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2014

Affordable Housing Partnership
Board of Appeals
BFDC
Board of Assessors
Bourne Veterans Memorial Community
Center
Bourne Water District

Town of Bourne
Affordable Housing Partnership

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TOWN CLERK'S OFFICE
BOURNE, MASS

Legal Notice of Public Meeting
Community Development Strategy

The Town of Bourne, Affordable Housing Partnership will hold a public meeting on Tuesday, January 21, 2014 at 6:15 p.m. at the Bourne Memorial Community Building at 239 Main Street, Buzzards Bay MA 02532. The purpose of the meeting will be to provide information and receive public comment on the Town's Community Development Strategy including identifying potential target areas for eligible community development activities including but not limited to housing rehabilitation, storefront façade and signage, transportation, infrastructure improvements, social services, economic development and improvements to public housing facilities and other public facilities and services.

The Town wishes to encourage local citizens to attend the informational meeting, where any person or organization wishing to be heard will be afforded the opportunity.

Town of Bourne
Bourne Housing Partnership

Bourne Affordable Partnership Meeting
Minutes
January 30, 2014

2014 SEP 4 AM 9 22

TOWN CLERK'S OFFICE
BOURNE, MASS

Meeting Location: Bourne Veterans Memorial Community Center, 239 Main Street,
Buzzards Bay, Massachusetts

Members Present: Chairperson, Susan Ross, Albert Hill and Coreen Moore

Members Absent: Barbara Thurston

Others Present: James Snyder, Volunteer Financial Advisor, Kerry Horman, Affordable
Housing Specialist, Peter Meir, Member, Bourne Housing Trust, and
Dolores Consoletti, Administrative Support,

Meeting called to order at 5:16 p.m. by Chairperson, Susan Ross.

Chairperson Ross opened the meeting and asked the members to review the minutes from the last two meetings. After review of the minutes, a motion was made by Mr. Hill, second by Ms. Moore to accept the minutes of the September 10, 2013 meeting; unanimous vote of the members. After further review, a motion was made by Mr. Hill, second by Ms. More to accept the minutes of the December 5, 2013 meeting; unanimous vote of the members.

Ms. Ross informed the members that since the Trust was looking to building three houses but are only now starting to get the RFP's for one, they have only put in for one request for FY 2015 CPA Application. The only item they are going for is to keep Kerry and Dolores. Ms. Ross asked for a vote of support to rehire both Mr. Horman and Ms. Consoletti. Ms. Moore asked if it was increased from last year. Ms. Ross indicated that Ms. Consoletti's hourly rate increased to \$22.50 from \$20.00 and Mr. Horman's stayed the same. Mr. Horman indicated that it came to \$600 higher than last year. A motion was made by Ms. Moore, second by Ms. Ross, to support the application before the CPA Committee; a majority of the members voting yes, with Mr. Hill abstaining.

Mr. Horman informed the members that the USDA is back in business in this area until October 15, and they think they will get extended beyond that.

Mr. Horman told the members that Ms. Sunnarberg has sent him a Powerpoint presentation of the Housing Needs Assessment and Action Plan that they can review and he will get them the list of items she needs from them.

Mr. Horman gave the members an update on the issues he encountered during the closing at 46 Desere regarding the submission of the necessary information for the Deed Rider. Mr. Horman submitted the information to the lender who passed it to their attorney two weeks before the closing; late Friday afternoon he received an email asking for the multiplier on the deed rider and whether they supposed to have the 2½ % (all of this information was sent two

weeks prior). Mr. Horman responded to him by 9:12 am on Monday and was told it was too late and they had put it in blank. The Deed Rider that went in survives foreclosure, stays in perpetuity but doesn't have a resale multiplier in it. It has the sale price but doesn't have the 2% in. He spoke with Kathleen O'Donnell and she feels the major protections are in there. Mr. Horman felt there are two things we could do: we could ask the closing attorney again to amend it. Ms. Ross said she thought he was doing it. Mr. Horman said it hasn't been done. Ms. Ross stated we need to ask him again. Mr. Horman went on to state there is a gap in the process. We have no representation at the closing. Ms. Ross stated that we may need to have an attorney to look at the paperwork prior to the closing; however, we don't have any money for an attorney to be there. Mr. Horman stated that we have some administration money in the account. Ms. Ross stated that we could say that they can't close until our attorney sees the final closing Deed and Deed Rider. She suggested that Ms. O'Donnell should see the documents before the closing. Ms. Ross will talk to Tom about using Ms. O'Donnell.

Agenda Item #5 will be postponed until next meeting

Ms. Moore gave an update on the FY2015 Community Development Fund application. The application is due on February 14 and there is a meeting following the Partnership meeting tonight. Ms. Moore indicated that maybe they could go through CPA funds to go outside the target area. She said she was talking to Barry about it and he was probably going to have an application in the fall. Ms. Ross said they would like to join in on it and would appreciate it if she would let her know when that came up.

Mr. Horman informed the members that he's starting to get a little more activity and interest with people that are looking to buy and they have the Ready Resale Buyer list if anyone wants to apply to that.

There being no further business, Ms. Ross asked for a motion to adjourn. Mr. Hill made said motion at 6:06 p.m., second by Ms. Moore, unanimous vote of the members.

Respectfully submitted,

Dolores Consoletti
Administrative Support

Bourne Affordable Housing Trust
Minutes of Executive Session Meeting
February 24, 2014

Meeting Location: Bourne Veteran's Memorial Community Center, Buzzard Bay, MA
02532.

Trustees Present: Chairperson Susan Ross, Stephen Walsh, Peter Meier, and Judith
Riordan

Trustees Absent: Lee Berger

Others Present: Affordable Housing Specialist, Kerry Horman, P.E., Kathleen
O'Donnell, Legal Council (via conference call) and Dolores Consoletti,
Administrative Support

Meeting opened at 4:21 p.m.

Mr. Horman informed the members they were no longer going ahead with 15 Thom Avenue;
they were no longer under a P&S.

Mr. Horman then gave an update on the driveway issue at 143 Old Plymouth Road. An
Engineer had staked a driveway and had put a crushed stone driveway on the lot. Mr. Walsh
and Mr. Horman went out and walked it off and it appears to be between 25-30 feet inside
the lot and is now waiting for Warwick to go out and stake it out. They are pretty sure it is
in our lot even given the easement. Mr. Meier asked if we were looking at adverse possession
and Mr. Horman stated he asked Ms. O'Donnell about that and she indicated that when it
comes to town owned property that doesn't apply. Ms. Ross said that once we receive the
plan we should write a letter stating what happened and asked for it to be moved. Mr. Walsh
suggested having the letter with the request to move the driveway come from Ms. O'Donnell
once the site plan was done by Warwick.

Mr. Horman presented the members with the draft offer to purchase for 14 Alden Avenue
(see attached). He informed the members that he met with both of the homes owners who get
their water from the water lines that go through this property and both have been verbally
very cooperative and willing to work with us. He feels if we can get an agreement with the
current owner of 14 Alden, then we can get agreements with the two other property owners.
Discussion ensued as to an offer price. Ms. Ross stated that the houses in that area were
already below \$200,000. People can already buy something affordable there without a deed
restriction. Mr. Horman suggested maybe looking at a smaller house. After some discussion,
a motion was made by Mr. Meier, second by Mr. Walsh to authorize Mr. Horman to offer
\$32,500 for the lot located at 14 Alden Avenue; an individual roll call resulted in Ms.
Riordan voting yes, Mr. Meier voting yes, Mr. Walsh voting yes, and Ms. Ross voting yes.

Mr. Horman gave the members an update on the RFP responses for 143 Old Plymouth Road. There were eight responses. The modular home company did not end up making a proposal even though they seemed interested. Habitat had a couple of different things they wanted us to consider; they wanted a house around 1,200 square feet and they did not want to put in a ramp at the entrance, so they didn't put in a proposal. Briggs was uncomfortable with the process so he didn't submit a proposal. In the end we had two proposals; Valle Group and Champion. Mr. Horman worked at putting together a rating for the two proposals (see attached). The members went through the rating differences between the two proposals. Mr. Meier stated that he wasn't concerned as much with the size of the house as he was the look of the house and that it had to fit in with the neighborhood, like a Cape styled house. Ms. Ross agreed and said that was expressed at the Pre-submission meeting.

Ms. O'Donnell joined the meeting via conference call at 5:14 p.m.

Mr. Walsh wanted to know if we rejected these proposals can it open the door to other proposals. Ms. O'Donnell said yes, you would start again which would mean re-advertising. Mr. Horman stated they had two proposals that needed to be tweaked in order to get the house they wanted. Ms. O'Donnell informed the members that they couldn't tweak the proposal so that it doesn't match what they had in the RFP. Mr. Horman assured her that was not what was happening. She said they should come out of Executive Session, tell them they have these two proposal that are generally acceptable but there are concerns about the following and then list what your concerns are and let them know if they're interested in modifying their proposals to address these concerns and give them another two weeks. She went on to say not to give them a shopping list of the concerns, to make the letter a general letter of concerns to both parties. She said the same letter must go to both parties. Ms. Ross asked if they liked one proposal better could they accept it and then negotiate changes. Ms. O'Donnell said you could if the changes were not substantial.

Ms. O'Donnell ended the conference call at 5:28 p.m.

The members reviewed which concerns should go into the response letter. A motion was made by Mr. Meier second by Ms. Riordan to send a letter to both applicants that we are not inclined to accept any proposals as submitted at this time due to concerns responsive to the RFP and we are inviting developers to respond to these concerns in two weeks from the date of the letter; an individual role call resulted in Ms. Riordan voting yes, Mr. Walsh voting yes, Mr. Meier voting yes and Ms. Ross voting yes. Mr. Horman will draft the letter and send it to Ms. O'Donnell for her review.

Mr. Meier asked that approval of the minutes from meeting on November 12, 2013 Executive Session be put on the agenda for the next meeting.

There being no further items before the members, Ms. Ross asked for a motion to move out of Executive Session and return to open session. A motion was made by Mr. Meier, second by Mr. Walsh, to move out of Executive Session, keep the minutes encumbered and move to

open session at 5:51 p.m.; an individual role call resulted in Ms. Riordan voting yes, Mr. Walsh voting yes, Mr. Meier voting yes and Ms. Ross voting yes.

Respectfully submitted,

Dolores Consoletti
Administrative Support

PLEASE
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2014 FEB 21 AM 11 21

Notice

TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Affordable Housing Trust Meeting
Tuesday, February 25, 2014
4:00 PM

Bourne Veteran's Memorial Community Center
Buzzards Bay, MA 02532

Agenda:

1. Review minutes of previous meeting
2. Summary of Financial Status.
3. Vote to enter executive session to discuss acquisition and sale of real estate properties in Bourne for the purpose of building or preserving affordable homes, and consider matters that may include legal action.
4. Vote to return to open session
5. Consideration of the Bourne Housing Partnership/ Bourne Affordable Housing Trust Fund FY 2015 Community Preservation Fund Application.
6. Consideration of the Commonwealth of Massachusetts plan to consolidate local housing authorities into regional entities.
7. Affordable Housing Specialist's Report
8. Discussion of future agenda items

Kerry Horman,

Affordable Housing Specialist

Bourne Affordable Housing Trust Meeting
Minutes
February 25, 2014

Meeting Location: Bourne Veteran's Memorial Community Center, Buzzard Bay, MA
02532

Trustees Present: Chairperson Susan Ross, Stephen Walsh, Peter Meier, and Judith
Riordan

Trustees Absent: Lee Berger

Others Present: Affordable Housing Specialist, Kerry Horman, and Dolores Consoletti,
Administrative Support

Chairperson Ross called the meeting to order at 4:06 p.m.

Ms. Ross asked the members to review the minutes from the previous meeting. A motion was made by Mr. Walsh, second by Ms. Riordan to approve the minutes of the November 12, 2013 meeting; unanimous vote of the members.

Mr. Horman presented an update of the financial status for the Trust Asset Account. The account is updated and balanced (see attached). Ms. Ross asked if we were given any information on just the CPA money. Mr. Horman informed her that we were not.

Ms. Ross asked for a vote to move into Executive Session. A motion was made by Ms. Riordan, second by Mr. Walsh, to move into Executive Session to discuss acquisition of real estate properties in Bourne for the purpose of building or preserving affordable homes and to consider matters that may include legal action and return to open session after that; an individual role call resulted in Ms. Riordan voting yes, Mr. Walsh voting yes, Mr. Meier voting yes and Ms. Ross voting yes.

The members moved to Executive Session at 4:21 p.m.

At the end of Executive Session, a motion was made by Mr. Meier, second by Mr. Walsh, to move out of Executive Session, keep the minutes encumbered and move to open session at 5:51 p.m.; an individual role call resulted in Ms. Riordan voting yes, Mr. Walsh voting yes, Mr. Meier voting yes and Ms. Ross voting yes.

Ms. Ross asked the members for a vote to support the Bourne Housing Partnership and Trust Fund PY2015 Community Preservation Fund Application. A motion was made by Mr. Meier second by Ms. Riordan to support the application as submitted to CPA; unanimous vote of the members.

Mr. Meier asked that the next agenda item, Consideration of the Commonwealth of Massachusetts plan to consolidate local housing authorizes into regional entities be deferred until Barbara Thurston can attend, as she is directly affected by this item.

Mr. Horman presented his update. He informed the members that the US Dept. of Agriculture is back in business at least until October. Resales are starting to come up and the USDA is back up and running. The Block Grant has been submitted and the Partnership is working on the action plan with Karen Sonnerberg.

There being no other business before the committee, a motion was made by Mr. Meier, second by Mr. Walsh to adjourn at 5:56 p.m.; unanimous vote of the members.

Respectfully submitted,

Dolores Consoletti
Administrative Support

Bourne Affordable Partnership Meeting

Minutes

March 20, 2014

2014 SEP 4 AM 9 22

TOWN CLERK'S OFFICE

Meeting Location: BOURNE, MASS Bourne Housing Authority Offices, 871 Shore Road, Pocasset, Massachusetts

Members Present: Chairperson, Susan Ross, Albert Hill and Coreen Moore

Members Absent: Barbara Thurston

Others Present: Kerry Horman, Affordable Housing Specialist and Dolores Consoletti, Administrative Support

Meeting called to order at 4:01 p.m. by Chairperson, Susan Ross.

Chairperson Ross opened the meeting and asked the members to review the minutes from the last meeting. After review of the minutes, a motion was made by Mr. Hill, second by Ms. Moore to accept the minutes of the January 30, 2014 meeting; unanimous vote of the committee.

Ms. Ross informed the members they didn't need to review agenda items 2 and 3 and they could go right to agenda item #4.

Mr. Horman updated the members on 15 Honora Drive. Honora Drive is in Canal Crossing which consists of 16 condo units which has four affordables. Two are for sale and one is under threat of foreclosure. The owner of Unit 15 came to us a couple of years ago and wanted to sell. The Partnership took on the roll of finding a buyer and tried to find a buyer under the 80% rule and couldn't find a buyer after an extended effort. After that process, the sale could then be opened up to people of higher income but she couldn't sell it because of conservation and condo association issues (the developers had to turn over the ownership and management of it to the condo association and that didn't occur). An approved over income buyer moved in, awaiting things to get straightened out to buy it, but couldn't close because the problems continued. Elsa Campbell at DHCD allowed the owner to rent it again since she had already moved out. This past winter both outstanding issues were resolved and the unit can now be sold. The new tenants would like to buy it. Since it was already marketed previously, it can be sold to an ineligible buyer, over 80%. The income of the current renters is fairly high but we are being told by counsel that doesn't matter, the owner has the right to sell to them as long as the deed restriction still in place. The sale price is between \$8,000 and \$9,000 less than what it could have sold for previously due to the deed rider multiplier that is used is a multiple based on the median household income which has dropped in the last two years. The owner went from being able to sell at \$165,900 to \$157,290. Mr. Horman recommended the committee approve the sale of the unit to the current renters. A motion was made by Ms. Moore, second by Mr. Hill to allow the current owner of 15 Honora Drive

to sell the property to the current tenant with DHCD approval and with the universal deed rider; unanimous vote of the committee.

