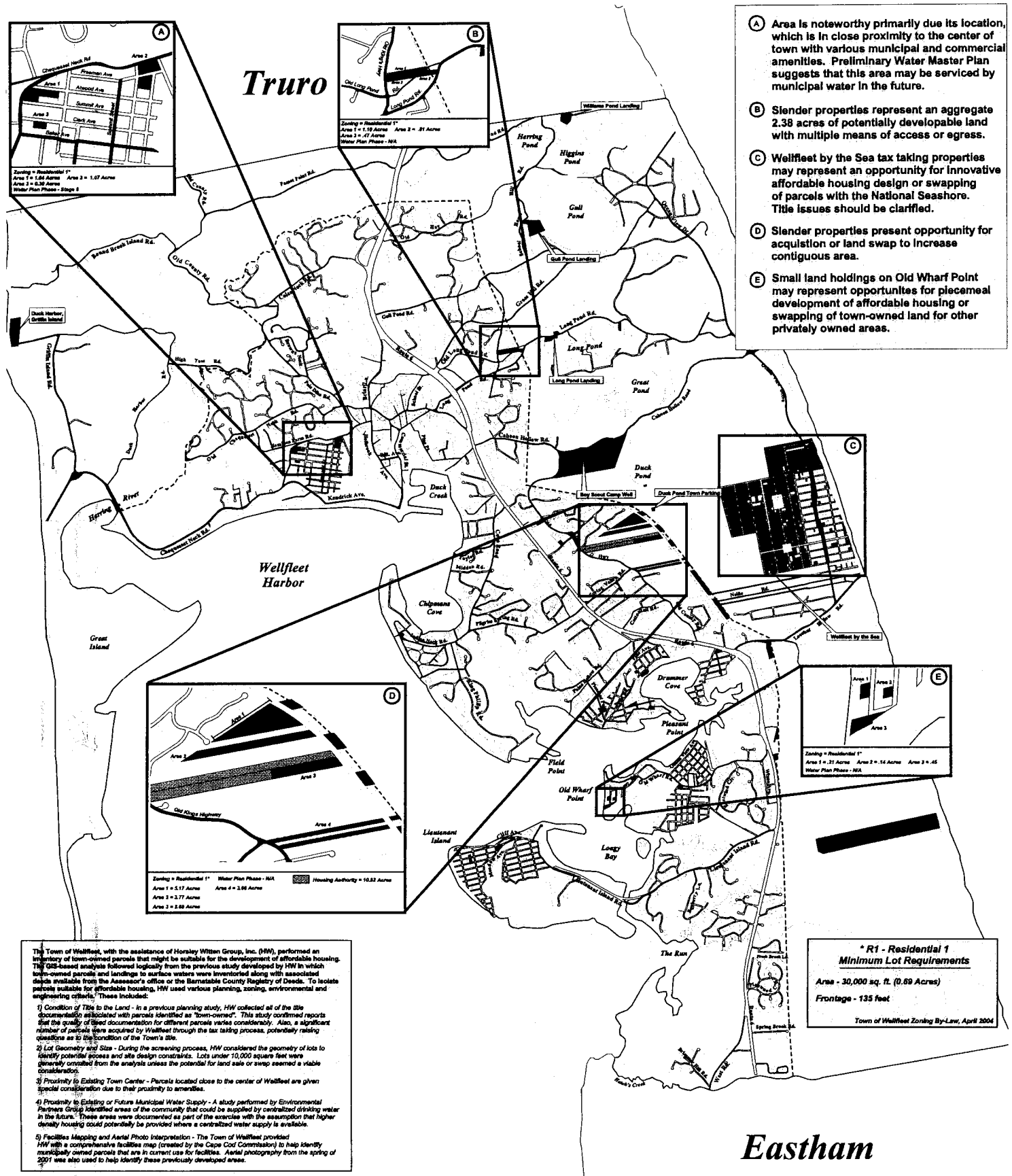


Appendix 2

Land Use

- 1. Housing Feasibility Assessment – Horsley and Witten**
- 2. Vacant Residential Lot Inventory**



- (A)** Area is noteworthy primarily due its location, which is in close proximity to the center of town with various municipal and commercial amenities. Preliminary Water Master Plan suggests that this area may be serviced by municipal water in the future.
- (B)** Slender properties represent an aggregate 2.38 acres of potentially developable land with multiple means of access or egress.
- (C)** Wellfleet by the Sea tax taking properties may represent an opportunity for innovative affordable housing design or swapping of parcels with the National Seashore. Title issues should be clarified.
- (D)** Slender properties present opportunity for acquisition or land swap to increase contiguous area.
- (E)** Small land holdings on Old Wharf Point may represent opportunities for piecemeal development of affordable housing or swapping of town-owned land for other privately owned areas.

