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CAPE COD
COMMISSION

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MEMORANDUM

TO: COMMITTEE ON PLANNING AND REGULATION
FROM: CAPE COD COMMISSION STAFF
SUBJECT: NAUTILUS MOTEL REDEVELOPMENT FKA WISE LIVING WOODS HOLE
533 WOODS HOLE ROAD, FALMOUTH
(CCC FILE NOS. 06009/08017)
REVIEW OF MINOR MODIFICATION TYPE #2 REQUEST
MEETING DATE: JULY 26, 2018

The Commission has received a request from property owner Woods Hole Partners LLC (applicant) to modify the 2008 Limited DRI decision for redevelopment of the Nautilus Motel property in Woods Hole. Wise Living was the original permittee/ previous owner, never constructed the DRI project, and sold the Property to the current owner subject to and with the benefit of the Limited DRI decision. Generally, the Limited DRI decision authorizes the demolition of all existing buildings and structures on the Property (except for the geodesic dome, which is required to be actively preserved) and the subsequent development of a 43-unit independent senior living facility, with a commitment to develop or contribute to 5 off-site affordable units. Prior to issuance of the Limited DRI Decision, the Commission issued a Change of Use decision 'scoping' DRI review to the sole issues of Community Character and Affordable Housing.

The applicant proposes revisions to the site and building plans approved under the Limited DRI Decision; basically the applicant proposes to develop the same number of independent living units as originally proposed (43) in seven smaller, detached buildings of various sizes rather than in one large building as originally approved. 39 units are proposed to be market rate "senior" units; an additional 4 on-site units (in proposed buildings F and G to the rear of the Property) will be for year-round rental use, deed restricted "affordable" in perpetuity (but not age restricted). The Limited DRI Decision sets out a number of different on-site, off-site or combined options to meet Cape Cod Regional Policy Plan (RPP) affordable housing requirements. Prior to conveying the Property to the applicant, the original permittee previously contributed one off-site affordable housing unit, partially satisfying the Limited DRI Decision's affordable housing requirements.

The Limited DRI Decision requires, as a condition of approval, that the Project be constructed according to the plans approved under said Decision. The applicant has applied to the Commission to revise the site and building plans approved under the Limited DRI Decision for

the project changes described above, and submits that the revisions constitute a “Minor Modification Type #2” pursuant to the Section 13 of the Commission’s Enabling Regulations (Chapter A). Except for plan revisions/ substitutions, the applicant does not propose to modify any other condition in the Limited DRI Decision, including the affordable housing requirements, or requirements associated with preserving the geodesic dome on the Property.

In support of its modification request, the applicant has provided information sufficient to justify the continued scope of project review established in the Change of Use decision for the Project. For example, the RPP issue area of Water Resources was scoped out of DRI Review because of the anticipated improvements in water quality associated with proposed wastewater and stormwater management and treatment.

Community Character/ Design was an issue area reserved for review under the Limited DRI Decision, and is the primary issue staff considered in its review of the modification request, given that the proposed changes to the Project involve building or site changes. (No changes to the Limited DRI Decision are proposed relative to Affordable Housing, the other RPP issues reserved for review under said Decision.)

Though the proposed changes result in less concentrated structural coverage on the Property¹ than the original project, separation of the Project into several smaller detached buildings is appropriate and consistent with the Community Character goals of the RPP. The proposal breaks the project into smaller, multiple distinct massings, typical of traditional development in the region. The largest of the proposed buildings is located farther back on the Property, further reducing its apparent size. All buildings use traditional building materials like wood siding, which is appropriate given the property’s location within a local historic district. The proposed buildings employ traditional gabled roof forms at varying heights and appropriate façade variation and scale, responsive to the traditional regional design context. The proposed buildings and site are designed and arranged sensitive to the setting of the historic geodesic dome on-site.

The applicant should submit documentation as to the overall heights of the buildings (i.e. to highest roof ridge or peak), confirm the proposed building materials by providing specification and detail sheets, and provide roof plans for the proposed buildings.

Revised landscape and lighting plans and specifications are required, but have not been provided. The applicant has requested permission from the Committee to prepare and submit landscape and lighting plans and details as a condition of approval, for staff review prior to Project commencement. Staff suggests that this request is within the discretion of the Committee to allow, and that allowing the request is appropriate under the circumstances. Staff recommends the following as lighting and landscape plans and specification are prepared and submitted:

- All exterior lighting should be consistent with the Commission’s exterior lighting Technical Bulletin (i.e. down-light, full cut-off fixtures, property line light cut-off, fixture foot candle limitations);
- planting details and specifications about the bioretention basins should be incorporated into the landscape plans;

¹ The applicant has agreed to limit total site coverage to 40% by way of a covenant with a Woods Hole residents association, which is more restrictive than what zoning allows. Proposed structural coverage is also the same as under existing conditions.

- a landscape maintenance and installation protocol should be provided which addresses water conservation measures, minimization of pesticides and chemical fertilizers, and replacement of dead and diseased plantings;
- use native plantings similar to those proposed in the landscape plan approved in the Limited DRI Decision;
- document existing vegetation to be retained;
- the existing site vegetation and topography are largely effective in ensuring that proposed parking areas will not be directly visible from Woods Hole Road (assuming that the topography and vegetation along the frontage of the Property will remain as it is currently). Additionally, there is a reduction in the number of spaces now proposed vs. the original Project, and 40 of the proposed spaces will now be in garages rather than surface parking. However, especially given the property's location within a local historic district, the landscape plan should contribute to ensuring that any parking areas between the proposed buildings and Woods Hole Road are screened.

Conclusion

It is Commission staff's opinion that the requested plan revisions are appropriately reviewed and may be approved by the CPR as a Minor Modification Type #2, where the proposed changes do not result in significant new, different or increased impacts to the resources protected by the Cape Cod Commission Act and/or the RPP. There is no change of use and the proposed site and building changes are consistent with the RPP.

Further, staff recommends that the Committee direct staff to prepare a draft Minor Modification Type #2 decision approving the proposed plan revisions for the Committee's further review and consideration, such modification conditioned on satisfaction of the staff recommendations contained in this memorandum.