

NOTICE OF INTENT

TOWN OF BOURNE CONSERVATION COMMISSION

9R MAIN STREET
BUZZARDS BAY, MA

JANUARY 11, 2022

PREPARED FOR:

THOMAS P. O'CONNOR
DIANE M. O'CONNOR
11 LONG BOAT ROAD
BOURNE, MA 02532

PREPARED BY:



JC ENGINEERING, Inc.
Civil & Environmental Engineering
2854 Cranberry Highway
East Wareham, Massachusetts 02538
Ph. 508-273-0377—Fax 508-273-0367



JC ENGINEERING, Inc.
Civil & Environmental Engineering

*2854 Cranberry Highway
East Wareham, Massachusetts 02538
Ph. 508-273-0377 – Fax 508-273-0367*

January 11, 2022

Town of Bourne
Conservation Commission
24 Perry Avenue
Buzzards Bay, MA 02532

Re: Notice of Intent at 9R Main Street, Buzzards Bay

Dear Gentlemen & Madams:

On behalf of the applicant, Thomas and Diane O'Connor, please find enclosed a Notice of Intent application and design drawing entitled "Proposed Site Plan at 9R Main Street, Buzzards Bay, MA", dated November 8, 2021 (Plan), for your review and approval. This project involves construction of a two-family dwelling, minor grading, and installation of associated utilities within Land Subject to Coastal Storm Flowage AE (el. 17), within the 100' buffer zone of a Coastal Beach, and primary Coastal Bank, and partially within a secondary Coastal Bank. The dwelling will be constructed to meet the requirements of FEMA and the Massachusetts State Building Code and will be serviced by municipal water and sewer utilities.

The property at 9R Main Street is approximately 1 acre in size and currently contains a single family dwelling. The remaining portion of the property easterly of the existing dwelling was previously developed with approximately 9 additional cottages contained within 4 separate detached structures. These structures were all serviced by septic tanks, a sewage pump, and a leaching system consisting of 4 leaching pits. The location of these structures is depicted on the Land Court Plan 9706K as recorded in the Barnstable County Registry of Deeds and attached at the end of this letter. All units, except for the existing dwelling depicted on the Plan, have been removed. All areas beyond the extents of the driveway are currently grassed. The existing dwelling is currently tied into the municipal water and sewer services. The proposed structure will also be connected to these same utilities.

The proposed structure will be constructed in accordance with FEMA and the MA State Building Code. Access to the structure will be by the existing driveway on Main Street, as well as a relocated driveway entrance on Eldridge Avenue Extension. The proposed structure is located approximately 90 feet from an existing concrete retaining wall that acts as the primary coastal bank and delineates the approximate coastal beach. This retaining wall and other site improvements were permitted under DEP File No. SE7-1843. All proposed work will take place within previously altered areas. To ensure that surface water runoff is minimized, two separate leaching systems will be installed at each low point within the two driveways. These leaching systems will capture surface water runoff from the new and expanded driveways, a majority of the proposed roof and from grassed areas that are directed to the low points within the driveways.

Bourne Conservation Commission

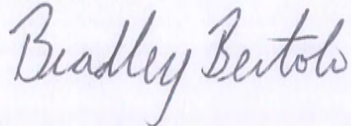
Page 2

January 11, 2022

To ensure that sediment from construction activities remains on-site, an erosion control barrier will be placed between the proposed activities and the resource areas and will act as the limit of work. We feel that the proposed work will have no impact to the nearest resource areas

Thank you for your assistance on this project.

Sincerely,

A handwritten signature in cursive script that reads "Bradley Bertolo".