The Town of Wellfleet, with the assistance of Horsley Witten Group, Inc. (HW), performed an inventory of town-owned parcels that might be suitable for the development of affordable housing. The GIS-based analysis followed logically from the previous study developed by HW in which town-owned parcels and landings to surface waters were inventoried along with associated deeds available from the Assessor's office or the Barnstable County Registry of Deeds. To isolate parcels suitable for affordable housing, HW used various planning, zoning, environmental and engineering criteria. These included:

- 1) **Condition of Title to the Land** - In a previous planning study, HW collected all of the title documentation associated with parcels identified as "town-owned". This study confirmed reports that the quality of deed documentation for different parcels varies considerably. Also, a significant number of parcels were acquired by Wellfleet through the tax taking process, potentially raising questions as to the condition of the Town's title.
- 2) **Lot Geometry and Size** - During the screening process, HW considered the geometry of lots to identify potential access and site design constraints. Lots under 10,000 square feet were generally omitted from the analysis unless the potential for land sale or swap seemed a viable consideration.
- 3) **Proximity to Existing Town Center** - Parcels located close to the center of Wellfleet are given special consideration due to their proximity to amenities.
- 4) **Proximity to Existing or Future Municipal Water Supply** - A study performed by Environmental Partners Group identified areas of the community that could be supplied by centralized drinking water in the future. These areas were documented as part of the exercise with the assumption that higher density housing could potentially be provided where a centralized water supply is available.
- 5) **Facilities Mapping and Aerial Photo Interpretation** - The Town of Wellfleet provided HW with a comprehensive facilities map (created by the Cape Cod Commission) to help identify municipally owned parcels that are in current use for facilities. Aerial photography from the spring of 2001 was also used to help identify these previously developed areas.

Vacant Lots with Adequate Acreage And Frontage

From GIS information 12/21/06

with 2006 Subdivisions added and 2006 SFR Building Permits subtracted from list

Map ID	St No Street Name	Zone	Tot Acres	Frontage	Comments
7-20-0-R	60 OAK RIDGE DR	R30	1.2	366.22	
7-25-1-R	330 COLES NECK RD	R30	0.69	215.58	
7-34-2-R	85 WHITETAIL LANE	R30	0.72	240.67	
7-37-0-R	15 WHITETAIL LANE	R30	0.76	176.97	
7-56-0-R	239 COLES NECK RD	R30	1.35	135.23	
7-56-4-R	287 COLES NECK RD	R30	1.22	135.23	
7-56-5-R	275 COLES NECK RD	R30	1.42	135.23	
8-25-1-R	64 GULL POND RD	R30	2.326	135.5	
8-25-2-R	70 GULL POND RD	R30	3.024	330.55	
8-30-1-R	105 KEROUACH RD	R30	1.19	313.54	
8-30-2-R	110 KEROUACH RD	R30	0.923	329.4	
8-30-3-R	120 KEROUACH RD	R30	1.232	137.4	
8-33-2-R	25 BURGESS LANE	R30	1.15	137.38	
8-40-0-R	270 GULL POND RD	R30	2.44	339.57	
8-41-0-R	300 GULL POND RD	R30	2.3	192	
8-42-0-R	330 GULL POND RD	R30	2.59	342	2 nd lot possible
8-45-0-R	55 WAY #011	R30	4.793	645	
8-59-0-R	75 CHRIS DR	R30	0.69	311.36	
8-78-1-R	25 PERCH POND WAY	R30	0.927	381.74	
8-78-2-R	45 PERCH POND WAY	R30	0.938	150	
8-78-4-R	80 PERCH POND WAY	R30	2.3	135.5	2 nd lot possible by acreage
8-78-5-R	70 PERCH POND WAY	R30	1.42	135.5	
8-78-6-R	60 PERCH POND WAY	R30	1.52	135.5	
8-78-7-R	40 PERCH POND WAY	R30	1.19	210.33	
8-78-8-R	20 PERCH POND WAY	R30	1.356	341.65	
8-79-1-R	405 MAYFLOWER DR	R30	0.964	155	
8-95-0-R	140 MAYFLOWER DR	R30	0.95	142.61	
8-98-0-R	8 GOLDENROD LANE	R30	1.18	142	
8-105-0-R	20 GOLDENROD LANE	R30	1.16	240.34	

