



Town of Chatham

Office of the Selectmen
Town Manager
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Jill R. Goldsmith
TOWN MANAGER

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TO: Honorable Board of Selectman
FROM: Jill R. Goldsmith, Town Manager
DATE: October 25, 2013
SUBJECT: Town Manager's Report for the BOS meeting of October 15, 2013

I am pleased to enclose the Monthly Report of Department Heads for the month of September 2013.

TOWN MANAGER'S OFFICE: Submitted by Jill Goldsmith

Mission Statement: The Board of Selectmen and Town Manager provide executive leadership for the Town of Chatham. Together, we pursue collaborative processes, ethical, and professional procedures to insure that Town resources are directed to providing the best services possible to protect public safety, public assets and a special quality of life in Chatham.

Professional and Community Outreach	Meetings	Notes
Weekly Department Head and Regular Biweekly Meetings w/DHs	12	Miscellaneous issues and Department priorities
Professional Meetings/Seminars/Conferences	5	Cape Cod Town Managers Association; MA Joint Labor-Management Committee Mtg, International City Managers Association (ICMA) Conference in Boston
Meetings with Residents	3	
Project/Issue Meetings	15	Library repairs, Airport-Skydive, Fire Station project, Solid Waste, MRSD Finance Team, Rte 28 Visioning Project, Budget Summit, Solar PV Projects, Monomoy Shuttle grant, Mooring fee review, FEMA maps, Employee performance reviews, Personnel matters
Committee/Board Meetings Attended	5	BOS, Rte 28 Visioning Project Workshop #3, CC Regional Transit Authority Board mtg

Union Meetings/Negotiation Sessions	1	Fire Union Mediation and 3A hearing at JLMC in Boston
Community Events	1	911 Memorial Ceremony at the Fire Department
Town Counsel – On-site Office Hours	1	Town Counsel Mead

In addition to preparation and follow-up for Board of Selectmen’s meetings and regularly assisting staff, advertising, posting, and document distribution was carried out for the COA Rear Entrance Access Improvement project and the Subsurface Easement Rights RFP. One bid was received for the Water Dept. Standpipe Lease #1. Warrants were prepared for Special Town Meeting. Six Committee/Board interviews were scheduled.

COMMUNITY DEVELOPMENT DEPARTMENT: Submitted by Deanna Ruffer

On a daily basis the Chatham Community Development Department strives to provide courteous and responsive quality service to our valued customers by fostering a respectful and welcoming environment resulting in a positive experience for all by:

- *Listening to your concerns and providing accurate answers and information by responding in a friendly and thoughtful manner*
- *Being accountable for all we do, “not shutting the door and pulling down the blinds” recognizing that everyone’s needs are important*
- *Being the “helping hand” in making the permitting process easier and employing a collaborative approach to finding solutions on complex issues, enabling the successful completion of your projects*
- *Maintaining a commitment to transparency by responding to requests for information to the full extent of Massachusetts public meeting and records law*

And when we do need to say no, to do so in a manner that is informative and educational, explaining the regulatory basis for such decisions

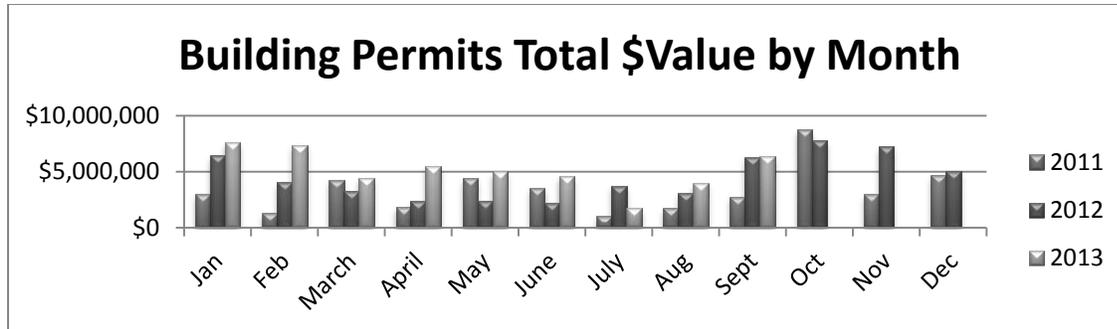
BUILDING DIVISION

	<u>2013- September</u>	<u>2012 Ave/Mo</u>	<u>2012 Total</u>	<u>2013 YTD Total</u>	<u>% 2013/2 012</u>	<u>\$ Value – 2012 Total</u>	<u>\$ Value – 2013 YTD</u>
<u>Applications Submitted</u>	75	58	693	526	76%		
<u>Permits Issued</u>							
New Dwellings	4	3	37	34	92%	\$28,684,000	\$21,767,000
Apartments	-	-	3	2	67%	-	-
House Demolitions*	5	2	24	15	63%	-	-
Residential Additions/Renovations	59	45	536	437	82%	\$21,457,034	\$21,078,173
Nonresidential Additions/Renovations	4	2	36	26	72%	\$3,374,800	\$3,200,000
Public Alts/add	-	-	12	6	50%	\$397,900	\$520,500
New Commercial/Public Structures	-	-	1	-	-	\$306,672	-
Totals	72	51	637	516	81%	\$53,822,506	\$46,565,773
<u>Average \$Value/permit</u>						\$84,494	\$90,419
<u>Inspections</u>							
Building	87	80	965	893	93%		

Electrical	80	68	819	687	84%	
Gas & Plumbing	73	66	813	668	82%	
Total	240	214	2,597	2,248	87%	

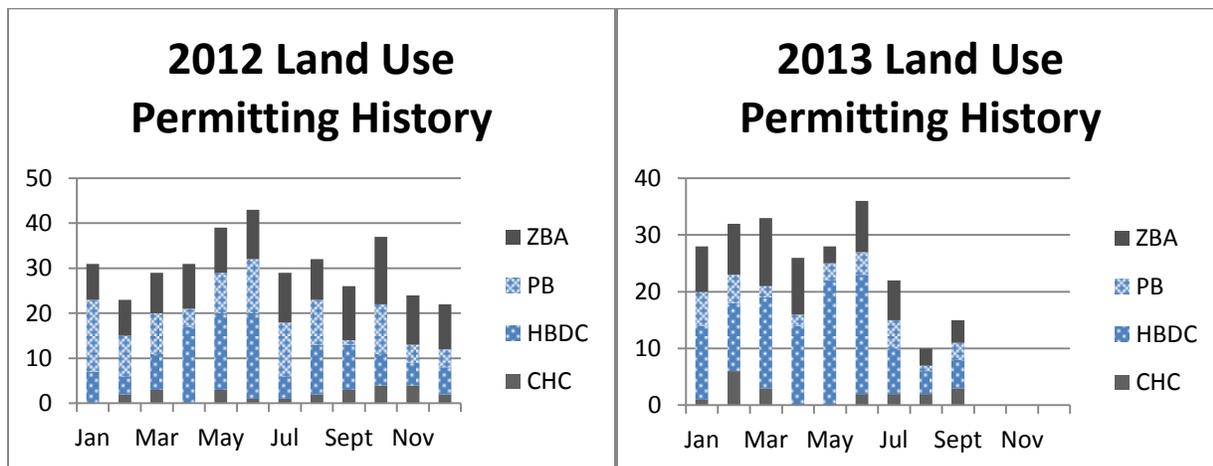
* demolition permits are included in residential additions/renovations

During September the Building Division continued to see the annual resurgence in building permit activity in anticipate of the winter construction season. With three-quarters of the calendar year completed, we continue to see the number of permits for new dwellings and the dollar value per project significantly outpace last year's numbers. Also of note, an average of 251 inspections have been conducted per month in 2013, as compared to an average of 77 per month in 2012.



REGULATORY BOARDS

The following tables provide a comparison of permitting activity in 2012 and 2013 for the four land use regulatory boards/commissions supported by the Community Development Department. Additional detail regarding the specific activities of each board/commission follows. Land use permitting activity increased during September and in some instances, such as the ZBA, there was a significant increase in activity. Both HBDC and the Planning Board are seeing an increase in pre-application conferences, which will likely lead to increased permitting activity later this fall.



Historical Commission – There were **two** Historical Commission meetings in September 2013.

<u>Applications</u>	<u>Cases</u>	<u>Imposed</u>	<u>Not Imposed</u>
Demolition Delay	2	1	1
	<u>Cases</u>	<u>Approvals</u>	<u>Denials</u>
Partial Demolitions	1	1	-

	<u>Cases</u>	<u>Referred</u>	<u>Not Referred</u>
Substantial Alterations	-	-	-
TOTAL	3	2	1

Historic Business District Commission (HBDC) – There were two HBDC meetings in September 2013.

<u>Applications</u>	<u>Cases</u>	<u>Approvals</u>	<u>Denials</u>	<u>Continued</u>
Pre-application	0	-	-	-
COAs	5	4	-	1
Signs	3	1	1	-
TOTAL	8	5	2	-

One sign application was withdrawn. The HBDC provided a recommendation to the ZBA on the affordable housing project proposed by Habitat for Humanity at 1550 Main Street.

Planning Board – There were **two** Planning Board meetings in September 2013. In addition to acting on the site plan applications before them, the Planning Board reviewed two per-applications and provided a recommendation to the ZBA on the affordable housing project proposed by Habitat for Humanity at 1550 Main Street. The Board also continued preparing for their role in implementation once the Route 28 Corridor Visioning Project is completed.

<u>Applications</u>	<u>Cases</u>	<u>Approvals</u>	<u>Denials</u>
Subdivision Control Law			
ANR Plans	-	-	-
Preliminary Subdivision Plan	-	-	-
Definitive Subdivision Plan	-	-	-
Site Plans			-
Pre-applications	2	1	
Formal	-	-	-
Amendment	-	-	-
Special Permits	-	-	-
Recommendation to ZBA	1	1	-
Bond Reduction/COC Issuance	2	1	-
TOTAL	5	3	-

Zoning Board of Appeals (ZBA) – There were **two** ZBA meetings in September 2013.

<u>Applications</u>	<u>Cases</u>	<u>Approvals</u>	<u>Denials</u>	<u>Continued</u>	<u>Withdrawals</u>
Special Permits	8	4	-	4	-
Amendments to Special Permits	-	-	-	-	-
Dimensional Variance	-	-	-	-	-

Sign Permits	-	-	-	-	-
Appeals of ZEO actions	1	-	-	-	1
Comp Permit (40B)	1	-	-	1	-
TOTAL	10	4	-	5	1

It should be noted that of the 10 applications before the ZBA in September, only four were acted on. The other six were continued.

On September 13th, Paula Liska retired. Paula has worked for the Town for over 23 years and for many of those years has served as the Central Permitting Coordinator and staff liaison to the Zoning Board of Appeals. Paula's zoning knowledge and institutional knowledge of development in Chatham is irreplaceable. She will be sorely missed. Recruiting for a new Central Permitting Coordinator is in progress.

On September 26th, the ZBA opened the public hearing for the 40B Comprehensive Permit application from Habitat for Humanity of Cape Cod for the development of 4 single family affordable dwelling units at 1550 Main Street. This hearing has been continued to November 7th. The assistance of Edith Netter, Esq. has been secured through a grant from the Massachusetts Housing Partnership to facilitate this permitting process. Town Counsel Jay Talerman will also be involved in the development and finalization of the permit decision and associated conditions.

PLANNING DIVISION

During the month of September 2013, staff worked on the following planning projects and assisted the following advisory committees with their activities:

ROUTE 28 CORRIDOR VISIONING PROJECT the third and final workshop schedule during this planning process was held on September 11th. More than 85 people attended the workshop, which was intended to review a number of options the Town can consider to ensure that the Town land use regulations are aligned with the vision set forth in the Comprehensive Plan. More information about this project is provided in the Cape Cod Commission's monthly report, which is included in the Town Manager's monthly report to the Board of Selectmen.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE: The Committee held its first meeting since early July on September 16th. They have decided to focus their fall efforts on exploring how they can help advocate for the infrastructure needs to support Chatham's commercial and recreational maritime industry and ensure community access to the water. They hope to meet twice a month through the fall.

COMMITTEE FOR THE DISABLED: The Committee will be resuming its outreach to local businesses regarding ADA accessibility. The Committee is also working on assembling an ADA accessibility brochure highlighting ADA compliant businesses and amenities throughout the town. At its September meeting, the Committee met with Jeff Colby, DPW Director to review plans for sidewalk improvements along Main Street (Downtown) and ADA upgrades to sidewalks along Barn Hill Road.

BIKEWAYS COMMITTEE: The Committee is assembling an action item plan for the coming year to help focus their efforts on certain core goals including public education/safety outreach and infrastructure improvements for West Chatham.

AFFORDABLE HOUSING COMMITTEE: The Committee has gained two new members, Rev. Nancy Bischoff and Don Mackay. The Committee has reorganized. Shirley Smith has taken over as committee Chair. The Committee will be assembling an action item plan to help focus their efforts for the coming year. The items enumerated will draw from the recently approved housing production plan.

A **Downtown Parking Survey** is ongoing with the assistance of three volunteers from the Senior Tax Work-off Program. The purpose of this project is to identify when and where downtown parking is in demand and how demand varies over time of day, day of the week, and time of year through the documentation of the use of available parking spaces. The final day of surveying was September 28, 2013. The results of this survey are now being compiled.

INTER-DEPARTMENTAL PROJECTS

Community Development Department staff was involved in the following inter-departmental or town-wide projects in the month of September 2013:

FEMA FLOOD ZONE MAP UPDATES: FEMA's 90 day statutory appeal period is still underway until October 17th. Staff continues to assist the public with inquiries related to the new flood maps. The GIS Coordinator continues to refine flood zone impact analysis. The following data summarizes the level of public inquiry since the last monthly report

- Office Inquiries: 17
- Phone Inquiries: 15
- Email Inquiries: 5

Chatham Preliminary Flood zone webpage data:

<http://www.mapsonline.net/chathamma/chathamfemaprelim2013.html>

- Total Site Visits: 930
- Unique Site Visits: 531
- New Visitor: 42.9%
- Returning Visitor: 57.1%

SEWER CONNECTION PROJECT: Software development is ongoing. Staff is testing program internally, program roll out is scheduled for end of October.

HARBOR MANAGEMENT PROJECT: GIS Coordinator continues to work with IT Director and project team from Dennis and Provincetown. The program is in final stages of development and ready for testing.

COASTAL STRUCTURES INVENTORY PROJECT: GIS Coordinator in conjunction with Coastal Resource Director continues to supervise intern data collection projects utilizing Peopleforms and GPS devices. This work is anticipated to continue into the fall.

AERIAL PHOTOGRAPHY/GIS DATA UPDATE: Chatham has joined the list of communities participating in the MassOrtho Aerial Photography Procurement Project. The project is being coordinated by GIS staff from the Town of Arlington. Right now they are estimating \$750 per square mile for ortho-photos. We are awaiting instructions from the project coordinators regarding inter-municipal agreements and payment procedures. Chatham's portion of the project is scheduled to be paid out of existing funds already set aside for GIS data updates.

The current project timeline is as follows:

- Sign MOU with Town of Arlington (Project Coordinator) by November 15, 2013
- Payment for local portion of project to Arlington by December 1, 2013
- Arlington to sign joint funding agreement with USGS by December 15, 2013
- Imagery Collected between February – April 2014
- Final Deliverables by December 31, 2014

MASTER ADDRESS TABLE: GIS Coordinator with ongoing assistance from PD and FD continues to update new and incorrect street address data. This data provides a standardized baseline of data for numerous other municipal applications and is an essential component to the public safety dispatch mapping system.

WEBASSESSOR: The FY14 CAMA database has been uploaded to the online assessing kiosk (WebAssessor). Public access to property record cards, summary report and property photos is now available. The GIS Coordinator is working to update parcel geometry and fix mismatched parcel data resulting from the transition to new appraisal software. This work is scheduled to be finished by mid-October.

E-PERMIT PROJECT: Building and Health Departments are using the Acella software. System configurations are ongoing. Improvements continue to be made to system reporting and output document templates. The Cape Cod Commission has designated a member of its IT staff (Dave Sullivan) to be the point person for the Acella project. Dave has been assisting Chatham staff as they identify issues in the system. Coordination with the Commission on Phase 2 of this project is ongoing.

FINANCE DEPARTMENT: Submitted by Alexandra H. Heilala

The Town of Chatham Finance Department will listen carefully and completely to our customers request for service and view their needs with importance and responsiveness while using the opportunity to foster positive relationships.

Accounting – The independent auditors were in town for a week in September to audit the FY2013 books. This kept the entire Finance Department busy providing documents and answering questions.

The Accounting Clerk worked 18 business days and processed 877 invoices on two accounts payable warrants. Activity has slowed down over the previous month, as there were 471 phone calls and 425 walk-ins.

In addition to the meetings listed below, the Finance Director attended a meeting of the Chatham Women's Club to present the financial aspects of the design & construction for the

request for a new Fire Headquarters. The Finance Director and Town Manager presented a Budget Summit to the Board of Selectmen, Finance Committee and Monomoy Regional School District on September 10th. This first summit was an overview and served to set the stage for the FY2015 budget process that will begin in October. Some of the items highlighted in the summit were:

- FY2013 ended with strong local receipts
- Budgetary turn-backs were \$62,000
- FY2014 tax rate is \$5.08/\$1000 valuation (compared to \$5.03 for FY13)
- Value of the town decreased slightly from FY2013
- FY2015 Policy Issues: service level expectations, funding priorities, revenue generation
- FY2015 Challenges: Education budgets, capital budget, debt service, town facilities/maintenance
- FY2015 Assumptions: level funding and level services

The Finance Director attended the following meetings in September:

Board of Selectmen: 3

Community Preservation Committee: 1

School Finance Meetings: 2

Assessors

- Collect & review statutory exemption forms for FY14
- Accept passport applications on a regular basis
- Work with Clerks & Collectors for office coverage
- Process monthly MV & Boat excise abatements
- Prepare for FY14 Boat Excise billing
- Answer & educate valuation process to regarding taxpayer inquiries of FY14 values
- Finish processing FY13 Real Estate abatement applications, prepare & hold BOA meetings.
- Create, review and execute Data Bridge between pkValuation to Vadar for FY14 Property Bills
- Work on restoring remote access to RMV. Communications were lost with new computer.
- Continue test GIS integration in CAMA system
- Support Permit Dept when ownership questions arise for resident stickers
- Update CAMA database to reflect FY14 parcels changes
- Prepare for FY14 DOR Certification Process & Analysis

Treasurer/Collector – The Department of Revenue certified Chatham’s tax rate (\$5.08) on September 10. Once certified the office worked with the Assessor’s office to prepare the bills for mailing. The file was sent to MCC for mailing, and bills were mailed on October 10, 2013. Staff was also busy collecting payments for water bills.

FIRE RESCUE/EMS DEPARTMENT: Submitted by Chief Michael Ambriscoe

Answering the Call, Making a Difference, Protection and Service through EXCELLENCE!

The fire department responded to 219 emergency calls for service in the month of September. The ambulance transported 78 patients to the hospital and received \$64,915.91 in revenue. Fire inspections and permits generated \$2,750.00 in revenue. Total fire department revenue received for August is \$67,665.91.

Fire Suppression/Emergency Medical Service

Emergency Incidents: 219

Ambulance Transports: 78

Ambulance Receipts: \$64,915.91

Firefighter Injury: 0

Civilian Injury: 0

Mutual Aid Given: Brewster - 1

Fire Prevention/Code Enforcement

Smoke Detector/CO Inspections: 42

Building Inspections: 10

Plan Review: 15

Oil Tank Removals: 5

Oil Burner Inspections: 4

Sprinkler Modifications/Disconnects: 0

Sprinkler System Test: 0

Tent Permits: 3

Permits: 38

Marine Refueling Permits: 0

School Fire Drills - 1

Fire Prevention Division revenue received: **\$2,750.00**

TOTAL FIRE DEPARTMENT REVENUE – September \$67,665.91

Training

The department received a total of 562.5 hours of training in the month of September.

Below is a table listing the types of monthly training for September.

TYPE	Hours	# FIREFIGHTERS	TOTAL TRAINING HOURS
Call Firefighter	35	4	140
Hydraulics	4	23	92
Firefighting with foam	2	16	32
Advancing Hoselines	1	6	6
Engine Company Operations	2	5	10
Pump Operations	2	4	8
Stretcher Operations	5	2	10
Dive Training	4	1	4
EMS CPAP and Nebs	1	4	4

Technical Rescue Team	3.5	7	24.5
Cyanide Poisoning	2	12	24
Water Rescue Technician	16	13	208
TOTALS	77.5		562.5

HEALTH AND ENVIRONMENT: Submitted by Dr. Robert Duncanson

We are committed to maintaining the health and welfare of the citizens of Chatham while preserving, and enhancing where possible, Chatham's unique natural environment within the confines of state and town regulations, codes, and policies and will endeavor to administer these rules in a fair and impartial manner.

CONSERVATION DIVISION

Conservation Commission / Regulatory Responsibilities

The Conservation Commission held **4 meetings**.

New Applications received in the month of September 2013 compared to previous years:

APPLICATION	2013	2012	2011
Notice of Intent	4	4	4
Request for Determination	4	3	5
Request to Amend an Order	1	5	1
Administrative Reviews	14	8	10
TOTAL RECEIPTS	\$1,449.50	\$2,435.00	\$1,215.00

This month the Commission dealt with several field changes requested by applicants on projects already permitted and underway. If minor, these changes were accepted. If significant and still within the scope of the original permit, the Commission allowed the filing of a request to Amend the Order of Conditions pursuant to MA DEP's policy #85-4.

Comments to other Boards: Comment letters were provided to the Zoning Board of Appeals and/or the Planning Board and/or Board of Health.

Violations

The Commission dealt with one new violation this month.

Subcommittee Work: no meetings

Field Work and Administrative Work - Staff made numerous site visits to review proposed projects; inspected projects for compliance; conducted numerous site visits prior to work start or to review projects in progress; conducted inspections for Certificates of Compliance; followed up on violation matters which included attending Orleans District Court, writing violation letters, calling contractors; and met with applicants, contractors and representatives;

reviewed all building permits prior to their issuance; issued comments to the Zoning Board of Appeals and to the Planning Board.

Conservation Land Management

Sylvan Gardens: Volunteers removed dead vegetation, mowed sections of the property, removed invasive species, and trimmed shrubs

Forest Beach: AmeriCorps removed invasive lovegrass, scotch broom and bittersweet from the property.

Valley Farm: New sign installed

Cedar Street: Volunteers removed invasive species from the properties

Website: New conservation land website has been published detailing trails on conservation properties

Public Outreach & Education

- Commission Chair DeeDee Holt continues to write a biweekly column for the *Cape Cod Chronicle*.
- Staff worked on a landscape program to be held **Nov 16th at the Community Center** “Protecting Our Water Resources – An Ecological Approach to Land Care and Design” Program is free, but registration is requested.

Senior Tax Work Off Program: The Conservation Division is very pleased to have three participants who have begun projects under this program. Barbara Waters is assisting staff with the development of a conservation land stewardship program. Peggy Crespo concluded her hours of service. Doug Nichols has and will work on recycling events. We are delighted that the town will benefit from their career skills and expertise to accomplish these projects.

Land Bank Open Space Committee - No meeting was held.

SWAT – Solid Waste Advisory Taskforce: No meeting was held.

Other Meetings - Staff attended the following meetings / workshops:

- Pleasant Bay Alliance workgroup
- Climate Change & Energy Conference
- 208 Water Quality session

ChathamRecycles

Volunteer Paulette Fehlig continues to provide the biweekly ChathamRecycles column in the *Cape Cod Chronicle* and helps manage the website – www.ChathamRecycles.org

The current list of recyclables in brochure form is now handed out with the transfer station stickers that list the recyclables and the fee schedule for other items that must be disposed of and diverted from SEMASS (mattresses, tires, construction debris, appliances, etc.). Recent changes include:

- Mixed Paper – no more separation of newspapers and magazines. Mixed paper bin is for newspaper, magazines, phonebooks, cereal boxes, paper bags, etc.

- Textile Bin – new added bin takes all things textile including single shoes, damaged clothing, linens, towels, rags, hats, belts, remnants, etc. Items do NOT need to be re-usable, only clean and dry as they will be recycled in many ways. The town receives \$100 per ton. American Red Cross and Salvation Army bins remain.
- Bulky, Rigid Plastics – a separate receptacle is now in place taking bulky plastics such as children’s toys, patio furniture, fish totes, etc.
- **Food Composting Program** – bring food compost to the Transfer Station. Accepting compostable food scraps (please no meat/bones/fat). Bins are located in the recycling area. Any questions, contact the Transfer Station. Food scraps are a significant part of our trash and much of it is compostable and can be diverted from the waste stream which saves the cost of trash disposal at SEMASS.
- ChathamRecycles blue recycle totes are for sale at the Transfer Station for \$8 each and Compost Bins for a bargain price of \$43 each.
- 6th annual DROP & SWAP has been scheduled for Oct 19th. Citizens can drop of appliances for free (some restrictions apply) and may dispose of one load of brush for free (residential only).

HEALTH DIVISION

The following items and activities occurred during the month of SEPTEMBER 2013 by Health Department staff:

- Secretary: Work on Accela applications for annual licenses and renewals for 2014.
- Secretary/Health Agent: Process and review Sewer connection properties.
- Health Agent/Health Inspector: Annual and routine inspections/re-inspections.
- Health Agent: Engineer conferences.
- Health Agent: Review hearing applications and prepare staff reports for Board of Health.
- Health Agent: Work with GIS to develop sewer connection tracking system.
- Health Agent & Secretary: Accela Training/ dev. new regional permitting initiative.
- Health Agent and Secretary: Accela system initiated, working on live version with IT department to develop proper forms and tracking.
- Health Agent: Attend Health Agent Coalition Meeting, Barnstable County Health Dept.
- Health Agent: Emergency Planning Training, Barnstable County Health Department.
- Health Agent: Planning 2nd annual Health Fair/VNA, COA
- Health Agent: Annual Health Fair, Community Event, September 28th, Approximately 300 attendees, 135 flu shots given as well as many health screenings and information.
- Health Agent/Secretary: Planning flu clinics
- Health Agent/Secretary: KI plan and distribution, KI distribution at Health Fair, Monomoy/Chatham Schools.
- Health Agent: organize by weekly blood pressure clinics with Barnstable County Health
- Health Agent: Hoarding Task Force, Legal Issues Training.
- Health Agent: Emergency Management Meeting, LEPC, NSTAR.
- Health Agent/Health Inspector: Investigate Shellfish Distribution Complaint

BOARD OF HEALTH:

- Meetings: September 9; September 23
- Hearings/Discussions: 4

PERMITS/LICENSES ISSUED:

- Disposal Works Construction/Plan reviews: 11
- Food Handlers: 0
- Test Holes: 9
- Well Construction: 2
- Real Estate Inspection Reports: 19
- Septic Hauler's Licenses: 1

INN/MOTEL INSPECTIONS	4
SEPTIC INSPECTIONS	12
SCHOOL/PUBLIC BUILDING INSPECTIONS	2
PERC TESTS	17
ZONING BOARD OF APPEALS COMMENTS:	5
BUILDING DEPARTMENT PERMIT REVIEWS:	19

COASTAL RESOURCES

Project Planning/Coordination

- Old Mill Boat Yard Pier Reconfiguration- Met with project engineer and state grant officials to review plans and make site investigation of float system in Hingham, MA.
- Town-Wide Dredge permit- Eelgrass survey work in Nantucket Sound complete. Responding to further comments from NMFS.
- Pleasant Bay ACEC dredging- Developing scopes of work for permitting and consulting efforts to support potential dredging. Contracted with Provincetown Center for Coastal studies to perform eel grass survey work.
- Ryder's Cove/Marconi Park- Awaiting cost proposal from design engineer. Met with representatives of the park proponents.
- Mitchell River Bridge- 100% draft design plans received. Final easement takings completed by Selectmen. Prepared documents for filing easements with state registry.
- Mill Creek/South Chatham Beach Nourishment- Final permits nearing completion.
- Battlefield Landing and road- Revised plans nearing completion. Review and further progress in September.
- South Coastal Harbor Plan Update Report- Implementation plan to be reviewed in early October.
- Linnell Lane Nourishment- Awaiting initiation of private permitting efforts by interested parties.
- Water Street East Access Stairs- Awaiting feedback from Old Village Assoc on fund drive efforts.

