

Quick Zooms

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

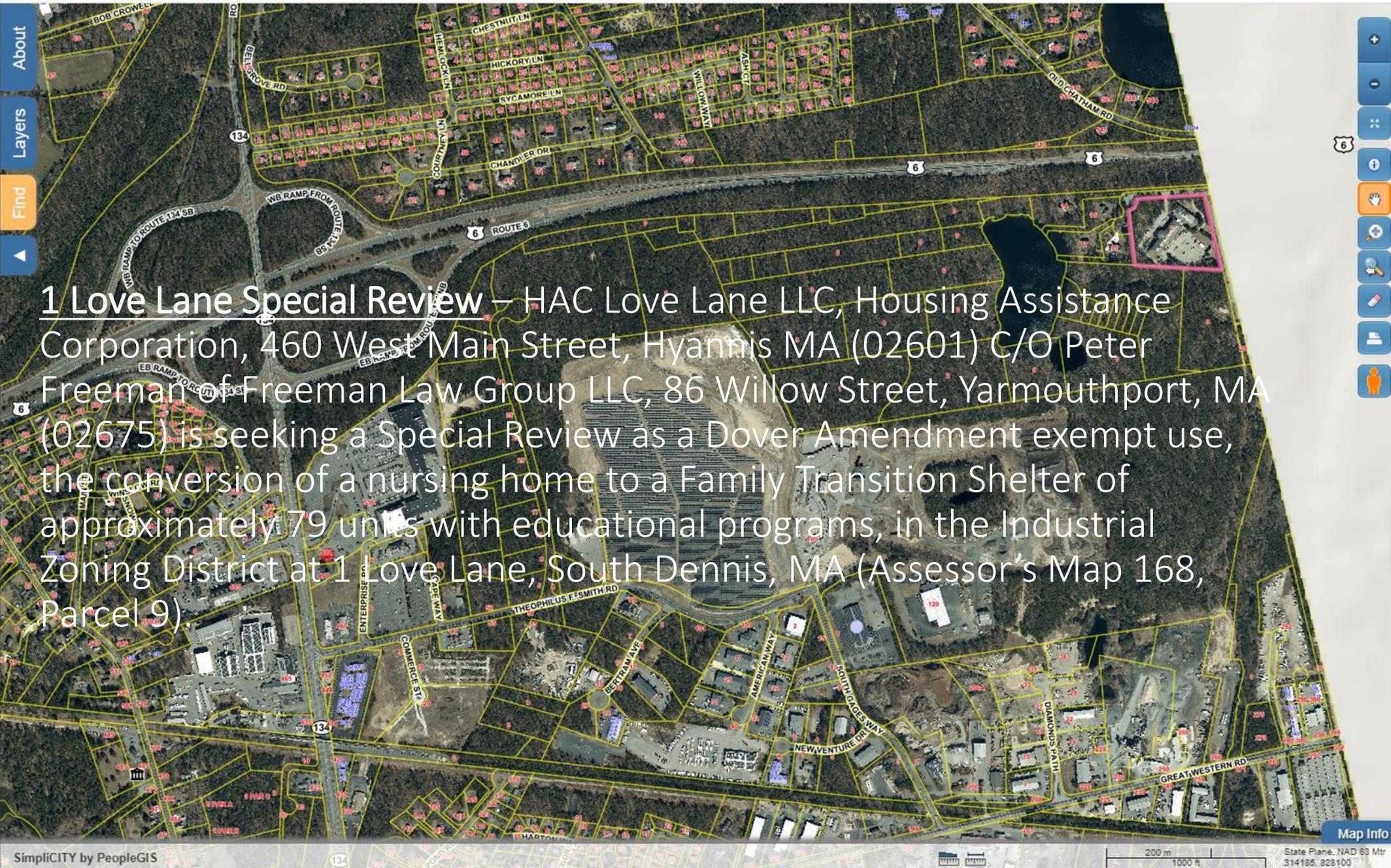
Parcels

Parcel ID	Address	Village	Owner
168-9-0	1 LOVE LANE	SD	HAC LOVE LANE

Detail Information

CAMA ID	168-9-0
MapPar	168-9
Key	8739
Fiscal Year	2025
Extension	0
Address	1 LOVE LANE
Village	SD
Property Type	R
Owner	HAC LOVE LANE, LLC
Co-Owner	
Owner Address	460 WEST MAIN STREET
Owner City	HYANNIS
Owner State	MA
Owner Zip	02601
Owner Country	
State Class #	3040
State Class Desc	NURSING HOMES
Deed Date	09/28/23 00:00:00
Book	36005
Page	128
Certificate	
Last Sale Price	0.0000
Total Value	\$4,342,500.00
Land Value	\$2,602,000.00
Building Value	\$1,675,900.00
Detached Building Value	\$64,600.00
Acres	5.47
Prev Year Total Value	\$7,759,800.00
Property Card	PK Field Card

Find Abutters



1 Love Lane Special Review – HAC Love Lane LLC, Housing Assistance Corporation, 460 West Main Street, Hyannis MA (02601) C/O Peter Freeman of Freeman Law Group LLC, 86 Willow Street, Yarmouthport, MA (02675) is seeking a Special Review as a Dover Amendment exempt use, the conversion of a nursing home to a Family Transition Shelter of approximately 79 units with educational programs, in the Industrial Zoning District at 1 Love Lane, South Dennis, MA (Assessor's Map 168, Parcel 9)

Quick Zooms

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
168-9-0	1 LOVE LANE	SD	HAC LOVE LANE

Detail Information Zoom To

CAMA ID	168-9-0
MapPar	168-9
Key	8739
Fiscal Year	2025
Extension	0
Address	1 LOVE LANE
Village	SD
Property Type	R
Owner	HAC LOVE LANE, LLC
Co-Owner	
Owner Address	460 WEST MAIN STREET
Owner City	HYANNIS
Owner State	MA
Owner Zip	02601
Owner Country	
State Class #	3040
State Class Desc	NURSING HOMES
Deed Date	09/28/23 00:00:00
Book	36005
Page	128
Certificate	
Last Sale Price	0.0000
Total Value	\$4,342,500.00
Land Value	\$2,602,000.00
Building Value	\$1,675,900.00
Detached Building Value	\$64,600.00
Acres	5.47
Prev Year Total Value	\$7,759,800.00
Property Card	PK Field Card

Find Abutters

About  
Layers  
Find



1  
Love Lane

Map navigation controls including zoom in (+), zoom out (-), full screen, and other utility icons.

Layers

- 1
- 2
- 3
- 4
- 5

Zoning

- Zoning
  - Large Wind Facility Overlay
  - Medium Wind Facility Overlay District
  - Seasonal Resort Community
  - Hotel Resort Districts
  - Scenic Corridors
  - Quivet Neck-Crowes Pasture Resrc Prot Dist
  - Residential 60
  - Residential 40
  - Resort Residential
  - Limited Business
  - Extensive Business
  - Dennisport Village Center Area A
  - Dennisport Village Center Area B
  - General Commercial I
  - General Commercial II
  - General Commercial III
  - Medium & Large Wind Facility Overlay
  - Industrial
  - West Dennis Village Center
  - Marine Open Space
  - Mixed Use Marine
  - Residential-Commercial
  - Village Center Support
  - West Dennis Village Center

South Dennis Historic District

Base Maps

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo**
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map



About Layers Find

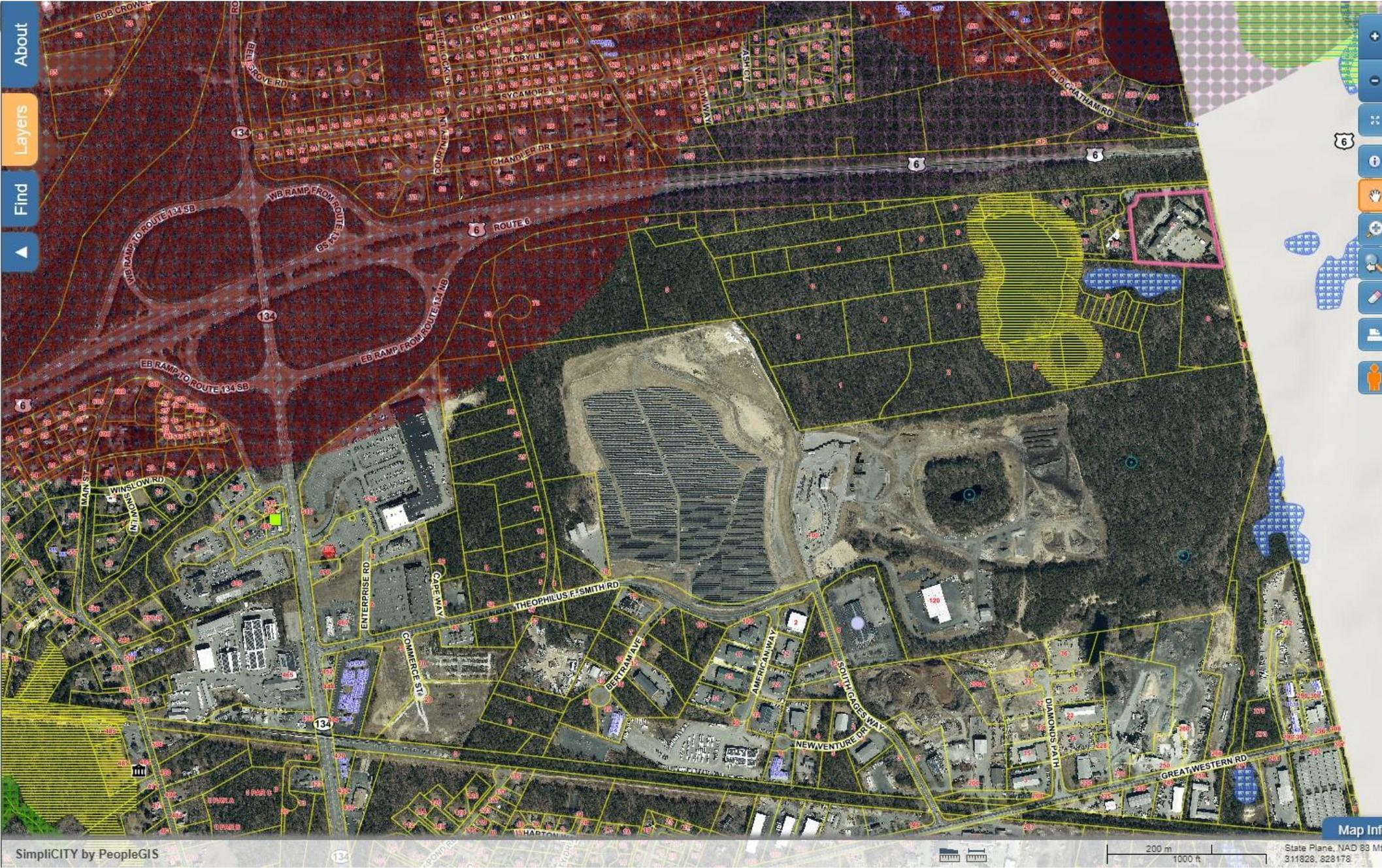
- +
- 
- ⌂
- i
- Hand icon
- +
- 🔍
- 📏
- 📄
- 👤

**Layers**

- 2ft Contours
- 10ft Contours
- MassDEP Regulated Areas
  - Activity and Use Limitations Sites
  - Tier Classified Oil and/or Hazardous Material - 21E Sites
  - DWD Zone II - Sept. 29 2005 - June 10 2022
    - Zone II Area - Old
    - DEP Zone II - June 10 2022
      - Zone II Area (New)
      - MA DEP Wetlands
        - Marsh/Bog
        - Wooded Swamp
        - Salt Marsh
    - MA NHESP Certified Vernal Pools
    - MA NHESP Potential Vernal Pools
    - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
    - NHESP 8-1-2021 Priority Habitat Rare Species Dennis

**Base Maps**

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map



**Layers**

- Driveway Paved
- Hurricane SLOSH
  - Category 1
  - Category 2
  - Category 3
- FEMA Flood Zones
  - FEMA Flood Zone 2014 - 0.2%
    - 0.2% Chance
  - FEMA Flood Zone 2014 - AE
    - AE
  - FEMA Flood Zone 2014 - VE
    - VE
- Voting Precincts
  - Voting Precincts 2020 - Labels
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
- Zoning
  - Zoning
    - Large Wind Facility Overlay
    - Medium Wind Facility Overlay District
    - Seasonal Resort Community
    - Hotel Resort Districts
    - Scenic Corridors
    - Quivet Neck-Crowes Pasture Resrc Prot Dist
- Base Maps**
  - OpenStreetMap
  - Google Street Map
  - Google Hybrid Map
  - 2021 MassGIS Orthos
  - 2020 CCC Regional Aerial Photo
  - 2019 MassGIS Aerial Photo
  - 2014 MassGIS Aerial Photo
  - 2012 MassGIS Aerial Photo
  - 2009 MassGIS Aerial Photo
  - 2005 MassGIS Aerial Photo
  - 2001 MassGIS Aerial Photo
  - 1994 MassGIS Aerial Photo
  - Town Base Map



**Map Info**

State Plane, NAD 83 Mtr  
311600, 828209

200 m  
1000 ft

**Layers**

- Driveway Paved
- Hurricane SLOSH
  - Category 1
  - Category 2
  - Category 3
- FEMA Flood Zones
  - FEMA Flood Zone 2014 - 0.2%
    - 0.2% Chance
  - FEMA Flood Zone 2014 - AE
    - AE
  - FEMA Flood Zone 2014 - VE
    - VE
- Voting Precincts
  - Voting Precincts 2020 - Labels
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
- Zoning
  - Zoning
    - Large Wind Facility Overlay
    - Medium Wind Facility Overlay District
    - Seasonal Resort Community
    - Hotel Resort Districts
    - Scenic Corridors
    - Quivet Neck-Crowes Pasture Resrc Prot Dist
- Base Maps**
  - OpenStreetMap
  - Google Street Map
  - Google Hybrid Map
  - 2021 MassGIS Orthos
  - 2020 CCC Regional Aerial Photo
  - 2019 MassGIS Aerial Photo
  - 2014 MassGIS Aerial Photo
  - 2012 MassGIS Aerial Photo
  - 2009 MassGIS Aerial Photo
  - 2005 MassGIS Aerial Photo
  - 2001 MassGIS Aerial Photo
  - 1994 MassGIS Aerial Photo
  - Town Base Map



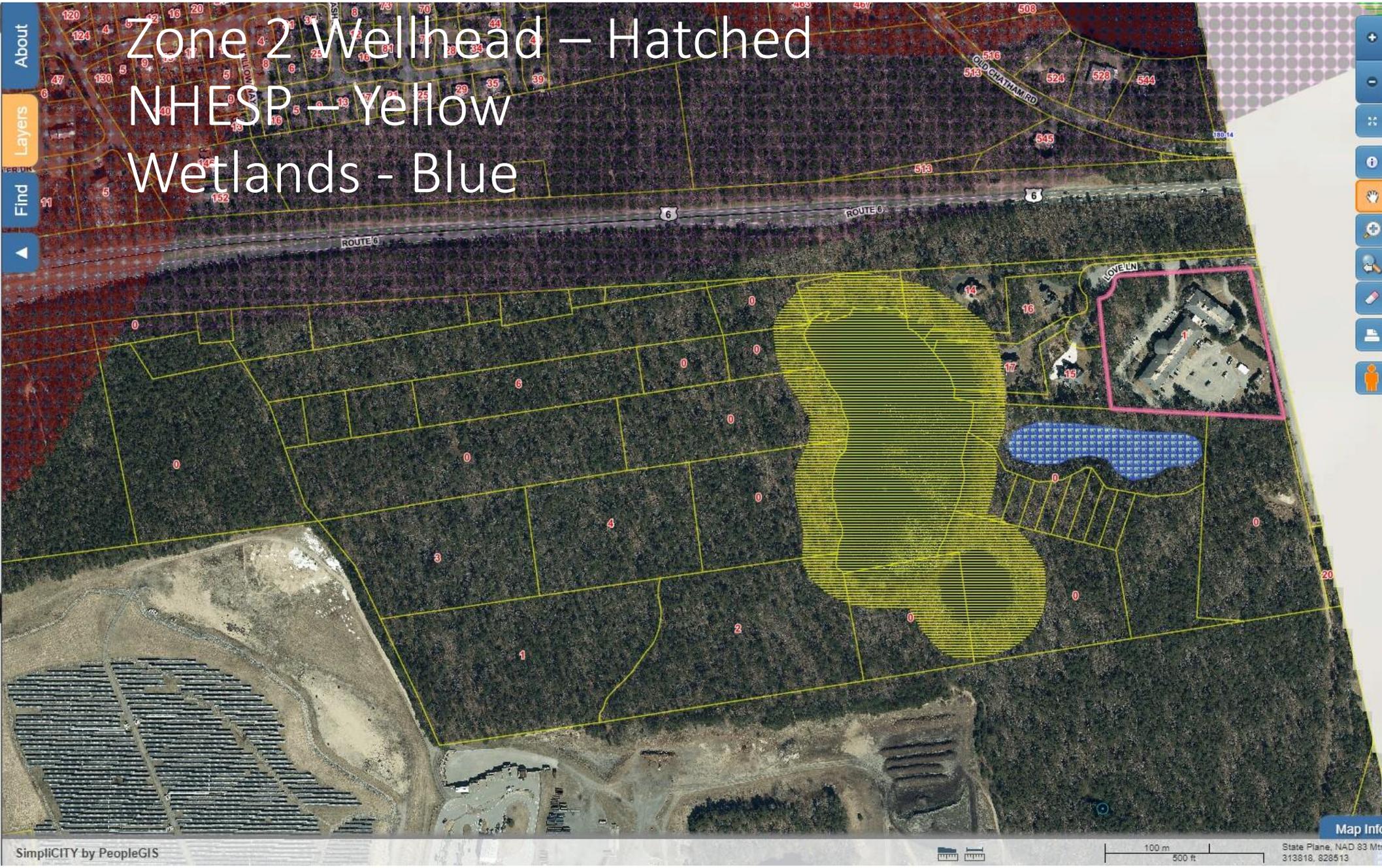
# Zone 2 Wellhead – Hatched NHESP – Yellow Wetlands - Blue

Layers

- MassDEP Regulated Areas
  - Activity and Use Limitations Sites
  - Tier Classified Oil and/or Hazardous Material - 21E Sites
  - DWD Zone II - Sept. 29 2005 - June 10 2022
    - Zone II Area - Old
    - DEP Zone II - June 10 2022
      - Zone II Area (New)
  - MA DEP Wetlands
    - Marsh/Bog
    - Wooded Swamp
    - Salt Marsh
  - MA NHESP Certified Vernal Pools
  - MA NHESP Potential Vernal Pools
  - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
  - NHESP 8-1-2021 Priority Habitat Rare Species Dennis
  - Land Use (Last Update 2013)
    - Land Bank
    - Conservation
    - Municipal

Base Maps

  - OpenStreetMap
  - Google Street Map
  - Google Hybrid Map
  - 2021 MassGIS Orthos
  - 2020 CCC Regional Aerial Photo**
  - 2019 MassGIS Aerial Photo
  - 2014 MassGIS Aerial Photo
  - 2012 MassGIS Aerial Photo
  - 2009 MassGIS Aerial Photo
  - 2005 MassGIS Aerial Photo
  - 2001 MassGIS Aerial Photo
  - 1994 MassGIS Aerial Photo
  - Town Base Map

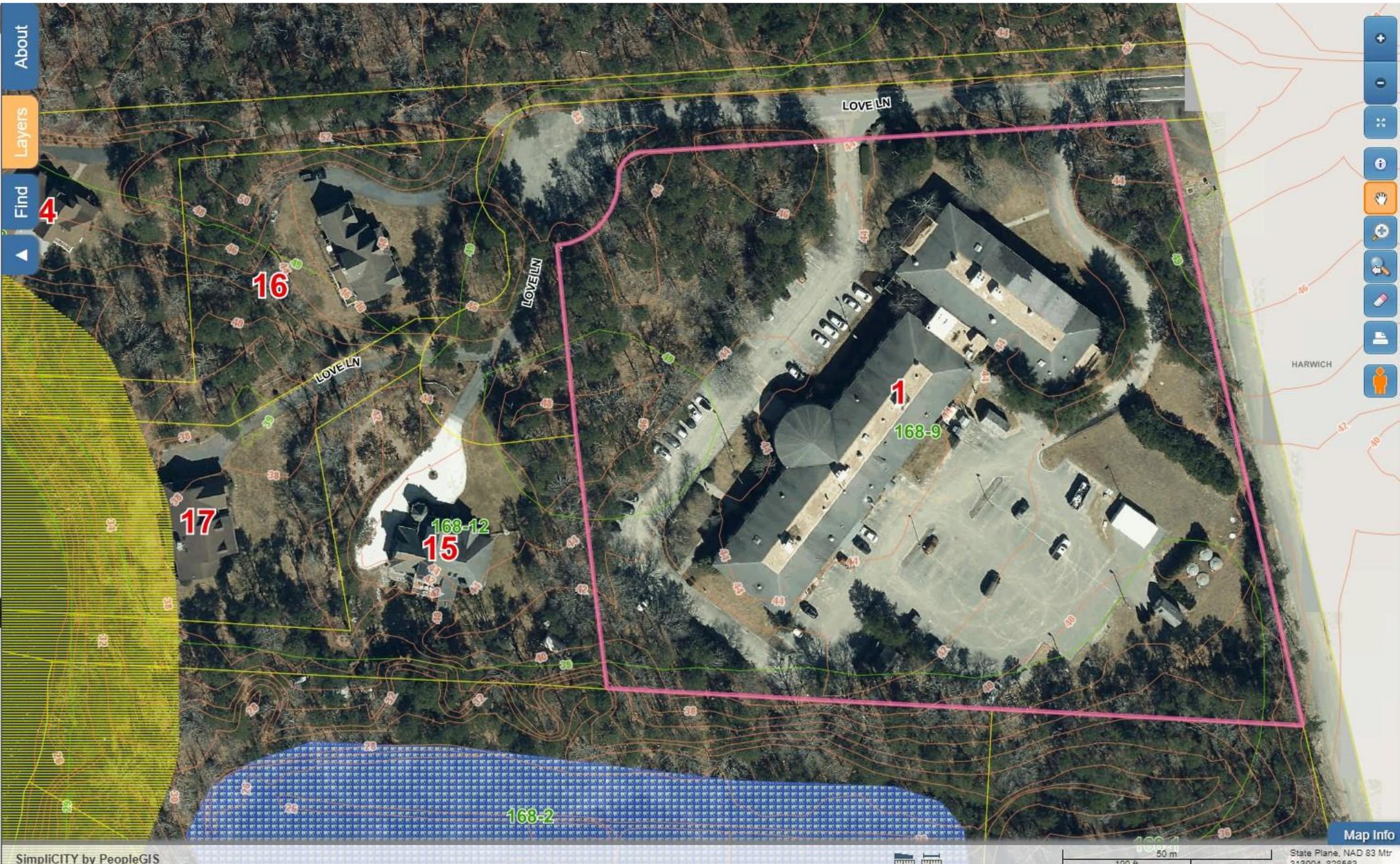


**Layers**

- MassDEP Regulated Areas
  - Activity and Use Limitations Sites
    - Tier Classified Oil and/or Hazardous Material - 21E Sites
      - DWD Zone II - Sept. 29 2005 - June 10 2022
        - Zone II Area - Old
        - DEP Zone II - June 10 2022
          - Zone II Area (New)
      - MA DEP Wetlands
        - Marsh/Bog
        - Wooded Swamp
        - Salt Marsh
      - MA NHESP Certified Vernal Pools
      - MA NHESP Potential Vernal Pools
      - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
      - NHESP 8-1-2021 Priority Habitat Rare Species Dennis
      - Land Use (Last Update 2013)
        - Land Bank
        - Conservation
        - Municipal

**Base Maps**

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo**
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map



