

Notice of Intent Application

724 MacArthur Boulevard
Bourne, MA
Map 44.2– Parcel 23

January 18, 2022



Main Office:

49 Herring Pond Road
Buzzards Bay, MA 02532

508-833-0070
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. Notice of Intent Authorization Form
 - b. NOI Filing Information Worksheet
 - c. Waiver Agreement
 - d. Commission Member Waiver Request
 - e. Site Inspection Authorization
 - f. Filing Fee Submittal 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 Improvement Plan in Bourne, MA*”, prepared by Bracken Engineering, Inc., dated February 12, 2021, ***revised*** January 12, 2022

PROJECT NARRATIVE
724 MacArthur Boulevard, Bourne

On behalf of the Applicant, Gulf Coast Realty, LLC, c/o David & Robert Hobaica, Bracken Engineering, Inc. respectfully submits this Notice of Intent (NOI) for work within the 100-foot buffer zone to Bordering Vegetated Wetlands at 724 MacArthur Boulevard (Assessors Map 44.2, Parcel 23.0). The proposed project includes:

- Constructing a proposed building addition,
- Expanding and reconfiguring the parking lot,
- Upgrading the onsite utilities,
- Installing a proposed pool and associated hardscape, and;
- Implementing a new proposed rain garden along with all associated grading and landscaping.

The property is a partially developed 36,123± square foot parcel located on the western side of MacArthur Boulevard. The property is surrounded by commercial development to the north and south and a residential subdivision to the west.

Wetland Resource Areas

Wetland resource areas located on the subject parcel include Bordering Vegetated Wetlands (BVW) associated with a small pond located to the northwest of the property. The pond is identified as a potential vernal pool by the Natural Heritage and Endangered Species Program.

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 or located within or adjacent to an Aquifer. The project will have no adverse impacts on ground water supply in accordance with the appropriate DEP stormwater standards. 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 Site is not located within the 100-year floodplain, and stormwater relating to the future installation will be managed in accordance with applicable Stormwater Management Standards. 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 and/or silt fence 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 property is partially developed and does not contain mapped NHESP Estimated or Priority Habitats. The pond located to the north of the building is listed as a PVP; however, no work is proposed within the PVP or within the 50-foot buffer zone. Therefore, the fisheries, shellfisheries and wildlife habitat interests of the Act and Bylaw will be protected.

Summary

The Applicant seeks to redevelop an existing commercial lot along MacArthur Boulevard. The proposed project is located within the buffer zone to a pond and associated BVW. 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

MassDEP File Number
SE7-
Document Transaction Number
BOURNE
City/Town

A. General Information (continued)

6. General Project Description:

The proposed project includes constructing a proposed building addition, expanding and reconfiguring the parking lot, upgrading the onsite utilities, installing a proposed pool and associated hardscape, and implementing a new proposed rain garden along with all associated grading and landscaping.

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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

30391

c. Book

b. Certificate # (if registered land)

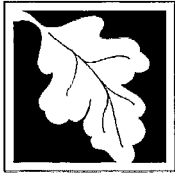
68

d. Page Number

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

- 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.
- 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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____ 3. cubic yards dredged _____	2. square feet _____

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 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):	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 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. _____	

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> 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. <input type="checkbox"/> 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

1. 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*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. 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 **

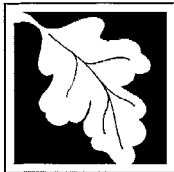
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

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

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

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.

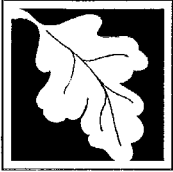
D. Additional Information

- 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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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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 Improvement Plan in Bourne

a. Plan Title

Bracken Engineering, Inc.

