



Green Seal Environmental, LLC

114 State Road, Bldg. B, Sagamore Beach, MA 02562
T: 508.888.6034 F: 508.888.1506
www.gseenv.com

December 5, 2023

Mr. Daniel Doucette, Chairman
BOURNE PLANNING BOARD
TOWN OF BOURNE – TOWN HALL
24 Perry Avenue
Buzzards Bay, MA 02532

RE: 21 Hunters Brook Road, Inc.
Canal Street Crossing – 21 Canal Street (AKA 21 Hunters Brook Road)
Site Plan Review and Special Permit – Request for Extension

Dear Chairman Doucette,

Green Seal Environmental, LLC (GSE), on behalf of 21 Hunters Brook Road, Inc., is pleased to provide this Site Plan Review and Special Permit Application “Request for Extension”.

Covid 19 has changed the course, timing and direction of many projects since the United States began shutting down many activities, businesses, etc. beginning in March of 2020. This important project did not escape the impacts as a result of Covid 19. In particular, the assisted living component of the project took a back seat with our potential development partners and healthcare tenants while we watched the impacts that Covid 19 had on our aging population. Since that time, we requested and received an extension by the Planning Board of the existing Site Plan Review and Special Permit. The present extension is valid until December 19, 2023. We are presently asking for an additional 2-year extension. Note that we are unsure if this application falls under the MA Permit Extension Act and as such, we are submitting this request for an extension.

It should be noted that we have already met with the Town Planner on December 5, 2023 (Jennifer Copeland) to discuss potential revisions/modifications to the approved project. The proposed modifications will likely fully eliminate the proposed 90 bed assisted living facility and downsize the gross floor area of the proposed medical office building. The project developer also intends to add additional over-55 townhomes to the project design (likely 32 units versus the original 15 units). With these revisions, impacts associated with wastewater discharges, water use, impervious surfaces, traffic generation and several other impacts will be significantly reduced.

The proponents are highly committed to developing this project and will be meeting with the Cape Cod Commission (CCC) shortly (this month) to discuss the downsizing of the project. Additionally, prior to us formally coming in front of the Board with the proposed modification applications, we would be happy to present to the Board in January.



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MassDOT Certified

It is our opinion that we will need to receive the modification from the CCC prior to the Board taking actions on the proposed modifications, with the intent of submitting a formal modification application in May/June of 2024.

Site Plan Review/Special Permit Request for Extension Submittal Materials

The following materials are being submitted in support of this permit application.

1. A completed "Application for Extension of a Special Permit"
2. A completed application form (same forms previously submitted with an updated date on the application form)
3. Copy of the previously approved extension that was recorded at the Barnstable County Registry of Deeds.
4. 2 copies of the certified abutters list.
5. Fee associated with this extension request including the cost for the abutter mailings (\$50 + \$7.19 per abutter [duplicated removed]).
6. Please note that GSE has not included and plans since they are presently on file at the Planning Department and will not change as part of this extension request. Should they be requested GSE will hand deliver paper and electronic copies.

If you have any question prior to the meeting please feel free to call the GSE offices at 508-888-6034 or my cell at 508-280-8488. My email is greg@gseenv.com. We look forward to meeting with the Board once it gets on the agenda.

Sincerely,

GREEN SEAL ENVIRONMENTAL, LLC

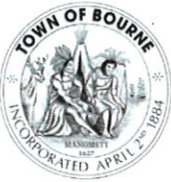
Gregory C. Wirsen
Vice President

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2013 DEC 15 PM 3:56
TOWN CLERK BOURNE

ATTACHMENT 1

APPLICATION FOR EXTENSION





TOWN OF BOURNE Planning Board



APPLICATION FOR EXTENSION OF A SPECIAL PERMIT

(PLEASE PRINT OR TYPE THIS FORM)

Fee: \$50 + \$5.86 per abutter

Permit # 04-2019X-A

To: Bourne Planning Board
Bourne, MA 02532

Date: 9-30-2021

1. Name of Applicant: 21 Hunters Brook Road, Inc. Phone: 508-280-8488
Address: P.O. Box 58, Assonet, MA 02702 Email: greg@gseenv.com

2. Owner (if different)*: Phone: _____

**Attach written authorization signed by owner or proof of site control (FKA 21 Hunters Brook Road)*

3. The premises affected is at (address): 21 Canal Street (address given by Engineering Department)
B2/R40 - SCOD
ZONING DISTRICT: Overlay District MAP: 11.0 PARCEL: 27 Lot 2