Find

Layers

About

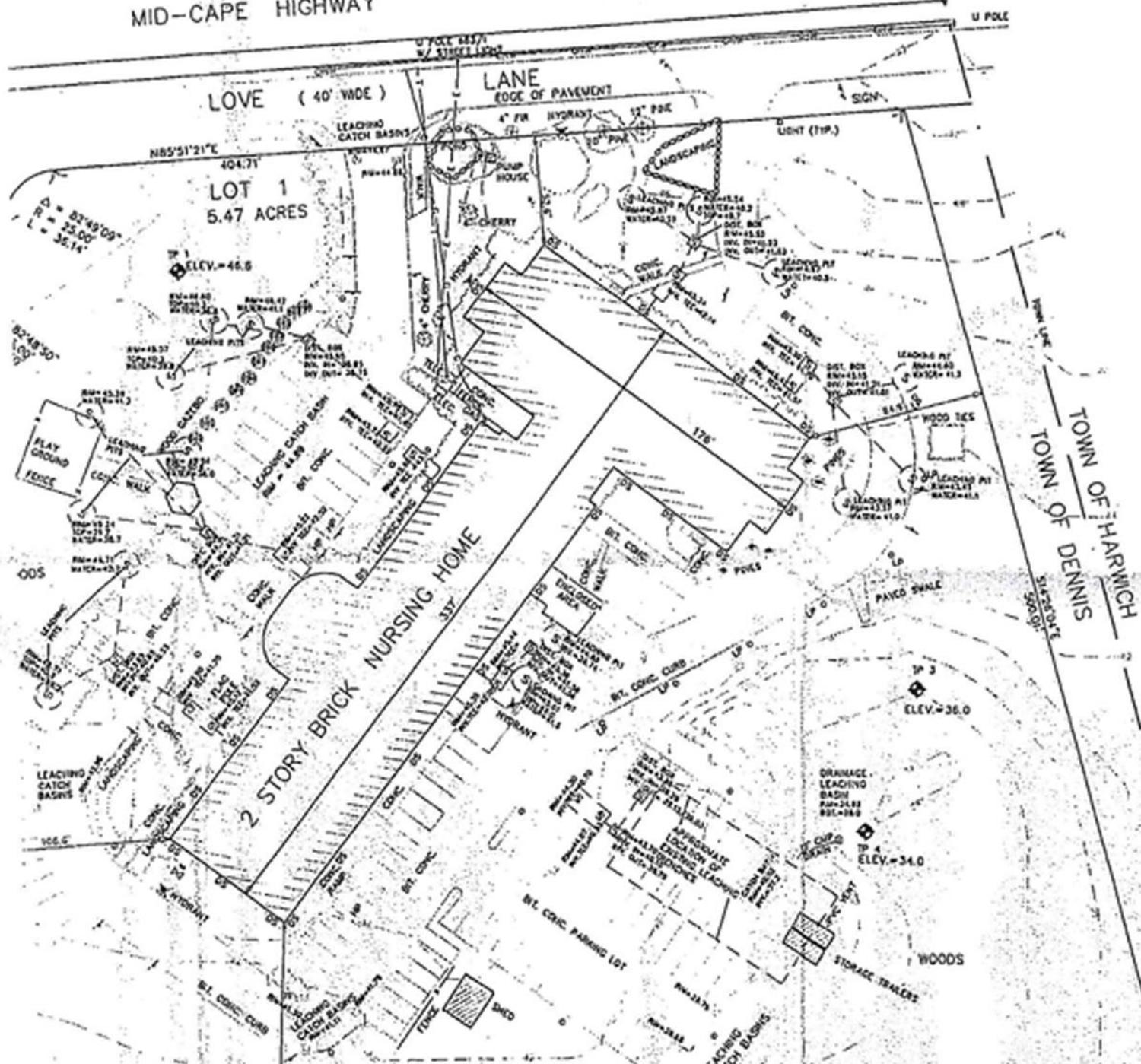
Map navigation controls including zoom in (+), zoom out (-), home, search, and other standard GIS interface icons.



MID-CAPE HIGHWAY

ROUTE 1

U POLE



2. Prior to the start of construction, the contractor shall provide to the Owner a schedule of construction devised to minimize interruption to the everyday operation of the facility. This plan to be discussed and approved by the Owner's representative at the Preconstruction Conference. Due to the restricted area in and around the construction site this plan must include the installation of all site stored spoils or debris from the clearing and grubbing operations to insure the facility traffic is not impeded.
3. If a sewer must cross a domestic water pipe, the sewer pipe shall be encased in six inches of poured concrete, five feet each side of the water line.
4. The manhole and concrete structures shall be fabricated to the standards for ASTM A-20-44 testing.
5. Where excavations occur in paved areas, the paving shall be restored with a minimum of four inches of bituminous concrete compacted over a 2 inch flexible course of crushed stone or gravel dirt. Where excavations occur in grassed areas, at least four inches of suitable loam and seed shall be applied. Where bituminous curbing is disturbed, it will be returned to its original condition.
6. Prior to placing paving material or loam and seed, excavation backfill material shall be compacted and any cracking or settling shall be repaired as it occurs within twelve months of acceptance of the project.
7. This contractor shall advise Board of Health and the engineer at each point during construction when he is ready for a required inspection. This notice will be given 72 hours before the material to be inspected is to be concealed. The inspections shall include: bottom of excavations, installation of concrete structures, Control House and all waste treatment components, pressure testing of gravity and pressure piping and manholes, operational testing of pumps and treatment components and any additional testing required by the Health Board of Health of the Massachusetts Department of Environmental Protection.
8. All material and workmanship shall be guaranteed for twelve months after acceptance.

TOWN OF DENNIS  
TOWN OF HARMONICH

LEGEND

- |          |                        |
|----------|------------------------|
| MH       | MANHOLE                |
| SMH      | SEWER MANHOLE          |
| U        | UTILITY POLE           |
| —        | EDGE OF LANDSCAPING    |
| W        | WATER                  |
| G        | GAS                    |
| E        | ELECTRICITY            |
| T        | TELEPHONE              |
| BIT.     | BITUMINOUS             |
| CONC.    | CONCRETE               |
| RET.     | RETAINING              |
| L.P.     | LAMP POST              |
| ●        | BUSH                   |
| SHRUB    | SHRUB                  |
| INV.     | INVERT                 |
| BM       | BENCHMARK              |
| GAR.     | GARAGE                 |
| —        | EXISTING CONTOUR       |
| W        | WATER GATE             |
| X        | FIRE HYDRANT           |
| A/C      | AIR CONDITIONING UNIT  |
| C. BASIN | CATCH BASIN (DRAINAGE) |
| ○        | LIGHT POLE             |
| —        | SIGN                   |
| ○        | SEPTIC SYSTEM COVERS   |
| DS       | DOWN SPOUTS            |

APPROVED

MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION  
*[Signature]* 4/14/73

Exhibit 4







# 1 Love Lane H.A.C. Family Transition Shelter Center

## – Planning Board Special Review

- Special Review scheduled at Planning Board on Monday April 1, 2024 at 6:30
- Dennis Zoning Bylaw Chapter 5 – Definitions: SPECIAL REVIEW A review conducted by the Planning Board of proposed improvements, alterations or development of land or buildings by public or private organizations (i.e. religious and municipal) not subject to Site Plan Approval requirements of the By-Law. – ***Includes educational and non-profit***
- For a Special Review, though not technically subject to the requirements of Site Plan Approval, the purpose of Site Plan Approval process and Special Permits are the basis upon which the Town and permitting Boards review projects.
- The purpose of Site Plan Approval “is to **protect the safety, public health, convenience and general welfare of the inhabitants** of the Town of Dennis by providing a detailed review of the design and layout of certain developments which have a substantial impact upon the character of the Town and upon traffic, utilities and services therein”.
- The purpose of the Special Permit is to ensure that any “proposed use will **not create nuisance, hazard or congestion, or other significant harm to the neighborhood**, nor cause derogation from the general purpose and intent of the By-Law, the stated district intent or applicable use criteria”.

# Dover Amendment – PB Special Review – South Dennis Health Care

- Housing Assistance Corp. (HAC) has submitted a “Family Shelter Program” at 1 Love Lane as exempt from zoning under the Dover Amendment.
- **Dover Amendment** – MGL Chapter 40A (The Zoning Act), Section 3, Paragraph 2
  - Exempts agricultural, religious, and educational uses from certain zoning restrictions by limiting what zoning requirements apply to religious and educational uses.
  - **MGL 40A, §3, ¶12-** *“No zoning ordinance or by-law shall regulate or restrict the interior area of a single family residential building nor shall any such ordinance or by-law prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements...”*
- Two part test: 1) Whether use is educational 2) Whether is primarily educational.
- After consultation with Town Counsel, Building Department confirmed that the proposed use is “**likely**” an exempt educational use protected by the Dover Amendment and therefore the Building Commissioner referred to the PB for Special Review.
- Town has referred project the proposal to the Cape Cod Commission as a Mandatory DRI referral to the Cape Cod Commission per Section 3(f)(1) of the Cape Cod Commission Enabling Regulations (Change of Use of a private health facility greater than 10,000 sf) and as a Discretionary Referral due to obvious regional impact.

# H.A.C. 1 Love Lane Family Shelter Proposal

- The HAC Love Lane LLC proposal is to consolidate their Family Transition Program from 3 locations with about 40 families to 1 location with 79 units/rooms and a capacity of a maximum of 177 persons.
- The intent is for residents to acquire life and job skills to become independent. H.A.C. estimates the average stay at their three existing homes is about 9 months. There is no maximum stay but they say it is rare to be over 3 years.
- The State generally places the residents within 20 miles of their community/schools.
- Most residents are generally single mothers with 1-2 kids. H.A.C. states rooms will have a maximum of 3 people unless one is a toddler. Otherwise families with four or more people will have two rooms/units. The rooms are 16' by 17' (272 sf) which is allowed by 105 CMR 420 as an exemption from the required square footage.
- Most rooms will have a half-bathroom. There will be no televisions or chairs in rooms.
- There will be communal commercial kitchens and families will have a refrigerator and microwave in their rooms.
- There will be case managers on site. No staff will live on site.
- No drinking alcohol or drugs will be allowed on premises. Visitors will have to check in.
- H.A.C. will not be responsible for parents or kids. If someone goes missing they will call the police or the Department of Children and Families (DCF).
- H.A.C. says this is not supportive services but rather all about teaching independence.
- They have discussed creating a small playground for children and possibly a ball court and picnic area. They hope to eventually have a garden and more outdoor activities.
- Units will not be eligible to be on the Town SHI list.

# H.A.C. 1 Love Lane - Traffic

- The applicant submitted a The Traffic Impact Assessment (TIA) on March 18 that Town Engineering has not had time to thoroughly review.
- There are 122 parking spots on the site. The Traffic Impact Assessment (TIA) estimates that the use (ITE Affordable Housing Special Needs) requires only 35 parking spaces.
- TIA estimates 10-13 peak hour trips. Traffic will be more dispersed than nursing home.
- H.A.C. estimates 40-50% of tenants have a car.
- Cape Cod Regional Transit Authority (CCRTA) will provide an on-call service. It is unclear if there is a dedicated bus stop.
- H.A.C. estimates most trips will be generated by parents attending interviews or going to work and kids going to school. Estimate that half go out to work & half to training.
- The nursing home had over 100 employees in three shifts. H.A.C. estimates 13 employees.
- Engineering and Police noted that the residents at the nursing home did not drive. They have a concern with the four way stop at Depot and Main Streets and lack of pedestrian accommodations. There do not appear to be any bicycle accommodations.
- There will be two (2) Security officers at night (7 pm – 7 am).

# H.A.C. 1 Love Lane - Septic

- The property is located in an Environmentally Sensitive Area (ESA) due to its abutting land with wetlands. The property also is very close to Zone 2 Mass DEP Wellhead Protection Area.
- Project will require a Board of Health hearing and variance approval for any additions or alterations of habitable space.
- The Health Department has received a Title 5 System Inspection report that has been submitted as “needs further evaluation”. A Health Agent will be reviewing it next week.
- Title 5 design flows – 110 gallons per day (gpd) per bedroom. Title 5 assumes 2 people per bedroom regardless of age.
  - 79 bedrooms x 110 gpd = 8,690 gpd (with average 2 people per room)
  - 13 employees x 20 gpd = 260 gpd
  - Total = 8,950 gpd – leaving only 1,050 gpd before triggering a Ground Water Discharge Permit (GWDP) from MADEP.
- A restriction of 177 individuals – or 25% of total number of rooms to allow 3 individuals and 75% to allow 2 individuals - would be required for local authority approval. Otherwise jurisdiction would be under DEP.
- Site currently has Bio-Clere followed by Amphidrome de-nitrification.

## *H.A.C. 1 Love Lane - Schools*

- The impact on local schools is unknown at this time.
- The Superintendent is scheduled to meet with the Applicant next week to discuss more about how many and ages of potential students.
- H.A.C. has said most students will likely bus to the schools they are attending now.

# Preliminary Questions and Concerns:

- The site is secluded surrounded by woods, highway and a sand pit. Where will people go when they want to go outside and get away? There are no pedestrian connections to the site. Can H.A.C. provide more walking, biking and recreational amenities on site?
- The consolidation and expansion of services may be good for the agency, but may have unintended consequences for the residents in a remote location further from their community and schools with almost twice as many residents than in 3 current homes.
- If most residents are single mothers with small children and toddlers there appear to be little accommodation for strollers or walking or biking or playing. Secluded location in woods by highway and sand pit and no sidewalks could be a safety and access issue.
- It does not appear H.A.C. has communicated with Harwich, where all traffic must go.
- More Information Needed:
  - Septic
  - Schools
  - Traffic
  - Campus Plan

## § 4.1.2.5 Site Plan Design Objectives: Landscaping:

- Landscaping:

1. *Every effort shall be made to minimize removal of existing vegetation and to integrate existing mature trees and vegetation into the landscape plan.*

***No major changes to landscape have been presented. Staff has suggested some of the excess parking should be used for pedestrian and recreational uses.***

2. *Natural buffers ... shall be maintained whenever possible.*

***Appear to be maintained.***

3. *Landscaping shall include masses of trees and vegetation around/near buildings to reduce perceived scale and set them into the landscape.*

***No new landscaping has been proposed.***

## § 4.1.2.5 Site Plan Design Objectives: Circulation:

- *With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives, parking and loading areas, special attention shall be given to*
  1. *Location and number of access points to the public streets: **No change proposed. This could be an issue as there will be a more mobile population with different needs.***
  2. *General interior circulation: H.A.C. should improve their plans for pedestrian and bicycling accommodations and internal circulation.*
  3. *Separation of pedestrian and vehicular traffic: **Parking lot in rear is a sea of asphalt with no separation between cars and pedestrians.***
  4. *Delineation of parking stalls and loading zones: **N/A***
  5. *Surface material: **Existing asphalt.***
  6. *Access to community facilities: **Facility will have communal kitchens and some classrooms. The site is secluded from the bigger community.***
  7. *Accommodations for the handicapped: **Building will have to be accessible per A.D.A. The rooms will be smaller than generally required for habitation.***

## § 4.1.2.5 Site Plan Design Objectives: Drainage; Location; Design:

- **Surface Water Drainage:**

- *The removal of surface water shall not affect adjoining properties, streets or storm drainage systems nor obstruct circulation of vehicles and pedestrians. **Will not change from existing.***
- *For parking areas serving new buildings or expansions to existing parking areas, the performance of surface drainage shall be based on standards set forth in the Dennis Subdivision Rules and Regulations for a 25-year storm frequency. **N/A***

- **Building Location:** *Proposed building and structures to be integrated as much as possible. **N/A***

- **Building Design:** *The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roofline, arrangement of openings, color, exterior materials, proportions and scale of existing buildings in the vicinity. **N/A***

- **Special Features:** *Exposed machinery, utility structures and areas for parking, loading, storage, service and disposal shall be screened from adjoining properties and streets. **N/A screened.***

- **Safety** - *All open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. **Emergency access and communication should be discussed with police and fire.***

# Possible Conditions for Consideration

1. The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and any other permits that are required.
2. A campus plan to improve the internal pedestrian circulation, recreational accommodations and landscaping shall be submitted for review and approval of the Planning Board before residents occupy the building.
3. An emergency access and response plan shall be reviewed and approved by the Police and Fire Chiefs of Dennis and Harwich before residents occupy the building.
4. The Family Shelter shall not generate new light, noise, litter, odor or other sources of nuisance. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting that is “Dark-Sky” compliant.
5. The maximum number of residents shall be 177, regardless of age, or the Applicant must file and receive a Ground Water Discharge Permit (GWDP) from the Massachusetts Department of Environmental Protection (DEP).
6. A joint meeting, before residents occupy the building, is required with the applicant and the Departments of Public Works, Engineering, Conservation, Water, Building, Health, School Department, Police and the Fire Department, to be coordinated through the Planning Department.

Housing Assistance Corp.  
1 Love Lane, Dennis, MA



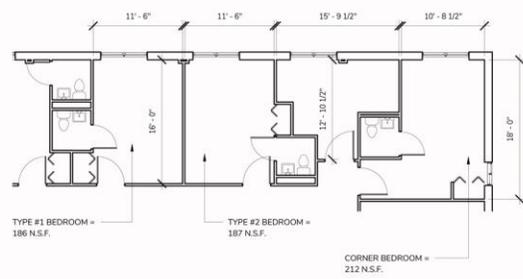
**Catalyst**  
Architecture Interiors  
Where visions take shape

203 WILLOW STREET, SUITE A YARMOUTHPORT, MA 02675  
P. 508-362-8382 WWW.CATALYSTARCHITECTS.COM

02.21.2024  
REVISED PERMIT SET



2 SECOND FLOOR LIFE SAFETY PLAN  
1/16" = 1'-0"



3 TYPICAL BEDROOM DIMENSIONS  
1/8" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN  
1/16" = 1'-0"

LIFE SAFETY PLAN

DATE ISSUED: 02/21/2024

REVISIONS:

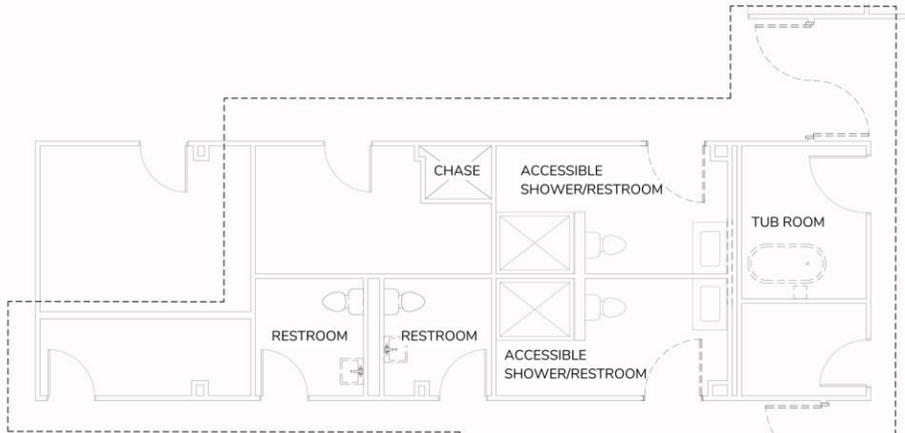
NO.	DESCRIPTION	DATE

DRAWN BY: ID  
SCALE: As indicated

DRAWING NO:

**LS.1**

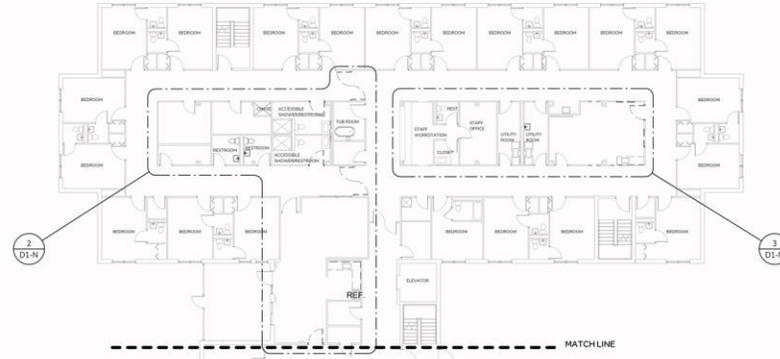
20240221 1:54:48 PM C:\PROJECTS\HousingAssistance\1 Love Lane - MA\LS.1.dwg 1/23/24



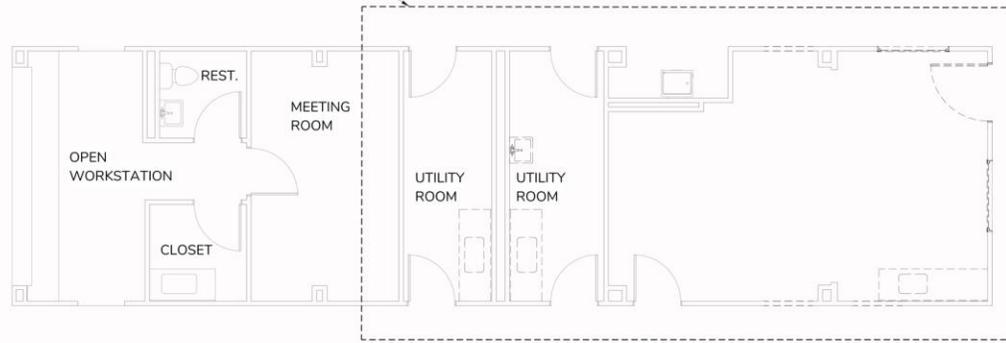
**DEMOLITION NOTES:**

- 1. TEMPORARY SEGREGATION / PROTECTION:** PROVIDE ADEQUATE TEMPORARY PROTECTION TO SEGREGATE THE CONSTRUCTION AREAS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION WORK. WET DOWN STRUCTURES DURING DEMOLITION OR PROVIDE OTHER SUITABLE METHODS TO CONTROL THE SPREAD OF DUST AND DEBRIS.
- 2. PROVIDE TEMPORARY TOILET FACILITIES ON SITE FOR USE BY THE CONTRACTOR DURING THE WORK.**
- 3. TEMPORARY SUPPORT:** PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN THE STABILITY OF EXISTING STRUCTURE WHERE EXISTING STRUCTURAL SUPPORTS ARE TO BE DEMOLISHED.
- 4. TEMPORARY WEATHER PROTECTION:** MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES. PROVIDE TEMPORARY WEATHER PROTECTION AS REQUIRED.
- 5. DEMOLITION:** DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS INDICATED ON THE DRAWINGS. USE DEMOLITION METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT CONSTRUCTION DESIGNATED TO REMAIN.
- 6. DEBRIS DISPOSAL:** DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE IN A SAFE AND LEGAL MANNER. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. LEAVE THE SITE CLEAN UPON COMPLETION OF DEMOLITION.

