

Questions and Answers as of 1.29.2025

Q: How big will the buffer be between Cameron Road residences and the Habitat lots? And are you willing to consider increasing that buffer?

Considering comments received from the October 2024 neighbor meetings, we reviewed and revised our original site plan as follows:

- Increased the no disturb buffer from the property line at Cameron Road from 30' to 45'.
- Moved the wastewater treatment system away from Cameron Road.
- Flipped the location of home and driveway on at least one lot, increasing space from home to lot line.
- We also revised model type (ranch or Cape) on some lots to reduce footprints and excavation area, effectively increasing space from home to lot line(s).
- On all lots we have sited the homes closest to the street as possible.
- All fourteen of the lots meet or exceed the rear set back requirements of the Town of Falmouth zoning by law.

Q: Will building Habitat homes disturb the tree roots of trees on my property, causing them to fall on my house?

- We have increased the no disturbance area; exceeding town set back requirements. And we have placed homes and systems on the site to minimize or eliminate excavation disturbance nearest to neighbor's property.

Q: What changes are planned for Benjamin Nyes Lane?

- Beyond the entrance to the site, Habitat for Humanity does not plan, nor has it proposed any changes to Benjamin Nyes Lane. Construction will necessitate the removal of the stone wall during construction. It is our plan to reuse as much of the original stone as possible in the rebuilding of the stone entry following completion of the work.

Q: What will the Habitat neighborhood do to traffic on Benjamin Nyes Lane? Will there be a traffic study?

- The new neighborhood will increase the number of daily trips on the road. The application to The Town of Falmouth's Zoning Board of Appeals (ZBA) will contain a set of plans which will outline a transportation summary. This document is pending preparation.

Q: Once the houses are built, how will they be maintained? Will there be homeowner's association fees?

- Each of the homeowners is responsible for the maintenance of their homes.
- There will be an HOA and escrowed fees toward any future shared expenses.

Q: Has Habitat asked to connect into the town sewer?

- The 300 Committee approached the town early on to see if the Habitat homes could connect to the North Falmouth wastewater treatment plant. They were told that the plant was at capacity.

- Likewise, Habitat's representative also approached the town regarding the possibility of connecting to the Town sewer, with the same response.

Q: What denitrifying system will you install?

- Habitat's engineering consultant, Horsley Witten Group has narrowed the field to three possible systems. These systems are now in the final evaluation process. By the time we make our ZBA application we will have chosen the system. More information will be available at that time.

Q: Large trucks sometimes take out utility wires on Benjamin Nyes Lane. How will you manage this with construction trucks traveling to your site?

- Habitat's project manager will discuss this concern with our contractors ahead of time. However, it should be noted that some contractors (such as public utility contractors) may be outside Habitat's sphere of influence.

Q: Water pressure is often quite low in the summertime. Is there sufficient water pressure to accommodate 14 new homes?

- Habitat will work with the Town's water department to ensure water pressure and flow to the development.

Q: Will the electric lines leading to the homes be buried?

- Habitat plans underground electric to homes within its developments.

Q: What is the plan for the stone walls flanking the entrance to 48 Benjamin Nyes Lane?

- The stone wall will be removed during construction, and rebuilt as construction is complete.

Q: To minimize the amount of land disturbed, why doesn't Habitat pursue building duplexes or otherwise consolidated housing designs?

- In certain locales we have built duplexes. And at the Governor Prence site in Orleans, we will be building a new town house style home. In the Benjamin Nyes Lane location, we believe our standard single-family homes are best fit to the neighborhood. Through the 40B process we will create a tight, dense neighborhood, maximizing its qualities and considering the limitations of the site.

Q: How many people do you anticipate will live in these 14 homes?

- We will follow criteria set for the lottery for selection of applicants to purchase the homes (Total of 39 bedrooms) as approved by the Executive Office of Housing and Livable Communities. It is as follows:

Household size/bedroom size: There will be a preference system within the selection process for households that will utilize all bedrooms of their home, with at least one person to each bedroom, with couples presumed to share a bedroom unless medical documentation is presented to demonstrate a true need for separate bedrooms. If there is no household

number/composition to fill all bedrooms, the earliest selection in the lottery of the size household that would fill all but one will be given the opportunity to select a larger house size, and so on.

Q: Will the 7.5-acre housing site be clear cut? What steps will be taken to protect specimen trees on the property?

The acreage will not be clear-cut. We have created a nearly 3-acre limit of work/no-disturb lot around the build area. We have saved specimen trees as we are able, these will be marked on a plan that will be submitted within our ZBA application.

Q: Accessory Dwelling Units (ADUs) are now allowed by right in Massachusetts. Will the Habitat homeowners be able to build ADUs in their backyards?

There will be conditions set through the 40B process, which may preclude that possibility. There are also limitations set by the regulatory agreement and deed restrictions tied to each of the homes. Current restrictions do not allow the construction of ADUs. Further, while ADUs are allowed by right in Massachusetts there remain limitations for construction including lot size and bedroom/septic configurations, with building permits issued at the discretion of a municipality's building department.

Q: What is the square footage of the different home types you are proposing?

Our 2 BR ranch is 972 SF, 3 BR ranch is 1200 SF, 3 BR cape is 1263 SF, and the 4 BR colonial is 1568 SF. All reflect livable space and exclude the basement's square footage.

Q: Will there be public access off Benjamin Nyes Lane to the trails on the conservation land?

No, a small parking area will be built off Quaker Road and the public trail system will connect at that access point.

Q: Why is The 300 Committee Land Trust partnering with an affordable housing developer? Why not conserve the whole property?

The 300 Committee Land Trust's mission will always be preserving open space. However, at times, properties we are looking to acquire naturally present opportunities for redevelopment of previously disturbed areas. The existing house and ancillary structures off 48 Benjamin Nyes Lane would have created a large burden for The 300 Committee to dismantle and then restore the area to natural habitat. Knowing Habitat for Humanity of Cape Cod's excellent reputation in building eco-friendly, fully-affordable housing communities, we felt carving out a 7.5-acre section of the 56-acre property struck the right balance in furthering two of Falmouth's most pressing needs: workforce housing and open space.