

Notice of Intent Application

31 Tahanto Road
Bourne (Pocasset), MA
Map 38.3– Parcel 267

September 21, 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
 - i. Contractors Contact Form
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 September 16, 2022

PROJECT NARRATIVE

Prepared for

Ann & William Murray

31 Tahanto Road (Pocasset), Bourne

Map 38.3, Parcel 267

On behalf of the Applicants Ann & William Murray, Bracken Engineering, Inc. respectfully submits this Notice of Intent (NOI) for work within 100-foot and 200-foot riparian zones, the 50-foot and 100-foot buffer zone to a Coastal Bank and work within the FEMA Special Flood “AE” Zone (El.15’). The project consists of the raze and rebuild of a single-family dwelling, the razing of an existing shed, utility upgrades, associated grading and landscaping. An Innovative Alternative septic system shall be installed in accordance with an Order of Conditions SE7-2170. The property is a developed 5,888 SF parcel located on the western side of Tahanto Road on the Pocasset Rive. The parcel contains an existing single-family dwelling and one shed. The property is abutted by single family dwellings to the north and south, Tahanto Road to the east, and the Pocasset River to the west.

Wetland Resource Areas

Wetland resource areas on or adjacent to the property include Coastal Bank and Land Subject to Coastal Storm Flowage (LSCSF). The Coastal Bank was determined utilizing Massachusetts DEP Wetlands Program Policy 92-1 (fig. 4). The parcel falls entirely within FEMA Special Flood Hazard Zone “AE” (El 15). The locus parcel falls with the 100-foot inner and 200-foot outer riparian zones to the Pocasset River. No work is proposed with existing coastal bank areas.

Proposed Project

The applicant proposes the following work:

- Raze the existing single-family dwelling, including all decks, steps, foundation, and outbuildings;
- Construct a proposed single-family dwelling in approximately the same footprint;
- All associated utilities, grading, landscaping, and appurtenances.

Performance Standards

Protection of Public and Private Water Supply and Ground Water Supply

The site is not located within a DEP defined Zone I or II wellhead protection area. The project provides enhanced treatment of wastewater compared to existing conditions with the installation of an I/A equipped septic system. See plan titled, “Proposed Septic System Upgrade Plan” by Engineering Works, Inc. dated 9/17/2021 and Order of Conditions SE7-2170 recorded at the Barnstable County Registry of Deeds in Book 34654 Page 171. Roof runoff from the proposed single-family home is to be captured and recharged directly onsite. 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 property is located within a Flood Hazard Zone “AE” (El.15’) shown on the insurance rate map 25001C-0503-J dated July 14, 2014. Flood conscious design of the proposed foundation system and dwelling will not impede the ability of the landform to receive and naturally disperse floodwaters. No disturbance is proposed on the existing coastal bank. Therefore, the flood control and storm damage prevention interests of the Act and Bylaw will be maintained.

Prevention of Pollution

Erosion control measures consisting of staked filter sock will be implemented as depicted on the enclosed plans. Therefore, the pollution interests of the Act and Bylaw will be upheld.

Protection of Fisheries, Shellfisheries and Wildlife Habitat

The Site does not contain mapped NHESP designated areas (Estimated or Priority Habitats) or any certified or potential vernal pools. All work is within developed areas on the lot and is not anticipated to adversely impact an adjacent wildlife habitat. Therefore, the fisheries, shellfisheries, wildlife habitat and riverfront interests of the Act and Bylaw shall be protected.

Riverfront Alternatives Analysis

1. No Build

If no work is performed, it leaves an existing pre-firm structure within land subject to coastal storm flowage. The structure is susceptible to flood damage. If damaged, it could lead to marine debris that could pollute or damage the Riverfront Area and/or any other abutting resource areas.

2. Re-location

The proposed structure can not be re-located any farther away from the Riverfront Area because of lot shape and zoning setbacks.

*There shall be no increase in disturbed areas or structures within the Riverfront Areas.
See plan for Riverfront Area summary of existing vs. proposed conditions.

Summary

The Applicant seeks to raze and rebuild a single-family home, raze an existing shed, upgrade onsite utilities, along with all associated site grading and landscaping. 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

A. General Information (continued)

6. General Project Description:

The project consists of the raze and rebuild of a single-family dwelling, the razing of an existing shed, installation of a Title 5 septic system, utility upgrades, associated grading and landscaping.

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

34152

c. Book

b. Certificate # (if registered land)

52

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 checked="" type="checkbox"/> Riverfront Area	Pocasset River	

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: 5,888 square feet

4. Proposed alteration of the Riverfront Area:

<u>1,066</u>	<u>745</u>	<u>320</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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	5,888 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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City/Town

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 in Bourne, MA

a. Plan Title

Bracken Engineering, Inc.

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

b. Prepared By

c. Signed and Stamped by

9/16/2022

Varies, See Plan

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:

17368

9/20/2022

2. Municipal Check Number

3. Check date

17369

9/20/2022

4. State Check Number

5. Check date

Bracken Engineering, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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

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.

Don M. Mearns / William C. Murray

1. Signature of Applicant

9/21/22

2. Date

3. Signature of Property Owner (if different)

[Signature] **BRACKEN ENGINEERING, INC.**

5. Signature of Representative (if any) **BRACKEN ENGINEERING, INC.**

4. Date

9/21/22

6. Date

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:

31 Tahanto Road	Bourne
a. Street Address	b. City/Town
17369	\$237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Ann & William	Murray	
a. First Name	b. Last Name	
c. Organization		
24 Canterbury Drive		
d. Mailing Address		
Norwood	MA	02052
e. City/Town	f. State	g. Zip Code
508-833-0070(Agent)	liamplumbing@icloud.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

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 (a)	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.)



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: Ann & William Murray
2. Applicant Address: 24 Canterbury Drive, Norwood, MA 02052
3. Property Owner Name: Same as applicant
4. Property Owner Address: Same as applicant
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: 31 Tahanto Road
8. Project Map and Parcel Number: Map 38.3 Parcel 267
9. Book and Page # County Barnstable Book 34152 Page 52
10. Project Description: _____
The project consists of the raze and rebuild of a single-family dwelling, the razing of one (1) shed, utility upgrades, associated grading and landscaping.
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 prepared by Bracken Engineering, Inc., dated 09/16/2022
16. Plan signed and stamped by: Zachary L. Basinski, PE, CFM and Alan M. Grady, PLS
17. Total Fee: (From Appendix B: Wetlands Fee Transmittal Form) \$ 500.00

\$ 262.50 NOI Portion
\$500.00Town By-Law

Notice of Intent Authorization Form

Please print in black or blue ink

We, Ann Murray and William G. Murray, the property owners of a parcel of land located at 31 Tahanto Road Bourne Assessor's Map 38.3, Parcel 267, are filing a Notice of Intent with the Conservation Commission.

I 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 our signatures we attest that this instrument and its statements have been prepared honestly.

William G Murray
Signature

9/21/2022
Date

Print Name: WILLIAM G MURRAY

Ann M Murray
Signature

9/21/22
Date

Print Name: Ann M Murray

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.

Ann M Murray / William C Murray
Applicant's or Representative's
Signature

9/21/22
Date

Applicant's Name: (*print*) WILLIAM C. MURRAY

Address: 24 Canterbury Drive Norwood MA 02062

Telephone: 781-308-6184

Project Location: 31 Tahanto Rd Pocasset MA 02559

Commission Member Waiver Request

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

Ann & William Murray

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 refile at a future time.

