

Sewer Correspondence

November 23, 2020

- A. JC Engineering, Inc. Site Plan Review/Special Permit for project located at 6 Washington Avenue, Buzzards Bay, MA



JC ENGINEERING, INC.

Civil & Environmental Engineering

2854 Cranberry Highway

East Wareham, Massachusetts 02538

Ph. 508-273-0377 Fax 508-273-0367

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RECEIVED

OCT 30 2020

TOWN OF BOURNE
BOARD OF SELECTMEN

October 29, 2020

AS
10-30-2020

Town of Bourne
Planning Board
24 Perry Avenue
Buzzards Bay, MA 02532



RE: Site Plan Review/Special Permit for project located at
6 Washington Avenue, Buzzards Bay, MA

Dear Members of the Board:

On behalf of Judah Branagan, prospective buyer, please find attached a Site Plan Review / Special Permit Application for the proposed development at 6 Washington Avenue, Buzzards Bay, along with the "Proposed Site Plan at 6 Washington Avenue", dated October 28, 2020. Mr. Branagan would like to construct a two-family, two-story dwelling, each having a separate one-car garage and driveway, with access coming from Cohasset Avenue. In accordance with Section 2820, Table DTD-1, the proposed two-family residential use will require a special permit. Also, in accordance with Section 2830, Table DTD-2, the proposed density of 1 unit / 3,150 square feet of lot area will require a special permit. Lastly, in accordance with Section 2842(2), a special permit is required when dwelling units are located on the ground floor. The Zoning Bylaws designate the Planning Board at the Special Permit Granting Authority for the requested special permits.

Zoning Requirements

This property is located in the Downtown Core Zoning District (DTC) and is shown as Parcel 40 on Bourne Assessor's Map 23.2. The DTC district is a higher density mixed use area consisting of multi-family residential and commercial uses. The property is a corner lot and has 60 feet of frontage on Washington Avenue and 105 feet of frontage on Cohasset Avenue. Both abutting streets are public ways. The total land area is 6,300 square feet.

As outlined in Sections 1230 and 1330 of the Bourne Zoning Bylaws, the Special Permit Granting Authority shall find that the proposed project will not have an adverse effect to the surrounding neighborhood. For the following reasons, we feel that the construction of a two-family dwelling will not be detrimental to the neighborhood.

- The property is in close proximity of Main Street and benefits from an existing adjacent sidewalk that provides safe pedestrian access along Washington Avenue to the nearby commercial sections of Main Street and surrounding amenities.
- The property is serviced by existing municipal water and sewer utilities.

- The property is situated within a higher density residential neighborhood. The abutting property to the south contains a two-family dwelling and the abutting property to the east contains three separate residential units. The properties to the north on the opposite side of Cohasset Avenue contain either two-family residential or general office uses.
- The entire property is neither located in a Water Resource District nor a Zone 2 Wellhead Protection District.
- The project will provide two additional year round dwelling units in close proximity to Main Street, which will benefit from any added pedestrian movement.
- The proposed dwelling will contain similar architectural features that exist on the abutting structures in the neighborhood. These include multiple roof lines, gables roofs, and covered porches.
- As regulated by Table DTD-1, a minimum 10' landscaped strip will be provided as green space (grass or landscaping) around all sides of the property. A privacy fence as shown on the Site Plan will provide additional screening to the two abutting properties.
- As can be seen on the Site Plan, the proposed project is designed well within the maximum zoning standards in regards to Floor Area Ratio, Lot Coverage, and Building height.

For the reasons stated above, we would appreciate your favorable vote on the Site Plan Review / Special Permit Applications for the construction of a two-family dwelling, which is under the purview of this board.

