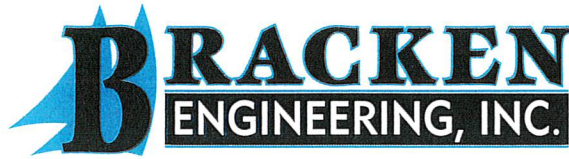


**Main Office:**  
49 Herring Pond Road  
Buzzards Bay, MA 02532  
Tel (508) 833-0070  
Fax (508) 833-2282



**Nantucket Office:**  
19 Old South Road  
Nantucket, MA 02554  
Tel (508) 325-0044

March 14, 2024

Bourne Planning Board  
Bourne Town Hall  
24 Perry Avenue  
Buzzards Bay, MA 02532

RECEIVED  
2024 MAR 15 PM 11:14  
TOWN CLERK BOURNE

**RE: Site Plan Review/Special Permit Request  
724 Macarthur Boulevard, Map 44.2, Parcel 23**

Dear Planning Board Members:

On behalf of the applicant, Gulf Coast Realty, Bracken Engineering, Inc. (BEI) cordially submits the following information in accordance with Section 1230 of the Town of Bourne Zoning By-Law for the construction of a proposed addition with all associated parking, driveways and site features at the abovementioned site. The following information has been submitted for your use in reviewing the project:

- Completed "Site Plan Review & Special Permit" Application;
- "Project Narrative for 724 Macarthur Boulevard";
- "*Proposed Site Improvement at 724 MacArthur Boulevard in Bourne, MA*", prepared by BEI, dated 2/12/2021, revised 1/13/2022;
- "*Vehicle Turning Analysis*" plans, prepared by BEI, dated 2/12/21;
- Existing Nitrogen Loading Calculations;
- Proposed Nitrogen Loading Calculations;
- "Drainage Calculations" prepared by BEI, dated 2/12/2021;
- Original Certified Abutters List; and
- A Filing Fee Check in amount of \$1,136.28 made payable to the Town of Bourne.

In closing and on behalf of the applicant; BEI thanks you in advance for your time and consideration on this matter. We look forward to reviewing the proposed project with you, in further detail, at your next available meeting. Should you have any questions or require any further information prior to then, please call our office or email me at [zac@brackeneng.com](mailto:zac@brackeneng.com).

Sincerely,

**BRACKEN ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read 'Zachary L. Basinski', written over a horizontal line.

Zachary L. Basinski, P.E.  
Senior Project Manager

cc: Gulf Coast Realty

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

**DATE:** 3/14/2024  
8 Copies Required

**FEE:** \$1,000 + \$50 + 12 abutters @ \$7.19  
*See Fee Schedule* **\$1,136.28**

PLEASE ANSWER ALL QUESTIONS COMPLETELY

**I. APPLICANT INFORMATION**

**1. Owner of Property**

**Name:** Gulf Coast Realty, LLC  
**Address:** 736 Washington Street, South Easton, MA 02375  
**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**2. Applicant**      Prospective buyer \_\_\_\_\_      Tenant X      Licensee \_\_\_\_\_

**Name:** Gulf Coast Realty, LLC  
**Mailing Address:** 736 Washington Street, South Easton, MA 02375  
**Phone:** 508-566-8207      **Email:** dave@eastonpool.com

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

**Name:** Zachary L. Basinski, PE, CFM of Bracken Engineering, Inc.  
**Address:** 49 Herring Pond Road, Buzzards Bay, MA 02532  
**Phone:** 508-833-0070 Ext 303      **Fax:** 508-833-2282  
**Email:** zac@brackeneng.com

**4. Attorney (If Applicable)**

**Name:** N/A  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**II. SITE INFORMATION**  
(For assistance see Engineering Dept.)

**Assessors Information**

**Site Address:** 724 MacArthur Boulevard  
**Map:** 44.2      **Parcel:** 23      **Lot:** \_\_\_\_\_

**Zoning District:** B2      **Required Area:** 20,000      **Required Frontage:** 125'  
**Actual Area:** 36,180      **Actual Frontage:** 207.33'  
**Town Sewer (Yes Or No)** No

RECEIVED  
MARCH 15 2024 11  
TOWN CLERK BOURNE

**III. SPECIAL PERMIT INFORMATION**

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

**Bylaw:**

Special permit to allow the existing parking area to remain within 50' of Macarthur Boulevard.