Mr. Horman updated the members on 4 Honora Drive property. The owner wants to sell and has asked if the committee wants to take on the role of finding a buyer. After much discussion, a motion was made by Mr. Hill, second by Ms. Moore to take over the marketing for 4 Honora Drive and use the 2% resale fee to pay the real estate agent; unanimous vote of the committee.

Mr. Horman informed the committee that he just received notice that 54 Deseret in Pilgrim Pines is coming up for sale. The current owners need more space and wanted to sell their house to their mother and then buy the mother's house. From an eligibility point of view it didn't work because his mother didn't qualify. Ms. Moore asked if they could move the restriction to the mother's house. Mr. Horman didn't know if that was possible. After much discussion, a motion was made by Mr. Hill, second by Ms. Moore that in lieu of purchasing the property at 54 Desere, the Partnership take over the marketing of the property, and if there is a 2% fee, the fee would be paid out of the proceeds of the sale, unanimous vote of the committee.

The members also discussed the possibility of giving the chair the authority to determine whether or not to take on the marketing for future properties. After some discussion, a motion was made by Mr. Hill, second by Ms. Moore to give Chairperson, Ms. Ross, authority at her determination to market any property which becomes available for resale, unanimous vote of the committee.

Mr. Horman updated the members on various techniques used to acquire land for affordable homes and the availability of land in the town. The three lots that came in through the non-conforming lot ordinance didn't work out. He suggested asking Dodi (in the Engineering Department) to run a survey to look at lots over 2 acres where the zoning was 80,000 sq. ft. and talk to the owners about subdividing at least 10,000 sq. ft. off so we could build an affordable. Both Ms. Ross and Ms. Moore were hesitant about the amount of work needed in the effort. They suggested it would be better off finding properties that were run down and needed work. Mr. Horman asked that since the Housing Plan was being redone, a general statement be added to state "the Housing Partnership and the Housing Trust should look at as many avenues to produce affordable homes as possible." Ms. Ross suggested that it should be a possibility but not a priority. A motion was made by Mr. Hill, second by Ms. Moore to contact Ms. Sunnarborg to include in the needs assessment plan that the Committee will pursue the purchase of existing homes with the intent to rehab and resell as affordables; unanimous vote of the committee; further, a motion was made by Mr. Hill, second by Ms. Moore to include in the needs assessment plan the effort to bring forward possible lots that may be available throughout the town for small LIP projects, not greater than a 4 units to 1 acre ratio; unanimous vote of the committee.

Ms. Moore updated the members on the Block Grant. The contract hasn't been finalized with the architect; they just received the last revision. The next block grant will be much smaller.

There being no further business, Ms. Ross asked for a motion to adjourn. Mr. Hill made said motion at 5:10 p.m., second by Ms. Moore; unanimous vote of the committee.

Respectfully submitted,

Dolores Consoletti
Administrative Support

Notice

**Bourne Affordable Housing Trust Meeting
Thursday, March 27, 2014
4:30 PM
Basement Conference Room
Bourne Town Hall
24 Perry Ave.
Buzzards Bay, MA 02532**

Agenda:

1. Review minutes of previous meeting
2. Summary of Financial Status.
3. Vote to enter executive session to discuss: the acquisition and sale of real estate properties in Bourne for the purpose of building or preserving affordable homes; minutes of previous executive session meetings; and, consider matters that may include legal action and to return to open session
4. Vote on items discussed in executive session.
5. Consider whether the Bourne Housing Partnership/ Bourne Affordable Housing Trust CPA home repair program be implemented by the Town Planners office at a per unit fee schedule.
6. Consideration of the Commonwealth of Massachusetts plan to consolidate local housing authorities into regional entities.
7. Affordable Housing Specialist's Report
8. Discussion of future agenda items

Kerry Horman,

Affordable Housing Specialist

2014 MAR 25 PM 1 18
TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Affordable Housing Trust.
Minutes of Executive Session Meeting
March 27, 2014

Meeting Location: Bourne Town Hall, 24 Perry Avenue, Buzzard Bay, Massachusetts
02532

Trustees Present: Chairperson Susan Ross, Stephen Walsh and Peter Meier

Trustees Absent: Lee Berger and Judith Riordan

Others Present: Affordable Housing Specialist, Kerry Horman and Dolores Consoletti,
Administrative Support

Meeting opened at 4:58 p.m.

Ms. Ross asked the members to review the minutes from the previous meeting. A motion was made by Mr. Meier, second by Mr. Walsh to approve and to encumber the minutes of the February 25, 2014 meeting; an individual role call resulted in Mr. Meier voting yes, Mr. Walsh voting yes, and Ms. Ross voting yes.

Mr. Horman informed the members the offer of \$32,500 was presented to the owner of 14 Alden Avenue and she has decided she doesn't want to go any lower than \$50,000. Mr. Horman said there a couple of options; we could walk away or counter offer. Mr. Meier felt the offer shouldn't be any higher than \$35,000 due to costs involved in moving the water lines. After some discussion, a motion was made by Mr. Meier, second by Mr. Walsh, to extend the offer to \$35,000; an individual role call resulted in Mr. Walsh voting yes, and Ms. Ross voting yes.

Mr. Horman reviewed the revised proposals for 143 Old Plymouth Road RFP received from Valle Group and Champion Builders. Both proposals went up in development costs: Valle Group's proposal is now \$243,141 and Champion Builders is \$214,170. The cost differential between the two proposals is \$30,000. Champion has presented a Cape, Valle Group a Ranch; they have met the visitability issues, both have extensive experience. Ms. Ross stated that whatever they selected they would call the references to ensure they are happy with them. After much discussion, a motion was made by Mr. Meier, second by Mr. Walsh to start preliminary negotiations with Champion Builders and have Ms. O'Donnell determine the recommended steps necessary to proceed in conjunction with these negotiations; an individual role call resulted in Mr. Walsh voting yes, Mr. Meier voting yes and Ms. Ross voting yes.

Mr. Horman informed the members that Ms. O'Donnell had not sent out the letter regarding the driveway issue at Old Plymouth Road yet. It has been determined that the driveway is in

fact in our lot and is fairly new. It was not there when the test pit were done. He will have an update at the next meeting.

A brief discussion ensued regarding the consideration of giving authority to Chairperson to present offers on potential properties with a refundable deposit in order to hold opportunities available to the Trust. Ms. Ross explained the purpose was that we find some houses on the market that we could put a small amount of money into and sell and we probably won't be spending any more than we would if we would build new. The problem is by the time we look at a house and try to get a meeting together, if the house is any good, the house is gone. We were looking for is some kind of authority so that if we find a house we think looks good, we can make an offer contingent on final Board approval, lawyer approval, inspection, and putting it in the registry. We could put an offer in and put a deposit of \$500.00 down. Mr. Horman indicated the only amount of money they had available was the money he had in the checking account that has less than \$500 in it. Ms. Ross suggested putting more money in that account. After some discussion, a motion was made by Mr. Meier, second by Mr. Walsh to table the discussion to the next meeting and to discuss it in open session and Mr. Horman is authorized to look into the mechanics of having additional money added to the checking account; an individual role call resulted in Mr. Walsh voting yes, and Ms. Ross voting yes.

Mr. Horman informed the members that he received a call from an attorney that has a lot on Wing Road that he may be interested in selling. He will keep the members updated if anything happens. He will also continue to look for properties to be fixed up.

There being no further items before the members, Ms. Ross asked for a motion to move out of Executive Session and return to open session. A motion was made by Mr. Meier, second by Mr. Walsh, to move out of Executive Session, keep the minutes encumbered and move to open session at 5:35 p.m.; an individual role call resulted in Mr. Walsh voting yes, Mr. Meier voting yes and Ms. Ross voting yes.

Respectfully submitted,

Dolores Consoletti
Administrative Support

Notice

2014 MAY 19 PM 2 40
Bourne Affordable Housing Trust Meeting
Thursday, May 22, 2014 4:45 PM TOWN CLERK'S OFFICE
BOURNE, MASS
Basement Conference Room
Bourne Town Hall
24 Perry Ave.
Buzzards Bay, MA 02532

Agenda:

1. Review minutes of previous meeting
2. Summary of Financial Status.
3. Consider the revised proposal and specification alternatives with Champion Builders for the Old Plymouth Rd. project.
4. Vote to enter executive session to discuss: the acquisition and sale of real estate properties in Bourne for the purpose of building or preserving affordable homes; minutes of previous executive session meetings; and, consider matters that may include legal action and to return to open session
5. Vote on items discussed in executive session.
6. Consideration of a response to the Commonwealth of Massachusetts plan to consolidate local housing authorities into regional entities.
7. Consider authorizing the Chairperson to make offers on real estate on behalf of the Trust with conditions.
8. Affordable Housing Specialist's Report
9. Discussion of future agenda items

Kerry Horman,

Affordable Housing Specialist

Bourne Affordable Housing Trust
Minutes of Executive Session Meeting
May 22, 2014

Meeting Location: Bourne Town Hall, 24 Perry Avenue, Buzzard Bay, Massachusetts
02532

Trustees Present: Chairperson Susan Ross, Lee Berger, Stephen Walsh, Judith Riordan,
and Peter Meier

Trustees Absent: None

Others Present: Kerry Horman, Housing Specialist and Dolores Consoletti,
Administrative Support

Meeting opened at 6:13 p.m.

Ms. Ross asked the members to review the minutes from the previous meeting. A motion was made by Mr. Meier, second by Mr. Walsh to approve and to encumber the minutes of the March 27, 2014 meeting; an individual role call resulted in Mr. Meier voting yes, Mr. Walsh voting yes, and Ms. Ross voting yes; Ms. Riordan voting to abstain and Mr. Berger voting to abstain.

Mr. Horman provided the members with an update on the Old Plymouth Road driveway issue. Ms. O'Donnell notified their attorney and their attorney sent back a letter saying basically they didn't mean to do it. They moved the driveway over to their side of the property and corrected the problem. Mr. Horman and Mr. Walsh have looked at the property and feel the issue has been resolved.

There being no further items before the members, Ms. Ross asked for a motion to move out of Executive Session and return to open session. A motion was made by Mr. Meier, second by Mr. Berger, to move out of Executive Session, keep the minutes encumbered and move to open session at 6:21 p.m.; an individual role call resulted in Mr. Walsh voting yes, Mr. Berger voting yes, Ms. Riordan voting yes, Mr. Meier voting yes and Ms. Ross voting yes.

Respectfully submitted,

Dolores Consoletti
Administrative Support

2014 SEP 4 AM 9 18
TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Affordable Housing Trust Meeting
Minutes
May 22, 2014

Meeting Location: Bourne Town Hall, 24 Perry Avenue, Buzzards Bay, Massachusetts
02532

Trustees Present: Chairperson Susan Ross, Stephen Walsh, Lee Berger, Judith Riordan
and Peter Meier

Trustees Absent: None

Others Present: Matt Dacey, President, Champion Builders, Kerry Horman, Affordable
Housing Specialist and Dolores Consoletti, Administrative Support

Chairperson Ross called the meeting to order at 4:54 p.m.

Ms. Ross asked the members to review the minutes from the previous meeting. A motion was made by Mr. Meier, second by Mr. Walsh to approve the minutes of the March 27, 2014 meeting; three members voted to approve, two members voted to abstain (Mr. Berger and Ms. Riordan).

At this point, Ms. Ross asked the members to move to Agenda Item #3 to review the proposal alternatives with Mr. Dacey from Champion Builders. Mr. Dacey provided the members with a brief background on himself and on his company. Mr. Horman then proceeded to review the April 25, 2014 memo (see attached) to Mr. Dacey which detailed the list of questions from the members and provided Mr. Dacey's input. Mr. Horman explained they wanted to keep the maintenance down to a minimum and would rather spend a little more money upfront on the Pergo flooring and the Azac exterior trim. They feel it has been a good investment based on past experience. Mr. Dacey said he would do whatever the members wanted and could understand the Pergo but suggested looking at a product called Bodyguard trim which is a pressured treated composite that comes white. It's less money than the Azac but more money than the pressure treated pine. After much discussion, the members agreed they wanted the white bleached cedar shingles but would look at the Bodyguard style trim Champion Builders were using at their current development at Tall Timbers across the street from 370 Elm Street in Kingston before making a final decision. Mr. Walsh stated he had an issue with Section 6 of the proposal which indicated that Champion Builders reserves the right to alter all specifications at their discretion. Mr. Horman informed the members that Ms. O'Donnell had verbiage she will insert that will protect everyone and everyone agreed to have her look at it. The members then discussed the visitable grading system from the driveway versus the pressure treated ramp. It was agreed that having the ramp down the side door and the step into the front door was fine and the asphalt would come right up to the ramp. Mr. Horman asked Mr. Dacey to take another look at the flooring numbers using Pergo flooring in the bedrooms, hallway, stairway and the rooms downstairs. The bathrooms would have tile. Mr. Dacey informed the members that

he was a member of the RWC 10 year warranty which is transferrable to the first buyer and if they sell the house within the first ten years, it can be transferred to the next buyer. It covers the base of FHA, VHA USDA, Farmers Home, and MFHA

Mr. Dacey clarified that they would be using both soffit and ridge vents and there would be no gable vents. He stated they planned on using the pre-painted finger joints and haven't had any problems with them in the past. The members agreed that should be fine. The members agreed that flat paint would be hard to maintain and eggshell would be easier clean. After some discussion on the price difference, it was agreed that eggshell would be used for all interior paint. The members asked that a motion sensor be put in the light by the back door and Mr. Dacey agreed. Mr. Meier asked if storm doors were included and Mr. Dacey indicated they weren't. The members asked him to provide them with pricing for having a storm door installed. The members agreed that once Mr. Dacey submitted the revised pricing information to Mr. Horman, it should be submitted to Ms. Ross for approval. Mr. Dacey asked the members what the timing of the project would be. Mr. Horman explained they would sign the LDA which would then go before the Board of Selectmen and then it's submitted to State and that could be a two month process.

Mr. Dacey left the meeting at 5:54 p.m.

Mr. Horman gave an update on the financials (see attached spreadsheets). After review of the financials, it was noted that Ms. Consoletti's salary does not come out of the Trust account and that footnote should be removed. As such, a motion was made by Mr. Meier, second by Mr. Berger to approve the amended financial reports; unanimous vote of the members.

Mr. Horman asked the members to move to Agenda #6 Regionalization of Local Housing Authorities. Mr. Meier explained under the Governor's proposal the Cape and Islands would become one housing authority under the Cape Cod Commission. Local control would be lost. Commissioners would be appointed by the Governor. After some discussion, Mr. Berger asked if we had copies of the H44 Bill. Mr. Horman stated he would get copies for the members to review for the next meeting. As such, a motion was made by Mr. Meier, second by Mr. Berger, to continue this discussion to the next meeting; unanimous vote of the members.

Ms. Ross asked for a vote to move into Executive Session. A motion was made by Mr. Meier, second by Mr. Walsh, to move into Executive Session to discuss acquisition and sale of real estate properties in Bourne for the purpose of building or preserving affordable homes; minutes of previous executive session meetings; and consider matters that may include legal action and to return to open session after that; an individual roll call resulted in Mr. Walsh voting yes, Mr. Meier voting yes, Mr. Berger voting yes, Ms. Riordan and Ms. Ross voting yes.

The members moved to Executive Session at 6:13 p.m.

