

# AGENDA

Monday

January 4, 2016

**TOWN OF EASTHAM  
AGENDA  
BOARD OF SELECTMEN  
Monday, January 4, 2016  
5:00 p.m.**

REVISED

Location:      Earle Mountain Room

**I. PUBLIC NOTICE**

**5:00 p.m.** Opening of Town of Eastham Annual Town Meeting Warrant for Monday, May 2, 2016

**II. PUBLIC HEARING**

**5:05 p.m. Public Hearing** to discuss the FY16 regional CDBG application for the towns of Eastham and Harwich. Proposed activities include housing rehabilitation and childcare subsidies in the Eastham (town-wide) target area and in the West Harwich target area. (Possible Vote)

*(Note: Other than public hearings, all times are approximate and items may be taken out of order.)*

**III. PUBLIC/SELECTMEN INFORMATION**

**IV. ADMINISTRATIVE MATTERS**

**A. Action/Discussion**

1. Committee Appointment, (Requires vote):
  - A. Leon Verrone - Appointment as Regular Member to the Historical Commission first term to commence January 4, 2016 and expire on June 30, 2017. (He is filling unexpired term.)
2. Conservation Commission request to send a letter to Eversource regarding the issue of cormorants at power lines on Depot Pond. (Discussion & possible Vote)
3. Private Road Easements for Contract 7 of the Water System (north Eastham private roads) (Requires Vote)
4. Finance Committee Charge (Requires Vote)

**V. TOWN ADMINISTRATOR'S REPORT**

**VI. OTHER BUSINESS**

**Upcoming Meetings**

January 6, 2016	3:00 p.m.	Timothy Smith Room	Work Session
January 19, 2016	5:00p.m.	Earle Mountain Room	Regular Meeting
January 20, 2016	3:00p.m.	Timothy Smith Room	Work Session

*The listing of matters includes those reasonable anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

*This meeting will be video recorded and broadcast over Local Access Channel 18 and through the Town website at [www.eastham-ma.gov](http://www.eastham-ma.gov).*

I. 5:00 pm.

## **TOWN OF EASTHAM PUBLIC NOTICE**

The Warrant for the Eastham Annual Town Meeting, to be held on Monday, May 2, 2016 opens Monday, January 4, 2016 and will close Thursday, February 11, 2016 at 4:00pm.

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*Sent to Cape Codder by Tuesday , December 22, 2015*

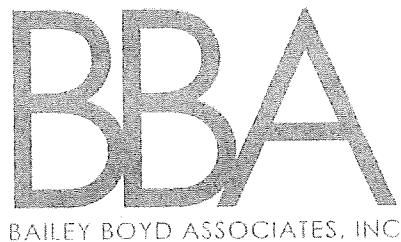
*LEGAL Notice published in Friday, January 1, 2016 Cape Codder and on the Eastham page*

II. 5:05pm

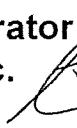
## **PUBLIC HEARING - FY16 CDBG GRANT**

The Town of Eastham Board of Selectmen will hold a Public Hearing at Eastham Town Hall on Monday January 4, 2016, at 5:05 P.M. to discuss the FY16 regional CDBG application for the towns of Eastham and Harwich. Proposed activities include housing rehabilitation and childcare subsidies in the Eastham town-wide target area and in the West Harwich target area. Residents of Eastham and Harwich are welcome to attend and will be heard.





## M e m o r a n d u m

**TO:** Eastham Board of Selectmen  
**CC:** Jacqui Wilde, Assistant Town Administrator  
**FROM:** Alice Boyd, Bailey Boyd Associates, Inc.   
**RE:** FY16 CDBG Grant  
**DATE:** December 16, 2015

On Monday January 4<sup>th</sup> the Town will hold a Public Hearing regarding the submission of an FY16 regional CDBG grant. At the public hearing residents from Eastham and Harwich are invited to comment on the proposed CDBG application content.

The town of Eastham is eligible to apply for \$800,000. We propose continuing the successful Housing Rehabilitation and Childcare Subsidy programs. The programs are offered on a first come/first served basis and we have dozens of residents on the current wait list.

I look forward to attending your meeting to answer any questions you may have.

At the completion of the public hearing it is traditional for the Board of Selectmen to vote the following motions:

**PROPOSED MOTION 1:** Move to submit an FY16 CDBG grant for housing rehabilitation and childcare subsidies and to authorize the Town Administrator and/or Chairman of the Board of Selectmen to sign the grant application and associated forms.

**PROPOSED MOTION 2:** Move to allocate \$35,000 of CDBG Program Income as a contingency fund and make other encumbrances as necessitated.

Please feel free to contact me if you have any questions or concerns.

**January 4, 2016**

IV. A.1.

To: Board of Selectmen

From: Sheila Vanderhoef, Town Administrator

**Re: Committee Appointments**

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The following is the information needed to make one committee appointment.

**Leon Verrone**

The interview committee recommends the appointment of Leon Verrone as a regular member to the Historical Commission.

If the Board appoints him, his first term would commence January 4, 2016 and expire June 30, 2017. He is to replace Frank Crozier, whose term was to have ended June 30, 2017.

# Historical Commission

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A city or town which accepts this section may establish a historical commission, hereinafter called the commission, for the preservation, protection and development of the historical or archeological assets of such city or town. Such commission shall conduct researches for places of historic or archeological value, shall cooperate with the state archeologist in conducting such researches or other surveys, and shall seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans, and pamphlets which it deems necessary for its work. For the purpose of protecting and preserving such places, it may make such recommendations as it deems necessary to the city council or the selectmen and, subject to the approval of the city council or the selectmen, to the Massachusetts historical commission, that any such place be certified as an historical or archeological landmark. It shall report to the state archeologist the existence of archeological, paleontological or historical site or object discovered in accordance with section twenty-seven C of chapter nine, and shall apply for permits necessary pursuant to said section twenty-seven C. Any information received by a local historical commission with respect to the location of sites and specimens, as defined in section twenty-six B of chapter nine, shall not be a public record. The commission may hold hearings, may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission's program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission's program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering the commission's program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section. It shall keep accurate records of its meetings and actions and shall file an annual report which shall be printed in the case of towns in the annual report. The commission may appoint such clerks and other employees as it may from time to time require. *The commission shall consist of not less than three nor more than seven members.* In cities the members shall be appointed by the mayor, subject to the provisions of the city charter, except that in cities having a city manager form of government, said appointments shall be by the city manager, subject to the provisions of the charter; and in towns they shall be appointed by the selectmen, excepting towns having a town manager form of government, in which town appointments shall be made by the town manager, subject to the approval of the selectmen. When a commission is first established, the terms of the members shall be for one, two, or three years, and so arranged that the terms of approximately one third of the members will expire each year, and their successors shall be appointed for terms of three years each. Any member of a commission so appointed may, after a public hearing if requested, be removed for cause by the appointing authority. A vacancy occurring otherwise than by expiration of a term shall in a city or town be filled for the unexpired term in the same manner as an original appointment. Said commission may acquire in the name of the city or town by gift, purchase, grant, bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage same.

**Under the provisions of Chapter 40, Section 8D, Massachusetts General Laws, adopted by the Board of Selectmen on April 22, 1992.**

IV. A.2.

**Jacqueline Beebe**

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**From:** Shana Brogan [conservation@eastham-ma.gov]  
**Sent:** Wednesday, December 23, 2015 8:07 AM  
**To:** Jacqueline Beebe  
**Subject:** FW: Eversource  
**Attachments:** DftLtrEversource2.docx

Hello Jacqui,

See below and attached for your information. Basically the Cons. Comm. would like the BOS to write Eversource regarding the cormorants. I thought it was being sent to administration.

Thank you,  
Shana

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**From:** Mike Harnett [mailto:mrh2681@gmail.com]  
**Sent:** Tuesday, December 22, 2015 8:46 PM  
**To:** [slectman@blshea.net](mailto:slectman@blshea.net)  
**Cc:** Shana Brogan  
**Subject:** Eversource

Dear Selectman O'Shea

Attached please find a copy of a letter to Eversource, drafted by the Conservation Commission informing them that Eastham also has a cormorant/power line issue at little Depot Pond. We are asking for your assistance in determining who we should address the letter to and who should sign it, the Town Administrator Sheila Vanderhoef, or the Chairman of the Board of Selectman, Elizabeth Gawran?

We will be happy to make any revisions or corrections to the draft.

Thank You

Michael Harnett  
Chairman Conservation Commission

Letterhead of Sender [Town Administrator? Board of Selectmen?]

[Rough Draft Letter to Eversource  
Using address from correspondence we've received from them]

Subject: Mitigation of Water Quality Damage Caused by Cormorants

Dear \_\_\_\_:

This is to advise you that the Town of Eastham is experiencing negative impacts to Little Depot Pond, map attached, produced by cormorants perching on electrical utility lines strung over the pond who defecate into the fresh water below. The Eversource utility installation found at Little Depot Pond is similar to the installation found in Town of Orleans's Cedar pond. Both ponds have electrical utility lines strung over the open water and both ponds attract significant numbers of perching cormorants, which foul the water with their waste products.

In Eastham, Little Depot Pond is the closest pond to Cedar Pond along the path of your utility lines and the closest pond where the lines cross an Eastham pond. During the recent attempt to drive the birds away from Orleans's Cedar Pond by using pyrotechnic devices, we observed a dramatic increase in the number of cormorants perching on the electrical lines over Eastham's Little Depot Pond.

We are very concerned that maintaining your utility lines over Little Depot Pond, a vulnerable body of water and the subsequent fouling of it by cormorants is damaging the water quality of Little Depot Pond. Measures taken to eliminate the perching cormorants over Cedar Pond in Orleans without a similar measures taken at Little Depot Pond in Eastham will continue to dramatically increase the numbers of cormorants at Little Depot Pond in Eastham and exacerbate the damage to it and the adjoining ponds.

The authority to install and maintain utility lines has been granted to Eversource by an easement from the Town of Eastham. As the easement holder, your responsibilities extend to ensuring that your installation does not negatively impact the water quality of Eastham including that at Little Depot Pond. Any efforts you undertake to mitigate the water quality of Cedar Pond in Orleans by reducing the numbers of cormorants must take into account the effect of such activity water sources in close proximity to it, including Little Depot Pond in Eastham.

We look forward to discussing this matter with you in the future and a member of my stall will call to set up a meeting.

Sincerely,



IV. A. 3

DATE

«NAME»

«MAILING\_ADDRESS»

«CITY»

«ZIP»

Dear «GREETING»:

**Re: Permanent Water Line Easement**

The Town overwhelmingly endorsed, at the May 2014 Annual Town Meeting, the installation of a partial municipal water system that will provide drinking water and hydrants for fire protection to approximately 80% of the lots in Town. The Town has held numerous public information sessions that describe this water system over the last few years, and in the event you would like to learn more about it, the Town's web page ([www.eastham-ma.gov](http://www.eastham-ma.gov)) has a "Water Project" link where you can find this information.

Your property is located on a privately owned road, and it is one of the streets to be served by the water system. The Town needs to acquire the legal access on private roads for the installation and maintenance of the water mains. The Board of Water Commissioners will acquire the easements over the private roads for this purpose by a vote of an "Order of Taking". There is no action required by you as the property owner. This letter is for information only. The Board of Water Commissioners after their vote will execute the Order of Taking, and record it with the Barnstable Registry of Deeds and/or file it with the Barnstable Registry District of the Land Court. Please note that after the water main is installed in the road layout, the road will be repaired to its original condition.

We expect construction activities for installing the water main will occur during 2016. As the water main is installed, representatives of Environmental Partners Group, our engineers for the project, will meet with you to discuss where you would like to have the connection at the edge of your property and to answer any other questions you may have.

The Board of Water Commissioners will hold a general information session for all of the property owners receiving this letter. This meeting is to be held on **Monday, January 25, 2016 at 5:00 p.m.** at Eastham Town Hall, Earle Mountain Hearing Room. We hope that you can attend this meeting, however if you are unable to attend and want to learn more the session will be televised and recorded, and put on the Town's web page. Additionally, following this meeting, you can direct any questions you may have to Jane Crowley, Health Agent (508 240-5900 x3229), Sheila Vanderhoef, Town Administrator (508 240-5900 x3206), or Jacqui Beebe, Assistant Town Administrator (508 240-5900 x3211).

Very truly yours,



John Knight  
Chair, Board of Water Commissioners

<b>CONTRACT 7 PRIVATE ROAD EASEMENTS</b>		
<b>PLAN</b>	<b>ADDRESS</b>	<b>MAP &amp; PARCEL</b>
<b>36247-D &amp; 37550-C</b>	1 Jackcin Drive	2-63-B
	2 Jackcin Drive	2-61-G
	3 Jackcin Drive	2-61-B
	4 Jackcin Drive	2-61-F
	5 Jackcin Drive	2-61-C
	6 Jackcin Drive	2-61-E
	8 Jackcin Drive	2-61-D
<b>10513A</b>	460 Steele Road	4-119-0
<b>10513A</b>	3 Hatch Court	4-115-0
	4 Hatch Court	4-118-0
	5 Hatch Court	4-116-0
	8 Hatch Court	4-117-0
	35 Hatch Road	4-113-0
	80 Hatch Road	4-203-0
	125 Hatch Road	4-207-0
	130 Hatch Road	4-206-0
	155 Hatch Road	4-208-0
	160 Hatch Road	4-209-0
	175 Hatch Road	4-211-0
	180 Hatch Road	4-210-0
	225 Hatch Road	4-212-0
	230 Hatch Road	4-213-0
	240 Hatch Road	4-214-0
	245 Hatch Road	4-215-0
	265 Hatch Road	4-216-0
	285 Hatch Road	4-183-0
	295 Hatch Road	4-184-0
	25 Sparrow Road	4-114-0
	68 Sparrow Road	4-202-0
	70 Sparrow Road	4-201-0
	85 Sparrow Road	4-199-0
	90 Sparrow Road	4-198-0
	115 Sparrow Road	4-197-0
	130 Sparrow Road	4-196-0
	155 Sparrow Road	4-195-0
	175 Sparrow Road	4-194-0

<b>CONTRACT 7 PRIVATE ROAD EASEMENTS</b>		
<b>PLAN</b>	<b>ADDRESS</b>	<b>MAP &amp; PARCEL</b>
	180 Sparrow Road	4-193-0
	190 Sparrow Road	4-192-0
	195 Sparrow Road	4-191-0
	220 Sparrow Road	4-189-0
	225 Sparrow Road	4-190-0
	240 Sparrow Road	4-188-0
	245 Sparrow Road	4-187-0
	260 Sparrow Road	4-185-0
	265 Sparrow Road	4-186-0
	600 Steele Road	4-200-0
<b>10513A</b>	25 Oquamoshod Road	4-131-0
	65 Oquamoshod Road	4-134-0
	40 Treat Road	4-148-0
<b>10513A Sheets 2 - 7</b>	35 Bangs Road	4-159-0
	40 Bangs Road	4-158-0
	65 Bangs Road	4-156-0
	70 Bangs Road	4-157-0
	85 Bangs Road	4-155-0
	50 Oquamoshod Road	4-329-0
	75 Oquamoshod Road	4-136-0
	80 Oquamoshod Road	4-328-0
	120 Oquamoshod Road	4-322-0
	140 Oquamoshod Road	4-321-0
	145 Oquamoshod Road	4-138-0
	160 Oquamoshod road	4-320-0
	165 Oquamoshod Road	4-139-0
	205 Oquamoshod Road	4-141-0
	2 Quason Court	4-153-0
	3 Quason Court	4-150-0
	4 Quason Court	4-152-0
	5 Quason Court	4-151-0
	35 Quason Drive	4-299-0
	40 Quason Drive	4-300-0
	65 Quason Drive	4-311-0
	80 Quason Drive	4-310-0
	95 Quason Drive	4-312-0

<b>CONTRACT 7 PRIVATE ROAD EASEMENTS</b>		
<b>PLAN</b>	<b>ADDRESS</b>	<b>MAP &amp; PARCEL</b>
	100 Quason Drive	4-309-0
	130 Quason Drive	4-308-0
	135 Quason Drive	4-317-0
	160 Quason Drive	4-307-0
	165 Quason Drive	4-318-0
	190 Quason Drive	4-306-0
	195 Quason Drive	4-319-0
	295 Quason Drive	4-140-0
	345 Quason Drive	4-154-0
	365 Quason Drive	4-176-0
	390 Quason Drive	4-178-0
	410 Quason Drive	4-179-0
	415 Quason Drive	4-175-0
	450 Quason Drive	4-180-0
	455 Quason Drive	4-174-0
	460 Quason Drive	4-181-0
	480 Quason Drive	4-182-0
	10 Treat Road	4-149-0
	15 Treat Road	4-177-0
	40 Treat Road	4-148-0
	45 Treat Road	4-40-0
	75 Treat Road	4-41-0
	80 Treat Road	4-147-0
	85 Treat Road	4-42-0
	25 Wamisco Road	4-313-0
	40 Wamisco Road	4-316-0
	45 Wamisco Road	4-314-0
	50 Wamisco Road	4-315-0
	65 Wamisco Road	4-324-0
	70 Wamisco Road	4-323-0
	85 Wamisco Road	4-325-0
	115 Wamisco Road	4-326-0
	145 Wamisco Road	4-327-0
	210 Wamisco Road	4-137-0
	225 Wamisco Road	4-162-0
	240 Wamisco Road	4-161-0
	255 Wamisco Road	4-163-0
	280 Wamisco Road	4-160-0

