P.O. Box 2129
Orleans, Massachusetts 02653

Cape Cod Village
An Innovative Community for Adults with Autism

774.316.4640
www.capecodvillage.org

Town of Brewster

Application for Community Preservation Funding

December 1, 2015

Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
Fax (508) 896-8089

Dear Community Members,

The Brewster Community Preservation Committee (CPC) is accepting Community Preservation Act (CPA) funding applications for:

1. Acquisition, creation, and preservation of **Open Space**
2. Acquisition, preservation, rehabilitation, and restoration of **Historic Resources**
3. Acquisition, creation, preservation, rehabilitation, and restoration of land for **Recreational use**.
4. Acquisition, creation, preservation, and support of **Community Housing**.
5. Rehabilitation and restoration of **Open Space** and **Community Housing** that have been acquired or created using monies from the fund.

CPA funds may not be used for maintenance or the use of land for a stadium, gymnasium, or similar structure. For examples of projects and additional information, go to: www.communitypreservation.org.

An application form and list of selection criteria are attached.

Applications may be submitted at any time. Applications should be submitted by July 1st for the fall meeting or December 1st for the spring meeting, to allow sufficient CPC review time for potential presentation to the following Brewster Town Meeting.

Interested parties are urged to submit applications as soon as possible. For further information, please contact any member of the committee.

Thank you,

Paul Ruchinskas, Chair

Community Preservation Committee

Paul Ruchinskas, Chair	Citizen Representative	pjruch@comcast.net
Jeanne Boehm, Vice-Chair	Citizen Representative	jwboehm@comcast.net
Elizabeth G. Taylor, Clerk	Planning Board	egtfarm@gmail.com
Roland W. Bassett, Jr., Member	Recreation Commission	
Joan Carstanjen, Member	Historical Commission	jbc47@comcast.net
	Citizen Representative	
	Brewster Housing Authority	
Peter Johnson, Member	Citizen Representative	petenellie@gmail.com
William Klein, Member	Conservation Commission	abklein@verizon.net

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2198 Main Street
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Town of Brewster Community Preservation Committee

Project Eligibility Criteria

Projects must be eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation. These requirements include:

- Acquisition, creation, and preservation of Open Space
- Acquisition, preservation, rehabilitation, and restoration of Historic Resources. (See Secretary of the Interior Standards for Treatment of Historic Properties for rehabilitation projects)
- Acquisition, creation, preservation, rehabilitation, and restoration of land for Recreational use.
- Acquisition, creation, preservation, and support of Community Housing
- Rehabilitation and restoration of Open Space and Affordable Housing that have been acquired or created using monies from the fund

CPA funds may not be used for maintenance or the use of land for a stadium, gymnasium, or similar structure. For examples of projects and additional information, go to: www.communitypreservation.org.

Applicants must be able demonstrate a clear need for the use of public funds for their project.

The CPC may recommend grants for the planning phase of projects where sufficient information is included in the application concerning the sources of funding that will be available after the planning phase is completed.

The Brewster Community Preservation Committee (CPC) encourages applications that address as many of the following general criteria as possible:

- Contribute to the preservation of Brewster's unique character
- Boost the vitality of the Town
- Enhance the quality of life for Brewster residents
- Serve more than one of the four CPA purposes
- Save resources that would otherwise be threatened
- Serve a currently under-served Town population
- Demonstrate practicality and feasibility, and ability to implement within budget
- Demonstrate a positive cost/benefit relationship
- Leverage additional public and/or private funds
- Preserve, enhance or better utilize existing Town resources
- Receive endorsement by other Town committees and the Brewster public at large

Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
Fax (508) 896-8089

APPLICATION FOR COMMUNITY PRESERVATION ACT FUNDING

Date Application Submitted: December 1, 2015

Name of Project Applicant: Cape Cod Village, Inc.

Name of Co-Applicant(s), if applicable:

Name of Contact Person: Robert Jones, Board President; Gisele Gauthier, Housing Consultant

Contact Person's Mailing Address: PO Box 2129, Orleans, MA 02653

Contact Person's Daytime Phone Number: Bob Jones: 774-722-4085; Gisele Gauthier: 508-564-1414

Contact Person's email Address: bjones@capecodvillage.org; giselegauthier99@hotmail.com

Proposed Project Name: Cape Cod Village

Project Address (or assessor's parcel ID): 19 Childs Homestead Road, Orleans, MA 02563

Project Synopsis:

Cape Cod Village (CCV) will provide a safe and caring home environment for 16 adults with autism. There will be two duplex homes with four residents on each side. There will also be a commons building where residents can gather with their families and other members of the community for programs, activities and events. The campus-like setting will also include spaces for outdoor activities. Our goal is to provide safe, affordable, permanent homes for adults with autism in a centrally located setting where residents can easily engage in local activities and become integrated members of the larger community.

CCV is asking to be considered for Brewster's CPA funds as an affordable housing project with regional impact. This project will benefit Brewster and the entire lower Cape by providing an opportunity for housing for these very special needs adults, right in their home community. Parents and families on the Lower Cape will have an option that is nearby.

Category: □ **Open Space** □ **Historic Preservation** □ **Recreation** X **Community Housing**

CPA funding requested $ 100,000 **Total Cost of Proposed Project** $ 5,225,000

PROJECT DESCRIPTION

SEE ATTACHED NARRATIVE

Please describe your project, answering <u>all</u> of the following questions in the order presented. Applications will be considered incomplete if all requested information is not provided. Include supporting materials (maps, diagrams, photos, etc.). Please number pages of application.

See attached.

1. **Project Description:** Describe the proposed project. Is this part of a larger project or an ongoing project?

2. **For Historic Preservation projects:** Attach proof of listing on the State Register of Historic Places or a letter from the Brewster Historic Commission indicating that the resource has been determined to be significant in the history, archaeology, architecture, or culture of Brewster. Please note that rehabilitation projects must comply with the Secretary of the Interior Standards for Treatment of Historic Properties.

3. **CPA Goals/Criteria:** Describe how this project accomplishes the goals and objectives of the CPA (refer to the attached general and issue-specific criteria and identify which of these apply to the project).

4. **Community Benefits:** What are the community benefits of the project?

5. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.

6. **Timeline:** What is the schedule for project implementation, including a timeline for all milestones? Please identify any special timing considerations for the project's implementation. If this is part of a larger project, is it phased? What is the timeline for the entire project?

7. **Credentials:** What are the qualifications and relevant experience of those undertaking the project?

8. **Budget/Need for Public Funds:** What is the total budget (sources of funds and uses/expenses) for the project and schedule for expenditure of CPA funds? All sources of funds and expenses must be clearly identified. Provide the basis for cost estimates whenever possible. (Note: CPA funds may not be used for maintenance.)

   If this is part of a larger project, what is the budget for the entire project (sources of funds and expenses/uses)?

   Clearly identify what additional funding sources are available, committed, or under consideration and why public funding would be appropriate. Include copies of commitment letters, if available, and describe any other attempts to secure funding for this project.

   Provide the most recent audited financial report or if none available, an applicant generated financial report that includes a balance sheet and operating budget. Town-sponsored projects must demonstrate why the project cannot be funded through the Department's or Committee's budget.

9. **Maintenance:** If ongoing maintenance is required for your project, who will be responsible for maintenance and how will it be funded?

10. **Site Control:** If the project involves acquisition of real property, provide evidence of site control (deed, purchase and sale, option, etc.).

Town of Brewster Community Preservation Committee

CATEGORY SPECIFIC CRITERIA

(Identify which of the following criteria apply to your project.)

Open Space Proposals

- ☐ Permanently protect important wildlife habitat, including areas of significance for biodiversity, diversity of geological features and types of vegetation, contain a habitat type that is in danger of vanishing from Brewster or preserve habitat for threatened or endangered species of plants or animals.
- ☐ Provide opportunities for passive recreation and environmental education.
- ☐ Enhance or protect wildlife corridors, promote connectivity of habitat and prevent fragmentation of habitats.
- ☐ Provide connections with existing trails or potential trail linkages.
- ☐ Preserve scenic views or border a scenic road.
- ☐ Protect drinking water quantity and quality.
- ☐ Provide flood control/storage.
- ☐ Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- ☐ Preserve priority parcels in the Town's Open Space Plan/maximize the amount of open land owned by the Town of Brewster.

Historical Preservation Proposals

- ☒ **MANDATORY**: Must be on the State Register of Historic Places or have a letter from the Brewster Historic Commission indicating that the resource has been determined to be significant in the history, archaeology, architecture, or culture of Brewster.
- ☒ **MANDATORY**: Project must meet Secretary of the Interior Standards for rehabilitation and/or restoration of Historic Preservation Properties.
- ☐ Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- ☐ Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- ☐ Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- ☐ Demonstrate a public benefit and/or public access, or
- ☐ Otherwise provide permanent protection for maintaining the historic resource.
- ☐ Project site should not be privately owned unless there is demonstrable public access and benefit.

Community Housing Proposals

- ☐ Contribute to the goal of achieving 10 percent affordable housing;
- ☐ Promote a socioeconomic environment that encourages diversity;
- ☐ Provide housing that is harmonious in design and scale with the surrounding neighborhood;
- ☐ Ensure long-term affordability;
- ☐ Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- ☐ Convert market rate to public subsidized units;
- ☐ Provide an appropriate mix of rental and ownership housing;
- ☐ Give priority to local residents, town employees, employees of local businesses as allowed by law.

Recreation Proposals

- ☐ Support multiple active and passive recreation uses;
- ☐ Serve a significant number of residents and visitors;
- ☐ Expand the range of recreational opportunities available to all ages of Brewster residents and visitors;
- ☐ Benefit other Brewster committees providing recreational resources to residents;
- ☐ Promote the use of alternative corridors that provide safe and healthy non-motorized transportation

Town of Brewster Community Preservation Committee

APPLICATION REVIEW AND APPROVAL PROCESS

Step 1 – Complete the application (with numbered pages) and submit 12 copies, plus a CD or thumb drive containing the complete application with all attachments to:

Community Preservation Committee
Town Hall
2198 Main Street
Brewster, MA 02631

Step 2 – Community Preservation Committee Review and Public Comment

A. Application Review:
The Brewster Community Preservation Committee (CPC) will review submitted applications to determine whether:

- Proposed project is eligible for Community Preservation Act funding.
- The application is sufficiently developed in terms of work plan and timely for further consideration. When necessary, the CPC will ask applicants to provide additional information, and the CPC may accept modifications to the original proposal based upon that information and/or discussions with the CPC.

B. Project Review Guidelines are as follows:

- The CPC will refer an application to the appropriate committee for review and comment:
- Historic Preservation applications will be referred to the Brewster Historical Commission for review and recommendations.
- Community Housing applications will be referred to the CPC Housing Committee for review and recommendations.
- Recreation applications will be referred to the Recreation Committee for review and recommendations (unless the application originated with the Recreation Committee).
- Open Space applications will be referred to the Open Space Committee for review and recommendations (unless the application originated with the Open Space Committee)

C. Public Comment – The CPC will seek public comment on proposed projects at regular scheduled meetings.

D. CPC Recommendation – The CPC will make recommendations, pro or con, on all applications and will notify applicants of the CPC's determination. Applications that are approved will be recommended in the form of warrant articles to be voted on at the *next* Town Meeting.

The Brewster Community Preservation Committee (CPC) will make a recommendation to Town Meeting for warrant articles that seek Community Preservation funds only if satisfactory information is received from a project applicant indicating that:

1. Sufficient funds will be available to complete the project(s).
2. Every application shall include a project budget with a list of project sources and uses/expenses of funds and a schedule for completion.
3. The source and estimated value of any expected 'in-kind' contributions shall be specified.

4. The Brewster CPC may decline any application that is not responsive to these requirements.
5. The CPC will establish the preliminary terms and conditions for any recommended grant as part of its vote to recommend it.
6. **Specific terms and conditions/requirements will be contained in the conditional award letter from the CPC.**

Step 3 – Town Meeting Approval. Town Meeting has the final authority to award funds from Brewster's Community Preservation Fund. Should Town Meeting vote approval, for non Town-sponsored awards, a Grant Agreement will be executed between the Town and the applicant that will incorporate the terms and conditions included in the award letter among other items. No CPC funds shall be expended until the Grant Agreement is fully executed.

Step 4 – Funding and project oversight by the Community Preservation Committee

- Funding will be available following Town Meeting, subject to submission of documents, including the Grant Agreement if necessary, as required by the Community Preservation Committee.
- In general, the Town and CPC will execute a grant agreement with the applicant that will describe, among other issues, the conditions for CPC disbursement of funds, including any funds held back until project completion. The CPC must review and approve all agreements.
- Historic Preservation projects will require monitoring to ensure that work meets the restrictions as outlined in the Secretary of the Interior Standards for Historic Properties.
- In general, grant agreements will require that the project be completed and CPC funds expended within two years.
- The CPC will appoint one of its members as the liaison for each approved project. The liaison will frequently be in contact with persons responsible for each project and provide regular reports to the Committee. The liaison will also provide the initial approval for any project funding request.
- Two sets of bills must be submitted directly to the CPA Administrative Clerk (one original for the Town Accountant and one copy for the CPA Committee files).These must be approved/initialed by the Committee Clerk/Treasurer prior to being submitted to the Town Accountant.

Step 5 – Final Report after project completion. The Community Preservation Committee requires a final grant report. The Committee reserves the right to withhold some funds until a final report is received and approved by the Committee.

BREWSTER COMMUNITY PRESERVATION PROJECT APPLICATION

12/1/2015

CAPE COD VILLAGE – AN INNOVATIVE COMMUNITY FOR ADULTS WITH AUTISM

Cape Cod Village (CCV) will provide a caring home environment for adults with autism. Our goal is to provide safe, affordable and permanent homes in a centrally located setting where residents can easily engage in local activities and become integrated members of the larger community.

Project Description

CCV will provide a permanent housing solution for 16 adults on the severe end of the autism spectrum who will require assistance with the activities of daily living. There will be two duplexes, with eight bedrooms in each – four to a side. Each side will be treated as a single home that will include a full kitchen, two full baths, a dining area, a living room, laundry facilities and office space for the on-site service provider. The homes will have extensive handicap accessibility to provide for aging-in-place, including at least one fully accessible bedroom and bath and they will be constructed with energy conservation and durability at the heart of their design. The homes will be staffed 24 hours a day, 365 days a year, to assist residents with their needs.

The project will be arranged in a campus-style setting to facilitate interaction between the residents, as well as staff flexibility. It will include a commons building that will offer the larger community and CCV residents a place for group activities, movie nights, recreational and fitness activities, family dinners, support groups, workshops, and meeting spaces. The site will be designed to keep traffic on the periphery, encouraging community interaction and facilitating staff circulation.

CPA Goals/Criteria

The primary goal of Cape Cod Village is to provide permanent homes for 16 adults with autism. This project will serve adults on the severe end of the autism spectrum who require 24 hours per day assistance with all of their living activities. Providing housing to this population expands the diversity of the lower Cape community and ensures permanent affordability.

Community Benefit

This project will benefit Brewster and the entire lower Cape by providing an affordable housing opportunity for these very special needs adults, right in their home community. Parents and families on the Lower Cape will have an option that is nearby.

According to the Center for Disease Control one in every sixty-eight children in the United States has an Autism spectrum disorder. This represents a 600% increase in prevalence over the past 20 years. About 50% of those on the autism spectrum are unable to speak. In 2012 there were 282 children in Cape and Islands schools with a diagnosis of autism. Of that number approximately 40% will need 24/7 residential care. After age 22, individuals with autism are no longer guaranteed a free and public education and funding for needed services is significantly reduced. In the next 15 years an estimated 500,000 autistic children nationwide will graduate out of school systems and into an unknown future. There are not enough quality residential programs to serve this growing population and there is not enough money to provide quality services. Cape Cod Village can help to address this issue by providing safe, permanent housing in a model that will be replicable anywhere.

