

TOWN OF FALMOUTH
BOARD OF SELECTMEN
REVISED AGENDA
MONDAY, APRIL 29, 2019 – 7:00 P.M.
SELECTMEN’S MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

7:00 p.m. OPEN SESSION

1. Call to Order
2. Pledge of Allegiance
3. Recognition
4. Announcements
5. Public Comment

7:05 p.m. PRESENTATION ON FALMOUTH DRUG COURT

- Honorable Judge Christopher Welch

What is Drug Court?

How would it differ from the present Court proceedings?

Observations and Discussion

Police Department, Human Services Perspective

- Police Chief Edward Dunne
- Human Services Department Director Suzie Hauptmann

Other Comments

- How can the Town of Falmouth assist?

7:35 p.m. JOINT MEETING ON AFFORDABLE HOUSING

(to include Affordable Housing Committee and others)

- Present State of Affordable Housing in Falmouth
- Roundtable Presentation/Discussion - Continuing to Build an Affordable Housing Production Process that is Right for Falmouth
- Background Information, Challenges, Collaboration
- Improvements Moving Forward

BUSINESS

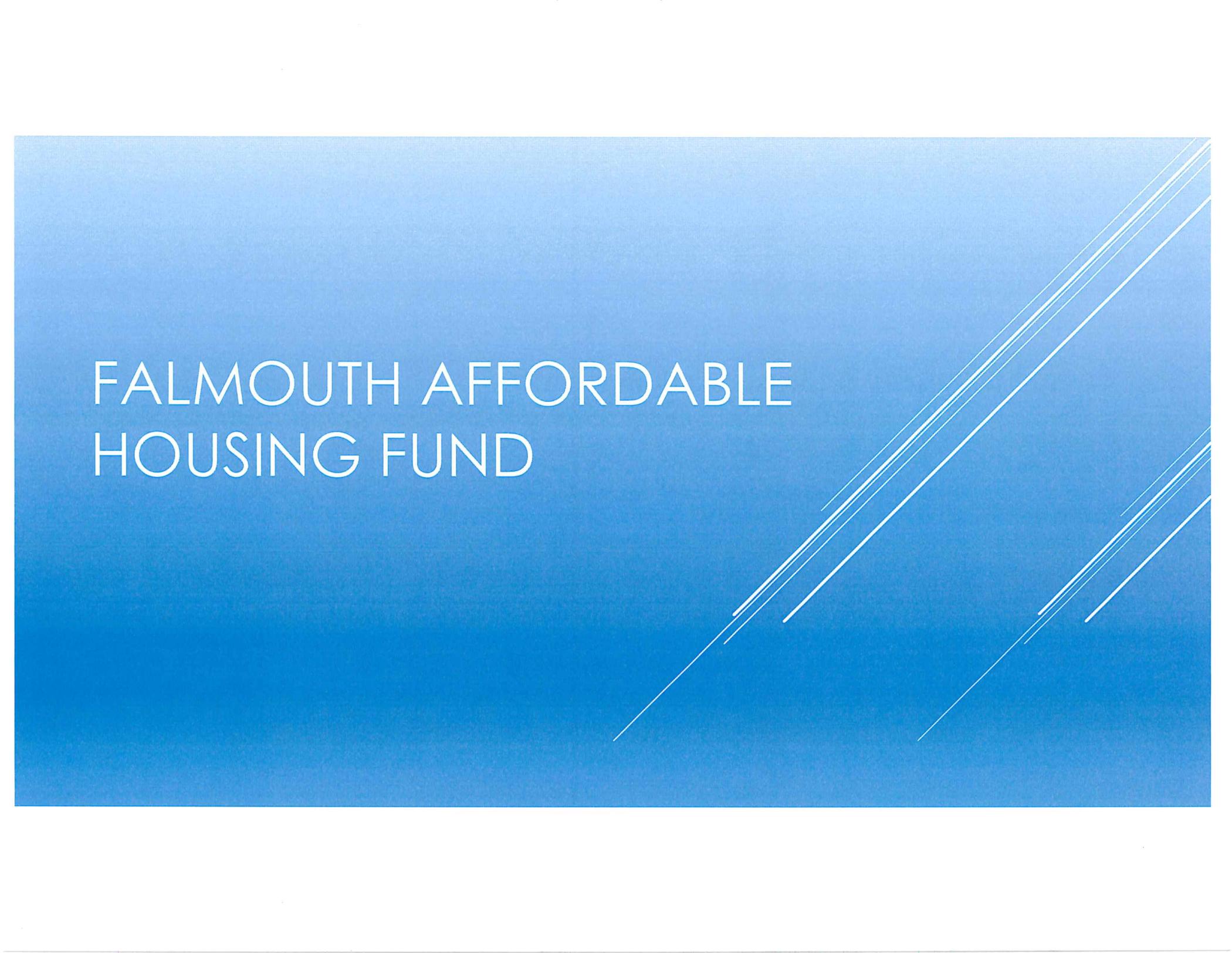
- Presentation and Vote on Fund Request – ClipperShip Apartments, 550 Teaticket Highway

ADMINISTRATIVE ORDERS

- Vote to approve special one-day wine and malt liquor license and Sunday entertainment license – Quicks Hole, LLC – Cinco de Mayo – Sunday, 5/5/19
- Vote to approve special one-day wine and malt liquor license and Sunday entertainment license – Landfall, Inc. – Cinco de Mayo – Sunday, 5/5/19

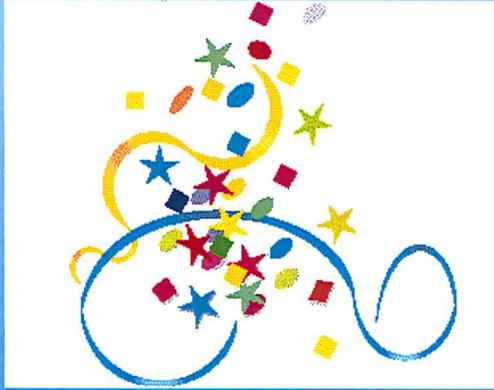
Susan L. Moran, Chairman
Board of Selectmen

FALMOUTH AFFORDABLE HOUSING FUND

The background is a solid blue gradient, transitioning from a lighter shade at the top to a darker shade at the bottom. On the right side, there are several white diagonal lines of varying lengths and thicknesses, creating a sense of motion and depth.

HISTORY

- 2011 Board of Selectmen Petition General Court to Create the Falmouth Affordable Housing Fund (FAHF)
- Purpose to Promote, Expand, and Retain Affordable Housing in the Town of Falmouth
- Primary Revenue Source - Community Preservation Act
- Revenue 2011 – 2017 \$2,987,872
- 63 Affordable Housing Units Built
- 2013 Housing Demand Study Completed



- ▶ November 2016 Town Meeting vote to appropriate \$300,000 from the Community Preservation Fund to fund Housing Coordinator position for 3 years
- ▶ November 2017 Housing Coordinator Hired



IMPROVED FAHF

- ▶ Created new Letter of Intent and Application
- ▶ Developed new Review Process
- ▶ Funding Allocation Guideline
- ▶ Launched New Funding Priorities
- ▶ Re-established Working Group
- ▶ Built FAHF Website

ACCOMPLISHMENTS
2018 – PRESENT

FUNDING ACTIVITIES 2018 - PRESENT

- ▶ Spent Down FAHF Balance to \$20,000 (estimated)
- ▶ Revised Funds Distribution Process
- ▶ Became a Participant to MassDocs
- ▶ Updated the Housing Production Plan (HPP)
- ▶ Received 5 Year State Approval of HPP January 2019
- ▶ Amended HPP Scope to Include Affordable Units Data Collection
- ▶ Assisted the Re-Sale of 6 Affordable Units and Maintained Affordability

FUNDING ACTIVITIES

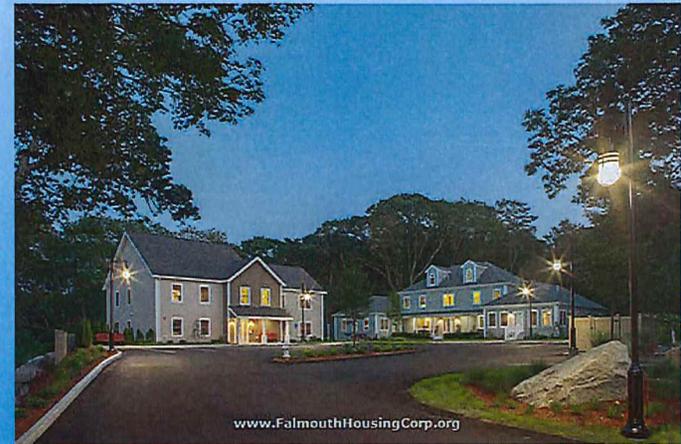
- ▶ \$770,000 CPA Funds Appropriated into FAHF
November 2018
- ▶ Received 6 Applications for Funding
- ▶ Processed Recommendations for 6 Projects
- ▶ BOS Voted to Allocate \$2,347,000
- ▶ Created 61 Affordable Units
- ▶ \$38,475 per Unit Cost

- ▶ Seek Additional Revenue Sources
- ▶ Establish FAHF Application Funding Rounds
- ▶ Fine Tune Application Review Process
- ▶ Continue to Strengthen Relationships with Developers and the Community

SHORT TERM GOALS

- ▶ Go to the FAHF Website at:
- ▶ <http://www.falmouthmass.us/940/Falmouth-Affordable-Housing-Fund>

▶ Photo: FHC Notantico Woods Development



FOR MORE INFORMATION

CHAPTER 40B & 40A AFFORDABLE PERMITS - Status Report

Applicant	Location	Acreage	Zoning	Total Units	Affordable Units	Status	Comment
TRI - The Resource Group	55 Stephens Lane	.25 acre	LIA	1	1	Denied	40B application denied, property subsequently sold
<u>Permitting in Process or under Appeal</u>							
Hospitality LLC / Lyberty Grn	556 Main St, etc (5 lots)	2.2 acre	BR / RC	104	26	HAC Appl	Owner appealing ZBA conditions
LocustField, LLC	0 Locustfield Road (Lot 2)	4.09 acres	AGA	12	3	Hearing	40B - LIP
Falmouth Housing Corp	587 Gifford					Mod'n 89-04	sub-divide 1 acre pc
Clippership Properties	550 Teaticket Highway	6.34	LIA	28	20	Phase I	40A Perm/Rentals
Cubby Construction Corp.	676-702 No. Falmouth Hwy	1.7acr	Res B	See 17-16		See 017-16	CP Expired 4/15/18
Forest Cove/Abby R.E. Dev.	Gifford and Trotting	11.32	AGB	See 117-13		See 117-13	PF Fal LLC #117-13
Helmis Cir - Little Pond Vlg	Worcester & Alma	4.58Ac	RC	28	7	Sup Ct Appl	Abutters appealing ZBA approval
<u>Permitting Approved</u>							
Habitat 4 Humanity of CC	Off Barrows Road	1.7Ac	RC	10	10	Approved	
Megansett Xing - Prev Cubby	676-702 No. Falmouth Hwy	1.7acr	Res B	10	10	Approved	40B/LIP - Rental
Northstar Place	Brick Kiln Road	3.65Ac	AGA	20	5	Approved	
Gifford Workforce LLC - FHC	587 Gifford (TB 591)	1.19Ac	AGB	20	20	Approved	All Owner/Affordable
Little Pond Place	Spring Bars Rd	11.39 acre	Lt Ind A	40	40	Approved	40 B - rentals
Ronald Capozzoli	Lot 0 Fresh Pond Farm	11.3	AGAA	27	8	Bldg Permit	3 Mkt being const'd
Wild Harbor	213 N. Falmouth Hwy	4.7	Res B	16	4	Filed w/ ZBA	
Crooked Meadow	26-40 Crooked Meadow Rd	1.9	AGA	12	3	To be Filed	Expected to be filed soon
<u>Constructed</u>							
Falmouth Housing Trust	761 Teaticket Hwy	1 acre	RC	3	3	Complete	Divd'd into 3 lots
Habitat For Humanity of CC	55 Glenwood, Falmouth	.24 acre	RC	2	2	Complete	40B - LIP
155 KLB Nominee Tr (FHC)	155 Katharine Lee Bates	0.69	B2/B3	4	4	Complete	40A Rental DMH

