

Special Town Meeting Roundup

with Scott Lajoie, Government Affairs Director and
Stefanie Coxe, Chief External Affairs Officer

Be knowledgeable of what's on your
Town Meeting warrant this fall.

October 12, 2022 at 5:30 PM



Housing
Assistance

Housing to Protect Cape Cod

Encourages local action by Cape Cod residents in support of year-round housing that is affordable for the people that make our communities work.

Sign the petition today.



A coalition of



housingtoprotectcapecod.org



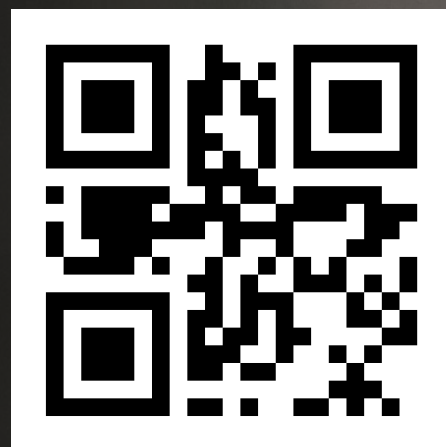
HOUSING to
**PROTECT
CAPE COD**

Official Launch & Summit

**NOVEMBER 3
AT THE CAPE CODDER**

Register for
the summit

hpccsummit.org



Why Do Town Meetings Matter?

Why do towns have
Special Town Meetings?



Articles We Are Watching



HOUSING AVAILABILITY

Several towns are working on zoning reform to boost housing production, whether it is creating a better ADU bylaw, reducing lot size requirements, or allowing more dwellings per lot.

Some are changing zoning or establishing incentives to address seasonal housing opportunities and year-round housing.



HOUSING AFFORDABILITY

Many towns are seeking funding for housing needs. These range from allocations of Community Preservation Act expenditures to votes for particular projects.



WASTEWATER AND INFRASTRUCTURE

Sewer project investment is trending right now. Occasionally, towns also invest town funds and write policy that govern public infrastructure and transportation. If an investment in the community is directed at wastewater or infrastructure, it will have an effect on housing.

ORLEANS

Special Town Meeting

Sewering, STRs, and
Governor Prence
maintenance



Articles 1, 19
Article 15



Articles 4, 17, 34, 35

Monday, October 17
6:00 pm
Nauset Middle School
70 Route 28, Orleans

ORLEANS | October 17



Articles 1, 19

Adopts new Short-Term Rental bylaw to "protect the health, safety, and welfare" of occupants and to maintain the quality of life in residential neighborhoods.



Article 15

Appropriates \$75,000 to fund ongoing property maintenance, security, and insurance on the Governor Prence site, planned for future affordable housing.



Articles 4, 17, 34, 35

Funds the necessary engineering reviews and construction inspections on all 480 sewer connections in the Downtown Sewer Area that will be installed over the next year.

Appropriates \$2,250,000 to improve the Water Treatment Plant. Determines how future sewer expansion will be funded.

MASHPEE

Special Town Meeting

Sewering and Community
Preservation Act funding



Articles 1, 2, 3



Article 15

Monday, October 17
7:00 pm
Mashpee High School
500 Old Barnstable Road

MASHPEE | October 17



Articles 1, 2, 3

Transfers funds to pay for sewerage and funds a wastewater consultant



Article 15

Appropriates Community Preservation Act funding to affordable housing

HARWICH

Special Town Meeting

Sewering, workforce
housing, and a review of
the Town Code



Article 1



Article 2



Article 3

Tuesday, October 18
6 pm
Community Center,
100 Oak St.

HARWICH | October 18



Article 1

Acquire property interests and appropriate funds for the Route 28 Dry Sewer Project and Phase 3 Wastewater Project.



Article 2

Acquire parcel of land located at 62 Route 28 for 14 units of workforce housing and a pumping station.



Article 3

Appropriate funds to support a comprehensive review of the Town's current Code, including zoning bylaws.

BOURNE

Special Town Meeting

Sewering and community
preservation fund approvals



Articles 2, 3



Article 13

Monday, October 24
7:00 pm
Bourne High School
75 Waterhouse Road

BOURNE | October 24



Articles 2, 3

To appropriate funds to the Sewer Department Budget as voted under Article 3 of the 2022 Annual Town Meeting.



