

Project Description “Settler’s Glen”, Wareham, MA

“Settler’s Glen” will be located on a 3.6-acre vacant parcel of land off Red Brook Road in Wareham, MA. The Applicant has planned 20 units of homeownership condominium housing including ten duplexes for a total of 20 units. As currently planned, there will be 10 two-bedroom homes and 10 three-bedroom homes. The homes have flexible floor plans that will allow for age targeting with either a first floor or second floor master.

All units will have 2 car garages, 2.5 baths, a washer and dryer included, an open concept living area on the first-floor and patios. The two-bedroom units will have a den and/or loft space. Five of the units will be income restricted to households earning at or below 80% of Area Median Income in perpetuity including 4 two-bedroom units and 1 three-bedroom unit.

Public water is available in the street and the applicant has an easement for public sewer. Pole mounted utilities exist along Red Brook Road and will be brought to the entrance of the site and put underground. They include electric, cable tv, telephone, and other communications. Units range in size from 1,701-1,975 square feet and average 1,851 square feet. The buildings are spaced at least 25 feet apart. There will be a sidewalk on one side of internal roadway. All units are accessible at grade. Trash and recycling will be private with weekly pick-ups at curbside and the cost paid for in the Homeowners Association (HOA) fee. The property is near Cape Cod Canal, Buzzards Bay and area retail. This development, while not age restricted, will create affordable housing opportunities for older persons, special needs/disabled individuals who require one-level living (all main living areas including master suites on first floor). The location offers opportunities for access to shopping, services, restaurants, and recreation areas to individuals who do not drive via the GATRA bus.

Site Control:

The property is owned by the Applicant, TGCI EMNACA LLC via deed recorded with the Plymouth County Registry of Deeds in Book 41497, Page 318.

Transportation:

The GATRA Onset/Wareham Link 2 line goes right by the intersection of Rt 28 and Red Brook Rd and GATRA is a "wave down" service so riders can stand anywhere along the route and wave at the bus and it will stop and pick them up <http://www.gatra.org/index.php/about-us/how-to-ride-guide>.

The Link 2 line goes to Cranberry Plaza where there is a Stop N Shop supermarket, banks, post office and other stores. The Link 2 line also goes to the Cape Cod Canal

Train Bridge recreation area and there are lots of stores and restaurants along the Link 2 line. The Line 2 link also goes to areas where rides can transfer to other Link lines.

The location is convenient access to major highways (25, 6, 495, 195, 3) for commuters.

Affordability and Housing Needs:

According to Town of Wareham's 2013 Housing Production Plan: "The Town wants to insure that future growth maintains some diversity in the housing stock, including housing that meets the full range of local needs. While housing prices are regionally relatively affordable, they are out of reach for many of Wareham's residents. For example, median sales prices and gross rents are unaffordable to approximately 40% of all Wareham households. Additionally, the significant upfront costs of accessing housing and more rigorous lending or leasing criteria provide additional challenges to those in search of affordable housing".

"Settler's Glenn" will create affordable housing opportunities for older persons, persons with special needs/disabled individuals who require one-level living (all main living areas including master suites may be located on the first floor). A sidewalk will provide pedestrian access from the buildings throughout the development.

The affordable homes are estimated to be priced at \$271,500 for a two-bedroom unit and \$301,700 for the three-bedroom unit. Condominium fees are estimated to be \$247 and 274 and the fee will include snowplow, insurance, landscaping, electric for outdoor lights, water and sewer, management, accounting, sprinklers, gutters, reserve and repairs. Market rate units are estimated to be priced at \$399,000-\$429,000.

Design Narrative and Energy Efficiency:

The modest, two-story Cape Cod style designs are in keeping with the traditional New England style homes of the surrounding area. The proposed buildings sit roughly 25 feet apart on a single cul de sac road with sidewalks and private off-street parking.

The horizontal mass of the facades is minimized by the use of front-entry garages, varying rooflines, covered entry porches, and trim details. The buildings are 2-story but have the appearance of 1 ½-story by the use of Cape Cod style rooflines with rear dormers.

The exterior siding is a mix of horizontal clapboard and shake shingles with shutters and craftsmen-style entry doors. The garage doors are carriage style to enhance the facades. Windows, trim details, and front-facing gables are used to break up large areas of the elevations.

The look of the homes and the neighborhood will be further enhanced by the use of classic New England colors with bright white trim on the exteriors. A summary of the plans is as follows:

Name	1st	2nd	Total SF	Description
Brewster	1,121	580	1,701	Duplex, 3 bed and loft option
Standish	987	976	1,963	Duplex, Master on 2nd floor. 1,857 sf 2 bed and 1,963 3 bed
Winslow	1,419	556	1,975	Duplex, Master 1st floor, den 1st floor

The landscape design is intended to create the visual appeal of an old-fashioned, walkable, New England village with front walks, street trees, privacy trees, and decorative shrubbery and fencing.

Settler’s Glen will adhere to the Stretch energy code as adopted by the Town of Wareham. The building will contain low flow toilets and high efficiency heating systems. Exceed energy star for building envelope and energy star or equivalent appliances. Low flow toilets, sinks, showers and tubs. All exterior lighting to be LED; all interior light fixtures will be Energy Star. Individually metered utilities, No VOC interior finish materials.

Stormwater Management:

This project has been designed to meet or exceed the requirements of the Department of Environmental Protection (DEP) Stormwater Management Standards as outlined in the Massachusetts Stormwater Handbook. The drainage system has been designed to match or reduce stormwater runoff rates and volumes to the adjacent roadways and abutting properties. A system of catch basins, drain manholes, a sediment forebay, and infiltration basin have been designed to provide water quality treatment and infiltration which exceeds that required by MassDEP and the Town of Wareham.

The system was selected in part due to the ease of inspection and maintenance. The Stormwater Management Report includes provisions for both “Construction Phase Erosion and Sedimentation Controls” and a “Long Term Operation and Maintenance Plan”. There are no wetland resources in the vicinity of this site. Compliance with the standards provides a presumption that groundwater supplies and adjacent properties are adequately protected from potential negative impacts. The project proponents will work cooperatively with the Town of Wareham and their engineering consultant to ensure that development of the project is in full compliance with the standards.

Wetlands Resources

No jurisdictional resource areas are present within the proposed development area.

Environmental Due Diligence

Environmental due diligence was completed by consulting the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). It was determined that there are no FEMA Flood Zones located onsite. (See attached Figure 3). The latest Massachusetts

Natural Heritage atlas effective August 3, 2018, indicates that there is no Priority Habitat mapped within or near the property (See Figure 4 Priority & Estimated Habitats).

Meetings:

The engineer has had informal meetings with the Onset Water Department and Fire Department. Owners representative has met with the Wareham Affordable Housing Trust and some neighbors. The project team presented to the Town Planner formally on September 30, 2020 and meet with department heads on October 8, 2020. So far, the feedback has been encouraging and positive.