

FLAHERTY & STEFANI, INC.

ENGINEERS AND SURVEYORS
67 SAMOSET STREET
PLYMOUTH, MASSACHUSETTS 02360
(508) 747-2425
FAX (508) 747-3991

August 1, 2023

Mr. Daniel L. Doucette, Chairperson
Bourne Planning Board
Bourne Town Hall
24 Perry Avenue-Room 201
Buzzards Bay, MA 02532-3441

Attn: Ms. Jennifer Copeland, Town Planner

Re: #371 Old Plymouth Road Request for Special Permit for Site Plan Approval from Section 1233C and Section 1331 Special Permit Decision Criteria for Sheridan Home Builders, Inc. to Construct a 2-Story Commercial Building with Five Bays in Zone B-2 and Within North Sagamore Water District Overlay Zone

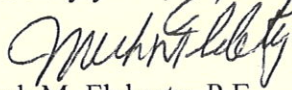
Dear Chairman Doucette and Members of the Board:

On behalf of the owner/applicant, Sheridan Home Builders, Inc., the principal of which is Matthew Sheridan, President, we are pleased to submit for your review and approval a Site Plan (11 Full Sized Sets) proposing the Commercial Building with Five Bays off Old Plymouth Road on an 81,291 SF vacant wooded lot in the B-2 zoning district.

A check for the application (\$1,000) and another check for the advertising fees (\$50) and a last check for \$71.90 (10 Abutters) for certified mailings has been included in our submittal.

We look forward to meeting with the Planning Board and furthering our discussion on the merits of the plan.

Sincerely yours,


Mark M. Flaherty, P.E.



Cc: Mr. Matthew Sheridan

RECEIVED
TOWN CLERK BUREAU
AUG 1 2 31 16

TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: August 1, 2023
8 Copies Required

FEE: \$1000 + \$50 + \$71.90
See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: Sheridan Home Builders Inc.
Address: 100 Hedges Pond Rd Plymouth, MA 02360
Phone: 508-577-0389 Email: matt@mcservicesgc.com

2. Applicant Prospective buyer Tenant Licensee

Name: Same
Mailing Address: _____
Phone: _____ Email: _____

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

Name: Mark M. Flaherty, PE
Address: Flaherty & Stefani, Inc 67 Samoset St Plymouth MA 02360
Phone: 508-747-2425 Fax: 508-747-3991
Email: mark@fs-eng.com

4. Attorney (If Applicable)

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

II. SITE INFORMATION

(For assistance see Engineering Dept.)

Assessors Information

Site Address: 371 Old Plymouth Road
Map: 3 Parcel: 276 Lot: _____

Zoning District: B-2 Required Area: 20,000 SF Required Frontage: 125'
Actual Area: 80,291 SF Actual Frontage: 130'
Town Sewer (Yes Or No) No

TOWN CLERK BOURNE

2023 AUG -8 PM 4: 11

RECEIVED

III. SPECIAL PERMIT INFORMATION

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

Section 1233C Site Plan Review; Section 1331 Special Permit Decision Criteria
Use Regulation Schedule Section 2220;

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

See attached.

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

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

Site Plan Approval under Section 2200 for Commercial uses in B-2 District

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

6. determined:

See Attached Site Plans and Application Responses

Attachments: Plot Plan: ✓ Certified list of Abutters (2 copies): ✓
Ground floor and/or architectural elevations: ✓
Other: Drainage Report

**Sheridan Home Builders Inc.
371 Old Plymouth Road**

2-Story Commercial Building with Five Bays on Two Levels

STATEMENT OF APPLICABLE LAW & DECISION CRITERIA

The Project is consistent to the Special Permit Criteria of §1331 as follows:

- a. The pedestrian and vehicular flow and safety has been met.
- b. The utilities and other public services are adequate.
- c. The impacts on natural environment are minor, impacted areas will be revegetated.
- d. Impact upon nearby developed premises are minimized.
- e. The proposed building is visually compatible with surroundings and of similar scale to existing buildings in the area.
- f. It is in the North Sagamore Water Resource District. The uses intended for the building will be consistent with the allowed uses within Section 4700. The uses do not trigger a Special permit under Section 4722.
- g. There is no impact to the Town's year-round housing because no housing is proposed.