Ongoing Administrative Activities

- Seasonal Shorebird Monitoring- Removal of symbolic fencing underway. Working on summary reports required by the state.
- Monomoy Refuge- Continued discussions within staff and elected officials have ensued regarding the pending release of the draft CCP.
- Town Landing Officer seasonal staff on duty weekends only through Sept.

- Coordinating senior tax program effort related to managing files and permits for coastal structures.
- Coordinating efforts by intern to field identify and digitally map and photograph erosion control structures.
- Attended site visits with Conservation Commission regarding proposed erosion control projects.

Other Meetings

- Attended three day American Shore and Beach coastal conference in NJ.
- Attended day long Climate Change conference in Hyannis.
- Attended Pleasant Bay Coastal workgroup meeting.

SHELLFISH

Commercial landings for all species dropped slightly over the month of September. Numbers of harvesters targeting soft-shell clams continued to decline and currently only eight harvesters continue to land steamers. The up side for this species is that 90% of the effort took place on South Beach/Monomoy, indicating these areas may be repopulating. Mussel landings also dropped significantly throughout September. Much of the larger mussel stock died off during the hot weather months and created a large area of “shack” (empty shells) making it economically unviable to cull through dredge loads to find the live shellfish. On a positive note, mussel seed is extensive and healthy throughout Chatham Harbor and Pleasant Bay. Razor clam landings dropped slightly, though prices still make for a profitable industry at \$3.50 and over per pound. Quahogs continue to provide a fall back alternative for harvesters. Quahog stocks throughout Chatham waters, but especially South Beach/Monomoy, remain abundant with a healthy set of seed recruitments.

Estimated Wholesale Value of Commercial Shellfishing Fleet										
<i>Year to Date 2013</i>										
	January	February	March	April	May	June	July	August	September	Total
Soft Shell	\$40,500	\$32,200	\$53,000	\$76,000	\$135,000	\$126,000	\$45,000	\$40,000	\$35,000	\$582,700
Quahogs	\$9,000	\$7,600	\$10,000	\$19,500	\$35,000	\$50,000	\$65,000	\$70,000	\$65,000	\$331,100
Mussels	\$5,000	\$3,000	\$10,000	\$13,000	\$30,000	\$35,000	\$45,000	\$45,000	\$20,000	\$206,000
Razon Clai	\$25,000	\$18,500	\$110,000	\$144,500	\$120,000	\$138,000	\$170,000	\$165,000	\$120,000	\$1,011,000
Monthly Total	\$79,500	\$61,300	\$183,000	\$253,000	\$320,000	\$349,000	\$325,000	\$320,000		
Y-T-D Total	\$2,130,800									

Violations Issued

- 1 – Shellfishing without a permit
- 2 – In possession of greater than 5% seed

Oyster River Update

September 1st marked the opening day of oyster season, though to date, no oysters from the Town’s propagation program have been dispersed. The municipal grow-out site is located within Oyster River and with the emergency closure still in effect, we are prohibited from

moving legal size shellfish from a closed area to an open area. This has not only caused great disappointment for harvesters, but has also stressed the department and revolving fund financially. Oysters must still be cared for and staff will be needed to help broadcast and enforce a delayed season. Division of Marine Fisheries staff is currently compiling information including input from Dr. Duncanson and the Shellfish Department into a report which will hopefully satisfy the Food and Drug Administration's concern that contamination could reoccur. The second contaminated relay permit approved by the BOS on 9-17 was issued to the Chatham Shellfish Company on 9-20 by DMF and the relay began on 9-23. The department supervised the relay and signed off on all animals moved. Over 300 bushels of oysters were moved to the Stage Harbor relay site. DMF will also accept approval by the BOS agent (Shellfish Constable) for any future contaminated relay permit requests through December 2013.

Meetings/Presentations

- Massachusetts Shellfish Officers Association: September meeting. Agenda: *Vibrio parahaemolyticus* outbreaks in MA, Marine Mammal Entanglements in Sub-tidal Aquaculture, Update on oyster thieves on Cape Cod.
- Staff meeting with Health Department on suspected violation involving a local restaurant, shellfish harvester and wholesale shellfish distributor. Investigation pending.
- Staff meeting: Monomoy update
- September 18 Conservation Commission hearing: 197 Strong Island Road proposed pier project: letter and comments concerning effects on shellfish and shellfish habitat.
- Presentation to Board of Directors of the Chatham Alliance for Preservation and Conservation; Chatham's Shellfish Department – A Brief Overview

The department also:

- Conducted daily patrols, seasonal staff reduced to weekends only
- Aided DMF in collecting water samples
- Vehicle and boat maintenance

SAC

- Reviewed razor clam size limit: no action taken
- Update on ARC, Oyster River closure, Chatham Shellfish Company 2nd contaminated relay permit
- Reviewed scallop season opening date: no action taken, November 1st opening date

Propagation

- Daily cleaning of upweller
- Total of 580,000 quahogs out from the upweller into float bags and cages
- Oysters; tumbled and graded
- 400,000 quahogs planted under nets at Mill Creek
- 176,000 quahogs dug out from Stetsons Cove
- Broadcast 243,000 quahogs (from dig out and animals from upweller)
- Broadcast 10 bags of remote-set oysters (sub-legal)

AmeriCorps

- AmeriCorps training day: field work, upweller tour, shellfish 101 presentation.

- Attended External Review Working Group

WATER QUALITY LABORATORY

- Continued relocation/setup of laboratory facilities into new laboratory in wastewater treatment facility Operations Building
- Coordinate summer 2013 beach sampling program with Health Div. staff and Barnstable County Lab
- Coordinated one (1) round of the Coastal Water Quality Nutrient Monitoring Program conducted in September in conjunction with the Chatham Water Watchers and Pleasant Bay Alliance
- Began de-mobilization of equipment following completion of summers Coastal Water Quality nutrient Monitoring Program

STICKER (PERMT) OFFICE

The Sticker Office closed for the season in mid-September. Stickers are available at the Health & Environment Department (261 George Ryder Road, upper level) Monday to Thursday from 8 AM to 4 PM and Friday from 8 AM to 12:30 PM. 2013-2014 applications are available on the town's website at: http://www.chatham-ma.gov/Public_Documents/ChathamMA_Permits/index. 2013 North Beach ORV stickers are also available by mail or at the Health & Environment Dept.

During September the following stickers/permits were sold:

- New Recycle Sticker – 26
- New Combo Sticker (transfer station & beach) – 2
- New Transfer Station only Sticker – 29
- New Beach only sticker -1
- New Family Resident Shellfish (includes seniors) – 3
- New Family Non-Resident Shellfish - 16
- New Commercial Shellfish Includes Senior & Junior)- 0
- Replacement Stickers (all types) – 30
- North Beach ORV - 27
- Total Revenue for September – \$4,665.00.
- Total Year –to-Date - \$747,321.

WASTEWATER PROJECT

- Through September 26 new sewer connections have been completed (installed and inspected) to the sewer extensions completed in Phase 1 and 63 are pending (awaiting technical review, trench permit, installation, etc.). These connections have been voluntary; no Board of Health connection orders have yet been issued. There are approximately 350 properties in the Phase 1 area.
- Site visits to wastewater treatment plant site and pump station sites as needed
- Updated wastewater project webpage on town website as needed
- Progress meeting with Engineer, Contractor, Operations staff and town staff for Stage Harbor Pump Station rehabilitation project
- Progress meeting with Engineer, Contractor, Operations staff and town staff for Stage Harbor collection system extension project

- Held public forum on proposed construction activities for Stage Harbor Pump station rehabilitation project and Stage Harbor collection system extension project
- Numerous interactions (phone/in-person) with local residents regarding wastewater program topics/issues
- Training on new Asset Management software for wastewater facilities
- Meeting with Engineer for review of design parameters for Phase 1C-1 collection system expansion
- Conference call with Cape Light Compact staff and others regarding grant to fund retrofit of VFD (variable frequency drive) to odor control system which will realize long-term energy savings for the Town
- Ongoing dissemination of information on the Barnstable County Community Septic Management Loan Program, this program provides low interest loans for septic system replacement/upgrade and sewer connections. Information is available at: <http://www.barnstablecountysepticloan.org/>

TOWN/OTHER PROJECTS

Director of H&E activities included the following areas, in addition to wastewater project activities above:

- Weekly Department Head meetings
- Bi-weekly Town Manager meetings
- Water & Sewer Advisory Committee meeting
- Meeting with NSTAR representatives and town staff regarding NSTAR emergency response planning
- Multiple staff meetings regarding the new FEMA flood maps
- Staff meeting regarding local shelter plan
- Participant in Cape Cod Commission 208 Plan Watershed Workgroup – Stage Harbor
- Participant in Cape Cod Commission 208 Plan Watershed Workgroup – Pleasant Bay
- Staff meeting regarding Monomoy National Wildlife Refuge Comprehensive Conservation Plan
- Participated in Executive Office of Energy and Environmental Affairs Nutrient Management Workgroup meeting in Boston
- Coordinated ongoing environmental assessment activities at Fire Station
- EPA Webinar – *Linking Nutrient Pollution and Harmful Algal Blooms: State of the Science and EPA Actions*
- Co-chaired meeting of Barnstable County Coastal Resources Committee
- Prepared and submitted comments to Planning Board and DPW on pending projects
- Prepared and submitted monthly Department activities report
- Attended Board of Selectmen meeting(s) on variety of topics
- Out of office September 3rd to 13th

HUMAN RESOURCES DEPARTMENT: Submitted by Gerry Panuczak

Assimilate best practices to balance management, employees, and taxpayers points of view in the creation of that environment.

Human Resources

The open positions being recruited for in September, 2013 are Local Building Inspector, Central Permitting Coordinator, Council on Aging Receptionist, Council on Aging Program Coordinator, Library Bookkeeper, and Library Development Coordinator, Intermittent Building Supervisor. The Local Building Inspector and Central Permitting Coordinator positions are in the Community Development department. Interviews for both positions were conducted, and finalists are meeting with the Town Manager in early October, 2013. The grant funded Council on Aging Receptionist position was staffed by Linda Shannon after six candidates were interviewed. The grant funded Council on Aging Program Coordinator position received seven applicants, and three will be interviewed in early October, 2013. Interviews were conducted for the Library Bookkeeper and Library Development Coordinator positions. Cynthia Cotton was the candidate of choice for the Bookkeeper and Sarah Nicolai was the candidate for the Development coordinator position. They have both started at the library and will be able to train under the guidance of Ruth Courtneil, who is about to retire. Responses were sent to two grievances from the Police Dispatcher's union, and one grievance from the Chatham Municipal Employees Association. Cape Cod Municipal Health Group has changed the plan year for senior plans from a fiscal year to a calendar year. There will be a regional open enrollment benefits fair in October at Orleans Town Hall. Retirees on senior plans will be communicated with in early October informing them of the plan year change, and sharing the plan costs and highlights. The rates for the plans were either reduced or held for the upcoming plan year, which will save the Town on its contribution toward premiums.

Channel 18

Certain infrastructure improvements were made in preparation for the pilot room for the self-service rooms approved at Town Meeting. Most of the equipment arrived for the pilot room, and the room will be fitted in October. Equipment for the Special Town Meeting was tested in preparation for the October 7, 2013 meeting. The October 2013 Chatham Today was filmed at the Atwood House Museum. There was a regular complement of meetings filmed during September 2013. The Airport Commission required special filming during September 2013 as the meetings are well attended with important agenda items.

Council on Aging

Work continued on the generator donation. The final installation and test is scheduled for October 24, 2013. There is a six week fall walking program underway. Beginning and intermediate tap programs continue. There has been a flu shot clinic scheduled. All of the fall programming along with marketing materials have been completed. Fuel assistance and pantry outreach has begun as we transition from summer to fall. The Monday Café Luncheon program continues at \$7 per lunch, chef prepared, eat in or take out.

Human Services Committee

The RFP's for fiscal 2015 deadline for return has been established as September 20, 2013. With the RFP's returned, the committee will begin weekly meetings to review the RFP's in preparation for budget recommendations to the Town Manager, Finance Committee, Board of Selectmen, and ultimately Town Meeting in May 2014.

PARKS & RECREATION: Submitted by Dan Tobin

Creating lasting memories and community through people, programs, parks and beaches with integrity and excellence.

Youth Sports/programs

Youth Soccer kicked off with a total of 132 children registered in grades K-6. We have a total of 21 volunteer coaches as well.

Currently, for our fall programs we are offering tumbling, arts & crafts. The Paul Turner Little Kickers classes didn't have enough kids to run the program for the 1st session. We will shoot to run in mid-October.

I attended a MRPA Regional Cape and Islands meeting on Thursday, September 19th. Discussion included Collette Vacations (speaker), legislative update, CPA funding update, summer reports, successful programming ideas and Middle School Afterschool Programming.

Program staff has been meeting weekly to discuss implementing a Middle School Afterschool Program for the fall of 2014.

Youth Services:

In September we started after school sports, arts and crafts, middle school and high school youth councils. Though after school sports is slow to take off, we are still offering it with some success. Many of the after school crowd prefer to play downstairs-nerf, lazertag, video games, pool, ping pong, and air hockey. On September 20th- we had a movie night-eighth through tenth graders attended. On September 27th we had a Welcome Back dance for 7th and 8th graders. On the 28th, we took a trip to Escobar Highland Farm Corn Maze in Portsmouth, RI. On September 11th, we met with the school department to start discussing after school care for 2014-2015. From the 11th forward, we have worked to put a plan together for this project. On the 19th, the Cape Cod recreation departments met to discuss summer and upcoming fall plans.

Summer Youth & Adult Program Info:

Adult Classes: All Occasion Stamp-A-Stack Card Class – ongoing once per month

Adult Recreation: Badminton – Monday & Thursday A.M.
Pickleball – Tuesday, Wednesday & Friday mornings
Age 18+ Recreational Basketball – Tuesday evenings
U.S.C.G Open Recreation – Wednesday mornings

Adult Fitness: Totally Fit, Totally Fun – Mon./Wed./Fri. morning
Senior Total Fit – Monday mornings
Yoga for All – Mon./ Wed./ Fri. morning & 5:30 P.M. on Mondays
Kripalu Yoga – Tuesday morning
Beginner & Intermediate T'ai Chi – Tuesday mornings

Other Offerings: Mahjongg – Wednesday & Thursday

Other Duties:

- Fall Planning for new programs & rescheduling existing programs to morning hours in gym.
- ReCPro data entry for Fall season courses, registrations, memberships

- Bulletin Board Announcements & registration forms for fall classes/programs
- Update program docs & upload new docs to website
- Process Permission to Use Forms for room rental requests & enter into ReCPro
- Financial Reports/Turn-Ins to Helene
- Analyze Summer Recreation Program fees, expenses, enrollment, etc.
- Compile CCC News for monthly advertisement in The Chronicle
- Help with room set-ups/computer presentations as needed
- Staff meetings with Dan & amongst coordinators
- Two meetings with MRSD administrators & community stakeholders to discuss Middle School Afterschool programming in Fall of 2014
- Compile Parent Survey based on feedback from coordinators' meeting
- Work on proposed Middle School Afterschool plan in conjunction with other coordinators

Parks Beaches and Grounds:

- Trash 3 days per week at all locations.
- Mowing of parks, ball fields and town properties
- Weed control in landscape areas
- Regular litter pickup at Beach, Park and Veterans Field
- Beaches open and staffed all month with no significant issues.
- Preparing all athletic fields in parks and schools for fall sports
- Veterans Field was aerated and over seeded
- Remove lifeguard towers form Nantucket Sound beaches.
- Pull in and store swim area lines
- Close down beach gates for the season
- Store Lifeguard Equipment for the season
- Lighthouse Beach operations ended at mid month

POLICE DEPARTMENT/HARBORMASTER DEPARTMENT: Submitted by Chief Mark Pawlina

Providing Excellence in law enforcement and community policing services to our citizens through dedication, fairness and professionalism

During September the Chatham Police Department began covering and providing extra attention and increased presence at the three schools in town. Our school liaison officers worked in coordination with school administrators to plan for lockdown drills for the year. In addition, CPD liaison officers made presentations to the school staff on school safety issues.

Chatham Police administration worked with the Harbormaster on seasonal reduction in force of staffing. A more thorough staffing and personnel plan will be worked on during the fall.

The former bowling alley building, now a vacant building, on Chatham Bars Avenue was broken into and a fire was set inside. There was evidence of prior vandalism and entry within the building. Extra attention patrols will be conducted there to ensure safety now that the building has been clearly deemed a attractive nuisance.

A building move took place during the month on Main Street. A small retail structure on Main Street was moved a short distance to another location on Main Street with no problems and no significant traffic disruption.

Calls for service have predictably slowed down during the month compared to summer. There were no significant crime trends or patterns that took place during the month. In fact, the extra crime prevention efforts that CPD has undertaken with downtown merchants has paid off because there were no shoplifting incidents reported during the month.

CPD Crime Statistics – Month of September 2013	
0	Forcible Rape
0	Forcible Fondling
0	Kidnapping/Abduction
3	Aggravated Assault
1	Arson
2	Intimidation
1	Burglary – B&E
0	Shoplifting
0	Theft from Building
7	Other Larceny, Swindle, Stolen Property
0	Credit Card/Automatic Teller Theft
0	Statutory Rape
0	Motor Vehicle Theft
0	Counterfeiting/Forgery
2	Destruction/Vandalism
0	Disorderly Conduct
3	Driving Under the Influence
2	Drug/Narcotic Violations
0	Bad Checks
1	Liquor Law Violations
1	Trespass Offense
0	Drunkenness
5	All Other Offenses
12	Town By-Law, Traffic Arrests
40	Total Crimes

Motor Vehicle Accidents – Month of September 2013	
0	Major Property Damage Accident
9	Minor Property Damage Accident
1	Accident with Injuries
10	Total Accident Investigations

CHATHAM HARBORMASTER DEPARTMENT

PROFESSIONAL-COMPETENT-READY Committed to serving the maritime community in a fair and equitable manner to ensure the safe, environmentally friendly and lawful use of Chatham's maritime resources and facilities.

Operations:

- H-24 responded to report of a swimmer in distress near North Beach Island.
- H-21 responded to disabled vessel outside of Stage Harbor.
- H-21 responded to a reported man overboard in Stage Harbor.
- H-25B responded to a derelict skiff adrift in Stage Harbor.
- H-24 responded to a disabled vessel near Pleasant Bay.
- H-24 responded to vessel aground on Chatham Bar.
- H-25 responded to a vessel aground near the entrance to Stage Harbor.
- H-24 towed disabled vessel to Fish Pier.
- H-24 conducted three different water samples for the month of September with Health and Environmental.
- H-25B provided transportation to and from North Beach Island for clean-up efforts on two occasions with Senior Environment Corps.
- H-25B provided transportation to and from Monomoy Island for Monomoy Island clean-up with the Senior Environment Corps.
- H-25B checked shark receivers at Harding's beach, west of Monomoy and Shark Cove with the Division of Marine Fisheries.
- Mitchell River Bridge openings -10.
- Provided safe mooring for 19 transient vessels.
- 13 pump-outs at Fish Pier and Old Mill Boat Yard.
- First use of the closed loop pressure wash system/trailer on commercial fishing vessel. This is a shared resource funded by the CIC grant for Harwich and Chatham.

Maintenance:

- H-25B replaced Aunt Lydia's Cove #4.
- H-25B replaced #3 flag on Chatham Bar.
- H-25B deployed storm mooring in Mill Pond.
- H-24 replaced #3 flag on Chatham Bar.
- H-25B replaced #3 flag on Chatham Bar and added an additional flag to mark the shoal between flag #2 and #3.
- Hauled H-21 for seasonal relief.
- End of season service on H-21.
- Sent out propeller on H-21 for re-conditioning.
- Launched H-25.
- H-25B hauled "No Wake" buoy outside Stage Harbor for the year.
- Winterized all three personal watercraft from Beach Patrol.
- Hauled docking platform for personal watercraft at Fish Pier.

Administration:

- Sent reports to all mooring servicing agents regarding current mooring tackle inspections.

- Office Manager logged ~473 phone calls and office visits relating to mooring permits and waiting lists, transient mooring requests, pump outs, ramp use and regulation compliance issues.
- Answered inquiries regarding offers for 20 additional docking permits.
- Finished prepping 60 mooring assignments for mailing.

Meetings/Training:

- 09/05 – Harbormaster and Deputy Harbormaster attended division staff meeting.
- 09/06 – Harbormaster, Deputy Harbormaster and Office manager attended a meeting concerning the new online mooring renewal system.
- 09/09 – 09/13 – Harbormaster attended Boat Operator Search and Rescue training for in service credits.
- 09/12 – Deputy Harbormaster attended an Area Committee meeting.
- 09/17 – Harbormaster attended a boat survey with the Harwich Harbormaster for their new boat.
- 09/23 – Harbormaster attended an engineering meeting with Chatham Director of Coastal Resources concerning Old Mill Boat Yard.
- 09/26 – Deputy Harbormaster attended meeting at Town Hall concerning mooring fee survey.

Upcoming Projects:

- Build float docks for dinghy's at Fish Pier north jog.
- Haul swim buoys and rock buoys.
- Continue pursuit of adding Stage Harbor buildings and parking lot to the LED lighting conversion project.
- Haul Chatham Harbor buoys and Aunt Lydia's Cove buoys for inspection.
- Continue seasonal maintenance on boats, trailers and vehicles.

Fish Pier:

- Safely managed vehicular and vessel traffic, parking lot, wharfs and docks at Fish Pier.
- Continued tracking system to capture vehicle, vessel and pedestrian traffic at the Fish Pier. However, the regularly scheduled seasonal staff was reduced mid-month limiting the data captured for the month of September.
- Forwarded Red's Best report to Town Manager.

PRINCIPAL PROJECTS AND OPERATIONS: Submitted by Terry Whalen

Department Project Activity - There was activity during the month of September 2013 on these Department projects:

- West Chatham Roadway Design Project – Continued data coordination and comment reviews.
- Crowell Road Intersection Design Project – Scope of work review for design project.
- New Fire Station Headquarters Project – OPM, Designer, CPRC, public, and staff coordination. Meeting preparation/coordination for Board of Selectmen meeting

(September 3, 2013), Women's Club Presentation (September 12, 2013), final graphics for Special Town Meeting Warrant and final preparation for Special Town Meeting.

- Airport Commission – Research, preparation for and attendance at September 12, 2013 monthly meeting (over 50 attendees), multiple responses/meetings with various citizens on concerns raised in email correspondence, and preparation/coordination/attendance at September 19, 2013 Skydiving and Airport Operations Public Information and Discussion Meeting (over 100 attendees).
- Energy Committee - Preparation for and attendance at September 4, 2013 monthly meeting
- Phase I Solar Project – Project Status Monitoring with CVEC
- Phase II Solar Projects – Continued coordination for Police Station and Town Offices Annex PV installations and Airport PV array meeting with Town Counsel on agreements and provision of data.

Inter-Departmental Projects/Other Support - Staff was also involved in other town-wide projects in the month of September 2013 as follows:

- Marconi Station Project / Phase II Hotel Rehabilitation – Continued parking lot installation coordination, review of handicap access and hotel roof drainage
- COA Emergency Generator – Coordination of final installation activities

OPERATIONS - Department activities related to Operations in September 2013 included:

- Library Repairs and Upgrades – Continued oversight of system component reviews and repairs to drainage (sump and ejector pit operation, clearing drain lines, drywall removal) and other related items to reduce water infiltration into lower level of the building
- Library Action Plan – Drafted and issued Action Plan memo and met with Library Director and Trustees to review and put into action
- Library Clean Up – Continuing to address air quality conditions, procured the services of a cleaning contractor to clean the lower level floors and vacuum the HVAC duct system to get the Library back open to staff and the public as quickly as possible
- Attended NSTAR ERP Community Coordination Meeting with Town Staff
- Please see the below Facilities Crew report for maintenance activities for the month of September

FACILITIES DEPARTMENT: Submitted by Chip Whalen

To deliver thorough and timely service to citizens and staff in a courteous and professional manner. To maintain buildings in a clean, safe condition at all times.

In addition to daily routine duties (building rounds, general monitoring, preventative maintenance inspections and responses), the Facilities Crew also worked on the following specific items:

- Coordinated plumbing repairs at Veteran's Field and Fish Pier public restrooms
- Removed carpeting from lower level of Eldredge Public Library
- Fixed ladder at Taylor's Pond
- Upgraded locking for Bike Trail Kiosks

- Responded to problems with door hardware at the Annex
- Initiated the repair of the ejector pump at the Eldredge Public Library by a mechanical contractor
- Worked with a contractor to clear and confirm function of drainage lines at the Eldredge Public Library
- Assisted in the procurement of a contractor to conduct floor and HVAC duct cleaning at the Eldredge Public Library
- Submitted paper work to NSTAR for electrical connection at the Bassett House
- Gutter maintenance at Oyster Pond Rest Rooms
- Pressure washing and preparation for painting at CVS, Oyster Pond and Veterans Field Rest Rooms
- Coordinated details for Annual Safety inspection for elevator at the Eldredge Public Library
- Assisted Conservation Division with sign installation
- Responded to failure of water heater at Kate Gould Park Rest Rooms and assisted in repairs

DEPARTMENT OF PUBLIC WORKS: Submitted by Jeff Colby

Our focused effort is to provide rapid and friendly service responses that are inviting, helpful, and courteous to all who contact any employee of the DPW.

Department of Public Works Customer Service Statement

“Our focused effort is to provide rapid and friendly service responses that are inviting, helpful, and courteous to all who contact any employee of the DPW.”

Generator for Wells #5 & #8

The contract for the design of the generator for Wells #5 & #8 (Trainingfield Road) was awarded September 30th to Weston & Sampson. The plan documents and specifications should be completed by November. The plan is to have the generator installed before the summer of 2014.

Water Iron & Manganese Treatment Facility

The contract for the Owners Project Manager (OPM) for the Iron & Manganese Treatment facility for Wells #6 & #7 was awarded on September 3rd to Tighe & Bond. The OPM will oversee the project for the Town and will assist in refining the costs as they are developed for this project.

Standpipe Tenant Proposal

On September 6th the Town opened lease proposals for using a section of the Water Standpipes (water towers) known as space #1 for cellular or radio transmissions. The submissions are under review and a contract should be awarded in October.

Historic House Move

On September 17th, a historic building was moved from 465 Main Street 416 Main Street. The building move went smoothly along Main Street and was completed by early afternoon.

Morris Island Shuttle grant

A meeting with Monomoy National Wildlife Refuge, Cape Cod Regional Transit Authority, and the Cape Cod Commission staff was held on September 3rd to begin discussions regarding the Monomoy shuttle grant that the Wildlife Refuge was able to secure. Additional research and meetings will be necessary in order to formulate a recommendation to the Board of Selectman regarding this project.

DPW vehicle procurement

On September 18th the Town awarded the contract to Ballard Truck Center, of Avon, MA and ordered a new sewer roll-off truck. Delivery of this truck is expected within the next 6 to 8 months.

Sewer Collection System Construction

A meeting was conducted on September 17th with the Town, D&C Construction, and GHD to review the progress to date on the Stage Harbor Pump Station and sewer collection system project for Stage Harbor Road and Cedar Street. A public information session was held on September 19th. The projects are expected to begin construction on October 15th.

MCI Hotel Building Site Work

During the week of September 9th, the base layer of paving was installed for the MCI Hotel building parking area. The grading and paving of the handicap parking area is expected to be completed during the month of October. Final paving of the entire parking area is expected in the spring of 2014.

DPW training

Intersection safety improvement training was conducted by Baystate Roads trainers for several Town personnel on September 12th. Global Harmonizing System (GHS) training was also conducted at the Barnstable County complex for several DPW employees on September 25th. Safety and Professional development training is on-going throughout the year for Public Works personnel.

DPW Division Operations

Attached are the reports from the Department of Public Works divisions consisting of the Water, Sewer, Solid Waste Transfer Station, and Highway Divisions.

August Water Pumpage:

Monthly Total	Maximum Day	Minimum Day	Average Day	Estimated Other Use	Previous Month
47,990,500 Gallons	2,327,100 Gallons	1,181,700 Gallons	1,599,683 Gallons	1,088,609 Gallons	74,418,300 Gallons

The variance between September 2013 and September 2012's pumpage shows a decrease of 0.2 %, which equates to 88,700 gallons.

