

DOWN CAPE ENGINEERING, INC.

939 Main Street
Yarmouth Port, MA 02675
508-362-4541

TOWN CLERK OFFICE

2023 SEP -7 AM 9:11

RECEIVED

Transmittal

DCE Job # 20-111

Date: September 5, 2023

To: Jennifer Copeland, Town Planner
Julia Gillis, Assistant Town Planner
Town of Bourne Planning Dept.
24 Perry Avenue- Room 201
Buzzards Bay, MA 02532-3441

From: Priscilla Leclerc

Subject: Site Plan Review / Special Permit – 1220 Route 28A, Cataumet

Enclosed are the following additional materials for the Special Permit Application for the Stove Center, 1220 Route 28A:

- Revised Application (11)

Please call/email should you have any questions.

DOWN CAPE ENGINEERING, INC.
939 Route 6A, Suite C
Yarmouth Port, MA 02675
telephone: 508-362-4541
priscilla@downcape.com

Amended

NO. SPR/SP 02-2018C

TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: 8/11/2023; revised 8/29/23
8 Copies Required 9/5/23

FEE: \$ 1,172.06
See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: Robert Hanflig
Address: 28 Longshank Circle E. Falmouth, MA 02536
Phone: 508-564-7663 Email: robhanflig@gmail.com

2. Applicant Prospective buyer Tenant Licensee

Name: same
Mailing Address: _____
Phone: _____ Email: _____

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

Name: Daniel A. Ojala, PE, PLS; Down Cape Engineering, Inc.
Address: 939 Main St (Route 6A)
Phone: 508-362-4541 Fax: 508-362-9880
Email: downcape@downcape.com

4. Attorney (If Applicable)

Name: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

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

Assessors Information

Site Address: 1220 Route 28A, Cataumet (Bourne)
Map: 52 Parcel: 76 Lot: _____

Zoning Required Required
District: B-2 Area: 20,000 sq. ft. Frontage: 125 feet
Actual Area: 100,857 sq. ft. Actual Frontage: 266.0'
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:

Planning Board special permit per 1230 and per 4722 (a) requested

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

See attached Site Plans and narrative.

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.)

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

PB 1230 and 4722 (a) Site Plan - Special Permit requested; the site meets required criteria. See plans and narrative.

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

See attached information.

Attachments: Plot Plan: ✓ Certified list of Abutters (2 copies): ✓
Ground floor and/or architectural elevations: ✓
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 Yes (A-SOUTH)
- 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: There is a Bordering Vegetative Wetland over 100 feet away toward the west of developed portion of the site, and Conservation Commission approved the project in September 2020. New work is proposed outside of the Conservation Commission jurisdiction.

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:

Yes, approved Site Plan Review / Special Permit No. 02-2018B. Copy is attached.

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

REPLACE 2,055 SQ.FT. BUILDING, SHEDS/DECKS WITH
5,400 SQ.FT. WAREHOUSE BUILDING. SEE SITE AND
BUILDING PLANS.

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

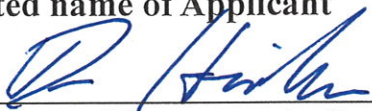
Please submit nine (9) copies of the following materials to the Planning Board in the Town of Bourne.

- 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.

ROBERT HANFLIG / DANIEL A. OJALA, PE, PLS; DOWN CAPE ENGINEERING, INC.
 Printed name of Applicant


 Signature of Owner or Authorized Representative

9-5-2023
 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

939 main street rt 6a
yarmouth port
mass 02675



tel. (508) 362-4541
fax (508) 362-9880

down cape engineering, inc
civil engineers & land surveyors

Daniel A. Ojala, P.E., P.L.S.
Arne H. Ojala, P.E., P.L.S.
Daniel E. Gonsalves, P.E., S.E.
Craig J. Ferrari, E.I.T., S.E.

land court
surveys

August 29, 2023

structural design

site planning

Town of Bourne Planning Board
Attn: Daniel L. Doucette, Chairman
24 Perry Avenue Room 201
Buzzards Bay, MA 02532-3411

sewage system
designs

RE: #1220 Route 28A, Bourne, MA

inspections

Dear Mr. Doucette:

permits

Enclosed please find a filing for a Site Plan- Special Permit for razing and replacing an existing office/showroom with a 54' x 100' climate controlled warehouse storage building at the above referenced site.

The site was last reviewed under an amendment to Site Plan Review Special Permit Amendment #02-2018B for 1220 & 1222 Route 28A Cataumet (Map 52 Parcel 76), which added a storage building to the rear of the site.