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

b. Prepared By

c. Signed and Stamped by

1/12/2022

Varies (see plan set)

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:

16794

1/11/2022

2. Municipal Check Number

3. Check date

16795

1/11/2022

4. State Check Number

5. Check date

Bracken Engineering, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 - Notice of Intent

MassDEP File Number

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

Document Transaction Number


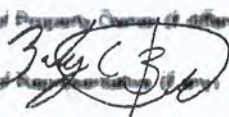
BCU44NE

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	2/14/22
3. Signature of Property Owner (if different)		4. Date	
5. Signature of Representative (if any)	 BRACKEN ENGINEERING, INC.	6. Date	1/18/22

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:

724 MacArthur Boulevard
 a. Street Address
 16795
 c. Check number
 Bourne
 b. City/Town
 \$237.50
 d. Fee amount

2. Applicant Mailing Address:

David E. & Robert H.
 a. First Name
 Hobaica
 b. Last Name
 Gulf Coast Realty, LLC
 c. Organization
 739R Washington Street
 d. Mailing Address
 S. Easton MA 02375
 e. City/Town f. State g. Zip Code
 508-238-9698
 h. Phone Number i. Fax Number
 dave@eastonpool.com
 j. Email Address

3. Property Owner (if different):

SAME
 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 2j	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:	a. Total Fee from Step 5 \$237.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$262.50
	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 Authorization Form

Please print in black or blue ink

We, David E. Hobanca & Robert H. Hobanca, Mgrs. of Gulf Coast Realty LLC, the property owners of a parcel of land located at 24 MacArthur Boulevard Bourne Assessor's Map 44.2, Parcel 23, are filing a Notice of Intent with the Conservation Commission.

We have authorized the following person(s) or firm(s) to act on our behalf and to represent us 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 311.2 "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.


Signature

4/14/22
Date

Print Name: David E. Hobanca


Signature

4/14/22
Date

Print Name: Robert H. Hobanca



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: David Hobaica & Robert Hobaica
2. Applicant Address: 736R Washington Street, S. Easton, MA 02375
3. Property Owner Name: Gulf Coast Realty, LLC
4. Property Owner Address: 736R Washington Street, S. Easton, MA 02375
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: 724 MacArthur Boulevard
8. Project Map and Parcel Number: Map 44.2 Parcel 23
9. Book and Page # County Barnstable Book 30391 Page 68
10. Project Description: The proposed project includes constructing a proposed building addition, expanding and reconfiguring the parking lot, upgrading the onsite utilities, installing a proposed pool and associated hardscape, and implementing a new proposed rain garden along with associated grading and landscaping. Portions of the project are proposed within teh buffer zone to a BVW.
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, 1/12/2022
16. Plan signed and stamped by: Donald F. Bracken, Jr., PE and Alan M. Grady, PLS
17. Total Fee: (From Appendix B: Wetlands Fee Transmittal Form) \$ 262.50 (NOI Portion)
\$ 500.00 (Bylaw Fee)

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

1/18/22
Date

Applicant's Name: (*print*) David & Robert Hobaica

Address: 736R Washington Street, S. Easton, MA 02375

Telephone: 508-238-9698

Project Location: 724 MacArthur Boulevard (Map 44.2, Parcel 23)

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

Date

1/18/22

Applicant's name: David & Robert Hobaica (print)

Address: 736R Washington Street, S. Easton, MA 02375

Telephone: 508-238-9698

Project Location: 724 MacArthur Boulevard

Town Map 44.2 Parcel 23 Lot 0

Project description: _____

The proposed project includes constructing a proposed building addition, expanding and reconfiguring the parking lot, upgrading the onsite utilities, installing a proposed pool and associated hardscape, and implementing a new proposed rain garden along with all associated grading and landscaping.

Town of Bourne
CONSERVATION COMMISSION

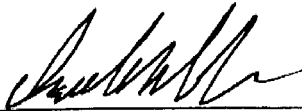
24 Perry Avenue
Buzzards Bay, Massachusetts 02532

Site Inspection Authorization

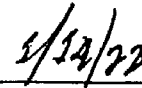
This form must be signed and dated by the property owner:

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.



