

MAIN OFFICE:
49 Herring Pond Road
Buzzards Bay, MA 02532
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Nantucket, MA 02554
TEL: (508) 325-0044
www.brackeneng.com

October 6, 2022

Bourne Board of Health
Terri Guarino, Health Agent
24 Perry Avenue
Bourne, MA 02532

RECEIVED
By TGuarino at 10:22 am, Oct 07, 2022

**RE: Request for Administrative Approval/Field Change
31 Tahanto Road (Map 38.3 Parcel 276)**

Dear Ms. Guarino:

On behalf of our client, Ann and William Murray, Bracken Engineering, Inc. (BEI) is cordially requesting administrative approval for a field change to the approved Variance Decision dated October 18, 2021. The proposed field change consists of shifting the house requiring a slight modification to the house and septic layout. The variances previously requested and approved remain the same, based on the plan prepared by Engineering Works, Inc dated 9/17/2021. Enclosed you will find an architectural floor plan and a copy of our proposed Site Plan dated 9/16/2022, *revised 9/30/2022*.

- 100 foot variance from the Local BOH 150 foot setback regulation for a setback of 50 feet from the proposed S.A.S. to the coastal bank. **NO CHANGE**
- A 5 foot variance from full compliance for a setback of 5 feet from the proposed SAS to the property line, 310 CMR 15.405 **NO CHANGE**
- A 2 foot variance to the required 5 foot separation between maximum seasonal high ground water and the bottom of the S.A.S. **NO CHANGE**
- A reduction to the requirement of 12 inch separation between the inlet and outlet tees of the MicroFast® tank and pump chamber and high groundwater. **NO CHANGE**

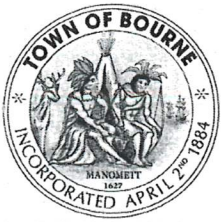
In closing and on behalf of our client, we would like to thank you for your time and consideration on this request. Should you require any further information or have any questions, please contact our office at 508-833-0070 or email the undersigned at zac@brackeneng.com.

Sincerely,

BRACKEN ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Zachary L. Basinski', is written over a horizontal line.

Zachary L. Basinski, PE, CFM.
Project Manager



Terri A. Guarino
Health Agent

TOWN OF BOURNE BOARD OF HEALTH

24 Perry Avenue
Buzzards Bay, MA 02532
www.townofbourne.com/health
Phone (508) 759-0600 ext. 1513
Fax (508) 759-0679



October 18, 2021

Peter T. McEntee, P.E.
Engineering Works, Inc.
12 West Crossfield Road
Forestdale, MA 02644

Dear Mr. McEntee,

On October 13, 2021, at the duly posted public meeting, the Bourne Board of Health discussed your request for relief from the Bourne Board of Health 150 Foot Setback Regulation and Title 5 of the State Environmental Code: 310 CMR 15.000, for the upgrade of a sewage disposal system at 31 Tahanto Road, Pocasset, MA. On behalf of your clients, Ann and William Murray, the Board of Health approved the following variances and waivers, based on the plans of record dated September 17, 2021 by Engineering Works, Inc.:

- *A 100 foot variance from the local Bourne Board of Health 150 Foot Setback Regulation for a setback of 50 feet from the proposed S.A.S to the coastal bank.*
- *A 5 foot variance from full compliance for a setback of 5 feet from the proposed S.A.S to the property line, 310 CMR 15.405.*
- *A 2 foot variance to the required 5 foot separation between maximum seasonal high groundwater and the bottom of the S.A.S.*
- *A reduction to the requirement of 12 inch separation between the inlet and outlet tees of the MicroFast tank and pump chamber and high groundwater.*

The Board felt that the proposed upgraded septic system will offer a substantial degree of environmental protection as it includes the installation of a MicroFAST de-nitrification system and a GEOFLOW drip dispersal system.

These variances are valid for two years from the date of approval and contingent upon an alternative septic disclosure notice, a two bedroom deed restriction, a copy of this letter being recorded with the Registry of Deeds, and acknowledgement of the additional notes on the plan as modified at the meeting and signed off by you. The Board of Health shall receive a copy of these recorded documents and an operation and maintenance agreement prior to issuance of a disposal works construction permit. Should you have any questions, please do not hesitate to contact me at 508-759-0600 ext. 1513. Thank you.

