

Notice of Intent Application

15 Bay Drive
Bourne (Taylor Point), MA
Map 23.1 – Parcel 92

January 5, 2022



Main Office:

49 Herring Pond Road
Buzzards Bay, MA 02532

508-833-0070 Ext 303
508-833-2282 (fax)

Nantucket Office:

19 Old South Road
Nantucket, MA 02554

508-325-0044

Mansfield Office:

905 S. Main Street
Mansfield, MA 02048

508-618-3029

List of Materials and Plans submitted with NOI Application

1. Narrative
2. Notice of Intent – WPA Form 3
3. Bourne Conservation Commission Forms
 - a. NOI Filing Information Worksheet
 - b. NOI Authorization Form
 - c. Waiver Agreement
 - d. Commission Member Waiver Request
 - e. Site Inspection Authorization
 - f. Filing Fee Submittal Form
 - g. Nitrogen Loading Calculations – Existing
 - h. Nitrogen Loading Calculations - Proposed
4. Maps showing Project Site
 - a. USGS Topographic Map
 - b. Aerial Orthophoto
 - c. FEMA Flood Insurance Rate Map
 - d. Aerial - NHESP Map
5. Directions to Site
6. Abutter Documents
 - a. Affidavit of Service
 - b. Certified Abutters List
 - c. Notification to Abutters
 - d. Proof of Mailing
7. Plan: “*Proposed Site Plan in Bourne, MA*”, prepared by Bracken Engineering, Inc., dated December 20, 2021

PROJECT NARRATIVE

Prepared for

Martin E. Raynor & Zachary C. Ahern

15 Bay Drive, Bourne (Taylor Point)

Map 23.1 Parcel 92.0

On behalf of the Applicants, Martin E. Raynor & Zachary C. Ahern, Bracken Engineering, Inc. (BEI) respectfully submits this Notice of Intent (NOI) for work within Land Subject to Coastal Storm Flowage (LSCSF). The proposed project includes the construction of a single-family dwelling and attached garage with any and all associated utility work, grading, landscaping and appurtenances at #15 Bay Drive in the village of Buzzards Bay. The property is a 9,176± square foot vacant parcel located in the Taylor Point neighborhood. It is surrounded by Buttermilk Way to the south, single family dwellings to the west and north and Bay Drive to the east.

Wetland Resource Areas

The parcel lies entirely within the FEMA Special Flood Hazard Zone “AE” (El. 16) as shown on FEMA Flood Insurance Rate Map No. 25001C-0501-J dated July 16, 2014.

Proposed Project

The proposed project includes the following:

- Construct a flood compliant single-family dwelling with garage, deck and porch;
- Install an e-one low pressure sewer pump to tie into the existing sewer force main;
- Install any and all required utilities and appurtenances; and
- Provide any required grading and landscaping.

Performance Standards

Protection of Public and Private Water Supply and Ground Water Supply

The site is not located within a DEP defined wellhead protection area and there are no private wells in the vicinity of the proposed project. The dwelling shall be connected to the existing sewer system located within the Taylor Point neighborhood. The project will have no adverse impacts on ground water supply. Therefore, the public and private water supply and groundwater supply protection interests of the Act and the Bylaw will be upheld.

Flood Control and Storm Damage Prevention

The proposed work lies on land subject to coastal storm flowage. Flood conscious design of the proposed foundation and dwelling, including flood vents and slab grade, will not impede the ability of the landform to receive and naturally disperse floodwaters. Therefore, the flood control and storm damage prevention interests of the Act and Bylaw will be upheld.

Prevention of Pollution

Erosion control measures shall be employed as deemed necessary by the engineer and/or

Conservation Agent at the time of construction. All roof runoff shall be collected and infiltrated to prevent excess surface runoff. Therefore, the pollution interests of the Act and Bylaw will be upheld to the maximum extent practicable.

Protection of Fisheries, Shellfisheries, and Wildlife Habitat

The property is not located within a mapped Natural Heritage and Endangered Species Program (NHESP) Area of Estimated Habitats of Rare Wildlife or Priority Habitats of Rare Species. No work is proposed below Mean High Water. Therefore, the fisheries, shellfisheries and wildlife habitat interests of the Act and Bylaw will be protected.

Summary

The Applicant seeks to construct a proposed single family, flood compliant dwelling and garage, including all associated grading, landscaping, utilities, and appurtenances. The project is located within LSCSF. Appropriate measures are proposed to be employed to minimize adverse effects and prevent erosion and migration of sediment that may otherwise impact resource areas. As proposed, the project has met the burden of proof established under the Act and Bylaw. Therefore, the Applicant respectfully requests issuance of an Order of Conditions by the Conservation Commission.

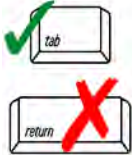


WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and Town of Bourne Wetland Protection Bylaw 3.7 and its Wetland Regulations

Provided by MassDEP:
SE7-
MassDEP File Number
Document Transaction Number
BOURNE
City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>15 Bay Drive</u>	<u>Bourne</u>	<u>02532</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>41.743410</u>	<u>-70.622000</u>	
d. Latitude	e. Longitude	
<u>23.1</u>	<u>92</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Martin E.</u>	<u>Raynor</u>	
a. First Name	b. Last Name	
c. Organization		
<u>17 Buttermilk Way</u>		
d. Street Address		
<u>Buzzards Bay</u>	<u>MA</u>	<u>02532</u>
e. City/Town	f. State	g. Zip Code
<u>978-407-8664</u>	<u>meraynor@verizon.net</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

See attached ownership document

a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Zachary L.</u>	<u>Basinski, PE, CFM</u>	
a. First Name	b. Last Name	
<u>Bracken Engineering, Inc.</u>		
c. Company		
<u>49 Herring Pond Road</u>		
d. Street Address		
<u>Buzzards Bay</u>	<u>MA</u>	<u>02532</u>
e. City/Town	f. State	g. Zip Code
<u>508-833-0070</u>	<u>508-833-2282</u>	<u>zac@brackeneng.com</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$500.00</u>	<u>\$237.50</u>	<u>\$262.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid
		<u>\$500.00</u>
		BOURNE BYLAW Fee



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A. General Information (continued)

6. General Project Description:

Construction of a single-family dwelling w/ garage, deck and porch within an “AE” (El. 16) Flood Zone. The dwelling is to be constructed in a flood compliant manner. The proposed project also includes the installation of an e-one sewer pump, installation of utilities, landscaping and appurtanances.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Barnstable

a. County

32942

c. Book

b. Certificate # (if registered land)

125

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	9,176 s.f. 1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW
b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings
b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 1, 2021
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Site Plan

a. Plan Title

Bracken Engineering, Inc.

Zachary L. Basinski, PE, CFM & Alan M. Grady, PLS

b. Prepared By

c. Signed and Stamped by

12/20/2021

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

16764

1/5/2022

2. Municipal Check Number

3. Check date

16765

1/5/2022

4. State Check Number

5. Check date

Bracken Engineering, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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MassDEP File Number

Document Transaction Number

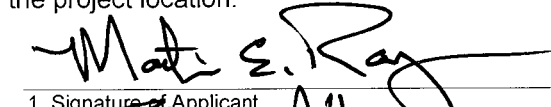
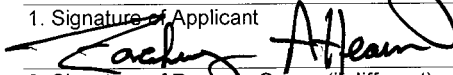

BOURNE

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	
1. Signature of Applicant	2. Date <u>1/5/2022</u>
	
3. Signature of Property Owner (if different)	4. Date <u>1/5/2022</u>
	
5. Signature of Representative (if any) BRACKEN ENGINEERING, INC.	6. Date <u>1/5/2022</u>

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

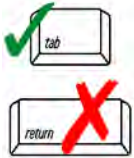
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

15 Bay Drive	Bourne
a. Street Address	b. City/Town
16765	\$237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Martin E.	Raynor	
a. First Name	b. Last Name	
c. Organization		
17 Buttermilk Way		
d. Mailing Address		
Buzzards Bay	MA	02532
e. City/Town	f. State	g. Zip Code
978-407-8664	meraynor@verizon.net	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

See Attached Ownership Document		
a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
	f. State	g. Zip Code
e. City/Town		
	i. Fax Number	j. Email Address
h. Phone Number		

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**Notice of Intent Application
15 Bay Drive, Bourne
OWNERSHIP – Tenants in Common**

DEED Bk 32942, Pg 125 (5.28.2020)

Owner #1: Martin E. Raynor
Address: 17 Buttermilk Way
Buzzards Bay, MA 02532

Owner #2: Zachary Charles Ahern
Address: 144 Arrowhead Road
Marshfield, MA 02050



Town of Bourne
CONSERVATION COMMISSION
24 Perry Avenue
Buzzards Bay, Massachusetts 02532

NOTICE OF INTENT FILING INFORMATION WORKSHEET

In order to expedite the processing of your Notice of Intent filing with the Bourne Conservation Commission, please complete this information sheet and submit it with your application.

