



TOWN OF BOURNE, MASSACHUSETTS

FORM A

APPLICATION FOR ENDORSEMENT OF A PLAN NOT TO REQUIRE APPROVAL

Date: 02/02/2024

TOWN CLERK BOURNE
2024 FEB -8 PM 3:26
RECEIVED

File seven (7) completed forms with the Planning Board and one (1) original with the Town Clerk in accordance with the requirements of Section 22.

To the Planning Board:

The undersigned believing that the accompanying plan of his property in the Town of Bourne does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board Approval under the Subdivision Control Law is not required.

A. Name of Applicant: CROSSROADS CAPITAL FUND VII, LLC c/o SREG MANAGEMENT Phone: _____

Address: 95 SOCKANOSSET CROSS ROAD #203 CRANSTON RI 02920
No. Street City or Town State/Zip

B. Name of Surveyor: STEVEN M. HORSFALL, P.L.S. Phone: 781-843-4333

Address(es): 0 CAMPANELLI DRIVE BRAINTREE MA 02184
No. Street City or Town State/Zip

Contact Email address: SHORSFALL@KELLYENGINEERINGGROUP.COM

C. Deed of property recorded in Barnstable County Registry of Deeds,

Book 34137 Page 288

D. Location and Description of Property (continue on reverse if necessary)

SUBJECT PROPERTY IS LOCATED BETWEEN ROUTE 6 AND CANAL STREET.
PROPERTY IS CURRENTLY DEVELOPED AND CONSISTS OF TWO EXISTING BUILDINGS WITH ASSOCIATED PARKING AREAS.

E. Proposed use of land if other than single family residence:

PROPOSED USE INCLUDES A COFFEE SHOP WITH DRIVE-THRU SERVICE RETAIL BUILDING

F. Number of lots shown on plan: Two (2)

Form A - Continued

If the reason why the submitted plan is not a subdivision is not obvious, complete or have your surveyor or lawyer complete the following:

If all lots meet one of the following criteria, the plan is not a subdivision and approval under the Subdivision Control Law is not required; in that case only a simple endorsement that it is not a subdivision is needed. Please indicate the grounds (either A, B, or C - not a combination) on which you believe your plan not to be a subdivision.

- | | <u>Lot Numbers</u> |
|---|--------------------|
| A. Each lot on the plan or altered by it meets one of these criteria: | |
| 1. Has all the frontage required under zoning on: | |
| a) A public way, or |
_____ |
| b) A way which the Town Clerk certifies is maintained and used as a public way, or | _____
_____ |
| c) A way shown on a plan approved and endorsed earlier by the Planning Board under this law, or | _____
_____ |
| d) A way existing before February 1, 1950 and which the Board finds adequate for the way's proposed use, or | _____
_____ |
| e) A way shown on a plan of a subdivision registered in the Land Court prior to February 1, 1950. | _____
_____ |
| 2. Has been clearly marked on the plan to be either: | |
| a) Joined to and made a part of an adjacent lot, or |
_____ |
| b) "Not a buildable lot". | _____
_____ |
| B. Each lot on the plan contains a building, which existed prior to February 1, 1950. | _____
_____ |
| C. The plan simply describes already existing parcels with no new lot divisions. |
_____ |

Signature of Owner or agent:  Christopher Mangano

Address: 95 SOCKANOSSET CROSS ROAD #203
CRANSTON, RI 02920