Sincerely,

Stephanie Fitch, MPH
Health Inspector

REFER TO 2015 IRC
& 9TH EDITION MASSACHUSETTS CODE

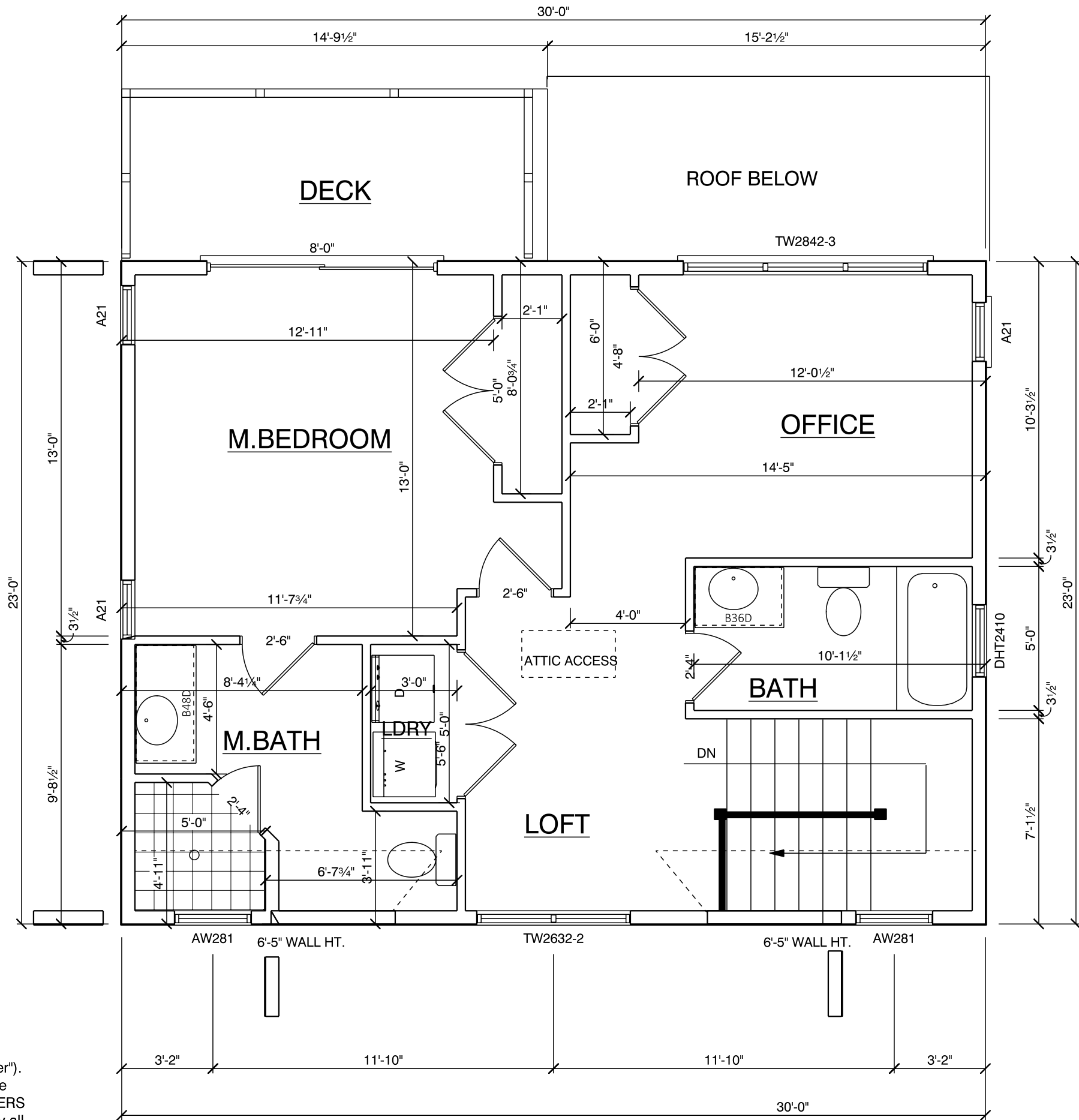
GENERAL NOTES:

WORK
A. 1.1 OWNERS agree that said plans are conceptual and provisional only and may be subject to approval of execution by a General Contractor, Engineer, other professionals and/or subject to approval and permits by OWNER'S local city/town agencies. OWNER understands that Plans are subject to change as work progresses and Designs by SPB is not liable for pre-existing, unknown or unanticipated issues related to construction and/or execution of the Plans. Designs by SPB is not liable for any cost related to such matters and/or changes to execution of Plans or construction.

1.2 OWNERS further understand that Designs by SPB is a design specialist and is not a registered architect. OWNERS agree to have all Plans reviewed and approved by OWNER or its agent or general contractor or construction contractor prior to performance of construction. Designs by SPB shall not be liable for costs should the scope of work, construction or Plans require changes, revisions, or amendments. Designs by SPB strongly recommends that Plans used by OWNERS in conjunction with professionals, including but not limited to, licensed construction professionals, general contractor, and engineer. Should OWNER fail to use Plans in conjunction with the recommended professionals, OWNER understands and assumes all risk regarding the execution of such Plans.

