

# **Town of Bourne Zoning Board of Appeals**

## **Meeting Minutes**

Virtual Hearing via Zoom

July 21, 2021

Meeting ID: 862 2837 5789

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TOWN CLERK BOURNE

### **1. Call to order**

Chair Jim Beyer called to order the meeting of the Zoning Board of Appeals at 7:00 PM on July 21, 2021. Mr. Beyer explained under M.G.L., Section 40A, all appeals must be filed within 20 days of the filing of the decision with the Town Clerk.

Mr. Beyer announced the meeting was being recorded and some attendees are participating by video conference. He explained the ground rules associated with conducting the remote meeting, he confirmed the members of the board who were present, identified the building inspector and verified a representative was present for each filing listed on the agenda.

Members Present: Jim Beyer, Chris Pine, John O'Brien, Harold Kalick, Wade Keene, and Associate Member Pat Nemeth.

Members Excused – None.

Also Present: Ken Murphy, Robin Traverso, and Greg Siroonian.

### **Agenda Items**

#### **1. 9 Nauset Rd, Request for an Accessory Dwelling (2021-SP13) to construct an addition to existing home to accommodate an elderly family member.**

*Materials: Application for Special Permit for an Accessory Dwelling, GFA worksheet signed by the Assistant Town Planner on 04.28.2021, Floor Plan, Assessors Card, Abutters Map, New Floor Plans, Driving Directions, Disposal System Site Plan, Abutters List.*

Robin Traverso, owner, is present for the hearing. She gave an overview of the project and request.

Mr. Beyer asked if there were any questions from the Zoning Board of Appeals members.

Mr. O'Brien confirmed submitted documents in the application.

There was a discussion about lack of approval from the Health Department in regards to the septic system being adequate for the accessory dwelling. The Board decided they would add this to the decision as a condition.

Mrs. Traverso commented that the Health Department did come out to the site and stated they need a new d-box and leaching field.

Mr. Beyer asked if there were any members of the public with questions or comments. There were none.

Mr. Beyer reviewed the requirement to update the Town with whom is occupying the accessory unit every 3 years.

Mrs. Traverso stated it will be her father in law, Robert Traverso.

**Mr. Beyer entertained a motion to close the public hearing. Mr. Keene made a motion to close the public hearing. Mr. Pine Seconded. Roll call vote: Mr. Pine- Yes, Mr. Keene- yes, Mr. Kalick- yes, Mr. O'Brien- yes, and Mr. Beyer- yes.**

Mr. Beyer asked if there were any Board members with questions or comments. There were none.

Mr. Beyer entertained a motion to approve 9 Nauset Rd, Request for an Accessory Dwelling (2021-SP13) to construct an addition to existing home to accommodate an elderly family member with conditions for septic system approval at time of permit issuance and occupant to be noted at Mr. Robert Traverso. **Mr. Kalick made a motion. Mr. O'Brien seconded the motion. Roll call vote: Mr. Pine- Yes, Mr. Keene- yes, Mr. O'Brien- yes, Mr. Kalick- no, and Mr. Beyer- yes.**

*Mr. Keene will be writing this decision.*

2. **110 Circuit Ave, Request for Supportive Finding (2021-SP14) to extend or alter a pre-existing non-conforming structure under section 1131, section 2320.**

*Materials: Application for a Supportive Finding, Letter from RESCOM Architectural, Inc., Abutters Map, Abutters List, GFA Worksheet signed by Assistant Town Planner on 05.18.2021, Driving Directions, Plot Plan, Site Plan, Floor Plans.*

Greg Siroonian, of Rescom Architectural, Inc. is present along with the homeowner.

Mr. Siroonian gave an overview of the project and request, and shared his screen to review the application and plans. He reviewed they will be eliminating the second structure on the property to create one single family residence. The structure will stay in the AE zone and not move to the VE zone.

The owner commented that the existing two structures have four bedrooms and the current septic system is also for four bedrooms.

There was a discussion about the septic system between the applicant and the Board members.

Mr. Beyer asked if there were any questions from the Zoning Board of Appeals members.

Mr. O'Brien clarified the requested setbacks.

**Mr. Beyer entertained a motion to close the public hearing. Mr. O'Brien made a motion. Mr. Pine Seconded. Roll call vote: Mr. Kalick- Yes, Mr. O'Brien- yes, Mr. Pine- yes, Ms. Nemeth- yes, and Mr. Beyer- yes.**

Mr. Beyer entertained a motion to approve 110 Circuit Ave, Request for Supportive Finding (2021-SP14) to extend or alter a pre-existing non-conforming structure under section 1131, section 2320, and contingent upon approval of septic system. **Ms. Nemeth made a motion. Mr. Pine seconded the motion. Roll call vote: Mr. Kalick- Yes, Mr. O'Brien- yes, Mr. Pine- yes, Ms. Nemeth- yes, and Mr. Beyer- yes.**

**3. 10 Quaker Ln, Request for Special Permit (2021-SP10) to build an Accessory Dwelling unit in basement. (Continued from July 7, 2021)**

*Materials: Letter Requesting Permit Withdrawal.*

**Mr. Beyer entertained a motion to approve the request to Withdrawal 10 Quaker Ln, Request for Special Permit (2021-SP10) to build an Accessory Dwelling unit in basement. Mr. O'Brien made a motion to accept the Withdrawal. . Mr. Kalick seconded the motion. Roll call vote: Mr. Pine- Yes, Ms. Nemeth- yes, Mr. Kalick- yes, Mr. O'Brien- yes, and Mr. Beyer- yes.**

**4. Discussion and vote on revised Zoning Board of Appeals Decision Forms.**

There was a discussion between the Board members about the forms and language used.

Mr. Beyer entertained a motion to approve the Decision Forms revised on 07.17.2021 including updating the accessory dwelling form with the occupant's name, adding a checkbox to indicate a supportive finding, and add the flow chart to the application. **Mr. Pine made the motion. Mr. Keene seconded the motion. Roll call vote: Mr. Kalick- Yes, Mr. O'Brien- yes, Mr. Pine- yes, Mr. Keene- yes, and Mr. Beyer- yes.**

**Old Business – None.**

**New Business – None.**

**Public Comment – None.**

**Adjournment –**

**Mr. Beyer entertained a motion to adjourn the hearing. Mr. Kalick moved, Mr. O'Brien seconded to adjourn the meeting. Roll call vote: Mr. Pine- yes, Ms. Nemeth- yes, Mr. O'Brien- yes, Mr. Keene- yes, Mr. Kalick- yes, and Mr. Beyer- yes. The meeting adjourned at 8:05pm.**

Respectfully submitted,  
Cassie Hammond