Ann M. Murray / William C. Murray
Applicant's or owner's signature

9/21/22
Date

Applicant's name: Ann M Murray (print)

Address: 31 Tahanto Rd Pocasset MA 02559

Telephone: _____

Project Location: 31 Tahanto Rd Pocasset MA 02559

Town Map 38.3 Parcel 267 Lot _____

Project description: The project consists the raze and rebuild of a single family dwelling, the razing of one (1) shed utility upgrades, associated grading and landscaping.

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.

Ann M. Munnery / William C. Murray
Signature

9-21-2022
Date

31 Tahanto Rd. Pocasset MA 02559 Map 38.3 Parcel 267
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. **2/1/2022**

CATEGORY 1. _____ No. Category 1 Activities	X \$110.00	=	
			Total Category 1 Fee
CATEGORY 2. _____ No. Category 2 Activities	X \$500.00	=	500.00
			Total Category 2 Fee
CATEGORY 3. _____ No. Category 3 Activities	X \$1,050.00	=	
			Total Category 3 Fee
CATEGORY 4. _____ No. Category 4 Activities	X \$1,450.00	=	
			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) \$1.00/LIN.FT. UP TO \$100 FOR SFH, NO MORE THAN \$1000 (ALL OTHER ACTIVITIES)

	X \$1.00		
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 William E Murray
 Address 31- Takanto Rd, Pocasset, MA 02559
 Tel. 781-308-6184 Signature William E Murray
 Date 9-21-2022

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:

31 Tahanto Road (Existing Conditions)

Number of Bedrooms (Title 5 Definition)	=	2	Bedrooms
Lot Size (in square feet of upland areas)	=	5,888	sq.ft. Upland
Impervious Surfaces;**roof area	=	1,402	sq.ft.
**Paved Area	=	284	sq.ft.
Natural Area = lot area minus all impervious surfaces	=	4,202	sq.ft.
Lawn Area in sq. ft.	=	3,900	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 = 2 x 14572 = 29144.00 mg. NO₃-N / day

1b) Number of bedrooms = 2 x 416 = 832.00 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 = 2 x 6071.5 = 12143.00 mg. NO₃-N / day

2b) Number of bedrooms = 2 x 173.5 = 347.00 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 = 1402 sq. ft. X 0.19395 = 271.92 mg NO₃-N

3b) Roof surface = 1402 sq. ft. X 0.2586 = 362.56 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 = 284 sq. ft. paved surface X 0.388 mg / sq. ft. 110.19 mg NO₃-N

4b) H₂O = 284 sq. ft. paved surface X 0.2586 L / sq. ft. 73.44 L H₂O

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

$$5) \text{ sq. ft. of lawn} = 3900 \times 0.933 = 3638.70 \text{ mg}$$

NATURAL AREA WATER LOADING

$$\text{Natural area} = \text{lot size} - \text{impervious surfaces} = 4202 \text{ sq. ft.}$$

$$6) \text{ Natural area} = 4202 \times \text{water recharge factor} = 570.63 \text{ L} \\ (0.1358 \text{ L / sq. ft. for Bourne})$$

SUMMARY OF NITROGEN LOADING

Estimated Title 5 Nitrogen & Water Loading

7a) ADD the above NO₃N load

1a	(+)	3a	(+)	4a	(+)	5	
29144		271.92		110.19		3638.70	33164.81 mg NO ₃ -N / day

7b)

1b	(+)	3b	(+)	4b	(+)	6	
832		362.56		73.44		570.63	1838.63 L H ₂ O / day

7c) DIVIDE 7a by 7b = 18.0 ppm NO₃-N*****

Actual Nitrogen & Water Loading

8a) ADD the above NO₃N load:

2a	(+)	3a	(+)	4a	(+)	5	
12143		271.92		110.19		3638.70	<u>16163.81</u> mg NO ₃ -N / day

8b) ADD the above water (H₂O) load:

2b	(+)	3b	(+)	4b	(+)	6	
347		362.56		73.44		570.632	<u>1353.63</u> L H ₂ O / day

8c) DIVIDE 8a by 8b = 11.9 ppm NO₃-N*****

FINAL CALCULATION ADD 7c & 8c (ppm) = 30.0 divide by 2 = 15.0 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:

31 Tahanto Road (Proposed Conditions)

Number of Bedrooms (Title 5 Definition) =					2 Bedrooms
Lot Size (in square feet of upland areas)	=			5,888	sq.ft.
Impervious Surfaces;**roof area=		1,066	sq.ft.	**Paved Area	= 282 sq.ft.
Natural Area = lot area minus all impervious surfaces	=			4,540	sq.ft.
Lawn Area in sq. ft.	=			4,520	sq.ft.
I/A System?	=			Yes	

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 = 2 x 14572 = 14572.00 mg. NO₃-N / day

1b) Number of bedrooms = 2 x 416 = 832.00 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 = 2 x 6071.5 = 6071.50 mg. NO₃-N / day

2b) Number of bedrooms = 2 x 173.5 = 347.00 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 = 1066 sq. ft. X 0.19395 = 206.75 mg NO₃-N

3b) Roof surface = 1066 sq. ft. X 0.2586 = 275.67 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 = 282 sq. ft. paved surface X 0.388 mg / sq. ft. = 109.42 mg NO₃-N

4b) H₂O = 282 sq. ft. paved surface X 0.2586 L / sq. ft. = 72.93 L H₂O

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

$$5) \text{ sq. ft. of lawn} = 4520 \times 0.933 = 4217.16 \text{ mg}$$

NATURAL AREA WATER LOADING

$$\text{Natural area} = \text{lot size} - \text{impervious surfaces} = 4540 \text{ sq. ft.}$$

$$6) \text{ Natural area} = 4540 \times \text{water recharge factor} = 616.53 \text{ L} \\ (\text{0.1358 L / sq. ft. for Bourne})$$

SUMMARY OF NITROGEN LOADING

Estimated Title 5 Nitrogen & Water Loading

7a) ADD the above NO₃N load

1a	(+)	3a	(+)	4a	(+)	5	
14572		206.75		109.42		4217.16	19105.33 mg NO ₃ -N / day

7b)

1b	(+)	3b	(+)	4b	(+)	6	
832		275.67		72.93		616.53	1797.12 L H ₂ O / day

7c) DIVIDE 7a by 7b = 10.6 ppm NO₃-N*****

Actual Nitrogen & Water Loading

8a) ADD the above NO₃N load:

2a	(+)	3a	(+)	4a	(+)	5	
6071.5		206.75		109.42		4217.16	<u>10604.83</u> mg NO ₃ -N / day

8b) ADD the above water (H₂O) load:

2b	(+)	3b	(+)	4b	(+)	6	
347		275.67		72.93		616.532	<u>1312.12</u> L H ₂ O / day

8c) DIVIDE 8a by 8b = 8.1 ppm NO₃-N*****

FINAL CALCULATION ADD 7c & 8c (ppm) = 18.7 divide by 2 = 9.4 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
Office of the
Conservation Department
 24 Perry Avenue
 Buzzards Bay, MA 02532



Stephanie M. Fitch, MPH
 Conservation Agent

Contractors Contact Form

DEP FILE NUMBER: SE7-_____

*Please fill out the form below, names, addresses, email, and business telephone numbers of the project supervisor and alternate project supervisor who are responsible for ensuring on site compliance with the open Order of Conditions. The undersigned confirms that they have read and understand the Notice of Intent, Order of Conditions and approved plans. The undersigned also understand that plan revisions shall require advanced approval by the Conservation Commission. **Please sign and print name.***

