



## TOWN OF BOURNE

### *Board of Appeals*

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0600 ex. 1345 Fax: (508) 759-0611



#### MEETING NOTICE OF

#### Zoning Board of Appeals

Wednesday February 7, 2018 7:00 PM

Bourne Town Hall, Lower Conference Room, 24 Perry Ave, Buzzards Bay

#### AGENDA ITEMS

##### I. Approval of meeting minutes

**II. 10 Nor' East Drive Special Permit 2017-SP35**, Requesting Special Permit per section 4120-4123 of the Bourne Zoning Bylaw, under M.G.L., Ch. 40A, Sec. 9 to construct a 650 ± S.F. accessory dwelling in the unfinished basement of an existing single-family dwelling in a B-2 zone.

**III. 2 Worcester Ave Special Permit 2017-SP33**, Requesting Special Permit under M.G.L., Ch. 40A, Sec. 9 and the Bourne Zoning Bylaw: *Sections 1331; 2320; 2450, 2453, 2454, 2500*: Supportive finding for the alteration of an existing single-family structure by constructing a new non-conforming two-story, single-family structure on a smaller footprint not to be substantially more detrimental than the original structure to the neighborhood.  
(Continued from 1.17.18)

**IV. 7 Laura Lane Variance 2017-V31**, Requesting Variance under M.G.L., Ch. 40A, Sec. 9, from the following sections of the Bourne Zoning Bylaw: *Section 2454; 2456*: to exceed maximum lot coverage (required 21%) by constructing a 36.5' x 14' single-story addition for an accessory dwelling on the east side of the property (proposed 26.2%) a 5.2% lot coverage variance. *Section 2500*: to exceed front setback (30' required) by 18.2 feet. Proposed addition would have a final setback of 11.8 feet.  
(Continued from 1.3.18)

**V. 7 Laura Lane Special Permit 2017-SP30**, Requesting Special Permits under M.G.L., Ch. 40A, Sec. 9 and the Bourne Zoning Bylaw: *Sections 1331; 4120-4123*: to construct a 36.5' x 14' single-story addition to contain an accessory dwelling.  
(Continued from 1.3.18)

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**VI. 7 Laura Lane** Special Permit **2017-SP29**, Requesting Special Permits under M.G.L., Ch. 40A, Sec. 9 and the Bourne Zoning Bylaw: *Sections 1331; 2320; 2450*: Supportive finding that the proposed alteration to a pre-existing non-conforming structure and use shall not be substantially more detrimental than the existing structure and use to the neighborhood.  
**(Continued from 1.3.18)**

**VII. 6 Cape Cod Lane** Special Permit **2017-SP32**, Requesting Special Permit under M.G.L., Ch. 40A, Sec 9 and per section 2457 of the Bourne Zoning Bylaw for a departure from the requirement of Table 2456 to construct a new two-story single-family dwelling and such departure will be within the 10% allowable Gross Floor Area and Lot Coverage.  
**(Continued from 1.17.18)**

Old Business  
New Business  
Public Comment