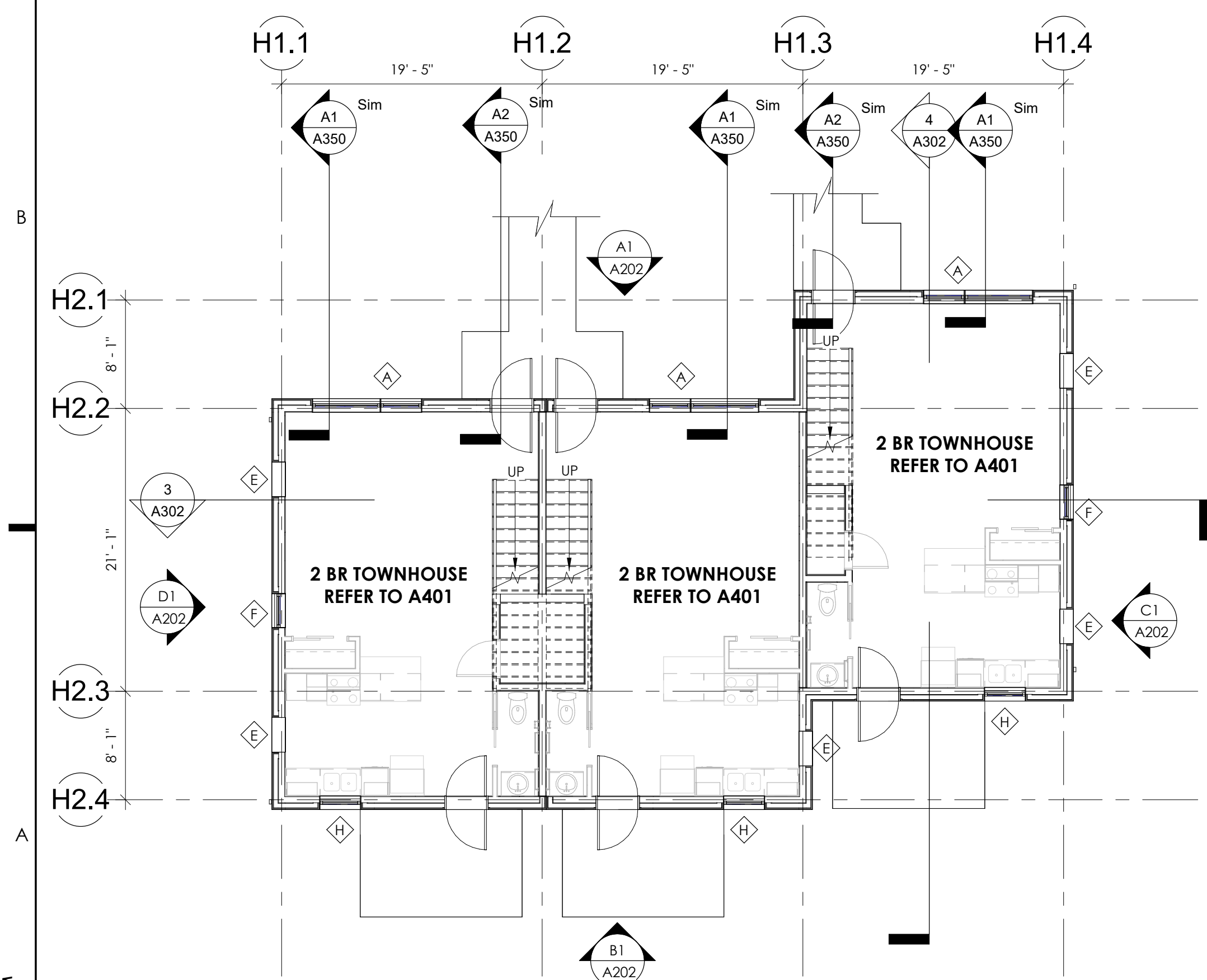
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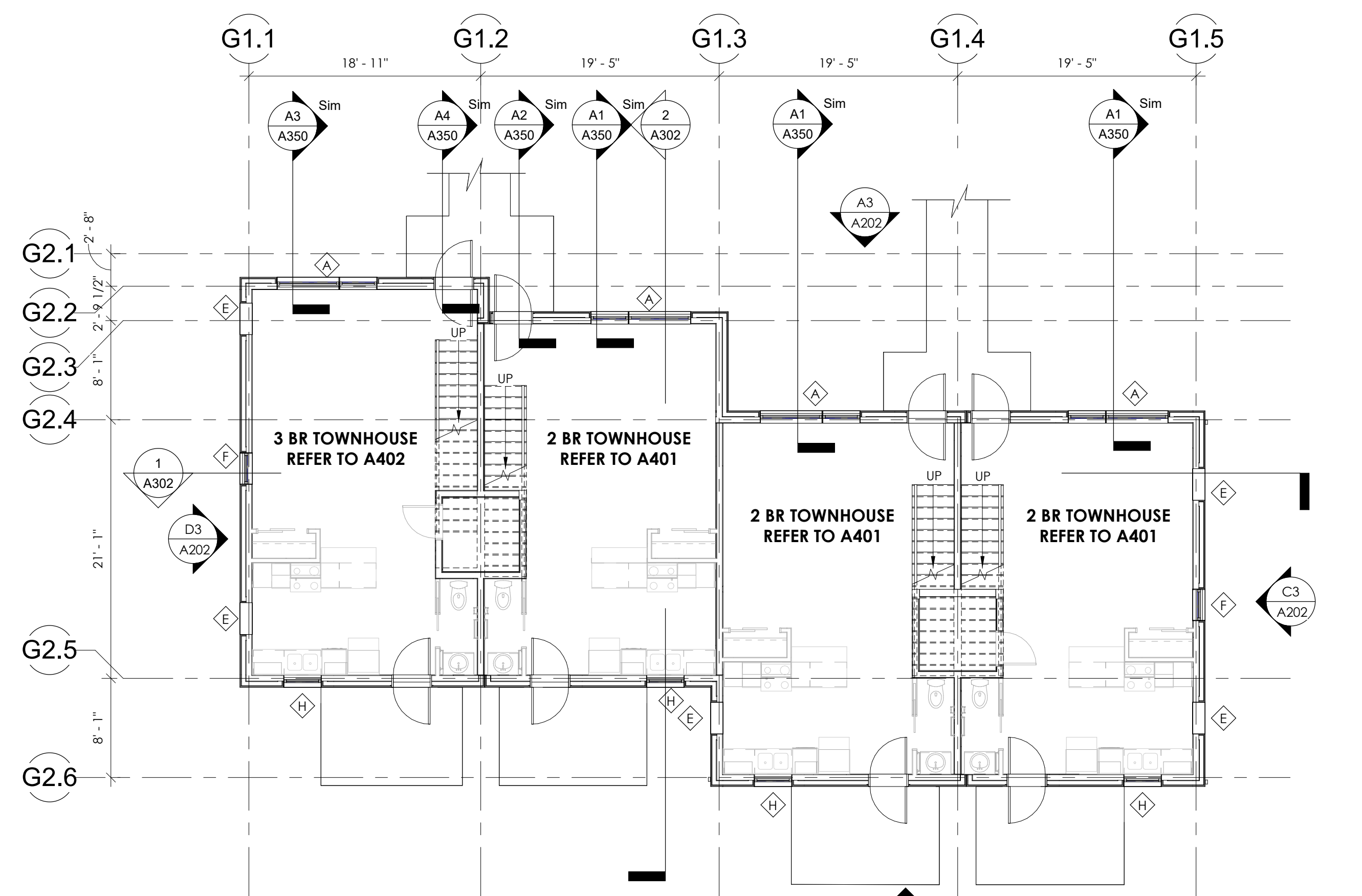
Ⓒ BUILDING H LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



Ⓒ BUILDING G LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



Ⓐ BUILDING H LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"



Ⓐ BUILDING G LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
1. SEE GENERAL CONSTRUCTION NOTES ON SHEET A000.
  2. SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
  3. EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N.
  4. INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS

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CLIENT

PRESERVATION OF AFFORDABLE HOUSING (POAH)

PROJECT TITLE

**95 LAWRENCE ROAD HOUSING**

95 LAWRENCE ROAD  
WELFLEET, MA 02667

NO.	DESCRIPTION	DATE

PROJECT NO 22101

DRAWN BY AR, RL, HP

CHECKED BY AB

SCALE As indicated

DATE 2022-11-01

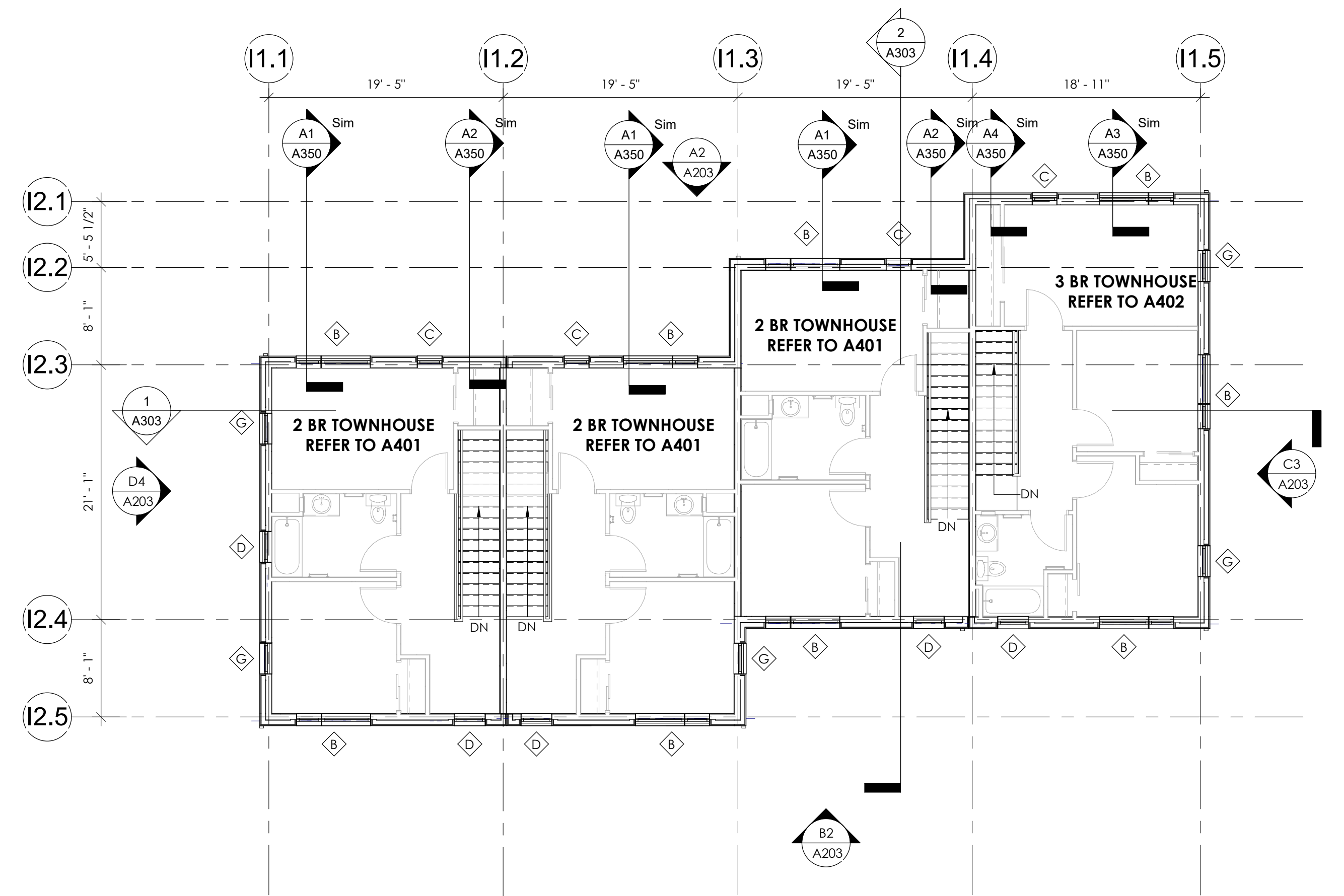
SHEET TITLE

**UPPER VILLAGE TOWNHOUSE PLANS - BUILDINGS G & H**

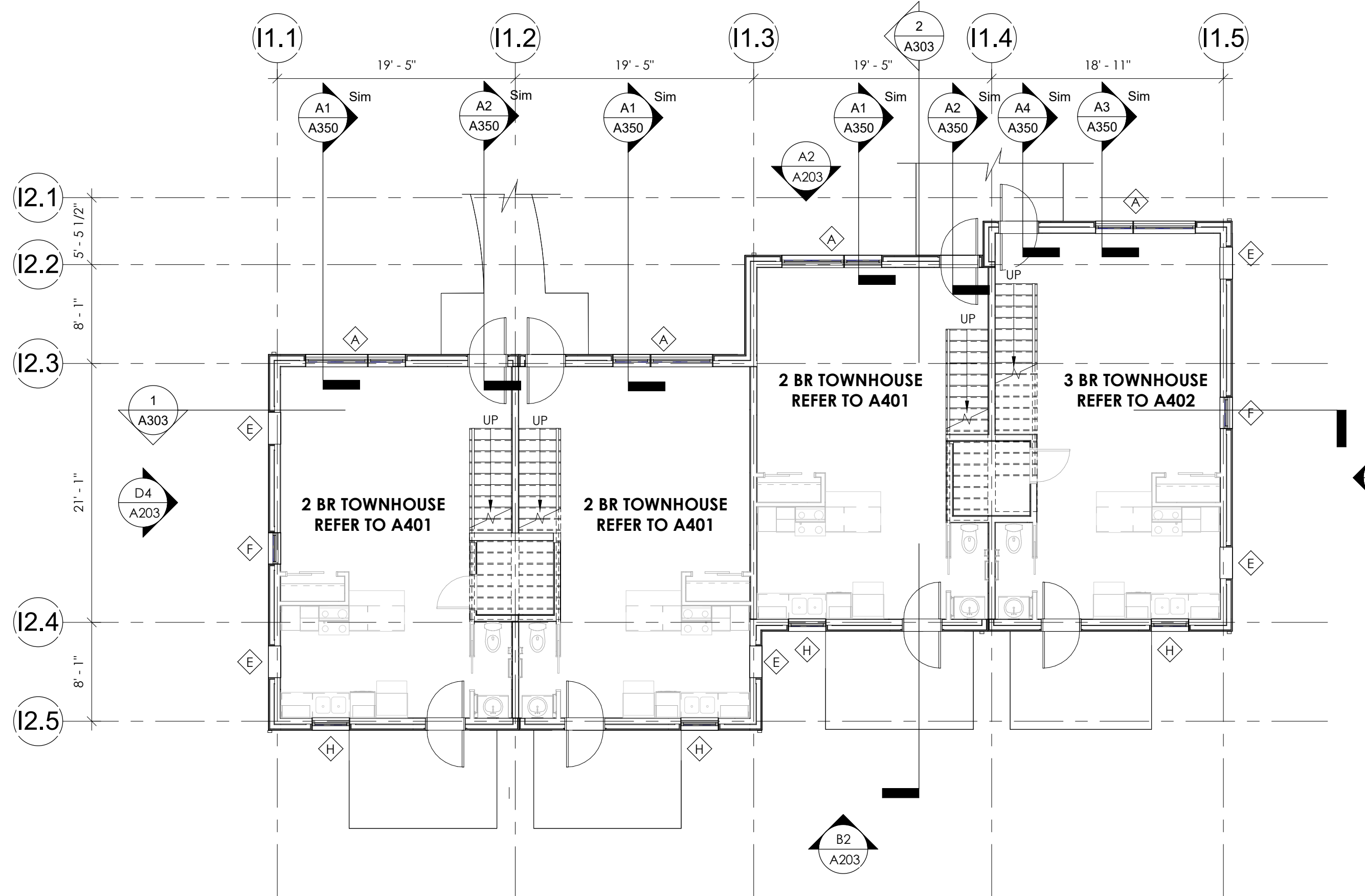
SHEET NO

**A109**

- FLOOR PLAN GENERAL NOTES**
- SEE GENERAL CONSTRUCTION NOTES ON SHEET A000.
  - SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
  - EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N.
  - INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS



C3 BUILDING I LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



A3 BUILDING I LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

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AFFORDABLE HOUSING  
(POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD  
HOUSING**  
95 LAWRENCE ROAD  
WELLFLEET, MA 02667

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

SHEET TITLE  
**UPPER VILLAGE  
TOWNHOUSE PLANS  
- BUILDING I**

SHEET NO  
**A110**

- FLOOR PLAN GENERAL NOTES**
- SEE GENERAL CONSTRUCTION NOTES ON SHEET A000.
  - SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
  - EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N.
  - INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS

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PRESERVATION OF AFFORDABLE HOUSING (POAH)