Process	Flushing	Municipal	Chatham	New Mains	Fire Flow
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Control	and	Usage	Fire		Tests
	Blowoffs		Dept.		
356,451	539,270	52,750	43,250	0	83,250
Gallons	Gallons	Gallons	Gallons	Gallons	Gallons

Total other uses 1,088,609 gallons.

For more specific breakdown of other water use, please see Pumpage Report.

Water Sampling

- 30 bacteria samples were taken for the month of September. All were free of bacteria.

Station Maintenance

- Routine and annual maintenance and housekeeping was performed at all stations.
- Static and dynamic (drawdowns) water level readings were recorded for each well.
- The lower ring of the 1.35 MG storage tank was power washed to remove mildew.
- An external inspection of both water storage tanks was performed by Haley & Ward.
- The annual vibration analysis of rotating equipment was performed.
- NStar upgraded their power lines going to the Indian Hill well site.

System Maintenance

- All registered backflow prevention devices on irrigation systems were tested.
- One fifth of all fire hydrants were painted.

Meter Activities

<i>Dig Safes</i>	<i>New</i>	<i>Final</i>	<i>Turn on/off</i>	<i>Repair</i>	<i>Replace</i>	<i>Inspections</i>
190	1	26	8	7	18	7

Meter Reading

- Water meter readings were completed for the month of September.

CHATHAM WATER POLLUTION CONTROL FACILITY

Main Facility

- Daily, weekly and monthly laboratory testing was performed.
- Bi-weekly and monthly samples were collected and sent to Rhode Island Analytical Laboratory for analysis.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.
- All portable emergency pumps, generators, blowers and compressors have been tested and exercised.
- All off-line equipment has been exercised.
- We York raked all effluent sand beds.
- We mowed and trimmed a portion of the WPCF grounds.
- Inmates from the Barnstable County Community Service Workforce worked on grounds keeping tasks at the WPCF on September 5, 2013.

- Annese Electric installed the missing floor plates in both the emergency generator and switchgear enclosures. These items were on the “punch list”.
- Representatives of Simplex Grinnell were on site on September 9, 2013 to perform an inspection and test on the facility’s fire alarm system.
- Representatives of Walco were on site on September 9th and 10th to perform the annual vibration analysis on both water and wastewater assets. I have requested four copies of their report.
- Representatives of CAPCO Crane and Hoist were on site on September 10th, 2013 to perform the annual hoist safety inspections.
- Woodard & Curran’s Steve Rose was on site throughout the week, working on the SCADA polling station upgrade.
- GHD’s Yoon Choi was on site working on setting up the new asset management program.
- Facility personnel received Asset Management training from GHD’s Yoon Choi throughout the week.
- U.S. Army Corps of Engineers Sergeants Monroe and Warner were onsite to collect electrical data on September 19, 2013.
- Facility personnel provided inter-municipal assistance (unplugged a clogged pipe) to the Tri-Town Septage Facility on September 19, 2013.
- A representative from DDS was on site on September 23, 2013 to trouble shoot the on-going issue with the A/C unit located in the Sludge Processing Building.
- Simplex Grinnell was on site on September 23, 2013 to attempt to trouble shoot the on-going issues with the facility’s fire system.
- Woodard & Curran’s Steve Rose was on site on September 24, 2013 to replace the Influent Building’s Prosoft Touch Screen’s hard drive. This is the third touch screen hard drive to fail. Steve will be following up with the manufacturer as this not a common occurrence.
- Woodard & Curran’s Steve Rose was on site on September 25, 2013 to attempt to trouble shoot the on-going issues with the SCADA system.

Sludge Dewatering Building

- Performed sludge dewatering on September 16th and 23rd.
- We disposed of the sludge cake at the Yarmouth W.W.T.F.
- Sent the belt filter press 1 belt wash water pump to Industrial Pump Service (IPS) located in Rhode Island for repairs.

Stage Harbor Road Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.
- We performed weekly exercising of the emergency generator.
- D and C Construction is tentatively scheduled to commence with the rehabilitation of the station within the next few weeks.
- On September 11, 2013, WPCF staff relocated the stations spare dry pit submersible pump to the WPCF, in preparation of the pending rehabilitation of the station.

Queen Anne Road Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.
- We performed weekly exercising of the emergency generator.

Mill Pond Road Ejector Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.

C.H.O.P.S. Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.

Huckleberry Road Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.
- WPCF staff performed grounds keeping at the station.

George Ryder Road Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.

Lime Hill Road Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.
- WPCF staff performed grounds keeping at the station.

Meadowview Road Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.

Horseshoe Lane Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing computerized maintenance program work orders.

Barn Hill Road Pumping Station

- Daily inspections and checks of the station were performed.
- Daily, weekly and monthly O&M requirements were met and completed utilizing

computerized maintenance program work orders.

COLLECTION SYSTEM AND FORCEMAIN

- Grease trap inspections for the month of September were performed and completed.
- Dig safe mark outs are up to date.
- Verified the abandonment of # 93 Meadowview South's septic system on September 4, 2013. McIntire was the contractor.
- Representatives of J.W. Dubis & Sons replaced # 41 Seaview Terrace's sewer stub on September 4, 2013.
- Performed an initial sewer installation inspection at # 86 Plum Daffy on September 6, 2013. McInitire is the contractor.
- Performed an initial sewer installation inspection at # 8 Meadowview South on September 10, 2013. RB Our is the contractor.
- Performed an initial sewer installation inspection at # 27 Vineyard Avenue on September 13, 2013. RB Our is the contractor.
- Performed a sewer installation inspection at # 54 Summerhill on September 17, 2013. TW Nickerson was the contractor.
- Performed a sewer installation inspection at # 25 Meadowview South Extension on September 17, 2013. RB Our was the contractor.
- Performed a sewer installation inspection at # 8 Meadowview South on September 20, 2013. RB Our was the contractor.
- Performed a sewer installation inspection at # 90 Meadowview South on September 20, 2013. RB Our was the contractor.
- Performed a sewer installation inspection at # 12 Meadowview South on September 23, 2013. RB Our was the contractor.
- In response to a request, we jetted Munson Meeting's collection system on September 24, 2013.
- Performed a sewer cut and cap at # 7 Emery Field. McIntire was the contractor.
- Commenced with the fall jetwashing of the collection system on September 26, 2013. We anticipate this will take a solid month to perform.

CHATHAM WATER POLLUTION CONTROL FACILITY MONTHLY REPORT September 2013

INFLUENT

<i>Total Influent received for the month</i>	4,816,059	Gallons
<i>Total Septage received for the month</i>	58,322	Gallons
<i>Total Grease received for the month</i>	2,741	Gallons
<i>Combined flow received for the month*</i>	4,877,122	Gallons

LOADING**

<i>Pounds of BOD received per day</i>	856.9
<i>Pounds of BOD removed per day</i>	836.4

<i>Pounds of TSS received per day</i>	3112.9
<i>Pounds of TSS removed per day</i>	3108.5

FINAL EFFLUENT QUALITY**

<i>Total Suspended Solids</i>	3.3	Permit 10 mg/l	99.9%	Removal
<i>Biochemical Oxygen Demand</i>	15.3	Permit 30 mg/l	99.5%	Removal
<i>Nitrate Nitrogen</i>	0.3	Permit 10 mg/l		
<i>Total Nitrogen</i>	2.2	Permit 10 mg/l		

Prepared by Michael B. Keller - Chief Wastewater Operator

* This includes Septage and Grease flows

** These numbers are monthly averages

BRL = Below Reporting Limit

Highway Division

- Power Vac sidewalks on Main Street Mondays & Fridays and as needed during the week. 2 men 42 hours
- Johnson street sweeper, sweeping Main Street Monday and Friday mornings and low areas around town as needed. 1 man 76 hours
- Picked up trash and brush dump in woods off Fisherman’s Landing “Goose Pond”. 2 men 6.5 hours
- Mowing side of roadway, 1 man 12 hours
- Cut up and removed rotten picnic table for safety reasons from the Chatham Public Library and dispose of at Chatham Transfer Station, 2 men 2 hours
- Weed wacked grass and weeds along sidewalks and curbing, 1 man 46 hours
- Made never ending repairs to Ted Keon promised to maintain steps at Battlefield Road Ext, 2 man 5 hours
- Fixed broken fence on Bike Trail, 2 men 12 hours
- Picked up trash along roadways and parking lots, 5 men off & on 25 hours
- Cleaned Catch Basins with digger, 2men 16 hours
- Checked and cleaned catch basins for debris on grates and cleaned out runoffs as needed during rain storms, 5 men 38 hours
- Picking up trash on Main Street and parking lots, 2 men 48 hours
- Cleaning Highway Dept trucks and equipment, 2 men 12 hours
- Trimming brush and limbs along side of roadways, 4 men off & on 130 hours
- Removed two bushes to improve visibility for Stop sign at the intersection of Tip Cart Road and Hitchingpost Road, Filled in holes with loam and regarded, seeded and mulched area for home owner, 2 men 14 hours
- Saw cut and jack hammered asphalt in roadways that needs patching, 2 men 82 hours
- Re-hotmixed the areas that were prepared for asphalt, 4 men 65 hours
- Sealed edges of new asphalt patches and applied stone dust to emulsion, also loamed, seeded and mulched side of road where needed. 2 men 7 hours
- Private roads inspections for plowing and sanding 168 private roads failed the inspection, These roads will be re-inspected the first week in December. 1 man 44 hours

CHATHAM TRANSFER STATION
MONTHLY RECYCLING REPORT

COMMODITY	MARKET	TONNAGE	HAULER	REVENUE
		MONTH: September 2013		
TIN	Mid City	5.98 T		
ANTIFREEZE		0		
OIL FILTERS		0		
BATTERIES		0		
PAINT		0		
TIRES	BOBS	90 pc		
WASTE OIL	CYN	250 gal		
CLEAR GLASS				
MIXED GLASS		23.68 t		
UNIVERSAL WASTE		0		
#1 CLEAR PLASTIC				
#2 MIXED PLASTIC				
#1-7 MIXED PLASTIC	AAA	6.47 T		
CARDBOARD	AAA	24.72 t		
mixed paper	AAA	48.79 t		
rigid plastic	AAA	1.93 t		
textiles	Baystate	3.66 t		
METAL PILE	EXCEL	23.62 t		
WHITE GOODS	EXCEL	4.94 t		
PROPANE TANKS	RINDGE	55 PC		
GOT BOOKS	GB	2.81 t		
RED CROSS	RC	1.66 t		
SALVATION ARMY	SA	.1.27 t		
PLANET AID	PA	.80 t		
DEMOLITION	ABC	57.90 t		
CHAMP HOMES	CH	5.46 t		
MATTRESSES		0		
COMPOST	TP	0		
WOOD CHIPS	TP	0		
BRUSH	TW NICKERSON	36.41 t		
BOY SCOUTS	BS	.36 t		
C R T'S	e r	3.23 t		

NI CAD BATTERIES		1 boxes	
Single Stream	Aaa	7.48 t	
semass	21 loads	523.21 t	24.9 t avg
rolloff	28 loads		
watts farm	Watts		
flags			

TOWN CLERK: Submitted by Julie Smith

Neutrality - Impartiality - Trust: The Town Clerk's Office upholds the integrity of the town's democratic process by ensuring the town voters can rely upon impartiality and neutrality at our town meetings and elections. We strive for a well-informed public by maintaining and preserving the official town records consistent with the Town Charter, local, state, and federal laws, by providing equal and professional service to all.

VITAL RECORDS:

We recorded the following number of Vital Records during the month of September, 2013:

- 2 Birth Certificates
- 7 Intentions of Marriage
- 8 Marriage Certificates
- 12 Death Certificates

VOTER REGISTRATION:

We processed 11 new voter registrations and removed 7 voters due to death or change of residence. The total number of registered voters at the close of September was 5,551. Our total number of residents was 6,219.

SPECIAL TOWN MEETING/SPECIAL TOWN ELECTION:

The deadline to register to vote for the Monday, October 7th Special Town Meeting was Friday, September 27th (10 days prior, per Mass General Law). The deadline to register to vote for the Thursday, October 10th Special Town Election was Friday, September 20th (20 days prior, per Mass General Law). The Town Clerk's Office was open until 8:00 pm on those evenings for voter registration.

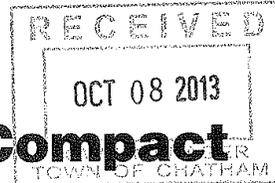
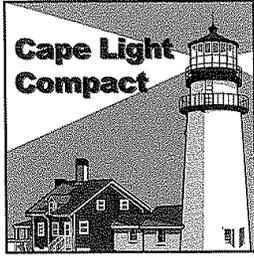
Pursuant to Massachusetts General Law, the warrants for the Special Town Meeting and Special Town Election were posted at the four post offices and on our official online notice board (mytowngovernment.org/02633) by Constable Benjamin J. Nickerson, Jr. on September 19, 2013.

ABSENTEE BALLOTS:

Absentee Ballots for the Special Town Election were available on Thursday, September 19th. The deadline to apply for an absentee ballot was by 12:00 (noon) on Wednesday, October 9th.

CASH RECEIPTS:

The total amount collected and submitted to the Treasurer's Office for the month of September was \$1,530.



Cape Light Compact

Tel: (508) 375-6644 • Fax: (508) 362-4136
www.capelightcompact.org

POST OFFICE BOX 427 • BARNSTABLE SUPERIOR COURT HOUSE • BARNSTABLE, MASSACHUSETTS 02630

October 4, 2013

Ms. Jill R. Goldsmith
Town Manager
549 Main Street
Chatham, MA 02633

Dear Ms. Goldsmith,

Attached for your information and dissemination to your Board of Selectmen/Town Council is the Cape Light Compact's monthly Energy Efficiency Report. The Report reflects the program activity for all of Cape Cod & Martha's Vineyard and breaks out the detail on a town-by-town basis.

Below is a summary of the activity in your town for the month of August, 2013. To view each of your monthly reports, please visit our website at www.capelightcompact.org and click on Reports.

- 55 residents and/or businesses in Chatham participated in the program.
- \$99,756.91 in incentive dollars were distributed to the 55 participants.
- 67,175 kWh were saved through implementation of these energy efficiency measures.
- Through August, 2013 your town has spent 43.2% of its town allocated annual budget.

If you have any questions on the attached report, please contact me at (508) 375-6636.

Sincerely,

Margaret T. Downey
Assistant County Administrator

Enclosure

cc: Peter Cocolis

AQUINNAH • BARNSTABLE • BARNSTABLE COUNTY • BOURNE • BREWSTER • CHATHAM • CHILMARK • DENNIS • DUKES COUNTY • EASTHAM • EDGARTOWN
FALMOUTH • HARWICH • MASHPEE • OAK BLUFFS • ORLEANS • PROVINCETOWN • SANDWICH • TISBURY • TRURO • WELFLEET • WEST TISBURY • YARMOUTH

Energy Efficiency Program Activity by Town

<http://www.capeightcompact.org/TownReports.htm>

Town Name: Chatham
 Program Period: 2013
 Current Dates: 08/01/13 - 08/31/13
 Cumulative Dates: 01/01/13 - 08/31/13

Program	Current Period			Cumulative for Reporting Period				
	Annual kWh Savings	Annual Expenditures	Actual Unique Customer Accounts	Annual kWh Savings	Annual Expenditures	Actual Unique Customer Accounts	Budget	Actual % of Budget
Low-Income New Construction	0	0.00	0	0	0.00	0	0.00	0.0%
Low-Income Single-Family	0	0.00	0	12,115	7,655.10	10	87,650.01	8.7%
Low-Income Multi-Family	0	0.00	0	0	0.00	0	0.00	0.0%
LI Subtotal	0	0.00	0	12,115	7,655.10	10	87,650.01	16.1%
LI % of Total	0.0%	0.0%	0.0%	1.9%	2.5%	3.7%		
Residential New Construction	0	0.00	0	0	0.00	0	8,406.27	0.0%
Residential Multi-Family Retrofit	0	0.00	0	0	0.00	0	0.00	0.0%
Res Home Energy	21,337	67,245.24	34	59,257	159,543.64	93	318,228.47	50.1%
Energy Star HVAC	4,754	3,850.00	10	23,133	24,825.00	63	0.00	0.0%
Energy Star Lighting	0	0.00	0	313,908	14,835.20	3	0.00	0.0%
Energy Star Appliances	3,831	250.00	5	16,705	3,830.00	55	0.00	0.0%
Res Subtotal	29,922	71,345.24	49	413,003	203,033.84	214	326,634.74	59.9%
Res % of Total	44.5%	71.5%	88.1%	63.7%	65.4%	79.0%		
C&I New Construction	0	0.00	0	0	0.00	0	0.00	0.0%
C&I Govt New Construction	0	0.00	0	0	10,262.70	1	0.00	0.0%
C&I Large Retrofit	0	0.00	0	0	793.75	1	0.00	0.0%
C&I Govt Large	0	0.00	0	0	0.00	0	0.00	0.0%
C&I Small Retrofit	22,738	15,507.87	5	43,470	26,493.62	12	88,728.93	29.9%
C&I Govt Small	14,515	12,903.80	1	42,235	41,746.30	4	42,015.43	99.4%
C&I Products & Services	0	0.00	0	137,497	20,225.00	29	0.00	0.0%
C&I Subtotal	37,253	28,411.67	6	223,202	99,523.37	47	130,744.36	24.0%
C&I % of Total	55.5%	28.5%	10.9%	34.4%	32.1%	17.3%	545,029.11	43.2%
Report Total	67,175	99,756.91	55	643,320	310,212.31	271	545,029.11	
Budget Comparison					235,440.66		545,029.11	

dwr_eas7_results_by_town <infossys> 03/28/11

*Costs only include Customer Incentives, Sales, Technical Assistance and Training. **All information presented is preliminary and subject to change. ***Not all program budgets are allocated by town.



Route 28 Visioning Project

MONTHLY PROGRESS REPORT: SEPTEMBER 2013

To: Jill R. Goldsmith, Chatham Town Manager

From: Phil Dascombe, Senior Community Design Planner, Cape Cod Commission (Project Manager)

CC: Deanna Ruffer, Chatham Community Development Director

Date: October 9, 2013

In accordance with the scope of work for the Route 28 Visioning Project, the Cape Cod Commission is pleased to submit this monthly report of tasks and activities completed between September 1, 2013 and September 30, 2013.

PUBLIC WORKSHOPS

The Cape Cod Commission conducted the third of the public workshops on September 11, 2013 at the Town Hall Annex. The workshop was attended by approximately 85 people. The focus of this final workshop was to gather feedback about the choices and options available to implement the Comprehensive Plan vision. The workshop also provided another opportunity for participants to re-affirm their agreement with elements of the Comprehensive Plan. The participants were guided through a series of questions that sought input on options relevant to the entire corridor, and was followed by more specific choices and opinions focused on more distinct parts of the corridor, particularly the neighborhood centers. For each of the neighborhood centers, questions were asked about potential boundaries, mix of uses, and the size and placement of buildings. Opinions were gathered using the same electronic polling devices used in Workshop 1.

During the course of the workshop, many questions were raised by members of the public in attendance about the content of prior workshops and project reports prepared to-date. In addition, some in the audience



appeared to have a certain level of discomfort using the polling devices and/or understanding fully the question being asked. As such, it may not be appropriate to completely rely on the results, however, the results do provide one more piece of information concerning local opinions about land use along the corridor.

DRAFT RECOMMENDATIONS

Since the final workshop, the Commission has been focused on the preparation of a draft report that is currently scheduled to be presented at a joint meeting of the Board of Selectmen and Planning Board on October 29, 2013. The draft report is anticipated to include recommendations that the town may pursue to enable the vision articulated in the Comprehensive Plan, including possible modifications to the zoning bylaws to ensure the pattern of development desired can occur. Currently, it is intended that there will be a one month comment period following the presentation of the draft report for interested parties to provide input on the recommendations.

REVISED REPORTS

During the course of the public process for the Route 28 Visioning Project, it has come to our attention that there was a minor misapplication of a formula in the baseline buildout analysis conducted for the project. This occurred in the South Chatham area, and affected parcels in the study area on the north side of Route 28 between Morton Road and Route 137. The incorrect application of the formula affected 13 parcels in the study area, or 4% of the buildout parcels.

The baseline buildout was re-run with the corrected formula. This resulted in a slight (1%) reduction in the number of dwelling units projected in two of the scenarios. It is important to note that this revision does not alter any of the observations or analysis reported in the original Baseline Buildout Report.



All references to the reported buildout estimates for the affected scenarios have been edited, both in the Baseline Buildout Report and the Sewer Analysis that referenced one of the affected properties. Revised reports are attached, and have been posted on the website. The revised reports provide a more complete explanation of the changes made.

NEXT STEPS

- Prepare draft report and recommendations
- Presentation of draft recommendations to the Board of Selectmen and Planning Board

ATTACHMENTS

Revised Baseline Buildout Report

Revised Sewer Analysis



CAPE COD
COMMISSION

Route 28 Visioning Project

BASELINE BUILDOUT REPORT - REVISION

To: Jill R. Goldsmith, Chatham Town Manager

From: Phil Dascombe, Senior Community Design Planner, Cape Cod Commission (Project Manager)

CC: Deanna Ruffer, Chatham Community Development Director

Date: September 26, 2013

During the course of the public process for the Route 28 Visioning Project, it has come to our attention that there was a minor misapplication of formula in the baseline buildout analysis conducted for the project. This occurred in the South Chatham area, and affected parcels in the study area on the north side of Route 28 between Morton Road and Route 137. These parcels are split between two zoning districts, Small Business (SB) on the front and R-60 (Residential) in the rear. When the buildout was conducted, formula for R-20 zoning was incorrectly applied to the rear of these properties, instead of the R-60 formula. There are 352 parcels in the Commission’s study area, only 318 of which were subject to the baseline buildout analysis, and 41 of which are split between SB and a residential zoning designation (either R-20 or R-60). The incorrect application of the R-20 formula affected 13 parcels of these properties (4% of the build-out parcels).

The baseline buildout was re-run with the corrected formula. This resulted in a slight (1%) reduction in the number of dwelling units projected in two of the scenarios (see Table A for details). It is important to note that this revision does not alter any of the observations or analysis reported in the original Baseline Buildout Report. However, all references to the reported build-out estimates for the affected scenarios need to be edited. To accomplish this, a revised report is attached to this memo and is intended to supercede the Baseline Buildout Report dated May 2012.

Table A: Revisions to buildout results by scenario												
	Residential Maximized			Commercial Maximized			Comm Max SB split			Commission Scenario 1		
	Original	Revised	% change	Original	Revised	% change	Original	Revised	% change	Original	Revised	% change
Additional Dwelling Units	516	509	-1%	5	5	0%	26	26	0%	382	379	-1%
Additional Floor Area (SF)	60,829	60,829	0%	778,413	778,413	0%	622,296	622,296	0%	60,829	60,829	0%



CAPE COD
COMMISSION

Route 28 Visioning Baseline Buildout Report



PREPARED FOR THE TOWN OF CHATHAM
REVISED SEPTEMBER 2013



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INTRODUCTION

The Cape Cod Commission conducted a baseline buildout analysis for the Route 28 Visioning Project in Chatham in order to: estimate the amount and distribution of development potential in the study area; aid understanding of how regulations affect development; and to allow comparison and testing of alternate scenarios. It is important to emphasize that the results of the buildout are estimates of future development potential only. While many of the assumptions may be subject to debate, no assumption is going to provide a precise prediction of the future. The true value of the buildout estimate is that it helps with an understanding of possible future outcomes possible under zoning and provides a baseline against which alternate scenarios can be measured.

The baseline buildout analysis focuses on establishing a maximum amount of development, projected well into the future (30 years or more). While the buildout may provide a framework for understanding the amount of potential development, it does not account for future changes in regulations, economic decisions of individual property owners nor does it provide any guidance about how quickly buildout conditions will be reached. The buildout analysis also generalizes development potential based on land use rules applied across entire zoning districts, it is not intended to be a detailed study of individual lots.

OVERVIEW

The Commission staff developed a summary of the key assumptions for conducting the buildout and provided it to the town prior to commencing the analysis. These assumptions are attached to this report (Appendix A). Once the Commission staff conducted the analysis, it refined these initial assumptions (see Refinements below) for the purpose of improving the analysis.

REFINEMENTS

Of the 352 properties in the study area, 13% of them have more than one zoning designation, i.e. they are split between two zoning districts. The majority of these split lots (96%) are designated Small Business (SB) and either R-20 or R-60 residential, the latter usually covering some portion of the rear of the parcel. The proportion of the lots in each of these districts varies, but on average the lots in the study area are split 52% (SB) to

48% (R-20 or R-60). In cases where there are two zoning designations on a single property, the zoning bylaws allow uses permitted in one district to be partially located in the other under certain circumstances. For calculating a buildout, split lots like these present a challenge due to the variety of scenarios that may result from this flexibility. For example, a lot split SB and R-20 could be entirely used in a manner consistent with SB, entirely in a manner consistent with R-20, or some mix of the two. Initially, the Commission decided to designate all these lots with a single zoning designation and assume that they were either buildout entirely as residential or entirely as commercial. However, to refine the buildout, a scenario was created that assumed that these split lots were developed based on them being split 50%:50% (SB:Residential). This is reflected in the “Commercial Maximized Split Lots” scenario and the “Commission Scenario 1” described below.

The first of the buildout assumptions listed in Appendix A incorrectly states that there are few non-conforming lots in the study area. Since that document was prepared, further analysis reveals that there are numerous lots throughout the study area that are less than the minimum lot size required by zoning. For example, in the Small Business District where the minimum lot size is 20,000 sf, approximately 55% of the lots are less than this minimum lot size. However, as stated in the assumptions, the buildout looks to the future and presumes that development is allowed on non-conforming lots and that future development will be consistent with both the use requirements and dimensional standards. The buildout is calculated from the existing lot area regardless of whether it is non-conforming. Therefore, any non-conforming lot would have a correspondingly smaller development potential.

BASELINE SCENARIOS

As described in the baseline buildout assumptions (Appendix A), a range of development potential along the corridor was established based on existing zoning. Other regulations may affect development potential or choices, but for this baseline assessment only zoning is used for the analysis. These scenarios should not be considered to be either end of a continuum but rather possible outcomes representing foreseeable future conditions. Two alternate scenarios for buildout were also conducted in order to explore the effect of changed assumptions on the results. Each of the scenarios run for this baseline buildout are described below:

- Residential Maximized. This scenario assumes that residential development is maximized on every lot. For example, where

residential use is allowed, it is assumed that the property is developed to the maximum residential density allowed under zoning.

- Commercial Maximized. This scenario assumes that commercial development is maximized on every lot. For example, where single use commercial is allowed, it is assumed that the maximum amount of non-residential floor area will be constructed.
- Commercial Maximized Split lots. The assumptions for this scenario are the same as the Commercial Maximized above, except that all lots split into two zoning designations are developed with residential on 50% of the lot, and the remaining 50% developed as non-residential use.
- Commission Scenario 1. This scenario was developed to create a buildout number that reflected more conservative assumptions, i.e. did not assume a maximization of the development. In this case, SB lots were assumed to be developed with residentially scaled uses (i.e. homes, and homes with small commercial spaces within the residence and not stand alone commercial) similar to the way these lots are developed today; R-20 and R-60 parcels were assumed to develop residentially at the maximum density; and, GB3 lots were developed with a mix of commercial and residential uses at the maximum density allowed. For lots in the Flexible District, rather than assume every Flexible District lot would be developed at 12 units/acre as allowed by zoning, a more conservative residential density of 8 units/acre was assumed.

EXCLUSIONS

The study area includes 352 parcels, however, not all of these were included in the buildout analysis. For the purposes of buildout several land use types are considered either undevelopable, or unlikely to be developed; these include protected open space with conservation restrictions, municipally owned properties such as cemeteries, and church properties. In addition, the Chatham bylaws require that only upland area be used for lot area and so for the purposes of calculating development potential all wetland areas in the district were subtracted from the gross lot area. Of the 352 parcels in the study area, only 318 were subject to the analysis.

INPUTS

The Commission utilized software called Community Viz to calculate the buildout potential in the study area. This program is an extension to ArcGIS and uses a series of formula to establish buildout numbers. The results are presented as additional dwelling units for residential development, and additional floor area (or square footage) in the case of non-residential development. For the baseline analysis, these calculations are made based on the existing zoning designations along the corridor.

