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JUN 21 2022

Bourne Health Department
24 Perry Avenue
Buzzards Bay, MA 02532

J.E. LANDERS-CAULEY, P.E.
civil-environmental engineering
P.O. Box 364
West Falmouth, MA 02574
(508)-540-7733; 508-540-3344 (fax)

June 14, 2022

Bourne Board of Health
Attention: Administrator
Town Hall
Bourne, MA

Re: 17 Scotch House Cove Road
Bourne, MA

Administrator,

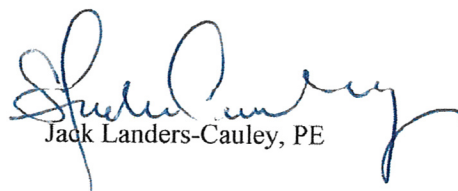
Please be advised that at the request of our client we have prepared this letter; the purpose being to establish what we have done on the site and our observations and opinions as it applies to Title V and the local BoH regulations.

Here are our observations and opinions:

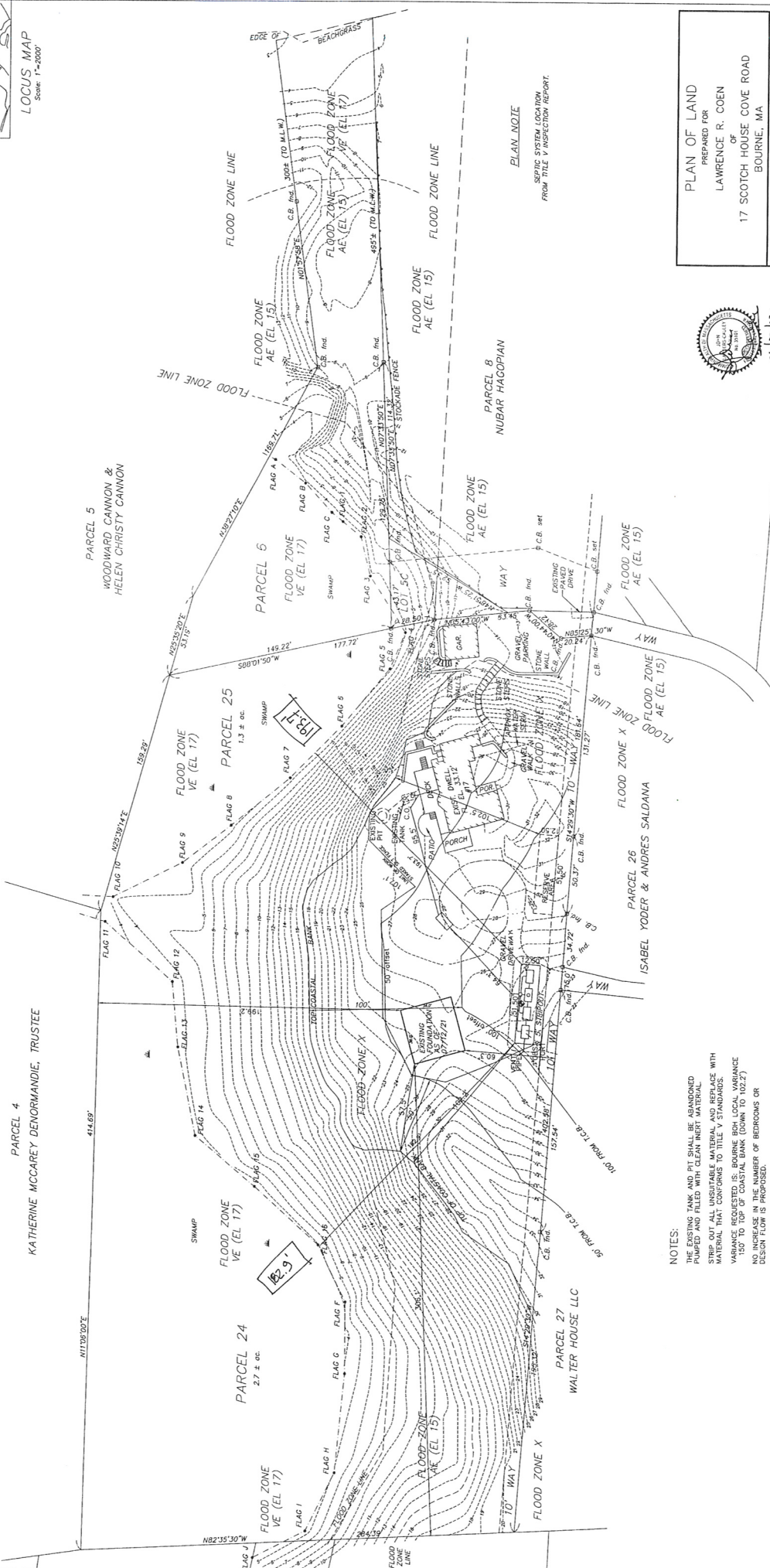
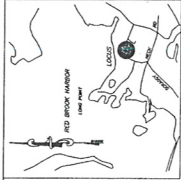
- *The existing on-site sewerage disposal system is shown on a plan prepared by office.
- *The system was located by an on-the ground instrument survey.
- *The septic system is not in hydraulic failure.
- * The existing SAS (leaching pit), according to a Title V inspection performed in 2016 "passed".
- *Since 2016 no known hydraulic failure has occurred.
- *No increase in daily flow has or is proposed for the property.
- *The existing SAS is at the top of a stable coastal bank.
- *The sewerage disposal system is on a joined lot which is over 4.0 acres.
- *The new on-site-septic system is proposed to be placed as far away from the resource areas as possible. Those distances are shown on the attached plan and are 185' from the vegetative wetlands and 101'+/- from the top of the coastal bank.
- *That the placement, or maintenance, of a six bedroom house on a four acre parcel of land is well below the State DEP threshold of one bedroom per 10,000 sf of lot area for nitrogen sensitive areas or areas of extraordinary environmental value.

