

Town of Orleans  
Zoning Board of Appeals

CASE NO. 2179

Housing Assistance Corporation  
107 Main Street  
Orleans, MA

Map #34, Parcel #69

DECISION ON APPLICATION FOR A COMPREHENSIVE PERMIT  
UNDER GENERAL LAWS, CHAPTER 40B

**The Hearings**

On July 20, 2022, and September 7, 2022, Case No. 2179 was considered in public hearing before the Orleans Zoning Board of Appeals (the "Board"). Housing Assistance Corporation (the "Applicant") applied for a Comprehensive Permit pursuant to Massachusetts General Laws Chapter 40B §§20-23, to redevelop the property at 107 Main Street, for use as multifamily residential, affordable, year-round, rental housing with fourteen (14) units in three (3) buildings on 1.25 acres of land. The proposed redevelopment will require razing of the present structure and new construction of the proposed units. The subject property is within a Residential Zoning District in which an apartment building is not an allowed use.

The hearing was duly advertised and scheduled in the *Cape Codder*, and notice to interested parties was sent by mail, in accordance with the law.

Gerald Mulligan, Chair of the Orleans Zoning Board of Appeals, chaired the hearings. Also in attendance were Regular Members Lynne Eickholt, Emily Van Giezen, Bruce Taub and Thomas Evers, Building Commissioner. Applicant agreed to proceed with four members attending and voting.

To begin the July 20, 2022, hearing and before commencing applicant's presentation, Orleans Planning Director George Meservey gave a history of the Town's involvement with the property and the origins of this application. As background, Mr. Meservey noted the critical housing needs of the Town and its current percentage of "affordable housing units" below the minimum

standards embodied in Massachusetts General Laws Chapter 40B. He explained the history of Town ownership of the property, prior proposals, deemed insufficient, for developing affordable housing, leading to the Town entering a public procurement process that identified the applicant as preferred developer for the site. Mr. Meservey concluded with a recitation of the Town's significant support of the project through contribution of the land, and a construction subsidy of \$876,000. All the proposed residential apartments will count towards the Town's inventory of affordable housing.

Applicant's counsel, Peter Freeman, introduced Alisa Magnotta, Applicant's CEO, who described Applicant's history with the Town and enthusiasm for this project. Brad Malo of Coastal Engineering reviewed the site plans with detailed exhibits showing existing site conditions and plans for layout and materials, grading and drainage, utilities, and sewage disposal. Thad Siemasko from architectural firm SV Design, LLC presented numerous exhibits with renderings from several directions, architectural details including elevations, floor plans for all three structures and the landscape plan for the entire site.

Board members engaged the presenters with questions and discussion of items including, among others, the appearance and height of the buildings, materials to be used, impact on traffic and safety. Upon conclusion of the questions and discussion, Lynne Eickholt moved, Emily Van Giezen seconded and all members:

**Voted:** To continue the hearing until September 7, 2022

On September 7, 2022, the Board reopened the previously continued hearing on the comprehensive permit application. Gerald Mulligan continued as Chair with Regular Members Lynne Eickholt, Emily Van Giezen, Bruce Taub and Thomas Evers, Building Commissioner again in attendance.

Attorney Peter Freeman again managed applicant's presentation beginning with a review of new materials submitted since the original hearing. Thad Siemasko presented updated architectural plans highlighting changes made to the original plan as suggested by the Board and the Architectural Review Committee. Discussion ensued about several matters including the architectural changes and questions regarding the visibility of the project from abutters. The Chair called for any questions or comment from the public either in support or opposition to the application. No one responded nor, other

than the two filings by Mr. Cassanelli, was any other correspondence received either in support or opposition to the application.

Discussion then followed as to next steps for the application. Mr. Freeman advised that the hearing could remain open for further testimony or questions until the decision is reviewed in another open meeting. Given the relative lack of opposition, the extent and level of Town administrative and financial support and the completeness of the presentations over two separate hearings, the Chair closed the hearing for the taking of additional testimony.

