

TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: 9/26/23
8 Copies Required

FEE: \$365.37
See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: Timothy Cornu
Address: 440 shore rd. P.O. Box 405 Monument Beach, MA 02553
Phone: 508-529-3353 Email: cornu@comcast.net

2. Applicant Prospective buyer Tenant Licensee

Name: Timothy and Rose Cornu
Mailing Address: P.O. Box 405 Monument Beach, MA 0255
Phone: 508-529-3353 Email: cornu@comcast.net

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

Name: Lockwood Architects
Address: P.O. Box 95 Anset, MA 02558
Phone: 508-273-0111 Fax: _____
Email: lockwoodarch@gmail.com

4. Attorney (If Applicable)

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

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

Assessors Information

Site Address: Map 30.4 Parcel 290
Map: _____ Parcel: 290 Lot: _____

Zoning District: Vb Required Area: _____ Required Frontage: _____
Actual Area: _____ Actual Frontage: _____
Town Sewer (Yes Or No) _____

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III. SPECIAL PERMIT INFORMATION

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

For sheds to support awnings

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

request a waiver for professional plans per section 1235 of the zoning bylaw.

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.)

Section 1235 (waiver) section 1230 (site plan review)
section 4700 (water resource district)
section 1331 (special permit decision criteria)
section 2220 (use regulation schedule)

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

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

6. determined:

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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 _____ (Map 8/15/96)
- b) Bournedale DCPC Overlay District _____ (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 ✓
- b) Buttermilk Bay Overlay District X
- c) F.E.M.A. Flood Plain ✓
- d) Wellhead Protection Zone 1 or 2 X
- e) Area of Critical Environmental Concern X
- 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: _____

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:

BK 24505 Page 199 19921
See Attached

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

Sheds to support existing AWnings.

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.

Timothy Cowan
 Printed name of Applicant

[Signature]
 Signature of Owner or Authorized Representative

9/26/23
 Date

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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

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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

October 4, 2023

Rose & Tim Cornu
 440 Shore Rd
 Monument Beach, MA 02553

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Reference: Abutters List for Map 30.4 Parcel 290
 Subject Property: 440 Shore Road

Pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 11, as amended, this is to certify that the attached list of names and addresses constitutes ~~all of the abutters to~~ abutters within 300 feet of the property 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 from the Zoning Board of Appeals.

Abutting properties are Map 23 Parcel 6; Map 30.4 Parcels 26, 27, 28, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 98, 167, 188, 191, 192, 193, 194, 195 & 204.

Your filing fee of \$25.00 has been received by the Assessor's 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

Ellen Doyle Sullivan -
Donna Barakauskas
Michael Leitzel

List Enclosed

Report #24: Owner Listing Report
Fiscal Year 2024

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Bourne MA

Extract: ABUTTERS LIST
Database: LIVE
Filter: Key IN
4379, 6356, 6357, 6358, 6374, 6375, 6376, 6377, 6378, 6379, 6380, 6381, 63
62, 6383, 6421, 6488, 6504, 6509, 6509, 6510, 6511, 6519