At the end of Executive Session, a motion was made by Mr. Meier, second by Mr. Berger, to move out of Executive Session, keep the minutes encumbered and move to open session at 6:21 p.m.; an individual roll call resulted in Mr. Walsh voting yes, Mr. Berger voting yes, Ms. Riordan voting yes, Mr. Meier voting yes and Ms. Ross voting yes.

A motion was made by Mr. Meier, second by Mr. Berger to accept Champion Builders as our builders contingent on approval by the Chairperson of final figures and changes agreed upon; unanimous vote of the members.

Ms. Ross presented the members with consideration of authorizing the Chairperson to make offers on real estate on behalf of the Trust. After some discussion, a motion was made by Mr. Berger, second by Mr. Meier to authorize Ms. Ross to make offers on real estate on behalf of the Trust contingent upon final approval of the Board; unanimous vote of the members.

Mr. Berger left the meeting at 6:24 p.m.

Mr. Horman provided the members with an update on the Block Grant: they have 10 properties working on signs, 5 store fronts and 10-12 housing rehab projects.

Mr. Horman informed the members he received an email from Brian Hebb of Hebb Builders with a proposal for Pilgrim Pines involved with a workout plan. It has gone to our attorney. She indicated we could not meet the conditions in the proposal where we would hire Hebb Builders to do the project because we would have go through a competitive process. The proposal is contrary to the goals of creating affordable housing because it's reducing affordable housing. Her recommendation is we can't act on it. Ms. Ross stated it has to go the Partnership first before it can to through the Trust.

There being no other business before the committee, a motion was made by Mr. Walsh, second by Mr. Meier to adjourn at 6:35 p.m.; unanimous vote of the members.

Respectfully submitted,

Dolores Consoletti
Administrative Support

Bourne Affordable Partnership Meeting

Minutes

June 26, 2014

2014 SEP 4 AM 9 22

TOWN CLERK'S OFFICE

BOURNE, MASS

Meeting Location: Bourne Housing Authority Offices, 871 Shore Road, Pocasset,
Massachusetts

Members Present: Chairperson, Susan Ross, Albert Hill, Coreen Moore and Barbara
Thurston

Members Absent: None

Others Present: James Snyder, Volunteer Financial Advisor and Kerry Horman,
Affordable Housing Specialist

Meeting called to order at 4:14 p.m. by Chairperson, Susan Ross.

Chairperson Ross opened the meeting and asked the members to review the minutes from the last meeting. After review of the minutes, a motion was made by Mr. Hill, second by Ms. Thurston to accept the minutes of the March 20, 2014 meeting; a majority of members voting yes, Ms. Thurston abstaining.

Mr. Horman informed the members that Ms. Ross has had the listing for 4 Honora Drive in multiple listing service since the first of May. There is one interested party who is in the process of completing the application. The town calls it a one-bedroom but she talked to someone in the Board of the Assessors it has sewer, as such it has been changed to a two-bedroom. The back bedroom has the back door in it. It would probably only be good for a guest bedroom. The people who qualify by the state guidelines cannot afford it. Mr. Horman was looking for recommendations to get this property out to people over the 80% of median income. The state's policy on selling to people over 80% of median income in this case would have to be with DHCD approval because they are a party to this. This can be their only residence and they have to accept the deed rider.

Ms. Moore joined the meeting at 4:30 p.m.

Ms. Ross informed the members the other option was to have the Trust contribute money and bring the price of the unit down. After some discussion, a motion was made by Ms. Thurston, second by Mr. Hill to ask the State to allow us to market it to inelligible purchasers with a priority given to households between 80% and 120% of median income to go into effect after 60 days, unanimous vote of the committee.

Ms. Ross indicated they have the same issue with 54 Deseret Drive. They have several people interested in the unit but none are at the 80% of median income level, they are all slightly over. Ms. Ross asked if the Trust contributed \$20,000 and brought the price down to

\$77,000 if that would help someone qualify. Mr. Snyder indicated that it would. Ms. Ross indicated that we need to sell this unit or lose it as an affordable. After some discussion, a motion was made by Mr. Hill, second by Ms. Thurston, that after 60 days of marketing, to market it to inelligible purchasers with a priority given to households between 80% and 120% of median income to go into effect after 60 days, unanimous vote of the committee.

Mr. Horman informed the members that Ms. Sunnarborg updated the Housing Plan since the last meeting. The change in Clay Pond Estates from 11 to 12 sale affordables to 45 all rentals skewed her numbers and she is currently reworking them. She still needs an estimate of how many people are backed up waiting for affordable rentals from Ms. Thurston. After that will be the meeting before the Planning Board and Selectmen and maybe a public session. Ms. Ross thought the meeting with Selectmen was going to the public session. Ms. Moore questioned where the increase of mobile homes number came from. She stated that Bourne did not have an increase in mobile homes and that number should be looked at again. The members proceeded to review the changes Ms. Sunnarborg made to the plan (see attached draft).

Ms. Sunnarborg joined the meeting via conference call at 4:45 p.m.

Ms. Ross informed Ms. Sunnarborg that on page 71 the projected number of affordable units produced should be less than 128 units. Ms. Sunnarborg didn't think any less would be approved by the state. She said there is not penalty for not reaching the goal; the state just wants to see a good faith effort to be proactive in the plan. Ms. Moore asked about the mobile home information on page 4. She indicated the census had the increase in mobile homes from 123 to 211, but indicated it was wrong. There actually wasn't any increase in Bourne and felt the total included Wareham numbers. Ms. Sunnarborg will take it out of the Executive Summary and will put it in the body of the Housing Needs Assessment and will note the census indicates it increased but the town the records show no increase. Mr. Horman then informed Ms. Sunnarborg that Ms. Thurston would email the waiting list information to her. Ms. Sunnarborg said the next step were to get Planning Board approval and Board of Selectmen approval. She said there also needs to be civic engagement, which one of those meetings could include a public hearing. There doesn't have to be a formal legal notice, but there should be some outreach in the newspaper where people have the opportunity to learn about it; there has to be some effort to get people to come to the meeting.

Ms. Sunnarborg left the meeting at 5:05 p.m.

Mr. Horman informed the members he hoped 15 Honora was going to close within the next couple of days. The bank has sent the commitment letter.

Ms. Thurston updated the members on the Commonwealth's plan to consolidate the local housing authorities. She said the Housing Committee has filed a Bill that may be acceptable to both sides. There will be a regional program but it will be completely voluntary. There isn't a final bill so changes can be made to it. They will have a centralized waiting list but they won't have the regional control.

Ms. Moore gave an update on the Block Grant. The Housing Rehab is going great but the commercial side isn't. The sign portion is overwhelming. People are excited about the program but they don't want to come into compliance to the new bylaw. The administrative costs are triple what the signs are worth and it is administratively top heavy. The façade program is doing well. There are five buildings; two have gone through design review. Ms. Moore informed the members that they were not going for the next round of funding. She has already talked with the Town Administrator.

There being no further business, Ms. Ross asked for a motion to adjourn. Mr. Hill made said motion at 5:37 p.m., second by Ms. Moore; unanimous vote of the committee.

Respectfully submitted,

Dolores Consoletti
Administrative Support

Notice

Bourne Affordable Housing Trust Meeting
Thursday, July 10, 2014
4:45 PM
Basement Conference Room
Bourne Town Hall
24 Perry Ave.
Buzzards Bay, MA 02532

Agenda:

1. Review minutes of previous meeting
2. Summary of Financial Status.
3. Consider the revised proposal and specification alternatives with Champion Builders for the Old Plymouth Rd. project.
4. Consider whether the Trust would consider offering a down payment and closing cost grant program to help applicants to purchase deed restricted affordable homes.
5. Vote to enter executive session to discuss: the acquisition and sale of real estate properties in Bourne for the purpose of building or preserving affordable homes; minutes of previous executive session meetings; and, consider matters that may include legal action and to return to open session
6. Vote on items discussed in executive session.
7. Affordable Housing Specialist's Report
8. Discussion of future agenda items

Kerry Horman,

Affordable Housing Specialist

2014 JUL 1 PM 12 48
TOWN CLERK'S OFFICE
BOURNE, MASS

Bourne Affordable Housing Trust Meeting
Minutes
July 10, 2014

Meeting Location: Bourne Town Hall, 24 Perry Avenue, Buzzards Bay, Massachusetts
02532

Trustees Present: Chairperson Susan Ross, Stephen Walsh, Lee Berger, Judith Riordan
and Peter Meier

Trustees Absent: None

Others Present: Kerry Horman, Affordable Housing Specialist and Dolores Consoletti,
Administrative Support

Chairperson Ross called the meeting to order at 4:52 p.m.

A motion was made by Mr. Meier, second by Ms. Riordan to take agenda item number four,
Consider Offering a Down Payment and Closing Cost Grant Program, out of order;
unanimous vote of the members.

Ms. Ross explained to the members that they have been having problems with the recent
resales and getting potential buyers qualified. Buyers who would be qualified, lack enough
of a down payment. The HAC down payment program cannot be used for deed restricted
properties. She has spoken with James Snyder of Cape Cod Five, who gives the Partnership
advice and has done a few of the affordables. He has looked into Mass Housing and they
don't care who gives you the down payment. Mr. Snyder has agreed to join the meeting via
conference call to explain how contributing to someone's down payment may help them
qualify easier.

Mr. Snyder joined the meeting via conference call at 4:56 p.m.

Mr. Horman asked about the increase in down payment relative to the decrease in the credit
rating they have to meet. Mr. Snyder explained that a 3% down payment requires a 680
credit rating and their maximum debt to income ratio is 41%; 5% down payment requires a
660 credit rating and a maximum debt to income ratio of 45% and a 20% down payment is a
640 credit rating and a maximum debt to income ratio of 45%. He indicated that in his
experience they didn't need help with the credit experience but applicants needed help with
the down payment part of the applications. He felt it would open up a pool of buyers. He
stated he confirmed with Mass Housing that it was fine to have a grant for the down
payment. He said the challenge would be to see if the state would accept it. Mr. Snyder
stated the closing costs usually included the principal, interest, insurance premiums and any
condo fees and estimated flood insurance, if appropriate. Mr. Horman will email the sale

prices of 54 Desere and 4 Honora to Mr. Snyder and he will email an estimate of the closing costs will be.

Ms. Walsh joined the meeting at 5:02 p.m.

Mr. Snyder left the meeting at 5:03 p.m.

Mr. Homan informed the members that with current lending requirements, we are having a lot of troubles with resales and new sales finding eligible buyers. The state policy now allows you to sell to a buyer of higher income if you cannot find a buyer in the 80% of median income range in a relatively short period of time, as long as they will honor the deed rider. So we are allowing 120% of median income to buy these units, we are preserving the affordable units but we are not being able to provide that unit to someone under the 80% of median income which is the goal, because they can't qualify. HAC will go up to \$20,000; \$10,000 for closing costs and down payment and up to \$10,000 for repairs. In the past, DHCD has required 3% down; half can be a grant but half must come from the buyer. They have backed off that; they want to see the buyer put some cash in, whether it's \$1,000 or \$1,500. They've been more liberal about the amount, but they want to see some cash put in on the buyer's end. After some discussion, a motion was made by Ms. Riordan, second by Mr. Berger to have Mr. Horman look into the HAC program and tweak it to meet the Trust's requirements for the next meeting; unanimous vote of the members.

Ms. Ross asked the members to review the minutes from the previous meeting. A motion was made by Ms. Riordan, second by Mr. Walsh to approve the minutes of the May 22, 2014 meeting; unanimous vote of the members.

The members reviewed the financial status summary (attached). Mr. Horman informed the members that it was up-to-date until the end of June. It does not have year-end figures yet but will be updated as soon as the closing is complete. A motion was made by Mr. Meier, second by Mr. Berger to approve the financial report as submitted; unanimous vote of the members.

Mr. Horman informed the members that he went up to Kingston to see the project that Champion Builders were working on and saw the houses that they were using the Body Guard trim on. He checked with Falmouth Lumber, they said it was a good material; it's basically a treated pine that has been painted on both sides. He has finalized the numbers this morning with Mr. Dacy. The construction costs are \$222,600 including everything; our goal is \$179,500; the Trust will need to subsidize \$43,100. After some discussion, a motion was made by Mr. Berger second by Mr. Meier, to authorize Ms. Ross and/or Mr. Horman to make the determination whether or not a change is substantial or insubstantial; unanimous vote of the members.

Mr. Horman informed the members Ms. Sunnarberg is ready to submit the Housing Plan through the public process.

Mr. Meier asked that Reorganization of the Committee be added for a future agenda item.

There being no other business before the committee, a motion was made by Mr. Meier, second by Mr. Berger to adjourn at 5:52 p.m.; unanimous vote of the members.

Respectfully submitted,

Dolores Consoletti
Administrative Support

Notice

Bourne Affordable Housing Trust Meeting

Thursday, August 7, 2014

4:30 PM

Basement Conference Room
Bourne Town Hall

24 Perry Avenue TOWN CLERK'S OFFICE

Buzzards Bay, MA 02532 BOURNE, MASS

Agenda:

1. Review minutes of previous meeting
2. Summary of Financial Status.
3. Review status of Old Plymouth Rd. project
4. Discussion of future agenda items
5. Consider proposal from Hebb Builders to participate in a restructuring of the Pilgrim Pines 40B project.
6. Vote to enter executive session to discuss: the acquisition and sale of real estate properties in Bourne for the purpose of building or preserving affordable homes; and review approval of minutes of previous executive session meetings.

Kerry Horman,

Affordable Housing Specialist

Notice

**Bourne Affordable Housing Trust Meeting
Thursday, December 4, 2014
5:00 PM
Basement Conference Room
Bourne Town Hall
24 Perry Ave.
Buzzards Bay, MA 02532**

2014 DEC 2 AM 11 14
TOWN CLERK'S OFFICE
BOURNE, MASS

Agenda:

1. Review minutes of previous meeting
2. Summary of Financial Status.
3. Vote to enter executive session to discuss: the acquisition and sale of real estate properties in Bourne for the purpose of building or preserving affordable homes; and review approval of minutes of previous executive session meetings. Return to open session.
4. Review of proposed Down Payment and Closing Cost program and voted to begin program.
5. Review status of Old Plymouth Rd. project and take action as necessary to transfer property to the developer
6. Discussion of future agenda items

Kerry Horman,

Affordable Housing Specialist



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



2013 DEC 18 PM 1 24

TOWN CLERK'S OFFICE
BOURNE, MASS

AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, January 15, 2014	7:30 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:30 p.m. – Approval of minutes

7:35 p.m. - #01-14 – Appeal of the Decision of the Building Inspector

Town of Bourne – Board of Selectmen. Location 9 Sandwich Road and 1 & 11 Trowbridge Road, Bourne Village. Map 24.3, Section Numbers 16, 21, 22 & 23 in an R40 and VB zoning district.

Proposal: The issuance of a building permit for an auxiliary gravel parking lot located in a residential district for use by a commercial office building that is located in a VB district, in violation of State Law. In addition the auxiliary parking exceeds the maximum number of spaces allowed in a VB district.

Old business

New business

Public comment

Members present



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



2013 DEC 19 AM 10 56

TOWN CLERK'S AMENDED AGENDA
BOURNE, MASS

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, January 15, 2014	7:30 P.M.	Bourne Community Center 239 Main Street Buzzards Bay, MA 02532

- AGENDA ITEMS
7:30 p.m. – Approval of minutes

7:35 p.m. - #01-14 – Appeal of the Decision of the Building Inspector

Town of Bourne – Board of Selectmen. Location 9 Sandwich Road and 1 & 11 Trowbridge Road, Bourne Village. Map 24.3, Section Numbers 16, 21, 22 & 23 in an R40 and VB zoning district. Proposal: The issuance of a building permit for an auxiliary gravel parking lot located in a residential district for use by a commercial office building that is located in a VB district, in violation of State Law. In addition the auxiliary parking exceeds the maximum number of spaces allowed in a VB district.