1. Applicant Name: Martin E. Raynor
2. Applicant Address: 17 Buttermilk Way, Buzzards Bay, MA 02532
3. Property Owner Name: Martin E. Raynor & Zachary C. Ahern, Tenants in Common
4. Property Owner Address: 17 Buttermilk Way, Buzzards Bay, MA 02532
5. Representative Name: Zachary L. Basinski, PE, CFM of Bracken Engineering, Inc.
6. Representative Address: 49 Herring Pond Road, Buzzards Bay, MA 02532
7. Project Address: 15 Bay Drive
8. Project Map and Parcel Number: Map 23.1 Parcel 92
9. Book and Page # County Barnstable Book 32942 Page 125
10. Project Description: _____

The proposed project includes the construction of a single-family dwelling and attached garage with any and all associated utility work, grading, landscaping and appurtenances.

11. Is this project in an AE flood zone? Yes No
12. Is this project in a V flood zone? Yes No
13. Is this project within 100 feet of a wetland resource area? Yes No
14. Is this project within 200 feet of a riverfront? Yes No
15. Plan Title and Date: Proposed Site Plan, dated 12/20/2021
16. Plan signed and stamped by: Alan M. Grady, PLS
17. Total Fee: (From Appendix B: Wetlands Fee Transmittal Form) \$ \$ 262.50 NOI Portion
\$500.00Town By-Law

Notice of Intent Authorization Form

Please print in black or blue ink

We, Martin E. Raynor and Zachary C. Ahern, the property owners of a parcel of land located at 15 Bay Drive Bourne Assessor's Map 23.1, Parcel 92, are filing a Notice of Intent with the Conservation Commission.

We have authorized the following person(s) or firm(s) to act on my behalf and to represent me before the Commission during the public hearing review.

BRACKEN ENGINEERING, INC.

We also certify to the Commission that we are in full compliance with Town of Bourne Bylaw section 3.11.2 "Right to Revoke or Suspend Licenses or Permits for Non-Payment of Taxes or Assessments", in that any "taxes, fees, assessments, betterments or any other municipal charges, including amounts assessed under the provisions of section twenty-one D" have been paid.

Through my signature I attest that this instrument and its statements have been prepared honestly.

Mart E. Raynor
Signature

1/5/2022
Date

Print Name: MARTIN E. RAYNOR

Zachary Ahern
Signature

1/5/2022
Date

Zachary Ahern
Print Name

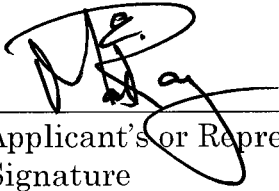
Waiver Agreement

Bourne Conservation Commission
Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Commissioners:

I hereby waive the time requirement set forth in Chapter 131 s. 40 (Wetlands Protection Act), its regulations at 310 CMR 10.00, and the Town of Bourne Wetlands Protection Bylaw Article 3.7. I understand the Commission will make every effort to hold a public hearing within the mandated 21 day time frame and render a decision within the subsequent 21 day time frame upon closure of the hearing.

In agreeing with this waiver the public hearing will take place within 35 days of receiving the Notice of Intent.



Applicant's or Representative's
Signature

1/5/2022
Date

Applicant's Name: (*print*) Martin E. Raynor

Address: 17 Buttermilk Way, Buzzards Bay, MA 02532

Telephone: 978-407-8664

Project Location: 15 Bay Drive (Map 23.1, Parcel 92)

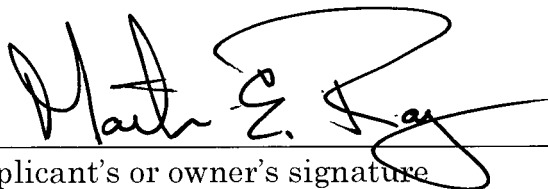
Commission Member Waiver Request

Bourne Conservation Commission
Town of Bourne
24 Perry Ave.
Buzzards Bay, MA 02532

Dear Commissioners:

The applicants and/or owners of the below referenced property hereby waive the right to require the same Commission members to be present at any and all continued hearings on this matter.

This is necessary for the Commission to allow a continuance to be granted to the project and is in conformance with the opinion of Town Counsel. Should a continuance be necessary the only alternatives are for the applicant to request a continuance to a future meeting when the same Commission members are present or to withdraw and re-file at a future time.



Applicant's or owner's signature

1/5/2022

Date

Applicant's name: Martin E. Raynor (print)

Address: 17 Buttermilk Way, Buzzards Bay, MA 02532

Telephone: 978-407-8664

Project Location: 15 Bay Drive

Town Map 23.1 Parcel 92 Lot _____

Project description: _____

The proposed project includes the construction of a single-family dwelling and attached garage with any and all associated utility work, grading, landscaping and appurtenances.

Town of Bourne
CONSERVATION COMMISSION

24 Perry Avenue
Buzzards Bay, Massachusetts 02532

Site Inspection Authorization

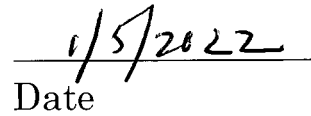
This form must be signed and dated by the property owner:

As the owner of the property which is the subject of this permit application, I grant to members and agents of the Bourne Conservation Commission the right to enter, inspect and sample the premises for the following:

1. To evaluate site conditions and verify information contained in the application prior to and during the hearing process.
2. To monitor the site during construction.
3. To verify compliance with the permit after the project's completion.



Signature



Date

15 Bay Drive (Map 23.1, Parcel 92)

Address of Proposed Work (*include map and parcel*)

Town of Bourne
CONSERVATION COMMISSION
Filing Fee Submittal Form

On January 6, 1993 the Conservation Commission adopted the following fee schedule for projects reviewed under the Town of Bourne Wetland and Natural Resource Protection Bylaw Article 3.7. The fee schedule was reviewed again on November 6, 2003 and revisions were implemented on July 1, 2004 and again on January 1, 2007 with the approval of the Bourne Conservation Commission and the Board of Selectmen.

All categories refer to G.L. Ch. 131 s. 40 filing fee schedule. **4/12/06**

CATEGORY 1. _____	X \$110.00 = _____
No. Category 1 Activities	Total Category 1 Fee
CATEGORY 2. _____	X \$500.00 = _____
1	\$500.00
No. Category 2 Activities	Total Category 2 Fee
CATEGORY 3. _____	X \$1,050.00 = _____
No. Category 3 Activities	Total Category 3 Fee
CATEGORY 4. _____	X \$1,450.00 = _____
No. Category 4 Activities	Total Category 4 Fee

CATEGORY 5. \$4.00 per linear foot with a \$100.00 minimum fee and a \$2000.00 maximum fee. **(DOCKS)**

_____	X \$4.00 = _____
Total Linear Feet	Total Category 5 Fee

FOR NOTICES OF INTENT THERE IS A MINIMUM CHARGE OF \$125.00. ANY CALCULATION LESS THAN \$125.00 MUST PAY \$125.00, ANY CALCULATION PRODUCING A FIGURE GREATER THAN \$125.00 MUST PAY THE CALCULATED RATE.

CATEGORY 6 (ANRAD) \$2.00/LIN.FT. UP TO \$200 FOR SFH, NO MORE THAN \$2000 (ALL OTHER ACTIVITIES)

_____	X \$2.00	_____
TOTAL LINEAR FEET		TOTAL CATEGORY 6 FEE

CATEGORY 7. \$50.00 per activity listed below.
Request for Emergency Certification - \$50.00

_____	X \$50.00 = _____
No. Category 7 Activities	Total Category 7 Fee

CATEGORY 8. \$75.00 per activity listed below.
Request for Determination - \$75.00
Request for Certificate of Compliance - \$75.00
Request for Extension Permit - \$75.00
Request for Amended Order of Conditions - \$75.00

_____	X \$75.00 = _____
No. Category 8 Activities	Total Category 8 Fee

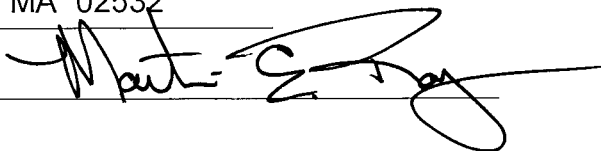
TOTAL FILING FEE SUBMITTED = \$500.00

Name Martin E. Raynor

Address 17 Buttermilk Way, Buzzards Bay, MA 02532

Tel. 978-407-8664

Signature



Date 1/5/2022

Fees may be waived at the discretion of the Conservation Commission for non-profit or educational organizations or for those projects considered by the Commission to be an environmental improvement project. Extenuating circumstances or hardship the applicant may be experiencing may also be considered for reason to waive the filing fee.