PROJECT TITLE

**95 LAWRENCE ROAD HOUSING**

95 LAWRENCE ROAD  
WELFLEET, MA 02667

NO.	DESCRIPTION	DATE

PROJECT NO 22101

DRAWN BY AR, RL, HP

CHECKED BY AB

SCALE As indicated

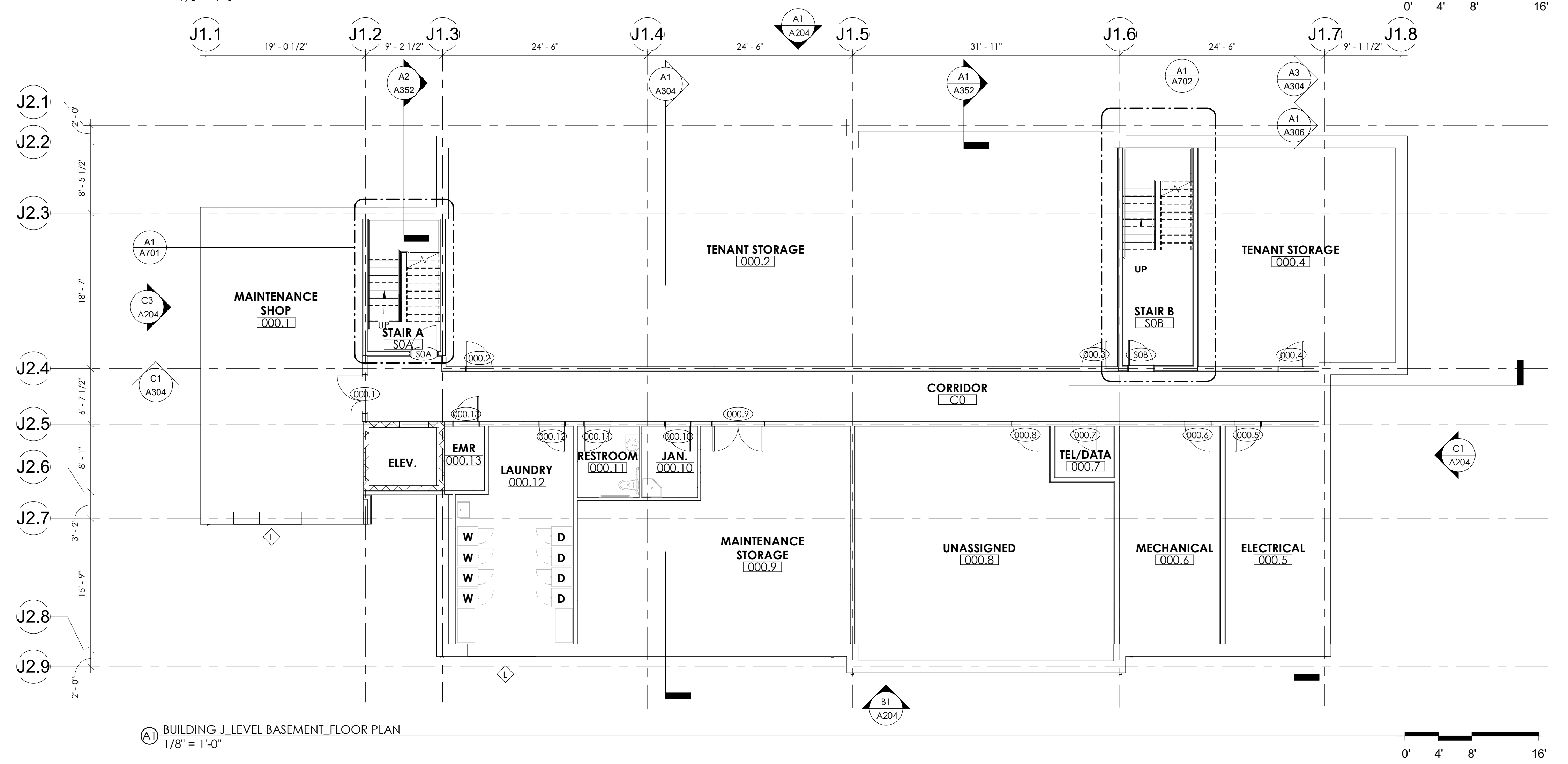
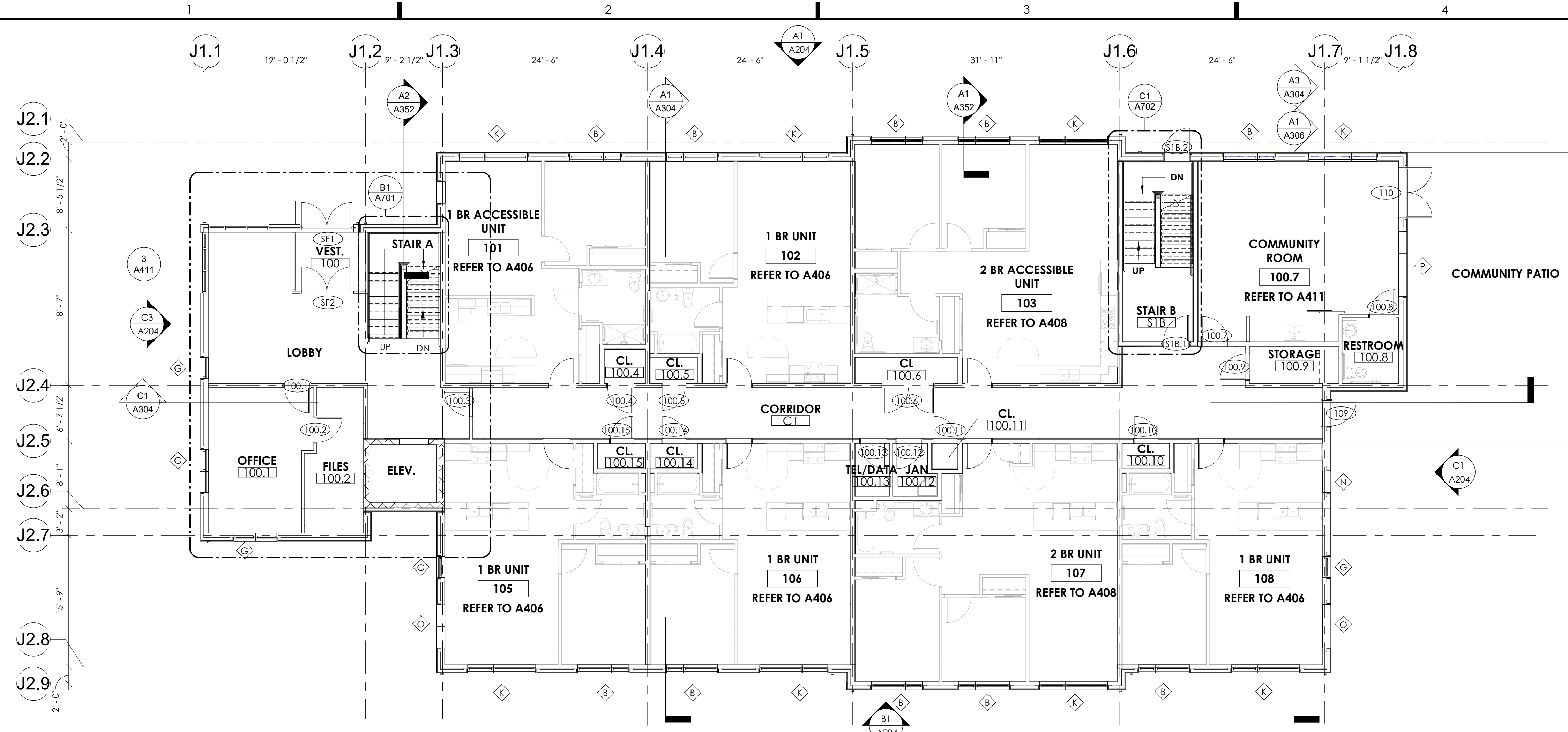
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SHEET TITLE

**LOWER VILLAGE BASEMENT AND FIRST FLOOR PLANS**

SHEET NO

**A111**



- FLOOR PLAN GENERAL NOTES**
1. SEE GENERAL CONSTRUCTION NOTES ON SHEET A000.
  2. SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
  3. EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N.
  4. INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS.

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PRESERVATION OF AFFORDABLE HOUSING (POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**

95 LAWRENCE ROAD  
WELFLEET, MA 02167

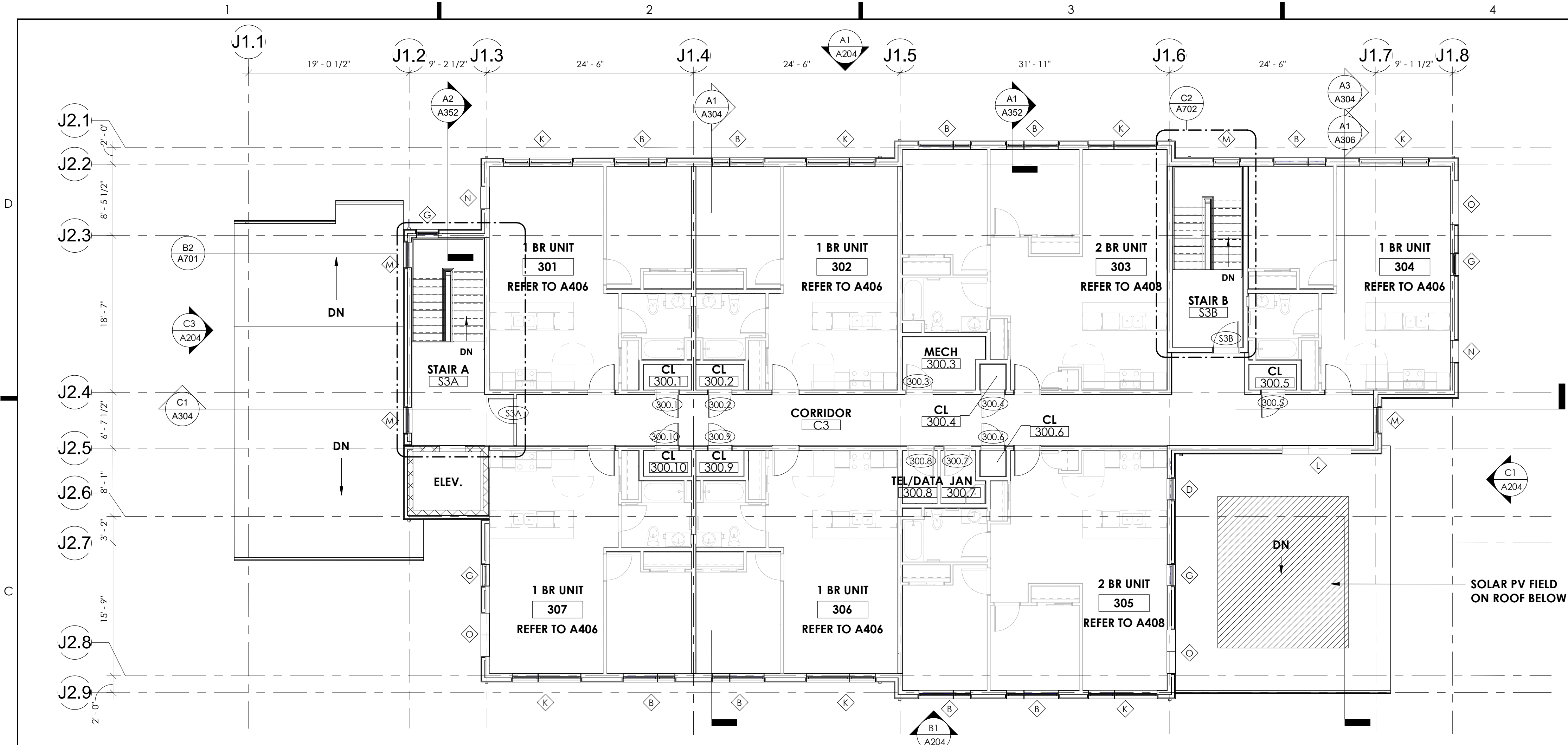
NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

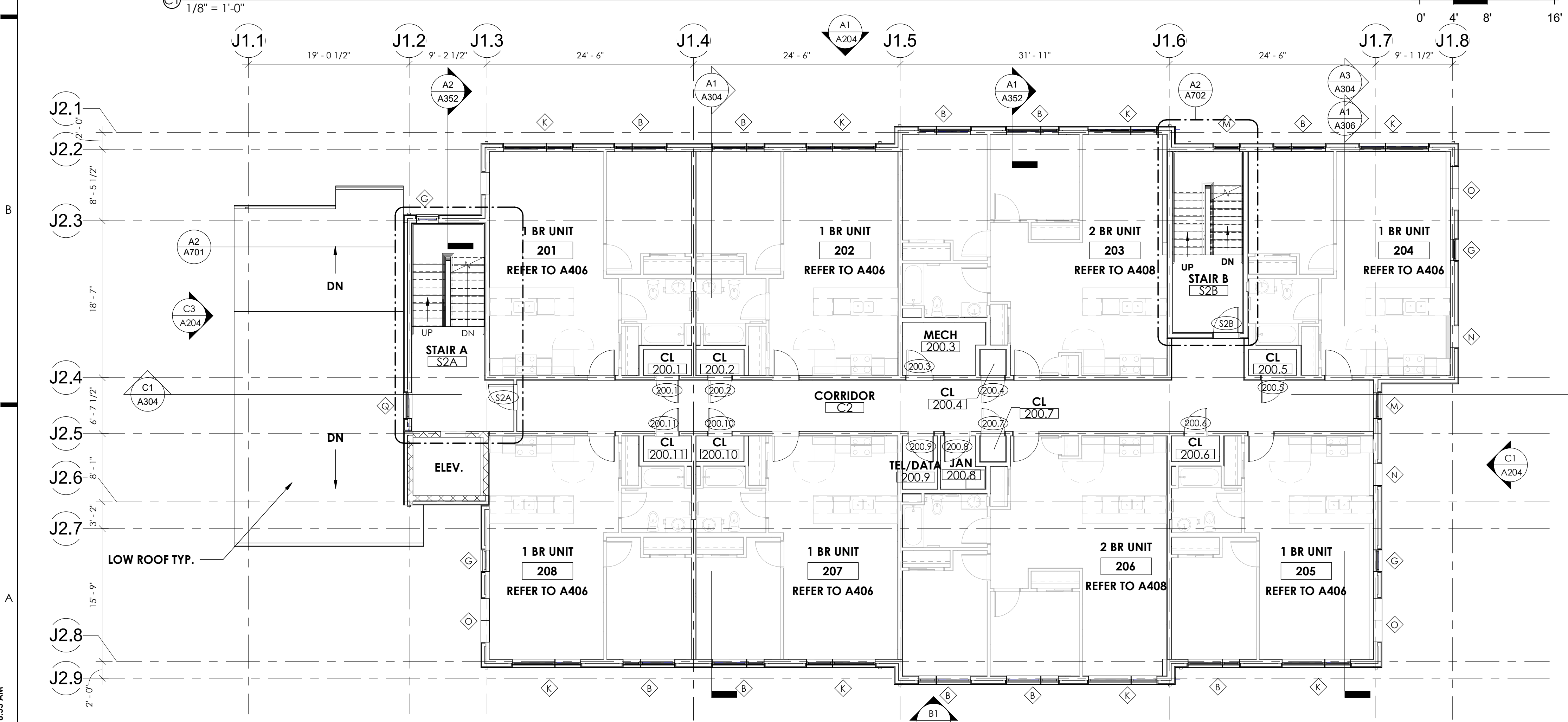
SHEET TITLE  
**LOWER VILLAGE SECOND AND THIRD FLOOR PLANS**

SHEET NO  
**A112**

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ⓐ BUILDING J, LEVEL 3, FLOOR PLAN  
1/8" = 1'-0"



ⓐ BUILDING J, LEVEL 2, FLOOR PLAN  
1/8" = 1'-0"

11/1/2022 9:18:53 AM

1

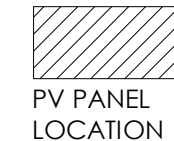
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5

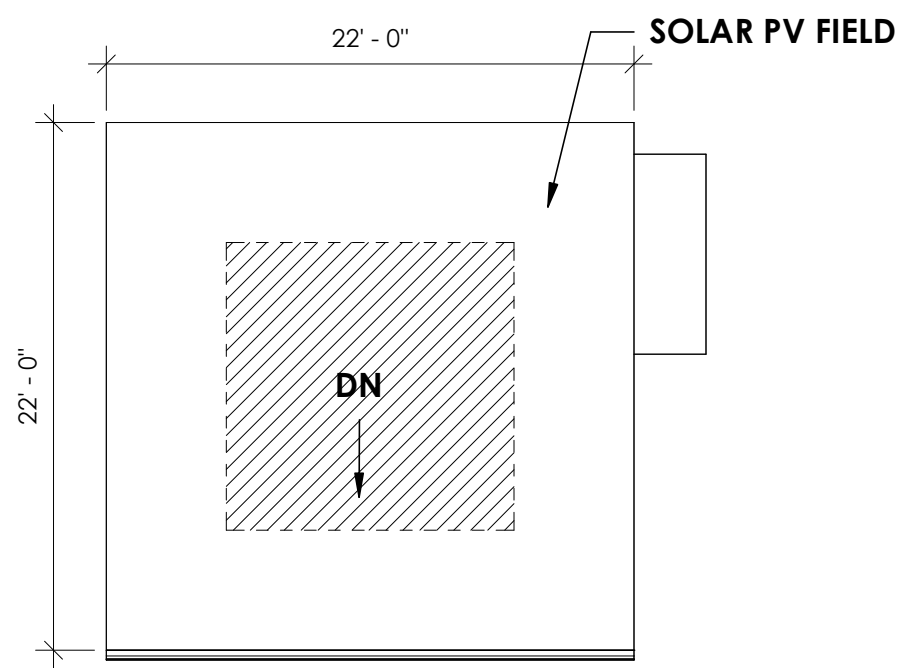
ROOF PLAN LEGEND



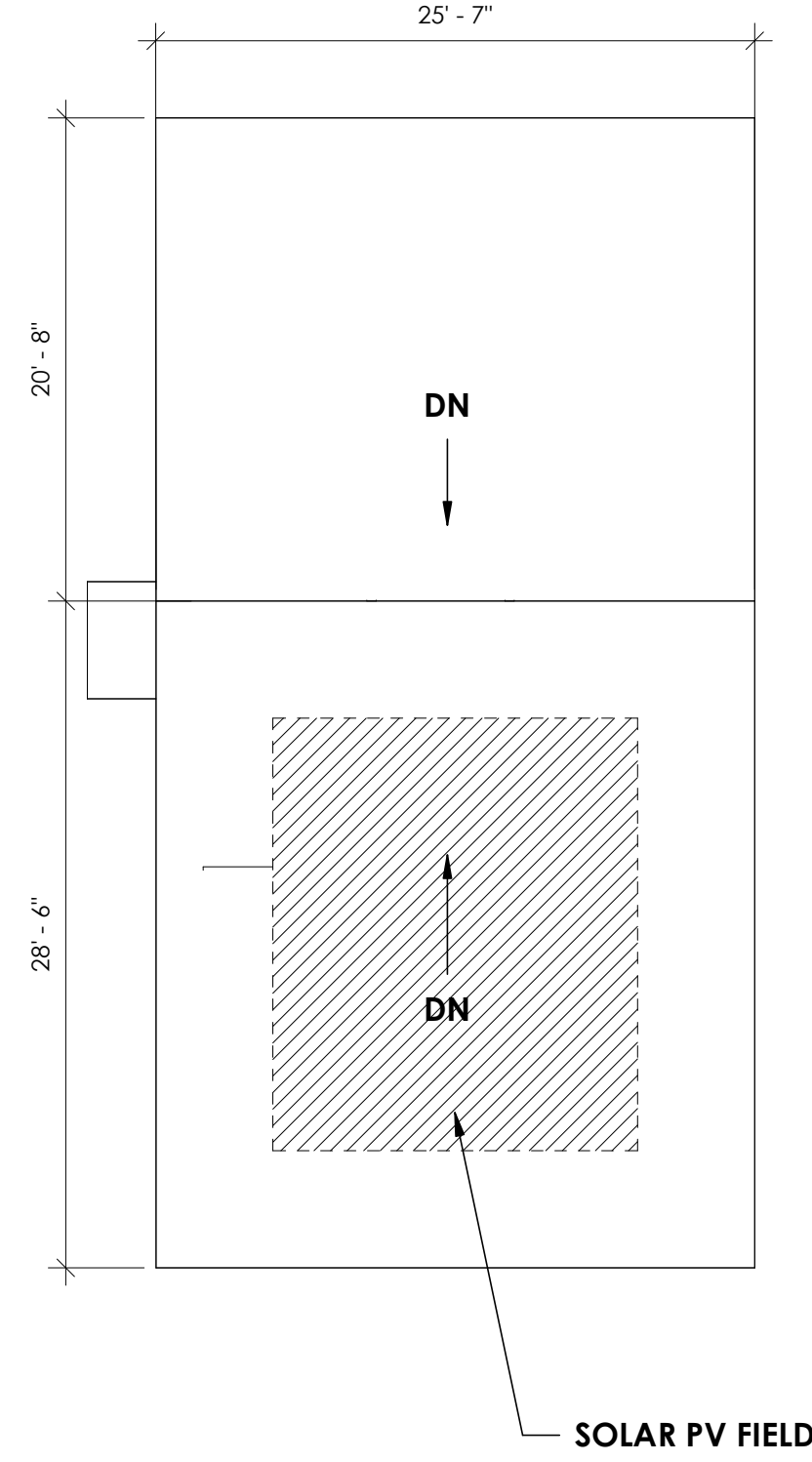
FLOOR PLAN GENERAL NOTES

- 1. SEE GENERAL CONSTRUCTION NOTES ON SHEET A000.
- 2. SEE G006 & G007 FOR WALL/FLOOR/CEILING/ROOF ASSEMBLIES AND PARTITION TYPES.
- 3. EXTERIOR WALL ASSEMBLIES PER A1/G007, A2/G007 AND A3/G007 U.O.N.
- 4. INTERIOR PARTITIONS TO BE TYPE 1A U.O.N. ON FLOOR PLANS