The site is utilized as the Stove Center which supplies pellet stoves and gas fireplaces and stocks parts for both items. The retail business has transitioned into more of an internet based supply house, so parking demand has significantly reduced over the years.

The lot area is 2.32 acres on Route 28A with commercial establishments to the North and South. There is 0.55 acres of wetland to the rear of the site. All current work is greater than 100' from the wetland, which was delineated by Bradford Hall, a local environmental consultant.

The new building is in the same general footprint as the original office/showroom, which is being removed to make room for the larger storage building.

The proposal will disturb around a quarter acre, well under the one acre threshold for filing a Stormwater Permit with the board, but drainage calculations and a stormwater report are attached which covers many of the same issues.

Application is for a Special Permit under §1230, where we should be found to meet all criteria under §1331, as pedestrian and vehicular flow and safety is provided by the site design, adequate utilities exist and will be reworked, the area is a redevelopment without decreasing natural area, is in the middle of the site with buildings around so adjacent premises and visual compatibility is assured, no significant change to impervious, and jobs are provided. Relief is requested per §4722(a) as described below.

The site not within a Zone II to a public well, but is within the Water Resource District A-South per §4700 and the site remains slightly over the 40% impervious coverage, so relief is requested for 41.1% impervious coverage, all runoff from the impervious surfaces is collected and recharged onsite. No hazardous materials are planned to be stored in the warehouse building, but in case of any leaks from the forklift or similar, a floor drain connected to a double containment tight tank will be installed per current plumbing code, helping ensure the aquifer is well protected. Relief is respectfully requested based on the submitted site design.

As shown on the site plan, adequate parking, loading, landscaping, and drainage is provided for the site. The main paved access into the parking area will remain, adequate parking is provided as indicated on the site plan. Most shipping is done by FedEx and UPS vehicles. Lighting is building mounted only, full cutoff style, a maintained footcandles at grade lighting plan is included.

The front landscape buffer will be retained/enhanced, all trees will remain, and the existing sideline buffer plantings will be maintained per code, same trees and 88 shrubs as prior permit. Utilities will be run underground per the bylaw requirements.

Gutters and downspouts to a new roof drywell will serve the new building, and area drains will pipe the site runoff to the existing large leaching galley system in the rear of the site. The building has a retaining wall on the road side to allow a level slab on the slightly sloping site. The North end of the site drains to the large galley system located under the main parking lot, no changes are needed for that area.


The existing large leaching field is adequate for the proposed septic design flows, the building will continue to pipe to the H-20 dual compartment septic tank and leaching field South of the buildings.

The existing warehouse building to the South of the proposed warehouse will continue to have a small office/receiving/shipping area, and bathroom, the majority of the proposed building is storage, with only a small bathroom area. The hoop house storage building was recently removed from the site.

We feel the proposed redeveloped building will allow the business owner to consolidate and organize his storage more efficiently and will be a positive project for both the town and the owner.

If you have any questions, please do not hesitate to contact me at 1-508-362-4541 x106.

Very truly yours,



Daniel A. Ojala, PE, PLS
President, Down Cape Engineering, Inc.



TOWN OF BOURNE Planning Board

Bk 33880 Pg181 #16896
03-11-2021 @ 02:59p



NOT TOWN HALL NOT
AN 24 PERRY AVE. AN
OFFICIAL BUZZARDS BAY, MA 02532 OFFICIAL
PHONE: 508-759-0600 ext 1335
COPY COPY

NOT NOTICE OF DECISION NOT
OFFICIAL OFFICIAL
Amended Site Plan Review/Special Permit No. 02-2018B
COPY COPY

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 an Amended Site Plan Review/Special Permit dated November 5, 2020 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.

Applicant/Owner: Robert Hanflig, 28 Longshank Circle, E. Falmouth, MA 02536
Subject Property: 1220 & 1222 Route 28A, Cataumet, MA, Map 52 Parcel 76, located in a B-2 (Business) Zone
Date of Hearing: Opened & Closed on 12/01/2020
Place of Hearing: Via Zoom Remote Access meeting