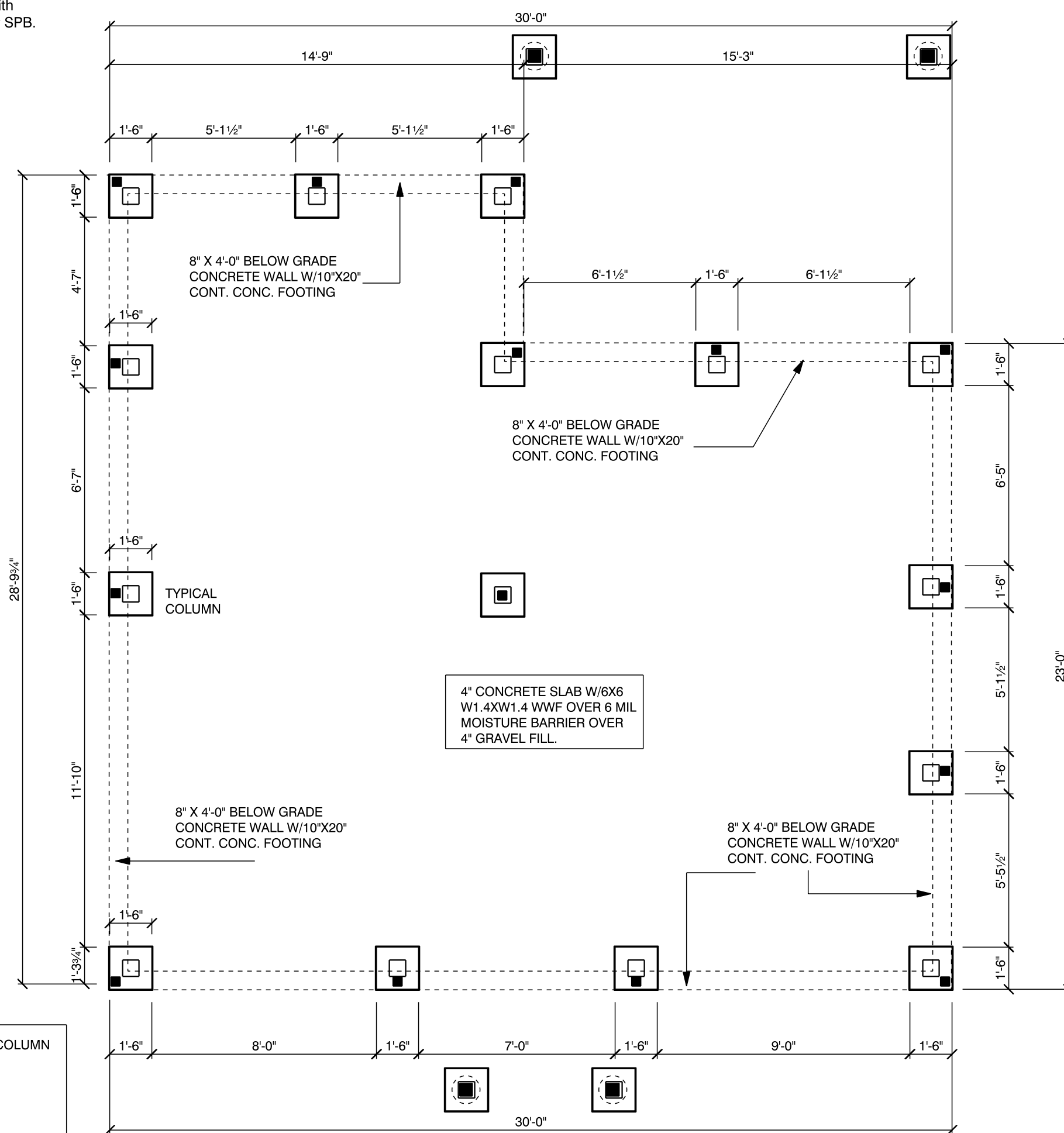
CHANGE ORDERS
2.1 All changes and deviations in the Plans, including cost, credit or debt, must be set forth in a Change Order agreed upon and signed by the OWNERS and Designs by SPB (hereinafter called "Change Order"). A Change Order concerning any portion of the Plan must be in advance of the performance of that specific portion of the work and at the OWNERS expense, if any, shall be paid at the time the Change Order is signed by all parties.

2.2 OWNERS understand that additional expenses may be incurred in excess of the amount of the estimated original cost due to hidden or unknown contingencies, changes, permits, or the like that may occur during the process, preparation and/or performance of construction. In the event that such hidden, unknown contingencies or changes shall arise requiring revised Plans or design changes, Designs by SPB and OWNERS shall execute a Change Order with respect to the same in advance of the performance of work by Designs by SPB.