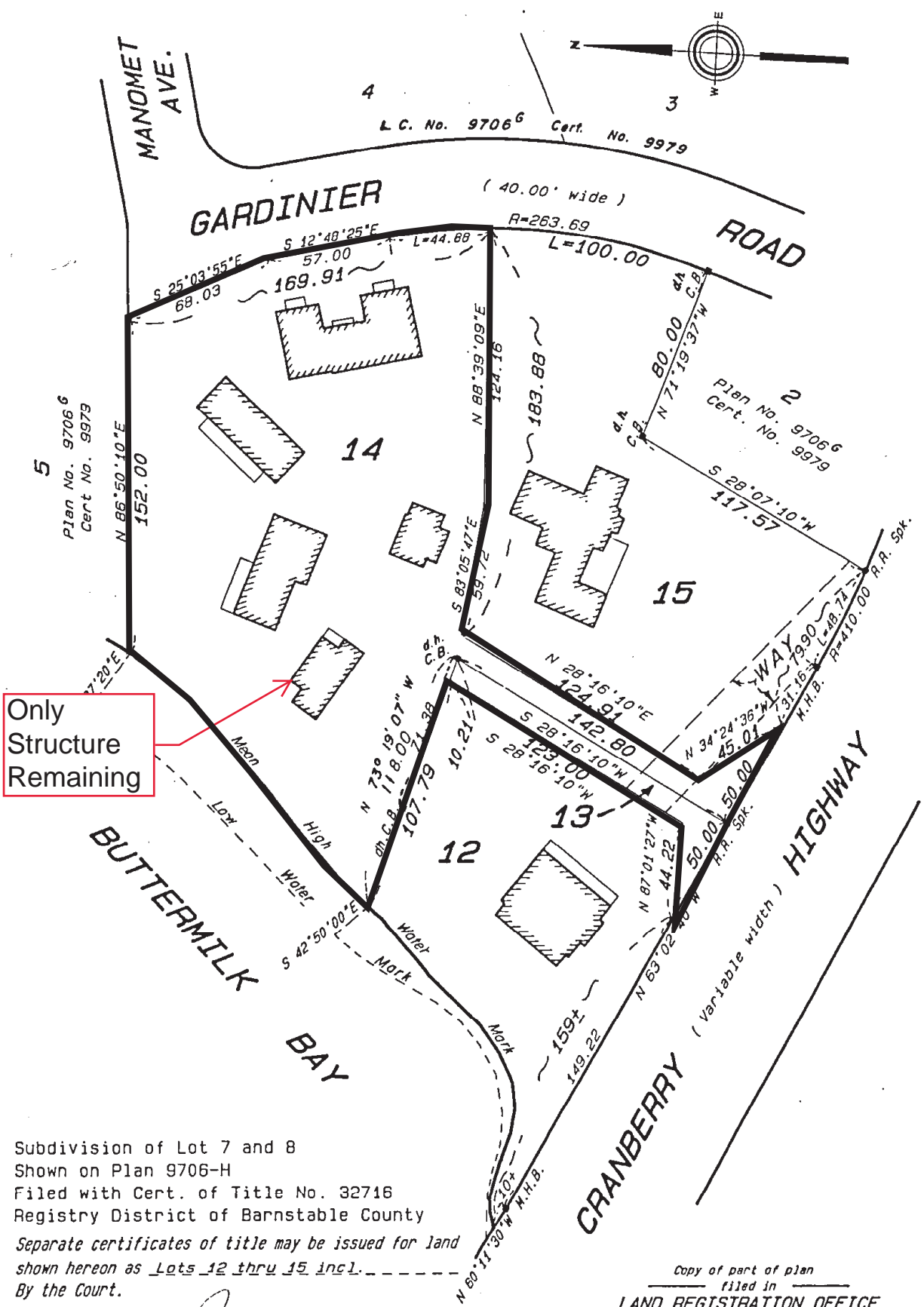
Bradley M. Bertolo, E.I.T, C.S.E

Cc: DEP Lakeville
Thomas and Diane O'Connor

Attachments

9706K

SUBDIVISION PLAN OF LAND IN BOURNE
Cape & Islands Surveying, Inc., Surveyors
September 21, 1982



Only Structure Remaining

Subdivision of Lot 7 and 8
Shown on Plan 9706-H
Filed with Cert. of Title No. 32716
Registry District of Barnstable County
Separate certificates of title may be issued for land
shown hereon as Lots 12 thru 15 incl.
By the Court.

JAN. 4, 1983
N.B. *Jeanette M. Maloney*
Deputy Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JAN. 7, 1983
Scale of this plan 50 feet to an inch.
Louis A. Moore, Engineer for Court











Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

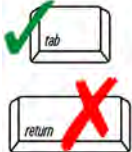
Document Transaction Number

Bourne

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>9R Main Street</u>	<u>Buzzards Bay (Bourne)</u>	<u>02532</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41.74719 N</u>	<u>70.61926 W</u>
	d. Latitude	e. Longitude
<u>23.1</u>	<u>10.2</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Thomas P. & Diane M.</u>	<u>O'Connor</u>	
a. First Name	b. Last Name	
<u>c. Organization</u>		
<u>11 Long Boat Road</u>		
d. Street Address		
<u>Bourne</u>	<u>MA</u>	<u>02532</u>
e. City/Town	f. State	g. Zip Code
<u>h. Phone Number</u>	<u>i. Fax Number</u>	<u>j. Email Address</u>

3. Property owner (required if different from applicant): Check if more than one owner

<u>a. First Name</u>	<u>b. Last Name</u>	
<u>c. Organization</u>		
<u>d. Street Address</u>		
<u>e. City/Town</u>	<u>f. State</u>	<u>g. Zip Code</u>
<u>h. Phone Number</u>	<u>i. Fax Number</u>	<u>j. Email address</u>

4. Representative (if any):

<u>Bradley M.</u>	<u>Bertolo, EIT, CSE</u>	
a. First Name	b. Last Name	
<u>JC Engineering, Inc.</u>		
c. Company		
<u>2854 Cranberry Highway</u>		
d. Street Address		
<u>E. Wareham</u>	<u>MA</u>	<u>02538</u>
e.	f. State	g. Zip Code
<u>508-273-0377</u>	<u>508-273-0367</u>	<u>bbertolo@jceng.org</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$500.00</u>	<u>\$237.50</u>	<u>\$262.50 + local fee</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Bourne
City/Town

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 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.
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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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Bourne
City/Town

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 checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	12,100	
	1. square feet	

4. 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. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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MassDEP File Number
Document Transaction Number
Bourne
City/Town

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

- 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**

- online _____
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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- 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/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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bourne

City/Town

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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. _____ a. NHESP Tracking # _____ b. Date submitted to NHESP

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Bourne
City/Town

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

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

- 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

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bourne

City/Town

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 Plan at 9R Main Street

a. Plan Title

JC Engineering, Inc.

John L. Churchill, Jr., PE, PLS

b. Prepared By

c. Signed and Stamped by

November 8, 2021

1" = 20'

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:

9011

2. Municipal Check Number

1/9/22

3. Check date

9010

4. State Check Number

1/9/22

5. Check date

JC Engineering, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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Bourne

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

3. Signature of Property Owner (if different)

Bradley Bentolo

4. Date

1/11/22

5. Signature of Representative (if any)

6. Date

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Construction of a dwelling	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>\$500.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$237.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$262.50 + local fee</u>
	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.)

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

ROCKLAND TRUST
WWW.ROCKLANDTRUST.COM

9011

53-447/113

1/9/2022

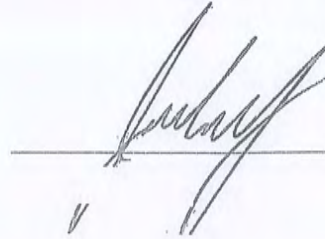
PAY TO THE ORDER OF Town of Bourne

\$ **762.50

Seven Hundred Sixty-Two and 50/100 ***** DOLLARS

Town of Bourne
Conservation Commission
24 Perry Avenue
Buzzards Bay, MA 02532

MEMO NOI Fee (3322) 9R Main Street



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

ROCKLAND TRUST
WWW.ROCKLANDTRUST.COM

9010

53-447/113

1/9/2022

PAY TO THE ORDER OF Mass DEP

\$ **237.50

Two Hundred Thirty-Seven and 50/100 ***** DOLLARS

Mass DEP
Box 4062
Boston, MA 02211

MEMO NOI Fee (3322) 9R Main Street, Bourne



Mass DEP
5050 · Reimbursable Expenses:5072 · MA NOI Filing Fee (3322) 9R Main Street

1/9/2022

9010
237.50



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: Thomas P. O'Connor & Diane O'Connor
2. Applicant Address: 11 Long Boat Road, Bourne, MA 02532
3. Property Owner Name: Same
4. Property Owner Address: Same
5. Representative Name: JC Engineering, Inc.
6. Representative Address: 2854 Cranberry Highway, E. Wareham, MA 02538
7. Project Address: 9R Main Street, Buzzards Bay
8. Project Map and Parcel Number: Map 23.1 Parcel 10.2
9. Book and Page # County Barnstable Book _____ Page Cert. 194240
10. Project Description: Construction of a two-family dwelling within Zone AE (el. 17) and the buffer zone of Coastal Bank and Coastal Beach.

