

Progress Report & Community Meeting: Governor Prence Inn

Hello!

The meeting will begin shortly.

Before we get started, here is a question we'd like you to think about.
You can type your thoughts in the Q&A box at the bottom of this
page.

If you had the authority to decide the future of the Governor Prence
Inn property, what would you want to see there?



Progress Report & Community Meeting: Governor Prence Inn

January 12, 2021



Program



Introductions



Our Scope



What We've
Heard and
Learned



Initial Thoughts



What We Need to
Know



Where We Go
from Here (Next
Steps)

Introductions



- Town of Orleans
 - Select Board
 - Affordable Housing Trust
 - Affordable Housing Committee
 - George Meservey, Town Planner
- Barrett Planning Group
 - Judi Barrett
 - Catherine Dennison
- Grady Consulting
 - Bart Lipinski, ASLA

Our scope

- Meet with Town officials to clarify goals of the study, tasks, and available resources.
- Identify housing needs based on available data and the 2017 Orleans Community Housing Study.
- Identify local and regional housing planning and projects underway.
- Evaluate the land needed for recommended housing and provide approximate locations for that housing on the subject site.
- Evaluate the condition of buildings to determine their condition and approximate cost it would take to meet the MA Building Code.



Our scope

- Consider whether other compatible municipal uses could be sited on remaining land.
- Estimate impacts of a development on sewer flow, noise, lighting, and other project impacts.
- Receive public input and evaluate options for compatible uses.
- Present draft findings at a public meeting and finalize report to the Town.



Please tell us a little about you, our participants in this meeting ...



We have a question for you!

- Do you live in Orleans?



We have another question, too!

- Please tell us your age. (Don't be shy!)



And one more, for now.

- Are you currently serving or have you recently served on a Town board or commission?



What have we heard and learned so far?



Orleans Housing Plan

Population in Need	All Units	Housing Available and Affordable	Unmet Need*
Renters			
Extremely Low Income (Within 30% AMI)	145	30	-115
Very Low Income (30% to 50% AMI)	110	65	-45
Low to Moderate Income (50% to 80% AMI)	160	46	-114
Subtotal	405	141	-274
80% to 100% AMI	40	40	0
Above 100% AMI	34	34	0
Total	479	215	-274



Orleans Housing Plan

Population in Need	All Units	Housing Available and Affordable	Unmet Need*
Homeowners			
Low to Moderate Income (at or below 80% AMI)	735	206	-529
80% to 100% AMI	160	50	-110
Above 100% AMI	1,390	1,132	-258
Total	2,285	1,388	-897



Orleans Housing Plan

Target Population in Need	All Units Occupied By Those Earning < 80% AMI	Housing Available That is Affordable to Those Earning < 80% AMI	All Those with Cost Burdens/Units Occupied by Those Earning < 80% AMI
Seniors (62 and over)	215 Renters 460 Owners	106 Renters 140 Owners	109 Renters 320 Owners
Families	90 Renters 165 Owners	15 Renters 21 Owners	75 Renters 144 Owners
Non-elderly Individuals	110 Renters 110 Owners	20 Renters 45 Owners	90 Renters 65 Owners



Another poll question!

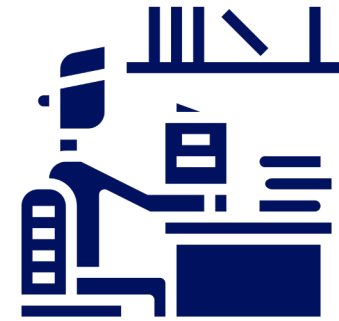
- Do you personally know anyone who has had difficulty finding housing they could afford in Orleans?



Snow Library: Five Year Plan 2017-2022

Planning Committee, Patrons Survey: 2015 priorities

1. Stimulate imagination: reading, viewing, listening for pleasure
2. Visit a comfortable place: residents will have welcoming physical places to meet and interact with others as well as read quietly and will have open, accessible virtual spaces that support networking.
3. Satisfy curiosity: lifelong learning.



