

NO. SPR/SP 13-2019A

TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: 4/28/2023
8 Copies Required

FEE: ~~\$1,050.00~~ \$1,077.48
See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

RECEIVED
2023 MAY -3 PM 12:41
TOWN CLERK BOURNE

I. APPLICANT INFORMATION

1. Owner of Property

Name: 340 Main Street, LLC
Address: 561 Thomas B Landers Road, Falmouth MA 02536
Phone: (508) 246-7937 Email: jhatem@comcast.net

2. Applicant Prospective buyer Tenant Licensee

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

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

Name: Choubah Engineering group, P.C.
Address: 112 State Road, N. Dartmouth MA 02747
Phone: (508) 858-5040 Fax: (508) 858-5041
Email: hchoubah@choubahgroup.com

4. Attorney (If Applicable)

Name: Not Applicable
Address: _____
Phone: _____ Fax: _____
Email: _____

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

Assessors Information

Site Address: 340 Main Street, Bourne MA 02532

Map: Map: 20.4 Parcel: 6 Lot: 0

(DTG)
Zoning Downtown Required 3,500 s.f. Required 40'
District: Gateway Area: 3,500 s.f. Frontage: 40'
Actual Area: 179,987 s.f. Actual Frontage: 456'

Town Sewer (Yes Or No) Yes

III. SPECIAL PERMIT INFORMATION

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

Section 1233. C. (1,2,5)

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

Plans will be in compliance with Bourne zoning bylaws, (refer to attached plans).

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.)

4400. Earth Removal, (Grading steep slopes).

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

The applicant is proposing to construct a 24 unit residential development, consisting of 12 townhouses with 2 residential units in each building. The applicant is also proposing drainage, landscape and utility improvements, (refer to attached plans).

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 plans & reports.

Attachments: Plot Plan: ✓ Certified list of Abutters (2 copies): ✓
Ground floor and/or architectural elevations: ✓
Other: Stormwater & Traffic Reports

ANY OF THE FOLLOWING OVERLAY DISTRICTS?

- a) Traffic Management District N/A (Map 8/15/96)
- b) Bournedale DCPC Overlay District N/A (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 (Small portion of property is in
- c) F.E.M.A. Flood Plain Yes the 100 yr flood. Proposed work
- d) Wellhead Protection Zone 1 or 2 No is outside the flood zone.)
- 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: _____
Not Applicable

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, a gasoline filling station with mixed use building was approved by a Special Permit from the Planning Board (Special Permit #13-2019) and is under construction at this time, (refer to attached documents).

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

The applicant is proposing to construct a 24 unit residential development, consisting of 12 townhouses with 2 residential units in each building. The applicant is also proposing drainage, landscape and utility improvements, (refer to attached 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.

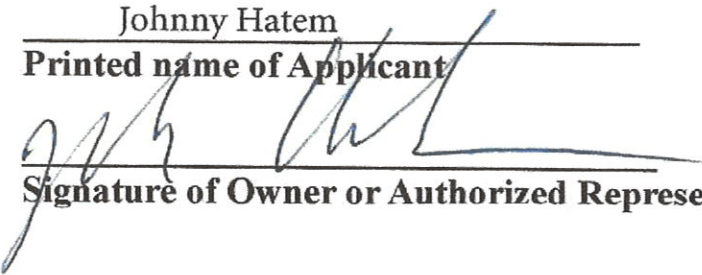
- a). A site plan showing existing and proposed topography and vegetation, drives, parking, park or recreation areas, use of structures and land, screening, water supply, sanitary sewerage, storm drainage, and outlining methods of preventing erosion, silting or other instability during and after construction. 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.

Johnny Hatem

Printed name of Applicant



Signature of Owner or Authorized Representative

4/28/2023

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