Map ID	St No Street Name	Zone	Tot Acres	Frontage	Comments
8-181-0-R	41 MEADOW VIEW	R30	1.23	135	
8-181-2-R	101 OLD TRURO RD	R30	0.86	145	
8-186-2-R	10 ELINOR'S WAY	R30	0.69	182.13	
8-189-3-R	50 HERRING RIVER RD	R30	1.36	249.7	
8-189-4-R	100 COLES NECK RD	R30	1.669	135.5	
8-201-0-R	215 HERRING RIVER RD	R30	1.2	161.43	
8-217-2-R	65 HERRING RIVER RD	R30	0.756	153.27	
8-235-0-R	100 PEACE VALLEY RD	R30	1.88	329.7	
8-237-0-R	135 PEACE VALLEY RD	R30	1.05	186.63	
8-245-0-R	121 COLES NECK RD	R30	4.34	212	
8-246-0-R	79 COLES NECK RD	R30	3.6	402	
8-249-0-R	41 COLES NECK RD	R30	0.87	236	
8-262-0-R	29 SWANNS WAY	R30	0.76	327	
8-274-0-R	215 OLD HAY RD	R30	0.764	135.5	
8-286-0-R	10 HENRY DOANE LN	R30	0.76	194.12	
8-299-0-R	100 WHIDAH WAY	R30	0.762	182.07	
8-304-0-R	10 WHIDAH WAY	R30	0.73	228.45	
12-42-0-R	164 HAMBLIN FARM RD	R30	0.69	268.56	
12-71-0-R	480 OLD CHEQUESSETT NECK	R30	1.2	135.91	
12-72-0-R	460 OLD CHEQUESSETT NECK	R30	1.18	156	
12-72-1-R	450 OLD CHEQUESSETT NECK	R30	1.18	157.66	
12-78-0-R	45 NEWCOMB HILL WAY	R30	0.93	148.95	
12-85-0-R	145 NEWCOMB HILL RD	R30	0.88	138.8	
12-112-2-R	15 HOPKINS DR	R30	0.72	227.35	
12-115-0-R	30 EDMESTER DR	R30	0.74	137.52	
12-121-0-R	125 HOPKINS DR	R30	0.89	138	
12-128-0-R	105 HIGHMEADOW RD	R30	0.88	157.76	
12-132-0-R	145 HIGHMEADOW RD	R30	1.04	275.15	
12-144-0-R	10 QUAIL RUN	R30	1.11	176.83	
12-145-0-R	240 HOPKINS DR	R30	1.2	244.41	
12-156-0-R	20 HUCKLEBERRY LANE	R30	1.17	238.67	
12-158-0-R	76 DEER PATH WAY	R30	1.19	141.37	
12-225-0-R	125 HIGH TOSS RD	R30	1.05	304.77	

