



**CONSERVATION COMMISSION  
MEETING NOTICE  
AGENDA AUGUST 4th, 2022**

Date:  
Thursday  
August 04, 2022

Time:  
7PM

Location:  
Bourne Veteran's Community Center  
239 Main Street Buzzards Bay, MA 02532  
Rm #2 -James Mulvey Room

TOWN CLERK BOURNE

2022 AUG - 1 AM 9: 24

RECEIVED

**Request for Determination**

- 1) **Applicant:** Christopher Codeanne **File Number:** CC22-26  
**Representative:** Same  
**Project Address:** 0 Circuit Ave, Bourne  
**Proposed Project:** Vista pruning of saltmarsh elder in upper border of salt marsh. This project is in the V flood zone and within 100 ft. of a wetland resource area.
  
- 2) **Applicant:** Susan Haigh **File Number:** CC22-23  
**Representative:** Thomas Roux  
**Project Address:** 10 Stackpole Circle, Bourne  
**Proposed Project:** Proposed existing cesspool to be abandoned and a new tight tank installed. This project is in an AE flood zone and within 100' of a wetland resource area. **Continued from 7/21/22.**

**Notice of Intent**

- 1) **Applicant:** Scott Harlow **DEP File Number:** SE7-2212  
**Representative:** Holmes and McGrath  
**Project Address:** 179 Clipper Road, Bourne  
**Proposed Project:** The proposed project includes the renovation, construction and maintenance of two additions and deck on an existing single- family house, driveway reconfiguration, the relocation of a septic tank and all associated excavation, grading and landscaping. This project is located in the AE flood zone and the V flood zone.
  
- 2) **Applicant:** Linda Kokoszka **DEP File Number:** SE7-2213  
**Representative:** JC Engineering, Inc.  
**Project Address:** 77 Puritan Road, Buzzards Bay  
**Proposed Project:** The tear down and rebuild of a single family dwelling, septic system, and associated utilities in the buffer zone of a coastal bank and salt marsh. This project is located within 100 ft. of a wetland resource area.



- 3) **Applicant:** The Long Point Trust DEP File Number: **SE7-2208**  
**Representative:** Brian T. Madden, LEC Environmental  
**Project Address:** 176 Scraggy Neck Road, Cataumet  
**Proposed Project:** Proposed demo of existing dwelling and construction a new dwelling with associated appurtenances, including a new driveway, attached garage, decks, upgraded septic system, utilities, regrading, storm water management, lawn/landscaping, and restoration/mitigation plantings. This project is located in an AE flood zone and within 100 ft. of a wetland resource area. **Continued From 07/21/2022.**
- 4) **Applicant:** Cape Club Building, Inc. DEP File Number: **SE7-2172**  
**Representative:** Cape & Islands Engineering, Inc.  
**Project Address:** 96 Megansett Road, Cataumet  
**Proposed Project:** Construction, licensing and maintenance of an access ramp leading to a walkway, Pier, Ramp and Float in the waters of Squeteague Harbor. Additionally, perform dredging to regain water depth adequate for boating access to and from the proposed float pier at 96 Megansett Road.  
**Continued from 4/21/2022.**

#### Request for Certificate of Compliance

- 1) **Applicant:** R. Hunter & Elousie C. Scott DEP File Number: **SE7-1778**  
**Representative:** N/A  
**Project Address:** 290 Barlows Landing Road, Pocasset  
**Project:** Certificate of compliance requested for order of conditions issued on 5/9/2011. The work included to construct a single family dwelling, driveway, septic system, and associated grading. This project is located in the in AE flood zone, 200 ft. of a river front and 100 ft. of a wetland resource area.
- 2) **Applicant:** R. Hunter & Elousie C. Scott DEP File Number: **SE7-2166**  
**Representative:** N/A  
**Project Address:** 290 Barlows Landing Road, Pocasset  
**Project:** Certificate of compliance requested for order of conditions issued on 10/29/2021. The work included proposed landscaping, installing of a swimming pool, patio and appurtenances. This project is located in the in AE flood zone, 200 ft. of a river front and 100 ft. of a wetland resource area.



3) **Applicant:** Robert Nakashian, Trustee

DEP File Number: SE7-0312

**Representative:** N/A

**Project Address:** 23 Mariners Lane, Pocasset

**Project:** Certificate of compliance requested for an order of conditions issued on 01/09/1985. The work included reconstruction of a licensed pier, piles, float, as well as installation of piles along an existing seawall and the construction of a timber deck inland of the Mean High Water Line extending shoreward from the existing house. Located within an AE flood zone and Land Under Ocean. NOI filed November 26, 1984.

**Continued from 07/21/2022.**

### Request to Extend Order of Conditions

1) **Applicant:** 21 Hunters Brook Road LLC

DEP File Number: SE7-2076

**Representative:** Green Seal Environmental, LLC

**Project Address:** 21 Hunters Brook, Bourne

**Proposed Project:** To construct a 16 Residential Duplex 26 x 30, 12,600 sf Medical Office Building, 22,061 sf Assisted Living Facility and associated access, parking and infrastructure within 100 feet of a wetland resource area.

- ▶ Discussion and vote to move meeting start time to 5:30pm or 6pm instead of 7pm.
- ▶ Vote to excuse absent members.
- ▶ Approve minutes: June 16, 2022.
- ▶ Report of the Conservation Commission.