

March 31, 2023

Town of Bourne
Board of Health
Attn: Terri Guarino, Health Agent and BOH Members
24 Perry Avenue
Buzzard Bay, MA 02532

RE: Application for a Stable License
9 Cheryl Lane, Pocasset
Map 44/Parcel 37

Dear Ms. Guarino and Board of Health Members,

Please accept my application for a Stable License for my property located at 9 Cheryl Lane, Pocasset (Map 44/Parcel 37) and request for a hearing before the Bourne Board of Health. All but one setback is met on the attached plan of my property. I am requesting a 15-foot variance with one abutter who has written a letter of consent to said variance, included in my application package.

Included in my application are the following documents:

- To-scale plan of home lot with stable, pasture and setback distances
- Manure Management Plan
- Letter of consent to variance from abutter Frink

Sincerely,

Joseph DeCicco





SITE

LOCUS MAP 1"=2000'



Green Seal Environmental, LLC
 114 State Road, Building B
 Sagamore Beach, MA 02562
 Tel: (508) 888-6034
 Fax: (508) 888-1506
 www.gseenv.com

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DIMENSIONS ARE AS INDICATED.

USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS SET FORTH IN ACCOMPANYING PROJECT DOCUMENTATION.

IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM DISCREPANCIES WITH THE ENGINEER PRIOR TO USE.