Signature



Date

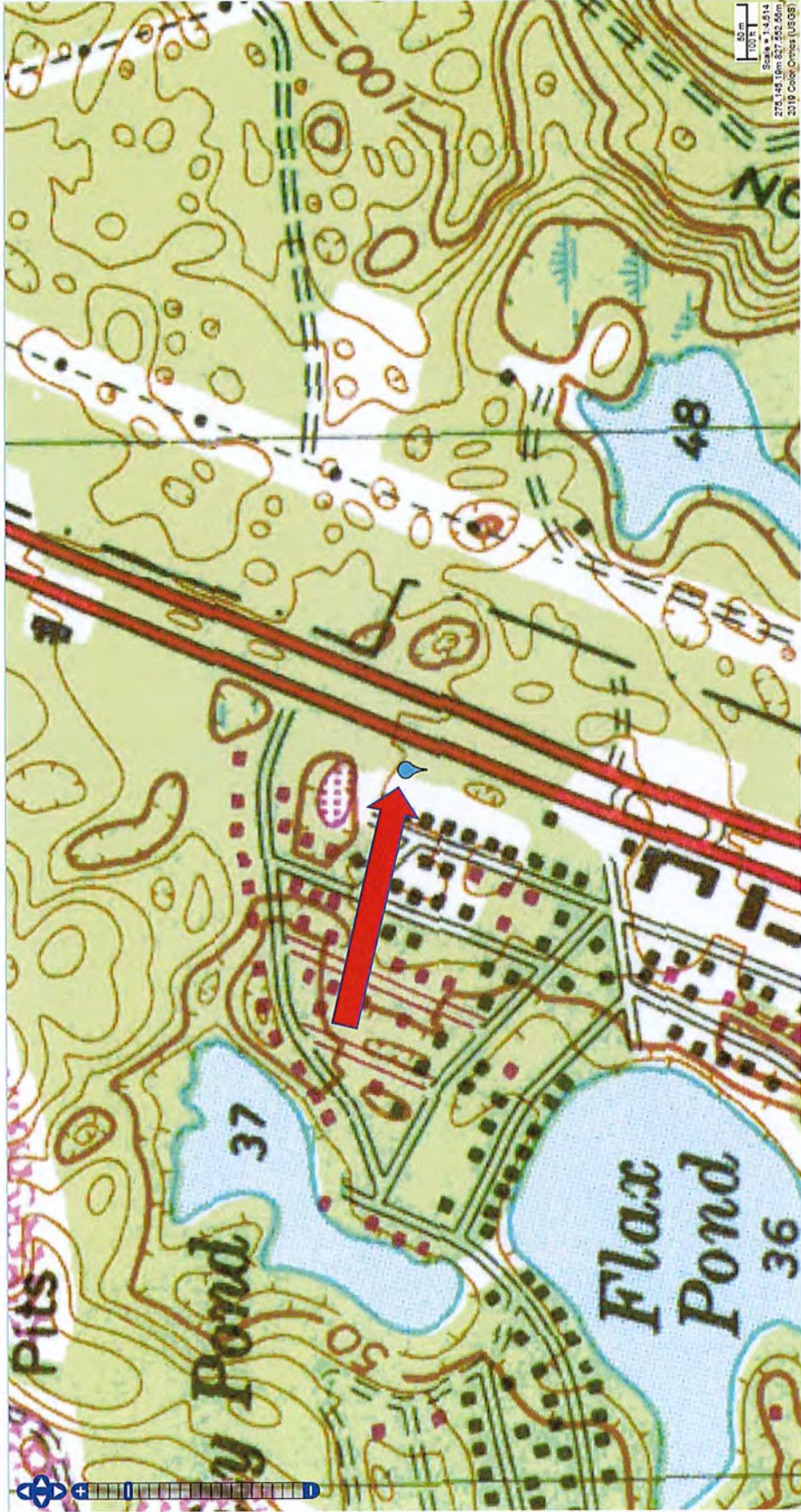
724 MacArthur Boulevard (Map 44.2, Parcel 23)