As a necessary preliminary step in considering the application, the Board needs to determine that the jurisdictional requirements have been met.

### **JURISDICTIONAL REQUIREMENTS:**

To be eligible to apply to the Board for a Comprehensive Permit, the Applicant and the Project shall satisfy the following requirements under 760 C56.04(1):

1. *The Applicant shall be a public agency, a non-profit organization, or a Limited Dividend Organization.*

The Applicant is a non-profit organization and agrees that it or a single-purpose entity to be created by the Applicant will enter into a Regulatory Agreement with Massachusetts Department of Housing and Community Development (“DHCD”) under the Housing Stabilization Funds program and to abide by the requisite limitation on profits.

**Voted:** On September 21, 2022, the Board voted to find that the Applicant is a limited dividend organization under 760 CMR 56.02 and that the requirements of 760 CNR 56.04(1)(a) are satisfied.

2. *The Project shall be fundable by a subsidizing agency under a low- and moderate-income housing subsidy program.*

The Applicant received the Project Eligibility Letter indicating that the Project is fundable under the Housing Stabilization Fund; thus, satisfying the requirements of 760 CNR 56.04(1)(b)).

**Voted:** On September 21, 2022, the Board voted to find that the Project Eligibility Letter satisfies the requirement under 760 CMR 56.04(1)(b) that the Project be fundable by a subsidizing agency.

*3. The Applicant shall control the Site.*

The Applicant has a Real Property Disposition Agreement with the Town of Orleans to acquire the Property. Thus, the Applicant has control of the land, as required by the regulations, 760 CMR 56.04(1)(c).

**VOTED:** On September 21, 2022, the Board voted to find that Applicant controls the site as required by 760 CMR 56.04(1)(c).

**VOTED:** On September 21, 2022, the Board voted to find that the Applicant satisfies the jurisdictional requirements under 760 CMR 56.04(1).

The Board then discussed the petition, addressed issues and concerns with the petitioner and requested applicant's counsel to prepare a draft decision for review by the Board at its next scheduled meeting on September 21, 2022. Counsel complied with the request.

The Board, through its Chair, prepared a draft decision that was considered by the Board and voted on the final content on September 21, 2022.

**DOCUMENTS FILED AND RECEIVED IN EVIDENCE AT THE HEARING.**

- A. Application for Comprehensive Permit filed with Orleans Town Clerk on June 15, 2022, including supplemental narrative, figures, and waivers request
- B. Ten-sheet Site Plan Set showing Existing and Proposed Conditions, prepared by Coastal Engineering Co., dated June 14, 2022, and revised through August 10, 2022.
- C. Three-sheet Prospective Rendering Set, prepared by SV Design, LLC, dated August 22, 2022.
- D. Four-sheet Landscape and Planting Plan, prepared by SV Design, LLC, dated June 22, 2022

- E. Eight-sheet Building Elevation, Architectural, Materials and Floor Plan set, prepared by SV Design, LLC, dated August 22, 2022.
- F. Commonwealth of Massachusetts Department of Housing & Community Development Project Eligibility Letter, dated May 16, 2022
- G. Real Property Disposition Agreement, dated February 24, 2022, by and among the Town of Orleans Affordable Housing Fund, the Town of Orleans and Housing Assistance Corporation
- H. Orleans Site Plan Review Committee Notice of Decision dated August 8, 2022.
- I. Orleans Health Department letter, dated August 29, 2022, approving, with conditions, the proposed innovative/alternative septic system for 107 Main Street.
- J. Orleans Architectural Review Committee's Plan Review Report, dated August 25, 2022, approving the Applicant's plan with minor modifications.
- K. Two separate filings from Neil Cassanelli, 14 Quail Hill Lane, Orleans in opposition to the application

### **FINDINGS OF FACT**

Following completion of the public hearing and based on the evidence submitted to the Board from all sources, the Board made the following findings of fact:

1. The Property consists of the Assessor's parcels of land listed above, the subject property is located at 107 Main Street and consists of 1.25 acres of land.
2. The Property is in the Residential "R" Zoning District.
3. The Property presently has one vacant commercial structure.
4. The Project "Plans of Record" are listed on **Exhibit A**.

