

# MAURICE'S CAMPGROUND



6/23/22

## Due Diligence Report

This report provides existing condition information collected from our due diligence working group that evaluated various existing site attributes including but not limited to: Utilities (Water, HVAC, Electrical), Site features (Drainage, grounds), Buildings and public safety.

# Maurice's Campground

## DUE DILIGENCE REPORT

### MISSION STATEMENT

The Town of Wellfleet has conducted its preliminary due diligence prior to proceeding with the purchase of Maurice's Campground. There are many sub-groups of the working team, and this particular report summarizes our findings of the existing conditions of the structures and grounds. We evaluated the structures as is, so we can estimate the required maintenance and upkeep of the facility. As part of the purchase and sales agreement, if the Town were to purchase the property – one of the conditions is to maintain services for 6 years subsequent to the sale. What happens with the site thereafter has yet to be determined. Further review and understandings of the use of various components of the property for the next 6 years needs to occur to develop an accurate estimate of costs going forward.

### PROJECT TEAM

The project team consisted of citizens at large, select board members and staff of the Town of Wellfleet. They are as follows:

- Jay Norton, DPW Director
- James Badera, Jr., Building Inspector
- Sean Donoghue, Electrical Inspector
- Peter Williams, DPW Facilities Foreman
- John Wolf, Select Board Member
- Roland Blair, Citizen
- Jim Hood, Citizen and Chair of Board of Water Commissioners
- Richard Robicheau, Citizen

### SITE VISITS AND TEAM APPROACH

The team conducted several on site meetings, as well as internal meetings to coordinate our approach and determine the best way to tackle this project. The Gauthiers have been very accommodating and helpful during this process and showed us around the site multiple times. We were given a tour of the cabins, the store, the office, an external view of the home, around the grounds, bathhouses, well houses, fuel source and viewed the general layout of trailers, campsites, etc.

### EXISTING CONDITIONS OF SITE

The following and attached information gives the reader a general understanding to the existing conditions of the site features as well as some information on zoning, regulatory and environmental constraints.

### SITE FEATURES

## Maurice's Campground

The 22.31 ACRE site is relatively level, with a gentle slope leading to the North. It is bounded by Route 6 on the west, Spring Brook Road properties to the north, the Cape Cod Rail Trail and National Seashore to the east and Village Lane to the south. It is heavily covered with shrub pines that will lead to maintenance with pine needles and debris from storm events. There are a number of asphalt roadways that are used to access various trailer/camp sites. The general condition of the pavement is fair and would require ongoing maintenance to repair potholes, etc.

