

Town of Yarmouth  
Growth Incentive Zone - Reporting  
Through July 31, 2017

	Motel Name	Cape Cod Vacation Condo Trust	Hampton Inn (formerly Americana Holiday Motel)	Windrift Motel	Yarmouth Gardens Motor Lodge	Cap'n Gladcliff Vacation Condos	Cavalier Motor Lodge Inc.
<b>2007 GIZ Information</b>	Address	91 Route 28	99 Route 28	115 Route 28	497 Route 28	817 Route 28	881 Route 28
	Map & Lot	036.113	036.112	037.78	031.36	033.71	041.48
	Watershed	Lewis Bay	Lewis Bay	Lewis Bay	Parkers River	Parkers River	Parkers River
	Sub-Watershed	Mill Creek	Mill Creek	Mill Creek			
	Motel Units	63	136	44	43	27 (29 BRs)	66
	Trips per Day	355	766	248	242	146	360
	Wastewater Flow	6,930	14,960	4,840	4,730	3,190	7,040
<b>Project Description</b>		2016 Demolition of Existing Structures. Site is vacant and secured.	2007/2008 Raze and Replacement - New Hotel. DRI Threshold Triggered.	2011 Raze and Replacement - 7 Motel Cottages (and 1 single family home) Replaced with 8 newly constructed residential rental units. No DRI Thresholds Triggered.	PLANNED (2018 Tentative) Raze and Replacement - 40 residential rental units in 2 - two story buildings. DRI Threshold Triggered.	2009 Conversion - 24 residential units. Roof, Egress Improvements, Windows and Doors. Special Permit issued by Planning Board. No DRI Thresholds triggered.	PLANNED (2017/2018 Tentative) Raze and Replacement - 69 residential units in 3-two story buildings. DRI Threshold Triggered.
<b>Residential Development</b>	Total # of residential units	NA	0	8	40	24	69
	ownership	NA	NA	0	0	0	0
	rental	NA	NA	8	40	24	69
	Total # Bedrooms	NA	NA	13	72	31	131
	Residential Narrative	NA	NA	8 Units total: 2 Affordable Units (1 - Studio, 1 - 1BR) and 6 Market Rate Units (3 - 1 BR, 2 - 2BR, and 1 - 4BR). Affordable Sq. Footage = 994; Market Rate Sq. Footage = 4570.	40 Affordable Units: 12-1BR, 24-2 BR, 4-3BR). Affordable Sq. Footage = 45,600.	24 Units total: 7 Affordable Units (2 - Studio, 2 - 1BR, 3 - 2BR); and 17 Market Rate (1 - Studio, 12 - 1BR, 4 - 2BR). Affordable Sq. Footage = 4,047; Market Rate Sq. Footage = 8,726.	69 Affordable Units (15 - 1 BR, 46 2 BR, and 8 - 3BR). Affordable Sq. Footage = 78,680.
<b>Commercial Development</b>	motel units	0	136	36	0	0	0
	commercial square footage		86,244	12,624	Existing Sq. Footage (for motel use) = 15,543	0	Existing Sq. Footage (for motel use) = 27,784
	Type of use (Land Use Code)		n/a	n/a	n/a	n/a	n/a
<b>Measures</b>	New Trip Generation	TBD	766	253	252	151	434
	Trip Generation Change	TBD	-	5	10	5	74
	New Title 5 Flow (gpd)	TBD	14,960	5,390	7,920	3,410	14,410
	WW Flow Change	TBD	-	550	3,190	220	7,370
<b>Notes</b>		Under Consideration as a Hotel	Confirmed by Health Dept. with no additional comments	Confirmed by Health Dept. - Motel License limits number of rooms to 30 (vs. the 36 that are included in the septic calculation. New Title 5 systems were installed for motel units (36 in 2013) and for cottages (13 BRs in 2011)	Confirmed by Health Dept. - I/A Treatment to be Required	Confirmed by Health Dept. - corrected 2007 figures ; new wastewater system currently under consideration	Wastewater Treatment Facility Planned

Key: **Planned**  
**In Place**

GIZ Application Assumptions

Motel Wastewater Flow = 110 gallons per day \* # Motel Units  
Housing Wastewater Flow = 110 gallons per day \* # Bedrooms  
Motel trips = 5.63 trips per day  
Housing trips = 6.29 trips per day