Community Support

Representatives Sarah Peake and Timothy Whelan, and Senator Dan Wolf are all active supporters of this project. Cape Cod Village has been recognized by Autism Speaks as an innovative and important contributor in the field of adult residential services. In addition, CCV has received over $500,000 in donations and pledges from local private individuals, civic groups and foundations.

Timeline

A complete timeline is included with this application on the following pages.

The project is in the process of pursuing a special permit via Orleans' Congregate Housing by-law. We had a successful meeting with the Informal Site Plan Review Committee on November 18, 2015. We expect to submit our application materials to the Zoning Board of Appeals in late December in anticipation of a hearing on January 19, 2016. In the interim, we will be making appearances with Formal Site Plan Review, Architectural Review, and Conservation.

As part of our purchase agreement, we were granted permission for temporary access through the Mid-Cape Home Centers until January 2016. In September, the project was granted permission by the Conservation Commission to begin construction on our driveway. We have cleared and constructed enough of this driveway to provide permanent and unfettered access to the site. We will advance the construction once the project has been fully permitted.

Credentials

The sponsor of this project is Cape Cod Village, Inc. a 501(c) 3 non-profit organization comprised of parents, industry experts and other concerned citizens who have come together to develop this innovative community model. CCV employs an experienced housing development consultant and has recently hired architects and engineers to work on the project.

Architects Brown Lindquist Fenuccio & Raber have worked on affordable housing on and off the Cape for over ten years and have extensive experience with the process and regulatory environment involved. They have designed several projects for special needs clients and, with the parent of two sons with autism as part of their architectural team, are particularly qualified to address the needs of Cape Cod Village. Coastal Engineering Company, located in Orleans, has considerable experience with affordable housing and is well-known and respected on the Lower Cape.

Budget/Need for Public Funds

Development of the project will be funded through a variety of public and private sources, as demonstrated in the attached pro-forma. In addition to Community Preservation Act funding, sources could include HOME funding from the Barnstable County HOME Consortium as well as the Commonwealth of Massachusetts, The Massachusetts Affordable Housing Trust Fund, HUD, and the Federal Home Loan Bank of Boston. It may also include private fundraising, though it is currently anticipated that our capital campaign will be primarily focused on supporting the development of the commons building. Finally, the project will carry a mortgage funded by operations income.

Cape Cod Village is requesting up to $100,000 from Brewster Community Preservation Act funds. We are also seeking CPA funds from Wellfleet and Provincetown, as well as additional funds from Orleans.

We anticipate using the funds in the following ways, depending on the source and the amount received:

- Reducing or eliminating our mortgage so that we can reduce and/or eliminate our carrying costs.
- Paying for architectural, engineering, legal, environmental, housing consultant and other costs associated with submitting multiple funding applications to local, state and federal agencies.
- Preliminary site work including improving our access driveway and creating enough drainage to protect against erosion, and installing basic landscaping features to create a natural barrier between our site and the Mid-Cape home Centers and to protect the site against trespassing.

If we are fortunate enough to receive multiple awards from the towns of the Lower Cape, funds may also be reserved for use after state and federal funding has been secured to pay for development costs associated with preparing the project for construction. This could include finalizing architectural and engineering documentation, and legal and financing fees associated with grant and loan closings.

Attached is a detailed development proforma and narrative for the entire project budget.

Maintenance & Operations

Once fully developed, Cape Cod Village will be operated by NEEDS, a licensed service provider specializing in operating residences for adults with autism. Cape Cod Village, Inc. will lease the property to NEEDS and the maintenance of the houses and surrounding grounds will be their responsibility. NEEDS currently operates seven group homes serving 29 residents with autism. NEEDS has provided Cape Cod Village with a very detailed operations budget, including rent assumptions, based on their extensive, positive experiences working with the Massachusetts Department of Developmental Services (DDS), the agency that oversees the funding of housing and services for the adults on the autism spectrum that Cape Cod Village will serve. That operations budget is included with this application.

Site Control

Cape Cod Village purchased 3.81 acres of land in the heart of Orleans, located behind the Mid-Cape Home Centers, adjacent to the Cape Cod Rail Trail. The property was purchased using a $350K grant of Orleans CPA funds and a $400K mortgage through the Disability Opportunity Fund (DOF). The Deed is attached to this application.

The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR DANIEL A. WOLF
Cape and Islands District

STATE HOUSE, ROOM 405
BOSTON, MA 02133-1053
TEL. (617) 722-1570
FAX (617) 722-1271
DANIEL.WOLF@MASENATE.GOV
WWW.MASENATE.GOV

Chairman
STEERING AND POLICY

Chairman
LABOR AND WORKFORCE DEVELOPMENT

September 17, 2015

To Whom It May Concern,

As the Massachusetts State Senator representing Cape Cod and the Islands, I am writing to express my support for Cape Cod Village and its efforts to provide residential housing on Cape Cod for adults with autism.

Having met with representatives from Cape Cod Village, and worked with health care professionals throughout my region and the state, I can say with great certainty that the need for this housing is urgent --- and this need will continue to grow.

In a 2013 Report by The Massachusetts Commission on Autism, the Adult Services Subcommittee identified a critical need for housing for adults with autism. As a result of that report, the Massachusetts Legislature amended M.G.L. Chapter 40B (affordable housing) to redefine housing for low-income people with disabilities to count as affordable housing, with each bedroom in a multi-residential house counting as one affordable unit. This serves two purposes on Cape Cod, a region striving to provide affordable housing: an incentive to build residential housing for individuals with disabilities, with the housing also counting toward the Town of Orleans' efforts to have 10 percent of its housing designated as affordable.

The housing Cape Cod Village will provide will benefit individuals with autism, as well as their families and the entire Cape Cod community. I applaud and support their efforts, and encourage you to support them too.

Sincerely,

Senator Daniel A. Wolf

AUTISM SPEAKS®
It's time to listen.
www.AutismSpeaks.org

September 18, 2015

To Whom It May Concern:

We know that there is a dramatic need for housing and residential supports for adults with autism. Based on the 2013 Autism Speaks National Housing and Residential supports survey, we learned that only one in four caregivers is able to save for the future housing needs of their loved one with autism.

Innovative housing models like Cape Cod Village (CCV) are needed so that all adults with autism can live independent lives, connected with the broader community. CCV has provided a venue for adults with autism to be connected by purchasing land in Orleans that will make CCV a vital part of its surrounding. The town of Orleans in turn has encouraged the project and to date provided $350,000 in support of CCV.

We know that the majority of individuals with autism would prefer to either live on their own or with a roommate, and more integrated, community-based residential support options need to exist to help individuals with autism live independently from their families. Unfortunately, many individuals with autism do not have the income and resources to secure their own housing that is why more affordable housing programs such as CCV are needed so that all individuals with autism can access life in the community.

I hope that you will give Cape Cod Village every consideration as they work to increase independent living opportunities for those with autism.

Sincerely,

Lisa Goring
Executive Vice President
Autism Speaks

1 East 33rd Street, 4th Floor, New York, NY 10016 p: (212) 252-8546 f: (212) 252-8676 www.AutismSpeaks.org

HARWICH ECUMENICAL COUNCIL for HOUSING
HECH Rental Programs / Children's Center Pre-School

Mr. Paul Ruchinskas, Chair
Brewster Community Preservation Committee
2198 Main Street
Brewster, MA 02631

Dear Committee:

I am writing in support of Cape Cod Village's request for Brewster CPA funds to support their affordable housing project for adults with Autism in Orleans. The need for this type of supported living is undeniable, and there is currently little available on the lower Cape. This project will provide families with a local option that can help to alleviate the physical, emotional and financial burdens of having to send a loved one far away in order to have an appropriate living environment. By locating this project in downtown Orleans, Cape Cod Village has chosen a spot that is both easily accessible to all of the communities of the lower Cape, and is also at the heart of the village center with access to activities, services and social interactions that are essential to the quality of life for these individuals.

The cost of developing affordable housing is often prohibitive and requires the collaborative effort of many. By providing funds to support a regional project in a neighboring community, the Brewster CPC will be taking positive action toward making the entire lower Cape a rich year-round community and serving the needs of everyone who lives here.

Thank you for considering Cape Cod Village's request. Please don't hesitate to contact me with any questions or for more information.

Sincerely,

Susan Johnson
Executive Director
Harwich Ecumenical Council for Housing, Inc.
508-432-0015 x 102

Cape Cod Village - An Innovative Community for Adults with Autism

Action Plan and Timeline

1-Dec-15

Submit CPC funding application	November, 2015	
Appear before informal site plan review committee	18-Nov-15	
File plans with ZBA for Congregate Housing Special Permit	23-Dec-15	
Hearings with Formal Site Plan Review, Architectural Review,	early January, 2016	
Apear before ZBA, first hearing	19-Jan-16	
Permit awarded	March/April, 2016	
Town meeting approves CPC funding award	May, 2016	
CPC funds available	July , 2015	
Finalize site and building plans suitable for submission to federal & state funders	November, 2016	
Submit funding applications	December, 2016	The project must be permitted before submission is allowed.
Submit funding applications again, if necessary	Summer 2017	Due to limited resources, applications for state and federal funding often requires two (or more) submissions.
Project awarded funding	Winter 2017	
Construction begins	2018	

Cape Cod Village

BUDGET NARRATIVE

December 1, 2015

Attached is current budget information for Cape Cod Village. It is in four parts:

The first page is a *Preliminary Budget Summary*. This summary provides an overview of the financial assumptions being used to plan our development. Hard and soft costs are averages of the high and low cost estimates provided by the architect. Additional soft costs that were not included in the architects estimate have been added, including some that are specific to affordable housing development. Potential funding sources have been identified, including typical state and federal affordable housing resources, a portion of our upcoming capital campaign, and debt.

The second page is *Preliminary Cost Estimate* demonstrating high and low cost estimates provided by the architect with assistance from a professional cost estimator. These estimates are based on schematic level drawings and comparative analysis of costs for projects of similar size and scope.

The third page is a *Debt Capacity Analysis* intended to demonstrate the project's mortgage capacity based on revenue and expense assumptions. When completed, Cape Cod Village, Inc. will lease the housing to a licensed service provider, NEEDS. NEEDS has provided Cape Cod Village with a very detailed operations budget, including rent assumptions, based on their extensive, positive experiences working with the MA Department of Developmental Services (DDS), the agency that oversees the funding of housing and services for the adults on the autism spectrum that Cape Cod Village will serve.

The fourth page is the detailed *Operations Budget* provided to Cape Cod Village by NEEDS. This budget outlines revenue and expenses anticipated for our project, based on their experience operating similar group homes, serving similar clientele.

Combined, we hope these documents provide a thorough picture of the assumptions that we are using to plan for the fiscally responsible development of Cape Cod Village.

Cape Cod Village

Preliminary Budget Summary 1-Dec-15

*See Preliminary Budget Detail for specific information.

USES		
Acquistion	*$*	*750,000*
*Hard/Construction Cost Estimate**		
(Average: High/Low)	*$*	*3,436,345*
*Soft Cost Estimate**		
(Average: High/Low)	*$*	*404,119*
Additional Soft Costs		
Appraisals	$	30,000
Legal (permitting, etc.)	$	100,000
Financing fees	$	70,000
Accounting	$	40,000
Marketing	$	20,000
Insurance	$	35,000
Development Guarantee	$	150,000
Overhead/ Development Consultant	$	189,536
Subtotal	*$*	*634,536*
TOTAL: Uses	**$**	**5,225,000**

SOURCES		
Orleans CPA funding (2014)	$	350,000
CPA funding (2016)- Combined #	$	500,000
State HOME (DHCD)	$	500,000
MA State Affordable Housing Trust Fund	$	1,000,000
Facilities Consolidation/Housing Innovations Funds (DHCD)	$	500,000
Barnstable County HOME Consortium	$	175,000
Capital Campaign	$	200,000
Debt	$	2,000,000
TOTAL: Sources	**$**	**5,225,000**

**Other potential funding sources include the HUD 811 program and
The Federal Home Land of Boston (FHLB), which provides both grants and loan subsidies

CPA funding applications in varying amounts have been submitted to Brewster, Orleans, Provincetown & Wellfleet

THIS BUDGET IS FOR HOUSING ONLY. IT DOES NOT INCLUDE THE COMMONS BUILDING

Cape Cod Village/ Housing for Autistic Adults- Group Homes ONLY (Commons Building Not Included)
PRELIMINARY COST ESTIMATE

The following preliminary cost estimate is based upon the current conceptual design drawings only dated 10/6/15. We would recommend that the budget be updated periodically as the schematic, design development and construction documents are further developed.

Construction Cost / Hard Costs		Low Range	High Range
Preliminary Schematic Level Cost Estimate prepared by Rider Levitt & BLFR Architects			
Group Home #1 (Duplex) 2391 sf. ea X 2 Buildings = 4782 sf x $200/sf - $275/ sf		$ 956,400	$ 1,315,050
Group Home #2 (Duplex) 2391 sf. ea X 2 Buildings = 4782 sf x $200/sf - $275/ sf		$ 956,400	$ 1,315,050
Back up (Electricity) generators (Allowance) (propane tank cost unknown)		$ 25,000	$ 30,000
Misc. Sitework, Infrastructure, Landscaping, utilities, septic system(s), site lighting, drainage, roadways…		$ 750,000	$ 900,000
Subtotal		$ 2,687,800	$ 3,560,100
10% Design/ Construction contingency		$ 268,780	$ 356,010
Total		**$ 2,956,580**	**$ 3,916,110**
Miscellaneous Project Expenses / Soft Costs			
Furnishings - Furniture - Special Equipment (FFE) (estimated @ 5% of base construction costs)	Allowance	$ 25,000	$ 30,000
Architectural & Engineering Fees	Allowance	$ 193,750	$ 232,500
Civil Engineering Fee (as estimated from Coastal Eng.)	Allowance	$ 45,000	$ 45,000
Interior Design Fee - Optional (Limited services only included in Arch fee above)	Allowance	N/A	N/A
Owner's Builders Risk Insurance (quote needed from insurance company)	Allowance	$ 15,000	$ 20,000
Legal Fees (*i.e. Regulatory Permitting* T.B.D)	Allowance	N/A	N/A
Soil Borings / Geotechnical Report	Allowance	$ 5,000	$ 7,500
Landscaping - Partially included in Base Site Cost above	Allowance	$ -	$ -
Exterior Signage (by Owner's Vendor) at development entrance	Allowance	$ 5,000	$ 5,000
Special Audio / Visual Systems	Allowance	$ -	$ -
Materials Testing During Construction	Allowance	$ 15,000	$ 25,000
Estimated Reimbursable Expenses (i.e. shipping, postage, misc. printing)	Allowance	$ 2,500	$ 5,000
Printing of Bid Documents	Allowance	$ 1,500	$ 2,000
Building Permit Fees (*Included in General Contractor's Overhead Line item*)	Allowance	$ -	$ -
Engineer Stake-out (Budget needed from Coastal Eng.)	Allowance	$ 10,000	$ 15,000
Part-Time Clerk of the Works (@ $600/wk) - OPTIONAL- Assumed 8 month Phase I	Allowance	N/A	N/A
Relocation of existing Power pole- to be determined with Eversource or Verizon	Allowance	$ 10,000	$ 15,000
Special Utility Backcharges (electric, Orleans Water Dept. tap fees for fire service etc.)	Allowance	$ 15,000	$ 25,000
Sub-Total Project Soft Costs		**$ 342,750**	**$ 427,000**
5% Soft Cost Contingency		**$ 17,138**	**$ 21,350**
Subtotal Project Soft Costs + 5% Contingency		**$ 359,888**	**$ 448,350**
Total Project Cost		**$3,316,468**	**$4,364,460**

Cape Cod Village

Debt Capacity Analysis 1-Nov-15

Debt assumptions: 1.25 Debt Coverage Ratio (DCR); 6% interest, 30 year term, 30 year amoritization