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
- 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) NO

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 NORTH SAGAMORE WATER RESOURCE OVERLAY DISTRICT

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:

Form A to Create lot Approved in 2021

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

Owner/applicant proposes to construct 2-Story Commercial Building with
Five Bays. Each bay will have a 300 SF Office Area on 1st Floor; 5000 SF 2nd Floor
At lower level each bay shall have an overhead door and main door, First
floor level will have a main door. Owner/applicant will lease out space to
conforming uses.

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.

Mark M. Flaherty, PE.

Printed name of Applicant

Mark M. Flaherty

Signature of Owner or Authorized Representative

8-7-2023

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

SUPERCEDED



TOWN OF BOURNE
Planning Board



2023 AUG -2 PM 3: 56

APPLICATION FOR SPECIAL PERMIT UNDER ZONING BYLAW
(PLEASE PRINT OR TYPE THIS FORM)

Permit # 02-2023
Fee: \$1000+\$50+\$77.04 71.90

To: Bourne Planning Board
Buzzards BAY, MA 02532

Date: August 1, 2023

1. Name of Applicant: Sheridan Home Builders, Inc. Phone: 508-577-0389

Mailing Address: 100 Hedges Pond Road Plymouth, MA 02360

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

3. The premises affected is at (address): 371 Old Plymouth Road

ZONING DISTRICT: B-2 MAP: 3 PARCEL: 276 LOT: _____

4. Dimensions of lot: Form A Approved in 2021 with 80,291 SF with 130 Feet of Frontage

5. Application for Special Permit as authorized by Section(s) of the Bourne Zoning Bylaw. Refer to Section(s) by Number(s): Section 1233C Site Plan Review; Section 1331 Special Permit Decision Criteria

6. Describe specifically the nature of your request: _____

Owner/Applicant proposes to construct 2-Story Commercial Building with Five Bays. Each Bay will have a 300 SF Office Area on the first floor; and 5000 SF on the lower level. At the Lower Level each bay shall have an overhead door and a main door. First floor level will have a main door.

7. Generally state or attach information necessary so that compliance with the appropriate section of the Bourne Zoning Bylaw (as listed for #5) may be determined: _____

Please see attached letter in support of the application.

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

Proposed Building, parking, access and other standards are met by the proposal.

9. Attachments (8 copies): Plot Plan: Yes Certified list of Abutters (2 copies) : Yes

Ground floor and/or architectural elevations: Yes Other: Watershed

10. Signature of Applicant or

Authorized Representative: *Mark M. Seletz, PE*

Date: 8-1-2023

TOWN OF BOURNE -SITE PLAN REVIEW CHECKLIST

Date of Referral: _____ Date Reviewed: _____

Reviewer: Coreen V. Moore

Applicant/Address: _____ Map: 3 Parcel: 276
371 Old Plymouth

Additional Information:

Plan & Application requirements for complete submission:

