

August 31, 2021

Town of Bourne Health Department
24 Perry Avenue
Bourne, MA

Re: 110 Circuit Ave Bourne

I am writing to inquire about the septic system at the above referenced property. A variance request was approved back in 2007 for relief of the required setbacks on the sewage disposal system. The variance was approved based upon the plans and calculations provided and a Septitech Denitrification System was installed with pressure dosing.

The new home design was never implemented but the Septitech Denitrification System was installed. The owners have now decided to redesign the home with the following differences from what was approved.

The previous 2007 design had included a new 2 bedroom home and an keeping an existing 2 bedroom guest cottage with the total square footage of 2,903 square feet. The new 2021 proposed design is a single home with 4 bedrooms, no guest house and totaling 2,589 square feet.

We recently received both Conservation and Zoning Board of Appeals approval and would like to request that based upon the above submitted facts that the current septic system be approved for use with the new proposed design. The system has had is regular scheduled testing, which the Board of Health should have received copies of.

I have included the following:

1. Original 2007 Variance request approval.
2. A tabulation chart comparing the existing plans, the 2007 approved plans and the current 2021 plans
3. Original documents supporting the 2007 variance request.
4. Proposed architectural and site plans of the new home design.

Please let us know how we should proceed with this request. In the meantime should you have any questions or if you would like to discuss this in more detail, please contact me directly.

Thank you with your help with this matter.

Sincerely,

Gregory B. Siroonian, President

Copy: Charles Primmerman

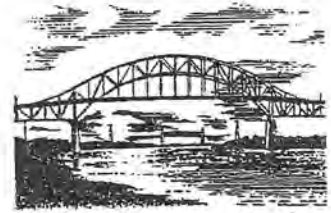
		Existing SF	2007 BOH Approved SF	2021 Proposed SF	Proposed Notes
Main House 1st Floor					
	Kitchen	88	103	137	
	Dining	163	103	169	
	Family	320	319	0	
	Living	221	280	236	
	W/D	30	24	78	Laundry
	Stair	27	64	77	
	Bath/Lav	42	77	36	
	Closets	0	75	23	
	Hallway	0	91	133	Foyer
	Bedroom 1	0	0	284	
	Bath	0	0	76	
	Mud Room	0	0	168	
	Mechanical	0	0	58	
	SubTotal	891	1136	1475	
Main House 2nd Floor					
	Bedroom 2	228	250	267	
	Bedroom 3	111	169	181	
	Bedroom 4	0	0	168	
	Closet	38	71	82	
	Hall	59	108	69	
	Study	0	209	154	Office
	Bath	0	72	193	
	SubTotal	436	879	1114	
Guest House					
	Bedroom	120	144	0	
	Bedroom	120	144	0	
	Kitchen	49	120	0	
	Dining	128	120	0	
	Living	250	224	0	
	Hall	25	42	0	
	Bath	28	49	0	
	Closets	0	24	0	
	W/D Laundry	0	21	0	
	SubTotal	720	888	0	
	Total	2047	2903	2589	



Cynthia A. Coffin
Health Agent

TOWN OF BOURNE BOARD OF HEALTH

24 Perry Avenue
Buzzards Bay, MA 02532
Phone (508) 759-0615 x513
Fax (508) 759-8026



January 25, 2007

Donald F. Bracken, Jr., P.E.
110 State Road, Unit 3
Sagamore Beach, MA 02562

Dear Mr. Bracken,

At its regular meeting on January 24, 2007 the Bourne Board of Health voted to grant you, as agent for Charles Primmerman, the following variances as shown on the plan for 110 Circuit Avenue dated revised January 5, 2007, received by the Board of Health on January 5, 2007, by Bracken Engineering, Inc.:

A 23-foot variance from the required 150-foot setback of the leaching facility to the edge of wetlands,

And a 114-foot variance from the required 150-foot setback of the leaching facility to the top of coastal bank

The Board felt that these variances were in order since they would allow for the replacement of the existing cesspool with a Septitech denitrification system with pressure dosing. In addition the coastal bank is one by definition only and does not function as an actual coastal bank. The Septitech system will be subject to the Board's Alternative Testing Policy. In addition the Board voted that there be a two-bedroom deed restriction placed on the main house and a two-bedroom deed restriction placed on the guest cottage. The Board also stated that there is to be no conversion of the guest cottage to year round use. In other words there is to be no heating source added to the existing unheated seasonal guesthouse. The architectural records of record are those dated received by the Board of Health on January 5, 2007 and allow for a 20% increase in bedroom square footage and a 25% increase in non-bedroom square footage for the guest cottage; and a 23 % increase in bedroom square footage and a 61.5 % increase in non-bedroom square footage for the main house. Please be advised that the variances are good for one year, or until January 24, 2008.

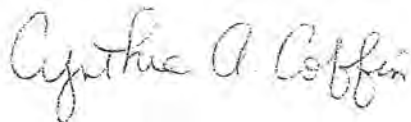
The Board of Health must be in receipt of a complete disposal works construction permit, a signed maintenance and testing agreement for the Septitech system, and a copy of the

Page 2

recorded deed , which also references the existence of a nitrogen removal system on the property, before any building permit will be signed off by this office.

If you have any questions, please contact this office at 508-759-0615, ext. 513.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia A. Coffin".

Cynthia A. Coffin, R.S.,C.H.O.
Health Agent

c.c. Board of Health
Charles Primmerman

2007 DESIGN

Cheryl A. Perrault

14 Alden Street
Plymouth, MA 02360
508-746-9097

5 of 9

PRIMMERMAN
110 CIRCUIT AVE
BOURNE

MAIN HOUSE

1ST FL.