Old business

New business

Public comment

Members present



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



2019 JAN 6 PM 1 49

TOWN CLERK'S OFFICE
BOURNE, MASS

AMENDED AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, January 15, 2014	7:30 P.M.	Bourne Community Center 239 Main Street Buzzards Bay, MA 02532

• **AGENDA ITEMS**
7:30 p.m. – Approval of minutes

7:35 p.m. - #01-14 – Appeal of the Decision of the Building Inspector

Town of Bourne – Board of Selectmen. Location 9 Sandwich Road and 1 & 11 Trowbridge Road, Bourne Village. Map 24.3, Section Numbers 16, 21, 22 & 23 in an R40 and VB zoning district. Proposal: The issuance of a building permit for an auxiliary gravel parking lot located in a residential district for use by a commercial office building that is located in a VB district, in violation of State Law. In addition the auxiliary parking exceeds the maximum number of spaces allowed in a VB district.

Old business

New business

Review and amend the ZBA application packet.

Public comment

Members present

~~Page~~
**Zoning Board of Appeals
Minutes of January 15, 2014
Bourne Community Building
Buzzards Bay, MA 02532**

2014 JUN 12 AM 8 54

.....TOWN CLERK'S OFFICE.....
Board of Appeals: Lee Berger, Chm., John O'Brien, V. Chm., Judith Riordan, Wade Keene, and
Harold Kalick. Also present: Tom Armstrong
BOURNE, MASS

Roger Laporte, Inspector of Buildings

Atty. Charles Sabbatt representing the Board of Selectmen, Atty. Wagner representing the Applicants (Mr. and Mrs. V. Michienzi)

Member(s) of the public: See attached

Meeting called to order

7:30 pm by Chm. Berger.

7:30 p.m. – Approval of minutes

Riordan MOVED and SECONDED by Kalick to table approval of minutes of 12/018/13.
UNANIMOUS VOTE.

7:35 p.m. - #01-14 – Appeal of the Decision of the Building Inspector

Town of Bourne – Board of Selectmen. Location: 9 Sandwich Road and 1 & 11 Trowbridge Road, Bourne Village. Map 24.3, Section Numbers 16, 21, 22 & 23 in an R40 and VB zoning district. Proposal: The issuance of a building permit for an auxiliary gravel parking lot located in a residential district for use by a commercial office building that is located in a VB district, in violation of State Law. In addition the auxiliary parking exceeds the maximum number of spaces allowed in a VB district.

Sitting on the board: Lee Berger, John O'Brien, Judith Riordan, Wade Keene and Harold Kalick. Also present is Tom Armstrong.

Chm. Berger opened the hearing by stating it is not about whether the Building Inspector Mr. Roger Laporte is competent nor is it a personal attack. After hearing evidence, the board can either reverse the decision of building permit or to affirm his decision. This hearing is also not whether an addition to a medical office is a good thing/bad thing, or whether it was needed or not. It is not about should/should not preserve historical buildings. Lastly, it is not about the pros cons of developer.

Chm. Berger explained any person aggrieved by this decision may appeal to the Superior Court or Land Court as provided in M.G.L. Chapter 40A, Section 17, and by filing a NOTICE OF ACTION AND COMPLAINT with the Town Clerk within twenty (20) days of the date of filing of this decision.

Facts of the Case

Pursuant to site plan approval by the Planning Board in 2005, the developer redeveloped and expanded a business site located at 1 & 11 Trowbridge Road. At that time, after site plan review, the Planning Board required 112 parking spaces, which were placed on the site in this VB zoning district.

In 2013, the developer sought a Building Permit from the Building Inspector, Roger Laporte, to add an 8,033 square foot addition. In accordance with Section 1233 C. of the zoning bylaws, the Building Inspector was required to refer the matter to the Planning Board for "Site Plan - Special Permit Approval," and he did so. The developer submitted a site plan to the Planning Board that included 45 additional parking spaces, as required by Section 3310. 36 of those additional parking spaces were located in an R-40 zoning district at 9 Sandwich Road, which was also owned by the developer.

The Planning Board sought a legal opinion from Town Counsel asking: "Can the parking spaces located in the residential zone be credited towards the requirement for the commercial use?"

Town Counsel Robert S. Troy responded by saying that while Section 3310 requires all parking spaces to be on the same lot, the bylaw provided for two exceptions (a & b), and the Planning Board had the authority to exercise its discretion to determine whether either of these exceptions is appropriate. Town Counsel also pointed out that the bylaw did not specify that both lots needed to be in the same zoning district.

Based upon Town Counsel's opinion and their own analysis of the zoning bylaws and the site plan, the Planning Board approved the site plan, with four conditions (discussed below). Twenty days lapsed without an appeal, the Special Permit was recorded in the Registry of Deeds, and on November 6, 2013, the Building Inspector issued a Building Permit for the 8,033 square foot addition. (Parking lots in the Town of Bourne do not require Building Permits, but the Building Permit at issue is subject to the Special Permit approved by the Planning Board.)

Within 30 days of the issuance of the Building Permit, on December 4, 2013, the Board of Selectmen appealed the decision of the Building Inspector to issue the Building Permit.

Discussion

At the request of the Board of Selectmen, Town Counsel issued a second legal opinion dated December 30, 2013. This opinion concluded that the Planning Board had erred when it approved the Special Permit for 36 spaces on the residential lot because Section 3310 (b), one of the exceptions to the same lot requirement of Section 3310, provides that in a B1 or VB District, the Planning Board could only approve a maximum of 8 parking spaces.

As soon as the public hearing was opened, the Building Inspector asked to be recognized for a point of order. He stated that the appeal should be dismissed because the Board of Selectmen did not complain to him in writing after he issued the Building Permit, nor did it give him an opportunity to respond within 14 days, as required by MGL c. 40A, sec. 7. He further stated

that the issuance of the Building Permit was not an "order or decision" appealable under MGL c. 40A, sec. 8 because he was required to issue the Building Permit after the Planning Board approved the Special Permit.

The Chairman ruled the point of order out of order stating that according to the bylaws, the Building Inspector is the Chief Zoning Enforcement Officer in the Town of Bourne (see Section 1210), and by Section 1233 had right "to approve or disapprove" the Building Permit if the Planning Board had violated the zoning bylaws when it approved the Special Permit. Thus, his decision to approve the Building Permit was indeed appealable under MGL c. 40A, sec. 8.

The attorney for the Board of Selectmen, Charles M. Sabatt, then made the following arguments:

Property in an R-40 zoning district is limited to residential use, and utilization of such property as a parking lot constitutes an unlawful extension of a business use. The Special Permit approved by the Planning Board pursuant to sections 1233, 1331, and 3330, addressed only the issues of site design and dimensional requirements, and not the lawfulness of using residential property for a commercial use. In order to change the use of the residential property to a commercial use, the developer would need a use variance which is not allowed under Bourne's Bylaws.

The Special Permit contains conditions, none of which have been met to date:
A curb cut from the Commonwealth of Massachusetts;

An easement from the Town of Bourne allowing a connecting driveway for a second exit/egress from the parking lot;

Approval from the Board of Selectmen or an easement to permit digging and placement of paved drives and curbed island within the Town right-of-way.

(A fourth condition of the Special Permit, that the site plan "must meet all rules and regulations of the Fire Dept.," was not mentioned.)

Section 3310(b) limits off-site parking spaces for premises located in a V-B District to 8 parking spaces. The site plan approved by the Planning Board allowed 36 spaces within 350 feet of the office building at issue. Therefore, the Building Inspector should have denied the Building Permit because the developer cannot provide the required number of spaces to support his office building addition.

The Building Inspector argued that the conditions set forth in the Special Permit will be enforced because no Occupancy Permit will issue until all of the conditions are fully met. The Building Inspector, the attorney for the developer, Augustus F. Wagner, Jr., and members of the Planning Board (Christopher Farrell, Douglas Shearer, and John Howarth) offered arguments rebutting the Selectman's contentions, which will be outlined in the varying opinions of the

members of the Board of Appeals, discussed below. One member of the Planning Board (Elmer Clegg) spoke in support of the Selectman's position, as did one Selectman (Linda Zuern).

The Opinions of the Members of the Board of Appeals

Board of Appeals member Judith Riordan was of the opinion that the Building Inspector's decision to issue the Building Permit should be over turned, and the Building Permit revoked. Her reasoning was that she agreed with the opinion of Town Counsel to the effect that section 3310 (b) limits the discretion of the Planning Board to allow no more than 8 parking spaces on the residential lot. She also opined that the Building Inspector, as Chief Zoning Enforcement Officer, had the authority and obligation to deny the Building Permit after the Planning Board exceeded its authority. As to the Building Inspector's contention that the conditions set forth in the Special Permit will be enforced by not issuing an Occupancy Permit, she felt that common sense should prevail, and while some conditions, such as landscaping, should be enforced at the time of the request for the Occupancy Permit, other conditions that are essential to the use of the building itself, such as parking, should be met prior to the issuance of the Building Permit.

Board of Appeals member John O'Brien stated he would affirm the decision of the Building Inspector because he believed the Building Inspector had no choice but to issue the Building Permit after the Planning Board approved the Special Permit.

Board of Appeals member Harold Kalick stated he would affirm the decision of the Building Inspector for several reasons. Section 1238 A. 1. a) required the Planning Board to ensure that the site plan complied with the zoning bylaws. In addition, he stated the Planning Board was fully authorized by Section 1233 C. 4. to approve a Site Plan – Special Permit if there was a "change, in whole or in part, of any residential use to a non-residential use."

Board of Appeals member Wade Keene stated he would affirm the decision of the Building Inspector for essentially same reasons as members O'Brien and Kalick.

Board of Appeals Chairman Lee Berger stated he would affirm the decision of the Building Inspector, and analyzes the applicable law as follows.

The Building Inspector was initially required by Section 1233 to refer the request for the Building Permit to the Planning Board for Site Plan – Special Permit Approval, and he did so. Section 1233 requires Site Plan – Special Permit Approval whenever (among other reasons) the application involves "new development with a gross floor area greater than 1600 square feet or redevelopment resulting in a gross floor area of 1600 square feet and any development or redevelopment resulting in the construction or exterior alteration of any commercial, industrial, retail, and/or mixed use structure, also any applications including: 1. Any change in the number of parking spaces...4. **The change, in whole or in part, of any residential use to a non-residential use.**" (Emphasis added.)

The Bourne Zoning Bylaws do not specify in what Districts parking lots may or may not be located. However, they do specify that no commercial uses may occur in an R-40 District. (See

Section 2220, with certain exceptions for accessory uses not herein relevant.) In addition, the enumeration of uses allowed in a residential district is sufficient to prohibit other uses. *Town of Brookline v. Co-Ray Realty Company, Inc.*, 326 Mass. 206,212 (1950), and cases cited therein. Indeed, "It is a 'familiar principle of interpretation that express mention of one matter excludes by implication other similar matters not mentioned.'" *Foster v. Mayor of Beverly*, 515 Mass. 567, 569 (1944).

For example, in *Town of Brookline v. Co-Ray Realty Company, Inc.*, *supra*, it was held that an apartment building permitted in Boston's general residence district could not use as a rear yard the abutting land in Brookline's single residence district.

Another example, in *Building Inspector of Chelmsford v. Belleville*, 342 Mass. 216, 217-218 (1961), it was held that "[t]he enumeration of permitted uses in a Single Residence A-1 District which does not include the storing or garaging of heavy equipment suffices to show that such use is not authorized in a Single Residence A-1 District in Chelmsford."

Another example, in *Richardson v. Zoning Board of Appeals of Framingham*, 351 Mass. 375, 380 (1966), it was held that a private access road to serve an apartment house parking lot was not permitted in a single residence district.

Another example, in *Harrison v. Building Inspector of Braintree*, 350 Mass. 559, 561 (1966), it was held that the use of land in a residential district for access roadways for an adjacent industrial plant violates the residential requirement.

Thus, both by expressly prohibiting commercial activity, and by expressly allowing residential activity, the Town of Bourne Bylaws prohibit, as of right, an auxiliary commercial parking lot in a residential district.

However, all of the above cases, and others cited by the attorney for the Selectmen, are distinguished from this case by the fact that Bourne Bylaw Section 1233 specifically allows for a "change, in whole or in part, of any residential use to a non-residential use," by the action of the Planning Board in approving a Site Plan - Special Permit.

The Selectmen's attorney argued that under state law, which includes the case law cited above and other cases submitted to the Board at the hearing, only Town Meeting can change a use allowed in a residential district to another use. The Building Inspector's response was on point: Section 1233 of the bylaw was approved by Town Meeting.

With regard to the two exceptions allowing required parking that is not on the same lot as the use they serve, Section 3310 a) applies to parking spaces on a separate lot in the same ownership, whereas section 3310 b) applies to "on-street or off-street parking spaces" in a B-1 or V-B District. Obviously, on-street parking cannot be "in the same ownership," as required by section 3310 a). Thus, each exception must be read and understood separately. The use of the word "and" between a) and b) simply means that there are two separate exceptions.

Compliance with either one is sufficient. Furthermore, section 3310 b) does not apply because it refers to the premises where the parking spaces are to be located, and in this instance the proposed parking spaces are in an R-40 District, not a B-1 or V-B District.

Concerning Mr. Clegg's contention (which was disputed by Mr. Farrell) that "the building entrance" is more than 350 feet from the proposed parking spaces, there is an entrance to at least part of the building that is located within 350 feet of the proposed parking spaces. Section 3310 a) does not specify whether "the building entrance" must be the main entrance. Some buildings may have more than one main entrance, and in other buildings all of the entrances may only access individual units within the building. Since the bylaw does not specify that "the building entrance" referred to must access the entire building, the words must apply to any building entrance.

The Selectmen did not appeal the Planning Board's Site Plan – Special Permit Approval to the Superior Court or Land Court, in accordance with MGL Ch. 40A, Sec. 17. Rather, they waited until the Building Inspector issued a Building Permit, and appealed the Building Inspector's decision to issue the Building Permit to the Board of Appeals, in accordance with MGL Ch. 40A, Sec. 8.

Whether Sec. 17 or Sec. 8 applies is jurisdictional. The leading case on this subject, *Osberg v. Planning Board of Sturbridge*, 44 Mass. App. Ct. 56, n.8 (1997), which states: "Unless the procedural framework of a municipal site plan by-law permits direct appeal under G.L. c. 40A, s. 17, see *Quincy v. Planning Bd. Of Tewksbury*, 39 Mass. App. Ct. 17, 20-22 (1995), the requirement of exhaustion of administrative remedies may dictate that site plan action by a planning board, if objected to, be appealed to a board of appeals before recourse to the courts pursuant to G.L. c. 40, s. 17. See and compare *McDonald's Corp. v. Seekonk*, 12 Mass. App. Ct. 351 (1981)."

Bourne's Bylaws do not specifically direct that appeals of Site Plan – Special Permit Approval be brought directly to the courts, but they do characterize Section 1230, entitled "Site Plan – Special Permit Approval," as a Special Permit issued by a Special Permit Granting Authority. See Section 1232. MGL c. 40A, sec. 17, states in relevant part that "any person aggrieved by a decision of ... any special permit granting authority ... or any municipal officer or board may appeal to the land court ... [or] the superior court ... by bringing an action within twenty days after the decision has been filed in the office of the city or town clerk."

On the other hand, one indication that the Bylaws intended the aggrieved party to appeal the Building Inspector's decision to issue the Building Permit, rather than the Planning Board's decision to approve the Site Plan – Special Permit, is Section 1233, which states:

"Before being approved or disapproved by the Inspector of Building, applications for building permits for the following must be accompanied by a site plan – special permit endorsed with the approval of the Planning Board." (Emphasis added.)