Town of Bourne

Conservation Commission

Nitrogen Loading Calculation Sheet for Residential Housing

The following calculation sheet is based upon Technical Bulletin 91-001 issued by the Cape Cod Commission and deals with nitrate nitrogen (NO₃-N) Use the information from your PLAN OF RECORD to provide the following:

15 Bay Drive (Existing Conditions - Vacant)

Number of Bedrooms (Title 5 Definition)	=	<input type="text" value="0"/>	Bedrooms
Lot Size (in square feet of upland areas)	=	<input type="text" value="9,176"/>	sq.ft. Upland
Impervious Surfaces;**roof area= <input type="text" value="-"/> sq.ft.	**Paved Area =	<input type="text" value="-"/>	sq.ft.
Natural Area = lot area minus all impervious surfaces	=	<input type="text" value="9,176"/>	sq.ft.
Lawn Area in sq. ft.	=	<input type="text" value="5,000"/>	sq.ft.

TITLE 5 FLOW = 110 GAL./ DAY PER BEDROOM

WASTEWATER FLOWS (NITROGEN LOAD & WATER LOAD)

Nitrogen from Title 5 design = 14,572 mg NO₃-N / day / bedroom: or 7911 mg NO₃-N / day/ bedroom with IA Treatment

Water from Title 5 design = 416.3 H₂O / day / bedroom

1a) Number of bedrooms = x 14572 = 0.00 mg. NO₃-N / day

1b) Number of bedrooms = x 416 = 0.00 L H₂O / day

Actual Nitrogen load = 6071.5 mg NO₃-N / day/ bedroom: 3296 mg NO₃-N / day/ bedroom with IA Treatment

Actual Water load = 173.5 L H₂O / day / bedroom

*Note: This assumes 2.5 people / unit average occupancy within the Town

2a) Number of bedrooms = x 6071.5 = 0.00 mg. NO₃-N / day

2b) Number of bedrooms = x 173.5 = 0.00 L H₂O / day

IMPERVIOUS SURFACES (NITROGEN LOAD & WATER LOAD)

NO₃-N load number sq. ft. of roof surface X 0.19395 mg NO₃-N / sq. ft.

H₂O load number sq. ft. of roof surface X 0.2586 L / sq. ft.

3a) Roof surface = sq. ft. X 0.19395 = 0.00 mg NO₃-N

3b) Roof surface = sq. ft. X 0.2586 = 0.00 L H₂O / day

NO₃-N load number sq. ft. of paved surface X 0.388 mg / sq. ft.

H₂O load number sq. ft. of paved surface X 0.2586 L / sq. ft.

4a) NO₃-N = sq. ft. paved surface X 0.388 mg / sq. ft. 0.00 mg NO₃-N

4b) H₂O = sq. ft. paved surface X 0.2586 L / sq. ft. 0.00 L H₂O

LAWN NITROGEN LOADING = 0.933 mg / sq. ft. lawn surface

$$5) \text{ sq. ft. of lawn} = 5000 \times 0.933 = 4665.00 \text{ mg}$$

NATURAL AREA WATER LOADING

$$\text{Natural area} = \text{lot size} - \text{impervious surfaces} = 9176 \text{ sq. ft.}$$

$$6) \text{ Natural area} = 9176 \times \text{water recharge factor} = 1246.10 \text{ L} \\ (\text{0.1358 L / sq. ft. for Bourne})$$

SUMMARY OF NITROGEN LOADING

Estimated Title 5 Nitrogen & Water Loading

7a) ADD the above NO₃N load

1a	(+)	3a	(+)	4a	(+)	5	
0		0.00		0.00		4665.00	4665.00 mg NO ₃ -N / day

7b)

1b	(+)	3b	(+)	4b	(+)	6	
0		0.00		0.00		1246.10	1246.10 L H ₂ O / day

7c) DIVIDE 7a by 7b = 3.7 ppm NO₃-N*****

Actual Nitrogen & Water Loading

8a) ADD the above NO₃N load:

2a	(+)	3a	(+)	4a	(+)	5	
0		0.00		0.00		4665.00	<u>4665.00</u> mg NO ₃ -N / day

8b) ADD the above water (H₂O) load:

2b	(+)	3b	(+)	4b	(+)	6	
0		0.00		0.00		1246.1	<u>1246.10</u> L H ₂ O / day

8c) DIVIDE 8a by 8b = 3.7 ppm NO₃-N*****

FINAL CALCULATION ADD 7c & 8c (ppm) = 7.5 divide by 2 = 3.7 ppm NO₃-N

This is the actual nitrate nitrogen load for the project as designed. The target for coastal areas is 5 ppm nitrate nitrogen. Certain critical embayments may require a LOWER figure to prevent degradation.

*****If your nitrate nitrogen load exceeds the target limit **USE A SECOND CALCULATION SHEET TO SHOW ALTERNATIVES IN TRYING TO ACHIEVE THE 5 PPM NITRATE NITROGEN LEVEL*****

Town of Bourne

Conservation Commission

Nitrogen Loading Calculation Sheet for Residential Housing

The following calculation sheet is based upon Technical Bulletin 91-001 issued by the Cape Cod Commission and deals with nitrate nitrogen (NO₃-N) Use the information from your PLAN OF RECORD to provide the following:

15 Bay Drive (Proposed Conditions)

Number of Bedrooms (Title 5 Definition) (Dwelling on Town Sewer) =		=	0	Bedrooms	
Lot Size (in square feet of upland areas)		=	9,176	sq.ft.	
Impervious Surfaces;**roof area=	1,555	sq.ft.	**Paved Area =	713	sq.ft.
Natural Area = lot area minus all impervious surfaces		=	6,908	sq.ft.	
Lawn Area in sq. ft.		=	6,786	sq.ft.	
I/A System?		=	No		

TITLE 5 FLOW = 110 GAL./ DAY PER BEDROOM

WASTEWATER FLOWS (NITROGEN LOAD & WATER LOAD)

Nitrogen from Title 5 design = 14,572 mg NO₃-N / day / bedroom

Water from Title 5 design = 416.3 H₂O / day / bedroom

1a) Number of bedrooms = 0 x 14572 = 0.00 mg. NO₃-N / day

1b) Number of bedrooms = 0 x 416 = 0.00 L H₂O / day

Actual Nitrogen load = 6071.5 mg NO₃-N / day/ bedroom: 3296 mg NO₃-N / day/ bedroom with IA Treatment

Actual Water load = 173.5 L H₂O / day / bedroom

*Note: This assumes 2.5 people / unit average occupancy within the Town

2a) Number of bedrooms = 0 x 6071.5 = 0.00 mg. NO₃-N / day

2b) Number of bedrooms = 0 x 173.5 = 0.00 L H₂O / day

IMPERVIOUS SURFACES (NITROGEN LOAD & WATER LOAD)

NO₃-N load number sq. ft. of roof surface X 0.19395 mg NO₃-N / sq. ft.

H₂O load number sq. ft. of roof surface X 0.2586 L / sq. ft.

3a) Roof surface = 1555 sq. ft. X 0.19395 = 301.59 mg NO₃-N

3b) Roof surface = 1555 sq. ft. X 0.2586 = 402.12 L H₂O / day

NO₃-N load number sq. ft. of paved surface X 0.388 mg / sq. ft.

H₂O load number sq. ft. of paved surface X 0.2586 L / sq. ft.