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 at 9R Main Street

16. Plan signed and stamped by: John L. Churchill Jr., P.E., P.L.S.

17. Total Fee: (From Appendix B: Wetlands Fee Transmittal Form) \$ 262.50 + \$500.00 (local fee)

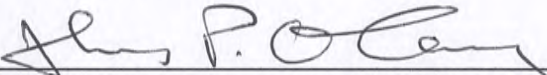
Commission Member Waiver Request

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

1-10-2022
Date

Applicant's name: Thomas P. O'Connor & Diane O'Connor (print)

Address: 11 Long Boat Road, Bourne, MA 02532

Telephone: _____

Project Location: 9R Main Street, Buzzards Bay

Town Map 23.1 Parcel 10.2 Lot _____

Project description: Construction of a two-family dwelling within the AE (El. 17) flood zone and the buffer zone of Coastal Bank and Coastal Beach.

Town of Bourne
CONSERVATION COMMISSION

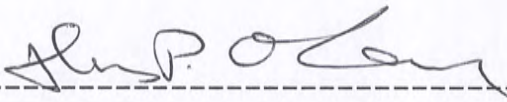
24 Perry Avenue
Buzzards Bay, Massachusetts 02532

Site Inspection Authorization

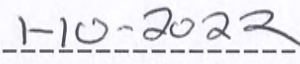
This form must be signed and dated by the property owner:

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

9R Main Street, Buzzards Bay, MA (Map 23.1, Parcel 10.2)

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

Notice of Intent Authorization Form

Please print in black or blue ink

I, Thomas P. O'Connor, the property owner of a parcel of land located at 9R Main Street, town assessor's map 23.1, parcel 10.2 am filing a Notice of Intent with the Bourne Conservation Commission.

I have authorized the following person(s) or firm(s) to act on my behalf and to represent me before the Commission during the public hearing review.

John L. Churchill Jr., PE, PLS

Bradley M. Bertolo, E.I.T.

Michael C. Pimentel, E.I.T.

I also certify to the Commission that I am in full compliance with Town of Bourne Bylaw section 3.11.2 "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 my signature I attest that this instrument and its statements have been prepared honestly.

Signature 

Date 1-10-2022

PrintName Thomas P. O'Connor

Signature of Notary Public _____

Date _____

Print Name of Notary Public _____

Affix Notary Public Stamp here>>>>>>>>

**Town of Bourne
CONSERVATION COMMISSION
Filing Fee Submittal Form**

On January 6, 1993 the Conservation Commission adopted the following fee schedule for projects reviewed under the Town of Bourne Wetland and Natural Resource Protection Bylaw Article 3.7. The fee schedule was reviewed again on November 6, 2003 and revisions were implemented on July 1, 2004 and again on January 1, 2007 with the approval of the Bourne Conservation Commission and the Board of Selectmen.

All categories refer to G.L. Ch. 131 s. 40 filing fee schedule. **4/12/06**

CATEGORY 1. _____ X \$110.00 = _____
No. Category 1 Activities Total Category 1 Fee

CATEGORY 2. One (1) X \$500.00 = \$500.00
No. Category 2 Activities Total Category 2 Fee

CATEGORY 3. _____ X \$1,050.00 = _____
No. Category 3 Activities Total Category 3 Fee

CATEGORY 4. _____ X \$1,450.00 = _____
No. Category 4 Activities Total Category 4 Fee

CATEGORY 5. \$4.00 per linear foot with a \$100.00 minimum fee and a \$2000.00 maximum fee. (DOCKS)

_____ X \$4.00 = _____
Total Linear Feet Total Category 5 Fee

**FOR NOTICES OF INTENT THERE IS A MINIMUM CHARGE OF \$125.00. ANY
CALCULATION LESS THAN \$125.00 MUST PAY \$125.00, ANY CALCULATION PRODUCING
A FIGURE GREATER THAN \$125.00 MUST PAY THE CALCULATED RATE.**

CATEGORY 6 (ANRAD) \$2.00/LIN.FT. UP TO \$200 FOR SFH, NO MORE THAN \$2000 (ALL OTHER ACTIVITIES)

_____ X \$2.00 = _____

TOTAL LINEAR FEET

TOTAL CATEGORY 6 FEE

CATEGORY 7. \$50.00 per activity listed below.
Request for Emergency Certification - \$50.00

_____ X \$50.00 = _____
No. Category 7 Activities Total Category 7 Fee

CATEGORY 8. \$75.00 per activity listed below.
Request for Determination - \$75.00
Request for Certificate of Compliance - \$75.00
Request for Extension Permit - \$75.00
Request for Amended Order of Conditions - \$75.00

_____ X \$75.00 = _____
No. Category 8 Activities Total Category 8 Fee

TOTAL FILING FEE SUBMITTED = \$500.00

Name Bradley M. Bertolo, EIT, CSE

Address 2854 Cranberry Highway, E. Wareham, MA 02538

Tel. 508-273-0377

Signature *Bradley Bertolo*

Date 1/11/22

Fees may be waived at the discretion of the Conservation Commission for non-profit or educational organizations or for those projects considered by the Commission to be an environmental improvement project. Extenuating circumstances or hardship the applicant may be experiencing may also be considered for reason to waive the filing fee.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, Bradley Bertolo, hereby certify under the pains and penalties of perjury that

on January 11, 2022, I gave notification to abutters in compliance with the second

paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide**

to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by

Thomas and Diane O'Connor with the Town of Bourne Conservation Commission on

January 11, 2022 for property located at 9R Main Street, Buzzards Bay.

The Notification of Abutter form and a list of the abutters to whom it was given and their

addresses, are attached to this Affidavit of service.

Bradley Bertolo
Name

1/11/22
Date

Notification of Abutter Massachusetts Wetlands Protection Act

**In accordance with the second paragraph of Massachusetts General Laws Chapter 131,
Section 40, you are hereby notified of the following:**

- A. The name of the applicant is THOMAS AND DIANE O'CONNOR
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Bourne seeking permission to remove, fill, dredge or alter an Area subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40). **THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO-FAMILY DWELLING AND ASSOCIATED UTILITIES.**
- C. The address of the lot where the Activity is proposed is 9R MAIN STREET, BUZZARDS BAY (ASSESSOR'S MAP 23.1, PARCEL 10.2).
- D. Copies of the Notice of Intent may be examined at the: Bourne Conservation Office, 24 Perry Ave., Buzzards Bay, MA 02532 between the hours of 8:30 am and 4:30 pm on the following days of the week: Monday through Friday.
For more information, call: (508) 759- 0600.

Check one: This is the applicant , representative , or other (specify):
Town of Bourne Conservation Office.

- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant , or the applicant's representative , by calling this telephone number (508) 273-0377 between the hours of 8:00 a.m. and 5:00 pm on the following days of the week: Monday through Friday.
- F. Information regarding the date, time, and place of the public hearing may be obtained from Bourne Conservation Office, (Information same as above)

Note: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Bourne Courier

Note: Notice of the public hearing, including its date, time, and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: 508- 792- 7650

Northeast Region: 617- 935- 2160

Southeast Region: 508- 946- 2800

Western Region: 413- 784- 1100

**NOI ABUTTERS LIST
9R MAIN STREET, BUZZARDS BAY
ALL ABUTTERS WITHIN 100'**

MAP	PARCEL (S)	OWNER'S NAME & MAILING ADDRESS
23.1	9	Robert J. Jr. & Ernestina Fantozzi, Trs. 5 Fayette Street Realty Trust 1 Eldridge Ave. Extension Buzzards Bay, MA 02532
23.1	9.1, 9.2, 12	Micheal A. D'Angelo 15 Lincoln Avenue Buzzards Bay, MA 02532
23.1	10	9 Main Street BB 64-11 LLC 2 Sleepy Hollow Lane Buzzards Bay, MA 02532
23.1	10.1	Paul R. D'Angelo, Tr. Three Dee Realty Trust 2 Sleepy Hollow Lane Buzzards Bay, MA 02532
23.1	11	Carl J. Tarczynski & Thomas B. Branson 11 Main Street Buzzards Bay, MA 02532
23.1	43	Two Main Street Bourne LLC P.O. Box 66 Buzzards Bay, MA 02532
23.1	43.1	Four Main Street Bourne LLC 560 Main Street Hudson, MA 01749

LOCUS

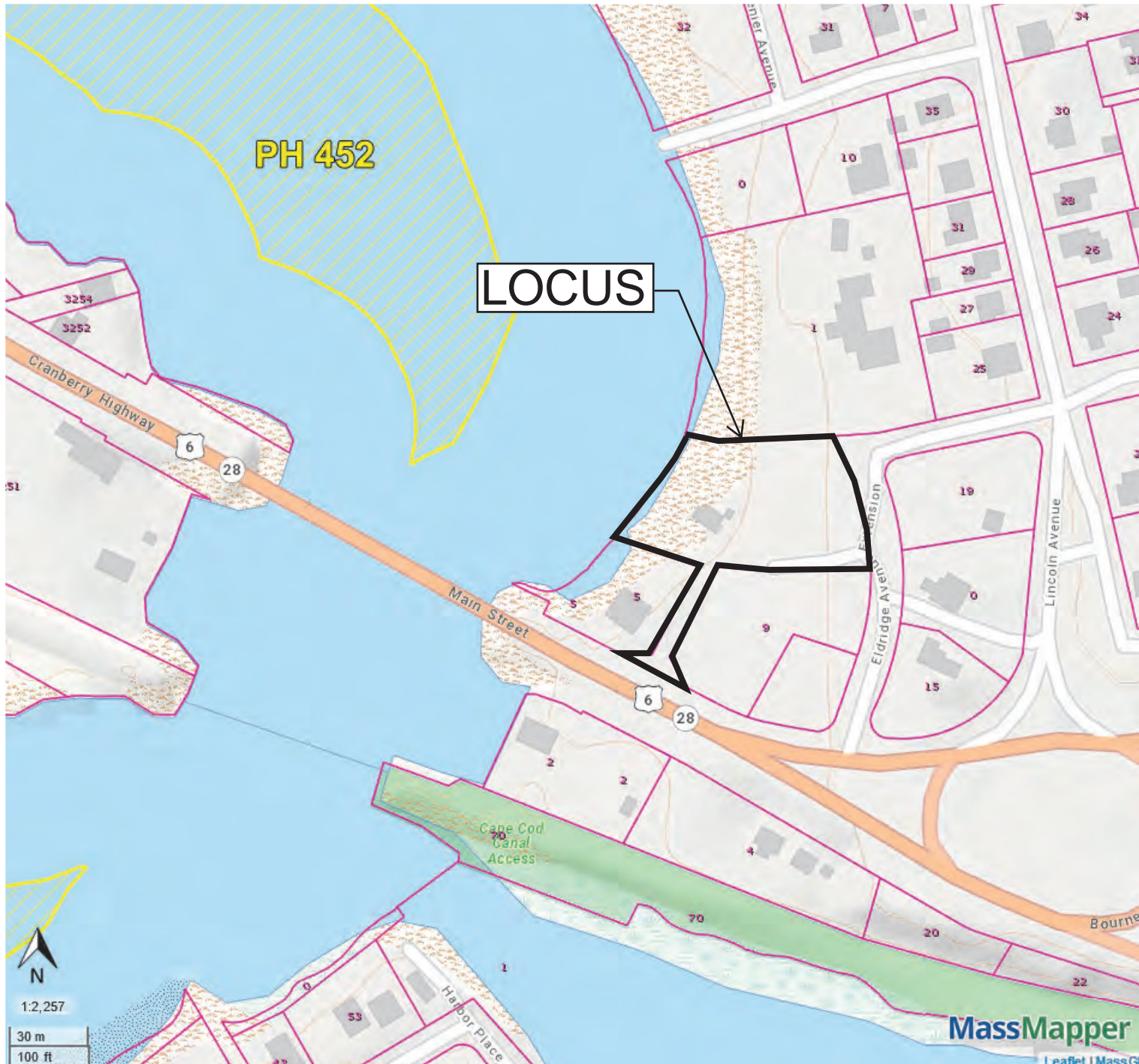
Narrow S



MAP 23.1

OLD COUNTY RD TO BE DISCONTINUED
(NOV 9 1976)