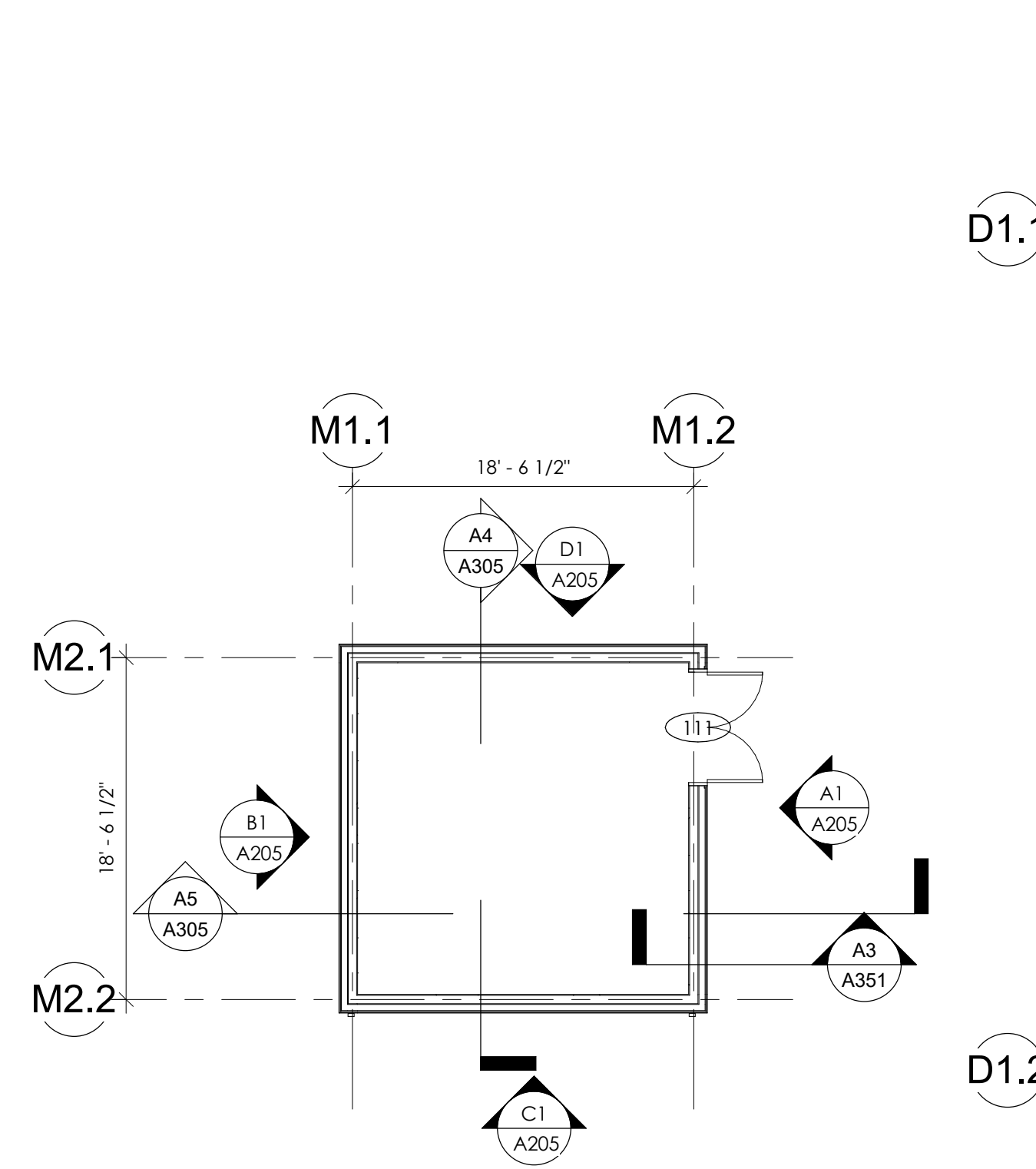
KEY VALUE	KEYNOTE TEXT
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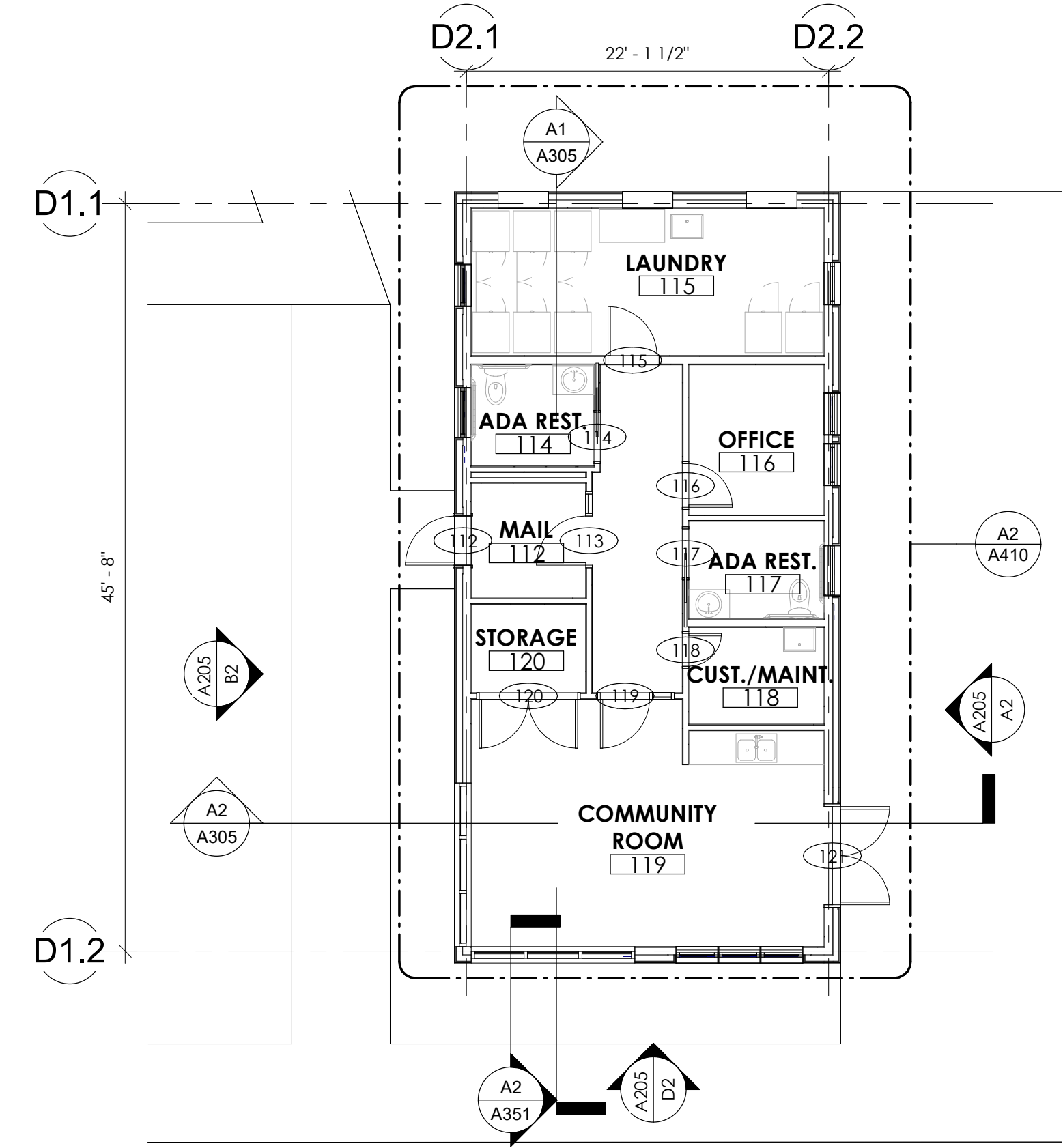
B3 BUILDING M, ROOF PLAN  
1/8" = 1'-0"



B4 BUILDING D, ROOF PLAN  
1/8" = 1'-0"



A3 BUILDING M, LEVEL 1, FLOOR PLAN  
1/8" = 1'-0"



A4 BUILDING D, LEVEL 1, FLOOR PLAN  
1/8" = 1'-0"

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PRESERVATION OF  
AFFORDABLE HOUSING  
(POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD  
HOUSING**

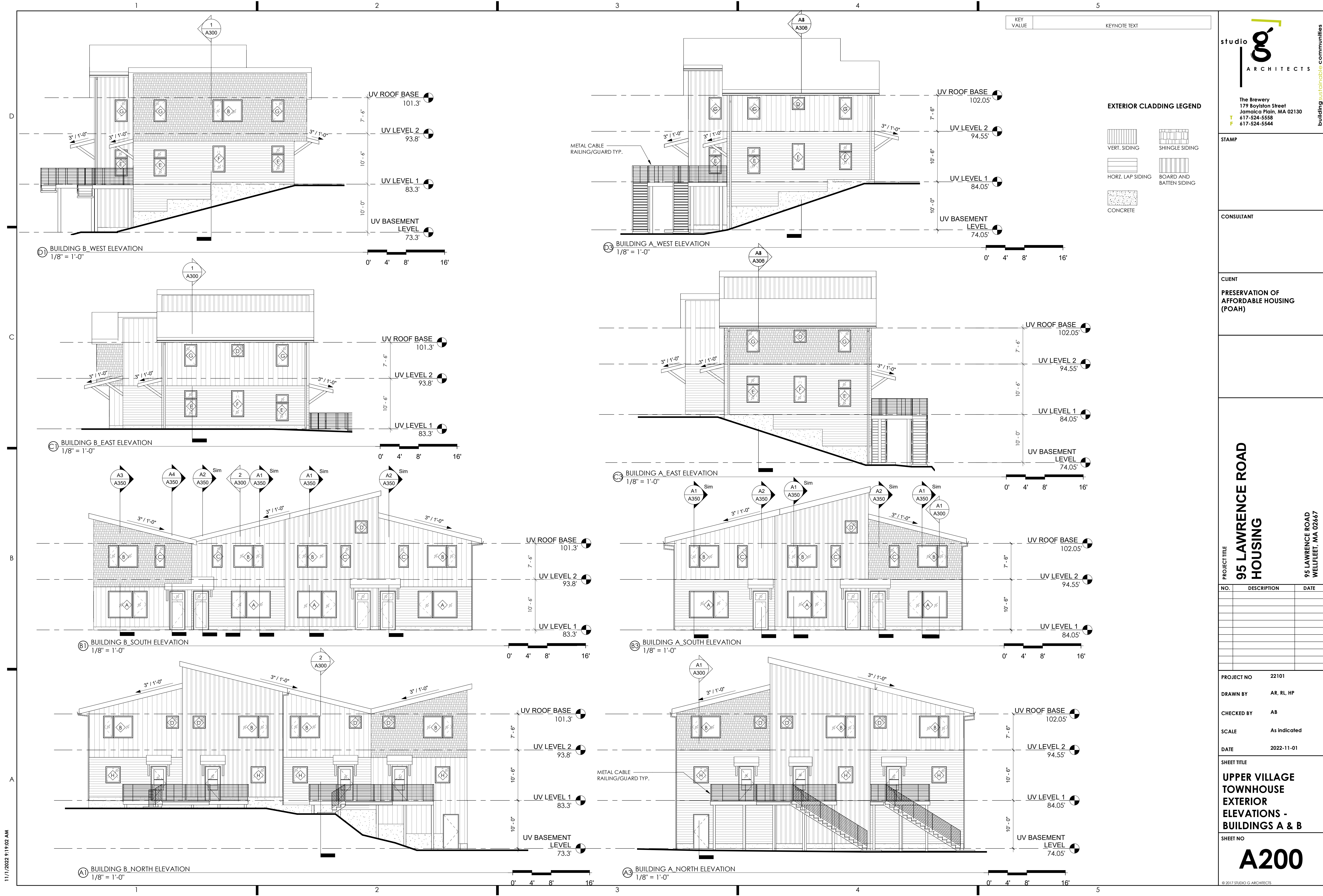
95 LAWRENCE ROAD  
WELLFLEET, MA 02867

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

SHEET TITLE  
**COMMUNITY AND  
MAINTENANCE  
SHED PLANS AND  
ROOF PLANS**

SHEET NO  
**A116**



KEY VALUE	KEYNOTE TEXT
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**EXTERIOR CLADDING LEGEND**

- VERT. SIDING
- SHINGLE SIDING
- HORZ. LAP SIDING
- BOARD AND BATTEN SIDING
- CONCRETE



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**PRESERVATION OF AFFORDABLE HOUSING (POAH)**

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

SHEET TITLE  
**UPPER VILLAGE TOWNHOUSE EXTERIOR ELEVATIONS - BUILDINGS A & B**

SHEET NO

**A200**



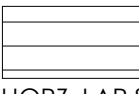

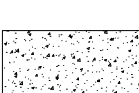
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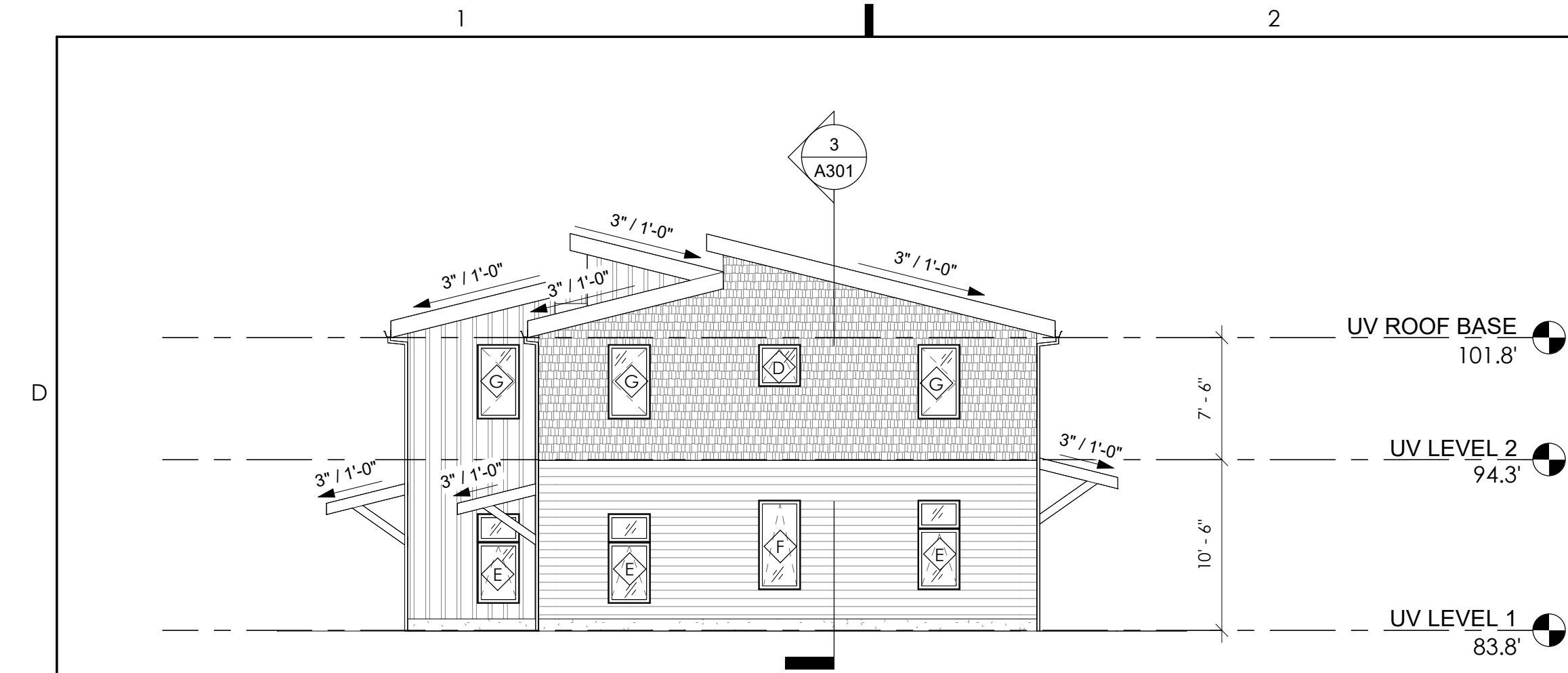
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KEY VALUE	KEYNOTE TEXT
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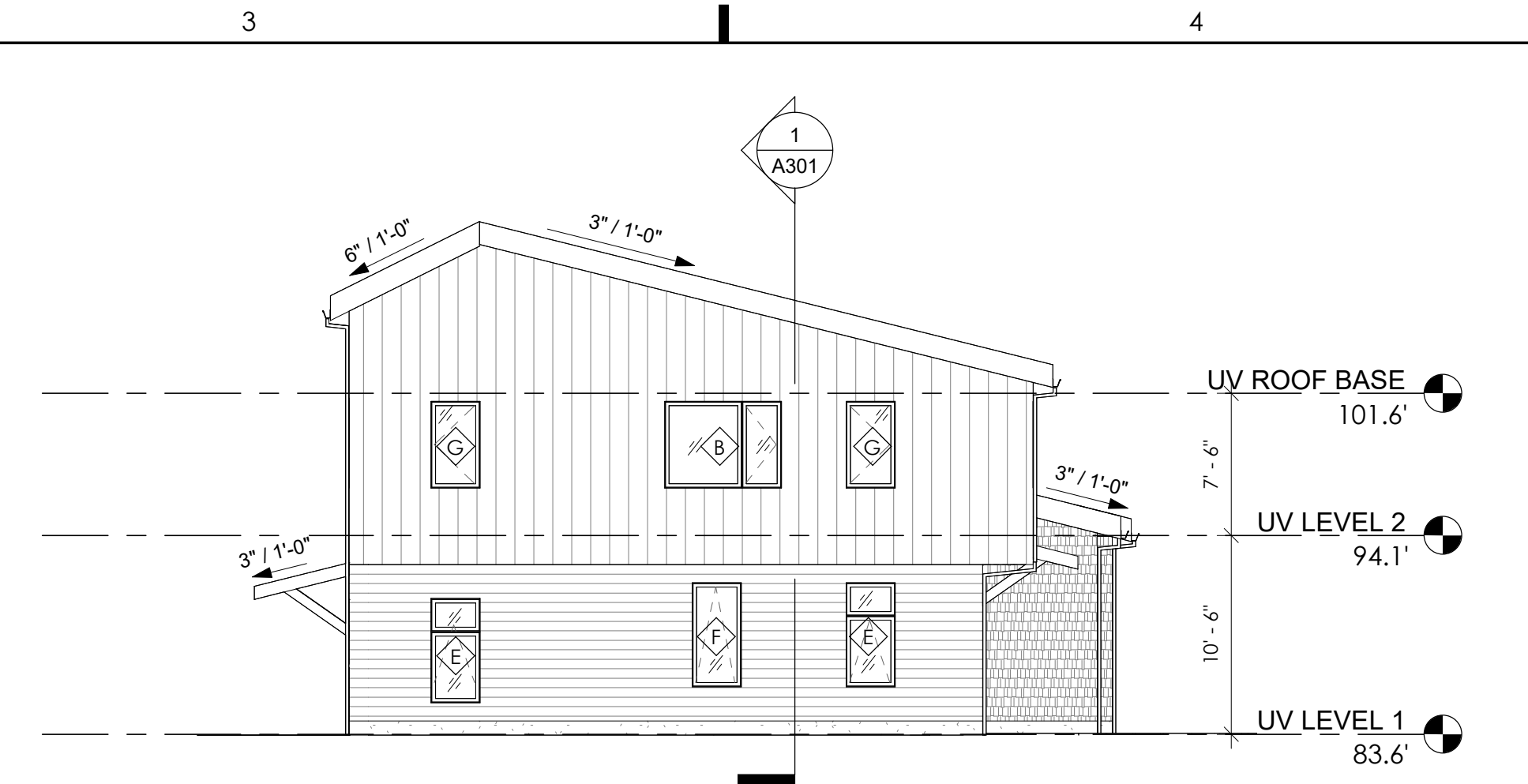
**studio**  
**go**  
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**EXTERIOR CLADDING LEGEND**

