



## TOWN OF BOURNE

### Planning Board

Bourne Town Hall  
24 Perry Avenue  
Buzzards Bay, MA 02532  
Phone: (508) 759-0600 ex. 1509



## MEETING AGENDA

**DATE:** Thursday, May 26, 2022

**TIME:** 7:00 pm

**PLACE:** Bourne Veterans Memorial Community Building  
Room 2 (James Mulvey Rm.)  
239 Main Street, Buzzards Bay

TOWN CLERK BOURNE

2022 MAY 24 PM 12:10

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*All items within the meeting agenda are subject to deliberation and vote(s).*

**7:00PM – CALL TO ORDER OPEN SESSION**

### **AGENDA ITEMS:**

- 1. Meeting Minutes:** December 23, 2021; December 28, 2021; and January 27, 2022
- 2. Approval Not Required:** 227 Main Street, Assessors Map 20.3 Parcel 100
- 3. Public Hearing for Site Plan Review and Special Permit # 19-2021**  
**2 Kendall Rae Place** Assessors Map 24.1, Parcel 6 Zoning District – DTC  
Downtown Core for a multi-story mixed use building.  
(Continued from 04.28.22)
- 4. Application for a Waiver of Site Plan Review #07-2022-W**  
**39 Cohasset Avenue.** Assessors Map: 23.2 Parcel: 87.0 Zoning District – Downtown Core  
District (DTC) under the Zoning Bylaw section 1235 to convert the temporary outdoor dining  
area into a permanent outdoor dining area to serve food or beverages to persons outside the  
building due to the limitations on indoor dining imposed in the Commonwealth of  
Massachusetts from the COVID-19 public health emergency.
- 5. Request for a Special Permit #07-2022-SP**  
**39 Cohasset Avenue** Assessors Map: 23.2 Parcel: 87.0 Zoning District – Downtown Core  
District (DTC). Request for a Special Permit under the Zoning Bylaw section 2821 to convert  
the temporary outdoor dining area into a permanent outdoor dining area to serve food or

beverages to persons outside the building due to the limitations on indoor dining imposed in the Commonwealth of Massachusetts from the COVID-19 public health emergency.

**6. Request for Special Permit # 04-2022**

**179 & 179R Main Street**, Assessors Map 20.3 Parcel 113 & 189 Zoning District – Downtown Core District. Per Zoning Bylaw 2830 dimensional standards; Table 2831 Lot occupation, and 2838 Dimensional Relief. Proposed lot width of 25' rather than 40' to provide frontage along Main Street.

**7. Application for Site Plan Review/Special Permit #5-2022**

**10 Canal Street**, Assessors Map 11.0 Parcel 29 Zoning District: B-2 under the Zoning Bylaw section 1233C and section 2220 for construction of a new 2,243 sq. ft. commercial building for a take-out restaurant, fast food and a drive-thru. Supportive Finding under section 2320 to remodel an existing 4,758 sq. ft. commercial building for use as restaurant, professional/business office and/or retail.

**8. Election of Officers**