So even after the Site Plan - Special Permit was approved by the Planning Board, the bylaw gave the Building Inspector the opportunity to deny the Building Permit. Indeed, before issuing a Building Permit, Sections 1210 and 1220 require the Building Inspector to certify in writing his determination that the requirements of the Zoning Bylaw have been met by the proposal.

"By statute, '[t]he responsibility for enforcing zoning ordinances or by-laws lies with the municipality and is assigned by statute to the building inspector or other specified municipal officers.'" *McDonald's Corp. v. Seekonk, supra* at 353; *Morganelli v. Building Inspector of Canton*, 7 Mass. App. Ct. 475, 481 (1979); MGL ch. 40A, sec. 7. Under Bourne's zoning bylaw, Section 1210, the Building Inspector is the "Chief Zoning Enforcement Officer." While one of the criteria for approval of a Site Plan – Special Permit may be "compliance with all requirements of the Zoning By-Laws of the Town of Bourne," (*see* Section 1238 A.1.a) "under the statute and by-law, the planning board has no role in enforcing the zoning regulations." *McDonald's Corp. v. Seekonk, supra* at 353. The right of an aggrieved person to appeal a local planning board's site plan review decision arises only when the building permit for the proposed project is issued or denied by the building inspector." *St. Botolph Citizens Committee, Inc. v. Boston Redevelopment Authority*, 429 Mass. 1, 9 (1999) (referring to approval of a site plan by a planning board, but not specifically referring to the issuance of a Special Permit approving a site plan).

In the Chairman's opinion (and in Town Counsel's opinion dated December 30, 2013), the Board of Selectmen could have appealed either the Planning Board's decision to issue the Special Permit pursuant to MGL c. 40A, sec. 17, or they could have waited, as they did, and appealed the decision of the Building Inspector pursuant to MGL. c. 40A, sec. 8.

Finally, the Special Permit does not specifically state when the developer must comply with the conditions set forth therein. Therefore, the Building Inspector has discretion to enforce those conditions at any time before the issuance of an Occupancy Permit. The developer was present with his attorney at the hearing, and thus fully understands the financial risks of building an addition that will never be used if the conditions set forth in the Special Permit, most of which are not under his control, are not met.

The Motion and The Vote

After hearing and due deliberation: On motion made by John O'Brien and seconded by Wade Keene, it was voted to deny the appeal and affirm the decision of the Building Inspector to issue a Building Permit in Case No. 32-13, for the property located at 1 Trowbridge Road and 9 Sandwich Road, Map #24.3, Parcels #22, 23, & 16.

Voting in Favor of the Motion: John O'Brien, Wade Keene, Harold Kalick, and Lee Berger

Voting against the Motion: Judith Riordan

Associate Members present but not voting: Thomas Armstrong

Old business

Review and amend the ZBA application packet will be postponed. Chm. Berger handed out one addition. Lee will be back in the beginning of May. O'Brien will chair until then.

New business

None.

Public comment

None.

Adjournment

Riordan MOVED and SECONDED by O'Brien to adjourn. Meeting adjourned at 10:45 P.M.
UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



TOWN OF BOURNE
 BOARD OF APPEALS
 24 Perry Avenue
 Buzzards Bay, MA 02532



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, February 5, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• AGENDA ITEMS

7:00 p.m. – Approval of minutes – 12/18/13 and 1/15/14

7:05 p.m. - #02-14 – Special Permit or Supportive Finding

David R. MacLean & Associates. Location: 40 Wenaumet Bluff Drive, Pocasset. Map 38.3, Parcel 58 in an R40 zoning district. Proposal: Applicant seeks total rebuild/replacement and relocation of existing 4 bedroom residence.

Old business

New business

Public comment

Members present

Cancelled

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 BOURNE, MASS

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 BOURNE, MASS



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, March 5, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• AGENDA ITEMS

7:00 p.m. – Approval of minutes.

7:05 p.m. - #03-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

James and Laurie McLaughlin. Location: 10 Electric Ave, Buzzards Bay. Map 23.1, Parcel 1 in an R40 zoning district. Proposal: Applicant seeks to construct new home on a pre-existing non-conforming lot under Section 2457 for GFA relief.

7:10 p.m. - #04-14 – Variance

Louis Guerriere/Donald Duberger. Location: 7 Shore Road, Bourne Village. Map 24.3 in an R40 zoning district. Proposal: Applicant seeks minimal relief from shape calculation.

Old business

New business

Informal discussion on new plans for Chase Developers at 230 Sandwich Road.

Public comment

Members present

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BOURNE, MASS

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Zoning Board of Appeals
Minutes of March 5, 2014
Bourne Town Hall
Buzzards Bay, MA 02532

TOWN CLERK'S OFFICE
BOURNE, MASS

.....
Board of Appeals: John O'Brien, V. Chm., Judith Riordan, Wade Keene, and Harold Kalick. Also present: Tom Armstrong

Member(s) excused: Lee Berger, Chm.

Roger Laporte, Inspector of Buildings

Member(s) of the public: Mr. James Mulvey

Meeting called to order

7:00 pm by V. Chm. O'Brien.

7:00 p.m. – Approval of minutes

Minutes of 12/18/14 and 1/15/14 will be deferred until the next meeting.

7:05 p.m. - #03-14 – Special Permit

James & Laurie McLaughlin. 10 Electric Avenue, Map 23.1, Parcel 1 in an R40 zoning district. Proposal: To construct new home on a pre-existing non-conforming lot under Section 2457 for GFA relief.

Applicant is seeking relief from the maximum Gross Floor Area (GFA). 2/3 of the property is under Conservation jurisdiction. Both the Conservation Commission and the Board of Health have approved said application. Proposal is to construct a two-story single-family home. The proposed dwelling is under the 600 SF lot coverage and the building height requirements are met. Each floor is 1,400 SF.

No comments from the board. No public comment.

Riordan MOVED and SECONDED by Keene to close the public hearing. VOTE 5-0.

Riordan MOVED and SECONDED by Armstrong to grant Special Permit #03-14 to Mr. & Mrs. James McLaughlin at 10 Electric Avenue to construct a new dwelling and grant relief of Section 2457 for GFA with less than 10% in accordance with plans submitted. VOTE 5-0.

7:10 p.m. - #04-14

Louis Guerierre c/o Donald DuBerger. 7 Shore Road, Map 24.3 in an R40 zoning district. Proposal: Requesting minimal from shape factor calculation.

Applicant is seeking the minimal relief from the shape under calculation from Section 2480.

Application was reviewed with Town Planner and Engineering Departments.

The proposed house will be set 50 FT further than existing dwelling. Applicant is proposing to rehabilitate the existing home.

O'Brien asked if the board have the authority to make an exception? He feels it is a Planning Board issue and not a Zoning Board issue.

Mr. Laporte said this application is the first of its kind before the board. Right now there is one lot. Owners took out a demo permit to tear house on lot.

Dennis Woodside has no personal interest in the application. When looking at Zoning Bylaws, he feels this is a special permit or variance for profit. He feels this isn't good or sufficient cause. This should be before the Planning Board.

DuBerger said the most important thing is the character of the older homes and villages. To characterize for profit, it is narrow minded.

Riordan sees a public good in preserving a historic structure. To have a commitment will help preserve the character of the neighborhood.

Mr. Laporte said application is a Variance under a Special Permit.

Mr. Woodside doesn't see this an area as for the public good. He feels this is outside the purpose. A lot being divided for any specific reason, rather seems the other house would be sold for profit. No special need or good cause was heard tonight.

DuBerger sees this as smart growth and contributing to what we know is good. He stated there are no abutters that are here tonight.

Mr. Christopher Farrell is opposed to this variance request. The review should be given is hardship. There is no hardship and only sees doing so for profit. Asks the board deny. There is three criteria to be met under Chapter 40A. The one that hasn't been met is the hardship and sees no hardship. O'Brien said two have been met. Mr. Keene said the hardship is the couple tonight cannot afford the upkeep.

Mr. DuBerger said lots are flat, no wetlands, adding to the tax base and is a net positive to the town. He is shocked to see Mr. Woodside and Mr. Farrell are here tonight. He looks at the application as being diminutive. He was told to apply for variance and had no objections to go before the Planning Board.

Kalick would like to see a plan for the second lot. Mr. DeBerger said it wasn't divided out like that as officially he doesn't own the land.

Mr. Woodside said his thoughts are his own and just wanted to point out his thoughts.

Mr. Dave Neal is the Executor of the Estate which has been in his family for 100 years. He is happy someone is willing to purchase the property and save the home.

Mr. Mulvey said he wonders are raising issue of turf war of where it properly belongs. Mr. Laporte said it isn't a turf war. He asked Mr. Laporte if it is before the board properly. Mr. Laporte said a request for a Variance, you come before the Zoning Board of Appeals.

Riordan asked Mr. Neal what the circumstances if the land isn't sold in a reasonable amount of time. Mr. Neal said he cannot afford to keep up the home as the taxes and insurance and upkeep are what are burdensome. There has been no other interest in purchasing the home. The home has been on the market for almost a year.

Keene asked how much the property is being sold for. The buyer said \$237,000.

No further board comments.

Kalick MOVED and SECONDED by Riordan to close the public hearing. VOTE 5-0.

Kalick asked if it is reasonable to ask for more definitive plans if this board is not following Chapter 40A. Riordan commented that the hearing is closed. O'Brien doesn't feel it is within their realm to ignore the criteria to grant, responding to Kalick's comment about the board not following Chapter 40A.

Mr. Laporte said this is up to the Appeals Board and conditions can be put in place. DuBerger will be happy to submit a plan after obtaining a building permit.

Riordan MOVED and SECONDED by Armstrong to grant Variance #04-14 to Louis Guerrierre/Donald DuBerger for 7 Shore Road for minimal relief request for Variance from the shape calculation based on the diminuous allowance of GFA due to a hardship to the owner in a financial way and relief is not further detrimental to the neighborhood. VOTE 4-1. Kalick opposed.

Old business

Per Chm. Lee Berger, the board will not have informal discussion regarding Chase Estates.

New business

None.

Public comment

None.

Adjournment

Keene MOVED and SECONDED by Riordan to adjourn. Meeting adjourned at 8:05 p.m.

UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



TOWN OF BOURNE
 BOARD OF APPEALS
 24 Perry Avenue
 Buzzards Bay, MA 02532



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, March 19, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• AGENDA ITEMS

7:00 p.m. – Approval of minutes

7:05 p.m. - #02-14 – Special Permit or Supportive Finding

David R. MacLean & Associates. Location: 40 Wenaumet Bluff Drive, Pocasset. Map 38.3, Parcel 58 in an R40 zoning district. Proposal: Applicant seeks total rebuild/replacement and relocation of existing 4 bedroom residence.

7:10 p.m. - #05-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Sharon Ann George. Location: 23 Park Street, Pocasset. Map 43.4, Parcel 19 in an R40 zoning district. Proposal: Applicant seeks to demolish existing structure and build new structure including new foundation.

7:15 p.m. - #06-14 – Notice of Appeal of the Decision of the Building Inspector

Ronald & Patricia Cox. Location: 7 Cox Lane, Bourne Village. Map 27, Parcel 66 in an R40 zoning district. Proposal: Requesting to appeal and consider restrictions of the land use of the property that is currently grandfathered as a sandpit/contractor's yard in Bourne Village.

Old business

New business

Public comment

Members present

2014 MAR 14 AM 11 35
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 BOURNE, MASS

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TOWN CLERK'S OFFICE
BOURNE, MASS

**Zoning Board of Appeals
Minutes of March 19, 2014
Bourne Town Hall
Buzzards Bay, MA 02532**

.....
Board of Appeals: John O'Brien, V. Chm., Wade Keene, Harold Kalick and Tom Armstrong

Member(s) excused: Lee Berger, Chm. and Judith Riordan

Roger Laporte, Inspector of Buildings

Member(s) of the public: Mr. James Mulvey

1. Three letters of support for #02-14
2. Board of Health Letter for #02-14
3. Board of Health Letter for #05-14

Meeting called to order

7:17 pm by V. Chm. O'Brien.

7:00 p.m. – Approval of minutes

Kalick moved and seconded by Armstrong to table meeting minutes of 12/18/13, 1/1/14 and 3/5/14 to the 4/2/14 meeting. Vote 5-0.

V. Chm. O'Brien explained there are 4 members here tonight and any decision needs to be unanimous.

7:05 p.m. - #02-14 – Special Permit or Supportive Finding

David R. MacLean & Associates. Location: 40 Wenaumet Bluff Drive, Pocasset. Map 38.3, Parcel 58 in an R40 zoning district. Proposal: Applicant seeks total rebuild/replacement and relocation of existing 4-bedroom residence.

Mr. MacLean and Mr. Dave Fredericks, associate for the applicant. Applicant has received both Conservation Commission and Board of Health unanimous votes in support of the proposed work. The structures is further away from the coastal bank. The dormer lowered by a foot from the existing house. The expansion is toward the street. The main floor level is the same as the existing which is above the flood plain. The maximum SF is 2,268 and the rebuild is 2,250 which is 0.2% under. There is a lessened impact on sight relative to the neighbor and the beach.

V. Chm. O'Brien read Board of Health letter which stated one of the stipulations was that the water line be verified and that the 10 FT setback is to be maintained. The abutter (Mr. Crane) was concerned about run off on his property and none of proposed work will create a run off to any abutting properties. Mr. MacLean said they have no issue with that.

Letters from both the Fergesons and Mr. Flynn in support of the application as submitted. Mr. & Mrs. Bullen raised issue of proposed deck blocking their view. They object to the height of the porch and request approval be contingent on not being higher than 1 FT above ground level.

Mr. McLean stated he could prove graphically by an overlay there are no blocked views down the coastline. The proposed porch is less opaque than what exists.

No comments from the board.

Mr. Dight Crane, abutter to the east. He has owned the house since 1970. He states the house doesn't meet the setbacks. He is in support to demolish and build new house, but objects to the half moon porch for four reasons: 1) proposed deck is beyond the red line drawn by Mr. McLean; 2) proposed deck will block the view of his home which demonstrated by a piece of plywood to the dimensions and demonstrated how it would block his view; 3) the building is larger than existing home. Moving the foundation to the rear doesn't change the location of the porch; and 4) the new residence is not sensitively integrated into the context of neighborhood as he feels it doesn't fit with existing fabric and rhythm of the neighborhood. Mr. Crane requests the board either allow extension come out no further from the front porch by 6 FT or entirely remove the proposed extension to the house.

Mr. McLean stated that Mr. Crane's issues were different at different boards (i.e. run off, stairs, circular deck).

Mr. Laporte said the applicant is looking for a 9% increase for the Special Permit.

Keene moved and seconded by Armstrong to close the public hearing. VOTE 5-0.

Keene moved and seconded by Armstrong to grant Special Permit at 40 Wenaumet Bluff Drive, Pocasset. Map 38.3, Parcel 58 for in an R40 zoning district under Sections 2456 and 2457 to increase the GFA of approximately 9%. VOTE 5-0.

7:10 p.m. - #05-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use.

Sharon Ann George. Location : 23 Park Street, Pocasset. Map 43.4, Parcel 19 in an R40 zoning district. Proposal: Applicant seeks to demolish existing structure and build new structure including new foundation.

V. Chm. O'Brien stated this is Ms. George's second application and is here tonight requesting to demolish a structure and build a new structure with new foundation. He read the Board of Health dated 3/19/14 which stated the septic tank might be too close to foundation. Septic tank may have to be moved as it has to be 10 FT from a new foundation.

The applicant is happy to leave existing foundation.

Kalick said the board can approve subject to the conditions of the Board of Health. There is no dimension of the tank. It will have to be addressed at that time. Kalick suggested digging to find where the tank is located before starting work.

