

J.E. LANDERS-CAULEY, P.E.
Civil-Environmental Engineering
P.O. Box 364
West Falmouth, MA 02574
(508)-540-7733; 508-540-3344 (fax)
jlandersca@aol.com

Bourne Board of Health
24 Perry Avenue
Buzards Bay, MA 02532

May 31, 2022

Re: Variance Requested For 17 Scotch House Cove Road, Bourne, MA
Lawrence R. Coen, Jr., Applicant/Owner

Dear Members:

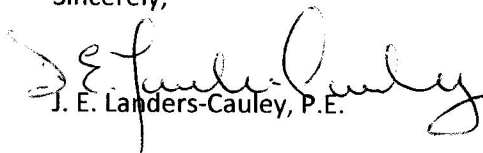
In accordance with the State Environmental Code, Title 5: 310 CMR 15.410, please accept this letter of request to be heard before the Board of Health at their next meeting to discuss relief from Title 5 and/or Board of Health Regulations for the installation of an upgraded septic system at 17 Scotch House Cove Road, Bourne, MA. We respectfully request consideration of the following local upgrade approvals/variances to accommodate our project.

The Variance(s) requested are:

A 47.8 foot variance from the Bourne Board of Health 150 Foot Setback Regulation for the placement of a leaching facility (S.A.S.) within 102.2 feet of the top of a coastal bank

Enclosed is the completed original variance application and design plans, together with seven (7) copies of all documents and plans. We have notified all abutters as required and attached proof of mailing. Thank you in advance for your consideration of this request.

Sincerely,


J. E. Landers-Cauley, P.E.

Enclosures:

\$250.00 Check for application fee

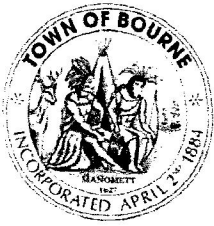
\$125.00 Check for permit fee

Letter to Board of Health Members requesting waiver or variance

Application For Septic Variance or Waiver Requests

Letter in support of Application for Septic Variance
Email from Applicant in support of Septic Variance
Letter To Health Agent re Proof of Notice to Abutters
Copy of certified abutters list
Copies of white certified mail slips
Copy of letter sent to abutters
Bourne Assessors Property Card Map 51.1 Parcel 25-0
Bourne Assessors Property Card Map 51.1 Parcel 24-0
Nitrogen Loading Calculation Sheet for 6 bedrooms
Plan of Land Prepared for Lawrence R. Coen of 17 Scotch House Cove Road Bourne, MA dated 05/12/21,
revised 05/16/22 Sheet 1 of 2 and Sheet 2 of 2

p://Ken B/17 Scotch House Cove Rd BOH Variance



Bourne Board of Health Application for Septic Variance or Waiver Requests



In accordance with the established procedures of the Bourne Board of Health, this application is for septic variances and waivers which have not been approved administratively and require approval at a public meeting. Please use the following application form for guidance on how to apply for variances and waivers which serve new construction, changes in use, or increases in flow to on-site sewage disposal systems with design flows of less than 10,000 gallons/ day.

1. Facility Name and Address:

Owner's Name
Lawrence R. Coen, Jr.
Facility's Street Address
17 Scotch House Cove Road, Bourne, MA
Owner's Telephone Number
617-962-1400
Owner's E-mail Address
ChipCoen@Live.com
Owner's Mailing Address
Box 711, Cataumet, MA 02534

2. Applicant or Preparer's Name and Address (if different from above):

Preparer's Name
J. E. Landers-Cauley, P.E.
Company
J. E. Landers-Cauley, P.E.
Telephone Number
508-540-7733
E-mail Address
Box 364 West Falmouth Highway, MA 02574
Mailing Address
MA 02574
State/ Zip Code

3. Type of Facility (check all that apply):

Residential Commercial Institutional School Industrial

4. Describe Facility (i.e. single-family dwelling, 45 seat restaurant): Single family dwelling with existing and functioning six bedroom septic system consisting of a septic tank, distribution box and leaching pit, all of which are less than 50 feet from top of bank.

5. Type of System (check all that apply):

Conventional Title 5 I/A System
 Pumped System Gravity System Pressure Dosed Existing Proposed

6. Describe the existing/ proposed septic system components: Existing system-septic tank, and distribution box and leaching pit.

~~Proposed system-tank and distribution box and S.A.S~~

7. Design Flow per 310 CMR 15.203 (in gallons/ day):

660 gallons per day
Design flow of system: _____
660 gallons per day
Total design flow of facility: _____

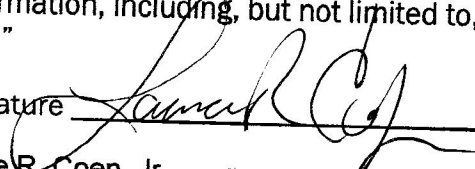
8. Enclose a **letter of request for variances/ waivers** which makes reference to the specific provisions of Title 5 and/ or the Board Bourne of Health Regulations for which a variance is sought. Please use this opportunity to demonstrate compliance with 310 CMR 15.410, and to justify the relevant facts and circumstances of the individual case. Note that with regard to variances for new construction, enforcement of the provision from which a variance is sought must be shown to deprive the applicant of substantially all beneficial use of the subject property in order to be manifestly unjust. Be sure to explain why full compliance with the applicable regulations is not feasible, and how a level of environmental protection that is at least equivalent to that provided under Title 5 and the Board of Health Regulations can be achieved without strict application of said regulations.