CHAPTER 40B & 40A AFFORDABLE PERMITS - Status Report

Applicant	Location	Acreage	Zoning	Total Units	Affordable Units	Status	Comment
<u>Constructed - Continued</u>							
Courtyard Apartments	240 Sandwich Rd	1.63	AGB	13	5	Complete	
GP Affordable Homes	Maravista Ave. Ext	5.71	AGAA	16	4	Complete	
Fairway Meadow, Inc.	350/354 Old Brnstble	3.2	AGA	12	3	Complete	
Mill Farm LLC	Lot 2 Old Brnstble Rd	4.9	AGA	20	5	Complete	
August 2002, LLC	Lot 3 Teaticket Hwy	8.13	AGB/RC	54	14	Complete	
Woodbriar Sr. Living, LLC	339 Gifford St.	20.3 acr	AGB	125	25	Complete	Eldrly 55+ Asst Lvg
Falmouth Housing Corp.	Ward & Chester, N.Flmth	.5 acre	RB	2	2	Complete	40B - LIP
Wise Living, LLC	26 Tennis Club Lane	5.155	RC	55	14	Complete	
Falmouth Housing Trust	1 Chancery Ln	0.12	B1	4	4	Complete	40B / LIP
Kelly Green Condo/21 Pine St	17 & 21 Pine St, No Falm	1.2	RB	8	2	Complete	40B aka 21 Pine St
Trotting Park - add'l Units	Lots 1&2 Trotting Park Rd	3.5	Pu/B2/AG	4	4	Complete	Add'l to #127-01
Falm. Housing Trust	Sam Turner Rd & Esker	21.84	AGAA	18	18	Complete	
John Druley	Nickey Lane	4.2	AGB	6	2	Complete	
Fal. Hsng. Corp - Notantico Wd	5 Oshmn/0 WH Rd	2.98 acre	RA	11	11	Complete	Rentals 60 to 80%
Colechester Developers, Inc	56 Hunt Street	.5 acre	RC	2	1	Complete	40B
Carriage Shop Developmt	649 Carriage Shop Rd	1.8	AGA	12	3	Complete	
Fal. Hsng. Tr. - East Ridge	224 Sam Turner Road	6.7	AGAA	6 sfd's	6	Complete	East Ridge 40B
John L. Druley	756 E. Falm Highway	4.32	B3/RC	11	3	Complete	Rebecca Ann Ln
Robt. B. Roderick	Roberta Jean Cir	1.86	RC	8	2	Complete	doesn't count SHI
Falm. Housing Corp.	587/611 Gifford St	12.42	AGB	8	8	Complete	111-00Mo
Falm. Housing Corp.	20 Edgerton Dr.		RC	24	24	Complete	40APerm/Rentals
Falm. Hsng Corp - Vet's Prk	90/104/112/138 Teatickt	15.3 acr	B2 & PU	39	39	Complete	40B - 55yrs+Renta
Habitat For Humanity of CC	Off Sam Turner Rd	2.99	AGA	5	4	Complete	40B/LIP
PF Falmouth LLC	637 Gifford	11.32Ac	AGB	36	9	Construc'g	Mod'n of 35-07
Village at Old Main, LLC	41 Old Main Rd No Falm	1.75Ac	RB	8	2	Construc'g	40B
	Revised 4/25/19						

CHAPTER 40B & 40A AFFORDABLE PERMITS - Status Report

Applicant	Location	Acreage	Zoning	Total Units	Affordable Units	Status	Comment
Falm. Housing Corp.	587/611 Gifford St	12.42	AGB	28	28	Complete	
Cranberry Hgts Rlty Tr/Drul	724 E. Falm Highway	3.2	RC	8	2	Complete	TimBrneCrtwy
John D. Burke(Fairwind)	520 Main St.	2.4	B2/RC	20	10	Complete	
Falm. Housing Corp.	704 E. Main St	2.97	B2	58	44	Complete	98 Bdrms
John L. Druley	16 Trotting Park	3.1	Pu/B2/AG	16	5	Complete	
Falm. Housing Corp.	643 Gifford St	3.53	AGB	14	7	Complete	
John Druley/Irene's Meadow	0 & 53 Carriage Shop	36.5	AGA/GR/B3	44	11	Complete	40B - 20 SFD Comp

FALMOUTH AFFORDABLE HOUSING FUND

Established by Ch. 29 of the Acts of 2011
Board of Selectmen, Trustees

59 Town Hall Square
Falmouth, Massachusetts 02540
(508) 495-7344

Falmouth Affordable Housing Fund Application Review Process

Applications requesting funds from the Falmouth Affordable Housing Fund (FAHF) are reviewed by the FAHF Working Group. The FAHF Working Group is appointed by the Town Manager to advise the Town Manager on his/her funding recommendations. The FAHF Working Group consists of: 1 Selectman; the Assistant Town Manager; 1 representative of the Community Preservation Committee; 1 representative of the Affordable Housing Committee; the Housing Coordinator; and 1 non-voting designee from the state office of MassHousing.

Preliminary Review

The process begins with the applicant submitting a Letter of Intent to the Housing Coordinator who conducts a preliminary screening based solely on:

1. Receipt of a complete Letter of Intent (LOI);
2. Consistency with the purposes of the FAHF enabling legislation –Chapter 29 section 2 (b) of the Special Acts of 2011 of the MA General Court;
3. Consistency with the purposes of the Community Preservation Act (or other funding source if applicable).

The Housing Coordinator will make every effort to complete this preliminary review within 10 days of receipt of an LOI and notify the applicant and the FAHF Working Group of the eligibility decision. Eligible applicants are invited to submit a full application.

Application Review

The FAHF Application is submitted to the Housing Coordinator who notifies the FAHF Working Group that an eligible application has been received. The Housing Coordinator distributes the project application to the following Town Departments for a 14-day review and comment period: Assessor; Building Commissioner; Conservation; Health; Planning; and Public Works. Depending on the size and complexity of the project, a consultant may need to be retained to conduct a financial review.

The Housing Coordinator prepares an application summary and assembles related information and staff comments for review by the FAHF Working Group. The FAHF Working Group evaluates the project feasibility, the degree to which it meets the priorities for the FAHF established by the Trustees (Board of Selectmen), and the availability of funds. The FAHF Working Group submits a funding recommendation to the Town Manager. The recommendation may be full, partial or no funding. The

Town Manager within 5 days submits his/her recommendation to the Community Preservation Committee for consideration per enabling legislation. Funding recommendations by the Community Preservation Committee are submitted to the Board of Selectmen acting as Trustees of the FAHF for a funding decision. The Board of Selectmen/Trustees may accept, reject, amend to reduce or return for further study such recommendations. The Board's decision shall be final. All funding awards approved by the Board of Selectmen will be subject to terms and conditions to be detailed in a commitment letter from the Town Manager. The Applicant is notified of the Board of Selectmen/Trustees funding decision and the Housing Coordinator facilitates preparation of the commitment letter in consultation with Town Counsel, the Town Manager's Office, and the applicant. The Housing Coordinator processes payments to the applicant pursuant to the commitment letter and other contractual documents.

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BOARD OF TRUSTEES' FUNDING ALLOCATION GUIDELINES

Falmouth Affordable Housing Fund monies are available on a limited basis for projects that support the Board of Trustees' Funding Priorities. The FAHF will review the housing pipeline and the target allocations and will adjust awards within the range based on expected applications and a determination of the current housing needs of Falmouth. The Trustees may allocate up to \$65,000 per unit with the specific amount to be determined based upon the review of the community benefit and the particular aspects of each project.

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BOARD OF TRUSTEES' 2018 FUNDING PRIORITIES

The following priorities are primarily based on the Falmouth Housing Production Plan 2009-2014 and will be considered by the Board of Trustees when making funding determinations.

Neighborhood Context, Design, and Sustainability

- Create and preserve affordable housing with an increased density that is compatible with surrounding homes and neighborhoods.
- Create and preserve affordable housing that is consistent with the Commonwealth's Sustainable Development Principles.
- Affordable housing that is dispersed throughout town and in mixed-income developments.

Multi-Family & Mixed-Use

- Create multi-family houses in the villages and mixed-use developments for adaptive reuse of commercial/retail buildings in locations consistent with the Local Comprehensive Plan.

Land Conservation

- Create affordable housing that is consistent with community land conservation goals and objectives, including rehabilitation of existing structures, infill development in existing neighborhoods, and Open Space Residential Design projects.

Target Populations

- Low- income households with incomes up to 80% of the Area Median Income (AMI)
- Larger families needing 3+ bedrooms
- Seniors and elderly units with support services for programs/projects to support "aging in place"
- Persons with disabilities
- First time home buyers

Increase # of Affordable Units in Proposed Developments

- Create more affordable units than proposed in affordable housing developments, including those proposed and required through Comprehensive Permit Applications
- Workforce housing for households with income up to 100% of the AMI for units in excess of the 25% required by a comprehensive permit
- Workforce housing for households with income up to 100% of the AMI for units that are created without a comprehensive permit.

Preservation of Deed Restricted Affordable Units

- Preserve deed restricted units that are subject to re-sale or foreclosure

Program: Owner Occupied Rehabilitation

- Create a rehabilitation assistance program for low- and moderate income owners unable to afford necessary improvements. Such a program would need to be crafted for compliance with the Community Preservation Act or funded from a source other than CPA.

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MEMORANDUM

TO: Julian Suso, Town Manager
Cc: FAHF Working Group Members
FROM: Carla L. Feroni, Housing Coordinator
DATE: April 26, 2019

RE: FAHF Working Group Funding Recommendation, ClipperShip Apartments, 550 Teaticket Highway, Falmouth Clippership LLC.

RECOMMENDATION:

The FAHF Working Group is not recommending a commitment of funding of the application for Clippership Apartments, by Falmouth Clippership LLC., for construction of 10 units of affordable rental housing in the amount of \$650,000 at this time.

Background

On April 5, 2019, the FAHF received a Letter of Intent (LOI) from Clippership LLC., for \$837,336 to fund the development of 10 new units of rental housing at the Clippership Apartments located at 550 Teaticket Highway. As part of the project, the applicant would work with the town and DHCD to have the existing 28 units, along with the 10 new units, added to the Falmouth Subsidized Housing Inventory.

On April 18, 2019, the FAHF received an application by Falmouth Clippership LLC., for \$650,000 to build 10 new units of rental housing located at 550 Teaticket Highway. Included with the application was a cover letter detailing the request to include a community building and children's play areas. Eight of the new units would be set aside in perpetuity for households earning no more than 80% of the area median income (AMI) and two units would be reserved for those earning no more than 100% of the AMI. The cover letter further states that for funding of Phase 2 the applicant would work with the town and DHCD to have the existing 28 units along with the 10 new units included on the SHI. The cover letter also states that the project applicant is planning to submit an application to the state DHCD and CEDAC for additional funding on April 30, 2019. The Notice of Funds Availability (NOFA) for the Community Scale Housing Initiative (CSHI) was issued on February 26, 2019, with a pre-application deadline of April 30, 2019. Full applications for those projects that have received approval on their pre-applications are due on June 28, 2019.

