

- SUBJECT PROPERTY INFORMATION:**
1. THE SUBJECT PROPERTY IS SHOWN AS LOT 60 ON ASSESSOR'S MAP12.3, OWNED BY MICHAEL TASHA.
 2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 0318K EFFECTIVE DATE 7/6/2021.
 3. REFER TO DEED BOOK 26534 PAGE 237
 4. INFORMATION SHOWN IS APPROXIMATE AND COMPILED FROM AVAILABLE RESOURCES INCLUDING: IWPA ZONE FROM MASSGIS, OFF-SITE TOPOGRAPHY FROM LIDAR, SOILS FROM USDA WEB SOIL SURVEY.
 3. ON-THE GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3') ROBOTIC TOTAL STATIONS AND AERIAL PHOTOGRAPHY. PROPERTY LINE INFORMATION FROM GM2.

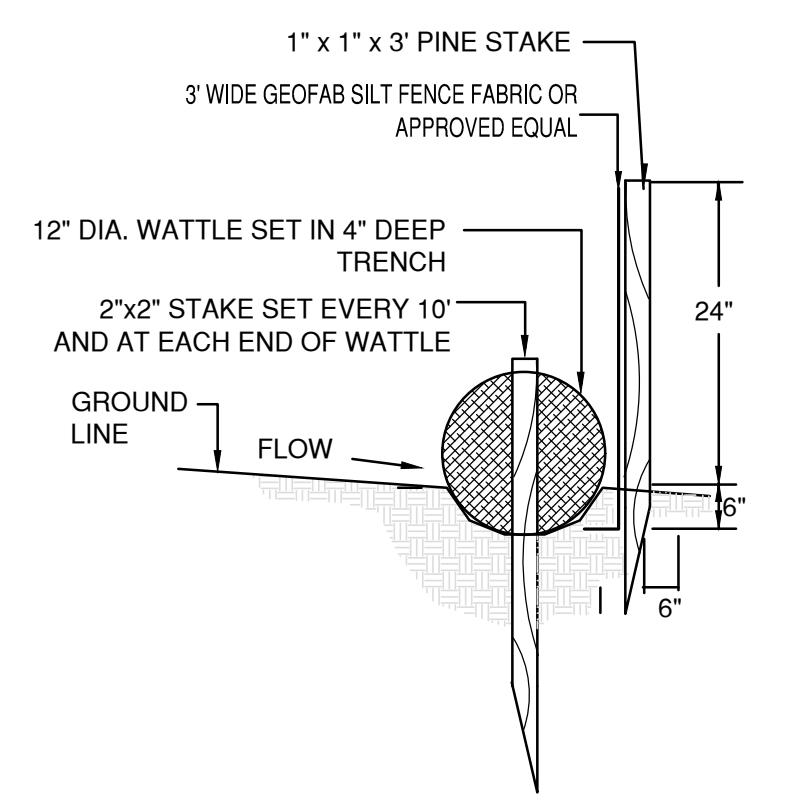
ZONING REQUIREMENTS

	B-2	R-40	EXISTING	PROPOSED
MIN. LOT AREA	20,000 S.F.	40,000 S.F.	49,173± FT	49,173± FT
MIN. LOT FRONTAGE	125 FT	125 FT	225.7± FT	225.7± FT
MIN. FRONT YARD	30 FT	30 FT	25.9 FT	25.8 FT
MIN. REAR & SIDE YARD	12 FT	15 FT	9.8 FT	9.8 FT*
MAX. LOT COVERAGE (STRUCTURE)	50%	20%	3.5%	10.8%
MAX. BUILDING HEIGHT	35 FT	35 FT	>35 FT	>35 FT
MIN. USABLE OPEN SPACE	20%	20%	38%	37%

*EXISTING NON-CONFORMING

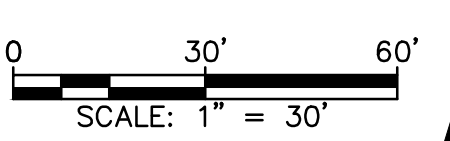
ADDITIONAL ZONING NOTES:

2130: DIVIDED LOT. WHERE A DISTRICT BOUNDARY LINE DIVIDES ANY LOT EXISTING AT THE TIME SUCH LINE IS ADOPTED, THE REGULATIONS FOR ANY DISTRICT IN WHICH THE LOT HAS FRONTAGE ON A STREET MAY BE EXTENDED NOT MORE THAN 30 FEET INTO THE OTHER DISTRICT BY SPECIAL PERMIT OF THE PLANNING BOARD.



LEGEND:

- USDA SOIL TYPE
- SUBJECT PROPERTY
- APPROX. ZONING LINE
- HISTORIC PRESERVATION DISTRICT



ENGINEER

.W. ENGINEERING, LLC
 27 JEFFERSON ST.
 TAUNTON, MA 02780
 508-821-8245
 www.W-CIVIL.com

.W. ENGINEERING LLC

PROJECT:
 119 CRANBERRY HIGHWAY
 SAGAMORE, MA
 PREPARED FOR:
 CANAL FUEL
 SHEET NAME:
 PRELIMINARY SITE PLAN
 DATE: 9/22/2022 SCALE: AS SHOWN
 REVISED:
 DRAWN BY: JAG

NO. SPR/SP
TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: 8/21/2023

FEE: _____

8 Copies Required

See Fee Schedule

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: Regan Jason

Address: PO Box 692 Sagamore, MA 02561

Phone: 508-400-1815 **Email:** N/A

2. Applicant Prospective buyer _____ Tenant _____ Licensee _____

Name: Regan Jason

Mailing Address: PO Box 692 Sagamore, MA 02561

Phone: 508-400-1815 **Email:** N/A

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

Name: Evan K. Watson, P.E./ Julie Goodwin, P.L.A.

Address: 27 Jefferson Street, Taunton MA 02780

Phone: 508-821-8245 **Fax:** N/A

Email: julieg@w-civil.com

4. Attorney (If Applicable)

Name: _____

Address: _____

Phone: _____ **Fax:** _____

Email: _____

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

Assessors Information

Site Address: 119 Cranberry Highway

Map: 12.3 **Parcel:** _____ **Lot:** 60

Zoning _____ **Required** _____ **Required** _____
District: B-2 & R-40 **Area:** 20,000 s.f. **Frontage:** 125 ft

Actual Area: 49,173 s.f. **Actual Frontage:** 256.94

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:

1233.C.The construction of a 3600 s.f. garage on an existing commercial property.

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

See attached Project 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.)

2130: Divided Lot to extend B-2 district boundary line 6' into R-40 district for garage use.

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

1233.C.The construction of a 3600 s.f. garage on an existing commercial property.

2130: Divided Lot to extend B-2 district boundary line 6' into R-40 district for garage use.

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 Project Narrative & Project Plan.

Attachments: **Plot Plan:** ✓ **Certified list of Abutters** (2 copies): ✓

Ground floor and/or architectural elevations: Not required for structures with less than 35,000 cubic feet.

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 No
- 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: _____

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:

No. _____

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

The proposed addition of a 60' x 60' garage for private vehicle/equipment storage. See attached Project Narrative.

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

(11)

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.

EVAN WATSON for Regan Jason
Printed name of Applicant

Evan Watson
Signature of Owner or Authorized Representative

9/26/23
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



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

September 6, 2023

W Engineering
Julie Goodwin
27 Jefferson St.
Taunton, MA 02780

Reference: Abutters List for Map 12.3 Parcel 60
Subject Property: 119 Cranberry Highway

Pursuant to your request of August 31, 2023, enclosed is a list of names and addresses of the direct abutters of the subject property on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for an application for a Special Permit/Site Plan Review from the Planning Board.

Abutting properties are: Map 12.3 Parcels 47, 50, 60.01, 62 & 63.01; Map 18.1 Parcels 2 & 31.