9R Main Street



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



Areas of Critical Environmental Concern
ACECs

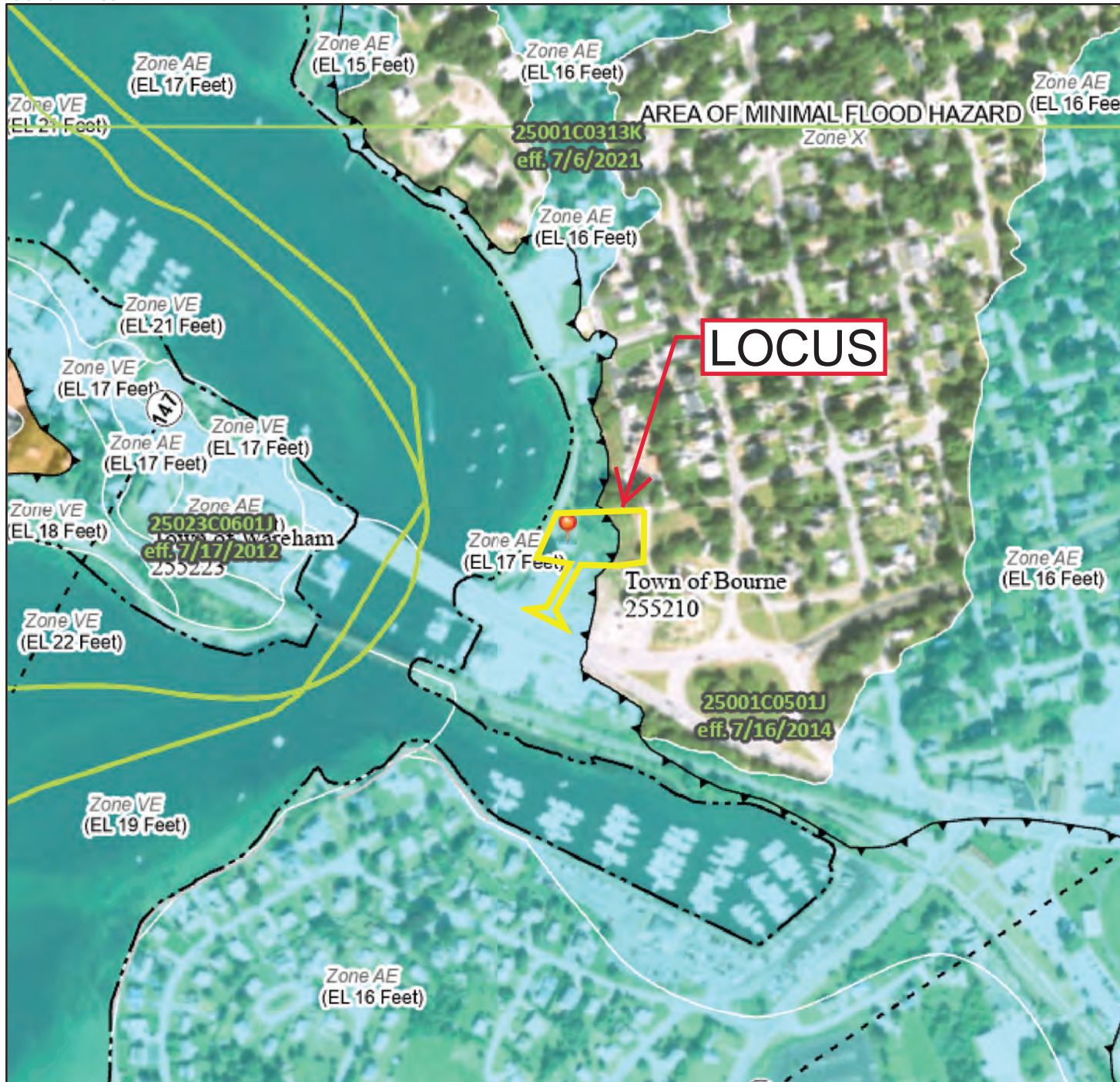


Property Tax Parcels

National Flood Hazard Layer FIRMMette



70°37'29"W 41°45'3"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/3/2022 at 4:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

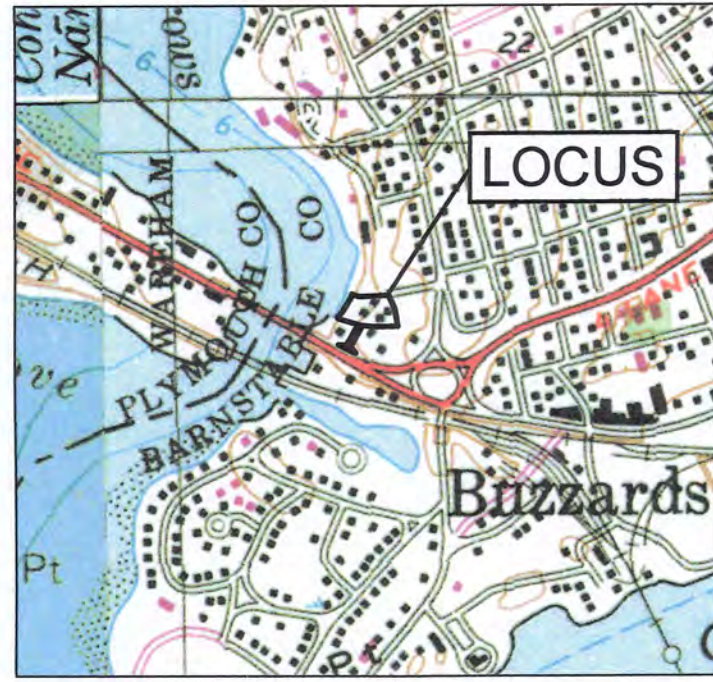


LOCUS MAP

9R MAIN STREET
BUZZARDS BAY, MA 02532

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
(508) 273-0377

SCALE: 1" = 1000'



LOCUS PLAN

SCALE: 1" = 1000'

ZONING DISTRICT: DTC - DOWNTOWN CORE & BUZZARDS BAY WATER RESOURCE DISTRICT

PROPOSED USE: ADD A 2-FAMILY DETACHED DWELLING (EX. SINGLE FAMILY DWELLING TO REMAIN)

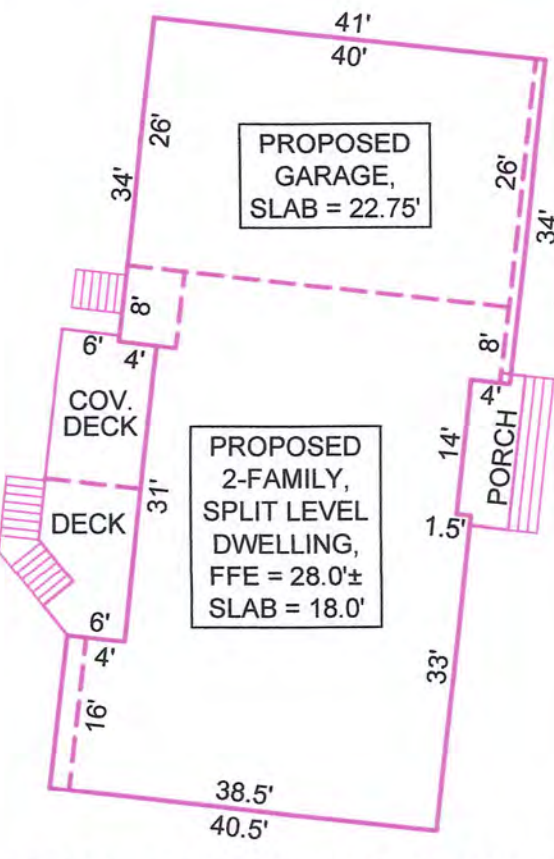
ZONING TABLE 2831

LOT AREA:	3,500 S.F. MIN.	PROVIDED	43,102 S.F. ±
LOT WIDTH:	40' MIN/180' MAX.		169.91'
DENSITY (MARKET RATE):	1 UNIT/3,500 S.F.		1 UNIT/14,367 S.F.
MAX. FAR:	2:1		0.15:1 (6,498 S.F.)
MAX. LOT COVERAGE:	80%		29.9% (12,900 S.F.)**
MAX. BUILDING HEIGHT:	22' MIN./52' MAX.		36.4'±