4. Length of extension requested : 24 - Months from date of expiration

5. Reason for extension: Covid 19 related delays related to type of facility(s) proposed

6. Date of Original Decision and any other granted extensions: December 19, 2019 Extension Granted to December 19 2023

6a. Recording information: Date 1-13-2021 Book 32617 Page 139

7. Generally state or attach information necessary for the Planning Board to make a determination for your request: See attached cover letter

8. Attachments:
Originally Approved Site Plan: If requested (plans already on file)
Originally Approved Ground floor and/or architectural elevations: If requested (already on file)
Certified List of Abutters (2 Copies): Attached

9. Signature of Applicant or Authorized Representative: [Signature]
December 7, 2023
Date: _____

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TOWN CLERK BOURNE

COMPLETED APPLICATION FORM FOR SITE PLAN REVIEW



NO. SPR/SP
TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DA
8 Copies Required

FEE: 1,000+ \$50 _____
See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: 21 Hunters Brook Road, Inc.
Address: P.O. Box 58, Assonet, MA 02702
Phone: 508-280-8488 Email: greg@gseenv.com

2. Applicant Owner Tenant _____ Licensee _____

Name: 21 Hunter Brook Road, Inc.
Mailing Address: P.O. Box 58, Assonet, MA 02702
Phone: 508-280-8488 Email: greg@gseenv.com

3. Engineer/Registered Land Surveyor Or Architect (If Applicable)

Name: Green Seal Environmental, LLC [Stuart Clark, PE]
Address: 114 State Rd. [Building B], Sagamore Beach, MA 02562
Phone: 508-888-6034 Fax: _____
Email: s.clark@gseenv.com

4. Attorney (If Applicable)

Name: Nutter [Eliza Cox]
Address: 1471 Iyannough Rd (P.O. box 1630) , Hyannis, MA 02601
Phone: 508-790-5431 Fax: _____
Email: ECox@nutter.com

II. SITE INFORMATION

(For assistance see Engineering Dept.)

Assessors Information

Site Address: Formally 21 Hunters Brook Road [Lot 2], No 21 Canal Street
Map: 11.0 Parcel: 27 Lot: 2

Zoning B2/R40 Required SCOD 3.0 ACRES Required Frontage: 150'
District: SCOD Overlay Area
Actual Area: 10.95 Actual Frontage: Canal St. = 276' Hunters Brook - 490'
Town Sewer (Yes Or No) No

III. SPECIAL PERMIT INFORMATION

1. Application for Special Permit as authorized by Section 1230 of the Bourne Zoning Bylaw:

Application as required by the Senior Care Overlay District Section 4840

2. Generally state or attach information necessary so that compliance with Section 1330 of the Bourne Zoning Bylaws may be determined:

All data/reports/plans submitted to the Cape Cod Commission under a Development of Regional Impact Application satisfy Section 1330. Plans have been included as part of this Submittal original approval.

3. Are you applying for a Special Permit under any other sections of the Bourne Zoning Bylaw: (If yes, please state the section number and reason.)

YES: Section 4840 Senior Care Overlay District (SCOD) as all submittals under this Zoning Overlay require Site Plan Review with a Special Permit application.

4. Describe specifically the nature of your request for Special Permit ONLY: Development of a Medical Office Building, Continued Care Retirement Community and

15 Age Restricted Townhouses.

5. Generally state or attach information necessary so that compliance with the appropriate section of the Bourne Zoning Bylaw may be determined:

See Original Filing Information - Original Application Is Provided Electronically

Attachments: Plot Plan: Yes Certified list of Abutters (2 copies): Yes

Ground floor and/or architectural elevations: Yes

Other: Full DRI Submittal - electronic version submitted for reference

ANY OF THE FOLLOWING OVERLAY DISTRICTS?

- a) Traffic Management District No (Map 8/15/96)
- b) Bournedale DCPC Overlay District No (Map 1/27/00)

IV. WATER PROTECTION INFORMATION

Is the site located within any of the following Water Protection Districts (yes or no)

- a) Water Resource District No
- b) Buttermilk Bay Overlay District No
- c) F.E.M.A. Flood Plain No
- d) Wellhead Protection Zone 1 or 2 No
- e) Area of Critical Environmental Concern No
- f) Is the site located inside of or within 100 ft. of a Wetland Resource Area?
(yes or no) Yes

Is the site located within 200 ft. of a river protected under the Rivers Act?
(yes or no) No

If so, please explain the circumstances: In an effort to reduce residential impacts the the Hunters Brook Road neighborhood, commercial traffic will access the site on Canal Street across from the former Friendly's Restaurant. As such, a clear span bridge will be constructed in the buffer zone.

