

2B

**Judge, Debbie**

---

**From:** Jason Herzog <jherzog@conservgroup.com>  
**Sent:** Thursday, April 18, 2019 11:31 AM  
**To:** Judge, Debbie  
**Subject:** Sewer Commission request

Hello Debbie,

Please put the 50 Cohasset Ave. project on the agenda for the next Sewer Commission meeting to address the change of use from Bank to Veterinary Cancer treatment clinic.

Thank you,  
Jason Herzog RA, NCARB  
ConServ Group, Inc.  
110 State Rd.  
Sagamore Beach, MA 02562  
508-888-6555 X109 office  
508-654-0977 cell  
[www.conservgroup.com](http://www.conservgroup.com)



*"We keep your cost down before your building goes up!"*

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Town of Bourne  
Application for Preliminary Commercial Wastewater Management Allocation

Date submitted 5/7/19  
Applicant name DR. ANDY ARBO  
Applicant contact address 3 WATERSHED WAY. MARSTON MILLS MA 02648  
Applicant e-mail and phone number ANDYARBO@UCSNEWENGLAND.COM - 765 427 1662

Is applicant the property owner? Yes  No   
If no, who is owner? \_\_\_\_\_  
If no, is applicant: leasing  buying  the property  
If leasing, attach copy of lease agreement

Location of proposed project:  
Street address 50 COHASSET AVE. BOURNE MA 02532  
Map and parcel number(s) \_\_\_\_\_

Description of proposed project RENOVATING EXISTING BANK INTO VETERINARY CANCER TREATMENT CLINIC. FACILITY IS BY APPOINTMENT ONLY. HAS TWO ROOMS, TREATMENT ROOM, LABS, X-RAY

Financing:  
Financing is in place - documentation to that effect is attached  Documentation attached  
OR Applicant has letter of intent to finance - copy is attached  Letter of Intent attached

Date of Planning Board preliminary review \_\_\_\_\_

Allocation requested \_\_\_\_\_ gallons per day

Basis of request: SHOULD NOT BE IN THE PROCESS OF PERVIOUS COMMERCIAL OCCUPANT

Any unusual characteristics of projected flow? No

Requested amount exceeds available allocation Yes  No  If yes, application is wait-listed