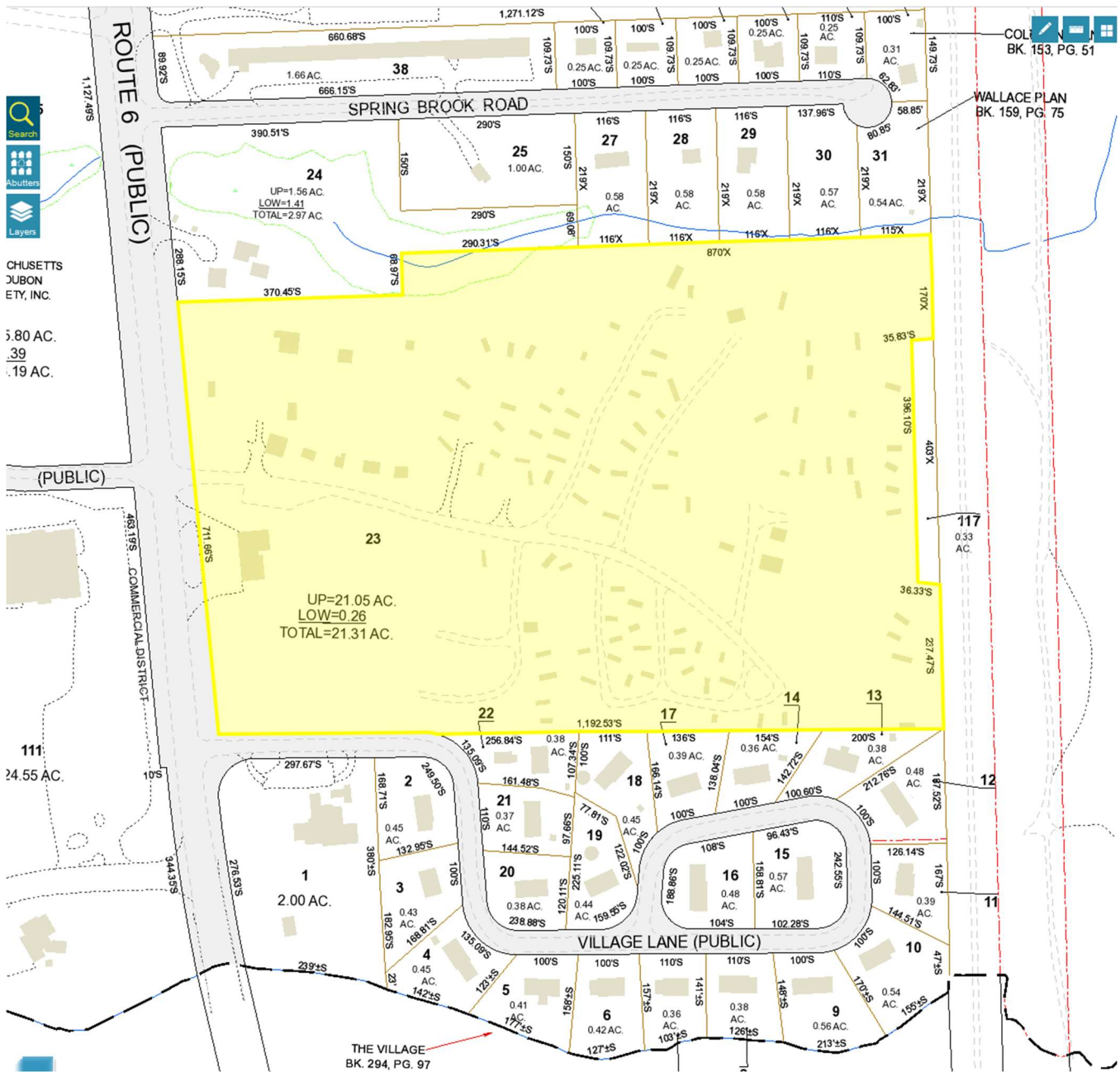


Figure 1 - GIS Aerial of site

## Drainage

The site naturally slopes to the north, leading to a shrub swamp adjacent to Spring Brook road. There are multiple catch basins/leach pits that collect the drainage in areas where it doesn't naturally flow. They appear in fair condition. We did notice some ponding of water in areas to the south that could be remedied fairly easily. Overall, the majority of the site is upland with only a small percentage of low land.

### Resource/Zoning Areas

As you can see in Figure 2 below, there aren't many regulated resource areas directly on the site. There are a few regulated areas that are located at the perimeter of the site that include: Shrub swamp to the north, Natural Heritage and Endangered Species Program (NHESP) habitat for rare wildlife (to the north and east) and an Outstanding Resource Waters (ORW) to the east. There may be associated buffer zones with these areas that should be further evaluated from a development perspective.