2 FIRST FLOOR DEMO - NORTH WING ENLARGED PLAN A  
1/4" = 1'-0"



1 FIRST FLOOR DEMOLITION KEY PLAN - NORTH WING  
1/16" = 1'-0"



3 FIRST FLOOR DEMO - NORTH WING ENLARGED PLAN B  
1/4" = 1'-0"

DEMOLITION  
PLAN - FIRST  
FLOOR NORTH  
WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: JD

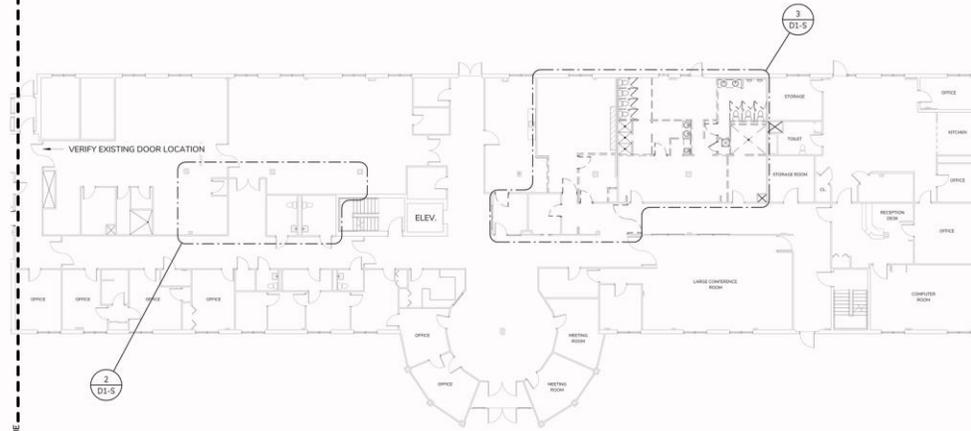
SCALE: As indicated

DRAWING NO:

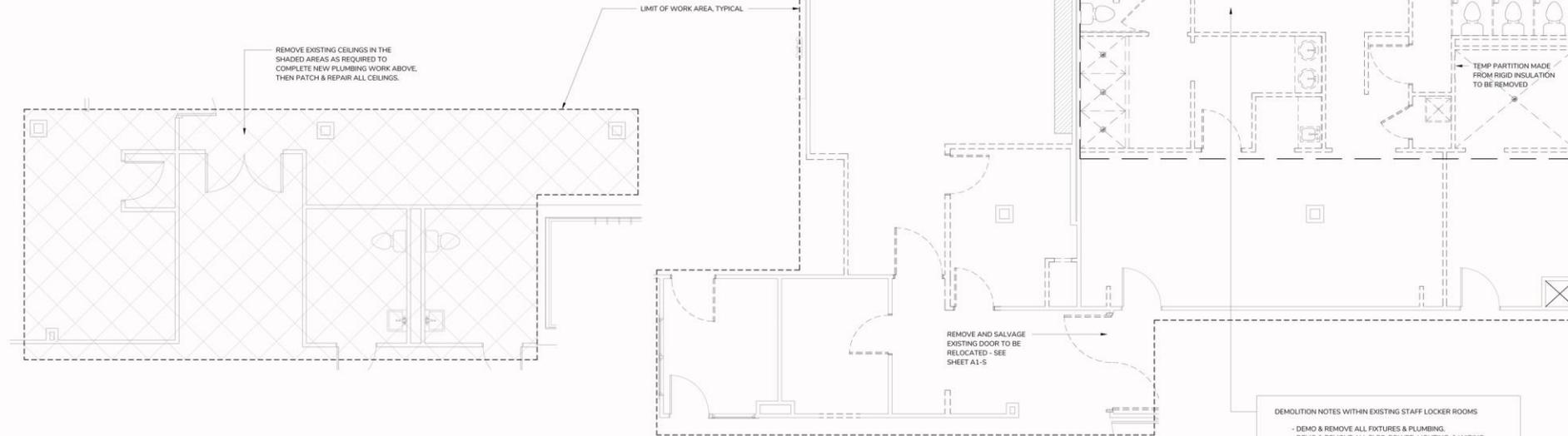
**D1-N**  
PHASE - 2

**DEMOLITION NOTES:**

- 1. TEMPORARY SEGREGATION / PROTECTION:** PROVIDE ADEQUATE TEMPORARY PROTECTION TO SEGREGATE THE CONSTRUCTION AREAS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION WORK. WET DOWN STRUCTURES DURING DEMOLITION OR PROVIDE OTHER SUITABLE METHODS TO CONTROL THE SPREAD OF DUST AND DEBRIS.
- 2. PROVIDE TEMPORARY TOILET FACILITIES ON SITE FOR USE BY THE CONTRACTOR DURING THE WORK.**
- 3. TEMPORARY SUPPORT:** PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN THE STABILITY OF EXISTING STRUCTURE WHERE EXISTING STRUCTURAL SUPPORTS ARE TO BE DEMOLISHED.
- 4. TEMPORARY WEATHER PROTECTION:** MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES. PROVIDE TEMPORARY WEATHER PROTECTION AS REQUIRED.
- 5. DEMOLITION:** DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS INDICATED ON THE DRAWINGS. USE DEMOLITION METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT CONSTRUCTION DESIGNATED TO REMAIN.
- 6. DEBRIS DISPOSAL:** DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE IN A SAFE AND LEGAL MANNER. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. LEAVE THE SITE CLEAN UPON COMPLETION OF DEMOLITION.



**1** FIRST FLOOR DEMOLITION KEY PLAN - SOUTH WING  
1/16" = 1'-0"



**2** FIRST FLOOR DEMO - SOUTH WING ENLARGED PLAN A  
1/4" = 1'-0"

**3** FIRST FLOOR DEMO - SOUTH WING ENLARGED PLAN B  
1/4" = 1'-0"

**DEMOLITION PLAN - FIRST FLOOR SOUTH WING**

DATE ISSUED: 02.21.2024

REVISIONS:

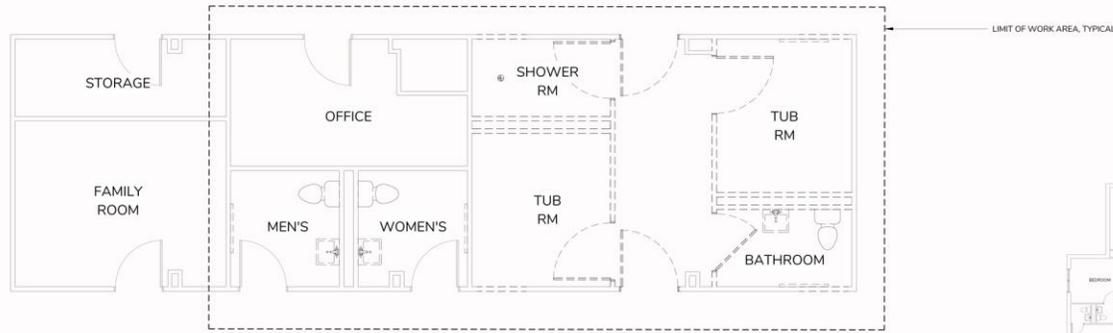
NO.	DESCRIPTION	DATE

DRAWN BY: ID

SCALE: As indicated

DRAWING NO:

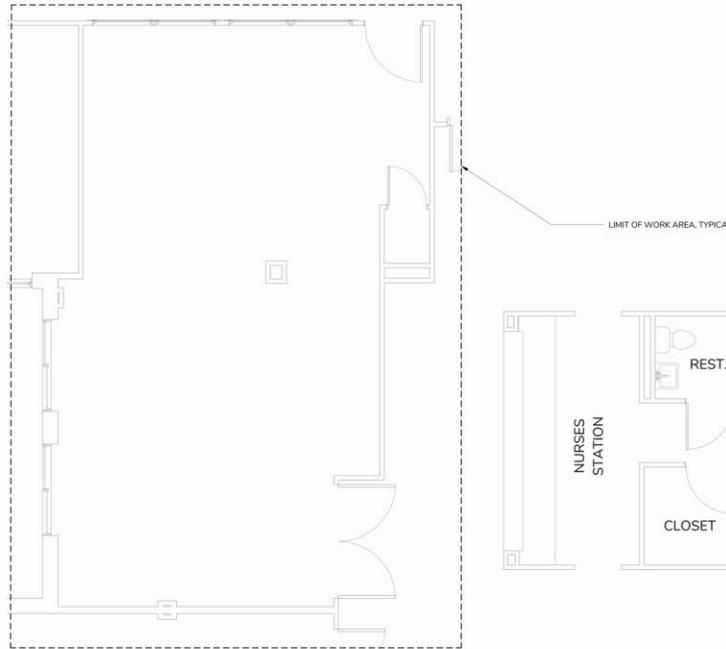
**D1-S**  
PHASE - 1



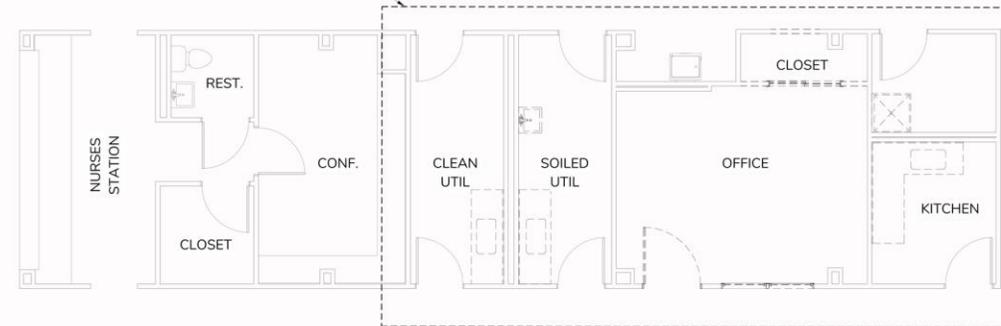
2 SECOND FLOOR DEMO- NORTH WING ENLARGED PLAN A  
1/4" = 1'-0"



1 SECOND FLOOR DEMOLITION KEY PLAN - NORTH WING  
1/16" = 1'-0"



4 SECOND FLOOR DEMO- NORTH WING ENLARGED PLAN C  
1/4" = 1'-0"



3 SECOND FLOOR DEMO- NORTH WING ENLARGED PLAN B  
1/4" = 1'-0"

**DEMOLITION NOTES:**

1. **TEMPORARY SEGREGATION / PROTECTION:** PROVIDE ADEQUATE TEMPORARY PROTECTION TO SEGREGATE THE CONSTRUCTION AREAS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION WORK. WET DOWN STRUCTURES DURING DEMOLITION OR PROVIDE OTHER SUITABLE METHODS TO CONTROL THE SPREAD OF DUST AND DEBRIS.
2. **PROVIDE TEMPORARY TOILET FACILITIES ON SITE FOR USE BY THE CONTRACTOR DURING THE WORK.**
3. **TEMPORARY SUPPORT:** PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN THE STABILITY OF EXISTING STRUCTURE WHERE EXISTING STRUCTURAL SUPPORTS ARE TO BE DEMOLISHED.
4. **TEMPORARY WEATHER PROTECTION:** MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES. PROVIDE TEMPORARY WEATHER PROTECTION AS REQUIRED.
5. **DEMOLITION:** DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS INDICATED ON THE DRAWINGS. USE DEMOLITION METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT CONSTRUCTION DESIGNATED TO REMAIN.
6. **DEBRIS DISPOSAL:** DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE IN A SAFE AND LEGAL MANNER. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. LEAVE THE SITE CLEAN UPON COMPLETION OF DEMOLITION.

**DEMOLITION PLAN - SECOND FLOOR NORTH WING**

DATE ISSUED: 02.21.2024

REVISIONS:

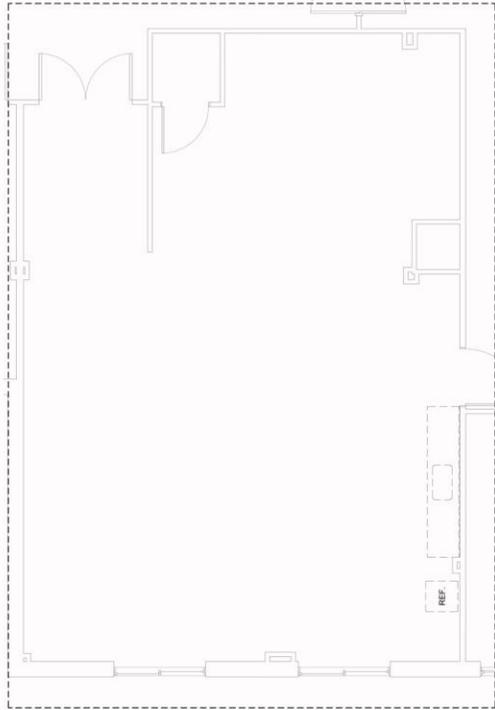
NO.	DESCRIPTION	DATE

DRAWN BY: ID

SCALE: As indicated

DRAWING NO:

**D2-N**  
PHASE - 2



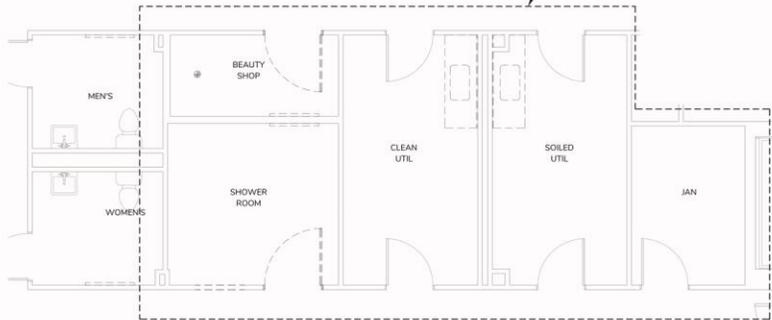
**DEMOLITION NOTES:**

1. **TEMPORARY SEGREGATION / PROTECTION:** PROVIDE ADEQUATE TEMPORARY PROTECTION TO SEGREGATE THE CONSTRUCTION AREAS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION WORK. WET DOWN STRUCTURES DURING DEMOLITION OR PROVIDE OTHER SUITABLE METHODS TO CONTROL THE SPREAD OF DUST AND DEBRIS.
2. PROVIDE TEMPORARY TOILET FACILITIES ON SITE FOR USE BY THE CONTRACTOR DURING THE WORK.
3. **TEMPORARY SUPPORT:** PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN THE STABILITY OF EXISTING STRUCTURE WHERE EXISTING STRUCTURAL SUPPORTS ARE TO BE DEMOLISHED.
4. **TEMPORARY WEATHER PROTECTION:** MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES. PROVIDE TEMPORARY WEATHER PROTECTION AS REQUIRED.
5. **DEMOLITION:** DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS INDICATED ON THE DRAWINGS. USE DEMOLITION METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT CONSTRUCTION DESIGNATED TO REMAIN.
6. **DEBRIS DISPOSAL:** DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE IN A SAFE AND LEGAL MANNER. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. LEAVE THE SITE CLEAN UPON COMPLETION OF DEMOLITION.

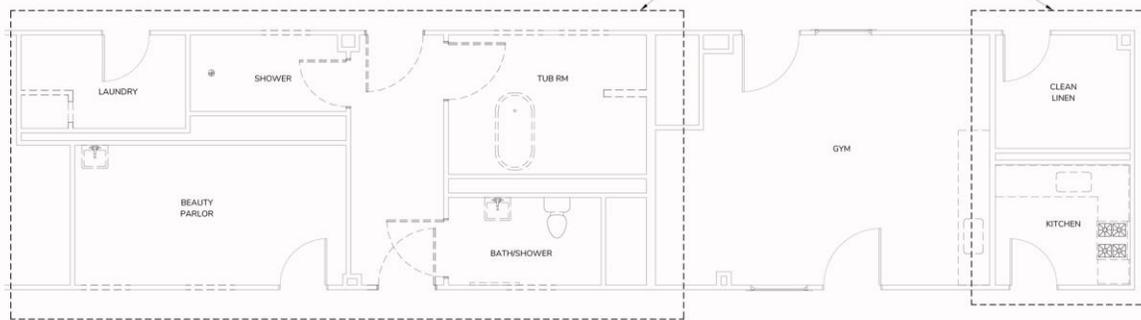


1 SECOND FLOOR DEMOLITION KEY PLAN - SOUTH WING  
1/16" = 1'-0"

2 SECOND FLOOR DEMO - SOUTH WING ENLARGED PLAN A  
1/4" = 1'-0"



3 SECOND FLOOR DEMO - SOUTH WING ENLARGED PLAN B  
1/4" = 1'-0"



4 SECOND FLOOR DEMO - SOUTH WING ENLARGED PLAN C  
1/4" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE

ADA SHOWERS	=	2
STANDARD SHOWERS	=	7
SMALL SHOWERS	=	2
TUB/SHOWERS	=	5
TOTAL	=	16

**PROPOSED FLOOR PLAN - FIRST FLOOR NORTH WING**

DATE ISSUED: 02.21.2024

NO.	DESCRIPTION	DATE

DRAWN BY: JD  
SCALE: As indicated

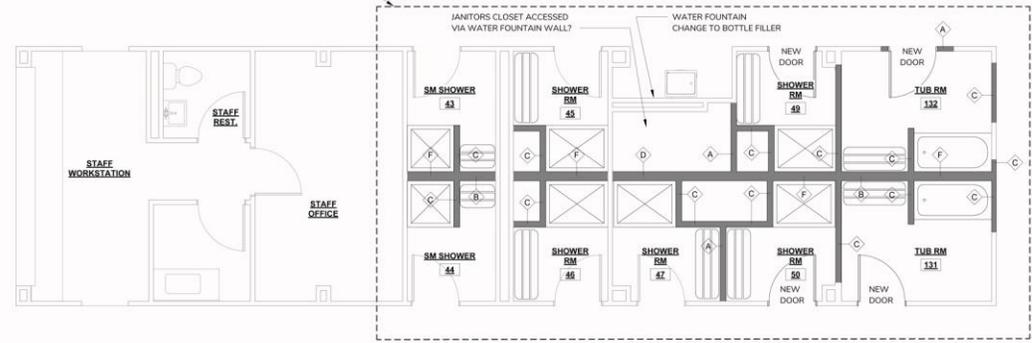
DRAWING NO:

**A1-N**  
PHASE - 2

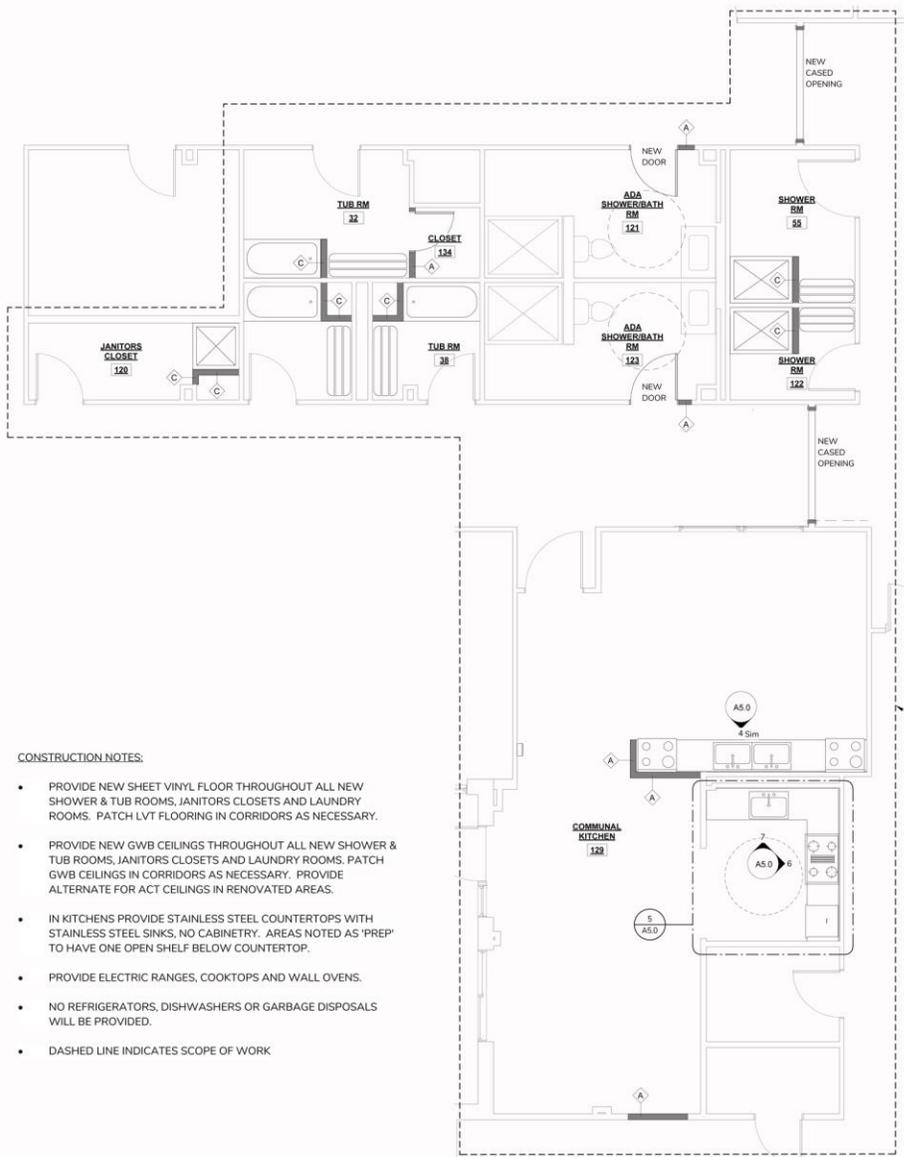
© Catalyst Architecture Interiors, Inc. All rights reserved. The Copyrights of all designs and drawings are the property of Catalyst Architecture Interiors, Inc. No part or reproduction of this material is permitted without express written consent.



1 PROPOSED FIRST FLOOR KEY PLAN - NORTH WING  
1/16" = 1'-0"



3 PROPOSED FIRST FLOOR - NORTH WING ENLARGED PLAN B  
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR - NORTH WING ENLARGED PLAN A  
1/4" = 1'-0"

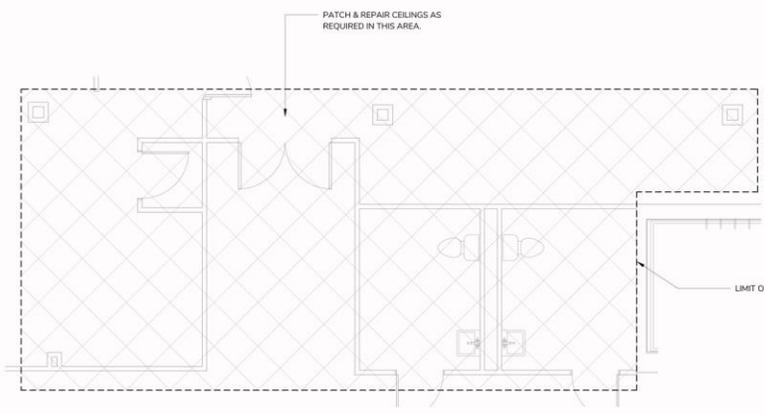
- CONSTRUCTION NOTES:**
- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
  - PROVIDE NEW GWB CEILINGS THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH GWB CEILINGS IN CORRIDORS AS NECESSARY. PROVIDE ALTERNATE FOR ACT CEILINGS IN RENOVATED AREAS.
  - IN KITCHENS PROVIDE STAINLESS STEEL COUNTERTOPS WITH STAINLESS STEEL SINKS, NO CABINETRY. AREAS NOTED AS 'PREP' TO HAVE ONE OPEN SHELF BELOW COUNTERTOP.
  - PROVIDE ELECTRIC RANGES, COOKTOPS AND WALL OVENS.
  - NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
  - DASHED LINE INDICATES SCOPE OF WORK

**CONSTRUCTION NOTES:**

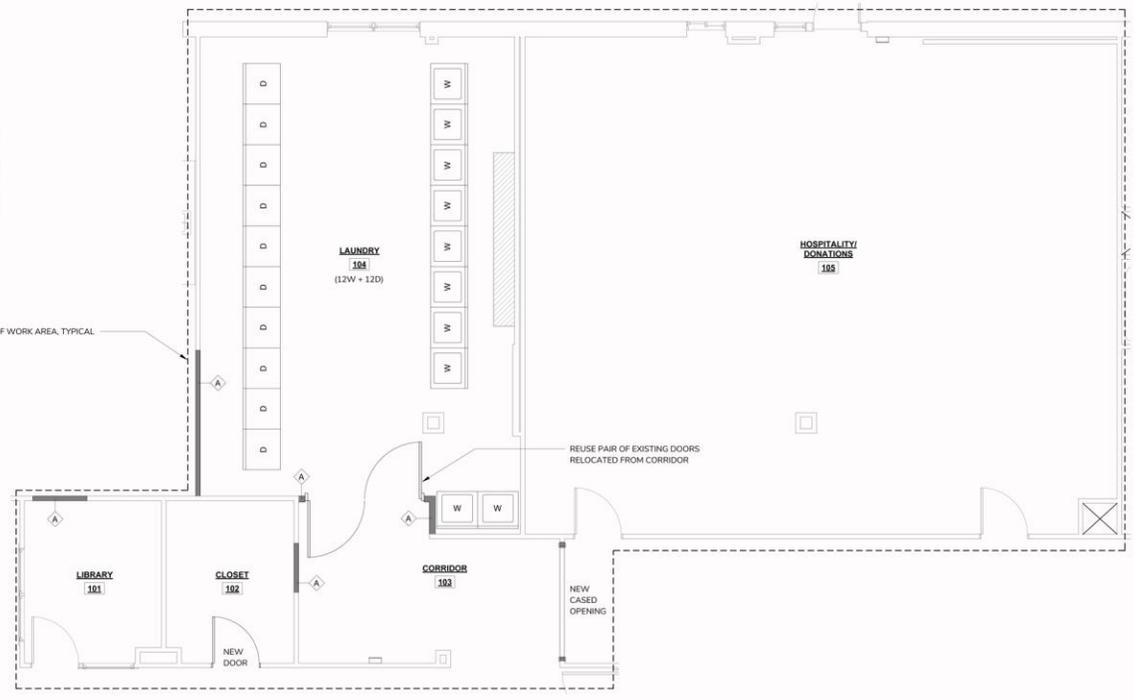
- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
- PROVIDE NEW GWB CEILINGS THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH GWB CEILINGS IN CORRIDORS AS NECESSARY. PROVIDE ALTERNATE FOR ACT CEILINGS IN RENOVATED AREAS.
- IN KITCHENS PROVIDE STAINLESS STEEL COUNTERTOPS WITH STAINLESS STEEL SINKS, NO CABINERY. AREAS NOTED AS 'PREP' TO HAVE ONE OPEN SHELF BELOW COUNTERTOP.
- PROVIDE ELECTRIC RANGES, COOKTOPS AND WALL OVENS.
- NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
- DASHED LINE INDICATES SCOPE OF WORK



