

Middle Road – Estimated Potential Future Build-Out

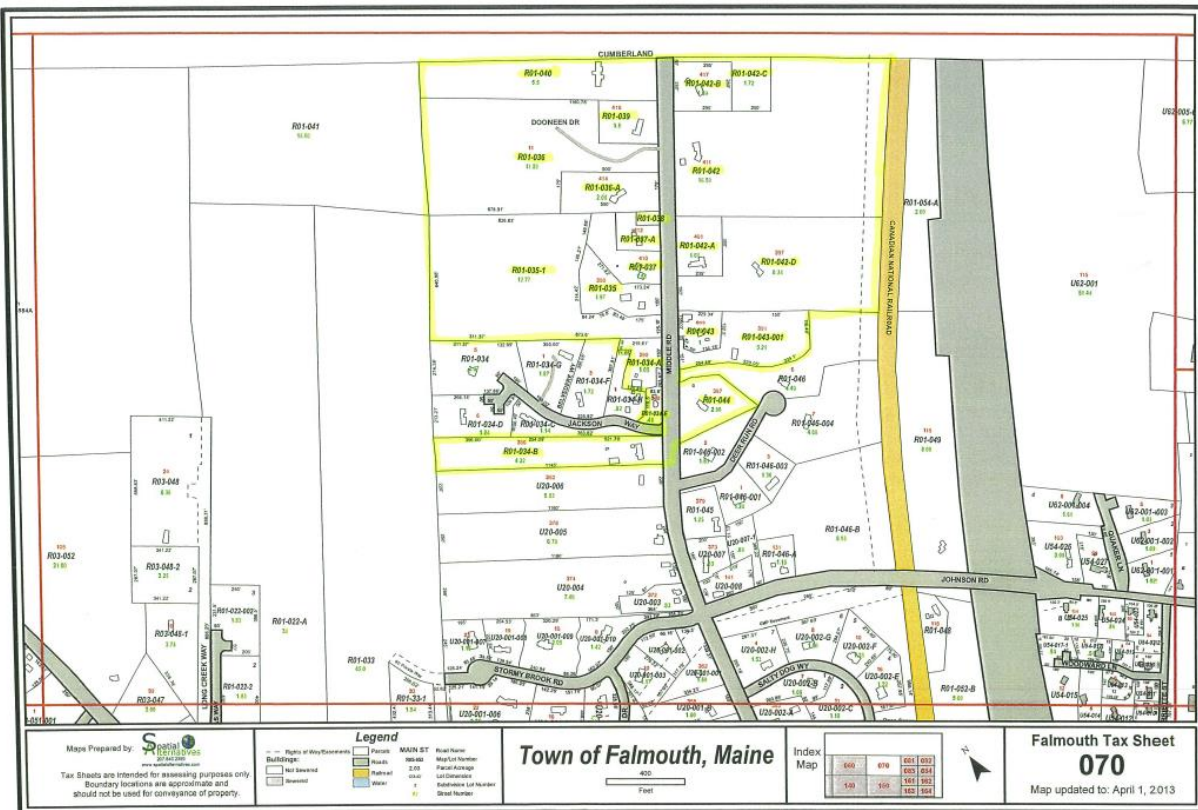
Draft: February 8, 2017

The draft West Falmouth Sewer Study by Wright-Pierce included an analysis of properties in the Growth Area estimating potential future wastewater flows if these properties were connected to the public sewer system and were fully developed. As part of that analysis the consultant applied the “proposed” (now adopted) zoning and made an assessment of buildability of each of the parcels (due to wetlands, topography, etc.) in order to arrive at an approximate number of new units that could be built on these lots. Buildability assessment ranged from 40 to 100% of lot areas.

Staff excerpted this Wright-Pierce analysis for those properties along Middle Road that are currently not served by public water service. This area encompasses 20 properties on 82 acres and contains 16 existing dwelling units. **The potential for additional units was estimated by Wright-Pierce to be 48 units, for a total of 64 units in the study area.**

Note: Deer Run Road is served by public water. Jackson Way was not included in the analysis as this would require additional expenses for a water system extension that have not been estimated by Wright- Pierce.