Respectfully yours,



Bradley M. Bertolo, EIT, CSE
Project Engineer

Cc: Judah Branagan

NO. SPR/SP09.2020

TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: 10/29/20
8 Copies Required

FEE: \$1,000
See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: FOX STREET REALTY TRUST, PAMELA CARADIMOS, TR.
Address: P.O. BOX 192, ONSET, MA 02558
Phone: _____ Email: _____

2. Applicant Prospective buyer Tenant _____ Licensee _____

Name: JUDAH BRANAGAN
Mailing Address: 49 GREENWOOD ROAD, ANDOVER, MA 01810
Phone: 603-235-3739 Email: jbranagan@selectdemoservices.com

3. Engineer/Registered Land Surveyor Or Architect (If Applicable)

Name: JC ENGINEERING, INC. - BRADLEY BERTOLO, EIT
Address: 2854 CRANBERRY HIGHWAY, EAST WAREHAM, MA 02538
Phone: 508-273-0377 Fax: 508-273-0367
Email: bbertolo@jcengineeringinc.com

4. Attorney (If Applicable)

Name: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

II. SITE INFORMATION
(For assistance see Engineering Dept.)

Assessors Information

Site Address: 6 WASHINGTON AVENUE
Map: 23.2 Parcel: 40 Lot: _____

Zoning Required Required
District: DTC Area: 3,500 S.F. Frontage: 40'
Actual Area: 6,300 S.F. Actual Frontage: 105'
Town Sewer (Yes Or No) YES

III. SPECIAL PERMIT INFORMATION

1. Application for Special Permit as authorized by Section 1230 of the Bourne Zoning Bylaw:
Site Plan Review/Special Permit required under Section 2814(d).

2. Generally state or attach information necessary so that compliance with Section 1330 of the Bourne Zoning Bylaws may be determined:
See attached documents

3. Are you applying for a Special Permit under any other sections of the Bourne Zoning Bylaw: (If yes, please state the section number and reason.)
Section 2820, Table DTD-1: (Two-Family Dwelling)
Section 2830, Table DTD-2: Density (1 unit/ 3,150 s.f. proposed)
Section 2842(2), Residential use on ground floor

4. Describe specifically the nature of your request for Special Permit ONLY:
See attached documents

5. Generally state or attach information necessary so that compliance with the appropriate section of the Bourne Zoning Bylaw may be

6. determined:
See attached documents

Attachments: Plot Plan: X Certified list of Abutters (2 copies): X
Ground floor and/or architectural elevations: X
Other: _____

ANY OF THE FOLLOWING OVERLAY DISTRICTS?

- a) Traffic Management District NO (Map 8/15/96)
- b) Bournedale DCPC Overlay District NO (Map 1/27/00)

IV. WATER PROTECTION INFORMATION

Is the site located within any of the following Water Protection Districts (yes or no)

- a) Water Resource District NO
- b) Buttermilk Bay Overlay District NO
- c) F.E.M.A. Flood Plain YES
- d) Wellhead Protection Zone 1 or 2 NO
- e) Area of Critical Environmental Concern NO
- f) Is the site located inside of or within 100 ft. of a Wetland Resource Area? (yes or no) NO

Is the site located within 200 ft. of a river protected under the Rivers Act? (yes or no) NO

If so, please explain the circumstances: _____

V. PROJECT INFORMATION

1. Has any previous action been taken by the Planning Board or Zoning Board of Appeals concerning this property? If so, please explain and furnish copies of any documents pertaining thereto:

NO

2. Please provide a brief narrative description of your proposed project (# of buildings, size, use of property, type of business, etc.).

Proposed two-family residential dwelling on a 6,300 s.f. vacant lot.

Total floor area of house is 4,306 s.f. including garage area for each unit.

VI. REQUIRED SUBMITTALS
(Zoning Bylaws, Section 1238 B-2) - attached

Please submit nine (9) copies of the following materials to the Planning Board in the Town of Bourne.

- a). A site plan showing existing and proposed topography and vegetation, drives, parking, park or recreation areas, use of structures and land, screening, water supply, sanitary sewerage, storm drainage, and outlining methods of preventing erosion, silting or other instability during and after construction. For non-residential uses, loading facilities shall be shown, accompanied by sufficient information to allow determination of their compliance with Section 3370. (4 large, 5 reduced)
- b). Ground floor plans and architectural elevations of all proposed buildings and signs, building plans to be prepared (except in the case of one and two-family dwellings) by a registered architect or engineer (P.E., Civil) if such buildings contain 35,000 cubic feet of space or more. (4 large, 5 reduced)
- c). Such additional materials as may reasonably be required by the Planning Board in order to make the determinations required at Section 1233.
- d). All plans must be submitted electronically as well.
- e). Revisions only require 4 paper copies and electronic file.