1. Name and Address
 Applicant Owner
2. North Arrow
3. Locus Map
4. Scale
5. Map Number
6. Parcel Number
7. Zoning District (§ 2100 & 2500)
8. Lot Area Shown
 Adequate
9. Lot Lines
 Dimensions
10. Adequate Frontage
11. Building Setbacks (§ 2500)
Front
Side
Rear
 Adequate
12. Lot Coverage (§ 2500)
Structures or Roofs
Usable Open Space
Impervious cover
13. Building Height (§ 2500)
14. Building Location (§ 2500)
 Existing Proposed
15. Building Uses: (§ 2200 & 1231)
 Existing Proposed
16. Land Use:
 Existing Proposed
17. Streets & Ways: Public/Private
 Existing Proposed
 Access via Minor Streets Minimized
18. Adjacent Streets/Ways §1210
19. Ground Floor Plans (§ 1231)
20. Building Elevations (§ 1231)
21. Prof. Stamp (if required)
> 35,000 c.f. (§ 1231) *In Process*
22. Topography (§ 1231)
 Existing Proposed
 Changes Minimized
23. Landscaping & Vegetation
(§ 1231, 3511-3513 & 3540)
 Existing Proposed
 Adequate
24. Screening & Fences (§ 3530 & 3560)
 Height Adequate
25. Corner Sight Obstructions (§ 3550)
26. Erosion Control (§ 1231, 3520 & 3580)
 During Construction
 After Construction
27. Water Service (§ 1231)
 Existing Proposed
28. Sewerage (§ 1231)
 Existing Proposed

29. Storm Drainage (§ 1231)
 Existing Proposed
 Adequate
30. Parking (§ 1231, 3300 & 3500)
 Existing Spaces
 Proposed 20 Spaces
 Setbacks (§ 3540)
 No backing on to public ways (§ 3350)
 Visibility of Area Minimized
 Change of Use (§ 2340, 4723)
 Safe Adequate
 Plantings @ >30 Spaces (§ 3513)
31. Parking Data Shown (§ 3320)
 Adequate
32. Drives Shown (§ 3331)
33. Safe Internal Circulation (§ 1233)
34. Safe Egress (§ 3340)
35. Loading Area (§ 1231, 3370 & 3540)
36. Surfacing (§ 3300)
 Bituminous
 Alternative (Special Permit § 3332)
 Bumper Strips
37. Tree Removal Minimized (§ 3570)
38. Sign (§ 1231, 3200 & 3350)
 Location TBD
 Sign Height
 Architectural Elevation
39. Lighting (§ 3450)
 Glare Minimized
 Lighting Plan § 3454)
40. Dumpster Location (§ 3420 & 3330)
 Area Paved
41. Adequate Access for Fire and Service Equipment (§ 1233)
42. Lowland Areas? Wetlands? (§ 3100)
 Note: May require Conservation filing
43. Disturbance to Neighborhood Character Minimized

44. ^{NA} Drive-Thru (§ 3360)
 Adequate Stacking Lane

Additional Requirements

1. ^{SP} Special Permit or Variance needed?
2. ^{NA} Other Zoning Issues?
 Non-Conforming Use or Lot (§ 2300)
3. Water Resource District (§ 4700)
4. ^{NA} Scenic Development District (§ 2200)
5. ^{NA} Motor Vehicle Service? (§ 4500)
6. ^{NA} Needs Cape Cod Commission Review
 - 10,000 SF
 - Re-use >40,000 SF
7. ^{NA} MEPA Thresholds
 - > 25,500 SF
 - 200 Parking Spaces
 - 1,000 New Vehicle Trips/Day
 - MHD Access Permit?
 - Publicly Financed Project?

Additional Comments:

NOTE: This checklist should be used only in conjunction with the Town of Bourne Bylaws, available in the Engineering Department.



TOWN OF BOURNE
Board of Assessors
 24 Perry Avenue
 Buzzards Bay, MA 02532
 (508) 759-0600 Ext. 1510



Michael Leitzel, Chairperson
 Ellen Doyle Sullivan, Clerk
 Donna Barakauskas, Member

Rui Pereira, MAA
 Director of Assessing

July 31, 2023

Flaherty & Stefani, Inc.
 c/o Kevin Flaherty
 67 Samoset St
 Plymouth, MA 02360

2023 AUG -2 PM 3:45
 RECEIVED
 TOWN CLERK BOURNE

Reference: Abutters List for: Map 3 Parcel 276
 Subject Property: 371 Old Plymouth Road

Pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 11, as amended, this is to certify that the enclosed list of names and addresses constitutes all of the abutters to abutters within 300 feet of the property and abutters directly across the street on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for an application of a Special Permit/Site Plan Review from the Planning Board.