	EXISTING S.F	PROPOSED S.F	+/- % CHANGE
KITCHEN	88	103	+ 17% INCREASE
DINING	163	103	- 59% decrease
FAMILY	320	319	- .4% decrease
LIVING	221	280	+ 27% INCREASE
W/D	30	24	- 25% decrease
STAIR	27	64	+ 139% INCREASE
BATH	42	77	+ 84% INCREASE
		add CLOSETS 75	
		add HALLWAY 91	
1ST TOTAL	891 ✓	TOTAL 1178 1136	+ 32% TOTAL INCREASES

2ND FL

B.R 1	228	250	+ 10% INCREASE
B.R 2	111	169	+ 52% INCREASE
CLOSET	38	71	+ 88% INCREASE
HALL	59	108	+ 84% INCREASE
		add STUDY 209	
		add BATH 72	
2ND TOTAL	436 ✓	TOTAL 921 879	+ 112% INCREASE

HOUSE TOTAL	1327	2099	+ 58% INCREASE
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Rec'd 1-4-07

2007 DESIGN

Cheryl A. Perrault

14 Alden Street
Plymouth, MA 02360
508-746-9097

20F9

PRIMMERMAN
GUEST HOUSE
110R CIRCUIT AVE
BOURNE

	EXISTING S.F	PROPOSED S.F	% (+/-) CHANGE
B.R. 1	120	144	+ 20% INCREASE
B.R. 2	120	144	+ 20% INCREASE
KITCHEN	49	120	+ 146% INCREASE
DINING	128	120	- 7% decrease
LIVING	250	224	- 12% decrease
HALL	25	42	+ 70% INCREASE
BATH	28	49	+ 75% INCREASE
	add closets	24	
	add W/D.	21	
TOTAL	720 ✓	888 ✓	+ 23% INCREASE