V. PROJECT INFORMATION

1. Has any previous action been taken by the Planning Board or Zoning Board of Appeals concerning this property? If so, please explain and furnish copies of any documents pertaining thereto:

Limited Clearing - Natural Cover Removal Permit - Special Permit No. 03-2018

- 2. Please provide a brief narrative description of your proposed project (# of buildings, size, use of property, type of business, etc.).

Development of a Medical Office Building, Continued Care Retirement Community and 15 Age Restricted Townhouses. See the submitted Site Plans, CCC DRI for further detail.

VI. REQUIRED SUBMITTALS
(Zoning Bylaws, Section 1238 B-2) - attached

Please submit nine (9) copies of the following materials to the Planning Board in the Town of Bourne.

- a). A site plan showing existing and proposed topography and vegetation, drives, parking, park or recreation areas, use of structures and land, screening, water supply, sanitary sewerage, storm drainage, and outlining methods of preventing erosion, silting or other instability during and after construction. For non-residential uses, loading facilities shall be shown, accompanied by sufficient information to allow determination of their compliance with Section 3370. (4 large, 5 reduced)
- b). Ground floor plans and architectural elevations of all proposed buildings and signs, building plans to be prepared (except in the case of one and two-family dwellings) by a registered architect or engineer (P.E., Civil) if such buildings contain 35,000 cubic feet of space or more. (4 large, 5 reduced)
- c). Such additional materials as may reasonably be required by the Planning Board in order to make the determinations required at Section 1233.
- d). All plans must be submitted electronically as well.
- e). Revisions only require 4 paper copies and electronic file.

AFFIDAVIT

The below signed does assert that this Application for Site Plan Review and Special Permit is true and complete to the best of his knowledge and belief.

21 Hunter Brook Rd. Inc. , Gregory C. Wirsen

Printed name of Applicant



December 7, 2023

Signature of Owner or Authorized Representative

Date

For Planning Board Use Only

Planning Board Action

1. Date Submitted to Planning Board: _____
 2. 65 Days: _____
 3. Time Waiver Signed: _____ Date: _____
 4. Fee: Waived? _____ Carried Over: _____
 5. Hearing(s) Held: Date(s): _____
 6. Decision Date: _____
 7. Decision: Approved _____ Denied: _____ Withdrawn: _____
 8. Conditions of Approval: (Attach as voted by Planning Board)
 9. Date Decision filed with Town Clerk: _____
 10. Date Decision forwarded to Building Inspector: _____
7. Vote: _____ in favor _____ opposed

Reviewing Member: _____

Chairman, Planning Board

PREVIOUS RECORDED EXTENSION APPROVAL





TOWN OF BOURNE Planning Board

TOWN HALL
24 PERRY AVE.

BUZZARDS BAY, MA 02532
PHONE: 508-759-0600 ext. 1335



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TOWN CLERK BOURNE

NOTICE OF DECISION

Extension of Site Plan Review/Special Permit No. 04-2019-X

The Planning Board, acting in their capacity as Special Permit Granting Authority in accordance with the Zoning Bylaw of the Town of Bourne, held a Public Hearing, concerning the following matter as more fully set forth in an Application for Site Plan Review/Special Permit dated February 25, 2019 along with Plans, Reports and Memorandum filed therewith, all of which are on file for public inspection at the offices of the Planning Board, Town Hall, 24 Perry Avenue, Buzzards Bay, Massachusetts.

