

Maurice's Campground/80 State Hwy Planning Committee

The Maurice's Campground/80 State Hwy Planning Committee will be appointed by the Selectboard and the Town Administrator and will work with consultants to engage professional services for predevelopment work. It shall seek input from appropriate Town boards, committees, and stakeholders and host multiple community meetings to develop recommendations for the redevelopment of the 21-acre parcel purchased to address the acute housing needs across various incomes. In addition, it may evaluate additional accessory uses of the parcel as warranted.

The Maurice's Campground/80 State Hwy Planning Committee Planning Committee recommendations will include housing type, unit counts, unit sizes (number of bedrooms), mixed-income housing, parking, multi-modal transportation allowed by the advantageous location property, and other civil engineering considerations. These units may be rental or ownership opportunities or a mix of both.

The Planning Committee will work on determining where to site an advanced treatment septic system subject to a groundwater discharge permit through the MA DEP and evaluate the feasibility of constructing a Cluster wastewater treatment facility that would serve both any uses on the parcel as well as the neighboring properties. This property can also be serviced by Eastham's municipal water system. These two elements afford a great degree of flexibility in the eventual development of the parcel.

Recognizing that this is the only property of this scale that the Town will be able to acquire, the Planning Committee must develop a plan that addresses the unmet housing needs of all ages and incorporate the "Housing Production Plan" currently being drafted. The Planning Committee is also charged with incorporating the needs of the current users who use the campground for seasonal housing. The Planning Committee is charged with determining if it is desirable to have more than one RFP to meet the breadth of the housing needs of the area residents and workers.

The Planning Committee will receive input from The Maurice's Campground/80 State Hwy Stakeholder Group.

[Option] The Planning Committee will oversee any additional qualifications of the parcel. Environmental issues. The Planning Committee will determine if it is advisable for the Town to retain the portion of the property with the store or if the Town is better served by selling that portion of the property. As part of this, it should evaluate its impact on the use of the parcel, the total number of units, and transportation.

The Planning Committee will advise the Town when the Town develops it's RFP/s for the property. It is the hope of the Town to issue this within three-four years (2025-2026). The Town's goal is to break ground on the redevelopment within six years (November 1, 2028) when the obligation of operating the campground expires.

Membership:

The Town Administrator may make 2 Appointments to the Planning Committee

The Selectboard shall be responsible for all other appointments.