The FAHF Working Group expedited the review process for this application due to a request by the applicant in order to meet the pre-application deadline for funding under the Community Scale Housing Initiative (CSHI). CSHI is a joint initiative of DHCD and MassHousing to provide funding for small scale projects in municipalities with a population of no more than 200,000. In the one week between receipt of the application and today, we were unable to get input from all FAHF Working Group members. On April 24, 2019, Working Group members Holly Wilson of the Affordable Housing Committee, Community Preservation Committee member John Druly, Peter Johnson-Staub and myself met with

the applicant Falmouth Clippership LLC., represented by Mark Bogosian, and consultant Michael Galasso, for a presentation of the project application and subsequent discussion of the project plans and to field questions posed by the Working Group.

Due to the unusual time constraints of this situation, the Working Group has not had the opportunity to conduct a thorough evaluation of the project financials. And although the Working Group did not review the pro-forma in depth, an abbreviated review raised several concerns including: the unit cost of the project, inclusion of amenities that add to the construction and operating cost, missing data regarding operating reserves, square footage costs, and monitoring fees, and a firm lender commitment. The funding request is complicated and raises some policy questions about the existing units not being on the SHI and the 40A permit modification. The permit modification requires 8 of the 10 units be affordable which differs substantially from the Comprehensive 40B requirements of 25% of the units be affordable. The BOS approved 2018 Funding Priorities seeks to fund only additional units beyond what is required by the permit.

Based on the limited information available, the majority of the Working Group members feel there is a potential for this to be a positive project but that the plans as presented are not sufficiently developed for the Working Group to recommend the project at this time. The majority of the Working Group felt that the application should be deferred for one year to give the applicant the time needed to finalize the project plans.

Falmouth ClipperShip, LLC
550 Teaticket Highway
Falmouth, MA

April 18, 2019

Carla Feroni
Falmouth Housing Coordinator
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540

RE: Funding Request
ClipperShip Apartments Phase 2
550 Teaticket Highway

Dear Carla:

Attached please find our request for \$650,000 from the Falmouth Affordable Housing Fund for the development of 10 new two-bedroom apartments, community building and children's play areas at the ClipperShip Apartments.

Eight of the new apartments would be set aside in perpetuity for households earning no more than 80% of the area median income and two units would be reserved for those earning no more than 100% of the area median income.

The existing 28 apartments at ClipperShip (Phase 1) were constructed in 2003 with a Special Permit from the ZBA after the property was rezoned at Town Meeting restricting development of the site to 38 apartments with the condition that 80% of the units be restricted to those making no more than 80% of the area median income.

For reasons unknown, none of the original 28 units were added to the state's subsidized housing inventory list so the town has never received credit for those units toward the 10% affordable housing goal.

As part of our request for funding for Phase 2 we will work with the town and DHCD to have the existing 28 units added to the state's affordable inventory list in addition to the 10 new units resulting in adding 38 units to the state's list .

As you know we are planning on submitting an application on April 30 to DHCD and CEDAC for additional funding assistance for the project. To be eligible for additional funding assistance DHCD and CEDAC require a letter of commitment of local funding assistance as part of their applications. Without the local commitment letter our applications would not be accepted.

We look forward to working with you and continuing to provide additional affordable workforce housing in our community.

Please feel free to contact me if you have any questions or need any additional information.

Sincerely,
Falmouth ClipperShip, LLC

Michael Galasso

Michael Galasso

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(508) 495-7344

AFFORDABLE HOUSING FUND APPLICATION Calendar Year 2018

General Information

Project Name: ClipperShip Apartments (Phase 2)

Project Location and Parcel ID#: 550 Teaticket Highway- East Falmouth Parcel # 34 04 032 003

Type of Project: Construction of 10 two bedroom apartments , community building, children's play areas .

Applicant(s) name/ Organization: Falmouth ClipperShip, LLC

Contact Person: Michael Galasso

Mailing Address: 200 Palmer Avenue – Second Floor - Falmouth 02540

Telephone Number: 619-316-5895

Email Address: mbgalasso@baronegalasso.com

Property Ownership

Legal Property Owner of Record: TRI- The Resource for Community and Economic Development, Inc.

Is the owner the applicant? No- Sale scheduled to close on 4/19

If not, does the applicant have site control or written consent of the property owner to submit an application? If yes, attach documentation. Without this documentation the project will be ineligible for funding for this applicant.

Purchase and Sales Agreement Attached

For projects that have an acquisition expense the applicant must provide an appraisal from an independent party that justifies the acquisition cost.

Development Team

Please submit as attachments the resumes of the development team and a list and description of affordable housing projects completed by the applicant.

Michael Galasso -Development Manager

Kit Wise- Project Architect

Longfellow Design Build- Owner/ contractor

Project Information

Describe the proposed project including:

Project Style: Construction of five duplex building , four two stories and one one story . The two story buildings contain two bedroom townhouse style apartments and the one story building containing 2, two bedroom fully handicapped flats . The project also includes a community building with a children’s learning center, manager’s office , kitchen , children’s play area and community garden. Ground mounted solar panels will also be installed to reduce utility cost for the tenants .

Type of Units (condo ownership, fee simple ownership, rental, etc.): Rentals

Total Number of Units: 10

Number of Market Units:

Number of BRs: 2

Number of Affordable Units:10

Number of BRs: 2

Proposed Sale Prices/Rents: _____

Market:

Affordable: @1552

Proposed Condo Fees: _____

Market: _____

Affordable: _____

Proposed % of AMI target beneficiaries: 8 units @ 80%, 2 units @110 %

Describe how this project addresses the unmet affordable housing needs of the community as identified in the Town of Falmouth *Housing Demand Study & Needs Analysis (2014)* and the Town of Falmouth *Local Comprehensive Plan (2016)*.

The additional ten units and community amenities (children’s play area, learning center, community building and community garden) will assist the town in meeting its annual goal of developing 72 additional affordable rental housing units as identified in the recently completed Housing Production Plan.

Site Information

Please provide a description of the surrounding area and community profile including a description of the current site characteristics, zoning, environmental, and any regulatory requirements or constraints. Attach a map and photos of the project site and neighborhood along with any zoning/permitting relief required.

The site currently contains 28 existing units and vacant land for 10 additional units and community amenities. The site was rezoned by Town Meeting with the condition that it contain a maximum of 38 units with 80% of the units be affordable at 80% AMI. Surrounding land uses consist of single family homes and commercial uses .

Building: There are 10 existing buildings located on the property.

Zoning: LI-A with a condition that it be developed with no more than 38 apartments with 30 units affordable at 80% AMI

Health: Denitrification septic system installed

Conservation: NA

Infrastructure: There are 10 existing buildings with 28 units currently located on a portion of the site

Amount of FAHF Request: \$650,000

Project Feasibility

Attach project budget information on the included Attachment A –OneStop 2000 Affordable Housing Finance Application Sections 3: Sources and Uses and Section 4: Budget Pro Forma together with at least one bank letter of reference.

Community Outreach

Provide a description of the applicant efforts to engage the community members through outreach, meetings, and other educational initiatives.

The project has been approved by the ZBA. We also held two neighborhood meetings on site and presented the project to the Affordable Housing Committee. In addition, the development of the property for affordable housing was approved at town meeting as part of rezoning the site.

Development Schedule

Describe the timeframe for the proposed project and how it will be implemented. Provide a timeline for all project milestones included as *Attachment B – Project Schedule*.

List of Attachments:

- 1. Purchase and Sales Agreement**
- 2. Project Team Resumes**
- 3. ZBA Approval**
- 4. Maps and Photographs of site and surrounding neighborhood**
- 5. Bank Letter**

If you have any questions, please do not hesitate to contact Carla Feroni at 508 495-7344 or at the email address below.

Submit one electronic copy to carla.feroni@falmouthmass.us

and (6) hard copies to:

Carla Feroni, Housing Coordinator, Town of Falmouth, 59 Town Hall Square, Falmouth, MA 02540

ATTACHMENT B PROJECT SCHEDULE

Provide a schedule for project implementation using the Milestones below. If Milestone B or C is not applicable to your project, mark the Milestone "NA." Note: Implementation Schedules must be realistic. Carefully consider projected Milestone dates. Unrealistic Implementation Schedules may have a negative impact on the project's application review. Project implementation delay may be considered in recommendation for grant award.

Milestones (Month/Year):

- A. Project Start (Month/Year): April 2019
- B. Procurement Documents Submitted to FAHF (Month/Year): October 2019
- C. Project Construction/Professional Contract Submitted FAHF (Month/Year): November 2019
- D. Project/Construction Start (Month/Year): January 2020
- E. 50% Project Completion (Month/Year): June 2020
- F. 100% Project Completion (Month/Year): October 2020
- G. Close-Out Complete (Month/Year): December 2020

Comments:

Section 3 SOURCES AND USES OF FUNDS

Sources of Funds

Private Equity:

81 .	Developer's Cash Equity	\$	
82 .	Tax Credit Equity (net amount) <i>(See line 360, Section 5, page 18.)</i>	\$	
83 .	Developer's Fee/Overhead, Contributed or Loaned	\$137,280	
84 .	Other Source:	\$	

Optional user calculations

Public Equity:

85 .	HOME Funds, as Grant	\$	
86 .	Grant:	\$	
87 .	Grant:	\$	
88 .	Total Public Equity	\$0	

Subordinate Debt (see definition):

		<i>Amount</i>	<i>Rate</i>	<i>Amortiz.</i>	<i>Term</i>
89 .	Home Funds-DHCD, as Subordinate Debt	\$1,500,000	%	yrs.	yrs.
	Source: DHCD CBHI				
90 .	Home Funds-Local, as Subordinate Debt	\$650,000	%	yrs.	yrs.
	Source: Falmouth AHF				
91 .	Subordinate Debt	\$393,000	%	yrs.	yrs.
	Source: CEDAC				
92 .	Subordinate Debt	\$0	%	yrs.	yrs.
	Source:				
93 .	Subordinate Debt	\$0	%	yrs.	yrs.
	Source:				
94 .	Total Subordinate Debt	\$2,543,000			

Permanent Debt (Senior):

		<i>Amount</i>	<i>Rate</i>	<i>Override</i>	<i>Amortiz.</i>	<i>Term</i>	<i>MIP</i>
95 .	MHFA MHFA Program 1	\$	%	%	yrs.	yrs.	%
96 .	MHFA MHFA Program 2	\$	%	%	yrs.	yrs.	%
97 .	MHP Fund Permanent Loan	\$	%		yrs.	yrs.	%
98 .	Other Permanent Senior Mortgage	\$1,631,600	%		yrs.	yrs.	%
	Source: BCSB						
99 .	Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
	Source:						

100 . **Total Permanent Senior Debt** \$1,631,600

101 . **Total Permanent Sources** \$4,311,880

Construction Period Financing:

		<i>Amount</i>	<i>Rate</i>	<i>Term</i>
102 .	Construction Loan	\$1,631,600	4.25%	18.0
	Source: BCSB			
	Repaid at: (event)			
103 .	Other Interim Loan	\$0	%	mos.
	Source:			
	Repaid at: (event)			
104 .	Syndication Bridge Loan	\$0	%	mos.
	Source:			
	Repaid at: (event)			

Uses of Funds

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

Direct Construction:

105 . Who prepared the estimates?

106 . Basis for estimates?