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

See the plans and supporting information submitted with the application.

---

**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.)**

No additional Special Permits required.

---

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**4. Describe specifically the nature of your request for Special Permit ONLY:**

A Special Permit is requested for a departure from the 50' minimum setback for parking from Macarthur Boulevard.

---

The existing parking lot, located approximately 17' +/- from Macarthur Boulevard is proposed to remain.

---

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

See attached plans and supporting information.

---

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

Ground floor and/or architectural elevations:  X

Other: \_\_\_\_\_

**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: The site contains an existing Wetland Resource Area, delineated in 2017 by Katelyn M. Gonyer. Portions of the site and proposed work fall within the 100' buffer zone to the resource area.

**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:

A previous SPR / Special Permit (#04-2008) application was approved in April of 2008 and is filed in Book 22892 Page 129 at the Barnstable County Registry of Deeds.

An amended SPR/Special Permit (#04-2008) application was approved April 22, 2021 and recorded in Book 35750, Pg 136 at the Barnstable County Registry of Deeds.

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

Construct a 27' x 28' addition & 10' x 20' display pool with associated stoops, steps, patio, drainage, parking, grading & landscaping for the purpose of retail sales of pools and pool equipment.

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.

David Hobarca - Gulf Coast Realty, LLC
Printed name of Applicant

Signature of Owner or Authorized Representative

Zachary L. Basinski, PE, CFM (AGENT)
Bracken Engineering, Inc.

3/14/2024
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**

# **PROJECT NARRATIVE**

**724 MacArthur Boulevard  
Map 44.2, Parcel 23**

## **Proposed Site Plan Review and Special Permit Criteria**

Bracken Engineering, Inc. (BEI), on behalf of the applicant, Gulf Coast Realty, proposes to construct an addition onto the existing structure located at 724 MacArthur Boulevard. In addition to the proposed addition BEI proposes the construction of a new pool for display purposes, associated patio, parking, drainage, grading and landscaping. The parcel is a 36,180± SF., (0.83 acres) lot located in the B2 Zoning District.

The site is abutted by developed residential lots to the west, commercial properties to the north and south and MacArthur Boulevard to the east. The parcel contains an existing 688 S.F. structure currently used as a retail store for pool and spa supplies and equipment. The existing retail store is served by a paved parking lot containing eight spaces with no specific drainage design implemented. A new Title 5 compliant septic system was installed on the site at the end of 2019. The system was expanded to compensate for additional design flow in the future. Partially located on the parcel is a Wetland. The area was delineated and flagged by Katelyn M. Gonyer on March 23, 2017 and is shown on the accompanying site plans.

The applicant proposes to construct the addition to the existing structure to expand the existing retail space. Additionally, the proposed pool and patio provide additional outdoor display and demonstration areas for products intended for outdoor use. The proposed site provides enhanced stormwater treatment through the use of a sediment forebay and rain garden. The proposed stormwater management system has been designed to treat the water-quality volume prior to discharging to the exiting wetland. The existing septic system was designed by this firm in accordance with all Title 5 regulations.

In accordance with sections 2500 & 3540 of the Bylaw the applicant cordially requests a special permit for parking within the 50' Front Yard to Macarthur Boulevard The proposed usage:

- Will not have a detrimental effect on pedestrian or vehicular flow in the area,
- Will be serviced by adequate utilities in the area and not effect public services;
- Will not impact the natural environment. The stormwater runoff is to be treated prior to infiltration;
- Will not impact nearby developed premises, the parking lot currently extends into the 50' Front Yard;
- Will have no impact on year-round housing in the town.

In closing, the proposed addition to the existing structure and renovations to the existing site shall provide an overall net benefit when compared to the existing conditions. The applicant has a special permit to account for the existing conditions of the site and has provided methods to enhance stormwater treatment and protect the environment while maintaining the desired aesthetic established along MacArthur Boulevard.