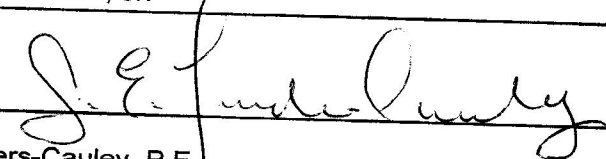
9. In order for this Application to be deemed complete, it must be accompanied by the following:

- Application Fees paid to the Town of Bourne.
- Letter of request describing nature of variances (see samples)
- Six sets of complete plans and specifications. One with original stamp of design engineer.
- Nitrogen Loading Calculation Sheet(s) if applicable
- If abutter notification is required, one of each of the following must be submitted:
 - A copy of the certified list of abutters from the Assessor's Department
 - Sample letter for abutter notification postmarked 10 days prior to meeting date
 - Proof of certified mailing (receipts) meeting requirements of 310 CMR 15.405(2)
- Proposals for installation of Innovative/ Alternative septic systems must be accompanied by:
 - A copy of the Certification for Use including technology specific conditions
 - Draft disclosure notice for the I/A technology to be recorded in the deed
- Hydrogeologic data for all leaching facilities proposed within 100ft of a wetland/ watercourse
- Percentage of Increase Worksheet may be required for waivers or increases in flow

10. Certification:

"I certify under penalty of law that this document and all attachments, to the best of my knowledge and belief, are true, accurate, and complete. I am aware that there may be significant consequences for submitting false information, including, but not limited to, penalties or fine and/or imprisonment for deliberate violations."

Facility Owner's Signature  Date 5/24/22
Print Name Lawrence R. Coen, Jr.

Signature of Preparer  Date 05/24/22
Print Name J. E. Landers-Cauley, P.E.

For Office Use Only

Completed Application Received: _____

Reviewed By: _____

Hearing Date: _____

Permit #: _____

Circle all that apply:

Approved

Continued

Disapproved

Other

Notes: _____

J.E. LANDERS-CAULEY, P.E.
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(508)-540-7733; 508-540-3344 (fax)
jlandersca@aol.com

Bourne Board of Health
24 Perry Avenue
Bourne, MA 02532

May 31, 2022

Re: Letter in Support of Requested Variance
17 Scotch House Cove Road, Bourne, MA
Lawrence R. Coen, Jr., Applicant/Owner

Dear Members:

I represent the Applicant and owner, Lawrence R. Coen, Jr.

Mr. Coen owns the property located at 17 Scotch House Cove Road. This lot consists of Parcel #25 and Parcel #24 which have been combined into one Lot (Barnstable Registry of Deeds Plan Book 690 Page 60). Mr. Coen also owns Parcel 6 which is an unbuildable lot. There is an existing dwelling house with six bedrooms and a barn located on the property. There is no plumbing installed in the barn.

The existing septic system consists of a septic tank, distribution box and leaching, pit, all of which is located within 25 feet of the top of the coastal bank. A copy of the Title V Inspection Report dated 7/20/16, obtained from the Bourne Board of Health, shows the existing system Passed. The existing septic system continues to function properly.

The Applicant proposes to pump the existing septic system, fill it with clean inert material, and to install a new Title V compliant system consisting of a tank, distribution box and S.A.S.. There is No proposed increase in flowage nor increase in the number of bedrooms.

No Percentage of Increase Worksheet has been filed herewith because there are no proposed renovations, alterations, or additions to the existing dwelling or barn.

A Nitrogen Loading Worksheet has been submitted for the existing 6 bedroom system.

The proposed new Title V system is less than 150 feet from the top of a coastal bank and the Applicant is requesting a variance or waiver from the local Town of Bourne regulation requiring septic systems to be at least 150 feet from the top of a coastal bank.

At the present time the Applicant is in full compliance with all conservation commission and Board of Health regulations. He is voluntarily proposing to construct the new proposed Title V system as an

upgrade to both the environmental and health protections that the new Title V system will provide over the existing conditions.

FULL COMPLIANCE WITH LOCAL REGULATIONS IS NOT FEASIBLE.

Locating the proposed Title V system in full compliance with ALL conservation and ALL health regulations is NOT possible. Full compliance with the 150 foot setback from the top of a coastal bank is not possible for any location on the Applicant's property.

The proposed location of the new septic system is the maximum, or very close to the maximum distance, that the Title V system can be located from the top of the coastal bank.

THE LEVEL OF ENVIRONMENTAL PROTECTION IS AT LEAST AS MUCH AS PROVIDED UNDER EXISTING REGULATIONS

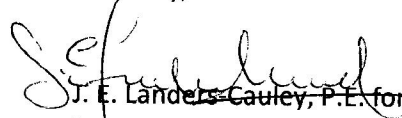
The Applicant is proposing to relocate his septic system from less than 25 feet for the top of a coastal bank to more than 100 feet from the top of a coastal bank. Installing the proposed new Title V system an additional 75 feet from the top of the coastal bank will improve the present environmental and health conditions.

I respectfully request consideration of the following local upgrade approvals/variances to accommodate this project.