Project Supervisor	Alternate Project Supervisor
NAME:	NAME:
ADDRESS:	ADDRESS:
BUSINESS TEL. #:	BUSINESS TEL. #:
EMAIL:	EMAIL:

William G Murray

WILLIAM G MURRAY

Ann M Murray
 Property Owner's Signature

9-21-2022
 Date

Ann M Murray
 Print Name

 Applicant's Signature
 (If different)

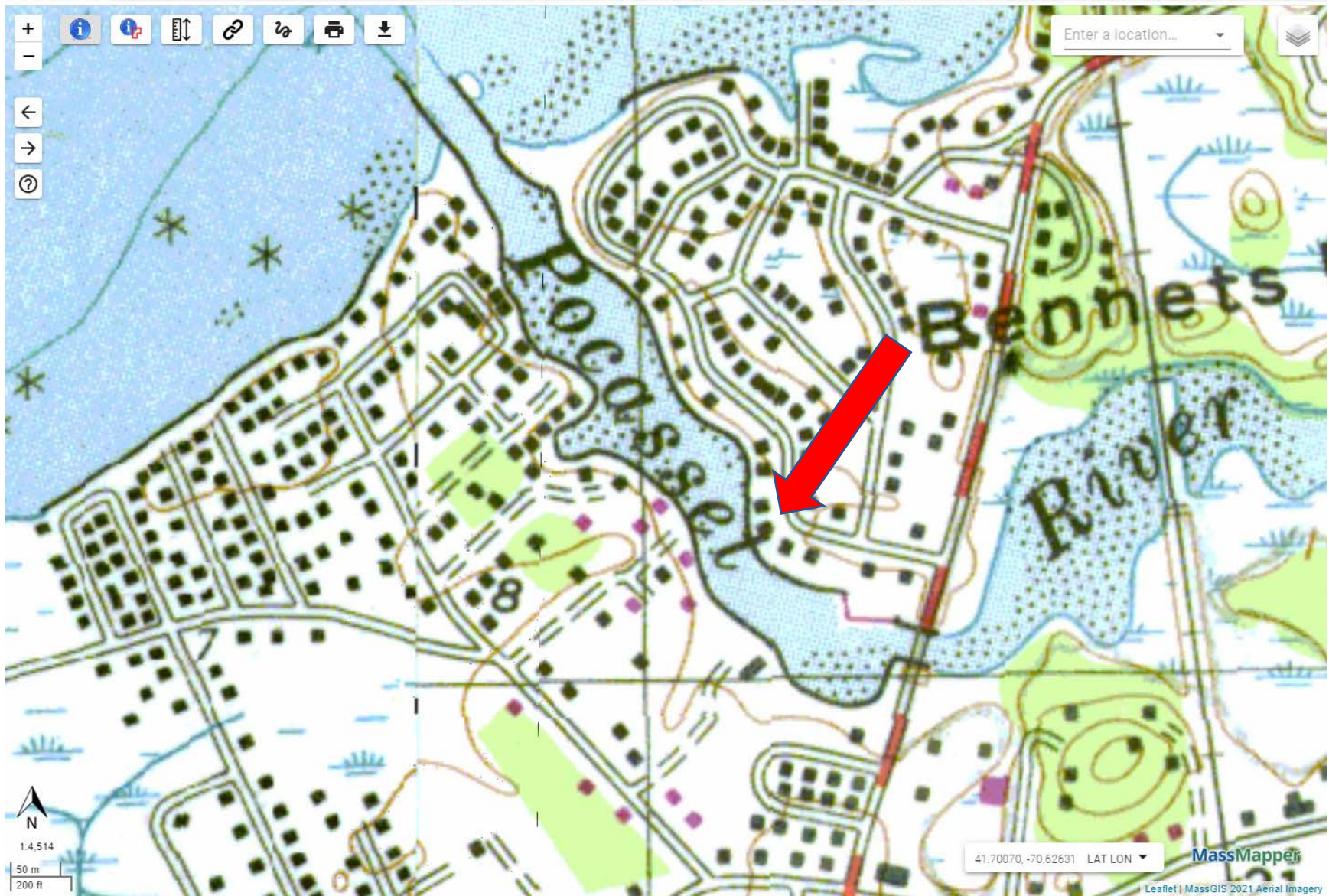
 Date

 Print Name

31 Tahanto Road, Bourne

Map 38.3, Parcel 267

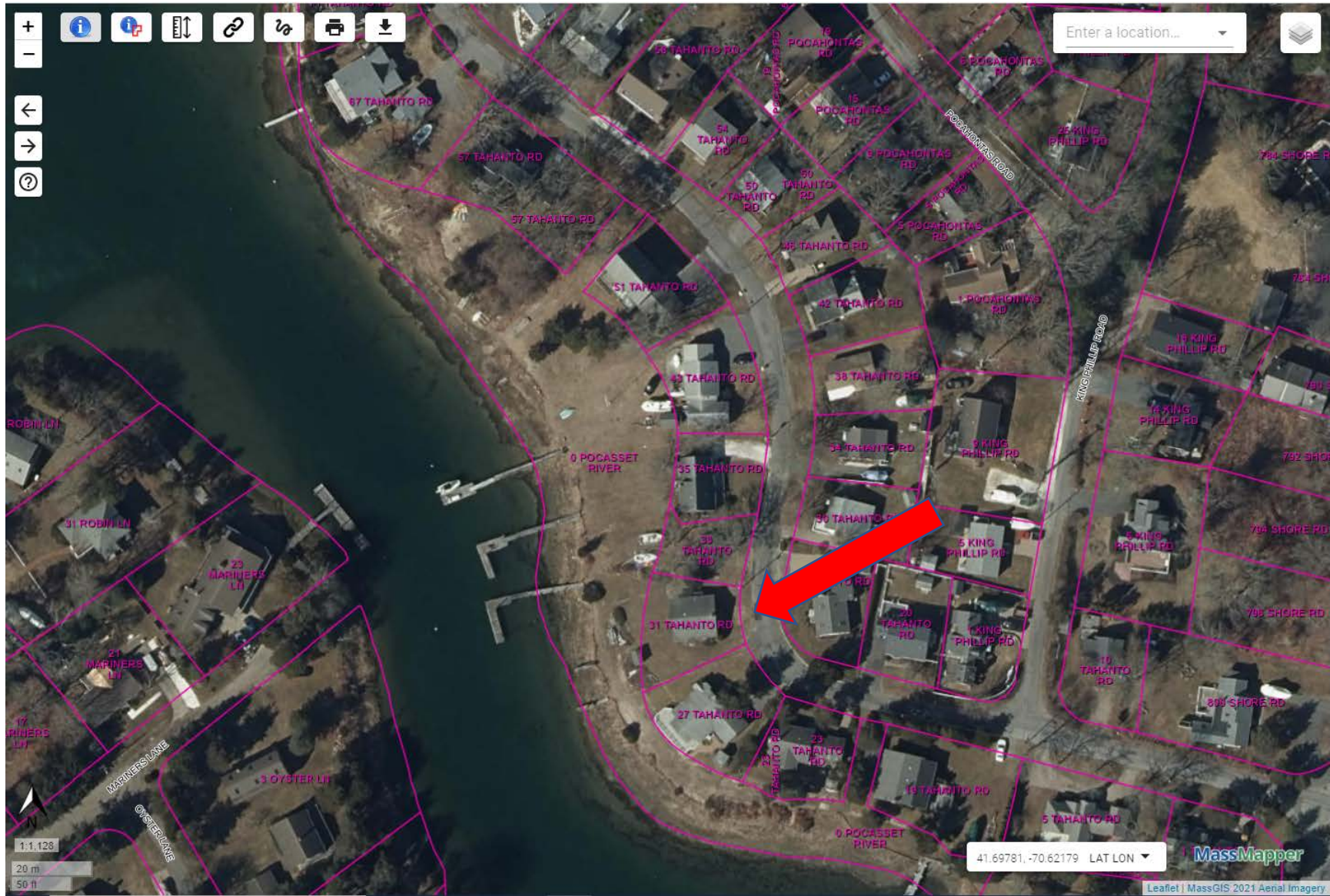
Mass Mapper – USGS TOPO



31 Tahanto Road, Bourne

Map 38.3, Parcel 267