| Key | Parcel ID | Owner | Location | LCRCI | Bk-Pct(Cent) DFI | Mailing Street | Mailing City | ST | Zip Cd/County |
|------|------------|--|------------------------|-------|------------------|---------------------------------|----------------|----|---------------|
| 4379 | 30.4-6-0 | COMMONWEALTH OF MASSACHUSETTS EXEC OFFICE OF TRAMS & CONSTR | 0 OLD MONUMENT NECK RD | N | 034980092 | 10 PARK PLAZA SUITE 370 | BOSTON | MA | 02116 |
| 6356 | 30.4-25-0 | MASON ROBERT L & MARY JO MASON | 1 MONUMENT AVE | N | 354593308 | PO BOX 228 TOWN CLERK BOURNE | MONUMENT BEACH | MA | 02553 |
| 6357 | 30.4-27-0 | STONER JEFFREY C & JENNIFER F TRS GREENWAY REALTY TRUST | 5 MONUMENT AVE | N | 342187172 | PO BOX 704 | MONUMENT BEACH | MA | 02553 |
| 6358 | 30.4-28-0 | NOLAN LEONARD F TRS NOLAN FAMILY TRREV TRUST | 11 MONUMENT AVE | N | 350042922 | 11 WOOD LANE | WINCHESTER | MA | 01890 |
| 6374 | 30.4-47-0 | WOLFE STEPHEN E TR OF THE 21 MONUMENT AVE RLY TRUST | 21 MONUMENT AVE | N | 150613218 | 370 RIVER ROAD | ANDOVER | MA | 01810-4214 |
| 6375 | 30.4-48-0 | DUFF PAUL S ETUX ELIZABETH T DUFF | 23 MONUMENT AVE | N | 281282719 | 16 FOREST ST | CARVER | MA | 02330 |
| 6376 | 30.4-49-0 | DUFF PAUL S ETUX ELIZABETH T DUFF | 27 MONUMENT AVE | N | 5772014 | PO BOX 319 | MONUMENT BEACH | MA | 02553 |
| 6377 | 30.4-50-0 | ZACCARIA JUSTIN & KIMBERLY TRS JZ & KAZ 2010 FAMILY TRUST | 25 MONUMENT AVE | N | 2880427 | 926 DOUGLASS DR | MCLEAN | VA | 22101 |
| 6378 | 30.4-52-0 | DECAROLIS CAROL A TR OF 24 MONUMENT AVE NOMINEE TRUST | 35 MONUMENT AVE | N | 107414156 | 55 BETANRAY CT | LEONISTER | MA | 01453 |
| 6379 | 30.4-53-0 | GASSMAN TREATHER TRS MONUMENT AVE REALTY TRUST | 38 MONUMENT AVE | N | 2841863 | PO BOX 204 | MONUMENT BEACH | MA | 02553 |
| 6380 | 30.4-54-0 | PISCAPETER ETUX MELISSA PISCA | 46 MONUMENT AVE | N | 17406215 | 23 BROAD ACRES FARM RD | MEDWAY | MA | 02053 |
| 6381 | 30.4-55-0 | MCCULLUNG DAVID J & ELIZABETH P | 53 MONUMENT AVE | N | 31857185 | 5 WINCHESTER DRIVE | BEDFORD | MA | 01730 |
| 6382 | 30.4-56-0 | MCCULLUNG ELIZABETH P & DAVID J MCCULLUNG | 56 MONUMENT AVE | Y | 214556 | 5 WINCHESTER DR | BEDFORD | MA | 01730 |
| 6383 | 30.4-57-0 | HAYES RICHARD R & ELLEN O HAYES | 58 MONUMENT AVE | Y | 228576 | PO BOX 582 | MONUMENT BEACH | MA | 02553 |
| 6421 | 30.4-98-0 | NOONAN JOHN E III & J FORD OCONNOR CO TRS | 430 SHORE RD | Y | DOC 946705 | PO BOX 699 | CATAUMET | MA | 02534 |
| 6488 | 30.4-167-0 | CFI PROPO 2 LLC | 435 SHORE RD | Y | 222441 | 165 FLANDERS RD | WESTBOROUGH | MA | 01581 |
| 6506 | 30.4-188-0 | LUCIANO STEVEN ETUX LISA LUCIANO | 3 BAYVIEW AVE | N | 1676162 | 8 PEMBERTON STREET | WALPOLE | MA | 02081-2927 |
| 6507 | 30.4-191-0 | RIVERBEND HOLDINGS LLC | 445 SHORE RD | N | 23340277 | 32 FORT HILL RD | E SANDWICH | MA | 02537 |
| 6509 | 30.4-192-0 | DWYER JAMES E TRS OF GOLDEN DOG RLY TR | 443 SHORE RD | N | 7196349 | P O BOX 950 | MONUMENT BEACH | MA | 02553-0950 |
| 6509 | 30.4-193-0 | GULLY MICHAEL A | 441 SHORE RD | N | 24899176 | 226 BARLOWS LANDING ROAD | POCASSET | MA | 02559 |
| 6510 | 30.4-194-0 | RIVERBEND HOLDINGS LLC | 437 SHORE RD | N | 10772010 | PO BOX 2144 | SANDWICH | MA | 02563-2144 |
| 6511 | 30.4-195-0 | REYNOLDS GEORGIANNE S | 455 SHORE RD | N | 30576843 | PO BOX 55 | MONUMENT BEACH | MA | 02553 |
| 6519 | 30.4-204-0 | HUNTER CHARLES R ETUX KRISTINE L HUNTER | 3 WYMAN AVE | N | 67222017 | 42 NEWLAND ST | NORTON | MA | 02786 |

Total Records 23