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**GOVERNOR PRENCE PLANNING COMMITTEE
MINUTES**

Monday, May 23, 2022

A hybrid meeting of the Governor Prence Planning Committee was called to order at 5:30 p.m. in the Nauset Room of Town Hall.

Regular Members, Present: John Sargent; Mark Mathison; Fran McClennen; Debra Oakes; Hadley Luddy; and Tina Shaw (remotely).

Absent:

Town Staff Present: Marsha Allgeier

Guest Speakers Present: Barrett Planning Group Staff and Union Studio Architecture and Community Design

John Sargent opened the meeting and asked for public comment.

Public Comment: Tim Coulihan said that he had earlier sent an e-mail to the Committee. He emphasized the importance of housing and the need to go to professionals for advice, the need for rental housing for entry-level workforce, possibility of differing densities on the site in the front vs. the back, the need to lower subsidies and get more units. John Goff Goff Brothers Construction Company talked about the difficulty for businesses to find workers; and cited the experience of Provincetown where people moved away because they could not afford housing.

Business Community Input: Mr. Sargent said that the Committee had asked for input from the Orleans business community and asked speakers to address the Committee.

1. Lisa Simundson, Executive Director of the Orleans Chamber of Commerce said that the Chamber was in the process of conducting a survey to demonstrate housing need and expects results in the next few weeks. (Mr. Sargent said that the Committee would be very interested in the survey results, particularly relating to income levels of workers in need.)
2. Shawn Delude, former President and Founder of Nauset Disposal, said that the housing shortage was affecting every business critically. People were looking in vain for rentals of \$2000-\$3000/month.
3. Brian Junkins of Friends' Marketplace said that they employed about 50 persons during the year, going up to 80 persons in the summer. He knew of employees who worked for them for 10 or more years, earning \$20-\$30/hour, who cannot access housing and are literally in danger of homelessness. He mentioned the J-1 seasonal workers, and that the condition of housing they find can be terrible. There is a need for both seasonal and year-round housing.
4. Perry Sparrow of Chocolate Sparrow spoke to the dire need for housing
5. Matt Cole of Cape Associates said that their business was unable to grow because of the lack of housing for workers that they otherwise could hire. He said that the construction industry on the Cape needs 700 more employees, 50 per town. He cited a Cape Cod

Commission study in 2019 that said that average wage was \$63,500 per year, beyond the 80% income limit.

6. Dimi Atanasova, Orleans Branch Manager of Santander Bank, talked about her experiences as a J-1 student ten years ago and working for Rock Harbor Grill for nine years, and her recent four-month search for housing. She talked about the loss of workers because of the critical shortage of housing.

Mr. Sargent thanked everyone for their comments and urged others who may have additional comments to submit them as the process continues.

Presentation and Discussion of Site Options: Mr. Sargent turned to the Barrett Planning Group and Union Studio Architecture and Community Design. Elizabeth Haney of BPG presented highlights of the Technical Memorandum, including regional and local plans, housing needs including recent data on the market from the CC5/Pennrose Market Study, the affordable housing funding environment, and the housing project development process. There was discussion about subsidies for various kinds of housing. Ms. Haney pointed out that the long process of bringing a project to fruition can be affected by zoning variances and special permits needed and the degree of local support.

Jeremy Lake of Union Studio walked through analysis of the site, including the 46-foot difference in elevation from the highest to lowest points, and showed the three tiers of topography that form the basis for the development concept. He pointed out the various housing types that can be used, from single-family cottages and townhouses, to manor houses and walk-up apartments. He noted the effort to hold heights to about two stories, reflecting community preferences in the visual preference surveys, and the possibility of using the elevation changes to incorporate a walk-out design for another story. He presented three schemes:

- (1) All housing, at maximum density according to zoning, yielding 77 units of apartments, townhouses, and manor houses;
- (2) All housing at lower density, including cottages (which could be used for homeownership) in addition to apartments, manor houses, and townhouses, yielding 60 units;
- (3) Some community space of about one acre, which could be park space or a small community building of about 1500 square feet, with the remainder of the site yielding 44 housing units.

There was discussion of the cottages and whether to preserve them or go for higher density rental housing, need for seasonal housing, which may not be able to be met on this site but was worthy of joint Town and business community effort, whether the community use yielded by the third option was value-added, the desire for mixed income housing including market rate rentals. There was preference expressed for increasing the density of the second option. The Committee asked the consultant to consider changes in the options based on the discussion, which would be on the agenda for the next meeting on June 6, 2022.

Approval of Minutes: The Committee approved the minutes of the meeting on April 25, 2022.

Adjournment: The meeting was adjourned at 7:30 p.m.

Respectfully submitted, Marsha Allgeier, Affordable Housing Coordinator