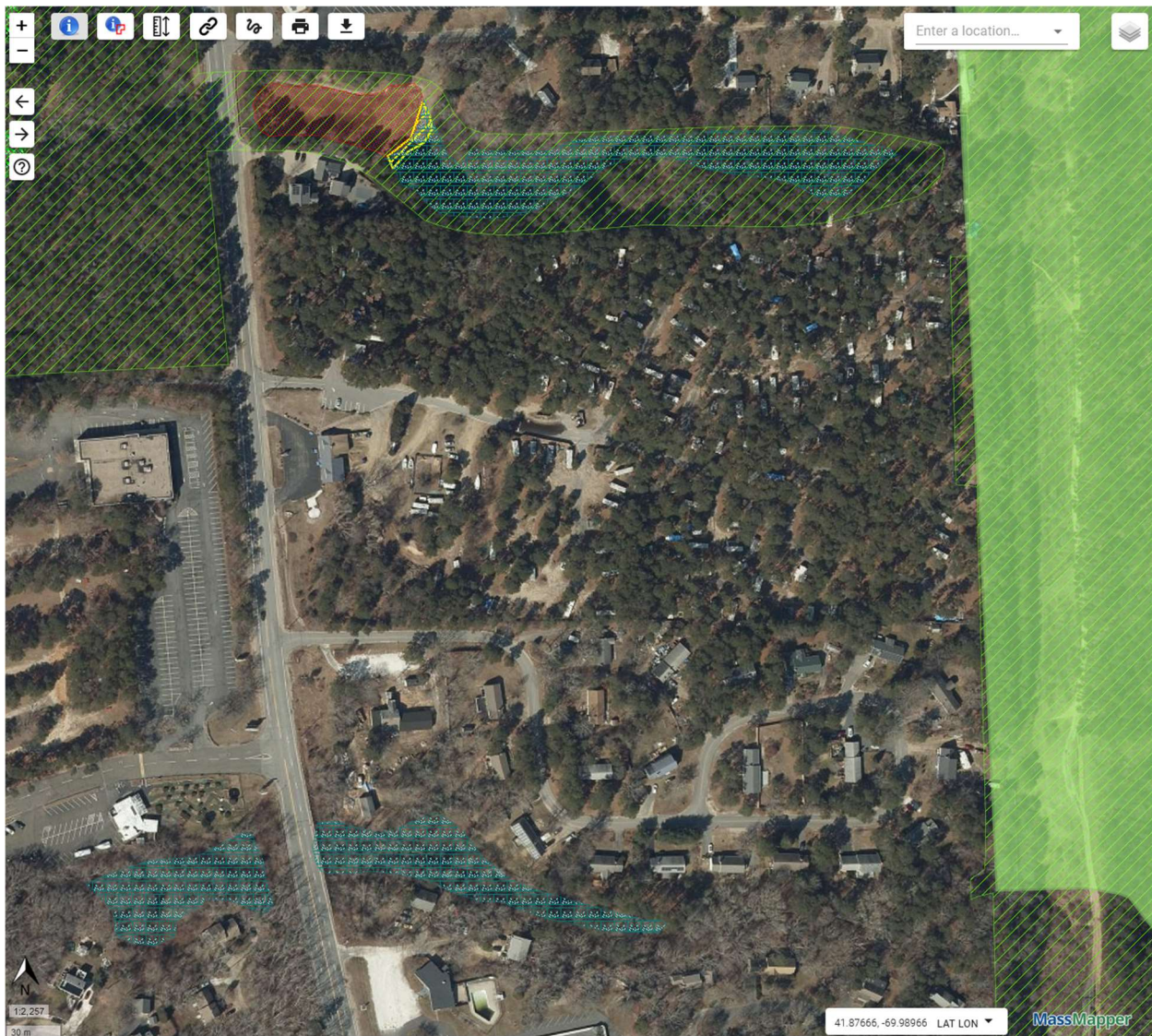


Figure 2 - Mass DEP MORIS Map

**Maurice's Campground**

Figure 3 represents the Town of Wellfleet's zoning map that delineates the subject property as "Residential 2" which abuts the National Seashore.