5. This Decision is based on the Project "Plans of Record," prepared by SV Design, entitled "*Housing Assistance Corporation Cape Cod - 107 Main Street Orleans, MA*" dated August 22, 2022, and the Site and Civil Engineering Plans prepared by Coastal Engineering, Inc. entitled "*Housing Assistance Corporation Cape Cod - 107 Main Street Orleans, MA*" dated June 14, 2022 and revised through August 10, 2022 submitted to the Board as described below (the "Plans of Record").
6. Housing Assistance Corporation is an experienced and successful developer of multi-family affordable housing on Cape Cod.
7. The project locus is not within a Massachusetts Division of Fisheries and Wildlife Priority or Estimated Habitat for Rare Species under the Natural Heritage and Endangered Species Program.
8. The Property contains no wetlands and is not subject to the state Wetlands Protection Act nor to any local Orleans wetlands bylaw.
9. The Project will be connected to the municipal water system and this Decision shall constitute the necessary permissions to make the connection to the municipal water system.
10. On August 17, the Orleans Site Review Committee voted unanimously to approve the Project site and building plans.
11. On August 18, 2022, the Orleans Board of Health voted unanimously to approve the Applicant's proposed design for an advanced/innovative on-site septic system, designed to achieve an effluent nitrogen concentration of 19 mg per liter or less, as measured at the point of discharge, and all other requirements of Title 5.
12. On August 25, 2022, the Orleans Architectural Review Committee voted unanimously to approve the Project site and building plans.
13. The Board finds that granting the requested waivers (attached) and to allow construction of the building as per the Plans of Record is not a local concern that outweighs the regional need for affordable housing.
14. The Board finds that the Applicant or a related single purpose entity to be approved by DHCD will enter into a Regulatory Agreement as

required by DHCD which will be recorded with the Barnstable County Registry of Deeds.

15. The approval of the Project, with the waivers and conditions hereinafter stated, is Consistent with Local Needs under Chapter 40B.

**VOTED:** On September 21, 2022, the Board voted to make the above-stated findings of fact.

## CONDITIONS

### PREFACE

This Comprehensive Permit shall be a master permit which is issued in lieu of all other local permits or approvals that would otherwise be required, except for the issuance of Building Permits and Certificates of Occupancy by the Building Department under the State Building Code; provided, however, the Applicant shall pay all local fees for such permits or approvals as published in the departmental regulations or bylaws, including but not limited to building permits, inspections, water connections, and curb cuts, unless such fees are specifically waived or reduced by the Orleans Select Board.

### A. Regulatory Conditions.

1. The total number of units that may be constructed at the Property shall be limited to fourteen (14) rental units, with nine (9) one-bedroom units, four (4) two-bedroom units, and one (1) three-bedroom unit in one (1) building.
2. All fourteen (14) units shall be and shall remain affordable and shall be leased to eligible households whose annual income does not exceed 80% of area median income, adjusted for household sized, as determined by the United States Department of Housing and Urban Development ("Affordable Units"); and the Affordable Units shall permanently remain affordable rental units for so long as the Project is not in compliance with the Town's Zoning By-law, or for the longest period allowed by law, if longer, so that the Affordable Units shall continue to serve the public purposes for which this Comprehensive Permit was authorized under G.L. c. 40B, §§ 20-23.