The Variance requested is:

A 47.8 foot variance from the Bourne Board of Health 150 Foot Setback Regulation for the placement of a leaching facility (S.A.S.) within 102.2 feet of the top of a coastal bank

Sincerely,


J. E. Landels-Cauley, P.E. for
Lawrence R. Coen, Jr. Applicant/Owner

From: chipcoen@live.com,
To: CCoen@mwalker.com, jlandersca@aol.com, john@civilengineer.comcastbiz.net, chipcoen@live,
Subject: Re: Board of Health Septic upgrade application and personal appeal. UPDATED!
Date: Wed, May 25, 2022 12:56 pm

From: Chip Coen <CCoen@mwalker.com>
Sent: Wednesday, May 25, 2022 12:43 PM
To: jlandersca@aol.com <jlandersca@aol.com>
Cc: CHIPCOEN@LIVE.COM <chipcoen@live.com>
Subject: Board of Health Septic upgrade application and personal appeal.

Jack & Ken, Thank You for forwarding this document to the Bourne Board of Health for the June 8th 2022 public hearing.

To the Board of Health:

Dear Members, This letter is meant to request a Septic variance related to State Environmental Code, Title 5: 310 CMR 15.410.

We would like to upgrade our existing, Title #5 approved system to further distance it from the Resource Area and Mean High Tide.

- 1: The proposed design is outside the State's 100 ft requirement @ 102.2 FT.
- 2: We have met with the Conservation Commission for an R.D.A. and received an Unanimous "Negative Determination #3".

The location is above 25' Elevation and has passed the PERC test on 6/28/2018, witnessed by BOH agent, Ms. Terri Guarino.

Our property has been reconfigured to Merge Land Parcels to comply with the demand for space. We have no increase in bedrooms or flow and the current system is Not in Failure. Warwick Engineers have staked the plan, as well as the Work limitations.

The location is @ # 17 Scotch House Cove Road, Cataumet, MA. 02534

Environmental Engineer, Mr. Jack Landers-Cauley has notified abutters, enclosed the completed variance application and provided the requisite plans.

Due to property limitations we would like to request a formal "Hardship Relief" from the Bourne Setback requirement. We will then proceed with moving our system to the physical limit of our property as noted on the plan.

Sincerely,

Chip Coen
#17 Scotch House Cove Rd.
P.O. Box #711
Cataumet, MA. 02534

Mobile # 617-962-1400

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5/27/22, 10:45 AM

Re: Board of Health Septic upgrade application and personal appeal. UPDATED!

recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply email and destroy all copies of the original message.

J.E. LANDERS-CAULEY, P.E.
Civil-Environmental Engineering
P.O. Box 364
West Falmouth, MA 02574
(508)-540-7733; 508-540-3344 (fax)
jlandersca@aol.com

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

May 31, 2022

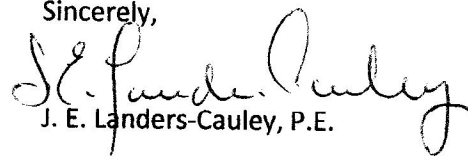
Re: Variance Request-Proof of Notice to Abutters
17 Scotch House Cove Road, Bourne, MA
Lawrence R. Coen, Jr., Applicant/Owner

Dear Ms Guarino:

Enclosed please find copies of

- 1) Copy of certified abutters list; and
- 2) Copies of the white certified mail slips; and
- 3) Copy of the letter sent to the abutters

Sincerely,


J. E. Landers-Cauley, P.E.

p://Ken B/17 Scotch House Cove Road BOH Variance



TOWN OF BOURNE
Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1510 ♦ Fax (508) 759-8026



Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas, Member

Rui Pereira, MAA
Director of Assessing

May 26, 2022

J.E. Landers-Cauley, PE
PO Box 364
West Falmouth, MA 02574

Re: Abutters List for Map 51.1 Parcel 25
Property address: 17 Scotch House Cove Road

As required by the Bourne Board of Health, pursuant with section 310 CMR 15.411(1), this is to certify that the attached list of names and addresses constitutes all of the parties in interest as shown on the most recent tax list of the Town of Bourne.

Abutting properties are: Map 51.1 Parcels 4, 5, 6, 8, 26, 27, 35, 36 & 46.

Your payment of \$10.00 has been received by the Bourne Assessor's Office.

Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.

See enclosed for abutters mailing addresses.

Board of Assessors

*Ellen Doyle Sullivan -
Donna Barakauskas
Michael Leitzel*

Extract: ABUTTERS LIST
 Database: LIVE
 Filter: Key #N 10764, 10765, 10766, 10767, 10784, 10808, 10794, 10793, 10785
 Sort:

Report #24: Owner Listing Report
 Fiscal Year 2023

Bourne MA

Key Parcel ID	Owner	Location	LD/CI	Rk-Pct(Cat) /DI	Mailing Street	Mailing City	ST	Zb Ctr/County
10764 51.1-4-0	MCCAREY KATHERINE DENORMANDIE	168 SCRAGGY NECK RD N	N	25508/171	11 BRIGHAM ROAD	LEWINGTON	MA	02120-5408
10765 51.1-5-0	CANNON WOODWARD & HELEN CHRISTY CANNON	172 SCRAGGY NECK RD N	N	04384/00021	7012 N RIDGE DR	RALEIGH	NC	27815-7035
10766 51.1-5-0	COEN LAWRENCE R JR	17 SCOTCH HOUSE COVE	N	30857/308	913 SALEM END RD	FRAMMINGHAM	MA	01702
10767 51.1-9-0	HAGOPIAN ALBAR DER & ZAREH DER TRS ND HAGOPIAN CC TRUST	18 SCOTCH HOUSE COVE	N	29246/158	656 BOYLSTON ST	BOSTON	MA	02116
10784 51.1-26-0	YODERISABEL & ANDRES SALDANA TRICY REALTY TRUST	15 SCOTCH HOUSE COVE	N	22920/247	PO BOX 470487	BROOKLINE	MA	02447
10785 51.1-27-0	WALTER HOUSE LLC	11 SCOTCH HOUSE COVE	N	14970/68	ATTN NITA MCADAMS 28700 NE SPRING HILL RD	GASTON	OR	97219
10783 51.1-35-0	TORILLI CYNTHIA ALDEN & PAMELA ALDEN	158-A SCRAGGY NECK RD N	N	10685/180	30 OAK HILL RD	SOUTHBOROUGH	MA	01745-1013
10794 51.1-36-0	SHEA GREGORY M & LOPES GINDY S	182 SCRAGGY NECK RD N	N	18955/238	84 CHURCH ST	BRAINTREE	MA	02184
10808 51.1-46-0	TORILLI CYNTHIA ALDEN & PAMELA ALDEN	160 SCRAGGY NECK RD N	N	10685/180	30 OAK HILL RD	SOUTHBOROUGH	MA	01745-1013

Total Records 9

7020 3160 0000 4118 4313

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16
FALMOUTH POST OFFICE
Postmark Here
MAY 26 2022
05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State
Walter House LLC
Attn: Nita McAdams
25700 NE Spring Hill Road
Gaston, OR 97219

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16
FALMOUTH POST OFFICE
Postmark Here
MAY 27 2022
05/27/2022

Postage \$0.58
Total Postage and Fees \$7.38

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Street
City, State
Walter House LLC
Attn: Nita McAdams
25700 NE Spring Hill Road
Gaston, OR 97119

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Framingham, MA 01702

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

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Street
City, State
Lawrence R Coen, JR
913 Salem End Road
Framingham, Ma 01702

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Raleigh, NC 27615

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage \$0.58
Total Postage and Fees \$7.38

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Street
City, State
Woodward & Helen Christy Cannon
7012 N Ridge Drive
Raleigh, NC 27615-7035

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Boston, MA 02116

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16
FALMOUTH POST OFFICE
Postmark Here
MAY 26 2022
05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State
Isabel Yoder & Andres Saldana TR
Icy Realty Trust
PO Box 470467
Brookline, Ma 02447

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Boston, MA 02116

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0556 16
FALMOUTH POST OFFICE
Postmark Here
MAY 26 2022
05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State
Nubar Der & Zareh Der Hagopian Trs
ND Hagopian CC Trust
655 Boylston Street
Boston, Ma 02116

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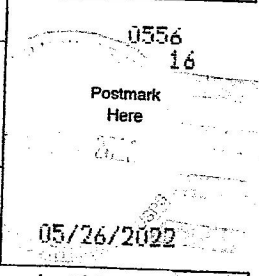
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Fairville, MA 01745

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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Postage	\$0.58
Total Postage and Fees	\$7.38



Sent To
Street a Cynthia Alden Torilli & Pamela Alden
30 Oak Hill Road
City, Sta Southborough, Ma 01745-1013

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4337

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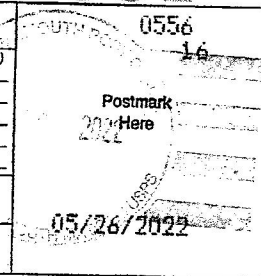
For delivery information, visit our website at www.usps.com®.

Braintree, MA 02184

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38



Sent To
Street Gregory Shea & Cindy Lopes
84 Church Street
City, Braintree, Ma 02184

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4320

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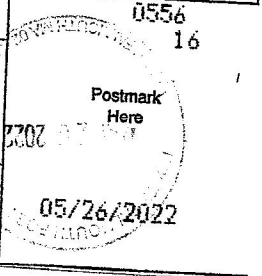
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Fairville, MA 01745

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30 Oak Hill Road
City, Sta Southborough, Ma 01745-1013

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4245

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

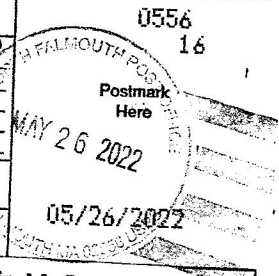
For delivery information, visit our website at www.usps.com®.