**1** PROPOSED FIRST FLOOR KEY PLAN - SOUTH WING  
1/16" = 1'-0"



**2** PROPOSED FIRST FLOOR - SOUTH WING ENLARGED PLAN A  
1/4" = 1'-0"



**3** PROPOSED FIRST FLOOR - SOUTH WING ENLARGED PLAN B  
1/4" = 1'-0"

**PROPOSED FLOOR PLAN - FIRST FLOOR SOUTH WING**

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

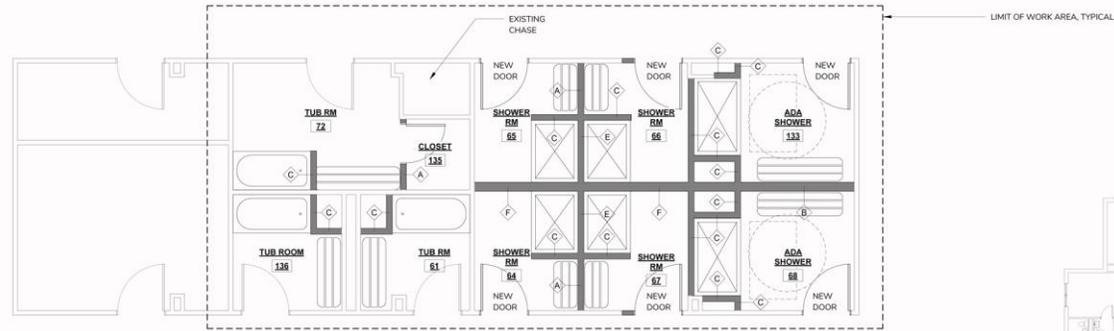
DRAWN BY: ID

SCALE: As indicated

DRAWING NO:

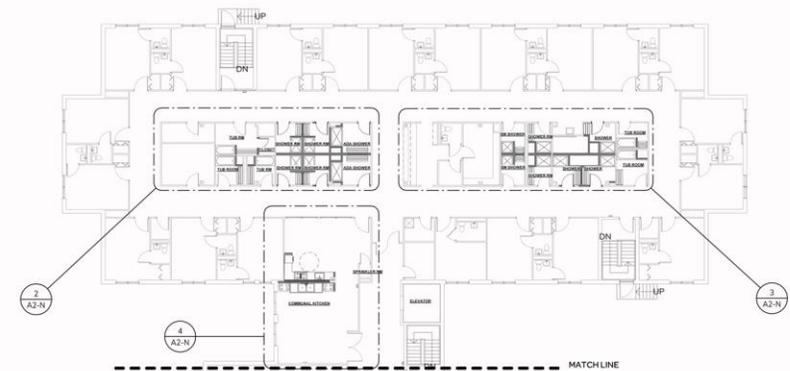
**A1-S**  
PHASE - 1

© Catalyst Architecture/Interiors, Inc. All rights reserved. The Copyright in all designs and drawings are the property of Catalyst Architecture/Interiors, Inc. No use or reproduction of this material is permitted without express written consent.

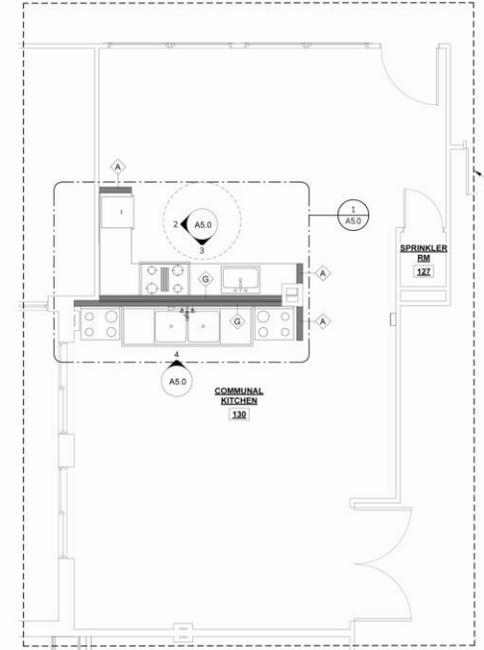


ADA SHOWERS	= 2
STANDARD SHOWERS	= 9
SMALL SHOWERS	= 2
TUB/SHOWERS	= 5
TOTAL	= 18

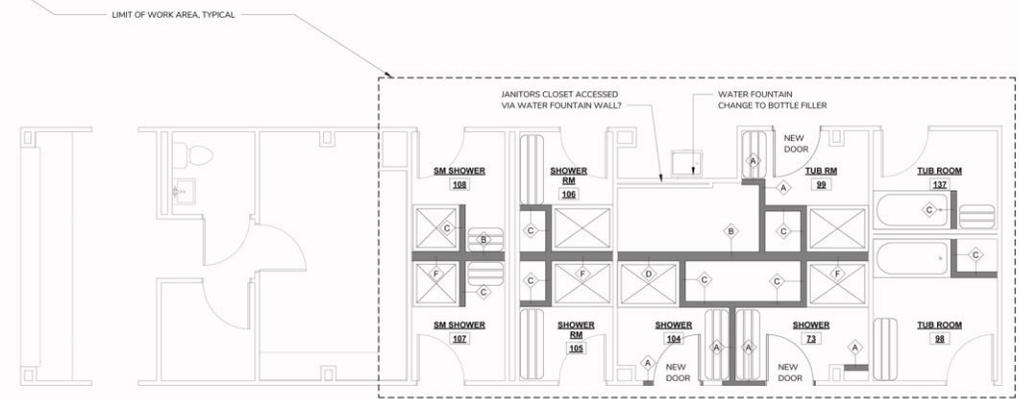
2 PROPOSED SECOND FLOOR -  
NORTH WING ENLARGED PLAN A  
1/4" = 1'-0"



1 PROPOSED SECOND FLOOR KEY PLAN - NORTH WING  
1/16" = 1'-0"



4 PROPOSED SECOND FLOOR -  
NORTH WING ENLARGED PLAN C  
1/4" = 1'-0"



3 PROPOSED SECOND FLOOR -  
NORTH WING ENLARGED PLAN B  
1/4" = 1'-0"

CONSTRUCTION NOTES:

- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
- PROVIDE NEW GWB CEILINGS THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH GWB CEILINGS IN CORRIDORS AS NECESSARY. PROVIDE ALTERNATE FOR ACT CEILINGS IN RENOVATED AREAS.
- IN KITCHENS PROVIDE STAINLESS STEEL COUNTERTOPS WITH STAINLESS STEEL SINKS, NO CABINETS. AREAS NOTED AS 'PREP' TO HAVE ONE OPEN SHELF BELOW COUNTERTOP.
- PROVIDE ELECTRIC RANGES, COOKTOPS AND WALL OVENS.
- NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
- DASHED LINE INDICATES SCOPE OF WORK

PROPOSED  
FLOOR PLAN -  
SECOND FLOOR -  
NORTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

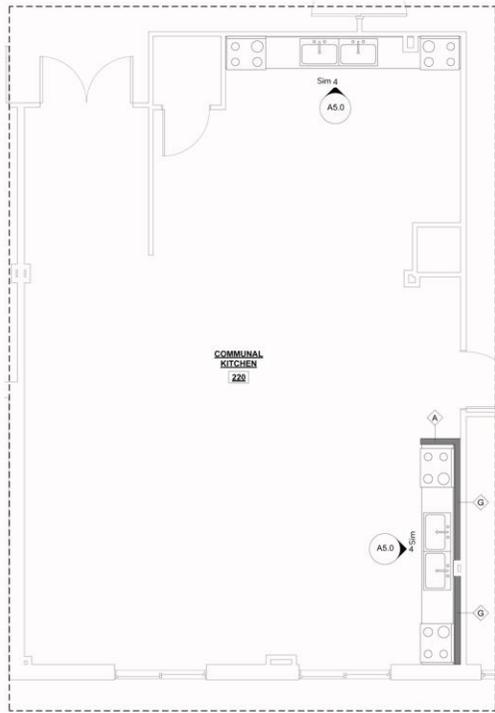
DRAWN BY: KG/JD

SCALE: As indicated

DRAWING NO:

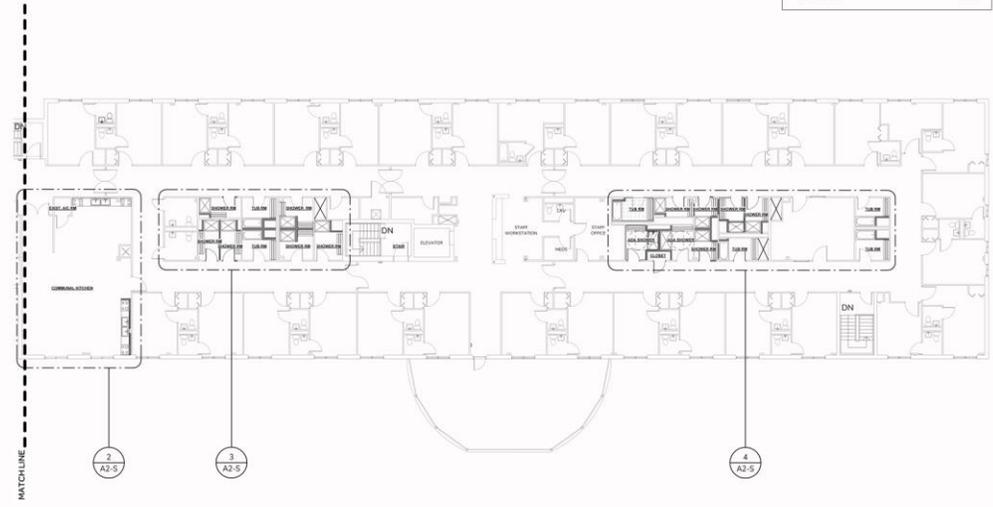
**A2-N**  
PHASE - 2

© Catalyst Architecture/Interiors, Inc. All rights reserved. The Copyright in all design and drawings are the property of Catalyst Architecture/Interiors, Inc. No use or reproduction of this material is permitted without express written consent.



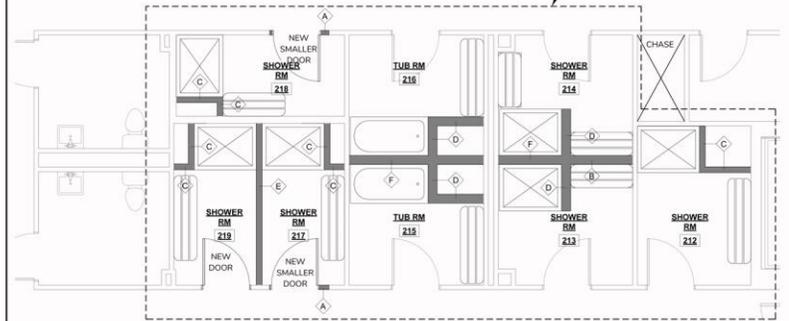
2 PROPOSED SECOND FLOOR - SOUTH WING ENLARGED PLAN A  
1/4" = 1'-0"

- CONSTRUCTION NOTES:
- PROVIDE NEW SHEET VINYL FLOOR THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH LVT FLOORING IN CORRIDORS AS NECESSARY.
  - PROVIDE NEW GWB CEILINGS THROUGHOUT ALL NEW SHOWER & TUB ROOMS, JANITORS CLOSETS AND LAUNDRY ROOMS. PATCH GWB CEILINGS IN CORRIDORS AS NECESSARY. PROVIDE ALTERNATE FOR ACT CEILINGS IN RENOVATED AREAS.
  - IN KITCHENS PROVIDE STAINLESS STEEL COUNTERTOPS WITH STAINLESS STEEL SINKS, NO CABINETRY. AREAS NOTED AS 'PREP' TO HAVE ONE OPEN SHELF BELOW COUNTERTOP.
  - PROVIDE ELECTRIC RANGES, COOKTOPS AND WALL OVENS.
  - NO REFRIGERATORS, DISHWASHERS OR GARBAGE DISPOSALS WILL BE PROVIDED.
  - DASHED LINE INDICATES SCOPE OF WORK

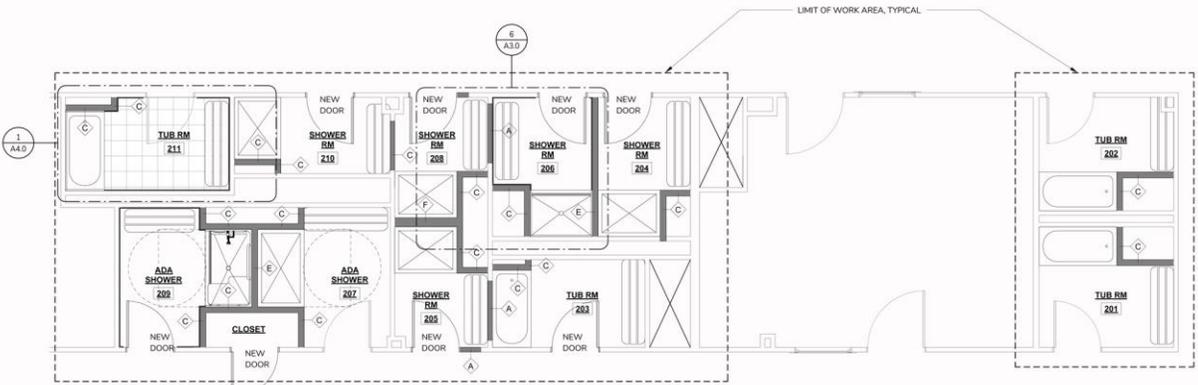


1 PROPOSED SECOND FLOOR KEY PLAN - SOUTH WING  
1/16" = 1'-0"

ADA SHOWERS	= 2
STANDARD SHOWERS	= 11
SMALL SHOWERS	= 0
TUB/SHOWERS	= 6
TOTAL	= 19



3 PROPOSED SECOND FLOOR - SOUTH WING ENLARGED PLAN B  
1/4" = 1'-0"



4 PROPOSED SECOND FLOOR - SOUTH WING ENLARGED PLAN C  
1/4" = 1'-0"

PROPOSED FLOOR PLAN - SECOND FLOOR - SOUTH WING

DATE ISSUED: 02.21.2024

REVISIONS:

NO.	DESCRIPTION	DATE

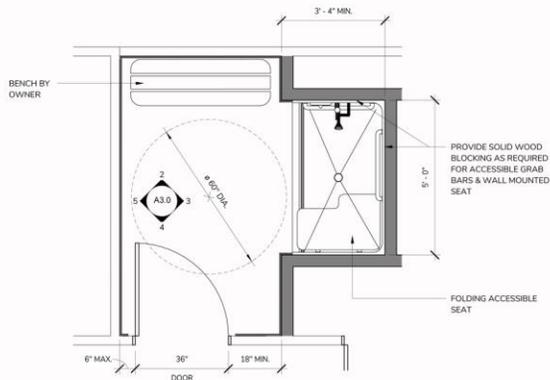
DRAWN BY: KG/JD

SCALE: As indicated

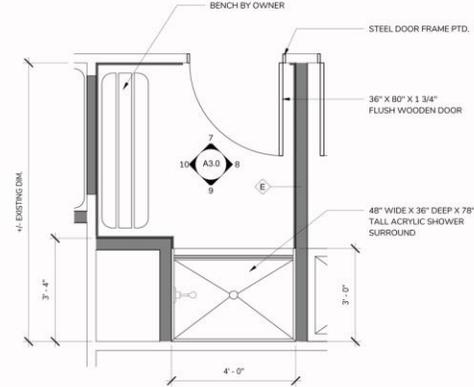
DRAWING NO.:

**A2-S**  
PHASE - 1

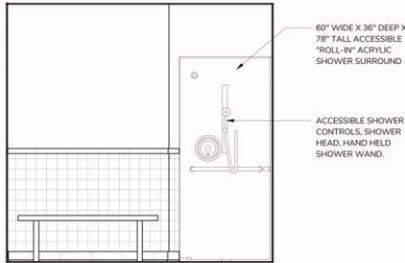
© Catalyst Architecture Interiors, Inc. All rights reserved. The Copyrights in all designs and drawings are the property of Catalyst Architecture Interiors, Inc. No use or reproduction of this material is permitted without express written consent.



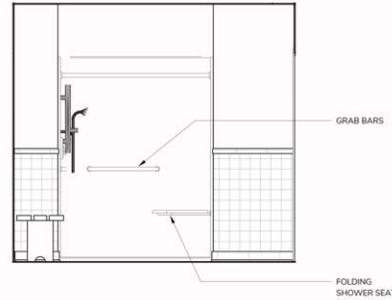
1 ENLARGED PLAN  
TYP. ADA SHOWER ROOM  
1/2" = 1'-0"



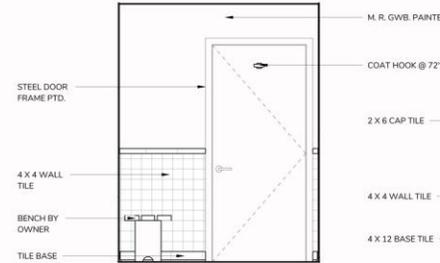
6 ENLARGED PLAN  
TYP. SHOWER ROOM  
1/2" = 1'-0"



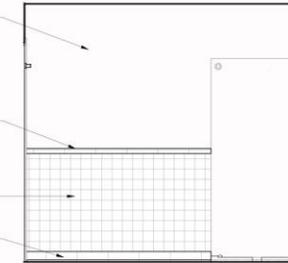
2 TYP. ADA SHOWER ROOM  
ELEVATION A  
1/2" = 1'-0"



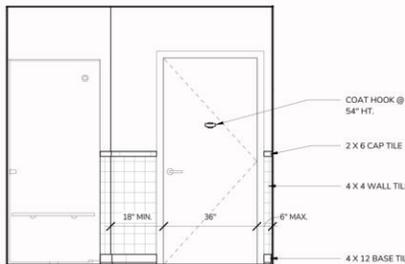
3 TYP. ADA SHOWER ROOM  
ELEVATION B  
1/2" = 1'-0"



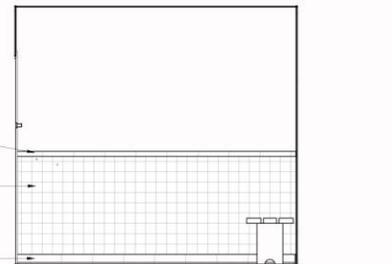
7 TYP. SHOWER ROOM  
ELEVATION A  
1/2" = 1'-0"



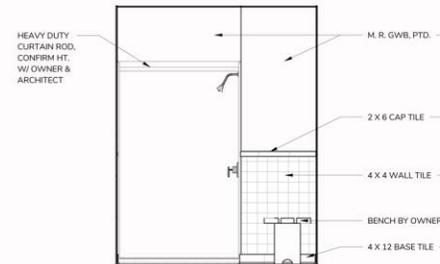
8 TYP. SHOWER ROOM  
ELEVATION B  
1/2" = 1'-0"



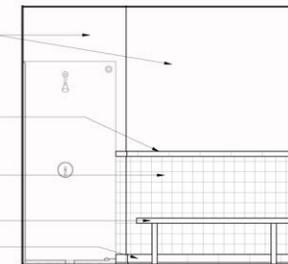
4 TYP. ADA SHOWER ROOM  
ELEVATION C  
1/2" = 1'-0"



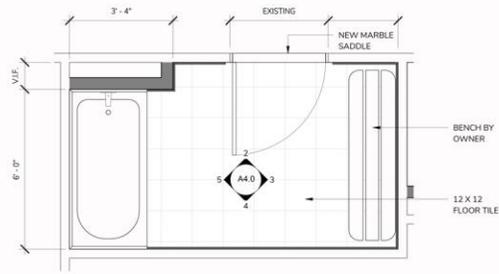
5 TYP. ADA SHOWER ROOM  
ELEVATION D  
1/2" = 1'-0"



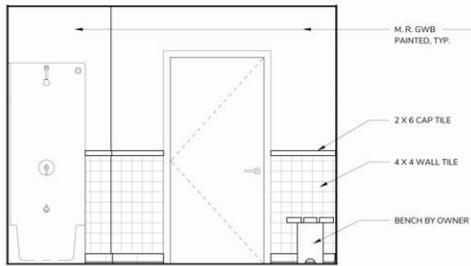
9 TYP. SHOWER ROOM  
ELEVATION C  
1/2" = 1'-0"



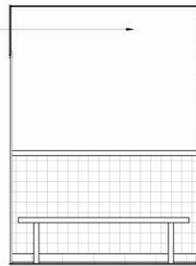
10 TYP. SHOWER ROOM  
ELEVATION D  
1/2" = 1'-0"



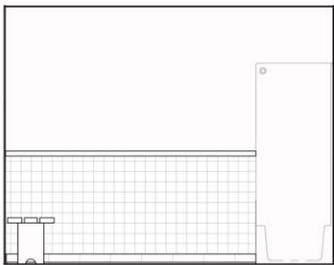
1 ENLARGED PLAN TYP. TUB / SHOWER ROOM  
1/2" = 1'-0"



2 TYP. TUB ROOM ELEVATION A  
1/2" = 1'-0"



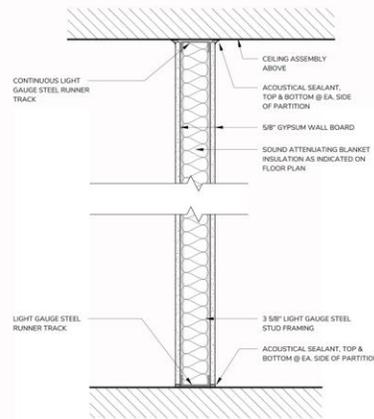
3 TYP. TUB ROOM ELEVATION B  
1/2" = 1'-0"



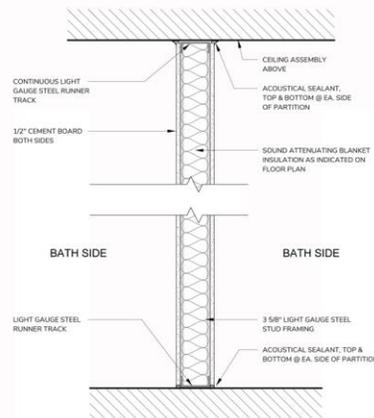
4 TYP. TUB ROOM ELEVATION C  
1/2" = 1'-0"



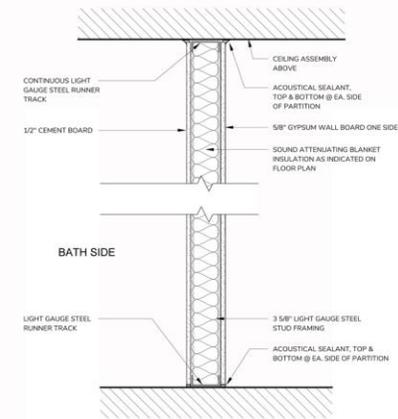
5 TYP. TUB ROOM ELEVATION D  
1/2" = 1'-0"