3. The Applicant shall execute a Regulatory Agreement as required under G.L. c.40B and submit annual reports to the Subsidizing Agency in accordance with the Regulatory Agreement.
4. The Applicant shall annually re-certify to the Subsidizing Agency, as may be required by the Subsidizing Agency, the continuing eligibility of any tenant in an affordable unit. If a previously eligible tenant becomes ineligible to occupy an affordable unit, the Applicant may charge the tenant a market rate rent; however, the Applicant shall comply with the Subsidizing Agency's requirements for converting another unit to an affordable unit.
5. While the Regulatory Agreement with DHCD (or another Subsidizing Agency) is in effect, the Subsidizing Agency shall be responsible to monitor compliance with affordability requirements pursuant thereto; however, the Town may request and shall be provided by the Applicant with all information that is provided to the Subsidizing Agency in relation to enforcement of affordability provisions.
6. In the initial lease-up for the Project, and to the extent allowed under G.L. c. 40B and the regulations promulgated thereunder and other applicable law, and subject to approval by DHCD, with respect to at least 70% of the affordable units, the Applicant shall provide a local preference category for residents of the Town of Orleans. "Residents of the Town of Orleans" shall, to the extent not otherwise prohibited or limited by the provisions of relevant governing regulations or requirements, include, but not limited to, the following: current Orleans residents; employees of businesses located in Orleans, and Town of Orleans municipal employees, and employees of Orleans Public Schools.

This preference shall be implemented by the Applicant and the Applicant shall maintain records of its marketing efforts, which records shall be open to review by the Town for compliance with the local preference set forth herein.

The foregoing local preference shall be implemented pursuant to procedures approved by the Subsidizing Agency. The costs associated with the marketing of units in the Project, including the advertising and processing for the Affordable Units shall be borne by the Applicant.



7. The Board acknowledges that it will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preference and to obtain approval of the categories of persons qualifying for the same, and in no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference requirement or any aspect thereof. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence. If the Board or its designee does not provide such information within sixty (60) days of a written request by the Applicant, its Lottery Agent, the Subsidizing Agency or DHCD, then this condition shall be void unless the Applicant has failed to provide reasonable and timely assistance as described above.
8. The Applicant shall submit to the Board a report on marketing activity at the Project during the initial lease-up of the Project demonstrating compliance with the local preference requirement pursuant to the plan approved by the subsidizing agency as set forth below.
9. The Applicant shall develop an Affirmative Fair Housing Marketing Plan (“AFHM Plan”) for the Affordable Units for review and approval of the Subsidizing Agency, said plan to conform to any and all affirmative action requirements or other requirements as imposed by federal or state regulation and shall conform with the local preference requirement set forth above.
10. The Town, by and through the Board or its designee, shall have continuing jurisdiction over the Project to ensure compliance with the terms and conditions of this Decision.
11. Prior to receiving any building permit, the Applicant shall obtain Final Approval from the Subsidizing Agency pursuant to 760 CMR 56.04(7) and shall provide evidence of such Final Approval to the Building Commissioner and the Board.

## **B. General Conditions**

### **Background, Administrative and Procedural Conditions**

1. The Applicant will record this Comprehensive Permit after the 20-day appeal has expired at the Barnstable County Registry of Deeds and

provide the recording information on the cover page of the Plan set.