SOURCES	8 bedrooms 1st phase	8 bedrooms 2nd phase	16 bedrooms at once
	2 houses	2 houses	4 houses
Annual Rent from Service Provider			
$4,000/house/mo	$ 96,000.00	$ 192,000.00	$ 192,000.00
USES			
Annual Capital Reserve	$ 5,000.00	$ 10,000.00	$ 10,000.00
Annual Mortgage Payment	$ 73,000.00	$ 146,000.00	$ 146,000.00
Required DCR (1.25)	*$ 91,250.00*	*$ 182,500.00*	*$ 182,500.00*
Borrowing Capacity	**$ 1,010,000.00**	**$ 2,015,000.00**	**$ 2,015,000.00**

Operations Budget

Program Name: Cape Cod Village			Total	Program #1	Program #2	Program #3	Program #4
	Rate per day						
DDS Service Revenue	$	369.80	**$ 2,077,564**	$519,391	$519,391	$519,391	$519,391
Total Revenue Service Related			**$ 2,077,564**	$519,391	$519,391	$519,391	$519,391
Program Component							
Direct Care/Program Support Staff UFR Titles	FTE						
Residential Director (UFR Title 102)		1.00	**$ 68,000**	$17,000	$17,000	$17,000	$17,000
R.N. - Non Masters (UFR Title 108)		0.25	**$ 23,400**	$5,616	$5,616	$5,616	$6,552
Clinician Director (UFR Title 123)		1.00	**$ 83,200**	$20,800	$20,800	$20,800	$20,800
House Manager (UFR Title 133)		4.00	**$ 166,400**	$41,600	$41,600	$41,600	$41,600
Assistant House Manager (UFR Title 135)		4.00	**$ 133,120**	$33,280	$33,280	$33,280	$33,280
Direct Care Staff (UFR Title 136)		29.12	**$ 817,688**	$204,422	$204,422	$204,422	$204,422
Office Staff (UFR Title 137)		0.38	**$ 19,500**	$5,200	$5,200	$5,200	$3,900
Direct Care Overtime, Shift Diff. & Relief (UFR Title 139, 140 & 141)			**$ 115,436**	$28,859	$28,859	$28,859	$28,859
Subtotal Staff		39.75	**$ 1,426,744**	$356,777	$356,777	$356,777	$356,413
Payroll Taxes (UFR Title 150)		*10.00%*	***$ 142,675***	$35,678	$35,678	$35,678	$35,641
Fringe (UFR Title 151)		*13.00%*	***$ 185,477***	$46,381	$46,381	$46,381	$46,334
Total Direct Care/Program Staff Costs			**$ 1,754,896**	$438,836	$438,836	$438,836	$438,388
Program Component							
Psychiatrist Consultant			**$ 4,000**	$1,000	$1,000	$1,000	$1,000
Staff Training			**$ 800**	$200	$200	$200	$200
Staff Mileage / Travel			**$ 1,200**	$300	$300	$300	$300
Program Vehicle and Related Charges			**$ 60,000**	$15,000	$15,000	$15,000	$15,000
Incid. Med./Medicine/Pharm			**$ 4,000**	$1,000	$1,000	$1,000	$1,000
Program Supplies & Recreation Expenses (non-occupancy related)			**$ 20,000**	$5,000	$5,000	$5,000	$5,000
Program Support			**$ 6,000**	$1,500	$1,500	$1,500	$1,500
Other Direct Admin. Expenses			**$ 2,000**	$500	$500	$500	$500
Non-Payroll Expenses Total			**$ 98,000**	$24,500	$24,500	$24,500	$24,500
Total Expenses			**$ 1,852,896**	$463,336	$463,336	$463,336	$462,888
Agency Admin. Support Allocation		12%	**$ 222,347**	$55,600.00	$55,600.00	$55,600.00	$55,547.00
Total Program Cost			**$ 2,075,243**	**$518,936**	**$518,936**	**$518,936**	**$518,435**

Net Income Services	**0.11%**	**$ 2,321**	**$ 455**	**$ 455**	**$ 455**	**$ 956**
Occupancy						
DDS Revenue Occupancy		**$ 169,455**	$42,364	$42,364	$42,364	$42,364
Charges of Care from Individuals (75% of their Social Security)		**$ 98,937**	$24,734	$24,734	$24,734	$24,734
Food Stamp Revenue		**$ 33,696**	$8,424	$8,424	$8,424	$8,424
Total Occupancy Revenue		**$ 302,088**	**$75,522**	**$75,522**	**$75,522**	**$75,522**
Facility Lease - Projected at high rate that would need approval		**$ 192,000**	$ 48,000	$ 48,000	$ 48,000	$ 48,000
Facility Utilities		**$ 32,000**	$ 8,000	$ 8,000	$ 8,000	$ 8,000
Facility Repair and Maint		**$ 28,000**	$ 7,000	$ 7,000	$ 7,000	$ 7,000
General Insurance		**$ 4,000**	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Furnishings and Small Equipment		**$ 3,200**	$ 800	$ 800	$ 800	$ 800
Meals		**$ 42,888**	$ 10,722	$ 10,722	$ 10,722	$ 10,722
Total Occupancy Expenses		**$ 302,088**	**$ 75,522**	**$ 75,522**	**$ 75,522**	**$ 75,522**

EXECUTIVE SUMMARY

Fourth Quarter 2015

Cape Cod Village, a 501(c)3 organization, is building a unique housing community in Orleans, Massachusetts for adults with severe autism who need full residential and day services.

Recent studies indicate that more children will be diagnosed with autism this year than children afflicted with AIDS, diabetes and cancer combined. In the next 15 years, the number of Americans diagnosed with autism will reach 500,000 and nearly 40% of those individuals will need full-time care. In 2012, school districts on Cape Cod identified 282 children as autistic. That means over 100 potential individuals are already in the pipeline and will need residential homes such as Cape Cod Village. This number does not include the many adults with autism who are currently living with their parents – parents who are aging and who will, one day, no longer be there to support their adult child.

Since 2011 when Cape Cod Village (CCV) was founded, the following milestones have been achieved:

- Incorporated as a non-profit 501(c)3 and governed by a Board of Directors representing a breadth and depth of experience including autism services, disability law, fundraising, mental health and local business
- Endorsed by State Representative Sarah Peake, former State Representative Cleon Turner, State Senator Dan Wolf and the President of Autism Speaks Liz Feld
- Introduced the project to the Department of Developmental Services and discussed licensing needs and funding options to ensure that Cape Cod Village meets their requirements for resident payments
- Engaged the services of a Housing Consultant and hired a part-time administrator
- Purchased 3.8 acres of land in the center of the Town of Orleans with $350,000 in Community Preservation funds from the Town and a $400,000 mortgage from the Disability Opportunities Fund (DOF)
- Hired an engineering firm (Coastal Engineering Company) and engaged an architecture firm (Brown Lindquist Fenuccio & Raber) with experience in designing affordable housing for individuals with disabilities
- Contracted with North East Educational & Development Support Center (NEEDS), a service provider skilled at working with adults with autism and licensed by the Department of Developmental Services
- Received approval from the Orleans Conservation Commission to construct a driveway for access to the property
- Cleared and installed framework for driveway, establishing permanent site access.

Fundraising Activities to Date:

- In addition to the $350,000 from the Town of Orleans and the $400,000 from the DOF, CCV has received over $500,000 in donations and pledges from individuals, foundations and local businesses

- Of the $500,000 more than 60% has been contributed by the Board of Directors and Advisory Board members representing 100% Board support
- Instituted an Annual Fund
- Contracted with a grant writer for foundation and corporate funding requests
  Six fundraising/friend raising events have been held
- Participated in several autism events, both on and off Cape and been invited to speak to several local civic groups
- A Capital Campaign has been launched and two pledges for naming opportunities have been received

Financial Summary:

- Development Resources – Public Monies (it is anticipated that approximately 50% of the project can be funded with these sources)
  - The project qualifies for local, state and federal funding, both as affordable housing and as homes for the disabled
  - Examples of potential sources could include:
    - Community Preservation Act – special funding controlled by each town for affordable housing, historic preservation and conservation
    - Massachusetts Affordable Housing Trust Fund – controlled by the State and distributed through a competitive application process
    - State HOME (Department of Housing and Community Development) – a federal funding affordable housing source controlled by the State and distributed through a competitive application process
    - Barnstable County HOME Consortium – the same federal funding source as above, but controlled and distributed by the county in a process similar to the state process
    - Federal Home Loan Bank of Boston - a grant and loan program with a special interest in supporting affordable housing for very low-income and special needs population, funded using a portion of the Bank's net earnings
  - Development Resources – Private Monies
    - Individuals
    - Corporations
    - Foundations
    - Fundraisers
  - Operating Income after the project has been completed
    - Rent from the approved DDS service provider, NEEDS, for each housing unit
    - Rental income for use of Commons Building by Cape Cod Village as well as local community groups
    - Ongoing fundraising efforts

Cape Cod Village will provide a long-term residential setting for autistic adults in a replicable, sustainable, and economically viable model that can be easily adopted in other communities on Cape Cod and in Massachusetts. The residents will benefit from living in a lifetime setting surrounded by and as part of the Orleans community. Their parents will be secure in the knowledge that their children will be safe, healthy, and cared for in a nurturing person-centered environment.

Our goal is to have Cape Cod Village in operation by mid-2018.

North East Educational and Developmental Support Center

The North East Educational and Developmental Support (NEEDS) Center is a nonprofit, human service agency founded in 2013 by professionals with extensive experience in the developmental disabilities service delivery field.. The NEEDS Center is a multi-service agency providing residential services, and family and individual supports. We also offer community based day services.. The Needs Center is based in Tewksbury, MA and currently provides services in several Massachusetts communities.

The NEEDS Center's key personnel have a long history of working with individuals with a variety of challenges, including intense behavioral issues. The President, Chief Financial Officer, Chief Clinical Officer and Vice President of Clinical Services have all worked in similar roles with other Massachusetts based DDS provider agencies.

Our President is a Board Certified Behavior Analyst (BCBA) with over 20 years of experience providing services and supports to individuals with developmental disabilities, many with severe challenging behavior. He was the Executive Vice President of Adult Services for the May Institute, and spent 17 years with the company in an administrative and clinical capacity. In this role he was directly responsible for the management and oversight of 125 group residences and 6 Day Support Programs.

Our Chief Financial Officer worked for the May Institute for 19 years in operational and clinical positions and was the Vice President of Finance and Administration overseeing all financial, human resources and administrative aspects for the Adult Services Division. The Chief Clinical Officer is a licensed psychologist, and BCBA-D. He was with the May Institute for over 19 years, and has a wealth of experience with individuals with challenging behaviors including those with forensic issues.

The Chief Clinical Officer has over 200 scholarly publications related to services and supports for people with developmental disabilities and corresponding challenging behaviors.

The Vice President of Clinical Services is a BCBA and was the Director of Clinical Services for the May Institute for over 15 years.

The NEEDS Center mission is to provide education, training and support to individuals with developmental disabilities to assist them to live as independently as possible. Driving principles behind our mission include:

- The individual and their natural support network is recognized and valued above all else
- Services and supports are based on individual goals and aspirations.
- The most important, influential person within a team is the person receiving.
- By focusing on an individual's strengths, rather than their deficits, we bring out the best in everyone. Positive behavior is the result of this focus; a full and meaningful life is the goal.
- Our staff understands the unique needs of serving and supporting people with significant behavioral challenges. We use Applied Behavior Analysis Treatment, and Positive Behavior Support (PBS) principles because they create a stable and measurable foundation for growth and progress.

The NEEDS Center is committed to the full continuum of support for adults with developmental disabilities, empowering them to make more meaningful life choices. We provide this by offering quality, outcome based services which meet evolving stakeholders needs and bring together caring, engaged and informed family members, friends, community partners and staff to support these individuals.

The key personnel of the NEEDS Center have long histories of providing day and residential support. We believe that the individual receiving support, and/or their guardians and families should be the driving force behind service delivery. We have extensive history in providing high quality services and supports to people with significant challenging behavior, and it is this component of our services that separates us from most others. Individuals that have failed to be successful in other settings, usually do quite well with our support, and are able to live full and meaningful lives, as members of their communities.

All of our services and supports are rooted in the principles of PBS, and ABA philosophies.

We have found that individuals with challenging behaviors, , can succeed and thrive in the community if they are provided with therapeutic living environments, with caring and well-trained staff members.

Property Address: 15 Main Street, Orleans, Massachusetts

QUITCLAIM DEED

NICKERSON REAL ESTATE HOLDING COMPANY, LLC, a Massachusetts limited liability company ("Grantor"), having an address c/o Jeffrey O. Plank, 9 Hemlock Street, Weston, MA 02493, for consideration in the amount of Seven Hundred Fifty Thousand Dollars ($750,000.00), grants with QUITCLAIM COVENANTS, to **CAPE COD VILLAGE, INC.**, a Massachusetts nonprofit corporation ("Grantee"), having an address at 15 Twiss Road, Orleans, MA 02653, Attention: Robert Jones, President, the land described on Exhibit A, attached hereto and made a part hereof, together with all buildings and improvements thereon (the "Property").

The Property is conveyed subject to and with the benefit of all easements, agreements and restrictions of record, insofar as the same are now in force and applicable, and further subject to real estate taxes assessed for the current fiscal year, but not yet due and payable, which Grantee assumes and agrees to pay.

Being a portion of the property ("Grantor's Original Land") conveyed to Grantor by deed dated as of April 19, 2012, from Nickerson Lumber Co., a Massachusetts corporation, as grantor, to Grantor, as grantee, recorded with the Barnstable Registry of Deeds in Book 26281, Page 293. Grantor retains all of Grantor's Original Land other than the Property conveyed to Grantee by this deed (such retained portion, "Grantor's Retained Land"). Grantor's Retained Land includes registered land standing in the name of Grantor evidenced by Certificate of Title No. 196915 issued by the Barnstable Registry District of the Land Court.

Grantor intends to continue operation of a retail lumberyard and home improvement store (the "Existing Use") on Grantor's Retained Land. By acceptance of this deed, Grantee acknowledges the Existing Use on Grantor's Retained Land, and Grantee covenants, for itself and its successors in title to all or any portion of the Property, that for a period of ninety-nine (99) years commencing on the date hereof, it will not bring any claim, lawsuit or other action against Grantor or any of Grantor's successors in title to all or a portion of Grantor's Retained Land on account of any use of Grantor's Retained Land for the Existing Use that is not in violation of any applicable governmental rule, regulation, by-law, ordinance or law. This covenant runs with the land, is binding on the Property and inures to the benefit of Grantor's Retained Land. The holder of the benefit of this covenant may extend its enforceability in accordance with Massachusetts General Laws Chapter 184, Section 27.

The conveyance effectuated by this Quitclaim Deed constitutes a sale or transfer in the ordinary course of Grantor's business. Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has duly executed this Quitclaim Deed as of January 16, 2015.

GRANTOR:

NICKERSON REAL ESTATE HOLDING COMPANY, LLC, a Massachusetts limited liability company

By: _____
Name: Jeffrey O. Plank
Title: Manager

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 01-16-2015 @ 02:53pm
Ctl#: 938 Doc#: 2317
Fee: $2,565.00 Cons: $750,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 01-16-2015 @ 02:53pm
Ctl#: 938 Doc#: 2317
Fee: $2,025.00 Cons: $750,000.00

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF Barnstable) :SS
)

On this 15th day of January, 2015, before me, the undersigned notary public, personally appeared Jeffrey O. Plank, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the Manager of Nickerson Real Estate Holding Company, LLC, a Massachusetts limited liability company, on behalf of such limited liability company.

L.S.