<b>CONTRACT 7 PRIVATE ROAD EASEMENTS</b>		
<b>PLAN</b>	<b>ADDRESS</b>	<b>MAP &amp; PARCEL</b>
	325 Wamisco Road	4-165-0
	355 Wamisco Road	4-166-0
	360 Wamisco Road	4-167-0
	375 Wamisco Road	4-204-0
	380 Wamisco Road	4-205-0
<b>27207C &amp; D</b>	2 Gimlet Way	2-114-0
	3 Gimlet Way	2-111-0
	4 Gimlet Way	2-113-0
	5 Gimlet Way	2-112-0
	315 Harvest Road	2-100-0
	330 Harvest Road	2-110-0
	335 Harvest Road	2-101-0
	350 Harvest Road	2-109-0
	365 Harvest Road	2-102-0
	385 Harvest Road	2-103-0
	415 Harvest Road	2-104-0
	435 Harvest Road	2-105-0
	450 Harvest Road	2-108-0
	455 Harvest Road	2-106-0
	470 Harvest Road	2-107-0
	1 Nauset Oaks Lane	2-58-A
	2 Nauset Oaks Lane	2-58-B
	3 Nauset Oaks Lane	2-58-F
	4 Nauset Oaks Lane	2-58-C
	5 Nauset Oaks Lane	2-58-E
	7 Nauset Oaks Lane	2-58-D
<b>35732-A &amp; 36247-B</b>	15 Harvest Road	2-86-0
	45 Harvest Road	2-89-0
	85 Harvest Road	2-90-0
	140 Harvest Road	2-116-0
	145 Harvest Road	2-91-0
	165 Harvest Road	2-72-0
	180 Harvest Road	2-94-0
	185 Harvest Road	2-93-0
	215 Harvest Road	2-95-0
	235 Harvest Road	2-97-0



<b>CONTRACT 7 PRIVATE ROAD EASEMENTS</b>		
<b>PLAN</b>	<b>ADDRESS</b>	<b>MAP &amp; PARCEL</b>
	240 Harvest Road	2-96-0
	265 Harvest Road	2-98-0
	280 Harvest Road	2-115-0
	285 Harvest Road	2-99-0
	30 Whelpley Road	2-66-0
	50 Whelpley Road	2-67-0
	80 Whelpley Road	2-70-0
	115 Whelpley Road	2-71-0
	140 Whelpley Road	2-84-0
	155 Whelpley Road	2-73-0
	175 Whelpley Road	2-74-0
	180 Whelpley Road	2-83-0
	195 Whelpley Road	2-75-0
	200 Whelpley Road	2-82-0
	215 Whelpley Road	2-76-0
	220 Whelpley Road	2-81-0
	225 Whelpley Road	2-77-0
	235 Whelpley Road	2-78-0
	240 Whelpley Road	2-80-0
	245 Whelpley Road	2-79-0
<b>194/17</b>	10 Whelpley Court	2-69-0
	20 Whelpley Court	2-68-0
	11 Whelpley Road	2-64-0
	15 Whelpley Road	2-65-0

## Finance Committee Charge

"The primary focus of the Finance Committee is to give its recommendation and comment on articles on the town meeting warrant, as required by the town charter. As part of this process, the committee will review the annual budget and then advise the Board of Selectmen.

A secondary role of the Finance Committee is oversight of significant capital projects with a representative on each Capital Projects Committee as required by the town charter.

In addition, the Finance Committee will provide analysis and advice on all finance, accounting and related operational matters referred by the Board of Selectmen or Town Administrator, or as identified by the committee as requiring the attention of town officials. Finance, accounting, and related operational matters will include but not be limited to:

- Sources of new or expanded revenue (including advice on setting fees for services)
- Opportunities to reduce cost or increase operational efficiency
- Opportunities to increase taxpayer value from existing assets (use of Town owned land, facilities etc.)
- Capital planning
- Independent audit process
- Pension and related liabilities and funding

### Article 61

**Section II.** The Moderator, the Board of Selectmen, and the Finance Committee, each in their individual and official capacity shall, within thirty days of the Annual Town Meeting, appoint one member to the Finance Committee, from the citizens of the town, for the term of three years, and it shall be the duty of the Moderator to see that such appointments are made, and to notify the Town Clerk of the names of the persons so appointed each year.

No members of the Finance Committee shall serve more than three successive full terms. The Finance Committee shall elect a chairman and secretary from their members at their first meeting, held as soon as possible, each year after the Annual Town meeting.

**Section III.** In the event of a vacancy or vacancies occurring in the Finance Committee, the remaining members thereof and the Selectmen of the town, shall fill such vacancy or vacancies, and the person or persons so appointed, shall perform the duties of the office until the next annual town meeting, when the office shall be filled by vote of combined appointing authority, for the unexpired term thereof.

In each instance the majority of the officers entitled to vote shall be necessary for such appointment, and for the purpose of this by-law each member of a board of committee shall be deemed an officer entitled to vote.

**By-Law Adopted at Annual Town Meeting on March 4, 1968.**

Revised and Adopted by the Board of Selectmen on May 23, 2012.

DRAFT

# Information

<b>Routine/Administrative Votes</b>				<b>Non-Routine Votes</b>		
<b>Meeting Date</b>	<b>Item</b>	<b>VOTE</b>		<b>Meeting Date</b>	<b>Item</b>	<b>VOTE</b>
8-Sep-15	Committee Appointment	Yes 5, No 0		8-Sep-15	Nuisance Dog Hearing	Yes 5, No 0
8-Sep-15	Committee Appointment	Yes 5, No 0		8-Sep-15	Proposed Regs Plowing Private Roads	Yes 5, No 0
8-Sep-15	Transient Vendor Licenses	Yes 5, No 0		8-Sep-15	Use Program Income to Survey Affordable Hsing Sites	Yes 5, No 0
8-Sep-15	One Day Liquor License	Yes 5, No 0		21-Sep-15	Amend Shellfish Regulations	Yes 5, No 0
21-Sep-15	Transient Vendor Licenses	Yes 5, No 0		21-Sep-15	Issue Water Project OPM RFP	Yes 3, No 2
21-Sep-15	Outer Cape Affordable Hsing Selectman Rep	Yes 5, No 0		21-Sep-15	CPC Water to Review OPM RFP 1st	Yes 4, No 1
5-Oct-15	Committee Appointments - 5	Yes 5, No 0		21-Sep-15	Move Workshops to Sm Meeting Room & Video Record	Yes 1, No 4
19-Oct-15	Conservation Restriction - 600 & 630 Bridge Rd	Yes 5, No 0		19-Oct-15	First Right of Refusal - 580 Dyer Prince road	Yes 5, No 0
19-Oct-15	Committee Appointments - 2	Yes 5, No 0		2-Nov-15	Maintain and Plow Hay Road	Yes 4, No 0, Abstain 1
19-Oct-15	Adopt FY17 Budget Policy	Yes 5, No 0		2-Nov-15	Layout and Accept Hay Road from Gov Prence to Woodland	Yes 4, No 0, Abstain 1
2-Nov-15	Parker's Shipwreck Tavern Liquor License	Yes 5, No 0		2-Nov-15	Layout and Accept Hay Road from Gov Prence to Bridge	Yes 4, No 0, Abstain 1
2-Nov-15	Transient Vendor Licenses	Yes 5, No 0		2-Nov-15	CVEC Request for Supplemental Funding	Yes 5, No 0
2-Nov-15	Eastham Conservation Foundation Easement Agreement	Yes 5, No 0		2-Nov-15	Approve and Issue RFP for Municipal Water Project OPM	Yes 3, No 2
16-Nov-15	Transient Vendor Licenses	Yes 5, No 0		2-Nov-15	Plymouth County OPEB Trust	Yes 5, No 0
16-Nov-15	Committee Appointment	Yes 5, No 0		2-Nov-15	Special Municipal Employee Status - Zoning Board	Yes 3, No 2
7-Dec-15	Orleans Eastham Elks Liquor License	Yes 5, No 0		16-Nov-15	Negotiate MOA for Tee-Time Property Proposal	Yes 3, No 2
7-Dec-15	Aquaculture License Reconciliation	Yes 5, No 0		16-Nov-15	Tri-Town - Extension of Intermunicipal Agreement	Yes 5, No 0
7-Dec-15	Committee Appointment	Yes 5, No 0		7-Dec-15	Approve 3 Requests from POCCA	Yes 5, No 0
7-Dec-15	Eastham Representative Appointment	Yes 5, No 0		7-Dec-15	Stratford Captial Group Selectman Rep	Yes 3, No 2
21-Dec-15	New Wine/Malt Beverage Retail Package Liquor License	Yes 5, No 0		21-Dec-15	Layout Hay Road from Governor Prence to Bridge Road	Yes 4, No 0, Abstain 1
21-Dec-15	Transfer Wine/Malt Beverage Liquor License	Yes 5, No 0		21-Dec-15	Continue with Licensing Process to Plow Hay Road	Yes 4, No 0, Abstain 1
21-Dec-15	2016 Renewal Common Victualer Licenses	Yes 5, No 0		21-Dec-15	Use Program Income to Improve Infrastructure Purcell Prop.	Yes 5, No 0
21-Dec-15	2016 Renewal Entertainment Licenses	Yes 5, No 0				
21-Dec-15	2016 Renewal Coin Op Licenses	Yes 5, No 0				
21-Dec-15	2016 Renewal Billiards Licenses	Yes 5, No 0				
21-Dec-15	2016 Renewal Auto Licenses	Yes 5, No 0				
21-Dec-15	2016 Renewal Liquor Licenses	Yes 5, No 0				
21-Dec-15	Eastham Representative Appointment	Yes 5, No 0				
21-Dec-15	Committee Appointment	Yes 5, No 0				
21-Dec-15	Authorize Grant Application from Fire Department	Yes 5, No 0				



# Town of Eastham

Department of Public Works  
555 Old Orchard Road  
Eastham, MA. 02642



508 240-5973  
Fax 508 240-6687

December 21, 2015

Willow Shire  
1360 Samoset Road  
Eastham MA 02642

Dear Ms. Shire:

Thank you for your comments on the transfer station.

I have instructed the DPW staff to use this slow season to catch up with some cleaning. This summer, I received complaints from residents regarding excessive accumulation of debris such as metal on the ground. Some feel that a clean facility is less likely to pollute the environment. Our Board of Health and the Massachusetts Department of Environmental Protection share this belief. You may have noticed, for example, that the refrigerators are now processed monthly and a new battery vendor which picks up more frequently has been hired.

The metal pile is pushed up daily for loading. This keeps the area clean and – if we ever get snow – easier to plow. It should be noted that the metal pile is not the swap shop. We are constantly dealing with residents who place items such as dishes, used paint, and other non-metal items in the metal area. Pushing up the pile frequently helps us keep contamination out of the scrap metal.

When the transfer station gets busier in the spring, there will be a greater quantity of items dropped off daily at the metal pile that residents can grab before the material is loaded for disposal.

Sincerely,

Neil Andres  
Superintendent of Public Works

Copy: Elizabeth Gawron, Chair Eastham BOS  
Sheila Vanderhoef, Town Administrator

JAN  
2005  
agenda

Tee-Time

Property

Correspondence &  
Questions

Letters with Comments: Proposed T-Time Development  
 Letters received after the November 16, 2015 Selectmen's meeting  
**Given to BOS at their December 7, 2015 meeting**

NAME	ADDRESS	EMAIL	PHONE
Brian R. Allen	60 Harding Road	<a href="mailto:allenbrianr@gmail.com">allenbrianr@gmail.com</a>	
Scott & Patti Andersen (5 letters)	630 Herringbrook Road	<a href="mailto:pfandersen@statestreet.com">pfandersen@statestreet.com</a>	
Lois & Glenn Beard	1080 Massasoit Road	<a href="mailto:loiscbeard@gmail.com">loiscbeard@gmail.com</a>	
Michele Clarke (4 letters)		<a href="mailto:michele.clarke@mac.com">michele.clarke@mac.com</a>	508-255-2486 Office 203-912-0560 Home
Tonia Donovan		<a href="mailto:toniaddonovan@hotmail.com">toniaddonovan@hotmail.com</a>	
Kristen Harrigan		<a href="mailto:Kristen.harrigan@gmail.com">Kristen.harrigan@gmail.com</a>	
Leslie & Marvin Hart	2215 Nauset Road	<a href="mailto:lmhart1@comcast.net">lmhart1@comcast.net</a>	
Kathleen & Weislaw Kotowski (2 letters)	25 Clayton Road	<a href="mailto:kathykotowski@gmail.com">kathykotowski@gmail.com</a>	
Michael Kuchyt	49 Salt Pond Rd	<a href="mailto:Ku02642@yahoo.com">Ku02642@yahoo.com</a>	
Robert LaBranche	285 Queen Anne Drive	<a href="mailto:rlabranche3@gmail.com">rlabranche3@gmail.com</a>	
Justin Murray		<a href="mailto:justinmurraycguk@gmail.com">justinmurraycguk@gmail.com</a>	774-216-1107
Bonnie Nuendel	255 Meetinghouse Road	<a href="mailto:nuendelcapecod@aol.com">nuendelcapecod@aol.com</a>	508-255-6305
Eileen Seaboldt	365 Hay Road	<a href="mailto:easeforme@yahoo.com">easeforme@yahoo.com</a>	
Kim Ahern	455 Quason Drive		
Jeanmarie Lee		<a href="mailto:jmlee450@yahoo.com">jmlee450@yahoo.com</a>	
Andrea Popoli	25 Bonya Road		

12/7/15 mtr

**Gillespie-Lee, Laurie**

---

**From:** Brian Allen <allenbrianr@gmail.com>  
**Sent:** Monday, November 16, 2015 5:27 PM  
**To:** Elizabeth Shaw; Gillespie-Lee, Laurie; gawronsoncapecod@comcast.net; wallace.adams@comcast.net; burtl@nausetschools.org; knightflight12@hotmail.com; swasby@albany.edu; johnzazzaro@yahoo.com; jeanzazzaro@yahoo.com; boshea@navizone.com  
**Cc:** BobSheldon@remax.net; mreastham@comcast.net; Paul Lagg; pniedzwiecki@capecodcommission.org; janice.lesniak@state.ma.us; Rieko.Hayashi@state.ma.us; monica.allen@raveis.com  
**Subject:** Affordable Housing Proposal - Eastham

Hello,

I am writing to you as an Eastham taxpayer, husband, father, and just plain concerned citizen. I have been to two meetings so far, but cannot attend tonight's meeting. I strongly urge you not to vote the Stratford Capital Group proposal through. I do not want you to grant it "locally Initiated project" status either, as the town does NOT support it for several reasons, but mostly due to ENORMOUS safety dangers presented by this proposal.

I would like you to pursue alternative development proposals with friendly 40b plans, preferably with an Eastham-based business or resident. I recommend that you pursue a Safe Harbor against hostile 40b plans by using, again, a LOCAL developer as well as the Purcell property which the town already owns. This development should have no less than 14 affordable housing units as its primary focus.

The proposed site and density of dwellings is , quite frankly, absurd. It begs the question, how did this plan get as far as it did. Why are the same selectman who voted down the last proposal at the Purcell property in favor of this project ? I truly cannot wrap my head around it. I expect you to listen to the wishes of the townspeople and walk away from this monstrous addition to our lovely town. I could have sworn that the Stratford Group stated (in a newspaper article) that if the town is against it they will walk away. WELL, WALK AWAY THEN!

Sincerely,  
Brian R. Allen  
60 Harding Rd.  
North Eastham

12/7

**Gillespie-Lee, Laurie**

---

**From:** Andersen, Patricia F <pfandersen@statestreet.com>  
**Sent:** Tuesday, November 24, 2015 12:46 PM  
**To:** gawronsoncapecod@comcast.net; knightflight12@hotmail.com;  
burtl@nausetschools.org; wallace.adams@comcast.net; boshea@navizone.com  
**Cc:** Gillespie-Lee, Laurie  
**Subject:** T-Time Proposal

Good Afternoon

We are following up to our November 18<sup>th</sup> email which included suggestions for a compromise with Stratford Capital, and like everyone else in Eastham we are still researching the pros and cons of the current proposal, and unfortunately for us, the cons still strongly outweigh the pros. In our previous emails we detailed our strong support for affordable housing and our strong concern about the many problems with the Stratford proposal, therefore we will include a list to summarize:

Pros:

1. This will provide much-needed affordable housing on the Outer Cape and MIGHT help some of the people in Eastham that are in need
2. It will satisfy our 40b requirement

Cons:

1. Density of the project
2. Unsafe location, right turn only
3. Deceptive developer who continues to show us that he does not care about Eastham, only profit margin
4. Lack of research
5. Environmental issues
6. Completely out of character for Eastham
7. Possible increase in crime (Swan Pond in Yarmouth is a great example)
8. Drain on town services
9. No preference to Eastham residents
10. Too many unknowns

There are so many negatives with this proposal and very few positives, if any. And one thing that is very sad about this process is to us it seems very obvious that a large majority (roughly 80% based on polls) is against this proposal, yet we are still moving forward with it. We understand that Stratford has placed some fear on the BOS and perhaps that is why it has gone this far, but Stratford has a long way to go before they even come close to a reasonable compromise and it seems doubtful that will happen. Putting a Band-Aid on this proposal will not work so perhaps we should start from scratch, with a local developer and property manager. And we should research what the other towns around us are doing. It seems crazy to put our entire affordable housing population in one dense area, it also seems very degrading to the people living there.

We understand you denied a much smaller request at the Sandpit earlier in the year, for all of the same reasons listed above, and the Stratford proposal is nightmare in comparison. If this development goes in, the only winner will be Stratford Capital, not Eastham or the local people in need of affordable housing. It seems to be in our best interest if we



slow down, look at our safe haven options, and work together to create responsible affordable housing solutions that we can all be comfortable with.