2. This Comprehensive Permit shall not take effect until recorded in the Barnstable County Registry of Deeds and no construction shall take place until the Applicant has provided proof of such recording to the Board and the Building Commissioner.
3. The Applicant shall provide the Town and its agent with authority to enter the Property during construction of the Project (subject to conformance with applicable health and safety requirements, including, but not limited to hard-hat, safety glasses, work boot requirements, and COVID-19 protocols, if applicable), with prior notice to Applicant in order to determine conformance with this Decision.
4. The Applicant shall pay all reasonable fees imposed for the purpose of inspecting and monitoring the compliance of the Project's construction with the terms of this permit, local bylaw requirements not waived by this permit, and other permits and approvals issued with respect to this Project for which the Town has monitoring responsibility.
5. This Comprehensive Permit shall expire three (3) years from the date it becomes final as provided in 760 CMR 56.05(12)(c), and subject to tolling as provided in said Regulation, unless construction on the Project has commenced within such period. For the purposes hereof, "construction" shall mean the site work for the project infrastructure, which may commence prior to issuance of the Building Permit for the Project. The Applicant may apply to the Board for reasonable extensions to this Comprehensive Permit for good cause as provided in 760 CMR 56.05(12)(c).
6. The Applicant shall comply with all local by-laws, rules, and regulations of the Town of Orleans, unless expressly waived hereunder.
7. The Project shall conform to all applicable state and federal laws, codes, and regulations. The Project shall be constructed and operated in accordance with the Comprehensive Permit. Minor changes to the Plans of Record (e.g., changes that do not materially affect the location of, or increase the height or massing of the structures, or increase the number of units contained in the residential buildings) shall be submitted to the Building Commissioner who shall have the authority to approve such changes as immaterial changes. If the Building Commissioner determines that the proposed changes do not conform in all material respects to the requirements of this

comprehensive permit, s/he shall so notify the Applicant and the Applicant shall either bring the plans into conformance with this decision or seek modification in accordance with 760 CMR 56.07(11).

8. The provisions of this Comprehensive Permit shall apply to and be binding upon the landowner, the Applicant, and their employees and all successors and assigns in interest, whether by title, control, or contract.

### **C. Prior to Site Construction Conditions**

1. Prior to the start of site construction, the Applicant shall provide to the Building Commissioner and DPW Director:
  - a) a final set of Site and Engineering Plans, which shall include but not be limited to the stormwater plans and calculations (the "Final Site Plans"). Any comments from the Building Commissioner and DPW Director shall be made in writing within thirty (30) days after submission by the Applicant, and if no comments or requests for additional information are received within such period then the Final Site and Engineering Plans shall be deemed to be consistent with the terms of this Decision.
  - b) a copy of the Stormwater Report
3. Prior to starting any construction activities authorized under this Decision ("Authorized Activity"), the Applicant and the general contractor shall hold a pre-construction meeting with the Building Commissioner.
4. Prior to starting any Authorized Activity, the Applicant shall provide to the Building Commissioner:
  - a. the company affiliation, name, address, and business telephone number of the construction superintendent who shall have overall responsibility for construction activities on site;
  - b. proof that "Dig-Safe" has been notified at least 72 hours prior to the start of any site work; and
5. During construction, at the end of each workday, the Applicant shall cause all erosion control measures to be in place and shall cause all

materials and equipment to be secured. Upon completion of all work on site and prior to As-Built approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations.

6. The Applicant shall regularly remove construction trash and debris from the Site in accordance with good construction practice.
7. No stumps or construction debris shall be buried or disposed of at the Property.

#### **D. Prior to Building Construction Conditions**

1. Prior to the start of construction of the building, the Applicant shall provide to the Building Commissioner:
  - a. final architectural plans for said building (the “Final Architectural Plans”) to confirm the consistency of such plans with the terms of this Decision. Any comments from the Building Commissioner must be made in writing within thirty (30) days after submission by the Applicant, and if no comments or requests for additional information are received within such period then the Final Architectural Plans shall be deemed to be consistent with the terms of this Decision.
2. The Applicant must install sprinklers and fire alarms to the extent and in the manner required by the state building code and by Massachusetts law.

#### **E. Prior to Issuance of First Certificate of Occupancy Conditions**

The following conditions must be met before the first Certificate of Occupancy is issued:

1. Prior to issuance of a certificate of occupancy, or certification of compliance with zoning in accordance with section 164-42 B., all work associated with an approved site plan, including installation of all required improvements, facilities, and structures must be completed as per the approved site plan. The Building Commissioner and the Director of Planning and Community Development, jointly, may issue a certification that work has been completed in accordance with the approved site plan. The Site Plan Review Committee may authorize the granting of an occupancy permit prior to the completion

of work associated with the approved site plan if the completion of such work is secured by the posting of a bond, or cash, or a Letter of Credit (collectively “the Surety”), sufficient in the opinion of the Site Plan Review Committee, to secure completion of the required improvements. The Site Plan Review Committee shall specify the time within which such improvements shall be completed. After such time, if the required improvements have not been completed, the Site Plan Review Committee may cause work to be done to complete the improvements. Following full or partial completion of the required improvements, the Surety may be either fully or partially released by the Site Plan Review Committee.