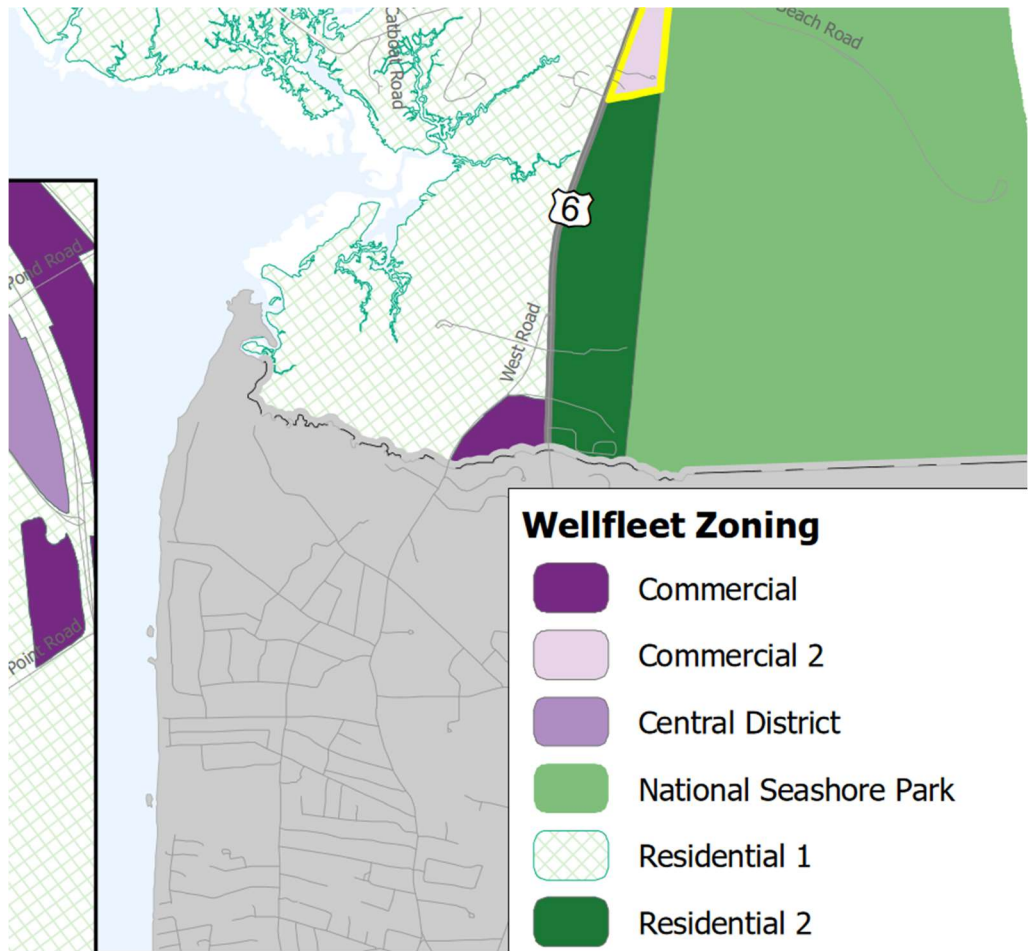


Figure 3 - Town of Wellfleet Zoning Map

Please refer to the Town of Wellfleet's zoning by law for permitted uses/setbacks/building coverage, etc. for Residential 2 district in Appendix E.



Figure 4 - MassDEP GIS Public Water Supply

As shown above, the site contains (2) two documented public water supply wells (4318063-02G to the East and 4318063-01G to the West which from our understanding is not in use). The system is registered with MassDEP as PWS ID #4318063. Attached in Appendix F please find the most recent compliance/testing documents retrieved from the MassDEP website.

## STRUCTURES

The purpose of the on-site assessment of the existing buildings was to determine the condition of each structure. The exterior roof, exterior walls, windows and doors, foundation, interior ceiling, interior walls, and flooring type were observed. The condition of each item was documented based on the following criteria.

- New – Installed approximately within the past 10 years.
- Good – Building material/construction should perform for 0 to 6 more years.
- Fair – Building material/construction is original.
- Poor – Building material/construction needs replacement.

Although this rating system is subjective and not based on fact, it should provide an overall view of the condition of the existing building structures on the site.

Narrative

## Maurice's Campground

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The site is an existing campground that contains cabins, cottages, outbuildings, an office, a store, and mobile homes, (Refer to Site Map). Based a review of assessor's records, the year built for the buildings is between 1950 and 1960. The age of the mobile homes at the site could not be determined.

On June 7, 2022, a site assessment was conducted for the existing buildings. Prior to the visit, the existing Building Department file for the site was reviewed to determine the history of any permitted work completed on the buildings. These buildings included cabins, cottages, caretakers house, office, store, shower house and bath building, bathroom building, bathroom annex building, and storage building. The existing mobile homes to remain at the site (B, D, A2, A17, A36, S-1, S-2, S-4, S-8, 41, 42, 44, 76, 77, 78, 80 and 94) were also observed. The information regarding the specific mobile homes to remain was provided by the property owner at the time of inspection. The condition of the mobile homes is fair.

The description and construction type for each building is outlined below.

**Cabins** – One-Story wood frame construction with asphalt roof shingles, painted clapboard wood siding, supported on concrete block (cmu) piers.

**Cottages** – One-Story wood frame construction with asphalt roof shingles, painted clapboard wood siding, and a crawlspace foundation constructed with concrete blocks (cmu).

**Caretakers house** – One-Story wood frame construction with asphalt roof shingles, painted textured plywood wood siding, on a foundation.

**Office** – One-Story wood frame construction with asphalt roof shingles, painted clapboard siding, a crawlspace foundation constructed with concrete blocks (cmu) on half of the building footprint, and a slab supporting the building on the remaining half of the building footprint. A portion of interior contained floor tiles that appeared to be of significant age, and could possibly contain asbestos, but this could not be determined.