4a) NO₃-N = 713 sq. ft. paved surface X 0.388 mg / sq. ft. = 276.64 mg NO₃-N

4b) H₂O = 713 sq. ft. paved surface X 0.2586 L / sq. ft. = 184.38 L H₂O

LAWN NITROGEN LOADING = 0.933 mg / sq. ft. lawn surface

$$5) \text{ sq. ft. of lawn} = 6786 \times 0.933 = 6331.34 \text{ mg}$$

NATURAL AREA WATER LOADING

$$\text{Natural area} = \text{lot size} - \text{impervious surfaces} = 6908 \text{ sq. ft.}$$

$$6) \text{ Natural area} = 6908 \times \text{water recharge factor} = 938.11 \text{ L}$$

(0.1358 L / sq. ft. for Bourne)

SUMMARY OF NITROGEN LOADING

Estimated Title 5 Nitrogen & Water Loading

7a) ADD the above NO₃N load

1a	(+)	3a	(+)	4a	(+)	5	
0		301.59		276.64		6331.34	6909.57 mg NO ₃ -N / day

7b)

1b	(+)	3b	(+)	4b	(+)	6	
0		402.12		184.38		938.11	1524.61 L H ₂ O / day

7c) DIVIDE 7a by 7b = 4.5 ppm NO₃-N*****

Actual Nitrogen & Water Loading

8a) ADD the above NO₃N load:

2a	(+)	3a	(+)	4a	(+)	5	
0		301.59		276.64		6331.34	<u>6909.57</u> mg NO ₃ -N / day

8b) ADD the above water (H₂O) load:

2b	(+)	3b	(+)	4b	(+)	6	
0		402.12		184.38		938.106	<u>1524.61</u> L H ₂ O / day

8c) DIVIDE 8a by 8b = 4.5 ppm NO₃-N*****

FINAL CALCULATION ADD 7c & 8c (ppm) = 9.1 divide by 2 = 4.5 ppm NO₃-N

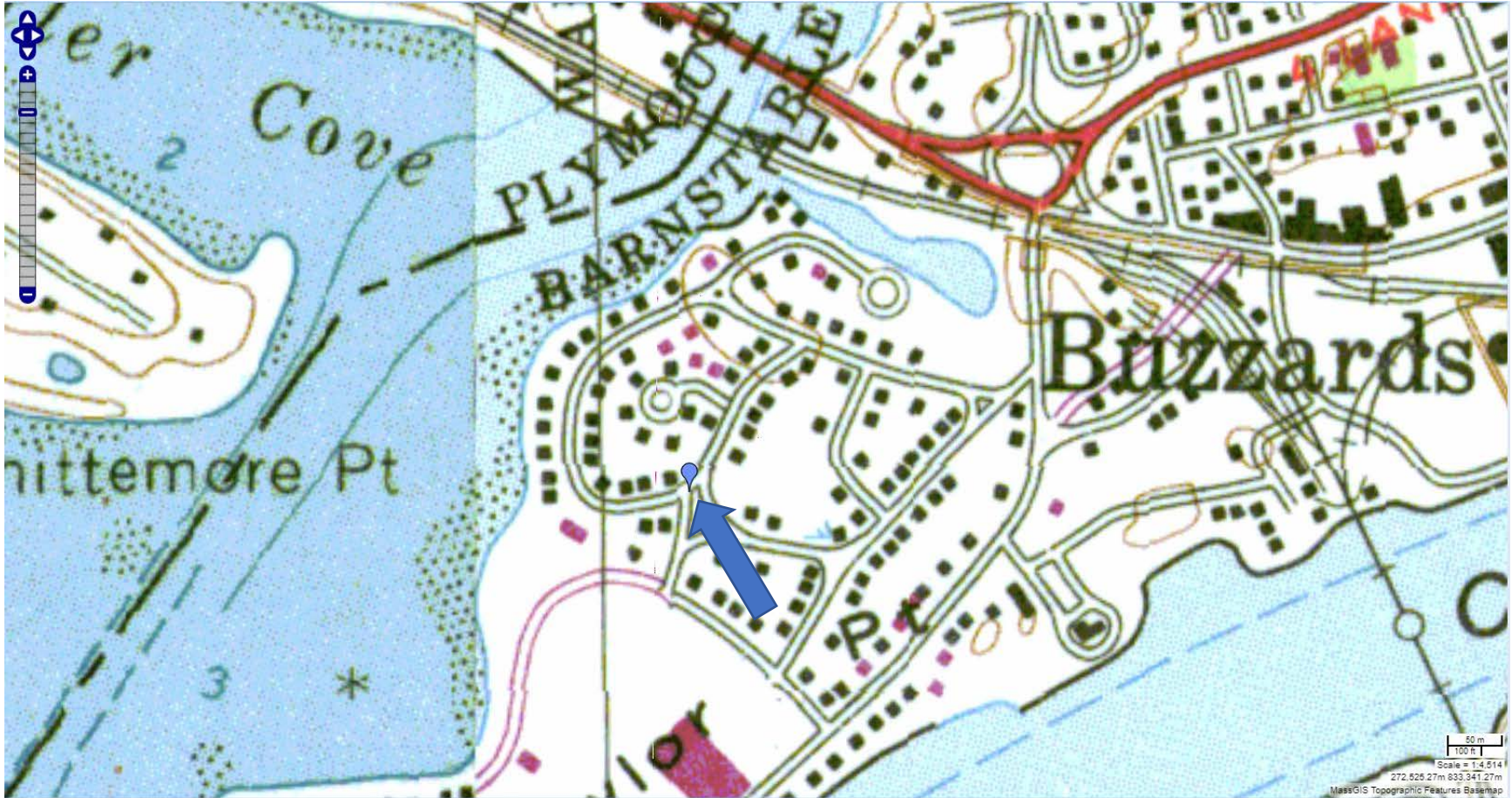
This is the actual nitrate nitrogen load for the project as designed. The target for coastal areas is 5 ppm nitrate nitrogen. Certain critical embayments may require a LOWER figure to prevent degradation.

*****If your nitrate nitrogen load exceeds the target limit **USE A SECOND CALCULATION SHEET TO SHOW ALTERNATIVES IN TRYING TO ACHIEVE THE 5 PPM NITRATE NITROGEN LEVEL*****