2. Applicant shall obtain approval from the Town of Orleans Postmaster of the centralized location for mailboxes and parcel boxes.

#### **F. Prior to Issuance of Final Certificate of Occupancy Conditions**

The following conditions must be met before the final Certificate of Occupancy is issued:

1. The interior and exterior of all buildings and structures shall be constructed substantially as represented in the Final Architectural Plans.
2. The Project shall be serviced by and connected to the municipal water system, and this Decision shall constitute the necessary permission for Applicant to connect to said municipal system, subject to determination by the Water Department that the applicable technical requirements have been satisfied, which such determination shall not be unreasonably withheld or delayed.
3. All water, wastewater and stormwater infrastructure and installation of at least a binder course of pavement for the site driveways and parking areas shall be in place and fully operational.
4. All exterior lighting for the Project shall be as shown on the Final Site Plans.
5. All utility work and other roadwork within any public right of way shall be performed and conducted in conformance with the regulations

of the Town, but this Comprehensive Permit shall constitute the necessary street opening permit. Contractors shall be duly licensed as required by the Town of Orleans. All such work shall be performed in accordance with current engineering and construction standards.

#### **G. Post Occupancy Conditions**

1. Within ninety (90) days of completion of the Authorized Activities, the Applicant shall submit to the Building Commissioner As-Built Plans for all infrastructure and landscaping improvements. All on-site structures and on-site improvements site shall remain private in perpetuity, including any and all ways, parking areas, street lighting, drainage, buildings, wastewater and water infrastructure and the Applicant shall bear the cost of maintenance, repairs, replacement, snow plowing and trash removal for same in perpetuity.
2. The Applicant shall provide on-site property management during normal week-day business hours as well as a telephone number for tenants to contact management that is available by phone 24/7. In the event the Applicant engages a management company, the Applicant shall post the name and telephone number of the management company at the Property.
3. All catch basins shall be cleaned at the end of construction. Thereafter, the Applicant and/or Applicant's successor shall be responsible for maintaining the site's storm-water management system in accordance with the Operations and Maintenance Plan described above.
4. The Applicant shall be permanently responsible for operation and maintenance of the following at the Project:
  - a. All internal roadways, walkways, and parking areas;
  - b. Snow removal;
  - c. Landscaping and landscape maintenance;
  - d. Trash removal;
  - e. Water systems including domestic use and fire protection, including hydrants;
  - f. Wastewater infrastructure;
  - g. Stormwater Management System; and
  - h. Exterior site lighting.
4. Any Permit granted hereunder is granted to the Applicant and may not be transferred or assigned to any party without the approval of the

Subsidizing Agency and notice to the Board, as required by 760 CMR 56.05(12)(b), except to an affiliate of the Applicant.

5. Except for changes approved by the Building Commissioner as provided in Condition B9 above, any changes to the Project after issuance of this Decision shall be reviewed and decided by the Board in accordance with 760 CMR 56.05 (11).
6. The Applicant shall protect adjoining properties from damage due to construction attributable to the project site including public utilities, wastewater, water and storm drainage systems and other utilities from the project site. Applicant shall repair any damage immediately at no additional cost to the Town or the abutter, if found liable.
7. The Applicant shall be responsible for accomplishing the required construction work on the project in such a manner as to effectively minimize and control any water pollution, which might be caused by soil erosion from the project. It is intended that these features be maintained in appropriate functional condition from initial construction stages to final completion of the Project. The contractor shall be responsible for conformance with local, state, and federal soil erosion and siltation controls.