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 1220 & 1222 Route 28A, Cataumet, MA, and is located within the B-2 business district. It is shown on Assessor's Map 52 Parcel 76 and is owned by Robert Hanflig dba Capewide Construction - The Stove Center.
2. There are four existing buildings (two principal and two ancillary) on the parcel. The uses of the existing buildings are retail, office, and storage. The existing 2,055 square-foot (s.f.) building is used as retail and office space. In 2018, a special permit #02-2018 was approved to expand operations and replace the existing greenhouse with a 4,680sf warehouse building for storage. There are also two existing ancillary buildings located on the northern side of the property with 883sf and 565s.f. (hoop house) both used for storage.
3. This application is for a third building to be located behind the two existing principal buildings. It would be a climate-controlled warehouse building consisting of 7,488sf (48x156') with no water or septic connections used for storage for "The Stove Center".
4. This Special Permit application is accompanied by a set of plans by Down Cape Engineering, Inc comprised of:
 - Site Plan dated 9.28.20
 - Existing conditions plan dated 9.28.20

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.

Randy H. Johnson
Town Clerk of Bourne

Deed Ref: Book 17311, Page 154

- Construction details dated 9.28.20
- Elevation plan dated 9.28.20
- Lighting Sketch plan dated 9.28.20
- Stormwater Report and Drainage calculations date stamped 9.28.20

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 the Special Permit criterion and its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board finds that the project is consistent with Sections 1230, 2440, 1331, and an increase of impervious coverage totally 41.1% and will not have a detrimental impact on the Water Resource District according to Section 4722(a).

III. CONDITIONS

- This permit is subject to all Rules, Regulations, and Bylaws of the Town of Bourne.
- All prior conditions of Special Permit #02-2018 shall continue to remain in effect.
- Submission of an as-built plan before issuance of an occupancy permit.
- Coordinating with public safety officials as to the numbering and/or lettering of the buildings to assist with 911 emergencies.
- Emergency vehicle access plan, swept-path analysis, and Knox box as per the Fire Department.
- The prohibitions of the Water Resource District under section 4700 must be visibly posted in a public area of the warehouse building.
- Prior to the issuance of a building permit, provide a revised Landscaping Plan with a standard plant list of species, size, and placement to the Planning Department. The plan shall depict at least 16 trees with a minimum of 3-inch caliper and 88 shrubs.
- This decision shall be recorded at the Barnstable County Registry of Deeds/Land Court Registry and a copy returned to the Planning Department prior to the issuance of a building permit.

IV. MOTION:

Ms. Brown made a MOTION to Approve Amended Site Plan Review/Special Permit #02-2018B in accordance with the above findings, terms and conditions. The MOTION was seconded by Mr. Doucette. A Roll call vote to Approve Amended Site Plan Review/Special Permit #02-2018B is as follows:

BOURNE PLANNING BOARD

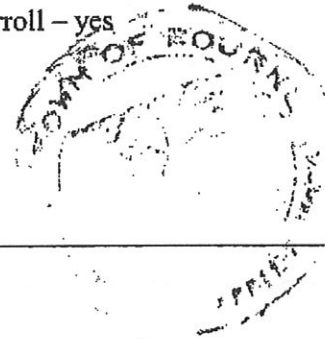
ROLL CALL VOTE

Mr. Strojny – yes
 Ms. Azarovitz – yes
 Ms. Brown – yes
 Mr. Meier, Alternate – yes

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

Mr. Gallo – absent
 Ms. Goldstein – excused
 Mr. Carroll – yes

Steven Strojny, Chairman



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.

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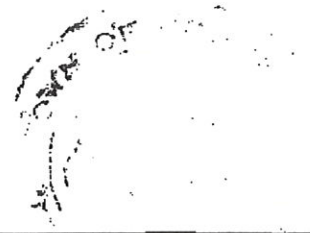
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TOWN OF BOURNE

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Planning Board
Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1335
NOT AN OFFICIAL COPY

December 10, 2020 COPY Amended Site Plan Review/Special Permit #02-2018

**NOTICE FOR RECORDING IN THE REGISTRY OF
AMENDED SITE PLAN REVIEW/SPECIAL PERMIT #02-2018B**

Notice is hereby given that the Amended Site Plan Review/Special Permit #02-2018B has been approved with the statutory requirements as set forth in Chapter 40A as amended:

TO: Robert Hanflig, 28 Longshank Circle, E. Falmouth, MA 02536

Premises Affected: 1220 & 1222 Route 28A, Cataumet, MA. Map 52 Parcel 76

The record title to the premises is in the name of: Robert Hanflig, 28 Longshank Circle, E. Falmouth, MA 02536

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

Signed and certified this tenth day of December of the year 2020.

BOURNE PLANNING BOARD

Steven Strojny, Chairman

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.

Bamy H. Johnson
Town Clerk of Bourne

Town Clerk