A map of the study area as well as an excerpt from the Wright-Pierce wastewater analysis follow.



Sewer Area								Zoning			Number of Units				
								Now	Proposed		Lot Size	Current		%Build-able	Total
Map	Area	MAPLOT	Street #	Road	Road Abbrv.	Owner	Land Use Description	Zone	Zone	Lot Size	Acres	Dwell Units	Potential		
3	12	R01-042	411	MIDDLE	RD	POIRIER NORMAN J &	SINGLE FAM MDL-01	RBm	RB1	30000	16.85	1	40%	9	8
3	12	R01-042-A	401	MIDDLE	RD	DARROW FERNANDA D &	SINGLE FAM MDL-01	RBm	RB1	30000	1.61	1	40%	1	0
3	12	R01-042-B	417	MIDDLE	RD	NEWLAND ALICE C &	SINGLE FAM MDL-01	RBm	RB1	30000	1.69	1	40%	1	0
3	12	R01-042-C	7	SYLVAN	GLEN	NEWLAND ALICE C	RES ACLNDV	RBm	RB1	30000	1.44	0	40%	0	0
3	12	R01-042-D	397	MIDDLE	RD	DUMOND CHARLES E &	SINGLE FAM MDL-01	RBm	RB1	30000	9.77	1	40%	5	4
3	12	R01-043-001	391	MIDDLE	RD	THORNE SIDNEY A JR	SINGLE FAM MDL-01	RBm	RB1	30000	3.21	1	40%	1	0
3	13	R01-044	387	MIDDLE	RD	SUKEFORTH THOMAS P	SINGLE FAM MDL-01	RBm	RB1	30000	1.92	1	40%	1	0
3	12	R01-034-B	386	MIDDLE	RD	LOKER CHARLES H &	SINGLE FAM MDL-01	RBm	RB1	30000	4.17	1	80%	4	3
3	12	R01-034-E	388	MIDDLE	RD	DELONG ERIN M &	SINGLE FAM MDL-01	RBm	RB1	30000	0.46	1	80%	1	0
3	12	R01-035	398	MIDDLE	RD	HOLLAUER HELENA M &	MULTI HSES	RBm	RB1	30000	1.96	1	80%	1	0
3	12	R01-035-001		MIDDLE	RD	GORDON WAY LLC	RES ACLNDV	RBm	RB1	30000	12.80	0	80%	14	14
3	12	R01-036		MIDDLE	RD	GILBERT JAMES E II &	RES ACLNDV	RBm	RB1	30000	12.02	0	80%	13	13
3	12	R01-036-A	414	MIDDLE	RD	MOSER HENRI J &	SINGLE FAM MDL-01	RBm	RB1	30000	2.36	1	80%	2	1
3	12	R01-037	410	MIDDLE	RD	AMIRAULT AARON N &	SINGLE FAM MDL-01	RBm	RB1	30000	1.66	1	80%	1	0
3	12	R01-037-A	412	MIDDLE	RD	DOUGHERTY LORRI A	SINGLE FAM MDL-01	RBm	RB1	30000	0.83	1	80%	1	0
3	12	R01-038		MIDDLE	RD	NORTHERN N E TEL OPERATIONS LLC	RES ACLNPO	RBm	RB1	30000	0.19	0	80%	0	0
3	12	R01-039	416	MIDDLE	RD	ZHAO HAINING &	SINGLE FAM MDL-01	RBm	RB1	30000	1.51	1	80%	1	0
3	12	R01-040	418	MIDDLE	RD	CLOPPER H G &	SINGLE FAM MDL-01	RBm	RB1	30000	5.49	1	80%	6	5
3	12	R01-043	393	MIDDLE	RD	ANDLE JEFFREY C &	SINGLE FAM MDL-01	RBm	RB1	30000	1.00	1	80%	1	0
3	12	R01-034-A	390	MIDDLE	RD	VEI LLC	AUTO V S&S	RBm	RB1	30000	1.08	1	100%	1	0
											82.02	16		64	48