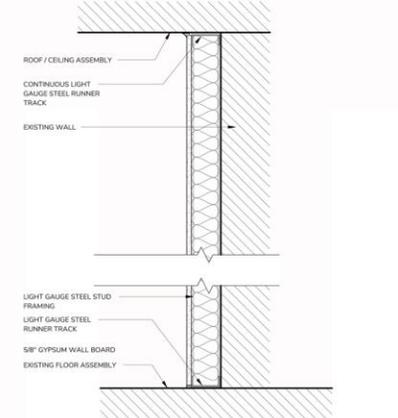
- A TYPE "A" TYPICAL INTERIOR WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY NR
- B TYPE "B" TYPICAL INTERIOR WALL W/ 6" METAL STUD FRAMED ASSEMBLY NR



- E TYPE "E" TYPICAL INTERIOR WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY NR
- F TYPE "F" TYPICAL INTERIOR WALL W/ 6" METAL STUD FRAMED ASSEMBLY NR



- C TYPE "C" TYPICAL INTERIOR WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY NR
- D TYPE "D" TYPICAL INTERIOR WALL W/ 6" METAL STUD FRAMED ASSEMBLY NR



- G INTERIOR SINGLE SIDED WALL W/ 3 5/8" METAL STUD FRAMED ASSEMBLY NR

DATE ISSUED:	02.21.2024	
REVISIONS:		
NO.	DESCRIPTION	DATE

DRAWN BY: ID

SCALE: As indicated

DRAWING NO:

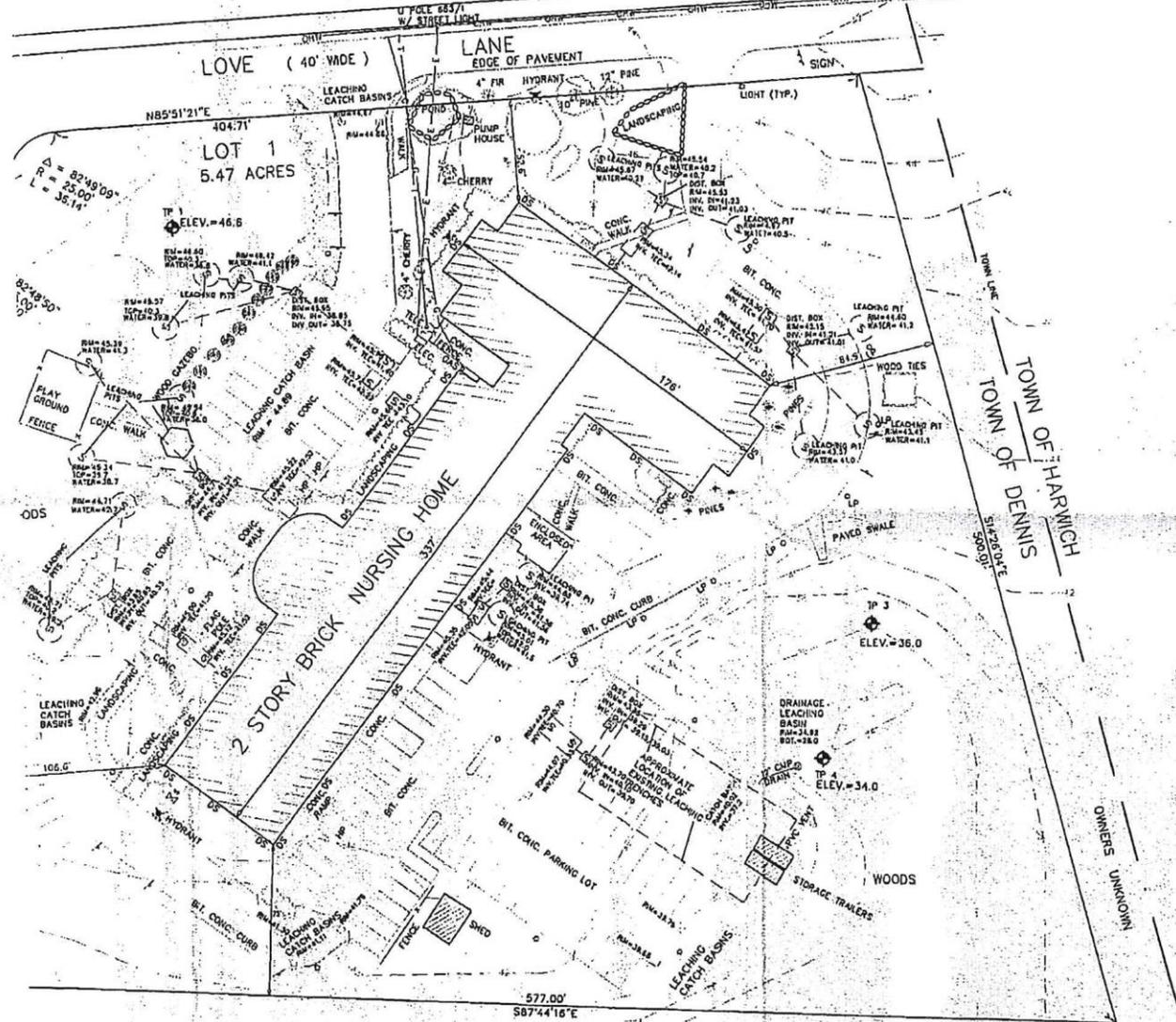
**A4.0**

APPROXIMATELY  
OUND BEFORE ANY

BENCHMARK: TOP OF MMB AT DENNIS / HARWICH TOWN LINE  
ELEVATION = 42.95 NGVD OF 1929  
STONE BOUND FOUND  
FIELD

MID-CAPE HIGHWAY

ROUTE 6



- CONSTRUCTION REQUIREMENTS**
1. Utilities indicated on drawings 1770-1 are indicated as accurately and completely as existing records will allow, however, the contractor is reminded of his responsibility to make by DIG SNAZ and any other methods to determine the exact location of water, gas, electrical conduit, storm drain or any other service by the work of this project. Disruption or service of damage to utilities shall remain the responsibility of this contractor.
  2. Prior to the start of construction, the contractor shall provide to the Owner a schedule of construction devised to minimize interruption to the everyday operation of the facility. This plan to be discussed and approved by the Owner's representative at the Preconstruction Conference. Due to the restricted area in and around the construction site this plan must include the minimization of on site stored spoils or debris from the clearing and grubbing operations to insure the facility traffic is not impeded.
  3. If a sewer must cross a domestic water pipe, the sewer pipe shall be encased in six inches of poured concrete, five feet each side of the water line.
  4. The manhole and concrete structures shall be fabricated to the standards for AASHTO H-20-44 loading.
  5. Where excavations occur in paved areas, the paving shall be created with a minimum of four inches of bituminous concrete compacted over a 2 inch flexible course of crushed stone or gravel dust. Where excavations occur in grassed areas at least four inches of suitable loam and seed shall be applied. Where bituminous curbing is disturbed, it will be returned to its original condition.
  6. Prior to placing paving material or loam and seed, excavation backfill material shall be compacted and any cracking or settling shall be repaired as it occurs within twelve months of acceptance of the project.
  7. This contractor shall advise Board of Health and the engineer at each point during construction when he is ready for a required inspection. This notice will be given 72 hours before the material to be inspected is to be completed. The inspections shall include: bottom of excavations, installation of concrete structures, Control House and all waste treatment components, pressure testing of gravity and pressure piping and manholes, operational testing of pumps and treatment components and any additional testing required by the Dennis Board of Health or the Massachusetts Department of Environmental Protection.
  8. All material and workmanship shall be guaranteed for twelve months after acceptance.

**LEGEND**

- MH MANHOLE
- SMH SEWER MANHOLE
- U UTILITY POLE
- E EDGE OF LANDSCAPING
- W WATER
- G GAS
- E ELECTRICITY
- T TELEPHONE
- BIT. BITUMINOUS
- CONC. CONCRETE
- RET. RETAINING
- L.P. LAMP POST
- BUSH / SHRUB
- INV. INVERT
- BM BENCHMARK
- GAR. GARAGE
- 100- EXISTING CONTOUR
- WATER GATE
- FIRE HYDRANT
- A/C AIR CONDITIONING UNIT
- C. BASIN CATCH BASIN (DRAINAGE)
- o LIGHT POLE
- o SIGN
- o SEPTIC SYSTEM COVERS
- o DS DOWN SPOUTS
- o SOIL OBSERVATION TEST
- CMP CORRUGATED METAL PIPE

**APPROVED**

MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION  
1/14/22

EXHIBIT 4

N/F MARSHALL SIEBENMANN, JR.

N/F ROLF V. ROBESHAM

DEED REFERENCE : BARNSTABLE COUNTY REGISTRY OF DEEDS BOOK 639B PAGE 85  
PLAN REFERENCE : PLAN BOOK 372 PAGE 46



SURVEYED BY: PAUL N. ROBINSON ASSOCIATES INC.  
37 EXCHANGE STREET-MILLIS, MASS.  
(508) 378-4440

REV.	DATE	DESCRIPTION	BY
1		EXISTING CONDITION SITE PLAN	
2		EAGLE POND NURSING HOME	
3		LOVE LANE	
4		DENNIS, MASSACHUSETTS	
DATE : OCTOBER 16, 1996		DRAWN BY:	
SCALE: 1" = 30'		1770-1	

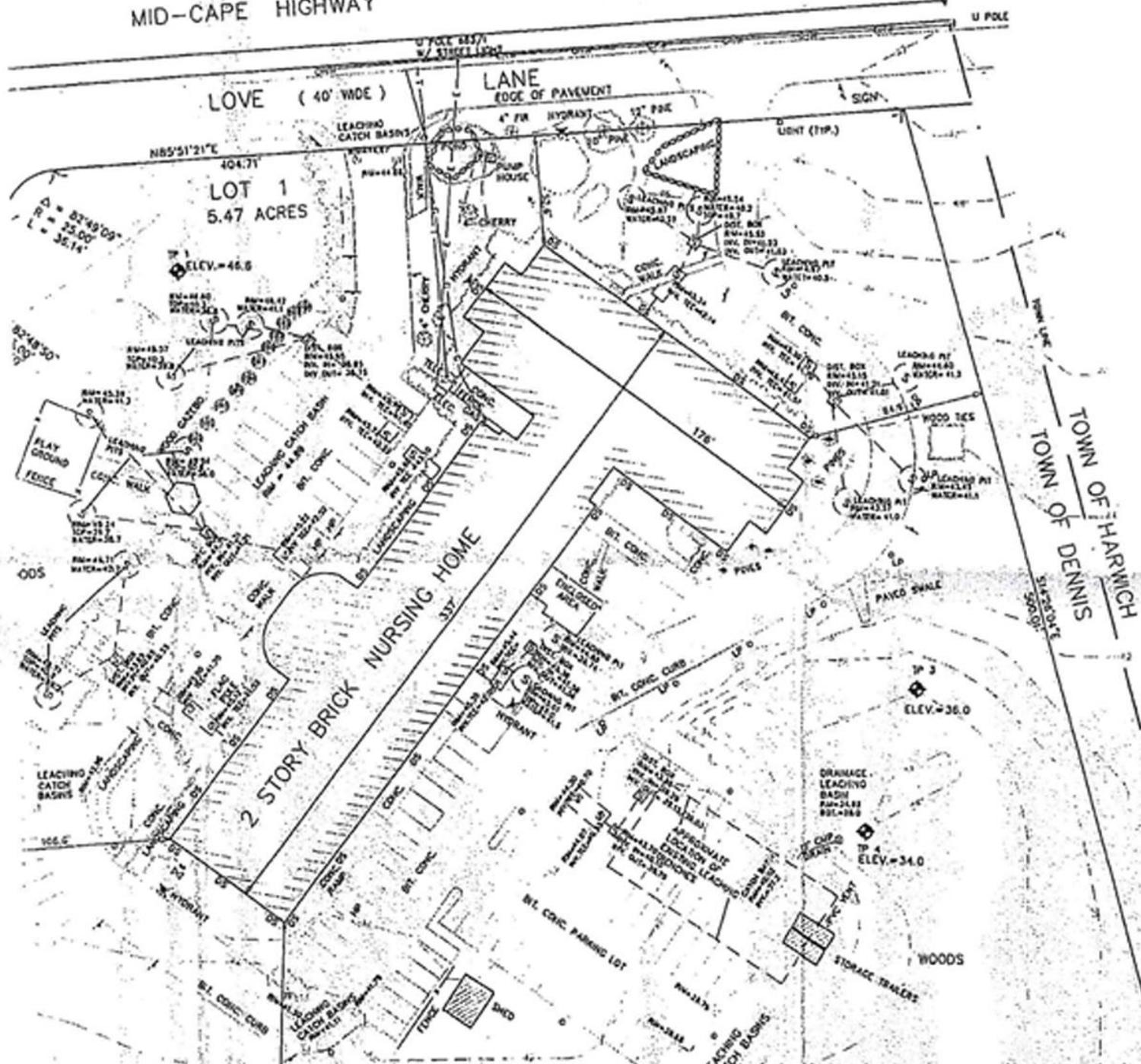


JOHN J. DRISCOLL, JR.  
Consulting Engineers  
487 POND STREET  
FRANKLIN, MASS. (508) 526-2805

MID-CAPE HIGHWAY

ROUTE 1

U POLE



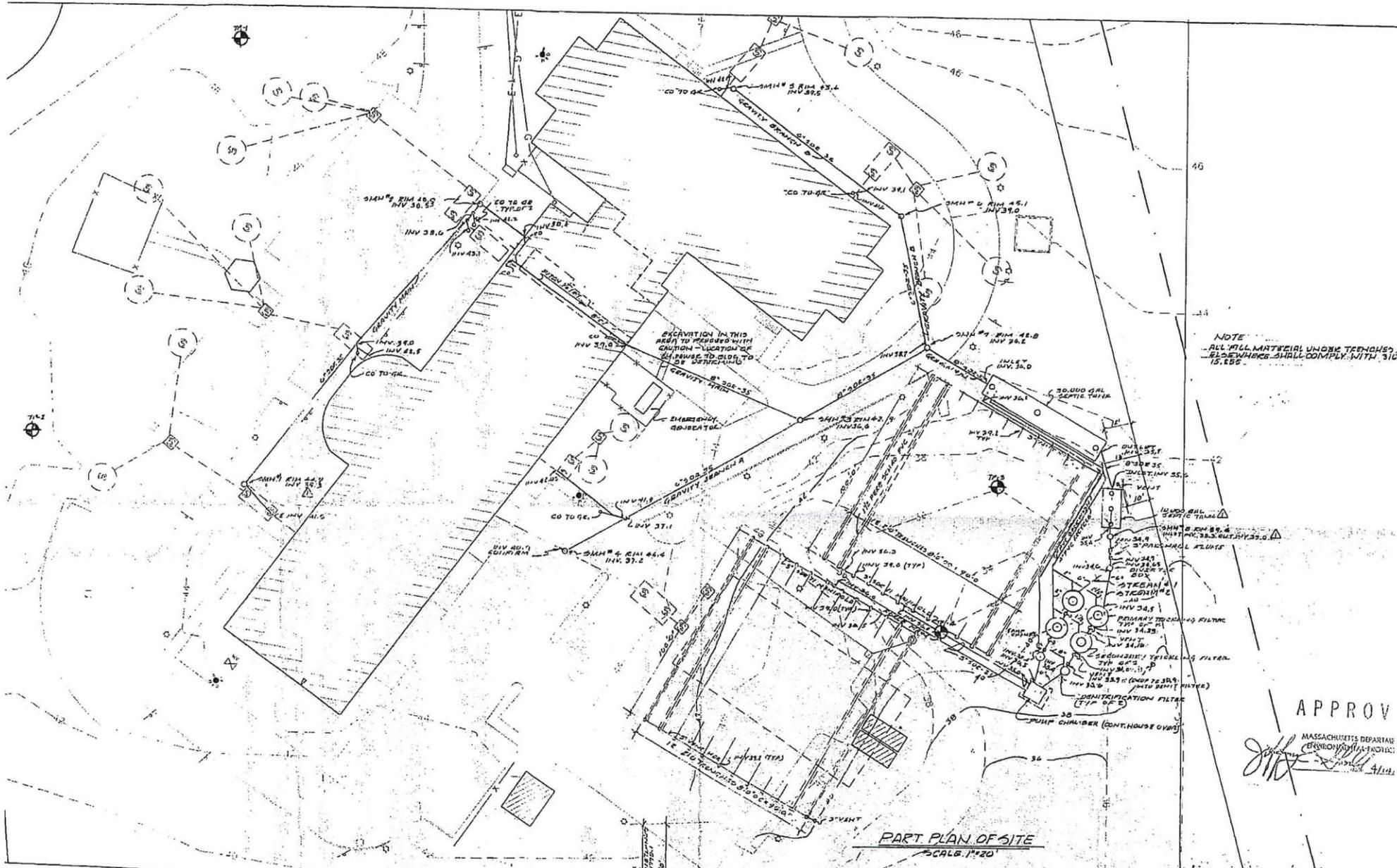
2. Prior to the start of construction, the contractor shall provide to the Owner a schedule of construction devised to minimize interruption to the everyday operation of the facility. This plan to be discussed and approved by the Owner's representative at the Preconstruction Conference. Due to the restricted area in and around the construction site this plan must include the installation of an site stored spoils or debris from the clearing and grubbing operations to invade the facility traffic is not impeded.
3. If a sewer must cross a domestic water pipe, the sewer pipe shall be encased in six inches of poured concrete, five feet each side of the water line.
4. The manhole and concrete structures shall be fabricated to the standards for ASTM A-20-44 testing.
5. Where excavations occur in paved areas, the paving shall be restored with a minimum of four inches of bituminous concrete compacted over a 2 inch flexible course of crushed stone or gravel dirt. Where excavations occur in grassed areas, at least four inches of suitable loam and seed shall be applied. Where bituminous curbing is disturbed, it will be returned to its original condition.
6. Prior to placing paving material or loam and seed, excavation backfill material shall be compacted and any cracking or settling shall be repaired as it occurs within twelve months of acceptance of the project.
7. This contractor shall advise Board of Health and the engineer at each point during construction when he is ready for a required inspection. This notice will be given 72 hours before the material to be inspected is to be concealed. The inspections shall include: bottom of excavations, installation of concrete structures, Control House and all waste treatment components, pressure testing of gravity and pressure piping and manholes, operational testing of pumps and treatment components and any additional testing required by the Health Board of Health of the Massachusetts Department of Environmental Protection.
8. All material and workmanship shall be guaranteed for twelve months after acceptance.

LEGEND

MH	MANHOLE
SMH	SEWER MANHOLE
U	UTILITY POLE
—	EDGE OF LANDSCAPING
W	WATER
G	GAS
E	ELECTRICITY
T	TELEPHONE
BIT.	BITUMINOUS
CONC.	CONCRETE
RET.	RETAINING
L.P.	LAMP POST
●	BUSH
INV.	INVERT
BM	BENCHMARK
GAR.	GARAGE
—	EXISTING CONTOUR
W	WATER GATE
X	FIRE HYDRANT
A/C	AIR CONDITIONING UNIT
C. BASIN	CATCH BASIN (DRAINAGE)
○	LIGHT POLE
—	SIGN
○	SEPTIC SYSTEM COVERS
DS	DOWN SPOUTS

**APPROVED**  
 MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION  
*[Signature]* 4/14/23

Exhibit 4



NOTE  
 - ALL FILL MATERIAL UNDER TRENCHES  
 - SHALL COMPLY WITH 910  
 15.155

APPROV  
 MASSACHUSETTS DEPARTMENT OF  
 ENVIRONMENTAL AFFAIRS  
 [Signature]  
 DATE: 10/16/96

PART PLAN OF SITE  
 SCALE: 1"=20'

4/1/99	CHANGED INV. ADDED SEPTIC TANK, TRENCHES, MANHOLES, AND PUMP CHAMBER
10/16/96	REVISIONS TO SEPTIC TANK, TRENCHES, MANHOLES, AND PUMP CHAMBER
EAGLE POND NURSING HOME LOVE LANE DENNIS, MASSACHUSETTS	
JOHN J. DRISCOLL, JR. Consulting Engineers 487 POND STREET FRANKLIN, MASS. (508) 528-2803	DATE: OCTOBER 16, 1996 SCALE AS SHOWN DRAWN BY: [Signature]
1770	



RECEPTION    CUSTOMER SERVICE    CASH    PHOTOCOPY    CLINIC    PHYSICIAN    CONFERENCE

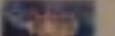
PHYSICIAN OFFICE

RECEPTION

Room No.	Room Name	Status
101	101	Occupied
102	102	Occupied
103	103	Occupied
104	104	Occupied
105	105	Occupied
106	106	Occupied
107	107	Occupied
108	108	Occupied
109	109	Occupied
110	110	Occupied
111	111	Occupied
112	112	Occupied
113	113	Occupied
114	114	Occupied
115	115	Occupied
116	116	Occupied
117	117	Occupied
118	118	Occupied
119	119	Occupied
120	120	Occupied
121	121	Occupied
122	122	Occupied
123	123	Occupied
124	124	Occupied
125	125	Occupied
126	126	Occupied
127	127	Occupied
128	128	Occupied
129	129	Occupied
130	130	Occupied
131	131	Occupied
132	132	Occupied
133	133	Occupied
134	134	Occupied
135	135	Occupied
136	136	Occupied
137	137	Occupied
138	138	Occupied
139	139	Occupied
140	140	Occupied
141	141	Occupied
142	142	Occupied
143	143	Occupied
144	144	Occupied
145	145	Occupied
146	146	Occupied
147	147	Occupied
148	148	Occupied
149	149	Occupied
150	150	Occupied
151	151	Occupied
152	152	Occupied
153	153	Occupied
154	154	Occupied
155	155	Occupied
156	156	Occupied
157	157	Occupied
158	158	Occupied
159	159	Occupied
160	160	Occupied
161	161	Occupied
162	162	Occupied
163	163	Occupied
164	164	Occupied
165	165	Occupied
166	166	Occupied
167	167	Occupied
168	168	Occupied
169	169	Occupied
170	170	Occupied
171	171	Occupied
172	172	Occupied
173	173	Occupied
174	174	Occupied
175	175	Occupied
176	176	Occupied
177	177	Occupied
178	178	Occupied
179	179	Occupied
180	180	Occupied
181	181	Occupied
182	182	Occupied
183	183	Occupied
184	184	Occupied
185	185	Occupied
186	186	Occupied
187	187	Occupied
188	188	Occupied
189	189	Occupied
190	190	Occupied
191	191	Occupied
192	192	Occupied
193	193	Occupied
194	194	Occupied
195	195	Occupied
196	196	Occupied
197	197	Occupied
198	198	Occupied
199	199	Occupied
200	200	Occupied

  
HOSPITAL  
Please do not enter on this board

  
HOME  
Please do not enter on this board

  
WORLD  
Please do not enter on this board





# 1 Love Lane Special Review

- HAC Love Lane LLC, Housing Assistance Corporation, C/O Peter Freeman of Freeman Law Group LLC,
- Special Review as a Dover Amendment exempt use, the conversion of a nursing home to a Family Transition Shelter of approximately 79 units with educational programs,
- In the Industrial Zoning District at 1 Love Lane, South Dennis, MA (Assessor's Map 168, Parcel 9).

**HOUSING ASSISTANCE CORPORATION – ONE LOVE LANE  
FAMILY SHELTER PROGRAM  
PROGRAM AND OPERATIONAL SUMMARY  
FEBRUARY 14, 2024**

- Up to 79 families in 79 bedrooms.
- Nursing home was licensed for 142 beds.
- Average size of family household: 3 people.
- Staffing (approximate): weekdays: 5 Administrative Staff  
3 educational case managers;  
1 housing search educator;  
1 child care coordinator; and  
1 maintenance worker.  
all nights: 2 security personnel.