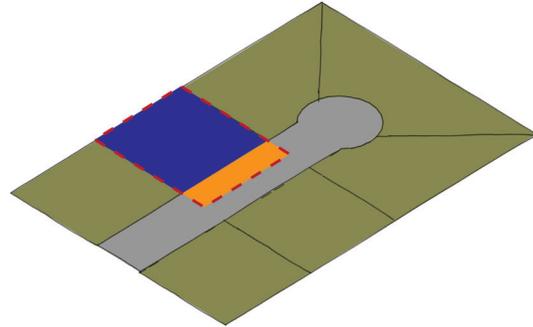


Figure 1: In this example, the blue area illustrates a new lot meeting frontage and minimum lot size requirements. The gray area shown is a new subdivision road. The gross lot area is calculated by adding an area equal to half the right-of-way width (orange) multiplied by the frontage.

To conduct the buildout analysis, the Community Viz software requires certain inputs or assumptions about the residential density allowed under zoning and an estimate of the total non-residential floor area for each of the zoning designations.

To calculate the residential buildout, an estimate of the potential additional dwellings is made based on the minimum lot size under zoning, or the density allowed per parcel (dwelling units per acre). The gross lot area needed for each unit is adjusted to account for roads and access needed for subdivision, as illustrated in Figure 1. The net additional units are then calculated by subtracting any existing development on the property from this maximum buildout density.

To calculate the non-residential buildout, an estimate of the additional building square footage possible on each parcel is needed. This estimate is based on the dimensional standards and parking regulations of the zoning. To account for these factors, an “effective Floor Area Ratio” (FAR) is calculated that establishes an estimate of the amount of floor space that can be constructed in a given area while still conforming to the setback, lot coverage, height and parking requirements of the zoning. A general business mix of uses was assumed in making parking calculations for this formula, including restaurants, office and retail, which varied depending on the scenario.

A density and effective FAR is created for each of the districts in the study area. These effective FAR and all other major assumptions are contained in the buildout reports included in Appendix B.

OUTPUTS

In order to interpret the resulting buildout numbers, two important pre-assumptions must be understood:

- 1. The analysis assumes that all lots in a given district are developed in a manner consistent with the zoning. For example, if there is an existing non-residential use in a residential district, the buildout will assume that the non-residential use is removed (demolished) or re-used, and replaced with a conforming residence. This is appropriate in most planning applications as zoning looks over a long horizon (30 years or more) and therefore it is conceivable that all uses will eventually become conforming. However, under Massachusetts zoning law, it is also possible that non-conforming uses may stay indefinitely. This effect should be considered when reviewing the buildout results.
- 2. The buildout analysis determines the number of additional dwellings and amount of non-residential floor area only. It neither provides guidance on the size of those dwelling units (bedrooms, stories or square-footage), nor does it provide guidance on how the non-residential floor space is used (whether used for retail, restaurant, office or other). For example, an additional unit on a residential lot could either be a 1,000-square-foot, one bedroom house, or a 4,000-square-foot, 5 bedroom house. Similarly, non-residential floor area could be used as office, retail, restaurant, or any combination of non-residential use allowed under zoning. As such, the baseline buildout only provides part of the picture needed to understand how development will occur over time. Additional analysis and assumptions may need to be applied to the buildout numbers to understand the form and use of future development that may occur.

PRESENTATION OF INFORMATION

For ease of understanding, the buildout data is presented as an overall total for the study area, but is also broken down based on the zoning district and by the area of the corridor within which it occurs. For this area breakdown, the study area has been divided into eight sub-areas. It

should be emphasized that the only purpose of these areas is to present the buildout information. The areas were created for buildout analysis purposes by referencing the descriptions for the neighborhood centers contained in the land use section of the Long Range Comprehensive Plan. In some cases, boundaries followed zoning boundaries in these areas, in others major intersections were used as a boundary. In all cases, the edges were partly defined by the study area boundary. Geographic names were given to each of these areas for ease of reference. It should be noted that the boundaries or names given to these areas should not be interpreted to define any future zoning districts or neighborhood center boundaries.

RESULTS

A summary of the baseline buildout results is presented below. More detailed information is provided in Appendices B and C.

SCENARIO COMPARISON

The overall results from the four baseline buildout scenarios are presented in Table 1 below. These figures show a range of additional development potential:

- Depending on the scenario, between 5 and 509 additional dwellings can be added, which is between a 1% and a 126% change for residential units.
- Depending on the scenario, between approximately 60,000 sf and 780,000 sf of non-residential floor area can be added, which is between a 15% and 198% increase in non-residential floor area.

Table 1: Buildout Results by Scenario									
Existing		Residential Maximized		Commercial Maximized		Comm Max SB split		Commission Scenario 1	
		Amount	% change	Amount	% change	Amount	% change	Amount	% change
405 dwellings	Additional Dwelling Units	509	126%	5	1%	26	6%	379	94%
393,253 sf	Additional Floor Area (SF)	60,829	15%	778,413	198%	622,296	158%	60,829	15%



Figure 2: Total buildout potential for residential dwellings (left) and non-residential floor area (right) based on four different scenarios

BREAKDOWN BY ZONING DISTRICT

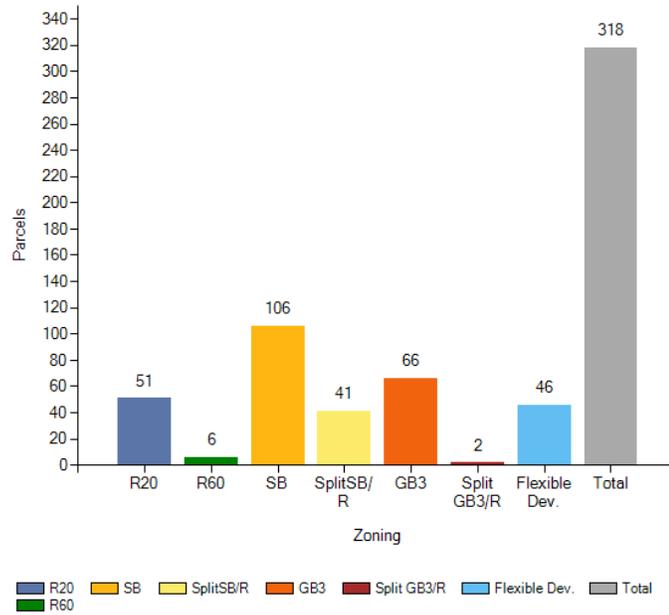
Within the study area, there are four separate zoning districts, and one overlay district, shown in Figure 3. These are:

- R-20 Residential District
 - » A residential district with a minimum lot size of 20,000 square feet. The R-20 areas front on Route 28 between Sam Ryder Road and West Chatham and on the south side of Route 28 in parts of South Chatham. The R-20 district also is located to the rear of many Small Business lots along the corridor, particularly on the south side of Route 28.
- R-60 Residential District
 - » A residential district with a minimum lot size of 60,000 square feet. The R-60 areas front on Route 28 on the north side of Route 28 in parts of South Chatham. The R-60 district also is located to the rear of Small Business lots along the corridor, particularly on the north side of Route 28.
- Small Business District (SB)
 - » A district that allows residential uses and a mix of mostly small business uses. This zoning district applies a certain distance from the right-of-way along large stretches of Route 28.

- General Business (GB3)
 - » A business district that allows a mix of commercial and residential uses. GB3 areas are focused in West Chatham, the Cornfield Area and around the intersection of Crowell Road and Route 28.
- Flexible Development District
 - » As described in the purpose of the zoning, this is a district to provide a mix of commercial and multi-family, senior or congregate residential development. This overlay occurs in four places, parts of West Chatham, the Cornfield Area, on the north side of Route 28 near Route 137 and properties near Crowell Road.

The distribution of parcels among these districts is shown in Figure 4, including lots that are split by the SB or GB3 district boundaries. In order to understand the distribution of the buildout potential, the results of each scenario are broken down based on these zoning districts and shown in Figures 5 and 6. Figure 5 shows new residential units in each zoning district under the four scenarios. Figure 6 shows new non-residential square footage in each zoning district under the four scenarios.

NUMBER OF PARCELS
PER ZONE DISTRICT



PARCELS PER ZONE
DISTRICT (%)

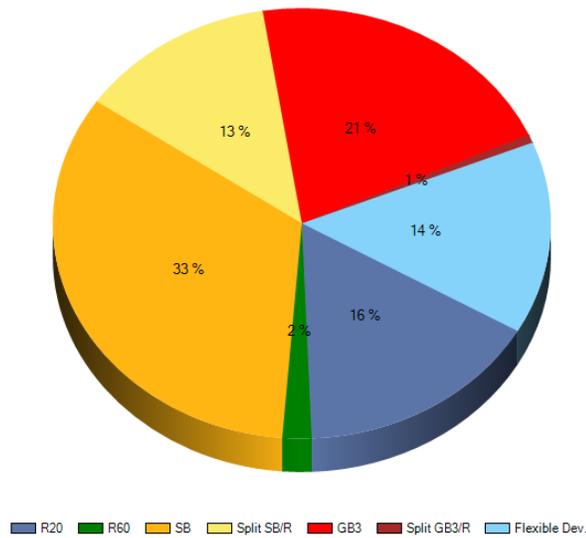


Figure 4: Distribution of parcels by zone, amount (top) and percentage (bottom)

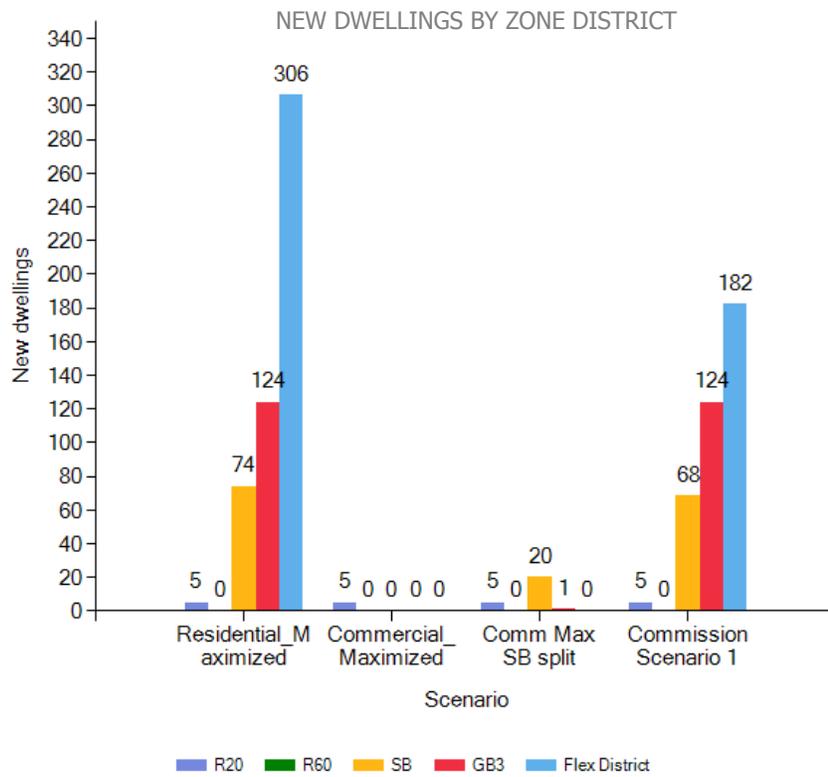


Figure 5: Additional residential dwellings per zoning district under each scenario.

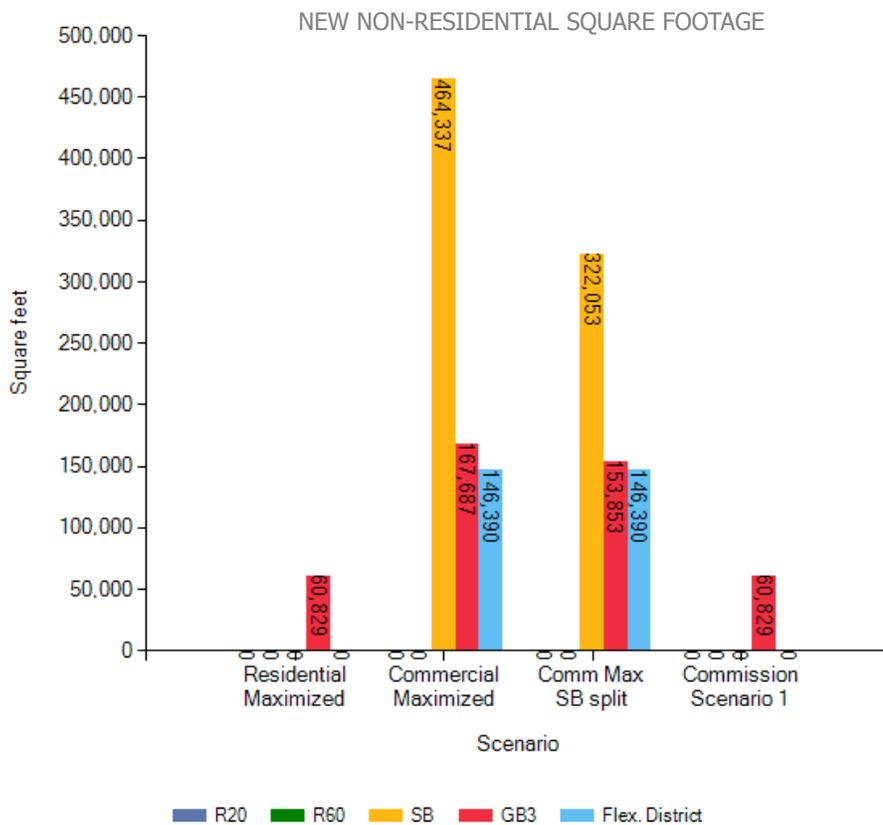
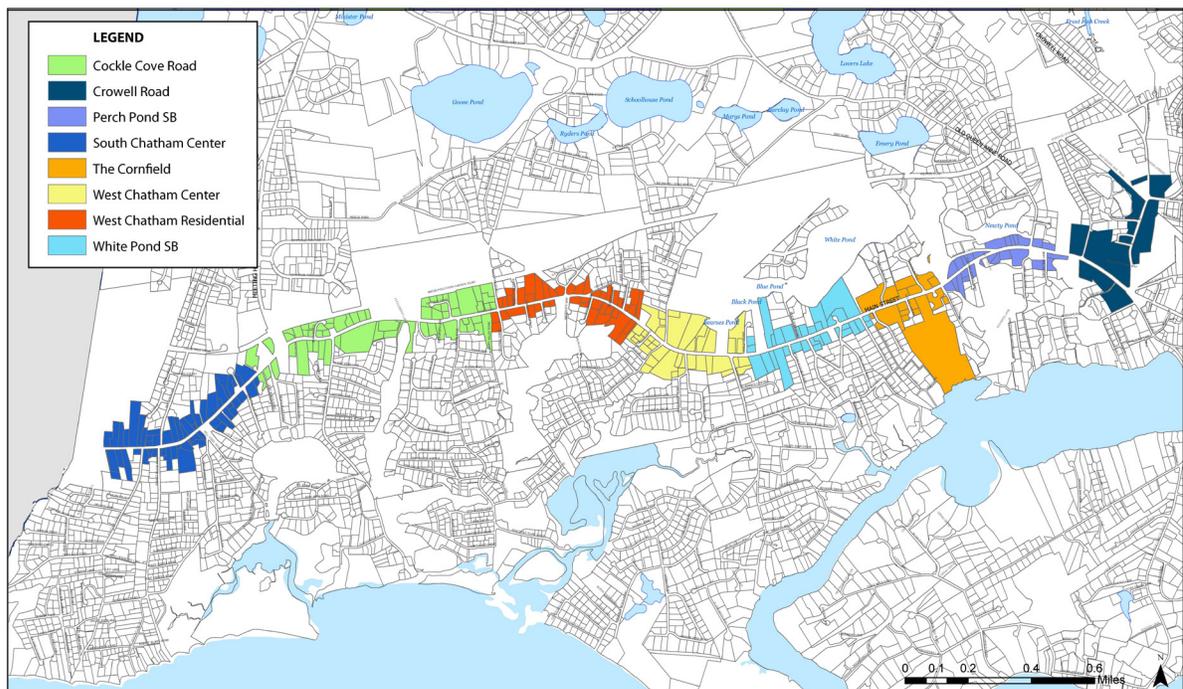


Figure 6: Additional non-residential square footage per zoning district, under each scenario

BREAKDOWN BY NEIGHBORHOOD

To further understand the distribution of the buildout potential, the results of each scenario are broken down geographically. Area designations have been created solely for the purpose of presenting the buildout information. The long range comprehensive plan identifies four neighborhood centers in the study area, and the descriptions provided in the long range plan informed the boundaries of the areas presented here. Names have been assigned to each area based on the geography and/or streets in the vicinity and are listed below (from west to east) and shown in Figure 7:

- South Chatham Center
- Cockle Cove Road
- West Chatham Residential
- West Chatham Center
- White Pond Small Business
- Cornfield Area
- Perch Pond Small Business
- Crowell Road



Chatham Route 28 Visioning Study | Corridor Sub-Areas Map

Figure 7: Corridor sub-areas

This map is provided by the GIS Department of the Cape Cod Commission, a division of Barnstable County. The information depicted on these maps is for planning purposes only. It is not intended for legal boundary definition, regulatory interpretation, or parcel level analysis. It should not substitute for actual on-site survey or independent third research. The parcel data was acquired from the files of Chatham's GIS Department and all other base data were acquired from MassGIS. Illustrative additions to this map were created using Adobe Illustrator CS4 by TIF.



Figures 8-11 show the distribution of parcels in these areas and the existing and future levels of development in each area.

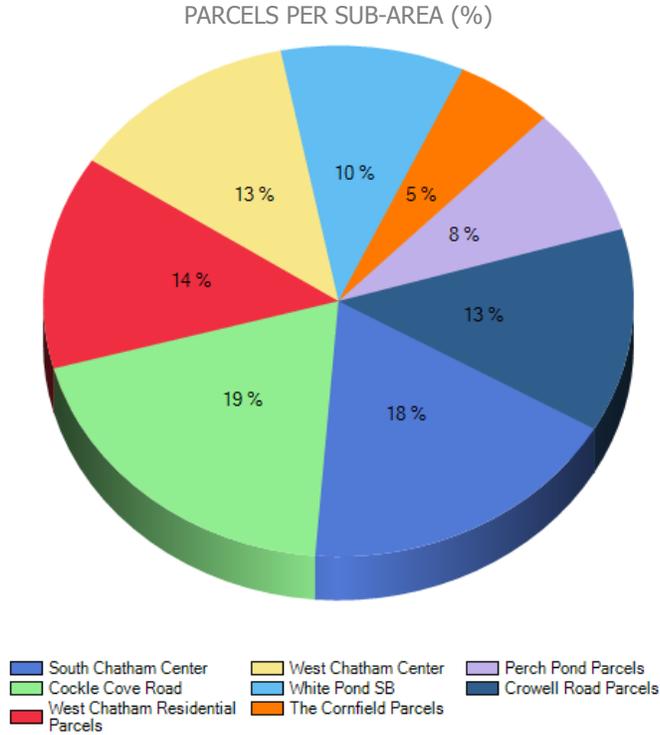


Figure 8: Parcel distribution by area

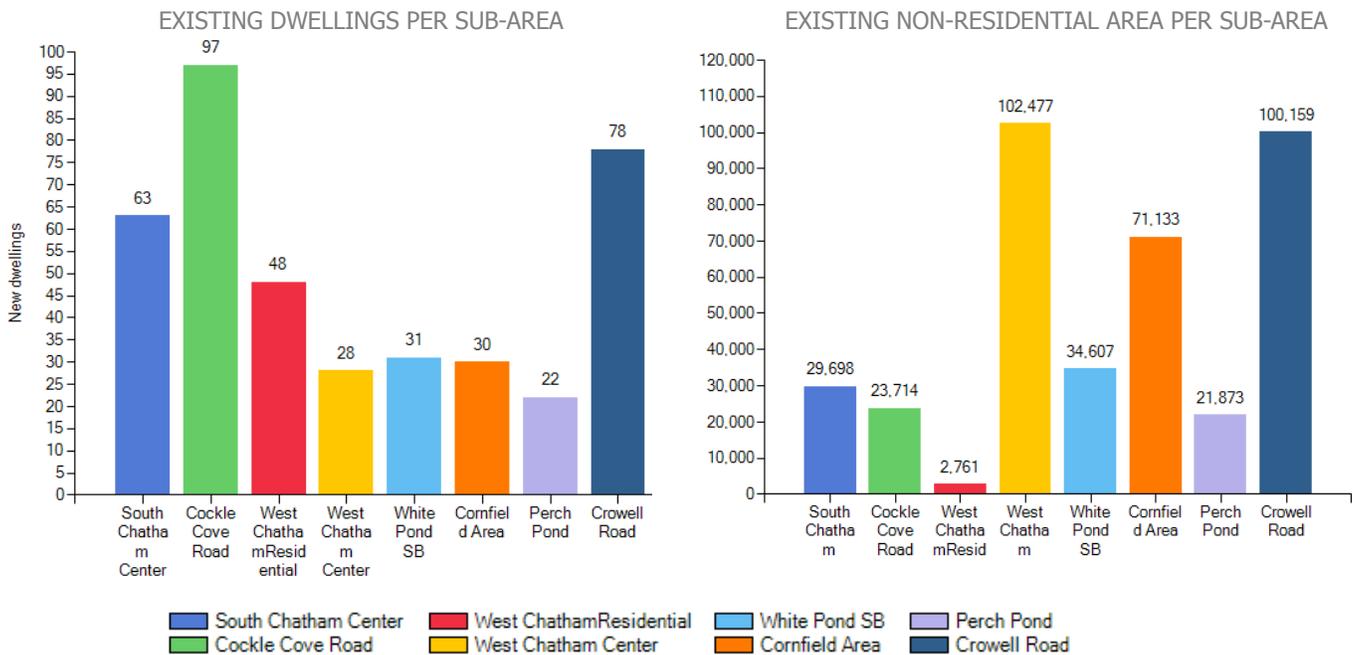


Figure 9: Existing dwellings per area (left), existing non-residential square feet per area (right)

NEW DWELLINGS PER SUB-AREA

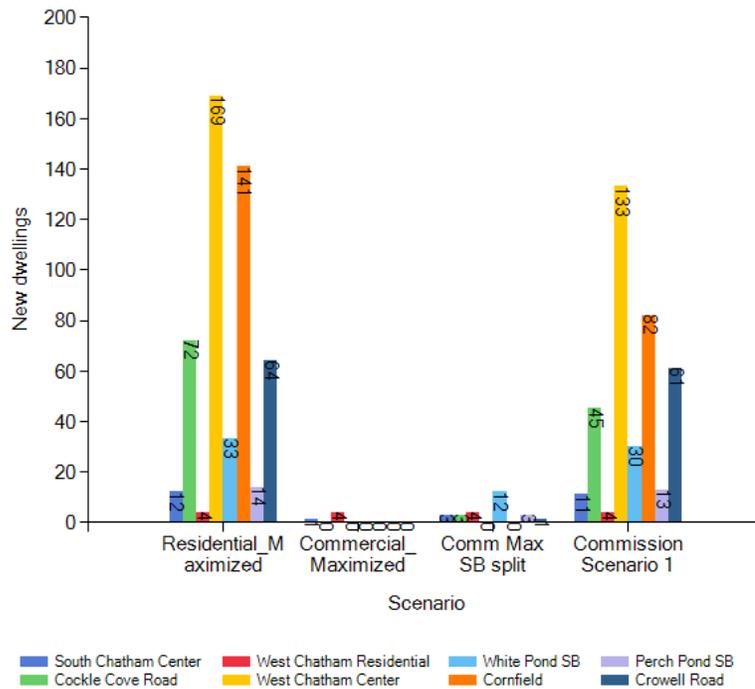


Figure 10: Potential new dwellings per area

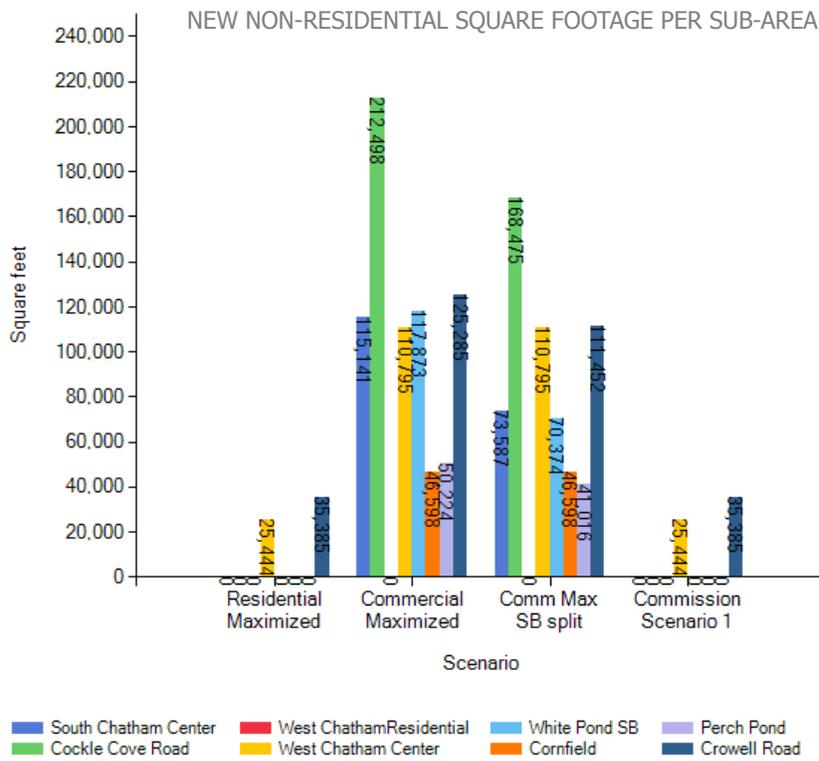


Figure 11: Potential non-residential square feet per area

OBSERVATIONS

The exercise of completing a buildout analysis is as valuable for understanding all the permutations allowed under the local regulations as the numbers generated. As such, the analysis in this section is intended to articulate observations made in studying and compiling the information through this analysis. This is not intended to be an exhaustive study of every aspect of the current regulations or the results of the buildout, but instead it is intended as an overview of important factors that are key for understanding future development patterns.

1. Overall Development Potential

The results show that despite a perception of being generally built-out, significant amounts of potential additional development remain. In reality, it is unlikely that every property will be developed to its maximum potential, since many other factors such as other regulations, economic decisions and market demand will temper the development in many locations. However, on any of these lots, development or redevelopment that could intensify the development pattern is possible under certain circumstances.

Depending on the assumptions used, the results shown in Figure 2 illustrate that increases in both number of dwellings and non-residential square footage may be fairly modest or may be large. The most likely scenario probably places the potential amount of development somewhere in between these totals.

2. Residential zones nearly builtout

Figure 5 shows that few new additional dwellings - a total of five more than today - are possible in either of the residential zoning districts (R-20 or R-60). Ignoring the possibility of Comprehensive Permits, it is unlikely under existing zoning that any significant changes in density in these areas will occur. However, the buildout does not take into account the mass or bulk of new housing or modifications to existing residences. The bulk and mass of structures in the residential districts are controlled through a combination of lot coverage, setbacks and height regulations. These dimensional standards limit the overall size of structures but in most cases would still allow significant additions to be made to existing structures. Such changes could have a dramatic effect on the character of the corridor. This issue will be the focus of discussions in either Workshop 2 or Workshop 3.

3. General Business District limited potential

Twenty-two percent of the lots in the study area are either entirely, or partly, in the GB3 zone. Depending on the scenario, growth in this district could be between 7% and 20% of the total additional non-residential floor area. Distributing this growth among the 68 parcels in this district, seems to indicate that in many cases only fairly modest increases in floor area may be possible.

In areas where the Flexible Development District overlays the GB3 district, there is no requirement for building commercial space with incidental residential as there is under the GB3 regulations. In the Cornfield Area, the entire GB3 district is overlaid by the flexible development district.

This pattern could have consequences to the future pattern of development along the corridor. If demand for residential development remains higher than that for commercial space, it is conceivable that areas like the Cornfield may become increasingly residential in nature. In addition, with limited non-residential expansion potential in the GB3 areas, it is possible that commercial development may look to other locations for business growth, including parts of the small business district or out of town.

