

TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: _____
8 Copies Required

FEE: \$ 1,117.50
See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: Bell Point LLC manger- Gramoz Mema
Address: 1535 Main Street Glastonbury CT. 06033
Phone: 860-999-4985 Email: info@bellpointbuyers.com

2. Applicant

Prospective buyer Tenant _____ Licensee _____
Name: Ladd Homes LLC
Mailing Address: 28 River's Edge East Falmouth MA. 02536
Phone: 508-294-8366 Email: laddhomes@gmail.com

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

Name: Webby Engineering
Address: 180 County Road Plypton MA 02367
Phone: 781-585-1164 Fax: _____
Email: webbyengineering@comcast.net

4. Attorney (If Applicable)

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

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

Assessors Information

Site Address: 46 Holt Road Buzzards Bay Bourne MA
Map: 23.2 Parcel: 156 Lot: _____

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

RECEIVED
2023 NOV 15 PM 1:53
TOWN CLERK BOURNE

III. SPECIAL PERMIT INFORMATION

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

Bylaw:

X

RECEIVED
2003 NOV 15 PM 1:53
TOWN CLERK BOURNE

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

1232. Authority

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.)

2800, 2811 G-J, 2812 This property abuts DTN which is a R-40;

2813 DTC - The Downtown Core (DTC) district is a higher density mixed-use area. Residential dwellings are generally included in multiple-use structures. 2814. Relationship to Other Bylaws, 2820. ALLOWABLE USES

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

We are asking for a special permit to permit the building of two duplex residences (two family) total of 4 single family units. Currently permitting allows only a triplex (three family). As a corner lot the space and astatics best use are duplexes for the adjacent area.

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

6. determined:

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 _____
- c) F.E.M.A. Flood Plain _____ X _____
- d) Wellhead Protection Zone 1 or 2 _____
- e) Area of Critical Environmental Concern _____
- f) Is the site located inside of or within 100 ft. of a Wetland Resource Area? _____

(yes or no) _____

Is the site located within 200 ft. of a river protected under the Rivers Act?

(yes or 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:

Not to our knowledge. _____

TOWN CLERK BOURNE

2023 NOV 15 PM 1:53

RECEIVED

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

Number of buildings (2), Duplex

Three horizontal lines for providing a narrative description of the project.

RECEIVED
2023 NOV 15 PM 1:53
TOWN CLERK BOURNE

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.



Printed name of Applicant

Signature of Owner or Authorized Representative


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

RECEIVED

2003 NOV 15 PM 1:53

TOWN CLERK BOURNE