**Store** – One-Story Wood frame construction with asphalt roof shingles, a combination of painted textured plywood siding and painted white cedar shingles, a full foundation constructed of poured concrete, with a site-built wood truss roof for the main portion of the structure, and a low slope 2x8 rafter roof at the rear of the building. A portion of interior contained floor tiles that appeared to be of significant age, and could possibly contain asbestos, but this could not be determined.

**Shower House and Bathroom Building** – One-Story constructed using a combination of wood frame construction and concrete block (cmu), with asphalt roof shingles, supported on a concrete slab. This building has a ramp from grade to the interior floor level.

**Bathroom Building** – One-Story Wood frame construction with asphalt roof shingles, painted wood shingle siding, supported on a concrete slab. This building has a ramp from grade to the interior floor level.

**Bathroom Annex Building** – One-Story wood frame construction with asphalt roof shingles, painted clapboard siding, supported on a concrete slab. This building does not have a ramp from grade to the interior floor level.

**Storage Building** – One-Story wood frame construction with asphalt roof shingles, painted clapboard siding, metal siding, supported on a concrete slab.

## Summary of Findings

The information gathered during the site visit has been summarized in spreadsheet format for each individual building. (See Attached in Appendix A)

## UTILITIES

Please refer to Electrical Inspector and Select Member Wolf's report attached in Appendix B & C respectively.

## PUBLIC SAFETY

At one of the site visits, Captain Joe Capello joined the due diligence team to assess the property from a public safety perspective. Mr. Capello mentioned that the trailers and cabins should be better marked in the event of an emergency. It would be extremely difficult to find someone that was having a medical emergency.

## OTHER CONCERNS/QUESTIONS

**Water system:** The records of the existing water service are vague and we could only retrieve a few reports online. We would recommend acquiring a history of water testing over 5 years including dates of testing and results, any violations, changes in water levels in wells, any water treatment including pH buffering and chlorination, leaks including locations and frequency of, frequency of testing and repairs. In addition, are there backflow preventers from individual units into water lines etc.

### **Operations:.**

**Sewage Disposal Systems:** Another component that will require extensive research and discussion are the sewage disposal systems. All of the systems from our understanding are non-conforming cesspools.

**Building Maintenance:** More review/analysis needs to be conducted to formulate an estimated dollar amount of anticipated and projected repairs for the buildings and also what their use will be.

**Grounds Maintenance:** It's fairly clear what the scope of grounds/roadway/drainage maintenance would be, but a determination needs to be made whether the Town is going to manage this or sub-contract it. This needs to be determined so a clear predicted cost can be associated with this. As it stands, Town staff – in particular the DPW, would not be able to take on such a task without having additional help to manage the maintenance of both the grounds and facilities, not to mention administrative duties.

**Utilities:** Although the utilities are in fairly good condition, they will require yearly commissioning and testing which is associated with a dollar amount to be determined.

**Site Contamination:** No evidence of any site contamination; however, this was only from a visual perspective.

**Liability:** As indicated above, the site is not clearly marked for emergency personnel which will need to be remedied. In addition, more information and clarification will be needed regarding specific requirements for operation of a campground or leasing of trailers, including the question what will need to be upgraded for handicap accessible accommodations.



## APPENDICES

Please see the following attachments.

- APPENDIX A – BUILDING INSPECTOR FORMS**
- APPENDIX B – ELECTRICAL INSPECTOR LETTER OF FINDINGS**
- APPENDIX C – SELECT MEMBER WOLF REPORT**
- APPENDIX D – ASSESSORS DATABASE BUILDING CARDS**
- APPENDIX E – TOWN OF WELLFLEET ZONING EXCERPT**
- APPENDIX F – PUBLIC WATER SUPPLY RECORDS**

## **APPENDIX A – BUILDING INSPECTOR FORMS**

**APPENDIX B – ELECTRICAL INSPECTOR LETTER OF FINDINGS**

**APPENDIX C – SELECT MEMBER WOLF REPORT**

**APPENDIX D – ASSESSORS DATABASE BUILDING CARDS**

## **APPENDIX E – TOWN OF WELLFLEET ZONING EXCERPT**

**APPENDIX F – PUBLIC WATER SUPPLY RECORDS**