Again we are asking that you say no to Stratford and yes to responsible affordable housing.

Thank you for your time and consideration, and a special thank you to Wally Adams, we watched the video of the November 16<sup>th</sup> BOS Meeting and you rocked!!!

Thanks again and have a happy Thanksgiving!

Scott & Patti Andersen  
630 Herring Brook Road



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Gillespie-Lee, Laurie

12/7/15  
mk  
12/7

**From:** Andersen, Patricia F <pfandersen@statestreet.com>  
**Sent:** Wednesday, November 18, 2015 10:20 AM  
**To:** gawronsoncapecod@comcast.net; knightflight12@hotmail.com;  
burtl@nausetschools.org; wallace.adams@comcast.net; boshea@navizone.com  
**Cc:** Gillespie-Lee, Laurie  
**Subject:** T-Time Proposal

Good Morning

Thank you for listening to the majority of Eastham residents (full and part-time) and voting to give us more time to review and discuss the many important issues with the T-Time proposal, and the possibility of working on a compromise with Stratford Capital Real Estate Investment Trust. We think it is great that there will be a community working group and hopefully Richard will finally listen to our concerns and be honest with us, something he has yet to do.

A little bit a background on us – we bought our house 5 ½ years ago at 630 Herring Brook Rd and spend most of our time working in our yard, giving it the beautiful Eastham feel (we hope ☺). We spend every possible minute that we can in Eastham (and \$). We currently live in Mansfield, MA and our goal is to live in Eastham full-time within 3 years. The only reason we are not there yet is because we can't afford to (ironic).

We sent 4 emails in the past 2 weeks detailing our opposition to this proposal including: traffic, safety, density, environmental issues, drain on town services..... and the fact that there are so many unknowns. Now we are writing with ideas for a compromise:

#### Size

1. 115 units is way too high for our first major affordable housing development and defeats the purpose of 40b which encourages settlement of lower income families within the community. This does the exact opposite since we will be centralizing them together in a small area - the sort of development 40b is trying to prevent. It would be more reflective of 40b if the 115 units were spread out between T-Time, Purcell and other locations
2. As you know, there is an Eastham Community Facebook page and this has been a hot topic on the page with lots of fighting back and forth. At first it was crazy with the us against them, but over the last week we've noticed people are moving closer to the middle on this issue. We all agree that Eastham needs affordable housing so we put a post out asking people if they were comfortable with the range of 40-60 units on this property, and only 2 stories tall instead of 3. People on both sides agreed with this range, some wanted less and some wanted more, but it sounds like a range that almost everyone can be comfortable with. Therefore, it might be helpful to set this as our range with Stratford and see where they go with it. They have a profitable development on the Cape with only 65 units, so it shouldn't be an issue IF they're willing to compromise. If they're not happy with this range they can walk away

#### Richard

He's a big part of the problem because it's one lie after another with him and we just can't trust him with this project. When asked about safety and recent fatal accidents he responded "it is what it is" (as you know) – almost everyone is offended and insulted by that response because we feel it means the following – I don't care if people die as long as I get my rent checks. He has basically walked all over us without any consideration for our opinions or the town of Eastham. He obviously has deep pockets and can easily get the financing for this project so it could be beneficial to work with him, but someone needs to sit him down and tell him to cut the BS! Also, we are VERY insulted and offended that he asked for \$800K – seriously???

### Research

We need some concrete research on a project of this magnitude including safety, traffic, environment, and real cost analysis across all town services..... If we see some real evidence we might all be more comfortable. And there needs to be strong focus on the right turn only, that could stop this and any other development from moving forward, regardless of the size

### Time

It seems like this project is being rammed down our throats with little time to look at the pros and cons. This is a MAJOR project for Eastham and it shouldn't be rushed. Hopefully the community task force will take their time and not feel rushed, and will listen to the concerns of all residents. If Stratford isn't willing to wait, they can walk away and move onto the next project

### Other Options

Many people would like to see more options, preferably with local developers and property managers. We're not even sure if that's an option, but it would be nice if we had a choice of something else. In addition, we believe there are "safe harbor" options that would allow Eastham to build 10-15 AH units per year which would protect us from unwanted 40b developers for 1 year, which would give us more time to strategize and look at other options.

It is FINALLY time for Richard to listen to us and compromise. So far he has done ALL of the taking and we have done ALL of the giving, and he is well aware of the opposition to this project. If he is not willing to compromise with us, he should walk away from this project, because that is what "friendly" 40b developers do.

Thank you again for your time and consideration, and for allowing more time for this very important issue

Scott and Patti Andersen  
630 Herring Brook Road



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Elizabeth Shaw

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**From:** Patti Andersen [pattiandersen1@gmail.com]  
**Sent:** Tuesday, December 01, 2015 8:53 PM  
**To:** Plagg@eastham-ma.gov; Phwade@comcast.net; L\_michaelhager@hotmail.com;  
baygetaway@comcast.net; jcoppelman@gmail.com  
**Cc:** Admin@eastham-ma.gov  
**Subject:** Stratford Capital T-Time Proposal

ADMINISTRATION

DEC 01 2015

RECEIVED

Good Evening

It is our understanding that you are meeting with Stratford Capital Real Estate Investment Trust tomorrow and they are asking to deplete our entire CPA budget for a development that has overwhelming opposition. They are a very profitable REIT with deep pockets and do not need this money, and we find it completely offensive that they are asking for these funds - it's a slap across the face! We are not at all surprised because over the last few months they have proved to us that they only care about money and profits, and not the town of Eastham, our citizens, or our affordable housing needs. In addition, we understand how their business works, the higher the profit on a development, the bigger the bonus, therefore we are using valuable funds to help Richard get a bigger year-end bonus. We need this money for our future affordable housing activities over the next few years and they certainly don't.

You must all be aware of the strong opposition to Stratford and their ultra-dense unsafe proposal. This could destroy the town we all love so much. You must also be aware of the strong support for responsible affordable housing. It's time to say no and goodbye to Stratford, and to work together as a community to develop safe and responsible affordable housing solutions.

Thank you for your time and consideration  
Scott and Patti Andersen  
630 Herring Brook Road

## Gillespie-Lee, Laurie

---

**From:** Elizabeth Shaw <admin@eastham-ma.gov>  
**Sent:** Friday, December 04, 2015 8:43 AM  
**To:** Gillespie-Lee, Laurie  
**Subject:** FW: Stratford Capital T-Time Proposal

Lisa Shaw  
Administrative Asst./HR  
Town of Eastham/2500 State Highway/Eastham, MA 02642  
Direct Line: 774-801-3205  
Town Hall: 508-240-5900 x 3205  
Fax: 508-240-1291  
www.eastham-ma.gov

---

**From:** Andersen, Patricia F [mailto:pfandersen@statestreet.com]  
**Sent:** Thursday, December 03, 2015 10:20 AM  
**To:** gawronsoncapecod@comcast.net; knightflight12@hotmail.com; burtl@nausetschools.org;  
wallace.adams@comcast.net; boshea@navizone.com; plagg@eastham-ma.gov; Phwade@comcast.net;  
L\_michaelhager@hotmail.com; baygetaway@comcast.net; jcoppelman@gmail.com  
**Cc:** Admin@eastham-ma.gov  
**Subject:** FW: Stratford Capital T-Time Proposal

Good Morning

We were unable to attend the CPA Committee Meeting yesterday but were updated by a few people who did. It is our understanding that people from Stratford and the Town of Eastham may have misspoken. We will not address any statements by Stratford because there is no need, I think we all know that it's one lie after another with them so no need to waste our time on that – they must have zero respect for the BOS and the residents of Eastham!

We understand the Committee made a statement related to the residents in Swan Pond in Yarmouth and said it is filled with upstanding people. This is incorrect and should probably be retracted. All you have to do is read a newspaper or do an internet search to prove this is completely inaccurate. Attached are links to recent articles in the Cape Cod Times and Cape Cod Today regarding Swan Pond, as well as apartment reviews. Because the proposed development by Stratford is more than twice as dense as Swan Pond, and it's only a few towns away, it's a good example for what is very likely to happen in Eastham.

Key messages from the 2 articles are listed below each link:

<http://www.capecodtimes.com/article/20150411/NEWS/150419890>

- 1) The title sums it up: **Swan Pond Village: Police tackle town's No. 1 criminal hotspot**
- 2) Yarmouth police made 70 on-site and off-site arrests of complex residents over the last 15 months for a laundry list of crimes
- 3) Quotes from Police Chief Steven Xiarhos:
  - a. "there are bound to be some troublemakers in a 150-unit complex sitting on a small tract of land"

- b. "there's no known gang members, but we've had gang members from Boston in there visiting people and dealing drugs"
- c. "it's not just dangerous for the people who live there, but for our officers"

<https://www.capecodtoday.com/article/2015/04/09/224057-Yarmouth-police-report-productive-meeting-Swan-Pond-Village-management>

- 1) The 150-unit housing complex, which is subsidized through Section 8, is beleaguered by criminal and illegal drug activity
- 2) They are planning increased police presence, both uniformed and plain clothes

Below is a link for apartmentratings.com with reviews of Swan Pond:

[http://www.apartmentratings.com/ma/south-yarmouth/swan-pond-village\\_508394826202664/](http://www.apartmentratings.com/ma/south-yarmouth/swan-pond-village_508394826202664/)

**Our favorite review**

"This place used to be good until it sold in December. I couldn't wait to move. The lights in the parking lots never worked, my cars have been vandalized, there hasn't been a property manager on site in over 4 months, there are drug dealers that sell to children, and I was afraid to even go outside at night with all the thugs that walk through to get to the main road. Cops are always driving through the back path looking for people that run in there to hide. Garbage is everywhere, and this place used to be nice 5 months ago. I would hate to see what it looks like in another 5 months. Laundry rooms are gross I have seen roaches and dead mice on numerous occasions. Don't waste your time!"

This was just from a very quick internet search, you will probably want to do more on your own if you haven't already. It's very scary!!!!!!!!!!!!!!!!!!!!!!

After reading these articles we have 1 question for the BOS as well as other town officials:

**Why on earth do you want to expose the town of Eastham to this kind of risk?**

Thank you for your time and consideration,  
Scott and Patti Andersen  
630 Herring Brook Road

**From:** Patti Andersen [mailto:pattiandersen1@gmail.com]  
**Sent:** Wednesday, December 02, 2015 9:33 PM  
**To:** Andersen, Patricia F  
**Subject:** Fwd: Stratford Capital T-Time Proposal

----- Forwarded message -----

From: **Patti Andersen** <[pattiandersen1@gmail.com](mailto:pattiandersen1@gmail.com)>

Date: Tuesday, December 1, 2015

Subject: Stratford Capital T-Time Proposal

To: [Plagg@eastham-ma.gov](mailto:Plagg@eastham-ma.gov), [Phwade@comcast.net](mailto:Phwade@comcast.net), [L\\_michaelhager@hotmail.com](mailto:L_michaelhager@hotmail.com),

[baygetaway@comcast.net](mailto:baygetaway@comcast.net), [jcoppelman@gmail.com](mailto:jcoppelman@gmail.com)

Cc: [Admin@eastham-ma.gov](mailto:Admin@eastham-ma.gov)

Good Evening

It is our understanding that you are meeting with Stratford Capital Real Estate Investment Trust tomorrow and they are asking to deplete our entire CPA budget for a development that has overwhelming opposition. They are a very profitable REIT with deep pockets and do not need this money, and we find it completely offensive that they are asking for these funds - it's a slap across the face! We are not at all surprised because over the last few months they have proved to us that they only care about money and profits, and not the town of Eastham, our citizens, or our affordable housing needs. In addition, we understand how their business works, the higher the profit on a development, the bigger the bonus, therefore we are using valuable funds to help Richard get a bigger year-end bonus. We need this money for our future affordable housing activities over the next few years and they certainly don't.

You must all be aware of the strong opposition to Stratford and their ultra-dense unsafe proposal. This could destroy the town we all love so much. You must also be aware of the strong support for responsible affordable housing. It's time to say no and goodbye to Stratford, and to work together as a community to develop safe and responsible affordable housing solutions.

Thank you for your time and consideration  
Scott and Patti Andersen  
630 Herring Brook Road



## Gillespie-Lee, Laurie

---

**From:** Elizabeth Shaw <admin@eastham-ma.gov>  
**Sent:** Friday, December 04, 2015 11:29 AM  
**To:** Gillespie-Lee, Laurie  
**Subject:** FW: T-Time proposal ; unsafe 40b in Eastham  
**Attachments:** The Safety of Eastham Residents is Not for Sale - Andersen 630HB.pdf.zip

**Lisa Shaw**  
Administrative Asst./HR  
Town of Eastham/2500 State Highway/Eastham, MA 02642  
  
Direct Line: 774-801-3205  
Town Hall: 508-240-5900 x 3205  
Fax: 508-240-1291  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

---

**From:** Andersen, Patricia F [<mailto:pfandersen@statestreet.com>]  
**Sent:** Friday, December 04, 2015 10:09 AM  
**To:** [gawronsoncapecod@comcast.net](mailto:gawronsoncapecod@comcast.net); [knightflight12@hotmail.com](mailto:knightflight12@hotmail.com); [burtl@nausetschools.org](mailto:burtl@nausetschools.org); [wallace.adams@comcast.net](mailto:wallace.adams@comcast.net); [boshea@navizone.com](mailto:boshea@navizone.com); [plagg@eastham-ma.gov](mailto:plagg@eastham-ma.gov); [Phwade@comcast.net](mailto:Phwade@comcast.net); [L\\_michaelhager@hotmail.com](mailto:L_michaelhager@hotmail.com); [baygetaway@comcast.net](mailto:baygetaway@comcast.net); [jcoppelman@gmail.com](mailto:jcoppelman@gmail.com); [mreastham@comcast.net](mailto:mreastham@comcast.net); [johnzazzaro@yahoo.com](mailto:johnzazzaro@yahoo.com); [swasby@albany.edu](mailto:swasby@albany.edu); [janice.lesniak@state.ma.us](mailto:janice.lesniak@state.ma.us); [rieko.hayashi@state.ma.us](mailto:rieko.hayashi@state.ma.us); [Admin@eastham-ma.gov](mailto:Admin@eastham-ma.gov)  
**Subject:** T-Time proposal ; unsafe 40b in Eastham

Good Morning

Attached is our signed petition which has been circulating in Eastham that reflects the opinion of the majority of Eastham residents – we are in favor of RESPONSIBLE and SAFE affordable housing but are opposed to the Stratford Capital proposal for the following reasons:

1. it is UNSAFE due to:
  - a. the density of the project
  - b. the pedestrian and vehicle traffic designs. Stratford's only response "it is what it is" confirms they are only concerned with profits, not safety (their only honest answer so far)
2. it defeats the purpose of 40b which encourages settlement of lower income families within the community – this does the EXACT OPPOSITE since we will be centralizing them together in a small area (an unsafe one to boot) - the sort of development 40b is trying to prevent
3. lack of research - there has been no concrete research on this massive project including safety, traffic, environment, and real cost analysis across all town services
4. local preference - not sure what that means but it's the term Stratford has been using, we have no indication on how many Eastham residents will be helped, again Stratford's main motivation is money and profits, not helping Eastham with their affordable housing needs
5. research - there hasn't really been any except for Stratford's biased "studies" and "reviews", and a few town guesses and estimates
6. education - we all need education on how to develop safe affordable housing options, look at what our neighboring towns are doing, hear from local developers that care about Eastham

Let's face facts - this proposal has been a nightmare from day 1. It has brought out the worst in the Eastham citizens and the BOS. We need to work together on this, not against each other, and Stratford has made it very clear they are not willing to compromise. If we work together and compromise on responsible affordable housing solutions, then EVERYONE will be happy. So we ask once again, please say no and goodbye to Stratford Capital Real Estate Investment Trust because the safety of Eastham is not for sale.

Thank you for your time and consideration,

Scott and Patti Andersen  
630 Herring Brook Road



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Elizabeth Shaw

12/7/15mk

**From:** Lois Beard [loiscbeard@gmail.com]  
**Sent:** Tuesday, November 24, 2015 8:55 AM  
**To:** Admin@eastham-ma.gov; Admin2@eastham-ma.gov  
**Subject:** Proposed Gov Prence affordable housing project

ADMINISTRATION

Dear Board members,

RECEIVED

My name is Lois Beard. My husband Glenn and I wish to make known our objections to the proposed Stratford Capitol development on the old T- Time property on Rt 6. We consider the proposal, as it stands now, to be unsafe, too dense and not in keeping with the character of Eastham.

A brief internet search of our neighbors on the lower cape illustrates how AH can and should be done.

In Orleans there are 12 housing sites of differing units spread across town. The two largest, 100 units each, are dedicated to elderly and disabled. There are 31 units dedicated to families shared among 5 different sites.

Wellfleet has a variety of creative solutions; 5 condos for purchase below market value, a design competition for Affordable Accessory Dwelling Units (AADU) along with tax benefits for qualifying home owners, rental assistance for 1-2 years, a 12 unit rental community, a buy down program which is a grant that helps moderate income applicants to reduce the purchase price of a new home, and 3 Habitat for Humanity homes. The town has also purchased several plots on Old King's Highway with plans to develop moderately priced homes.

Truro is developing Sally's Way with 16 affordable housing units.

Provincetown has multiple sites ranging from conventional rentals to 13 efficiencies for seasonal rentals.