4. Flexible Development District residential development potential

Significant amounts of the future residential development potential exists within the Flexible Development District, as illustrated in Figure 5. This is not surprising given that the district allows 12 residential units/acre, versus the four units/acre and two/units per acre of the GB3 and SB/R-20 districts respectively. Careful consideration should be given to whether such high-density residential is appropriate in all areas designated as Flexible Development District. Figure 10 shows that the areas with greatest residential development potential coincide with areas that include Flexible Development District overlays (Cockle Cove, West Chatham, Cornfield Area and Crowell Road), but some of these areas are not considered neighborhood centers where you might expect higher density housing.

5. Small Business District commercial development potential

Because the Small Business zone is measured from the street, many properties in the study area are effectively split between two designations; SB in the front and typically a residential district behind. From a zoning

perspective, it is important to understand how the rules in the two districts are applied to understand the buildout potential. The zoning regulations provide some guidance on this topic but the language is subject to interpretation (Section III D 3 h). From conversations with town staff it appears that the language has been interpreted to mean that the Zoning Board of Appeals may grant a Special Permit for parking for commercial uses to be located on the residential portions of the lot. For instance, a commercial parking lot for a commercial use in SB could be placed in the abutting residential zone. This interpretation effectively increases the area available for commercial uses in the SB District.

The impact of this on buildout potential can be seen by comparing the buildout amounts shown in Figure 2. The Commercial Maximized scenario assumes that lots that are split can use the entire lot for commercial purposes, whereas the Commercial Maximized SB Split Lot scenario shows the effect of limiting commercial development to half the lot while allowing the rear to develop as residential. Specifically, there is an increase in the amount of residential development (21 more dwellings), but a decrease in the non-residential square footage (approx. 150,000 sf less).

The buildout reveals that although it is unlikely that all 42 split SB lots will be used solely for commercial purposes, it is nonetheless possible and warrants careful consideration as this may significantly alter the character of the roadway. Accommodating parking on-site usually has the effect of reducing the size of a non-residential use because the parking spaces needed per square foot of floor area consumes land area available for development. By allowing parking on adjacent land, whether on another portion of a split lot or separately owned lot, the size of the building can be increased as land consumptive parking is no longer a constraint to development.

Figure 6 shows the potential distribution of new non-residential development throughout the study area with the greatest amount in the SB zoning district. This is partly because there are more SB zoned parcels than any other in the study area. The location of this additional development potential is illustrated in Figure 11, with the three areas with the highest potential for non-residential development occurring in the Cockle Cove, South Chatham and the White Pond SB district between West Chatham and the Cornfield Area. These areas may not coincide with areas where the town would like to see increased non-residential development.

SEWER REGULATIONS

This report does not cover any analysis of the sewer regulations and the affect of those regulations on development potential. The analysis of the sewer regulations will be contained in a subsequent report specific to that topic.

NEXT STEPS

This report identifies some key observations from the buildout analysis conducted to date. As alternate development and zoning scenarios are discussed, further analysis can be completed and compared to these baseline numbers.

The next step in the process of establishing a future land use pattern is to determine if the land use pattern described by the buildout results (and at the first public workshop) is consistent with how the town wishes to grow. In cases where the zoning does not further the vision of the long-range plan, subsequent public workshops will be used to refine the vision and desired land use pattern before participants are asked to indicate their preferences for certain development types. The aim is to generate a clearer picture of the kind of land use the community wants to see in the long term and use that to form the basis of recommendations to adjust local land use regulations to match the desired land use vision.

APPENDIX A

Route 28 Visioning Project

To: Jill R. Goldsmith, Chatham Town Manager
Deanna Ruffer, Chatham Community Development Director

From: Phil Dascombe, Senior Community Design Planner,
Cape Cod Commission (Project Manager)

Date: January 1, 2013

Subject: Baseline Buildout assumptions

Please find below the assumptions that the Cape Cod Commission and the Community Development Director have agreed to in order to conduct the baseline buildout analysis under our scope of work for the Route 28 Visioning Project. It is anticipated that alternate scenarios and additional buildout analysis will be conducted at future stages of the project and that some of the assumptions below may be modified to compare to the baseline numbers. As with all buildout, it is important to emphasize that the results of the buildout are estimates of future potential only. While many of the assumptions may be subject to debate, no assumption is going to provide an accurate prediction of the future and therefore there is little value in lengthy debate on each of these assumptions. The true value of the buildout estimate is that it helps us with an understanding of a possible future outcome and provides a baseline against which alternate scenarios can be measured.

It should also be noted that buildout analyses generally focus on establishing a maximum amount of develop, usually projected well into the future (30 years or more). While the buildout may provide a framework for understanding the amount of potential development, it does not account for future changes in regulations, economic decisions of individual property owners nor does it provide any guidance about how quickly buildout conditions will be reached.

Overview

1. The baseline buildout will look to establish a range of development potential along the corridor in the study area based on existing zoning only. The intention is to conduct two buildouts, one that assumes that residential development is maximized, and a second buildout that maximizes commercial development, with the understanding that the likely development scenario will fall somewhere in between these ranges.

After the initial ranges are established, more refinements may be made to the assumptions below and a third baseline buildout may be run. Additional buildout may be conducted to support alternatives and scenarios in the future.

2. In a separate effort, the Commission will also compare the zoning-based buildout to the potential under the flow regulations of the sewer bylaw as a comparison.
3. Although the sewerage of Route 28 is to be phased, and parts of the corridor are only likely to be sewerage in 20-30 years (South Chatham), for consistency we will assume that the entire study area will be sewerage at buildout conditions.

Assumptions

1. Non-conforming lots, uses and structures. The state and local regulations governing expansion of uses and structures on non-conforming lots are complex and dictated by the existing characteristics of the site and uses. Accounting for changes in non-conformities is therefore difficult in a buildout analysis. Existing processes in town zoning allow expansion and in most cases redevelopment that conforms to the current zoning regulations would be permitted. Information from the town reveals that there are very few non-conforming lots in the study area, and information on non-conforming structures is not available without a detailed survey. Given these factors, it is appropriate to assume that at some point in the future, the uses and structures along the corridor will redevelop in a manner consistent with zoning. Therefore, buildout conditions will be calculated based on conformity with the existing zoning.
2. Development potential will not be calculated for any municipally owned lot or any lot that is permanently protected. Only the upland area of lots will be used to calculate buildout (i.e. wetlands will be subtracted).
3. Historic District Review. The Historic Business District applies to all SB or GB3 property along the corridor. In this district, any exterior changes to a structure visible from the street must be reviewed by the HBDC. This review broadly examines proposed changes to the building within its setting. However, without the benefit of specific dimensional requirements to guide assumptions about the size, placement and massing of development in these areas, the baseline buildout cannot account for this review.
4. Right of way width is assumed to be 33 feet, per the current subdivision regulations.

5. **Efficiency Factor.** This is used to account for constraints to development potential due to a variety of factors not associated with the dimensional standards of the zoning. Factors that may reduce the buildable area include, irregularly shaped lots, larger loading areas, outside storage areas and providing on-site stormwater treatment. For the baseline buildout conditions, the analysis will assume a 5% reduction in efficiency of development. This efficiency factor also accounts for the loss of developable parcel area due to large setbacks in SB and GB3 districts. This factor could be something to change as part of alternate scenarios to see the sensitivity of the analysis to this factor.
6. **Flexible Overlay District.** This district encourages certain residential uses by allowing higher densities than the underlying zoning. These overlay districts occur in both GB3 and SB zoning districts. As the baseline buildout is aimed at creating a range, these overlay districts can be accommodated by assuming that the density is higher (12 units/acre) for the maximized residential end of the range, but at the maximized commercial end of the range these parcels are developed per the zoning without using the flexible district provisions.
7. For the maximized residential scenario, we will assume that R-20 and SB district lots will develop as all residential. In the GB3 district, residential is allowed if it is incidental to commercial. To account for this, and assuming that any residential uses would be located above some portion of a commercial use, we will assume that commercial uses will occupy 75% of the space and residential uses 25% of the space
8. For the maximized commercial scenario, we will assume that R-20 would develop residentially as allowed under zoning, but that all SB and GB3 would develop with commercial uses only.
9. Parking requirements for office and retail uses are assumed to be dictated by the town bylaws (1 space per 150 ft. gross floor area). For eating and drinking uses, the requirement for one space for every 4 seats has to be converted to a per-square-foot number (1 space per 145 square feet). It is assumed that for every parking space required, 450 square feet of space is need. This accounts for the parking space, parking lot aisles and landscaping in the parking field.
10. Lots that are in one or more zoning districts will not be split, but will be designated based on the most permissive zoning designation, i.e. if split between R-20 and SB they will be assumed to be SB. The intention is to then calculate the development potential based on the lot going to a residential or mixed use versus what would happen if the lot was developed solely for commercial uses.

11. Affordable housing incidental to a single family use. This provision allows a rented, second-unit on a single family lot subject to several criteria, but most significantly if the lot is over 20,000 s.f. and if the unit is deed restricted. This provision has been infrequently used town wide, and in light of the relatively small study area, it is not expected to significantly alter the baseline buildout results. Therefore, this provision is not accounted for in the analysis.

12. Mandatory Affordable Housing. For projects resulting in ten or more new units, this provision requires ten percent of the units to be deed restricted as affordable. A density bonus is allowed under this provision, subject to the discretion of the Planning Board, if more than ten percent affordable units are provided. Because of the discretionary nature of this provision, and that density remains per the zoning unless additional affordable units are provided, this provision of the bylaws is not accounted for in the analysis.

		R-20	GB3	SB	Flex.District
Density assumptions	Residential Density	1/20,000 sf	4 units/acre	1/20000	12 units/acre
Bulk, mass assumptions	Lot Coverage	n/a (density only used)	60%	50%	Same as underlying
	Front setback	25	50	50	Same as underlying
	Side setback	15	15	20	Same as underlying
	Rear setback	15	15	20	Same as underlying
	Height	30	30	30	Same as underlying

APPENDIX B

Build-Out Report - Residential_Maximized Analysis Name: BaselineBuildoutRev1

Land Use Layer	
Layer containing land-use information	parcels_92013
Attribute specifying land-use designation	Overlay_Zo
Attribute specifying unique identifier of each land-use area	FID

Density Rules			
Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
GB3	4.36 DU per acre	0.12 FAR	95
GB3FD	12 DU per acre		95
GB3Split	4.36 DU per acre	0.12 FAR	95
M			95
M/C			95
R20	2.01 DU per acre		95
R60	0.7 DU per acre		95
SB	2.18 DU per acre		95
SBFD	12 DU per acre		95
SBR60Split	0.7 DU per acre		95
SBSplit	2.18 DU per acre		95

Dwelling Unit Quantities				
Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
GB3	117	0	117	66
GB3FD	146	0	146	63
GB3Split	7	0	7	1
M	0	0	0	0
M/C	0	0	0	0
R20	5	0	5	57
R60	0	0	0	7
SB	25	0	25	123
SBFD	160	0	160	19
SBR60Split	1	0	1	15
SBSplit	48	0	48	46
Total	509	0	509	397

Commercial Floor Space				
Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
GB3	60683.053	0	60683.053	179852
GB3FD	0	0	0	74644.5
GB3Split	146.394	0	146.394	13077
M	0	0	0	0
M/C	0	0	0	0
R20	0	0	0	2761
R60	0	0	0	0
SB	0	0	0	72941
SBFD	0	0	0	11217.25
SBR60Split	0	0	0	1163.5
SBSplit	0	0	0	30766
Total	60829.447	0	60829.447	386422.25

Build-Out Report - Commercial_Maximized

Analysis Name: BaselineBuildoutRev1

Land Use Layer

Layer containing land-use information	parcels_92013
Attribute specifying land-use designation	Overlay_Zo
Attribute specifying unique identifier of each land-use area	FID

Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
GB3		0.16 FAR	95
GB3FD		0.16 FAR	95
GB3Split		0.16 FAR	95
M			95
M/C			95
R20	2.01 DU per acre		95
R60	0.7 DU per acre		95
SB		0.13 FAR	95
Sbfd		0.13 FAR	95
SBR60Split		0.13 FAR	95
SBSplit		0.13 FAR	95

Dwelling Unit Quantities

Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
GB3	0	0	0	66
GB3FD	0	0	0	63
GB3Split	0	0	0	1
M	0	0	0	0
M/C	0	0	0	0
R20	5	0	5	57
R60	0	0	0	7
SB	0	0	0	123
Sbfd	0	0	0	19
SBR60Split	0	0	0	15
SBSplit	0	0	0	46
Total	5	0	5	397

Commercial Floor Space

Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
GB3	152365.533	0	152365.533	17985.0
GB3FD	66388.048	0	66388.048	74644.0
GB3Split	15321.241	0	15321.241	1307.0
M	0	0	0	0
M/C	0	0	0	0
R20	0	0	0	276.0
R60	0	0	0	0
SB	197734.212	0	197734.212	7294.0
Sbfd	80002.071	0	80002.071	11217.2
SBR60Split	62845.489	0	62845.489	1163.0
SBSplit	203757.158	0	203757.158	3076.0
Total	778413.752	0	778413.752	386422.2

Build-Out Report - Comm Max SB split

Analysis Name: BaselineBuildoutRev1

Land Use Layer

Layer containing land-use information	parcels_92013
Attribute specifying land-use designation	Overlay_Zo
Attribute specifying unique identifier of each land-use area	FID

Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
GB3		0.16 FAR	95
GB3FD		0.16 FAR	95
GB3Split	1.09 DU per acre	0.16 FAR	95
M			95
M/C			95
R20	2.01 DU per acre		95
R60	0.7 DU per acre		95
SB		0.13 FAR	95
SBFD		0.13 FAR	95
SBR60Split	0.7 DU per acre	0.13 FAR	95
SBSplit	2.18 DU per acre	0.13 FAR	95

Dwelling Unit Quantities

Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
GB3	0	0	0	66
GB3FD	0	0	0	63
GB3Split	1	0	1	1
M	0	0	0	0
M/C	0	0	0	0
R20	5	0	5	57
R60	0	0	0	7
SB	0	0	0	123
SBFD	0	0	0	19
SBR60Split	1	0	1	15
SBSplit	19	0	19	46
Total	26	0	26	397

Commercial Floor Space

Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
GB3	152365.533	0	152365.533	17985.5
GB3FD	66388.048	0	66388.048	74644.5
GB3Split	1487.526	0	1487.526	1307.5
M	0	0	0	0
M/C	0	0	0	0
R20	0	0	0	276.5
R60	0	0	0	0
SB	197734.212	0	197734.212	7294.5
SBFD	80002.071	0	80002.071	11217.2
SBR60Split	30840.995	0	30840.995	1163.5
SBSplit	93478.232	0	93478.232	3076.5
Total	622296.617	0	622296.617	386422.2

Build-Out Report - Commission Scenario 1
Analysis Name: BaselineBuildoutRev1

Land Use Layer	
Layer containing land-use information	parcels_92013
Attribute specifying land-use designation	Overlay_Zo
Attribute specifying unique identifier of each land-use area	FID

Density Rules			
Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
GB3	4.36 DU per acre	0.12 FAR	95
GB3FD	8 DU per acre		95
GB3Split	4.36 DU per acre	0.12 FAR	95
M			95
M/C			95
R20	2.01 DU per acre		95
R60	0.7 DU per acre		95
SB	2.18 DU per acre		95
SBFD	8 DU per acre		95
SBR60Split	0.73 DU per acre		95
SBSplit	2.01 DU per acre		95

Dwelling Unit Quantities				
Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
GB3	117	0	117	66
GB3FD	84	0	84	63
GB3Split	7	0	7	1
M	0	0	0	0
M/C	0	0	0	0
R20	5	0	5	57
R60	0	0	0	7
SB	25	0	25	123
SBFD	98	0	98	19
SBR60Split	1	0	1	15
SBSplit	42	0	42	46
Total	379	0	379	397

Commercial Floor Space				
Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
GB3	60683.053	0	60683.053	179852
GB3FD	0	0	0	74644.5
GB3Split	146.394	0	146.394	13077
M	0	0	0	0
M/C	0	0	0	0
R20	0	0	0	2761
R60	0	0	0	0
SB	0	0	0	72941
SBFD	0	0	0	11217.25
SBR60Split	0	0	0	1163.5
SBSplit	0	0	0	30766
Total	60829.447	0	60829.447	386422.25

APPENDIX C

Name	Residential Maximized	Commercial Maximized	Comm Max SB split	Commission Scenario 1
Build-Out Numeric Buildings	547	226	243	417
Build-Out Numeric Dwelling Units	509	5	26	379
Build-Out Numeric Floor Area	60,829.45	778,413.75	622,296.62	60,829.45
Build-Out Spatial Buildings	0	0	0	0
Build-Out Spatial Dwelling Units	0	0	0	0
Build-Out Spatial Floor Area	0	0	0	0
Cockle Cove Road dwellings	72	0	3	45
Cockle Cove Road floor area	0	212,498	168,475	0
Cockle Cove Road Parcels	62	62	62	62
Cornfield dwellings	141	0	0	82
Cornfield floor area	0	46,598	46,598	0
Cornfield dwellings	64	0	1	61
Crowell Road floor area	35,385	125,285	111,452	35,385
Crowell Road Parcels	41	41	41	41
Existing Cockle Cove Road Dwellings	97	97	97	97
Existing Cockle Cove Road floor area	23,714	23,714	23,714	23,714
Existing Cornfield Dwellings	30	30	30	30
Existing Cornfield floor area	71,133	71,133	71,133	71,133
Existing Crowell Road Dwellings	78	78	78	78
Existing Crowell Road floor area	100,159	100,159	100,159	100,159
Existing Dwelling Distribution	405	405	405	405
Existing Dwellings	405	405	405	405
Existing Floor area	393,253	393,253	393,253	393,253
Existing Perch Pond Dwellings	22	22	22	22
Existing Perch Pond floor area	21,873	21,873	21,873	21,873
Existing South Chatham Center Dwellings	63	63	63	63
Existing South Chatham Center floor area	29,699	29,699	29,699	29,699
Existing West Chatham Center Dwellings	28	28	28	28
Existing West Chatham Center floor area	102,477	102,477	102,477	102,477
Existing West Chatham Residential Dwellings	48	48	48	48
Existing West Chatham Residential floor area	2,761	2,761	2,761	2,761
Existing White Pond SB Dwellings	31	31	31	31
Existing White Pond SB floor area	34,607	34,607	34,607	34,607
FD New Dwellings	306	0	0	182
FD new floor area	0	146,390	146,390	0
Flex Parcels	46	46	46	46
GB3 Flex District New Dwellings	146	0	0	84
GB3 Flex District New Floor Area	0	66,388	66,388	0
GB3 New Dwellings	124	0	1	124
GB3 new floor area	60,829	167,687	153,853	60,829
GB3 Parcels	66	66	66	66
Parcels in Buildout Analysis	318	318	318	318
Parcels in study area	352	352	352	352
Perch Pond floor area	0	50,224	41,016	0
Perch Pond Parcels	26	26	26	26
Perch Pond SB dwellings	14	0	3	13
R20 New Dwellings	5	5	5	5
R20 new floor area	0	0	0	0
R20 Parcels	51	51	51	51
R60 New Dwellings	0	0	0	0
R60 new floor area	0	0	0	0
R60 Parcels	6	6	6	6
SB Area	6,827,880	6,827,880	6,827,880	6,827,880
SB Flex District New Dwellings	160	0	0	98
SB Flex District New Floor Area	0	80,002	80,002	0
SB New Dwellings	74	0	20	68
SB new floor area	0	464,337	322,053	0
SB Parcels	106	106	106	106
South Chatham Center dwellings	12	1	3	11
South Chatham Center floor area	0	115,141	73,587	0
South Chatham Center Parcels	57	57	57	57
Split parcels	31	31	31	31
Split parcels GB3	2	2	2	2
Split parcels SB	41	41	41	41
The Cornfield Parcels	17	17	17	17
Total Area	12,927,617	12,927,617	12,927,617	12,927,617
West Chatham Center dwellings	169	0	0	133
West Chatham Center floor area	25,444	110,795	110,795	25,444
West Chatham Center Parcels	40	40	40	40
West Chatham Residential dwellings	4	4	4	4
West Chatham Residential Parcels	43	43	43	43
West Chatham Residential floor area	0	0	0	0
White Pond SB dwellings	33	0	12	30
White Pond SB floor area	0	117,873	70,374	0
White Pond SB Parcels	32	32	32	32



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Route 28 Visioning Project

SEWER REPORT - REVISION

To: Jill R. Goldsmith, Chatham Town Manager

From: Phil Dascombe, Senior Community Design Planner, Cape Cod Commission (Project Manager)

CC: Deanna Ruffer, Chatham Community Development Director

Date: September 26, 2013

During the course of the public process for the Route 28 Visioning Project, it has come to our attention that there was a minor misapplication of a formula in the baseline buildout analysis conducted for the project. This occurred in the South Chatham area and affected calculations for parcels in the study area on the north side of Route 28 between Morton Road and Route 137. When the buildout was conducted for these parcels, the formula for the R-20 zoning designation was incorrectly applied to the rear of the properties, rather than the R-60- zoning designation formula. The property used in Case Study 4 in the Route 28 Visioning Project Sewer Flow Report was one of the properties affected.

The calculations for Case Study 4 have been corrected to accurately reflect the density allowed under zoning. In addition, a case study representing the original example of a parcel split between the SB District and the R-20 has been added to the report. The attached is intended to replace and update the Route 28 Visioning Project Sewer Flow Report dated June 2013.



Review of Sewer Regulations and Effects on Development Potential

INTRODUCTION AND BACKGROUND

Cape Cod Commission staff conducted a review of the town's sewer regulations (Article II of the Town of Chatham Rules and Regulations of the Sewer Department and the Board of Health Nitrogen Loading Regulations) to understand how sewer flow limits for a property may affect its future development potential, i.e. "buildout." The primary purpose of the review was to clarify whether zoning or the sewer regulations play a greater role in controlling development/growth. The review included data collection and analysis of property/parcel flow limits and case study comparisons. The Commission presented the results of its case studies and observations of the interplay between zoning and sewer regulations at Workshop 1 on May 2, 2013. This report provides a summary of the review and resulting observations.

The Commission undertook review of the sewer flow regulations and their effect on future buildout potential in response to stakeholders' questions about whether the sewer flow limits restrict a property's development potential beyond the zoning limitations/requirements. Several participants during the six joint Cape Cod Commission/Town listening sessions expressed concern that the sewer regulations may encourage uncontrolled development. Others in the community believed that the wastewater flow limits further restrict development potential. To help understand the interplay between zoning and sewer regulations and their effects on future growth, the Board of Selectmen requested the Commission conduct an analysis of how these controls affect development potential within the study area.



FLOW LIMITS

The sewer regulations referenced above set forth the sewer flow limits for each property. Properties are allowed a wastewater flow number/limit that is the greater of either:

- (a) existing design flow (“Method A” herein), or
- (b) the Board of Health Nitrogen Loading Regulations limiting flow to 110 gallons per day (gpd) per 10,000 sf land area (“Method B”).

METHODOLOGY

Chatham town staff provided the Commission with a spreadsheet showing wastewater flow and parcel data for most of the 352 properties within the study area (Appendix A *Sewer Flow Data*). The Commission mapped the flow data to identify and display how many properties have existing design flows that exceed the 110 gpd/10,000 sf Method B flow limitation and how many properties have existing design flows below that. (Appendix B *Chatham Route 28 Study Area Sewer Flow Comparison Map*.) Based on the existing data provided, approximately 61% of the study area properties exceed the Method B wastewater flow number.

The Commission then compared the results of the buildout analysis (http://www.capecodcommission.org/resources/planning/ChathamRoute28/BuildoutReport_FINAL.pdf) which shows maximum development potential allowed under zoning, to the wastewater flow numbers for selected parcels to understand whether the flow limits restrict a property’s ability to build-out to the extent allowed under zoning. This entailed a review of the property’s wastewater flow number, as provided by the town, and creation of maximum buildout development scenarios with commercial and/or residential uses allowed under zoning. A wastewater flow number/limit was then calculated for each development scenario, in accordance with Method B and compared to the property’s wastewater flow number/limit on record. Conducting an analysis for each of the 352 parcels in the study area was beyond the scope of work for the Route 28 Visioning Project, so the Commission focused the flow limits/buildout comparison on four properties as “case studies.” The case studies represent



parcels of varied sizes and existing uses from the SB, GB3, Flexible Development districts and a parcel split between SB and R-20. The Commission created development scenarios for each parcel based on its maximum buildout potential (as shown in the buildout analysis), reviewed the flow numbers on record (as provided by the town), and determined for each case study whether the current wastewater flow numbers/limits would allow for each parcel to reach maximum buildout under zoning. The Commission presented the analysis in its Workshop 1 presentation

http://www.capecodcommission.org/resources/planning/ChathamRoute28/Workshop1_Presentation_webversion2a.pdf

The following tables provide summaries of the analysis data:

Table 1 shows the zoning district, lot size, existing use, wastewater flow number/limit, and calculated flow number for each case study parcel. The flow number shown in **bold** indicates the wastewater flow limit for the parcel. (Both numbers are provided for comparison purposes.)

Tables 2-6 show each case study with the buildout scenario sample uses. Each table shows the buildout scenario use; its size (dwelling unit size shown as number of bedrooms); the resulting wastewater flow number for that buildout scenario/use; the property’s current wastewater flow limit; and comments.

TABLE 1. CASE STUDY PARCEL DATA

	Case Study 1	Case Study 2	Case Study 3	Case Study 4	Case Study 5
Zoning District	SB	Flexible	GB3	SB/R-60 Split Lot	SB/R-20 Split Lot
Lot size (Square feet)	27,072	128,953	133,525	42,168	113,012
Existing Use	Restaurant – 96 seats	Office – 1,032sf	Retail -8,885 sf	Dwelling – 5 bedrooms	2 Dwellings- 5Bedrooms
Method A Wastewater Flow Number/Limit (gallons per day)	3,360	200	1440	550	660
Method B Flow Number/Limit (gallons per day)	298	1418	1469	463	1243



TABLE 2. CASE STUDY 1 BUILDOUT SCENARIO¹

Sample Uses Allowed at Buildout	Building Size at Buildout	Resulting Wastewater Flow	Wastewater Flow Limit for Property	Comments
Restaurant	3,604 sf/96 seats	3,360 gpd	3,360	Existing restaurant can stay as is – can't add seats. Flow limit based on existing use (Method A)
One Dwelling Unit	5 bedrooms	550 gpd	3,360	Significant excess flow
Retail	3,604 sf	180 gpd	3,360	Significant excess flow
Office	3,604	270 gpd	3,360	Significant excess flow.

TABLE 3. CASE STUDY 2 BUILDOUT SCENARIO²

Sample Uses Allowed at Buildout	Building Size at Buildout	Resulting Wastewater Flow	Wastewater Flow Limit for Property	Comments
Office	15,887 sf	1191 gpd	1,418 gpd	Existing office could expand significantly and remain under flow limit.
Retail	15,887 sf	794 gpd	1,418 gpd	Excess flow available.
Restaurant	15,887 sf	1400 gpd /40 seats	1,418 gpd	40 seat restaurant under the flow limit.
35 Dwelling Units	35 Dwellings	>3,850 gpd	1,418 gpd	35 units exceeds the flow limit; however, flow limit could allow for 12 Dwelling Units (1,320 gpd).

¹ Based on property at 1077 Main Street

² Based on property at 1652 Main Street



TABLE 4 CASE STUDY 3 BUILDOUT SCENARIO³

Sample Uses Allowed at Buildout	Building Size at Buildout	Resulting Wastewater Flow	Wastewater Flow Limit for Property	Comments
Office	20,295 sf ALTERNATE 19,295 sf	1,522 gpd ALTERNATE 1,447 gpd	1,469 gpd	20,295 sf office exceeds flow limit, but a slightly smaller office (19,295 sf) is under limit.
Retail	20,295 sf	1,014 gpd	1,469 gpd	Excess flow available.
Restaurant	29,295 sf-41 seats	1,435 sf	1,469 gpd	41 seat restaurant within flow limit.
Mixed Use Commercial & Residential (12 dwelling units)	12 Dwelling Units plus incidental retail	1,469 gpd	1,469 gpd	12 dwelling units possible plus (depending on number of bedrooms) incidental retail as well.