Article 13

Fund Community Preservation Committee projects

DENNIS

Special Town Meeting

CPC grants, ADU bylaw



Articles 29, 30, 31



Article 32

Tuesday, October 25
7:00 pm
Wixon Middle School
901 Route 134

DENNIS | October 25



Articles 29, 30, 31

Fund CPC grants to:

- The Dennis HA for the Rental Assistance Program
- FORWARD for the FORWARD at the Rock, Phase II project
- Habitat for Humanity for the Setucket Road Community Housing Project



Article 32

Amend the ADU bylaw in Dennis to allow homeowners to develop units within their home to rent out to individuals outside of their own family.

*Differs from the Cape Cod Commission Model By-Law in that it:

- Requires a special permit
- Requires a minimum lot size
- Does not allow free-standing ADUs

PROVINCETOWN

Special Town Meeting

Sewering and zoning
incentives for
dorm/employee housing



Articles 3, 4



Articles 5, 6



Article 8

Wednesday, November 9
6:00 pm
Town Hall Auditorium
260 Commercial St.

PROVINCETOWN | November 9



Articles 3, 4

Fund the Wastewater Infrastructure Replacement and Modernization Project, and authorize an expansion.



Article 8

Incentivize the creation of dormitory or employee housing units by allowing waivers to building height for such projects.



Articles 5, 6

Alter the public way of Route 6 to create the lot needed for the Satellite Treatment Facility at the current Soccer Field site and vote to use Motta field for subsurface disposal purposes.

BREWSTER

Special Town Meeting

CPC Allocation Change



Article 5

Monday, November 14
6 pm

Stony Brook Elementary
384 Underpass Rd.

BREWSTER | November 14



Article 5

Modify the Town's bylaw to follow the statutory distribution formula for Community Preservation Act funding: 10% for open space and recreation, 10% for community housing, and 10% for historic preservation.

The CPC determined that the statutory formula allowed the most flexibility to respond to expected funding requests and any new requests that may emerge from the former Sea Camps properties planning processes in the next few years.

SANDWICH

Special Town Meeting

Monday, November 14
7 pm

Sandwich High School
365 Quaker Meetinghouse

Sewering and zoning



Article TBD



Article TBD



Article TBD

SANDWICH | November 14



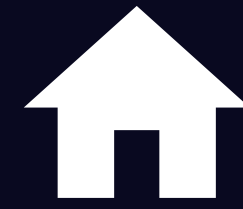
Article TBD

Change the inclusionary zoning requirement for 4 units/acre density to have a minimum of 25% affordable (builders aren't taking advantage of building at that density given 100% requirement).



Article TBD

Remove the requirement that ADUs must hook into the primary residence's septic. Owners will be able to build a second septic system if they wish to.



Article TBD

Remove 2-acre lot minimum in Water Resource District.