Lexington, MA 02420

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38



Sent To
Street a Katherine Denormandie McCarey
11 Brigham Road
City, Sta Lexington, Ma 02420-3408

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

J.E. LANDERS-CAULEY, P.E.
Civil-Environmental Engineering
P.O. Box 364
West Falmouth, MA 02574
(508)-540-7733; 508-540-3344 (fax)
jlandersca@aol.com

May 26, 2022

Re: 17 Scotch House Cove Road, Bourne, MA
Notice of Public Hearing

Dear Abutter:

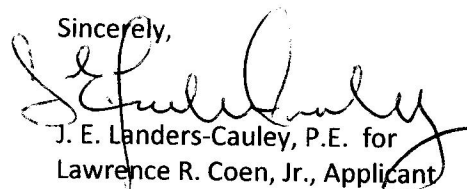
In accordance with the State Environmental Code, Title 5, 310 CMR 15.00, you are hereby notified that the Applicant(s) Lawrence R. Coen, Jr., has requested a hearing before the Bourne Board of Health for relief from Title 5 and/or the Bourne Board of Health Regulations for the installation of an upgraded septic system. The location of the property for this proposal is 17 Scotch House Cove Road, Bourne, MA where you are listed as an abutter. At said hearing the Board will discuss and possibly vote on:

A 47.8 foot variance from the Bourne Board of Health 150 Foot Setback Regulation for the placement of a leaching facility (S.A.S.) within 102.2 feet of the top of a coastal bank

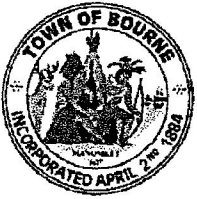
This hearing is tentatively scheduled for June 8, 2022 at 5:30 p.m. in the Lower Conference Room of the Bourne Town Hall. Information regarding the hearing may be available for your review one week prior to the meeting at the Bourne Health Department, 24 Perry Avenue, Buzzards Bay, Monday through Friday from 8:30 a.m. until 4:30 p.m.

Meeting agendas are posted on the Town of Bourne website, www.townofbourne.com/health no less than 48 hours in advance of the hearing. Please confirm the date, time, and location of the meeting with the Town, in case of any changes. Should you have any questions or concerns, please do not hesitate to contact our office, J. E. Landers-Cauley, P.E., 508 540-7733, or the Bourne Health Department at 508 759-0600, ext. 1513.

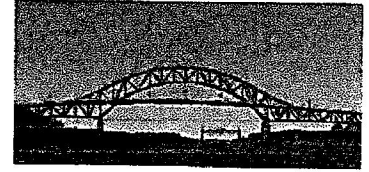
Sincerely,



J. E. Landers-Cauley, P.E. for
Lawrence R. Coen, Jr., Applicant



TOWN OF BOURNE
Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1510 ♦ Fax (508) 759-8026



Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas, Member

Rui Pereira, MAA
Director of Assessing

May 26, 2022

J.E. Landers-Cauley, PE
PO Box 364
West Falmouth, MA 02574

Re: Abutters List for Map 51.1 Parcel 25
Property address: 17 Scotch House Cove Road

As required by the Bourne Board of Health, pursuant with section 310 CMR 15.411(1), this is to certify that the attached list of names and addresses constitutes all of the parties in interest as shown on the most recent tax list of the Town of Bourne.

Abutting properties are: Map 51.1 Parcels 4, 5, 6, 8, 26, 27, 35, 36 & 46.

Your payment of \$10.00 has been received by the Bourne Assessor's Office.

Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.

See enclosed for abutters mailing addresses.

Board of Assessors

*Ellen Doyle Sullivan -
Donna Barakauskas
Michael Leitzel*

Extract: ABUTTERS LIST
 Database: LIVE
 Filter: Key IN 10784,10785,10786,10787,10784,10808,10794,10793,10785
 Sort:

Report #24: Owner Listing Report
 Fiscal Year 2023
 Bourne MA

Key	Parcel ID	Owner	Location	L/C/I	Bk-Pct/Cent/ID	Mailing Street	Mailing City	ST	Zip Cd/County
10784	51.1-4-0	MCCAREY KATHERINE DENORMANDIE	168 SCRAGGY NECK RD	N	26508/171	11 BRIGHAM ROAD	LEXINGTON	MA	02420-3408
10785	51.1-5-0	CANNON WOODWARD & HELEN CHRISTY CANNON	172 SCRAGGY NECK RD	N	04394/00021	7012 N RIDGE DR	RALEIGH	NC	27615-7035
10786	51.1-6-0	COEN LAWRENCE R JR	17 SCOTCH HOUSE COVE	N	30857/308	913 SALEM END RD	FRAMMINGHAM	MA	01702
10787	51.1-8-0	HAGOPIAN ALUBAR DER & ZAREH DER TRS ND HAGOPIAN CC TRUST	18 SCOTCH HOUSE COVE	N	29248/158	665 BOYLSTON ST	BOSTON	MA	02116
10784	51.1-28-0	YODER ISABEL & ANDRES SALDANA TRICY REALTY TRUST	15 SCOTCH HOUSE COVE	N	22920/247	PO BOX 470467	BROOKLINE	MA	02447
10785	51.1-27-0	WALTER HOUSE LLC	11 SCOTCH HOUSE COVE	N	67202/908	ATTN NITA MCADAMS 25700 NE SPRING HILL RD	GASTON	OR	97219
10783	51.1-35-0	TORILLI CYNTHIA ALDEN & PAMELA ALDEN	159-A SCRAGGY NECK RD	N	27282/002	30 OAK HILL RD	SOUTHBOROUGH	MA	01745-1013
10794	51.1-36-0	SHEA GREGORY M & LOPES CINDY S	162 SCRAGGY NECK RD	N	16935/238	84 CHURCH ST	BRAINTREE	MA	02184
10808	51.1-48-0	TORILLI CYNTHIA ALDEN & PAMELA ALDEN	160 SCRAGGY NECK RD	N	10685/180	30 OAK HILL RD	SOUTHBOROUGH	MA	01745-1013
					4/4/1997				

Total Records 9

7020 3160 0000 4118 4314

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For delivery information, visit our website at www.usps.com®.