15 Bay Drive, Bourne

Map 23.1, Parcel 92

OLIVER – USGS TOPO

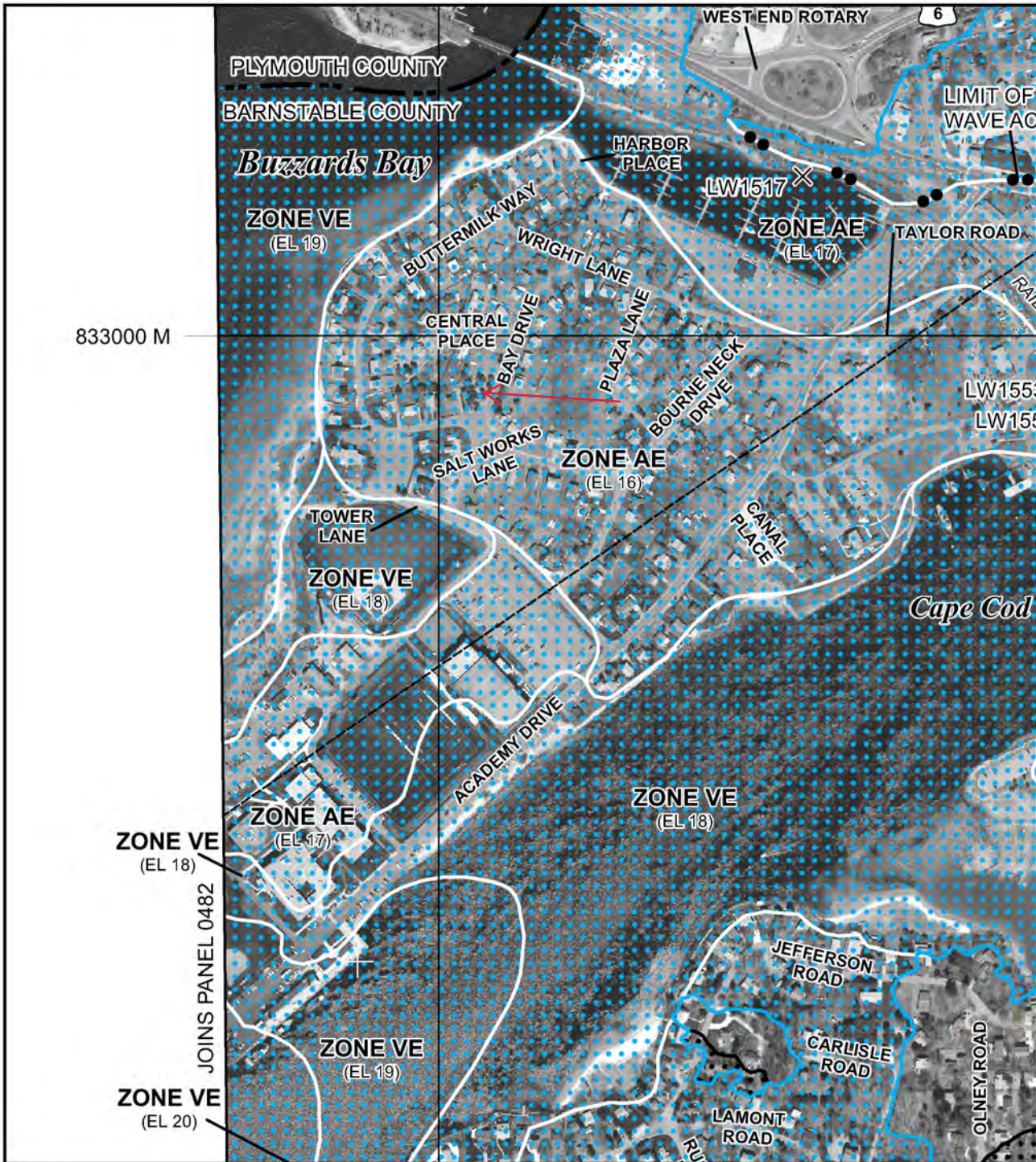


15 Bay Drive, Bourne

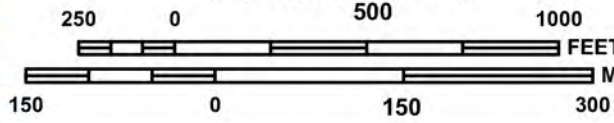
Map 23.1, Parcel 92

OLIVER - Aerial





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0501J

FIRM
FLOOD INSURANCE RATE MAP
BARNSTABLE COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 501 OF 875
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOURNE, TOWN OF	255210	0501	J

NOTE:
 THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1962 AND/OR SUBSEQUENT ENABLING LEGISLATION.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
25001C0501J
EFFECTIVE DATE
JULY 16, 2014

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

15 Bay Drive, Bourne
Map 23.1, Parcel 92
OLIVER – Aerial – NHESP





Directions to 15 Bay Drive from the Bourne Town Hall:

- Take Perry Avenue to Main Street;
- Turn left onto Main Street;
- Turn left onto Academy Drive
- Turn right onto Wright Lane
- Turn left onto Bay Drive; and
- The destination will be a vacant lot on the right.

Travel time is approximately 4 minutes

Location is 1.3 miles from Town Hall

AFFIDAVIT OF SERVICE

Under the

Massachusetts Wetland Protection Act (Chapter 131, Section 40)

and the

Town of Bourne Wetland Protection Bylaw (Article 3.7) and its *Regulations* (BWR 1.05 (e))

I, Penni L. Pomeroy, on behalf of Martin E. Raynor, hereby certify under the pains and penalties of perjury that on January 5, 2022, I gave notification to abutters in compliance with the Town of Bourne Bylaw (Article 3.7) and *Wetlands Protection Act*, in connection with the following matter:

A Notice of Intent was filed under the Town of Bourne's *Wetland Protection Bylaw* (Article 3.7) and the *Massachusetts Wetlands Protection Act* by Bracken Engineering, Inc., on behalf of Martin E. Raynor, with the Town of Bourne's Conservation Commission on January 5, 2022 for the property located at 15 Bay Drive, Map 23.1, Parcel 92 in Bourne, Massachusetts.

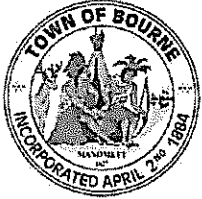
The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Penni L. Pomeroy
Bracken Engineering, Inc.

January 5, 2022

Date



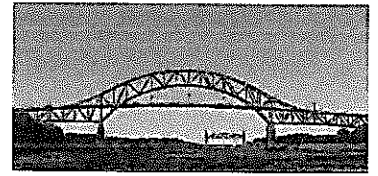
TOWN OF BOURNE

Board of Assessors

24 Perry Avenue

Buzzards Bay, MA 02532

(508) 759-0600 Ext. 1510 ♦ Fax (508) 759-8026



Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas, Member

Rui Pereira, MAA
Director of Assessing

January 3, 2022

Martin E. Raynor
c/o Bracken Engineering, Inc.
49 Herring Pond Rd.
Buzzards Bay, MA 02532

Reference: Abutters List for Map 23.1 Parcel 92
Subject Property: 15 Bay Drive

Pursuant to the provisions of Massachusetts General Laws Chapter 141, Section 40, as amended, and the Town of Bourne Wetlands Protection Bylaw Article 3.7, enclosed is a list of names and addresses which constitutes abutters within 100 feet of the subject property on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for a Notice of Intent application for the Conservation Commission.

Abutting properties are: Map 23.1 Parcels 89, 90, 91, 93 & 117; Map 23.3 Parcels 5 & 8.

The Assessor's Office has received your payment of \$10.00.

Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.

See enclosed Data Base Inquiry Forms for abutters mailing addresses.

Board of Assessors

*Ellen Doyle Sullivan -
Donna Barakauskas
Michael Leitzel*

Extract: 1 Abutters List
 Database: LIVE
 Filter: Key IN 4463,4489,4465,4461,4462,4719,4716
 Sort:

Report #24: Owner Listing Report
 Fiscal Year 2023

Bourne MA

Key	Parcel ID	Owner	Location	LC/CI	Bk-Pg(Cert) /Dt	Mailing Street	Mailing City	ST	Zip Cd/County	
4481	23.1-89-0	DICLEMENTE MARIA J TR DICLEMENTE IRREVOCABLE TRUST	12 BAY DR	N 1010	28221/61 6/23/2014	37 FIFTH STREET	CAMBRIDGE	MA	02141-1129	
4482	23.1-90-0	BOERI JEANNE LORRAINE	14 BAY DR	N 1300	7762/114 11/20/1991	257 WEED RD	HARTLAND	VT	05048	
4463	23.1-91-0	ROY JOSEPH J & MARY	9 BAY DR	N 1010	21900/138 3/30/2007	12 WOODRIDGE LN	WESTFORD	MA	01886	
4465	23.1-93-0	STEELE THOMAS & KARLA STEELE	4 BUTTERMILK WAY	N 1010	34479/54 9/17/2021	4 BUTTERMILK WAY	BUZZARDS BAY	MA	02532	
4489	23.1-117-0	MACUCH PAUL E ET UX JANET S MACUCH	3 CENTRAL PL	N 1010	30494/33 5/17/2017	4 VIRGINIA DRIVE	LAKEVILLE	MA	02347	
4716	23.3-5-0	MCCALLION KATHLEEN	17 BAY DR	N 1040	30974/50 12/19/2017	17 BAY DRIVE	BUZZARDS BAY	MA	02532	
4719	23.3-8-0	BINETTE ROMEO O & KATHLEEN A BINETTE	12 SALT WORKS LN	N 1010	32530/163 12/9/2019	126 FAM STREET	BLACKSTONE	MA	01504	
Total Records		7								

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
Chapter 131, Section 40**

In accordance with the 2nd paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the Applicant is: **Martin E. Raynor**
- B. The Applicant has filed a Notice of Intent (NOI) with the Bourne Conservation Commission seeking permission to perform work which might: remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws, Chapter 131, Section 40).
- C. Description of the Project:
The proposed project includes the construction of a single-family dwelling and attached garage with any and all associated utility work, grading, landscaping and appurtenances.
- D. The location where the activity is proposed is:
15 Bay Drive (Map 23.1, Parcel 92).
- E. Copies of the Notice of Intent may be examined at the Bourne Conservation office, Town Hall 24 Perry Avenue, between the hours of 8:30 a.m. and 4:30 p.m. (Monday – Friday) Tel. 508-759-0600 Ex 1344 or can be obtained from the Applicant’s Representative: Bracken Engineering, Inc., 49 Herring Pond Road, Buzzards Bay, MA 02532, between the hours of 8:00 a.m. and 5:00 p.m. (Monday – Friday) Tel: 508-833-0070.
- F. T The Public Hearing is scheduled for **Thursday, January 20th at 7:00 p.m.** via ZOOM until further notice.