DV	Trade Item	Amount	Description
107 .	3 Concrete	\$166,800	Full basements
108 .	4 Masonry		
109 .	5 Metals		
110 .	6 Rough Carpentry	\$371,625	Framing labor and material
111 .	6 Finish Carpentry	\$157,200	Includes interior doors and hardware ,trim ,casinments,baseboard
112 .	7 Waterproofing		
113 .	7 Insulation	\$53,580	
114 .	7 Roofing	\$35,550	Architectural asphalt shingles
115 .	7 Sheet Metal and Flashing		in a
116 .	7 Exterior Siding	\$75,380	Shingles and clapboard
117 .	8 Doors	\$18,000	Exterior Doors
118 .	8 Windows	\$87,000	
119 .	8 Glass		in above
120 .	9 Lath & Plaster		
121 .	9 Drywall	\$48,000	
122 .	9 Tile Work	\$21,600	Bathroom Flooring
123 .	9 Acoustical		
124 .	9 Wood Flooring		
125 .	9 Resilient Flooring	\$49,500	Vinyl Plank Flooring
126 .	9 Carpet		
127 .	9 Paint & Decorating	\$107,400	
128 .	10 Specialties	\$19,800	
129 .	11 Special Equipment		
130 .	11 Cabinets	\$78,900	Includes countertops
131 .	11 Appliances	\$28,000	
132 .	12 Blinds & Shades	\$12,500	
133 .	13 Modular/Manufactured		
134 .	13 Special Construction		
135 .	14 Elevators or Conveying Syst.		
136 .	15 Plumbing & Hot Water	\$284,460	
137 .	15 Heat & Ventilation		in above
138 .	15 Air Conditioning	\$78,800	
139 .	15 Fire Protection	\$12,000	
140 .	16 Electrical	\$253,500	
141 .	Accessory Buildings		
142 .	Other/misc	\$37,230	
143 .	Subtotal Structural	\$1,996,825	
144 .	2 Earth Work	\$60,300	grading,excavations and backfill and final grading
145 .	2 Site Utilities	\$158,000	
146 .	2 Roads & Walks	\$36,950	
147 .	2 Site Improvement		in above
148 .	2 Lawns & Planting	\$114,000	includes childrens play areas,community garden
149 .	2 Geotechnical Conditions		
150 .	2 Environmental Remediation		
151 .	2 Demolition		
152 .	2 Unusual Site Cond	\$127,400	Septic systems
153 .	Subtotal Site Work	\$496,650	
154 .	Total Improvements	\$2,493,475	
155 .	1 General Conditions	\$164,100	
156 .	Subtotal	\$2,657,575	
157 .	1 Builders Overhead	\$172,742	
158 .	1 Builders Profit	\$227,187	
159 .	TOTAL	\$3,057,504	

160 Total Cost/square foot: Residential Cost/s.f.:

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$330,000			
162 . Acquisition: Building	\$0			
163 . Acquisition Subtotal	\$330,000	\$0	\$0	
164 . Direct Construction Budget	\$3,057,504	\$3,057,504		(from line 159)
165 . Construction Contingency	\$152,875	\$152,875		5.0% of construction
166 . Subtotal: Construction	\$3,210,380	\$3,210,380	\$0	

General Development Costs:

167 . Architecture & Engineering	\$95,000			
168 . Survey and Permits	\$38,500	in above		
169 . Clerk of the Works	\$0			
170 . Environmental Engineer	\$0	in 168		
171 . Bond Premium	\$15,000			
172 . Legal	\$70,000	DHCD/ Lenders		
173 . Title and Recording	\$3,500			
174 . Accounting & Cost Cert.	\$8,500			
175 . Marketing and Rent Up	\$5,000			
176 . Real Estate Taxes	\$8,500			
177 . Insurance	\$15,000			
178 . Relocation	\$0			
179 . Appraisal	\$7,500			
180 . Security	\$0			
181 . Construction Loan Interest	\$55,000			
182 . Inspecting Engineer	\$5,000			
183 . Fees to:				
184 . Fees to:	\$0			
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$16,000			
189 . Development Consultant	\$0			
190 . Other: FF&E	\$35,000			
191 . Other:	\$0			
192 . Soft Cost Contingency	\$4,000			1.1% of soft costs
193 . Subtotal: Gen. Dev.	\$381,500	\$0	\$0	

194 . Subtotal: Acquis., Const and Gen. Dev.	\$3,921,880	\$3,210,380	\$0
---	-------------	-------------	-----

195 . Capitalized Reserves	\$30,000			
196 . Developer Overhead	\$120,000			
197 . Developer Fee	\$240,000			

198 . Total Development Cost	\$4,311,880	\$3,210,380	\$0	TDC per unit	\$431,188
-------------------------------------	-------------	-------------	-----	---------------------	-----------

199 . TDC, Net	\$4,144,600	\$3,085,832	\$0	TDC, Net per unit	\$414,460
-----------------------	-------------	-------------	-----	--------------------------	-----------

Additional Detail on Development Pro-Forma:

200 . Gross Syndication Investment

Off-Budget Costs:

Syndication Costs:

201 . Syndication Legal

202 . Syndication Fees

203 . Syndication Consultants

204 . Bridge Financing Costs

205 . Investor Servicing (capitalized)

206 . Other Syndication Expenses

207 . Total Syndication Expense

208 . Current Reserve Balance

Reserves (capitalized):

209 . Development Reserves

210 . Initial Rent-Up Reserves

211 . Operating Reserves

212 . Net Worth Account

213 . Other Capitalized Reserves

214 . Subtotal: Capitalized Reserves

215 . Letter of Credit Requirements

216 . Total of the Above

Error: The total on line 214 is different from the capitalized reserves shown on line 195.

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

Unit Sales (For Sale Projects Only):

217 . Gross Sales From Units

218 . Cost of Sales (Commissions, etc.)

219 . Net Receipt from Sales

Debt Service Requirements:

220 . Minimum Debt Service Coverage

221 . Is this Project subject to HUD Subsidy Layering Review?

Optional user comments

Section 4 OPERATING PRO-FORMA

Operating Income					
Rent Schedule:	<i>Contract</i>	<i>Utility</i>	<i>Total</i>	<i>No. of</i>	
	<i>Rent</i>	<i>Allowance</i>	<i>Gross Rent</i>	<i>Units</i>	
222 . Low-Income (Rental Assisted):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
223 . Low-Income (below 50%):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
224 . Low-Income (below 60%):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
225 . Other Income (User-defined)					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms	\$1,552	\$99	\$1,651	8	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
226 . Workforce at 100% AMI:					
SRO				0	
0 bedroom				0	
1 bedroom				0	
2 bedrooms	\$1,940			2	
3 bedrooms				0	
4 bedrooms				0	
Commercial Income:					
227 . Square Feet:	0	@	(average)	/square foot =	\$0
Parking Income:					
228 . Spaces:	25	@	(average)	/month x 12 =	\$0

Operating Expenses				
Annual Operating Exp.:	<i>Total</i>	<i>Residential</i>	<i>Commercial</i>	<i>Comments</i>
250 . Management Fee	\$8,674	\$8,674		
251 . Payroll, Administrative	\$6,850	\$6,850		
252 . Payroll Taxes & Benefits, Admin.	\$1,370	\$1,370		
253 . Legal	\$1,750	\$1,750		
254 . Audit	\$2,000	\$2,000		
255 . Marketing	\$1,750	\$1,750		
256 . Telephone	\$850	\$850		
257 . Office Supplies	\$750	\$750		
258 . Accounting & Data Processing	\$1,200	\$1,200		
259 . Investor Servicing	\$0			
260 . DHCD Monitoring Fee	\$0			
261 . Other:	\$0			
262 . Other:	\$0			
263 . Subtotal: Administrative	\$16,520	\$16,520	\$0	
264 . Payroll, Maintenance	\$6,850	\$6,850		
265 . Payroll Taxes & Benefits, Admin.	\$1,370	\$1,370		
266 . Janitorial Materials	\$3,500	\$3,500		
267 . Landscaping	\$3,500	\$3,500		
268 . Decorating (inter. only)	\$2,000	\$2,000		
269 . Repairs (inter. & ext.)	\$1,500	\$1,500		
270 . Elevator Maintenance	\$0			
271 . Trash Removal	\$0			
272 . Snow Removal	\$2,610	\$2,610		
273 . Extermination	\$0			
274 . Recreation	\$0			
275 . Other:	\$0			
276 . Subtotal: Maintenance	\$21,330	\$21,330	\$0	
277 . Resident Services	\$0			
278 . Security	\$0			
279 . Electricity	\$3,500	\$3,500		
280 . Natural Gas	\$3,500	\$3,500		
281 . Oil	\$0			
282 . Water & Sewer	\$1,200	\$1,200		
283 . Subtotal: Utilities	\$8,200	\$8,200	\$0	
284 . Replacement Reserve	\$3,250	\$3,250		
285 . Operating Reserve	\$0			
286 . Real Estate Taxes	\$2,800	\$2,800		
287 . Other Taxes	\$0			
288 . Insurance	\$3,500	\$3,500		
289 . MIP	\$0	\$0		
290 . Other:	\$0			
291 . Subtotal: Taxes, Insurance	\$6,300	\$6,300	\$0	
292 . TOTAL EXPENSES	\$64,274	\$64,274	\$0	

Other Operating Expense Assumptions

Trending Assumptions for Expenses

	Year 2	Year 3	Years 4-5	Years 6-20
293 . Sewer & Water	1.0%	1.0%	1.5%	1.5%
294 . Real Estate Taxes	1.0%	1.0%	1.5%	1.5%
295 . All Other Operating Expenses	3.0%	3.0%	3.0%	3.0%

Reserve Requirements:

296 . Replacement Reserve Requirement	\$325.00	per unit per year
297 . Operating Reserve Requirement		per unit per year

Debt Service:

		Annual Payment
298 . MHFA	MHFA Program 1	N/A
299 . MHFA	MHFA Program 2	N/A
300 . MHP Fund Permanent Loan		N/A
301 . Other Permanent Senior Mortgage		\$96,318
Source:	N/A	
302 . Other Permanent Senior Mortgage		N/A
Source:	N/A	
303 . Total Debt Service (Annual)		\$96,318
304 . Net Operating Income		\$121,500 (in year one)
305 . Debt Service Coverage		1.26 (in year one)

Affordability: Income Limits and Maximum Allowable Rents

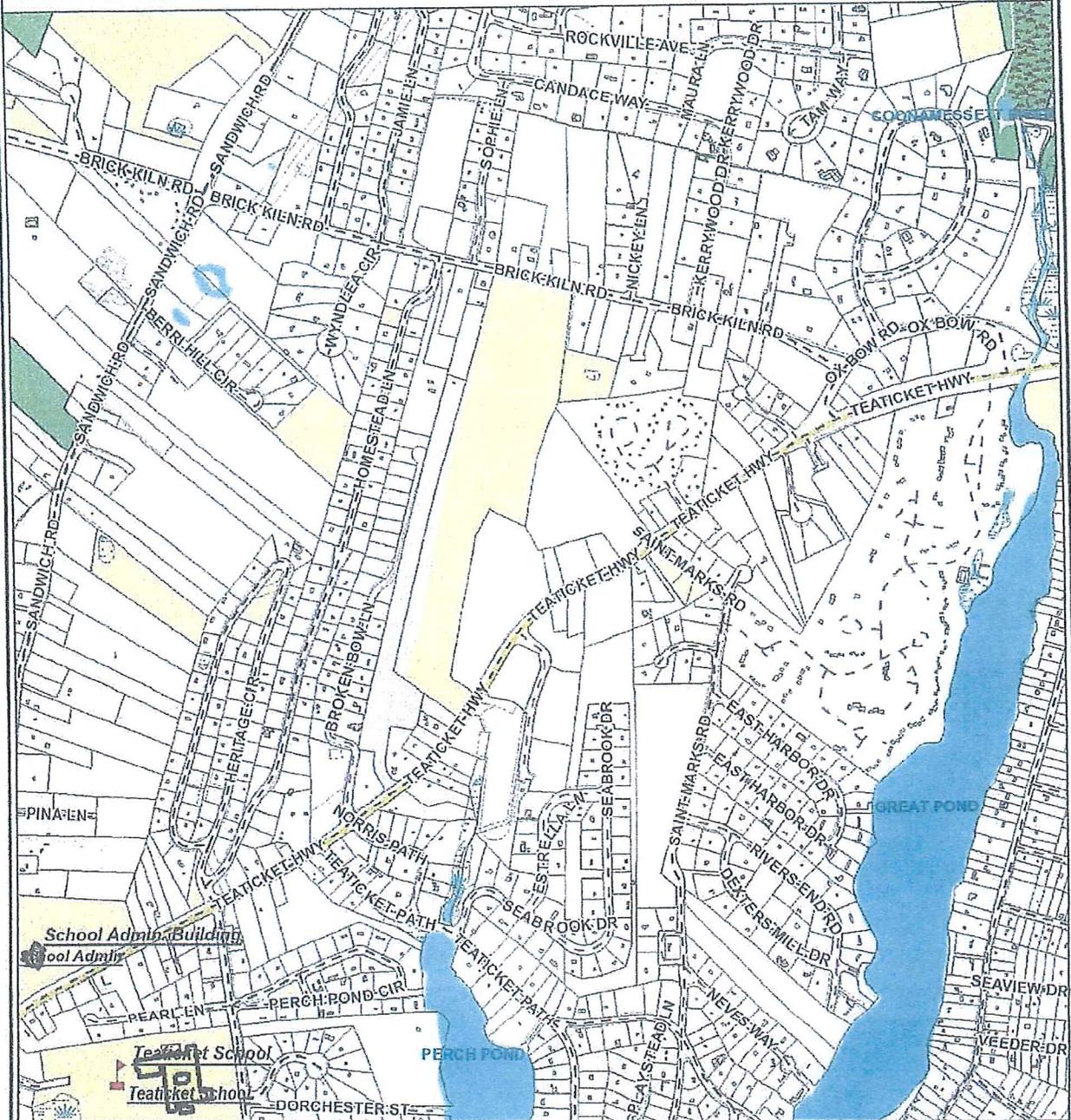
306 . County MSA
 This MSA does not match the county you have chosen
 307 . **Maximum Allowed Rents, by Income, by Unit Size:** Income Limits last updated on

