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January 9, 2026

By US Mail and By Email

Peter Okun, Subcommittee Chair
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630
Attn: Alex Peterson, Esq., Legal & Regulatory Specialist

RE: The Bellwether, 26 Shank Painter Road & 15 Browne Street, Provincetown
CCC Project File No. 25-017

Dear Subcommittee Chair Okun, Subcommittee Members, and Alex:

This correspondence is submitted on behalf of the Applicant and in response to Subcommittee questions raised at the December 10, 2025 public hearing for the Bellwether redevelopment project (the "Project"). Responses and/or clarifications are set forth below:

Rooftop Solar

The Applicant acknowledges the Subcommittee's preference to install solar panels on the rooftop. As indicated at the public hearing, the Project is being designed to support installation of solar photovoltaic panels on the roof. At this stage in the process, however, the Applicant is unable to commit to solar installation. With 75% of the units proposed to be income restricted, the margins on this redevelopment are exceedingly thin, and any added costs, including installation of solar, are still being evaluated.

Moreover, Objective EN1 of the Energy Technical Bulletin provides that an applicant may meet the necessary regulatory requirement by either generating renewable energy onsite *or* purchasing green power. Further, the Technical Bulletin allows the applicant to determine the methodology to meet that regulatory requirement. Indeed, as it relates to compliance/consistency with EN1, please see the following chart listing the most recent CCC housing decisions:

Project	Date / CCC No.	% of Units Income Restricted	Relevant Energy Condition
Captain Berties Way	April 18, 2025, CCC No. 25002	28% of units restricted	C19. "Prior to and as a condition of a Final Certificate of Compliance…, the Applicant shall provide documentation of a green power purchase agreement…"
Wilkens Campus Housing Phase II	February 27, 2025, CCC No. 24026	13% of units restricted	C18. "Prior to and as a condition of a Final Certificate of Compliance…, the Applicant shall provide documentation of a green power purchase agreement…"
Quarterra	February 2, 2023 Development Agreement	13% of units restricted	C31. "Buildings will have necessary conduits to allow for roof-mounted solar panel installation. If installation…is not feasible prior to…requesting a Final Certificate of Compliance, Quarterra will provide an executed Power Purchase Agreement…"
Wilkens Campus Phase I Development Agreement	July 5, 2022	13% of units restricted	EN1. "…WLP will provide for the Residential Development buildings to have all necessary conduit to allow for roof-mounted solar panel installation at such future date as they become practicable…"

The foregoing chart confirms that Objective EN1 is fully satisfied, without detriment, through an applicant's commitment to enter into a green power purchase agreement. Here, the Applicant requests a condition similar to that of the Quarterra development that would allow for the Applicant to elect either rooftop solar or a green power purchase agreement prior to issuance of a Final Certificate of Compliance.

Coastal Resiliency & Building Mechanicals

The applicable Massachusetts Building Code, 10th edition, requires that the minimum elevation of utilities and equipment in a multi-family residential building in non-Coastal A Zones be located at an elevation of BFE +2ft (Section 1612.4 Flood Hazard Documentation). The non-Coastal AE-Zone that covers the site has a BFE of 9'-0", thus the Design Flood Elevation for equipment and utilities is 11'-0". The finish floor elevation of the first floor is 11'-0" and thus compliant with the governing Massachusetts building code and with the Cape Cod Commission requirements. Raising any interior equipment/utilities rooms above this elevation without raising

the entire floor represents an operations and maintenance challenge and, in some cases, may not be allowed by the local fire department or utility companies.

Raising the entire first floor, and thus the entire building, would make it very difficult to get accessible routes from Shank Painter and Browne Street to the main door at the center of the building, and would increase the cost of the building. Similarly, shifting the electric room to a higher floor is generally considered non-standard and excessively expensive. Please note that while there are some primary utility and mechanical equipment located at the first floor, additional mechanical equipment and electric distribution rooms are already also distributed across the upper three floors.

Onsite Parking

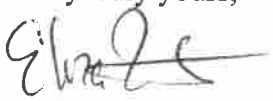
As indicated at the initial public hearing, consistent with the Town's RFP for development of the subject property, the Project prioritizes creating critically needed housing over parking, particularly as public parking exists within easy walking distance of the property. The Project proposes three onsite parking spaces, two of which will be designated as handicap accessible spaces. None of the onsite parking spaces will be assigned to residents. The condominium's homeowner's association will create rules regarding use of the on-site parking spaces. That said, the non-accessible space is intended to provide an on-site space for short-term usage including for moving, deliveries, drop-off/pick-up, etc. And, even if all three on-site spaces are occupied, there is adequate space within the interior driveway for deliveries or for cars to temporarily pull into the site and off the public way.

As indicated at the hearing, the Project will require special permit relief from the Zoning Board of Appeals for reduced onsite parking. Accordingly, evaluating the layout and use of the onsite parking is a local site planning consideration that will be addressed during the local permitting. As is the case here, where there is adequate off-site parking within easy walking distance and with safe pedestrian connections to the subject property, the proposed onsite parking layout does not create any regional impacts within the Cape Cod Commission's purview.

On behalf the Applicant, we appreciate the Subcommittee's thoughtful questions and review of this Project. As detailed in the Project application materials and confirmed by the positive CCC Staff Report, the Project is consistent with the applicable Objectives of the RPP and perfectly aligns with the vision for redevelopment within a designated Community Activity Center. And, with over 75% of the units proposed to be income restricted, it is hoped that this Project can serve as an innovative model for public-private collaboration to provide needed housing across a broad spectrum of income levels, including the so-called "missing middle." We look forward to the continued hearing on January 27th.

Thank you very much for your consideration. With best regards, I remain,

Very truly yours,



Eliza Cox

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