Notary Public
My commission expires: August 05 2016

LYNCA G. GALKOWSKI
MY COMMISSION EXPIRES AUG 5 2016
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Exhibit A

Legal Description

That certain parcel of land located off of the southerly side of Main Street in Orleans, Barnstable County, Massachusetts, being shown as "Lot 1A" and as containing 166,078 square feet of land, more or less, on a plan entitled "Plan of Land situated in Orleans, MA being a division of Parcel 1 Pl. Bk. 644, Pg. 20 prepared for Nickerson Real Estate Holding Company, LLC, Scale: 1" = 50', Date: August 9, 2013, Ryder & Wilcox, Inc. P.E. & P.L.S., So. Orleans, MA", said plan to be recorded herewith. Plan Book 656, Page 63

2665479.3

Cape Cod Village, Inc.
June 30, 2015

JAMES F. BOGLE, CPA, PC
CERTIFIED PUBLIC ACCOUNTANT
244 WILLOW STREET
YARMOUTHPORT, MASSACHUSETTS 02675 - 1757
TELEPHONE (508) 362-6123
FAX (508) 362-6006

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors of
Cape Cod Village, Inc.

We have reviewed the accompanying statement of financial position of Cape Cod Village, Inc. (a nonprofit organization) as of June 30, 2015, and the related statements of activities, functional expenses and cash flows for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Organization management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

James F Bogle CPA PC

James F. Bogle, CPA, PC
October 1, 2015

CAPE COD VILLAGE, INC.
STATEMENT OF FINANCIAL POSITION
December 31, 2014

ASSETS		
Cash		$ 102,092
Cash - Restricted		83,726
Property and Equipment - Net		777,369
Total Assets		963,187
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Current portion of long term debt		6,859
LONG TERM LIABILITIES		
Mortgage payable	396,193	
Less current portion	(6,859)	
Total long term liabilities		389,334
Total Liabilities		396,193
NET ASSETS		
UNRESTRICTED		566,994
Total Liabilities and Net Assets		$ 963,187

See accompanying notes and independent accountants' review report

CAPE COD VILLAGE, INC.
STATEMENT OF ACTIVITIES
For the Year Ended JUNE 30, 2015

REVENUES AND SUPPORT	
Grants	$350,000
Donations	117,793
Special Events	9,600
Total Revenue and Support	477,393
EXPENSES	
Program Services	75,840
Management and General	1,120
Fundraising	3,552
Total Expenses	80,512
CHANGE IN NET ASSETS	396,881
NET ASSETS AT BEGINNING OF YEAR	170,113
NET ASSETS AT END OF YEAR	$ 566,994

See accompanying notes and independent accountants' review report

CAPE COD VILLAGE, INC.
STATEMENT OF FUNCTIONAL EXPENSES
June 30, 2015

	Program Services	Management & General	Fundraising
Credit Card and Bank Fees	$ 884	$ -	$ -
Interest	9,697	-	-
Insurance	2,349	-	-
Contract Services	9,900	-	3,140
Salaries and Wages	26,810	-	-
Memberships	2,334	-	-
Postage and Office	6,136	-	-
Computers and Website	2,435	-	-
Fundraising Events	-	-	412
Other fees	26	-	-
Marketing	150	-	-
Payroll Taxes	872	-	-
Travel/Conferences/Seminars	1,124	-	-
Rent	4,400	-	-
Payroll Taxes	2,684	-	-
Accounting	4,375	1,120	-
Telephone	1,664	-	-
Total	$ 75,840	$ 1,120	$ 3,552

See independent accountants' review report

CAPE COD VILLAGE, INC.
STATEMENT OF CASH FLOWS
For the Year Ended JUNE 30, 2015

CASH FLOWS FROM OPERATING ACTIVITIES	
Change in Net Assets	$ 396,881
Net Cash Provided by Operating Activities	396,881
CASH USED BY FINANCING ACTIVITIES	
New Mortgage	400,000
Purchases of Land and Building Costs	(733,869)
Reduction of Long Term Debt	(3,808)
Net Cash Used by Financing Activities	(337,677)
NET INCREASE IN CASH	59,204
CASH - BEGINNING OF YEAR	126,614
CASH - END OF YEAR	$ 185,818

See accompanying notes and independent accountants' review report

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Cape Cod Village, Inc. was organized on January 1, 2012 under the laws of the Commonwealth of Massachusetts.

The Organization established to meet the residential and community needs of adults on the autism spectrum, to conduct such other activities and programs in furtherance of the foregoing purposes as may be carried out by a corporation organized under Massachusetts General Laws Chapter 180 and described in sections 501(c)(3)of the Internal Revenue Code

Nature of Planned Activities

The Organization is a start-up organization whose mission is to meet the residential and community living needs of adults on the autism spectrum. The organization's plans are to build and operate housing for the autist community. The organization is currently in the design, planning and fundraising stages and has not started construction of the planned residences. During 2015 the Organization secured a major grant and along with a mortgage purchased land for the project.

The Organization's activities are subject to significant risk and uncertainties, including being unable to secure additional funding to make the project operational.

Basis of Accounting

The financial statements have been prepared on the accrual basis of accounting in accordance with the accounting principles generally accepted in the Unites States of America. The significant accounting policies followed are described below to enhance the usefulness of the financial statements to the reader.

Cash

Cash consists of checking accounts and savings accounts, and petty cash.

Financial Statement Presentation

Pursuant to accounting principles generally accepted in the United States of America, the organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted, temporarily restricted and permanently restricted.

Unrestricted net assets represent the portion of the net assets of the organization that is neither permanently nor temporarily restricted by donor-imposed stipulations, although their use may be limited by designation by the organization's Board of Directors.

Temporarily restricted net assets represent those assets whose use has been limited by donors to a specific time period or purpose. The organization has no such funds.

Permanently restricted net assets consist of endowment funds that have been restricted by donors to be maintained in perpetuity. The organization has no such funds.

Fixed Assets

Depreciable assets are stated at cost if purchased and at fair value if contributed. Acquisitions of property and equipment and expenditures that materially prolong the useful life of assets are capitalized. Depreciation will be computed once the assets are put in service.

Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

Donated Services

Donated services are recognized as contributions if the services (a) created or enhanced non-financial assets or (b) require specialized skills, are performed by people with the skills, and would otherwise be purchased by the Museum. Volunteers also provided services throughout the year that are not recognized as contributions in the financial statements.

Income Tax Status

The Organization is exempt from federal income taxes under section 501(c)(3) of the Internal Revenue Code and is not a private foundation under Section 509 (A).

NOTE 2 - PROPERTY AND EQUIPMENT

Land and building costs are stated at cost and are summarized by major classification as follows:

Land	$750,000
Building Costs	15,862
Mortgage Costs	11,507
	$777,369

No depreciation or amortization was expensed during the year because the building is not in service

NOTE 3 - LONG-TERM LIABILITIES

Long-term liabilities at June 30, 2015 consists of the Following:

Mortgage payable to The Disability Opportunity Fund, Inc. in the amount of $400,000 secured by land located in Orleans, MA. Payments of $2,700.83 begin February 1, 2015 for 5 years. Balance due on February 1, 2020. Interest at 6.5%

Maturities of Long-term debt are as follows:

Year ended June 30,

2016	6,859
2017	7,318
2018	7,809
2019	8,332
Thereafter	365,875

NOTE 4 - FEDERAL TAXES

The Organization is exempt from federal income taxes as an Organization (not a private foundation) formed for charitable purposes and is tax-exempt under Section 501 (c)(3) of the

Internal Revenue Code. Donors may deduct contributions made to the Organization within Internal Revenue Code regulations. The organization is subject to a tax on income from any unrelated business.

The Organization has adopted the recognition requirements for uncertain tax positions as required by generally accepted accounting principles, with no cumulative effect adjustment required. Income tax benefits are recognized for income tax positions taken or expected to be taken in a tax return, only when it is determined that the income tax position will more-likely-than-not be sustained upon examination by taxing authorities. The organization has analyzed tax positions taken for filing with the Internal Revenue Service and Massachusetts. The organization believes that income tax filing positions will be sustained upon examination and does not anticipate any adjustments that would result in a material adverse affect on the organization's financial condition, results of operations or cash flows. Accordingly, the organization has not recorded any reserves, or related accruals for interest and penalties for uncertain income tax positions at June 30, 2015.

The Organization's Federal Exempt Organization Tax Returns (Form 990) for 2012, 2013 and 2014 are subject to examination by the IRS, generally for three years after they are filed.

NOTE 5 - SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Cash paid during the year for:

Interest	$ 9,697
Income Taxes	0

NOTE 12 - COMPENSATED ABSENCES

Compensated absences for vacation pay, sick pay and personal time have not been accrued since they cannot be reasonably estimated. The Museum's policy is to recognize these costs when actually paid.

NOTE 13 - RESTRICTED CASH

The organization has received a mortgage to purchase land. Terms of the mortgage require that 97,229.83 be reserved pay for the first 30 mortgage payments. The balance will be held until the mortgage is paid in full.

NOTE 13 - LEASE

The organization leases it offices on a one year lease from August 2015 to July 2016. Rent is $450 per month

NOTE 15 - SUBSEQUENT EVENTS

Subsequent events were evaluated through October 1, 2015, the date the financial statements were available to be issued.

SINGLE FAMILY HOMES
RESIDENTIAL APARTMENT COMPLEX
POTENTIAL BIO-RETENTION DRAINAGE AREA
MAINTAIN EXISTING BUFFER TO APARTMENT COMPLEX
VEHICULAR APPROACH AND ACCESS TO SITE FROM CHILDS HOMESTEAD RD.
Childs Homestead Road
Town way
EXISTING UTILITY POLE TO BE RELOCATED
10'x10' SHED
COMBINATION SPORTS COURT AND OVERFLOW PARKING (54'x62')
10' FRONT YARD SETBACK
10' SIDE YARD SETBACK
S 60°39'50" E
184.22'
23.00'
S29°28'12" W
98.00'
N33°42'50" E
244.52'
OPEN SHED
OPEN SHED
MID-CAPE WAREHOUSE BUILDING
CONCRETE PAD
CONCRETE PADS
MID-CAPE HOME CENTER'S YARD AREA
20' WIDE ENTRY DRIVE
ACTIVITIES PATIO @ BACK OF COMMONS BUILDING
RES. #1
RES. #2
RES. #3
RES. #4
G.
TYP. SITE LIGHT POLE
REESTABLISHED BUFFER WITH MID-CAPE YARD - PLANTING AND/OR FENCE
S53°58'41" E
324.79'
CROSS WALK
DUMPSTER LOCATION
POTENTIAL BIO-RETENTION DRAINAGE AREAS
RAILROAD TRACK REMAINS
E.O.P.
SHED
WETLAND CONSERVATION BUFFER SETBACKS
50'-0"
75'-0"
100'-0"
171.60'
N 28°58'49" W
HEAVILY VEGETATED WETLAND
PERIMETER WALKING PATH (PERMEABLE MATERIAL TBD)
GAZEBO ON AXIS WITH COMMONS BUILDING AND AT INTERSECTION OF PERIMETER WALKING PATH
OPEN/ LEVEL LAWN AREA ±75'x±60'
COMMONS BUILDING
FIRE LANE
FUTURE POOL BUILDING
66.39'
N34°10'50" W
36.96'
MAIN STREET 850 FEET
10' REAR YARD SETBACK
S 55°49'10" W
497.63'
±51'
239.28'
N 75°59'11" E
87.58'
N19°18'10" W
TYP. 4' WIDE BIT CONC. WALK
RAIL TRAIL CONNECTION
Town of Orleans - Cape Cod Rail Trail
MOUNDED HIGH POINT OFF PROPERTY
Cape Cod Village,
Orleans, MA
Conceptual Site Plan
0' 30' 60' 90'

CAPE COD VILLAGE

TYPICAL GROUP RESIDENCE

CHILDS HOMESTEAD ROAD
ORLEANS, MA

SUMMARY OF WORK

The subject proposed project will consist of 2 duplex buildings with 4 bedrooms in each of the staffed group residence units (16 bedrooms total) and a "Commons" building for shared recreational and educational amenities. Various site improvements and site amenities are planned on the ±4 acre parcel of land in the center of Orleans just off of Childs Homestead Road and adjacent to Mid-Cape Home Center.

ARCHITECTS

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

203 WILLOW STREET SUITE A, YARMOUTHPORT, MA 02675
TEL. (508) 362-8382 FAX. (508) 362-2828
WWW.CAPEARCHITECTS.COM

CONSULTING SURVEYORS & CIVIL ENGINEERS

COASTAL ENGINEERING COMPANY, INC.

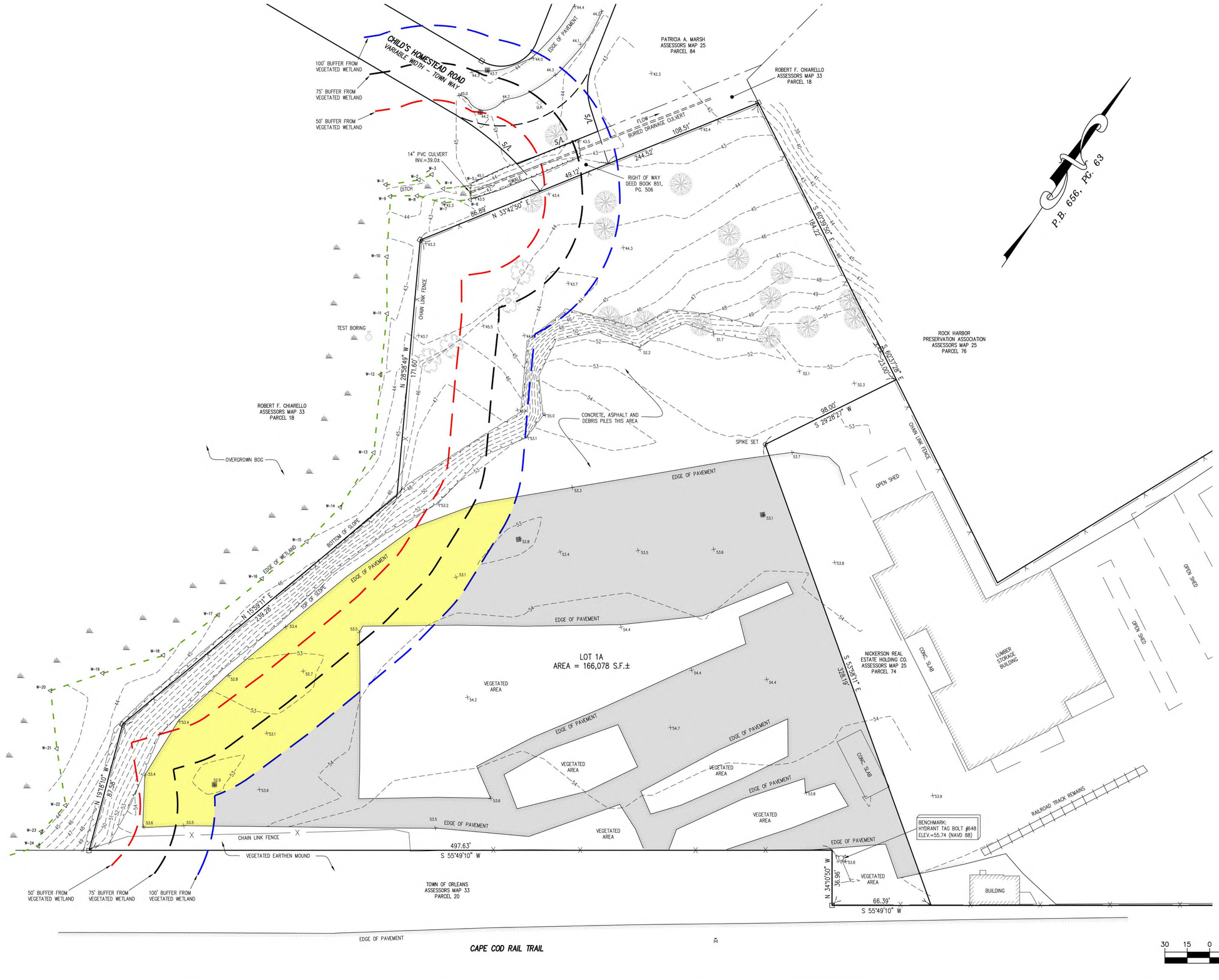
260 CRANBERRY HWY. ORLEANS, MA 02653
TEL. (508) 255-6511 FAX. (508) 255-6700
WWW.COASTALENGINEERINGCOMPANY.COM

SCHEDULE OF DRAWINGS

	COVER SHEET / SCHEDULE OF DRAWINGS
C1.2.1	PLAN SHOWING EXISTING SITE CONDITIONS
C2.1.1	PLAN SHOWING PROPOSED DRIVEWAY ACCESS
SP1.0	PROPOSED ARCHITECTURAL SITE PLAN
GROUP RESIDENCE	
A1.0-A	TYPICAL FOUNDATION PLAN FOR RES. #1
A1.0-B	FOUNDATION PLAN FOR RES. #2,#3 & #4
A1.1	FIRST FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS, SYSTEM NOTES & ROOM FINISH SCHEDULE
COMMONS BUILDING	
A1.2	FIRST FLOOR PLAN
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS

ISSUED FOR INFORMAL SITE PLAN REVIEW
& ARCHITECTURAL REVIEW COMMITTEE
10. 30. 2015

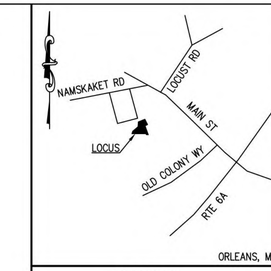
11/2/2015 2:15:19 PM
H:\ Current Projects\Commercial\Cape Cod Village\Drawings\ Current Dwgs. \CCV -Residences 3&4 Partial Basement_Current.rvt



PLAN

30 15 0 30 90

1 inch = 30 ft.