Application is Accepted  Rejected  Wait-listed  and dated \_\_\_\_\_

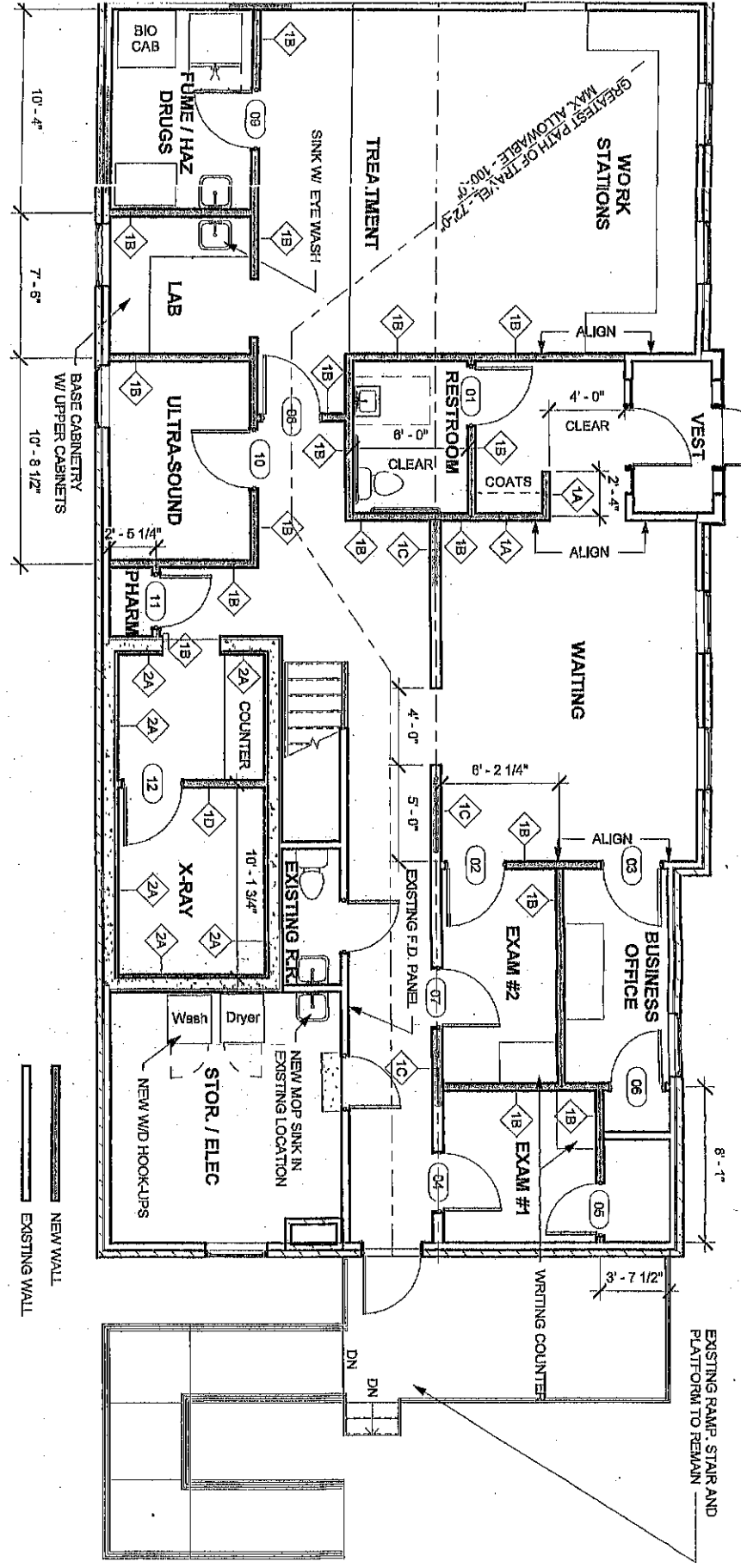
Application Fee attached: Yes  No

Reviewed for completeness - Signed \_\_\_\_\_

Date Stamp when determined to be complete

RECEIVED  
MAY 07 2019  
TOWN OF BOURNE

1 FIRST FLOOR  
3/16" = 1'-0"

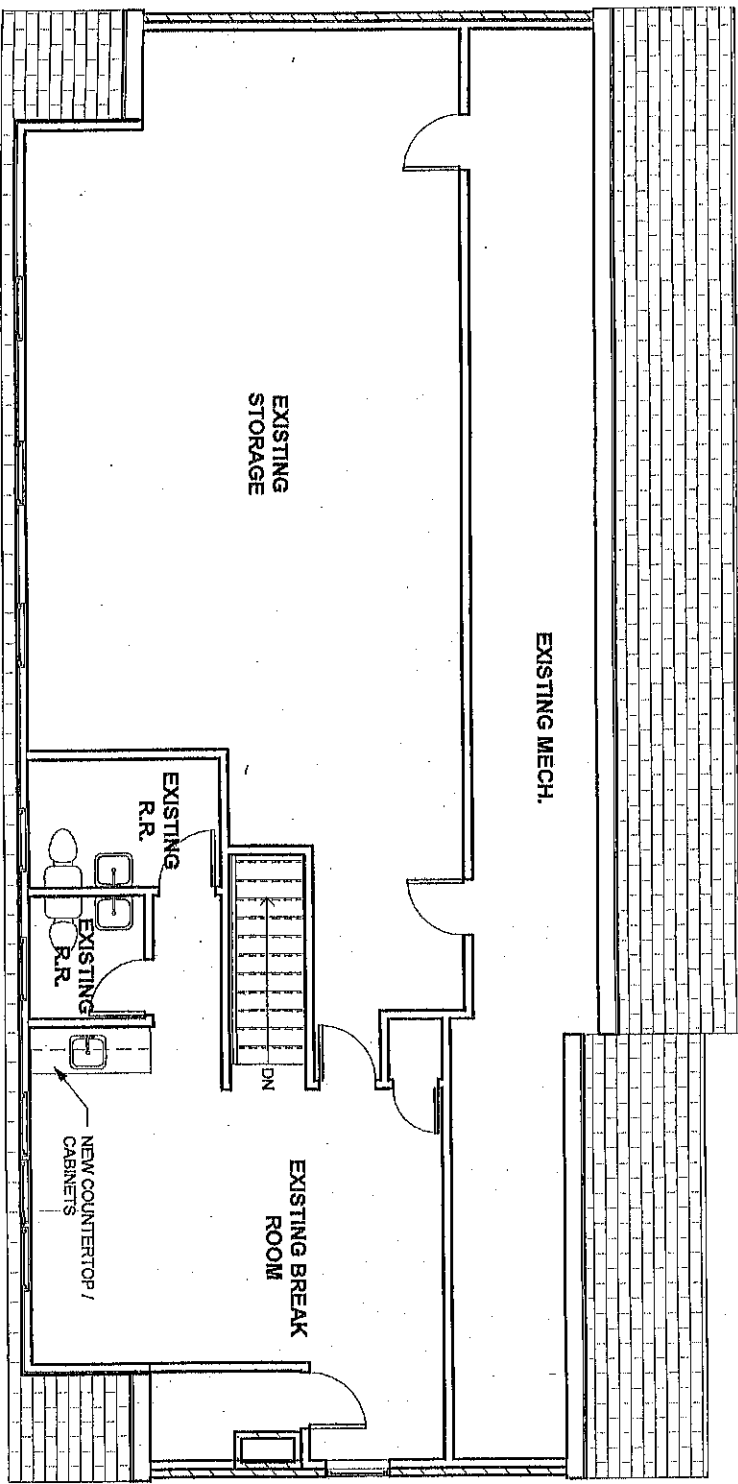


NEW WALL  
EXISTING WALL

SE	FLC	DEV	CEI	SH	PRO
<p>Under seal with the Registered Architect (CA) no portion of this drawing shall be reproduced without the written consent of the architect.</p>					
DATE	SCALE	DRAWN	CHKD	APPRVD	

NISHED BIRCH	HM	3'-0"	6'-8"
NISHED BIRCH	HM	2'-8"	6'-8"
NISHED BIRCH	HM	2'-8"	6'-8"
NISHED BIRCH	HM	3'-0"	6'-8"
NISHED BIRCH	HM	3'-0"	6'-8"
NISHED BIRCH	HM	3'-0"	6'-8"
NISHED BIRCH	HM	3'-0"	6'-8"
NISHED BIRCH	HM	2'-8"	6'-8"
NISHED BIRCH	HM	3'-0"	6'-8"

1A	2x4 WOOD STUD PARTITION	WOOD STUD FRAMING @ 16" O.C.
1B	2x4 WOOD STUD PARTITION W/ SOUND ATTENUATION BATT INSULATION	2x4 BASE PLATE WALL BASE SEE FINISH SCHEDULE FINISH FLOOR SEE FINISH PLANS