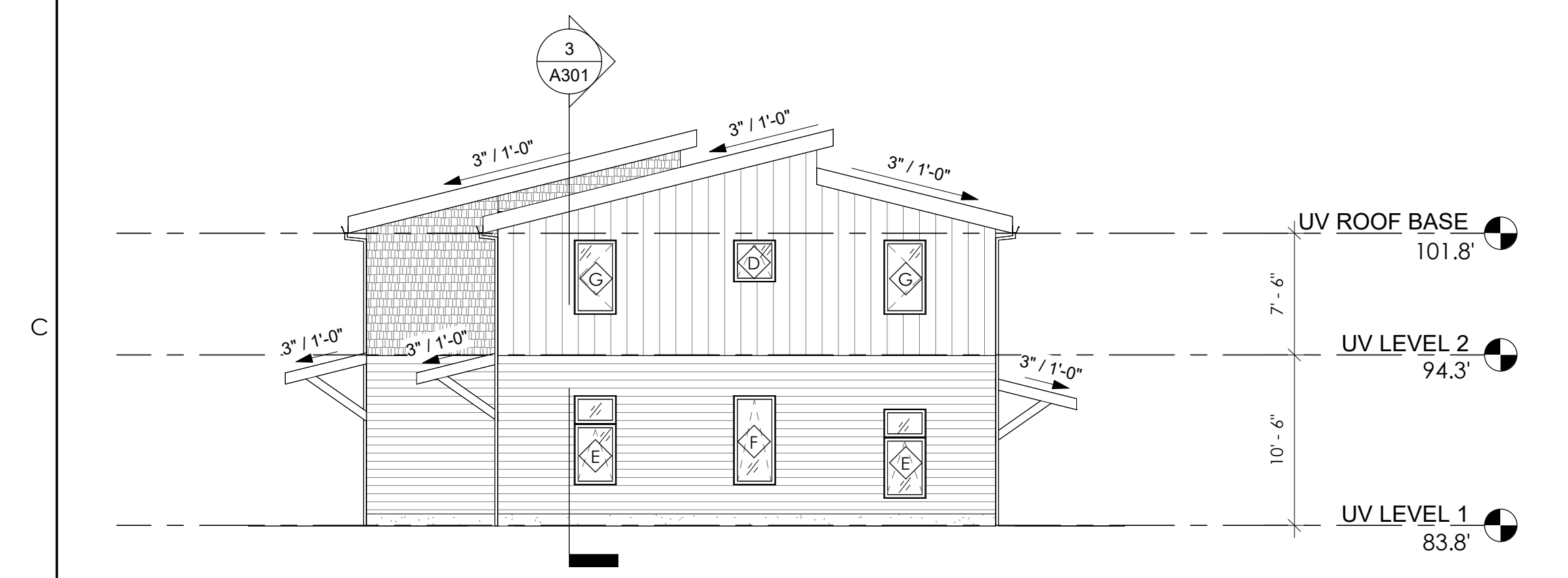
-  VERT. SIDING
-  SHINGLE SIDING
-  HORZ. LAP SIDING
-  BOARD AND BATTEN SIDING
-  CONCRETE



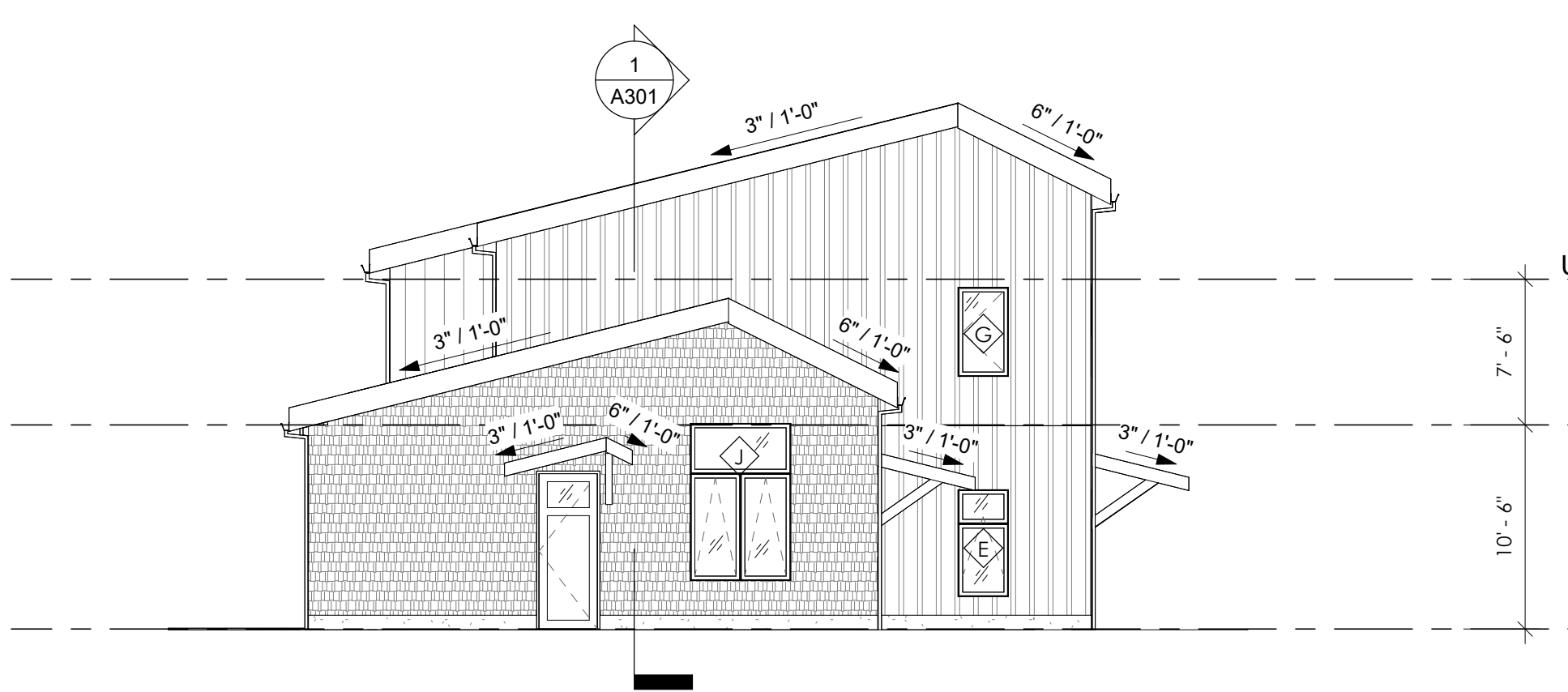
**D) BUILDING E. WEST ELEVATION**  
1/8" = 1'-0"



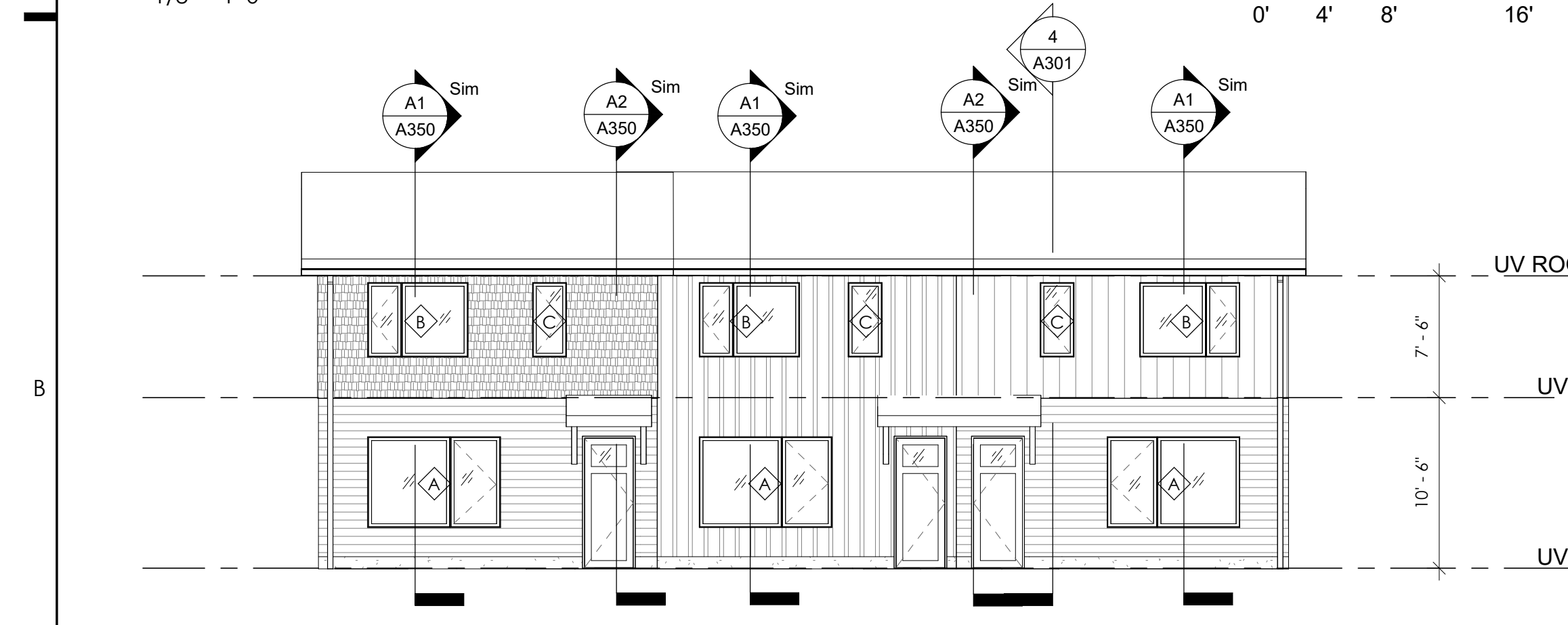
**D3) BUILDING C. WEST ELEVATION**  
1/8" = 1'-0"



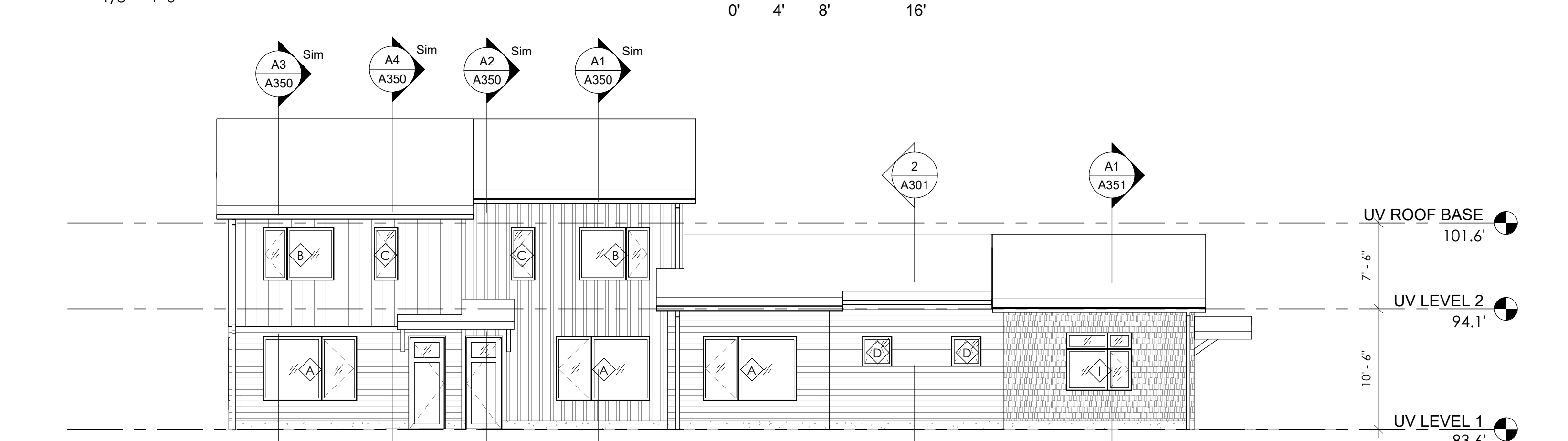
**C) BUILDING E. EAST ELEVATION**  
1/8" = 1'-0"



**C3) BUILDING C. EAST ELEVATION**  
1/8" = 1'-0"



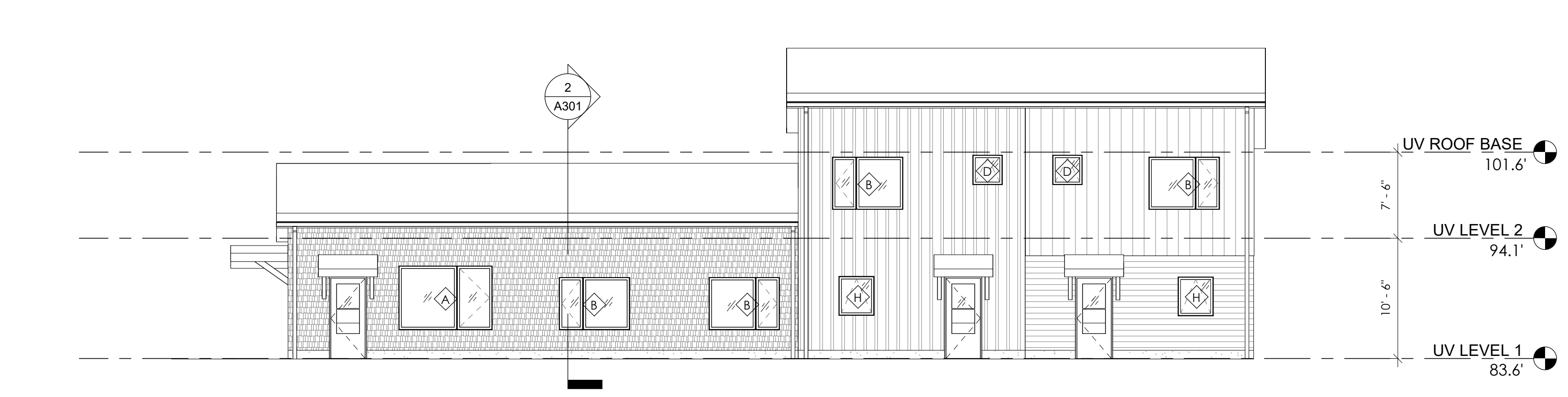
**B) BUILDING E. SOUTH ELEVATION**  
1/8" = 1'-0"



**B3) BUILDING C. SOUTH ELEVATION**  
1/8" = 1'-0"



**A1) BUILDING E. NORTH ELEVATION**  
1/8" = 1'-0"



**A3) BUILDING C. NORTH ELEVATION**  
1/8" = 1'-0"

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CONSULTANT

CLIENT  
**PRESERVATION OF AFFORDABLE HOUSING (POAH)**

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

SHEET TITLE  
**UPPER VILLAGE TOWNHOUSE EXTERIOR ELEVATIONS - BUILDINGS C & E**

SHEET NO

**A201**

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KEY VALUE	KEYNOTE TEXT
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**EXTERIOR CLADDING LEGEND**