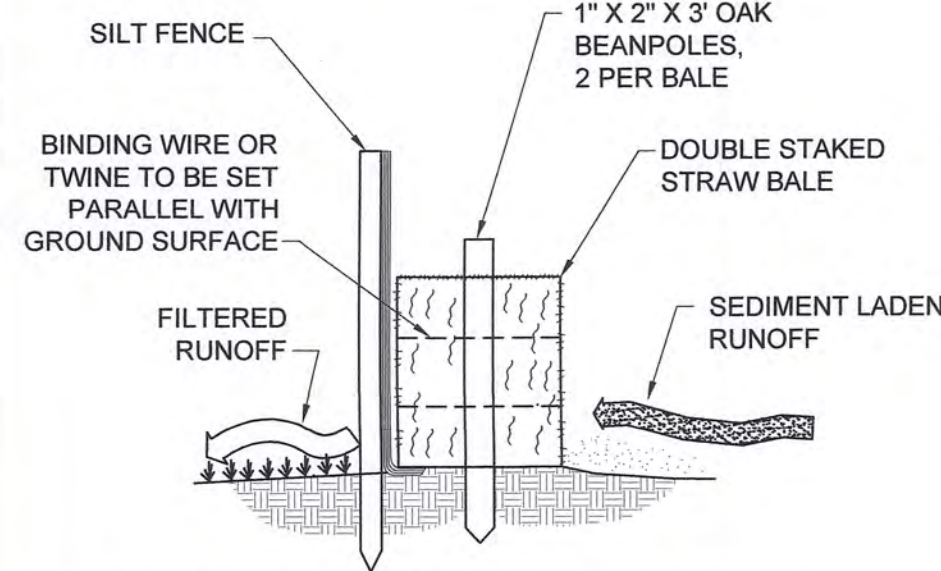
**IMPERVIOUS COVERAGE PER SECTION 2832

ZONING SETBACKS:

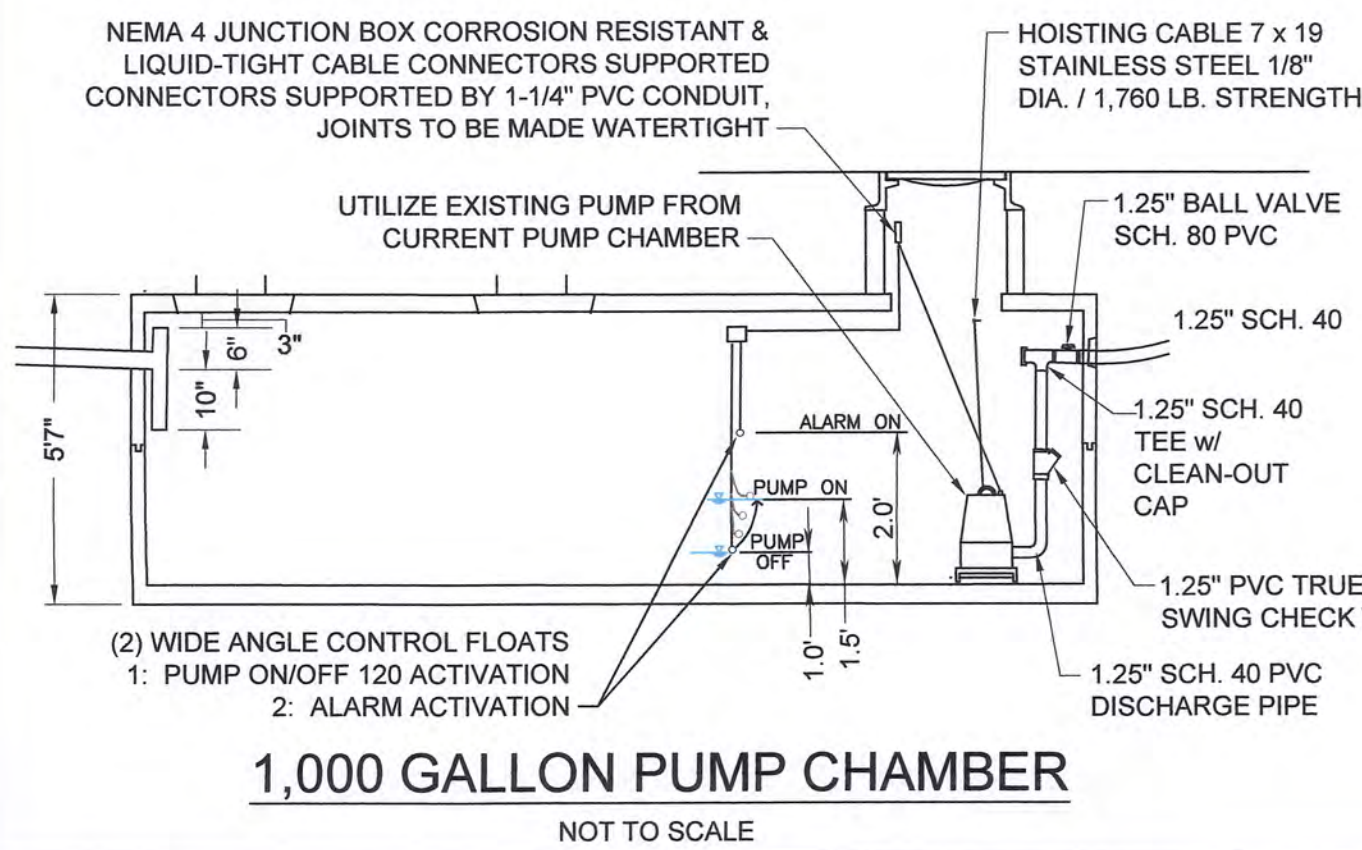
FRONT SETBACK = 0' MIN. / 15' MAX.
SIDE SETBACK = 0' MIN. / 24' MAX.
REAR SETBACK = 10' MIN.