All of our neighbors have managed to meet the state mandate for safe haven (Provincetown has achieved it's 10% AH goal) while maintaining the character of their towns. Stratford's proposal for 115 units with 90% of them subsidized is the antithesis of what our neighbors have done. I asked a full time resident of Wellfleet where the AH units are in Wellfleet and he couldn't tell me. I can't imagine that anyone will not be able to identify the N Eastham projects.

We have worked hard and saved for 30 years before we could afford to buy our little house by the sea. We support the state mandate for providing affordable housing. We do not support the development of property that will enrich the developer at the expense of current home owners and the town.

Thank you for your serious consideration to this pressing matter.

Sincerely,  
Lois and Glenn Beard  
1080 Massasoit Rd

Elizabeth Shaw

12/7/15 mtk

**From:** Michele Clarke [michele.clarke@mac.com]  
**Sent:** Friday, November 20, 2015 2:11 PM  
**To:** admin@eastham-ma.gov; admin2@eastham-ma.gov  
**Cc:** gawronsoncapecod@comcast.net; knightflight12@hotmail.com; burtl@nausetschools.org; wallace.adams@comcast.net; boshea@navizone.com  
**Subject:** Put Eastham in control of its own destiny

Good afternoon -

The majority of Eastham residents find the Board of Selectmen's behavior and majority decisions to date concerning the Stratford Capital Group's dangerously dense and hazardous amended proposal to be unacceptable:

- You were elected to represent the residents of Eastham, not personal agendas or billionaire financiers proposing devastating consequences for our town. Preventing citizens from commenting during the "Public Comment" portion of the most recent BoS meeting - allowing residents to only ask questions - and then allowing two advocates to make speeches containing zero questions - was particularly disgraceful.
- The Chairperson's prepared remarks at the end of the Board meeting - asserting that Eastham was somehow "already ruined" and that plunging it further into a dangerous future was a good idea was shocking and appalled everyone in the room as well as an increasing number of residents who were not in the room who have read about the comments in the media and/or learned about it from people who were there. Anyone on the Board of Selectmen who is not fighting for a positive future for Eastham should resign. You are violating the terms and the spirit of the office.
- You have overwhelming - and repeated - evidence of opposition to Stratford Capital Group's revised plan. You have no evidence of equal support. You certainly have no evidence of greater support.
- The Massachusetts Department of Transportation has given the amended Stratford Capital Group an "F" grade. That's a Failing Grade.
- Eastham residents are clear: We support SAFE, sustainable, affordable housing for Eastham. We believe the town has a responsibility to create SAFE affordable housing for residents who will be moving in. We oppose the density of the proposed project in an overwhelming majority. We oppose the dangers to pedestrians, traffic and residents created by this project in an overwhelming majority. You are obliged to serve the residents of Eastham.

Eastham's hands are not tied:

- Affordable housing can be spread over the Tee Time property, the Purcell property, even the unfinished property next to the Town Hall. At a SAFE density. With SAFE entrances and exits for both pedestrians. The Massachusetts 40B Act was put into place to prevent exactly the kind of density of subsidized (i.e., Section 8) housing that the Stratford Capital Group's proposal creates.
- A billionaire financier who says anything less than 115 units is "not financially viable" is referring solely to his own profit objectives or his inability to manage a property, not to Eastham's reality. The CDP has said that 20 units is financially viable for any developer - and that 40 units creates a financially sustainable development. 40 units. Per the CDP.
- You have been aware of the first friendly 40B alternative to Stratford Capital Group for more than 48 hours and have made zero attempts to contact the developer.
- Your lack of action to date has put Eastham at the mercy of a predatory billionaire financier and predatory BoS member who is conflicted on all affordable housing matters per the State of Massachusetts' municipal conflict of interest law - and should recuse herself immediately from all discussions and votes, in public and private, concerning affordable housing in Eastham.

Any Board of Selectmen member who is not willing to do his or her job as outlined above should immediately resign from the BoS. Any Town Planning leadership and/or department person who is not willing to do their job as outlined above should also immediately resign.

This is an important and vital time for Eastham. The town has an opportunity to be a model for SAFE, sustainable affordable housing. It is not an opportunity - as the Chair of the BOS shockingly advocated in her prepared closing remarks - to plunge Eastham into an unsafe future that turns it into the next Brockton, Hyannis or Yarmouth. Yarmouth police are seeking a sub-station on the Yarmouth Swan Pond site — a housing project that is 250% \*less dense\* than the Stratford Capital Group proposal for Eastham — because the dramatic increase in crimes being committed against its residents and the chief of police explicitly calls out the project's density as a reason for both the high crime rate and his officers' difficulty in fighting it.

Eastham must move forward with SAFE, sustainable, affordable housing.

Michele Clarke

12/16/15mt

**From:** Michele Clarke <michele.clarke@mac.com>  
**Sent:** Monday, November 16, 2015 12:19 AM  
**To:** Elizabeth Shaw; Gillespie-Lee, Laurie  
**Subject:** Please consider this before Monday's meeting

Good morning –

There have been many disturbing revelations over the past seven days about the truthfulness, character and actions of Stratford Capital Group executives and their agents during this process.

Given this additional information we have as a town now, I urge you to reject Stratford Capital Group and take Eastham's future into our own hands – immediately creating a path to compliance that will...

- Secure a Safe Harbor from predatory 40B financiers (as Norwood and other towns have successfully done)
- Put Eastham on a fast path to comply with the State's affordable housing mandate
- Create SAFE, sustainable, affordable housing for Eastham residents.

**It is most troubling to have learned that Stratford Capital Group has repeatedly and brazenly lied to the Board of Selectmen, several pan-Cape organizations, and others they've (illegally?) been lobbying.**

Further, the financier is now trying to strong-arm the Board with threats of becoming a hostile 40B – after repeatedly saying they would walk away if the town opposed their proposal.

And most shockingly, we've learned in the last 72 hours that Stratford Capital Group is demanding the \$800,000 in CPA funds Eastham has remaining to help create affordable housing – meant for developers who need the assistance for worthwhile projects from Habitat for Humanity and others. As a multi-billion-dollar financial firm, Stratford Capital most certainly does not need these funds.

They are lying to us in many ways:

**1. Stratford Capital Group is lying about what they are.** They are not a “workforce and affordable housing developer”. They are an investment bank for private equity; they are a Real Estate Investment Trust; they are a creator of Financial Instruments that exist solely to further enrich their investors. As a reminder, these are the same activities – securitizing assets and re-selling them to investors - that caused the financial crisis from which Eastham has still not recovered.

This is how Stratford Capital describes itself in a February 2014 ad in Tax Credit Advisor on investment banks specializing in “Low-Income Housing Tax Credits”

Our proven record of success ... is built around a disciplined, rigorous approach towards targeting and acquiring multifamily properties ... [for] their long-term [financial] potential.

Target and acquire. Hear those words. Those are their own words. This is a predatory company.

And their Web site doesn't describe “homes” or “apartments”, it boasts about:

\$2.1 billion in securitized assets.

When someone reveals who they really are, you need to believe them.

And importantly, they are not the only option for affordable housing for Eastham. Now here is the description from a company called Sanctuary Residential.

The company will develop and own new communities and rehabilitate neglected neighborhoods, providing safe, secure homes for hard-working families and seniors whose housing cost burdens are rising. Sanctuary Residential also will develop and construct select market rate opportunities that further municipal economic development and redevelopment efforts in the territory. "At Sanctuary Residential, we believe that every man, woman and child is entitled to a high- quality living environment, and we will aggressively and proactively work to make that happen," Felder said. "We place utmost importance on our residents, neighborhoods, associates and capital partners, and our character drives everything we do."

Sanctuary Residential will be built on core principles of trustworthiness, respect, responsibility, fairness, caring and citizenship. "Every part of our business is held to the highest standards," Felder said, "because at the end of the day, we know that our character will make or break us."

This is 180-degrees from the way Stratford Capital Group describes itself.

And there are many additional developers who speak the same way as Sanctuary Residential: EHDOD, Congregate Management Services, Churchill Residential, Highridge Costa Housing Partners... this list goes on and on.

**2. Stratford Capital repeatedly and forcefully lied to the Board of Selectmen. about the town voting in favor of ultra-high-density housing.**

And when finally confronted with their deception, they claimed it was "a misunderstanding".

Please tell me, how does a firm that professes such expertise and has done such developments nationwide – misunderstand such a fundamental fact?

**3. Stratford Capital and their agents repeatedly and forcefully misled and lied to residents and Board of Selectmen about accepting Section 8 rentals. Massachusetts law prevents any rental landlord from denying Section 8 applicants.**

**Please drive through General Patton Road and Fresh Holes Road in Hyannis before voting on this Stratford Capital Group proposal. Both are Section 8 developments. They are the future of Eastham.**

Because as those familiar with Section 8 know, renters can be completely unemployed – because Section 8 holders only need to contribute as little as \$20 to their monthly rent. Eastham will have no influence over who Stratford Capital Group rents to in the dangerously-dense housing project.

And despite Stratford Capital's unenforceable-by-Eastham promises to rent to working people, an unemployed Section 8 tenant is extremely appealing financially to them because the landlord doesn't

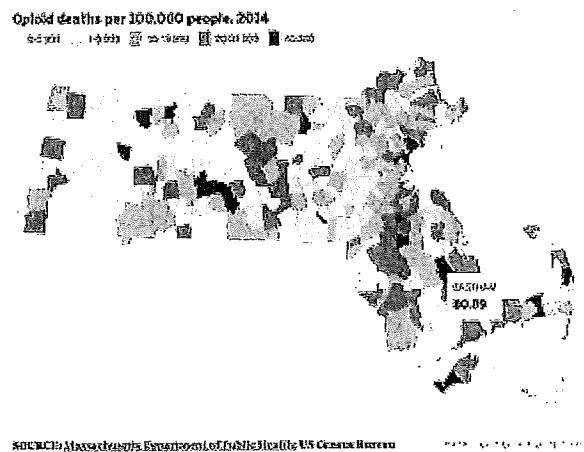
have to collect checks – the money is automatically deposited in Stratford Capital’s bank account by the State of Massachusetts. It doesn’t matter if the property is in disrepair. It doesn’t matter if the tenant has complained about any other deficiencies in the rental. Stratford gets its money. Every month. No problem.

Similarly, the town will have no say or way to enforce that Stratford Capital Group rents to Eastham residents.

And since Section 8 renters do not have the disposable income to shop in Eastham’s boutique stores; do not have the disposable income to eat in Eastham’s restaurants; and require a level of public transportation that does not exist in Eastham, the Stratford Capital Group proposal further reduces the quality of life – and ability to hold jobs – of the people who will live there.

And - in the most critical revelation of all - predatory drug rings target the residents of high-density low-income housing. Because it’s in their business model. It’s happening all over Massachusetts – including in Hyannis and Yarmouth in housing projects with *lesser density* than what Stratford Capital Group is trying to force down Eastham’s throat. The Yarmouth Police Department has moved to create a police sub-station *inside* its high-density housing project because of the dramatic increase in crime perpetrated *against* those residents – not by those residents.

This chart is alarming – Eastham is already one of the most affected communities in Massachusetts, let alone the Cape.



**4. And as to the claim that the State mandates that we accept an unsafe housing project plan from Stratford Capital, that is just not accurate.** And in fact, there are dozens of Federal and State groups who prioritize safety for such housing developments, including...

- The AARP
- The Center for the Study of Social Policy
- The Kitty & Michael Dukakis Center for Urban and Regional Policy
- The Surgeon General
- ... and this list goes on.

There is much support for Eastham to reject this unsafe housing project proposal.

**5. They are lying about the friendliness of other 40B developers.** There are, in fact, multiple alternative developers – including one with an investor ready to go immediately – who have friendly



40B proposals for the town to consider. Yet the BOS members continue to say, “our hands are tied” – when nothing could be further from the truth.

The Board of Selectmen can refuse to name Stratford Capital Group’s predatory proposal a “Locally Initiated Project” – can publically reassure developers that they are fully open to other friendly 40B proposals – and can activate a 40B Safe Harbor by engaging with a developer who will quickly build as few as 14 SAFE, affordable housing units. Fourteen.

Stratford Capital Group has no intentions of building SAFE, affordable housing for Eastham. Stratford Capital Group will be nothing more than an absentee landlord, sucking profits out of Eastham and redistributing the monies to their 1%-er Wall Street investors. Stratford Capital’s claim in the last 72 hours that they will “in good faith actively consider” safety improvements means nothing. They will only do what is legally binding.

It is no surprise that Stratford Capital Group is pressuring the Board to shorten the process – and do it in a way that public comment is eliminated or stifled. The more time Eastham has to learn who Stratford Capital Group is, the clearer it becomes that their proposal will be devastating to Eastham.

The people of Eastham strongly support the development of affordable housing. (I am such a strong supporter, for example, that I’ve even donated to the Community Development Partnership.)

And yet there are more than 500 people who signed a petition against Stratford Capital Group. More than 100 people appeared at a BOS meeting to voice their opposition despite it being hastily rescheduled to occur during the workday. There is overwhelming opposition to Stratford Capital Group planning to be at the meeting on Monday. There is no way this town can honestly say the Stratford Capital Group project is a “local initiative project”.

And please know that there are town employees – including at least one high-placed official, police officers, realtors, and owners of Eastham’s most prominent businesses who strongly oppose Stratford Capital Group’s dangerously-dense proposal. They are afraid to come forward because they fear they will lose their jobs or face retaliation by the town if they voice their opposition.

Is that really the kind of Eastham we want? Because it’s the kind of Eastham Stratford Capital Group’s continued presence and abhorrent behavior is creating.

Eastham deserves safe, sustainable, affordable housing. The State’s intention is that towns have that. And as our elected town officials, we have put you on the Board of Selectmen to be responsible for ensuring that.

SAFE affordable housing means a much lower density – one that is appropriate for Eastham’s economic, social, environmental and public-services infrastructure. It means strong pedestrian and traffic protection. It means locally based full-fledged property management, not an on-call handyman. It means financial reinvestment to guarantee safe, secure living, not an absentee landlord.

Reject Stratford Capital Group – do not grant the “Locally Initiated Project” status to this dangerously-dense and in many other ways alarmingly unsafe housing project proposal – and let’s move forward as a community with a developer who will ensure the safety and well-being of our current residents and our forthcoming neighbors.

This is an important and exciting time for Eastham. We will have one shot at developing the town for the betterment of residents, merchants and visitors. Character matters. And Stratford Capital Group is not someone Eastham should have as part of our community.

Thank you for your consideration.

With Kind Regards,

Michele Clarke

O: 508.255.2486

m: 203.912.0560

Elizabeth Shaw

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**From:** Michele Clarke [michele.clarke@mac.com]  
**Sent:** Tuesday, December 01, 2015 8:11 PM  
**To:** phwade@comcast.net; l\_michaelhager@hotmail.com; baygetaway@comcast.net; jcoppelman@gmail.com  
**Cc:** plagg@eastham-ma.gov; admin@eastham-ma.gov  
**Subject:** Please do not grant Stratford Capital Group any CPA monies

ADMINISTRATIVE

Good evening -

RECEIVED

It is outrageous that Stratford Capital Group is attempting to deplete Eastham's entire CPA budget for the next five years.

A \$1.2 billion private equity firm that's recently closed a huge financing round does not need the money to complete the project, it did not request the money in its original proposal, and given the overwhelming opposition by Eastham residents to the dangerously dense Stratford Capital Group low-income housing project - which has received an F grade from the Massachusetts Department of Transportation - the billionaire financier will be walking away from its proposal as it promised if the town opposed its housing project.

The town most certainly does oppose it.

The town also has extremely deserving affordable housing activities occurring over the next five years - including Habitat for Humanity and other projects - that are the best and most beneficial use of the monies.

Let's support affordable housing projects that actually benefit Eastham instead of destroying it.

With Kind Regards,  
Michele Clarke

Michele Clarke | 203.912.0560 | [michele.clarke@mac.com](mailto:michele.clarke@mac.com)

**Gillespie-Lee, Laurie**

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**From:** Michele Clarke <michele.clarke@mac.com>  
**Sent:** Thursday, December 03, 2015 10:56 AM  
**To:** gawronsoncapecod@comcast.net; knightflight12@hotmail.com;  
burtl@nausetschools.org; wallace.adams@comcast.net; boshea@navizone.com; Paul  
Lagg; BobSheldon@remax.net; johnzazzaro@yahoo.com; swasby@albany.edu;  
phwade@comcast.net; l\_michaelhager@hotmail.com; baygetaway@comcast.net;  
jcoppelman@gmail.com  
**Cc:** Elizabeth Shaw; Gillespie-Lee, Laurie; jmn@stratfordcapitalgroup.com;  
bdm@stratfordcapitalgroup.com; kfw@stratfordcapitalgroup.com  
**Subject:** The Safety of Eastham Residents is Not for Sale

## **PETITION TO REJECT STRATFORD CAPITAL GROUP 40B LOW-INCOME/SECTION 8 HOUSING PROJECT PROPOSED FOR TEE TIME PROPERTY**

### **The Safety of Eastham Residents is Not for Sale**

I do not support the Stratford Capital Group proposal for the Tee Time property and call on the Eastham Board of Selectmen and Zoning Board of Appeals to do everything in its individual and collective power to prevent the housing project because...

1. **The DENSITY of the proposed housing project is unsafe.** With 85% to 90% of the proposed units designated as low-income Section 8 per Stratford Capital Group's admission in the October and November BOS meetings, the proposed housing project represents a material threat to the safety of both would-be residents of the proposed housing as well as current full-, part- and summer-time residents of Eastham. Housing projects with far LESS density across the Cape and the State are riddled with crime and otherwise unsafe living conditions and cause enormous budgetary drains in the cities and towns they occupy. As one example, and according to Yarmouth's Police Chief, Yarmouth's Swan Pond housing project – which is 250% *less* dense than the Stratford Capital Group proposal for Eastham and in a town more than twice the size of Eastham – has Boston gang members in the project dealing drugs and an overall level of crime so high that he has requested a police sub-station to be put INSIDE the housing project. He specifically cites the DENSITY of the Swan Pond

housing project – again 250% *less* dense than the Stratford Capital Group proposal – as a main factor in both the level of crime as well as the difficulty his officers have in fighting it.