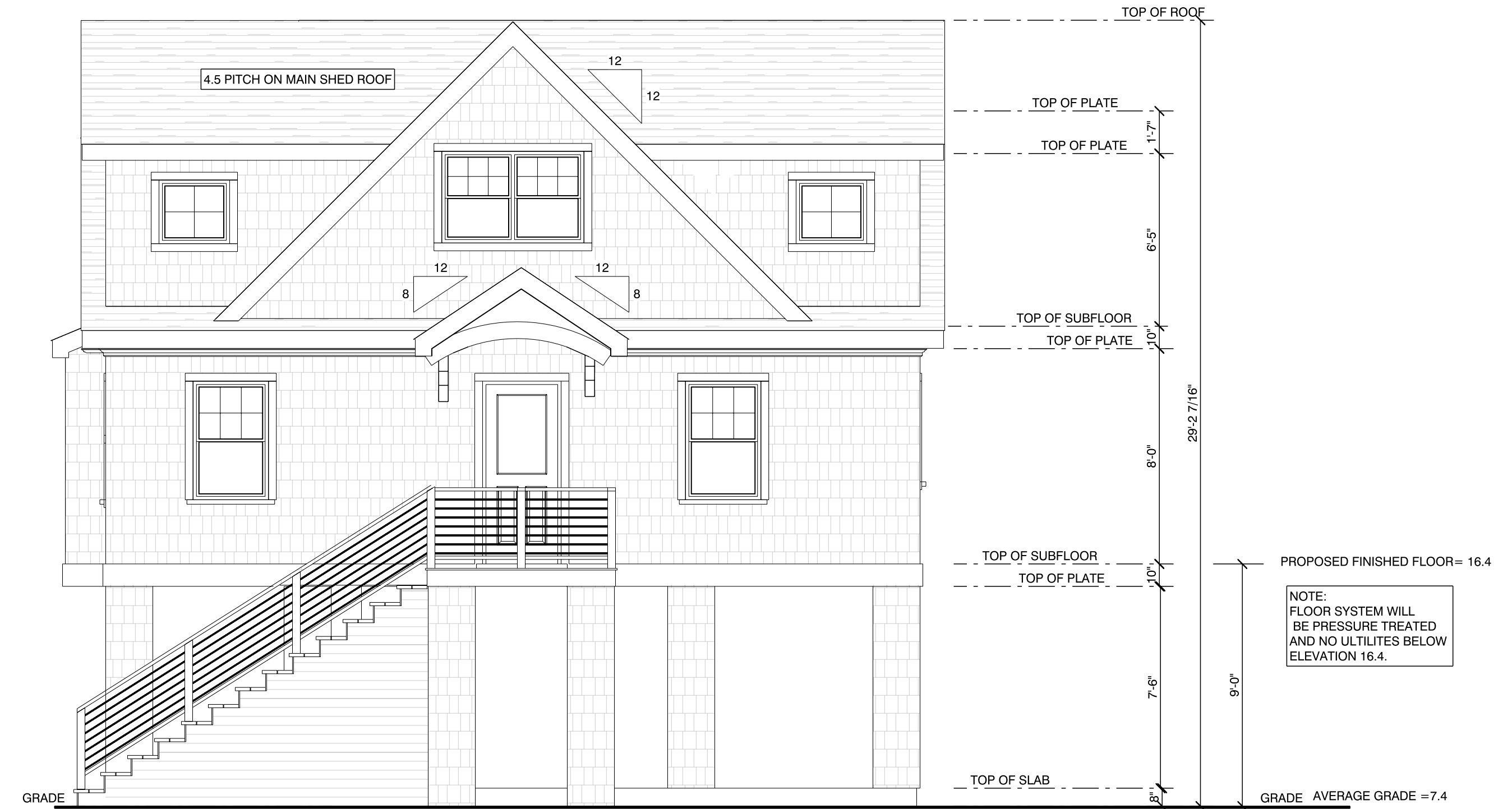
SECOND FLOOR LAYOUT

690 SQUARE FEET

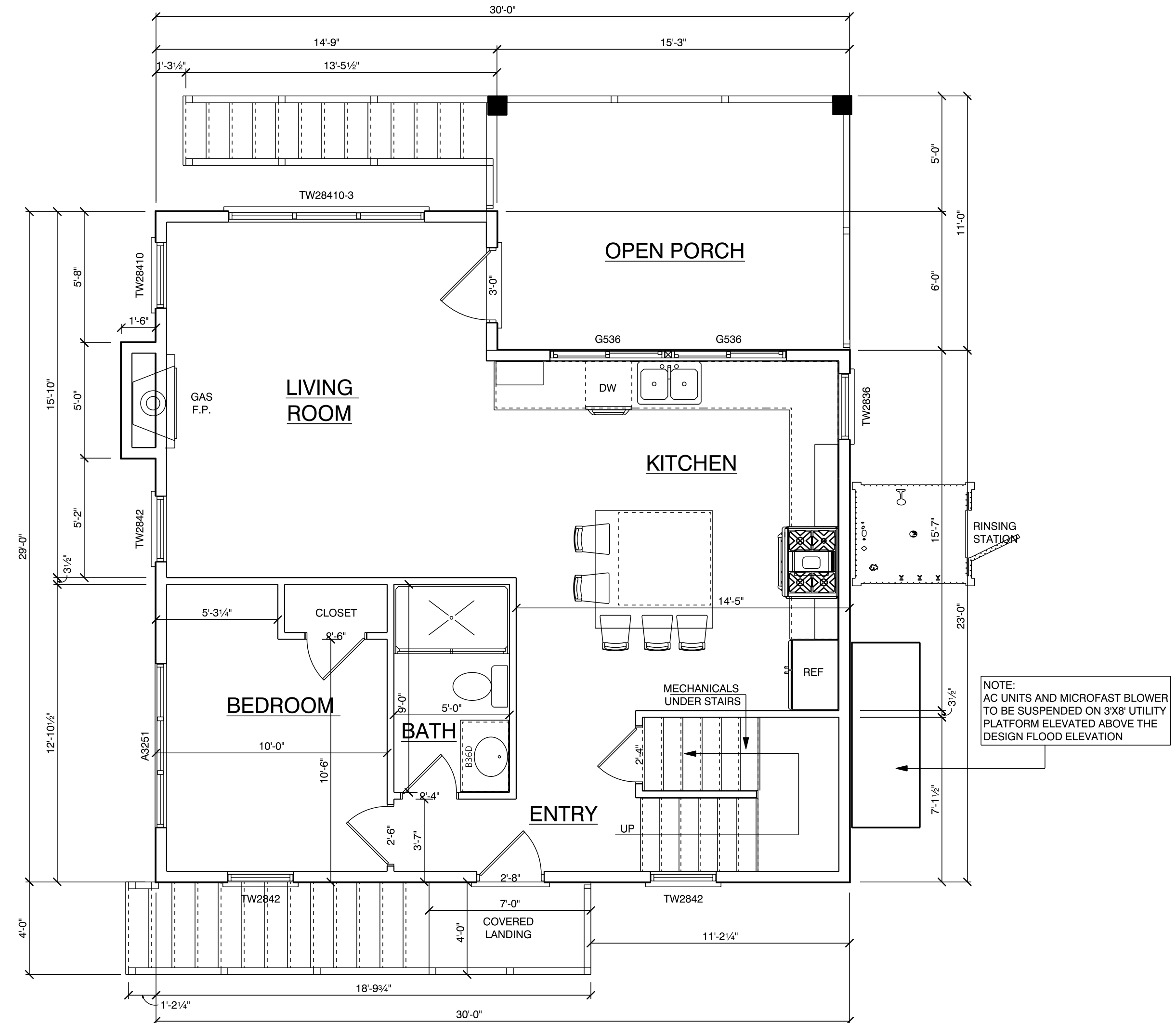


LOWER LEVEL LAYOUT

- = 4X4 STRUCTURAL STEEL TUBE COLUMN
- = 6X6 P.T. POSTS W/B/C6 CAPS
12\"/>

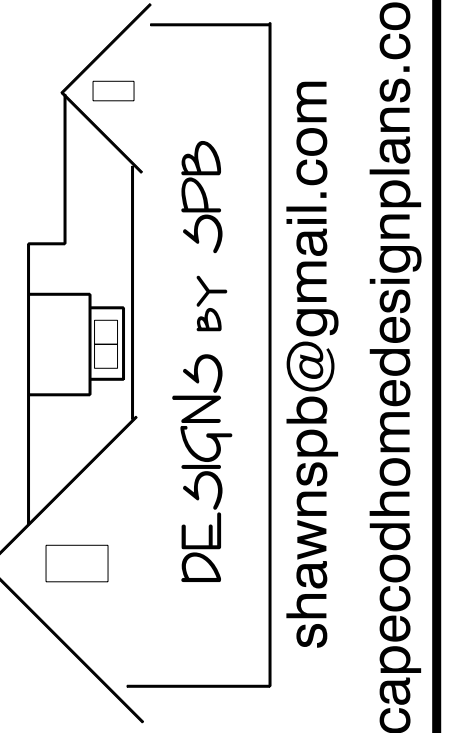


PROPOSED FRONT ELEVATION