	Maximum Income			Maximum Rent (calculated from HUD income data)		
	50%	60%	0%	50%	60%	0%
SRO	\$28,000	\$33,600	\$0	\$700	\$840	\$0
0 bedroom	\$28,000	\$33,600	\$0	\$700	\$840	\$0
1 bedroom	\$30,000	\$36,000	\$0	\$750	\$900	\$0
2 bedrooms	\$36,000	\$43,200	\$0	\$900	\$1,080	\$0
3 bedrooms	\$41,600	\$49,900	\$0	\$1,040	\$1,248	\$0
4 bedrooms	\$46,400	\$55,700	\$0	\$1,160	\$1,393	\$0
Area median income for a family of	\$80,000					

308 . **H.U.D. "Fair Market Rents" (Maximum):**

0 bedroom	\$798
1 bedroom	\$934
2 bedrooms	\$1,229
3 bedrooms	\$1,466
4 bedrooms	\$1,513
5 bedrooms	\$1,740

FMR Information last updated on



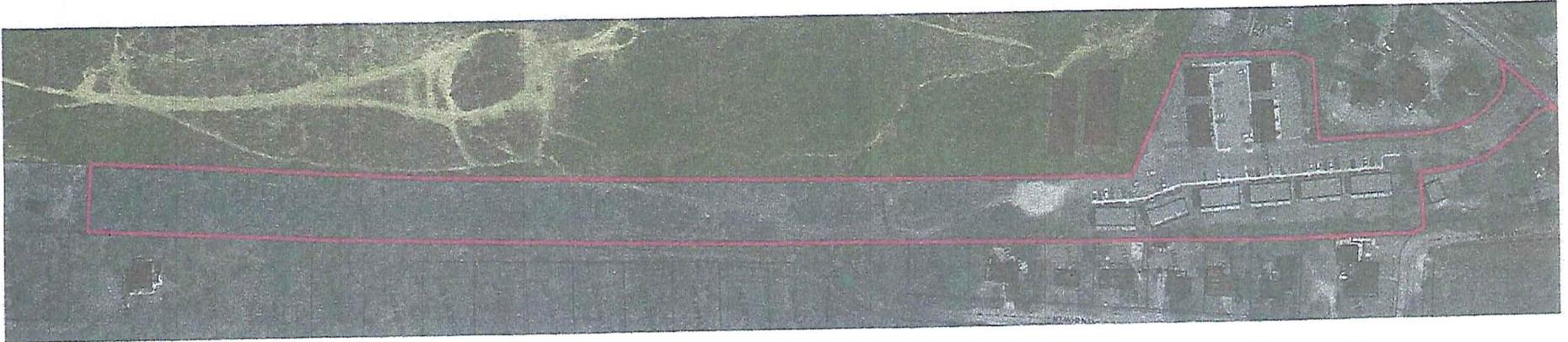
1" = 768 ft



- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Places of Interest Police Fire Stations Cell Library Medical Municipal Buildings Other Schools Sports BEACHES BOAT RAMPS CCRTA Bus Stops CCRTA Bus Routes Fall-Win-Spr WHOOSH Summer Bike Path Docks | <ul style="list-style-type: none"> Pavlos Parcels Road Ownership call other values COUNTY; TOWN PRIVATE STATE Easements Road Surfaces PAVED UNPAVED Vegetation BOG FIELD ORCHARD | <ul style="list-style-type: none"> Water Features WETAREA STREAM POND |
|--|---|---|

- Layers of Interest
- Public Lands
 - COMMONWEALTH OF MA
 - TOWN OF FALMOUTH
 - CONSERVATION COMM
 - UNITED STATES OF AM
 - STEAMSHIP AUTHORITY

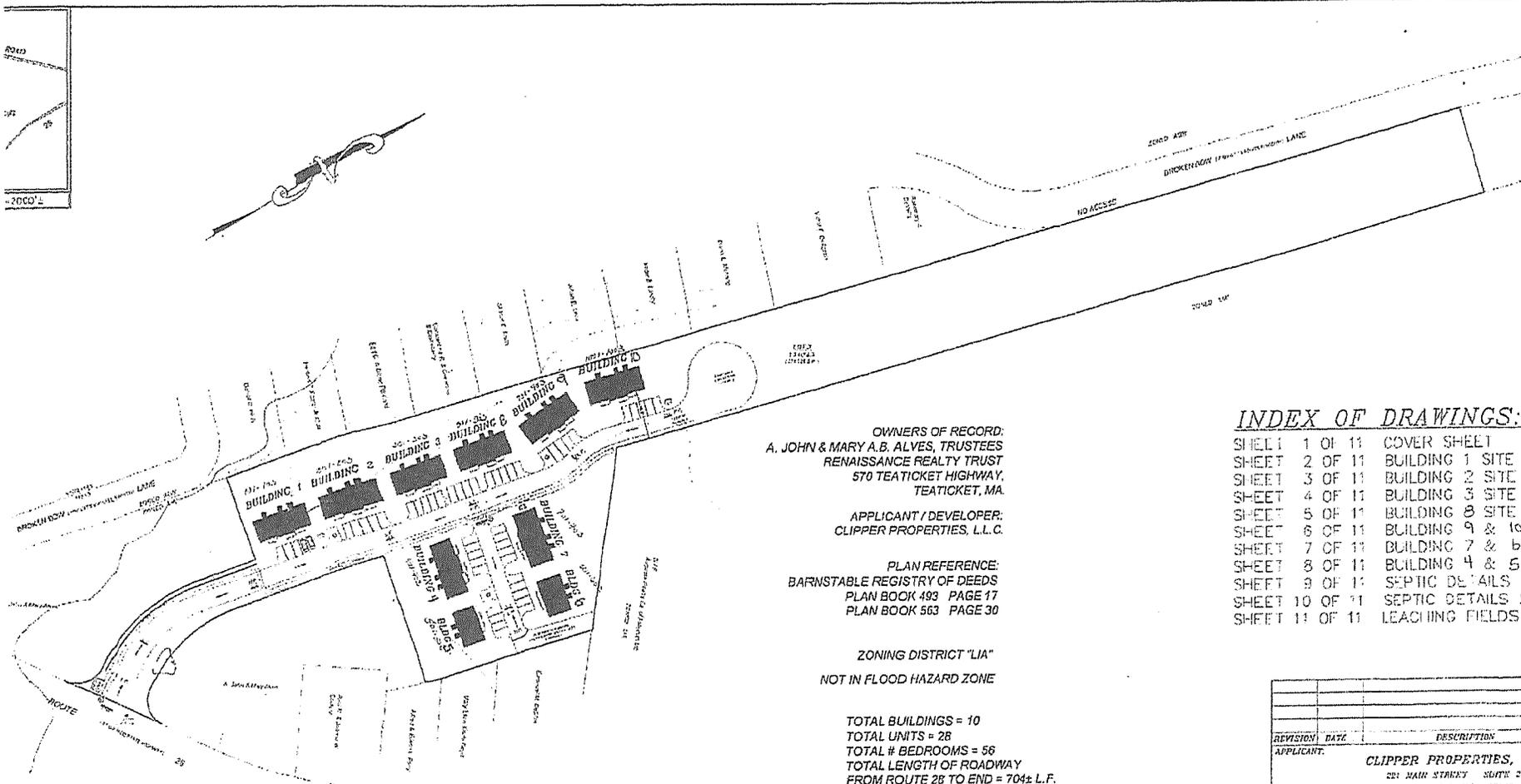
Disclaimer
 The Town of Falmouth makes no claims, no representations and no warranties express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and/or GIS products furnished by the Town, including the implied validity of any uses of such data. Parcel lines are graphic representations only.
 Planimetric features derived from 305 Aerials.
 Prepared by Falmouth G.I.S.



AERIAL - NOT TO SCALE



EXISTING CONDITIONS



OWNERS OF RECORD:
 A. JOHN & MARY A.B. ALVES, TRUSTEES
 RENAISSANCE REALTY TRUST
 570 TEATICKET HIGHWAY,
 TEATICKET, MA.

APPLICANT / DEVELOPER:
 CLIPPER PROPERTIES, L.L.C.

PLAN REFERENCE:
 BARNSTABLE REGISTRY OF DEEDS
 PLAN BOOK 493 PAGE 17
 PLAN BOOK 563 PAGE 30

ZONING DISTRICT "L1A"
 NOT IN FLOOD HAZARD ZONE

TOTAL BUILDINGS = 10
TOTAL UNITS = 28
TOTAL # BEDROOMS = 56
TOTAL LENGTH OF ROADWAY
FROM ROUTE 28 TO END = 704± L.F.

"ON THE GROUND" INSTRUMENT SURVEY
 WAS PERFORMED BY FERREIRA ASSOCIATES.
 EXISTING GROUND ELEVATIONS AND BENCH MARK
 ELEVATIONS ARE TO BE CONFIRMED
 THROUGH THAT OFFICE PRIOR TO
 SEPTIC SYSTEM INSTALLATION.