NOTE: Notice of the scheduled Public Hearing:

1. Will be published at least five (5) days in advance in the Bourne Enterprise newspaper; and,
2. Meeting agendas are posted on the Town of Bourne’s website no less than 48 hours in advance of the hearing. www.townofbourne.com/conservation

NOTE: You may also contact the Department of Environmental Protection Southeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP’s Southeast Regional Office: 508-946-2800

7020 3160 0000 4324 6484

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage: \$.53
Certified Fee: \$ 3.75
Return Receipt Fee: \$ 3.05
Total Postage & Fees: \$ 7.33



To: Joseph J. & Mary Roy
12 Woodbridge Lane
Westford, MA 01886

Cit: 15 Bay Drive, Bourne - NOI

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4324 6538

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage: \$.53
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To: Dept. of Environmental Protection
P.O. Box 4062
Boston, MA 02211-4062

Cit: 15 Bay Drive, Bourne - NOI

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To: Thomas Steele &
Karla Steele
4 Buttermilk Way
Buzzards Bay, MA 02532

Cit: 15 Bay Drive, Bourne - NOI

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To: Maria J. DiClemente TR
DiClemente Irrevocable Trust
37 Fifth Street
Cambridge, MA 02141-1129

Cit: 15 Bay Drive, Bourne - NOI

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To: Paul E. Macuch Et ux
Janet S. Macuch
4 Virginia Drive
Lakeville, MA 02347

Cit: 15 Bay Drive, Bourne - NOI

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To: Jeanne Lorraine Boeri
257 Weed Road
Hartland, VT 05048

Cit: 15 Bay Drive, Bourne - NOI

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Postage

Romeo O Binette &
Kathleen A. Binette
126 Fam Street
Blackstone, MA 01504

15 Bay Drive, Bourne - NOI

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See Reverse for Instructions



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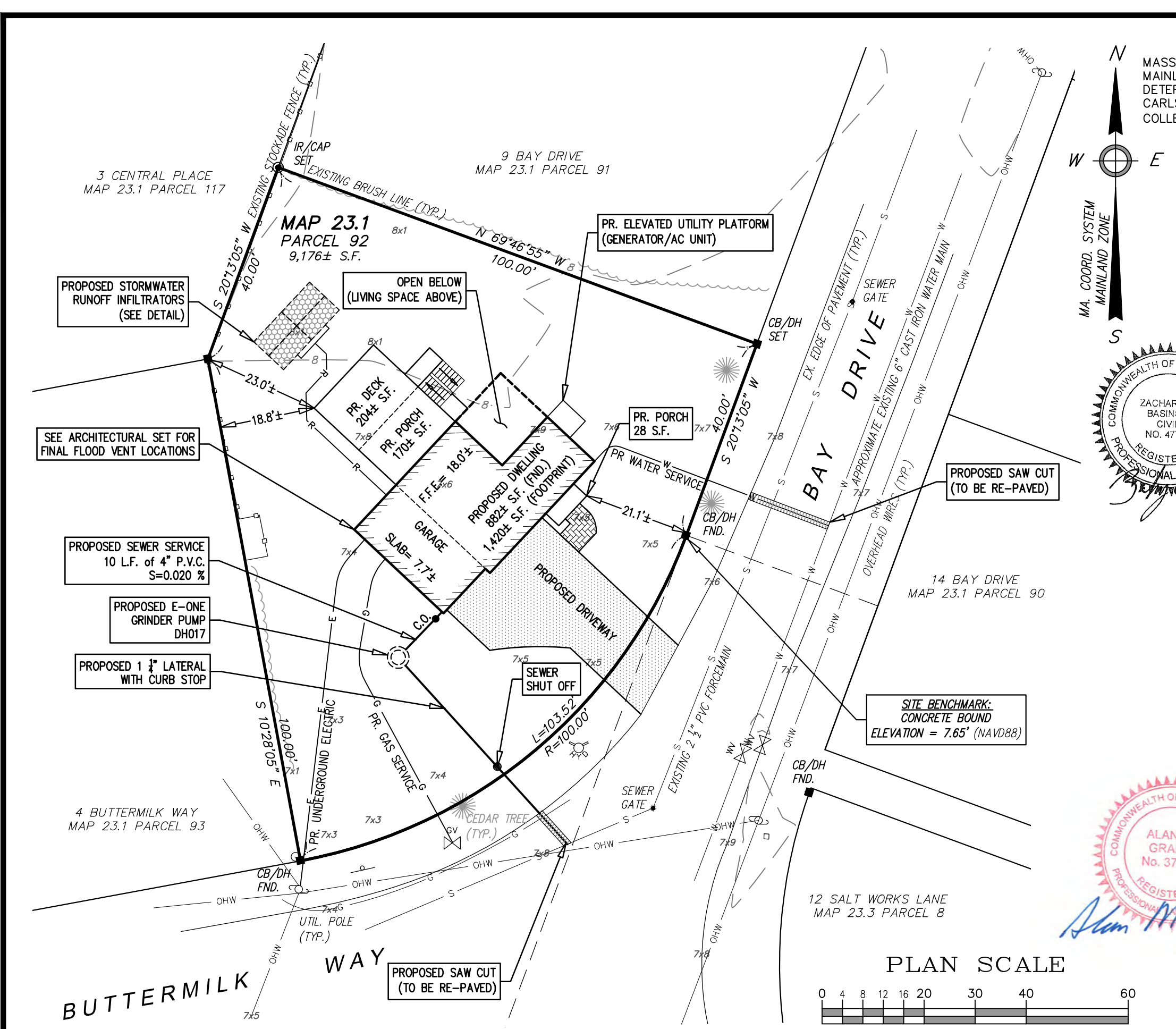
Kathleen McCallion
17 Bay Drive
Buzzards Bay, MA 02532
15 Bay Drive, Bourne - NOI

PS Form 3800, April 2015 PSN 7530-02-000-9047

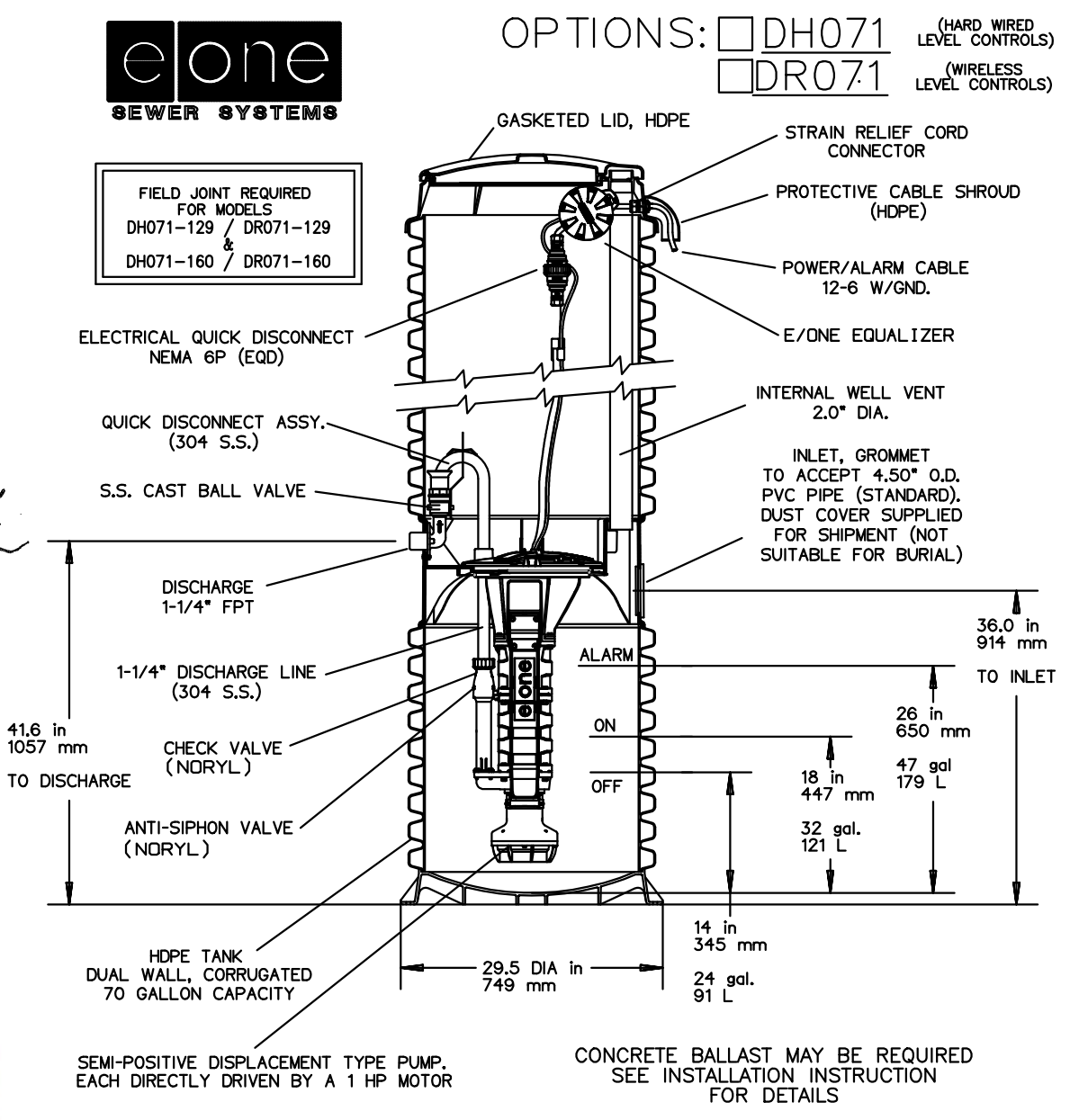
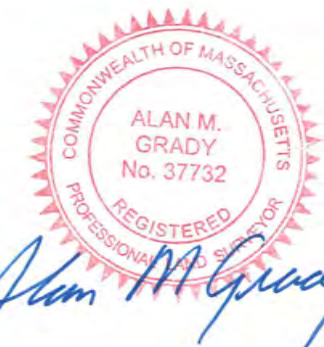
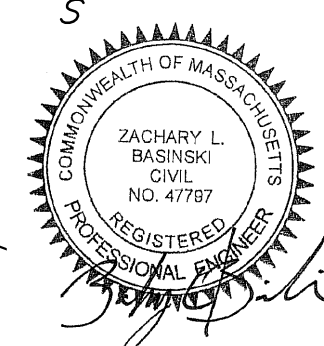
See Reverse for Instruction