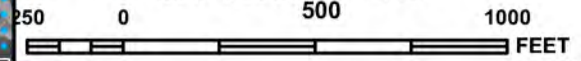
Mass Mapper – Aerial Orthophoto



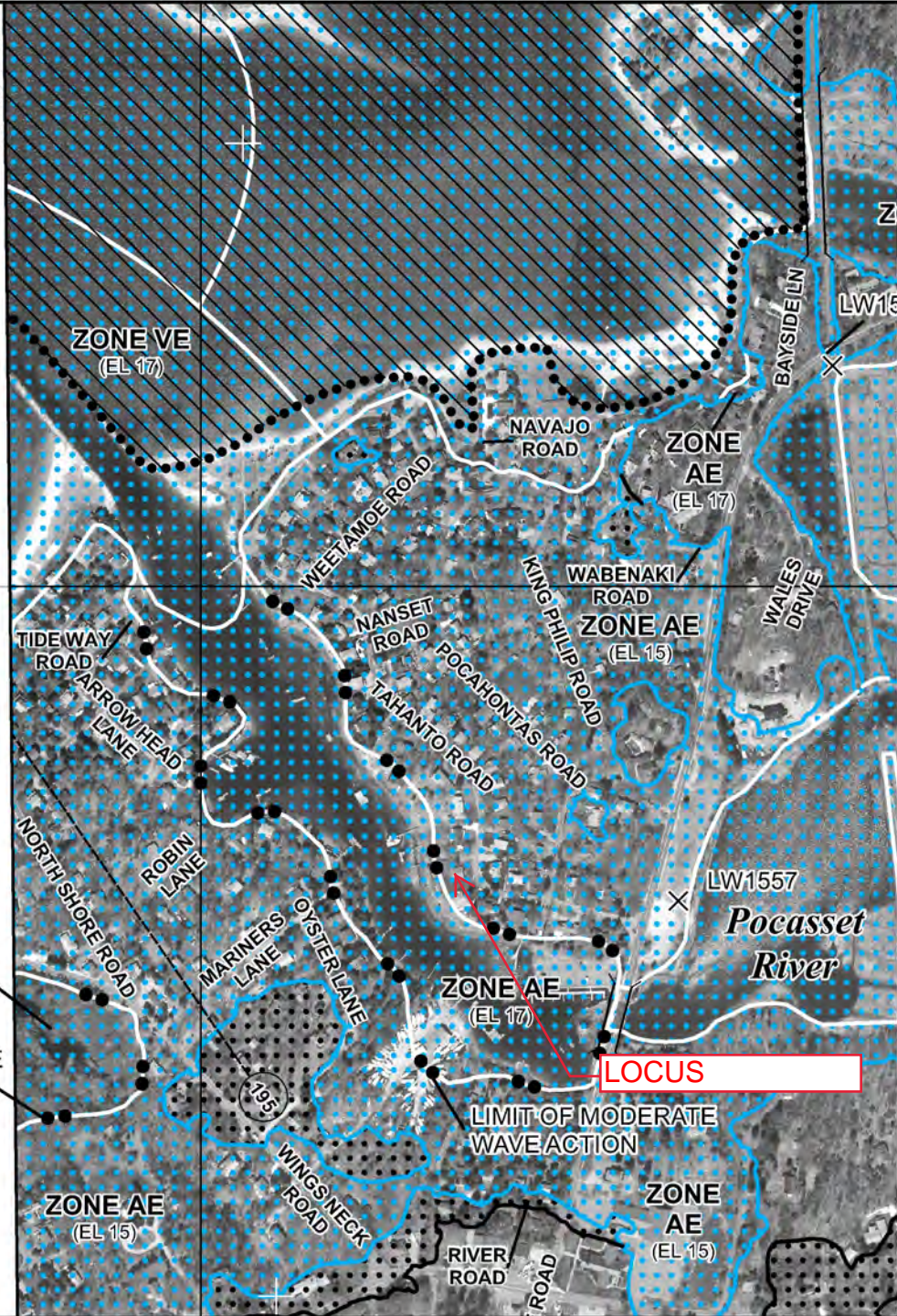
JOINS PANEL



MAP SCALE 1" = 500'



828000 M



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0503J

FIRM

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

PANEL 503 OF 875
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOURNE, TOWN OF	255210	0503	J

-NOTE-
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 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
25001C0503J
EFFECTIVE DATE
JULY 16, 2014