2. **The PEDESTRIAN AND VEHICLE TRAFFIC designs of the proposed Stratford Capital Group housing project are unsafe.** The Massachusetts Department of Transportation has given the Stratford Capital Group proposal an F grade.
3. **The Eastham Board of Selectmen and Zoning Board of Appeals have not conducted any independent impact studies or educated themselves on the public-safety dangers of too-dense low-income/Section 8 housing** – i.e., not paid for by Stratford Capital Group or any of its associates or advocates or agents (e.g., the Community Development Partnership and/or agents hired by Stratford Capital Group).
4. **The DENSITY of the proposed housing project is not in line with the successful approaches to SAFE sustainable affordable housing achieved by other Lower and Outer Cape towns and violates the very objective to avoid high-density concentrations of low-income/Section 8 housing mandated by the State's 40B act.** And all of our neighboring towns have met the state mandate for safe haven while maintaining the character of their towns. Orleans has 12 housing sites with differing numbers of units spread across its town - 31 units are dedicated to families shared among 5 different sites. And the two largest, at 100 units each, are specifically dedicated to the elderly and disabled – neither of which population is a magnet for predatory criminals. Wellfleet has a variety of creative solutions: 5 condos for purchase below market value; a design competition for Affordable Accessory Dwelling Units (AADU); tax benefits for qualifying home owners; rental assistance for 1-2 years; a 12-unit rental community; a buy-down program which is a grant that helps moderate income applicants to reduce the purchase price of a new home; and 3 Habitat for Humanity homes. Wellfleet has also purchased several plots on Old King's Highway with plans to develop moderately priced homes. Truro is developing Sally's Way with 16 affordable housing units. And Provincetown has multiple sites ranging from conventional rentals to 13 efficiencies for seasonal rentals – further, Provincetown has met the state mandate for a permanent Safe Haven. At 115 units, the Stratford Capital Group proposal is materially worse and more dangerous than any of these as well as the crime-riddled low-income/Section 8 housing in Yarmouth, Hyannis and elsewhere.
5. **The Eastham Board of Selectmen (BOS) and the members of the Zoning Board of Appeals are elected and named to serve ONLY and EXCLUSIVELY the town of Eastham.** You are not serving on the Cape Cod Commission. The Eastham BOS is not responsible for assuming the financial and housing burdens of neighboring towns.

I therefore call on the Eastham BOS and the Zoning Board of Appeals to...

**1. Focus ONLY and EXCLUSIVELY on providing SAFE sustainable affordable housing for EASTHAM, not on servicing the needs of the Outer Cape, the Lower Cape, or any other region outside of Eastham.** The 40B requirements specify town-by-town percentages. The Eastham Board of Selectmen serves Eastham, not other towns. The Eastham BOS is not the Cape Cod Commission – it is the EASTHAM Board of Selectmen.

**2. Do everything in their individual and collective power to prevent Stratford Capital Group from moving forward with its dangerous proposed housing project, including and not limited to:**

- - Refusing to designate the Stratford Capital Group proposal a “Local Initiative Program” (LIP)
  - Immediately soliciting and engaging alternative friendly 40B developers on proposals for SAFE sustainable affordable housing projects at the Tee Time site, the Purcell site, and all other available and/or potentially available sites in Eastham.
  - Putting Eastham on a fast path to SAFE sustainable affordable housing that includes a comprehensive plan with said housing spread over multiple sites and being SAFE sustainable and affordable to gainfully employed Eastham residents.

**3. Secure independent assessments, analysis and data:**

- > Conduct *truly independent* impact studies – looking at all known public-safety and financial factors – for Eastham affordable- and low-income housing development. And make them primary factors in all decision making regarding affordable housing. Do not simply “review” developer-funded “studies” that are by definition biased in Stratford Capital Group’s favor. Conduct a full financial analysis – not “guesses” or “estimates” – to determine financial-impact scenarios.
- > Immediately tour high-density Section 8 housing projects in Boston, Lynn, Brockton, Hyannis and Yarmouth and speak to the police chiefs in each of those cities and towns to become educated on the public safety realities of low-income and affordable housing.
- > Implement the best practices learned from our neighboring towns and avoid the mistakes of high-density housing projects elsewhere on the Cape and in Massachusetts to ensure SAFE sustainable affordable housing in Eastham.

**4. Do nothing to endanger the public safety or individual well-being of Eastham’s full-, part- and/or summer-time residents.**

There is no evidence that the Stratford Capital Group proposed housing project is safe. There is overwhelming evidence that it is not.

Why are Eastham residents fighting harder than the Eastham Board of Selectmen for the safety of Eastham residents?

Signed,

Michele Clarke

105 Harding Road

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Gillespie-Lee, Laurie

12/7/15mk

**From:** Tonia Donovan <toniadonovan@hotmail.com>  
**Sent:** Monday, November 16, 2015 9:41 PM  
**To:** Elizabeth Shaw; Gillespie-Lee, Laurie; gawronsoncapecod@comcast.net;  
wallace.adams@comcast.net; burtl@nausetschools.org; knightflight12@hotmail.com;  
swasby@albany.edu; johnzazzaro@yahoo.com; jeanzazzaro@yahoo.com;  
boshea@navizone.com  
**Subject:** Housing Project  
**Importance:** High

Dear Selectmen,

I was not able to attend the meeting tonight, but did watch most of it on television. I must tell you how deeply disappointed my husband and I are in your recent actions of allowing such a huge development into Eastham. You were elected and thus entrusted to uphold the interests of the current Eastham residents and you have clearly lost sight of what is best for our small town. First of all a structure of this size and capacity will jeopardize our town's current well and septic systems. Our town's police force is not equipped to effectively handle an increase of crime and need from this unit of so many people. We rather you deal with the issues our current residents have such as unpaved and unplowed roads before you increase the population in this excessive manner. Not to mention what this increase will do to Eastham Elementary School. It will never be the same after such a dramatic increase basically overnight. How do you plan on funding all of these issues that will need to be addressed? What monies are being ear-marked? There is a definite need for affordable housing for families and elderly in Eastham, but it can be found in many other alternatives. No wonder there is public outrage over this project! We urge you to listen to the residents of Eastham and reject the current housing plan. Look into alternatives that will ensure the safety and well being of all the Eastham residents. It is your duty and why you were elected. Please do not loose sight of this. It is for the children of Eastham.

Tonia Donovan

Emails for Eastham Board of Selectmen...

[admin@eastham-ma.gov](mailto:admin@eastham-ma.gov)  
[admin2@eastham-ma.gov](mailto:admin2@eastham-ma.gov)  
[gawronsoncapecod@comcast.net](mailto:gawronsoncapecod@comcast.net)



## Sheila Vanderhoef

12/7/15  
racker

**From:** Elizabeth Gawron <gawronsoncapecod@comcast.net>  
**Sent:** Friday, November 13, 2015 4:57 PM  
**To:** Sheila Vanderhoef  
**Subject:** Fwd: Concerns About Proposed 40B Housing Project

More

Sent from my iPhone

Begin forwarded message:

**From:** Kristen Harrigan <kristen.harrigan@gmail.com>  
**Date:** November 13, 2015 at 4:49:57 PM EST  
**To:** [gawronsoncapecod@comcast.net](mailto:gawronsoncapecod@comcast.net)  
**Subject:** Concerns About Proposed 40B Housing Project

Dear Ms. Gowron

I am writing to express my concerns about Stratford Capital Group's proposed housing development at the old T-Time/Family Sports Center site. I am a lifelong summer resident of North Eastham — my family has owned two properties here since 1959. Eastham is a special place for me and my family, as well as the 5,000 full-time residents, our part-time residents, and the thousands of tourists who visit our quiet town every summer.

The proposals submitted by Stratford Capital call for 115 to 130 rental units. On an approximately 10-acre site, this is far too dense, especially for a small town such as Eastham. Regardless of the type of housing proposed, be it below-market and Section-8 rental apartments or high-end condos, the sheer number of units is simply more than this site — and this town — can handle. It's a hasty, short-sighted "solution" to a Cape-wide affordable housing problem. It will be permanently devastating to this town should the proposed project be built.

My concerns are as follows:

1. Stratford Capital Group's proposal will clearly change the character and fabric of Eastham, not only for the residents, but also for our summer visitors, who come here for the quaintness of the town and to spend their money on our small businesses. Adding an extra 400 people in such a prominent, small area is completely inappropriate. People will not find Eastham is no longer the "quiet town" that is now considered "the gateway to the National Seashore," (both of these descriptions taken from the town's official website). As an architect, I am well qualified to critique the developer's submitted drawings. Quite frankly, it is out of character with the Cape and with Eastham in particular. The density is much too high for the 10-acre site. The massing of the units as shown should be sited in a larger town or small city such as Braintree or Leominster. They are high-density urban/suburban-type units that are not site-appropriate to Eastham.
2. The traffic impact on this area of Route 6 and the surrounding roads will be incredible. The traffic situation in the summer is already terrible, particularly when there is a motor vehicle accident anywhere from Eastham to Wellfleet, and on rainy days, with thousands of tourists driving to and from Provincetown. This proposed development has one-way in and one-way out within yards of each other. There will be no traffic lights and no left turn will be allowed. People coming from this development who want to head south towards Orleans will be expected to turn right, turn onto Railroad Lane, turn left onto Nauset Road, and wait for the light. I am sure that there will be those who take a left turn because it's "easier" than going through the hassle of that circuitous route, regardless of their own safety or the safety of others. The Commonwealth has already said "no" to a traffic light and other safety enhancements for this location.
3. The safety needs of pedestrians and cyclists must be studied. Given the recent pedestrian and cyclist fatalities, it is clear that there is already a problem that absolutely needs to be addressed. Add to that an additional 400 people living in one development, many of whom may rely on public transportation. Where are they supposed to cross Route 6 from the bus stop? There are no sidewalks, street lights, or pedestrian crossing lights, or crosswalks. What about those who rely on riding their bikes for transportation? Again, there are no bike lanes and no sidewalks for cyclists.

4. The town's municipal resources will be strained. What will the financial impact on the police and fire departments, the schools, the DPW, municipal offices and beaches? Looking just at the police department, additional money will need to be allocated/raised for public safety services. A similar project in Yarmouth, though its 150 units are on a 30-acre site, is having major issues with crime. Deputy Chief Xiarhos specifically calls out the "large number of units on a small tract of land" as a contributing factor to the high crime rates in Swan Pond. As a result, Yarmouth is seeking a police substation at the development to control crime. Who is going to pay for the resources Eastham will need with 400 additional residents? These issues must be addressed before entertaining the viability of this project.

I agree that Eastham, as well as all the Cape communities, must address the affordable housing shortage. Unfortunately, this particular project is not the solution. This endeavor is not something that should be rushed into because an impatient, national developer is hot to begin making a profit. I implore you to not be hasty, to think carefully, and to educate yourselves to the real consequences of allowing such a high-density housing development into our community. It is not an overstatement to say the future of Eastham lays in your hands. You have the power to put a stop to this reckless project. Your voting against this project would be the first step in opening the dialog for thoughtful, appropriate, affordable housing.

Respectfully,

Kristen A. Harrigan  
[kah@alum.mit.edu](mailto:kah@alum.mit.edu)

In 12/7/15 packet

**From:** LESLIE [mailto:lmhart1@comcast.net]  
**Sent:** Wednesday, December 02, 2015 1:40 PM  
**To:** admin@eastham-ma.gov  
**Subject:** Reject Stratford Capital Group 40B

PETITION TO REJECT STRATFORD CAPITAL GROUP 40B LOW-INCOME/SECTION 8 HOUSING PROJECT PROPOSED FOR TEE TIME PROPERTY

The Safety of Eastham Residents is Not for Sale We the undersigned do not support the Stratford Capital Group proposal for the Tee Time property and call on the Eastham Board of Selectmen and Zoning Board of Appeals to do everything in its individual and collective power to prevent the housing project because...

1. The DENSITY of the proposed housing project is unsafe. With 85% to 90% of the proposed units designated as low-income Section 8 per Stratford Capital Group's admission in the October and November BOS meetings, the proposed housing project represents a material threat to the safety of both would-be residents of the proposed housing as well as current full-, part- and summer-time residents of Eastham. Housing projects with far LESS density across the Cape and the State are riddled with crime and otherwise unsafe living conditions and cause enormous budgetary drains in the cities and towns they occupy. As one example, and according to Yarmouth's Police Chief, Yarmouth's Swan Pond housing project – which is 250% less dense than the Stratford Capital Group proposal for Eastham and in a town more than twice the size of Eastham – has Boston gang members in the project dealing drugs and an overall level of crime so high that he has requested a police sub-station to be put INSIDE the housing project. He specifically cites the DENSITY of the Swan Pond housing project – again 250% less dense than the Stratford Capital Group proposal – as a main factor in both the level of crime as well as the difficulty his officers have in fighting it.
2. The PEDESTRIAN AND VEHICLE TRAFFIC designs of the proposed Stratford Capital Group housing project are unsafe. The Massachusetts Department of Transportation has given the Stratford Capital Group proposal an F grade.
3. The Eastham Board of Selectmen and Zoning Board of Appeals have not conducted any independent impact studies or educated themselves on the public-safety dangers of too-dense low-income/Section 8 housing – i.e., not paid for by Stratford Capital Group or any of its associates or advocates or agents (e.g., the Community Development Partnership and/or agents hired by Stratford Capital Group).
4. The DENSITY of the proposed housing project is not in line with the successful approaches to SAFE sustainable affordable housing achieved by other Lower and Outer Cape towns and violates the very objective to avoid high-density concentrations of low-income/Section 8 housing mandated by the State's 40B act. And all of our neighboring towns have met the state mandate for safe haven while maintaining the character of their towns. Orleans has 12 housing sites with differing numbers of units spread across its town - 31 units are dedicated to families shared among 5 different sites. And the two largest, at 100 units each, are specifically dedicated to the elderly and disabled – neither of which population is a magnet for predatory criminals. Wellfleet has a variety of creative solutions: 5 condos for purchase below market value; a design competition for Affordable Accessory Dwelling Units (AADU); tax benefits for qualifying home owners; rental assistance for 1-2 years; a 12-unit rental community; a buy-down program which is a grant that helps moderate income applicants to reduce the purchase price of a new home; and 3 Habitat for Humanity homes. Wellfleet has also purchased several plots on Old King's Highway with plans to develop moderately priced homes. Truro is developing Sally's Way with 16 affordable housing units. And Provincetown has multiple sites ranging from conventional rentals to 13 efficiencies for seasonal rentals – further, Provincetown has met the state mandate for a permanent Safe Haven. At 115 units, the Stratford Capital Group proposal is materially worse and more dangerous than any of these as well as the crime-riddled low-income/Section 8 housing in Yarmouth, Hyannis and elsewhere.
5. The Eastham Board of Selectmen (BOS) and the members of the Zoning Board of Appeals are elected and named to serve ONLY and EXCLUSIVELY the town of Eastham. You are not serving on the Cape Cod Commission. The Eastham BOS is not responsible for assuming the financial and housing burdens of neighboring towns.

We therefore call on the Eastham BOS and the Zoning Board of Appeals to...

1. Focus ONLY and EXCLUSIVELY on providing SAFE sustainable affordable housing FOR EASTHAM, not on servicing the needs of the Outer Cape, the Lower Cape, or any other region outside of Eastham. The 40B requirements specify town-by-town percentages. The Eastham Board of Selectmen serves Eastham, not other towns. The Eastham BOS is not the Cape Cod Commission – it is the EASTHAM Board of Selectmen.

2. Do everything in their individual and collective power to prevent Stratford Capital Group from moving forward with its dangerous proposed housing project, including and not limited to:

- Refusing to designate the Stratford Capital Group proposal a "Local Initiative Program" (LIP)
- Immediately soliciting and engaging alternative friendly 40B developers on proposals for SAFE sustainable affordable housing projects at the Tee Time site, the Purcell site, and all other available and/or potentially available sites in Eastham.
- Putting Eastham on a fast path to SAFE sustainable affordable housing that includes a comprehensive plan with said housing spread over multiple sites and being SAFE sustainable and affordable to gainfully employed Eastham residents.

3. Get educated:

- Conduct truly independent impact studies – looking at all known public-safety and financial factors – for Eastham affordable- and low-income housing development. And make them primary factors in all decision making regarding affordable housing. Do not simply "review" developer-funded "studies" that are by definition biased in Stratford Capital Group's favor. Conduct a full financial analysis – not "guesses" or "estimates" – to determine financial-impact scenarios.
- Immediately tour.
- Implement the best practices learned from our neighboring towns and avoid the mistakes of high-density housing projects elsewhere on the Cape and in Massachusetts to ensure SAFE sustainable affordable housing in Eastham.

4. Do nothing to endanger the public safety or individual wellbeing of Eastham's full-, part- and/or summer-time residents. There is no evidence that the Stratford Capital Group proposed housing project is safe. There is overwhelming evidence that it is not. Why are Eastham residents fighting harder than the Eastham Board of Selectmen for the safety of Eastham residents?

