

Minor Modification

NO. SPR/SP 08-2017A

TOWN OF BOURNE
APPLICATION FOR SITE PLAN REVIEW & SPECIAL PERMIT

DATE: 2/13/2023
8 Copies Required

FEE: \$285.82
See Fee Schedule

2023 FEB 14 PM 12:21
TOWN CLERK BOURNE

RECEIVED

PLEASE ANSWER ALL QUESTIONS COMPLETELY

I. APPLICANT INFORMATION

1. Owner of Property

Name: RM53 Holdings, LLC
Address: 3949 Forest Pkwy, Ste 100, Wheatfield, NY 14120
Phone: (716) 695-0006 Email: cgreen@calamar.com

2. Applicant Prospective buyer Tenant Licensee

Name: RM53 Holdings, LLC
Mailing Address: 3949 Forest Pkwy, Ste 100, Wheatfield, NY 14120
Phone: (716) 695-0006 Email: cgreen@calamar.com

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

Name: Wendel
Address: 375 Essjay Rd., Ste 200, Williamsville NY 14221
Phone: (716) 688-0766 Fax: (716) 625-6825
Email: _____

4. Attorney (If Applicable)

Name: Cheryl A. Green, Esq.
Address: 3949 Forest Pkwy, Ste 100, Wheatfield, NY 14120
Phone: (716) 693-0006 Ext. 230 Fax: (716) 693-3590
Email: cgreen@calamar.com

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

Assessors Information

Site Address: 25 Perry Ave. - AKA - 13 Kendall Rae Place, Bourne, MA
Map: 24.1 Parcel: 1.0 Lot: 0

Zoning District: DTC Required ^{12,000 SF or 1,000 SF} Area: times # of sleeping rooms 243,314 S.F. Required Frontage: None Required
Actual Frontage: 40
Town Sewer (Yes Or No) yes (5.6 AC)

III. SPECIAL PERMIT INFORMATION

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

Modification of applicant to meet requests of Bourne Affordable Housing Agent See Attachments SP/SPR no. 08-2017

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

See above

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.)

See above

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

See above

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

6. determined:

See above

Attachments: Plot Plan: _____ Certified list of Abutters (2 copies): X
Ground floor and/or architectural elevations: _____
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 Yes
- 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:

Developer has an approved subdivision and roadway (Kendall Court);
Hotel developer has an approved site approval for new hotel on
Lot 7 (12 Kendall Court)

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

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.

Cheryl A. Green
 Printed name of Applicant

[Signature]
 Signature of Owner or Authorized Representative

2/13/2003
 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