PROPOSED DWELLING
NOT TO SCALE



CROSS SECTION OF HAYBALE LINE
NOT TO SCALE



1,000 GALLON PUMP CHAMBER
NOT TO SCALE

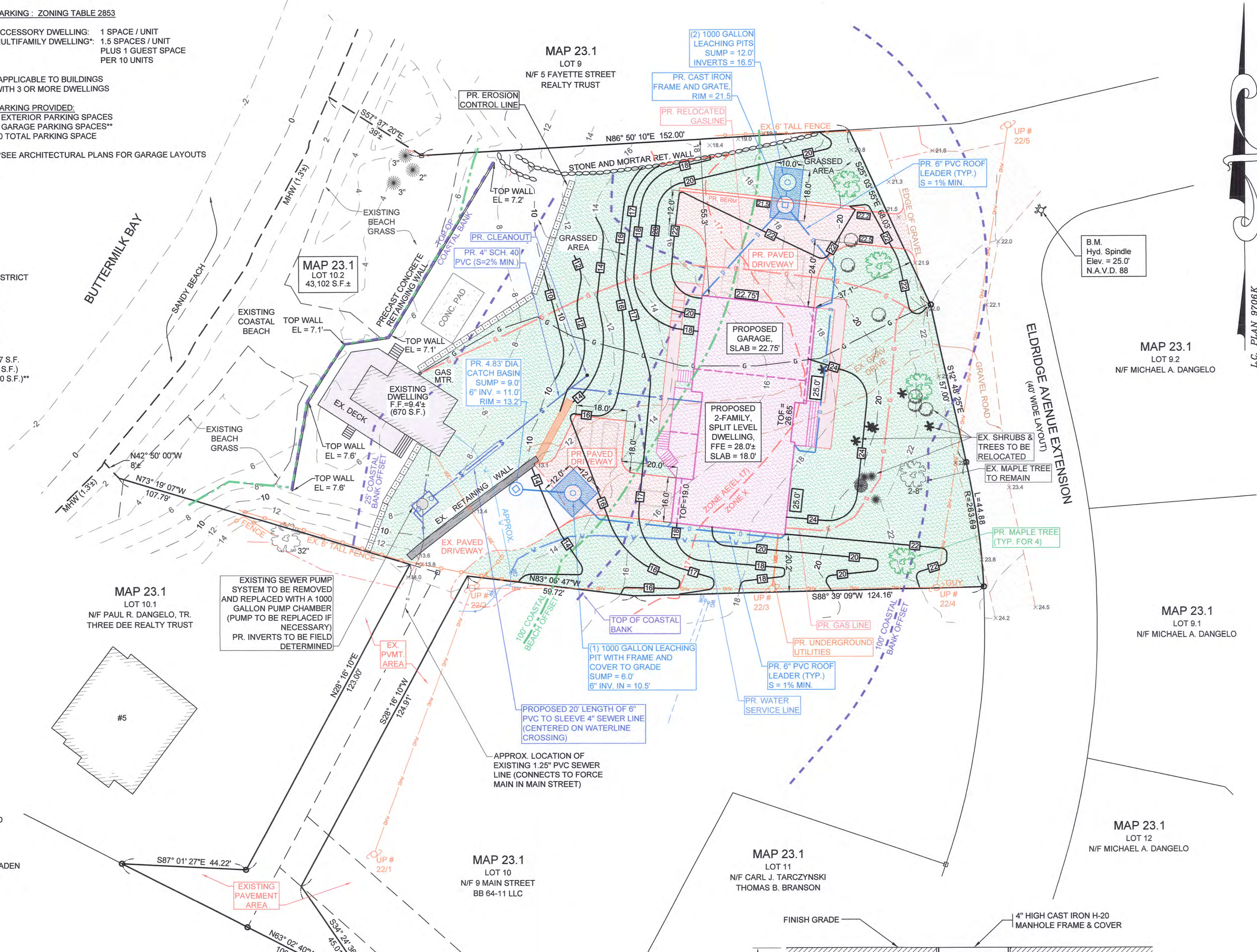
PARKING: ZONING TABLE 2853

ACCESSORY DWELLING: 1 SPACE / UNIT
MULTIFAMILY DWELLING: 1.5 SPACES / UNIT PLUS 1 GUEST SPACE PER 10 UNITS

*APPLICABLE TO BUILDINGS WITH 3 OR MORE DWELLINGS

PARKING PROVIDED:
6 EXTERIOR PARKING SPACES
4 GARAGE PARKING SPACES**
10 TOTAL PARKING SPACE

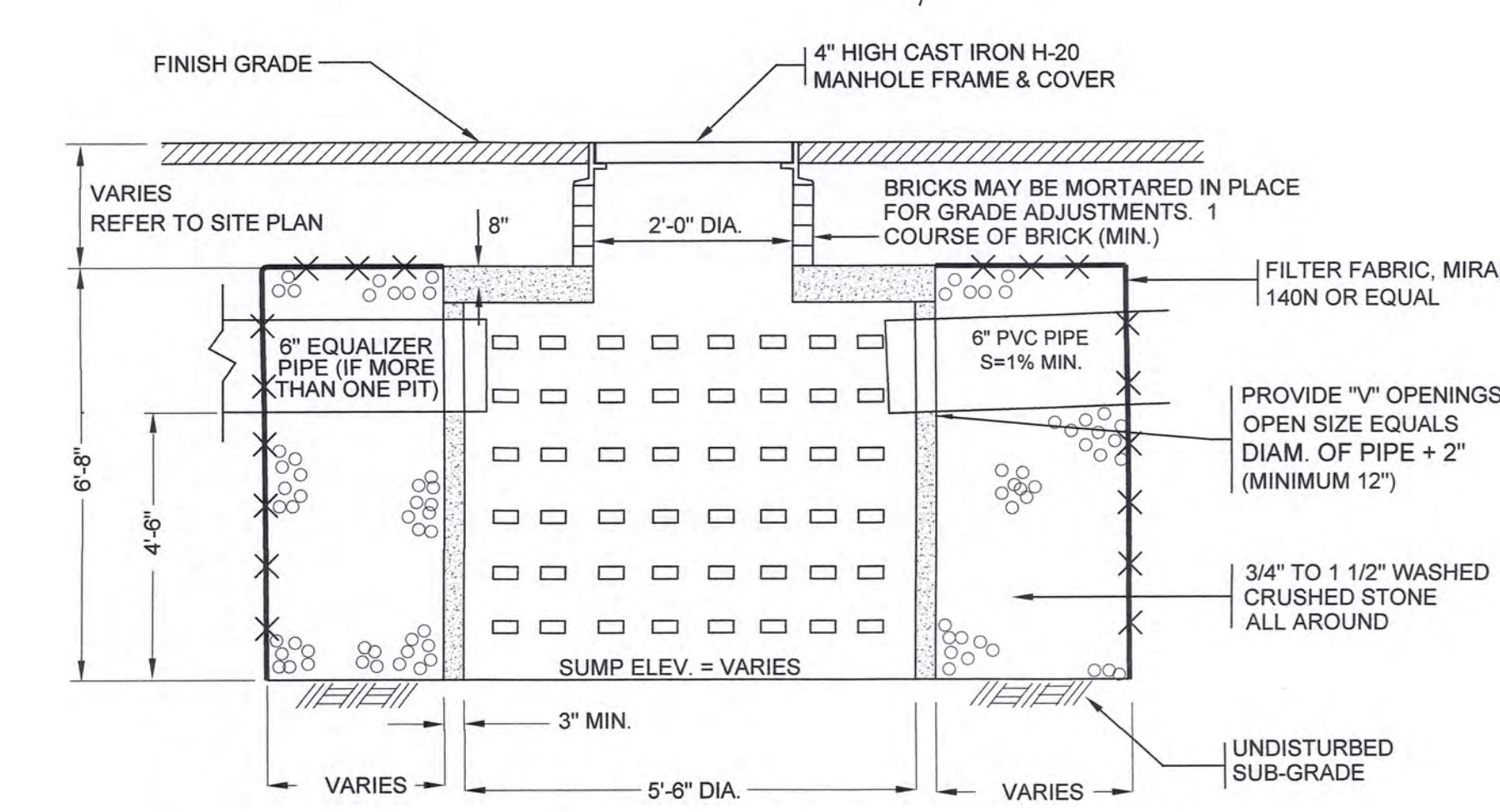
**SEE ARCHITECTURAL PLANS FOR GARAGE LAYOUTS



- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE TOWN OF BOURNE SEWER DEPARTMENT, TITLE 5 OF THE STATE ENVIRONMENTAL CODE, AND ANY OTHER APPLICABLE LOCAL RULES.
 - ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE WATER POLLUTION CONTROL FACILITY AND THE DESIGN ENGINEER.
 - CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
 - THE TOWN OF BOURNE SEWER DEPARTMENT AND THE DESIGN ENGINEER ARE TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION. SYSTEM COMPONENTS ARE NOT TO BE BACK FILLED WITHOUT FIRST OBTAINING APPROVAL FROM THE TOWN OF BOURNE AND THE DESIGN ENGINEER.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. ALL UNDERGROUND UTILITIES SHOWN WERE EITHER LOCATED BY A FIELD SURVEY OR WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. THE OWNER ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES.
 - CONTRACTOR SHALL VERIFY THE EXISTING SEWER INVERT ELEVATIONS PRIOR TO COMMENCING WORK.
 - ELEVATIONS ESTABLISHED FROM TIDAL BENCHMARK DISK NO. 2 OF 1931 (LW 1552) AND VERIFIED BY GPS SURVEY. DATUM IS N.A.V.D. 88
 - ALL COMPONENTS SHALL BE CAPABLE OF WITHSTANDING H-10 VEHICULAR LOADING UNLESS OTHERWISE NOTED.
 - ALL JOINTS WHERE PIPE ENTERS AND EXITS CONCRETE STRUCTURES SHALL BE MADE WATERTIGHT.