Portland, OR 97219

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16

FALMOUTH POST OFFICE
MA 02538

Postmark Here
MAY 26 2022

05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State

Walter House LLC
Attn: Nita McAdams
25700 NE Spring Hill Road
Gaston, OR 97219

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4351

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Gaston, OR 97119

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16

FALMOUTH POST OFFICE
MA 02538

Postmark Here
MAY 27 2022

05/27/2022

Postage \$0.58
Total Postage and Fees \$7.38

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Street
City, State

Walter House LLC
Attn: Nita McAdams
25700 NE Spring Hill Road
Gaston, OR 97119

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4221

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Framingham, MA 01702

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16

FALMOUTH POST OFFICE
MA 02538

Postmark Here
MAY 26 2022

05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State

Lawrence R Coen, JR
913 Salem End Road
Framingham, Ma 01702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4238

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Raleigh, NC 27615

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16

FALMOUTH POST OFFICE
MA 02538

Postmark Here
MAY 26 2022

05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State

Woodward & Helen Christy Cannon
7012 N Ridge Drive
Raleigh, NC 27615-7035

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4030

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Brookline, MA 02447

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0556 16

FALMOUTH POST OFFICE
MA 02538

Postmark Here
MAY 26 2022

05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State

Isabel Yoder & Andres Saldana TR
Icy Realty Trust
PO Box 470467
Brookline, Ma 02447

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4118 4054

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Boston, MA 02116

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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0556 16

FALMOUTH POST OFFICE
MA 02538

Postmark Here
MAY 26 2022

05/26/2022

Postage \$0.58
Total Postage and Fees \$7.38

Sent To
Street
City, State

Nubar Der & Zareh Der Hagopian Trs
ND Hagopian CC Trust
655 Boylston Street
Boston, Ma 02116

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4116 4337

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official Use
Fayville, MA 01745

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ 0.58
Total Postage and Fees	\$ 7.38

0556
16
Postmark
Here
05/26/2022

Sent To
Cynthia Alden Torilli & Pamela Alden
Street a
30 Oak Hill Road
City, St
Southborough, Ma 01745-1013

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4116 4337

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official Use
Braintree, MA 02184

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
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Total Postage and Fees	\$ 7.38

0556
16
Postmark
Here
05/26/2022

Sent To
Gregory Shea & Cindy Lopes
Street
84 Church Street
City,
Braintree, Ma 02184

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 4116 4322

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Official Use
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Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
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Street a
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Official Use
Lexington, MA 02420

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Postmark
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05/26/2022

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Katherine Denormandie McCarey
Street a
11 Brigham Road
City, St
Lexington, Ma 02420-3408

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J.E. LANDERS-CAULEY, P.E.
Civil-Environmental Engineering
P.O. Box 364
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(508)-540-7733; 508-540-3344 (fax)
jlandersca@aol.com

May 26, 2022

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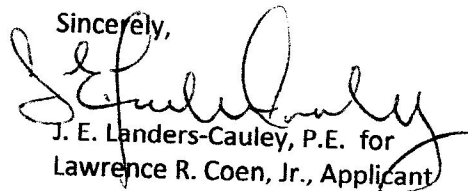
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Sincerely,

J. E. Landers-Cauley, P.E. for
Lawrence R. Coen, Jr., Applicant

Key: 10783

Town of Bourne - Fiscal Year 2022

12/1/2021

7:58 pm

SEQ #: 11.051

CURRENT OWNER

COEN LAWRENCE R JR

PARCEL ID 511.25-0

LOCATION 17 SCOTCH HOUSE COVE

TRANSFER HISTORY

COEN LAWRENCE R JR
CSANADI TIMOTHY J &

DOS 10/27/2017 V
03/19/1993 N

BK-PG (Cent) 30857.308
8488-176

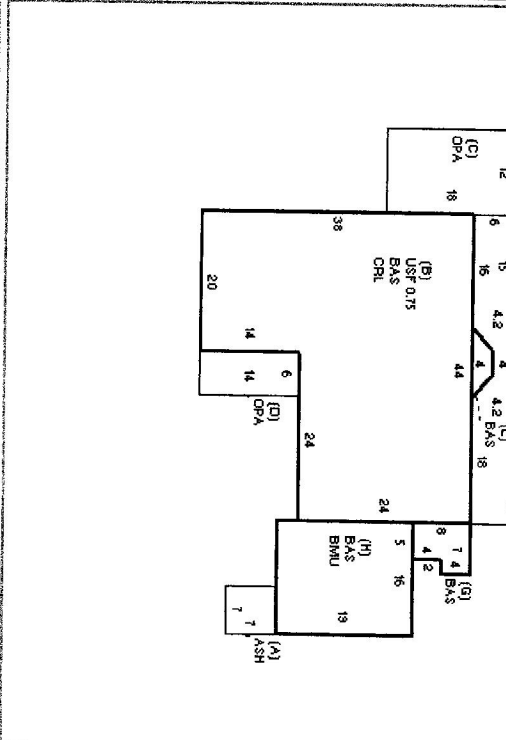
CD	T	ACR/FUN	Nbhd	Init1	N Index	ADJ BASE	SAFE	Topo	Lpt	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1,00	100	1,00	1,00	A	1,00	BVG	7.95	1,347,360
300	A	0,092	14	1,00	100	1,00	1,00	A	1,00	BVG	7.95	9,290
TOTAL 1.010 Acres FFRNT 0												