KEY MAP
NO SCALE

REFERENCES:

ASSESSORS MAP 25, PARCEL 74 (Portion)

PLAN BOOK 656, PAGE 63

ZONE: VILLAGE CENTER

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

WETLAND DELINEATION BY COASTAL ENGINEERING COMPANY ON 4-5-15.

LEGEND

	BOUND
	CATCH BASIN
	HYDRANT
WV	WATER VALVE
—W—	WATER LINE
	UTILITY POLE
	12"+ DIA. OAK
	12"+ DIA. LOCUST
W-3	WETLAND FLAG
	EDGE OF WETLAND
—50—	CONTOUR
X 54.4	SPOT GRADE
S/L	SIDE LINE ROAD LAYOUT

NOTES:

1. UTILITIES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON.
2. EDGE OF PAVEMENT IS SHOWN FROM ON-SITE VERIFICATION TO THE EXTENT POSSIBLE. SOME AREAS OF PAVEMENT ARE COVERED BY OVERGROWN VEGETATION.
3. SOME TEMPORARY STOCK PILES OF MATERIAL AND/OR EQUIPMENT THAT MAY HAVE EXISTED AT THE TIME OF THE SURVEY ARE NOT SHOWN.

COASTAL ENGINEERING COMPANY, INC.
260 Cranberry Hwy. Orleans, MA 02653
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NO.	DATE	REVISION	BY

SEAL

PROJECT
CAPE COD VILLAGE INC.
17 CHILD'S HOMESTEAD ROAD
ORLEANS, MA

SHEET TITLE
PLAN SHOWING EXISTING SITE CONDITIONS

SCALE	AS NOTED
DRAWING FILE	C18303-C3D.dwg
DATE	5-27-15
DRAWN BY	JLH
CHECKED BY	

C1.2.1

⊥ OF ⊥ SHEETS

PROJECT NO. C18303.00

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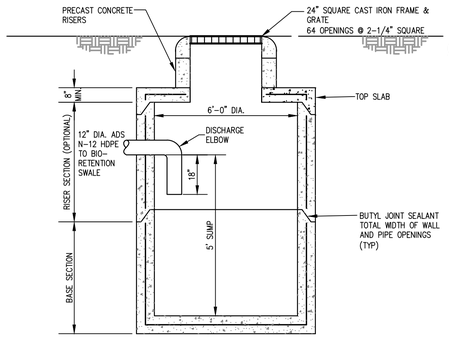
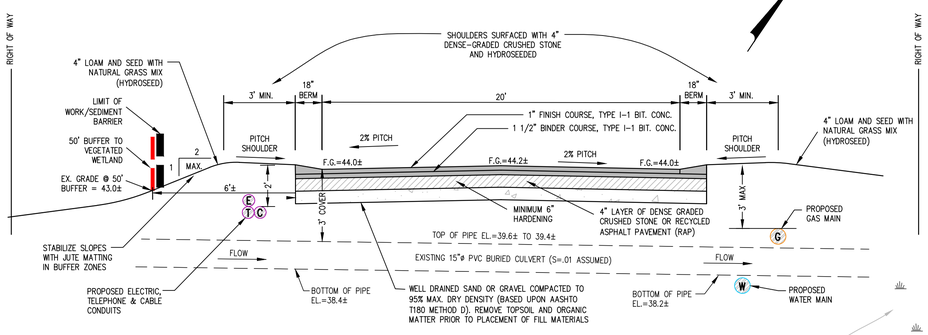


PRECAST CONCRETE SINGLE GRATE CATCH BASIN

NOT TO SCALE

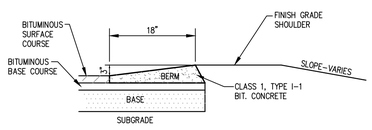
CATCH BASIN NOTES:

1. ALL REINFORCING STEEL MUST CONFORM TO THE LATEST ASTM A185 AND/OR A615 GRADE 60. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENT.
2. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MIN. OF 0.12 SQ. IN/LINEAL FT. (BOTH WAYS)
3. CATCH BASIN SPECS. CONFORM TO THE LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. MORTAR SHALL CONFORM TO SECTION M4.02.15 OF THE MASSACHUSETTS D.P.W. STANDARD SPECS. FOR HIGHWAYS AND BRIDGES.
5. PIPE TO CATCH BASIN CONNECTIONS SHALL BE MADE WITH NON-SHRINK GROUT OR HYDRAULIC CEMENT.
6. ONE POUR MONOLITHIC BASE SECTION.
7. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS, CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
8. RED CLAY BRICK SHALL CONFORM WITH SECTION M4.05.2 CLAY BRICK OF MASSACHUSETTS D.P.W. STANDARD SPECS. FOR HIGHWAY AND BRIDGES.
9. FILTER FABRIC SHALL BE SET UNDER CATCH BASIN GRATES TO PREVENT SILTATION TO THE BASINS UNTIL SITE HAS BEEN STABILIZED.



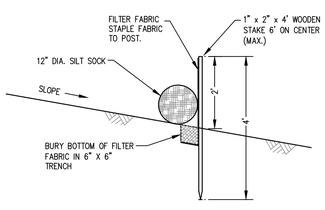
SECTION A–A THROUGH PROPOSED ROAD @ CULVERT CROSSING

NOT TO SCALE



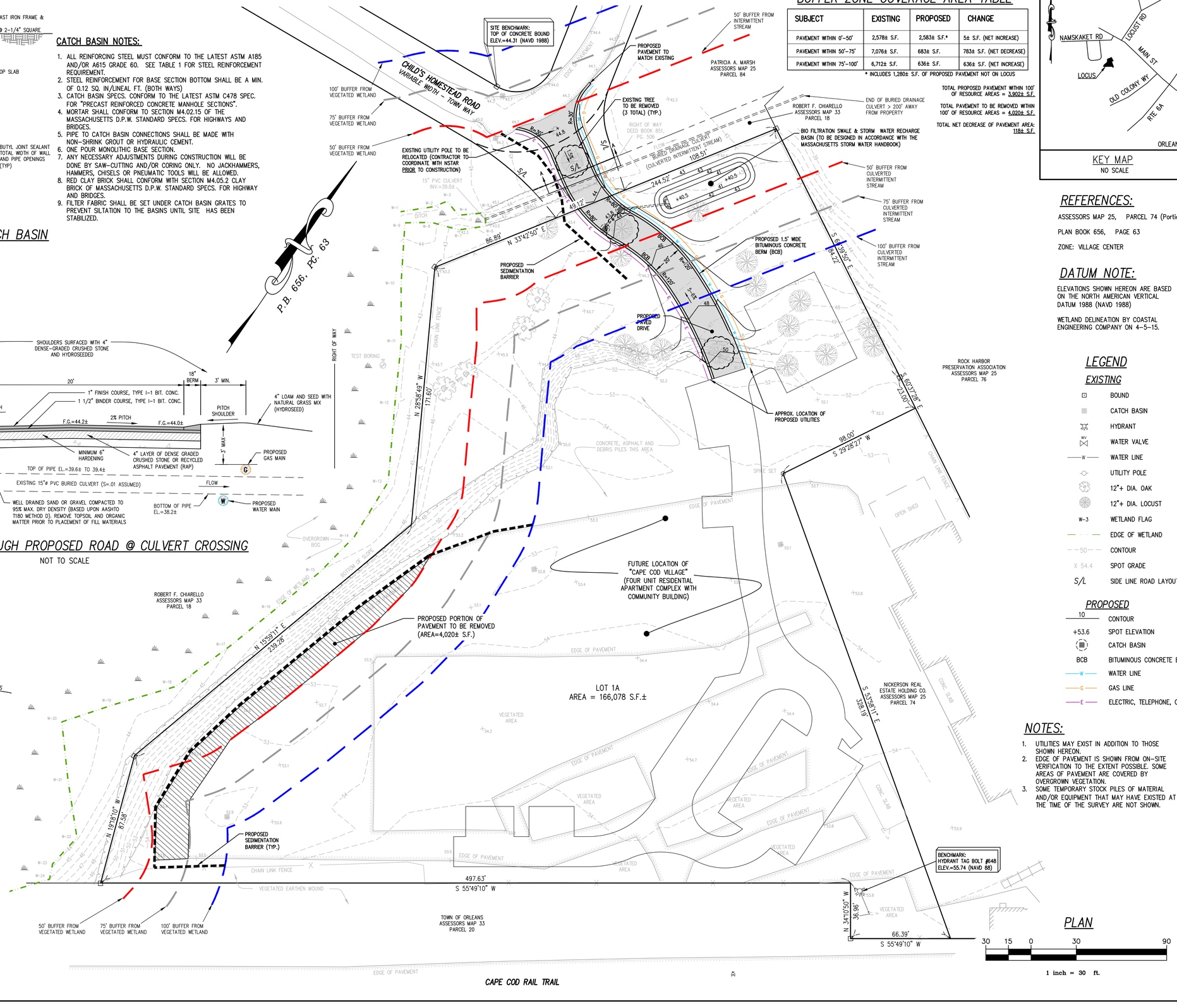
BITUMINOUS CONCRETE BERM

NOT TO SCALE



SEDIMENTATION BARRIER DETAIL

NOT TO SCALE



PLAN

1 inch = 30 ft.

BUFFER ZONE COVERAGE AREA TABLE

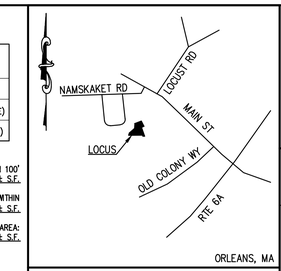
SUBJECT	EXISTING	PROPOSED	CHANGE
PAVEMENT WITHIN 0'-50'	2,578± S.F.	2,583± S.F.*	5± S.F. (NET INCREASE)
PAVEMENT WITHIN 50'-75'	7,076± S.F.	683± S.F.	783± S.F. (NET DECREASE)
PAVEMENT WITHIN 75'-100'	6,712± S.F.	636± S.F.	636± S.F. (NET INCREASE)

* INCLUDES 1,280± S.F. OF PROPOSED PAVEMENT NOT ON LOCUS

TOTAL PROPOSED PAVEMENT WITHIN 100' OF RESOURCE AREAS = 3,902± S.F.

TOTAL PAVEMENT TO BE REMOVED WITHIN 100' OF RESOURCE AREAS = 4,020± S.F.

TOTAL NET DECREASE OF PAVEMENT AREA: 118± S.F.



KEY MAP
NO SCALE

REFERENCES:

ASSESSORS MAP 25, PARCEL 74 (Portion)

PLAN BOOK 656, PAGE 63

ZONE: VILLAGE CENTER

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

WETLAND DELINEATION BY COASTAL ENGINEERING COMPANY ON 4-5-15.

LEGEND

EXISTING

- BOUND
- CATCH BASIN
- HYDRANT
- WATER VALVE
- W — WATER LINE
- UTILITY POLE
- 12"+ DIA. OAK
- 12"+ DIA. LOCUST
- W-3 WETLAND FLAG
- EDGE OF WETLAND
- 50 CONTOUR
- X 54.4 SPOT GRADE
- S/L SIDE LINE ROAD LAYOUT

PROPOSED

- 10 CONTOUR
- +53.6 SPOT ELEVATION
- CATCH BASIN
- BCB BITUMINOUS CONCRETE BERM
- W WATER LINE
- G GAS LINE
- E ELECTRIC, TELEPHONE, CABLE

NOTES:

1. UTILITIES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON.
2. EDGE OF PAVEMENT IS SHOWN FROM ON-SITE VERIFICATION TO THE EXTENT POSSIBLE. SOME AREAS OF PAVEMENT ARE COVERED BY OVERGROWN VEGETATION.
3. SOME TEMPORARY STOCK PILES OF MATERIAL AND/OR EQUIPMENT THAT MAY HAVE EXISTED AT THE TIME OF THE SURVEY ARE NOT SHOWN.

COASTAL ENGINEERING COMPANY, INC.
260 Cranberry Hwy. Orleans, MA 02653
508.255.6511 Fax: 508.255.6700

NO.	DATE	REVISION	BY

SEAL

PROJECT: CAPE COD VILLAGE, INC. — OFF CHILD'S HOMESTEAD ROAD, ORLEANS, MA

SHEET TITLE: PLAN SHOWING PROPOSED DRIVEWAY ACCESS

SCALE	AS NOTED
DRAWING FILE	C18303-C3D.dwg
DATE	08-03-2015
DRAWN BY	JLH/MJB
CHECKED BY	BPM/DJM

C2.1.1

1 OF 1 SHEETS

PROJECT NO. C18303.00

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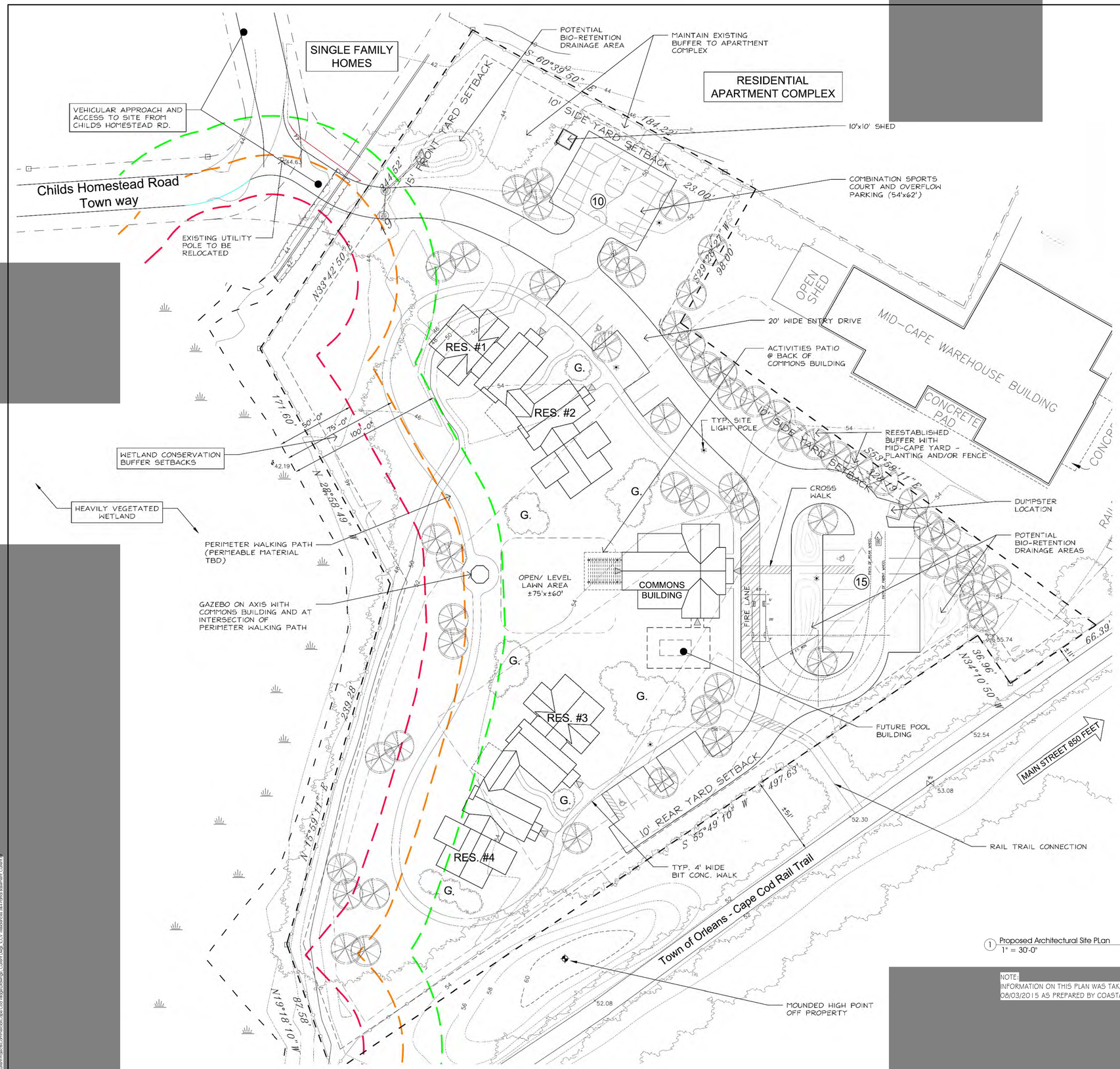


1 Proposed Architectural Site PLan
1" = 30'-0"

NOTE:
INFORMATION ON THIS PLAN WAS TAKEN FROM A PROPERTY SURVEY DATED 08/03/2015 AS PREPARED BY COASTAL ENGINEERING COMPANY, INC.