STAMP

CONSULTANT

CLIENT  
**PRESERVATION OF AFFORDABLE HOUSING (POAH)**

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**

95 LAWRENCE ROAD  
WELFLEET, MA 02667

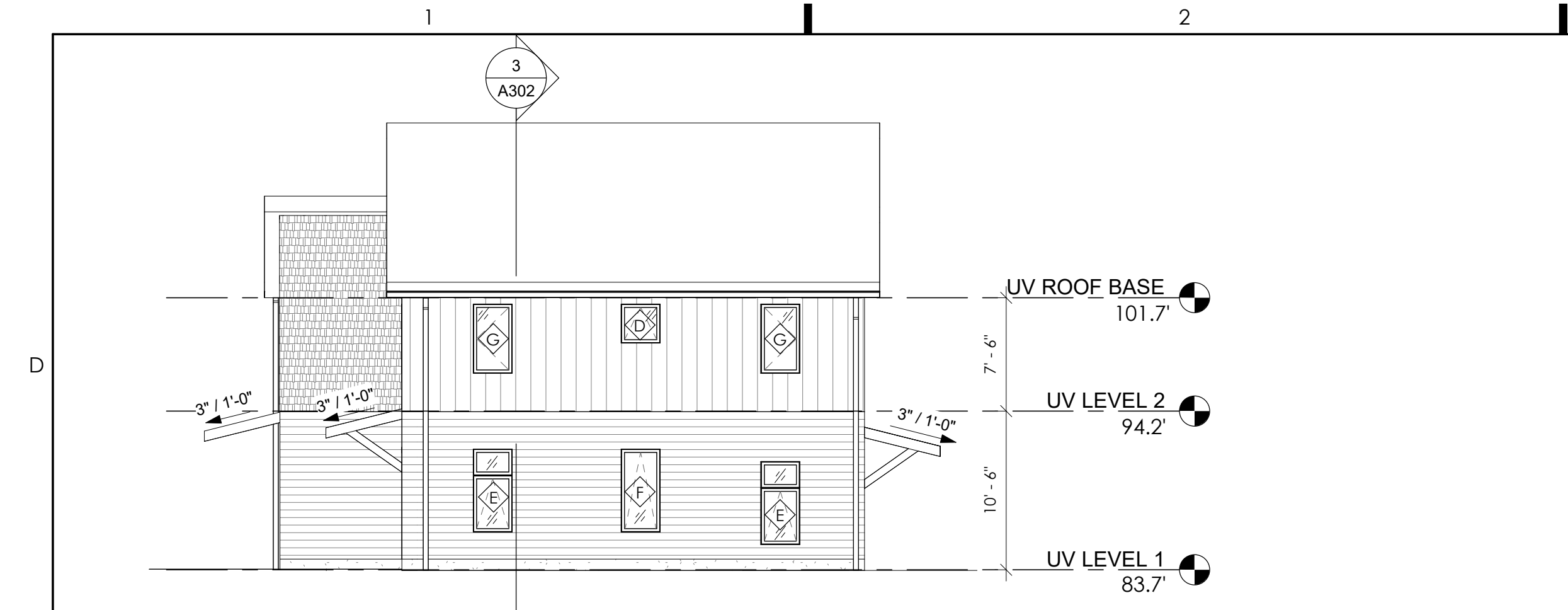
NO.	DESCRIPTION	DATE

PROJECT NO 22101  
DRAWN BY AR, RL, HP  
CHECKED BY AB  
SCALE As indicated  
DATE 2022-11-01

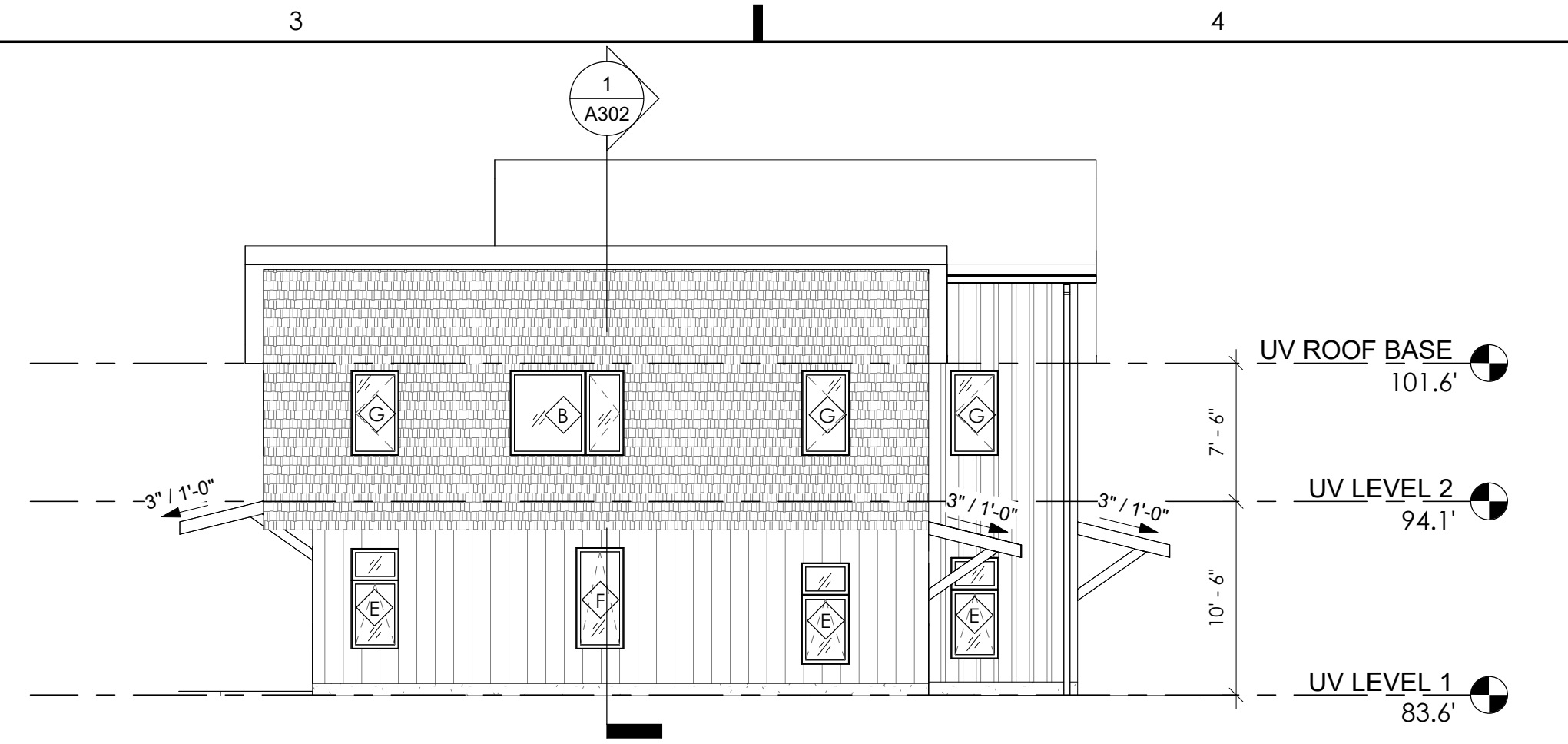
SHEET TITLE  
**UPPER VILLAGE TOWNHOUSE EXTERIOR ELEVATIONS - BUILDINGS G & H**

SHEET NO

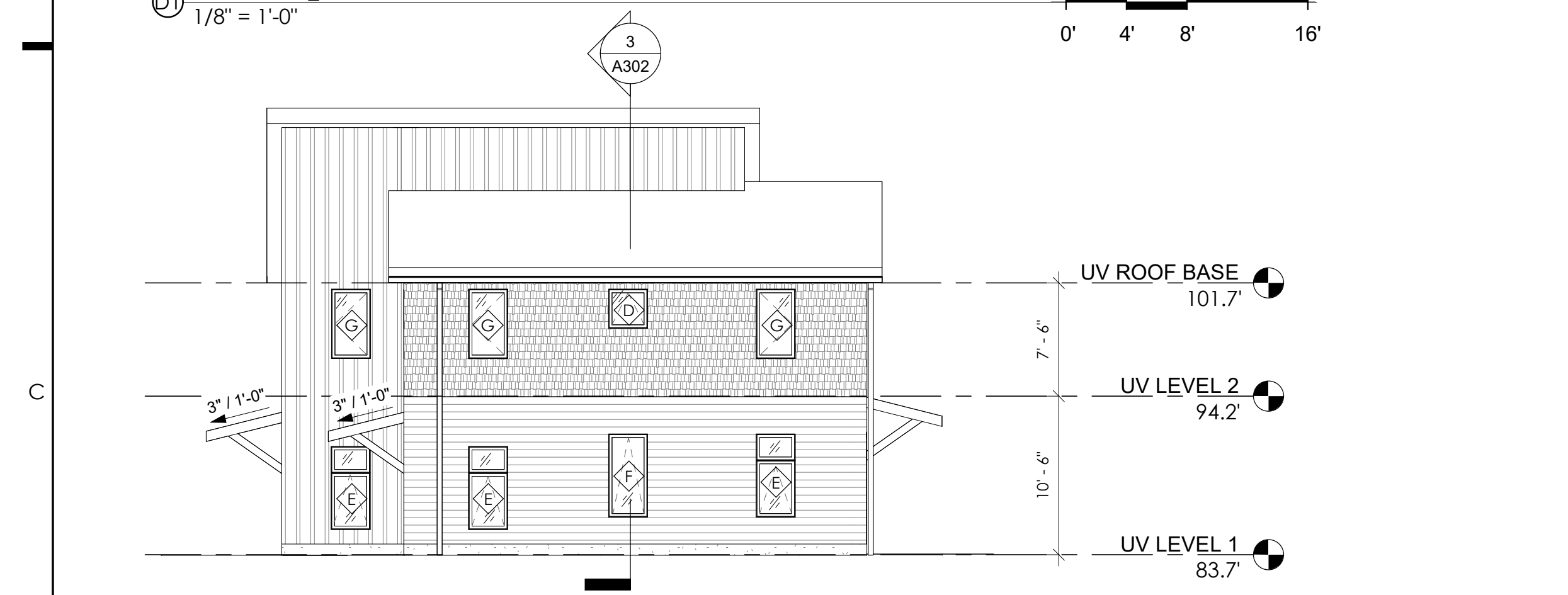
**A202**



**(D1) BUILDING H, WEST ELEVATION**  
1/8" = 1'-0"



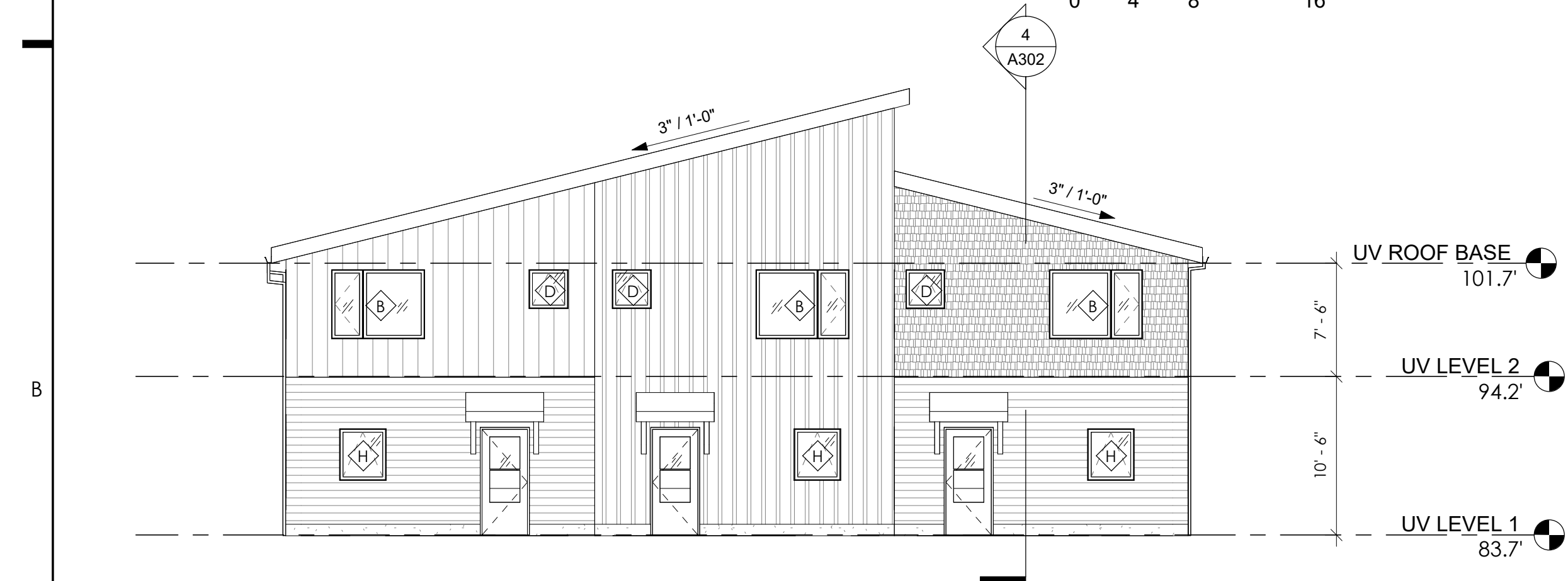
**(D3) BUILDING G, WEST ELEVATION**  
1/8" = 1'-0"



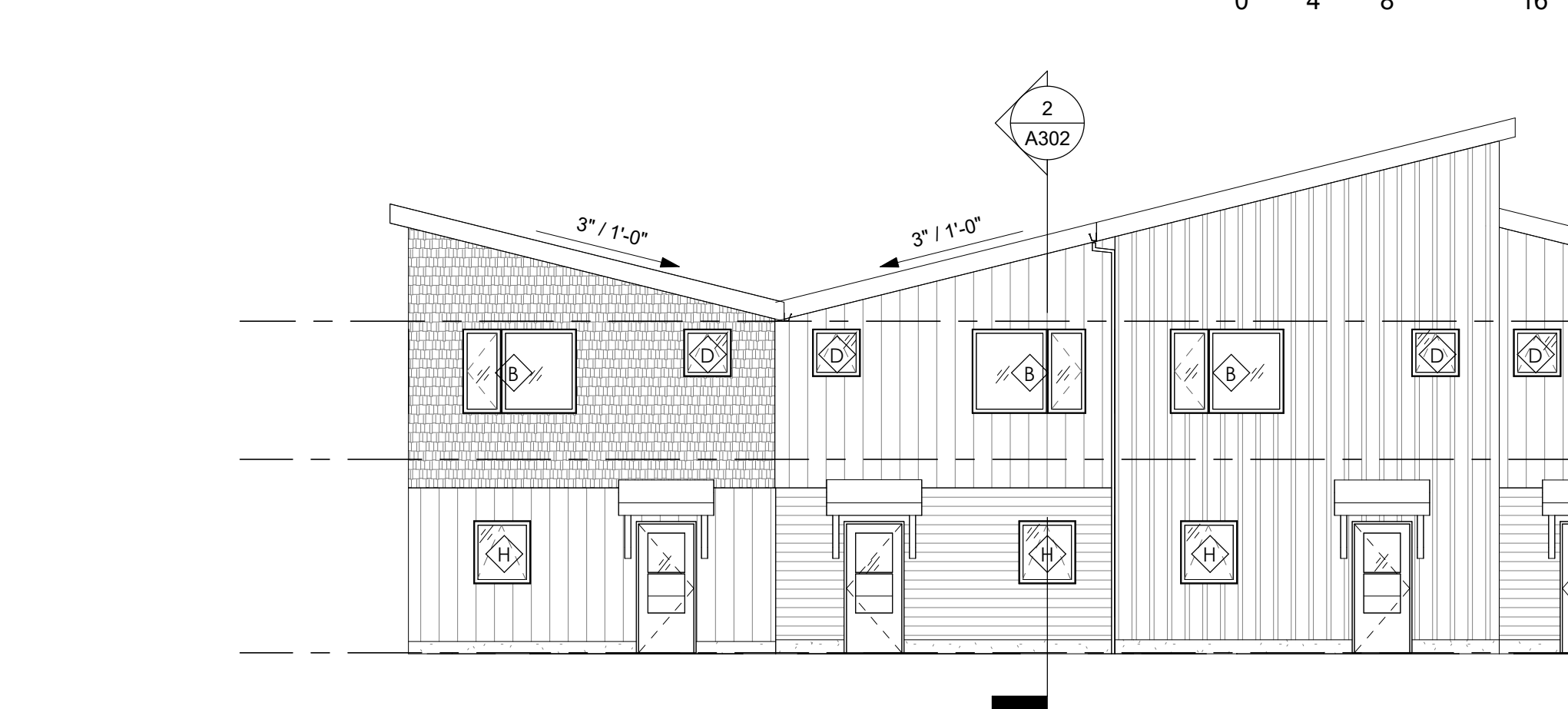
**(C1) BUILDING H, EAST ELEVATION**  
1/8" = 1'-0"



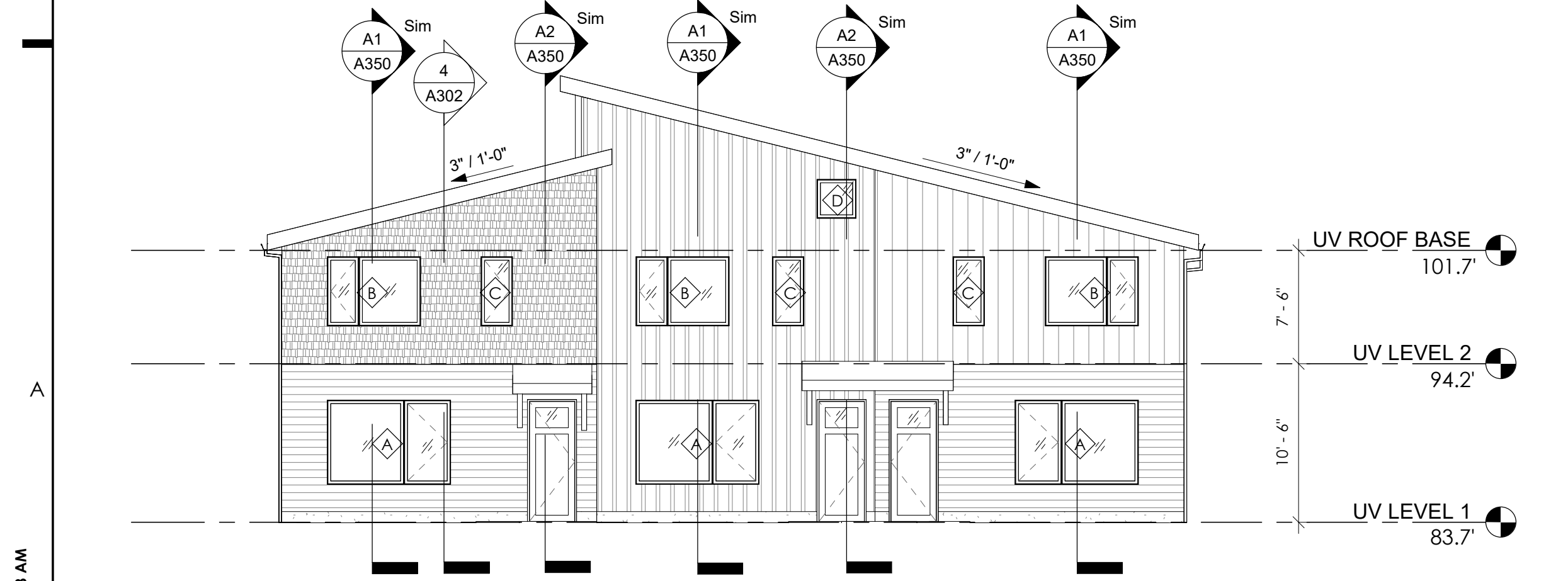
**(C3) BUILDING G, EAST ELEVATION**  
1/8" = 1'-0"



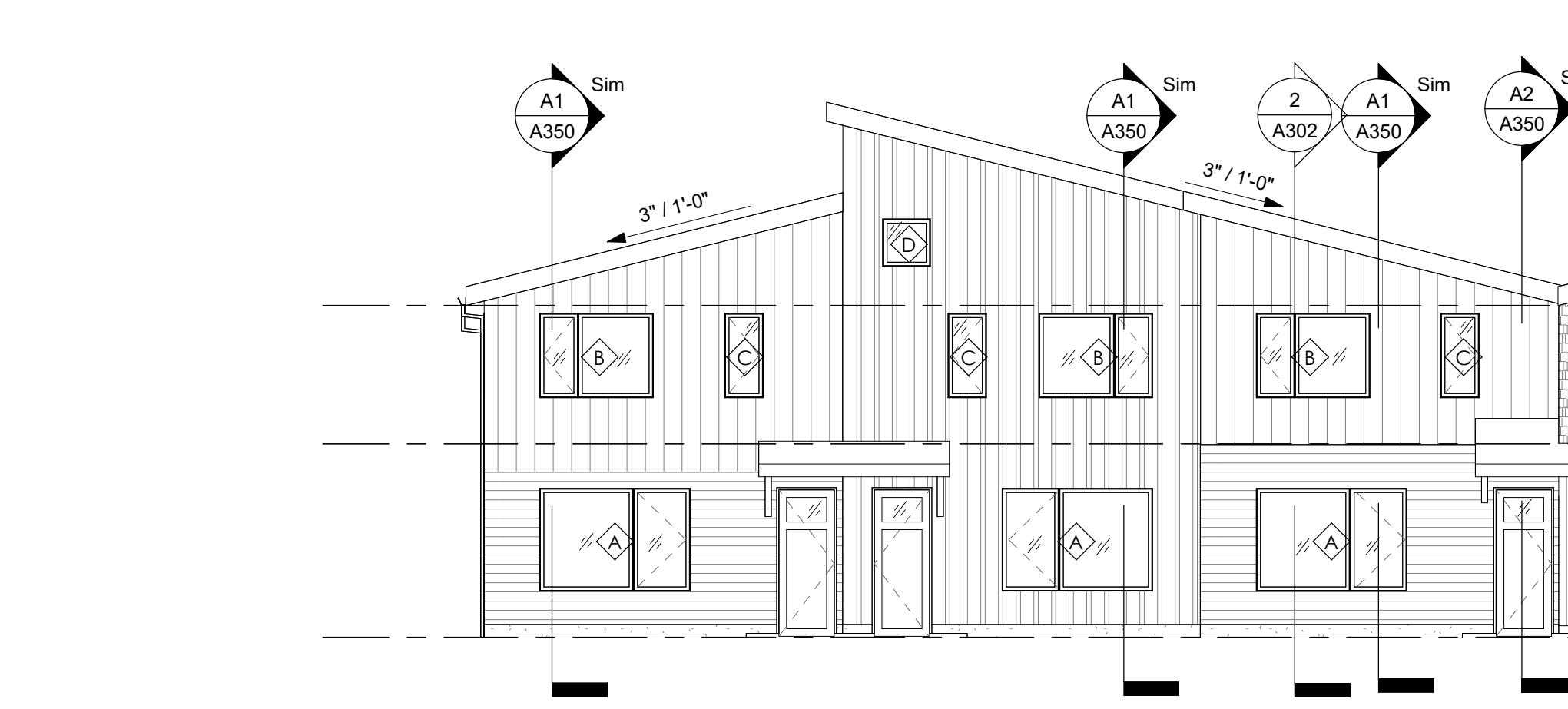
**(B1) BUILDING H, SOUTH ELEVATION**  
1/8" = 1'-0"