Owner/Applicant: 21 Hunters Brook Road, Inc. P.O. Box 58, Assonet, MA
Subject Property: 21 Canal Street (formerly 21 Hunters Brook Rd), Sagamore Beach, MA, 02562, Map 11 Parcel 27
Title Reference: Book 30451 Page 57
Date of Hearing: Opened & Closed on 11/18/21
Place of Hearing: Bourne Veteran's Community Building, 239 Main St, Buzzards Bay, MA 02532

I. PROCEDURAL HISTORY / FINDING OF FACTS

Based upon its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board found and concluded that:

1. The property is located at 21 Canal Street (formerly 21 Hunters Brook Road), Sagamore Beach, MA, 02562, and is located in an R-40 (Residential) and B-2 (Business) Zone and the Senior Care Overlay District (SCOD). It is shown on Assessor's Map 11 Parcel 27 and is owned by 21 Hunters Brook Road, Inc.
2. The application is to extend the original special permit (#04-2019) approved on 12/12/19 due to Covid 19 related delays. The project is to develop a medical office building, a Continued Care Retirement Community and 15 age restricted townhouses. The project is being reviewed pursuant to sections 1230 – Site plan Review and Special Permit criteria of 1331 and section 4800 Senior Care Retirement Community.
3. The property is currently undeveloped and forested and contains 10.95 acres with a wetland to the west along Canal Street
4. The project was a Development of Regional Impact (DRI) and was reviewed by the Cape Cod Commission and approved with conditions on 7/11/19.

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Bourne and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.

Mary C. Terreira
Acc. Town Clerk of Bourne

5. Notice of the public hearing was given as provided by Massachusetts General Laws, c. 40A, section 11, by mailing and publication.

II. STATEMENT OF APPLICABLE LAW

Based on Section 1333, the Special Permit Granting Authority, if substantial use has not commenced, or if in the case of a permit for construction, if construction has not begun, may for good cause, by a majority vote, grant the holder of said special permit additional time, to time certain, to exercise the rights under said permit, provided the holder of the permit has timely requested such extension in writing to the Special Permit Granting Authority.

After a review of exhibits, testimony of the applicant and witnesses and the record of proceedings, the Planning Board found that the request for an extension was for good cause.

III. MOTION:

Mr. Farrell made a MOTION to Approve Extension of Site Plan Review/Special Permit #04-2019-X in accordance with the findings, terms, and conditions. Mr. O'Connor seconded the MOTION. A roll call vote as follows:

BOURNE PLANNING BOARD

Mr. Carroll – yes
Mr. O'Connor – yes
Mr. Doucette – yes

Ms. Azarovitz – yes
Ms. Brown – yes
Mr. Clegg – yes

ROLL CALL VOTE

Ms. Goldstein - absent
Mr. Gallo – absent
Mr. Farrell – yes

IV. CONDITIONS:

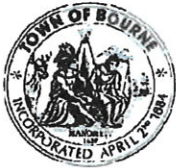
- A two year extension is granted.
- Applicant to provide a written update to the Planning Office/Planning Board on the status of the project in one year.
- All conditions of the original special permit are incorporated herein.



Daniel Doucette, Chair

IMPORTANT:

Any appeal from the decision of the Planning Board can be made only to the court, and must be made pursuant to M.G.L. Chapter 40A, Section 17 as amended, and must be filed within twenty days after the date of the filing with the Town Clerk.



TOWN OF BOURNE

Planning Board

BOURNE TOWN HALL
24 PERRY AVENUE
BUZZARDS BAY, MA 02532
PHONE: (508) 759-0600 EX. 1335



December 2, 2021

Extension of Site Plan Review/Special Permit #04-2019-X

NOTICE FOR RECORDING IN THE REGISTRY OF EXTENSION OF SITE PLAN REVIEW/SPECIAL PERMIT #04-2019

Notice is hereby given that the Extension of Site Plan Review/Special Permit #04-2019-X has been approved with the statutory requirements as set forth in Chapter 40A as amended:

TO: 21 Hunters Brook Road, Inc. P.O. Box 58, Assonnet, MA

Premises Affected: 21 Canal Street (formerly 21 Hunters Brook Rd), Sagamore Beach, MA, 02562,
Map 11 Parcel 27

The record title to the premises is in the name of: 21 Hunters Brook Rd, Inc.

Title Reference: Book 30451 Page 57

The decision of said Board is on file with the papers and plans in the office of the Town Clerk.

Signed and certified this second day of December of the year 2021.

BOURNE PLANNING BOARD

Daniel Doucette, Chair

Certificate of the Town Clerk for Filing of Decision in the Registry

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Bourne and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.

Town Clerk

ASS'T. Town Clerk of Bourne

PB - Extension of Special Permit # 04-2019-X

21 Canal Street

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

ATTACHMENT 4

CERTIFIED ABUTTERS LIST



TO BE SUBMITTED TO PLANNING BOARD UPON RECEIPT