Your payment 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

List Enclosed

Ellen Doyle Sullivan -
Donna Barakauskas
Michael Leitzel

ABUTTERS LIST
 LIVE
 Key IN 2253,2256,2263,2264,2266,3250,3278

Extract:
 Database:
 Filter:
 Sort:

Report #24: Owner Listing Report
 Fiscal Year 2024

Bourne MA

Key	Parcel ID	Owner	Location	LC/HCI	Bk-Pr(Cert)/Dt	Mailing Street	Mailing City	ST	Zip Cd/County
2253	12.3-47-0	SAGAMORE CEMETERY ASSOCIATION	0 SANDWICH RD	N 9530	00315/0498	SANDWICH RD	SAGAMORE	MA	02561
2256	12.3-50-0	TASHA MICHAEL & REGAN JASON TR OF T AND J REALTY TRUST	145 CRANBERRY HWY	N 3160	17058/116 6/9/2003	PO BOX 682	SAGAMORE	MA	02561
2263	12.3-50-1	REGAN JASON C	0 COMMONWEALTH AVE	N 1300	28916/292 6/4/2015	PO BOX 281	SAGAMORE	MA	02561
2264	12.3-52-0	SHELBY PROPERTIES LLC	54 COMMONWEALTH AVE	N 1010	30154/30 12/12/2016	140 ESTEN RD	STOUGHTON	MA	02072
2266	12.3-53-1	SORENTI JOSEPH F ETUX MARY L SORENTI	115 CRANBERRY HWY	N 3920	25561/79 7/13/2011	PO BOX 25	SAGAMORE BEACH	MA	02562
3250	18.1-2-0	ZINKEVICH ALICE	36 BLUFF RD	N 1010	03042/0122	PO BOX 209	SAGAMORE	MA	02561
3278	18.1-31-0	STENQUIST KELLY M	34 BLUFF RD	N 1300	5695/17 4/30/1987	C/O ALICE ZINKEVICH PO BOX 209	SAGAMORE	MA	02561

Total Records

7



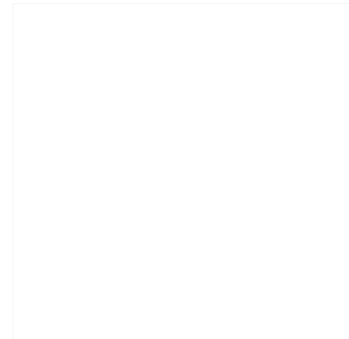
ENGINEERING, LLC

PROJECT NARRATIVE

119 Cranberry Highway
Sagamore, MA 02561

August 21, 2023

Prepared for
Regan Jason
PO Box 692
Sagamore, MA 02561



Prepared by
.W. Engineering, LLC
27 Jefferson Street
Taunton, Ma 02780

[REDACTED]

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[REDACTED]



.1. Introduction

This document is to accompany an application for Site Plan - Special Permit. This application is being filed because Site Plan – Special Permit approval is required for construction of any commercial structure per Bourne Zoning Bylaw Section 1233.

.1.1. Existing Conditions

The subject property is known as Assessors Map 13.2 Parcel 60. The 49,173± square foot parcel is located at 119 Cranberry Highway in the Sagamore area of Bourne, Massachusetts. A single-story wood-framed building, which has previously had restaurant tenants, and associated parking area is located directly adjacent to Cranberry Highway. The rear of the property is a fenced area used for vehicle and boat storage associated with Canal Fuel Co. (Map 12.3 Lot 50.00) which is under common ownership.

Directly north of the site is a vacant wooded parcel which is also under common ownership (Map 12.3 Lot 60.01). Along Cranberry Highway to the west are commercial developments: South Shore Golf Carts and Canal Bait and Tackle. To the east is Canal Fuel Co. with a garage with office space. The property is primarily located in the B-2 District. The zoning district line runs through the property approximately 40 feet from the rear property line. The Historic District Overlay associated with the Sagamore Cemetery is located offsite to the northeast. An approximately 30 foot wide drainage easement runs along the right side of the property. Within this drainage easement is an existing outfall pipe to a detention basin located offsite.