**Nonresidential Nitrogen Loading Calculations - Proposed Conditions**

Job: 724 Macarthur Boulevard      Location: Same  
 Date: 2/10/2021                      Town: Bourne

**Office Building:**

Lot Size:	36,180 ft <sup>2</sup>		
Impervious Surfaces:		Concentration	Recharge
Roof Area:	1,932 ft <sup>2</sup>	0.75 ppm (mg/L)	95 %
Paved Area:	8,098 ft <sup>2</sup>	3.00 ppm (mg/L)	95 %
Lawn Area:	8,225 ft <sup>2</sup>	0.05 ppm (mg/L)	45 %
Natural Area:	17,925 ft <sup>2</sup>	0.05 ppm (mg/L)	45 %
Fertilizer Lawn Area:	0.6 lbs/1000 ft <sup>2</sup>		
Title V Area (Design):	400 GPD	40 ppm (mg/L)	95 %
Yearly Rainfall:	42 inches		
Natural Area Recharge:	1.6 ft/yr		

**Wastewater**

$$(Area\ s.f.)(3.785\ L/gal)(Recharge\ \%) \times (concentration)$$

$$400\ GPD = 1,438.3\ L/d @ 40\ mg/L = 57,532.0\ mg/d$$

**Impervious Surfaces**

$$(Area\ s.f.)(Rainfall\ in/yr)(Recharge\ \%)(1\ ft/12\ in)(28.32\ L/ft^3)(1\ yr/365\ d) \times (concentration)$$

$$1,932\ s.f.\ (Roof) = 498.4\ L/d @ 0.75\ mg/L = 373.8\ mg/d$$

$$8,098\ s.f.\ (Paved) = 2,089.2\ L/d @ 3.00\ mg/L = 6,267.5\ mg/d$$

**Lawn**

$$(Area\ s.f.)(Fertilizer\ lbs/ft^2*yr)(1\ yr/365\ d)(Recharge\ \%)$$

$$8,225\ s.f. = 2,762.2\ mg/d$$

**Natural**

$$(Natural\ Area\ s.f.)(Natural\ Area\ Recharge\ ft/yr)(28.32\ L/ft^3)(1\ yr/365\ d)$$

$$17,925\ s.f. = 2,225.3\ L/d$$

**Summary**

<u>66,936 mg</u>	10.7 ppm
6,251 L	



**Nonresidential Nitrogen Loading Calculations - Existing Conditions**

Job: 724 Macarthur Boulevard      Location: Same  
 Date: 2/10/2021                      Town: Bourne

**Office Building:**

Lot Size:	36,180 ft <sup>2</sup>		
Impervious Surfaces:		Concentration	Recharge
Roof Area:	1,257 ft <sup>2</sup>	0.75 ppm (mg/L)	95 %
Paved Area:	5,439 ft <sup>2</sup>	3.00 ppm (mg/L)	95 %
Lawn Area:	7,184 ft <sup>2</sup>	0.05 ppm (mg/L)	45 %
Natural Area:	22,300 ft <sup>2</sup>	0.05 ppm (mg/L)	45 %
Fertilizer Lawn Area:	0.6 lbs/1000 ft <sup>2</sup>		
Title V Area (Design):	400 GPD	40 ppm (mg/L)	95 %
Yearly Rainfall:	42 inches		
Natural Area Recharge:	1.6 ft/yr		

**Wastewater**

$$(Area\ s.f.)(3.785\ L/gal)(Recharge\ \%) \times (concentration)$$

$$400\ GPD = 1,438.3\ L/d \quad @ \quad 40\ mg/L = 57,532.0\ mg/d$$

**Impervious Surfaces**

$$(Area\ s.f.)(Rainfall\ in/yr)(Recharge\ \%)(1\ ft/12\ in)(28.32\ L/ft^3)(1\ yr/365\ d) \times (concentration)$$

$$1,257\ s.f.\ (Roof) = 324.3\ L/d \quad @ \quad 0.75\ mg/L = 243.2\ mg/d$$

$$5,439\ s.f.\ (Paved) = 1,403.2\ L/d \quad @ \quad 3.00\ mg/L = 4,209.5\ mg/d$$

**Lawn**

$$(Area\ s.f.)(Fertilizer\ lbs/ft^2*yr)(1\ yr/365\ d)(Recharge\ \%)$$

$$7,184\ s.f. = 2,412.6\ mg/d$$

**Natural**

$$(Natural\ Area\ s.f.)(Natural\ Area\ Recharge\ ft/yr)(28.32\ L/ft^3)(1\ yr/365\ d)$$

$$22,300\ s.f. = 2,768.4\ L/d$$

**Summary**

<u>64,397 mg</u>	10.9 ppm
5,934 L	