Abutting properties are: Map 3 Parcels 20, 20.1, 29, 30, 31, 32, 60, 61, 277 & 278

Your filing fee of \$25.00 has been received by the Assessors Office.

Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.

See enclosed Data Base Inquiry Forms for abutters mailing addresses.

Board of Assessors

List Enclosed

Ellen Doyle Sullivan
Donna Barakauskas
Michael Leitzel

Key	Parcel ID	Owner	Location	LC/CI	Blk-Par(Cert)/Dt	Mailing Street	Mailing City	ST	Zip Cd/County
187	3.0-20-0	SHERIDAN HOMES BUILDERS INC	0 OLD PLYMOUTH RD	N 1320	34158/336 5/28/2021	100 HEDGES POND RD	PLYMOUTH	MA	02360
188	3.0-20-1	UMANO MICHAEL J & DONALD CODY TRS-BOURNE RTE 3A NOM TRUST	166 ROUTE-3A	N 4310	22187/99 7/16/2007	30 LONE ST	MARSHFIELD	MA	02050
205	3.0-29-0	STATE ROAD PROPERTY HOLDINGS LLC	152 STATE RD	N 3160	35238/259 7/8/2022	PO BOX 1087	SAGAMORE BEACH	MA	02562
206	3.0-30-0	ML CUSTOM HOMES LLC	150 STATE RD	N 4000	35825/181 6/6/2023	105 FERNDOC ROAD UNIT G	HYANNIS	MA	02601
207	3.0-31-0	SOARENTI BROS INC	148 STATE RD	N 3180	14986/290 3/29/2002	PO BOX 1120	SAGAMORE BEACH	MA	02562-1120
208	3.0-32-0	SOARENTI BROTHERS INC	146 STATE RD	N 3900	16936/237 4/30/2003	PO BOX 1120	SAGAMORE BEACH	MA	02562-1220
216	3.0-50-0	CORREA CHADWICK	374 OLD PLYMOUTH RD	N 1010	35400/204 9/30/2022	374 OLD PLYMOUTH RD	SAGAMORE BEACH	MA	02562
217	3.0-51-0	GOMES MICHAEL & ALEXANDRIA GOMES	380 OLD PLYMOUTH RD	N 1010	34937/260 2/28/2022	380 OLD PLYMOUTH RD	SAGAMORE BEACH	MA	02562
20025	3.0-277-0	MURRAY KEVIN J, JENNIFER SIU, CHUEY DOO & MARY CHIEW DOO	367 OLD PLYMOUTH RD	N 1010	34918/100 2/19/2022	367 OLD PLYMOUTH RD	SAGAMORE BEACH	MA	02562
20026	3.0-278-0	NGUYEN NGAN & HUNG V NGUYEN	363 OLD PLYMOUTH RD	N 1010	34913/171 2/17/2022	363 OLD PLYMOUTH RD	SAGAMORE BEACH	MA	02562

Total Records 10

TOWN OF BOURNE -SITE PLAN REVIEW CHECKLIST

Date of Referral: _____ Date Reviewed: _____

Reviewer: Coreen V. Moore

Applicant/Address: _____ Map: 3 Parcel: 276

Additional Information:

Plan & Application requirements for complete submission:

- | | |
|---|--|
| <p>1. <input checked="" type="checkbox"/> Name and Address
 <input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner</p> <p>2. <input checked="" type="checkbox"/> North Arrow</p> <p>3. <input checked="" type="checkbox"/> Locus Map</p> <p>4. <input checked="" type="checkbox"/> Scale</p> <p>5. <input checked="" type="checkbox"/> Map Number</p> <p>6. <input checked="" type="checkbox"/> Parcel Number</p> <p>7. <input checked="" type="checkbox"/> Zoning District (§ 2100 & 2500)</p> <p>8. <input checked="" type="checkbox"/> Lot Area Shown
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July 31, 2023

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