SIGNED: E. Marvin and Leslie Hart, 2215 Nauset Rd., Eastham

Elizabeth Shaw

---

**From:** Kathy Kotowski [kathykotowski@gmail.com]  
**Sent:** Wednesday, December 02, 2015 9:27 AM  
**To:** admin@eastham-ma.gov  
**Cc:** weskotowski@comcast.net  
**Subject:** Opposition to Proposed Project by Stratford Capital Group

ADMINISTRATION

DEC 02 2015

RECEIVED

To Whom it May Concern,

As a part time resident and taxpayer of Eastham I am writing on behalf of my husband and myself to express our opposition to the project proposed by the Stratford Capital Group. Their proposal is far too dense and poses a multitude of safety concerns. My husband and I just bought our home in Eastham at the beginning of 2015 and live in Boston. The reason we bought in Eastham is because of the small town, comfortable feel we got. I am fearful that such a large housing proposal will destroy that vibe. I am not opposed to affordable housing but would like to see it as a much smaller project.

As I said, I live in the City of Boston and have witnessed firsthand what a large housing project of this size can do to a neighborhood and would be very disappointed to see this happen in Eastham. In fact, had we known this was going to be an issue, we most certainly would have thought twice about buying our retirement home here and most likely would have looked somewhere else. I implore the BOS to reconsider and deny the request by Stratford Capital Group.

Respectfully submitted,  
Kathleen P. Kotowski  
Wieslaw Kotowski  
25 Clayton Road  
Eastham, MA

## Gillespie-Lee, Laurie

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**From:** Elizabeth Shaw <admin@eastham-ma.gov>  
**Sent:** Friday, December 04, 2015 8:44 AM  
**To:** Gillespie-Lee, Laurie  
**Subject:** FW: Swan Pond Village: Police tackle town's No. 1 criminal hot spot

Lisa Shaw  
Administrative Asst./HR  
Town of Eastham/2500 State Highway/Eastham, MA 02642

Direct Line: 774-801-3205  
Town Hall: 508-240-5900 x 3205  
Fax: 508-240-1291  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

-----Original Message-----

From: Kathy Kotowski [<mailto:kathykotowski@gmail.com>]  
Sent: Thursday, December 03, 2015 12:49 PM  
To: [admin@eastham-ma.gov](mailto:admin@eastham-ma.gov); [plagg@easthamma.gov](mailto:plagg@easthamma.gov); [l\\_michaelhager@hotmail.com](mailto:l_michaelhager@hotmail.com); [baygetaway@comcast.net](mailto:baygetaway@comcast.net)  
Subject: Swan Pond Village: Police tackle town's No. 1 criminal hot spot

<https://shar.es/1c8smR>

Swan Pond Village is the latest hot spot for crime, with Yarmouth police making 70 on-site and off-site arrests of complex residents over the last 15

Sent using ShareThis

Sent from my iPhone=

## Gillespie-Lee, Laurie

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**From:** do\_not\_reply@peoplegis.com  
**Sent:** Friday, December 04, 2015 8:46 AM  
**To:** Gillespie-Lee, Laurie; Paul Lagg; Rohmer, Edward  
**Subject:** A record has been submitted in the form 'IT Work Order Form'

The following record has been submitted in the form 'IT Work Order Form':

Date = Dec 04, 2015  
request\_nu = 'IT-162'  
requester = 'Joan Plante'  
dept = 'Treasurer/Collector'  
email = 'jplante@eastham-ma.gov'  
req\_type = 'Computer'  
explain = 'Print Screen doesn't work from counter computer - FIXED 12/3 Can't connect to Google on Joan's computer - FIXED 12/3'  
priority = '2'  
status = 'Received'  
assign = ''  
CompleatDat = ''  
WorkDone = ''  
O\_Vend\_Hrs = ''  
TotalHrs = ''

The record can be viewed at the following URL:

[http://www.mapsonline.net/easthamma/forms/template\\_select.php?id=737853773&jump=c6884aa7da55e1d2768ea71f4df280f5](http://www.mapsonline.net/easthamma/forms/template_select.php?id=737853773&jump=c6884aa7da55e1d2768ea71f4df280f5)

Elizabeth Shaw

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**From:** Michael W Kuchyt [ku02642@yahoo.com]  
**Sent:** Wednesday, December 02, 2015 11:40 AM  
**To:** admin@eastham-ma.gov; plagg@eastham-ma.gov; phwade@comcast.net;  
l\_michaelhager@hotmail.com; baygetaway@comcast.net; jcoppelman@gmail.com  
**Subject:** Affordable Housing in Eastham

Michael W Kuchyt  
49 Salt Pond Rd  
Eastham, MA

ADMINISTRATION  
DEC 02 2015  
RECEIVED

To the various Town of Eastham Board Members:

I am sending this email to voice my concerns about affordable housing in Eastham.

1) I am not in favor of The Stratford Capital Group as the developer of the TTime property. I do not feel this developer has the best interest of Eastham and its residents in mind.

a) their development has too many rental units for this property.

b) their development does not fit in with the character and beauty of Eastham.

c) safety issues i.e. traffic flow, pedestrian safety, etc. are not addressed.

2) We need someone to listen to Eastham residents.

3) We CAN NOT deplete a AF for the next 5 years for this one development.

4) There are possible violations of the OPEN MEETING LAW by the BOS chair.

I am in favor of affordable house in Eastham keeping with the charm of this town and helping Eastham and Outer Cape residents.

Please listen to your voters, neighbors and friends. STOP THIS STRATFORD CAPITAL GROUP DEVELOPMENT.

Thank you

Sent from my iPad=



Gillespie-Lee, Laurie

12/7/15 packet

**From:** Robert LaBranche <rlabranche3@gmail.com>  
**Sent:** Monday, November 16, 2015 8:42 PM  
**To:** Elizabeth Shaw; Gillespie-Lee, Laurie; gawronsoncapecod@comcast.net;  
wallace.adams@comcast.net; burtl@nausetschools.org; knightflight12@hotmail.com;  
swasby@albany.edu; johnzazzaro@yahoo.com; jeanzazzaro@yahoo.com;  
boshea@navizone.com  
**Subject:** tonight's meeting

Dear Ms. Gawron,

My name is Rob LaBranche and I am a history teacher at Nauset High School. I live in Eastham where I grew up and where my family has lived for the past forty plus years. I must admit that I am not always involved in town politics but I do get involved when there are important issues.

Tonight I attended the selectmen's meeting and I must admit that I left with a bad taste in my mouth.

This bad taste had nothing to do with anyone's opinion or feelings about the proposed project at the former Tee Time property. The bad taste was left by your rather rude and callous comment.

When a woman was at the microphone and somewhat emotionally spoke about opiate addiction and overdoses in the town of Eastham you raised both of your hands in a "stop" motion and said "well then it is already here."

I am not sure if you think this was funny, but I assure you that it was not and a large majority in the room was very offended.

I have had two students who have died of heroin overdoses and I had to wonder what their families would think of your comment.

You owe everyone in that room an apology for your rude and insensitive remark.

I welcome your response to this email.

Rob LaBranche

285 Queen Anne Drive

Eastham, MA

Gillespie-Lee, Laurie

12/7/15 packet

**From:** Jacqueline Beebe <jbeebe@eastham-ma.gov>  
**Sent:** Monday, November 16, 2015 8:33 AM  
**To:** justinmurraycguk@gmail.com  
**Cc:** Sheila Vanderhoef; Gillespie-Lee, Laurie  
**Subject:** RE: high density vote and Mass Dept of transit report

Hi Justin,

The Board of Selectmen has taken no vote on the proposed housing developed by Stratford Capital. It is on the agenda for tonight's BOS meeting for further discussion. The proposal is in the early stages, and the developer is asking the BOS for a "letter of endorsement", so he can begin the formal process by applying to the state housing agency. Whether the BOS endorses or not, it has to go to the state and then the applicant will submit a formal proposal to the ZBA (town). The ZBA process requires public hearings and the ZBA has the power to ask for studies (like traffic) or to set some conditions. Those conditions are then reviewed by the state, who has the authority to uphold or overturn them. It is a process that takes many months. On the town website under the BOS meeting agendas, there is some timeline/other info on the 40B process attached to the Thursday, Nov 12, BOS meeting. They are useful handouts, and one describes the number of days attached to each step. That meeting was a training session on 40B and will also be up on demand by tomorrow.

The DOT has not given any report on the project that we are aware of.

If you have any other questions, just let me know. Thanks, Jacqui

Jacqueline W. Beebe  
Assistant Town Administrator  
Town of Eastham  
2500 State Highway  
Eastham, MA 02642  
(508)240-5900, ext 211  
[jbeebe@eastham-ma.gov](mailto:jbeebe@eastham-ma.gov)

**From:** Justin Murray [<mailto:justinmurraycguk@gmail.com>]  
**Sent:** Friday, November 13, 2015 1:26 PM  
**To:** Gillespie-Lee, Laurie  
**Subject:** high density vote and Mass Dept of transit report

Hi Eastham,

I was wondering if I could get more information on:

1. The high density housing vote outcome and necessity?
2. The Mass Dept of Transportation report on the proposed new affordable housing development by Stratford?

Thank you,

Justin Murray  
774-216-1107

12/7/15 packet

12/7

**Gillespie-Lee, Laurie**

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**From:** nuendelcapecod@aol.com  
**Sent:** Wednesday, November 18, 2015 10:56 AM  
**To:** Gillespie-Lee, Laurie  
**Subject:** For the BOS, please

Dear folks,

Please let me commend the BOS for their self-discipline in responding to some very bad behavior obvious on the video tape of the 11/16 meeting. Don and I had to leave after the developers' presentation.

Would it be possible to get a response from any one or more of you regarding what I can do as a year round voter in Eastham to stem the tide of negativity regarding the Gov. Prence Residences? I have been fighting on the two Eastham Facebook pages to contradict misinformation but it's like trying to hold back the incoming tide. I have the same problem as expressed by Wally Adams at the meeting: "What does 'too big' actually mean?" I believe it is a fear of change and as it comes across on Facebook, a prejudice against people who need help to be able to live here.

My husband and I both agree strongly that a traffic light, pedestrian light and crosswalk is critical. If the state of MA mandates us to increase affordable housing, then they must be willing to let us make it safe. That area could benefit from an additional traffic light to slow down Rt. 6 traffic there even without a new development. Just look at the accidents!

Thank you for your attention to this matter. Elizabeth Gawron, I'm not a lawyer but I see no conflict of interest with your work with HOW and I and so grateful we voted you in and that YOU are chairman during this tumultuous time. Sincerely , Bonnie Nuendel 255 Meetinghouse Rd. Eastham 02642 508-255-6305

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)

Gillespie-Lee, Laurie

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12/7/15 packet

**From:** Eileen S <easeforme@yahoo.com>  
**Sent:** Friday, November 13, 2015 6:51 PM  
**To:** Gillespie-Lee, Laurie  
**Subject:** Stafford Proposed Project on T-Time parcel in Eastham

I strongly urge all those involved in the Town of Eastham departments to reject this project as it is currently proposed. There has been no time to do an in depth study of the impact this project will have on our infrastructure, Police, Fire & School needs. I also feel that the ingress & egress safety factor should be paramount in finding this proposal inadequate for the Route 6 highway as it is presently situated. We all know that the right turn only rule will be broken multiple times per day resulting in the potential for more deadly accidents on this stretch.

While I recognize that affordable housing is needed in Eastham, I question the need for a large or unregulated/controlled Section 8 classification. There should be limits set for this so that it does not become a "project" in the true sense of the word.

Do we need affordable housing, emphatically yes. Do we need it all at once without careful consideration, study and input from all agencies concerned, no.

Respectfully submitted,

Eileen Seaboldt  
365 Hay Road  
Eastham, MA 02642

# Board to work on agreement with developer

Vote falls short of endorsement but offers more control, town counsel says

**By K.C. Myers**  
kcmymers@capecodonline.com

**EASTHAM** — Replacing the vacant field once occupied by a golf driving range with a 115-unit, mostly affordable housing development met with strong resistance from a standing-room-only crowd at Eastham Town Hall on Monday night.

The selectmen received more than 445 pieces of correspondence, or "petitions," before the meeting, Town Administrator Sheila Vanderhoef said. Most of the 36 formal letters in the selectmen's packets were in opposition.

And many Eastham residents rose at the meeting to criticize the size, density and traffic plan proposed by developer Richard Hayden, executive vice president of the Stratford Capital Group of Peabody.

The selectmen could have decided whether to lend their support to the project, known as Governor Prentice Residences. Hayden has said the selectmen's endorsement is essential or he will withdraw his proposal. On the advice of town counsel, Selectman Bill O'Shea made a motion Monday to work instead on a memorandum of agreement with the developer.

The board voted 3-2 in favor, with Selectmen Wallace Adams and Linda Burt in opposition.

Town Counsel Ilana Quirk recommended that the board first develop such a memorandum in regard to any affordable housing project known as a 40B.

"It doesn't mean you endorse it," she said.

But if the parties do come to an agreement, Quirk added, the board can get in writing the density, height and a workable traffic agreement.

Adams wanted a citizens group suggested by resident Scott Kerry to discuss the unpopular aspects of the project with the developer, to

have a chance to do some work first.

Selectman Elizabeth Gawron, however, warned that Eastham was losing the charm that comes with diversity.

"We're about to become a place with the largest 65 and older population on the Cape, surpassing Orleans without young families," Gawron said.

Affordable housing stood at the top of the selectmen's priorities this year, she said.

Many people were upset that the only entrance and exit points to the development would be from Route 6. The state Department of Transportation has stated there is not enough new traffic to warrant a traffic light, according to the developer. The department also recommended a right turn only for those exiting the development.

That would place a lot of traffic onto Railroad Avenue and Nauset Road.

David Schropfer asked if the selectmen would consider putting together a legislative team to go to the Transportation Department to see if something could be done to improve

that area of Route 6, where there currently are 18 curb cuts between Railroad Avenue and Brackett Road, none of them with left-turn restrictions.

The developer has tried to appease opposition by reducing the number of units from 130 to 115 on 10.6 acres.

Hayden explained how providing mostly affordable rental-only units for families and the elderly would fulfill the needs clearly stated in the town's 2010 Affordable Housing Production Plan.

"We're meeting the town's objectives," he said.

Based on demographic projections, the development would increase the population of Eastham by 223, or 4.5 percent. But that is only if the residents were all new to Eastham, which is highly unlikely, Hayden said.

Adele Blong, a volunteer on the Lower Cape Outreach Council, said in a letter of support for the project that 42 percent of the applicants for an affordable housing lottery in Eastham lived in town, and another 50 percent lived on the Lower Cape.

But many were skeptical.

If they live here already, Lisa Radke asked, why would they need this development?

She said the project would "bring down drug dealers" from Boston and Yarmouth.

The estimated population addition to the school system would be 21 children, according to Hayden.

Eastham Elementary School's student population has plummeted from 355 in 1999 to 177 this year, according to Hayden's presentation.

Only 1.6 percent of Eastham's housing stock is affordable, making it the lowest on the Cape.

The developer seeks a "friendly 40B," which means he will work cooperatively with the town. The project already meets all the town's zoning criteria, Hayden said.

Because the affordable housing stock is below 10 percent, the town could be forced under state law to accept an "unfriendly" 40B, which would not have to work within local zoning bylaws.

— Follow K.C. Myers on Twitter: @kcmymerscct.

# Eastham BOS serves residents, not Stratford

By Michele Clarke

The Eastham Board of Selectmen's behavior and decisions to date concerning the Stratford Capital Group's dangerously dense and hazardous amended proposal to develop affordable housing on the Tee Time site continue to be unacceptable.

The board is elected to represent the residents of Eastham, not personal agendas or billionaire financiers proposing devastating consequences for our town. Preventing citizens from commenting during the public comment portion of the most recent meeting - allowing residents to only ask questions, and then allowing two advocates to make speeches containing zero questions, was particularly disgraceful.

The chairperson's prepared remarks at the end of the meeting, asserting that Eastham was somehow "already ruined" and that plunging it further into a dangerous future was a good idea, were shocking and appalled everyone in the room as well as an increasing number of residents not in the room who have read about the comments in the media and/or learned about it from people who were there.

Selectmen who are not fighting for a positive future for Eastham should resign. They are violating the terms and the spirit of the office. The board has overwhelmed, and repeated, evidence of opposition to Stratford Capital Group's revised plan. It has no evidence of equal support. It certainly has no evidence of greater support.

The state department of transportation has given the amended Stratford Capital Group an "F" or failing grade. Eastham residents are clear: We support safe, sustainable, affordable housing for Eastham. We believe the town has a responsibility to create safe, affordable housing. We oppose the density of the proposed project in an overwhelming majority. We oppose the dangers to pedestrians, traffic and residents created by this project in an overwhelming majority. The board is obliged to serve the residents of Eastham.

Eastham's hands are not tied. Affordable housing can be spread over the Tee Time property, the Purcell property, even the unfinished property next to the town hall, at a safe density with safe entrances and exits for both pedestrians.

Chapter 40B was put into

place to prevent exactly the kind of density of subsidized (i.e., Section 8) housing that the Stratford Capital Group's proposal creates.

A billionaire financier who says anything less than 115 units is "not financially viable" is referring solely to his own profit objectives or his inability to manage a property, not to Eastham's reality.

In fact, Stratford Capital Group's largest project to date on the Cape has totaled only 65 units. The Community Development Partnership admits that 20 units is financially viable for any developer and that 40 units creates a financially sustainable development.

The board has been aware of the first friendly 40B alternative to Stratford Capital Group for more than 48 hours and have made zero attempts to contact the developer.