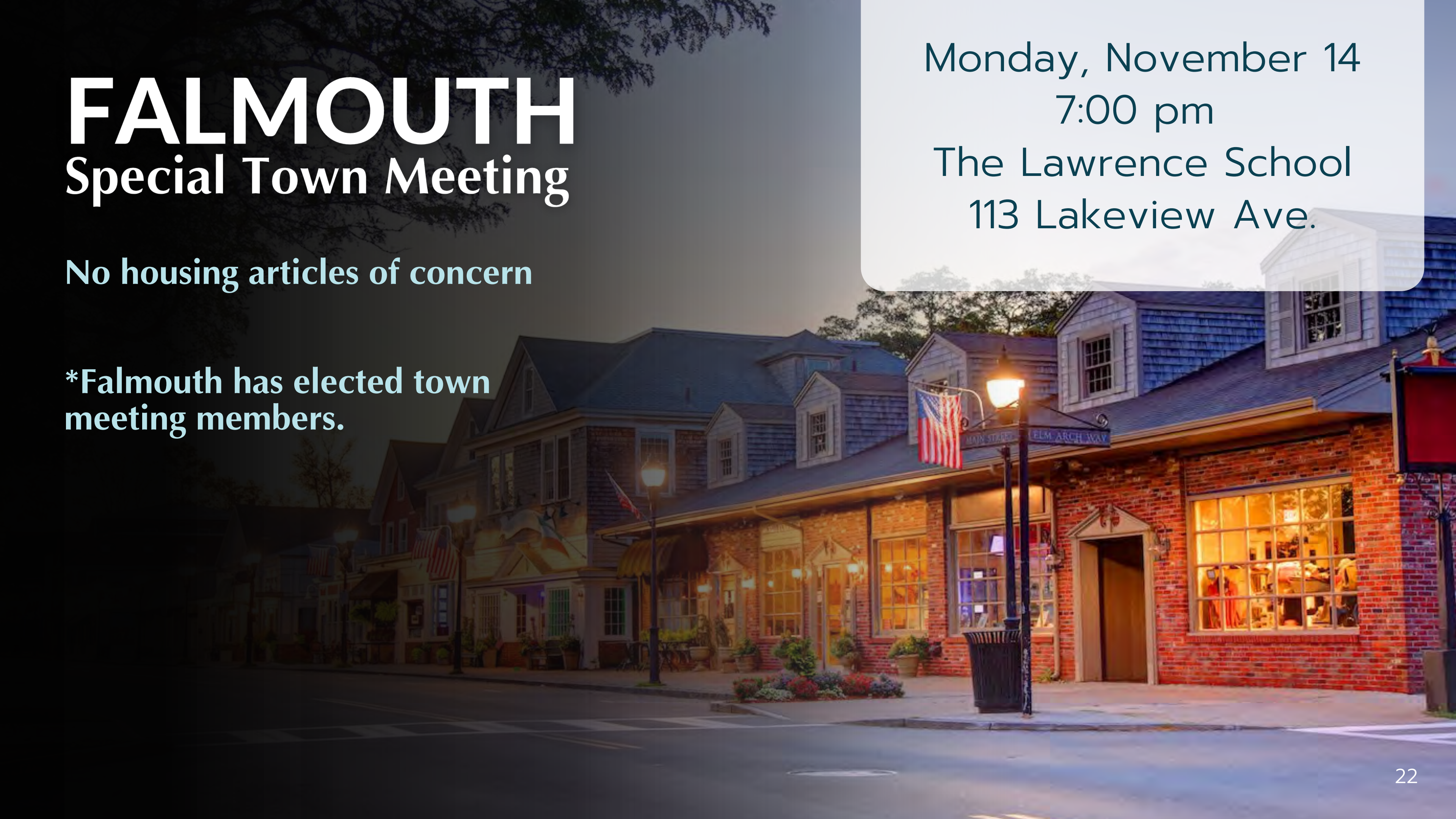
FALMOUTH

Special Town Meeting

No housing articles of concern

*Falmouth has elected town meeting members.

Monday, November 14
7:00 pm
The Lawrence School
113 Lakeview Ave.



YARMOUTH

Special Town Meeting

Tuesday, November 15

6:00 pm

Mattacheese Middle School
400 Higgins Crowell Road

Wastewater engineering,
zoning bylaws



Articles 12, 13



Article 22



Article 23

YARMOUTH | November 15



Articles 12, 13

Appropriate \$1.8 million to the Wastewater Enterprise Fund to be used for the design, engineering, construction services, and possible debt service of wastewater projects.



Article 23

Amend the Zoning bylaw to make Accessory Dwelling Units by right as recommended by the Cape Cod Commission.



Article 22

Make minor amendments to the Village Centers Overlay District to simplify some of the complexities, while retaining high design standards. Most importantly, these changes would allow for two-family dwellings within all four villages.

What's next? Take action.

- ✓ Block off your schedule for your Town Meeting. Plan with a friend to attend. Share that you are doing so on social media to get friends to consider attending.

[#savethelocals](#)

- ✓ Yarmouth residents: RE: ADUs
Yarmouth select board meeting on the October 18 and planning board public hearing on October 19.

- ✓ Reserve the morning of Nov. 3. Register for Housing to Protect Cape Cod summit.

hpccsummit.org

- ✓ Share the Housing to Protect Cape Cod petition on social media.

[#savethelocals](#)

Can't Make Town Meeting or the Summit?

Identify another issue or board meeting to attend in your town and pledge to get involved.



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WE CAN
HELP!



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