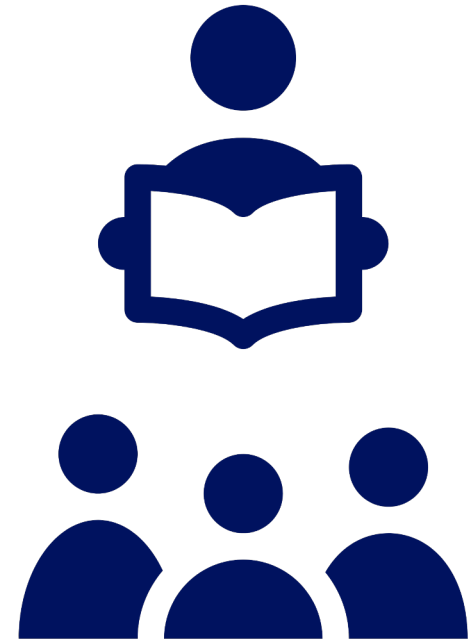
Snow Library: current usage

Massachusetts Board of Library Commissioners (MBLC), 2018 Snow Library holdings:

- 125,610 items, including 65,500 that are physically held in the facility.
- 9,295 registered borrowers,
- 149,145 items (all formats) in circulation in 2018

Various civic and community groups used meeting rooms 804 times. Craine Meeting Room is “in constant demand” according to the Current Facilities Conditions Report, but future library programming calls for a higher-capacity space.

Library offered 650+ programs for children and adults, with 15,400 attendees in 2018



Snow Library: Facility Conditions

The current Snow Library was built in 1954 after the original facility (1877) was destroyed by fire in 1952.

Current layout reflects 1977, 1992 additions.

The 2019 Snow Library Building Program and Current Facility Conditions Report indicates that the “expected remaining life of the current building ... is 8-12 years, and that any alterations to the current building would most likely result in substantial structural work, triggering the need to bring the library fully up to current code requirements.”



Snow Library: facility needs

The 2019 Snow Library Current Facility Conditions Report identifies several critical needs in the library facility, including the following updates:

- While the facility is compliant with 1992 ADA standards, it requires numerous improvements to reflect today's requirements.
- The library also does not meet fire safety standards: it lacks an automatic fire suppression system, required by Building Code, as well as second means of egress from the Lower and Mezzanine levels.
- The Craine Meeting Room was not built as a meeting space and does not meet Code requirements for make up (fresh) air.



Orleans community center



Existing Community Center, 44 Main Street
Managed by Orleans Cultural District Committee and other volunteers.

There appears to be interest in a multipurpose community center of a size and configuration that may work on the Governor Prence Inn site.

And one more!

- Did you respond to the survey?



The online survey: Thoughts about community needs

We listed some community needs we had heard about since we started working with the Town in December, and we asked people to comment on them. Our question: do these needs apply to the town as a whole? To downtown Orleans? Or not at all?

- Highest priority needs:
 - Employment
 - Affordable housing
 - A wider range of housing types
 - Recreation options