The board's lack of action to date has put Eastham at the mercy of a predatory billionaire financier and predatory selectman who is conflicted on all affordable housing matters per the state's municipal conflict of interest law and should recuse herself immediately from all discussions and votes, in public and in private, concerning

affordable housing in Eastham. I call on Eastham selectmen to do three things:

Immediately investigate alternative friendly 40B interest and actively solicit friendly 40B bids from on-Cape developers that also specify local property management once built for all existing and potential properties.

Alert Stratford Capital Group that the town is against the proposal - based on the overwhelming evidence - and that the billionaire financier should not file for a 40B due to unfavorable resident - and thereby unfavorable town - sentiment. And do nothing to move the Stratford Capital Group proposal forward until the alternatives have been fully investigated.

Immediately put an actionable plan in place that puts Eastham on a fast track to achieve the state's affordable housing goals. This plan should go up to and include activities that will secure a one-year Safe Harbor status for Eastham so our town is never again at the mercy of a predatory billionaire financier who wants to shove a dangerous housing project down Eastham's throat.

Any selectman who is not

willing to do their job as outlined above should immediately resign. Any Town Planning leadership and/or department person who is not willing to do their job as outlined above should immediately resign.

This is an important and vital time for Eastham. The town has an opportunity to be a model for safe, sustainable affordable housing. It is not an opportunity, as the chair of the selectmen board shockingly advocated in her prepared closing remarks, to plunge Eastham into an unsafe future that turns it into the next Brockton, Hyannis or Yarmouth.

Yarmouth police are seeking a substation on the Yarmouth Swan Pond site - a housing project that is 250 percent less dense than the Stratford Capital Group proposal for Eastham - due to the dramatic increase in crimes being committed against its residents, and the chief of police explicitly calls out the project's density as a reason for both the high crime rate and his officers' difficulty in fighting it.

Eastham must move forward with safe, sustainable, affordable housing.

-Michele Clarke lives in Eastham.

## Gillespie-Lee, Laurie

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**From:** Kim Ahern <kimahern@yahoo.com>  
**Sent:** Thursday, December 03, 2015 8:56 PM  
**To:** Elizabeth Shaw; Gillespie-Lee, Laurie; gawronsoncapecod@comcast.net; knightflight12@hotmail.com; burtl@nausetschools.org; wallace.adams@comcast.net; boshea@navizone.com; Paul Lagg; BobSheldon@remax.net  
**Subject:** PETITION TO REJECT STRATFORD CAPITAL GROUP 40B LOW-INCOME/SECTION 8 HOUSING PROJECT PROPOSED FOR TEE TIME PROPERTY

### **PETITION TO REJECT STRATFORD CAPITAL GROUP 40B LOW-INCOME/SECTION 8 HOUSING PROJECT PROPOSED FOR TEE TIME PROPERTY**

The Safety of Eastham Residents is Not for Sale

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**1. The DENSITY of the proposed housing project is unsafe.** With 85% to 90% of the proposed units designated as low-income Section 8 per Stratford Capital Group's admission in the October and November BOS meetings, the proposed housing project represents a material threat to the safety of both would-be residents of the proposed housing as well as current full-, part- and summer-time residents of Eastham. Housing projects with far LESS density across the Cape and the State are riddled with crime and otherwise unsafe living conditions and cause enormous budgetary drains in the cities and towns they occupy. As one example, and according to Yarmouth's Police Chief, Yarmouth's Swan Pond housing project – which is 250% less dense than the Stratford Capital Group proposal for Eastham and in a town more than twice the size of Eastham – has Boston gang members in the project dealing drugs and an overall level of crime so high that he has requested a police sub-station to be put INSIDE the housing project. He specifically cites the DENSITY of the Swan Pond housing project – again 250% less dense than the Stratford Capital Group proposal – as a main factor in both the level of crime as well as the difficulty his officers have in fighting it.

**2. The PEDESTRIAN AND VEHICLE TRAFFIC designs of the proposed Stratford Capital Group housing project are unsafe.** The Massachusetts Department of Transportation has given the Stratford Capital Group proposal an F grade.

**3. The Eastham Board of Selectmen and Zoning Board of Appeals have not conducted any independent impact studies or educated themselves on the public-safety dangers of too-dense low-income/Section 8 housing – i.e., not paid for by Stratford Capital Group or any of its associates or advocates or agents (e.g., the Community Development Partnership and/or agents hired by Stratford Capital Group).**

**4. The DENSITY of the proposed housing project is not in line with the successful approaches to SAFE sustainable affordable housing achieved by other Lower and Outer Cape towns and violates the very objective to avoid high-density concentrations of low-income/Section 8 housing mandated by the State's 40B act.** And all of our neighboring towns have met the state mandate for safe haven while maintaining the character of their towns. Orleans has 12 housing sites with differing numbers of units spread across its town - 31 units are dedicated to families shared among 5 different sites. And the two largest, at 100 units each, are specifically dedicated to the elderly and disabled – neither of which population is a magnet for predatory criminals. Wellfleet has a variety of creative solutions: 5 condos for purchase below market value; a design competition for Affordable Accessory Dwelling Units (AADU); tax benefits for qualifying home owners; rental assistance for 1-2 years; a 12-unit rental community; a buy-down program which is a grant that helps moderate income applicants to reduce the purchase price of a new home; and 3 Habitat for Humanity homes. Wellfleet has also purchased several plots on Old King's Highway with plans to develop moderately priced homes. Truro is developing Sally's Way with 16 affordable housing units. And Provincetown has multiple sites ranging from conventional rentals to 13 efficiencies for seasonal rentals – further, Provincetown has met the state mandate for a permanent Safe Haven. At 115 units, the Stratford Capital Group proposal is materially worse and more dangerous than any of these as well as the crime-riddled low-income/Section 8 housing in Yarmouth, Hyannis and elsewhere.



**5. The Eastham Board of Selectmen (BOS) and the members of the Zoning Board of Appeals are elected and named to serve ONLY and EXCLUSIVELY the town of Eastham.** You are not serving on the Cape Cod Commission. The Eastham BOS is not responsible for assuming the financial and housing burdens of neighboring towns.

We therefore call on the Eastham BOS and the Zoning Board of Appeals to...

**1. Focus ONLY and EXCLUSIVELY on providing SAFE sustainable affordable housing FOR EASTHAM, not on servicing the needs of the Outer Cape, the Lower Cape, or any other region outside of Eastham.** The 40B requirements specify town-by-town percentages. The Eastham Board of Selectmen serves Eastham, not other towns. The Eastham BOS is not the Cape Cod Commission – it is the EASTHAM Board of Selectmen.

**2. Do everything in their individual and collective power to prevent Stratford Capital Group from moving forward with its dangerous proposed housing project, including and not limited to:**

- Refusing to designate the Stratford Capital Group proposal a "Local Initiative Program" (LIP)
- Immediately soliciting and engaging alternative friendly 40B developers on proposals for SAFE sustainable affordable housing projects at the Tee Time site, the Purcell site, and all other available and/or potentially available sites in Eastham.
- Putting Eastham on a fast path to SAFE sustainable affordable housing that includes a comprehensive plan with said housing spread over multiple sites and being SAFE sustainable and affordable to gainfully employed Eastham residents.

**3. Get educated:**

- Conduct *truly independent* impact studies – looking at all known public-safety and financial factors – for Eastham affordable- and low-income housing development. And make them primary factors in all decision making regarding affordable housing. Do not simply "review" developer-funded "studies" that are by definition biased in Stratford Capital Group's favor. Conduct a full financial analysis – not "guesses" or "estimates" – to determine financial-impact scenarios.
- Immediately tour high-density Section 8 housing projects in Boston, Lynn, Brockton, Hyannis and Yarmouth and speak to the police chiefs in each of those cities and towns to become educated on the public safety realities of low-income and affordable housing.
- Implement the best practices learned from our neighboring towns and avoid the mistakes of high-density housing projects elsewhere on the Cape and in Massachusetts to ensure SAFE sustainable affordable housing in Eastham.

**4. Do nothing to endanger the public safety or individual well-being of Eastham's full-, part- and/or summer-time residents.**

There is no evidence that the Stratford Capital Group proposed housing project is safe. There is overwhelming evidence that it is not.

Why are Eastham residents fighting harder than the Eastham Board of Selectmen for the safety of Eastham residents?

Signed, Address:

Kim Ahern

455 Quason Drive, Eastham, MA



## Gillespie-Lee, Laurie

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**From:** Jeanmarie Lee <jmlee450@yahoo.com>  
**Sent:** Thursday, December 03, 2015 2:12 PM  
**To:** Gillespie-Lee, Laurie  
**Subject:** Stratford Capital opposition

Sent from my iPhone

This is an article written by Jay Coburn of the CDP.

I as life long resident of Eastham do not feel that is my town responsibility to house the lower Capes work force. Let the other lower cape towns take their responsibilities.

It is common knowledge that Stratford's proposal for 115 units on this 10 acre lot is unprecedented. There's nothing else like it in any other town on the outer Cape or Lower Cape. There is no other AH development of this size in Provincetown, Truro, Wellfleet, Brewster, Harwich, Chatham or Orleans. Whether you are for or against this project, you have to ask you yourself why Eastham? Why is Eastham the right place for this kind of AH development but it is not right in any of these other towns?

In the below article Jay Coburn, speaking as Executive Director of the Community Development Partnership and notably not as a Truro Town Selectmen, he talks of all the reasons why this unprecedented development is right for Eastham.

- 1) The Lower Cape needs it. Not Eastham, the Lower Cape. We need a place for workers of the Lower Cape to live cheaply.
- 2) Density is an issue but smaller developments are not profitable. Strangely, every single AH development on the Outer / Lower Cape is smaller. Stratford's 65 Unit Simpkins School development is profitable. I have been told that Jay himself says that developments as small as 40 units are profitable. In Jay's town of Truro he supported building the 16 unit Sally's Way development on a 10 acre lot.
- 3) He tells us that the Stratford proposal has carefully considered traffic issues. It is surprising that he suggests that safety concerns have been alleviated. I think most are in absolute agreement that this proposal has not adequately addressed safety.
- 4) "The aesthetics are right" – Again, I think most would strongly disagree with this. I would agree the aesthetics of Sally's Way in Truro, that he implemented in his town, are right. But not this development that is being proposed in Eastham

I bring these points up because there are lots of people that do not live in Eastham or don't have a vested interest in Eastham that are talking loudly about why this is so great for Eastham. Yet the vast majority of people in Eastham that I talk to say it is not right for Eastham – for the exact same reasons that people of all these other towns have said it wasn't right for them.

Maybe these other towns think Eastham is so far behind on their AH planning that Eastham won't be able to get their act in gear in time to prevent this. Maybe they think our BOS can be easily convinced that Eastham will like this unprecedented development when all other towns did not. Maybe they think that the voting residents of Eastham don't have enough pride in their town to stand up for what they want.

I really don't know, I have no idea why people outside of Eastham think this unprecedented AH development will be accepted by Eastham. But one thing I know for sure is that Eastham should be the ones deciding what is right for Eastham, not our surrounding towns.

as a life long resident of Eastham I plead with you to send this billionaire profiteer packing. Ask him to build in in Truro where he lives. And listen to his excuses.

# **PETITION TO REJECT STRATFORD CAPITAL GROUP 40B LOW-INCOME/SECTION 8 HOUSING PROJECT PROPOSED FOR TEE TIME PROPERTY**

## **The Safety of Eastham Residents is Not for Sale**

We the undersigned do not support the Stratford Capital Group proposal for the Tee Time property and call on the Eastham Board of Selectmen and Zoning Board of Appeals to do everything in its individual and collective power to prevent the housing project because...

1. **The DENSITY of the proposed housing project is unsafe.** With 85% to 90% of the proposed units designated as low-income Section 8 per Stratford Capital Group's admission in the October and November BOS meetings, the proposed housing project represents a material threat to the safety of both would-be residents of the proposed housing as well as current full-, part- and summer-time residents of Eastham. Housing projects with far LESS density across the Cape and the State are riddled with crime and otherwise unsafe living conditions and cause enormous budgetary drains in the cities and towns they occupy. As one example, and according to Yarmouth's Police Chief, Yarmouth's Swan Pond housing project – which is 250% *less* dense than the Stratford Capital Group proposal for Eastham and in a town more than twice the size of Eastham – has Boston gang members in the project dealing drugs and an overall level of crime so high that he has requested a police sub-station to be put INSIDE the housing project. He specifically cites the DENSITY of the Swan Pond housing project – again 250% *less* dense than the Stratford Capital Group proposal – as a main factor in both the level of crime as well as the difficulty his officers have in fighting it.
2. **The PEDESTRIAN AND VEHICLE TRAFFIC designs of the proposed Stratford Capital Group housing project are unsafe.** The Massachusetts Department of Transportation has given the Stratford Capital Group proposal an F grade.

3. **The Eastham Board of Selectmen and Zoning Board of Appeals have not conducted any independent impact studies or educated themselves on the public-safety dangers of too-dense low-income/Section 8 housing** – i.e., not paid for by Stratford Capital Group or any of its associates or advocates or agents (e.g., the Community Development Partnership and/or agents hired by Stratford Capital Group).
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police chiefs in each of those cities and towns to become educated on the public safety realities of low-income and affordable housing.

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Why are Eastham residents fighting harder than the Eastham Board of Selectmen for the safety of Eastham residents?

Signed,

Andrea Popoli 25 Bonya Road Eastham 02642

*Andrea Popoli*

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Sheila Vanderhoef

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12/7/15  
agawron

**From:** Elizabeth Gawron <egawron326@gmail.com>  
**Sent:** Monday, November 30, 2015 11:10 AM  
**To:** Sheila Vanderhoef  
**Cc:** RAH@stratfordcapitalgroup.com  
**Subject:** Fwd: 40 B

Sheila, here is a note I got from Sandy Bayne.

Hi, E,

I have a couple of concerns I would like to follow up on. Having watched the 40-b training video, I think it is ZBA I need to bring them to. But I wonder if your MOU might include them?

They are:

1. Further info on the amphidrome system's ability to remove phosphorus, which George Heufelder could provide. (Jane knows him well, and she could get the info.)
2. The need for some really good landscaping. I second Ilana's point about the usefulness of considering this carefully. Ilana was talking about placating neighbors, but I am talking about within the development itself. A development, like a town, needs a place to gather.

I am not talking about pretty shrubs, although that is nice, but about the need which will exist to provide a comfortable welcoming park like gathering space and some shade. A big flat space will be easily mowed so is the usual fall back position, but has little to recommend it. Sizeable trees within the space will provide shade, welcome, and help create community when accompanied by benches, picnic tables, etc.

The space needn't be big or include little fussy time consuming beds; trees and furniture would do it! Play equipment could be interspersed.

Of course buildings should have some shade trees as well.

Maintenance for trees often amounts simply to leaf removal, so although big trees are expensive, they are much easier to maintain than gardens.

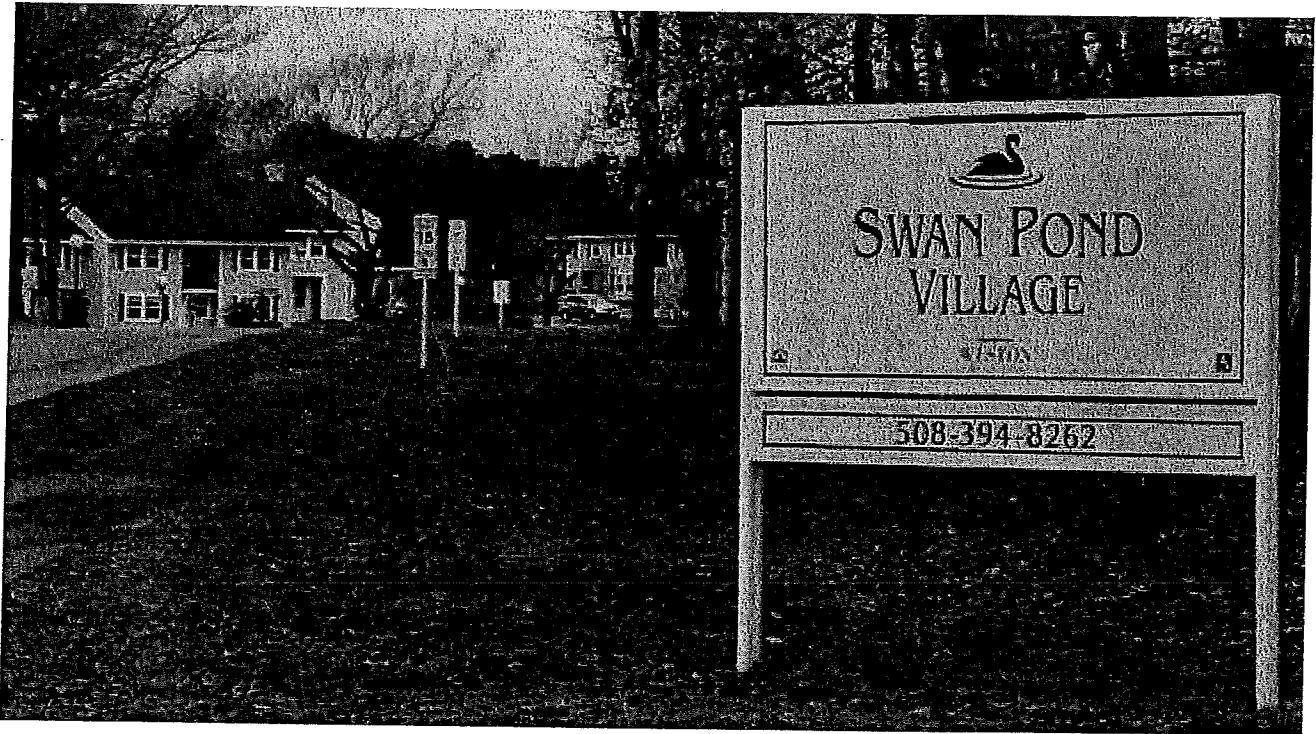
Using natives would be a big plus because easier to maintain as well.