Mr. Laporte said the applicant can either go through with the hearing tonight or reschedule for a test dig for the septic

Mr. Chris Kapsambelis requested to view the plans.

Keene moved and seconded by Armstrong to continue hearing to 4/2/14 at 7:15 pm.

7:15 p.m. - #06-14 – Notice of Appeal of the Decision of the Building Inspector

Ronald & Patricia Cox. Location: 7 Cox Lane, Bourne Village. Map 27, Parcel 66 in an R40 zoning district. Proposal: Requesting to appeal and consider restrictions of the land use of the property that is currently grandfathered as a sandpit/contractor's yard in Bourne Village.

At this time, the owner of the sandpit requested the hearing postponed at this time.

Kalick moved and seconded by Armstrong to continue the hearing to 4/16/14 at 7:15 pm.
Vote 5-0.

Old business

None.

New business

None.

Public comment

None.

Adjournment

Keene MOVED and SECONDED by Armstrong to adjourn. Meeting adjourned at 8:40 p.m.
UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



MEETING AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, April 2, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

AGENDA ITEMS

7:00 p.m. – Approval of minutes

7:05 p.m. - #07-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Philip Poirier. Location: 10 Jefferson Rd, Bourne. Map 23.4, Parcel 11 in an R40 zoning district. Proposal: To remove/replace garage.

7:10 p.m. - #08-14 – Special Permit – Change of Use

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

Old business

New business

Discussion and vote as to whether Rotary Development's request for an extension of the Comprehensive Permit granted to Canalside Comprehensive Housing ZBA #07-09 is a substantial modification of the permit, and if it is not, discussion and vote as to whether or not to approve the request for an extension.

Public comment

Members present

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TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



AMENDED MEETING AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, April 2, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

AGENDA ITEMS

7:00 p.m. – Approval of minutes

7:05 p.m. - #07-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Philip Poirier. Location: 10 Jefferson Rd, Bourne. Map 23.4, Parcel 11 in an R40 zoning district. Proposal: To remove/replace garage.

7:10 p.m. - #08-14 – Special Permit – Change of Use

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

7:15 p.m. - #05-14 – Special Permit - Extension or Alteration of a pre-existing non-conforming structure or use - CONTINUED

Sharon Ann George. Location: 23 Park Street, Pocasset. Map 43.4, Parcel 19 in an R40 zoning district. Proposal: Applicant seeks to demolish existing structure and build new structure including new foundation.

Old business

New business

Discussion and vote as to whether Rotary Development's request for an extension of the Comprehensive Permit granted to Canalside Comprehensive Housing ZBA #07-09 is a substantial modification of the permit, and if it is not, discussion and vote as to whether or not to approve the request for an extension.

Public comment

Members present

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TOWN CLERK'S OFFICE
BOURNE, MASS

~~SECRET~~
**Zoning Board of Appeals
Minutes of April 2, 2014
Bourne Community Building
Buzzards Bay, MA 02532**

2014 JUN 12 AM 8 53

Board of Appeals: John O'Brien, V. Chm., Wade Keene, Harold Kalick and Tom Armstrong

TOWN CLERK'S OFFICE
BOURNE, MASS

Member(s) excused: Lee Berger, Chm. and Judith Riordan

Roger Laporte, Inspector of Buildings

Member(s) of the public: Mr. James Mulvey

7:00 p.m. – Approval of minutes 3/19/14

Armstrong moved and seconded by Keene to table approval of minutes 4/16/14. Vote 5-0.

7:05 p.m. - #07-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Philip Poirier. Location: 10 Jefferson Rd, Bourne. Map 23.4, Parcel 11 in an R40 zoning district. Proposal: To remove/replace garage.

Applicant stated their house needs updating and looking to construct a garage. If approved, this will have no negative impact on the neighborhood. A new 1,500 GAL septic and was approved by the Board of Health. Amended plans for a 16x22 garage dated 4/2/14.

V. Chm. O'Brien explained this application is just a finding. The distance from the street to the garage is 38 FT which is within our regulations. This will go a hair further away moving the garage over to the left.

No board comment. No public comment.

Riordan moved and seconded by Keene to close the public hearing. Vote 5-0.

Riordan moved and seconded by Keene to grant Special Permit #07-14 for Philip Poirier at 10 Jefferson Rd, Bourne. Map 23.4, Parcel 11 in an R40 zoning district to remove/replace garage per submitted plans dated 4/2/14 for a 16x22 garage with a finding it is no more detrimental to the neighborhood. Vote 5-0.

7:10 p.m. - #08-14 – Special Permit – Change of Use

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

V. Chm. O'Brien noted Atty. Wagner's letter that was added to the file.

Mr. Laporte said according to Section 40A Section 11, the Engineering Department determines which parcels are notified and the reasons. According to the Assessing Department, everyone was notified properly. The Desrocher's property is across the street. The contention is that they are 300 FT on the same side and a direct abutter. According to the Assessor's Office, the Desrocher's didn't come under definition of abutter.

Desrocher's son said his parents have obtained legal representation. However, both legal representation and the Desrochers are not present tonight.

Atty. Ford O'Connor for applicant, requests to continue hearing for two weeks.

Riordan moved and seconded by Keene to grant continuance as requested by Atty. O'Conner to 5/7/14 at 7:15 and notification to be sent to Atty. Wagner and the Desrochers. Vote 5-0.

7:15 p.m. - #05-14 – Special Permit - Extension or Alteration of a pre-existing non-conforming structure or use - CONTINUED

Sharon Ann George. Location: 23 Park Street, Pocasset. Map 43.4, Parcel 19 in an R40 zoning district. Proposal: Applicant seeks to demolish existing structure and build new structure including new foundation.

Applicant said she was previously told her septic had to get moved for the 10 FT requirement. She spoke with Cindy Coffin about her letter dated 3/19/14. Ms. Coffin mentioned the word "might" depending on the proposed foundation. The septic is currently 7 FT from the foundation and there was concern it could be damaged. The letter doesn't state the applicant has to put in a new septic.

Mr. Laporte said the board can grant contingent upon the Board of Health regulations.

Armstrong moved and seconded by Keene to close the public hearing. Vote 5-0.

Riordan moved and seconded by Armstrong to grant Special Permit 05-14 for Sharon Ann George at 23 Park Street, Pocasset. Map 43.4, Parcel 19 in an R40 zoning district to demolish existing structure and build new structure including new foundation subject to final inspection by the Board of Health and in accordance with plans submitted. Vote 5-0.

Old business

None.

New business

Discussion and vote as to whether Rotary Development's request for an extension of the Comprehensive Permit granted to Canalside Comprehensive Housing ZBA #07-09 is a substantial modification of the permit, and if it is not, discussion and vote as to whether or not to approve the request for an extension.

V. Chm. O'Brien said the original vote of the board was in 2009, an extension was given in 2011 which expires 4/28/14.

Atty. Michael Ford for applicant "Rotary". The applicant is seeking to extend and exercise rights of this permit and keeping their options open. Applicant feels the changes do not constitute extensive change.

V. Chm. O'Brien said it appears it was going to be a project definitely coming under the 40B. Sounds like all options are open for the use of this property. Atty. Ford said applicant didn't purchase simply for a 40B. A 40B is reviewable by the Town of Bourne. If there is an amendment, state permits are amendable.

Extension as requested extends the 40B proposal as previously approved for another three years.

No board comment. No public comment.

Riordan moved and seconded by Armstrong that request for an extension of the Comprehensive Permit granted to Canalside Comprehensive Housing ZBA #07-09 is not a substantial modification of the permit and therefore grants request for an extension for a period of three years expiring 4/28/17. Vote 5-0.

Public comment

None.

Adjournment

Keene MOVED and SECONDED by Armstrong to adjourn. Meeting adjourned at 8:00 p.m.
UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



2014 APR 14 AM 10 49

TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, April 16, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. - #09-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Philip Thomas Sanford. Location: 29 Lakewood Rd, Sagamore Beach. Map 4.3, Parcel 13 in an R10 zoning district. Proposal: To replace deck with addition.

7:05 p.m. – Approval of minutes

7:10 p.m. - #10-14 – Special Permit – Kennel license

Erin Healy. Location 35 Ward Swift Rd, Cataumet. Map 48, Parcel 50 in an R40 zoning district. Proposal: Request for a Kennel license.

7:15 p.m. - #06-14 – Notice of Appeal of the Decision of the Building Inspector - CONTINUED

Ronald & Patricia Cox. Location: 7 Cox Lane, Bourne village. Map 27, Parcel 66 in an R40 zoning district. Proposal: Requesting to appeal and consider restrictions of the land use of the property that is currently grandfathered as a sandpit/contractor's yard in Bourne Village.

Old business

New business

Public comment

Members present

2014 JUN 3 AM 9 40

TOWN CLERK'S OFFICE
BOURNE, MASS

**Zoning Board of Appeals
Minutes of April 16, 2014
Bourne Town Hall
Buzzards Bay, MA 02532**

.....
Board of Appeals: John O'Brien, V. Chm., Judith Riordan, Wade Keene and Tom Armstrong

Member(s) excused: Lee Berger, Chm. and Harold Kalick

Roger Laporte, Inspector of Buildings

Member(s) of the public: Mr. James Mulvey

7:00 p.m. – Approval of minutes 3/19/14

Armstrong moved and seconded by Keene to approve minutes of 3/19/14 as submitted.
Vote 3-0-1 (Riordan).

Armstrong moved and seconded by Keene to approve minutes of 4/2/14 as submitted.
Vote 4-0.

7:05 p.m. - #09-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Philip Thomas Sanford. Location: 29 Lakewood Rd, Sagamore Beach. Map 4.3, Parcel 13 in an R10 zoning district. Proposal: To replace deck with addition.

Applicant seeks to replace existing deck. Adjacent to the deck is a concrete walkway and the addition will go 1 ½ FT into the concrete.

No board comment. No public comment.

Riordan moved and seconded by Keene to close the public hearing. Vote 4-0.

Riordan moved and seconded by Armstrong to grant Special Permit #09-14 for Philip Thomas Sanford at 29 Lakewood Rd, Sagamore Beach, Map 4.3, Parcel 13 to replace deck with addition per plans submitted with application and with a finding that it is no more detrimental to the neighborhood. Vote 4-0.

7:10 p.m. - #10-14 – Special Permit – Change of Use

Erin Healy. Location 35 Ward Swift Rd, Cataumet. Map 48, Parcel 50 in an R40 zoning district. Proposal: Request for a Kennel license.

Applicant seeks a double 6'x12' kennel runs and a 40'x25' run for four (4) dogs.

No board comments.

Brian Handy, abutter, has no issues with the application. No further public comments.

Armstrong moved and seconded by Riordan to close public hearing. Vote 4-0.

Riordan moved and seconded by Armstrong to grant Special permit #10-14 Kennel permit for Erin Healy at 35 Ward Swift Rd, Cataumet, Map 48, Parcel 50 for a Kennel license according to the Code of Ethics and pending Board of Health approval. Vote 4-0.

7:15 p.m. - #06-14 – Notice of Appeal of the Decision of the Building Inspector - CONTINUED
Ronald & Patricia Cox. Location: 7 Cox Lane, Bourne village. Map 27, Parcel 66 in an R40 zoning district. Proposal: Requesting to appeal and consider restrictions of the land use of the property that is currently grandfathered as a sandpit/contractor's yard in Bourne Village.

V. Chm. O'Brien explained this meeting has only four (4) board members and if either the applicant or appellant want to exercise their right to continue the hearing, to state so at this time. The applicant stating wanting to continue and the appellant expressed wanting to wait for a full board.

V. Chm. O'Brien said this seems like an enforcement of zoning by the Planning Board. Mr. Laporte said complaints were received by Mr. Cox. The Town Administrator, the Building Inspector, the Highway Surveyor, Mr. Cox and Mr. Agrillo met prior to try to solve the complaints. Where nothing was resolved, the consensus was to have a public hearing and the ZBA as the zoning authority to review. The State law allows Mr. Cox to appeal, and TA Guerino agreed to waive the fee and now this hearing is before the board tonight.

V. Chm. O'Brien isn't sure what kind of decision this board can make.

Mr. Laporte said the applicant is here to appeal the Decision of the Building Inspector's grandfathered sandpit.

Atty. Tom Wynn for Mr. Agrillo stated the 2003 decision was appealed to the Superior Court. The case was dismissed.

The applicant stated the issue is that Mr. Agrillo has not allowed the use Great Rock Road by blocking with various materials to other vehicles. Applicant also stated stipulations aren't being enforced. V. Chm. O'Brien said this isn't a zoning issue.

V. Chm. O'Brien he's hearing enforcement. Issues raised many belong on the desk of the Town Administrator.

Mr. Laporte said the DEP took over the Brookside site from the Town and allowed screening to 2 inches and was determined could go anywhere. There were no contaminants. It was permitted by the State, regulated and had the soil tested.

Edward Dematrick, abutter, has no issue with the gravel pit.

Johnathan Bankston, abutter, has no issue with the business but over the years the issues that have bothered the Coxes have affected him as well. He even damaged his truck trying to get through the blocked road.

Richard Knowlan, abutter, didn't know the sandpit was there until he got the letter. This is not an issue for him.

Mr. Joseph Agrillo asked if the board has the authority to override the action. V. Chm. O'Brien said the board is not being asked to override the Decision of 2003. There are applicants who don't believe the stipulations are not being enforced.

Riordan moved and seconded by Armstrong to close the public hearing. Vote 4-0.

O'Brien moved and seconded by Riordan that the issue of enforcement is not within the purview of the Zoning Board of Appeals and recommends to pursue further with the Town Administrator. Vote 4-0.

Old business

None.

New business

None.

Public comment

None.

Adjournment

Riordan MOVED and SECONDED by Keene to adjourn. Meeting adjourned at 8:15 p.m.
UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



MEETING AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, May 7, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. – Approval of minutes

7:05 p.m. #11-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Barry and Diane Davis. Location: 17 Savery Ave., Sagamore Beach. Map 12.1, Parcel 85 in an R40 zoning district. Proposal: To install a second floor balcony.

7:10 p.m. #12-14 – Petition for a Variance

Donald DuBerger. Location: 10 Wheeler Drive, Pocasset. Map 38.3, Parcel 376 in an R-40 zoning district. Proposal: To request relief from setback from paper road.

7:15 p.m. - #08-14 – Special Permit – Change of Use - Continued

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

7:20 p.m. - #13-14 – Petition for a Variance

Norrine Anne Burnett. Location: 24 Pequot Ave., Pocasset. Map 43.3, Parcel 186 in an R-40 zoning district. Proposal: requesting to restore seasonal front porch.

Old business

New business

Public comment

Members present

BOURNE, MASS
TOWN CLERK'S OFFICE
2014 APR 18 AM 9 27

Zoning Board of Appeals
Minutes of May 7, 2014
Bourne Community Building
Buzzards Bay, MA 02532

2014 JUN 3 AM 9 41
TOWN CLERK'S OFFICE
BOURNE, MASS

.....
Board of Appeals: Lee Berger, Chm., John O'Brien, V. Chm., Harold Kalick, Judith Riordan, and Tom Armstrong

Member(s) excused: Wade Keene

Roger Laporte, Inspector of Buildings

Member(s) of the public: Mr. James Mulvey

7:00 p.m. – Approval of minutes 4/16/14

Riordan moved and seconded by O'Brien to table minutes of 4/16/14 as submitted.
Vote 5-0.

7:05 p.m. #11-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Barry and Diane Davis. Location: 17 Savery Ave., Sagamore Beach. Map 12.1, Parcel 85 in an R40 zoning district. Proposal: To install a second floor balcony.

Sitting for the board: Lee Berger, John O'Brien, Judith Riordan, Harold Kalick and Tom Armstrong

The Fire Department has no objections to the proposed project.

Mr. Laporte said the deck is excluded from the lot coverage.