Map ID	St No Street Name	Zone	Tot Acres	Frontage	Comments
12-228-0-R	228 HOPKINS DR	R30	1.12	225.01	
12-246-0-R	115 BROWNS NECK RD	R30	1.08	232.88	
12-291-0-R	195 OLD CHEQUESSETT NECK	R30	0.72	268.37	
12-292-0-R	175 OLD CHEQUESSETT NECK	R30	0.72	138.46	
12-293-0-R	80 INDIAN WALK	R30	1.12	135.78	
13-5-0-R	40 OLD LONG POND RD	R30	0.696	168.89	
13-41-0-R	101 GROSS HILL RD	R30	1	370.45	
13-89-0-R	20 MILL HILL RD	R30	1.17	139.22	
13-91-0-R	50 MILL HILL RD	R30	0.7	136.29	
13-92-0-R	70 MILL HILL RD	R30	0.7	171.17	
13-149-0-R	30 COORS WAY	R30	0.77	241.83	
13-172-0-R	275 BROWNS NECK RD	R30	0.87	144.79	
13-175-0-R	15 SWANNS WAY	R30	1.43	232.94	
13-201-3-R	25 WHEREAWAY LANE	R30	1.4	153.33	
14-80-0-R	70 OLD CHEQUESSETT NECK	R30	0.93	338.34	
14-122-1-R	85 CHEQUESSETT NECK RD	R30	11.9	409	
15-148-2-R	24 WHEREAWAY LANE	C	1.501	200.68	frontage on Rte. 6
15-148-3-R	26 WHEREAWAY LANE	C	2.483	228.72	frontage on Rte. 6
15-148-4-R	30 WHEREAWAY LANE	R30	1.57	135.54	
16-23-0-R	105 CAHOON HOLLOW RD	R30	0.84	275.13	
16-45-0-R	2046 OLD KINGS HWY	R30	2.1	805	
16-70-0-R	40 BARNABAS YOUNG RD	R30	0.78	135.5	
16-75-1-R	15 WINTERWOOD WAY	R30	0.7	195	
16-85-0-R	70 ROWELL RD	R30	1.97	165.69	
16-86-0-R	65 ROWELL RD	R30	1.1	155.12	
16-107-0-R	260 OLD LONG POND RD	R30	1.03	198.49	
16-114-0-R	2320 OLD KINGS HWY	R30	2.03	321.27	
16-119-15-R	60 RIVER HARBOR ROAD	R30	0.7	271.17	
16-119-17-R	51 RIVER HARBOR ROAD	R30	0.7	135.5	
19-76-0-R	90 WAY #055	R30	0.7	208.81	
19-85-0-R	780 CHEQUESSETT NECK RD	R30	1.59	142.51	
19-161-0-R	355 KENDRICK AVE	R30	0.76	258.09	
20-40-0-R	50 CHEQUESSETT BLUFF RD	R30	0.7	150.13	
20-42-0-R	315 KENDRICK AVE	R30	0.73	228.26	

Map ID	St No Street Name	Zone	Tot Acres	Frontage	Comments
20-45-0-R	350 KENDRICK AVE	R30	2.49	408.29	2 nd lot possible
21-28-0-R	65 MARVEN WAY	R30	1.38	376.14	
22-24-0-R	11 PARTRIDGE WAY	R30	0.69	186.42	
22-34-0-R	105 MIDDEN RD	R30	1.05	147.12	
22-42-0-R	68 MIDDEN RD	R30	0.92	173.51	
22-43-0-R	80 MIDDEN RD	R30	1.15	135.5	
22-44-0-R	100 MIDDEN RD	R30	0.92	347	
23-17-0-R	479 OLD KINGS HWY	C2	8.28	330	
23-19-1-R	2348 STATE HWY RTE 6	C2	0.77	139.89	
23-68-0-R	80 DESIGNERS RD	R30	1.78	250	
23-73-0-R	325 OLD KINGS HWY	R30	9.57	467.74	2 nd lot possible
23-73-2-R	211 OLD KINGS HWY	R30	4.84	490.85	2 nd lot possible
23-82-0-R	230 OLD KINGS HWY	R30	3.81	336.87	
23-83-0-R	270 OLD KINGS HWY	R30	10.7	500.04	
23-84-1-R	15 BITTERSWEET FARM RD	R30	1.5	135.5	
23-87-4-R	175 DELPHI PATH	R30	1.759	412.32	
23-87-6-R	230 DELPHI PATH	R30	1.673	270.4	
23-121-0-R	50 GOVERNOR FOSS DR	R30	0.76	171.82	
23-126-0-R	120 GOVERNOR FOSS DR	R30	0.74	199.48	
23-147-1-R	110 SOMERSET AVE	R30	0.8	170.08	
23-164-0-R	538 OLD KINGS HWY	R30	6.05	145	
23-166-14-R	20 DOW DRIVE	R30	0.703	136	
23-191-0-R	35 SANDPIPER HILL RD	R30	0.69	204.66	
23-196-0-R	120 COVE RD	R30	1.1	167.77	
23-198-0-R	4 OLD PIER RD	R30	0.71	137	
23-208-1-R	245 COVE RD	R30	10.98	300	
23-208-6-R	15 PIER RD	R30	0.73	319.85	
23-208-2.2-R	46 LIAM HILL ROAD	R30	1.44	135.5	
23-219-2-R	2151 STATE HWY RTE 6	C2	1.03	136	
23-223-0-R	65 HOWARD COURT	R30	1.65	202.08	
28-12-0-R	65 BELDING WAY	R30	1.6	217.48	
28-26-0-R	420 COVE RD	R30	3.13	651	