Sandy

Begin forwarded message:

- **Swan Pond Village: Police tackle town's No. 1 criminal hot spot**

- Swan Pond Village is the latest hot spot for crime, with Yarmouth police making 70 on-site and off-site arrests of complex residents over the last 15 months for a laundry list of crimes.



Yarmouth police have made 70 arrests of residents who live at Swan Pond Village within the past 15 months and are trying new ways to combat crime in the area. The 150-unit complex is located off of Long Pond Drive. Steve Heaslip/ Cape Cod Times

By Christine Legere

[clegere@capecodonline.com](mailto:clegere@capecodonline.com)

Posted Apr. 11, 2015 at 2:00 AM



SOUTH YARMOUTH — Swan Pond Village is the latest hot spot for crime, with Yarmouth police making 70 on-site and off-site arrests of complex residents over the last 15 months for a laundry list of crimes.

Drug-related incidents and violence, both domestic and otherwise, top the list of offenses that have so frequently drawn local officers to the 150-unit subsidized housing project.

"The crimes pretty much run the gamut," Yarmouth police Lt. Patrick Carty said Friday.

After checking back through department records, Deputy Chief Steven Xiarhos said, police decided it was time to take action.

It wouldn't be the first time public safety officials sat down with the Swan Pond management.

"We've been working on and off with them for years," Xiarhos said.

Carty said a Neighborhood Watch program was established there last September, with block captains who help train people to keep their eyes and ears open for criminal activity and report it to police.

Still, the area continues to be the No. 1 crime spot in town.

As Xiarhos put it, there are bound to be some troublemakers in a 150-unit complex sitting on a small tract of land.

Examples of trouble include the arrest of Swan Pond Village resident Christopher Andrade in December, found by police in the area of a drug overdose. He had two hypodermic syringes and a bag containing several small baggies of heroin and was charged with possession of heroin with intent to distribute.

On Jan. 20, Swan Pond resident Alan J. Carey was arrested for possession of heroin with intent to distribute after an apartment search yielded heroin, baggies, and other items. He was charged again with heroin possession with intent to distribute in mid-February, after another search. That time, Kayla Proia, who lives with Carey at Swan Pond, was arrested and also charged with heroin possession with intent to distribute.

Another January arrest involved Boston resident Ali Jean. Police stopped him in the Swan Village complex because he was acting suspiciously. They found 90 grams of heroin on the ground near him. He was charged with heroin trafficking.

"There's no known gang in there, but we've had gang members from Boston in there visiting people and dealing drugs," Xiarhos said

"We recently reached out to the management based on the number of the calls and the seriousness of the calls," the deputy chief said. "It's not just dangerous for the people who live there, but for our officers."

In February, an officer was allegedly attacked by Swan Pond resident Rafael Rivera when he attempted to arrest him. Rivera was subdued with the help of a Taser after backup officers arrived.

Police later found Rivera had a quantity of heroin, cocaine, pills, electronic scales, four cellphones, several knives and edged weapons among his belongings, along with some cash.

Police said he also had a 3-inch blade clipped to the waistband of his pants.

Carty said the situation is frequently dangerous for police, particularly with drug arrests.

"They're motivated to fight," the police lieutenant said. "If they are on drugs, they don't want to be arrested and have to face withdrawal. If they deal drugs, they will lose their source of income and may face some ramifications from the people above them."

Swan Pond is overseen by Boston-based Weston Associates. The firm's property management director, Michael Kiley, agreed to discuss the situation. On Wednesday, Kiley and the complex's site manager met with Police Chief Frank Frederickson, Xiarhos, representatives from the detective division, proactive anti-crime unit, and patrol force. The focus was on prevention through proactive police work and quick identification of any criminal activity.

"We're going to have more police details there — both uniformed and plainclothes," Carty said. Residents will use parking permits on their cars to help police determine who lives there and who doesn't.

"They also want to give us a police substation down there someday when we have enough police," Xiarhos said. "And they're going to pay for some of the police details there."

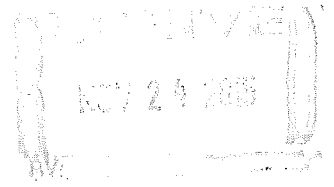
The deputy chief said the aim is to forge a partnership between Swan Pond Village residents, management and the police.

"If you work together, it makes it powerful," Xiarhos said.

Kiley did not return calls for comment.

Police ask anyone with nonemergency criminal information or quality of life concerns in the Village complex to call the Yarmouth Police Department at 508-775-0445 any time or contact the department's liaison Officer Phil Magnuson at the above number, ext. 2333. He can also be reached via email at [pmagnuson@yarmouth.ma.us](mailto:pmagnuson@yarmouth.ma.us).

— Follow Christine Legere on Twitter: [@chrislegereCCT](https://twitter.com/chrislegereCCT).



**For Eastham's Home Rule Charter; See the following LINK >>**

**<https://law.resource.org/pub/us/code/city/ma/Eastham.html>**

See C2-7. Initiative,

**§ C2-7. Initiative.**

**A. By written petition to the Board of Selectmen, 10 voters may secure the inclusion of an article in the warrant for the Annual Town Meeting**, provided that such petition shall be submitted in accordance with bylaws governing Town Meeting warrants.

**B. By written petition to the Board of Selectmen, any 100 voters may secure the inclusion of an article for the warrant of any special Town Meeting**, provided that such petition shall be submitted in accordance with bylaws governing Town Meeting warrants.

*cc: ccTimes*

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## DESCRIPTION

## DESCRIPTION

This group is intended to discuss a more responsible approach to Affordable Housing in Eastham than the current 130 unit proposal. Members are invited to exchange ideas for a better path forward so that we can affect change in Eastham.

[See More](#)

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Just a question. Where, in any of the documents, is it said that the Stratford Capital affordable housing proposal would be for Section 8? I understand that a certain amount would be for 30% of AMI, and another certain amount would be for 60% of AMI, then in between 60 and 100% of AMI and market rate after that, but I am confused as to whether this is, in fact, a Section 8 proposal.

[Like](#) [Comment](#) [Share](#)

Seen by 72

Bonnie Nuendel likes this.

## Comments



**Nancy Butterwei Daniels** There is NO Section 8 proposal, Ruth. section 8 is a voucher that can be used to rent apartments just like this one any where in MA. There are 2 kinds of Section 8: mobile and specific to the complex. I' v been told there are no specific Vouchers for this complex but that mobile ones will ( and HAVE to be) accepted here.

[Like](#) · [Reply](#) · 16 hrs · [Edited](#)



**Ruth E. Leistensnider** Thanks Nancy, I don't understand all the parameters of Section 8, which is why I asked the question.

[Like](#) · [Reply](#) · 1 · 16 hrs



**Ruth E. Leistensnider** So just to be clear, while Section 8 vouchers would have to be accepted, there is no guarantee that the entire complex (or the 90% affordable that Stratford Capital is proposing) would be for Section 8 housing, just those that meet the income requirements?

[Like](#) · [Reply](#) · 15 hrs



Nancy Butterwei Daniels replied · 1 Reply



**Ruth E. Leistensnider** Thank you Nancy, that should help alleviate some of the fears of the residents.

[Like](#) · [Reply](#) · 15 hrs



**Jeff Zima** The developer will most likely prefer Section 8 folks as those funds are guaranteed on a monthly basis. No need to chase rents down. No worries of checks not clearing.

[Like](#) · [Reply](#) · 5 hrs



**Ruth E. Leistensnider** Now that I've slept on the answer about Section 8, wouldn't this be true no matter who develops property as affordable housing?

[Like](#) · [Reply](#) · 1 · 2 hrs



**Jeff Zima** Yes. Which is why 40b is written as it is. 40b makes an attempt to stop the segregation of the poor, or a consolidation of them into one area. It provides incentives for developers to develop AH mixed in with market rate housing, so those in need become integrated into the community rather than centralized and ostracized.

[Like](#) · [Reply](#) · 2 hrs



**Ruth E. Leistensnider** Thanks Jeff. I'm just trying to suss out the issues here in my mind. So the fact that there will be Section 8 vouchers (and the claimed increase in crime and drug usage associated with Section 8 housing) shouldn't have any bearing upon who develops the property, since no matter who does so, they will have to accept the vouchers.

[Like](#) · [Reply](#) · 1 · 2 hrs



Jeff Zima replied · 1 Reply



**Ruth E. Leistensnider** Jeff, I understand your position, but I view the issue of how the property is developed as different than the issue of who does it. I understand that the vast majority of the comments here want to see a smaller development, but I've also seen a lot of comments here denigrating the developer. I just want to put the identity of the developer aside, for the moment, and focus on the real issues.

[Like](#) · [Reply](#) · 2 hrs



Jeff Zima replied · 1 Reply



**Ruth E. Leistensnider** Jeff, I would agree with you, up to a point. The return on investment in development costs is capped at 10%, which I think everyone can agree upon, right? Don't you think that any developer (other than a not-for-profit) would try and get as close to the 10% number in order to entice investors to put their money up to build this project? The question is the balance of size versus ROE.

[Like](#) · [Reply](#) · 1 · 2 hrs



Jeff Zima replied · 6 Replies · 1 hr



**Ruth E. Leistensnider** My understanding is that the profit limit is 20% for sale affordable housing, but 10% for rental housing. I'm not sure I'd rely upon a 6 year old report as substantiating what is happening in 2015, especially since those reports got a lot of attention and caused some crack-downs on the process.

[Like](#) · [Reply](#) · 1 hr



Jeff Zima replied · 5 Replies · 48 mins



**Ruth E. Leistensnider** Jeff, this interchange has been helpful to me to narrow down what I see the issues are with this proposal. Size/density, definitely yes. Traffic/safety, definitely yes. Both issues can probably be addressed in the MOA. Other issues are more "soft", ...[See More](#)

[Like](#) · [Reply](#) · 1 · 1 hr



Jeff Zima replied · 1 Reply




**Ruth E. Leistensnider** If this development is allowed under 40B, on its face, I'm not sure I understand your point.

[Like](#) · [Reply](#) · 1 hr




Jeff Zima replied · 1 Reply



**Ruth E. Leistensnider** Thanks Jeff, that just adds an issue which probably needs to be addressed, and that is the issue of the mix of affordable versus market rate rental units in the proposal. The use of the term "exploit" is negative. I'm just trying to have a positive conversation here.

[Like](#) · [Reply](#) · [1](#) · 59 mins · [Edited](#)




**Ruth E. Leistensnider** And just to be complete, Nancy, the adequacy of the disclosures of the value of those assets. That was the downfall, and the SEC has come down hard on those that may not have adequately disclosed the risks associated with the assets that caused the problem in 2007-2008.

[Like](#) · [Reply](#) · 55 mins




Ruth E. Leistensnider replied · 6 Replies · 41 mins



**Jeff Zima** I'm honestly at a loss. I apologize my vocabulary choices do not meet your preferences.

[Like](#) · [Reply](#) · 54 mins · [Edited](#)



**Ruth E. Leistensnider** Jeff, no need to apologize. I thought Ryan started this group to have a constructive conversation..

[Like](#) · [Reply](#) · 50 mins



Ruth E. Leistensnider replied · 2 Replies · 46 mins



---

Write a comment...



→ Being handed out to BOS  
at 12/7 mtg

BOS  
JAN  
Agenda

## **PETITION TO REJECT STRATFORD CAPITAL GROUP 40B LOW-INCOME/SECTION 8 HOUSING PROJECT PROPOSED FOR TEE TIME PROPERTY**

### **The Safety of Eastham Residents is Not for Sale**

We the undersigned do not support the Stratford Capital Group proposal for the Tee Time property and call on the Eastham Board of Selectmen and Zoning Board of Appeals to do everything in its individual and collective power to prevent the housing project because...

1. **The DENSITY of the proposed housing project is unsafe.** With 85% to 90% of the proposed units designated as low-income Section 8 per Stratford Capital Group's admission in the October and November BOS meetings, the proposed housing project represents a material threat to the safety of both would-be residents of the proposed housing as well as current full-, part- and summer-time residents of Eastham. Housing projects with far LESS density across the Cape and the State are riddled with crime and otherwise unsafe living conditions and cause enormous budgetary drains in the cities and towns they occupy. As one example, and according to Yarmouth's Police Chief, Yarmouth's Swan Pond housing project – which is 250% *less* dense than the Stratford Capital Group proposal for Eastham and in a town more than twice the size of Eastham – has Boston gang members in the project dealing drugs and an overall level of crime so high that he has requested a police sub-station to be put INSIDE the housing project. He specifically cites the DENSITY of the Swan Pond housing project – again 250% *less* dense than the Stratford Capital Group proposal – as a main factor in both the level of crime as well as the difficulty his officers have in fighting it.
2. **The PEDESTRIAN AND VEHICLE TRAFFIC designs of the proposed Stratford Capital Group housing project are unsafe.** The Massachusetts Department of Transportation has given the Stratford Capital Group proposal an F grade.

3. **The Eastham Board of Selectmen and Zoning Board of Appeals have not conducted any independent impact studies or educated themselves on the public-safety dangers of too-dense low-income/Section 8 housing** – i.e., not paid for by Stratford Capital Group or any of its associates or advocates or agents (e.g., the Community Development Partnership and/or agents hired by Stratford Capital Group).
4. **The DENSITY of the proposed housing project is not in line with the successful approaches to SAFE sustainable affordable housing achieved by other Lower and Outer Cape towns and violates the very objective to avoid high-density concentrations of low-income/Section 8 housing mandated by the State's 40B act.** And all of our neighboring towns have met the state mandate for safe haven while maintaining the character of their towns. Orleans has 12 housing sites with differing numbers of units spread across its town - 31 units are dedicated to families shared among 5 different sites. And the two largest, at 100 units each, are specifically dedicated to the elderly and disabled – neither of which population is a magnet for predatory criminals. Wellfleet has a variety of creative solutions: 5 condos for purchase below market value; a design competition for Affordable Accessory Dwelling Units (AADU); tax benefits for qualifying home owners; rental assistance for 1-2 years; a 12-unit rental community; a buy-down program which is a grant that helps moderate income applicants to reduce the purchase price of a new home; and 3 Habitat for Humanity homes. Wellfleet has also purchased several plots on Old King's Highway with plans to develop moderately priced homes. Truro is developing Sally's Way with 16 affordable housing units. And Provincetown has multiple sites ranging from conventional rentals to 13 efficiencies for seasonal rentals – further, Provincetown has met the state mandate for a permanent Safe Haven. At 115 units, the Stratford Capital Group proposal is materially worse and more dangerous than any of these as well as the crime-riddled low-income/Section 8 housing in Yarmouth, Hyannis and elsewhere.
5. **The Eastham Board of Selectmen (BOS) and the members of the Zoning Board of Appeals are elected and named to serve ONLY and EXCLUSIVELY the town of Eastham.** You are not serving on the Cape Cod Commission. The Eastham BOS is not responsible for assuming the financial and housing burdens of neighboring towns.

We therefore call on the Eastham BOS and the Zoning Board of Appeals to...

**1. Focus ONLY and EXCLUSIVELY on providing SAFE sustainable affordable housing FOR EASTHAM, not on servicing the needs of the Outer Cape, the Lower Cape, or any other region outside of Eastham.** The 40B requirements specify town-by-town percentages. The Eastham Board of Selectmen serves Eastham, not other towns. The Eastham BOS is not the Cape Cod Commission – it is the EASTHAM Board of Selectmen.

**2. Do everything in their individual and collective power to prevent Stratford Capital Group from moving forward with its dangerous proposed housing project, including and not limited to:**

- Refusing to designate the Stratford Capital Group proposal a “Local Initiative Program” (LIP)
- Immediately soliciting and engaging alternative friendly 40B developers on proposals for SAFE sustainable affordable housing projects at the Tee Time site, the Purcell site, and all other available and/or potentially available sites in Eastham.
- Putting Eastham on a fast path to SAFE sustainable affordable housing that includes a comprehensive plan with said housing spread over multiple sites and being SAFE sustainable and affordable to gainfully employed Eastham residents.

**3. Get educated:**

- Conduct *truly independent* impact studies – looking at all known public-safety and financial factors – for Eastham affordable- and low-income housing development. And make them primary factors in all decision making regarding affordable housing. Do not simply “review” developer-funded “studies” that are by definition biased in Stratford Capital Group’s favor. Conduct a full financial analysis – not “guesses” or “estimates” – to determine financial-impact scenarios.
- Immediately tour high-density Section 8 housing projects in Boston, Lynn, Brockton, Hyannis and Yarmouth and speak to the

police chiefs in each of those cities and towns to become educated on the public safety realities of low-income and affordable housing.

- Implement the best practices learned from our neighboring towns and avoid the mistakes of high-density housing projects elsewhere on the Cape and in Massachusetts to ensure SAFE sustainable affordable housing in Eastham.

**4. Do nothing to endanger the public safety or individual well-being of Eastham's full-, part- and/or summer-time residents.**

There is no evidence that the Stratford Capital Group proposed housing project is safe. There is overwhelming evidence that it is not.

Why are Eastham residents fighting harder than the Eastham Board of Selectmen for the safety of Eastham residents?

Signed,

Kathleen P. Roberts 25 Clayton Rd, Eastham  
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John A. Zazzaro 45 CLAYTON Rd. EASTHAM  
Name Address

John Zazzaro 45 Clayton Rd. Eastham  
Name Address

Betsy Loomis 85 Clayton Rd Eastham  
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