



# TOWN OF BOURNE

## Board of Appeals

Bourne Town Hall  
24 Perry Avenue  
Buzzards Bay, MA 02532  
Phone: (508) 759-0600 ex. 1342



## Remote Meeting Agenda

**Date:** Wednesday, September 6, 2023

**Time:** 7:00 p.m.

**Location:** Zoom Remote Access

*Note this meeting is being recorded and all members are participating remotely.  
If anyone participating in the conference call is also recording, they need to acknowledge such at this time.*

*All items within the meeting agenda are subject to deliberation and vote(s) by the Zoning Board of Appeals*

### AGENDA ITEMS

1. **Minutes:** 08.02.2023, 08.16.2023
2. **Public Hearing for Supportive Finding #2023-SF06:** 56 Samoset Rd. Peter Flynn. Request for supportive finding to raze and rebuild pre-existing, non-conforming structure with detached garage and pool on a non-conforming lot under section 2320. Continued from 07.19.2023
3. **Public Hearing for Variance #2023-V2:** 51 Canal Dr. Unit 3, Sagamore Beach. Gregory Roche. Request for a variance to build a deck to the left of the home. Continued from 08.16.2023
4. **Public Hearing for Supportive Finding #2023-SF08 and Special Permit #2023-SP9:** 435 Circuit Ave, Pocasset. Seven Stens Trust, Paul and Madeline Stenberg, Request to raze and rebuild a pre-existing, non-conforming single family dwelling on a pre-existing non-conforming lot under section 2320.
5. **Public Hearing for Supportive Finding #2023-SF07 and Special Permit #2023-SP10:** 457 Circuit Ave, Pocasset. Bryan and Kelly Stenberg. Request to raze and rebuild a pre-existing, non-conforming single family dwelling on a pre-existing non-conforming lot under section 2320.
6. **Public Hearing for Special Permit #2023-SP11:** 20 Spurr Rd, Pocasset. Robert F. McDiarmid. Request grant 8.2% addition to GFA calculation.

New Business

Old Business

Public Comment

Join Zoom Meeting

<https://us06web.zoom.us/j/83338833159?pwd=MTFZVTBRLRVdreExWaU9WdmFrSlc0QT09>

Meeting ID: 833 3883 3159

Passcode: 801008

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*“Reasonable accommodations for people with disabilities are available upon request. Include a description of the accommodation you will need, including as much detail as you can and include a way we can contact you if we need more information. Please allow advance notice. Send an email to [ktlut@townofbourne.com](mailto:ktlut@townofbourne.com) or call the Town Administrator’s Office at 508-759-0600 x1503.”*