REVISIONS

NO.	DATE	COMMENTS

PLOT PLAN FOR STABLE AND CORRAL

PREPARED FOR:
JOSEPH DECICCO

AT
**9 CHERYL LN
 POCASSET, MA 02559**

SURVEYOR: **TRB**

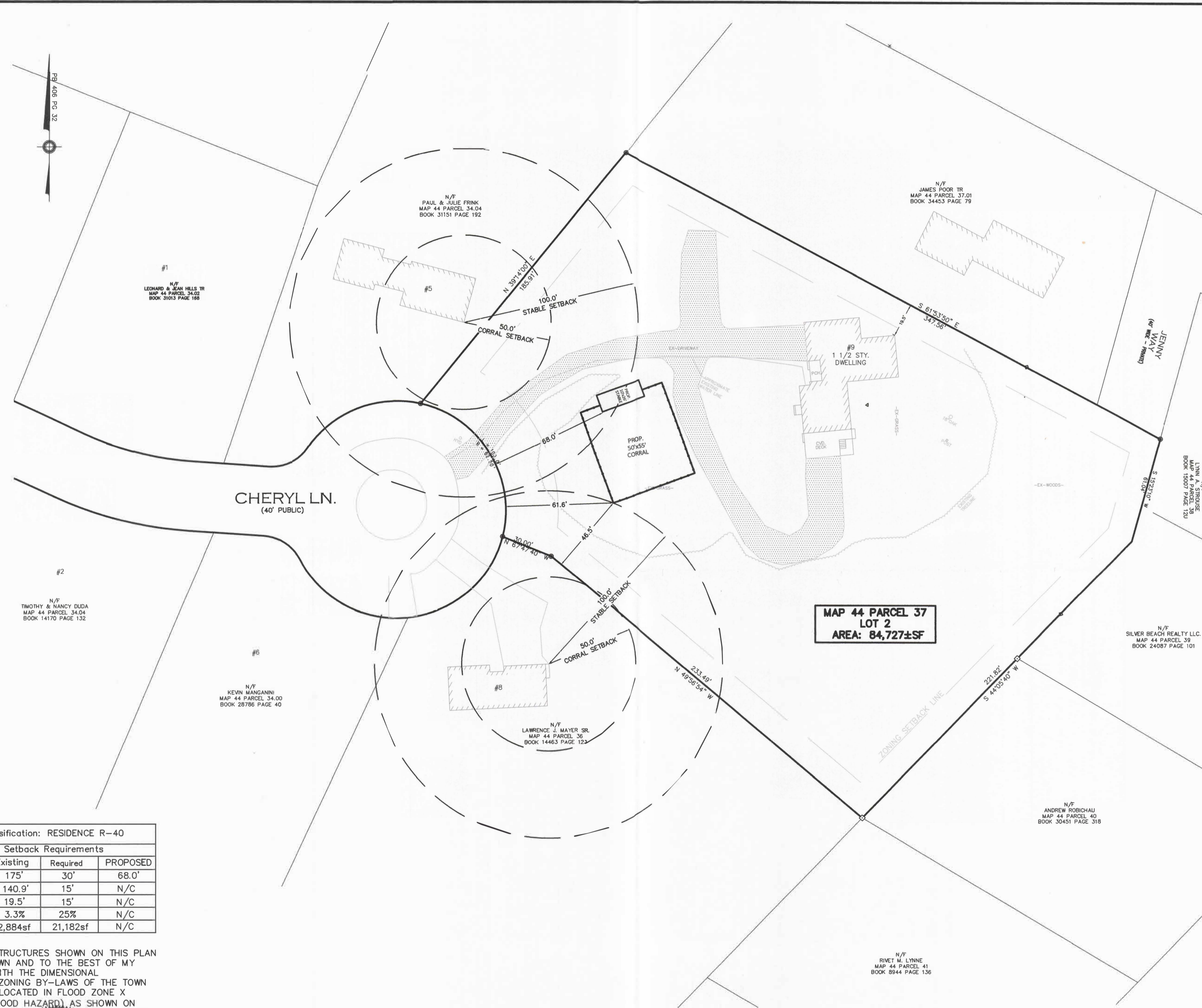
CAD TECH: **BCH/SDC**

CHECKED BY: **SDC**

JOB #: **DCCC-2337**

SCALE: **1"=40'**

DATE: **03/21/2023** SHEET: **1 OF 1**

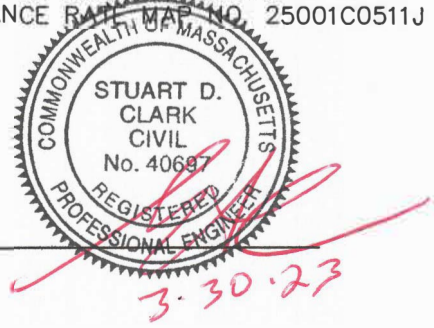


CHERYL LN.
 (40' PUBLIC)

**MAP 44 PARCEL 37
 LOT 2
 AREA: 84,727±SF**

Zoning Classification: RESIDENCE R-40			
Building Setback Requirements			
	Existing	Required	PROPOSED
Front Yard Setback	175'	30'	68.0'
Side Yard Setback	140.9'	15'	N/C
Rear Yard Setback	19.5'	15'	N/C
MAX LOT COVERAGE (%)	3.3%	25%	N/C
MAX LOT COVERAGE (sf)	2,884sf	21,182sf	N/C

I CERTIFY THAT THE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED AS SHOWN AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE DIMENSIONAL REGULATIONS OF THE ZONING BY-LAWS OF THE TOWN OF BOURNE AND ARE LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 25001C0511J EFFECTIVE 7/16/2014.



DATE: 3-30-23

IMPERVIOUS SURFACE (SF)		
EXISTING	PROPOSED	NET INCREASE (%)
3.3%	3.3%	NEGLIGIBLE

1. THERE ARE NO KNOWN PRIVATE DRINKING WATER WELL WITHIN 100- FEET OF THE STABLE OR CORRAL
2. THERE ARE NO KNOWN PUBLIC DRINKING WATER WELL WITHIN 400- FEET OF THE STABLE OR CORRAL

MANURE MANAGEMENT PLAN

**Proposed Horse and Pony Stable
9 Cheryl Lane, Pocasset, MA
Assessor's Map 44, Parcel 47**

April 2023

This Manure Management Plan has been prepared to comply with the Town of Bourne Health Department's *Stable Regulations – Horse and Ponies*, dated February 2, 2012. The applicant proposes to construct a two-stall enclosed wooden stable at the project site to house two horses or one horse and one pony. The proposal also includes construction of a pasture (corral) area adjacent to the stable.