Federal Emergency Management Agency

LIMIT OF MODERATE WAVE ACTION

LIMIT OF MODERATE WAVE ACTION

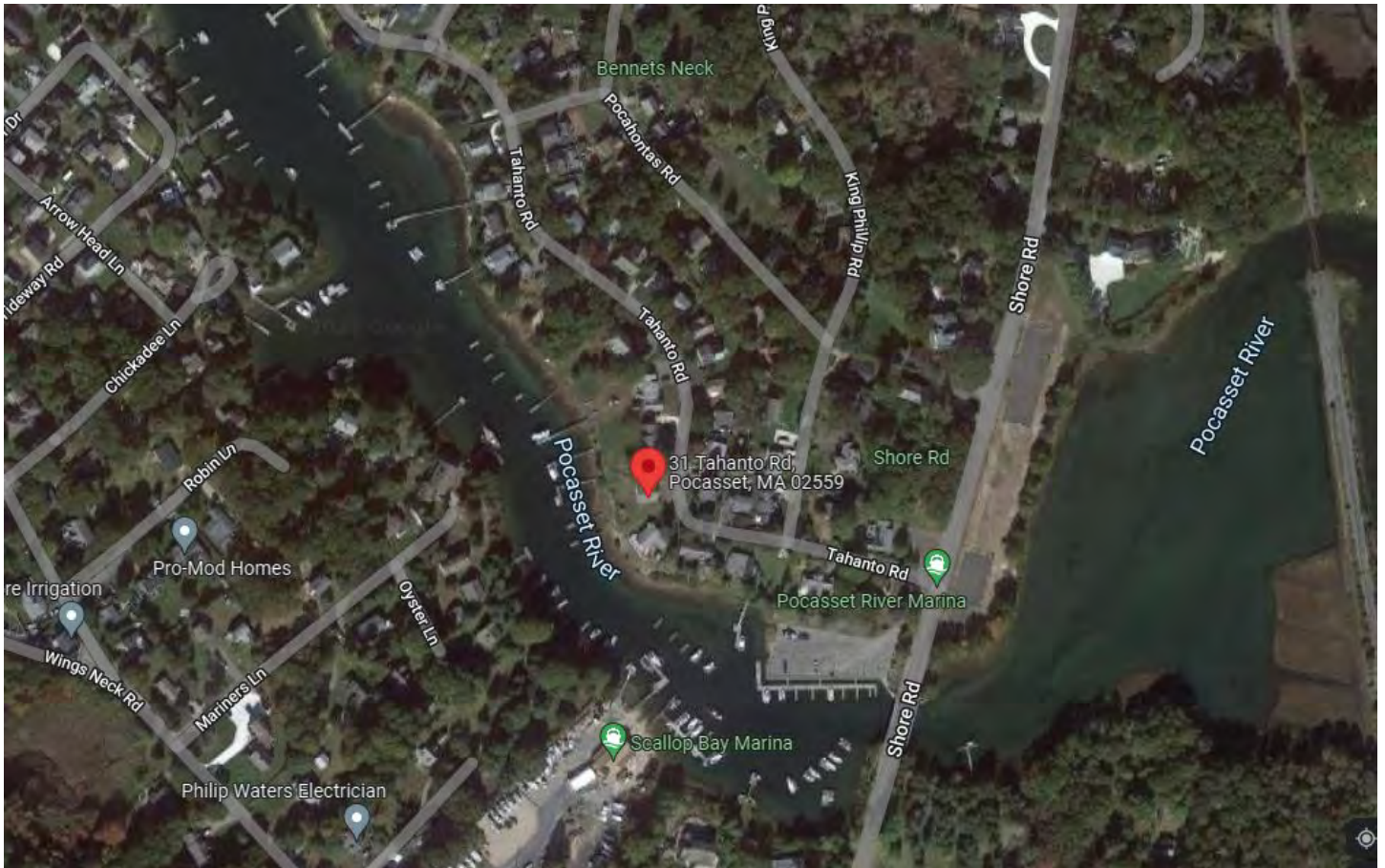
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

31 Tahanto Road, Bourne

Map 38.3, Parcel 267

Mass Mapper – NHESP Map





Directions to 31 Tahanto Road from the Bourne Town Hall:

Take Perry Avenue to Main Street;

Turn right onto Main Street;

At the traffic circle, take the 3rd exit onto the MA-28 S/MA-25 W ramp to Falmouth;

Keep right at the fork, follow signs for MA-28S/Falmouth/The Islands;

Continue onto MA-28S (MacArthur Boulevard) to Barlows Landing Road;

Turn right onto Shore Road;

Turn left onto Tahanto Road and;

#31 Tahanto Road will be on the left.

From Google Maps: 7.2 miles, approximately 13 minutes travel time.

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 Ann and William Murphy, hereby certify under the pains and penalties of perjury that on September 21, 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 Ann and William Murphy, with the Town of Bourne's Conservation Commission on September 21, 2022, for the property located at 31 Tahanto Road, Map 38.3 Parcel 287 in Bourne, Massachusetts.

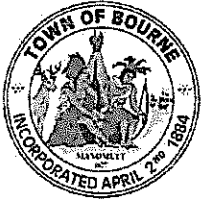
The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service



Penni L. Pomeroy
Bracken Engineering, Inc.

9/21/2022

Date



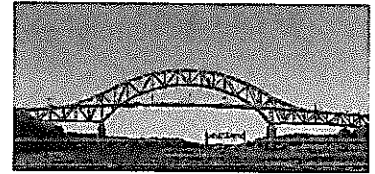
TOWN OF BOURNE

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

September 7, 2022

Ann & William Murray
c/o Bracken Engineering, Inc.
49 Herring Pond Rd.
Buzzards Bay, MA 02532

Reference: Abutters List for Map 38.3 Parcel 276
Subject Property: 31 Tahanto Road

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 38.3 Parcels 274, 275, 277, 278, 308, 309, 310 & 371.

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: ABUTTERS LIST
 Database: LIVE
 Filter: Key IN 8332,8278,8277,8276,8249,8248,8246,8245
 Sort:

Report #24: Owner Listing Report
 Fiscal Year 2023

Bourne MA

Key	Parcel ID	Owner	Location	LC/CI	Bk-Pct(Cert) /Dt	Mailing Street	Mailing City	ST	Zip Cdt/County
8245	38.3-274-0	EGAN BEVERLY J TR BEVERLY J EGAN REVOCABLE TRUST	35 TAHANTO RD	N 1010	28356/3 8/29/2014	1580 SW 14TH DR	BOCA RATON	FL	33486-6505
8246	38.3-275-0	HEINO SHANNON & CATHLEEN ROOP TRS TAHANTO NOMINEE TRUST	33 TAHANTO RD	N 1060	23521/307 3/12/2009	PO BOX 1485	POCASSET	MA	02559
8248	38.3-277-0	LEARY ROBERTA TRS LEARY FAMILY TRUST	27 TAHANTO RD	N 1010	32779/206-7 3/23/2020	50 ELIOT ST UNIT 204	MILTON	MA	02186
8249	38.3-278-0	WILDE DIANE M	23 TAHANTO RD	N 1010	33934/285-6 3/24/2021	23 TAHANTO RD	POCASSET	MA	02559
8276	38.3-308-0	MAHONEY GEORGE T & MARY L TRS MAHONEY FAMILY TRUST	30 TAHANTO RD	N 1010	31662/111 11/14/2018	109 HAYSTACK ROAD	MANCHESTER	CT	06040
8277	38.3-309-0	DAVIS DAVID A & NANCY E DAVIS TRS TAHANTO RD REALTY TR	24 TAHANTO RD	N 1010	13162/282 8/2/2000	25 RIDGEWOOD DRIVE	STOWE	MA	01775
8278	38.3-310-0	FERRARA CARMEN M & MARY K TR FERRARA FAMILY REALTY TRUST	20 TAHANTO RD	N 1010	28958/65 6/22/2015	15 COLTS CROSSING	CANTON	MA	02021-1621
8332	38.3-371-0	TOWN OF BOURNE BEACH AREA	0 POCASSET RIVER	N 9300	834/13 2/3/1953	24 PERRY AVE	BUZZARDS BAY	MA	02532

Total Records 8

**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/Owners: **Ann and William Murray**
- 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 applicant proposes to raze and rebuild of a single-family dwelling, the razing of an existing shed, utility upgrades, associated grading and landscaping.
- D. The location where the activity is proposed is:
31 Tahanto Road (Map 38.3, Parcel 267).
- E. Copies of the Notice of Intent (NOI) may be examined at the Bourne Conservation Commission Office located on the 2nd floor of the Town Hall at 24 Perry Avenue, Buzzards Bay, MA between the hours of 8:30 a.m. and 4:30 p.m. (Monday – Friday) 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. The Public Hearing is scheduled for **Thursday, October 6th at 6:30 p.m.** in Room #2, James Mulvey Room, at the Bourne Veteran’s Memorial Community Building, 239 Main Street, Buzzards Bay. Buzzards Bay.