**HOUSING ASSISTANCE CORPORATION – ONE LOVE LANE  
FAMILY SHELTER PROGRAM  
PROGRAM AND OPERATIONAL SUMMARY  
FEBRUARY 14, 2024**

- Up to 79 families in 79 bedrooms.
- Nursing home was licensed for 142 beds.
- Average size of family household: 3 people.
- Staffing (approximate): weekdays:     5 Administrative Staff  
  3 educational case managers;  
  1 housing search educator;  
  1 child care coordinator; and  
  1 maintenance worker.  
  all nights:     2 security personnel.
- Nursing home staffing: over 100 personnel including nurses, physical therapists, occupational therapists, aides, case managers, social workers, kitchen workers, janitors, maintenance staff.
- Residents travel to jobs and interviews via Housing Assistance Corporation agency vehicles (with drivers), CCRTA buses (on call system to be established), and some via their own vehicles but the state shelter program eligibility requirements limit each household's assets to \$5,000.00 so the families do not have more than one vehicle, and based on the lengthy experience at the other family shelters being operated by Housing Assistance Corporation, no more than 30-40 of the families will have a vehicle.
- Residents stay in the facility on average approximately 9-12 months.
- No exterior changes.
- Individual bedrooms have a microwave oven and a mini-refrigerator, bathroom with sink and toilet (no private tub or shower).
- One common commercial kitchen but not for use by residents; will be used by staff or third-party personnel for special occasions and cooking classes for the residents to increase their independent living skills.
- Each of the residential bedroom pods or wings will have small common kitchens for use of residents: in the North wing first floor and the North wing second floor, both floors have 21 bedrooms and both floors will have their own common kitchen with 3 individual cooking areas, sinks and stainless steel prep areas; for the South wing first floor with 4 bedrooms, those residents will share the kitchen in the North wing first floor; and in the South wing second

floor, the 33 bedrooms will have one common kitchen with 4 individual cooking areas, sinks and stainless steel prep areas. All common kitchens will have cafeteria style seating areas.

- Property has 110 parking spaces.
- School-age children are allowed to remain in the school district from where they became homeless if that district is within twenty (20) miles of the One Love Lane location. The children currently in our shelters are enrolled in other school districts (not Dennis-Yarmouth) so they will have the option to remain at their "home" school, although some are likely to transfer to the Dennis-Yarmouth system. To help with some of the costs that may be incurred by a student transferring, the Commonwealth of Massachusetts is providing additional funding to the municipalities that host shelters to offset educational and other costs.
- School buses can enter the site and navigate around the building and exit without needing to turn around.
- Experience at our other family shelters shows very few emergency services calls due to the fact that they are staffed 24/7 with educational and job search programs during the day and security guards in the evening and overnight; and the program does not allow for alcohol or drug use.
- See also excerpts from the letter from Freeman Law Group LLC to Building Commissioner Paul Fowler dated July 12, 2023 with further explanation of the educational program, attached hereto as Exhibit A and incorporated herein by reference. The excerpts do not include the attachments described therein because they were included with that letter and also included in the Freeman Law Group LLC letter to Building Commissioner Paul Fowler dated January 24, 2024 as to Special Review by the Planning Board.
- The minimal traffic impact and parking needs are being assessed by Vanasse & Associates and will be submitted separately when completed, prior to the meeting with the Planning Board.
- Septic system: please see memo from Kevin Klein of Stantec Engineering dated February 15, 2024 attached hereto as Exhibit B and incorporated herein by reference.

## EXHIBIT A

### The HAC Family Shelter Program

All families are currently homeless and have been approved for state funded Emergency Assistance family shelter. The primary purpose of the facility is to provide shelter and education to teach families to live independently by assisting them in developing the skills and resources needed to acquire and sustain their own housing. Therefore, all residents must participate in HAC's educational program at the premises, which provides training in the following areas, among other things: 1) Hygiene; 2) Housekeeping; 3) Financial Literacy; 4) Housing Search; and 5) Filling Out Forms (such as for housing and medical assistance). The program is further described in the "Ending Homelessness Course" document, a copy of which is attached as Exhibit C. Also see curriculum attachments "Wheel of Life" and "Money Matters" attached hereto as Exhibit D and E, respectively.

As shown by the above materials, educational services, workshops and case management services covering the wide variety of the above educational components are mandated by the Massachusetts Executive Office of Housing and Livable Communities (formerly DHCD). They include, among other things: Financial Management, Family Planning, MassHealth Enrollment Housing Search, Housing Programs/Home BASE, Parenting, and individualized educational interventions. Together, these are the cornerstones of the Family Shelter Program as a pathway out of homelessness into housing security.

All residents must sign an agreement whereby they agree to participate in this educational program, to abide by the program and house rules, to perform chores, to attend meetings with staff at the premises, and to actively participate in achieving their short and long term educational goals, among other things; and they further agree that they are subject to discharge from the program and residence for violations of the agreement. A copy of this "Participation and License Agreement" is attached hereto as Exhibit F. The families do not pay rent, and they do not sign a lease; rather, the agreement they sign is for occupancy only, with the mandatory requirement of participating in the educational program and abiding by the program rules. The premises are not used as permanent housing for the residents; rather, the whole purpose of the educational program is to teach them to live independently and to move out of the premises into apartments or other independent housing options. HAC uses a Re-housing Plan form to monitor the progress of the residents in the program; this is done electronically; see sample redacted copy attached hereto as Exhibit G.

The program provides a supportive housing environment with educational training and tools to help the homeless families become independent and productive members of society. HAC educates and supports the families by:

- Providing clean, safe, and affordable housing and teaching all residents to become self-supporting and independent.
- Creating a welcoming and inclusive community setting.
- Providing support and encouragement that there is hope of a better future.
- Teaching basic life skills as described above.
- Teaching residents to plan menus, shop for items, to determine the nutritional value of food and to cook as ability allows; sharing meals as a community is encouraged.
- Teaching skills that will make them more job-ready by providing computer training, teaching them to access the internet to search for jobs, housing and support. They learn to fill out on-line job applications and other forms as well as send and receive e-mail.
- Providing transportation to doctor appointments, support meetings, to and from work and wherever else necessary to help residents attain their goals and objectives.
- Encouraging residents to deal with medical problems and obtain psychological counseling if required; and
- Encouraging all participants to work in some capacity; if not a paying job, then they are shown ways to volunteer around the house or in the community. Working and accomplishing tasks is an important step in rebuilding self-worth.

In summary, the entire purpose for and proposed use of the premises at One Love Lane is to educate and train these homeless families to live independently as productive members of society



# Memorandum

Memorandum  
Dennis Housing Assistance Corp / 195150955

February 15, 2024  
Memorandum, Wastewater Treatment and Disposal Summary  
Dennis Housing Assistance Corp. – 1 Love Lane, Dennis, MA  
Page 2 of 2

Date: February 15, 2024  
To: Attorney Peter Freeman  
From: Kevin Klein, Stantec  
CC: Alisa Magnotta, CEO Housing Assistance Corp.  
Keith Trott, Director of Housing Production & Maintenance  
Project: Dennis Housing Assistance Corp. – 1 Love Lane, Dennis, MA  
Subject: Wastewater Treatment and Disposal Summary

The proposed Dennis Housing Assistance Corp., site located at 1 Love Lane, Dennis, Massachusetts currently has a BioClere / Amphidrome Plus treatment system with a design capacity of 21,300 gallons per day that was designed and constructed for the 142-bed Eagle Pond Rehabilitation and Living Center. Treated effluent is discharged to a subsurface leaching system consistent with the requirements of a Title 5 Large System Permit issued by the Massachusetts Department of Environmental Protection and Disposal Works Permit #970169 issued by the Town of Dennis Board of Health.

Title 5 Wastewater Design flows for Eagle Pond were calculated using the design criteria for a nursing home as follows:

$$142 \text{ beds} \times 150 \text{ gpd/bed} = 21,300 \text{ gallons per day}$$

The proposed Dennis Housing Assistance Corp family housing facility will have 79 bedrooms and a staff of 13 people. Each bedroom will be designed for occupancy by up to 3 people (and an infant). Design flows for the proposed site can be calculated using either 110 gpd per bedroom (Title 5 design criteria for a motel, hotel or boarding house) or a more conservative value of 55 gpd per person (ie. 165 gpd per bedroom). An additional allowance (20 gpd per employee) should also be applied for the on-site staff. Using either design criteria, the Title 5 Wastewater Design flows for the proposed housing will be less than those for the Eagle Pond Rehabilitation and Living Center:

79 bedrooms x 110 gpd per bedroom	= 8,690 gallons per day
13 employees x 20 gpd/person	= 260 gallons per day
<u>Total Design Flow</u>	= 8,950 gallons per day

79 bedrooms x 3 people/bedroom x 55 gpd/person	= 13,035 gallons per day
13 employees x 20 gpd/person	= 260 gallons per day
<u>Total Design Flow</u>	= 13,295 gallons per day

The existing wastewater treatment and disposal facilities will continue to be used by the new Dennis Housing Assistance Corp residential facility. The treatment and disposal system is currently operated and maintained by Weston & Sampson Services, Inc. Weston & Sampson Services, Inc has completed a preliminary assessment of the condition of the treatment system and has recommended some upgrades and additional spare parts that will soon be implemented. A more detailed Capacity Review and Change in Use Study will also be conducted by Weston & Sampson Services, Inc. This study will evaluate treatment system performance, document the condition of the equipment and identify potential maintenance requirements. A Title 5 Inspection will be included as part of the Study for submission to the Massachusetts Department of Environmental Protection and the Town of Dennis Board of Health.

# MEMORANDUM

**TO:** Housing Assistance Corporation  
c/o Peter L. Freeman, Esquire  
Freeman Law Group LLC  
86 Willow Street  
Yarmouthport, MA 02675

**FROM:** Mr. Jeffrey S. Dirk, P.E.\*, PTOE, FITE  
Managing Partner  
Vanasse & Associates, Inc.  
35 New England Business Center Drive  
Suite 140  
Andover, MA 01810-1066  
(978) 269-6830  
[jdirk@rdva.com](mailto:jdirk@rdva.com)  
*\*Professional Engineer in CT, MA, ME, NH, RI and VA*

**DATE:** March 13, 2024

**RE:** 9946

**SUBJECT:** Transportation Impact Assessment  
Proposed Transitional Housing Center – 1 Love Lane  
Dennis, Massachusetts

Vanasse & Associates, Inc. (VAI) has conducted a Transportation Impact Assessment (TIA) in order to determine the potential impacts on the transportation infrastructure associated with the proposed renovation of the former Eagle Pond Rehabilitation and Living Center located at 1 Love Lane in Dennis, Massachusetts, to accommodate a family transitional living center (hereafter referred to as the "Project"). This assessment: i) reviews the existing conditions context of the transportation infrastructure serving the Project site; ii) evaluates motor vehicle, pedestrian and bicyclist safety in the vicinity of the Project site; iii) qualitatively evaluates the potential impact of the Project on the transportation infrastructure; and iv) evaluates the parking requirements for the proposed use.

Based on this assessment, we have concluded the following with respect to the Project:

1. Using trip-generation statistics published by the Institute of Transportation Engineers (ITE)<sup>1</sup>, the Project is expected to generate approximately 100 vehicle trips on an average weekday (two-way, 24-hour volume), with 10 vehicle trips expected during the weekday morning peak-hour and 13 vehicle trips expected during the weekday evening peak-hour;
2. In comparison to the former use (nursing home), the Project is expected to result in 336 *fewer* vehicle trips on an average weekday, with 18 *fewer* vehicle trips during the weekday morning peak-hour and 34 *fewer* vehicle tips during the weekday evening peak-hour. As such, the Project will be less impactful on the transportation infrastructure;
3. No apparent safety deficiencies were noted with respect to the motor vehicle crash history along Love Lane or Main Street in the vicinity of the Project site based on a review of information available through the Massachusetts Department of Transportation (MassDOT); and
4. The existing parking supply (110 parking spaces) is sufficient to accommodate the peak parking demands of the Project.

<sup>1</sup> *Trip Generation*, 11<sup>th</sup> Edition; Institute of Transportation Engineers; Washington, DC; 2021.



In consideration of the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure with impacts that are similar to or reduced from those that were associated with the former nursing home.

The following details our assessment of the Project.

## **PROJECT DESCRIPTION**

The Project will entail the renovation of the former Eagle Pond Rehabilitation and Living Center located at 1 Love Lane in Dennis, Massachusetts, to accommodate a family transitional living center. The former nursing home was licensed for 142 beds. When the renovations are complete, the family transitional living center will provide 79 bedrooms with communal support facilities, and will offer educational programs to teach independent living skills to residents of the center. The Project site encompasses approximately 5.47± acres of land that is bounded by Love Lane to the north; areas of open and wooded space to the south; Denwich Road to the east; and residential properties to the west. The Project site currently contains a two-story building with associated surface parking areas and appurtenances that will be renovated to accommodate the Project.



Imagery ©2024 Google

Access to the Project site will continue to be provided by way of the two existing driveways that intersect the south side of Love Lane approximately 120 feet and 285 feet west of Denwich Road, respectively, with the west driveway serving as the main access and the east driveway serving as a one-way exit driveway. Off-street parking will continue to be provided for 110 vehicles to accommodate parking for residents, visitors and staff.



**EXISTING CONDITIONS CONTEXT**

In order to establish the existing conditions context of the Project with respect to the transportation infrastructure, a review of existing roadway geometrics; pedestrian and bicycle facilities; posted speed limits; and land use information was completed along Love Lane in the vicinity of the Project site. The following provides a description of the transportation infrastructure serving the Project site.

**Roadway**

**Love Lane**

Love Lane is a local access roadway that is under Town jurisdiction and traverses a general east-west direction parallel to (south of) Route 6 and terminates in a cul-de-sac type configuration approximately 500 feet west of Denwich Road. Love Lane becomes Main Street at the Harwich town line. Love Lane provides a 22±-foot wide traveled-way (paved) that supports two-way traffic with no pavement markings provided. A marked centerline and edgelines are provided along the Main Street at the Harwich town line. Sidewalks are not provided along Love Lane. Illumination is provided intermittently by way of streetlights mounted on wood poles. A speed limit is not provided along the roadway and, as such, the statutory speed limit pursuant to M.G.L. c. 90 § 17C is 25 miles per hour (mph).<sup>2</sup> Land use along Love Lane consists of the Project site, residential and commercial properties, and areas of open and wooded space.

**Pedestrian and Bicycle Facilities**

A review of pedestrian and bicycle facilities within the study area was undertaken. This review included identifying the location of sidewalks and pedestrian crossing locations in the vicinity of the Project site, as well as the location of existing bicycle facilities. Sidewalks and formal bicycle facilities are not currently provided along Love Lane or Main Street, and neither roadway provides sufficient width on a continuous basis to support bicycle travel in a shared-traveled-way configuration.<sup>3</sup>

**Public Transportation**

Regularly scheduled public transportation services are provided within the Town of Dennis by the Cape Cod Regional Transit Authority (CCRTA), but are not accessible at the Project site. To the south of the Project site, the CCRTA operates the *H2O Hyannis-Orleans* bus route, which provides service along Route 28 between the Hyannis Transportation Center and the Stop & Shop Supermarket in Orleans. The CCRTA also provides a daily public demand response service called Dial-a-Ride Transportation (DART), which is a door-to-door, ride-by-appointment transportation service, and shared ride transportation for eligible persons who cannot use fixed-route transit all or some of the time due to a physical, cognitive, or mental disability in compliance with the ADA.

<sup>2</sup>The statutory or “prima facie” speed is defined in M.G.L Chapter 90, Section 17, as the speed which would be deemed reasonable and proper to operate a motor vehicle. On September 15, 2023, the Town of Dennis enacted a townwide statutory speed limit of 25 mph on roadways located within a thickly settled district that are not subject to a special speed regulation (i.e., posted speed limit).

<sup>3</sup>A minimum combined travel lane and paved shoulder width of 14-feet is required to support bicycle travel in a shared-traveled-way condition.



**MOTOR VEHICLE CRASH DATA**

A review of the MassDOT statewide High Crash Location List indicated that there are no Highway Safety Improvement Program (HSIP) eligible high crash locations in the vicinity of the Project site. The MassDOT High Crash Location mapping is attached.

**PROJECT-GENERATED TRAFFIC**

As proposed, the Project will entail the renovation of the former 142 bed rehabilitation and living center (nursing home) to accommodate a 79 bed family transitional living center. In order to develop the traffic characteristics of the former nursing home and for the Project, trip generation statistics published by the Institute of Transportation Engineers (ITE)<sup>4</sup> for similar land uses were used. ITE Land Use Code (LUC) 620, *Nursing Home*, was used to develop the trip-generation characteristics for the former nursing home and LUC 223, *Affordable Housing – Special Needs*, was used to establish the trip-generation characteristics of the Project. The subcategory for LUC 223 includes the following definition under “Special Needs”:

*“sites designed for and occupied by residents with special needs, such as persons with physical and mental impairments, single mothers, recovering addicts and others living in a group setting.”*

Table 1 summarizes and compares the anticipated traffic characteristics of the Project to those of the former nursing home using the above methodology. Note that the trip estimates for the Project have been adjusted (increased) to reflect the suburban environment in which the Project site is located and the absence of access to public transportation or the presence of sidewalks or formal bicycle accommodations along Love Lane.

**Table 1  
TRIP GENERATION SUMMARY**

Time Period	Vehicle Trips		
	(A) Proposed Transitional Living Center (79 Beds) <sup>a</sup>	(B) Former Assisted Living Facility (142 Beds) <sup>b</sup>	(A – B) Difference
<i>Average Weekday:</i>	100	436	-336
<i>Weekday Morning Peak-Hour:</i>	10	28	-18
<i>Weekday Evening Peak-Hour:</i>	13	47	-34

<sup>a</sup>Based on ITE LUC 223, *Affordable Housing – Special Needs*. The resulting trips were increased proportionately to account for the suburban setting in which the Project site is located (vs. a dense urban setting).

<sup>b</sup>Based on ITE LUC 620, *Nursing Home*.

<sup>4</sup>Institute of Transportation Engineers, op. cit. 1.



**Project-Generated Traffic-Volume Summary**

As can be seen in Table 1, the Project is expected to generate approximately 100 vehicle trips on an average weekday (two-way, 24-hour volume, or 50 vehicles entering and 50 exiting), with 10 vehicle trips (7 vehicles entering and 3 exiting) expected during the weekday morning peak-hour and 13 vehicle trips (6 vehicles entering and 7 exiting) expected during the weekday evening peak-hour. For context, the former nursing home (Column B) was estimated to have generated 436 vehicle trips on an average weekday, with 28 vehicle trips generated during the weekday morning peak-hour and 47 vehicle trips generated during the weekday evening peak-hour. Accordingly, the Project is expected to result in 336 *fewer* vehicle trips on an average weekday, with 18 *fewer* vehicle trips during the weekday morning peak-hour and 34 *fewer* vehicle tips during the weekday evening peak-hour.

*Based on the comparative analysis presented in Column C of Table 1, the Project is expected to result in an overall reduction in traffic when compared to the former nursing home and, as such, will be less impactful on the transportation infrastructure.*

**PARKING**

A parking demand analysis was performed for the Project using data provided by the ITE<sup>5</sup> for a similar land use (Affordable Housing – Special Needs). The ITE parking data is based on observations that have been conducted existing land uses and includes predictive parking demand data that can be used as a guide to determine the adequacy of parking to support a specific land use or uses under study. Table 2 summarizes the ITE peak parking demand data for a land use similar to the Project. Similar to the trip-generation calculations for the Project, the ITE parking demand data is for a suburban location with limited or no access to public transportation services and represents an automobile centric environment. In addition, the parking demand data includes the parking demands for staff and employees.

**Table 2  
PEAK PARKING DEMAND RATIOS<sup>a</sup>**

Day of Week	Peak Parking Demand Ratio per Dwelling Unit		
	85 <sup>th</sup>		
	Mean	Percentile <sup>b</sup>	Maximum
<i>Weekday</i>	0.36	--	0.38
<i>Saturday</i>	0.39	--	0.43

<sup>a</sup>ITE LUC 150, *Warehousing*.

<sup>b</sup>The 85<sup>th</sup> percentile peak-parking demand is the parking demand at which 85 percent of the observed values fall below and 15 percent of the values are above.

As can be seen in Table 2, the mean peak-parking demand was observed to be 0.36 parking spaces per dwelling unit on a weekday and 0.39 parking spaces per dwelling unit on a Saturday. The maximum observed peak parking demand was observed to be 0.38 parking spaces per dwelling unit on a weekday and 0.43 parking spaces per dwelling unit on a Saturday. The 85<sup>th</sup> percentile peak parking demand was not provided due to the limited data set that was available.

<sup>5</sup>*Parking Generation*, 6<sup>th</sup> Edition; Institute of Transportation Engineers; Washington, D.C.; October 2023.



Table 3 summarizes the calculated peak parking demands for the Project using the ITE parking demand ratios.

**Table 3  
CALCULATED PEAK PARKING DEMANDS**

Day of Week	Peak Parking Demand (No. of Parking Spaces) <sup>a</sup>		
	85 <sup>th</sup>		
	Mean	Percentile	Maximum
<i>Weekday</i>	29	--	31
<i>Saturday</i>	31	--	34

<sup>a</sup>Based on 79 units.

Based on the ITE parking demand data, the Project is predicted to have a peak parking demand of between 29 and 31 parking spaces on a weekday, and between 31 and 34 parking spaces on a Saturday. Given that 110 parking spaces are provided at the Project site, more than sufficient parking will be available to accommodate the predicted parking demands of the Project, with reserve capacity for visitors and additional employees/staff that may be required for training, etc. For reference, the maximum number of staff that will be on-site at any one time is expected to be 11 employees, with a total staff of 13 employees expected for the center that includes two (2) overnight security personnel in addition to the 11 daytime staff.

**SUMMARY**

VAI has conducted a detailed assessment of the potential impacts on the transportation infrastructure associated with the proposed renovation of the former Eagle Pond Rehabilitation and Living Center located at 1 Love Lane in Dennis, Massachusetts, to accommodate a family transitional living center. This assessment has: i) reviewed the existing conditions context of the transportation infrastructure serving the Project site; ii) evaluated motor vehicle, pedestrian and bicyclist safety in the vicinity of the Project site; iii) qualitatively evaluated the potential impact of the Project on the transportation infrastructure; and evaluated the parking requirements for the proposed use.

Based on this assessment, we have concluded the following with respect to the Project:

1. Using trip-generation statistics published by the ITE<sup>6</sup>, the Project is expected to generate approximately 100 vehicle trips on an average weekday (two-way, 24-hour volume), with 10 vehicle trips expected during the weekday morning peak-hour and 13 vehicle trips expected during the weekday evening peak-hour;
2. In comparison to the former use (nursing home), the Project is expected to result in 336 *fewer* vehicle trips on an average weekday, with 18 *fewer* vehicle trips during the weekday morning peak-hour and 34 *fewer* vehicle tips during the weekday evening peak-hour. As such, the Project will be less impactful on the transportation infrastructure;

<sup>6</sup>Institute of Transportation Engineers, op. cit. 1.



3. No apparent safety deficiencies were noted with respect to the motor vehicle crash history along Love Lane or Main Street in the vicinity of the Project site based on a review of information available through the Massachusetts Department of Transportation (MassDOT); and
4. The existing parking supply (110 parking spaces) is sufficient to accommodate the peak parking demands of the Project.