The following table details regulation requirements and the management practice to address each requirement in turn.

Management Practices

Regulation	Management Practice
All manure and other horse waste must be maintained in such a way that it does not become a nuisance to abutters or the general public.	Horse and pony manure and urine, mixed with animal bedding, will be removed daily from both stalls to a dumpster on-site.
No person owning, leasing, or controlling a stable shall allow drainage or liquid effluent containing urine and/or fecal matter to be discharged in runoff, or to flow along the surface of the ground, onto neighboring property, streets, wetland, or watercourse.	The stable is designed to keep horses and ponies under cover and out of the weather. Fresh straw or other animal bedding with absorptive characteristics, will be used in each stall to collect, absorb, and trap urine and manure when the animals urinate and defecate.
All stalls and floors shall be kept clean and dry, and free from accumulated manure, have ample bedding, and be treated as necessary to control odor and prevent the attraction and breeding of flies.	Used bedding materials will be removed and replaced with ample fresh bedding on a daily basis. The stalls will be treated as necessary to control flies and odors.
Owners of stables must clean the manure from the stable and pasture area at least once per day.	As noted, the used bedding materials in the stable will be removed and be replaced with ample fresh bedding on a daily basis. Manure will be manually removed from the proposed pasture (corral) on a daily basis as well.

Management Practices, continued

Regulation	Management Practice
Manure piles must be at least 150 feet from any private potable wells, 400 feet from any public well, and 150 feet from any coastal bank or wetland resource.	Manure piles or piles of used animal bedding will not be kept on-site. Rather, used bedding materials and pasture manure will be deposited into a covered dumpster for proper disposal provided by Cavossa Disposal, which a regular service they provide. Please note that no private, potable water supply wells exist within 150 feet of the project site or the property where its located. No coastal banks or wetland resource areas are located within 150 feet as well.
Manure is to be stored in a covered container or bagged until it is removed from the property.	As noted, used bedding materials and pasture manure will be deposited into a covered dumpster on a daily basis and stored there until picked up for proper disposal by Cavossa Disposal.
No more than 10 (ten) fifty-pound bags of manure, or equivalent, shall be allowed to remain on the premises during any week.	No more than 500 lbs. of used bedding materials and pasture manure will be stored at the site during any week.
Areas of storage will be maintained with lime, or other eco-friendly odor control, if necessary.	Areas of storage will be maintained with lime or other eco-friendly odor control materials as required.
Some composting on site may be allowed with permission of the Board of Health based on lot size and usage of material.	Composting of used bedding or pasture manure is not proposed at this time. If composting is contemplated, the Applicant will return to the Board of Health for approval.

March 31, 2023

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Board of Health
Attn: Terry Guarino, Health Agent and BOH Members
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Buzzard Bay, MA 02532

RE: Letter of Support for Variance
Application for a Stable License
9 Cheryl Lane, Pocasset, MA

Dear Ms. Guarino and Board of Health Members,

My name is Paul Frink and I own and reside at 5 Cheryl Lane in Pocasset (Map 44 Parcel 34-4). I am a direct abutter of Mr. DeCicco's property at 9 Cheryl Lane.

I am writing you this letter to extend my support and agreement for a minor variance that the applicant is requesting under the Town of Bourne Stable Regulations for Horses and Ponies. It is my understanding that the applicant (Mr. DeCicco) is requesting a variance to place their stable within the 100-feet of a building or structure used for human habitation, which is my house that is referenced above.

I understand and acknowledge that the proposed stable will be approximately 85 feet from my residence, which is a 15-foot reduction from the 100-foot regulatory setback. I request that the Board of Health take this letter into consideration while deliberating Mr. DeCicco's request for the variance.

I can be reached by telephone at 774-313-6030 should you have any question with respect to my letter or support.

Sincerely,

Paul Frink

A handwritten signature in black ink, appearing to read 'Paul Frink', with a stylized, cursive script.