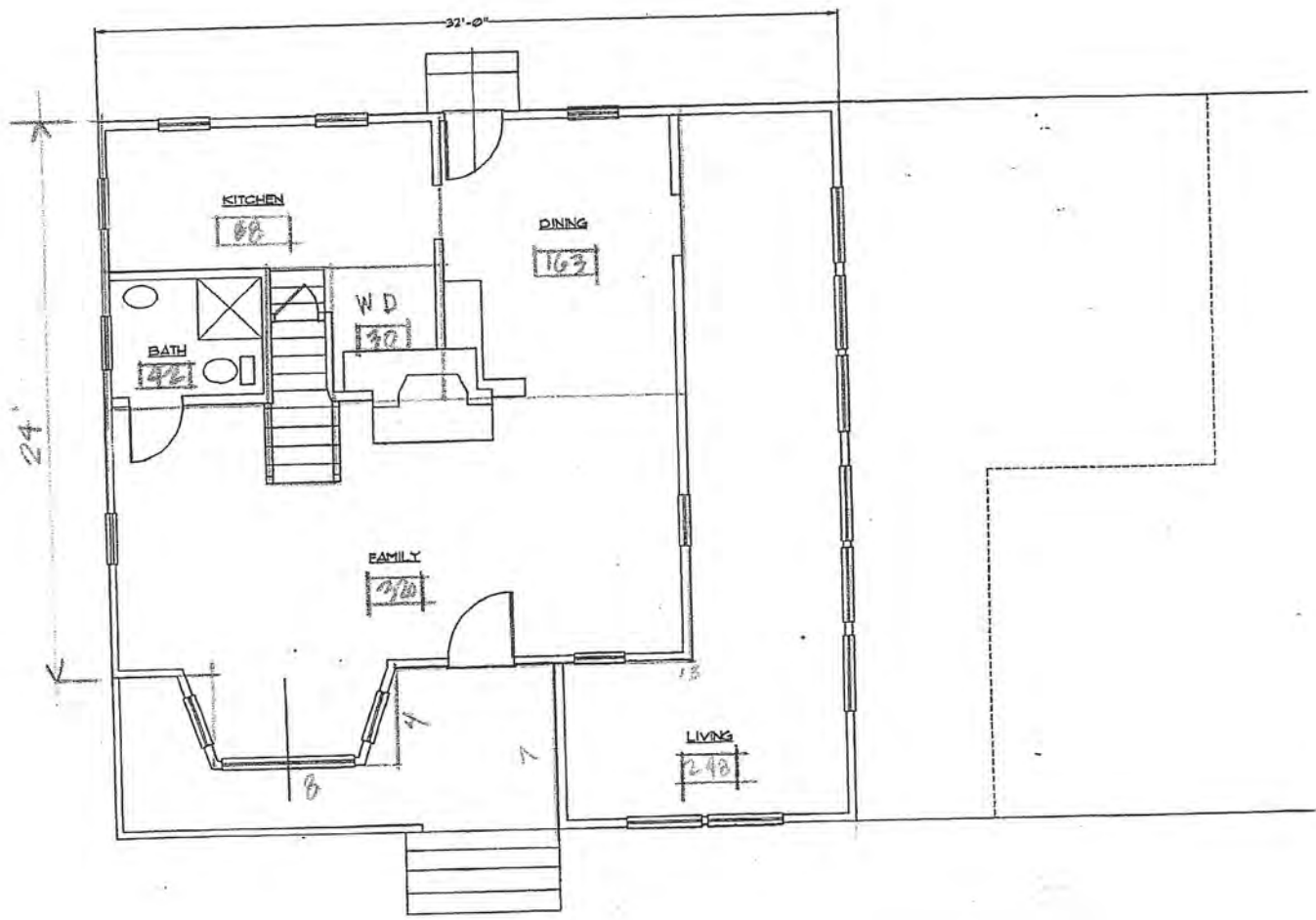
JAN - 5 '07

EXISTING MAIN HOUSE

6 OF 9

$32 \times 24 = 768$
 $12 \times 9 = 91$
 $8 \times 4 = 32$

 891 TOTAL



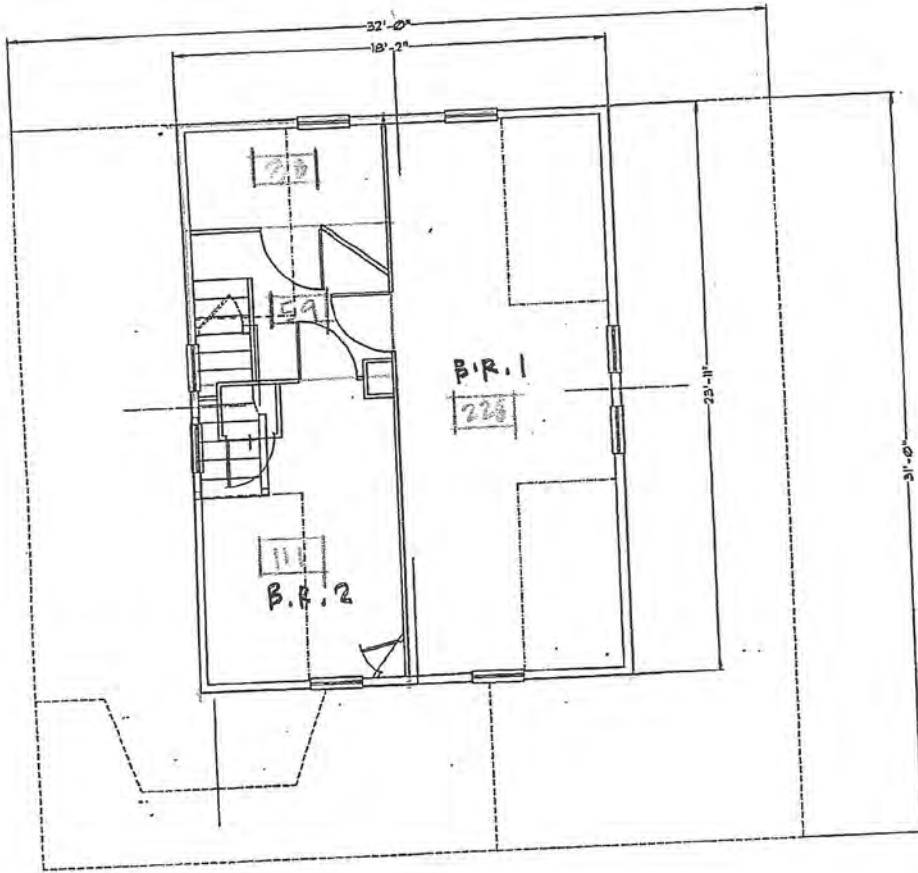
FIRST FLOOR PLAN 110
SC 1/4" = 1'-0"

JAN - 2007

EXISTING MAIN HOUSE

7 OF 9

B.16 x 24 = 430 TOTAL



SECOND FLOOR PLAN 110
SCALE: 1/8" = 1'-0"

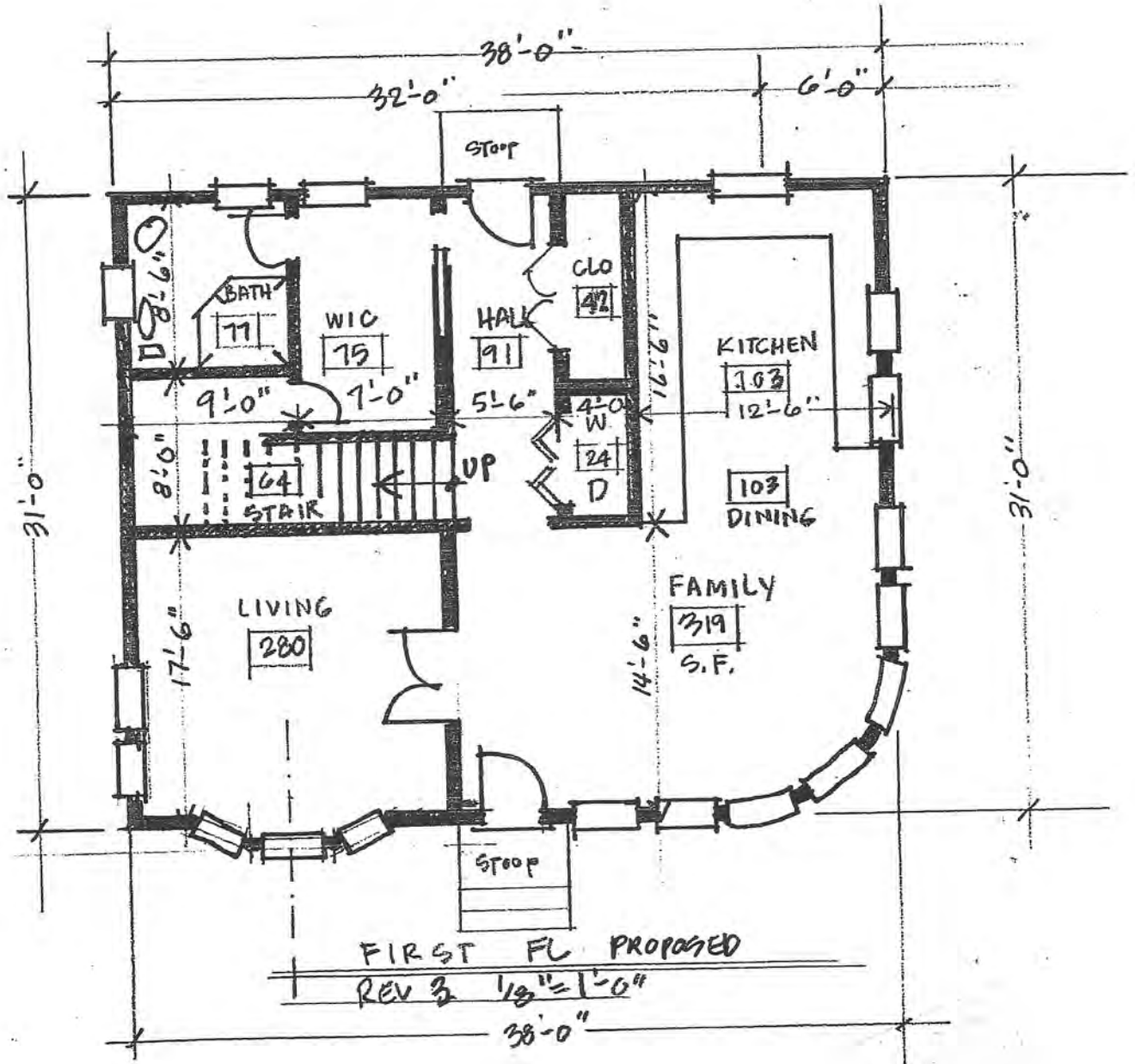
JAN - 5 2007

Plotted Scale: 1/8" = 1'-0"