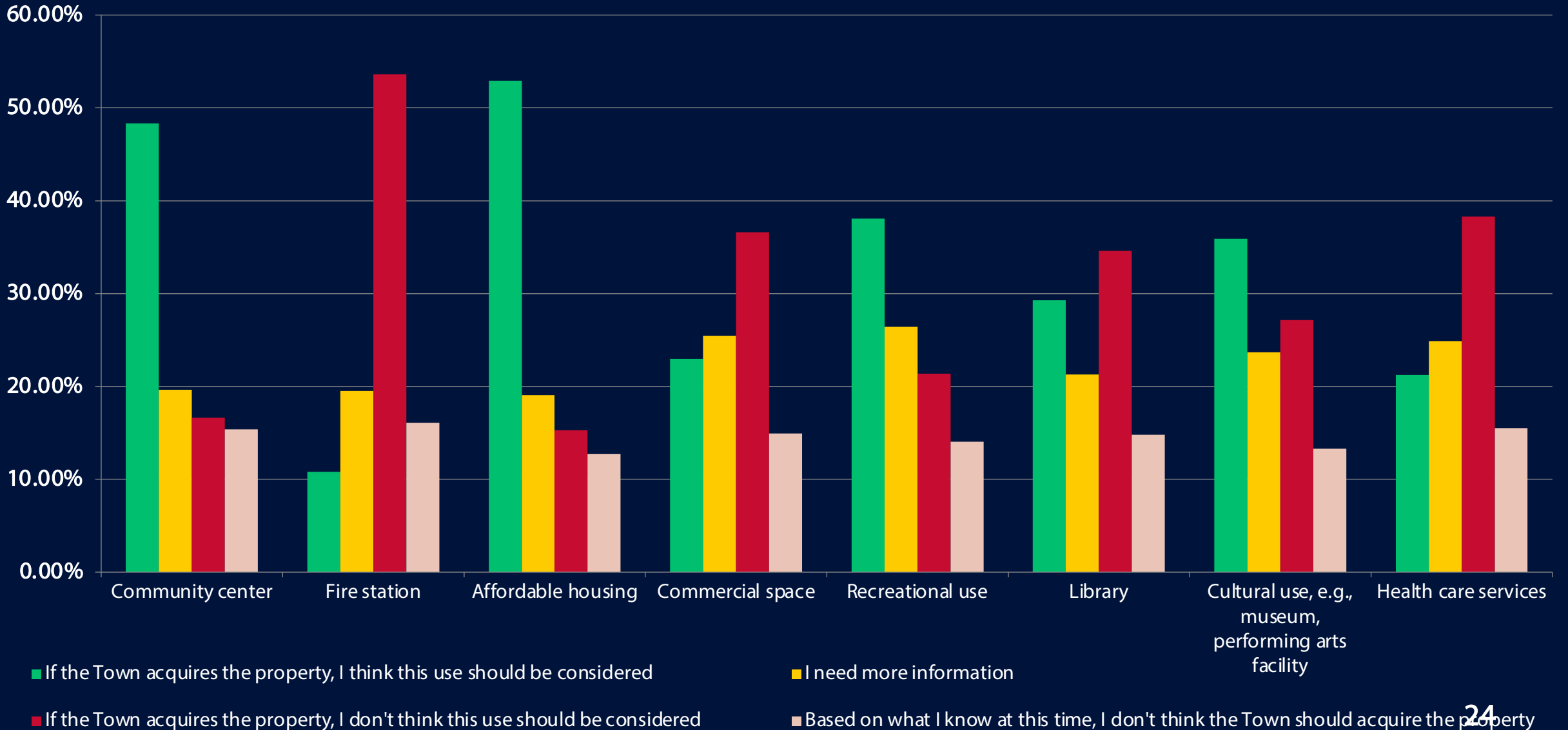


When asked about uses for the Governor Prence site, survey respondents said:

- **Highest priorities:**
 - Affordable housing
 - Community center
- **Lowest priorities:**
 - Fire station
 - Commercial space
 - Library
 - Health care
- Respondents said they'd need more information about:
 - Commercial space
 - Health care
 - Recreational use



Below is a list of some potential opportunities the Town may be able to consider if it decides to acquire the Governor Prence Motel site. What do you think?



Last poll question!

- Do you regularly attend town meeting?