PROPOSED FIRST FLOOR LAYOUT

779 SQUARE FEET



DE-SIGNS BY SPB
RESIDENTIAL/COMMERCIAL
DESIGN & CONSULTING

POCASSETT, MA.
(508)495-2881

CUSTOM HOME DESIGN
MURRAY RESIDENCE
31 TAHANTO RD.
BOURNE, MA.

PLAN DATE: 9-12-22

DRAWN BY: SPB

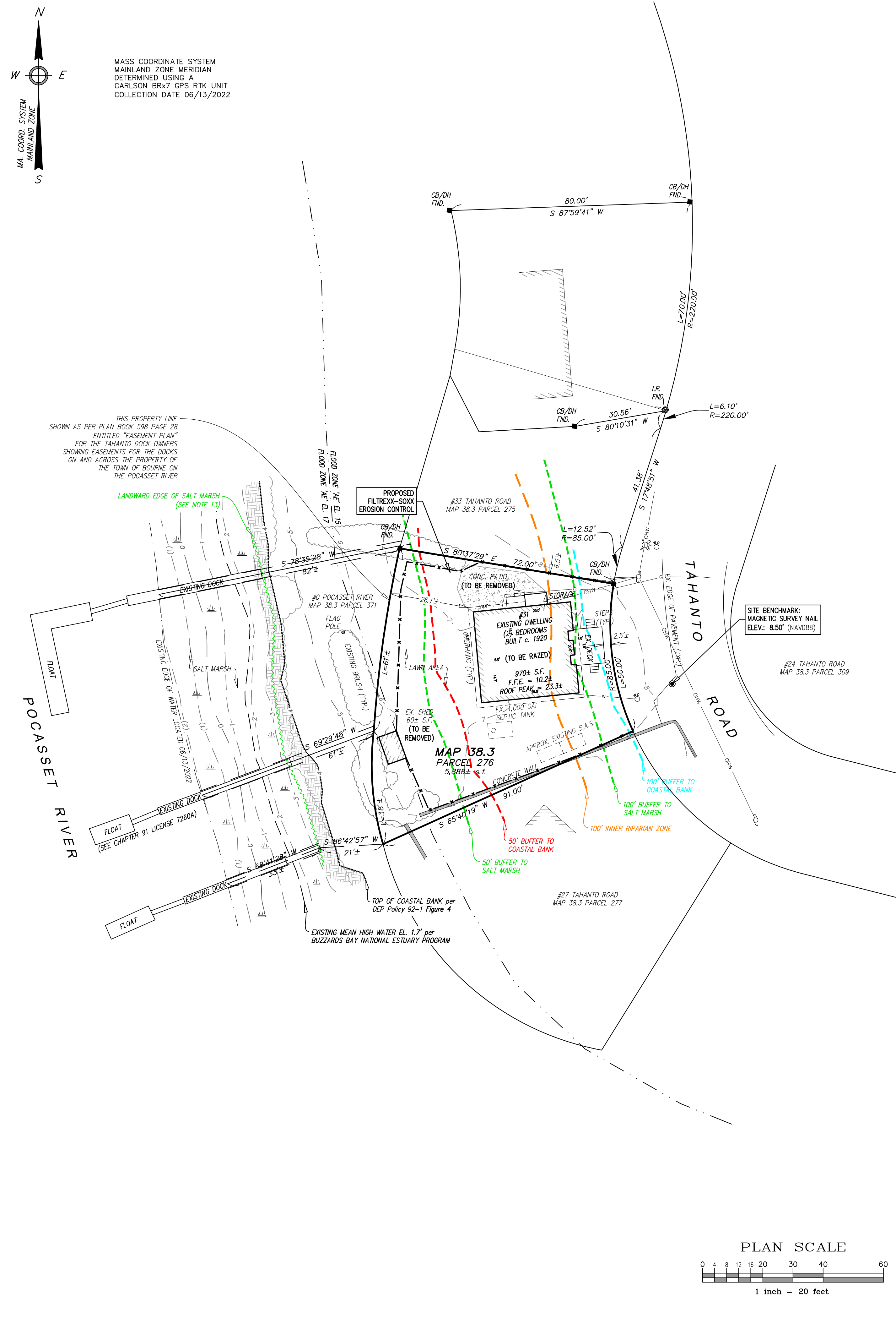
REVISIONS:

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

A1

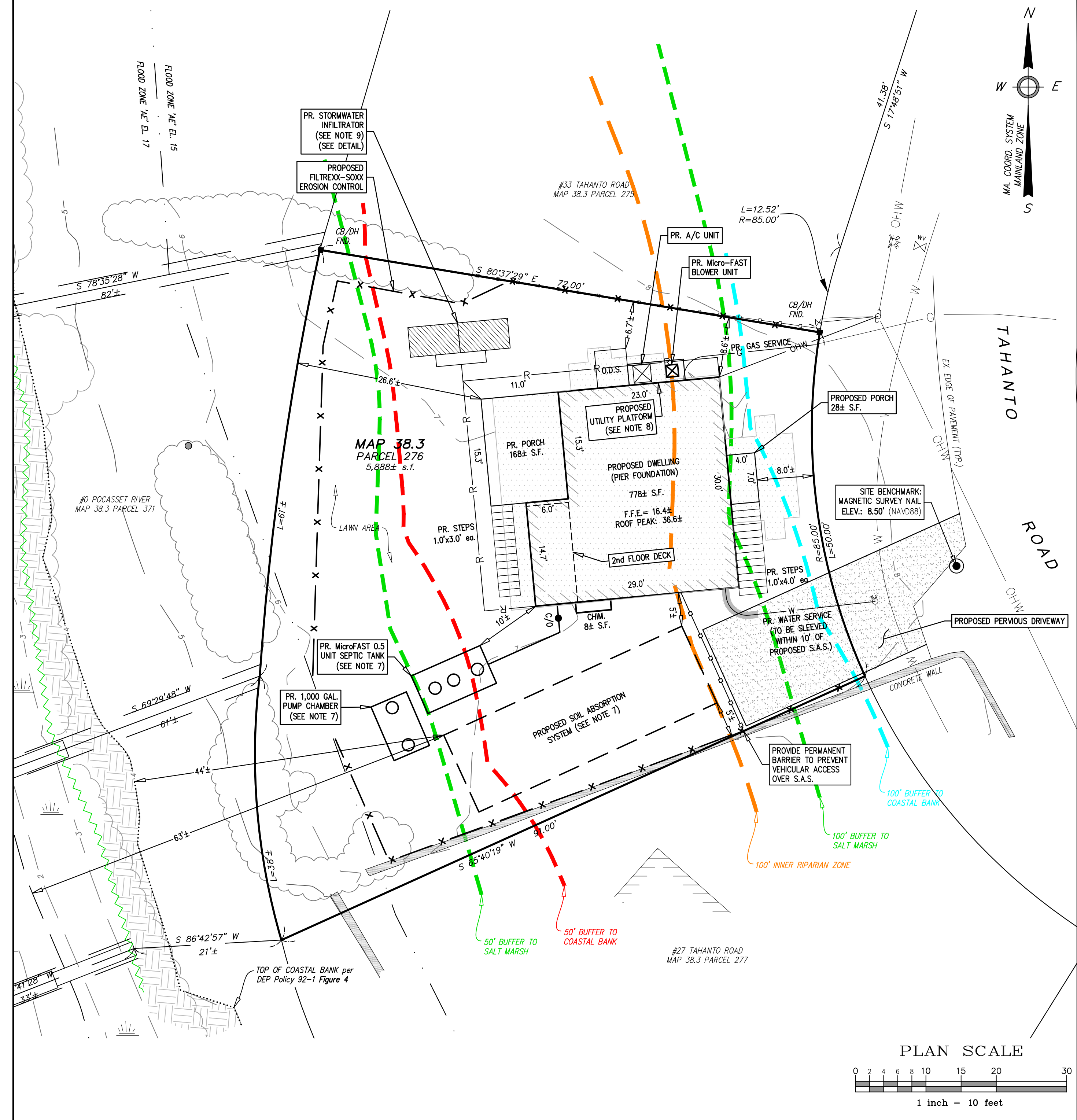
EXISTING CONDITIONS & DEMOLITION

(SCALE 1" = 20')