TABLE 5. CASE STUDY 4 BUILDOUT SCENARIO⁴

Sample Uses Allowed at Buildout	Building Size at Buildout	Resulting Wastewater Flow	Wastewater Flow Limit for Property	Comments
1 dwelling	1 dwellings –(5 bedroom)	550 gpd	550 gpd	
Office	5,207 sf Office	391	550 gpd	
Dwelling plus restaurant	1 dwelling (1 bedroom) & 5,207 sf restaurant -12 seats	530 gpd	550 gpd	5,207 sf retail or office is possible also in place of restaurant example, each with much less wastewater flow than restaurant.

³ Based on property at 1671 Main Street

⁴ Based on property at 2610 Main Street



TABLE 6. CASE STUDY 5⁵

Sample Uses Allowed at Buildout	Building Size at Buildout	Resulting Wastewater Flow	Wastewater Flow Limit for Property	Comments
5 Dwellings	5 dwellings –(11 bedrooms)	1210 gpd	1243 gpd	Could add three dwellings to existing 2
Office	13,876 sf	1040 gpd	1243 gpd	
35-seat restaurant	13,876 (34 seats)	1225 gpd	1243 gpd	
Dwellings plus retail	3 dwellings (8 bedrooms total) plus 6938 sf retail	1227 gpd	1243 gpd	

ANALYSIS

The Chatham Route 28 Study Area Sewer Flow Comparison shows that flow numbers for approximately 61% of the parcels within the study area (based on existing available data as provided by the town) exceed the 110 gpd/10,000 sf Method B flow limit. These properties generally have existing development with wastewater flow numbers that are greater than the Method B flow number. 16% of the properties have wastewater flow limits below the Method B wastewater flow number; these generally are undeveloped and underdeveloped properties. 23% of the study area parcels either have no wastewater flow number (e.g. conservation land, protected open space, etc.) or had incomplete flow data available.

The case studies show that for these parcels, the sewer flow regulations generally allow for sufficient wastewater flow numbers for most uses to be developed to the potential allowed under current zoning. In such cases, zoning

⁵ Based on property at 1500 Main Street



would be the “limiting” factor. The analysis identifies development scenarios that would be allowed within the regulatory framework of zoning and sewer flow limits; it does not include a determination on the economic viability/feasibility of the scenarios, which is subject to changing market conditions and other financial/economic factors.

The case studies show that the zoning is the primary development control. The sewer regulations do not allow for more development than allowed under zoning; nor do they prevent properties from reaching buildout. The flow limits may affect the intensity of a particular use, e.g. the number of restaurant seats but generally do not preclude what is allowed under zoning.

The case studies show that some properties - such as the restaurant in Case Study 1 -have the ability to reach their maximum buildout potential with remaining flow still available. It would be useful for the town to continue the flow analysis by mapping such properties with high or “extra” flow available to see their locations in relation to areas desired as neighborhood center locations. Properties located outside of neighborhood centers with higher flows could provide (through some sort of transfer system) their extra flows to properties within the centers that might need additional wastewater flow for expansions or redevelopment. The town may wish to further explore this concept.

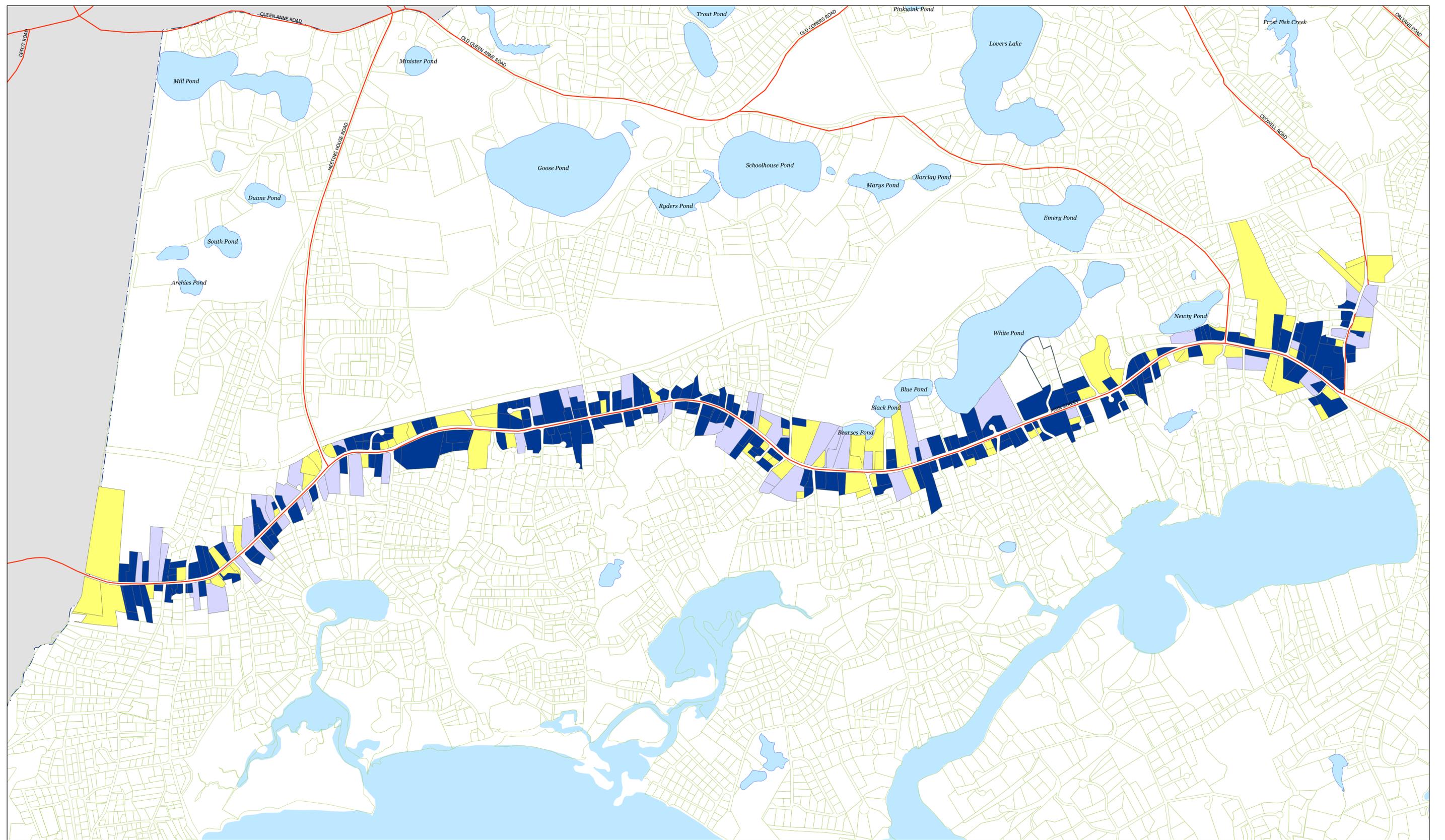
CONCLUSION

Cape Cod Commission staff conducted a review of the town’s sewer regulations (Article II of the Town of Chatham Rules and Regulations of the Sewer Department) to understand how sewer flow limits for a property may affect its future development potential , i.e. “buildout.” The primary purpose of the review was to clarify whether zoning or the sewer regulations plays a greater role in controlling development/growth. Based on the case studies analysis, zoning is the primary factor that controls a property’s development potential. The wastewater flow limits generally do not preclude a property from reaching its maximum buildout; however, the flow limits may affect the intensity of a particular use, e.g. restaurant seats. The Commission staff recommends that the town continue the flow analysis by identifying properties with high or



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“extra” flow available to see their locations in relation to areas desired as neighborhood center locations.



Chatham Route 28 Study Area Sewer Flow Calculation Comparison

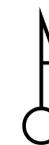
Data Sources: Town of Chatham GIS Department.

The information depicted on these maps is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. It should not substitute for actual on-site survey, or supersede deed research. 4/2/13

cgw_route28_FEET_D_sewer_flow2.mxd last updated 4/10/13 GMP

Route 28 Study Area Parcels

- Parcels where the wastewater flow number (provided by the town) exceeds the calculated flow (110 gpd/10,000 sf)
- No existing wastewater flow number
- Parcels where the wastewater flow number (provided by the town) is less than the calculated flow (110 gpd/10,000 sf)



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OBJECTID	NEW_TAXMAP	OWNER_1	LOCATION	NUM_BEDRM	DESIGN CALCS	Route 28 analysis flow number	COMMENTS	LOT_SQFT	ST_NAME	ST_NUMBER	AV_PID	BLDG_VAL	LAND_VAL	TOTAL_VAL	BLDGX_VAL	LNDOUT_VAL	USE_CODE	USE_DESC	ZONE
633	7E-7A-B1	MICHAELS JAMES A & ANDREA P T/E	7 AUNT KATES WAY	3 Bedrooms		330	Connected to shared I/A system; to be connected to sewer	21104.9715	AUNT KATES WAY	7	8076	413100	272800	688800	416000	272800	1010	SINGLE FAM MDL-01	R20
485	7E-7B-B2	AHN HUGO	14 BAILEYS PATH	3 Bedrooms		330		21588.393	BAILEYS PATH	14	8077	401500	300100	707400	407300	300100	1010	SINGLE FAM MDL-01	R20
251	7E-8-15	OROURKE JOSEPH & JOYCE M	22 BAILEYS PATH	3 Bedrooms	330gpd	330	formerly 1856 Main St.	26369.26	BAILEYS PATH	22	6371	340600	270200	610800	340600	270200	1010	SINGLE FAM MDL-01	R20
281	11E-COUR-YAR	FULCHER JERAULD W	15 BALFOUR LN	2 Bedrooms	na	220	condo building; connected to town sewer	54796.82	BALFOUR LN	15	698	209600	0	209600	209600	0	1021	CONDO NL MDL-05	SB
282	11E-COUR-YAR	ELION SUSAN A SMITH	15 BALFOUR LN	2 Bedrooms	"	220	"	54796.82	BALFOUR LN	15	696	201100	0	201100	201100	0	1021	CONDO NL MDL-05	SB
280	11E-COUR-YAR	AHERN MARJORIE M	15 BALFOUR LN #Q	2 Bedrooms	"	220	"	54796.82	BALFOUR LN	15	100320	155000	0	155000	155000	0	1021	CONDO NL MDL-05	SB
279	11E-COUR-YAR	HUNTINGTON MYLES D JR	15 BALFOUR LN #R	2 Bedrooms	"	220	"	54796.82	BALFOUR LN	15	100322	155000	0	155000	155000	0	1021	CONDO NL MDL-05	SB
278	11E-COUR-YAR	NICKERSON RORY G	15 BALFOUR LN #S	2 Bedrooms	"	220	"	54796.82	BALFOUR LN	15	100323	155000	0	155000	155000	0	1021	CONDO NL MDL-05	SB
277	11E-COUR-YAR	BUCKLEY STEPHEN J & BEVERLY C	15 BALFOUR LN #T	2 Bedrooms	"	220	"	54796.82	BALFOUR LN	15	100324	155000	0	155000	155000	0	1021	CONDO NL MDL-05	SB
283	11E-COUR-YAR	COURTYARD CONDO ASSOCIATION	BALFOUR LN			1625		54796.82	BALFOUR LN		7896	0	0	0	0	0	995	CONDO MAIN	Gb3
410	9D-42-11A	CHRYSLER JAMES E & SONJA O T/E	24 BARN HILL RD	5 Bedrooms	N/A	550	no file	65138.27	BARN HILL RD	24	7430	161300	318700	483400	164700	318700	104M	TWO FAMILY MDL-03	R20
409	9D-40-11	FOUGERE JOHN P	28 BARN HILL RD		N/A		no file	16419.80	BARN HILL RD	28	7429	46900	194400	246400	52000	194400	3320	AUTO REPR	Gb3
593	9D-7-19	27-29 BARN HILL RD LLC	29 BARN HILL RD	5 Bedrooms	N/A	550	#27-5 bdr?/#29-4 bdr?	23947.6589	BARN HILL RD	29	7451	257000	225600	482600	257000	225600	1110	APT 4-7UNT MDL-03	Gb3
494	9D-7B-19B	KENNEY ELLA & RICHARD F LEAVITT	31 BARN HILL RD	2 Bedrooms	220 gpd	220		22658.86	BARN HILL RD	31	7452	259500	268700	532100	262500	269600	1010	SINGLE FAM MDL-01	R20
592	9D-38-10	MCCELLELAND LINDSAY E & JOHN A T/E	36 BARN HILL RD	3 Bedrooms	N/A	330	pending sewer connection	19974.6885	BARN HILL RD	36	7427	154300	289400	445100	155700	289400	1010	SINGLE FAM MDL-01	R20
141	9D-8-20	GABRIEL EUGENE A & DONATA C T/E	37 BARN HILL RD	1 Bedroom	110 gpd	110		11844.33	BARN HILL RD	37	7453	63900	243400	307300	63900	243400	1010	SINGLE FAM MDL-01	R20
661		RPB TRUST	BARNHILL RD		N/A		vacant	0	BARNHILL RD		100595	0	537300	537300	0	537300	1300	RES ACLNDV MDL-00	
662		RPB TRUST	BARNHILL RD		N/A		vacant	0	BARNHILL RD		100595	0	537300	537300	0	537300	1300	RES ACLNDV MDL-00	
472	4D-5-A1	MCCELLELAND KAROLYN	3 BEACH PLUM RD	3 Bedrooms	330 gpd	330		33204.7888	BEACH PLUM RD	3	7818	175600	2000	177600	175600	2000	1010	SINGLE FAM MDL-01	R20
393	4E-19F-M7	HOYLER CHARLES A & MARLENE G	26 BEACON HILL	3 Bedrooms	330 gpd	330		16229.09	BEACON HILL	26	5161	193500	150500	344000	193500	150500	1010	SINGLE FAM MDL-01	SB
301	4E-19A-M3	LISELLA JOSEPH E & NICOLETTE F T/E	27 BEACON HILL	4 Bedrooms	330 gpd	330		13758.72	BEACON HILL	27	5156	204700	131700	339000	207300	131700	1010	SINGLE FAM MDL-01	SB
303	4E-19E-M6	ZIPPO ANTHONY & NANCY A BRENTNALL-ZIPPO	30 BEACON HILL	4 Bedrooms	440 gpd	440		12278.47	BEACON HILL	30	5160	226100	125800	354400	228600	125800	1010	SINGLE FAM MDL-01	SB
546	4E-19C-M4	ZIPPO JOHN S & FREIDA	35 BEACON HILL	3 Bedrooms	330 gpd	330		13489.55	BEACON HILL	35	5158	185900	148500	334400	185900	148500	1010	SINGLE FAM MDL-01	SB
302	4E-19D-M5	MACLAY ANNE WEBSTER	50 BEACON HILL	2 Bedrooms	440 gpd	440		11482.80	BEACON HILL	50	5159	191000	126200	319700	193500	126200	1010	SINGLE FAM MDL-01	SB
33	4E-19J-M10	COMMONWEALTH OF MASSACHUSETTS	BEACON HILL		N/A		vacant	11889.5481	BEACON HILL		5164	0	137700	137700	0	137700	9010	MASS DEM MDL-00	SB
548	4E-19H-M9	ACKERLY JOHN F & NANNETTE	BEACON HILL		N/A		vacant	12273.5928	BEACON HILL		5163	0	19800	19800	0	19800	3910	POT DEVEL	SB
	12E-RB-3	MARK & KIMBERLY POWER	4 BETTYS PATH	6 Bedrooms	660 gpd	660	formerly 1856 Main St.	60525.00	BETTYS PATH	4								RESIDENTIAL	
659		MINOT ACRES LLC	BETTYS PATH		N/A		vacant -parcel may not exist re:change in subdivision pla	0.00	BETTYS PATH		100640	0	8100	8100	0	8100	1320	RES ACLNUD MDL-00	
660		MINOT ACRES LLC	BETTYS PATH		N/A		vacant -parcel may not exist re:change in subdivision pla	0.00	BETTYS PATH		100640	0	8100	8100	0	8100	1320	RES ACLNUD MDL-00	
239	5E-TOC14	TOWN OF CHATHAM	BIKEWAY		N/A		vacant	168545.42	BIKEWAY		8327	0	9800	9800	0	9800	9030	MUNICIPAL MDL-00	M
312	6E-TOC26	TOWN OF CHATHAM	BIKEWAY		N/A		vacant	157509.11	BIKEWAY		8326	0	9800	9800	0	9800	9030	MUNICIPAL MDL-00	M
341	10D-CAPT-RIC	MARQUES ALBERT J JR	19 CAPTAIN RICHARDS WAY	2 Bedroom				61051.69	CAPTAIN RICHARDS WAY	19	124	141400	0	141400	141400	0	1021	CONDO NL MDL-05	R20
414	10D-105-R16	PALANGE LINDA A	20 CAPTAIN RICHARDS WAY	2 Bedroom	220 gpd	220		10807.44	CAPTAIN RICHARDS WAY	20	123	70900	183000	253900	70900	183000	1010	SINGLE FAM MDL-01	R20
342	10D-CAPT-RIC	CAPTAIN RICHARDS CONDO ASSOCIATION	CAPTAIN RICHARDS WAY			1100		61051.69	CAPTAIN RICHARDS WAY		7889	0	0	0	0	0	995	CONDO MAIN	R20
356	10E-MON-VILL	CARINI REALTY LLC	1 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	1	100189	669600	0	669600	669600	0	1021	CONDO NL MDL-05	Gb3
355	10E-MON-VILL	STEPHEN ADAMO TRUST	2 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	2	100196	670000	0	670000	670000	0	1021	CONDO NL MDL-05	Gb3
354	10E-MON-VILL	NOLIN RICHARD P & GERALDINE B	3 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	3	100195	669600	0	669600	669600	0	1021	CONDO NL MDL-05	Gb3
353	10E-MON-VILL	LUISI DONALD M	4 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	4	100194	652400	0	652400	652400	0	1021	CONDO NL MDL-05	Gb3
352	10E-MON-VILL	SAGE GROUP LLC	5 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	5	100193	655100	0	655100	655100	0	1021	CONDO NL MDL-05	Gb3
351	10E-MON-VILL	HOLLYER MARK R & ROBIN PENDLETON	6 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	6	100192	667600	0	667600	667600	0	1021	CONDO NL MDL-05	Gb3
350	10E-MON-VILL	RUSCONI RONALD J & NANCY J LAFFARGUE	7 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	7	100191	670000	0	670000	670000	0	1021	CONDO NL MDL-05	Gb3
349	10E-MON-VILL	FORMA, ROBYN	8 CAPTAINS ROW EAST	2 Bedrooms	N/A	220	town sewer	200994.89	CAPTAINS ROW EAST	8	100190	669600	0	669600	669600	0	1021	CONDO NL MDL-05	Gb3
150	11E-16-22	PROCTOR KENNETH J & SHELBY A YOUNG JT	14 CHATHAM HEIGHTS RD	2 Bedrooms	330 gpd	330	exist.2 bedrm.	14459.84	CHATHAM HEIGHTS RD	14	613	101500	194500	297700	103200	194500	1010	SINGLE FAM MDL-01	SB
602	11E-15-23	NELSON KEVIN W & KAREN A	20 CHATHAM HEIGHTS RD	2 Bedrooms	330 gpd	330	I/A Tech. 3 bedrm.	8945.84326	CHATHAM HEIGHTS RD	20	612	133600	174300	307900	133600	174300	1010	SINGLE FAM MDL-01	SB
95	12E-1-3	PROCTOR KENNETH J	23 CHATHAM HEIGHTS RD	2 Bedrooms	N/A	220	no file	10019.78	CHATHAM HEIGHTS RD	23	1101	176900	182900	361400	178500	182900	1010	SINGLE FAM MDL-01	R40
498	11E-14-24	GRIFFIN RICHARD M	26 CHATHAM HEIGHTS RD		220 gpd	220	2 bedrms.	14525.48	CHATHAM HEIGHTS RD	26	611	0	189000	191200	0	191200	1300	RES ACLNDV MDL-00	R20
617	3C-52-E2	CIMETTA PATRICIA & CHERYL CIMETTA-ASPLUND	16 CIRCLE DR	2 Bedrooms	220 gpd	220		27556.89	CIRCLE DR	16	4698	143800	301200	447900	146000	301900	1010	SINGLE FAM MDL-01	R20
38	5E-8-6	ANASTASI DONALD & MICHELLE T/E	23 COCKLE COVE RD	2 Bedrooms	330 gpd	330	exist.2 bedrm.	6988.36	COCKLE COVE RD	23	5621	59100	187300	248100	60800	187300	1010	SINGLE FAM MDL-01	R20
544	4D-69-8	CLARK DOROTHY TRUSTEE	26 COCKLE COVE RD	4 Bedrooms	N/A	440	no file	49880.60	COCKLE COVE RD	26	5126	152600	311100	477800	155800	322000	1010	SINGLE FAM MDL-01	SB
475	5E-7A-D4	HELLSTROM, ERIC S	3 COCKLE COVE RD	2 Bedrooms	330 gpd	330	office/retail	18750.11	COCKLE COVE RD	3	5620	295900	181500	477400	295900	181500	1010	SINGLE FAM MDL-01	SB
554	5E-COC-COV	COCKLE COVE RIDGE CONDO ASSOCIATION	COCKLE COVE RIDGE			4620		227547.65	COCKLE COVE RIDGE		7922	0	0	0	0	0	995	CONDO MAIN	SB
19	13F-5-N2	RESIDENCE LLC	19 COLLINS LN	4 Bedrooms	N/A	440	town sewer	11333.23	COLLINS LN	19	1776	201600	158800	362400	203600	158800	1010	SINGLE FAM MDL-01	Gb3
505	13F-6-N3	MILLER THOMAS E	23 COLLINS LN	3 Bedrooms	330 gpd	330		11455.77	COLLINS LN	23	1785	250200	165500	417600	252100	165500	1010	SINGLE FAM MDL-01	Gb3
611	13F-8-N4	HESSION ANN	29 COLLINS LN	4 Bedrooms	N/A	440	town sewer	10714.65	COLLINS LN	29	1811	380700	159700	543400	383700	159700	1010	SINGLE FAM MDL-01	R20
664	13F-10-N6	MACK RONALD G	43 COLLINS LN	2 Bedrooms	330 gpd	330	exist.2 bedrm.	11013.30	COLLINS LN	43	1737	333500	159700	496800	336200	160600	1010	SINGLE FAM MDL-01	Gb3
243	6E-33A-KM13A	CASALE MARY C	3 COLONIAL DR	3 Bedrooms	330 gpd	330		20155.17	COLONIAL DR	3	5971	448400	270100	721200	451100	270100	1010	SINGLE FAM MDL-01	R20
126	6E-26-KM2	DOWLING DR JOHN J & DIANNE D	32 COLONIAL DR	3 Bedrooms	330 gpd	330		24483.04	COLONIAL DR	32	5960	597100	300200	900100	599900	300200	1010</		