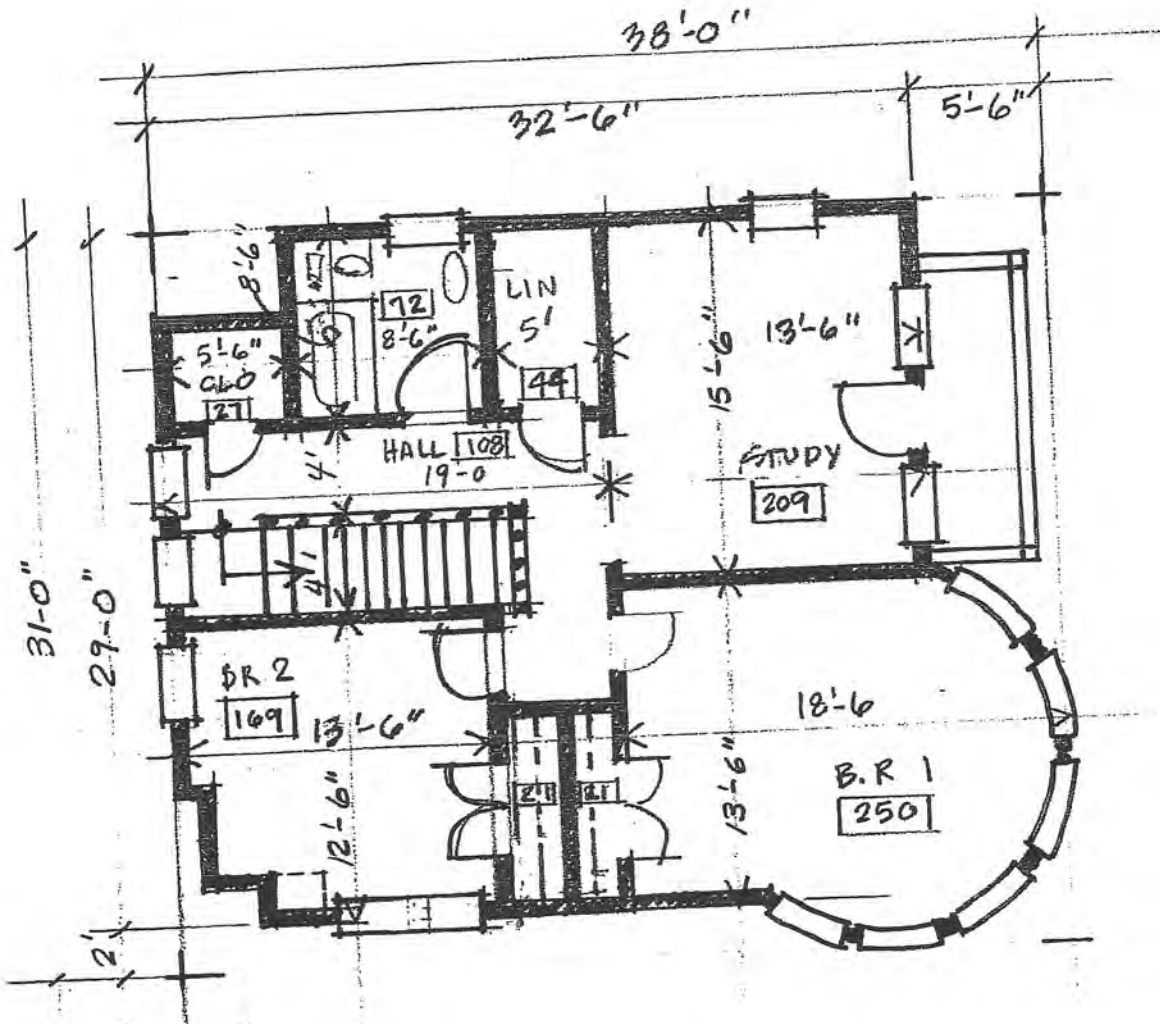
North Arrow
Date
Revisions
Project
Dr
C
P
1/2

2007 APPROVED DESIGN

8 OF 9



JAN - 2007



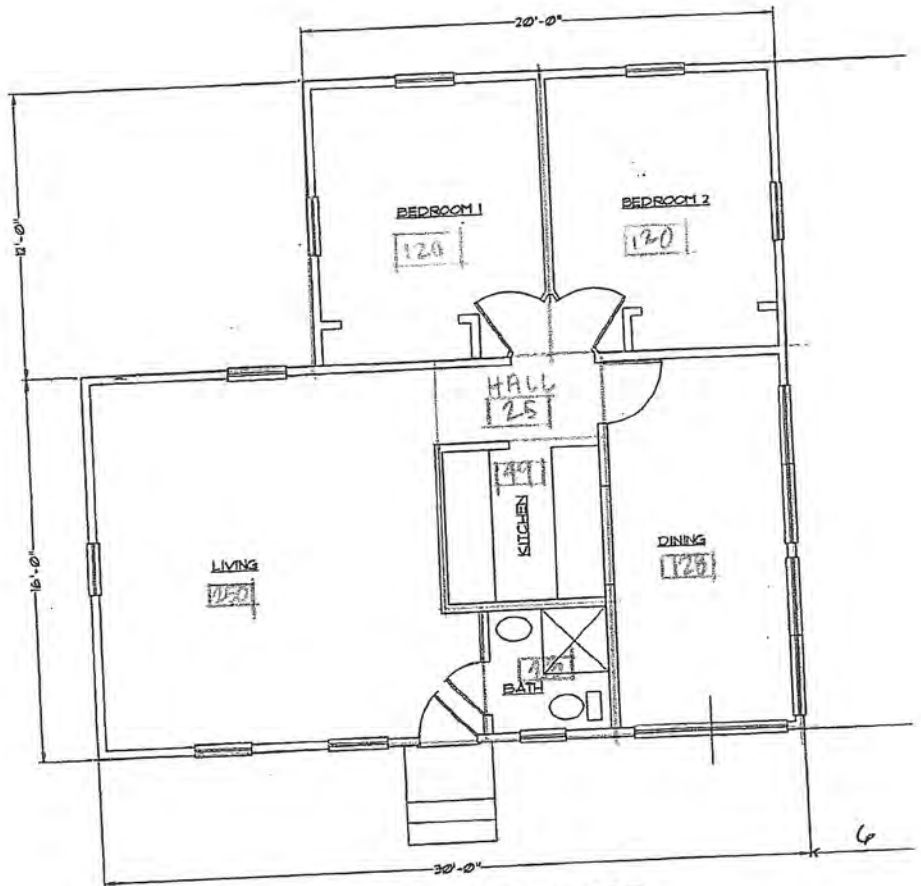
SECOND FL PROPOSED

REV 3 1/8" = 1'-0"