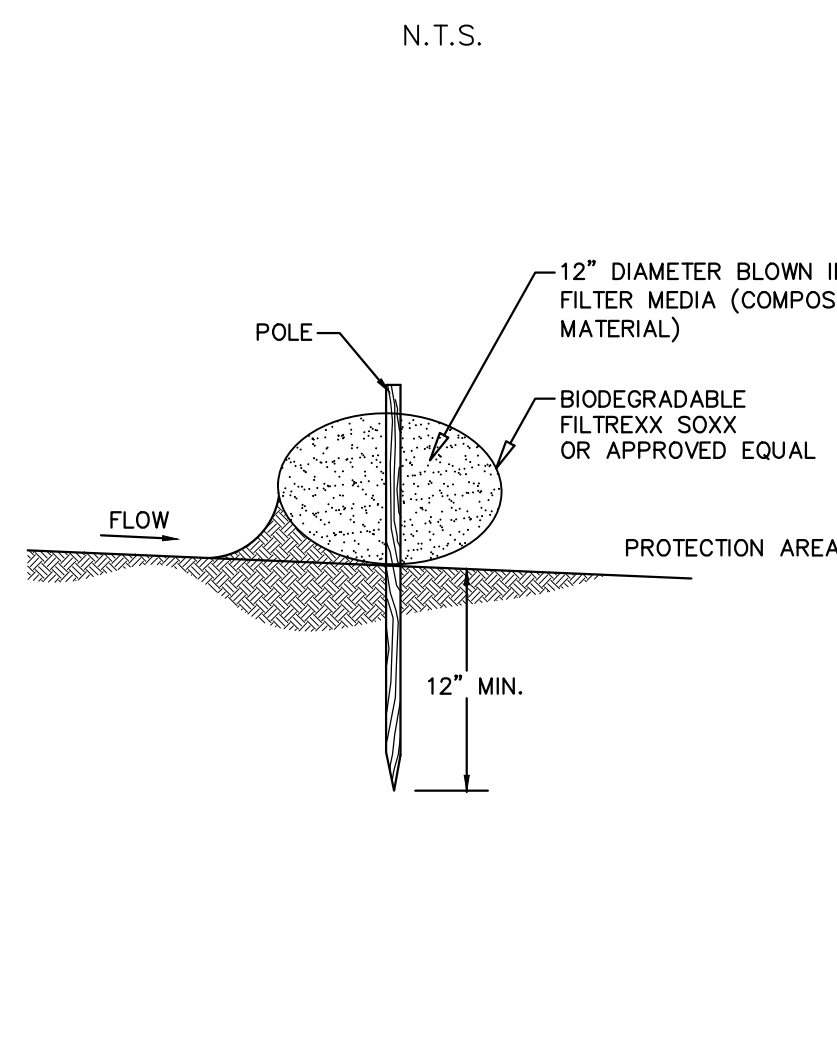


PROPOSED CONDITIONS

(SCALE 1" = 10')



FILTREXX SOXX BARRIER DETAIL



ZONING REQUIREMENTS

ZONE: R-40
PRE-EXISTING NON-CONFORMING (a)
SEE TABLE 2456 FOR NON-CONFORMING
LOTS IN BOURNE ZONING BY LAWS.

ZONE: R-40	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 s.f.	5,888± s.f.	5,888± s.f.
FRONT YARD:	20'	2.5'±	8.0'±
SIDE YARD:	12'	6.5'±	6.7'±
REAR YARD:	12'	26.1'±	26.6'±
MAX. GROSS FLOOR AREA TO LOT AREA:	25% (MAX) (1,472 s.f.)	21.5% (1,278 s.f.)	24.9% (1,488 s.f.)
LOT COVERAGE:	25% (MAX) (2,975 s.f.)	17.9% (1,058 s.f.)	19.1% (1,129 s.f.)
BUILDING HEIGHT:	25' (MAX)	15.9'± (b)(c)	29.2'± (b)(c)

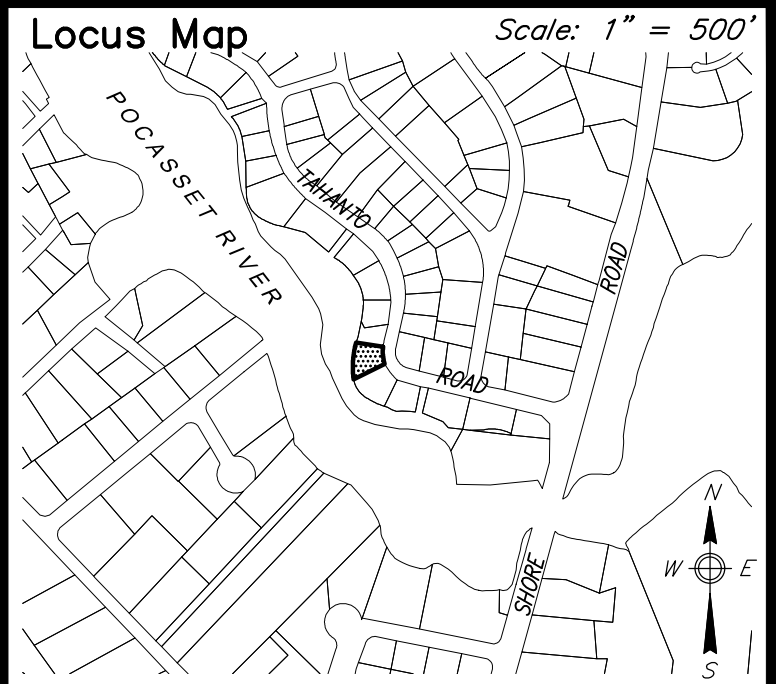
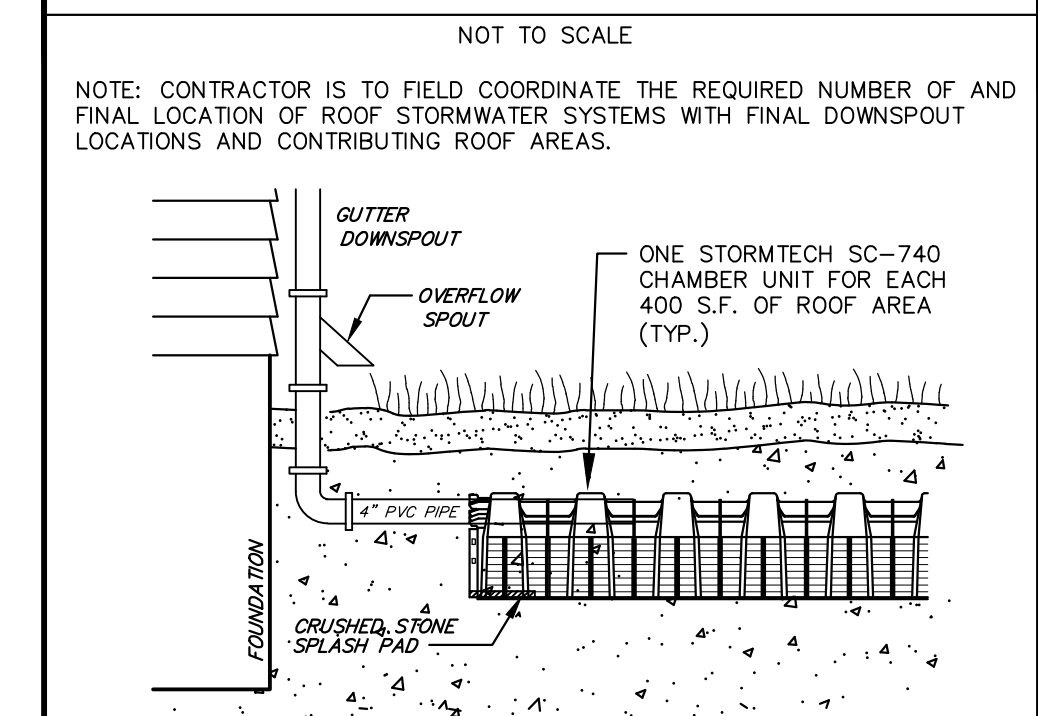
Notes:
(a) SEE TABLE 2456 FOR NON-CONFORMING LOTS IN BOURNE ZONING BY LAWS.
(b) EX. BUILDING HEIGHT BASED ON AN AVG. EX. GRADE OF 7.4
(c) INCREASE ALLOWABLE BY FIVE FEET FOR ROOF ELEMENTS HAVING A
SLOPE OF 4° OR MORE PER FOOT.