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

724 MacArthur Boulevard, Bourne

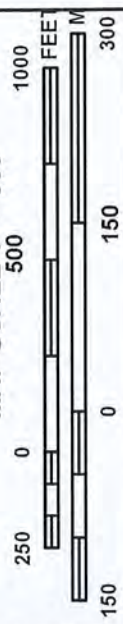
Map 44.2, Parcel 23

USGS TOPO Map





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0504J

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

PANEL 504 OF 875
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

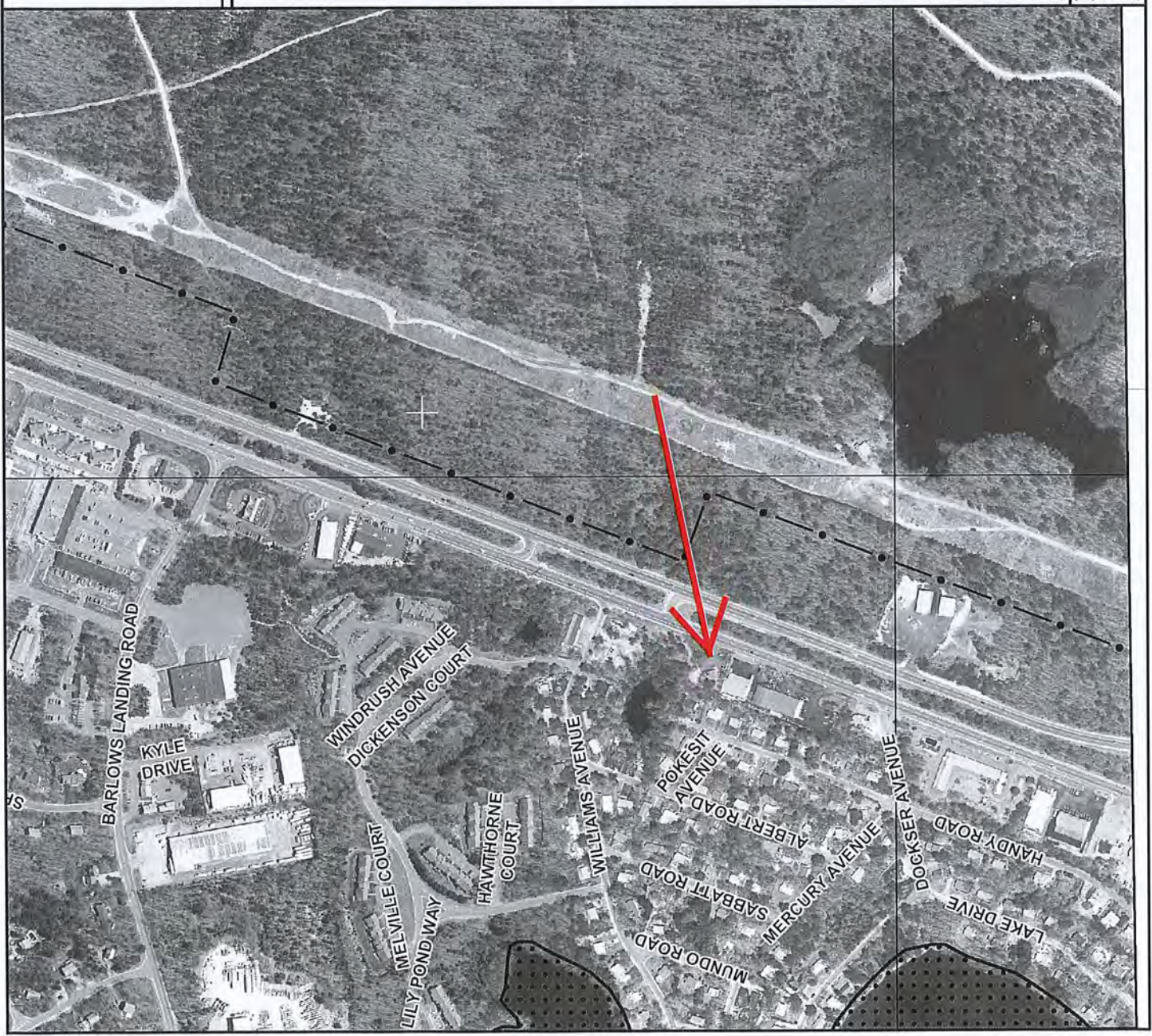
CONTAINS:
COMMUNITY NUMBER 255210
BOURNE TOWN OF
PANEL 0504
SUFFIX J

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
25001C0504J
EFFECTIVE DATE
JULY 16, 2014
Federal Emergency Management Agency

This is an official FIRMeets showing a portion of the above-referenced flood map created from the MSC FIRMeets 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>.