AFFIDAVIT

The below signed does assert that this Application for Site Plan Review and Special Permit is true and complete to the best of his knowledge and belief.

Judah Branagan

Printed name of Applicant

Brendley Bestolo - JC Engineering, Inc.
Signature of Owner or Authorized Representative

10/29/20
Date

For Planning Board Use Only

Planning Board Action

1. **Date Submitted to Planning Board:** _____
 2. **65 Days:** _____
 3. **Time Waiver Signed:** _____ **Date:** _____
 4. **Fee: Waived?** _____ **Carried Over:** _____
 5. **Hearing(s) Held: Date(s):** _____
 6. **Decision Date:** _____
 7. **Decision: Approved** _____ **Denied:** _____ **Withdrawn:** _____
 8. **Conditions of Approval: (Attach as voted by Planning Board)**
 9. **Date Decision filed with Town Clerk:** _____
 10. **Date Decision forwarded to Building Inspector:** _____
7. **Vote:** _____ **in favor** _____ **opposed**

Reviewing Member: _____

Chairman, Planning Board

J. C. ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

ROCKLAND TRUST
WWW.ROCKLANDTRUST.COM

6095

53-447/113

10/29/2020

PAY TO THE ORDER OF Town of Bourne

One Thousand Seventy-Eight and 75/100***** **\$ 1,078.75**

Town of Bourne
Planning Dept
24 Perry Avenue
Buzzards Bay, MA 02532

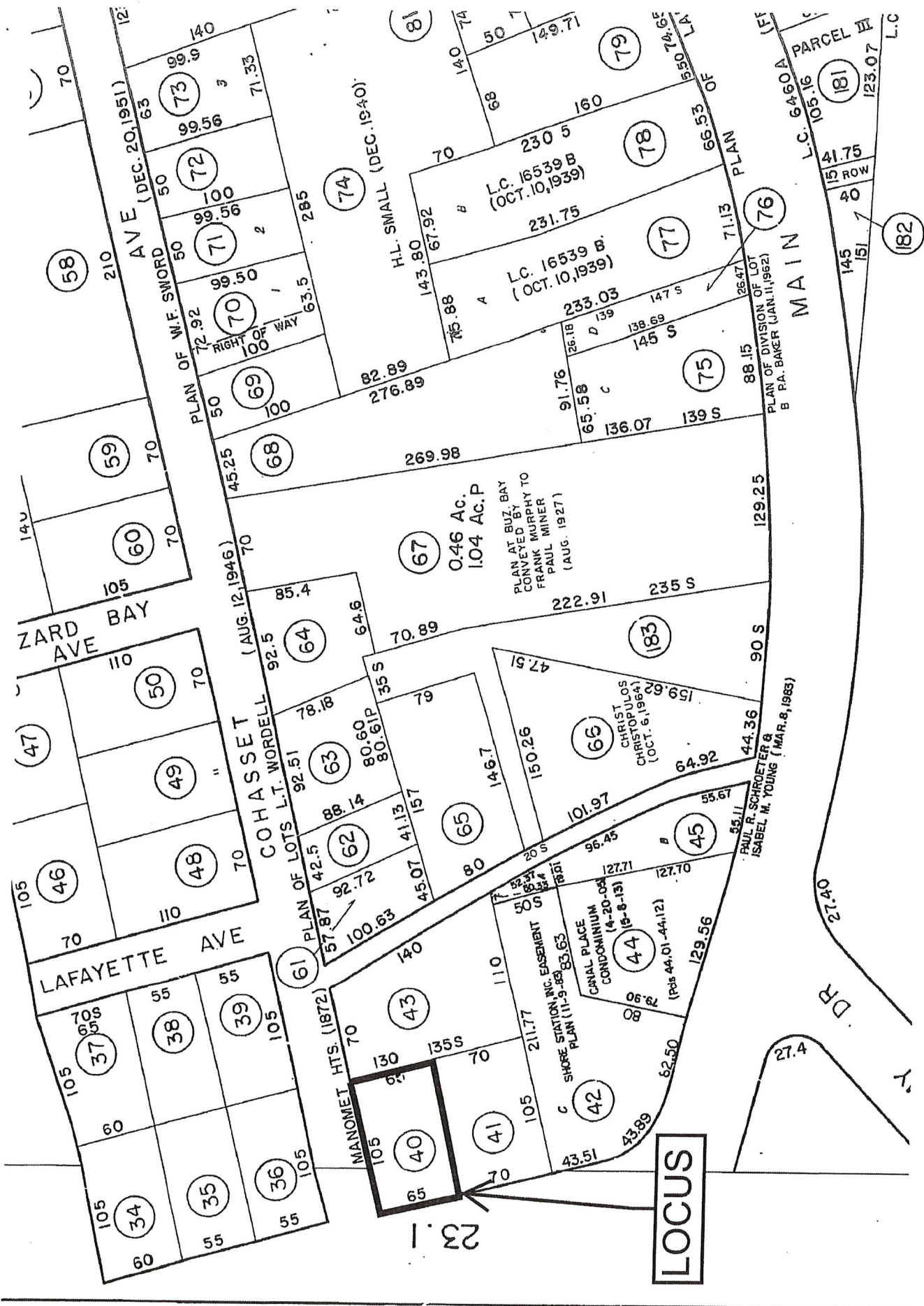
MEMO site plan/special perm - 6 Washington Ave (5185)