It is our opinion, given the facts stated above, the Board of Health can approve the proposed variance without the need or requirement of advanced treatment (I/A) technology whether modification of the house or addition of a garage is proposed.

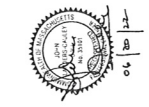
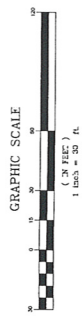
If you have any questions, please call our office.


Jack Landers-Cauley, PE

ZONE: R-40
 MAP: 51.1 PARCELS: 6, 24, & 25
 FLOOD ZONES: VE (EL 17); AE (EL 15) & X
 Panel No. 255210 00511 J Date: 07/16/2014
 PLAN REFERENCE: BOOK 45 PAGE 27
 BENCHMARK DATUM: N.A.V.D. (1988)



NOTES:
 THE EXISTING TANK AND PIT SHALL BE DEMOLISHED AND THE AREA SHALL BE REGRADED, PUMPED AND FILLED WITH CLEAN INERT MATERIAL STRIP OUT ALL UNSUITABLE MATERIAL AND REPLACE WITH MATERIAL THAT CONFORMS TO TITLE V STANDARDS. VARIANCE REQUESTED IS: BOURNE BISH LOCAL VARIANCE 150' TO TOP OF COASTAL BANK (DOWN TO 102.2') NO INCREASE IN THE NUMBER OF BEDROOMS OR BATHS. EXISTING SEPTIC SYSTEM COMPONENTS (M/S, TANK, AND PUMP) SHALL BE DEMOLISHED AND REPLACED WITH A NEW SYSTEM TAKEN FROM A TITLE V INSPECTION REPORT DATED 07/25/16.



PLAN OF LAND	
PREPARED FOR	LAWRENCE R. COEN
OF	17 SCOTCH HOUSE COVE ROAD
	BOURNE, MA
J.E. LANDERS-CAULEY, P.E.	
CIVIL ENGINEER, REGISTERED	
P.O. BOX 384 WEST FALMOUTH, MA 02574	
(508) 540 - 7733 ph.	
(508) 540 - 3844 fax	
ASS #	51.1-6,24,25
DATE	05/12/21
DRAWN BY	JDR
SCALE	1" = 30'
JOB NO.	3341
SHEET	1 OF 2

REV. 05/15/22 VARIANCE JDR
 Add just to site load.

*** Revise D ***

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