Site tour & initial thoughts about the property

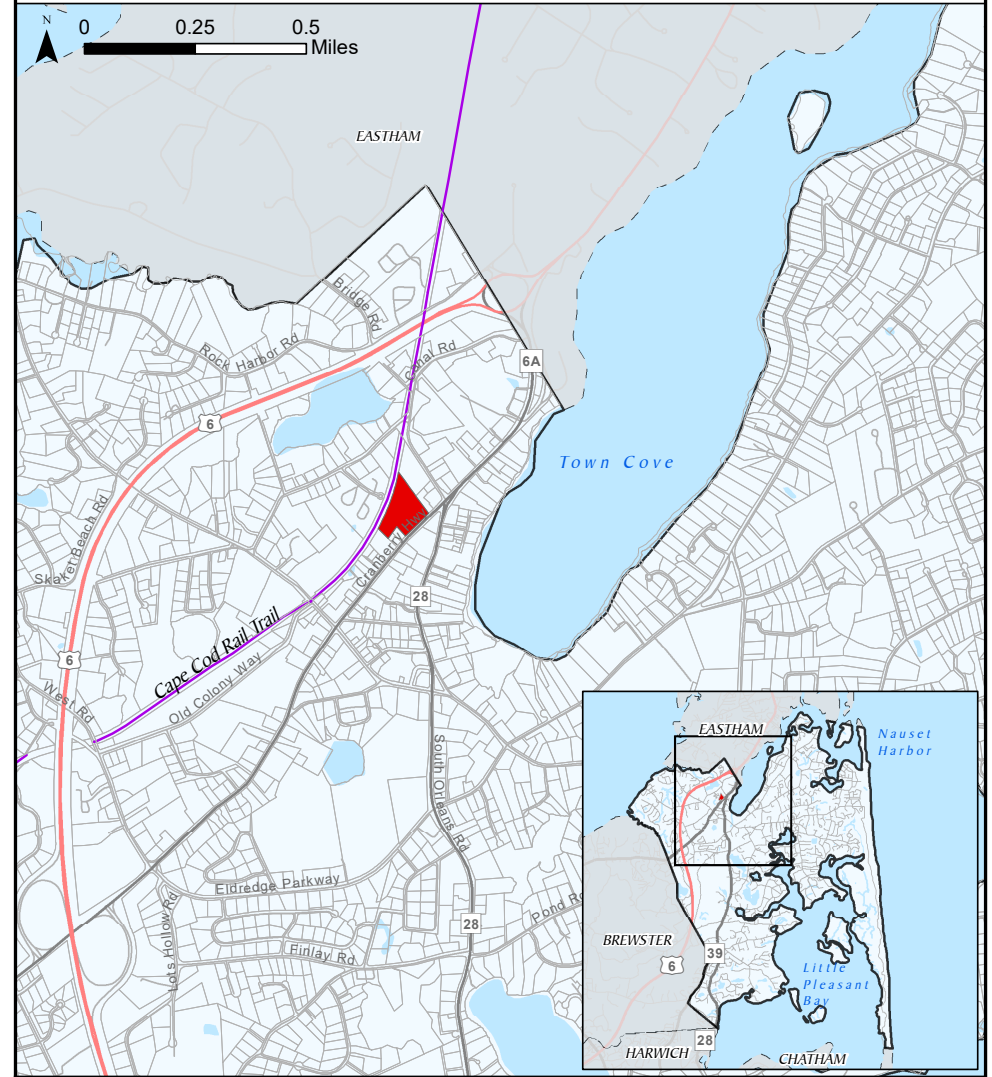
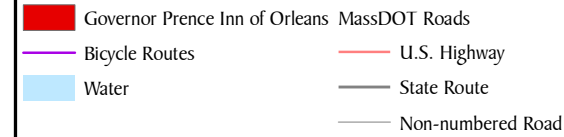


The site

- Situated on Route 6a
- About 5.5 acres in two parcels
- Abuts the Cape Cod Rail Trail
- Slopes sharply down toward the rail trail behind the main hotel building
- Developable for a variety of uses



Town of Orleans



Context

Governor Prence Inn Site Visit Photos

<https://www.google.com/maps/d/u/0/print?mid=1D8HJ0REFlqyKVaGe...>

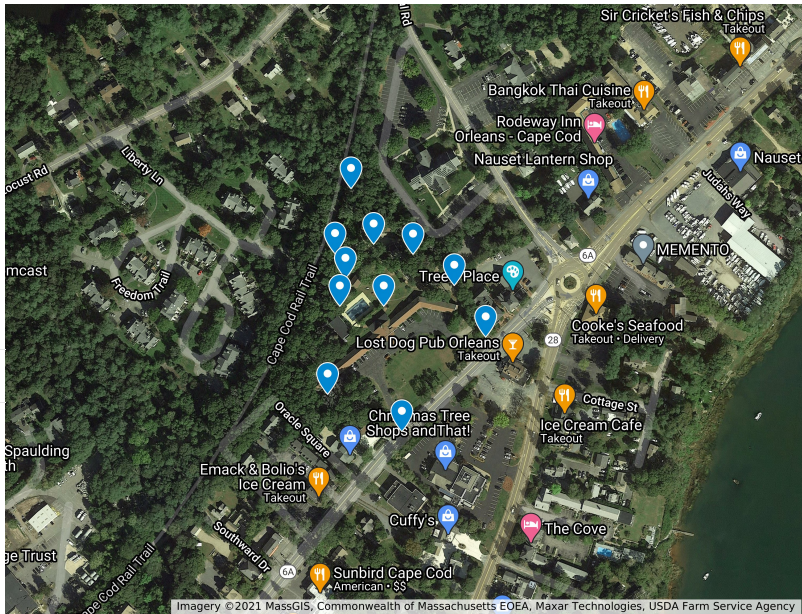
Governor Prence Inn Site Visit Photos

pic_coordinates.xlsx

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- 9.0
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- 11.0