ZONING ANALYSIS SUMMARY - PER CHAPTER 164 ZONING BY-LAWS - TOWN OF ORLEANS, MA

PROPERTY ADDRESS	19 CHILDS HOMESTEAD ROAD, ORLEANS, MA 02653
MAP & PARCEL REFERENCE	MAP 25, PARCEL 74 (PORTION)
BUILDING USE GROUP	TBD
ZONING DISTRICT	VILLAGE CENTER DISTRICT (VC)
ZONING OVERLAY DISTRICTS	NOT APPLICABLE
FLOOD PLAIN ZONE / DISTRICT	NOT APPLICABLE

AREA & BULK REGULATIONS	REQUIREMENTS	BY-LAW REFERENCE	PROPOSED
MINIMUM LOT SIZE	N/A MIN.	§ 164-21	166,078 SF
MINIMUM LOT FRONTAGE (CORNER LOT)	N/A MIN.	§ 164-21	244 FT
MINIMUM LOT WIDTH (CORNER LOT)	N/A MIN.	§ 164-21	200 FT / 532 FT
MINIMUM FRONT YARD SETBACK	15 FT MIN.	§ 164-21	92 FT
MINIMUM SIDE YARD SETBACK	10 FT MIN.	§ 164-21	71 FT
MINIMUM REAR YARD SETBACK	10 FT MIN.	§ 164-21	44 FT
MAXIMUM BUILDING HEIGHT	30 FT MAX. (a)	§ 164-21	<30 FT
FLOOR AREA RATIO	100% MAX. (b)	§ 164-34-D(3)	<100 %

(a) The vertical distance from the average undisturbed existing natural grade at the foundation on the street side of the building to the top of the ridge. § 164-4

(b) Floor Area Ratio: The ratio of gross floor area to lot area shall not exceed 100% in the Village Center District. § 164-34-D(3)

OFF-STREET PARKING REGULATIONS	REQUIREMENTS	BY-LAW REFERENCE	PROPOSED
MINIMUM NUMBER REQUIRED	RESIDENTIAL: CONDEPEAK HOUSING 1 SPACE / PER BEDROOM 16 BEDROOMS = 16 SPACES	§ 164-34	16 SPACES
	COMMERCIAL: INDOOR PLACE OF ASSEMBLY 1 SPACE / PER 300 GSF 3,144 GSF / 300 GSF = 11 SPACES	§ 164-34	11 SPACES TOTAL REQUIRED ON SITE = 27 SPACES TOTAL CONCEPTUALLY SHOWN = 37 SPACES
MINIMUM PARKING SPACE SIZE	20 FT x 9 FT	§ 164-34	20 FT x 9 FT
MINIMUM DRIVEWAY SIZE	N/A		
HC ACCESSIBLE SPACES REQUIRED	TOTAL PARKING SPACES 26-50 PROVIDE 2 ADA PARKING SPACES	MAAB § 23.2	3 SPACES
REQUIRED PARKING BUFFERS			
> FROM ROAD	NOT APPLICABLE		
> FROM LOT LINE	NOT APPLICABLE		
> FROM ABUTTING RESIDENTIAL DISTRICT	NOT APPLICABLE		

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02675
PH: 508-362-8382
FAX: 508-362-2828

CAPE COD VILLAGE
TYPICAL GROUP RESIDENCE
CHILDS HOMESTEAD ROAD
ORLEANS, MA

TITLE:
PROPOSED ARCHITECTURAL SITE PLAN

As indicated

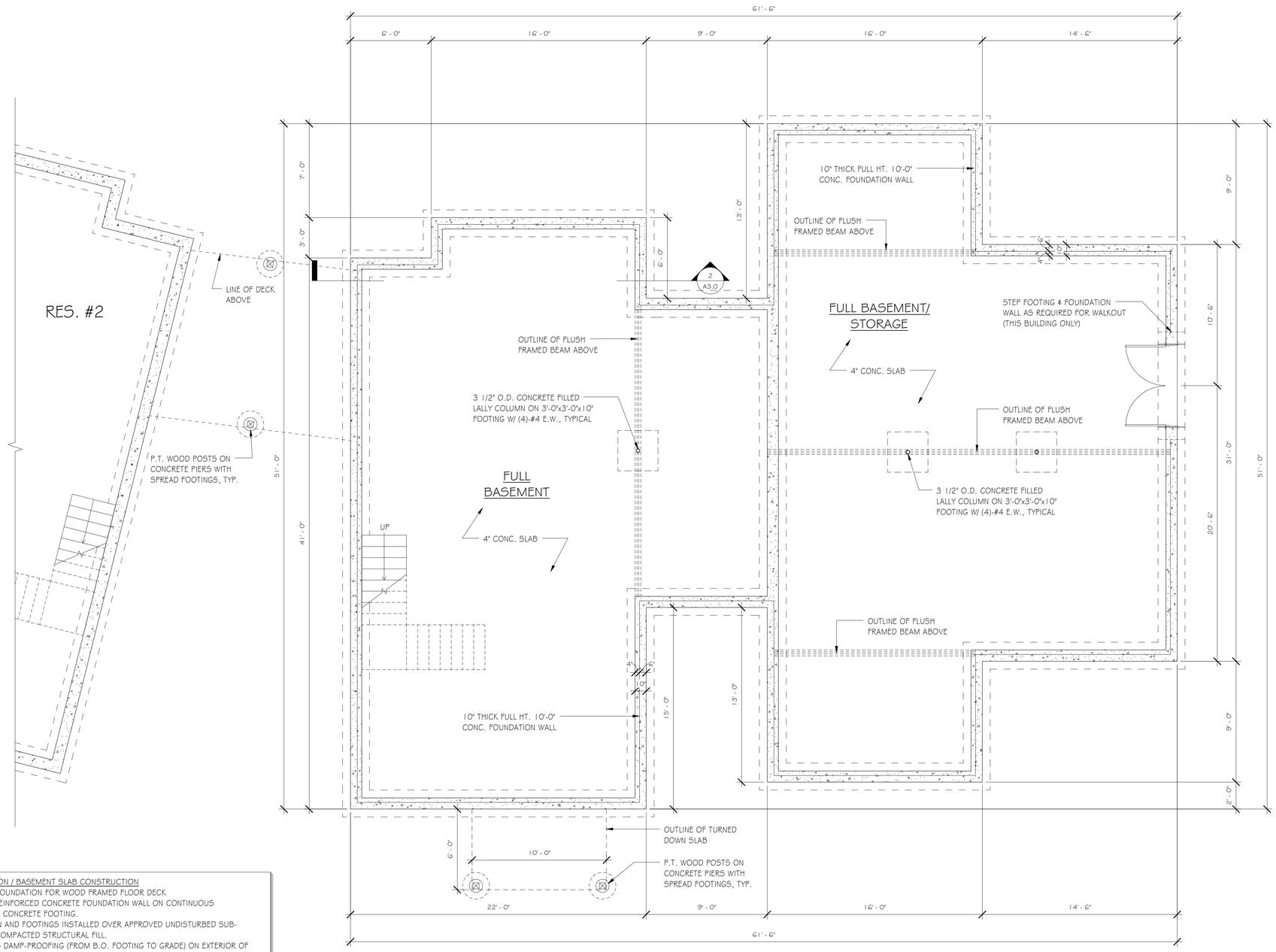
DATE ISSUED:
10. 30. 2015

REVISIONS:

DRAWN BY: HC

PROJECT #:

DRAWING NO.:
SP1.0



TYPICAL FOUNDATION / BASEMENT SLAB CONSTRUCTION

- POCKETED FOUNDATION FOR WOOD FRAMED FLOOR DECK
- 10" THICK REINFORCED CONCRETE FOUNDATION WALL ON CONTINUOUS REINFORCED CONCRETE FOOTING.
- FOUNDATION AND FOOTINGS INSTALLED OVER APPROVED UNDISTURBED SUB-GRADE OR COMPACTED STRUCTURAL FILL.
- BITUMINOUS DAMP-PROOFING (FROM B.O. FOOTING TO GRADE) ON EXTERIOR OF FOUNDATION WALL.
- 4" CONCRETE SLAB ON GRADE OVER 15-MIL STEGO VAPOR BARRIER, W/ TAPED SEAMS OVER SUB-GRADE MATERIALS.

1 FOUNDATION PLAN AT RES. #1 ONLY
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02675
PH 508-362-8382
FAX 508-362-2828

CAPE COD VILLAGE
TYPICAL GROUP RESIDENCE
CHILDS HOMESTEAD ROAD
ORLEANS, MA

TITLE:
FOUNDATION PLAN FOR RES. #1 ONLY

As indicated

DATE ISSUED: 10. 30. 2015

REVISIONS:

DRAWN BY: HC

PROJECT #:

DRAWING NO.:
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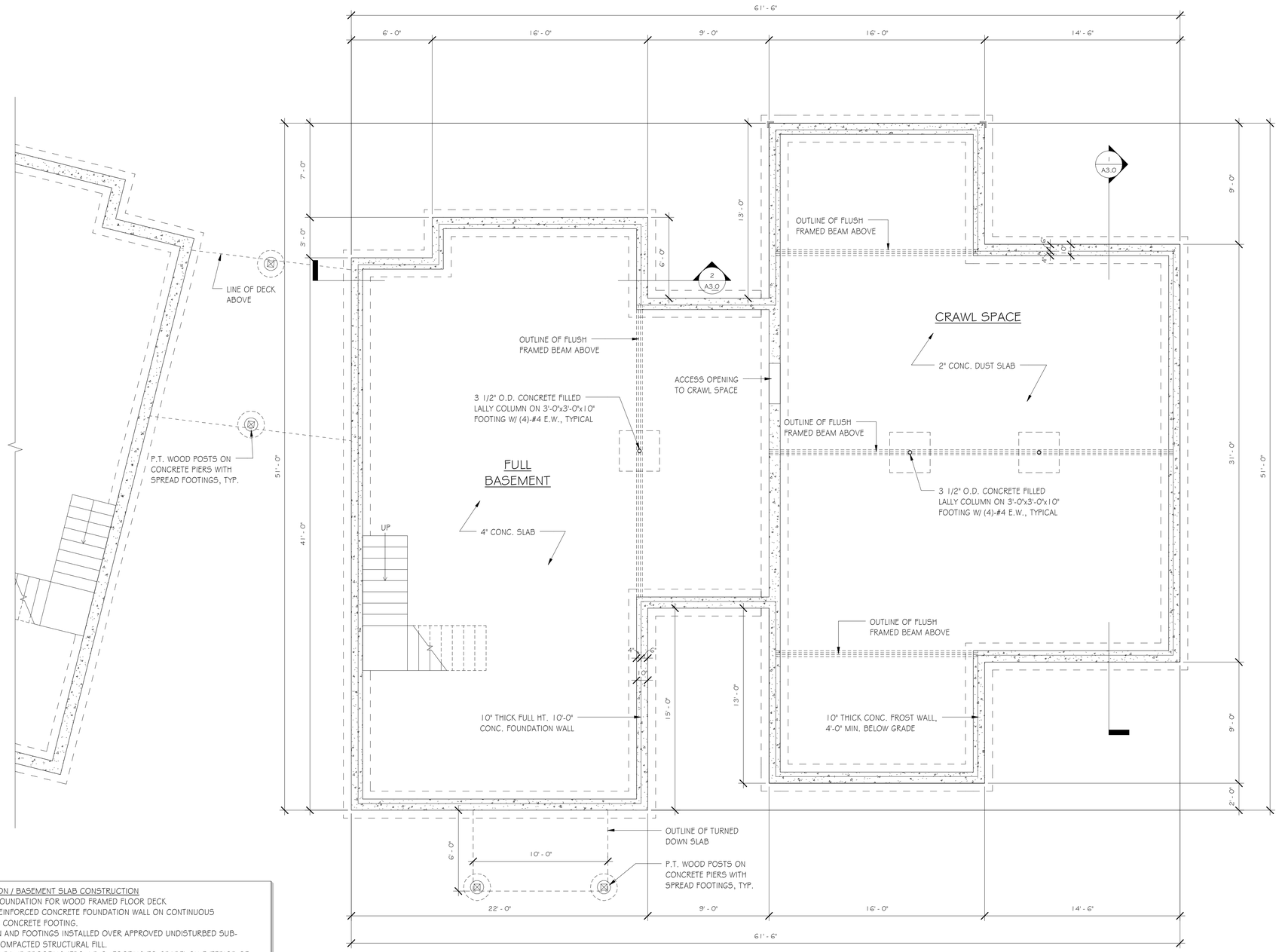

1 FOUNDATION PLAN AT RES. #2 (MIRRORED), #3 & #4(MIRRORED)
1/4" = 1'-0"

TYPICAL FOUNDATION / BASEMENT SLAB CONSTRUCTION

- POCKETED FOUNDATION FOR WOOD FRAMED FLOOR DECK
- 10" THICK REINFORCED CONCRETE FOUNDATION WALL ON CONTINUOUS REINFORCED CONCRETE FOOTING.
- FOUNDATION AND FOOTINGS INSTALLED OVER APPROVED UNDISTURBED SUB-GRADE OR COMPACTED STRUCTURAL FILL.
- BITUMINOUS DAMP-PROOFING (FROM B.O. FOOTING TO GRADE) ON EXTERIOR OF FOUNDATION WALL.
- 4" CONCRETE SLAB ON GRADE OVER 15-MIL STEGO VAPOR BARRIER, W/ TAPED SEAMS OVER SUB-GRADE MATERIALS.
- 2" CONCRETE DUST SLAB ON GRADE AT CRAWL SPACE LOCATION OVER 15-MIL STEGO VAPOR BARRIER, W/ TAPED SEAMS OVER SUB-GRADE MATERIALS.