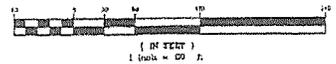
INDEX OF DRAWINGS:

SHEET 1	1 OF 11	COVER SHEET
SHEET 2	OF 11	BUILDING 1 SITE
SHEET 3	OF 11	BUILDING 2 SITE
SHEET 4	OF 11	BUILDING 3 SITE
SHEET 5	OF 11	BUILDING 8 SITE
SHEET 6	OF 11	BUILDING 9 & 10
SHEET 7	OF 11	BUILDING 7 & 6
SHEET 8	OF 11	BUILDING 4 & 5
SHEET 9	OF 11	SEPTIC DETAILS 1
SHEET 10	OF 11	SEPTIC DETAILS 2
SHEET 11	OF 11	LEACHING FIELDS

- INVENTORY
- WELLS FOR ROOF RUNOFF
- APPROX
- RAIN AND FIRE ALARMS
- W/ SIGN AND STOP SIGN
- CLEACK
- W/ CATCH BASINS
- TRIG BASINS
- TL PROPOSED DRAINAGE FLOW
- IP/OUT
- *POINT
- T ELEVATIONS
- MARK
- MARK & GRADE ELEVATION
- INVERT INPC INFLU ELEVATION

LAYOUT PLAN

GRAPHIC SCALE

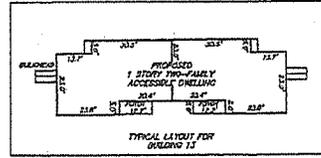
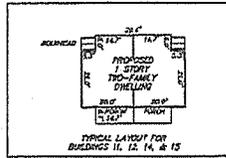
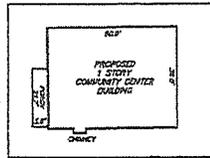


REVISION	DATE	DESCRIPTION
APPLICANT:	CLIPPER PROPERTIES, L	
	201 MAIN STREET SUITE 20	
	FALMOUTH, MA 02540	
PROJECT:	CLIPPER SHIP LAND	
	650 TEATICKET HIGHW,	
	IN	
	FALMOUTH (TEATICKET), MAS:	
SHEET NO.:	1 OF 11	DATE: DECEMBER
SCALE:	As Noted	FIG FILE: SEPTIC
DESIGN BY:	DAVID PRINCH	CHECKED BY: CA
PREPARED BY:	Christopher Costa & Asso	
	CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL	
	P.O. Box 120 / 455 East Falmouth Hwy.	
	East Falmouth, MA 02536	
DRAWING TITLE:	SEPTIC SYSTEM DESI	
	COVER SHEET	
ASSESSORS INFORMATION:	MAP 034 SECTION 05L 142	





Clippership Apartments

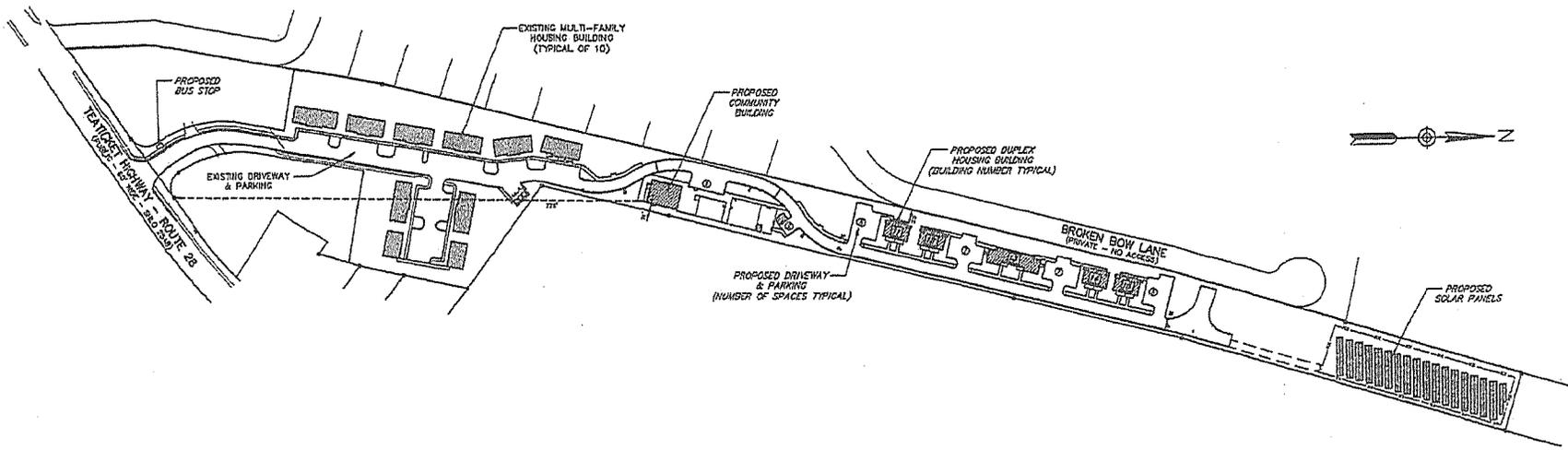


NUMBER OF HOUSING UNITS

EXISTING UNITS:	
AFFORDABLE	20
MARKET RATE	20
PROPOSED UNITS:	
AFFORDABLE	8
MARKET RATE	10
TOTAL UNITS PROPOSED:	38



LOCUS MAP
SCALE: 1"=2000'

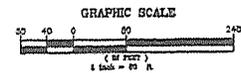


- NOTES**
1. ADDRESS: 350 TEATICKET HIGHWAY
 2. ASSESSOR'S NUMBER: 34-04-032-003
 3. ZONING DISTRICT: IIA
COASTAL POND OVERLAY: GREAT POND
 4. FLOOD HAZARD ZONES: X
 5. BENCHMARK: SEE SHEET 4
 6. TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND TOPOGRAPHIC SURVEY PERFORMED BY PRIME ENGINEERING 04/2016.
 7. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM.
 8. REFERENCE: PLAN BOOK 084 PAGE 10.
 9. WIND EXPOSURE CATEGORY: 3
 10. THE SITE IS NOT LOCATED IN A WIND BORNE DEBRIS REGION.
 11. THE SITE IS NOT LOCATED WITHIN A DEP ZONE II.

ZONING DISTRICT: IIA	ZONING BYLAW REQUIREMENT	PROPOSED
FRONT YARD SETBACK	25'	7.67'
SIDE & REAR YARD SETBACK	10'	10'
LOT COVERAGE BY STRUCTURE	40%	13.5%
LOT COVERAGE BY STRUCTURE, PAVING & PARKING	70%	41.4%
PARKING SPACES:		
2 SPACES/228 UNIT X 10 UNITS	20	3
1 SPACE/100 SF OFFICE X 200 SF (MINIMUM OF 3)	3	3
	23	32

TABLE OF CONTENTS

LAYOUT PLAN	2 OF 14
EXISTING CONDITIONS PLAN	3 OF 14
GRADING, DRAINAGE & UTILITIES PLAN	4 OF 14
CONSTRUCTION DETAILS SHEET 1	6 OF 14
CONSTRUCTION DETAILS SHEET 2	8 OF 14
DRAINAGE SYSTEM LAYOUTS	7 OF 14
COMMUNITY BUILDING - SEPTIC SYSTEM LAYOUT & DETAILS	8 OF 14
BUILDINGS 11 & 12 - SEPTIC SYSTEM LAYOUT & DETAILS	9 OF 14
BUILDINGS 13 & 14 - SEPTIC SYSTEM LAYOUT & DETAILS	10 OF 14
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BUILDING 15 - SEPTIC SYSTEM LAYOUT & DETAILS (SH. 2)	12 OF 14
BUILDING 15 - SEPTIC SYSTEM LAYOUT & DETAILS (SH. 3)	13 OF 14
EROSION & SEDIMENTATION CONTROL PLAN	14 OF 14



NOTICE
Unless and until noted here on this original (and) copies of this responsible professional Engineer, or Professional Land Surveyor, is responsible for the accuracy of the data.
(1) No portion of this plan, including any material of other plans, shall be used without the written consent of the engineer.
(2) This plan remains the property of Holmes & McBeth, Inc.

DATE	DESCRIPTION	Drawn	Checked
11/01/17	ADJUSTED WATER LINE FOR WATER DEPT. COMMENTS	JJK	MLR
6/19/2017	ADDED SPEED BREAKS FOR 22A, REVISED BLDG 15	JJK	MLR
6/28/2017	ADDED PROPOSED BUS STOP ENCLOSURE	JJK	MLR
3/20/2017	ADJUSTED GRADING SYSTEM	JJK	MLR
3/7/2017	ADJUSTED LOCATION OF COMM. BUILDING & LANDSCAPING	JJK	MLR

REVISIONS

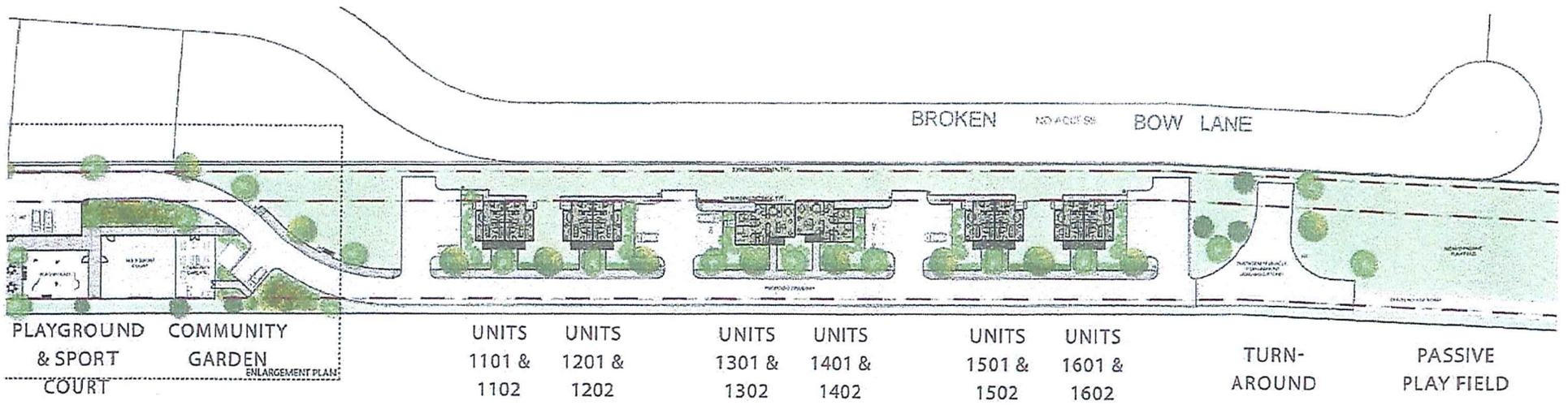
OVERALL SITE PLAN
CLIPPER SHIP APARTMENTS
PREPARED FOR
THE RESOURCE, INC.
3550 TEATICKET HIGHWAY
N
TEATICKET, FALMOUTH MA

SCALE: 1"=80' DATE: FEB. 8, 2017

Holmes and McBeth, Inc.
civil engineers and land surveyors
203 westcott court, suite 414 (2nd) 545-3344 (phone)
Barnstable, MA 02540 (201) 545-3271 (fax)

DRAWN: JJK CHECKED: MLR

JOB NO: 218301 DWG. NO.: 85-3-05 SHEET 1 OF 14



PLAYGROUND & SPORT COURT
 COMMUNITY GARDEN
 ENLARGEMENT PLAN:

UNITS	UNITS	UNITS	UNITS	UNITS	UNITS
1101 & 1102	1201 & 1202	1301 & 1302	1401 & 1402	1501 & 1502	1601 & 1602

TURN-AROUND
 PASSIVE PLAY FIELD

CLIPPER SHIP APARTMENTS EXPANSION

550 TEATICKET HIGHWAY
E. FALMOUTH, MA

PROJECT DATA

ZONING

	ZONING BYLAW REQUIREMENT	PROPOSED
ZONING DISTRICT: RB		
FRONT YARD SETBACK	X'	X'
SIDE AND REAR YARD SETBACK	X'	X'
LOT COVERAGE BY STRUCTURE	X%	X%
LOT COVERAGE BY STRUCTURE, PARKING AND PAVING	X%	X%
PARKING AND PAVING PARKING SPACES	X	X

BUILDINGS

BUILDINGS #11, 12, 14 & 15			
2 UNITS/BLDG. EA. 2 BEDROOM	UNIT NET SQ. FT. 995 SF	BLD. FOOTPRINT W/ DECKS 1,195 SF	
BUILDINGS #13			
2 UNITS/BLDG. EA. 2 BEDROOM	UNIT NET SQ. FT. 978 SF	BLD. FOOTPRINT W/ DECKS 1,100 SF	
COMMUNITY BUILDING	1,925 SF	2,030 SF	
TOTALS FOR 5 BUILDINGS + COMMUNITY CENTER			
(10) 2 BEDROOM UNITS	4,958 SF	4,880 SF	
COMMUNITY CENTER	1,925 SF	2,030 SF	
TOTAL	6,883 SF	6,910 SF	