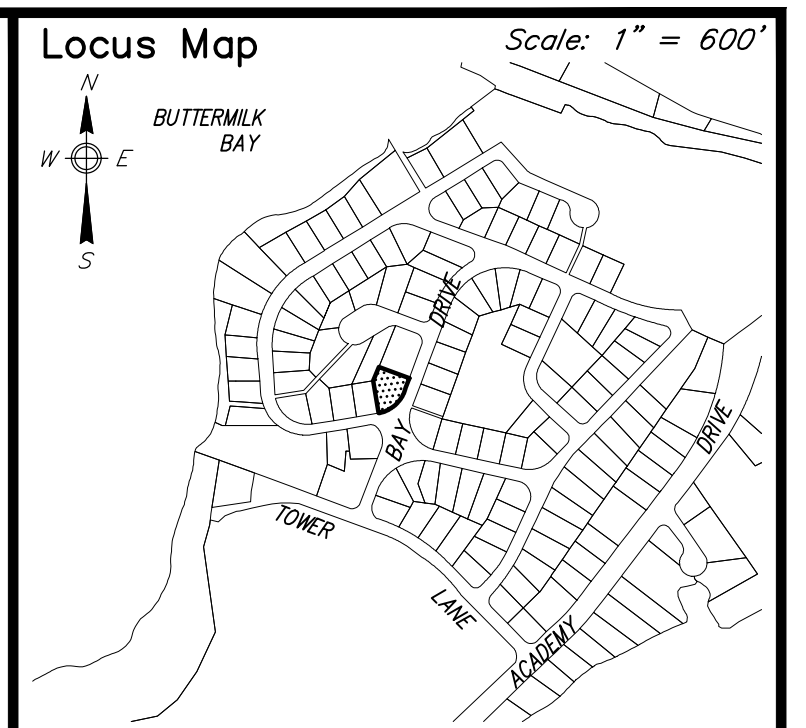
7020 3160 0000 4324 6514



MASS COORDINATE SYSTEM
 MAINLAND ZONE MERIDIAN
 DETERMINED USING A
 CARLSON BRx7 GPS RTK UNIT
 COLLECTION DATE 08/26/2021



MODEL DH071 / DR071 DETAIL SHEET
 NOT TO SCALE



- Notes**
- LOCUS: #15 BAY DRIVE
MAP 23.1 PARCEL 92
 - OWNER: MARTIN E. RAYNOR
17 BUTTERMILK WAY
BUZZARDS BAY MA, 02532
and
ZACHARY CHARLES AHERN
144 ARROWHEAD ROAD
MARSHFIELD MA, 02050
 - DEED REF: Deed Bk: 32942 Pg: 125
 - PLAN REF: Plan Bk: 82 Pg: 89 (LOT 45)
 - LOCUS DOES FALL ENTIRELY WITHIN SPECIAL FLOOD HAZARD ZONE 'AE' el. 16 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25001C-0501-J dated 07/16/2014.
 - LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
 - FINAL UTILITY and EROSION CONTROL LOCATIONS SHALL BE FIELD COORDINATED.
- (SEE ADDITIONAL NOTES)

PRE-EXISTING NON-CONFORMING

ZONE: R-40	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 s.f.	9,176± S.F.	9,176± S.F.
FRONT YARD:	20'	--	21.1'±
SIDE YARD:	12'	--	18.8'±
REAR YARD:	12'	--	23.0'±
MAX. GROSS FLOOR AREA TO LOT AREA	23% (2,110 s.f. max.)	0% VACANT LOT	23% (2,110± s.f.) (b)
MAX. LOT COVERAGE:	25% (2,294 s.f. max.)	0% VACANT LOT	17.1% (1,571± s.f.)
BUILDING HEIGHT:	35' (max.)	--	33.3'± (c)

Notes:
 (a) SEE TABLE 2456 FOR NON-CONFORMING LOTS IN BOURNE ZONING BY LAWS.
 (b) GFA and LOT COVERAGE CALCULATIONS PROVIDED BY RESCOM ARCHITECTURAL, Inc.
 (c) BUILDING HEIGHT BASED ON AN AVERAGE EXISTING GRADE OF 7.6±.