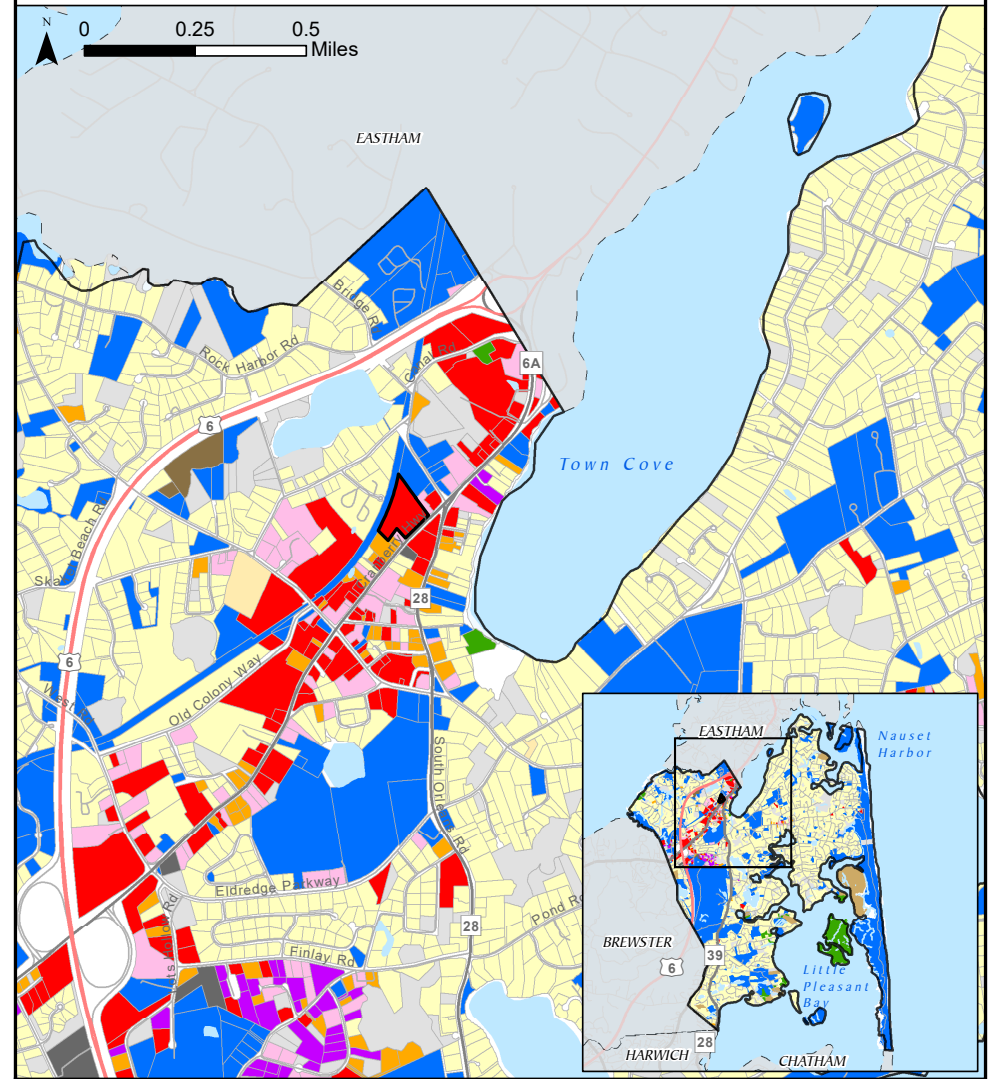
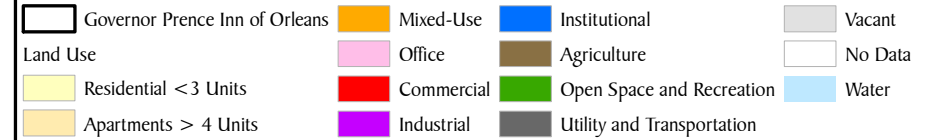
Untitled layer

