



**TOWN OF BOURNE  
CONSERVATION COMMISSION  
MEETING NOTICE  
AGENDA**

TOWN CLERK BOURNE  
2024 FEB - 1 11:00 AM  
RECEIVED

Date:  
Thursday  
March 7, 2024

Time:  
6:30PM

Location:  
Bourne Veteran's Community Center  
239 Main Street Buzzards Bay, MA 02532

Note this meeting is being audio recorded by Bourne Conservation Department. If anyone in the audience is also recording or video-taping, they need to acknowledge such at this time.

Request for Determination

1. Applicant: Michael Stellar File Number: CC-24-4  
Representative: Liam Delowery, South Coast Creations  
Project Address: 68 Monument Ave, Monument Beach  
Proposed Project: The repair of an existing concrete seawall within 100-feet of wetland resource areas and within a velocity flood zone.
2. Applicant: Jean Simmons File Number: CC-24-5  
Representative: Shay Environmental Services  
Project Address: 53 Monument Neck Rd, Gray Gables  
Proposed Project: Upgrade of a failed septic system within an AE flood zone. State Act only.
3. Applicant: Brent T. Warren File Number: CC-24-6  
Representative: JC Engineering, Inc.  
Project Address: 405 Circuit Ave, Pocasset  
Proposed Project: Construction of a 2nd floor balcony; removal of an 8'x1' section of existing enclosed porch; construction of a dormer; and porch renovations. The project is located in an AE flood zone, V flood zone and within 100 ft. of wetland resource area.
4. Applicant: Pelican Bonita Property LLC File Number: CC-24-7  
Representative: Meyer & Sons, Inc.  
Project Address: 48 North Shore Rd, Pocasset  
Proposed Project: Replacement of a failed septic system with a fully compliant Title 5 septic system within the AE flood zone. State Act only.

Notice of Intent

1. Applicant: Town of Bourne DEP File Number:  
Representative: Horsely Witten Group, Inc.  
Project Address: 0 Electric Ave / 32 Gardenier Ave, Buzzards Bay  
Proposed Project: Stormwater retrofit project at the Electric Avenue Boat Ramp as part of a regional effort to improve water quality at public boat ramps across Cape Cod. The project is located in an AE flood zone and within 100-ft. of wetland resource areas.



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2. Applicant: Town of Bourne c/o Timothy Lydon DEP File Number: **SE7-2269**  
Representative: Daniel Cannata of VHB Inc.  
Project Address: 0 Old Monument Neck Rd, Bourne (Mass Coastal Railway Layout)  
Proposed Project: Bourne Rail Trail Phase 1. Work consists of constructing a 10-foot wide shared use path (SUP) along the west side of the existing Mass Coastal Railway Corridor between the existing parking areas at the Tidal Flats Recreation Area on Monument Neck Road near its intersection with President's Road.  
**Continued from 2.15.2024.**
  
3. Applicant: Richard W. Selby DEP File Number:  
Representative: Tighe & Bond  
Project Address: 134 Wings Neck Rd, Pocasset  
Proposed Project: A proposed dock system within a velocity flood zone and within 100 ft. of wetland resource areas.
  
4. Applicant: Michael & Kate McGovern DEP File Number:  
Representative: Falmouth Engineering, Inc.  
Project Address: 1 Old North Rd, Pocasset  
Proposed Project: Property improvements including installation of a proposed pool and pool house, construction of a 30'x45' sports court and installation of a new septic system. The work will take place in an AE flood zone, V flood zone and within 100 ft. of a wetland resource area.
  
5. Applicant: Alexander C. Caradimos, Mgr. of 16 County Bourne LLC DEP File Number: **SE7-2285**  
Representative: Bracken Engineering, Inc.  
Project Address: 16 County Road, Bourne  
Proposed Project: The construction of a garage/guest house unit, installation of a new Title 5 septic system, driveway improvements with associated grading, landscaping and utilities. The work will take place in an AE flood zone and within 100 ft. of wetland resource area. **Continued form 2.15.2024.**
  
6. Applicant: John J. LoMedico DEP File Number: **SE7-2286**  
Representative: Bracken Engineering, Inc.  
Project Address: 18 Winsor Road, Cataumet  
Proposed Project: Reinforcing a portion of denuded salt marsh and various mitigation plantings adjacent to the salt marsh and all associated landscaping and grading. The work will take place in a Velocity flood zone and within 100 ft. of wetland resource areas. **Continued from 2.15.2024.**
  
7. Applicant: Rob Leavell, Cape Associates Inc. DEP File Number: **SE7-2277**  
Representative: Graham Carr, Vital Structures LLC  
Project Address: 42 Monument Avenue, Monument Beach  
Proposed Project: Repairs to stabilize existing concrete seawall within 100 ft. of wetland resource areas and in a VE Flood Zone. **Continued from 1.18.2024**



## TOWN OF BOURNE CONSERVATION COMMISSION MEETING NOTICE AGENDA

### Request for Certificate of Compliance

1. Applicant: Scraggy neck Recreation Association DEP File Number: **SE7-2139**  
Representative: Cape & Islands Engineering, Inc.  
Project Address: 489 Scraggy Neck Road, Cataumet  
Proposed Project: Certificate of Compliance requested for the Order of Conditions issued on May, 3, 2021.  
To reconstruct existing private community concrete boat ramp within a V Flood Zone, AE Flood Zone and within 100 ft. of a wetland resource area.
  
  2. Applicant: James McLaughlin & Laurie A. McLaughlin DEP File Number: **SE7-1829**  
Representative: Bracken Engineering, Inc.  
Project Address: 10 Electric Avenue, Buzzards Bay  
Proposed Project: Request for Certificate of Compliance for the Order of Conditions issued on March 25, 2013. The project involved the tear down of an existing two bedroom dwelling and the construction of a new three bedroom dwelling with attached garage, paved driveway, pvc fence, segmental retaining wall and a new Title 5 septic system located within 100-ft. of coastal bank.
  
  3. Applicant: Brian Hebb Scusset Realty, LLC DEP File Number: **SE7-2192**  
Representative: Hebb Builders, Inc.  
Project Address: 117 Phillips Road, Sagamore Beach  
Proposed Project: Request for Certificate of Compliance for Order of Conditions issued on March 18, 2022.  
Proposed reconstruction of the existing single family dwelling located within 100 ft. of a wetland resource area and in a V flood zone.
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- Discussion and possible vote to amend Section 3.7.9 of the Bourne Wetland Protection Bylaw Article 3.7.
  - Approve the meeting minutes of 2.15.2024.
  - Report of the Conservation Agent.
  - Vote to excuse absent members.

*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 [kthut@townofbourne.com](mailto:kthut@townofbourne.com) or call the Town Administrator's Office at 508-759-0600 x1503.*