**(B3) BUILDING G, SOUTH ELEVATION**  
1/8" = 1'-0"



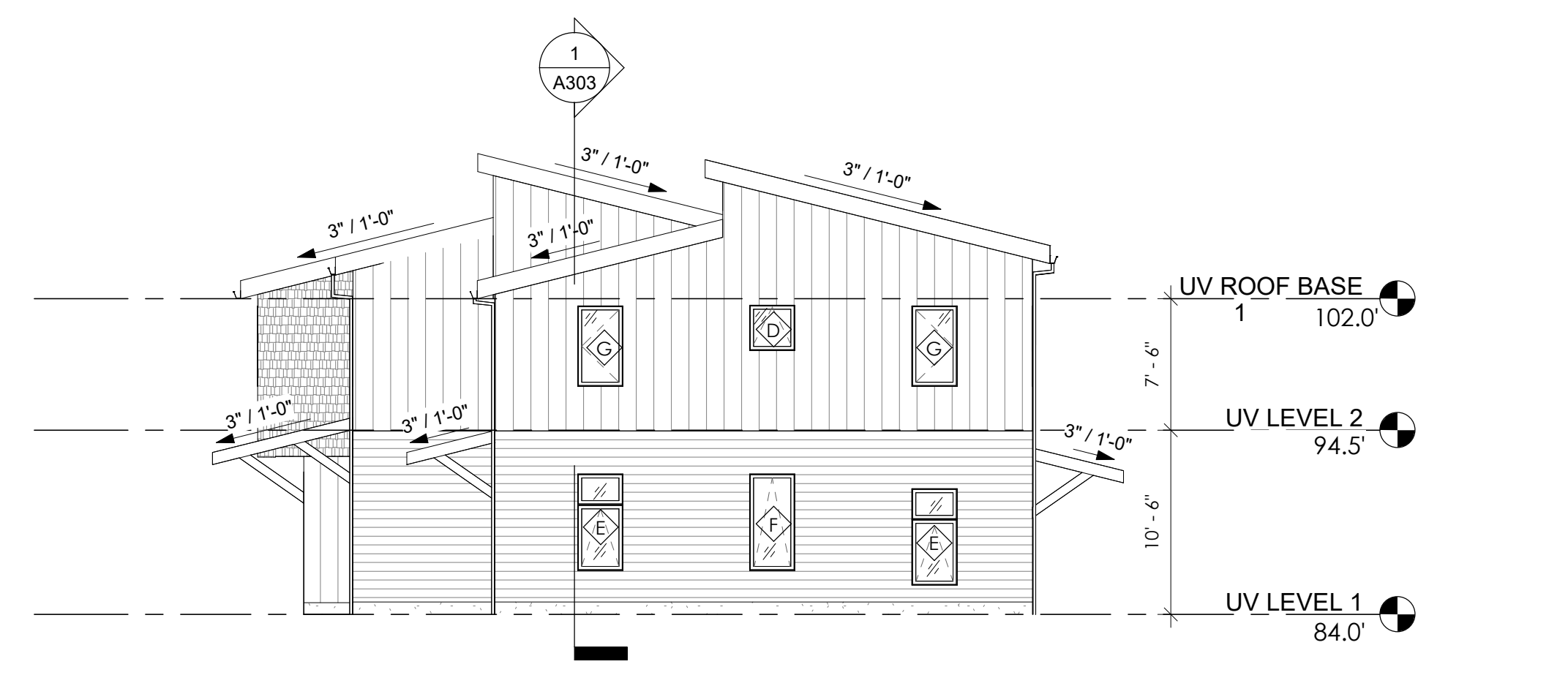
**(A1) BUILDING H, NORTH ELEVATION**  
1/8" = 1'-0"



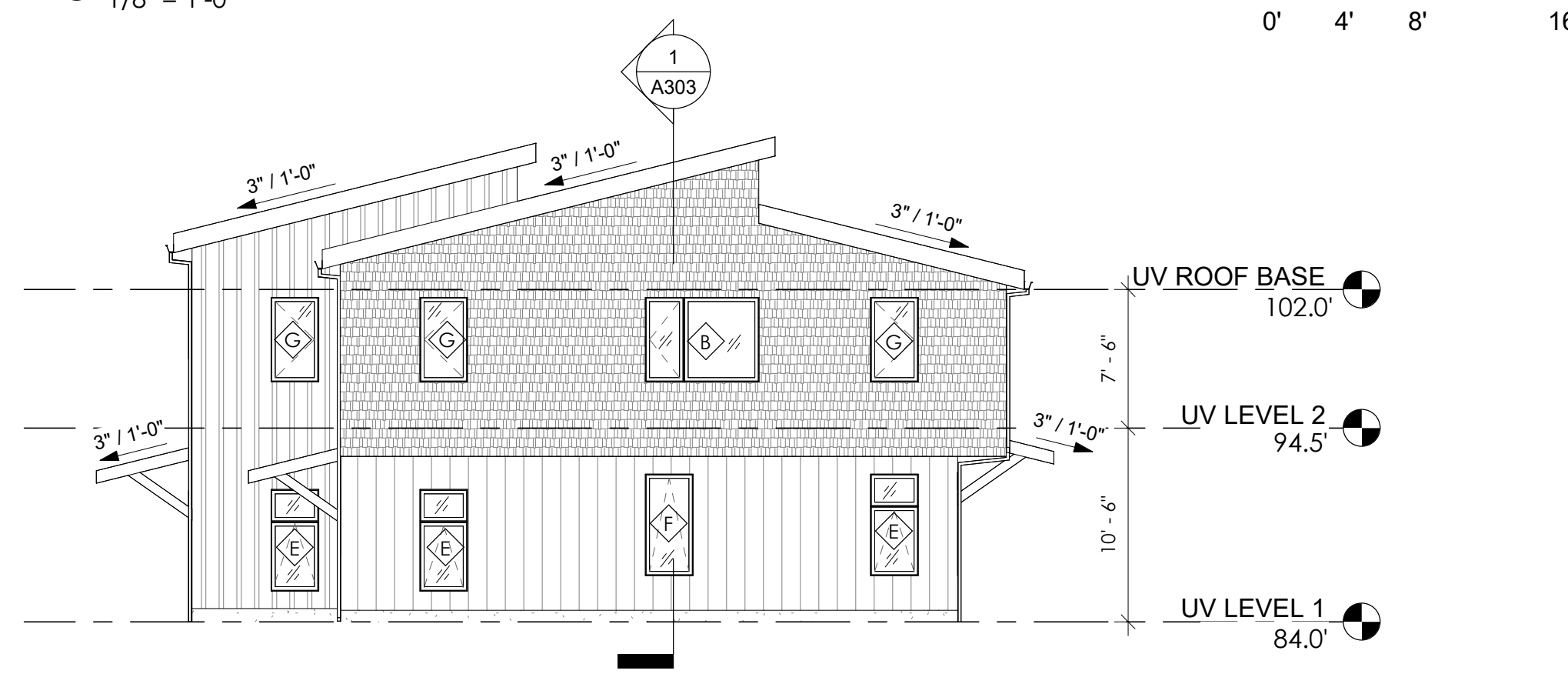
**(A3) BUILDING G, NORTH ELEVATION**  
1/8" = 1'-0"

KEY VALUE	KEYNOTE TEXT
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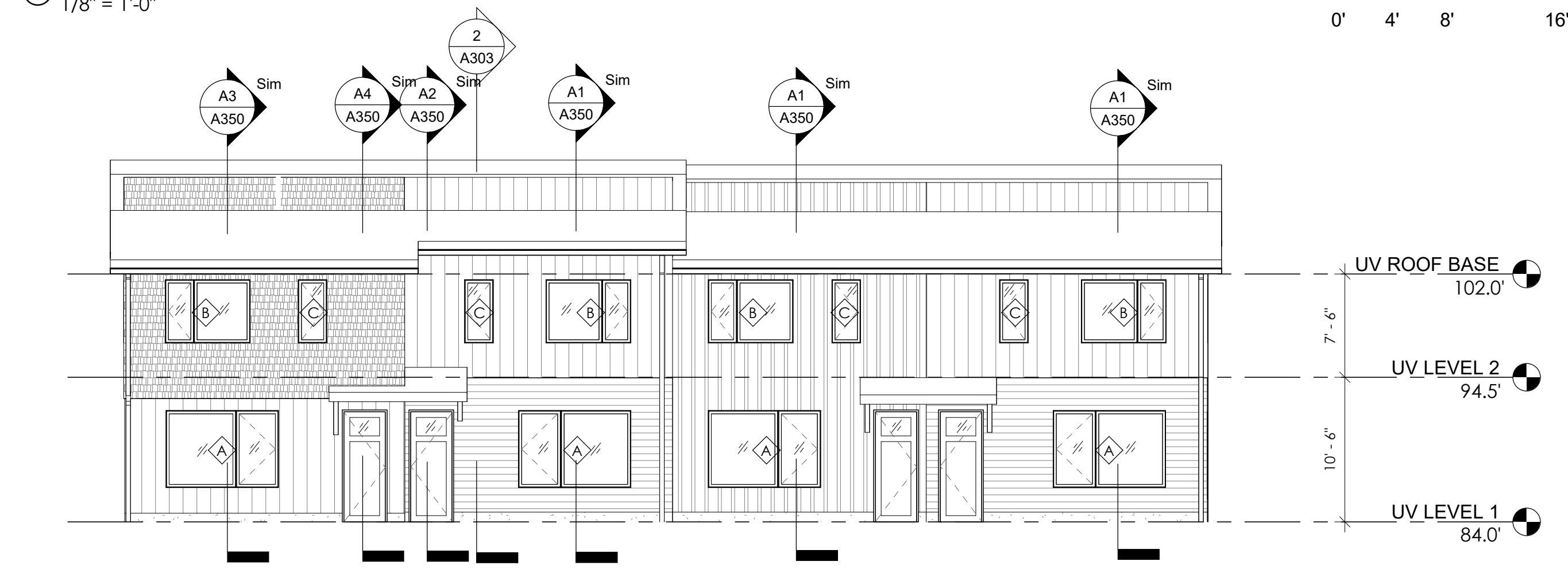
(D4) BUILDING I WEST ELEVATION  
 1/8" = 1'-0"



(C) BUILDING I EAST ELEVATION  
 1/8" = 1'-0"



(B2) BUILDING I SOUTH ELEVATION  
 1/8" = 1'-0"



(A) BUILDING I NORTH ELEVATION  
 1/8" = 1'-0"

**EXTERIOR CLADDING LEGEND**

- VERT. SIDING
- SHINGLE SIDING
- HORZ. LAP SIDING
- BOARD AND BATTEN SIDING
- CONCRETE

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CONSULTANT

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 PRESERVATION OF  
 AFFORDABLE HOUSING  
 (POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD  
 HOUSING**  
 95 LAWRENCE ROAD  
 WELFLEET, MA 02667

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
 DRAWN BY AR, RL, HP  
 CHECKED BY AB  
 SCALE As indicated  
 DATE 2022-11-01

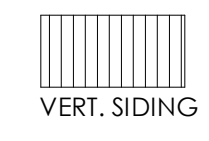
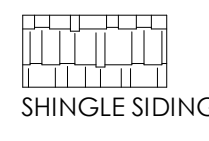
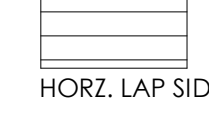

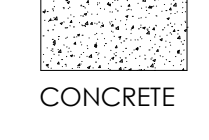
SHEET TITLE  
**UPPER VILLAGE  
 TOWNHOUSE  
 EXTERIOR  
 ELEVATIONS -  
 BUILDING I**

SHEET NO  
**A203**



KEY VALUE	KEYNOTE TEXT
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**EXTERIOR CLADDING LEGEND**

-  VERT. SIDING
-  SHINGLE SIDING
-  HORZ. LAP SIDING
-  BOARD AND BATTEN SIDING
-  CONCRETE

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 AFFORDABLE HOUSING  
 (POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD  
 HOUSING**  
 95 LAWRENCE ROAD  
 WELFLEET, MA 02667

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
 DRAWN BY AR, RL, HP  
 CHECKED BY AB  
 SCALE As indicated  
 DATE 2022-11-01

SHEET TITLE  
**LOWER VILLAGE  
 EXTERIOR  
 ELEVATIONS**

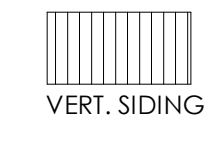
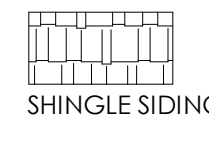
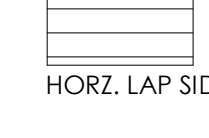

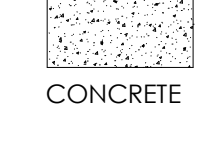
SHEET NO  
**A204**  
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11/1/2022 9:19:13 AM

KEY VALUE	KEYNOTE TEXT
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**studio**  
**go.**  
 ARCHITECTS  
 building sustainable communities  
 The Brewery  
 179 Boylston Street  
 Jamaica Plain, MA 02130  
 T 617-524-5558  
 F 617-524-5544

**EXTERIOR CLADDING LEGEND**

	
VERT. SIDING	SHINGLE SIDING
	
HORZ. LAP SIDING	BOARD AND BATTEN SIDING
	CONCRETE

STAMP

CONSULTANT

CLIENT  
 PRESERVATION OF AFFORDABLE HOUSING (POAH)

PROJECT TITLE  
**95 LAWRENCE ROAD HOUSING**  
 95 LAWRENCE ROAD  
 WELFLEET, MA 02667

NO.	DESCRIPTION	DATE

PROJECT NO 22101  
 DRAWN BY AR, RL, HP  
 CHECKED BY AB  
 SCALE As indicated  
 DATE 2022-11-01

SHEET TITLE  
**COMMUNITY BUILDING AND MAINTENANCE SHED EXTERIOR ELEVATIONS**

SHEET NO  
**A205**  
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11/1/2022 9:19:14 AM

3225 MAIN STREET • P.O. BOX 226  
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD  
COMMISSION

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**Via Email**

September 15, 2022  
Wellfleet Zoning Board of Appeals  
Attn: Christine Bates, ZBA Committee Secretary

Re: 95 Lawrence Road Community Housing, Wellfleet  
40B/ Comprehensive Permit Application  
Preservation of Affordable Housing/Corey Fellows

**Cape Cod Commission Staff Comments:**

Pursuant to Section 13(j) of the Cape Cod Commission Act, the Cape Cod Commission (herein, "Commission") is considered a "Local Board" for purposes of MGL Ch. 40B, ss. 20-23. Accordingly, the Commission provides, through its staff and in its capacity as a Local Board, the following review comments to the ZBA on the above-referenced matter. We note that the applicant has requested a zoning waiver from the Commission's mandatory DRI review threshold of proposals containing 30 or more residential units. A waiver is not necessary as the Commission is considered a Local Board as discussed above, and the mandatory DRI threshold does not apply.

The Commission staff commends the Town on its local planning process for the 95 Lawrence Road Community Housing Project ("the Project") to date, which process has shaped the Project to its benefit. The Project site is town-owned land which was made available for affordable housing via a town meeting vote. The Town issued the RFP for the Project reflecting those concerns and priorities identified during the local planning process; the applicant's bid and successive project design in turn reflect those local concerns and priorities.

The Commission seeks to protect the unique values and quality of life on Cape Cod, guided by the Cape Cod Commission Act and Cape Cod Regional Policy Plan ("RPP"). Commission staff offer the following analysis of the Project with respect to RPP goals related to housing, transportation, water resources, natural resources, open space, community design, and cultural heritage.

**HOUSING**

The RPP Housing goal is to promote the production of an adequate supply of ownership and rental housing that is safe, healthy, and attainable for people with different income levels and diverse needs. There continues to be an acute need for affordable housing in all towns on Cape Cod, particularly those on the Outer Cape, and especially for affordable rental units. Only 2.5% of Wellfleet's existing housing stock is considered affordable according to the state's Subsidized Housing Inventory (dated 12/21/2020).

The Cape Cod Commission Act and RPP seek to preserve the social diversity of the region by promoting the development of affordable housing for low- and moderate- income households. The Project addresses these concerns. The applicant proposes to construct 46 rental units in a mix of unit and building types. Of the 46 units, 16 are proposed one-bedroom units; 25 are proposed two-bedroom units; and 5 are proposed three-bedroom units. Thirty-five (35) of 46 units will be deed restricted for rental by individuals or households earning no more than 60% of area median income ("AMI"). The Project will also contain eight rental units for individuals or households earning no more than 30% of AMI for a total of 43 affordable units out of 46 total units. This proposal well exceeds Ch. 40B's 20-25% minimum affordability requirement and would more than double the number of existing affordable units in the town.

## **TRANSPORTATION**

The RPP Transportation goal is to provide and promote a safe, reliable, and multi-modal transportation system. Commission staff reviewed the traffic impact study which was prepared in accordance with industry standard practices. The study did not identify any significant safety or congestion impacts anticipated because of the Project. Sidewalks are provided throughout the development with a connection to the existing sidewalk on Lawrence Road. These connections are particularly important given the anticipated pedestrian improvements under design by MassDOT on Route 6.

The Project should ensure that the new crosswalks proposed across Lawrence Road be constructed to meet ADA standards. The applicant should also consider the feasibility of installing electric vehicle ("EV") charging infrastructure as part of the Project. Understanding the upfront cost of this infrastructure, the applicant could consider providing EV-capable spaces (electrical panel capacity and conduit) to allow for future, more cost-effective charger installation. State programs are available to offset some of the costs of the EV infrastructure.

## **WATER RESOURCES**

The RPP Water Resources goal seeks to maintain a sustainable supply of high- quality untreated drinking water and protect, preserve, and restore the ecological integrity of fresh and marine surface water resources. By incorporating proper management of wastewater and stormwater, the Project supports those water quality improvement goals.

The Project will be served by a neighborhood-scale wastewater treatment plant, a facility proposed by the Town as part of the Targeted Watershed Management Plan for Wellfleet Harbor. The applicant has indicated the development team will contribute to the construction and operating costs for the neighborhood treatment facility, which is expected to result in a net decrease in the nitrogen load to Duck Creek, the highly impacted sub watershed where the Project site is located. As such, this proposal presents an important opportunity to improve local water quality.