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RONLD
DGF	A	1.00	10	0.90	22X22	494	33.37
N Unbld parcel (51.1-24) & unbld waterfront parcel (51.1-6 O) abutt (per BC 277/18)							
ZONING 1							

ASSESSED	CURRENT	PREVIOUS
LAND 1,356,700	1,356,700	1,234,600
BUILDING 343,400	343,400	312,500
DETACHED 14,500	14,500	14,400
OTHER 0	0	0
TOTAL 1,714,600	1,714,600	1,561,500



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	RP
MODEL	1	1.00	RESIDENTIAL	7/29/2019			
STYLE	7	1.00	CONVENTIONAL (100%)				
QUALITY	A	1.00	AVERAGE (100%)				
FRAME	1	1.00	WOOD FRAME (100%)				



YEAR BLT	1928	SIZE ADJ	1,000	FOUNDATION	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,711	DETAIL ADJ	1,000	EXT COVER	4	FLR/WALL(FULL)	1.00	A	ASH	N	ATT SHED	49		18.52	907
SN(LA(RCN))	\$141	OVERALL	1,080	ROOF SHAPE	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	1,336		13.24	17,686
CAPACITY		UNITS	ADJ	ROOF COVER	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	1,002	1928	77.34	77,492
STORIES	1.75		1.00	FLOOR COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	300		43.83	13,149
ROOMS	9		1.00	INT. FINISH	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,709	1928	131.87	225,358
BEDROOMS	6		1.00	HEATING/COOLING	5	OTHER	1.00	F	WDK	N	WOOD DECK	417		15.90	6,630
BATHROOMS	3		1.00	FUEL SOURCE	2	HOT WATER	1.02	H	BMU	N	BSMT UNFINISHED	304		45.72	13,898
FIXTURES	13		1.00		1	OIL	1.00	O	FZ2	O	FPL 2S ZOP	2		6,865.10	13,730
GARAGE CAPACITY			1.00						FIX	O	XTRA FIXTURES	8		1,585.50	12,684
% BSMT FINISH	0		1.00												
# OF HALF BATHS	0		1.00												
# OF UNITS	1		1.00												

CLASS	CLASS%	DESCRIPTION	BNID	BN	CARD			
1070	100	SINGLE FAMILY		1	1 of 1			
PMT NO		TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-199		4	DETACH-STRUC	95,000				0
18546		3	ALTRENO	100,000				100
18160		5	DEMOLITIONS	5,000				100
		2	ADDITIONS					100
		3	ALTRENO					100
950173		04/13/1995		11,500				100

TOTAL RCN	381,536	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
KITCHEN			G
BATHS			U
HEAT			U
ELECT			U
EFF YR/AGE	2007 / 13		
COND	10	%	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			\$343,400

Key: 10782

Town of Bourne - Fiscal Year 2022

12/1/2021

7:58 pm

SEQ #: 11,050

CURRENT OWNER

PARCEL ID

LOCATION

CLASS

CLASS%

DESCRIPTION

UNDEVELOPABLE LAND

AMOUNT

INSP

BY

1 of 1

COEN LAWRENCE R JR
913 SALEM END RD
FRAMINGHAM MA 01702

51-1-24-0

0 SCOTCH HOUSE COVE

1320

100

UNDEVELOPABLE LAND

DESC

AMOUNT

INSP

BY

1 of 1

TRANSFER HISTORY
COEN LAWRENCE R JR
CSANADI TIMOTHY J &

DOS
10/27/2017
03/19/1993

T SALE PRICE
1,240,000

PMT NO

PMT DT

TY

DESC

AMOUNT

INSP

BY

1 of 1

CD	T	ACR/FUN	Nbhd	Lnft1	N Index	ADJ BASE	SAF	Topo	Lvl	VC	CREDIT AMT	ADJ VALUE
300	A	2.630	14	1.00	100	4,096	1.00	VU	0.15	BAV	2.15	10,770
TOTAL												

TOTAL	ZONING	FRNT
2.630 Acres	1	0

Nbhd	Lnft1	N Index	ADJ BASE	SAF	Topo	Lvl	VC	CREDIT AMT	ADJ VALUE
CATUMET	14	100	4,096	1.00	VU	0.15	BAV	2.15	10,770
AVG									
AVG									

ASSESSED	CURRENT	PREVIOUS
LAND	10,800	9,800
BUILDING	0	0
DETACHED	0	0
OTHER	0	0
TOTAL	10,800	9,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

