

**What we know:**

Overlay district remains in place unless/until voted out at a Town Meeting.

SCOD only needs to be intended for people 55+. There is no requirement for assisted living or nursing facilities.

21 Hunters Brook LLC was granted a special permit that has been extended once and then a request again on Dec 5, 2023 (prior to deadline of Dec 19<sup>th</sup>) with a postmark of Dec 15, 2023.

Changes include elimination of the assisted living and doubling the number of 55+ townhouses.

**Questions:**

Is the special permit for the design already on file? If changes are being requested, then why is there an extension being requested?

Shouldn't this be a new Special Zoning Permit since changes are being requested?

Will the 10% affordable units continue in perpetuity?

Will this be a condo association that will have deeds and covenants once the builder leaves?

How will we know when the CCC hearing will be?

Per the ByLaws, 6" caliper trees. How many?

Does the 8,000 square foot per unit apply in the SCOD? Does that include attached townhomes?

Is the tennis court also a pickleball court?

Is a building permit required for each condo? (How many building permits did Bourne approve in 2023?)

What are the setback standards along Hunters Brook Road? Any change from original approval?

Will buyers be told that the main gas line (5') goes down the middle of Hunters Brook Road? Are there any precautions regarding heavy equipment traveling on Hunters Brook Road?

What is the designation of Traffic Management District? Does it extend to the intersection?

**Conditions Questioned/Recommended**

Doubled the number of independent living units

a. **Increase in traffic** on Hunters Brook Road

- i. Narrow nearly straight road therefore easy to travel at a high rate of speed
- ii. Complete Streets community: sidewalk or bike path needed no matter what is built

1. Numerous bike fundraisers from off-Cape travel Hunters Brook Road

- iii. Recommend that the entrance/exit be on Canal Street versus Hunters Brook Road. The road could traverse from the townhomes and behind the medical building
  - iv. Capeway Affordable housing project is adding increased traffic on Meeting Way leading to Routes 3A and 3. By diverting the traffic to enter and exit on Canal St the traffic will be more evenly distributed. Already sidewalks.
- b. Emergency services
- i. With the addition of Capeway being underway, the emergency services for the town will increase due to this demographic along with a medical building will increase even more. Is the town prepared financially and staff-wise?
- c. Increase in roof water and asphalt **stormwater run-off**
- i. Town ByLaw allows a 25 year storm mitigation however the incidents of 100 year storms is on the increase. Requesting 100 year storm standards.
  - ii. Proposed retention (stormwater pond) areas abutt wetland area. Is there concern about the chemicals in the asphalt and roofing as they filter through to the wetland and/or overflow onto the wetland?
  - iii. The stormwater pond near Hunters Brook Road has what looks like a catch basin and drain onto Hunters Brook Road. Is that line near the overflow level or is it in the bottom of the pond?
  - iv. What standards can you use for ongoing maintenance (removal of silt) of those retention pond areas?
  - v. How will this affect Bourne's stormwater run-off for this area? DPW clean up records might demonstrate the frequency.
  - vi. Hunters Brook Road is already a 'river' during heavy rain events without any new construction
  - vii. Will stormwater as-builts be reviewed and approved and kept on file?
- d. **Construction** dust and stormwater runoff
- i. Standards
  - ii. Make sure that they are sufficient enough

1/25/24 Judith Froman, Sagamore Beach