APPROVED 11-17-2007

EXISTING GUEST HOUSE

3 OF 9



FIRST FLOOR PLAN 110R

SCALE: 1/4"=1'-0"

EXISTING

$$20 \times 12 = 240$$

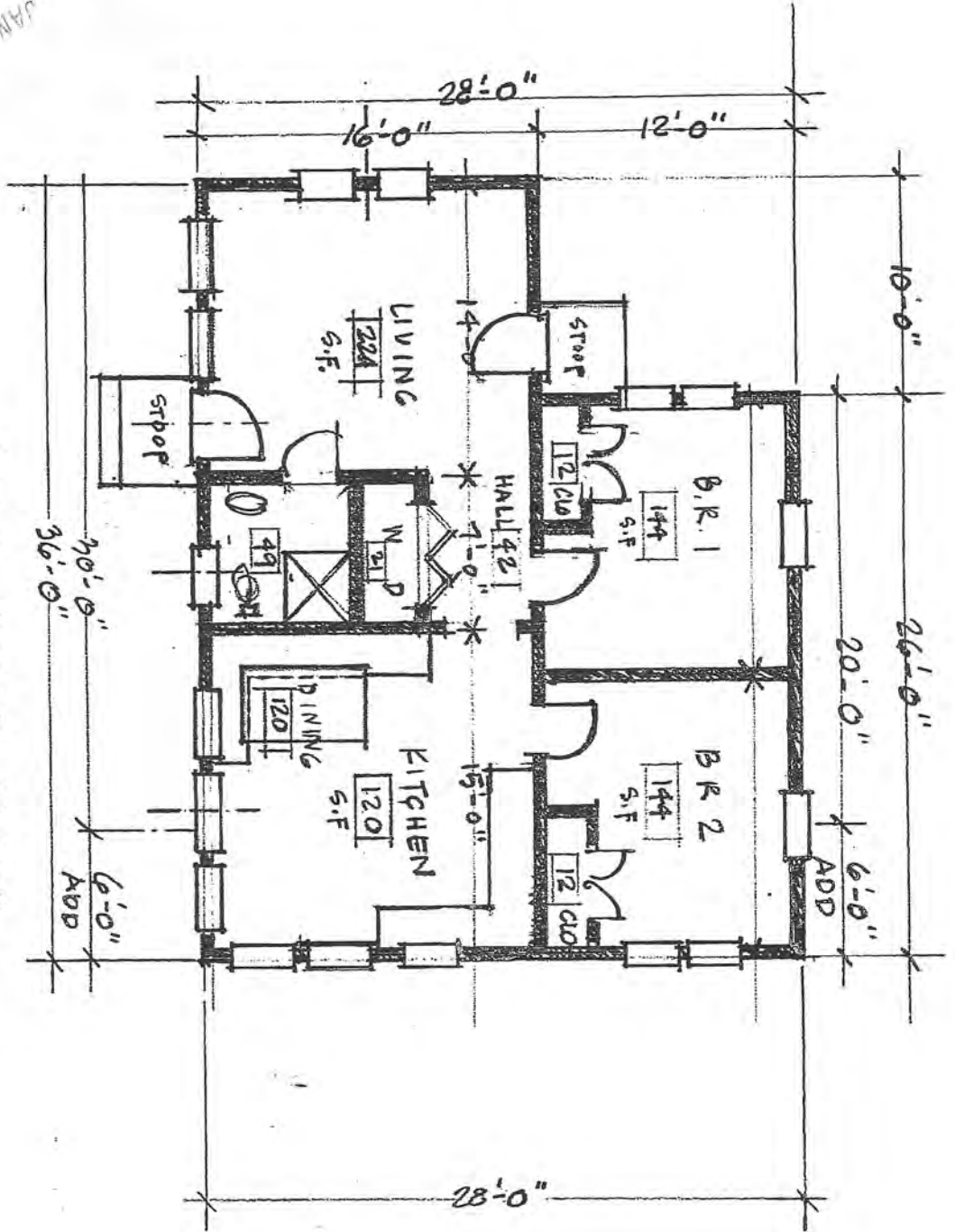
$$16 \times 30 = \underline{480}$$

720 S.F.

JAN 7

2007 GUEST HOUSE APPROVED RENOVATIONS

JAN - 5 2007



GUEST HOUSE PROPOSED
REV 3
SCALE 1/8" = 1'-0"

2021 PROPOSED DESIGN

RESKOM ARCHITECTURAL, INC.
 110 CIRCUIT AVENUE
 FOXCASSETT, MASSACHUSETTS
 Tel: (508) 794-8028 Fax: (508) 794-8023
 118 BRIMLEY ROAD, SUITE 7, BRIMLEY, MA 02525