No other board comments. No public comment.

O'Brien moved and seconded by Riordan to close the public hearing. Vote 5-0.

Riordan moved and seconded by Armstrong to approve Special permit #11-14 to Barry and Diane Davis at 17 Savery Ave., Sagamore Beach to install a second floor balcony as presented with a finding that said project is not significantly detrimental to the neighborhood and there will be no roof coverage to this balcony. Vote 5-0.

7:10 p.m. #12-14 – Petition for a Variance

Donald DuBerger. Location: 10 Wheeler Drive, Pocasset. Map 38.3, Parcel 376 in an R-40 zoning district. Proposal: To request relief from setback from paper road.

Sitting for the board: Lee Berger, John O'Brien, Judith Riordan, Harold Kalick and Tom Armstong

Mr. Duberger said it is most likely the paper road will not be built but pointed out where the paper road is on the plans submitted. He is proposing to add first floor master bedroom.

Chm. Berger said there is no clarification on what the applicant is proposing to do. He is looking to specify what is there and what he is seeking to do. He suggested applicant submit more clarification.

Riordan moved and seconded by Kalick to continue meeting to 5/21/14 at 7:05 pm for sufficient information for the application. Vote 5-0.

O'Brien moved and seconded by Riordan to take hearing for Variance #13-14 out of order. Vote 5-0.

7:20 p.m. - #13-14 – Petition for a Variance – Special Permit -

Norrine Anne Burnett. Location: 24 Pequot Ave., Pocasset. Map 43.3, Parcel 186 in an R-40 zoning district. Proposal: requesting to restore seasonal front porch.

Sitting for the board: Lee Berger, John O'Brien, Judith Riordan, Harold Kalick and Tom Armstong

Chm. Berger questioned the picture of the original deck with the house. Applicant stated there will be a roof on top of the deck and an open porch. Chm. Berger said two houses to the left have decks which allow them some sort of a waterview to the bay. He couldn't tell if this would block the views. Applicant said the decks all used to line up.

The deck will move 7 FT. The deck will be 30'x6', the full length of the house and is not enclosed. There will be a roof with posts and open rails.

Mr. Laporte said by definition, the roof is considered "covered". Chm. Berger requested the worksheet with Ms. Coreen Moore.

Chm. Berger said applicant should go for a Special Permit and this board needs to make a decision with regard to lot coverage. ZBA can give relief of 10%. He didn't think the applicant is entitled to a variance. The worksheet is 210 FT over roughly per Mr. Laporte.

O'Brien moved and seconded by Riordan to continue hearing to 5/21/14 at 7:10 pm. Vote 5-0.

7:15 p.m. - #08-14 – Special Permit – Change of Use - Continued

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

Sitting for the board: Lee Berger, John O'Brien, Judith Riordan, Harold Kalick and Tom Armstong

Atty. Ford O'Connor for the applicant. Gosnold has entered into a Purchase and Sale agreement to purchase 60 Plymouth Road. An inspection was done by the Building Inspector in the beginning of the year and it was determined that the Title V is adequate for seven bedrooms. This is a resident social facility. Boarding houses are allowed in Bourne as long as there isn't more than six (6) boarders. The applicant is looking for one additional person for a total of seven (7) plus an on-site manager. This facility is similar to the place in Pocasset.

According to Atty. O'Connor, there will be no change in vehicle flow, and applicant is seeking to house seven residents. There is no change to the environment and the development of the premises.

Chm. Berger – clarified there will be seven (7) people living in the facility, plus an on-site manager for a total of eight (8) people. Atty. O'Connor said there is one master suite with two beds.

The CFO of Gosnold said other properties have been good neighbors to Falmouth, West Falmouth, Pocasset and Cataumet. They will be close to a business center while integrating into their normal life. There will be a fitness center in the basement. Sagamore Beach is a great place for Gosnold to care for the residents.

Mr. Laporte asked about vehicles. There will be limited parking in the front of the building. There has been no issues with residences in 40 years according to Atty. O'Connor.

Jessie Senimore, Manager – said this center will be the last piece of guidance before residents go back to their jobs, families, etc. These are people who want extra support and guidance. It is a short stay. There is no treatment. His phone number will be available and can be accessible at any time. This residence will be for male residents only.

Discussion

John Conners – is opposed to this project.

Atty. O'Connor – Gosnold services not paid for by any kind of insurance and there are no benefits. It is a self-paid type of care. If you issue the Special permit, the board can lock you in the language for the use saying they are requesting.

Mr. & Mrs. Desroches – are opposed to this project. This is not the right place for this type of facility.

Connie Harrison – she is opposed to this project.

Angela Sorenti – asked if there are any guarantees of non-sex offenders. Atty. O'Connor has no objection to no more than 7 people, no sex offenders.

Chm. Berger said as a board they would decide if there were any restrictions.

William Peterson – opposed to the project. This is a commercial facility.

Barbara Higgins – is opposed to the project. She asked about the visitors of the residents.

Craig Frost – asked what restrictions can be forced. Chm. Berger said this permit would be restricted to Gosnold and not the next owner.

Christina Desroches – is opposed to this project.

Pastor Brian Whitham – has concerns about the school being next to this facility.

Debbie Monigan Sullivan – not only will there be seven residents, but there will be seven families visiting.

Support and guidance is very vague.

Karen Carifoli – commented on relapse and traffic (cars and visitors). There are other places in town other than this neighborhood.

Malcolm Lighthard – asked what the re-occurrence rate is for residence and what is the police response time. The CFO of Gosnold said residences will be adults aged 18 and older and the Pocasset property was open for 6 years, with no incident with the police. Families of the residents will only visit on Sundays and not during the week.

David Palmer – asked if the residents are HIPA law protected. Atty. O'Connor said no they are not protected. Mr. Palmer asked if residents could be CORI checked prior to entry. For the record, he took offense that just because someone makes a lot of money doesn't make them a better person.

Craig Frost – said the value of the residential homes will decrease in value.

Atty. O'Connor – there will be zero tolerance allowed with regard to drugs and alcohol.

Chm. Berger – asked if the House Manager will be a full time employee of Gosnold. Atty. O'Connor said the Manager can have an outside job.

Nancy Asack – is opposed to this project.

Gail Leggart – is opposed to this project.

Lee Desroches – raised issue of six other facilities in Bourne with on-site managers and shared experiences of domestic abuse, noise, over dose, etc. Parking isn't adequate. The impact on the town's need for housing is important, but there is a better place to put this type of facility. He encourages the board deny the Special Permit.

Chm. Berger – the applicant has the right under our bylaws to have six boarders and one family resident.

Mr. Laporte – in his opinion it is a social service facility.

Brian Odom – is opposed to this project.

Lou Baracas – discussed relapse and in this community is after-the-fact.

Atty. Wagnor – the issue is the impact on the neighborhood of single-family residents. What protects the neighborhood? You want to see privacy. Conditions disappear down the road. We are talking about persons with altered minds leads to misbehavior. There are four facilities in Bourne. He read into the record police incidents: County Road – 242 calls to the Police Department. Crimes medical assistance, rescue, suspicious activity, breaking and entering, fire assault and battery, suicide, larceny and overdose. 34 Old Bridge Road – 87 police calls. 19 Carlton Circle – 10 police calls, include: suicide, suspicious sexual activity, assault and larceny. 778 Sandwich Road –disturbance additional motor vehicle accident, motor vehicle property damage, vandalism and death suspicion. He gave statistics from Falmouth: restrict facilities to keep in commercial or isolated areas. In addition to the family visitors, these people have friends that are companions who have their own drug or alcohol issues.

Chm. Berger – if the board denies, under the bylaw the applicant has a right to use the facility for no more than 6 without restrictions. Atty. Wagnor – having a manager and six residents isn't what the bylaw intended.

John Redman – suggested Town Counsel look at the application and provide a ruling to the Building Inspector. If this board grants the special permit, put as much teeth as you can into the permit.

The consensus of the board would be to get Town Counsel opinion, the applicant provide a site plan for parking, and engineering department input for the parking issue.

Chm. Berger and Harold Kalick will draft questions for Town Counsel to answer before the next hearing.

Chm. Berger – asked Atty. O'Connor to write up potential restrictions. He would like him to include the impact on nearby developed premises.

Riordan moved and seconded by O'Brien to continue to 6/4/14 at 6:30 pm.

Old business

New business

Public comment

Adjournment

Riordan MOVED and SECONDED by Keene to adjourn. Meeting adjourned at p.m. UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



MEETING AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, May 21, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. – Approval of minutes.

7:05 p.m. #12-14 – Petition for a Variance - Continued

Donald DuBerger. Location: 10 Wheeler Drive, Pocasset. Map 38.3, Parcel 376 in an R-40 zoning district. Proposal: To request relief from setback from paper road.

7:10 p.m. - #13-14 – Petition for a Variance - Continued

Norrine Anne Burnett. Location: 24 Pequot Ave., Pocasset. Map 43.3, Parcel 186 in an R-40 zoning district. Proposal: requesting to restore seasonal front porch.

Old business

New business

Public comment

Members present

2014 MAY 8 PM 9 01
TOWN CLERK'S OFFICE
BOURNE, MASS

**Zoning Board of Appeals
Minutes of May 21, 2014
Bourne Community Building
Buzzards Bay, MA 02532**

JUN 12 AM 8 52
TOWN CLERK'S OFFICE
BOURNE, MASS

Board of Appeals: Lee Berger, Chm., V. Chm. John O'Brien (arrived at 7:25 pm), Harold Kalick, Judith Riordan, Wade Keene and Tom Armstrong

Member(s) excused: None.

Roger Laporte, Inspector of Buildings

Member(s) of the public: None.

7:00 p.m. – Approval of minutes

Riordan moved and seconded by Kalick to table minutes of 12/18/14. (Lisa will review tape and re-draft the minutes.) Vote 5-0.

Keene moved and seconded by Riordan to table remainder of the minutes until after the hearing tonight. Vote 5-0.

O'Brien moved and seconded by Riordan to approve minutes of 3/5/14 as submitted. Vote 4-0-1 (Berger abstaining).

O'Brien moved and seconded by Kalick to approve minutes of 4/16/14 as submitted. Vote 4-0-1 (Berger abstaining).

Kalick moved and seconded by Riordan to approve minutes of 5/7/14 as submitted. Vote 5-0.

7:05 p.m. #12-14 – Petition for a Variance

Donald DuBerger. Location: 10 Wheeler Drive, Pocasset. Map 38.3, Parcel 376 in an R-40 zoning district. Proposal: To request relief from setback from paper road.

Sitting for the board: Lee Berger, Judith Riordan, Harold Kalick and Tom Armstrong. Also present Wade Keene.

Hearing was continued to allow applicant to present plans which were provided to the board tonight.

Property owners are proposing a master bedroom on the 1st floor which would have to be located within the front yard setback to a paper road. Asking for a variance because to get that road abandoned is a costly deal and sometimes it has to go to court.

Keene – if applicant isn't going to build on the paper lot, he doesn't have an issue with the setbacks. DuBerger said the applicant's own the paper road since they own lots on both side of the paper road.

Mr. Laporte said usually papers roads are owned by the owners of subdivisions, owners own the roads but cannot do anything with them.

Riordan moved and seconded by Armstrong to close public hearing.

Riordan moved and seconded by Armstrong to grant approval of #12-14 Variance to Don DuBerger representing the applicants at 10 Wheeler Drive, Pocasset, Map 38.3, Parcel 376 as a financial hardship if not granted due to the location of the septic tank; in addition, It is very expensive to abandon a paper road. Also, the topography of the area is unique in that the paper road will likely never be built. The board grants the variance in accordance with plans submitted dated 4/8/14 and submitted at the meeting of 5/21/14. Vote 4-0.

7:10 p.m. - #13-14 – Petition for a Variance – Special Permit -

Norraine Anne Burnett. Location: 24 Pequot Ave., Pocasset. Map 43.3, Parcel 186 in an R-40 zoning district. Proposal: requesting to restore seasonal front porch.

At the request of the applicant, Kalick moved and seconded by Riordan to continue hearing to 6/4/14 at 7:50 pm. Vote 5-0.

Old business

None.

New business

Kalick moved and seconded by Armstrong to change the time of the ZBA meetings after the 6/4/14 meeting moving forward to start at 7:00 pm indefinitely. Vote 5-0.

Atty. O'Connor's email was handed out to the board members with regard to the newest application for Pilgrim Pines (hearing date to be determined).

Chairman Berger informed the Board that Town Planner Corrine Moore had emailed to him a copy of a memo from the Executive Office of Community Development with regard to Group Homes. Copies were handed out to all Board members.

Mr. Laporte – explained that up until now, no one had ever come to the ZBA about a residence social service facility; after going to him they would go to Town Counsel who would tell them they had an "education exemption" from zoning. Chm. Berger asked Mr. Laporte to provide the Board with copies of all prior rulings of Town Counsel, if any, relative to group homes. Mr. Laporte also said there was never a special permit for the original house at 60 Old Sandwich

Road; it was an A&R (which meets zoning) and approval was not required for the original permit.

Public comment

None.

Adjournment

O'Brien MOVED and SECONDED by Keene to adjourn. Meeting adjourned at 8:10 pm.

UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



TOWN OF BOURNE
 BOARD OF APPEALS
 24 Perry Avenue
 Buzzards Bay, MA 02532



MEETING AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, June 4, 2014	7:30 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

6:30 p.m. - #08-14 – Special Permit – Change of Use - Continued

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

7:30 p.m. – Approval of minutes

7:35 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

7:40 p.m. #15-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Catherine Scalzo. Location: 13A Thompson Road, Buzzards Bay. Map 14, Parcel 49.11 in an R40 zoning district. Proposal: Addition of a deck.

7:45 p.m. #16-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Edward Wyman. Location: 49 Rope Walk, Mashnee Island. Map 29.4, Parcel 144 in an R40 zoning district. Proposal: Replace existing shed with a new 12'x18' shed.

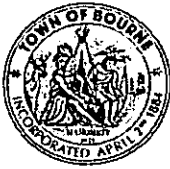
Old business

New business

Public comment

Members present

2014 MAY 8 PM 9 02
 TOWN CLERK'S OFFICE
 BOURNE, MASS



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



AMENDED MEETING AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, June 4, 2014	7:30 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

6:30 p.m. - #08-14 – Special Permit – Change of Use - Continued

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

7:30 p.m. – Approval of minutes

7:35 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

7:40 p.m. #15-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Catherine Scalzo. Location: 13A Thompson Road, Buzzards Bay. Map 14, Parcel 49.11 in an R40 zoning district. Proposal: Addition of a deck.

7:45 p.m. #16-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Edward Wyman. Location: 49 Rope Walk, Mashnee Island. Map 29.4, Parcel 144 in an R40 zoning district. Proposal: Replace existing shed with a new 12'x18' shed.

7:50 p.m. - #13-14 – Petition for a Variance - Continued

Norraine Anne Burnett. Location: 24 Pequot Ave., Pocasset. Map 43.3, Parcel 186 in an R40 zoning district. Proposal: requesting to restore seasonal front porch.

Old business

New business

MAY 28 PM 8 51
 TOWN CLERK'S OFFICE
 BOURNE, MASS

Zoning Board of Appeals
Minutes of June 4, 2014
Bourne Community Building
Buzzards Bay, MA 02532

2014 JUN 10 AM 9 50

TOWN CLERK'S OFFICE

BOURNE, MASS

Board of Appeals: Lee Berger, Chm., Harold Kalick, Judith Riordan, Wade Keene and Tom Armstrong

Member(s) excused: V. Chm. John O'Brien

Roger Laporte, Inspector of Buildings

Member(s) of the public: several residents of Old Plymouth Road

6:30 p.m. - #08-14 – Special Permit – Change of Use – Continued from 5/21/14

Gosnold, Inc. c/o Ford O'Connor. Location 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning district. Proposal: Requesting Special Permit for residential social services facility.