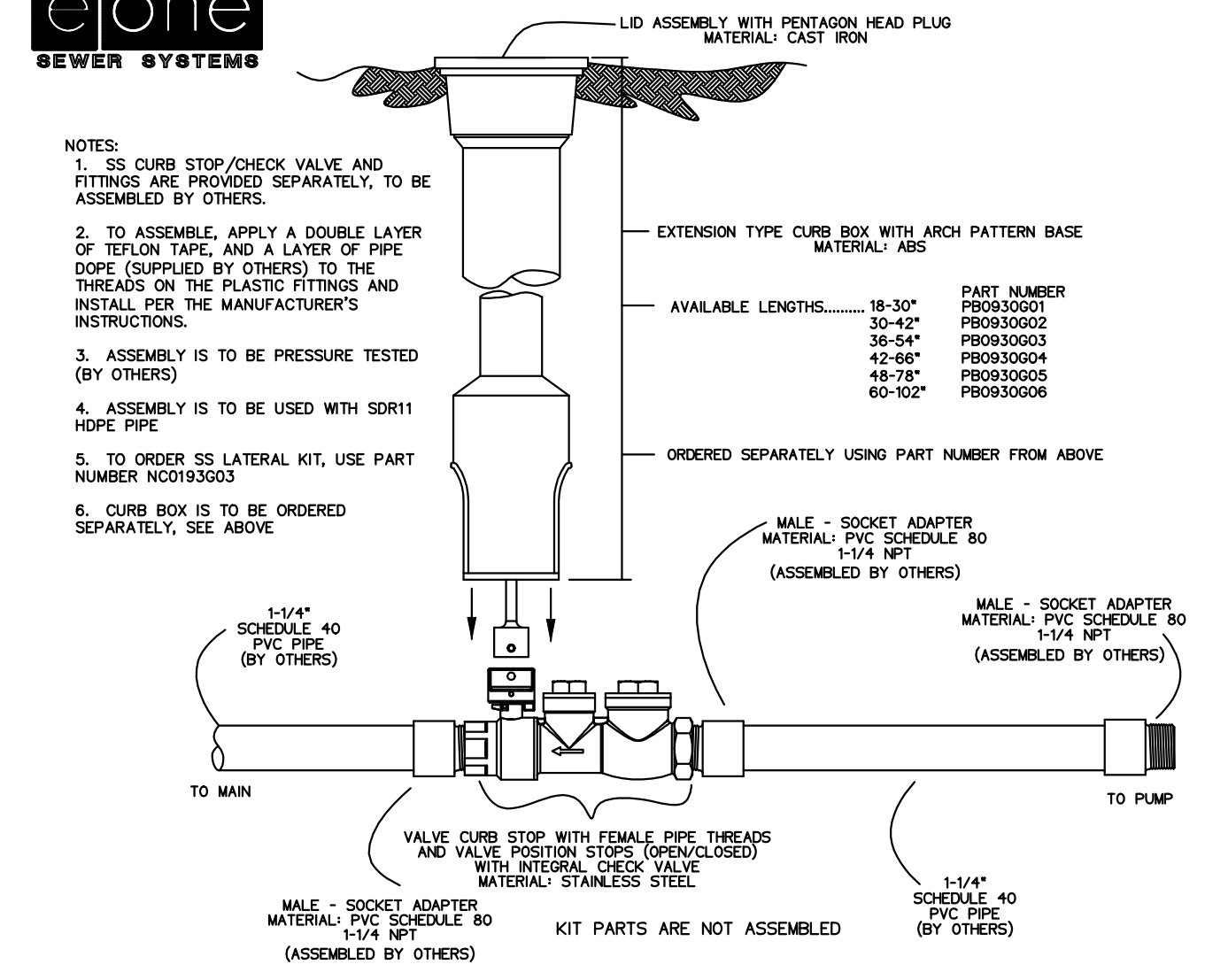
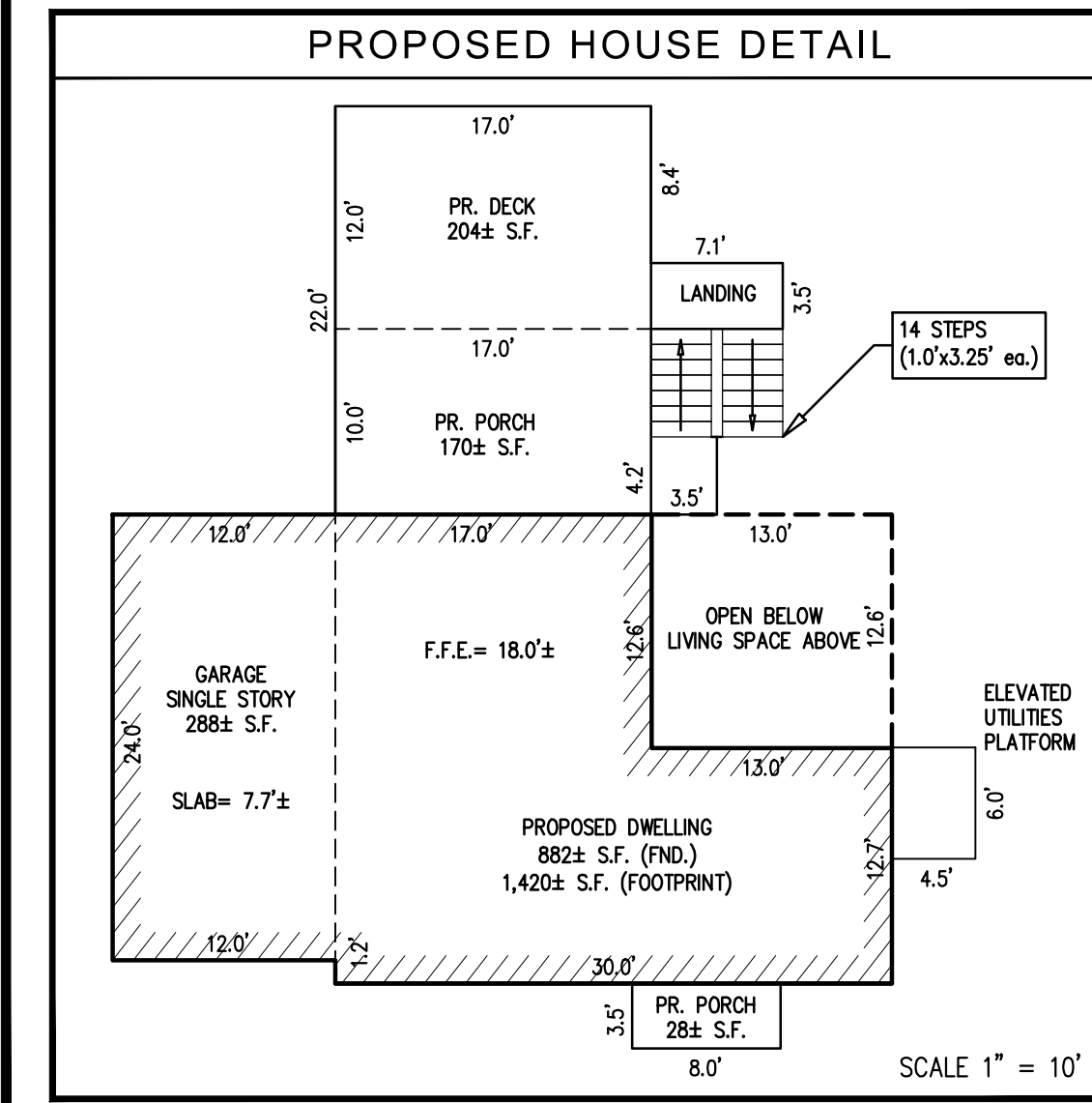
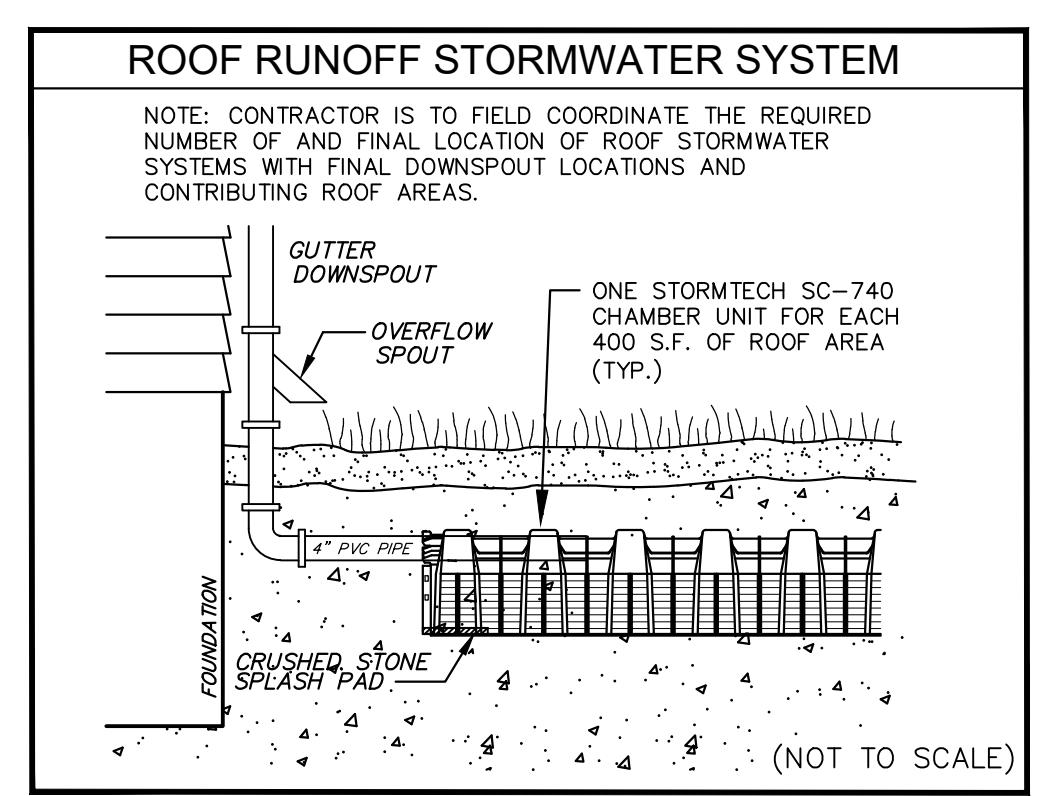
Prepared By:

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

**PROPOSED SITE PLAN
 IN BOURNE, MA**
 Prepared For:
MARTIN E. RAYNOR
 #15 BAY DRIVE
 MAP 23.1 PARCEL 92

- ADDITIONAL NOTES**
- CONTRACTOR TO OBTAIN APPROVAL FROM THE TOWN OF BOURNE ENGINEERING DEPARTMENT AND/OR THE HIGHWAY DEPARTMENT PRIOR TO MAKING THE PROPOSED SEWER CONNECTION.
 - CONTRACTOR RESPONSIBLE TO PAY ALL UTILITY CONNECTION AND/OR APPLICATION FEES
 - CONTRACTOR TO RESTORE/REPAIR THE PROPOSED ROAD CUTS IN ACCORDANCE WITH THE TOWN OF BOURNE HIGHWAY REQUIREMENTS. IF NO REQUIREMENTS ARE PROVIDED, CONTRACTOR IS TO USE THE MOST RECENT MassDOT SPECIFICATIONS.



STAINLESS STEEL LATERAL KIT - 1 1/4" SCHEDULE 40 PIPE
 NOT TO SCALE

No.	Date	Revision Description	By
-	-	-	-