Additionally, the application identifies strategies to minimize impervious surfaces and runoff generation resulting from the development. These include site design elements that reduce the need for large contiguous parking areas, and the use of pervious materials in low-traffic and parking areas. To further mitigate the impacts from stormwater runoff, the applicant may wish to consider directly infiltrating roof runoff from buildings and integrating stormwater treatment into landscaping features to provide vegetated treatment practices where possible.

### **NATURAL RESOURCES/OPEN SPACE**

The RPP supports the protection of the region's natural resources including wetlands, floodplains, rare species habitat, and other undeveloped or sensitive areas. The Project supports these goals as it is located primarily on previously disturbed areas and away from sensitive natural resources. The application indicates that much of the native woodland areas on site will stay intact and the majority of the site—approximately 80%—will remain as greenspace. The applicant proposes to enhance the existing vegetation with additional native plantings.

The RPP also seeks to preserve outdoor recreational resources to enhance community well-being and quality of life. The proposal includes a play area, community garden, walking paths, and shared spaces for residents to use for recreational purposes, supporting general health and well-being. In addition, the adjacent school and ball field offer educational and recreational opportunities for residents of the development.

### **COMMUNITY DESIGN/CULTURAL HERITAGE**

The RPP seeks to promote context-sensitive design that uses traditional Cape Cod materials and forms while minimizing development footprints and adverse impacts to scenic resources. The Project is proposed primarily on areas that have been previously disturbed, and the proposed buildings are designed to limit the overall development footprint. The Project includes two different development types on one site: small clusters of townhouses and a single 3-story structure. The proposed townhouses are clustered to create variety among the buildings and to provide variation in the building facades and roof forms. The highest townhouse roofs are proposed at 30 feet but most of the building forms are below that height. The larger 3-story structure includes variation in the building façade, roof form, and building materials to break up the building scale into smaller components. The building designs successfully resemble modern building forms developed in Wellfleet in the mid-century and incorporate siding materials that relate to the region's traditions. The Project's location away from earlier historic neighborhoods make the design appropriate for this site.

Proposed parking areas are divided into small sections in the townhouse portion of the development to reduce their visual prominence, and the parking area adjacent to the 3-story structure is sited behind the structure and largely screened from public views by the building and vegetation.

While there are no known historic properties on, or immediately adjacent to, the Project site and much of the area proposed for development has been previously disturbed, the applicant should contact the Massachusetts Historical Commission archaeology staff to determine whether any undisturbed portions of the site are considered archaeologically sensitive.

## **CONCLUSION**

Based on the application materials, Commission staff conclude that the proposed Project is generally consistent with the regional planning goals and objectives as set forth in the Cape Cod Commission Act and RPP. The Project is sensitive to local context and designed to protect and enhance natural and community resources. Importantly, the Project addresses the urgent and growing need for affordable housing in both the Town of Wellfleet and the broader Cape Cod region. Commission staff are available to answer any questions you might have about these comments.

Sincerely,



Kristy Senatori  
Executive Director

Cc: Project File  
Wellfleet Cape Cod Commission Representative via email  
Cape Cod Commission Chair via email  
Cape Cod Commission Committee on Planning and Regulation Chair via email  
Jay Coburn, Community Development Partnership

## Vitalia Shklovsky

---

**From:** Rebecca Roughley <Rebecca.Roughley@wellfleet-ma.gov>  
**Sent:** Thursday, October 13, 2022 1:35 PM  
**To:** Vitalia Shklovsky  
**Subject:** FW: Recommendations for 95 Lawrence from the Planning Board

**CAUTION:** This is an EXTERNAL email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is all I received from them.

Rebecca Roughley, MCPPO  
Assistant Town Administrator  
300 Main Street, Wellfleet, MA 02667  
(Work) 508-349-0349 X1112  
(Cell) 774-392-1457

---

**From:** Karen Plantier <Karen.Plantier@wellfleet-ma.gov>  
**Sent:** Thursday, September 8, 2022 1:29 PM  
**To:** Christine Bates <Christine.Bates@wellfleet-ma.gov>  
**Cc:** Gerry Parent <geparent@yahoo.com>; Jay Coburn <jay@capecdp.org>; bethsinger3@gmail.com; bonnie.shepard@gmail.com; davidrowell349@gmail.com; dmeadfox@gmail.com; Olga Kahn <olgakahn@gmail.com>; Rebecca Roughley <Rebecca.Roughley@wellfleet-ma.gov>; Alfred Pickard <wcmom@aol.com>  
**Subject:** Recommendations for 95 Lawrence from the Planning Board

Date: August 8, 2022

Attention: Zoning Board

On September 7, 2022, the Planning Board met with representatives of the development team of 95 Lawrence Road

to review the project plans in detail. During our meeting, the board had the opportunity to pose questions about the

plans and was pleased to work with the development teams to address any concerns we had about the project and its design.

We are confident that the developers are incorporating our feedback and that any concerns that the Planning Board

had will be addressed prior to the issuing of a building permit

Below are the Planning Boards recommendations and requests.

**95 Lawrence recommendations:**

**Motion:** Alfred Pickard: 95 Lawrence project Must meet the requirements of the Town of Wellfleet's parking regulations.

The standard is 1.5 spaces per unit, and the 9' x 20' space size for a parking unit as well as enhance the space for storage for tenants.

**Second:** Beth Singer **Vote:** 7/0

An alternative could be tandem parking.

According to the Engineer on the project they felt that they could meet the 9' x 20' parking unit size.

Regards

Gerald E. Parent

Planning Board Chair



Town of Wellfleet  
Health and Conservation Department  
220 West Main Street  
Wellfleet, MA 02667

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August 9, 2022

Ms. Sharon Inger, Chair  
Wellfleet Zoning Board of Appeals  
220 West Main Street  
Wellfleet, MA 02667

Dear Chair Inger:

I am writing on behalf of the Wellfleet Board of Health and the Wellfleet Conservation Commission. Both the Board of Health and the Conservation Commission reviewed the plans for the housing development proposed at 95 Lawrence Road. The Conservation Commission found that the project was not located within an area subject to their jurisdiction and thus had no comments. The Board of Health understood that a wastewater treatment plant was proposed and design plans to be submitted in the future and that a connection to the municipal water system was required. The Board of Health had no comments to offer at this time.

As Health and Conservation Agent, I had the opportunity to meet with MalloreY YannonE and share my comments about the proposed development. I spoke about providing native plantings, sidewalks, areas for community engagement and activities, community gardening space, stormwater, heating and cooling for the units, cigarette smoking, and others. All my concerns were alleviated, and my comments incorporated into the design plans.

This development will serve a need within our community and provide for the well being of the residents and the environment. If you have any questions, please do not hesitate to contact me.

Yours,

*Hillary Greenberg*

Hillary Greenberg

cc: Wellfleet Conservation Commission  
Wellfleet Board of Health  
James Badera  
Rebecca Roughly



TOWN OF WELLFLEET  
Building Department

220 West Main Street  
Wellfleet, MA 02667  
508-349-0309 ♦ fax 508-349-0327

Office of  
Inspector of Buildings  
James A. Badera Jr., Commissioner

August 31, 2022

Town of Wellfleet Zoning Board of Appeals  
Attn: Ms. Sharon Inger, Chair  
220 West Main Street  
Wellfleet, MA 02667

RE: Letter for Support - 95 Lawrence Road  
Housing Preservation of Affordable Housing, (22-16) - Fellows  
95 Lawrence Road, Map 13 / Parcel 2  
Wellfleet, MA 02667

Dear Chair Inger:

I am writing to express my support, as Building Commissioner, for the Comprehensive Permit under MGL Chapter 40B, Section 20/23 for 46 units of affordable housing submitted by Preservation of Affordable Housing (22-16 Fellows) currently before the Wellfleet Zoning Board of Appeals.

On August 22<sup>nd</sup>, I attended the meeting that included Town of Wellfleet Department Heads and representatives of the development team, including Preservation of Affordable Housing, Community Development Partnership, Studio G Architects, and Coastal Engineering. We reviewed and discussed the project plans dated August 19, 2022. I asked several questions regarding the proposed site design as it relates to the proposed building designs and locations. I was satisfied with the responses that were provided by the development team.

I am confident that the development team will address our concerns as well as incorporate our feedback into the final plans for the site. I have no issues that I believe will require special conditions as part of the Board's approval for the project.

Please contact me with any questions.

Sincerely,

James A. Badera Jr.  
Town of Wellfleet Building Commissioner



**TOWN OF WELLFLEET**  
**Department of Public Works**  
**220 West Main Street**  
**Wellfleet, MA 02667**

**Jay Norton**  
**DPW Director**

**Phone: 508-349-0315**  
**Fax: 508-349-7085**

---

August 24, 2022

Wellfleet Zoning Board of Appeals  
Attn: Sharon Inger, Chair  
220 West Main Street  
Wellfleet, MA 02667

**Re: DPW Comments regarding 95 Lawrence Road, Wellfleet**

Dear Chair Inger:

I am writing to express my support as the Director of the Department of Public Works for the Comprehensive Permit under MGL 40B S20/23 for 46 units of affordable housing submitted by Preservation of Affordable Housing (22-16 Fellows) now before the Wellfleet Zoning Board of Appeals.

On August 22<sup>nd</sup>, I met with representatives of the development team (Preservation of Affordable Housing, Community Development Partnership, Studio G Architects and Coastal Engineering) to review and discuss the project plans in detail. During our meeting I had the opportunity to pose questions about the plans and the proposed development. I was satisfied with the development team's efforts to address any concerns I had about the project and its design. For the board's information, my comments/questions are as follows:

1. Although I understand the reasoning behind the relocation of the main water supply line, I would urge the development team to advance the design of this relocation given its importance.
2. The proposed 3:1 grading in the southern village adjacent to the water tower appears to conflict with the drain line. A closer look at this would be advised.
3. The proposed retaining walls along the southern fence of the baseball field needs further investigation. It's a tight fit and I'm concerned with potential undermining of the field during construction. It would also require 2 fences and less than a 5' clearance between.
4. I'd like to emphasize that the Town will not be responsible for maintenance of the property, including but not limited to plowing, roadway improvements, drainage pumping, groundskeeping, etc.)
5. I would respectfully request to be included with the design/location of the proposed irrigation well replacement.
6. Will there be any impacts to the baseball field and associated elements of the field (irrigation, etc.)?

7. I would respectfully request to be copied on correspondence related to site engineering design iterations or changes, considering the wastewater treatment facility is still under design.

I am confident that the developers are incorporating my feedback and will continue to work with them between issuance of the Comprehensive Permit and building permits for the ultimate construction of the housing. I have no issues that I believe rise to the need to impose special conditions on your approval.

If you have any questions, please feel free to contact the DPW at 508-349-0315, or email me at [jay.norton@wellfleet-ma.gov](mailto:jay.norton@wellfleet-ma.gov)

Sincerely,



8-24-22

Jay R. Norton  
DPW Director  
Department of Public Works  
Town of Wellfleet

Enclosures: n/a

Cc: Rebecca Roughley, Assistant Town Administrator  
Christine Bates, Committee Secretary  
Richard Pauley Jr., Fire Chief  
Michael Hurley, Police Chief



# Wellfleet Fire Department



10 Lawrence Road, Wellfleet, MA 02667

Richard J. Pauley, Jr.  
Fire Chief

Phone: (508) 349-3754  
Fax: (508) 349-0318

August 23, 2022

Ms. Sharon Inger, Chair  
Zoning Board of Appeals  
220 West Main Street  
Wellfleet, MA 02667

*RE: Fire Department Support, 95 Lawrence Road, Housing Preservation of Affordable Housing (22-16) Fellows*

Dear Chair Inger:

The purpose of this letter is to affirm my support for the Comprehensive Permit under M.G.L. Chapter 40B, Section 20/23 for forty-six (46) units of affordable housing submitted by Preservation of Affordable Housing (22-16 Fellows).

On August 22<sup>nd</sup>, we met with the development team consisting of Preservation Affordable Housing, Community Development Partnership, Studio G Architects and Coastal Engineering) to review the project plans. The discussions were very positive and all of our major questions were addressed. This includes, but is not limited to, road width/grade, emergency access, life safety/fire protection within each building, fire hydrant locations, etc.

I am very confident that the development team has addressed our questions/concerns and we will continue to work with them on the issuance of the comprehensive permit and building permits for the construction process of this badly needed housing. This Department foresees no issues that would require special conditions of your Board's approval.

In summary, I am very supportive of this project and, as always, please don't hesitate to contact me with any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "R. Pauley, Jr.", written over a white background.

Richard J. Pauley, Jr.  
Fire Chief



Michael P. Hurley  
Chief of Police

# Town of Wellfleet

POLICE DEPARTMENT  
36 GROSS HILL ROAD  
WELLFLEET, MA 02667  
Telephone: 508-349-3702  
Fax: 508-349-7683

TOWN OF WELLFLEET



on Cape Cod

To Serve and Protect

August 23, 2022

Chair Sharon Inger  
Wellfleet Zoning Board of Appeals  
Wellfleet, MA 02667

RE: 95 Lawrence Road Comprehensive Permit

Dear Chair Inger:

I am writing to express my support as Chief of Police for the Comprehensive Permit under MGL 40B S20/23 for 46 units of affordable housing submitted by Preservation of Affordable Housing (22-16 Fellows) now before the Wellfleet Zoning Board of Appeals.

On August 22<sup>nd</sup>, I met with representatives of the development team (Preservation of Affordable Housing, Community Development Partnership, Studio G Architects and Coastal Engineering) to review and discuss the project plans in detail. During our meeting I had the opportunity to pose questions about the plans and the proposed development. I was satisfied with the development team's efforts to address any concerns I had about the project and its design.

I am confident that the developers are incorporating my feedback and will continue to work with them between issuance of the Comprehensive Permit and building permits for the ultimate construction of the housing. I have no issues that I believe rise to the need to impose special conditions on your approval.

If you have any questions or concerns, please don't hesitate to reach out.

Respectfully submitted,

Michael P. Hurley  
Chief of Police

## Wellfleet Housing Authority

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 419-4490 [www.wellfleethousing.org](http://www.wellfleethousing.org)

April 26, 2022

Rebecca Frawley Wachtel  
Director of Low-Income Housing Tax Program  
100 Cambridge Street, 3<sup>rd</sup> Floor  
Boston, MA 02114

Dear Ms. Frawley Wachtel,

The Wellfleet Housing Authority is pleased to have this opportunity to write in support of the project eligibility application of the Preservation of Affordable Housing (POAH) and the Community Development Partnership (CDP) for the 95 Lawrence Road project in Wellfleet, creating 46 affordable rental units. The six-acre site is owned by the Town of Wellfleet. It was designated for affordable housing by the Annual Town Meeting in 2018.

Preservation of Affordable Housing (POAH) and the Community Development Partnership (CDP) are well-respected and trusted partners and have worked closely to develop and refine this proposal. The applicants were selected by a unanimous vote of the Select Board based on their response to a Request for Proposals released by the Town of Wellfleet in May of 2021. The RFP was crafted by the Town in consultation with the 95 Lawrence Task Force with representatives of the School Committee, Planning Board, Housing Authority, Water Commissioners, Building Needs Committee, Wellfleet Seasonal Residents Association, the Local Housing Partnership and the Select Board.

Wellfleet has one of the lowest percentages of affordable housing on Cape Cod. According to the 2020 Massachusetts Subsidized Housing Inventory, Wellfleet has 38 permanently restricted affordable housing units, comprising only 2.5% of its housing stock. At least 112 additional affordable units are needed to meet the Commonwealth's minimum goal that 10% of housing stock be affordable. The Outer Cape has long wait lists for available homes and local businesses are having significant challenges in hiring employees based on the lack of housing. The POAH/CDP project is a significant step toward meeting the critical need for an adequate supply of secure housing to retain and attract a workforce and support our young people, families, and seniors to assure Wellfleet's future as a vital, sustainable, diverse and inclusive community.

The plan prioritizes sustainable site development by building primarily on previously developed and disturbed areas and aims for net zero energy, producing as much energy as the development consumes on an annual basis. The Wellfleet Housing Authority is fully supportive of this project and the thoughtful approach developed by POAH/CDP to bring much needed, beautifully designed, highly energy efficient rental housing to Wellfleet.

DocuSigned by:  
Respectfully,  
*Elaine Mellroy*  
Elaine Mellroy

Chair, Wellfleet Housing Authority

Wellfleet Municipal Affordable Housing Trust  
300 Main Street  
Wellfleet, MA 02667  
[info@wellfleethousing.org](mailto:info@wellfleethousing.org)

July 12, 2022

To the Wellfleet Zoning Board of Appeals:

The Wellfleet Municipal Affordable Housing Trust, per a vote at their meeting on July 11, 2022, is writing to express our strong support for the application of Preservation of Affordable Housing (POAH) and the Community Development Partnership (CDP) for a Comprehensive Permit to build up to 46 affordable, year-round apartments at 95 Lawrence Road.

Statistics from our housing study (2017-2022), which is currently being updated, along with what we have all witnessed in the past two years, show the seriousness of the situation caused in large part by a lack of available, affordable housing. We know that updated statistics will show things have only gotten worse.

- Between 1990-2015 those in the 25-44 age range decreased by 62%
- Between 1990-2015 Seasonal Properties increased from 1566 to 2824 an 80% increase
- Between 1990-2015 year-round rentals declined by 42 units or 13.5%
- Income needed to purchase Median Priced Home in Wellfleet = \$188,000
- State goal is for each town is to have 10% housing stock considered affordable.  
Wellfleet = 2.5% We have 38 homes out of the 152 needed.

We are losing our young people and those in the workforce. We are losing year-round homes to seasonal homes. There are no rentals available. Owning a home is out of reach of most working people.

The homes that will be created at 95 Lawrence Road will be a significant help in providing stable, year-round, rentals to keep and attract young people, families, a workforce, and offer a choice for seniors who need to downsize to stay in Wellfleet.

The Town is fortunate to be working with POAH, one of the most experienced, respected, nonprofit developers in the County and the CDP who is our local expert on housing and the need for housing.

Thank you.

*/s Harry Terkanian*

Harry Terkanian,

Chair, Wellfleet Municipal Affordable Housing Trust

July 28, 2022

Sharon Inger, Chair  
Wellfleet Zoning Board  
c/o Wellfleet Town Hall  
300 Main Street, Wellfleet, MA 02667  
ZBA email: Christine.Bates@wellfleet-ma.gov

Re: Support for the 95 Lawrence Road Proposed Affordable Housing Development

Dear Chair Inger,

I am writing this letter to show my support for the proposed affordable housing development at 95 Lawrence Road in Wellfleet. I am invested in our local community and I want to publicly support projects that helps Wellfleet prosper as a vibrant, year-round community for working class families.

The housing crisis on Cape Cod has reached new heights since the pandemic, and the need for affordable rental housing is greater than ever. Our local economy is driven by people who cannot afford to purchase a home and are dependent on rentals that are hard to find. Permanent, year-round housing is a critical need in our town. The proposed housing project at 95 Lawrence Road is a step in the right direction and will create stable housing for community members. This project will provide homes to a range of households, from seniors who wish to downsize while remaining in the local community to young families who have roots in Wellfleet.

It is fitting for the development to provide housing for families, as Wellfleet Elementary School is across the street. With two thirds of the apartments having two or more bedrooms, the project meets a critical need for family housing in a neighborhood rich with amenities. Downtown Wellfleet, a fifteen-minute walk from the development, is conveniently located near transit, shops, restaurants, markets, and services that families need in their day-to-day.