1C	2x6 WOOD STUD PARTITION W/ SOUND ATTENUATION BATT INSULATION	
1D	2x4 WOOD STUD PARTITION W/ LEAD LINED GWB ON SYMBOL SIDE	
2A	2x4 WOOD, (ON FLAT), STUD FURRING	2x4 WOOD STUD FRAMING, ON FLAT, @ 16" O.C. 2x4 BASE PLATE WALL BASE SEE FINISH SCHEDULE FINISH FLOOR SEE FINISH PLANS



2 SECOND FLOOR  
3/16" = 1'-0"



# TOWN OF BOURNE

## Planning Board

TOWN HALL  
24 PERRY AVE.  
BUZZARDS BAY, MA 02532  
PHONE: 508-759-0600 ext 1335



MAR -6 PM 3:10

TOWN OF BOURNE

### NOTICE OF DECISION

#### Special Permit No. 01-2019

The Planning Board, acting in their capacity as Special Permit Granting Authority in accordance with the Zoning Bylaw of the Town of Bourne, held a Public Hearing, concerning the following matter as more fully set forth in an Application for a Special Permit dated January 4, 2019 along with Plans, Reports and Memorandum filed therewith, all of which are on file for public inspection at the offices of the Planning Board, Town Hall, 24 Perry Avenue, Buzzards Bay, Massachusetts.

