



**Falmouth Engineering, Inc.**  
17 Academy Lane, Suite 200  
Falmouth, MA  
02540

August 3, 2022

Bourne Board of Health  
24 Perry Avenue  
Buzzards Bay, MA 02532  
Hand Delivered

Subject Property: 104 Rocky Point Road  
Property Owner: Patrick Curran  
Owner Mailing Address:  
15 River Street, APT. 902  
Boston MA 02108-3408

Dear Members:

Please accept this letter as a request for variances for the proposed project as referenced above.  
The following variances are requested:

1. Bourne Board of Health regulation requiring 150' minimum setback from S.A.S. to wetland resource. The actual setback provided to top of westerly Coastal Bank is 22' and easterly Coastal Bank is 34'. The actual setback provided to Salt Marsh is 69', to dune is 58', to MHW east is 66' and MHW west is 87'.
2. Bourne Board of Health regulation requiring 150' minimum setback from Reserve Area to wetland resource. The actual setback provided to the top of the westerly Coastal Bank is 24' and easterly Coastal Bank is 30', to Salt Marsh is 65' to dune is 60', to MHW east is 64' to MHW west is 83'.
3. 310 CMR 15.211 minimum setback SAS to top of Coastal Bank 50'. The actual setback to westerly Coastal Bank is 22' and easterly Coastal Bank is 34'.
4. 310 CMR 15.211 minimum setback Reserve Area to top of Coastal Bank is 50'. The actual setback provided to the top of westerly Coastal Bank is 24' and easterly Coastal Bank is 30'.
5. 310 CMR 15.211 minimum setback Reserve Area to cellar wall 20'. The actual setback is 9'.

Also included with this application:

- 6 copies of the project plans by Falmouth Engineering, Inc. (Sheets 1 – 3)
- 6 copies of proposed garage plans
- 6 copies of the Nitrogen Loading Calculation worksheet (existing & proposed)
- 1 copy of the Certified Abutters List
- Copies of Certified mail receipts showing abutter notifications mailed on August 3, 2022
- 1 copy of the letter that was mailed to abutters
- 6 copies of the assessor's cards
- \$125.00 filing fee

We understand that a hearing will be held on August 24th to review this application. Affected abutters have been notified of this date and the variances requested 10 days prior to the scheduled hearing as required.

We will review the project and present the proposed plans at the public hearing.

If you have any questions with regard to this application, please feel free to contact me.

Sincerely,

*Michael J. Borselli*

Michael J. Borselli, P.E.

President, Falmouth Engineering, inc.