#### **WAIVERS:**

The Applicant shall comply with the Town of Orleans Zoning Bylaw and other local bylaws and regulations, except for the following sections of the Orleans Zoning Bylaw from which it seeks waivers:

**USE REGULATIONS - Section 164-31 (Use Table Section 164-13)**

An apartment building is not an allowed use in the Residential Zoning District, under Zoning Bylaw Section 164-31, and a waiver from this requirement is requested, to allow the multi-family residential apartment use shown on the application and related plans.

**GENERAL REQUIREMENTS - Section 164-20**

A waiver from this requirement is requested to allow for the construction of a 14-unit apartment building as shown on the application and related plans.

**SCHEDULE OF LOT, YARD AND BULK REQUIREMENTS – Section 164-21**

A waiver is requested for the maximum building height requirement:  
Maximum Building Height: 30'; Requested: 34'

A waiver is requested for building coverage exceeding 4,000 square feet per  
Section 164-21, note 5.

PARKING AREA, DESIGN AND LOCATION – EGRESS - Section 164-34  
C. (4)

A waiver is requested from Section 164-34 C. (4), which states that: No  
driveway sideline shall be located within fifty (50) feet of the street line of an  
intersecting way.


**VOTED:** On September 21, 2022, the Board voted to grant the requested  
waivers from the sections of the Orleans Zoning Bylaw cited above.

### Vote of Approval

Based on the details specified in the oral presentations by Applicant's  
representatives and the documents submitted, Lynne Eickholt moved that the  
Board grant the application for a Comprehensive Permit, with the above  
specified waivers and conditions. The motion was seconded by Bruce Taub  
and approved unanimously.

VOTING IN FAVOR:  
Gerald Mulligan  
Lynne Eickholt  
Bruce Taub  
Emily Van Giezen

Dated: September 21, 2022

  
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Emily Van Giezen, Clerk



**EXHIBIT A**  
**PLANS OF RECORDS**

The Project “Plans of Record,” prepared by SV Design, entitled “Housing Assistance Corporation Cape Cod - 107 Main Street Orleans, MA” dated August 22, 2022, and the Site and Civil Engineering Plans prepared by Coastal Engineering, Inc. entitled “Housing Assistance Corporation Cape Cod - 107 Main Street Orleans, MA” dated June 14, 2022 and revised through August 10, 2022 submitted to the Board as described below (the “Plans of Record”).

**CIVIL / SITE**

C1.2.1 - PLAN SHOWING EXISTING SITE CONDITIONS  
C2.0.1 - DEMOLITION AND EROSION CONTROL PLAN  
C2.1.1 - LAYOUT AND MATERIALS PLAN  
C2.1.2 - GRADING AND DRAINAGE PLAN  
C2.1.3 - UTILITY PLAN  
C2.4.1 - SITE DETAILS  
C2.4.2 - SITE DETAILS  
C2.4.3 - DRAINAGE DETAILS  
C2.4.4 - SEWAGE DISPOSAL SYSTEM DETAILS  
C2.4.5 - WATER DETAILS

**ARCHITECTURAL**

A1.00 - RENDERING  
A1.01 - RENDERING  
A1.02 - RENDERING  
A2.00 - EXTERIOR ELEVATIONS  
A2.01 - EXTERIOR ELEVATIONS  
A2.02 - BUILDING SECTION  
A2.04 - MATERIALS BOARD  
A3.00 - BASEMENT PLAN  
A3.01 - OVERALL LEVEL 1 PLAN  
A3.02 - OVERALL LEVEL 2 PLAN  
A4.01 - EXTERIOR DETAILS

**LANDSCAPE**

L1.00 - LANDSCAPE PLAN  
L1.01 - LANDSCAPE PLAN  
L1.02 - LANDSCAPE PLANTINGS  
L1.03 - SITE FEATURES