Photos by Tyler Maren

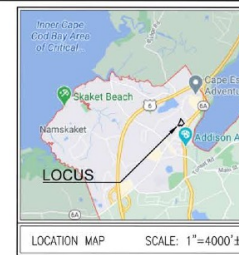


Imagery © 2021 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency

Town of Orleans







ZONING DATA

DISTRICT: VILLAGE CENTER DISTRICT (VC) LIMITED BUSINESS
 EXISTING USE: HOTEL
 PROPOSED USE: HOUSING
 PARCEL SIZE: --- S.F.
 DIMENSIONAL REQUIREMENTS

USE	REQUIRED	EXISTING	PROPOSED
LOT AREA	- S.F.	- S.F.	- S.F.
FRONTAGE	- FT	-±	-±
FRONT YARD	25-40 FT	-± FT	- FT
SIDE YARD	10 FT	-± FT	- FT
REAR YARD	- FT	-± FT	- FT
MAX BUILDING COVERAGE	-%	-%	-%
MAX LOT COVERAGE	-%	- SF (-%)	- SF (-%)
OPEN SPACE	-% (MIN)	-%	-%

RECORD OWNER:

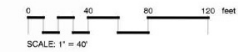
RESORT ENTERPRISES INC.
 JACK J FURMAN
 PO BOX 127
 ORLEANS, MA 02653

DEED REFERENCES:

DEED BK-PG (CERT) 136286

PLAN REFERENCES:

PLAN BK-PG 1604B-A JAN. 1936
 PLAN BK-PG 1604B-B FEB. 1944



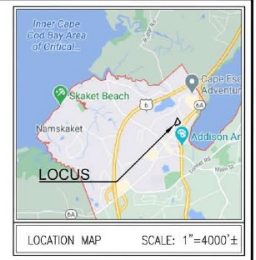
CONCEPT B

MIXED USE - COTTAGE HOMES, COMMERCIAL/OFFICE & APARTMENTS
 66 ROUTE 6A
 ORLEANS, MASSACHUSETTS

PREPARED FOR:
 BARRETT PLANNING GROUP, LLC
 8 BEWING ROAD, SUITE 201
 PLYMOUTH, MASSACHUSETTS 02360

JANUARY 12, 2021
 SCALE: 1"=40'
 JOB NO. 21-003

G.C. GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300 Fax (781) 585-2378



ZONING DATA

DISTRICT: VILLAGE CENTER DISTRICT (VC) LIMITED BUSINESS
 EXISTING USE: HOTEL
 PROPOSED USE: HOUSING
 PARCEL SIZE: --- S.F.
 DIMENSIONAL REQUIREMENTS

USE	REQUIRED	EXISTING	PROPOSED
LOT AREA	- S.F.	- S.F.	- S.F.
FRONTAGE	- FT	-±	-±
FRONT YARD	25-40 FT	-± FT	- FT
SIDE YARD	10 FT	-± FT	- FT
REAR YARD	- FT	-± FT	- FT
MAX BUILDING COVERAGE	-%	-%	-%
MAX. LOT COVERAGE	-%	- SF (-%)	- SF (-%)
OPEN SPACE	-% (MIN)	-%	-%

RECORD OWNER:

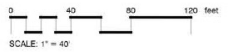
RESORT ENTERPRISES INC.
 JACK J. FURMAN
 PO BOX 122
 ORLEANS, MA 02653

DEED REFERENCES:

DEED BK-PG (CERT) 136286

PLAN REFERENCES:

PLAN BK-PG 16048-A JAN. 1936
 PLAN BK-PG 16048-B FEB. 1944



CONCEPT A
 RESIDENTIAL COTTAGES WITH AMENITY BUILDING
 66 ROUTE 6A
 ORLEANS, MASSACHUSETTS

PREPARED FOR:
 BARRETT PLANNING GROUP, LLC
 6 BECKING ROAD, SUITE 301
 PLYMOUTH, MASSACHUSETTS 02360

JANUARY 12, 2021
 SCALE: 1"=40'
 JOB NO. 21-003

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Review & respond to Q&A

Governor Prence Inn Community Meeting