378 3C-15A-3A	BLACK STUART K & NANCY A	20 FOREST BEACH RD	3 Bedrooms	330 gpd	330			12717.6088 FOREST BEACH RD	20	4652	272800	265700	539400	272800	266600	1010	SINGLE FAM MDL-01	SB
676 13F-ART-DEP	SUTCLIFF ANTHONY & ANNE	20 GALLERY CT	1 Bedroom	N/A	110	no file		44957.74 GALLERY CT	20	1797	213600	0	213600	213600	0	1021	CONDO NL MDL-05	Gb3
677 13F-ART-DEP	KODAK NICOLE A	20 GALLERY CT	1 Bedroom	N/A	110	no file		44957.74 GALLERY CT	20	1796	203000	0	203000	203000	0	1021	CONDO NL MDL-05	Gb3
675 13F-ART-DEP	CREATIVE ARTS CENTER OF CHATHAM	32 GALLERY CT	NONE	N/A		no file		44957.74 GALLERY CT	32	1803	403300	0	403300	403300	0	905U	P/HOS CHAR MDL-06	Gb3
674 13F-ART-DEP	ABRAMS MARILYN D & ROBERT G T/E	40 GALLERY CT	1 Bedroom	N/A	110	no file		44957.74 GALLERY CT	40	1798	218900	0	218900	218900	0	1021	CONDO NL MDL-05	Gb3
673 13F-ART-DEP	DOUGLASS CLAUDIA R	60 GALLERY CT	1 Bedroom	N/A	110	no file		44957.74 GALLERY CT	60	1799	206200	0	206200	206200	0	1021	CONDO NL MDL-05	Gb3
135 8E-40-15B	ARCHIBALD DAVID E & MARGARET E	39 GEORGE RYDER RD				to connect to town sewer		9821.12 GEORGE RYDER RD	39	6904	136500	190000	326800	136500	190300	3210	HRDWARE ST MDL-94	Gb3
640 8E-41-15C	ENSGIN 53, LLC	47 GEORGE RYDER RD		420 gpd	420	office/2 bedrms		15294.16 GEORGE RYDER RD	47	6905	235100	210900	448700	237000	217700	0310	PRI COMM MDL-94	Gb3
136 8E-44A-20	CLARK COREY & JESSICA T/E	51 GEORGE RYDER RD	3 Bedrooms	330 gpd	330			32883.46 GEORGE RYDER RD	51	6909	189900	130400	322400	192000	130400	1010	SINGLE FAM MDL-01	R20
641 8E-51-26	OWENS FAYE R & PAULA J B T/E	52 GEORGE RYDER RD	3 Bedrooms	N/A	330	cesspools		20601.66 GEORGE RYDER RD	52	6920	159700	190100	349800	159700	190100	1010	SINGLE FAM MDL-01	Gb3
404 8D-53-6	B & D REALTY NOMINEE TRUST	11 GEORGE RYDER RD SO		N/A		no file		43631.29 GEORGE RYDER RD SO	11	6824	0	203400	203400	0	203400	1300	RES ACLNDV MDL-00	Gb3
132 8E-1H-C71	MURPHY JAMES J IV TRUSTEE	18 GEORGE RYDER RD SO		N/A		no file		10574.99 GEORGE RYDER RD SO	18	6875	374200	171300	556000	377100	173500	0310	PRI COMM MDL-94	Gb3
336 8E-CHAT-PRO	CHATHAM PROFESSIONAL BUILDING CONDO ASSOC	26 GEORGE RYDER RD SO			384			22523.75 GEORGE RYDER RD SO		7932	0	0	0	0	0	995	CONDO MAIN	Gb3
636 8D-53B-6B	ARTINIEN MIHRAN & ALICE	35 GEORGE RYDER RD SO	2 Bedrooms	220 gpd	220			28608.21 GEORGE RYDER RD SO	35	8254	251500	214200	465700	251500	214200	1010	SINGLE FAM MDL-01	Gb3
327 8D-54-5	COMEAU CHARLES P	49 GEORGE RYDER RD SO	2 Bedrooms	N/A	220	no file		22635.15 GEORGE RYDER RD SO	49	6825	91500	206500	300000	93500	206500	1010	SINGLE FAM MDL-01	R20
61 8D-4	CHATHAM CONSERVATION FNDN INC	GEORGE RYDER RD SO		N/A		vacant		123453.279 GEORGE RYDER RD SO		6772	0	49100	49100	0	49100	9050	P/HOS CHAR MDL-00	R20
642 8E-9-6B	D TAGGART REAL ESTATE ENTERPRISES LLC	11 GRAMMYS LN	2 Bedrooms	330 gpd	330	3-bedrooms		24740.0946 GRAMMYS LN	11	6927	77000	184900	261900	77000	184900	1010	SINGLE FAM MDL-01	R20
492 8E-9A-6A	COOKE PATRICIA M LT	16 GRAMMYS LN	2 Bedrooms	N/A	220	no file		19327.84 GRAMMYS LN	16	6928	71500	139400	210900	71500	139400	1010	SINGLE FAM MDL-01	R20
481 7E-10B-6C	PHINNEY DONALD M & MELANIE F	5 GRAMMYS LN	2 Bedrooms	220 gpd	220			12431.33 GRAMMYS LN	5	6329	128500	153900	284700	130800	153900	1010	SINGLE FAM MDL-01	R20
104 13F-61-11	938 MAIN LLC	20 HERITAGE LN		64.2 gpd	64	office		13139.73 HERITAGE LN	20	1787	95700	218600	314300	95700	218600	3400	OFFICE BLD MDL-94	Gb3
608 13F-60-10	ONEIL RAYMOND R LT	32 HERITAGE LN	2 Bedrooms	N/A	220	no file		14988.19 HERITAGE LN	32	1786	129500	171900	301400	129500	171900	1010	SINGLE FAM MDL-01	Gb3
222 13F-59-9	DURFOR LT MARCIA R	44 HERITAGE LN	3 Bedrooms	N/A	330	no info.		16405.58 HERITAGE LN	44	1784	130100	172500	315300	132000	183300	1010	SINGLE FAM MDL-01	Gb3
20 13F-58-B3	MURPHY RAYMOND D TRUSTEE	54 HERITAGE LN	2 Bedrooms	N/A	220	cesspool		39288.92 HERITAGE LN	54	1783	135700	209000	348400	137400	211000	1010	SINGLE FAM MDL-01	R20
221 13F-36-4B	MEINCKE JULIA D	63 HERITAGE LN	2 Bedrooms	770 gpd	770	4-bedrooms		14837.848 HERITAGE LN	63	1761	149200	186500	339500	152600	186900	1010	SINGLE FAM MDL-01	R20
18 13F-35-B8A	O'CONNELL SEAN P & LORI F T/E	HERITAGE LN				vacant		34836.82 HERITAGE LN		1760	0	427400	427400	0	427400	3910	POT DEVEL	Gb3
550 5E-19A-K2	CHATHAM CONSERVATION FNDN INC	HUCKLEBERRY LN		N/A		vacant		40715.73 HUCKLEBERRY LN		5589	0	165500	165500	0	165500	9050	P/HOS CHAR MDL-00	SB
7 10E-52C-J11	BARRE RICHARD & SALLY T/E	4 JOHN GILPIN LN	4 Bedrooms	N/A	440	town sewer		19861.75 JOHN GILPIN LN	4	8266	584100	353200	937300	584100	353200	1010	SINGLE FAM MDL-01	Gb3
632 7E-26-R7	LACONTE MARK S & LAURA M T/E	5 JOSHUAS WAY	4 Bedrooms	427 gpd	440	3-bedrooms		10242.3187 JOSHUAS WAY	5	6351	206100	163300	372400	208200	164200	1010	SINGLE FAM MDL-01	R20
631 7E-23-R1A	PETRY PETER P & ELIZABETH J T/E	8 JOSHUAS WAY	3 Bedrooms	330 gpd	330			15723.11 JOSHUAS WAY	8	6345	153600	167300	323100	155800	167300	1010	SINGLE FAM MDL-01	R20
620 4D-39B-M4	LISKA RICHARD L & ANNE M T/E	31 JUNIPER LN	3 Bedrooms	N/A	330	no file		15846.13 JUNIPER LN	31	5089	167800	195500	365800	170300	195500	1010	SINGLE FAM MDL-01	R20
389 4D-51A-ND2	GREIN FREDERICK H & CATHERINE E	34 JUNIPER LN	3 Bedrooms	330 gpd	330			20662.97 JUNIPER LN	34	5101	320400	214000	536700	322700	214000	1010	SINGLE FAM MDL-01	R20
621 4D-51-ND1	LINDA N MCVAY 2008 FAMILY TRUST	26 JUNIPER LN WEST	4 Bedrooms	330 gpd	330	3-bedrooms		20881.0028 JUNIPER LN WEST	26	5100	216000	214000	432300	218300	214000	1010	SINGLE FAM MDL-01	SB
665 13F-13-12C	EASTWARD HOMES BUSINESS TRUST	15 KENDRICK HARVEST WAY		N/A	330	town sewer		20969.58 KENDRICK HARVEST WAY	15	100312	0	235400	235400	0	235400	1300	RES ACLNDV MDL-00	Gb3
687 13F-13-12B	KARAFOTAS PAUL T	3 KENDRICK HARVEST WAY	3 Bedrooms	N/A	330	town sewer		20543.79 KENDRICK HARVEST WAY	3	1744	618300	235600	853900	618300	235600	1010	SINGLE FAM MDL-01	Gb3
663 13F-15-3B	STUART WILLIAM J & JUDITH L	6 KENDRICK HARVEST WAY	3 Bedrooms	N/A	330	town sewer		20218.20 KENDRICK HARVEST WAY	6	1745	694500	211800	906300	694500	211800	1010	SINGLE FAM MDL-01	Gb3
290 12F-13I-52	STREIBERT THEODORE & BARBARA TRUSTEES	LIME HILL RD		N/A				22607.41 LIME HILL RD		1169	0	214900	214900	0	214900	1300	RES ACLNDV MDL-00	R40
605 12F-13A-43	STREIBERT THEODORE & BARBARA TRUSTEES	15 LINDEN TREE LN		127.8 gpd	128	ofc w/barn		59061.13 LINDEN TREE LN	15	1167	80000	268900	348900	80000	268900	3400	OFFICE BLD MDL-94	R40
499 12E-13B-44	LINDSAY REALTY TRUST	55 LINDEN TREE LN	3 Bedrooms	330 gpd	330			33845.54 LINDEN TREE LN	55	1106	385600	300800	689200	388400	300800	1010	SINGLE FAM MDL-01	R40
129 7E-32-B1	HOLT DEBORAH J	10 LORENZO BUCK WAY	5 Bedrooms	550 gpd	550			38622.08 LORENZO BUCK WAY	10	6361	203000	197900	402900	205000	197900	1010	SINGLE FAM MDL-01	R20
502 12F-47-20	MILLEY HELEN M LT	1000 MAIN ST	2 Bedrooms	440 gpd	440	4-bedrooms		22663.63 MAIN ST	1000	1213	141100	193200	336000	142800	193200	1040	TWO FAMILY MDL-01	SB
97 12F-13I-51	STREIBERT THEODORE & BARBARA TRUSTEES	1005 MAIN ST		260 gpd	260	Commercial		34933.36 MAIN ST	1005	1168	160200	275100	463800	160200	303600	3210	HRDWARE ST MDL-94	R40
501 12F-46-13	WILLIAMS GEORGE & KAREN KENNEDY- T/E	1010 MAIN ST	4 Bedrooms	550 gpd	550	4-bedrooms		23525.16 MAIN ST	1010	1212	283200	193200	478300	285100	193200	1010	SINGLE FAM MDL-01	SB
218 12F-KEN-CORN	KENDRICK CORNER CONDO ASSOCIATION	1040 MAIN ST			710			28280.52 MAIN ST		7944	0	0	0	0	0	995	CONDO MAIN	SB
100 12F-9-9	RESIDENCE, LLC	1050 MAIN ST	1 Bedroom	220 gpd	220	2-bedrooms		14438.72 MAIN ST	1050	1218	113900	228700	346000	113900	232100	1010	SINGLE FAM MDL-01	SB
428 12F-8-8	BUTKOWSKY THOMAS F & DAWN M	1054 MAIN ST	2 Bedrooms	220 gpd	220			11247.76 MAIN ST	1054	1217	69800	216200	286000	69800	216200	1010	SINGLE FAM MDL-01	SB
98 12F-2A-P22	STREIBERT THEODORE & BARBARA TRUSTEES	1055 MAIN ST		N/A		community garden/pump station		66157.72 MAIN ST		1187	0	242600	242600	0	242600	3900	DEVEL LAND MDL-00	SB
206 12F-7-7	SOUTH CAPE ENTERPRISES INC	1062 MAIN ST	2 Bedrooms	N/A	220	building removed as part of condo project		16083.80 MAIN ST	1062	1216	56700	256900	314300	56700	257600	1010	SINGLE FAM MDL-01	SB
12 12F-2-2	GRAY WILLIAM P & AUDREY E	1077 MAIN ST		3360 gpd	3360	96 seats		27071.59 MAIN ST	1077	1175	506600	268800	792900	508100	284800	3260	REST/CLUBS	SB
365 12F-6-4A	SOUTH CAPE ENTERPRISES INC	1086 MAIN ST		205 gpd	205	Fish Mkt-demolished		53653.43 MAIN ST	1086	1215	193600	283200	513600	210400	303200	3250	RETAIL	SB
500 12F-4-6A	SPORBORG MIRIAM K TRUSTEE	1118 MAIN ST		1000 gpd	1000	Dentist ofc.		17957.49 MAIN ST	1118	1200	408100	245400	655600	408100	247500	3400	OFFICE BLD MDL-94	SB
426 11F-3-7	SHERMAN WILLIAM D & CAROL A	1134 MAIN ST		405 gpd	405	no file		18826.98 MAIN ST	1134	729	37900	241500	280400	242500	3250	RETAIL	SB	
149 11E-12-27	PROCTOR KENNETH J & SHERYL A	1137 MAIN ST	2 Bedrooms	N/A	220	no file		19742.46 MAIN ST	1137	100041	60500	383900	449700	61900	387800	013R	PRI RES MDL-01	
362 11F-1A-6A	SHERMAN WILLIAM D & CAROL A T/E	1142 MAIN ST		295 gpd	295	2-bedrms;ofc.		9673.14 MAIN ST	1142	721	66000	193900	259900	66000	193900	3400	OFFICE BLD MDL-94	SB
361 11F-1-6	LONG LEON E & DEBORAH	1148 MAIN ST	1 Bedroom	330 gpd	330	3-bedrooms		23308.77 MAIN ST	1148	713	201100	236400	471700	201100	270600	1010	SINGLE FAM MDL-01	SB
266 11E-17-21	ST PIERRE PAULA C	1161 MAIN ST	3 Bedrooms	577.5 gpd	578	exist.3-bedrms.		33231.02 MAIN ST	1161	614	100700	196400	298700	102300	196400	1010	SINGLE FAM MDL-01	SB
421 11E-18-20	RICOTTA PATTI B TRUSTEE	1173 MAIN ST		405 gpd	405	3-bedrms.w/ofc.		16147.10 MAIN ST	1173	615	250700	240600	497400	250700	246700	0310	PRI COMM MDL-94	SB
422 11E-19-19	RICOTTA PATTI B TRUSTEE	1181 MAIN ST		355 gpd	355	2-bedrms.w/ofc.		22408.78 MAIN ST	1181	616	308600	260000	575900	308600	267300	0310	PRI COMM MDL-94	SB
601 11E-10A-31A	MITROKOSTAS ALEXANDER ET UX	1200 MAIN ST																

654 9E-9-4	GOULD CAROLYN F ESTATE	1500 MAIN ST	5 Bedrooms	660 gpd	660		113012.11 MAIN ST	1500	7476	236900	266000	509300	236900	272400	1090	MULTI HSES MDL-01	SB
408 9D-2-31	SWENSON PETER E & JUDITH L	1501 MAIN ST		1100 gpd	1100	total 10-bedrms.	26123.80 MAIN ST	1501	7383	536600	242000	795200	536600	258600	3010	MOTELS MDL-94	SB
259 9E-7-6A	ROCHETTE RICHARD & GLORIA TRUSTEES	1532 MAIN ST		699 gpd	699		17479.09 MAIN ST	1532	7470	277200	223800	533400	277200	256200	0310	PRI COMM MDL-94	SB
140 9D-4-18	BUCKLEY JOSEPH P JR	1533 MAIN ST	3 Bedrooms	N/A	330	no file	81423.41 MAIN ST	1533	7428	235800	395000	637000	239700	397300	303R	COTT COL MDL-01	SB
411 9D-5-17	GRS INVESTMENTS LLC	1547 MAIN ST		6440 gpd	6440	incl.1563 Main St.3-prop.	29455.47 MAIN ST	1547	7438	323500	262300	592000	325700	266300	3010	MOTELS MDL-94	Gb3
65 9E-6-7	1566 MAIN STREET LLC	1550 MAIN ST	1 Bedroom	N/A		no file	97967.44 MAIN ST	1550	7469	38200	236600	276500	39900	236600	1010	SINGLE FAM MDL-01	SB
412 9D-6-16	GRS INVESTMENTS LLC	1563 MAIN ST		see 1547 Main St.		see 1547 Main St	14881.13 MAIN ST	1563	7449	405700	224900	664600	409100	255500	0310	PRI COMM MDL-94	Gb3
144 9E-5-8	1566 MAIN ST LLC	1566 MAIN ST		225 gpd	225	office	60510.25 MAIN ST	1566	7468	412100	224900	640600	415700	224900	3400	OFFICE BLD MDL-94	SB
643 9D-43-12	BARN HILL PROPERTIES INC	1589 MAIN ST		N/A		no file	81652.87 MAIN ST	1589	7431	644200	378500	1092900	651100	441800	3230	SHOPPING CENTER	Gb3
255 9D-44-12A	BARN HILL PROPERTIES INC	1603 MAIN ST		520 gpd	520		31661.57 MAIN ST	1603	7432	613100	255100	881900	613100	268800	0310	PRI COMM MDL-94	Gb3
142 9E-2-10	SIBLEY STEVEN J	1610 MAIN ST	4 Bedrooms	N/A	440	no file	73737.52 MAIN ST	1610	7465	307400	234000	557400	309000	248400	1010	SINGLE FAM MDL-01	SB
493 9D-45-14B	BOTSOLIS FAMILY REALTY TRUST	1615 MAIN ST		2130 gpd	2130	restaurant	46344.64 MAIN ST	1615	7433	400200	284600	766600	408500	358100	3250	RETAIL	Gb3
256 9E-1-11	HARDING JEAN C TRUSTEE	1620 MAIN ST	2 Bedrooms	440 gpd	440	4-bedrooms	47039.97 MAIN ST	1620	7455	98900	220300	322800	100500	222300	1010	SINGLE FAM MDL-01	SB
258 9E-1A-12	PATTERSON JEFFREY S & MEGAN J T/E	1624 MAIN ST	3 Bedrooms	330 gpd	330		39302.74 MAIN ST	1624	7464	303200	218000	524000	306000	218000	1010	SINGLE FAM MDL-01	SB
634 8D-1-8	LOWER CAPE VENTURES LLC	1629 MAIN ST		2800 gpd	2800	town sewer	35366.19 MAIN ST	1629	6773	792700	270100	1107600	801100	306500	0310	PRI COMM MDL-94	Gb3
137 8E-53-27	THE JEAN C HARDING TRUST OF 1997	1652 MAIN ST		200 gpd	200	office	128953.17 MAIN ST	1652	6922	64900	326000	394100	64900	329200	3250	RETAIL	SB
486 8D-48-R42B	MITROKOSTAS FREDERIKA TRUSTEE	1653 MAIN ST		1960 gpd	1960	restaurant	20455.72 MAIN ST	1653	6818	251600	235000	500300	255300	245000	3260	REST/CLUBS	Gb3
581 8D-48A-R42	MITROKOSTAS FREDERIKA TRUSTEE	1671 MAIN ST		1439.79 gpd	1440	Commercial	133524.94 MAIN ST	1671	6819	585900	368900	1062200	585900	476300	3230	SHOPPING CENTER	Gb3
589 8E-52-27A	PRIMA IV LLC	1674 MAIN ST		N/A		no info./retail	154329.60 MAIN ST	1674	6921	927200	606300	1654900	940400	714500	3220	DEPT STORE	Gb3
62 8E-39-16	MESERVEY DANIEL K & SHARON F	1698 MAIN ST		636 gpd	636		29912.41 MAIN ST	1698	6902	293900	264100	666900	293900	373000	334C	GAS ST SRV MDL-94	Gb3
488 8E-1J-C72	MURPHY JAMES J TRUSTEE	1705 MAIN ST		737 gpd	737	2-bedrms.w/retail	8902.57 MAIN ST	1705	6876	267500	190100	462300	267500	194800	0310	PRI COMM MDL-94	Gb3
133 8E-1K-C73	MURPHY JAMES J TRUSTEE	1715 MAIN ST		1907.5 gpd	1908	2-bedrms.w/rest.	9270.33 MAIN ST	1715	6877	296600	190400	491700	296600	195100	0310	PRI COMM MDL-94	Gb3
406 8E-37-15	MESERVEY RONALD C	1716 MAIN ST		220 gpd	220		82031.91 MAIN ST	1716	6901	195100	314700	520300	205600	314700	0310	PRI COMM MDL-94	Gb3
405 8E-2-5	SOVEREIGN BANK	1731 MAIN ST		460 gpd	460	2-bedrms.w/shop	23229.49 MAIN ST	1731	6882	211700	231100	445300	214200	231100	3250	RETAIL	Gb3
586 8E-3A-4A	DYKENS JEFFREY S & JULIE M	1745 MAIN ST	4 Bedrooms	440 gpd	440		30360.87 MAIN ST	1745	6903	421100	216100	639800	423700	216100	1010	SINGLE FAM MDL-01	R20
490 8E-3-4	RAMSDEN MATTHEW & LINDA	1749 MAIN ST	4 Bedrooms	440 gpd	440		22411.36 MAIN ST	1749	6894	213400	214600	430100	214700	215400	1010	SINGLE FAM MDL-01	R20
639 8E-35-14	YOUNG WALTER C	1750 MAIN ST	2 Bedrooms	N/A	220	cesspools	30886.42 MAIN ST	1750	6900	87300	146400	235400	89000	146400	1010	SINGLE FAM MDL-01	R20
134 8E-34-13A	STROLIGO NEVIO & BRUNA	1754 MAIN ST	3 Bedrooms	440 gpd	440	4-bedrooms	40504.00 MAIN ST	1754	6899	162900	164500	329400	164900	164500	1010	SINGLE FAM MDL-01	R20
587 8E-5-3	MESERVEY ROY B & RONALD C & DANIEL K	1761 MAIN ST	3 Bedrooms	N/A	330	no file	122319.34 MAIN ST	1761	6918	162700	209500	383000	164300	218700	1010	SINGLE FAM MDL-01	R20
588 8E-5-3	MESERVEY ROY B & RONALD C & DANIEL K	1761 MAIN ST		N/A		No file	122319.342 MAIN ST			100679	197900	197900	0	197900	1300	RES ACLNDV MDL-00	R20
491 8E-33-13	KOLB GRETCHEN A	1762 MAIN ST		330 gpd	330	Nursery school	20377.50 MAIN ST	1762	6898	267200	226500	493700	267200	226500	0310	PRI COMM MDL-94	R20
253 8E-32-L1A	LEBLANC CLAIRE E TRUSTEE	1772 MAIN ST		525 gpd	525	Salon	7522.76 MAIN ST	1772	6897	51300	171800	223100	51300	171800	3250	RETAIL	R20
582 8E-10-F1	DOYLE DAWN M & STEPHEN E T/E	1780 MAIN ST	3 Bedrooms	440 gpd	440	4-bedrooms	14049.02 MAIN ST	1780	6857	274900	153800	428700	274900	153800	1010	SINGLE FAM MDL-01	R20
138 8E-6-2	SMITH DONALD E & MARIE T	1781 MAIN ST	2 Bedrooms	220 gpd	220		14914.53 MAIN ST	1781	6923	70400	178000	253700	70400	183300	1010	SINGLE FAM MDL-01	R20
63 8E-9-6	RIPLEY DIANNE L	1788 MAIN ST		577.5 gpd	578		21108.86 MAIN ST	1788	6926	163200	218700	384200	165500	218700	013C	PRI RES MDL-94	R20
407 8E-7-3B	MESERVEY DANIEL K & SHARON	1789 MAIN ST	3 Bedrooms	440 gpd	440	4-bedrooms	40329.29 MAIN ST	1789	6924	304000	220500	539800	306000	233800	1010	SINGLE FAM MDL-01	R20
590 8E-8-1	MAIOCCA DONNA L	1795 MAIN ST	2 Bedrooms	577.5 gpd	578	3-bedrooms	15885.33 MAIN ST	1795	6925	71900	171800	243700	71900	171800	1010	SINGLE FAM MDL-01	R20
322 7E-11-9	ALLISON SUSAN E 1/10	1805 MAIN ST	3 Bedrooms	N/A	330	no info.	19446.23 MAIN ST	1805	6331	103300	193200	299100	105000	194100	1010	SINGLE FAM MDL-01	R20
400 7E-12-5	WHITELEY ERIC T & JENNIFER H T/E	1811 MAIN ST	4 Bedrooms	550 gpd	550	5-bedrooms	42381.14 MAIN ST	1811	6332	313200	199600	529300	316000	213300	1010	SINGLE FAM MDL-01	R20
402 7E-20-5A	KAJOK LLC	1817 MAIN ST	2 Bedrooms	800.30 gpd	800	4-bedrooms w/ofc.	25388.06 MAIN ST	1817	6335	144700	194300	377900	146700	231200	1010	SINGLE FAM MDL-01	R20
130 7E-8A-2A	COLE NANCY L	1842 MAIN ST	1 Bedroom	330 gpd	330	2-bedrooms	26235.45 MAIN ST	1842	7823	196500	146700	345100	198400	146700	1090	MULTI HSES MDL-01	R20
483 7E-26A-R8	WHITNEY MICHAEL W	1901 MAIN ST	3 Bedrooms	330 gpd	330		10094.15 MAIN ST	1901	6352	235100	163300	405700	237500	168200	1010	SINGLE FAM MDL-01	R20
324 7E-5-18	COOLING WILLIAM D	1906 MAIN ST	3 Bedrooms	440 gpd	440	4-bedrooms	27502.22 MAIN ST	1906	6367	199300	194700	396700	202000	194700	1010	SINGLE FAM MDL-01	R20
250 7E-4-19	BATEMAN ROBERT L III & SUSAN J T/E	1924 MAIN ST	3 Bedrooms	880 gpd	880	8-bedrms-4 bldgs	51390.74 MAIN ST	1924	6363	538000	210200	765400	540000	225400	1090	MULTI HSES MDL-01	R20
484 7E-3A-52	PHILLIPS THEODORE H & JEFFREY H T/C	1934 MAIN ST	1 Bedroom	N/A	220	no info.	60403.56 MAIN ST	1934	6362	40100	205000	245100	40100	205000	1090	MULTI HSES MDL-01	R20
249 7E-28-B5	1935 MAIN ST LLC	1935 MAIN ST	4 Bedrooms	549.7	550	4-bedrooms	25509.25 MAIN ST	1935	6354	350900	193900	549000	355100	193900	1010	SINGLE FAM MDL-01	R20
323 7E-3-S1	HARRINGTON STANLEY R	1936 MAIN ST	1 Bedroom	385 gpd	385	2-bedrooms	20889.89 MAIN ST	1936	6358	136300	192800	330000	136300	193700	1090	MULTI HSES MDL-01	R20
401 7E-2-R1	KENNEY BRUCE	1952 MAIN ST	3 Bedrooms	770 gpd	770	2 dwellings	33642.81 MAIN ST	1952	6334	301500	217800	538100	303200	234900	1090	MULTI HSES MDL-01	R20
40 6E-23-6	SPARN ROBERT A & PAMELA R T/E	1976 MAIN ST	2 Bedrooms	330 gpd	330	3-bedrooms	14191.03 MAIN ST	1976	5957	143400	182100	336800	145300	191500	1010	SINGLE FAM MDL-01	R20
574 6E-19-S1A	CAROL ANNE STARKWEATHER REV LIV TR	1996 MAIN ST	3 Bedrooms	330 gpd	330		12042.33 MAIN ST	1996	5950	154400	131500	287800	156300	131500	1010	SINGLE FAM MDL-01	SB
242 6E-18-S2	STARKWEATHER ROBERT E & MAUREEN	2008 MAIN ST	2 Bedrooms	N/A	220	no file	12050.03 MAIN ST	2008	5949	170700	146100	318800	172700	146100	1010	SINGLE FAM MDL-01	SB
396 6E-17-2	PARAVISINI FRANCOIS & MARY-KATE	2016 MAIN ST	3 Bedrooms	330 gpd	330		33869.33 MAIN ST	2016	5948	263900	219100	485900	266800	219100	1010	SINGLE FAM MDL-01	SB
240 6E-16-14	STEARNS BLAKE W & CYNTHIA M	2022 MAIN ST		1614 gpd	1614	3-bedroomsw/bake shop	18935.18 MAIN ST	2022	5947	415300	232100	654800	422700	232100	013C	PRI RES MDL-94	SB
241 6E-16-14	STEARNS BLAKE W & CYNTHIA M	2022 MAIN ST		"	"	"	18935.18 MAIN ST	2022	5947	415300	232100	654800	422700	232100	013C	PRI RES MDL-94	SB
307 6E-12-18	WILSON, GILBERT R & MARGARET W GREY TRTS	2058 MAIN ST		262.5 gpd	263	retail store	20602.72 MAIN ST	2058	5944	238700	230000	476600	238700	237900	3250	RETAIL	SB
478 6E-3-A9	TURNER DOUGLAS W & JUNE M	2078 MAIN ST	3 Bedrooms	N/A	330	no file	13310.47 MAIN ST	2078	5964	190600	210800	402200	191400	210800	013R	PRI RES MDL-01	SB
576 6E-40-K1	WISEMAN RETREATS REALTY TRUST	2079 MAIN ST		N/A	1760	16 bedrms.no septic plan	62700.14 MAIN ST	2079	5978	613000	334000	1017500	614800	402700	3010	MOTELS MDL-94	SB
308 6E-2-A1	MATSIK SUSAN	2092 MAIN ST	3 Bedrooms	N/A	330	no file	28957.42 MAIN ST	2092	5954	176500	146600	330700	178800	151900	1010	SINGLE FAM MDL-01	SB
311 6E-41-S1	BREBBIA D ROBERT & ANNE F T/C	2095 MAIN ST	3 Bedrooms	N/A	330	cesspools	35654.39 MAIN ST	2095	5979	181800	187800	369600	181800	187800	1010	SINGLE FAM MDL-01	SB
39 6E-1-21	RIDGWAY CARL E & GAYLE M T/E	2118 MAIN ST	3 Bedrooms	440 gpd	440	4-bedrooms	36029.08 MAIN ST	2118	5942	271000	147900	421800	273900	147900	1010	SINGLE FAM MDL-01	SB
395 5E-4-F23	EXTREME REALTY LLC	2175 MAIN ST		4550 gpd	4550	130 seat rest.	56978.31 MAIN ST	2175	5592	263600	268100	552000	264800	287200	3260	REST/CLUBS	SB
37 5E-4A-3	EXTREME REALTY LLC	2177 MAIN ST	2 Bedrooms	578 gpd	578	3-bedrooms	29784.03 MAIN ST	2177	5597	149700	186500	336200	149700	186500	1010	SINGLE FAM MDL-01	SB
124 5E-4B-2	MESERVEY DOUGLAS R & DAWN MARIE	2191 MAIN ST	3 Bedrooms	440 gpd	440	4-bedrooms	31494.78 MAIN ST	2191	5598	369300	184900	556600	371700	184900	1010	SINGLE FAM MDL-01	SB
474 5E-17-11	CRAFTS GLENN	2212 MAIN ST	2 Bedrooms	N/A	220	no file	12306.84 MAIN ST	2212	5586	181200	138300	319500	181200	138300	1090	MULTI HSES MDL-01	SB
628 5E-16-12	CLARK STEPHANIE M	2															