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BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02675
PH 508-362-8382
FAX 508-362-2828

CAPE COD VILLAGE
TYPICAL GROUP RESIDENCE
CHILDS HOMESTEAD ROAD
ORLEANS, MA

TITLE:

TYPICAL FOUNDATION PLAN FOR RES. #2(MIRRORED), #3 & #4(MIRRORED)

DATE ISSUED: 10. 30. 2015

REVISIONS:

DRAWN BY: HC

PROJECT #:

DRAWING NO.:

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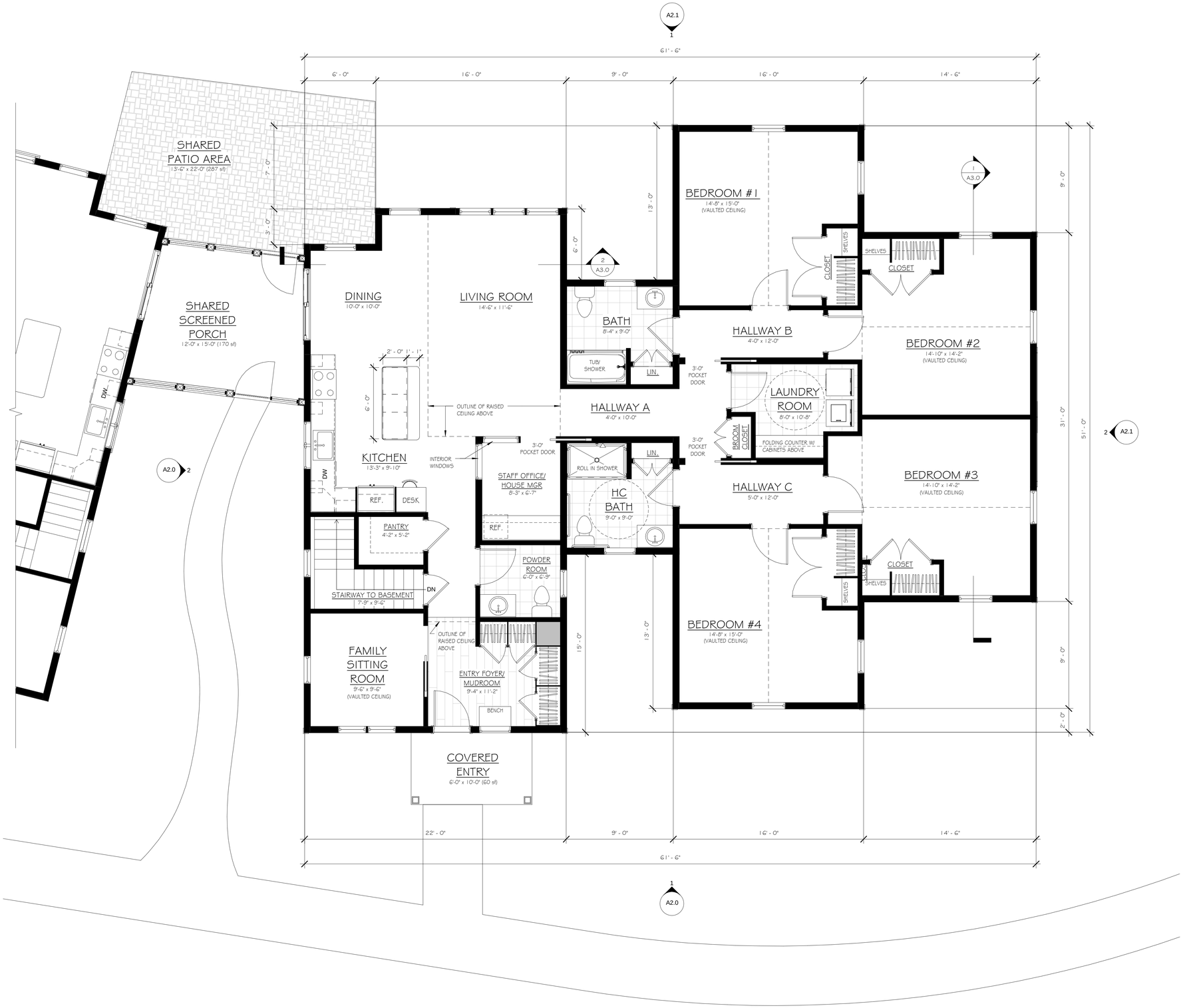

1 FIRST FLOOR PLAN
1/4" = 1'-0"

2,391 GROSS SQ. FT.
(EXCLUSIVE OF PORCHES)

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02675
PH 508-362-8382
FAX 508-362-2828

CAPE COD VILLAGE
TYPICAL GROUP RESIDENCE
CHILDS HOMESTEAD ROAD
ORLEANS, MA

TITLE:
FIRST FLOOR PLAN

1/4" = 1'-0"

DATE ISSUED:
10. 30. 2015

REVISIONS:

DRAWN BY: HC

PROJECT #:

DRAWING NO.:
A1.1

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1 Front Elevation
1/4" = 1'-0"

2 Left Side Elevation
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02675
PH 508-362-8382
FAX 508-362-2828

CAPE COD VILLAGE
TYPICAL GROUP RESIDENCE
CHILDS HOMESTEAD ROAD
ORLEANS, MA

TITLE:
EXTERIOR ELEVATIONS

1/4" = 1'-0"

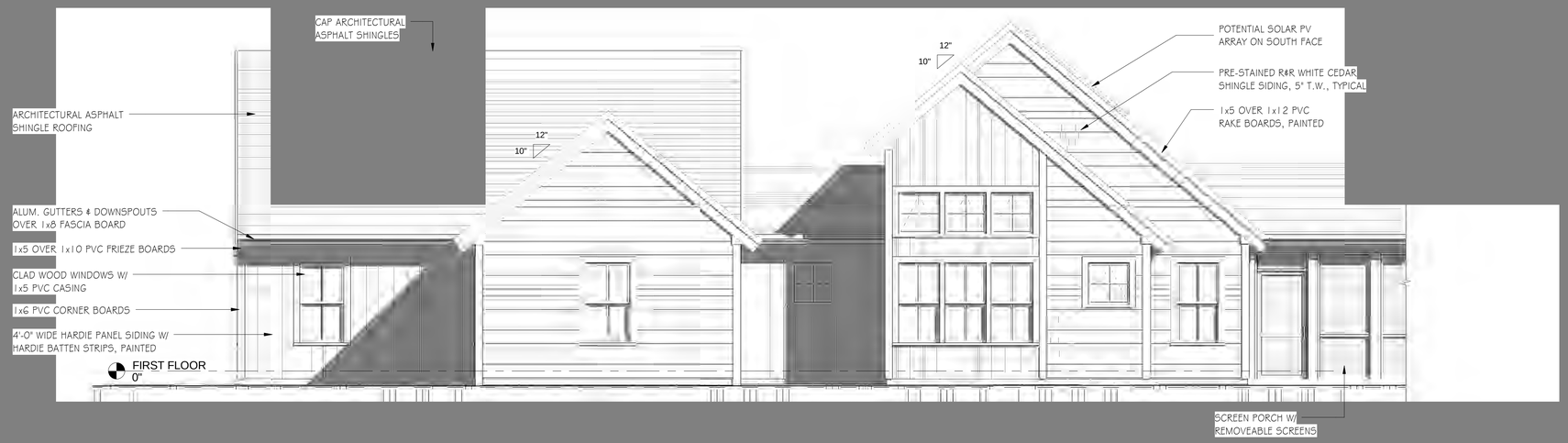
DATE ISSUED:
10. 30. 2015

REVISIONS:

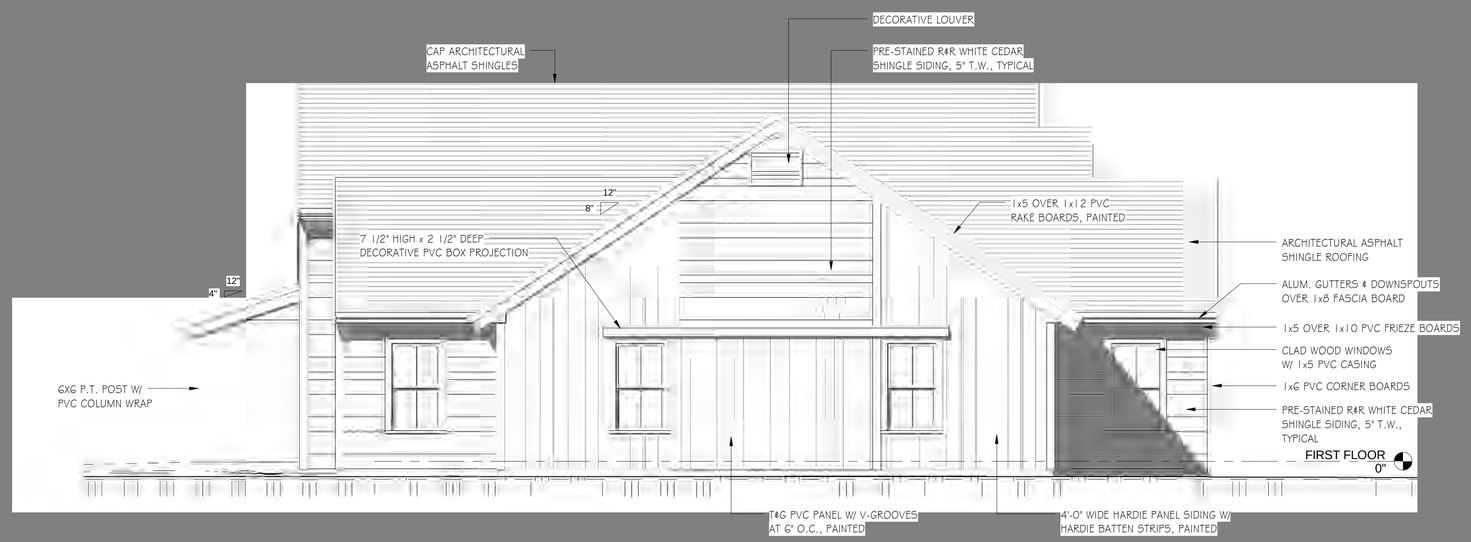
DRAWN BY: HC

PROJECT #:

DRAWING NO.:
A2.0



1 Back Elevation
1/4" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02675
PH 508-362-8382
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CAPE COD VILLAGE
TYPICAL GROUP RESIDENCE
CHILDS HOMESTEAD ROAD
ORLEANS, MA

TITLE:
EXTERIOR ELEVATIONS

1/4" = 1'-0"

DATE ISSUED:
10. 30. 2015

REVISIONS:

DRAWN BY: HC

PROJECT #:

DRAWING NO.:
A2.1

GENERAL NOTES:

- ALL WORK SHALL BE IN COMPLIANCE W/ THE INTERNATIONAL BUILDING CODE (IBC) 2009 WITH MASSACHUSETTS AMENDMENTS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE & COORDINATE W/ DESIGNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL BEARING LINES ARE CONTINUOUS & PROPERLY TRANSFERRED TO FOUNDATION.

TYPICAL ROOF CONSTRUCTION

- LAMINATED ARCHITECTURAL ASPHALT SHINGLE ROOFING.
- ICE & WATER SHIELD AT PERIMETER W/ GRACE TRI-FLEX 30 ROOFING UNDERLAYMENT
- CAP SHINGLES AT ROOF RIDGES.
- PRE-FINISHED ALUMINUM DRIP EDGE AND GUTTERS / DOWNSPOUTS AS INDICATED.
- 5/8" ZIP SYSTEM ROOF SHEATHING.
- 2 X WOOD RAFTERS AND CEILING JOISTS AT 16" O.C. WITH HURRICANE CLIPS.
- CLOSED CELL SPRAY FOAM INSULATION (R-49 MIN.) IN RAFTER BAYS.
- 1/2" GYPSUM BOARD (BLUE BOARD) W/ VENEER PLASTER, PAINTED OVER 1 X 3 STRAPPING AT 16" O.C.

TYPICAL FLOOR / CEILING CONSTRUCTION

- FINISH FLOORING - SEE FINISH SCHEDULE.
- 3/4" T&G ADVANTECH SUB-FLOOR, GLUED & NAILED OVER 11-7/8" DEEP I-JOIST FRAMING AT 16" O.C.
- AIR SEALING (CLOSED CELL) SPRAY FOAM INSULATION AT RIM JOISTS (R-20 MIN.)
- BATT INSULATION AT EACH FLOOR FRAMING BAY (R-30 MIN.)
- 9" THICK SOUND ATTENUATING FIBERGLASS BATT INSULATION BETWEEN FLOOR JOISTS.
- 1/2" GYPSUM BOARD (BLUE BOARD) W/ VENEER PLASTER, PAINTED OVER 1 X 3 STRAPPING AT 16" O.C..

TYPICAL INTERIOR WALL ASSEMBLY

- 2X4 SILL W/ (2) 2X4 TOP PLATE AND 2X4 WALL STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.
- 3-1/2" THICK SOUND ATTENUATING FIBERGLASS BATT INSULATION BETWEEN ALL INTERIOR WALL STUDS.
- 1/2" GYPSUM BOARD (BLUE BOARD) W/ VENEER PLASTER, PAINTED.

TYPICAL FOUNDATION / BASEMENT SLAB CONSTRUCTION

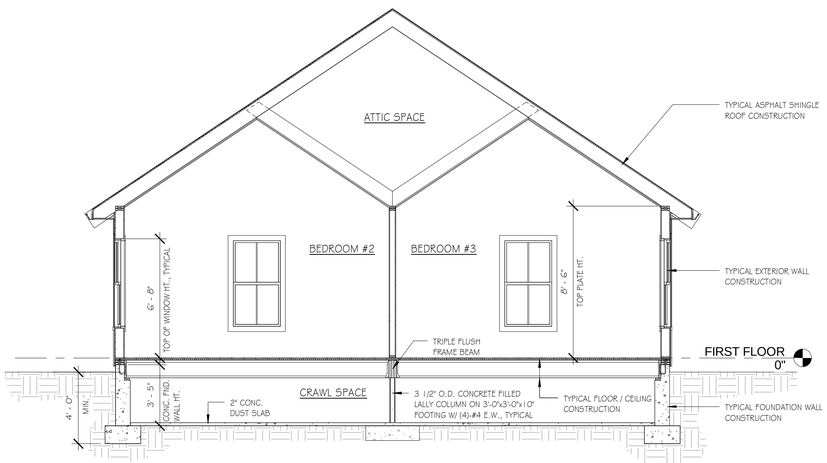
- 10" THICK REINFORCED CONCRETE FOUNDATION WALL ON CONTINUOUS REINFORCED CONCRETE FOOTING.
- FOUNDATION AND FOOTINGS INSTALLED OVER APPROVED UNDISTURBED SUB-GRADE OR COMPACTED STRUCTURAL FILL.
- BITUMINOUS DAMP-PROOFING (FROM B.O. FOOTING TO GRADE) ON EXTERIOR OF FOUNDATION WALL.
- 1-1/2" XPS RIGID FOAM INSULATION (R-7.5 MIN.) AT OUTSIDE OF FOUNDATION WALLS FROM TOP OF GRADE TO TOP OF FOOTING.
- 4" CONCRETE SLAB ON GRADE OVER 15-MIL STEGO VAPOR BARRIER, W/ TAPED SEAMS OVER SUB-GRADE MATERIALS.