Map ID	St No Street Name	Zone	Tot Acres	Frontage	Comments
29-7-0-R	140 COTTONTAIL RD	R30	0.69	139.25	
29-12-0-R	115 COTTONTAIL RD	R30	1.54	210.46	
29-28-1-R	1870 STATE HWY RTE 6	R30	1.17	136	
29-129	KEVIN DALE RD	R30	2.702	139.48	DELETED
29-152-0-R	230 CRANBERRY HOLLOW RD	R30	0.69	258.7	
29-154-0-R	215 CRANBERRY HOLLOW RD	R30	0.92	187.19	
29-164-0-R	150 CRANBERRY HOLLOW RD	R30	0.77	200.89	
29-169-0-R	50 CRANBERRY HOLLOW RD	R30	0.804	225.83	
29-282-2-R	105 PILGRIM SPRING RD	R30	0.99	150	
29-301-2-R	25 AARON RICH RD	R30	1	155.74	
29-320-2-R	60 BAKER RD	R30	0.99	135	
29-354-1-R	235 PAINE HOLLOW RD	R30	1.11	153.9	
29-394-2-R	35 RAYWID WAY	R30	2.05	140	
29-465-0-R	25 KAREN LANE	R30	0.69	135.51	
29-466-0-R	30 KAREN LANE	R30	0.69	135.5	
29-474-1-R	110 WILLIAMS WAY	R30	1.27	146.61	
29-474-2-R	100 WILLIAMS WAY	R30	1	135.5	
30-23-2-R	35 KINCAID ST	R30	0.72	135.53	
30-43-0-R	110 PINENEEDLE RD	R30	1.14	145.39	
30-71-0-R	30 OLD KINGS HWY	R30	4.47	158	
30-79-1-R	120 OLD COUNTY RD		0.92	135	
30-79-2-R	105 OLD COUNTY RD		1.56	135	2nd lot possible by acreage
30-88-0-R	90 OLD PAINE HOLLOW RD	R30	1.54	368	
30-89-0-R	110 OLD PAINE HOLLOW RD	R30	1.6	151.35	
35-72-1-R	66 PLEASANT POINT RD	R30	0.71	232.72	Mountain Ave. frontage
35-87-1-R	35 CREST AVE	R30	0.69	179.76	
35-180-0-R	350 KING PHILLIP RD	R30	0.79	168.69	
35-191-0-R	431 KING PHILLIP RD	R30	1.06	135.5	
36-10-1-R	1234 STATE HWY RTE 6	C2	1.384	157.35	
36-15-0-R	GOSS LANE	R30	0.919	156.69	Cortes 06
36-15-0-R	GOSS LANE	R30	1.226	160	Cortes 06
36-16-0-R	GOSS LANE	R30	0.93	135.5	Cortes 06
36-16-0-R	GOSS LANE	R30	0.93	135.49	Cortes 06
36-16-0-R	GOSS LANE	R30	1.52	136.74	Cortes 06

