**MAURICE’S CAMPGROUND PLANNING COMMITTEE**

**SPRING 2023**

**Summary of Charge and Progress**

**The Maurice’s Campground Planning Committee would like to share the honor we feel to be part of this process and our excitement at the prospect creating new, diverse housing in a welcoming and inclusive way that anchors the entry to Wellfleet. Read on to get a feel for the committee’s charge and progress.**

**Summary of Charge: The Maurice Campground Planning Committee (MCPC) shall:**

* Seek input from appropriate Town boards, committees, and stakeholders. Host multiple community meetings to develop recommendations for the redevelopment of the 21- acre parcel purchased to address the acute housing needs across various incomes.
* Evaluate additional accessory uses of the parcel as warranted.
* Make recommandations as to housing types and numbers. These units may be rental or ownership opportunities or a mix of both.
* Work to determine the feasibility of constructing a Cluster wastewater treatment facility. This property can also be serviced by Eastham's municipal water system.
* Incorporate the 2023 "Housing Production Plan".
* Incorporate the needs of the current users who use the campground for seasonal housing.
* Receive input from stakeholders’ group.
* See full charge available above the Maurice’s Campground Updates.

**Campground Operator:** We are so pleased to announce that following a detailed Request for Proposals (RFP) Julie Simpson was selected to operate the campground as an independent contractor. Ms. Simpson has served as Campground manager for the previous owners, the Gauthiers, for many years and will be retaining much of the staff as well. This will provide continuity of service for the many seasonal workers who find summer housing at the campground as well as for the many others who have used the campground for years. This is a 3 year contract in which the Town will receive $250,000 a year to start and increasing from there. The full RFP document is available on the Maurice’s Campground Updates webpage.

**Master Planning Services:** The Committee has prepared an RFP for the services of a Master Planner or Planning Team which the Town is now finalizing before releasing for bid. This process will not only result in high quality planning services, it will also help us to refine our goals for such services. The professional planning process will include at least 3 community sessions, 3 focus groups to invite the community to express their goals and expectations, and to review alternate plans as they are developed. It is expected that through this interface of community and planning team, a shared vision will result that will include numbers and feasibility of different types of homes (Rental? Home ownership? Seasonal worker housing? Tiny homes? Etc.) as well as site-based amenities (Community gardens? Walking trails? Playground? Commercial space?). This is a complex project with many possibilities. We hope to create a warm and inclusive neighborhood! We hope to host the first community visioning session in the Fall of 2023. The RFP for planning services will be posted on this page when it becomes public.

**Water and wastewater:** Included in the Annual Town Meeting Warrant are two items pertaining to this issue. Article 13a provides funding to bring Eastham Town water across Route 6 to the Maurice’s Campground site before the upcoming resurfacing of Route 6. Article 13c provides funding for initial wastewater planning. The opportunity is to create on-site treatment for both the campground and local homes and businesses which would greatly reduce current nitrogen loads while allowing much more year round housing.

**Access to Information:** It is the intention of the Committee to be completely open and transparent. Meetings are held every 2 and 4th Wednesday at 4 pm as posted on the Wellfleet Town website. All are invited. Each meeting begins with public comments and questions. Meetings are recorded and posted on the Wellfleet Town website under Town Media. This site, [**wellfleethousing.org**](http://wellfleethousing.org), will be regularly updated as new material becomes available. Questions may be sent to **info@wellfleethousing.org** or left on the Info Line at 508-419-4490.