In consideration of the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure with impacts that are similar to or reduced from those that were associated with the former nursing home.

cc: File

#### ATTACHMENTS

---

ASSESSORS RECORDS  
PUBLIC TRANSPORTATION SCHEDULES  
MASSDOT HSIP MAPPING  
TRIP GENERATION DATA  
PARKING GENERATION DATA



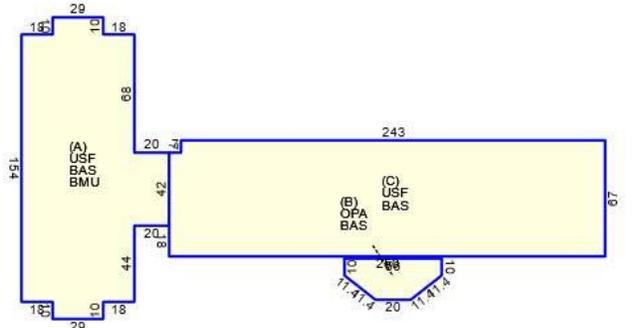
Key: 8739

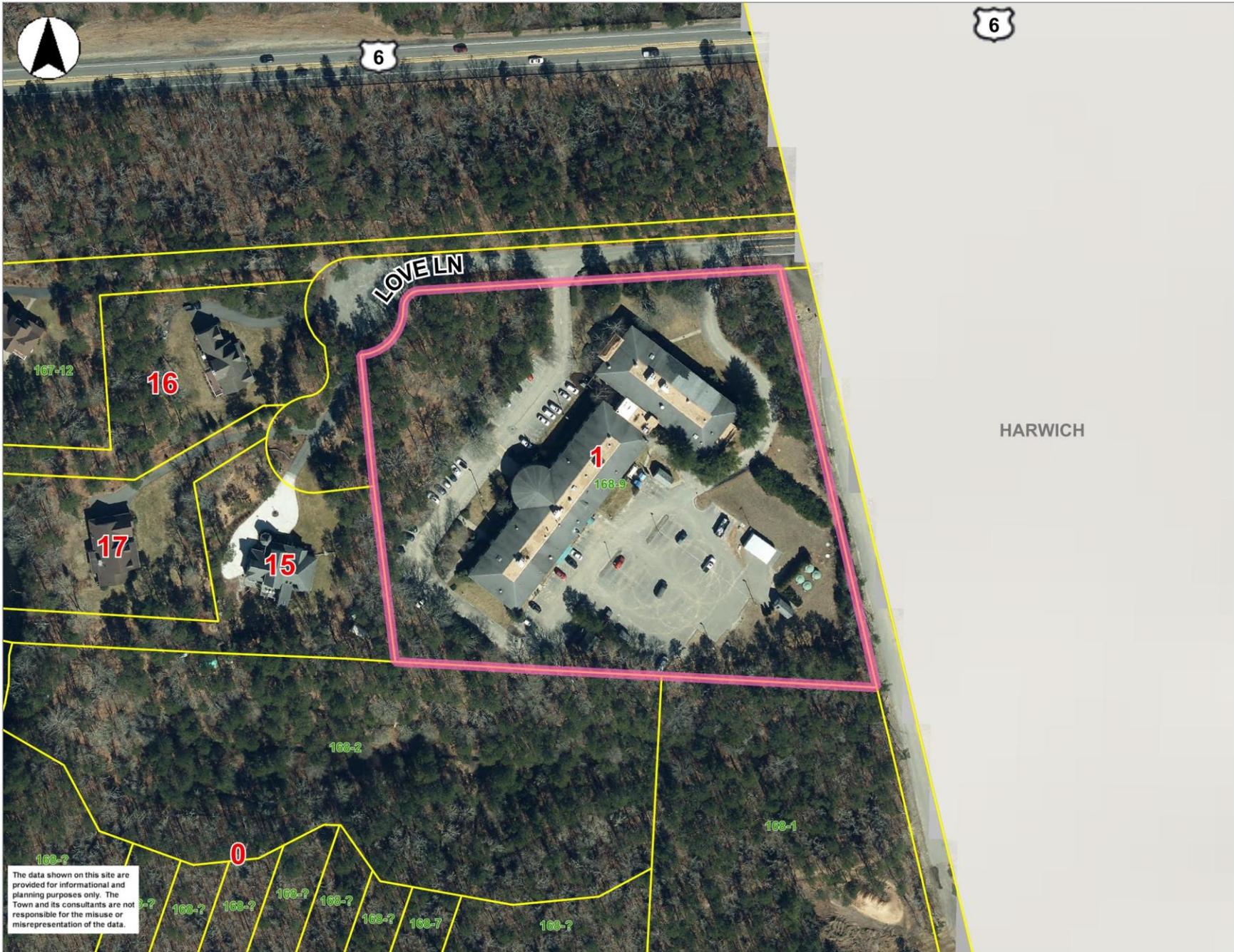
Town of DENNIS - Fiscal Year 2024

12/14/2023 12:24:50PM SEQ #: 9,159

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card						
ONE LOVE LANE SOUTH DENNIS LLC		168-9-0		1 LOVE LANE SD		3040	100	NURSING HOMES		1		1 of 1						
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
HAC LOVE LANE, LLC 460 WEST MAIN STREET HYANNIS, MA 02601		HAC LOVE LANE, LLC HOUSING ASSISTANCE CORPOR ONE LOVE LANE SOUTH DENNI		09/28/2023	F	4,300,000	36005-128	X4531-2021	03/19/2021	3	ALTERATIONS	115,944			100	100		
				09/28/2023	QS	4,300,000	36005-122		02/25/2016	43	I&E RECEIVED		02/26/2016	IE	0	0		
				12/07/2017	V	3,496,938	30948-281		06/30/2015	43	I&E RECEIVED		04/20/2015	IE	0	0		
								2014-1628	11/07/2014	3	ALTERATIONS	100,000	06/06/2016	JMG	100	100		
								2014-0464	04/28/2014	3	ALTERATIONS	95,000	06/06/2016	JMG	100	100		
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE						
103	A	3.000	31	1.00	C	1.00	1	1.00	697,320	1.00	1	1.00	31C	1.95		2,091,960		
203	A	2.470	31	1.00	C	1.00	1	1.00	220,350	0.94	1	1.00	31C	1.95		510,030		
TOTAL	5.470 Acres		PLAN BOOKS 336/57, 167/12, 390/21				Photo Date		09/21/2022	BLDG #		1						
Nbhd	ROUTE 134																	
FEMA	AVERAGE																	
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD											
APV	A	1.00	A 0.75		35,000	1.20	31,500											
GZB	A	1.00	A 0.75		168	29.02	3,700											
SHF	A	1.00	A+ 0.80	16 X20	1997	320	19.10	4,900										
SHF	A	1.00	G 0.90	12 X 10		120	21.25	2,300										
SHF	A	1.00	G+ 0.95	12 X 20 TR		240	19.71	4,500										
SHF	A	1.00	A 0.75	12X20		240	19.71	3,500										
LH1	A	1.00	A 0.75			8	2,374.70	14,200										
YrBlt	1984		NET AREA		57,354													
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE														
CIM		4,342,500		7,759,800														
South Dennis Health-Care				BLDG	ADJ	DESC	LAND	2,602,000	2,478,200									
				STYLE	1.10	NURSING HOME (100%)	BUILD.	1,675,900	5,221,000									
				QUALITY	1.20	GOOD (100%)	DETACH	64,600	60,600									
				FRAME	1.03	STRUCT STEEL (100%)	OTHER	0	0									
				TOTAL			TOTAL	4,342,500	7,759,800									
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	5	1984	1993 / 28		1.232	1,000	JR	9/20/2022	JR	9/20/2022	JR	9.6	57,354	1.000	\$132.82	7,617,696	22	1,675,900
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	7,617,696	
STORIES		2	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNF	11,430		24.70	282,321	CONDITION ELEM CD		
% HEATED		100	1.00	EXTERIOR WALL	12	BRICK VENEER	1.06	+	BAS	L	BASE AREA	29,223	1984	124.97	3,651,936	EXTERIOR A		
% AC		50	1.02	ROOF STRUCTURE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	11,430	1984	124.97	1,428,383	INTERIOR A		
% SPRINKLERS		100	1.02	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	1,092		31.32	34,201	SERVICES A		
RES UNIT CNT		1	1.00	FLOORING	4	VNYL	0.98	C	USF	L	UP-STRY FIN	16,701	1984	124.97	2,087,088	FNCTNL USE A		
				INT FINISH	2	DRYWALL	1.02	C	ELP	O	ELEVATOR PASSGR	2		66,883.50	133,767			
				H.V.A.C.	9	MM/CL AIR PKGE	1.00											
				FUEL SOURCE	2	GAS	1.00											
				PRIVATE ROAD	2	YES	1.00											
				HISTORIC DST	3	OLD KINGS	1.00											
				GENERATOR	1	YES	1.00											
EFF.YR/AGE		1993 / 28																
COND	36 36 %																	
FUNC	0																	
ECON	50 Use																	
DEPR	78	% GD 22																
RCNLD	\$1,675,900																	

\* - Previous value excludes abatement.





The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



- Places of Interest - Facilities
  - Fire Station
  - Police Station
  - Town Hall
  - COA
  - Town Hall Annex
  - Public Library
  - School
  - Community Health C
  - Ice Rink
- Places of Interest
  - Beach
  - Beach (Fresh Water)
  - Beach (Way To Water)
  - Landmark
  - Golf
  - Museum
  - Recreation
- Parcels w/Aerials
  - Yellow outline
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes

0 200 400 ft

Printed on 03/11/2024 at 01:37 PM

Town of Dennis, MA

# H2O Hyannis to Orleans

January 20 through June 21, 2024 **MONDAY THROUGH SATURDAY**

STARTING MAY 24<sup>TH</sup>  
FRIDAY ONLY

NEXTDUS		AM						PM						
Stop #	Hyannis to Orleans													
	195 Theophilus F Smith Road - Cinema	6:07*	--	8:07**	9:07**	--	--	12:07	1:07**	2:07	3:07**	--	--	8:07
⊙	1 Hyannis Transportation Center	6:30*	7:30*	8:30	9:30	10:30	11:30	12:30	1:30	2:30	3:25	4:30	5:30	6:30
	32 St Francis / St John Paul II	--	--	--	--	--	--	--	--	--	3:27*	--	--	--
	33 Sturgis Charter School Main St	--	--	--	--	--	--	--	--	--	3:29*	--	--	--
	35 Sturgis Charter School West Main St	--	--	--	--	--	--	--	--	--	3:31*	--	--	--
	37 Cape Cod Hospital	6:34*	7:34*	8:34	9:34	10:34	11:34	12:34	1:34	2:34	3:34	4:34	5:34	6:34
	38 W. Yarmouth - Higgins Crowell Rd.	6:39*	7:39*	8:39	9:39	10:39	11:39	12:39	1:39	2:39	3:39	4:39	5:39	6:39
	177 Yarmouth Commons	6:42*	7:42*	8:42	9:42	10:42	11:42	12:42	1:42	2:42	3:42	4:42	5:42	6:42
	40 Stop & Shop - S. Yarmouth	6:45*	7:45*	8:45	9:45	10:45	11:45	12:45	1:45	2:45	3:45	4:45	5:45	6:45
	41 Shaws - S. Yarmouth	6:47*	7:47*	8:47	9:47	10:47	11:47	12:47	1:47	2:47	3:47	4:47	5:47	6:47
	153 Town Hall - Lawton Bus Shelter ◡	6:48*	7:48*	8:48	9:48	10:48	11:48	12:48	1:48	2:48	3:48	4:48	5:48	6:48
	42 S. Yarmouth - Main Street	6:50*	7:50*	8:50	9:50	10:50	11:50	12:50	1:50	2:50	3:50	4:50	5:50	6:50
	151 Elder Services	6:55*	7:55*	8:55	9:55	10:55	11:55	12:55	1:55	2:55	3:55	4:55	5:55	6:55
	43 S. Dennis - Patriot Square - Marshalls	6:59*	7:59*	8:59	9:59	10:59	11:59	12:59	1:59	2:59	3:59	4:59	5:59	6:59
	151 Dennis Crossing ◡	7:04*	8:04*	9:04	10:04	11:04	12:04	1:04	2:04	3:04	4:04	5:04	6:04	7:04
	44 Dennisport - Municipal Parking Lot A ◡	7:08*	8:08*	9:08	10:08	11:08	12:08	1:08	2:08	3:08	4:08	5:08	6:08	7:08
⊙	45 Star Market - Harwich	7:12*	8:12*	9:12	10:12	11:12	12:12	1:12	2:12	3:12	4:12	5:12	6:12	7:12
⊙	46 Harwich Port - Route 28 (COC)	7:15*	8:15*	9:15	10:15	11:15	12:15	1:15	2:15	3:15	4:15	5:15	6:15	7:15
	180 Stone Horse Motel	7:18*	8:18*	9:18	10:18	11:18	12:18	1:18	2:18	3:18	4:18	5:18	6:18	7:18
	47 S. Chatham - Morton Rd.	7:20*	8:20*	9:20	10:20	11:20	12:20	1:20	2:20	3:20	4:20	5:20	6:20	7:20
	48 Anchorage - Crowell Rd.	7:28*	8:28*	9:28	10:28	11:28	12:28	1:28	2:28	3:28	4:28	5:28	6:28	7:28
	49 Chatham - Veteran's Field Rd.	7:31*	8:31*	9:31	10:31	11:31	12:31	1:31	2:31	3:31	4:31	5:31	6:31	7:31
	167 Broad Reach Healthcare	7:34*	8:34*	9:34	10:34	11:34	12:34	1:34	2:34	3:34	4:34	5:34	6:34	7:34
⊙	57 Stop & Shop East Harwich	7:41*	8:41*	9:41	10:41	11:41	12:41	1:41	2:41	3:41	4:41	5:41	6:41	7:41
	58 Lighthouse Charter School	7:42*	--	--	--	--	--	--	--	--	--	--	--	--
	203 Sunny Pines - Brewster Housing Authority	7:47*	8:47*	9:47	10:47	11:47	12:47	1:47	2:47	3:47	4:47	5:47	6:47	7:47
	50 S. Orleans - Route 39	7:49*	8:49*	9:49	10:49	11:49	12:49	1:49	2:49	3:49	4:49	5:49	6:49	7:49
⊙	52 Orleans - Main Street CVS ◡	7:54*	8:54*	9:54	10:54	11:54	12:54	1:54	2:54	3:54	4:54	5:54	6:54	7:54
⊙	53 Skaket Corners	7:57*	8:57*	9:57	10:57	11:57	12:57	1:57	2:57	3:57	4:57	5:57	6:57	7:57
	54 Old Colony Village	7:59*	8:59*	9:59	10:59	11:59	12:59	1:59	2:59	3:59	4:59	5:59	6:59	7:59
	51 Land Ho	8:00*	9:00*	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00
⊙	55 Stop & Shop - Orleans ◡	8:02*	9:02*	10:02	11:02	12:02	1:02	2:02	3:02	4:02	5:02	6:02	7:02	8:02
	43 Patriot Square Express - Weekday	NS	NS	NS	NS	NS	1:22	NS	3:22	NS	NS	6:22	NS	8:22
	43 Patriot Square Express - Weekend	NS	NS	NS	NS	NS	NS	2:22	NS	NS	NS	6:22	NS	8:22

PUBLIC TRANSPORTATION SCHEDULES

**H2O On Request:**

To schedule a pick-up from one of the following On Request locations, please call Cape Cod RTA Customer Service at 800.352.7155.

- Orleans District Court
- Nauset Middle & High School
- The H2O is the regularly scheduled service along Route 28 between Hyannis, Yarmouth, Dennis, Harwich, Chatham and Orleans.

**Connections:**

- FLEX @ Harwich, Harwich Port and Orleans
- The Sandwich Line, Sealine, Barnstable Villager and Hyannis Crosstown @ Hyannis Transportation Center
- Plymouth & Brockton and Peter Pan @ Hyannis Transportation Center

**LEGEND**

- \* No service at these times on Saturdays or school vacations
- \*\* No service on weekdays
- NS No service at this time.
- ◡ Bus Shelter
- ⊙ Connections
- ⊙ FLEX Connection



# H2O Hyannis to Orleans

January 20 through June 21, 2024

MONDAY THROUGH SATURDAY

NEXTBUS Stop # Orleans to Hyannis		AM					PM								
195	Theophilus F Smith Road - Cinema	5:07*	6:07*	7:07*	8:07**	9:07**	--	--	--	1:07*	2:07**	3:07*	--	--	--
55	Stop & Shop - Orleans ☐	5:30*	6:30*	7:30*	8:30	9:30	10:30	11:30	12:30	1:30	2:30	3:30	4:30	5:30	7:30
52	Orleans - Main Street CVS ☐	--	6:32*	7:32*	8:32	9:32	10:32	11:32	12:32	1:32	2:32	3:32	4:32	5:32	7:32
53	Skaket Corners	--	6:34*	7:34*	8:34	9:34	10:34	11:34	12:34	1:34	2:34	3:34	4:34	5:34	7:34
54	Old Colony Village	--	6:36*	7:36*	8:36	9:36	10:36	11:36	12:36	1:36	2:36	3:36	4:36	5:36	7:36
52	Orleans / Mobil Main St.	5:33*	6:38*	7:38*	8:38	9:38	10:38	11:38	12:38	1:38	2:38	3:38	4:38	5:38	7:38
50	S. Orleans - Route 39	5:39*	6:44*	7:44*	8:44	9:44	10:44	11:44	12:44	1:44	2:44	3:44	4:44	5:44	7:44
203	Sunny Pines - Brewster Housing Authority	5:42*	6:47*	7:47*	8:47	9:47	10:47	11:47	12:47	1:47	2:47	3:47	4:47	5:47	7:47
57	Stop & Shop East Harwich	5:47*	6:52*	7:52*	8:52	9:52	10:52	11:52	12:52	1:52	2:52	3:52	4:52	5:52	7:52
58	Lighthouse Charter School	--	--	--	--	--	--	--	--	--	2:54*	--	--	--	--
167	Broad Reach Healthcare	5:55*	7:00*	8:00*	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	8:00
49	Chatham - Veteran's Field Rd.	5:59*	7:04*	8:04*	9:04	10:04	11:04	12:04	1:04	2:04	3:04	4:04	5:04	6:04	8:04
48	Anchorage - Crowell Rd.	6:02*	--	8:07*	9:07	10:07	11:07	12:07	1:07	2:07	3:07	4:07	5:07	6:07	8:07
47	S. Chatham - Morton Rd.	6:09*	7:07*	8:14*	9:14	10:14	11:14	12:14	1:14	2:14	3:14	4:14	5:14	6:14	8:14
180	Stone Horse Motel	6:11*	7:09*	8:16*	9:16	10:16	11:16	12:16	1:16	2:16	3:16	4:16	5:16	6:16	8:16
46	Harwich Port - Route 28 (COC)	6:13*	7:11*	8:18*	9:18	10:18	11:18	12:18	1:18	2:18	3:18	4:18	5:18	6:18	8:18
45	Star Market - Harwich	--	--	8:22*	9:22	10:22	11:22	12:22	1:22	2:22	3:22	4:22	5:22	6:22	8:22
44	Dennisport - Municipal Parking Lot A ☐	6:17*	7:15*	8:26*	9:26	10:26	11:26	12:26	1:26	2:26	3:26	4:26	5:26	6:26	8:26
151	Elder Services	--	7:19*	8:30*	9:30	10:30	11:30	12:30	1:30	2:30	3:30	4:30	5:30	6:30	8:30
43	S. Dennis - Patriot Square - Marshalls	--	7:24*	8:35*	9:35	10:35	11:35	12:35	1:35	2:35	3:35	4:35	5:35	6:35	8:35
151	Dennis Crossing ☐	--	7:28*	8:39*	9:39	10:39	11:39	12:39	1:39	2:39	3:39	4:39	5:39	6:39	8:39
42	S. Yarmouth - Main Street	6:33*	7:31*	8:43*	9:43	10:43	11:43	12:43	1:43	2:43	3:43	4:43	5:43	6:43	8:43
153	Town Hall - Lawton Bus Shelter ☐	6:37*	7:34*	8:46*	9:46	10:46	11:46	12:46	1:46	2:46	3:46	4:46	5:46	6:46	8:46
41	Shaws - S. Yarmouth	--	--	8:47*	9:47	10:47	11:47	12:47	1:47	2:47	3:47	4:47	5:47	6:47	8:47
40	Stop & Shop - S. Yarmouth	--	--	8:48*	9:48	10:48	11:48	12:48	1:48	2:48	3:48	4:48	5:48	6:48	8:48
177	Yarmouth Commons	6:40*	7:37*	8:50*	9:50	10:50	11:50	12:50	1:50	2:50	3:50	4:50	5:50	6:50	8:50
38	W. Yarmouth - Higgins Crowell Rd.	6:42*	7:39*	8:52*	9:52	10:52	11:52	12:52	1:52	2:52	3:52	4:52	5:52	6:52	8:52
37	Cape Cod Hospital	6:46*	7:43*	8:57*	9:57	10:57	11:57	12:57	1:57	2:57	3:57	4:57	5:57	6:57	8:57
32	St Francis / St John Paul II	--	7:49*	--	--	--	--	--	--	--	--	--	--	--	--
33	Sturgis Charter School - Main St	--	7:55*	--	--	--	--	--	--	--	--	--	--	--	--
35	Sturgis Charter School - West Main St	--	8:00*	--	--	--	--	--	--	--	--	--	--	--	--
1	Hyannis Transportation Center	6:49*	8:10*	9:00*	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	9:00
43	Patriot Square Express - Weekday	NS	NS	NS	NS	NS	12:20	NS	2:20	NS	NS	NS	NS	7:20	9:20
43	Patriot Square Express - Weekend	NS	NS	NS	NS	NS	NS	1:20	2:20	3:20	NS	NS	NS	7:20	9:20

### H2O On Request:

To schedule a pick-up from one of the following On Request locations, please call Cape Cod RTA Customer Service at 800.352.7155.

- Orleans District Court
- Nauset Middle & High School
- The H2O is the regularly scheduled service along Route 28 between Hyannis, Yarmouth, Dennis, Harwich, Chatham and Orleans.