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

7021 0950 0000 1370 4566

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Postage: \$.57
Certified Fee: \$ 4.00
Return Receipt Fee: \$ 3.25
Total Postage & Fees: \$ 7.82



George T. & Mary L Mahoney, TRS
Mahoney Family Trust
109 Haystack Road
Manchester, CT 06040

31 Tahanto Road, Bourne - NOI
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 1370 4849

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Postage: \$.57
Certified Fee: \$ 4.00
Return Receipt Fee: \$ 3.25
Total Postage & Fees: \$ 7.82



Carmen M. & Mary K Ferrara, TRS
Ferrara Family Realty Trust
15 Colts Crossing
Canton, MA 02021-1621

31 Tahanto Road, Bourne - NOI
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 1370 4276

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Postage: \$.57
Certified Fee: \$ 4.00
Return Receipt Fee: \$ 3.25
Total Postage & Fees: \$ 7.82



Roberta Leary, TRS
Leary Family Trust
50 Eliot Street, Unit 204
Milton, MA 02186

31 Tahanto Road, Bourne - NOI
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 1370 4832

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Postage: \$.57
Certified Fee: \$ 4.00
Return Receipt Fee: \$ 3.25
Total Postage & Fees: \$ 7.82



Town Of Bourne
Beach Area
24 Perry Avenue
Buzzards Bay, MA 02532

31 Tahanto Road, Bourne - NOI
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 1370 4269

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Postage: \$.57
Certified Fee: \$ 4.00
Return Receipt Fee: \$ 3.25
Total Postage & Fees: \$ 7.82



Diane M. Wilde
23 Tahanto Road
Pocasset, MA 02559

31 Tahanto Road, Bourne - NOI
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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David A. & Nancy E. Davis, TRS
Tahanto Road Realty Trust
25 Ridgewood Drive
Stowe, MA 01775

31 Tahanto Road, Bourne - NOI
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Beverly J. Egan, Tr
Beverly J. Egan Revocable Trust
1580 SW 14th Drive
Boca Raton, FL 33486-6505
31 Tahanto Road, Bourne - NOI

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Shannon Heino & Cathleen Roop TRS
Tahanto Nominee Trust
P.O. Box 1485
Pocasset, MA 02559
31 Tahanto Road, Bourne - NOI

7021 0950 0000 1370 4825

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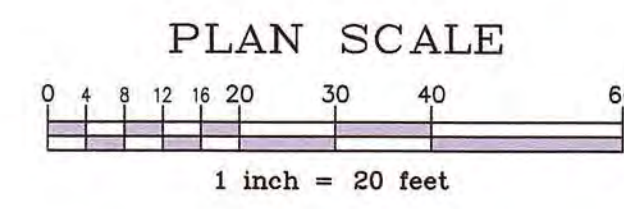
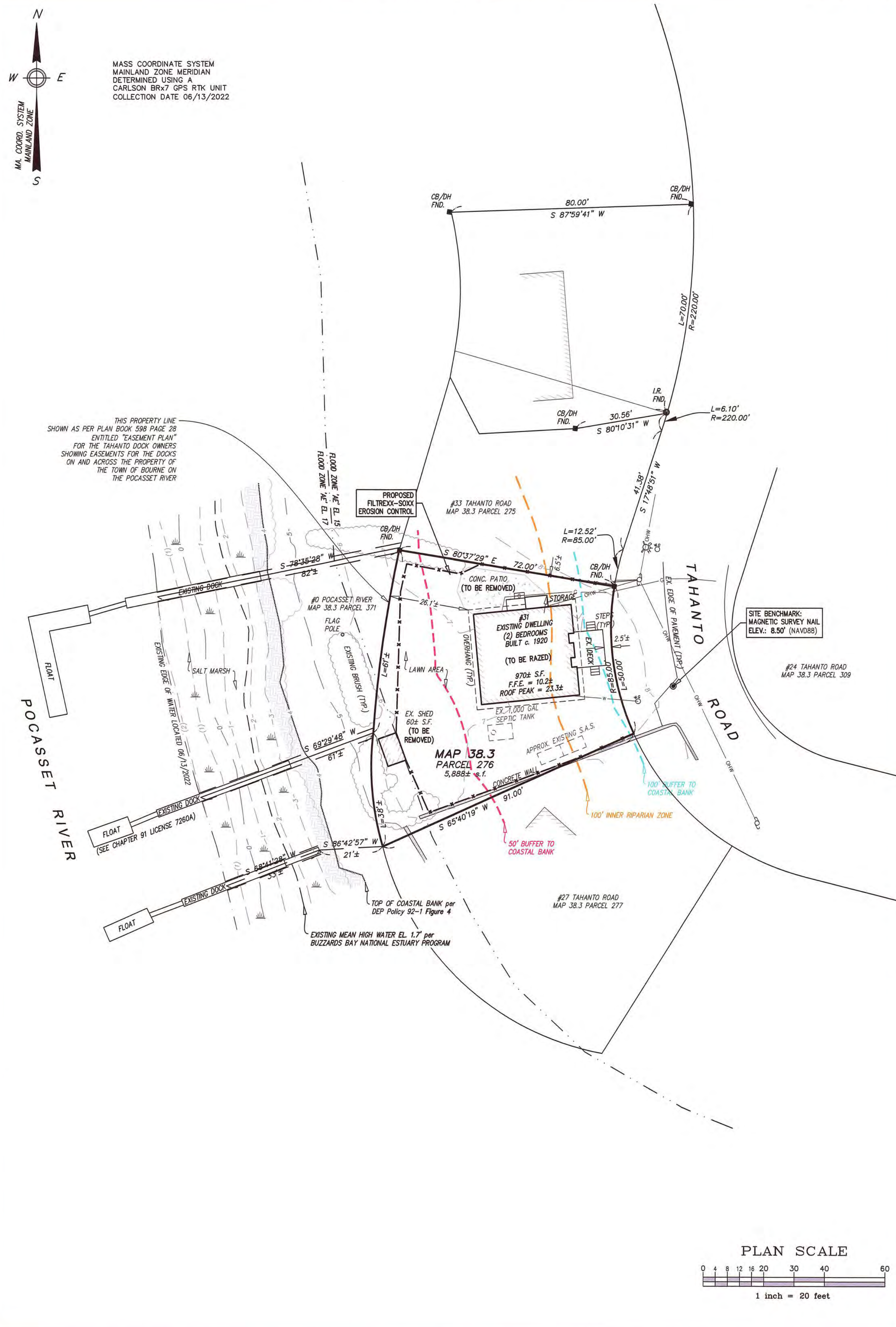
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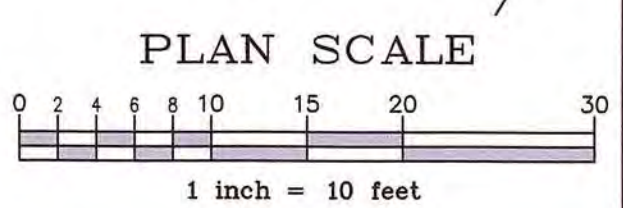
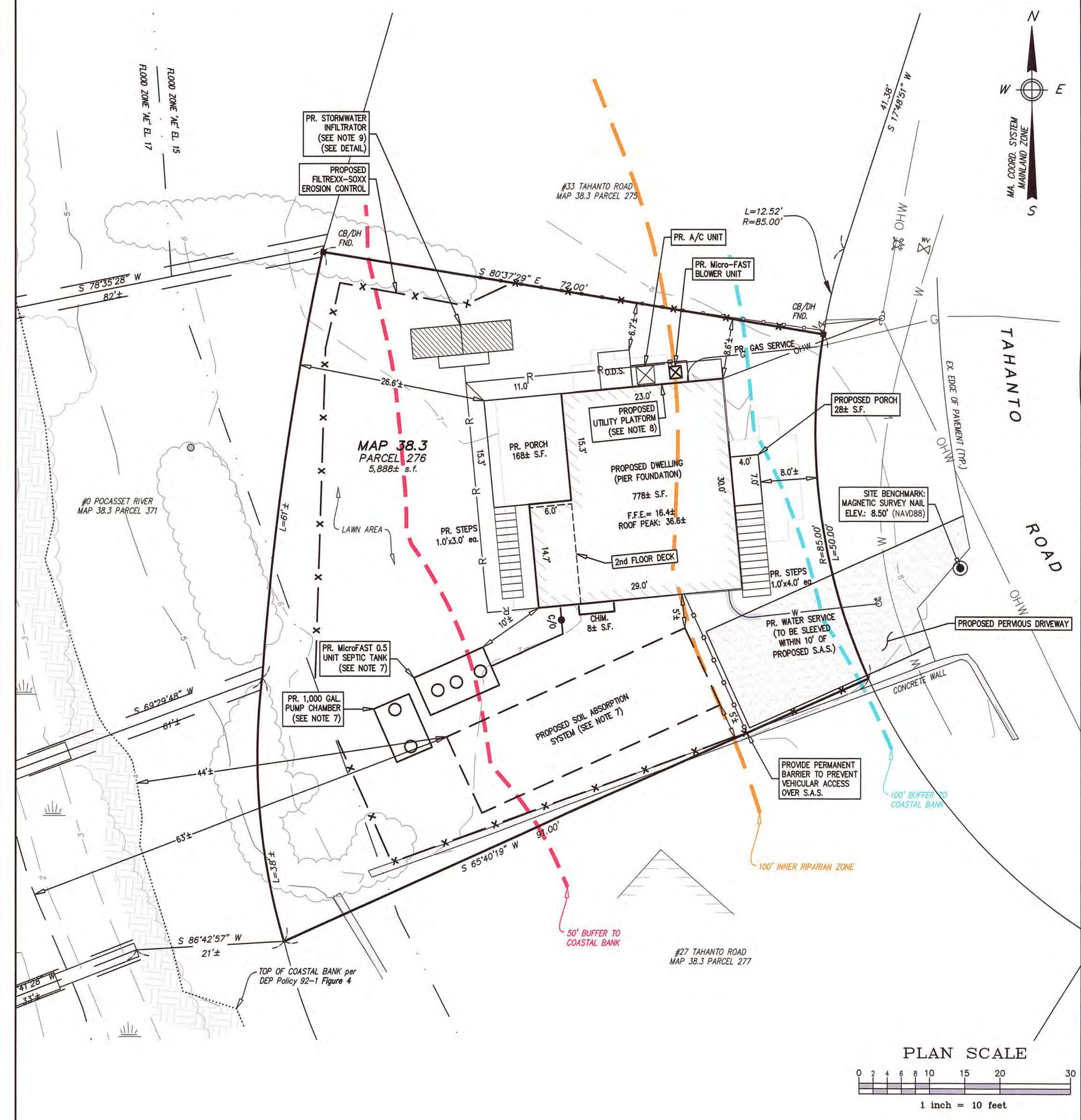