DOLLARS



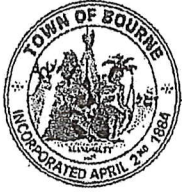
VOID AFTER 90 DAYS

REP



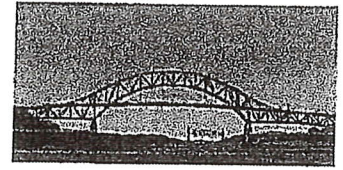
23.1

LOCUS



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

TOWN OF BOURNE
Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1510 ♦ Fax (508) 759-8026



Rui Pereira, MAA
Interim Director of Assessing

October 28, 2020

JC Engineering, Inc.
2854 Cranberry Highway
East Wareham, MA 02538

Reference: Abutters List for: Map 123.2 Parcel 40
Subject Property: 6 Washington Ave

Pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 11, as amended, this is to certify that the enclosed list of names and addresses constitutes all of the abutters to abutters within 300 feet of the property and abutters directly across the street on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for an application of a Special Permit from the Planning Board.

Abutting properties are: Map 23.1 Parcel 40; Map 23.2 Parcel 36, 41, 42 & 43.

Your payment of \$10.00 has been received by the Assessors Office.

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

List Enclosed

Michael D. Sullivan
Ellen Doyle Sullivan

Extract: 1 Applicants List
 Database: LIVE
 Filer: Key IN 4563,4561,4556,4424,4562
 Sort:

Report #24: Owner Listing Report
 Fiscal Year 2021

Bourne, MA.

Key	Parcel ID	Owner	Location	LCVCI	Bk-Pg(Cert)/Dt	Mailing Street	Mailing City	ST	Zip Ctl/County
4424	23.1-40-0	BOURNE GAS CORP	23 MAIN ST	Y	21355/4 8/1/2017	4 TOW RD	WAREHAM	MA	02571
4556	23.2-36-0	DENNEN MATTHEW	1 COHASSET AVE	N	29396/202 1/15/2016	PO BOX 88	BUZZARDS BAY	MA	02532
4561	23.2-41-0	JOY,RICHARD W	4 WASHINGTON AVE	N	29339/298 12/16/2015	12 CRANBERRY RD	BUZZARDS BAY	MA	02532
4562	23.2-42-0	COSTA LOUIS J & SUZEL M COSTA TRS OF THE KCM REALTY TRUST	25 MAIN ST	N	8161/47 7/20/1994	41 DESERET DR	BUZZARDS BAY	MA	02532
4563	23.2-43-0	LAWRENCE BARBARA DEJICCO LAWRENCE FAM REV LIVING TRUST	6 COHASSET AVE	N	32535/294 12/11/2019	21 DEACONS LANE	SAGAMORE BEACH	MA	02562

Total Records 5