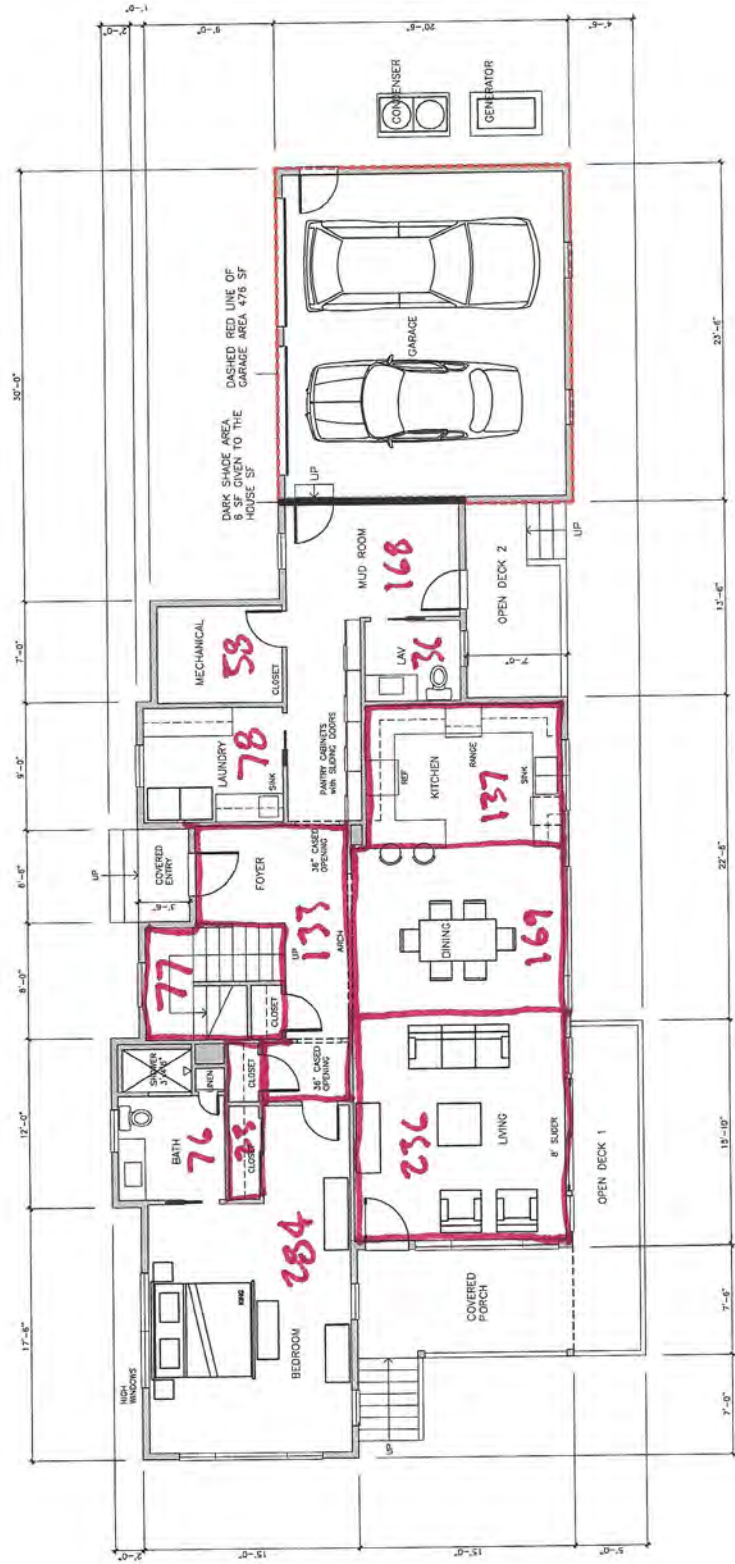
PRIMMERMAN RESIDENCE
 110 CIRCUIT AVENUE
 FOXCASSETT, MASSACHUSETTS

FIRST FLOOR PLAN

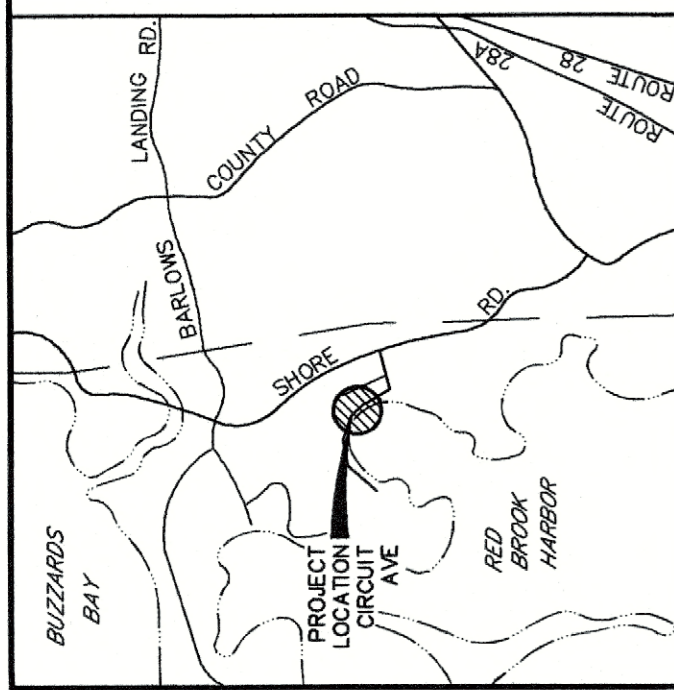
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