Dept. of Environmental Protection
Box 4062
Boston, MA 02211
31 Tahanto Road, Bourne - NOI

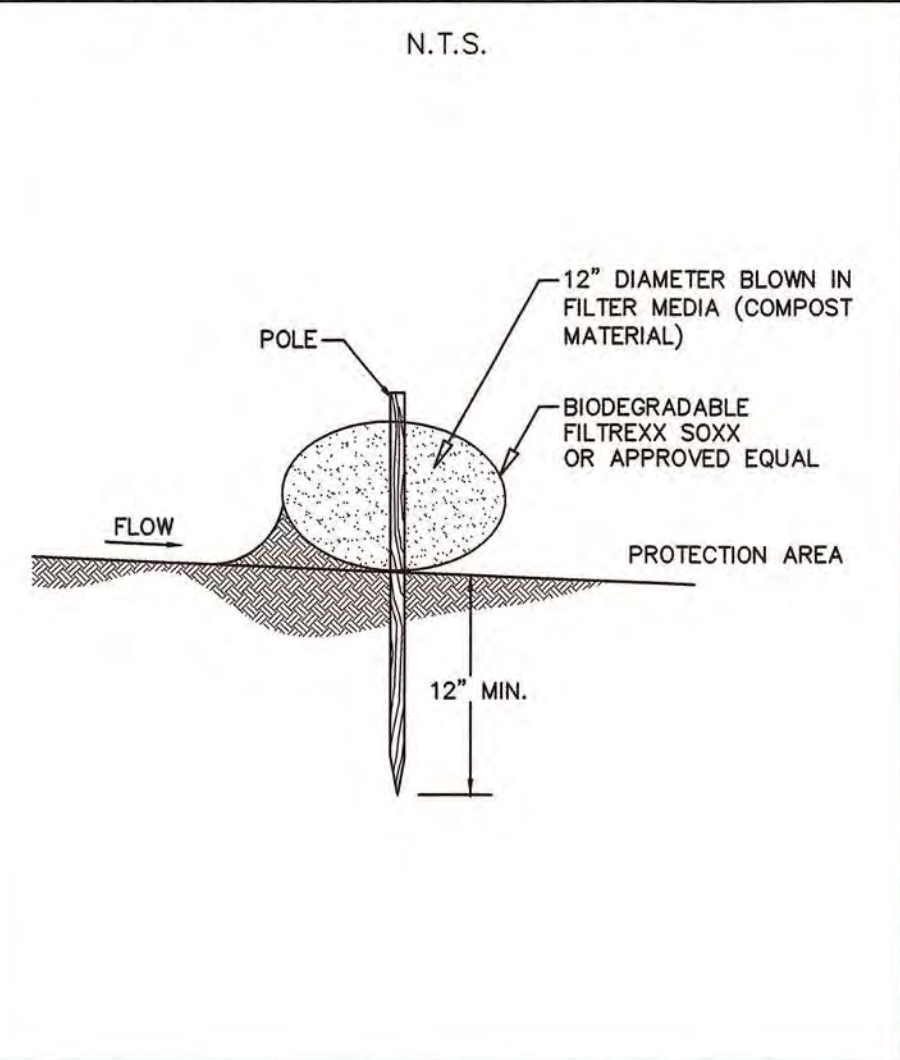
EXISTING CONDITIONS & DEMOLITION (SCALE 1" = 20')



PROPOSED CONDITIONS (SCALE 1" = 10')



FILTREXX SOXX BARRIER DETAIL



ZONING REQUIREMENTS

ZONE: R-40
PRE-EXISTING NON-CONFORMING (a)
SEE TABLE 2456 FOR NON-CONFORMING LOTS IN BOURNE ZONING BY LAWS.