BLDG COMMENTS

MEASURE LIST REVIEW

DESC

ADJ

CD	ADJ	DESC

MODEL	STYLE	QUALITY	FRAME

SIZE ADJ	DETAIL ADJ	OVERALL	ADJ

YEAR BILT	NET AREA	SNLARCON	CAPACITY

ELEMENT	CD	DESCRIPTION	ADJ

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD

EFF YRAGE	COND	FUNG	ECON	DEPR	% GD

RCNLD

17 Scotch House Cove Road

Town of Bourne CONSERVATION COMMISSION

Nitrogen Loading Calculation Sheet for Residential Housing

The following calculation sheet is based upon Technical Bulletin 91-001 issued by the Cape Cod Commission and deals with nitrate nitrogen (NO₃-N). Use the information from your PLAN OF RECORD to provide the following:

Number of bedrooms (Title 5 definition)	=	<u>6</u> bedrooms
Lot size (in square feet)	=	<u>158,559</u> sq. ft.
Impervious surfaces; **Roof area = <u>3716</u> sq. ft. **Paved area =	=	<u>3,716</u> sq. ft.
Natural Area = lot area minus all impervious surfaces	=	<u>154,843</u> sq. ft.
Lawn area in sq. ft.	=	<u>23,675</u> sq. ft.

TITLE 5 FLOW = 110 GAL. / DAY PER BEDROOM
WASTEWATER FLOWS (NITROGEN LOAD & WATER LOAD)

Nitrogen from Title 5 design = 14,572 mg NO₃-N / day / bedroom

Water from Title 5 design = 416.3 L H₂O / day / bedroom

1a) Number of bedrooms = 6 X 14,572 = 87,432 mg. NO₃-N / day

1b) Number of bedrooms = 6 X 416 = 2,496 L H₂O / day

Actual Nitrogen load = 6071.5 mg NO₃-N / day / bedroom

Actual Water load = 173.5 L H₂O / day / bedroom

*Note: This assumes 2.5 people / unit average occupancy within the Town.

2a) Number of bedrooms = 6 X 6071.5 = 36,429 mg. NO₃-N / day

2b) Number of bedrooms = 6 X 173.5 = 1,041 L H₂O / day

IMPERVIOUS SURFACES (NITROGEN LOAD & WATER LOAD)

NO₃-N load number sq. ft. of roof surface X 0.19395 mg NO₃-N / sq. ft.

H₂O load number sq. ft. of roof surface X 0.2586 L / sq. ft.

3a) Roof surface = 3716 sq. ft. X 0.19395 = 721 mg NO₃-N

3b) Roof surface = 3716 sq. ft. X 0.2586 = 961 L H₂O

NO₃-N load number sq. ft. of paved surface X 0.388 mg / sq. ft.

H₂O load number sq. ft. of paved surface X 0.2586 L / sq. ft.

4a) NO₃-N = 0 sq. ft. paved surface X 0.388 mg / sq. ft. = 0 mg NO₃-N

4b) H₂O = 0 sq. ft. paved surface X 0.2586 L / sq. ft. = 0 L H₂O

17 Scotch House Cove Road

LAWN NITROGEN LOAD = 0.933 mg / sq. ft. lawn surface

5) sq. ft. of lawn = 23,675 X 0.933 = 22,089 mg

NATURAL AREA WATER LOADING

Natural area = lot size - impervious surface = 154,843 sq.ft.

6) Natural area = 154,843 X water recharge factor = 21,028 L
(0.1358 L / sq. ft. for Bourne)¹

SUMMARY OF NITROGEN LOADING

Estimated Title 5 Nitrogen & Water Loading

7a) ADD the above NO₃N load:

87,432^{1a} + 721^{3a} + 0^{4a} + 22,089⁵ = 110,242 mg NO₃-N / day

7b) ADD the above water (H₂O) load:

2496^{1b} + 961^{3b} + 0^{4b} + 21,028⁶ = 24485 L H₂O / day

7c) DIVIDE 7a by 7b = 4,502 ppm NO₃-N*****

Actual Nitrogen & Water Loading

8a) ADD the above NO₃N load:

36429^{2a} + 721^{3a} + 0^{4a} + 22,089⁵ = 59,239 mg NO₃-N / day

8b) ADD the above water (H₂O) load:

1041^{2b} + 961^{3b} + 0^{4b} + 21,028⁶ = 23,030 L H₂O / day

8c) DIVIDE 8a by 8b = 2,572 ppm NO₃-N*****

FINAL CALCULATION ADD 7c & 8c (ppm) = 7.074 divide by 2 = 3.537 ppm NO₃-N

This is the actual nitrate nitrogen load for the project as designed. The target for coastal areas is 5 ppm nitrate nitrogen. Certain critical embayments may require a LOWER figure to prevent degradation.

*****If your nitrate nitrogen load exceeds the target limit USE A SECOND CALCULATION SHEET TO SHOW ALTERNATIVES IN TRYING TO ACHIEVE THE 5 PPM NITRATE NITROGEN LEVEL*****

¹ Water recharge factors for data line 6: @21' / yr. use 0.1358 in Bourne and Falmouth; @ 19" / yr. use 0.1228 for Mashpee & Sandwich; @ 18" / yr. 0.1164 for Barnstable, Dennis & Yarmouth; @ 17" / yr. use 0.1101 for Brewster & Harwich; @ 16" / yr. use 0.1031 for Chatham, Eastham, Orleans, Provincetown, Truro & Wellfleet.