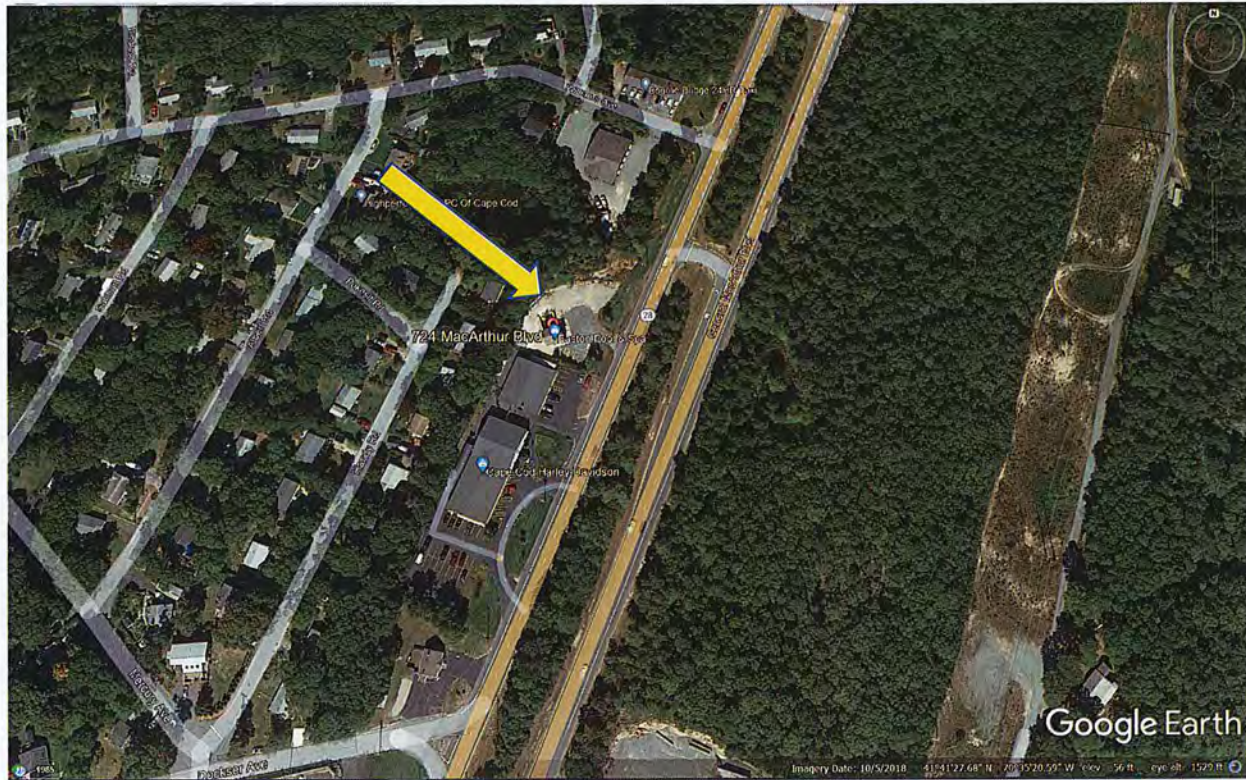


724 MacArthur Boulevard, Bourne

Map 44.2, Parcel 23

NHESP Map





Directions to 724 MacArthur Boulevard from the Bourne Town Hall:

Take Perry Avenue to Main Street;

Turn right onto Main Street;

At the traffic circle, take the 4th exit onto the MA-28 S ramp to Falmouth and the Islands;

Continue onto MA-28 S;

At the Bourne Rotary S., take the 3rd exit onto MA 28 S/General MacArthur Blvd;

#724 MacArthur Boulevard in on the right.

From Google Maps: 5.6 miles, approximately 9 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, Corey T. Bracken, on behalf of Gulf Coast Realty, LLC c/o David A. and Robert H. Hobaica, hereby certify under the pains and penalties of perjury that on January 18, 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 Gulf Coast Realty, LLC c/o David A. and Robert H. Hobaica, with the Town of Bourne's Conservation Commission on January 18, 2022, for the property located at 724 MacArthur Boulevard, Map 44.2 Parcel 23 in Bourne, Massachusetts.

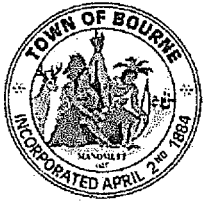
The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Corey T. Bracken
Bracken Engineering, Inc.

January 18, 2022

Date



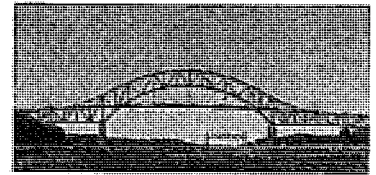
TOWN OF BOURNE

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 11, 2022

Gulf Coast Realty, LLC
c/o Bracken Engineering, Inc.
49 Herring Pond Rd.
Buzzards Bay, MA 02532

Reference: Abutters List for Map 44.2 Parcel 23
Subject Property: 724 MacArthur Blvd.