ZONE: R-40	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 ± s.f.	5,888± s.f.	5,888± s.f.
FRONT YARD:	20'	2.5'±	8.0'±
SIDE YARD:	12'	6.5'±	6.7'±
REAR YARD:	12'	26.1'±	26.6'±
MAX. GROSS FLOOR AREA TO LOT AREA:	25% (MAX)	21.5% (1,271± s.f.)	24.9% (1,468± s.f.)
LOT COVERAGE:	25% (MAX)	17.9% (1,039± s.f.)	19.1% (1,123± s.f.)
BUILDING HEIGHT:	25' (MAX)	15.9'± (b)(c)	29.2'± (b)(c)

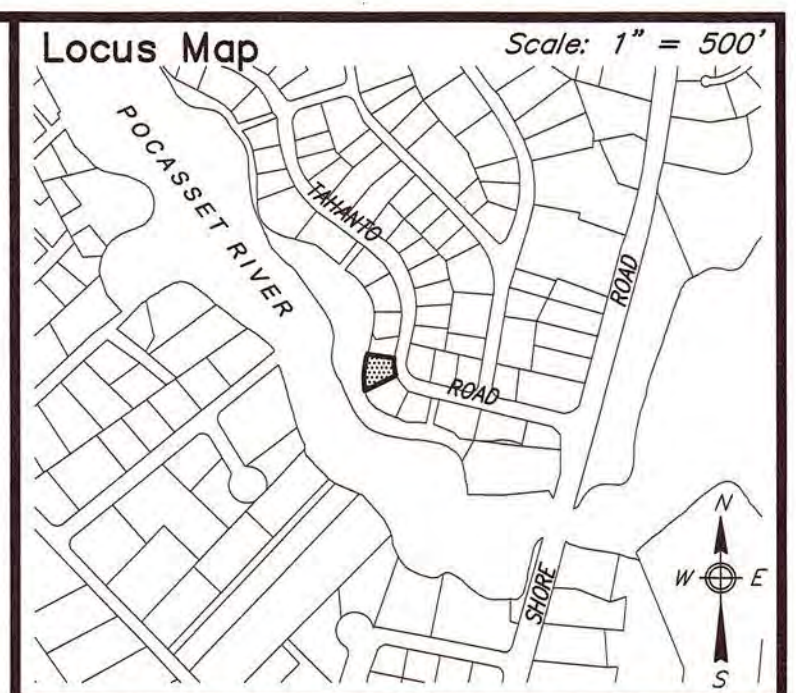
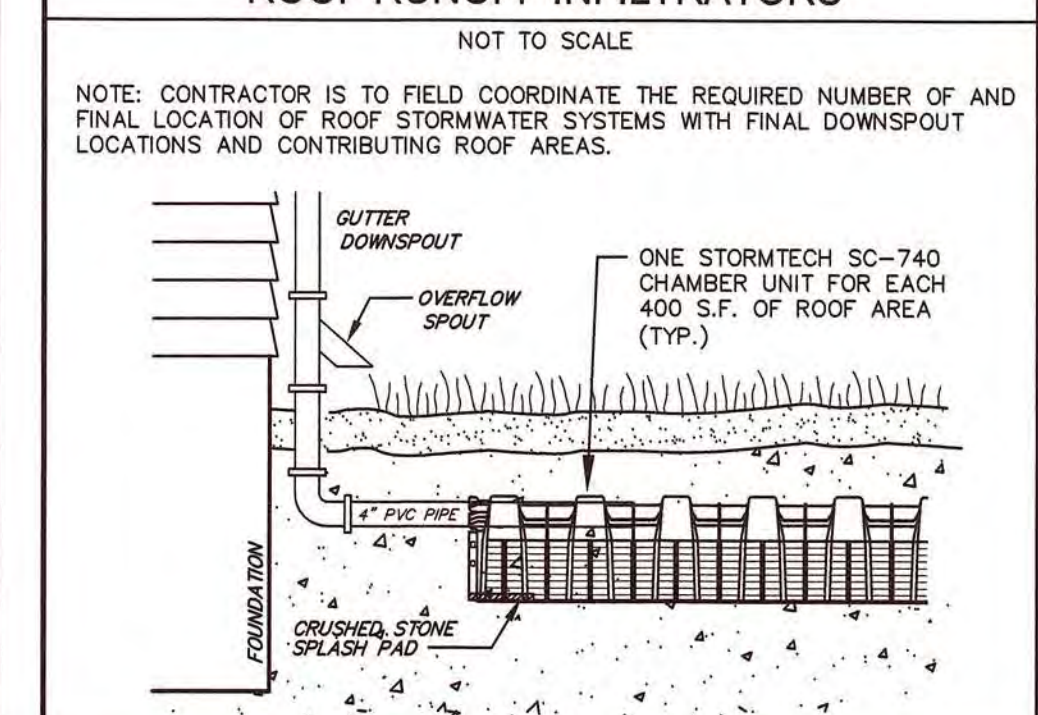
Notes:
(a) SEE TABLE 2456 FOR NON-CONFORMING LOTS IN BOURNE ZONING BY LAWS.
(b) EX. BUILDING HEIGHT BASED ON AN AVG. EX. GRADE OF 7.4
(c) INCREASE ALLOWABLE BY FIVE FEET FOR ROOF ELEMENTS HAVING A SLOPE OF 4° OR MORE PER FOOT.

RIVERFRONT AREAS SUMMARY

RIVERFRONT AREA	EXISTING DISTURBANCE	PROPOSED DISTURBANCE	EXISTING STRUCTURE	PROPOSED STRUCTURE	CHANGE
100'	4,387 S.F.	4,387 S.F.	859 S.F.	794 S.F.	-64 S.F.

NOTE- ALL PROPOSED STRUCTURES TO BE LOCATED WITHIN EXISTING DISTURBED AREAS

ROOF RUNOFF INFILTRATORS



- Notes**
- LOCUS: #31 TAHANTO ROAD MAP 38.3 PARCEL 267
 - OWNER: ANN MURRAY, WILLIAM G. MURRAY, 24 CANTERBURY DRIVE, NORWOOD, MA 02052
 - DEED REF: Deed Bk: 34152 Pg: 52
 - PLAN REF: Plan Bk: 9 Pg: 127 (LOT 8) Plan Bk: 350 Pg: 45 Plan Bk: 598 Pg: 28
 - LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE (EL. 15) & AE (EL. 17) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25001C-0503-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.
 - SEE PLAN BY ENGINEERING WORKS, Inc. "PROPOSED SEPTIC SYSTEM UPGRADE PLAN" dated 9/17/21 AND STAMPED BY PETER T. MCENTEE, P.E. FOR PROPOSED SEPTIC PLAN.
 - ALL UTILITIES ARE TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION (DFE) EL. 16.0 (NAVD88).
 - ALL DOWN SPOUTS ARE TO BE CONNECTED TO PROPOSED DRY-HELLES CONTRACTOR TO FIELD COORDINATE FINAL LOCATIONS.
 - SEE ORDER OF CONDITIONS RECORDED IN DEED Bk: 34654 Pg: 171 (DEP FILE #SET-2170) FOR PROPOSED SOIL ABSORPTION SYSTEM.
 - SEE NOTICE OF ALTERNATIVE SEWAGE DISPOSAL SYSTEM RECORDED IN DEED Bk: 35281 Pg: 202.
 - SEE TITLE 5 BEDROOM COUNT DEED RESTRICTION RECORDED IN DEED Bk: 35281 Pg: 205 (2 BEDROOM MAXIMUM).

Prepared By: **BRACKEN ENGINEERING, INC.**
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 (fax) 508.325.0044 www.brackeneng.com

PROPOSED SITE PLAN IN BOURNE, MA

Prepared For:
**ANN MURRAY
WILLIAM G. MURRAY
#31 TAHANTO ROAD
MAP 38.3 PARCEL 267**

No.	Date	Revision	Description	By
1	SEPTEMBER 16, 2022	JPH/BEI	ZLB/AMG	1 of 2