112 3D-54-24	FAHLE JOHN S & CARRIE A T/E	2504 MAIN ST	5 Bedrooms	550 gpd	550		49238.64 MAIN ST	2504	4803	233300	150000	512200	233300	278900	0130	PRI RES MDL-01	SB
113 3D-59A-8A	2505 MAIN STREET REALTY TRUST	2505 MAIN ST	3 Bedrooms	440 gpd	440	shared w/#2503	8058.77 MAIN ST	2505	7822	262800	164600	428100	263500	164600	1010	SINGLE FAM MDL-01	SB
229 3D-53-23	ROBERTS JANET W	2512 MAIN ST	2 Bedrooms	495 gpd	495	3-bedrooms	12526.75 MAIN ST	2512	4802	114800	147200	264300	116300	148000	1010	SINGLE FAM MDL-01	SB
31 4D-50D-21D	SHAPRIO JOEL	2521 MAIN ST		330 gpd	330	3 bedrooms w/l/A	18754.9554 MAIN ST		8188	0	97300	97300	0	97300	1300	RES ACLNDV MDL-00	R20
298 3D-63-5	REID EDMUND J	2523 MAIN ST	2 Bedrooms	N/A	220	cesspools	32548.66 MAIN ST	2523	4813	167100	207000	386500	169100	217400	1010	SINGLE FAM MDL-01	SB
542 3D-64-11	POLAND BARRY S & EILEEN M	2533 MAIN ST	4 Bedrooms	N/A	440	cesspools	21474.87 MAIN ST	2533	4814	183300	203600	388600	185000	203600	1010	SINGLE FAM MDL-01	SB
386 3D-52-22	PERRY ROBERT J & JANICE	2538 MAIN ST	3 Bedrooms	330 gpd	330		63581.94 MAIN ST	2538	4801	406100	154500	565700	408900	156800	1010	SINGLE FAM MDL-01	SB
296 3D-51-21	MCMULLEN THOMAS & ELSIE	2548 MAIN ST		N/A		no file	38381.21 MAIN ST	2548	4799	0	164400	165800	0	165800	106V	AC LND IMP MDL-00	SB
28 3D-51A-21A	MCMULLEN THOMAS & ELSIE	2550 MAIN ST	2 Bedrooms	577.5 pgd	578		27229.62 MAIN ST	2550	4800	288600	162200	453400	291200	162200	1010	SINGLE FAM MDL-01	SB
381 3D-2	SOUTH CHATHAM COMMUNITY CHURCH	2555 MAIN ST		339 gpd	339	church	39423.21 MAIN ST	2555	4750	465500	221700	693500	465500	228000	906C	CHURCH ETC MDL-94	SB
385 3D-49-20	MCOSKER MICHAEL F & ELIZABETH	2556 MAIN ST	1 Bedroom	330 gpd	330		36640.60 MAIN ST	2556	4793	152400	164300	330800	154300	176500	1090	MULTI HSES MDL-01	SB
380 3D-10	VILLAGE HALL FAMILY CIRCLE INC	2567 MAIN ST		N/A		cesspools	11152.27 MAIN ST	2567	4749	199200	199100	398300	199200	199100	907J	121A CORP MDL-94	SB
384 3D-48A-19A	GREBE ROBIN & MICHAEL D NEWBY	2568 MAIN ST	3 Bedrooms	330 gpd	330		22934.30 MAIN ST	2568	4792	224200	160800	420300	225700	194600	1090	MULTI HSES MDL-01	SB
468 3D-48-19	CALLAHAN CHARLES	2570 MAIN ST		427 gpd	427	retail store	6227.56 MAIN ST	2570	4791	100300	164200	264500	100300	164200	3250	RETAIL	SB
538 3D-54A-29A	COSTANTINO JOSEPH	2581 MAIN ST	4 Bedrooms	N/A		no info.	17187.08 MAIN ST	2581	4804	139600	204100	345000	140900	204100	1050	THREE FAM MDL-01	SB
23 3C-54-29	GARNET LILLIAN A & ALBERT P	2585 MAIN ST	3 Bedrooms	385 gpd	385		24255.39 MAIN ST	2585	4704	127700	214900	349900	130300	219600	1010	SINGLE FAM MDL-01	SB
27 3D-46-17	BIRON LAWRENCE W & LIANE B S T/E	2590 MAIN ST	5 Bedrooms	660 gpd	660		15263.50 MAIN ST	2590	4789	236400	146000	384600	238600	146000	1040	TWO FAMILY MDL-01	SB
225 3C-55-28	BAKER ROBERT C TRUSTEE	2597 MAIN ST		N/A		no file	22840.07 MAIN ST	2597	4705	180100	230000	423400	180100	243300	0310	PRI COMM MDL-94	SB
26 3D-45-16	HORNE LUCILLE W TRUSTEE	2600 MAIN ST	2 Bedrooms	330 gpd	330	three-bedrooms	29878.72 MAIN ST	2600	4788	84300	162600	248600	86000	162600	1010	SINGLE FAM MDL-01	SB
109 3C-57-26A	BAKER GORDON F TRUSTEE	2605 MAIN ST	5 Bedrooms	N/A	550	cesspools	105676.06 MAIN ST	2605	4707	325700	237900	565500	327600	237900	1090	MULTI HSES MDL-01	SB
226 3C-57A-26B	BAKER GORDON F TRUSTEE	2607 MAIN ST		N/A		no file	3402.81 MAIN ST	2607	4708	25600	123700	149300	25600	123700	3250	RETAIL	SB
25 3D-44-15	ROCHE KATHLEEN & KIMBERLY PREMNY T/E	2610 MAIN ST	5 Bedrooms	550 gpd	550		42168.27 MAIN ST	2610	4787	560700	165400	726100	560700	165400	1010	SINGLE FAM MDL-01	SB
466 3C-58-51	MILICAN ANDREW E & JOHN EMERY ET AL	2613 MAIN ST	3 Bedrooms	440 gpd	440		22525.33 MAIN ST	2613	4709	157000	205200	368100	159000	209100	1010	SINGLE FAM MDL-01	SB
383 3D-42-9A	JOHNSON CHESTER G & COLLEEN M T/E	2620 MAIN ST		605 gpd	605	4-bedrms.w/retail	36102.03 MAIN ST	2620	4786	535700	259100	822000	537400	284600	0310	PRI COMM MDL-94	SB
379 3C-59-50	MALONE GEORGE L III & LISA A T/E	2621 MAIN ST	3 Bedrooms	330 gpd	330		36582.29 MAIN ST	2621	4711	364500	217600	598000	364500	233500	1010	SINGLE FAM MDL-01	SB
24 3C-60-48	CHASE HOME FINANCE LLC	2629 MAIN ST	3 Bedrooms	330 gpd	330		9530.63 MAIN ST	2629	4713	208400	178300	388900	210600	178300	1010	SINGLE FAM MDL-01	SB
227 3C-61-47	SMOLLER JEREMY L TRUSTEE	2635 MAIN ST	4 Bedrooms	323.75 pgd	324		3590.65 MAIN ST	2635	4714	170900	160900	331800	170900	160900	104M	TWO FAMILY MDL-03	SB
110 3D-4-11	JPMG REALTY TRUST	2642 MAIN ST		N/A		no file	23273.93 MAIN ST	2642	4784	308700	224900	545500	308700	236800	0310	PRI COMM MDL-94	SB
108 3C-15-3	GORDON JERROLD A	2647 MAIN ST		660 gpd	660		11830.57 MAIN ST	2647	4651	275200	197000	476600	279600	197000	0310	PRI COMM MDL-94	SB
295 3C-16-2	CONNORS SUSAN L TRUSTEE	2653 MAIN ST		1690 gpd	1690	2-bedrms.w/rest.	10347.27 MAIN ST	2653	4653	236000	186400	422400	236000	186400	0310	PRI COMM MDL-94	SB
618 3D-3-11A	PUZA LEONARD J & ANNE MARIE RYAN T/E	2654 MAIN ST	3 Bedrooms	220 gpd	220	Main house	9898.69 MAIN ST	2654	4771	192400	124900	319300	194400	124900	1010	SINGLE FAM MDL-01	SB
537 3D-3A-11B	PUZA LEONARD J & ANNE MARIE RYAN T/E	2660 MAIN ST	2 Bedrooms	220 gpd	220	cottage	11745.47 MAIN ST	2660	4783	60200	143700	207300	60200	147100	1090	MULTI HSES MDL-01	SB
616 3C-17-1	JGALT LLC	2661 MAIN ST		1870 gpd	1870	17-bedrms.	22986.24 MAIN ST	2661	4654	412700	233900	648700	414800	233900	301R	MOTELS MDL-01	SB
228 3D-1-42	RUSSO THERESA & DANIEL K KAPLAN T/E	2666 MAIN ST	3 Bedrooms	578 gpd	578		23221.22 MAIN ST	2666	4751	377500	160600	548000	382600	165400	1090	MULTI HSES MDL-01	SB
612 2C-39-7	PACK SHIRLEY	2673 MAIN ST	4 Bedrooms	N/A	440	cesspools	11589.28 MAIN ST	2673	4505	255500	153900	411300	257400	153900	1010	SINGLE FAM MDL-01	R20
224 2D-6-1	SCHNECK WILLIAM D TRUSTEE	2674 MAIN ST	2 Bedrooms	N/A	220	no file	42317.66 MAIN ST	2674	4550	106800	165900	282200	108500	173700	1010	SINGLE FAM MDL-01	R60
615 2D-5-2	EASTWARD HOMES BUSINESS TRUST	2684 MAIN ST	3 Bedrooms	550 gpd	550		117342.96 MAIN ST	2684	4549	158500	183000	343300	158500	184800	1040	TWO FAMILY MDL-01	R60
107 2D-4-3	JOHNSON CHESTER G & COLLEEN M	2694 MAIN ST	5 Bedrooms	550 gpd	550		26245.04 MAIN ST	2694	4548	152500	161000	314200	152500	161700	1010	SINGLE FAM MDL-01	R60
223 2C-41-5	ELDRIDGE DANIEL E	2697 MAIN ST	3 Bedrooms	660 gpd	660	house-4 bedrms/guest-2-bedrms	51654.27 MAIN ST	2697	4508	237600	212500	484000	237600	246400	1010	SINGLE FAM MDL-01	R20
294 2D-3-4	HAMMATT FRANCIS P & CATHIE GORDON	2702 MAIN ST	2 Bedrooms	N/A	220	cesspools	33322.61 MAIN ST	2702	4547	193600	162600	358800	195300	163500	1010	SINGLE FAM MDL-01	R60
536 2C-42-4A	RYDER MICHAEL D	2705 MAIN ST	3 Bedrooms	440 gpd	440		30331.75 MAIN ST	2705	4509	202700	186200	401300	202700	198600	1010	SINGLE FAM MDL-01	R20
613 2D-1-5	DALLAS L JONES III REVOCABLE TRUST	2712 MAIN ST	4 Bedrooms	550 gpd	550	2-syst.house w/ofc.	49372.38 MAIN ST	2712	4544	268800	167400	457400	272400	185000	1010	SINGLE FAM MDL-01	R60
106 2C-44-3	DELTA PORTUNUS CORP	2713 MAIN ST	2 Bedrooms	660 gpd	660	6-bedrms;2-bldgs.	51372.92 MAIN ST	2713	4511	298500	194400	494600	300200	194400	1090	MULTI HSES MDL-01	R20
21 2C-44A-3A	PETRASKO DAVID C & GEORGIA A	2715 MAIN ST	3 Bedrooms	330 gpd	330		24462.90 MAIN ST	2715	7843	336600	185800	522400	336600	185800	1010	SINGLE FAM MDL-01	R20
465 2D-1A-5A	BUCK CHARLES S & PATRICIA	2724 MAIN ST	3 Bedrooms	440 gpd	440		30807.25 MAIN ST	2724	4546	303700	162600	468400	305800	162600	1010	SINGLE FAM MDL-01	R60
614 2D-1A-6	TOWN OF CHATHAM	2756 MAIN ST		N/A		no info.	525628.64 MAIN ST	2756	4545	92800	287700	404600	308000	311800	903I	MUNICIPAL MDL-96	MC
607 13E-15	CHATHAM UNITARIAN UNIVERSALIST	819 MAIN ST	50 seats	N/A	150	town sewer	27835.93 MAIN ST	819	1663	462900	498300	965400	467100	498300	906C	CHURCH ETC MDL-94	Gb2
17 13E-51-26	856 MAIN ST LLC	856 MAIN ST		N/A	510	town sewer	22269.14 MAIN ST	856	1721	244900	258000	514700	244900	269800	3400	OFFICE BLD MDL-94	Gb3
366 13E-39-4	CUMBERLAND FARMS INC	859 MAIN ST		N/A		no info.	26078.06 MAIN ST	859	1697	348500	255200	726000	360000	366000	334C	GAS ST SRV MDL-94	Gb3
103 13E-47-3	GRAY WILLIAM P	875 MAIN ST	4 Bedrooms	330 gpd	330		20104.6739 MAIN ST	875	1706	102700	234300	340700	102700	238000	1010	SINGLE FAM MDL-01	Gb3
374 13E-878-MAIN	878 MAIN STREET CONDO ASSOCIATION	878 MAIN ST			440	"	20865.53 MAIN ST		7945	0	0	0	0	0	995	CONDO MAIN	Gb3
291 13E-48-2	SOVEREIGN BANK/ COMPASS BANK	895 MAIN ST		75 gpd	75		49315.81 MAIN ST	895	1707	561800	286000	918200	614800	303400	3410	BANK BLDG MDL-94	Gb3
377 13F-65W-W1	WALLACE ANN E	902 MAIN ST		470 gpd	470	exist.ok for 360 gpd 12/20/10	13366.2183 MAIN ST	902	1795	305000	237600	544800	305000	239800	0310	PRI COMM MDL-94	Gb3
292 13E-49-1A	907 ROOBAR, LLC	907 MAIN ST	80 seat license	4440 GPD *	4440	based on SF existing system. Licensed for 80 seats	46506.23 MAIN ST	907	1709	428300	285600	862100	479600	382500	3260	REST/CLUBS	Gb3
535 13F-PARK-PLACE	PARK PLACE CONDO OWNERS ASSOCIATION	912 MAIN ST			5940	"	115627.21 MAIN ST		912	1794	0	0	0	0	995	CONDO MAIN	Gb3
376 13F-63A-2	SOUNDVIEW REALTY TRUST	920 MAIN ST	3 Bedrooms	330 gpd	330		12271.55 MAIN ST	920	1790	346300	192900	542100	349200	192900	1010	SINGLE FAM MDL-01	Gb3
609 13F-63-20	ABRAHAM TRUSTEE MARK A	922 MAIN ST		813 gpd	813	2 offices;4-(1)bedrm.aprt.	11201.7343 MAIN ST	922	1789	283000	214100	507400	288700	218700	013M	PRI RES MDL-03	Gb3
610 13F-63-20	ABRAHAM TRUSTEE MARK A	922 MAIN ST	5 Bedrooms	"	"	"	11201.7343 MAIN ST	922	1789	283000	214100	507400	288700	218700	013M	PRI RES MDL-03	Gb3
430 13E-49B-1B	935 MAIN ST LLC	935 MAIN ST		665 gpd	665	4 bedrms;office	30982.7199 MAIN ST	935	1710	745800	272900	1031800	751500	280300	0310	PRI COMM MDL-94	Gb3
293 13F-62-11A	938 MAIN LLC	938 MAIN ST		N/A		cesspools	12663.25 MAIN ST	938	1788	265600	218700	494300	265600	228700	3400	OFFICE BLD MDL-94	Gb3
375 13F-34-88	O'CONNELL SEAN P	946 MAIN ST		1430 gpd	1430	13 rooms	45127.26 MAIN ST	946	1759	361800	314100	710700	361800	348900	3010	MOTELS MDL-94	Gb3
220 13F-33-8	O'CONNELL SEAN P	958 MAIN ST		2200 gpd	2200	20 rooms w/4 sep. systems	53518.93 MAIN ST	958	1758	527200	334100	927700	529200	398500	3010	MOTELS MDL-94	Gb3
288 12F-1-3	ELDRIDGE ERNEST R & SHAREEN DAVIS	989 MAIN ST	2 Bedrooms	330 gpd	330	3 bedrooms	27564.96 MAIN ST	989	1150	103900	196400	309100	103900	205200	1010	SINGLE FAM MDL-01	SB
4 10E-25-B8	CHATHAM CONSERVATION FNDN INC	MAIN ST		N/A		vacant	12129.3127 MAIN ST		234	0	213500	213500	0	213500	9050	P/HOS CHAR MDL-00	SB
11 12F-13-42	STREIBERT THEODORE & BARBARA TRUSTEES	MAIN ST		N/A		vacant- duck pond in front of Agway	37759.3477 MAIN ST		1166	0	27000	27000	0	27000	3920	UNDEV LAND	SB
13 12F-																	

328 8E-1-H3	SUMNER GN HARDING TRUST OF 1997	MAIN ST, LOT 3	N/A			vacant	24075.9849 MAIN ST, LOT 3	7807	0	399200	399200	0	399200	3900	DEVEL LAND MDL-00	SB	
691 4E-8-7		2386 Main Street	N/A			cesspools-3 bedrms.	47516.45 Main Street	2386			236800			1010			
637 8E-1F-C75	BRADLEY KEITH W TRUSTEE	15 MARKET PL	N/A			no file	9459.63 MARKET PL	15	6873	550400	190200	744600	550400	194200	0310	PRI COMM MDL-94	Gb3
489 8E-1Q-C76	NELSON JEFFREY J	20 MARKET PL	220 gpd	220		2-bedrooms	13902.8147 MARKET PL		6881	0	204700	204700	0	204700	3900	DEVEL LAND MDL-00	Gb3
585 8E-1N-C79	SOVEREIGN BANK	30 MARKET PL	330 gpd	330		2-bedrms.w ofc.	8321.22 MARKET PL	30	6879	336800	191500	533900	336800	197100	0310	PRI COMM MDL-94	Gb3
638 8E-1P-C78	SALTY PRODUCTS INC	MARKET PL	N/A			vacant	17230.9661 MARKET PL		6880	0	175400	175400	0	175400	3910	POT DEVEL	Gb3
119 4E-10	UNKNOWN OWNERS	MEETINGHOUSE RD	N/A			vacant	664.078166 MEETINGHOUSE RD		5134	0	100	100	0	100	1320	RES ACLNUD MDL-00	SB
120 4E-16-14	TOWN OF CHATHAM	MEETINGHOUSE RD	N/A			vacant	2393.79957 MEETINGHOUSE RD		7954	0	100	100	0	100	9030	MUNICIPAL MDL-00	SB
690 4E-11-11	Cape Cod Five Savings	31 MEETINGHOUSE RD	N/A			no file	51519.4177 Meetinghouse Road	31				513300			3210	Hardware Store	
115 3D-5B-12B	COLLINGWOOD HARRY J JR & SANDRA L	25 MORTON RD	3 Bedrooms	577.5 gpd	578		20729.70 MORTON RD	25	4810	206900	144700	354900	210200	144700	1010	SINGLE FAM MDL-01	SB
114 3D-5A-12A	AWAD KEITH	MORTON RD	N/A			vacant	21335.0936 MORTON RD		4809	0	153900	153900	0	153900	1300	RES ACLNDV MDL-00	R60
453 13F-MUNS-MEE	BOHMAN, JACK D & SARAH C TRUSTEES	10 MUNSON MEETING WAY	NONE	220		town sewer	145875.49 MUNSON MEETING WAY	10	1806	59100	0	59100	59100	0	3421	PROF CONDO	Gb3
454 13F-MUNS-MEE	BOHMAN, JACK D & SARAH C TRUSTEES	10 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	10	1805	333800	0	333800	333800	0	3421	PROF CONDO	Gb3
447 13F-MUNS-MEE	AMOROSO JANE ESTATE	30 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	30	1821	416800	0	425600	416800	8800	1021	CONDO NL MDL-05	Gb3
448 13F-MUNS-MEE	DUNN EILEEN K	30 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	30	1820	457700	0	466500	457700	8800	1021	CONDO NL MDL-05	Gb3
449 13F-MUNS-MEE	CHARLOTTE R CARTY TRUST	30 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	30	1819	409800	0	418600	409800	8800	1021	CONDO NL MDL-05	Gb3
450 13F-MUNS-MEE	WITHERBEE HAZEL L	30 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	30	1818	434900	0	443700	434900	8800	1021	CONDO NL MDL-05	Gb3
451 13F-MUNS-MEE	ORLEN YANA	30 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	30	1817	458900	0	467700	458900	8800	1021	CONDO NL MDL-05	Gb3
452 13F-MUNS-MEE	ULBRICH GUDRUN LT	30 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	30	1816	452800	0	461600	452800	8800	1021	CONDO NL MDL-05	Gb3
441 13F-MUNS-MEE	SCHULDT ROBERT R	38 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	38	1828	410400	0	419200	410400	8800	1021	CONDO NL MDL-05	Gb3
442 13F-MUNS-MEE	38E MUNSON NOMINEE TRUST	38 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	38	1827	452800	0	461600	452800	8800	1021	CONDO NL MDL-05	Gb3
443 13F-MUNS-MEE	HARRIGAN FRANCIS J JR TRUSTEE	38 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	38	1826	437500	0	446300	437500	8800	1021	CONDO NL MDL-05	Gb3
444 13F-MUNS-MEE	ELLINGHAM FRANCES J	38 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	38	1825	409800	0	418600	409800	8800	1021	CONDO NL MDL-05	Gb3
445 13F-MUNS-MEE	SMITH RONALD	38 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	38	1824	400200	0	409000	400200	8800	1021	CONDO NL MDL-05	Gb3
446 13F-MUNS-MEE	POLHEMUS AARON D	38 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	38	1823	444000	0	452800	444000	8800	1021	CONDO NL MDL-05	Gb3
455 13F-MUNS-MEE	WILLIAMS MARIE E	6 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	6	1814	128000	0	128000	128000	0	3421	PROF CONDO	Gb3
456 13F-MUNS-MEE	HECHT STEPHEN R & MARGARET M T/E	6 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	6	1813	184900	0	184900	184900	0	3421	PROF CONDO	Gb3
457 13F-MUNS-MEE	LITTLE TURTLE REALTY TRUST	6 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	6	1812	166600	0	166600	166600	0	3421	PROF CONDO	Gb3
458 13F-MUNS-MEE	CAMERON F KOBLISH TRUST	6 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	6	1810	120200	0	120200	120200	0	3421	PROF CONDO	Gb3
459 13F-MUNS-MEE	CAMERON F KOBLISH TRUST	6 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	6	1809	138900	0	138900	138900	0	3421	PROF CONDO	Gb3
460 13F-MUNS-MEE	SALMESTRELLI JEROME R	6 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	6	1808	81500	0	81500	81500	0	3421	PROF CONDO	Gb3
461 13F-MUNS-MEE	DEHAN MARGARET	6 MUNSON MEETING WAY	2 Bedrooms	220		"	145875.49 MUNSON MEETING WAY	6	1807	408600	0	408600	408600	0	1021	CONDO NL MDL-05	Gb3
432 13F-MUNS-MEE	TISHLER MITCHELL S	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1832	167300	0	167300	167300	0	3421	PROF CONDO	Gb3
433 13F-MUNS-MEE	WHALEY MARC A & CAROL G T/C	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1831	231300	0	231300	231300	0	3421	PROF CONDO	Gb3
434 13F-MUNS-MEE	ELDRIDGE ANN L	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1830	126400	0	126400	126400	0	3421	PROF CONDO	Gb3
435 13F-MUNS-MEE	ELDRIDGE ANN L	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1829	157200	0	157200	157200	0	3421	PROF CONDO	Gb3
436 13F-MUNS-MEE	HYORA HENRY C	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1742	75600	0	75600	75600	0	3421	PROF CONDO	Gb3
437 13F-MUNS-MEE	HYORA HENRY C	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1741	49500	0	49500	49500	0	3421	PROF CONDO	Gb3
438 13F-MUNS-MEE	HYORA HENRY C	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1740	120300	0	120300	120300	0	3421	PROF CONDO	Gb3
439 13F-MUNS-MEE	HYORA HENRY C	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1739	162300	0	162300	162300	0	3421	PROF CONDO	Gb3
440 13F-MUNS-MEE	TISHLER MITCHELL S	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1738	96600	0	96600	96600	0	3421	PROF CONDO	Gb3
462 13F-MUNS-MEE	MUNSON MEETING CONDO ASSOCIATION	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	7900	0	0	0	0	0	995	CONDO MAIN	Gb3
463 13F-MUNS-MEE	FURBER COLLEEN	60 MUNSON MEETING WAY	NONE	220		"	145875.49 MUNSON MEETING WAY	60	1815	15200	0	15200	15200	0	3421	PROF CONDO	Gb3
399 6E-39B-G1B	EA MCKONE & MCKONE-SWEET CAPE R T	11 NELLIES WAY	3 Bedrooms	330 gpd	330		20049.50 NELLIES WAY	11	8193	330800	300200	634000	333800	300200	1010	SINGLE FAM MDL-01	SB
41 6E-39DB-R5	SHANNEN REALTY NOMINEE TRUST	19 NELLIES WAY	3 Bedrooms	330 gpd	330		23615.10 NELLIES WAY	19	8251	451900	300900	752800	451900	300900	1010	SINGLE FAM MDL-01	R20
244 6E-39DA-R3	CRAIG JOSEPH F & LOUISE H	5 NELLIES WAY	330 gpd	330			22321.16 NELLIES WAY	5	8250	345300	300200	645500	345300	300200	1010	SINGLE FAM MDL-01	R20
309 6E-38-G1A	ELDRIDGE J THADDEUS	7 NELLIES WAY	6 Bedrooms	660 gpd	660		10491.17 NELLIES WAY	7	5976	344800	254900	599700	344800	254900	1010	SINGLE FAM MDL-01	SB
30 4D-3-D1	VENERI GREGORY P	4 NICKERSON CIR	N/A			no file	37169.57 NICKERSON CIR	4	5074	0	148300	148300	0	148300	1300	RES ACLNDV MDL-00	R60
148 11E-11-29	JORDAN DENNIS	75 OLD MAIN ST	4 Bedrooms	440 gpd	440		28650.84 OLD MAIN ST	75	608	372600	237400	610000	372600	237400	1040	TWO FAMILY MDL-01	SB
287 11F-5-5	HAYMAN MARC T & PAULE B GARRIGUES	88 OLD MAIN ST	3 Bedrooms	440 gpd	440		85847.56 OLD MAIN ST	88	730	454500	256700	713700	457000	256700	1090	MULTI HSES MDL-01	SB
364 12F-44-14	SWAN SHARON M TRUSTEE	22 OLD QUEEN ANNE RD	3 Bedrooms	440 gpd	440		39574.83 OLD QUEEN ANNE RD	22	1205	320300	220100	542100	322000	220100	1010	SINGLE FAM MDL-01	R20
289 12F-11-11	AUDIBERT JAMES M & JANE H T/E	51 OLD QUEEN ANNE RD	4 Bedrooms	660 gpd	660		74307.75 OLD QUEEN ANNE RD	51	1163	696900	269600	970000	699700	270300	1090	MULTI HSES MDL-01	R20
14 12F-7	TOWN OF CHATHAM	OLD QUEEN ANNE RD	N/A			union cemetery	620671.113 OLD QUEEN ANNE RD		1148	0	364400	364400	0	364400	9030	MUNICIPAL MDL-00	M
363 12F-11A-10A	ELDRIDGE TERRY W	OLD QUEEN ANNE RD	N/A			vacant	9565.20244 OLD QUEEN ANNE RD		1164	0	300	300	0	300	1320	RES ACLNUD MDL-00	R20
429 13E-37-C29	BROMLEY REALTY TRUST	20 OYSTER POND FURLONG	N/A			adjacent lot to Village Market	22092.7664 OYSTER POND FURLONG		1695	0	362700	362700	0	362700	3910	POT DEVEL	Gb3
101 13E-36-R28	48 OYSTER POND FURLONG LLC	48 OYSTER POND FURLONG	N/A			cesspool	22747.06 OYSTER POND FURLONG	48	1694	203200	237000	440200	203200	237000	3161	COMM WHEEL MDL-96	Gb3
146 10E-4-8	SYLVER MARTHA E	17 POND VIEW AVE	N/A			cesspool	11463.47 POND VIEW AVE	17	248	112800	195000	307800	112800	195000	3250	RETAIL	SB
496 10E-12-3	MALLOWES EDWARD A & PAMELA J	20 POND VIEW AVE	3 Bedrooms	330 gpd	330		23299.55 POND VIEW AVE	20	218	180400	213100	434200	181100	253100	1010	SINGLE FAM MDL-01	SB
147 10E-5-9	ELDRIDGE DANIEL E	29 POND VIEW AVE	2 Bedrooms	220 gpd	220		12163.04 POND VIEW AVE	29	257	44600	222400	267000	44600	222400	1010	SINGLE FAM MDL-01	R20
598 10E-3-8A	PETERSON RUSSELL O & ELENA A	7 POND VIEW AVE	3 Bedrooms	330 gpd	330		11332.57 POND VIEW AVE	7	238	167900	183800	353900	170100	183800	1010	SINGLE FAM MDL-01	SB
15 13E-38-C30	BROMLEY REALTY TRUST	12 QUEEN ANNE RD	N/A	13675		town sewer	80387.67 QUEEN ANNE RD	12	1696	1039100	433500	1582400	1050800	531600	3230	SHOPPING CENTER	Gb3
60 6E/COVE/RIDG	EAST BAY OSTERVILLE LLC	1 RIDGE COVE LN #1	2 Bedrooms	2090		Shared septic system; total-19 bedrooms (should be Ridg	127718.96 RIDGE COVE LN	1	100165	649600	0	649600	649600	0	1021	CONDO NL MDL-05	SB
479 6E-51-K3	HAMRICK ANNE	36 RIDGEVALE RD	2 Bedrooms	N/A	220	no file	18889.64 RIDGEVALE RD	36									

CAPE COD COMMISSION

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Should you have any questions regarding the forgoing, please contact Jill Goldsmith, Town Manager at 508.945.5105 or jgoldsmith@chatham-ma.gov. Please visit the Town's website for more up to date information – www.chatham-ma.gov