TYPICAL EXTERIOR WALL ASSEMBLY

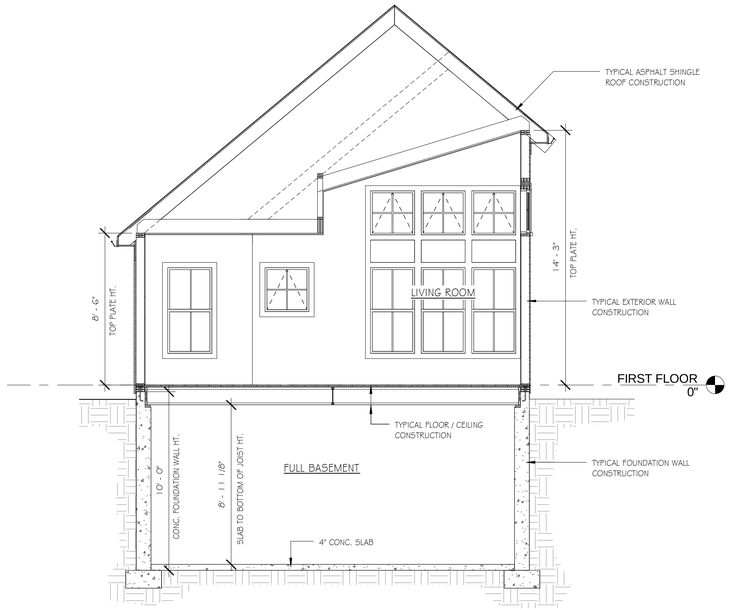
- 2X6 SILL / (2) 2X6 TOP PLATE
- 2X6 WALL STUDS AT 16" O.C W/ STUD CAVITIES FILLED W/ R-20 DENSE PACKED CELLULOSE INSULATION.
- 1/2" ZIP SYSTEM WALL SHEATHING W/ JOINTS TAPED.
- FACTORY FINISHED R&R CEDAR SHINGLE SIDING (OR 4'-0" WIDE HARDIE PANEL SIDING W/ BATTEN STRIPS) AS INDICATED ON ELEVATION DRAWINGS.
- 1/2" GYPSUM BOARD (BLUE BOARD) W/ VENEER PLASTER, PAINTED.

TYPICAL DECK CONSTRUCTION

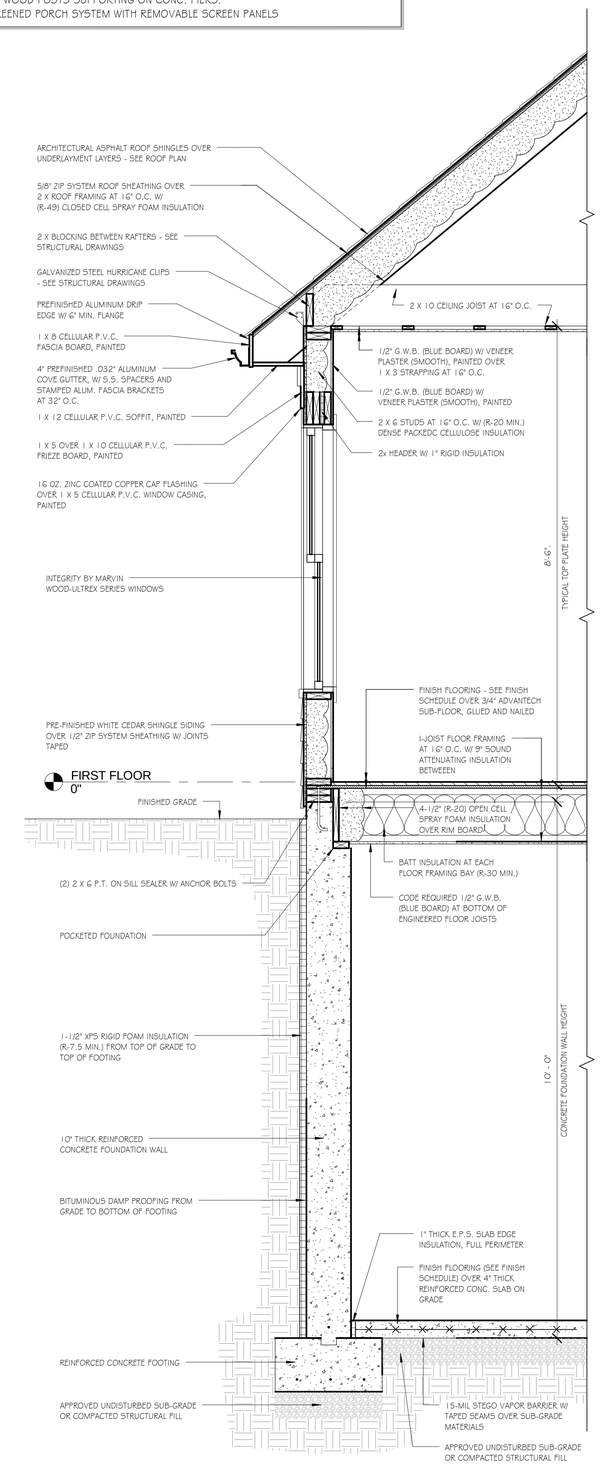
- 1 X 6 (3/4" X 5-1/2") MAHOGANY DECKING W/ CONCEALED FASTENING SYSTEM OVER P.T. 2 X FRAMING.
- P.T. WOOD POSTS SUPPORTING ON CONC. PIERS.
- SCREENED PORCH SYSTEM WITH REMOVABLE SCREEN PANELS



1 Section at Bedrooms
1/4" = 1'-0"



2 Section at Living Room
1/4" = 1'-0"



3 TYPICAL WALL SECTION
3/4" = 1'-0"

ROOM FINISH SCHEDULE - SEE OUTLINE SPECIFICATION

ROOM	FLOORING	WALLS: GENERAL	WALLS: SPECIAL	CEILING	NOTES
Not Placed					
ENTRY FOYER/ MUDROOM	LVT PLANK FLOOR	GYP. WALLBOARD W/ VENEER PLASTER FINISH, PAINTED		GYP. WALLBOARD W/ VENEER PLASTER FINISH, PAINTED	
FAMILY SITTING ROOM	LVT PLANK FLOORING				
POWDER ROOM	PORCELAIN TILE				
PANTRY	LVT PLANK FLOORING				
STAIRWAY TO BASEMENT	WOOD STAIR TREADS				
PANTRY	LVT PLANK FLOOR				
STAFF OFFICE/ HOUSE MANAGER					
KITCHEN			TILE BACKSPLASH, TBD		
DINING AREA			IMPACT RESISTANT WALLCOVERING ON SELECT AREAS		
LIVING ROOM			IMPACT RESISTANT WALLCOVERING ON SELECT AREAS		
BATH	PORCELAIN TILE	PORCELAIN VENEER PANELS	QUIET ROCK GYP. WALLBOARD		
HC BATH	PORCELAIN TILE	PORCELAIN VENEER PANELS			
LAUNDRY ROOM	PORCELAIN TILE	GYP. WALLBOARD W/ VENEER PLASTER FINISH, PAINTED			
HALLWAY A, B & C	LVT PLANK FLOORING				
BROOM CLOSET	WOVEN VINYL FLOORING				
BEDROOM #1					
BEDROOM #1 CLOSET					
BEDROOM #2					
BEDROOM #2 CLOSET					
BEDROOM #3					
BEDROOM #3 CLOSET					
BEDROOM #4					
BEDROOM #4 CLOSET					
SHARED SCREENED PORCH	MOHOGANY DECKING	SCREEN PORCH SYSTEM W/ REMOVABLE SCREEN PANELS		PVC V-GROOVE, PAINTED	

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CAPE COD VILLAGE
TYPICAL GROUP RESIDENCE
CHILDS HOMESTEAD ROAD
ORLEANS, MA

TITLE:
BUILDING SECTIONS

As indicated

DATE ISSUED:
10. 30. 2015

REVISIONS:

DRAWN BY: HC

PROJECT #:

DRAWING NO.:
A3.0

10/30/2015 2:29:00 PM
H:_Current Projects\Commercial\Cape Cod Village\Drawings_Current Dwgs_SCO_Residences 3&4 Partial Basement_Current.rvt

GENERAL NOTES:

- ALL WORK SHALL BE IN COMPLIANCE W/ THE INTERNATIONAL BUILDING CODE (IBC) 2009 WITH MASSACHUSETTS AMENDMENTS.
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TYPICAL ROOF CONSTRUCTION

- LAMINATED ARCHITECTURAL ASPHALT SHINGLE ROOFING, AND/OR STANDING SEAM METAL ROOF AS INDICATED.
- ICE & WATER SHIELD AT PERIMETER W/ GRACE TRI-FLEX 30 ROOFING UNDERLAYMENT
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TYPICAL FOUNDATION/ FLOOR SLAB CONSTRUCTION

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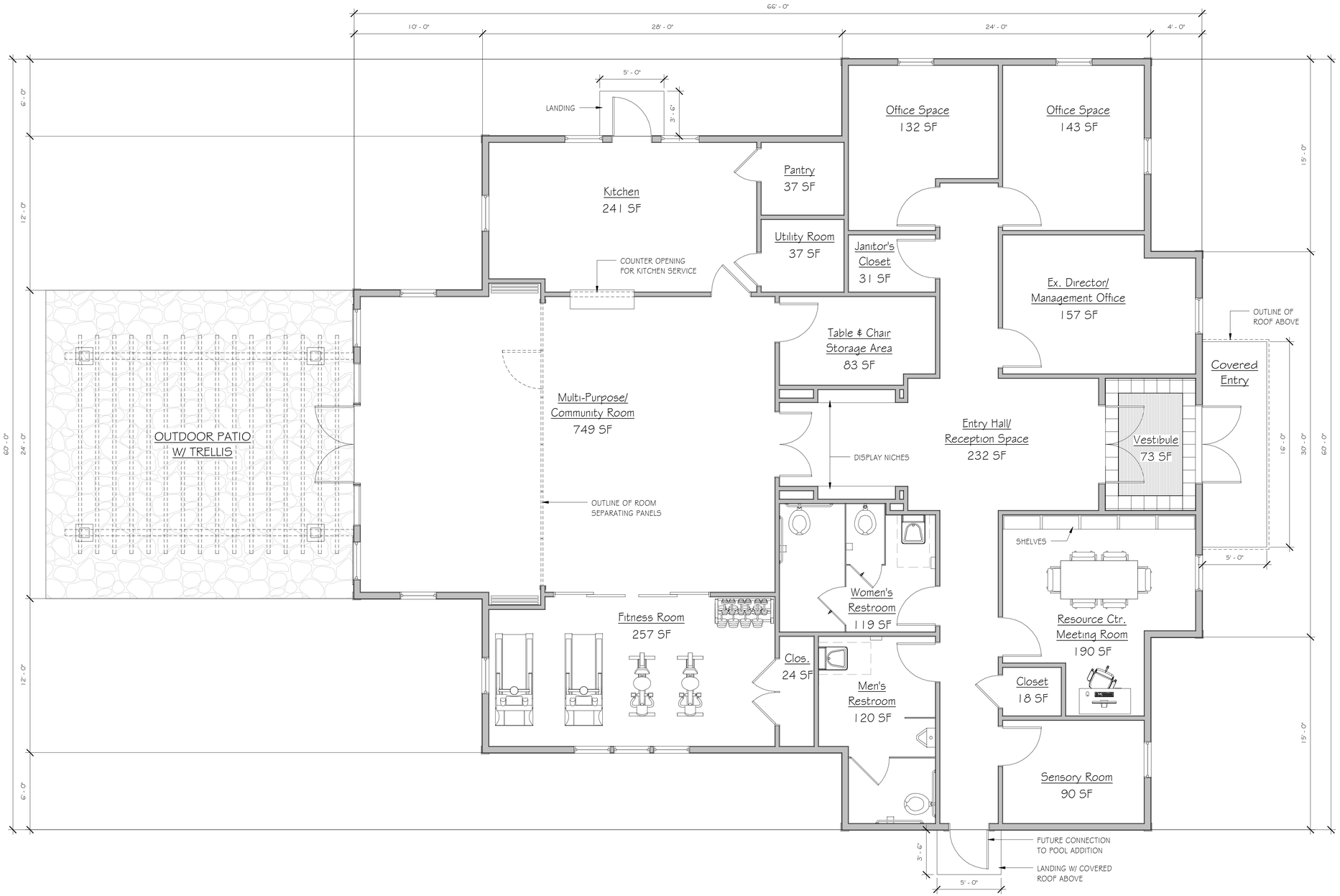
- FOUNDATION AND FOOTINGS INSTALLED OVER APPROVED UNDISTURBED SUB-GRADE OR COMPACTED STRUCTURAL FILL.
- BITUMINOUS DAMP-PROOFING (FROM B.O. FOOTING TO GRADE) ON EXTERIOR OF FOUNDATION WALL.
- FINISH FLOORING -TBD
- 4" THICK REINFORCED CONCRETE SLAB-ON-GRADE
- 15-MIL STEGO VAPOR BARRIER W/ TAPED SEAMS
- XPS RIGID FOAM INSULATION (R-10 MIN.) AT EDGE OF SLAB TO BOTTOM OF SLAB THEN HORIZONTALLY TO THE INTERIOR FOR A TOTAL DISTANCE OF 4'-0".



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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CAPE COD VILLAGE
PROPOSED COMMONS BUILDING
ORLEANS, MA

TITLE:

COMMONS BUILDING FIRST FLOOR PLAN

As indicated

DATE ISSUED: 10. 30. 2015

REVISIONS:

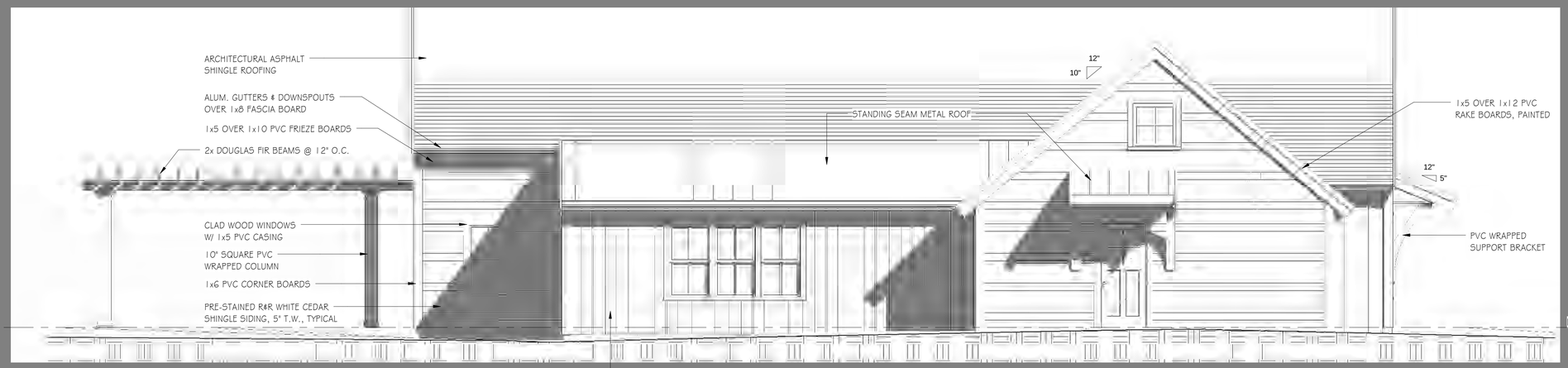
DRAWN BY: HC

PROJECT #:

DRAWING NO.: A1.2

1/12/2015 3:40:19 PM
H:_Current Projects\Commercial\Cape Cod Village\Drawings_Current Dwgs_CCV - Commons Building.rvt

1 Front Elevation
1/4" = 1'-0"



2 Left Side Elevation
1/4" = 1'-0"

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CAPE COD VILLAGE
PROPOSED COMMONS BUILDING
ORLEANS, MA

TITLE:
COMMONS BUILDING EXTERIOR ELEVATIONS
1/4" = 1'-0"

DATE ISSUED:
10. 30. 2015

REVISIONS:

DRAWN BY:
H.C.

PROJECT #:

DRAWING NO.:
A2.2

1 Back Elevation
1/4" = 1'-0"

2 Right Side Elevation
1/4" = 1'-0"

STAMP:

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CAPE COD VILLAGE
PROPOSED COMMONS BUILDING
ORLEANS, MA

TITLE:
COMMONS BUILDING EXTERIOR ELEVATIONS
1/4" = 1'-0"

DATE ISSUED: 10. 30. 2015

REVISIONS:

DRAWN BY: H.C.

PROJECT #:

DRAWING NO.: A2.3