Map ID	St No Street Name	Zone	Tot Acres	Frontage	Comments
36-17-0-R	71 GOSS LANE	R30	0.948	294.83	Cortes 06
	GOSS LANE	R30	0.947	176.64	Cortes 06
	GOSS LANE	R30	0.948	208.44	Cortes 06
36-17-0-R	25 GOSS LANE	R30	2.84	530.6	Cortes 06
36-17-1-R	10 DIAMONDBACK WAY	R30	1.194	353.78	
	DIAMONDBACK WAY	R30	1.23	135.4	
36-18-1-R	35 SEA OAKS WAY	R30	0.92	159.19	
36-61-0-R	75 BARKER ST	R30	0.69	150	
36-213-0-R	90 EASTWIND CIRCLE	R30	0.7	163.58	
36-215-0-R	50 EASTWIND CIRCLE	R30	0.7	135.5	
36-220-0-R	390 EASTWIND CIRCLE	R30	0.73	152.29	
36-221-0-R	370 EASTWIND CIRCLE	R30	0.75	174.09	
36-227-0-R	270 EASTWIND CIRCLE	R30	0.72	193	
36-232-0-R	255 EASTWIND CIRCLE	R30	0.72	159.89	
36-238-0-R	40 LEILLA RICH DR	R30	0.7	257.73	Light Wing frontage (84 Leilla Rich)
36-250-0-R	411 EASTWIND CIRCLE	R30	0.69	173.88	Old Wharf
36-256-0-R	40 WOOD DUCK LANE	R30	0.69	135.5	
36-266-0-R	40 HOMESTEAD LANE	R30	0.69	135.02	
36-270-0-R	80 HOMESTEAD LANE	R30	0.69	135.5	
36-275-0-R	60 FRANKLIN LANE	R30	0.72	215.73	
36-281-0-R	15 FRANKLIN LANE	R30	0.7	357.38	
40-7-0-R	1015 3RD AVENUE	R30	0.91	208.54	
40-15-0-R	20 4TH AVENUE	R30	0.7	145	
40-21-0-R	80 D STREET	R30	0.73	145	
41-12-0-R	190 BLUE HERON RD	R30	2.05	135.5	
41-20-0-R	240 BLUE HERON RD	R30	0.79	202.87	
41-120-0-R	156 BAYBERRY LANE	R30	0.71	138.69	
41-121-0-R	170 BAYBERRY LANE	R30	1.023	146.8	
41-122-0-R	180 BAYBERRY LANE	R30	1.067	210.72	
41-156-0-R	2115 POND AVE	R30	0.71	167	

Map ID	St No Street Name	Zone	Tot Acres	Frontage	Comments
41-162-0-R	2170 POND AVE	R30	0.76	489.62	
42-17-0-R	178 FRESH BROOK LANE	R40	0.92	177.58	
42-25-1-R	45 WILTONS WAY	R40	0.81	154.42	
42-71-3-R	65 LT ISLAND RD	R30	2.35	167.32	2 nd lot possible
42-87-2-R	50 SARETT LANE	R30	1.03	135.5	
42-105-0-R	40 UPPER MARSH RD	R30	0.93	255	
46-12-0-R	40 BRIMMER LANE	R30	0.95	135	
47-41-0-R	40 PINEWOOD CIRCLE	R40	.55	299.45	Cluster Relief
47-46-0-R	60 PINE FIELD RD	R40	.56	86.14	Cluster Relief
47-47-0-R	65 PINE FIELD RD	R40	.62	93.49	Cluster Relief
47-52-0-R	20 HOG CRANBERRY LN	R40	.56	68.46	Cluster Relief
47-53-0-R	15 HOG CRANBERRY LN	R40	.54	74.46	Cluster Relief
47-59-0-R	55 CAPT BELLAMY RD	R40	.53	113.71	Cluster Relief
47-62-0-R	15 CAPT BELLAMY RD	R40	.56	109.68	Cluster Relief
47-63-0-R	5 CAPT BELLAMY RD	R40	.54	151.43	Cluster Relief
47-65-0-R	140 PINEWOOD CIRCLE	R40	.53	110	Cluster Relief
47-68-0-R	30 SEA PINE RD	R40	.53	168.73	Cluster Relief
47-69-0-R	44 SEA PINE RD	R40	.53	100	Cluster Relief
47-75-0-R	55 SEA PINE RD	R40	.57	152.62	Cluster Relief
47-83-0-R	30 OLD BAY RD	R40	.68	100.51	Cluster Relief
47-89-0-R	35 OLD BAY RD	R40	.54	100.51	Cluster Relief
47-96-0-R	215 PINEWOOD CIRCLE	R40	.53	191.95	Cluster Relief
47-107-0-R	350 STATE HWY RTE 6	R40	1.92	1056.21	
36-262-0-R	4 FRANKLIN LANE	C	1.16	159.18	
36-262-2-R	12 FRANKLIN LANE	C	1.88	435	Rte. 6 frontage
47-114-0-R	15 CINEMA CIRCLE	C	0.95	200	