 - ALL SOLID PIPE SHALL BE SLOPED AT 1.0% MINIMUM UNLESS OTHERWISE NOTED.
 - ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER CONDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATIONS AND ELEVATIONS OF ALL WORKS INSTALLED.
 - PROPOSED PROJECT IS LOCATED WITHIN:
ASSESSORS MAP # 23.1 LOT # 10.2
OWNER OF RECORD: THOMAS P. O'CONNOR
ADDRESS: DIANE M. O'CONNOR
11 LONG BOAT ROAD
BOURNE, MA 02532
FEMA FLOOD ZONE AE (EL 17)
AS SHOWN ON COMMUNITY PANEL # 25001C0501J
 - DEED REFERENCE: LAND COURT CERT. 194240
 - PLAN REFERENCE: LAND COURT PLAN 9706K
 - THE LOWEST ELEVATION OF THE HABITABLE SPACE (BASEMENT FLOOR) MUST BE GREATER THAN OR EQUAL TO ELEVATION 18.0 FEET. ANY ENCLOSURES BELOW THE BASE FLOOD ELEVATION MUST HAVE ADEQUATE FLOOD VENTS.
 - THE AVERAGE EXISTING GRADE 6 FEET AROUND THE FOOTPRINT OF THE PROPOSED DWELLING IS ELEVATION 17.3 FEET. SEE SECTION 2832 FOR DEFINITION OF GRADE PLANE.

LEGEND

- 50 - EXISTING CONTOURS
- 50 - PROPOSED CONTOURS
- UGE - PROPOSED UNDERGROUND UTILITIES
- W - PROPOSED WATER LINE
- G - PROPOSED GAS LINE
- L - PROPOSED 6" PVC ROOF LEADER
- S - PROPOSED 4" SCH. 40 PVC SEWER PIPE
- PROPOSED 1000-GALLON PUMP CHAMBER
- PROPOSED 1000-GALLON LEACHING PIT WITH CAST IRON FRAME AND COVER
- PROPOSED 1000-GALLON LEACHING PIT WITH CAST IRON FRAME AND GRATE
- PROPOSED CATCH BASIN WITH CAST IRON FRAME AND GRATE
- PROPOSED CONCRETE BLOCK RETAINING WALL



PRECAST 1000 GALLON LEACHING PIT (H-20)
NOT TO SCALE

REV.	DATE	BY	APP'D.	DESCRIPTION
<p>PROPOSED SITE PLAN PREPARED FOR: THOMAS & DIANE O'CONNOR</p> <p>LOCATED AT 9R MAIN STREET BUZZARDS BAY, MA 02532</p> <p>SCALE: 1 INCH = 20 FT. DATE: NOVEMBER 8, 2021</p> <p>PREPARED BY: JC ENGINEERING, INC. 2854 CRANBERRY HIGHWAY EAST WAREHAM, MA 02538 508.273.0377</p>				
<p>Drawn By: BMB Designed By: BMB Checked By: JLC JOB NO. 3322</p>				