PROJECT TEAM

OWNER DEVELOPER: THE RESOURCE, INC. - TRI
200 PALMER AVE.
FALMOUTH, MA 02540

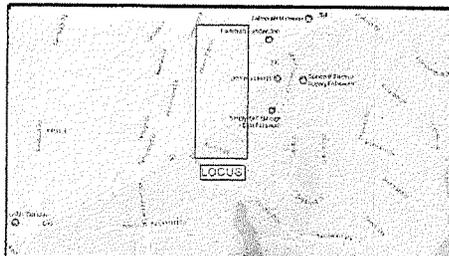
ARCHITECT: CHRISTOPHER T. (KIT) WISE
103 SUMMIT AVENUE
PROVIDENCE, RI 02906

LANDSCAPE ARCHITECT: STUDIO 2112 LANDSCAPE ARCHITECTURE
840 SUMMER STREET
PO BOX 52175
BOSTON, MA 02205

CIVIL ENGINEER: HOLMES & McGRATH, INC.
205 WORCESTER COURT, SUITE 4
FALMOUTH, MA 02540

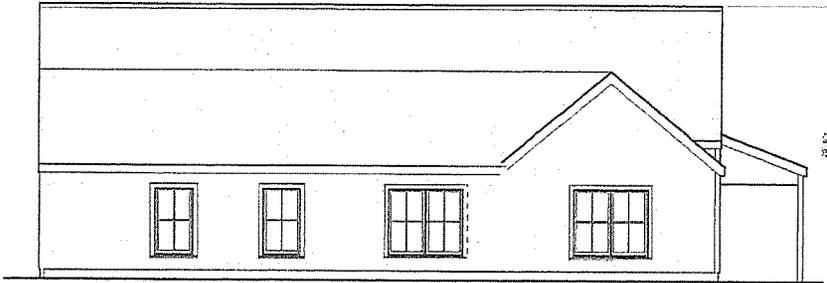
DRAWINGS

PLANTING PLAN
DRAINAGE SYSTEM LAYOUT
COMMUNITY CENTER SEPTIC SYSTEM
SEPTIC SYSTEM DETAILS - BUILDINGS #11 & 12
SEPTIC SYSTEM DETAILS - BUILDINGS #13 & 14
SEPTIC LAYOUT AND DETAILS - BUILDING #15
RUCK FILTER DETAILS - BUILDING #15
SEPTIC SYSTEM DETAILS - BUILDING #15
EROSION CONTROL PLAN
PLANS & ELEVATIONS - BUILDINGS #11, 12, 14 & 15
PLANS & ELEVATIONS - BUILDING #13
PLANS & ELEVATIONS - COMMUNITY BUILDING



LOCUS PLAN

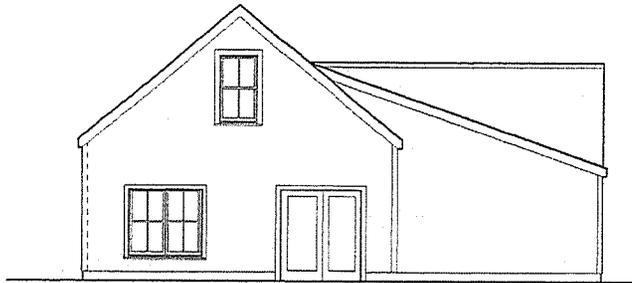
AUGUST 15, 2017



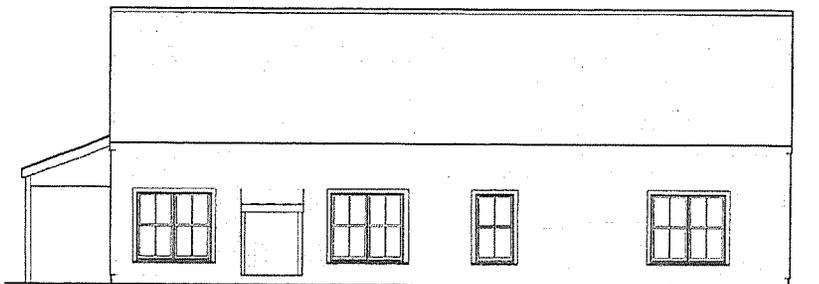
LEFT ELEVATION



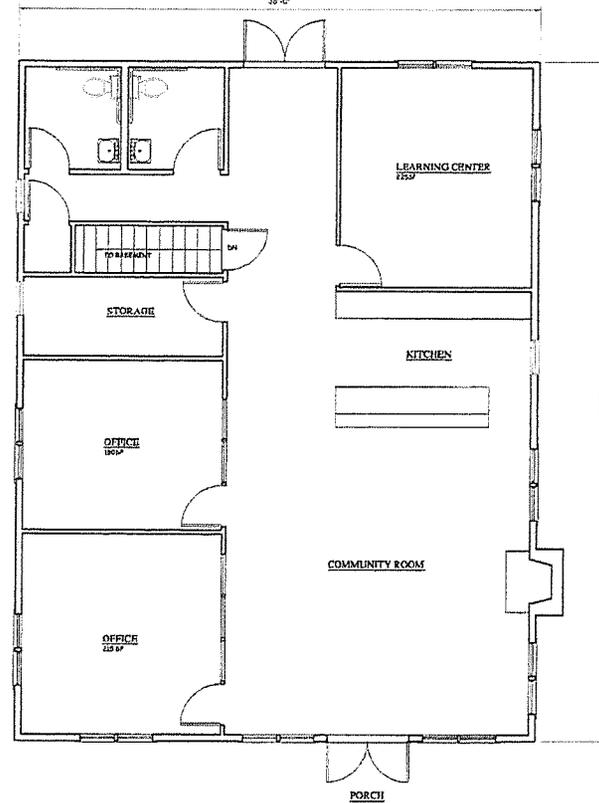
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



COMMUNITY BUILDING

CHRISTOPHER I. WISE - ARCHITECT
 1150 TRISTAN AVENUE
 EAST FALMOUTH, MASSACHUSETTS
 01926-1000
 508-548-1000

CONSULTANTS

NOTES

tri
 the resource inc.
 Community & Economic Development

CLIPPER SHIP EXPANSION

550 TEATICKET HIGHWAY
 EAST FALMOUTH, MA

TITLE

COMMUNITY BUILDING

SCALE: 1/4" = 1'-0"

DATE: AUG. 15, 2017

DRAWN: CTW

REVISED:

DRAWING NUMBER

A-03

NOT FOR CONSTRUCTION

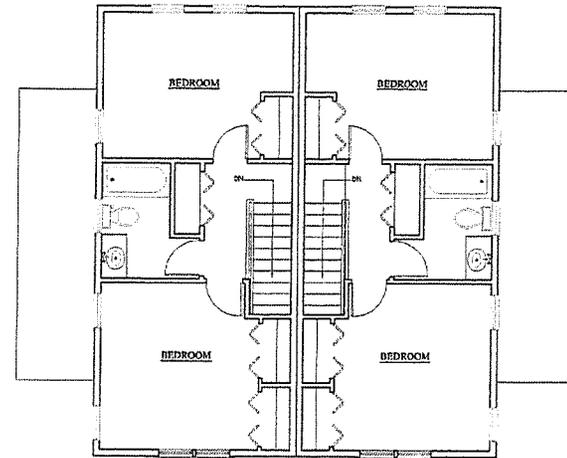
© CHRISTOPHER I. WISE - ARCHITECT



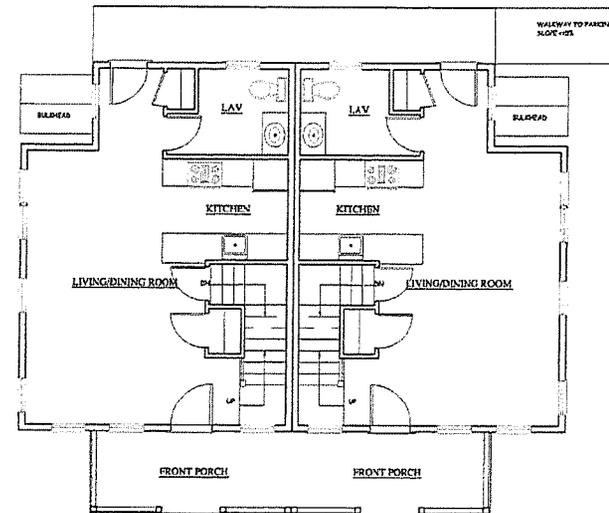
LEFT ELEVATION
(RIGHT ELEVATION FROM SECOND-FLOOR)



REAR ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

TYPICAL UNITS - BUILDINGS #11,12,14 & 15

CHRISTOPHER T. WISE - ARCHITECT
 100 STATE AVENUE
 SUITE 200
 FAIRMOUNT, MA 01906
 508-848-1111

CONSULTANTS

NOTES

tri
 the resource inc.
 Community & Economic Development

CLIPPER SHIP EXPANSION

550 TEATICKET HIGHWAY
 EAST FAIRMDOUTH, MA

TITLE
 2-BR TOWNHOUSES

SCALE: 1/4" = 1'-0"
 DATE: AUG. 15, 2017
 DRAWN: CTW
 REVISED:

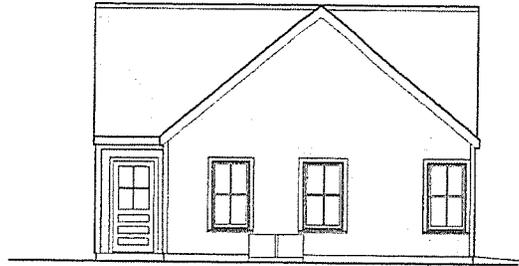
DRAWING NUMBER

A-01

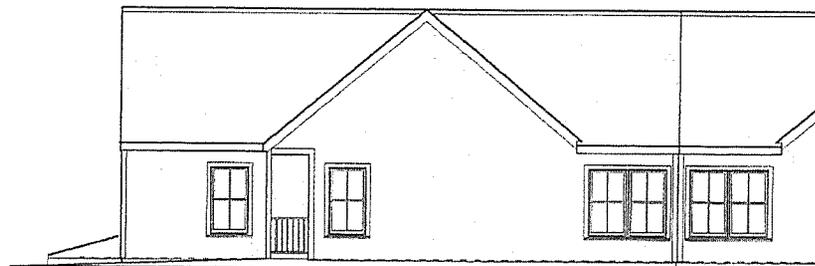
NOT FOR CONSTRUCTION
 © CHRISTOPHER T. WISE - ARCHITECT



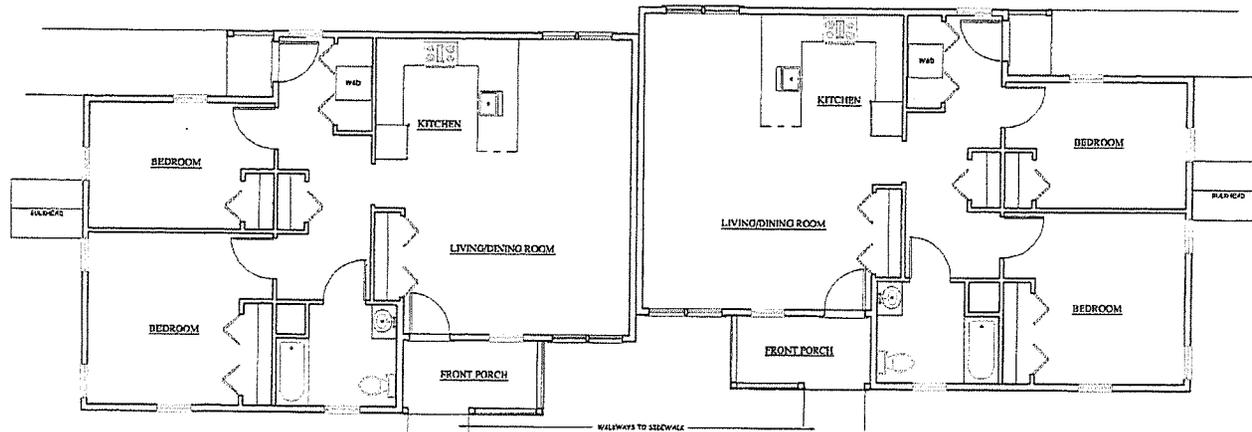
FRONT ELEVATION



LEFT ELEVATION
(RIGHT ELEVATION REVERSED)



