

# TOWN OF FALMOUTH

Office of the Town Manager & Selectmen

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January 28, 2020

Mr. Michael Busby  
MassHousing  
One Beacon Street  
Boston, MA 02108

RE: Project Eligibility – 511 Brick Kiln Road, E. Falmouth, 'Village at Brick Kiln'

Dear Michael Busby:

The Town has reviewed an application for Project Eligibility for 'Village at Brick Kiln' located at 511 Brick Kiln Road, East Falmouth submitted by Michael Solimando. The project was discussed most recently at a meeting with the Town's development staff on January 3, 2020. The proposal consists of 32 single-family houses on 6.74 acres of which 20 are two-bedroom units and 12 are three-bedroom units.

The location on Brick Kiln Road is not presently served by a fixed route bus service but it is on a major roadway within 3 miles of the Town center adjacent to the High School and a parcel recently acquired by the YMCA for construction of a new facility. The site is considered a reasonable location for greater housing density. The proposed density is 4.7 units per acre.

The mix of housing types aligns well with the Town's housing needs as identified in the 2018 Housing Production Plan. The HPP notes in the Priority Needs of the Town, rental housing is the most significant need and priority should be placed on units with fewer than three bedrooms are needed to provide more opportunities for seniors, singles and individuals just beginning a family. We are pleased that the applicant modified his initial plan from 100% 3-bedroom units to the current proposal which includes 20 2-bedroom units. Units that are barrier-free and handicapped accessible were also identified as a need. The Town requests that all units be visitable and that at least one unit be accessible.

Lot coverage calculations were not provided but the units are spread throughout the entire parcel due to the number of single-family structures resulting in greater lot coverage than necessary. Town staff recommend the developer consider duplexes to reduce lot coverage and preserve more open space. The Town would like to work with the developer to provide for "looped" water connections – i.e. avoid dead ends that lead to stagnant water and require greater maintenance. We will ask the developer to extend the sidewalk from Lutheran Church entrance to the subject parcel. The Town further recommends use of "green" storm water solutions such as swales to mitigate water quality impacts.

The units should be situated in a way that maximizes their orientation for solar panels. The Town recently passed the Stretch Code and is in the process of applying to be a Green Community. We encourage the developer to build to the stretch code as a cost saving measure for tenants. A better

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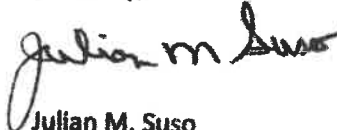
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HERS Rating will provide cost savings for both market rate and affordable units, and will be substantially better for the environment over the life of the homes.

We look forward to working with MassHousing and Mr. Solimando on this housing proposal to meet the identified housing needs for the Town of Falmouth within the context of our local planning efforts.

Sincerely,



Julian M. Suso  
Town Manager

Copy: Board of Selectmen  
Zoning Board of Appeals  
Town Planner  
Housing Coordinator  
Michael Solimando, Applicant