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 44.2 Parcels 22, 23.01, 24, 25, 33, 34, 35 & 36.

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*

Report #24: Owner Listing Report
 Fiscal Year 2023

Bourne MA

Key	Parcel ID	Owner	Location	LCUCI	Bk-Pct(Cert)/Dt	Mailing Street	Mailing City	ST	Zip Ccd/County
9863	44.2-22-0	MOCCIA THOMAS J	17-19 WILLIAMS AVE	N 1040	10/21/2019	17-19 WILLIAMS AVENUE	POCASSET	MA	02559
9865	44.2-23-1	724 MACARTHUR BLVD LLC	1 WILLIAMS AVE	N 3160	2/367/3117	PO BOX 586	WOODS HOLE	MA	02543-0586
9866	44.2-24-0	CIRCLE O LLC	730 MACARTHUR BLVD	N 3250	5/5/2009	C/O COASTAL MANAGEMENT 270 COMMUNICATION WAY UT 7B	HYANNIS	MA	02601
9867	44.2-25-0	CIRCLE O LLC	750 MACARTHUR BLVD	N 3250	4/4/2006	C/O COASTAL MANAGEMENT 270 COMMUNICATION WAY UT 7B	HYANNIS	MA	02601
9876	44.2-34-0	CANDRILLI CHARLES L ETUX ANN C CANDRILLI	84 HANDY RD	N 1010	2/23/2011	481 OUTER DR	ELLENTON	FL	34222
9877	44.2-35-0	MAIO ROBERT P	88 HANDY RD	N 1010	2/14/3/220	C/O COASTAL MANAGEMENT 270 COMMUNICATION WAY UT 7B	HYANNIS	MA	02601
9878	44.2-36-0	BROWN EASTWELL C & ROSETTA GRANT	92 HANDY RD	N 1010	10/16/2006	92 HANDY RD	POCASSET	MA	02559-2244
			5 POKESIT AVE	N 1010	11/30/2007	5 POKESIT AVENUE	POCASSET	MA	02559

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 is: **Gulf Coast Realty, LLC**
c/o David A. & Robert H. Hobaica
- 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 constructing a proposed building addition, expanding and reconfiguring the parking lot, upgrading the onsite utilities, installing a proposed pool and associated hardscape, and implementing a new proposed rain garden along with all associated grading and landscaping. .
- D. The location where the activity is proposed is:
724 MacArthur Boulevard (Map 44.2, Parcel 23).
- 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, February 3rd 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

7021 2720 0001 9849 5056

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Return Receipt Fee: \$ 3.05
Total Postage & Fees: \$ 7.33



Charles L Candrilli ETUX
Ann C. Candrilli
481 Outer Drive
Ellenton, FL 34222

724 MacArthur Boulevard - NOI

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

7020 3160 0000 4324 9911

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Dept. of Environmental Protection
Box 4062
Boston, MA 02211

724 MacArthur Boulevard - NOI

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

7021 2720 0001 9849 5049

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Return Receipt Fee: \$ 3.05
Total Postage & Fees: \$ 7.33



Circle O LLC
c/o Coastal Management
270 Communication Way UT 7B
Hyannis, MA 02601

724 MacArthur Boulevard - NOI

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

7021 2720 0001 9849 5070

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Return Receipt Fee: \$ 3.05
Total Postage & Fees: \$ 7.33



Eastwell C. Browne &
Rosetta Grant
5 Pokesit Avenue
Pocasset, MA 02559

724 MacArthur Boulevard - NOI

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

7021 2720 0001 9849 5032

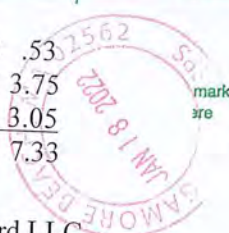
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Total Postage & Fees: \$ 7.33



724 MacArthur Boulevard LLC
P.O. Box 586
Woods Hole, MA 02543-0586

724 MacArthur Boulevard - NOI

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

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Return Receipt Fee: \$ 3.05
Total Postage & Fees: \$ 7.33



Robert P. Maio
92 Handy Road
Pocasset, MA 02559-2244

724 MacArthur Boulevard - NOI

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

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Return Receipt Fee:	\$ 3.05
Total Postage & Fees:	\$ 7.33



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City 724 MacArthur Boulevard - NOI