PARTIAL REAR ELEVATION



WALKWAYS TO SIDEWALK
SLOPE = 1%
2-BR ACCESSIBLE UNIT 978 SQ FT FIRST FLOOR PLAN 2-BR ACCESSIBLE UNIT 978 SQ FT

BUILDING #13 - ACCESSIBLE UNITS

CHRISTOPHER T. WISE - ARCHITECT
100 STATE STREET
FALMOUTH, MA 01901
TEL: 508.548.1100
WWW.CTWARCHITECT.COM

CONSULTANTS

NOTES

tri
the resource inc.
Community & Economic Development

CLIPPER SHIP EXPANSION

550 TEATICKET HIGHWAY
EAST FALMOUTH, MA

TITLE

2BR ACCESSIBLE FLATS

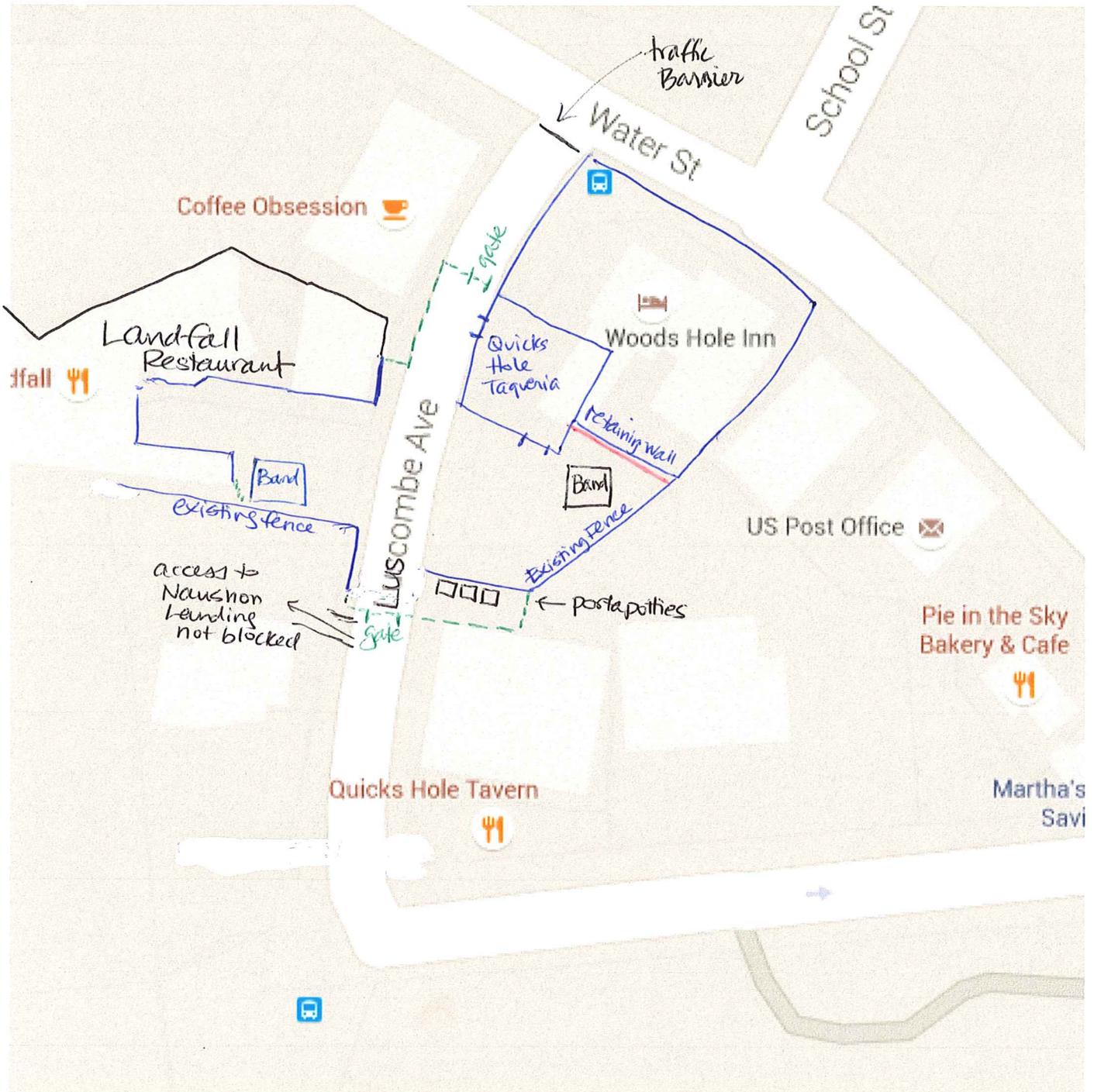
SCALE: 1/4" = 1'-0"
DATE: AUG. 18, 2017
DRAWN: CTW
REVISED:

DRAWING NUMBER

A-02

NOT FOR CONSTRUCTION
© CHRISTOPHER T. WISE - ARCHITECT

Quicks Hole LLC & Landfall Restaurant
 Cinco de Mayo
 One Day Liquor License Proposal
 Saturday May 5, 2019



- KEY
- Existing Fence ———
 - Existing Retaining Wall ———
 - Event Fencing with Access Gate - - - - -

State Fee, \$ 2.00
Municipal Fee, \$ 5.00

THE COMMONWEALTH OF MASSACHUSETTS
Town OF Falmouth



LICENSE

For
PUBLIC ENTERTAINMENT ON SUNDAY

The Name of the Establishment is Quicks Hole, LLC in or on the property at No. 6 Luscombe Avenue, Woods Hole, MA 02543 (address)

The Licensee or Authorized representative, Elizabeth Colt in

accordance with chapter 136 of the General Laws, as amended, hereby request a license for the following program or entertainment:

DATE	TIME	Proposed dancing or game, sport, fair, exposition, play, entertainment or public diversion
5/5/19	2 - 6 pm	Live band.

Hon. Susan L. Moran Mayor/ Chairman of Board of Selectman, Falmouth (City or Town)

Fees per occurrence (Individual Sunday(s)): Regular Hours (Sunday 1:00pm – Midnight): \$2.00 Special Hours (Sunday 12:00 am- Midnight): \$5.00. Annual Fee (For Operating on every Sunday in calendar year): Regular Hours (Sunday 1:00pm – Midnight): \$50.00 Special Hours (Sunday 12:00 am- Midnight): \$100.00

This license is granted and accepted, and the entertainment approved, upon the understanding that such entertainment that the licensee shall comply with the laws of the Commonwealth applicable to licensed entertainments, and also to the following terms and conditions: The licensee shall at all times allow any person designated in writing by the Mayor, Board of Selectmen, or Commissioner of Public Safety, to enter and inspect his place of amusement and view the exhibitions and performances therein; shall permit regular police officers, detailed by the Commissioner of Public Safety or Chief of the local Police Department to enter and be about this place of amusement during performances therein; may employ to preserve order in his place of amusement only regular or special police officers designated therefore by the Chief of Police, and shall pay to said Chief of Police for the services of the regular police officers such amount as shall be fixed by him; shall permit at all times to enter and be about his place of amusement such members of the Fire Department as shall be detailed by the Chief of the Fire Department to guard against fire; shall keep in good condition, go as to be easily accessible, such standpipes, hose, axes, chemical extinguishers and other apparatus as the fire department may require; shall allow such members of the fire department in case of any fire in such place, to exercise exclusive control and direction of his employees and of the means and apparatus provided for extinguishing fire therein; shall permit no obstruction of any nature in any aisle, passageway or stairway of the licensed premises, nor allow any person therein to remain in any aisle passageway or stairway during an entertainment; and shall conform to any other rules and regulations at any time made by the Mayor or Board of Selectmen. This license shall be kept on the premise where the entertainment is to be held, and shall be surrendered to any regular police officer or authorized representative of the Department of Public Safety. This license is issued under the provisions of Chapter 136 of the General Laws, as amended, and is subject to revocation at any time by the Mayor, Board of Selectmen, or Commissioner of Public Safety.

Do not write in this box

This application and program must be signed by the licensee or authorized representative of entertainment to be held. No Change to be made in the program without permission of the authorities granting and approving the license.

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES



**TOWN OF FALMOUTH
SPECIAL EVENT PERMIT**

EVENT Cinco de Mayo Woods Hole

NAME Elizabeth Colt, Quicks Hole / Don Estes, Landfall Restaurant

MAILING ADDRESS P.O. Box 4, Woods Hole, MA 02543

EVENT DAY & DATE Sunday, May 5, 2019

RAIN DATE None.

EVENT LOCATION Luscombe Avenue, Woods Hole

EVENT TYPE Cinco de Mayo Food and Music Event

SET-UP/BREAK-DOWN TIME 12:00 / 7:00 EVENT HOURS 2:00 p.m. – 6:00 p.m.

NUMBER OF ATTENDEES 300 # OF VEHICLES _____

ADDITIONAL DETAILS Closure of Luscombe Avenue. Special one-day wine and malt liquor license. Sunday entertainment (two live bands). Staff will be stationed at the public entry areas to check for proper I.D. and to be sure alcohol does not leave the licensed premise area. Servers are TIPS certified. Food will be provided by Quicks Hole.

CONDITIONS:

1. Must use removable barriers at each end of Luscombe Avenue for emergency vehicle access.
2. Organizers to have staff posted at barriers on each end of Luscombe Avenue and at entrance/exit of alcohol contained area.
3. Contact detail sergeant in advance of event to schedule a police detail at the Steamship Authority end of Luscombe Avenue.
4. No use of tents for outside cooking.

PERMIT FEE \$200.00 FILING FEE \$10.00

DEPOSIT \$300.00 (Refundable at conclusion of event provided that no litter or damage has occurred)

BOARD OF SELECTMEN:

[Signature]
[Signature]
[Signature]

[Signature]
[Signature]

REPORT

TO: Board of Selectmen

FROM: Julian M. Suso

DATE: April 26, 2019



- Selectmen will convene a special business session at 7PM Monday to focus on a presentation by Judge Christopher Welch on the coming Falmouth Drug Court, followed by a Joint Meeting with Affordable Housing, the CPC and others on Affordable Housing.
- Suzie Hauptmann, Ed Dunne and others will join us for the Drug Court presentation.
- Several involved staff members will be joining us for the Affordable Housing Joint Meeting. We have also invited local representation from housing advocacy groups to join us.
- Your Board packet contains multiple paperwork relating to updates on background information on Affordable Housing, including more recent trends in providing funding and facilitating construction of units. We will also have a Power Point presentation to provide some baseline information in the spirit of facilitating discussion.
- As you know, the Volunteer Board/Committee Potluck Social Gathering was highly successful for a second year! My compliments to the Board for the excellent job facilitating this informal but very productive gathering of so many individuals playing critical roles in Falmouth's present and future! Truly a terrific venue in which to say thank you!
- The Board's next regular business meeting will be Monday, May 6.