DATE: 5-11-21

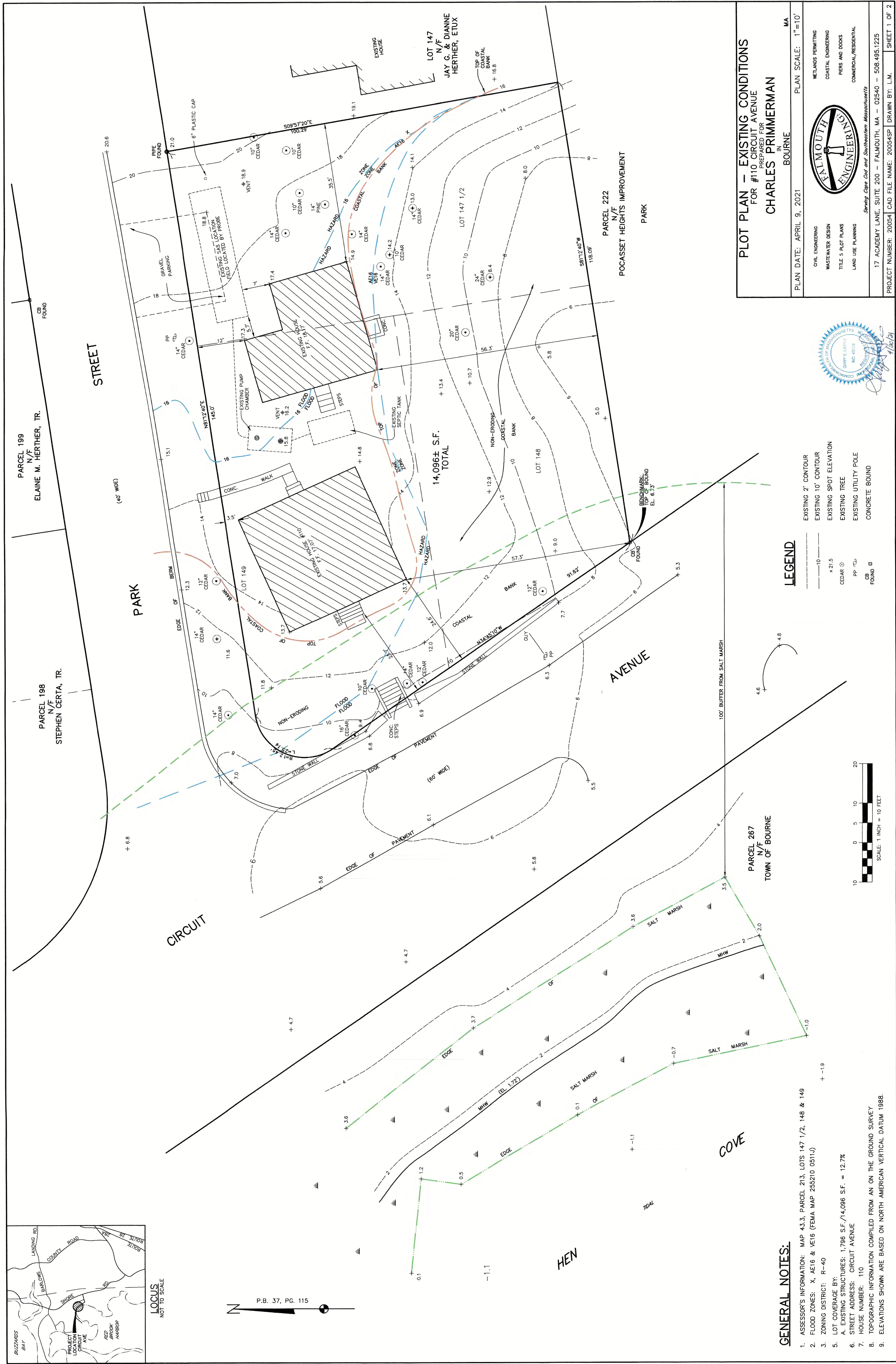
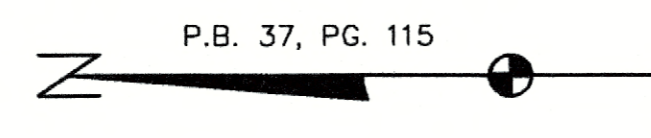
A1



FIRST FLOOR PLAN
 LIVING AREA 1,618 SF
 1/8" = 1'-0"



LOCUS
NOT TO SCALE



14,096± S.F.
TOTAL

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING UTILITY POLE
- CONCRETE BOUND

GENERAL NOTES:

1. ASSESSOR'S INFORMATION: MAP 43.3, PARCEL 213, LOTS 147 1/2, 148 & 149
2. FLOOD ZONES: X, AE16 & VE16 (FEMA MAP 255210 0511J)
3. ZONING DISTRICT: R-40
4. LOT COVERAGE BY:
5. A. EXISTING STRUCTURES: 1,796 S.F./14,096 S.F. = 12.7%
6. STREET ADDRESS: CIRCUIT AVENUE
7. HOUSE NUMBER: 110
8. TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND SURVEY
9. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

PLOT PLAN - EXISTING CONDITIONS
FOR #110 CIRCUIT AVENUE
PREPARED FOR
CHARLES PRIMMERMAN
IN
BOURNE
MA

PLAN DATE: APRIL 9, 2021 PLAN SCALE: 1"=10'

CIVIL ENGINEERING
WETLANDS PERMITTING
COASTAL ENGINEERING
PIERS AND DOCKS
COMMERCIAL/RESIDENTIAL

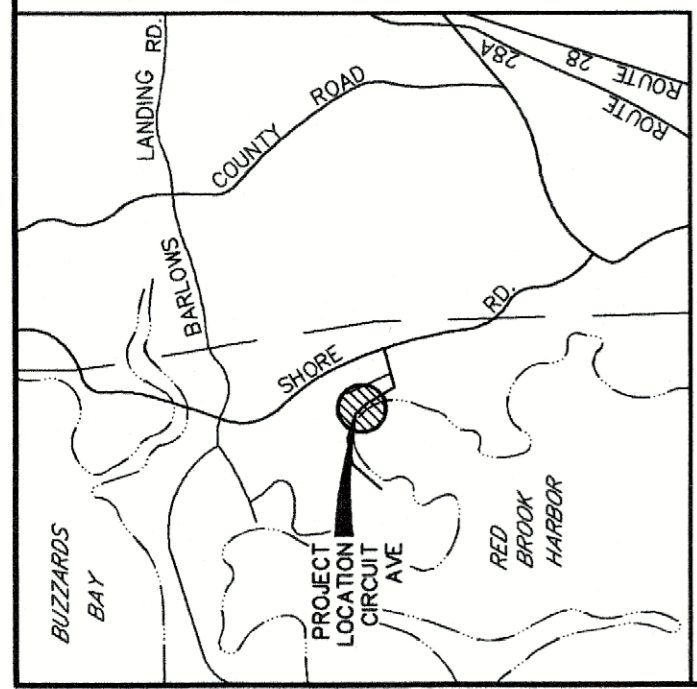
WASTEWATER DESIGN
TITLE 5 PLOT PLANS
LAND USE PLANNING

17 ACADEMY LANE, SUITE 200 - FALMOUTH, MA - 02540 - 508-495-1225
PROJECT NUMBER: 20054 CAD FILE NAME: 20054SP DRAWN BY: L.M.