RIVERFRONT AREAS SUMMARY

RIVERFRONT AREA	EXISTING DISTURBANCE	PROPOSED DISTURBANCE	EXISTING STRUCTURE	PROPOSED STRUCTURE	CHANGE
100'	4,387 S.F.	4,387 S.F.	859 S.F.	794 S.F.	-64 S.F.

NOTE - ALL PROPOSED STRUCTURES TO BE LOCATED WITHIN EXISTING DISTURBED AREAS

ROOF RUNOFF INFILTRATORS



Notes

- LOCUS: #31 TAHANTO ROAD
MAP 38.3 PARCEL 276
- OWNER: ANN MURRAY
WILLIAM G. MURRAY
24 CANTERBURY DRIVE
NORWOOD, MA 02052
- DEED REF: Deed Bk: 34152 Pg: 52
- PLAN REF: Plan Bk: 9 Pg: 127 (LOT 8)
Plan Bk: 350 Pg: 45
Plan Bk: 598 Pg: 28
- LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE (EL. 15) & AE (EL. 17) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25001C-0503-J dated 07/16/2014.
- LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE AND PRIORITY HABITATS OF RARE SPECIES.
- SEE PLAN BY ENGINEERING WORKS, INC. "PROPOSED SEPTIC SYSTEM UPGRADE PLAN" dated 9/17/21 AND STAMPED BY PETER T. MCENTEE, P.E. FOR PROPOSED SEPTIC PLAN.
- ALL UTILITIES ARE TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION (DFE) EL. 16.0 (NAVD88).
- ALL DOWN SPOUTS ARE TO BE CONNECTED TO PROPOSED DRY-WELLS. CONTRACTOR TO FIELD COORDINATE FINAL LOCATIONS.
- SEE ORDER OF CONDITIONS RECORDED IN DEED Bk: 34654 Pg: 171 (DEP FILE #SE7-2170) FOR PROPOSED SOIL ABSORPTION SYSTEM.
- SEE NOTICE OF ALTERNATIVE SEWAGE DISPOSAL SYSTEM RECORDED IN DEED Bk: 35281 Pg: 202.
- SEE TITLE 5 BEDROOM COUNT DEED RESTRICTION RECORDED IN DEED Bk: 35281 Pg: 205 (2 BEDROOM MAXIMUM).
- OFF LOCUS LIMIT OF SALT MARSH DIGITIZED FROM PLAN BY ENGINEERING WORKS, INC. "PROPOSED SEPTIC SYSTEM UPGRADE PLAN" dated 9/17/21.

ALAN M. GRADY
No. 37372
REGISTERED PROFESSIONAL ENGINEER

ZACHARY L. BASINSKI
No. 47787
REGISTERED PROFESSIONAL ENGINEER

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
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19 OLD SOUTH ROAD
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(www) www.brackeneng.com

PROPOSED SITE PLAN
IN BOURNE, MA

Prepared For:
**ANN MURRAY
WILLIAM G. MURRAY**
#31 TAHANTO ROAD
MAP 38.3 PARCEL 276

No.	Date	Revision Description	By
1	9/30/22	ADD SALT MARSH BUFFER ZONES	JPH

Date: SEPTEMBER 16, 2022 Drawn: JPH/BE Checked: ZLB/AMG Sheet: 1 of 2