### Connections:

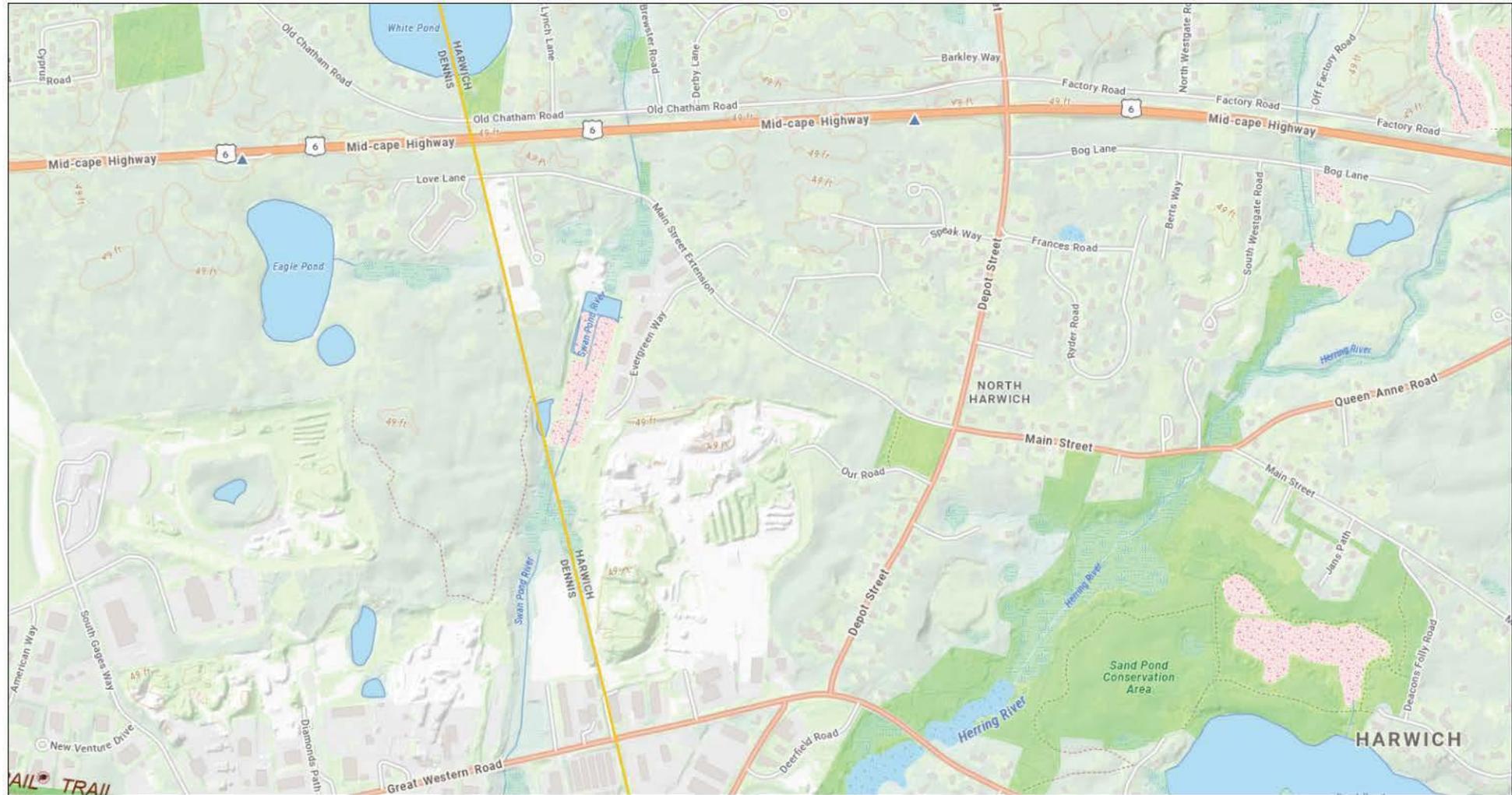
- FLEX @ Harwich, Harwich Port and Orleans
- The Sandwich Line, Sealine, Barnstable Villager and Hyannis Crosstown @ Hyannis Transportation Center
- Plymouth & Brockton and Peter Pan @ Hyannis Transportation Center

LEGEND

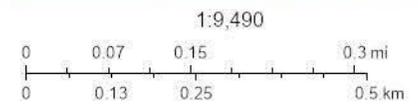
- \* No service at these times on Saturdays or school vacations
- \*\* No service on weekdays
- NS No service at this time.
- ☐ Bus Shelter
- ☉ Connections
- FLEX Connection



# ArcGIS Web Map



March 11, 2024



MassGIS

# Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

DATA SOURCE:  
 Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
 223

LAND USE GROUP:  
 (200-299) Residential

LAND USE:  
 223 - Affordable Housing

LAND USE SUBCATEGORY:  
 Special Needs

SETTING/LOCATION:  
 Dense Multi-Use Urban

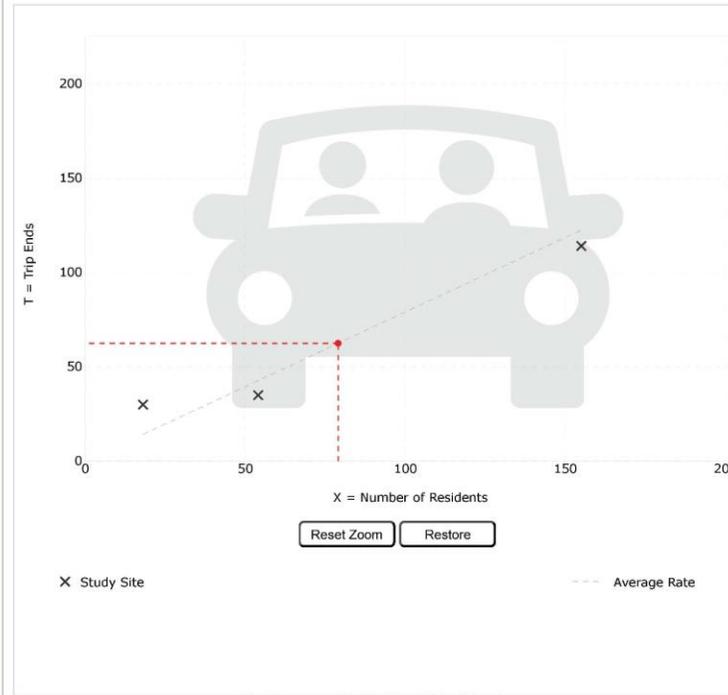
INDEPENDENT VARIABLE (IV):  
 Residents

TIME PERIOD:  
 Weekday

TRIP TYPE:  
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
 79 Calculate

## Data Plot and Equation Caution – Small Sample Size



### DATA STATISTICS

**Land Use:**  
 Affordable Housing - Special Needs (223) [Click for Description and Data Plots](#)

**Independent Variable:**  
 Residents

**Time Period:**  
 Weekday

**Setting/Location:**  
 Dense Multi-Use Urban

**Trip Type:**  
 Vehicle

**Number of Studies:**  
 3

**Avg. Num. of Residents:**  
 76

**Average Rate:**  
 0.79

**Range of Rates:**  
 0.65 - 1.67

**Standard Deviation:**  
 0.32

**Fitted Curve Equation:**  
 Not Given

**R<sup>2</sup>:**  
 \*\*\*\*

**Directional Distribution:**  
 50% entering, 50% exiting

**Calculated Trip Ends:**  
 Average Rate: 62 (Total), 31 (Entry), 31 (Exit)

## TRIP GENERATION D.

Add-ons to do more

Try OTISS Pro

# Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

DATA SOURCE:  
 Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
 223

LAND USE GROUP:  
 (200-299) Residential

LAND USE:  
 223 - Affordable Housing

LAND USE SUBCATEGORY:  
 Special Needs

SETTING/LOCATION:  
 Dense Multi-Use Urban

INDEPENDENT VARIABLE (IV):  
 Residents

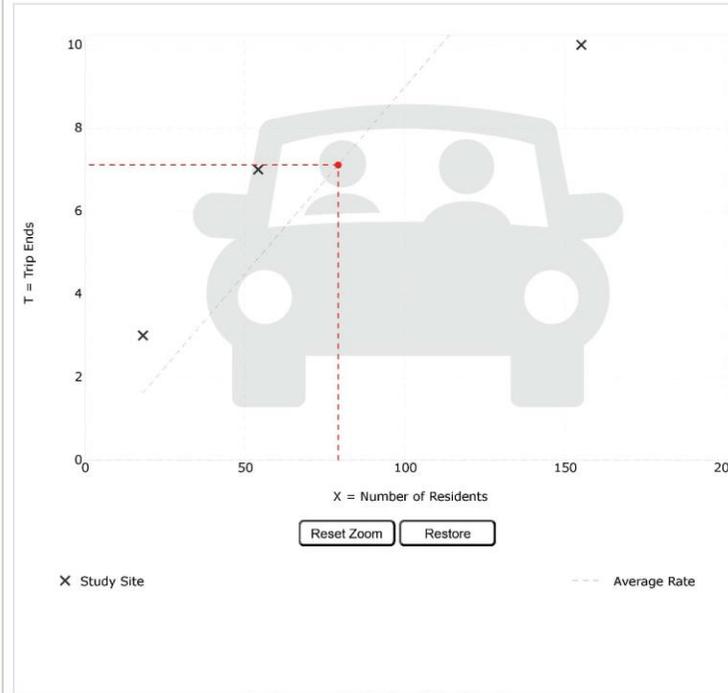
TIME PERIOD:  
 Weekday, AM Peak Hour of Generator

TRIP TYPE:  
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
 79 Calculate

## Data Plot and Equation

Caution – Small Sample Size



## DATA STATISTICS

**Land Use:**  
 Affordable Housing - Special Needs (223) [Click for Description and Data Plots](#)

**Independent Variable:**  
 Residents

**Time Period:**  
 Weekday  
 AM Peak Hour of Generator

**Setting/Location:**  
 Dense Multi-Use Urban

**Trip Type:**  
 Vehicle

**Number of Studies:**  
 3

**Avg. Num. of Residents:**  
 76

**Average Rate:**  
 0.09

**Range of Rates:**  
 0.06 - 0.17

**Standard Deviation:**  
 0.04

**Fitted Curve Equation:**  
 Not Given

**R<sup>2</sup>:**  
 \*\*\*\*

**Directional Distribution:**  
 70% entering, 30% exiting

**Calculated Trip Ends:**  
 Average Rate: 7 (Total), 5 (Entry), 2 (Exit)

Add-ons to do more

Try OTISS Pro

# Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

DATA SOURCE:  
 Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
 223

LAND USE GROUP:  
 (200-299) Residential

LAND USE:  
 223 - Affordable Housing

LAND USE SUBCATEGORY:  
 Special Needs

SETTING/LOCATION:  
 Dense Multi-Use Urban

INDEPENDENT VARIABLE (IV):  
 Residents

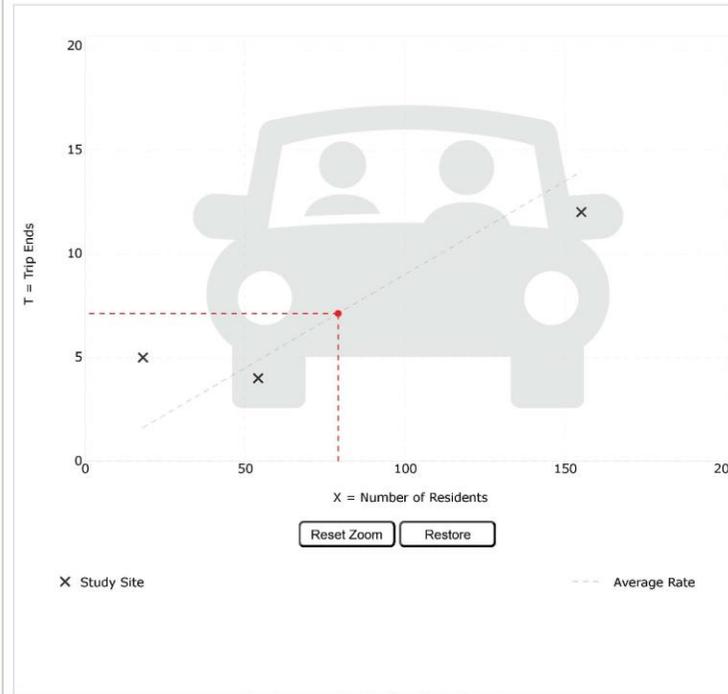
TIME PERIOD:  
 Weekday, PM Peak Hour of Generator

TRIP TYPE:  
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
 79 Calculate

## Data Plot and Equation

Caution – Small Sample Size



### DATA STATISTICS

**Land Use:**  
 Affordable Housing - Special Needs (223) [Click for Description and Data Plots](#)

**Independent Variable:**  
 Residents

**Time Period:**  
 Weekday  
 PM Peak Hour of Generator

**Setting/Location:**  
 Dense Multi-Use Urban

**Trip Type:**  
 Vehicle

**Number of Studies:**  
 3

**Avg. Num. of Residents:**  
 76

**Average Rate:**  
 0.09

**Range of Rates:**  
 0.07 - 0.28

**Standard Deviation:**  
 0.07

**Fitted Curve Equation:**  
 Not Given

**R<sup>2</sup>:**  
 \*\*\*\*

**Directional Distribution:**  
 43% entering, 57% exiting

**Calculated Trip Ends:**  
 Average Rate: 7 (Total), 3 (Entry), 4 (Exit)

Add-ons to do more

Try OTISS Pro

# Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

---

DATA SOURCE:  
 Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
 620

LAND USE GROUP:  
 (600-699) Medical

LAND USE:  
 620 - Nursing Home

LAND USE SUBCATEGORY:  
 All Sites

SETTING/LOCATION:  
 General Urban/Suburban

INDEPENDENT VARIABLE (IV):  
 Beds

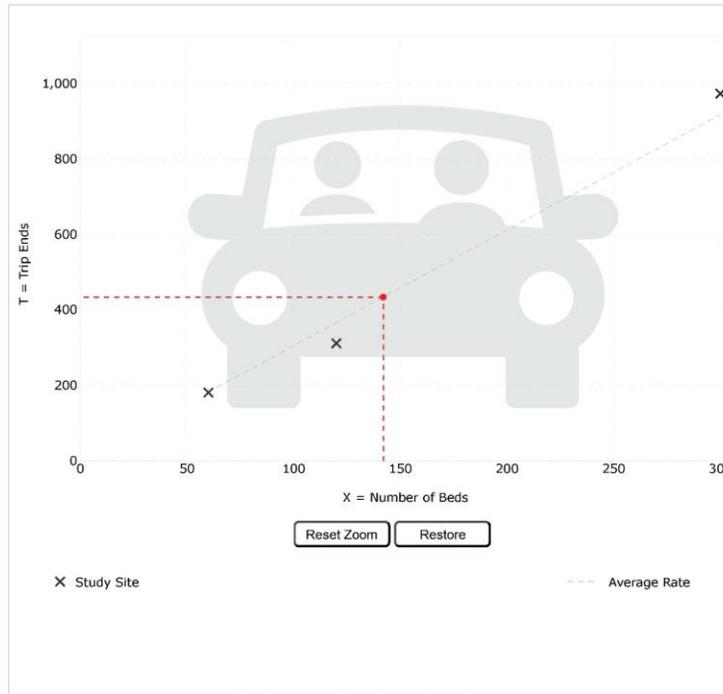
TIME PERIOD:  
 Weekday

TRIP TYPE:  
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
 142 Calculate

## Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.  
 Hover the mouse pointer on data points to view X and T values.

## DATA STATISTICS

**Land Use:**  
 Nursing Home (620) [Click for Description and Data Plots](#)

**Independent Variable:**  
 Beds

**Time Period:**  
 Weekday

**Setting/Location:**  
 General Urban/Suburban

**Trip Type:**  
 Vehicle

**Number of Studies:**  
 3

**Avg. Num. of Beds:**  
 160

**Average Rate:**  
 3.05

**Range of Rates:**  
 2.60 - 3.25

**Standard Deviation:**  
 0.33

**Fitted Curve Equation:**  
 Not Given

**R<sup>2</sup>:**  
 \*\*\*\*

**Directional Distribution:**  
 50% entering, 50% exiting

**Calculated Trip Ends:**  
 Average Rate: 435 (Total), 217 (Entry), 218 (Exit)

Add-ons to do more

Try OTISS Pro

# Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
620

LAND USE GROUP:  
(600-699) Medical

LAND USE:  
620 - Nursing Home

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

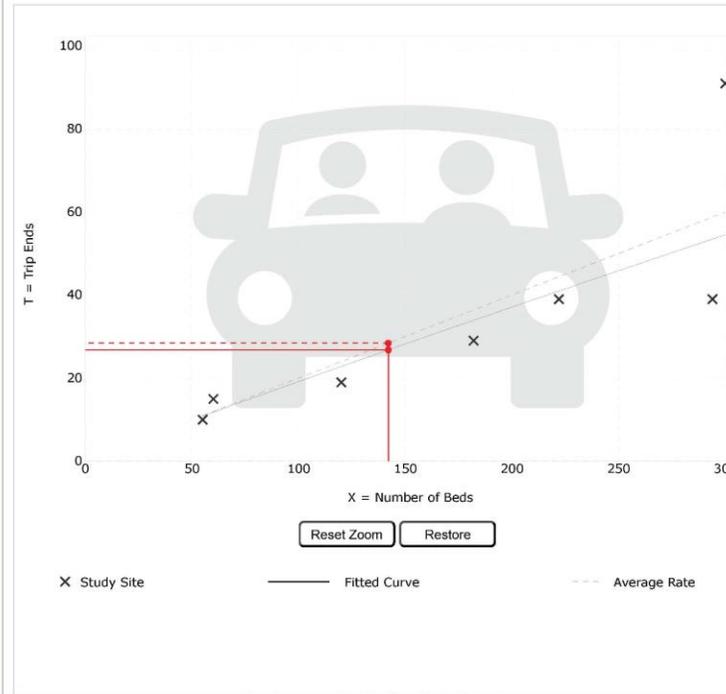
INDEPENDENT VARIABLE (IV):  
Beds

TIME PERIOD:  
Weekday, AM Peak Hour of Generator

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
142 Calculate

## Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.  
 Hover the mouse pointer on data points to view X and T values.

### DATA STATISTICS

**Land Use:**  
Nursing Home (620) [Click for Description and Data Plots](#)

**Independent Variable:**  
Beds

**Time Period:**  
Weekday  
AM Peak Hour of Generator

**Setting/Location:**  
General Urban/Suburban

**Trip Type:**  
Vehicle

**Number of Studies:**  
7

**Avg. Num. of Beds:**  
176

**Average Rate:**  
0.20

**Range of Rates:**  
0.13 - 0.30

**Standard Deviation:**  
0.07

**Fitted Curve Equation:**  
 $\ln(T) = 0.95 \ln(X) - 1.42$

**R<sup>2</sup>:**  
0.85

**Directional Distribution:**  
63% entering, 37% exiting

**Calculated Trip Ends:**  
Average Rate: 28 (Total), 18 (Entry), 10 (Exit)  
Fitted Curve: 27 (Total), 17 (Entry), 10 (Exit)

Add-ons to do more

Try OTISS Pro

# Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

DATA SOURCE:  
 Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
 620

LAND USE GROUP:  
 (600-699) Medical

LAND USE:  
 620 - Nursing Home

LAND USE SUBCATEGORY:  
 All Sites

SETTING/LOCATION:  
 General Urban/Suburban

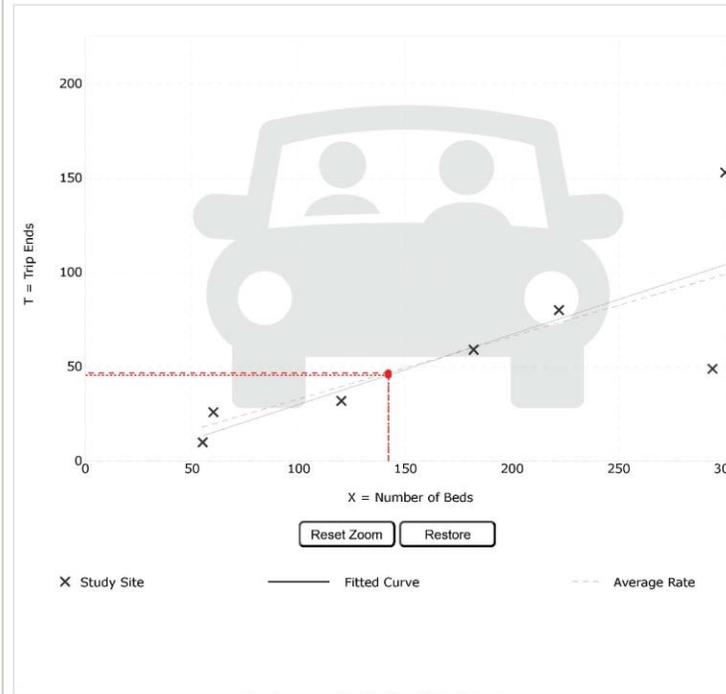
INDEPENDENT VARIABLE (IV):  
 Beds

TIME PERIOD:  
 Weekday, PM Peak Hour of Generator

TRIP TYPE:  
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
 142 Calculate

## Data Plot and Equation



## DATA STATISTICS

**Land Use:**  
 Nursing Home (620) [Click for Description and Data Plots](#)

**Independent Variable:**  
 Beds

**Time Period:**  
 Weekday  
 PM Peak Hour of Generator

**Setting/Location:**  
 General Urban/Suburban

**Trip Type:**  
 Vehicle

**Number of Studies:**  
 8

**Avg. Num. of Beds:**  
 169

**Average Rate:**  
 0.33

**Range of Rates:**  
 0.17 - 0.51

**Standard Deviation:**  
 0.13

**Fitted Curve Equation:**  
 $T = 0.37(X) - 6.92$

**R<sup>2</sup>:**  
 0.62

**Directional Distribution:**  
 41% entering, 59% exiting

**Calculated Trip Ends:**  
 Average Rate: 47 (Total), 19 (Entry), 28 (Exit)  
 Fitted Curve: 46 (Total), 19 (Entry), 27 (Exit)

Add-ons to do more

Try OTISS Pro

## Land Use: 223 Affordable Housing

### Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.

### Land Use Subcategory

Data are separated into three subcategories for this land use: (1) sites with income limitations for its tenants (denoted as income limits in the data plots), (2) sites with both minimum age thresholds and income limitations for its tenants (denoted as senior in the data plots), and (3) sites designed for and occupied by residents with special needs, such as persons with physical and mental impairments, recovering addicts, and others living in a group setting (denoted as special needs in the data plots).

PARKING GENERATION DATA

---

## Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand on a weekday in a general urban/suburban setting for the three land use subcategories: income limits (two study sites), senior (one study site), and special needs (two study sites).

Hour Beginning	Percent of Weekday Peak Parking Demand		
	Income Limits	Senior	Special Needs
12:00–4:00 a.m.	—	—	—
5:00 a.m.	100	74	86
6:00 a.m.	94	74	86
7:00 a.m.	85	70	93
8:00 a.m.	77	93	100
9:00 a.m.	73	100	93
10:00 a.m.	71	93	93
11:00 a.m.	—	70	100
12:00 p.m.	—	74	100
1:00 p.m.	—	70	93
2:00 p.m.	—	81	79
3:00 p.m.	—	81	93
4:00 p.m.	—	74	64
5:00 p.m.	—	74	86
6:00 p.m.	79	67	79
7:00 p.m.	83	67	71
8:00 p.m.	90	70	71
9:00 p.m.	93	70	79
10:00 p.m.	97	74	93
11:00 p.m.	—	74	93

## Additional Data

For the majority of study sites in this land use code, 100 percent of the dwelling units are considered affordable. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Land Use Subcategory	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Center City Core	Income Limits	0.32 (6 sites)	67%
	Senior	0.11 (1 site)	100%
Dense Multi-Use Urban	Income Limits	0.74 (24 sites)	75%
	Senior	0.69 (4 sites)	67%
General Urban/ Suburban	Income Limits	1.4 (26 sites)	75%
	Senior	0.43 (3 sites)	90%
	Special Needs	0.57 (2 sites)	68%

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alabama, California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon.

## Source Numbers

314, 514, 533, 535, 536, 537, 539, 541, 579, 582, 585, 586, 603, 611, 622

# Affordable Housing - Special Needs (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 2

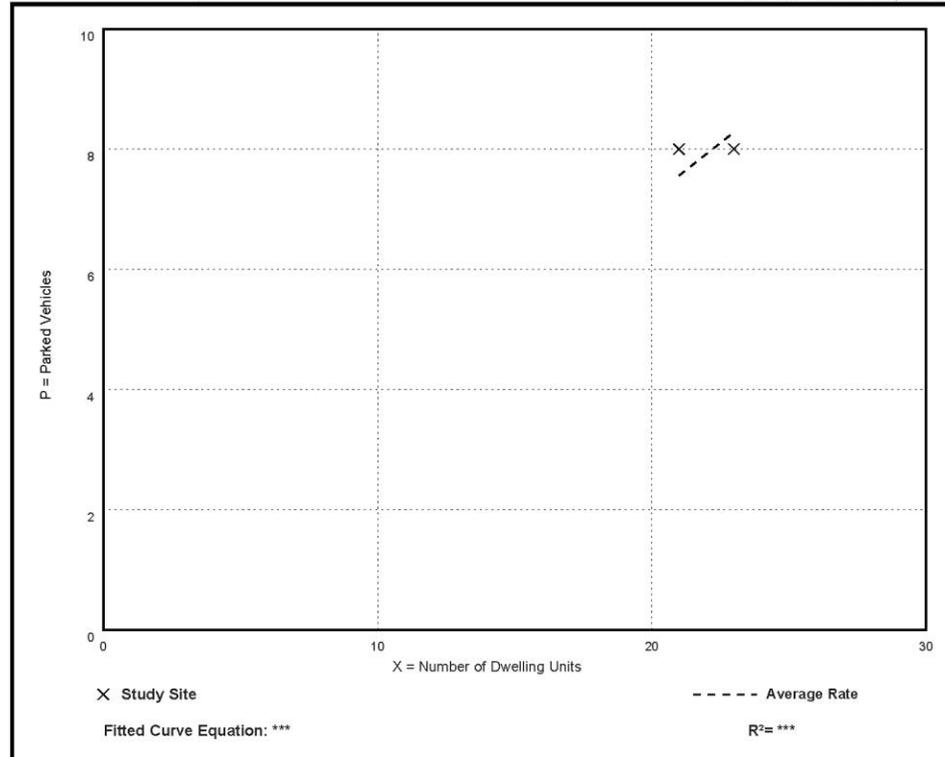
Avg. Num. of Dwelling Units: 22

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.36	0.35 - 0.38	*** / ***	***	*** ( ***)

## Data Plot and Equation

*Caution – Small Sample Size*



# Affordable Housing - Special Needs (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 22

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.35 - 0.43	*** / ***	***	*** ( ***)

## Data Plot and Equation

*Caution – Small Sample Size*