**Applicant:** 50 Cohasset Realty Trust, c/o Pierce & Mandell, PC, 11 Beacon Street, Boston, MA 02108  
**Owner:** Sovereign Cape Cod Investor, LLC, c/o Michael K. Federman  
**Subject Property:** 50 Cohasset Ave, Buzzards Bay, MA, Map 23.2 Parcel 90, located in the DTC (Downtown Core) zoning district  
**Date of Hearing:** Opened & Closed on 02/28/2019  
**Place of Hearing:** Bourne Community Building, 239 Main St., Buzzards Bay MA 02532

#### I. PROCEDURAL HISTORY / FINDING OF FACTS

Based upon its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board found and concluded that:

1. The property is located 50 Cohasset Ave., Buzzards Bay, MA, and is located within the DTC zoning district. It is shown on Assessor's Map 23.2 Parcel 90 and is owned by Sovereign Cape Cod Investor, LLC, c/o Michael K. Federman.
2. The project is for a veterinary clinic for specialized diagnostic and medical medical treatment to animals with cancer in an existing building with no site changes.
3. Notice of the public hearing was given as provided by Massachusetts General Laws, c. 40A, section 11, by mailing and publication.

#### II. STATEMENT OF APPLICABLE LAW

Based on the Special Permit criterion and its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board finds that the project is consistent with Sections 2800, 2821, 2827 and 2840 and will not have an adverse affect which overbalance its beneficial effects.

**III. CONDITIONS**

- No animals are to be kept overnight or maintained outside on the property.
- The existing drive-thru window is not for use under this permit.
- The Board found that the existing parking is sufficient for this project.

**IV. MOTION:**

Mr. Carroll made a MOTION to Approve Special Permit #01-2019 in accordance with the above findings, terms and conditions. The MOTION was seconded by Mr. Grant. A roll call vote to approve Special Permit #01-2019 is as follows:

**BOURNE PLANNING BOARD**

**ROLL CALL VOTE**

Mr. Doucette – yes

Ms. Goldstein – yes

Mr. Clegg – yes

Ms. Azarovitz – absent

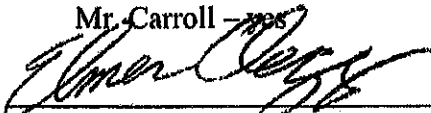
Mr. Gallo – yes

Mr. Strojny – yes

Mr. Carroll – yes

Mr. Grant – yes

Ms. Brown - yes

  
\_\_\_\_\_  
Elmer Clegg, Chairman

**IMPORTANT:**

Any appeal from the decision of the Planning Board can be made only to the court, and must be made pursuant to M.G.L. Chapter 40A, Section 17 as amended, and must be filed within twenty days after the date of the filing with the Town Clerk.



**TOWN OF BOURNE  
Planning Board**

Bourne Town Hall  
24 Perry Avenue  
Buzzards Bay, MA 02532  
Phone: (508) 759-0615 Fax: (508) 759-0611



**March 6, 2019**

**Special Permit #01-2019**

**NOTICE FOR RECORDING IN THE REGISTRY OF  
SPECIAL PERMIT #01-2019**

Notice is hereby given that Special Permit #01-2019 has been approved with the statutory requirements as set forth in Chapter 40A as amended:

**TO:** 50 Cohasset Realty Trust, c/o Pierce & Mandell, PC, 11 Beacon Street,  
Boston, MA 02108

**Premises Affected:** 50 Cohasset Ave, Buzzards Bay, MA, Map 23.2 Parcel 90, located in the DTC  
(Downtown Core) Zoning district

**The record title to the premises is in the name of:** Sovereign Cape Cod Investor, LLC, c/o  
Michael K. Federman

The decision of said Board is on file with the papers and plans in the office of the Town Clerk.

Signed and certified this sixth day of March of the year 2019.

**BOURNE PLANNING BOARD**

  
Elmer Clegg, Chairman

---

Certificate of the Town Clerk for Filing of Decision in the Registry

---

Town Clerk