I believe it is important for you to know that local residents, businesses, organizations, and municipal officials recognize the importance of this project, and can foresee the lasting positive effects it will have for the entire community.

Please accept this letter as my written testimony of support for this project and I hope the Town of Wellfleet gives favorable consideration to this worthy project and builds a better future for all.

Sincerely,  
*Arvin Nundloll*

*20 Elisha Witherell Road, Wellfleet, MA 02667*

*774-208-7329*

August 7, 2022

Sharon Inger, Chair  
Wellfleet Zoning Board  
c/o Wellfleet Town Hall  
300 Main Street, Wellfleet, MA 02667

Re: Support for the 95 Lawrence Road Housing Development

Dear Chair Inger,

Please accept this letter as my support for the Lawrence Road affordable housing project. I don't think there is anyone who lives here in Wellfleet or who is invested in our community, that does not understand the desperate need we have for more affordable housing. Simply put we know we need more housing in order to continue to have a sustainable, vibrant, year-round community. I work as a Realtor for Kinlin Grover here in town and see firsthand the everyday struggle of our local young people trying to compete for affordable homes to purchase. Young people help drive our economy and we need to help them find stable year-round housing. On the flip side, I also regularly see older residents who would like to downsize and stay local but have no options. The housing situation is quite frankly a crisis, and we desperately need rental housing as part of our housing stock.

I live on Pierces Tavern Road which is a stone's throw from this development. I love my location and the opportunity to walk to downtown and to the ponds. It is super convenient, especially with the traffic light at the access to Route 6. I believe this is a terrific location for this development and whole heartedly support the project. It is important for you to know that local residents recognize the importance of this project and can foresee the lasting positive effects it will have on this beautiful community we call home.

I hope the Town of Wellfleet gives favorable consideration this worthy project.

With my best regards,  
*Kathleen Nagle*  
25 Pierces Tavern Road  
508-333-3990  
*kathleen.nagle@compass.com*



May 12, 2022

Sharon Inger, Chair  
Wellfleet Zoning Board  
c/o Wellfleet Town Hall  
300 Main Street, Wellfleet, MA 02667  
ZBA email: Christine.Bates@wellfleet-ma.gov

Re: Support for the 95 Lawrence Road Proposed Affordable Housing Development

Dear Chair Inger,

I am writing this letter to show my support for the proposed affordable housing development at 95 Lawrence Road in Wellfleet. I am invested in our local community and I want to publicly support projects that help the Outer Cape, and Wellfleet specifically, to prosper as a vibrant, year-round community.

The housing crisis on Cape Cod has reached new heights since the pandemic, and the need for affordable rental housing is greater than ever. Our local economy is driven by people who cannot afford to purchase a home and are dependent on rentals that are hard to find. Permanent, year-round housing is a critical need in our town. The proposed housing project at 95 Lawrence Road is a step in the right direction and will create stable housing for community members. This project will provide homes to a range of households, from seniors who wish to downsize while remaining in the local community to young families who have roots in Wellfleet.

It is fitting for the development to provide housing for families, as Wellfleet Elementary School is across the street. With two thirds of the apartments having two or more bedrooms, the project meets a critical need for family housing in a neighborhood rich with amenities. Downtown Wellfleet, a fifteen-minute walk from the development, is conveniently located near transit, shops, restaurants, markets, and services that families need in their day-to-day.

I believe it is important for you to know that local residents, businesses, organizations, and municipal officials recognize the importance of this project, and can foresee the lasting positive effects it will have on this beautiful community we call home.

Please accept this letter as my written testimony of support for this project to help combat the housing crisis. I hope the Town of Wellfleet gives favorable consideration to this worthy project.

Sincerely,

---

May 12, 2022

Sharon Inger, Chair  
Wellfleet Zoning Board  
c/o Wellfleet Town Hall  
300 Main Street, Wellfleet, MA 02667  
ZBA email: Christine.Bates@wellfleet-ma.gov

Re: Support for the 95 Lawrence Road Proposed Affordable Housing Development

Dear Chair Inger,

I am writing this letter to show my support for the proposed affordable housing development at 95 Lawrence Road in Wellfleet. I am invested in our local community and I want to publicly support projects that help the Outer Cape, and Wellfleet specifically, to prosper as a vibrant, year-round community.

The housing crisis on Cape Cod has reached new heights since the pandemic, and the need for affordable rental housing is greater than ever. Our local economy is driven by people who cannot afford to purchase a home and are dependent on rentals that are hard to find. Permanent, year-round housing is a critical need in our town. The proposed housing project at 95 Lawrence Road is a step in the right direction and will create stable housing for community members. This project will provide homes to a range of households, from seniors who wish to downsize while remaining in the local community to young families who have roots in Wellfleet.

It is fitting for the development to provide housing for families, as Wellfleet Elementary School is across the street. With two thirds of the apartments having two or more bedrooms, the project meets a critical need for family housing in a neighborhood rich with amenities. Downtown Wellfleet, a fifteen-minute walk from the development, is conveniently located near transit, shops, restaurants, markets, and services that families need in their day-to-day.

I believe it is important for you to know that local residents, businesses, organizations, and municipal officials recognize the importance of this project, and can foresee the lasting positive effects it will have on this beautiful community we call home.

Please accept this letter as my written testimony of support for this project to help combat the housing crisis. I hope the Town of Wellfleet gives favorable consideration to this worthy project.

Sincerely,

Marilyn Cook  
26 Tecumseh Rd.

Wellfleet, MA  
COOKIEW4@GMAIL.COM

Sharon, please tell me how does my  
son + family get on the list for this  
Development —



# TOWN OF WELLFLEET

## SELECTBOARD

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667

Tel (508) 349-0300 Fax (508) 349-0305

[www.wellfleet-ma.gov](http://www.wellfleet-ma.gov)

Dear Honorable Members of The Wellfleet Zoning Board of Appeals,

The Wellfleet Selectboard supports the POAH/CDP application to develop 95 Lawrence Rd. The proposal before the ZBA is a result of years of collective efforts by the town to bring this community housing initiative forward. This development is critical to the viability of Wellfleet. There are few opportunities to add a significant number of affordable housing units in a single project and it critical for project that add to the affordable housing stock advance forward in a timely fashion.

The landscape for housing has changed radically within the past two calendar years nationally. These macro changes are particularly acute locally and have placed the housing outside the reach of all but the highest earners locally. The affordability gap between housing prices and wages for the average working person is not sustainable. In 2019, the median sale price for a single-family home was \$555,000. In 2021, the median sale price was \$805,000 representing a 45% increase in just two calendar years. In the last six months, the median sale price has risen to approximately \$900,000 (Cape Cod and Islands Association of REALTORS, 2022).

According to the December 21st, 2020, Massachusetts Subsidized Housing Inventory, Wellfleet has 38 permanently restricted affordable housing units, comprising only 2.5% of Wellfleet's housing stock. When residents lose their current housing accommodations, they find no availability on the rental market and are too often forced to leave the area. The Institute for Community Health Study on The Burden of Housing Costs In Massachusetts completed in 2019 found that 44% of Wellfleet's Owner Occupied Households were housing cost-burdened, and 72% of renter-occupied households were cost-burdened. Wellfleet had the third-highest percentage of rental households that were cost-burdened in the entire state and 11<sup>th</sup> in owner-occupied households. No other town in the state had such a high proportion of cost-burdened households in both categories.

The 95 Lawrence Rd development incorporates innovative solutions to improve the environment of Wellfleet. As part of this initiative, the town is developing a decentralized cluster wastewater treatment facility at this location. The system will not only treat the wastewater generated by the development but also that of surrounding properties, including the Wellfleet Elementary School, the Fire Station, and the Police Station. This will result in a net improvement in water quality. This facility is a critical component in addressing the water quality issues of the Duck Creek Sub-Watershed in the Targeted Watershed Management Plan developed by the Clean Water Advisory Committee and approved by the Selectboard on June 23<sup>rd</sup>, 2022 for submittal to MA DEP and the Cape Cod Commission.

For Wellfleet to remain a viable community, it needs housing residents can afford at a variety of income points. The 46 units provided by 95 Lawrence Rd are critical and will more than double Wellfleet's restricted affordable housing units and gets the town halfway to the 10% specified in Chapter 40 B, but more importantly, these will be year-round homes.

*Ryan Curley*

Selectboard Chair

Local Market Update – May 2022

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



CAPE COD & ISLANDS  
ASSOCIATION OF REALTORS®

# Wellfleet

## Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	7	+ 40.0%	23	20	- 13.0%
Closed Sales	4	4	0.0%	31	21	- 32.3%
Median Sales Price*	\$732,500	\$794,000	+ 8.4%	\$760,000	\$907,500	+ 19.4%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--
Cumulative Days on Market Until Sale	109	26	- 76.1%	55	40	- 27.3%
Percent of Original List Price Received*	89.3%	112.8%	+ 26.3%	98.4%	105.0%	+ 6.7%
New Listings	7	11	+ 57.1%	21	26	+ 23.8%

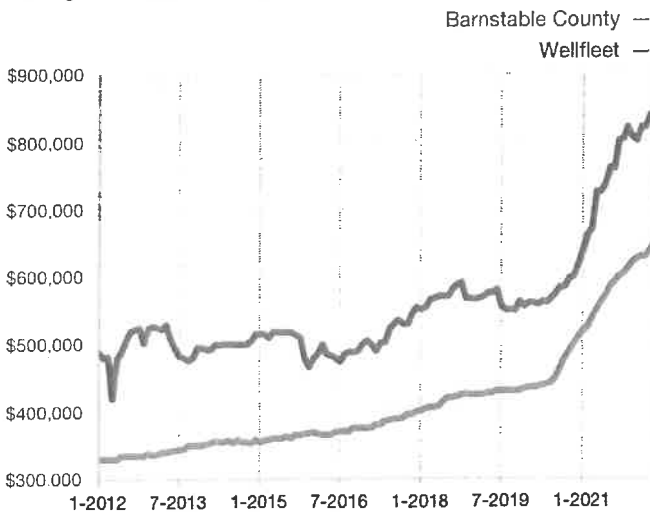
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

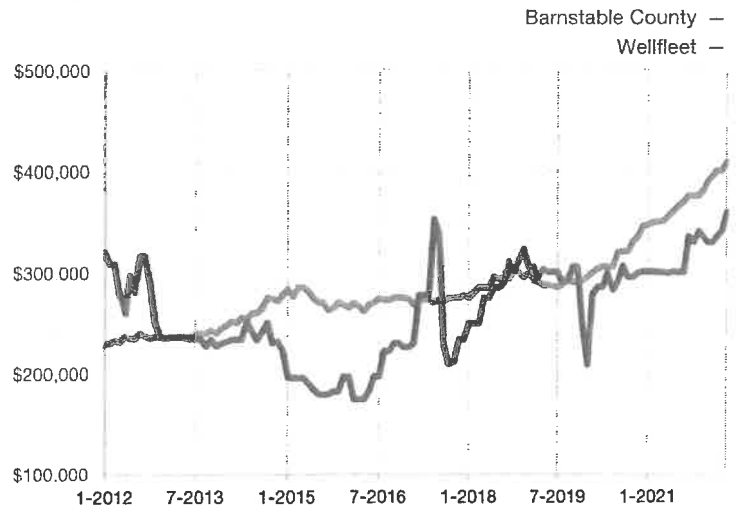
Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$279,000	\$0	- 100.0%	\$265,500	\$346,500	+ 30.5%
Inventory of Homes for Sale	0	8	--	--	--	--
Months Supply of Inventory	0.0	6.2	--	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	95	22	- 76.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.5%	109.0%	+ 10.7%
New Listings	0	6	--	2	14	+ 600.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties Rolling 12-Month Calculation



# Local Market Update – December 2021

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



## Wellfleet

### Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	3	- 76.9%	98	70	- 28.6%
Closed Sales	8	4	- 50.0%	86	75	- 12.8%
Median Sales Price*	\$1,057,500	<b>\$755,000</b>	- 28.6%	\$617,500	<b>\$805,000</b>	+ 30.4%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	103	5	- 95.1%	130	40	- 69.2%
Percent of Original List Price Received*	97.5%	105.7%	+ 8.4%	95.1%	102.1%	+ 7.4%
New Listings	9	2	- 77.8%	100	66	- 34.0%

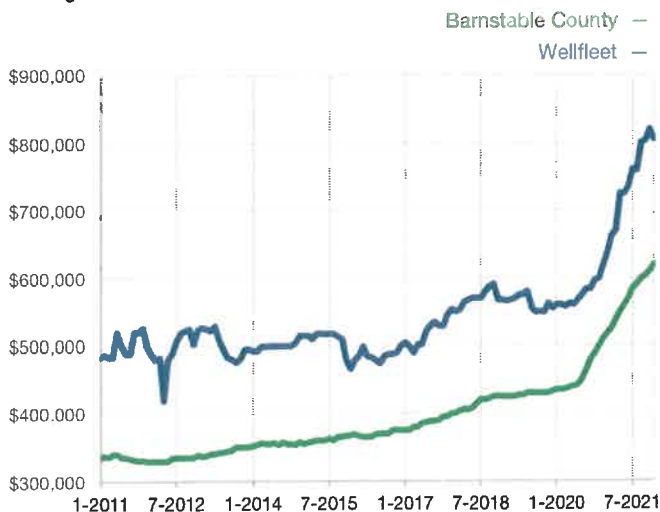
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### Condominium Properties

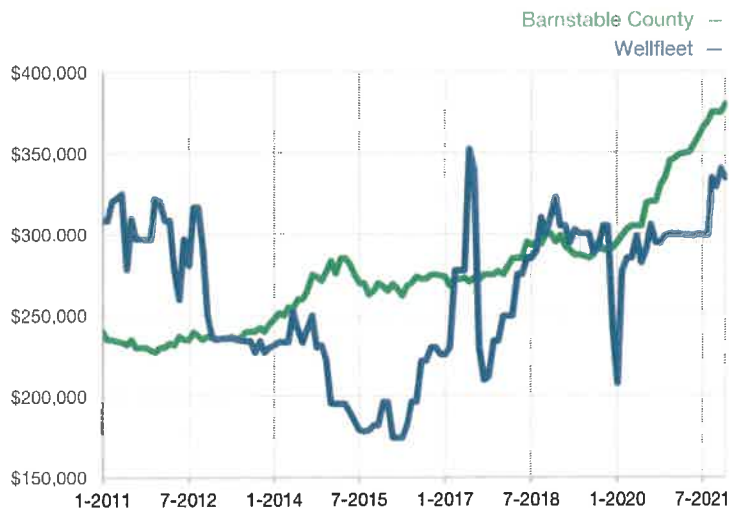
Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	28	12	- 57.1%
Closed Sales	3	0	- 100.0%	27	12	- 55.6%
Median Sales Price*	\$343,000	<b>\$0</b>	- 100.0%	\$300,000	<b>\$334,500</b>	+ 11.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	0	- 100.0%	140	60	- 57.1%
Percent of Original List Price Received*	94.5%	0.0%	- 100.0%	92.7%	101.4%	+ 9.4%
New Listings	1	1	0.0%	23	10	- 56.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties Rolling 12-Month Calculation



Department of Housing and Community Development  
Chapter 40B Subsidized Housing Inventory (SHI)  
as of December 21, 2020\*

<b>Community</b>	<b>2010 Census Year Round Housing Units</b>	<b>Total Development Units</b>	<b>SHI Units</b>	<b>%</b>
Abington	6,364	662	629	9.9%
Acton	8,475	1,440	894	10.5%
Acushnet	4,097	125	95	2.3%
Adams	4,337	324	324	7.5%
Agawam	12,090	618	618	5.1%
Alford	231	0	0	0.0%
Amesbury	7,041	787	706	10.0%
Amherst	9,621	1,262	1,215	12.6%
Andover	12,324	2,195	1,657	13.4%
Aquinnah	158	33	33	20.9%
Arlington	19,881	1,445	1,129	5.7%
Ashburnham	2,272	144	29	1.3%
Ashby	1,150	0	0	0.0%
Ashfield	793	2	2	0.3%
Ashland	6,581	936	415	6.3%
Athol	5,148	284	284	5.5%
Attleboro	17,978	1,169	1,169	6.5%
Auburn	6,808	251	251	3.7%
Avon	1,763	75	75	4.3%
Ayer	3,440	409	254	7.4%
Barnstable	20,550	1,818	1,487	7.2%
Barre	2,164	83	83	3.8%
Becket	838	0	0	0.0%
Bedford	5,322	1,243	987	18.5%
Belchertown	5,771	416	390	6.8%
Bellingham	6,341	983	801	12.6%
Belmont	10,117	673	661	6.5%
Berkley	2,169	158	40	1.8%
Berlin	1,183	308	201	17.0%
Bernardston	930	22	22	2.4%
Beverly	16,522	2,489	1,954	11.8%
Billerica	14,442	1,979	1,664	11.5%
Blackstone	3,606	165	123	3.4%
Blandford	516	0	0	0.0%
Bolton	1,729	180	69	4.0%
Boston	269,482	58,609	55,509	20.6%
Bourne	8,584	1,129	591	6.9%

Somerset	7,335	269	269	3.7%
Somerville	33,632	3,261	3,250	9.7%
South Hadley	7,091	424	424	6.0%
Southampton	2,310	44	44	1.9%
Southborough	3,433	809	294	8.6%
Southbridge	7,517	384	384	5.1%
Southwick	3,852	131	131	3.4%
Spencer	5,137	312	311	6.1%
Springfield	61,556	10,307	10,041	16.3%
Sterling	2,918	285	72	2.5%
Stockbridge	1,051	113	113	10.8%
Stoneham	9,399	504	498	5.3%
Stoughton	10,742	1,500	1,284	12.0%
Stow	2,500	393	179	7.2%
Sturbridge	3,759	357	209	5.6%
Sudbury	5,921	888	669	11.3%
Sunderland	1,718	183	183	10.7%
Sutton	3,324	176	55	1.7%
Swampscott	5,795	256	212	3.7%
Swansea	6,290	275	243	3.9%
Taunton	23,844	1,874	1,683	7.1%
Templeton	3,014	511	233	7.7%
Tewksbury	10,803	1,379	1,062	9.8%
Tisbury	1,965	147	107	5.4%
Tolland	222	0	0	0.0%
Topsfield	2,157	205	187	8.7%
Townsend	3,356	184	145	4.3%
Truro	1,090	25	25	2.3%
Tyngsborough	4,166	847	469	11.3%
Tyringham	149	0	0	0.0%
Upton	2,820	190	145	5.1%
Uxbridge	5,284	427	257	4.9%
Wakefield	10,459	1,394	703	6.7%
Wales	772	25	25	3.2%
Walpole	8,984	661	649	7.2%
Waltham	24,805	2,709	1,819	7.3%
Ware	4,539	363	363	8.0%
Wareham	9,880	875	745	7.5%
Warren	2,202	76	76	3.5%
Warwick	363	0	0	0.0%
Washington	235	0	0	0.0%
Watertown	15,521	2,770	1,212	7.8%
Wayland	4,957	460	330	6.7%
Webster	7,788	707	707	9.1%
Wellesley	9,090	1,160	1,044	11.5%
Wellfleet	1,550	38	38	2.5%
Wendell	419	5	5	1.2%