The site is not located in any Water Resource District, Zoning Overlay District, FEMA Flood Plain, Wellhead Protection Zone, Area of Critical Environmental Concern, Wetland Resource Area, or Riverfront Area.

.1.2. Proposed Project Description

It is proposed to construct a 60 foot by 60 foot (3600 square foot footprint) storage garage for vehicles and equipment. Existing paved areas and drives will be used for access. No additional curb cuts are proposed. No septic system or sewer connection is proposed. The existing restroom facilities at the Canal Fuel Co. office will continue to be used.

This project will increase the security of vehicles and equipment currently stored onsite. It will be an improvement visually over existing conditions. The proposed garage is an allowed use within the B-2 zoning district. It is proposed to extend the B-2 zoning district approximately 6 feet, to most efficiently utilize the existing site features, which is allowable for divided lots up to 30 feet per Section 2130. All dimensional requirements including setbacks, lot coverage and usable open space have been met.

.2. Compliance with Bourne Zoning Bylaw Section 1330

Per Section 1233.C. of the Bourne Zoning Bylaws, all proposed commercial structures require Site Plan -Special Permit approval. The following sections demonstrate the proposed project's compliance with requirements of Section 1330 of the Bourne Zoning Bylaws

.2.a. Pedestrian and Vehicular Flow and Safety (1331.a)

No alteration to existing pedestrian and vehicular flow is proposed. The existing restaurant building, associated parking and the chain-link fencing will remain in place. Access to the garage will continue to be through the adjacent Canal Fuel Co. property (145 Cranberry Highway).

.2.b. Adequacy of Utilities and other public services (1331.b)

The garage will be used for storage and will only require electric. It is proposed to use the existing utility pole at the southeast property corner to connect. Employees will use the existing facilities at Canal Fuel Co. office. No septic or sewer connections are proposed.

.2.c. Impact on Natural Environment (1331.c)

The site is not located in any Water Resource District, Zoning Overlay District, FEMA Flood Plain, Wellhead Protection Zone, Area of Critical Environmental Concern, Wetland Resource Area, or Riverfront Area. In addition, the proposed site work is within previously developed areas and will not require tree clearing.

.2.d. Impact Upon Nearby Developed Premises (1331.d)

The replacement of the storage yard with a garage will have a positive impact on nearby developed properties. The proposed garage will directly benefit the functionality and security of the adjacent Canal Fuel Co. development and elevate the aesthetics to appeal to future restaurant tenants and guests. The existing vegetative buffer between the project site and residential neighbor to the northwest will remain undisturbed.

.2.e. Visual Compatibility with Surroundings (1331.e)

The proposed garage will be very similar in size and façade design to the existing Canal Fuel Co. building. The overall appearance of the site will drastically improve by allowing some vehicle and equipment storage to be moved indoors. In addition, the garage structure will clearly distinguish the Canal Fuel development portion of the property from the restaurant development, which will greatly improve the visual compatibility of the existing site uses.

.2.f. Water Resource Districts - Impact Upon Public Water Supplies (1331.f)

Not applicable. The property is not located within a Water Resource District.

.2.g. Impact Upon the Town's Needs for Year-Round Housing (1331.g)

Not applicable. The property is not located within a residential zoning district.

.5. Conclusion

The proposed construction of a 3600-square-foot storage garage at 119 Cranberry Highway aligns with Bourne Zoning Bylaw Section 1330. The proposed project will improve site functionality, security, and aesthetics. The proposed structure conforms to B-2 zoning uses and meets dimensional requirements. The project maintains existing access points, will be easily serviceable by existing utilities, and has minimal impact to the natural environment and neighboring properties. Visual compatibility with surroundings is enhanced, benefiting both the Canal Fuel Co. development and overall site appeal.