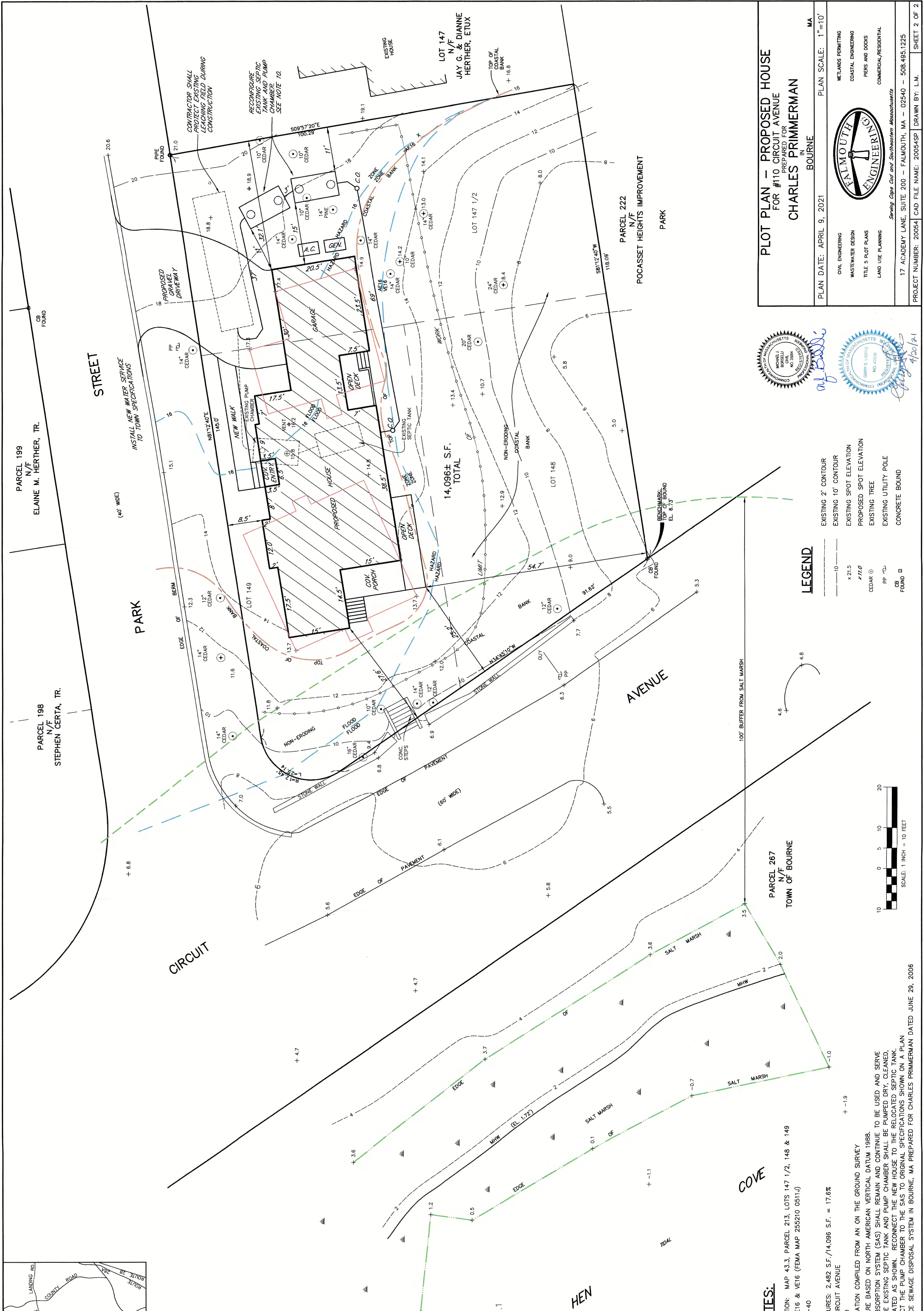
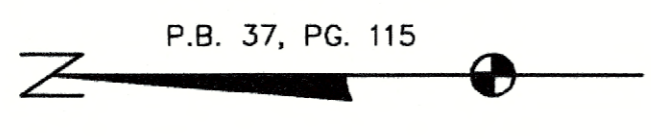
SEALMOUTH ENGINEERING

Spring, Cape Cod and Southeastern Massachusetts





LOCUS
NOT TO SCALE



14,096 ± S.F.
TOTAL

GENERAL NOTES:

- ASSESSOR'S INFORMATION: MAP 43.3, PARCEL 213, LOTS 147 1/2, 148 & 149
- FLOOD ZONES: X, AE16 & VE16 (FEMA MAP 255210 0511.)
- ZONING DISTRICT: R-40
- LOT COVERAGE BY:
 - A. PROPOSED STRUCTURES: 2,482 S.F./14,096 S.F. = 17.6%
 - B. STREET ADDRESS: CIRCUIT AVENUE
- HOUSE NUMBER: 110
- TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND SURVEY
- ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- THE EXISTING SOIL ABSORPTION SYSTEM (SAS) SHALL REMAIN AND CONTINUE TO BE USED AND SERVE THE NEW HOUSE. THE EXISTING SEPTIC TANK AND PUMP CHAMBER SHALL BE PUMPED DRY, CLEANED, REMOVED AND RELOCATED AS SHOWN. RECONNECT THE NEW HOUSE TO THE RELOCATED SEPTIC TANK. RESET AND RECONNECT THE PUMP CHAMBER TO THE SAS TO ORIGINAL SPECIFICATIONS SHOWN ON A PLAN ENTITLED "SUBSURFACE SEWAGE DISPOSAL SYSTEM IN BOURNE, MA PREPARED FOR CHARLES PRIMMERMAN DATED JUNE 29, 2006"

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREE
- EXISTING UTILITY POLE
- CONCRETE BOUND



4/20/21

PLOT PLAN - PROPOSED HOUSE
FOR #110 CIRCUIT AVENUE
PREPARED FOR
CHARLES PRIMMERMAN
IN
BOURNE
MA

PLAN DATE: APRIL 9, 2021 PLAN SCALE: 1"=10'

CIVIL ENGINEERING
WASTEWATER DESIGN
TITLE & LOT PLANS
LAND USE PLANNING

WETLANDS PERMITTING
COASTAL ENGINEERING
PIERS AND DOCKS
COMMERCIAL/RESIDENTIAL

17 ACADEMY LANE, SUITE 200 - FALMOUTH, MA - 02540 - 508.485.1225
PROJECT NUMBER: 20054 CAD FILE NAME: 20054SP DRAWN BY: L.M.