

**Maurice Campground  
Sub-Committee Updates  
22 July, 2022**

**Finance Committee:** The Selectboard requested up to \$1,050,000 from the Community Preservation Committee (CPC) to purchase 3 acres of the Maurice's Campground (MCG) Property conditional on an appraisal. This acreage would be deed restricted to year round housing at the 80-100% or below level of Area Median Income as defined by Housing and Urban Development (HUD.) The percentage of AMI would be determined by the Massachusetts Department of Housing and Community Development. This request was approved by the CPC and will now go before the voters at the September 10th Town Meeting. The other acreage of the property cannot be deed restricted at this time without impacting the ability of the campground to operate. To be eligible for CPC funding a defined area must be deed restricted.

Up to \$45,000 was earmarked by Julian Cyr in the new State budget to contribute to the cost of the due diligence studies of the property. This will have to be approved by the legislature.

**Campground conditions:** Now that the work of assessing campground structures and infrastructures has been completed this committee has moved to an in-depth study of the waste water management on site. There are a number of cess pools that are functioning very well as indicated by regular public source water testing conducted by the Department of Environmental Protection (See FAQs #3.) There is no evidence of contamination related to the septic systems on site. There are 2 Title 5 septic systems. Bob Waters who has maintained the systems for years says that the cess pools and Title 5 septic systems appear to be functioning as designed. The Gauthiers have been very helpful in this process.

An open meeting has been set with the Board of Health (Wednesday, August 24 at 5:30 as posted on the Town calendar) to discuss the possibility of a waiver to allow the current systems to remain in place for the requested 6 years of continued campground operation. A state of the art system would be installed when a master plan for the property has been developed. As in other Affordable housing projects, funding for the new system would be sought from various state agencies at that time.

**Campground operations committee:** The Operations Committee has been reviewing campground records to establish income and expenses of this complicated business. A model for the past three years of operation (including one pre-Covid year) has been created to examine campground finances, rents in, salaries out, maintenance and more. The camp store is included as a separate column. The campground appears to be operating with a healthy margin and the preliminary due diligence is optimistic. A meeting has been arranged with the Gauthiers to verify the model and resolve some remaining questions. Additionally, the model has been projected forward to include the projected costs of maintenance and upgrading of some campground structures as estimated by Jay Norton of the DPW.

The goal of this committee is to provide answers to voters and also to have all the information needed to lease the operation to an outside business or to contract with a service provider to run the campground for the town. Also in question is the future of the store which the Town would be under no obligation to own or operate as part of the Purchase and Sale Agreement reached with the Gauthiers.

**Communications sub-committee:** The [wellfleethousing.org](http://wellfleethousing.org) website has been updated with FAQs Round 3 and the results of the first survey taken in June. These results are displayed graphically and also include responses to the individual questions asked by respondents.

A second survey, directed at current residents of the campground has been created and posted to the website. Heather Doyle (who is a summer resident at the campground) will also make the rounds of the campground personally encouraging people to take the survey.

A letter to the editor of the Cape Cod Times responding to an article about the cesspools at the campground has been sent to round out the information presented by the paper. No response from the paper has been received to date.

The communications committee has requested an opportunity to present the findings of the various sub-committees of the Working Group to the voters at the Pre-Town Meeting Forum tentatively scheduled for September or 7th.

The communications committee continues to host a table at the Farmer's Market and has answered many questions and referred many interested parties to the website.