Sitting on the board: Lee Berger, Judy Riordan, Harold Kalick, Tom Armstrong and Wade Keene. O'Brien not present. Keene listened to tape with regard to the Gosnold application and signed an affidavit filed with the Town Clerk to sit in on the hearing tonight.

Chm. Berger – clarified that this application is not a Special Permit on top of a Special Permit. There has never been Special Permit before; an A&R was given by the Planning Board when the property was subdivided and when this house was subsequently built. He spoke with the Town Assessor and was told no abatements have been granted as a result of this or any other application in the Town of Bourne.

Chm. Berger – Town Counsel's opinion in response to the Board's first questions prompted additional questions by himself, which was read into the record. Atty. Troy's memo dated 5/23/14's last paragraph wasn't clear to him so he researched Section 3 of Chapter 48. He then wrote another letter with regard to the definition of the "educational exemption" which was read into the record and asked Atty. Troy to comment on his research. Chm. Berger read the second memo of Atty. Troy dated 6/14 into the record.

Chm. Berger – the ZBA are not bound by Town Counsel's opinion, but will generally follow the advice of Town Counsel.

Chm. Berger – anyone who didn't speak last time will get the chance tonight. Closing comments will end with attorneys on both sides of the hearing.

Laporte – said under Section 2220 includes residential services and advised applicant that his proposed use was most like what we have in our zoning bylaw.

Laporte said this is an application for a residential social service facility and is the only thing the board is looking at tonight. A residential social service facility has no number of people attached to it. No maximum or minimum.

Nancy Deber – questioned whether the educational exemption applied, but based upon Attorney Troy's second opinion that the Board did not have jurisdiction at this time to consider that issue, Chm. Berger ruled the issue out of order as the board would not decide that issue tonight.

Paul Deber – 53 Old Plymouth Road, questioned the parking for the facility. There will be 8 parking spaces. Chm. Berger said under an educational exemption (if found at some point) the Board is allowed to regulate parking and could restrict the number of vehicles.

Trish Lubold – called the Falmouth Police and got the incident calls from the Gosnold facility in Falmouth (on Ter Heun Road) since 2006. Since 2006, there have been 800 calls for that facility which equates to a cruiser or fire truck every 5 days. Incident calls were submitted for the record. She asked if Gosnold has a responsibility to contact abutters of sex offenders.

Ford O'Connor – said the applicant will comply with the law.

Atty. Wagner – the statute doesn't trigger notice requirements for temporary residence for a sex offender. He suggests focusing on what is before the board tonight.

Kalick – this house doesn't seem like a good place to put a residential social service facility. Other facilities have privacy.

Mary Heap – is not in favor of the project in the neighborhood.

Laurie McCarthy for Gosnold – outreach director and helps people transition back and said these people need a comfortable place for their families to visit.

Sharon Young – suggested the applicant explore the educational exemption.

Don Ellis – speaking as a resident and not as a selectman – the issue is health, safety and welfare of the residents. He spoke of his negative experiences with alcoholics and drug addicts. He requested the Board deny the application and look after the people who live in the neighborhood.

Atty. Wagner – hope the board recognizes the need for a facility, but not in this neighborhood.

Riordan moved and seconded Keene to close the public hearing. Vote 5-0.

Kalick moved and seconded by Armstrong to deny the Special Permit #08-14 for Gosnold, Inc. c/o Ford O'Connor at 60 Old Plymouth Rd, N. Sagamore. Map 12.1, Parcel 120 in an R40 zoning

neighborhood than the existing pre-existing condition according to the plans filed with the application. Vote 4-0.

7:45 p.m. #16-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Edward Wyman. Location: 49 Rope Walk, Mashnee Island. Map 29.4, Parcel 144 in an R40 zoning district. Proposal: Replace existing shed with a new 12'x18' shed.

Sitting on the board: Lee Berger, Judy Riordan, Harold Kalick, Wade Keene, and Tom Armstrong.

Chairman Berger noted that the shed was next to a walking path that was considered a road, but that it would provide privacy to the homeowner and would not affect any other home.

Kalick moved and seconded by Riordan to close public hearing. Vote 5-0.

Riordan moved and seconded by Kalick to grant #16-14 Special permit for Edward Wyman at 49 Rope Walk, Mashnee Island. Map 29.4, Parcel 144 in an R40 zoning district to replace the existing shed with a new 12'x18' shed at the same location in accordance with the plans on file and with a finding that the proposal was not more detrimental to the neighborhood than the existing non-conforming use. Vote 5-0.

7:50 p.m. - #13-14 – Petition for a Variance – Continued from 5/21/14

Norrine Anne Burnett. Location: 24 Pequot Ave., Pocasset. Map 43.3, Parcel 186 in an R-40 zoning district. Proposal: requesting to restore seasonal front porch.

Sitting on the board: Lee Berger, Judy Riordan, Harold Kalick and Thomas Armstrong.
Wade Keene was also present.

Chm. Berger – applicant submitted plans as requested at the last hearing. The applicant is allowed 25% which equals 1,250 SF; the proposal is 17 SF short of the maximum square footage that the Board is authorized by the bylaw to allow.

Kalick moved and seconded by Riordan to close the public hearing. Vote 5-0.

Berger moved and seconded by Kalick to approve Special Permit #13-14 for Norrine Anne Burnett at 24 Pequot Ave., Pocasset. Map 43.3, Parcel 186 in an R-40 zoning district for restoring seasonal front porch in accordance with plans submitted date 6/2/14 and to make a finding that the proposal is not more detrimental to the neighborhood than the current pre-existing condition and there was a hardship to the applicant because there had previously been a covered porch, and many of the neighbors had covered porches, and the applicant's family needed more room. Vote 4-0.

district for a Special Permit for residential social services facility on the grounds that the proposal does not meet the definition of a residential facility set forth in the town bylaws because the care and supervision is not licensed by or contracted for by a state or federal agency. Vote 5-0.

7:30 p.m. – Approval of minutes

Riordan moved and seconded by Kalick to approve minutes of 12/18/14 as amended. Vote 5-0.

Riordan moved and seconded by Kalick to approve minutes of 5/21/14 as amended. Vote 5-0.

7:35 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Sitting on the board: Lee Berger, Judy Riordan, Harold Kalick Wade Keene and Tom Armstrong.

Chm. Berger – the applicant needs to sit with Town Planner Coreen Moore and prepare a worksheet concerning gross floor area.

Riordan moved and seconded by Kalick to continue Special Permit #14-14 to 7/2/14 at 7:25 pm. VOTE 5-0.

7:40 p.m. #15-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Catherine Scalzo. Location: 13A Thompson Road, Buzzards Bay. Map 14, Parcel 49.11 in an R40 zoning district. Proposal: Addition of a deck.

Armstrong recused himself from discussion and vote.

Sitting on the board: Lee Berger, Judy Riordan, Harold Kalick and Wade Keene.

Chm. Berger explained that to approve the application would require 4 out of 4 to pass and the Board would permit a continuance if the applicant so desired. The applicant indicated she would prefer to move forward with the hearing tonight.

The proposed deck dimension is 24'x10'x17'. The height of the deck is approximately 38" high.

Kalick moved and seconded by Riordan to close the public hearing. Vote 4-0.

Keene moved and seconded by Kalick to grant Special Permit #15-14 for Catherine Scalzo. At 13A Thompson Road, Buzzards Bay. Map 14, Parcel 49.11 in an R40 zoning district for addition of a 24'x10'x17' deck and a finding that the proposal is not more detrimental to the

Old business

ZBA application package to review to be put on the next meeting's agenda.

New business

Public comment

None.

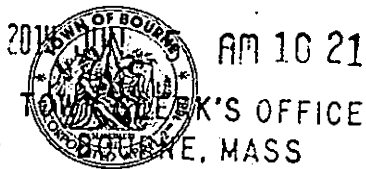
Adjournment

Kalick MOVED and SECONDED by Riordan to adjourn. Meeting adjourned at 8:35 pm.

UNANIMOUS VOTE.

Respectfully submitted,

Lisa Groezinger, sec.



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, July 2, 2014	7:00 P.M.	Bourne Community Center 239 Main Street Buzzards Bay, MA 02532

• AGENDA ITEMS

7:00 p.m. – Approval of minutes

7:05 p.m. - #17-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Charles Coombs. 15 Hope Ave., Map 43.3, Parcels 119, 120, 121, 122, 125 & 132 in an R-40 zoning district. Proposal: Request Special Permit to build 8’x16’ bathroom and closet off back of the house.

7:10 p.m. - #18-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Robert P. Kiley. 6B Knollview Road, Map 14, Parcel 49.26 in an R-40 zoning district. Proposal: Request Special Permit for 22’x8’ deck with 14’x3’ for stairs.

7:15 p.m. - #19-14 – Comprehensive Permit 40B Amendment

Pilgrim Pines Limited, c/o J. Ford O’Connor. Maps 15,16&20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

7:20 p.m. - #20-14 – Petition for a Variance

Robert Doherty. Map 26.1, Parcel 61 in an R-40 zoning district. Proposal: Request to construct a one-car garage attached to the south side of the house.

7:25 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – Continued from 6/4/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Old business

New business

Public comment



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



2014 JUN 10 AM 9 51

AMENDED AGENDA

TOWN CLERK'S OFFICE
BOURNE, MASS

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, July 2, 2014	7:00 P.M.	Bourne Community Center 239 Main Street Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. – Approval of minutes

7:05 p.m. - #17-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Charles Coombs. 15 Hope Ave., Map 43.3, Parcels 119, 120, 121, 122, 125 & 132 in an R-40 zoning district. Proposal: Request Special Permit to build 8'x16' bathroom and closet off back of the house.

7:10 p.m. - #18-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Robert P. Kiley. 6B Knollview Road, Map 14, Parcel 49.26 in an R-40 zoning district. Proposal: Request Special Permit for 22'x8' deck with 14'x3' for stairs.

7:15 p.m. - #19-14 – Comprehensive Permit 40B Amendment

Pilgrim Pines Limited, c/o J. Ford O'Connor. Maps 15,16&20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

7:20 p.m. - #20-14 – Petition for a Variance

Robert Doherty. Map 26.1, Parcel 61 in an R-40 zoning district. Proposal: Request to construct a one-car garage attached to the south side of the house.

7:25 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – Continued from 6/4/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Old business

Review of ZBA application packet.

New business

Public comment



TOWN OF BOURNE
 BOARD OF APPEALS
 24 Perry Avenue
 Buzzards Bay, MA 02532



SECONDED AMENDED AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, July 2, 2014	7:00 P.M.	Bourne Town Hall 239 Main Street Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. – Approval of minutes

7:05 p.m. - #17-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Charles Coombs. 15 Hope Ave., Map 43.3, Parcels 119, 120, 121, 122, 125 & 132 in an R-40 zoning district. Proposal: Request Special Permit to build 8’x16’ bathroom and closet off back of the house.

7:10 p.m. - #18-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Robert P. Kiley. 6B Knollview Road, Map 14, Parcel 49.26 in an R-40 zoning district. Proposal: Request Special Permit for 22’x8’ deck with 14’x3’ for stairs.

7:15 p.m. - #19-14 – Comprehensive Permit 40B Amendment

Pilgrim Pines Limited, c/o J. Ford O’Connor. Maps 15,16&20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

7:20 p.m. - #20-14 – Petition for a Variance

Robert Doherty. Map 26.1, Parcel 61 in an R-40 zoning district. Proposal: Request to construct a one-car garage attached to the south side of the house.

7:25 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – Continued from 6/4/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Old business

Review of ZBA application packet.

New business

Public comment

2014 JUL 2 PM 1 14
 TOWN CLERK'S OFFICE
 BOURNE, MASS

**Zoning Board of Appeals
Minutes of July 2, 2014
Bourne TOWN HALL
Buzzards Bay, MA 02532**

2014 JUL 17 AM 11 07
TOWN CLERK'S OFFICE
BOURNE, MASS

Board of Appeals: Lee Berger, John O'Brien, Harold Kalick, and Tom Armstrong

Member(s) excused: Wade Keene

Roger Laporte, Inspector of Buildings

Member(s) of the public: James Mulvey and many others

7:00 p.m. – Approval of minutes

O'Brien moved and seconded by Armstrong to table minutes of 6/4/14 to the next hearing.
Vote 4-0.

7:05 p.m. - #17-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Charles Coombs. 15 Hope Ave., Map 43.3, Parcels 119, 120, 121, 122, 125 & 132 in an R-40 zoning district. Proposal: Request Special Permit to build 8'x16' bathroom and closet off back of the house.

Sitting for the Board of Appeals: Lee Berger, John O'Brien, Harold Kalick and Tom Armstrong
It was explained to the applicant that because there were only 4 members of the Board present, a unanimous vote was necessary to approve his application, and he was given the option to proceed or have his application continued until 5 members were present. He decided to proceed.

Applicant is allowed 23% of 2,300 SF of GFA and 25% or 2,500 GF lot coverage. There is no floor plan. Chm. Berger suggested a continuance of the hearing to enable the applicant to obtain a floor plan and a worksheet from the Town Planner.

O'Brien moved and seconded by Armstrong to continue the hearing to 7/16/14 at 7:10 pm.
Vote 4-0.

7:10 p.m. - #18-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Robert P. Kiley. 6B Knollview Road, Map 14, Parcel 49.26 in an R-40 zoning district. Proposal: Request Special Permit for 22'x8' deck with 14'x3' for stairs.

Sitting for the Board of Appeals: Lee Berger, John O'Brien, and Harold Kalick. Tom Armstrong recused himself due to a conflict of interest.

Chm. Berger explained that since Mr. Armstrong had to recuse himself from the hearing, and another member was absent, there were only 3 members available to hear his application. Since the statute required at least 4 affirmative votes to approve the special permit, the Board has no choice but to continue the hearing.

Kalick moved and seconded by O'Brien to continue the hearing to 7/16/14 at 7:15 pm.
Vote 4-0.

7:15 p.m. - #19-14 – Comprehensive Permit 40B Amendment

Pilgrim Pines Limited, c/o J. Ford O'Connor. Maps 15,16 &20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

Board of Appeals: Lee Berger, John O'Brien, Harold Kalick and Tom Armstrong

Kalick moved and seconded by O'Brien to continue hearing #19-14 to the end of the hearing.
Vote 4-0.

7:20 p.m. - #20-14 – Petition for a Variance

Robert Doherty. Map 26.1, Parcel 61 in an R-40 zoning district. Proposal: Request to construct a one-car garage attached to the south side of the house.

Sitting for the Board of Appeals: Lee Berger, John O'Brien, Harold Kalick and Tom Armstrong
It was explained to the applicant that because there were only 4 members of the Board present, a unanimous vote was necessary to approve his application, and he was given the option to proceed or have his application continued until 5 members were present. He decided to proceed.

Applicant seeks to construct 14'x24' garage to the right-hand side of the house. Standard garage according to plans submitted.

Christine Crane, abutter, is in favor of this project.

O'Brien moved and seconded by Armstrong to close the hearing. Vote 4-0.

O'Brien moved and seconded by to grant Variance for #20-14 to Robert Doherty at to construct a one-car garage attached to the south side of the house according to plans submitted.
Vote 4-0.

7:25 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – Continued from 6/4/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Sitting for the Board of Appeals: Lee Berger, John O'Brien, Harold Kalick and Tom Armstrong

Chm. Berger said last hearing O'Brien was not present at the hearing and therefore the board cannot continue the hearing with three members.

Armstrong moved and seconded by O'Brien to continue hearing to 7/16/14 at 7:20 pm.
Vote 4-0.

#19-14 – Comprehensive Permit 40B Amendment

Pilgrim Pines Limited, c/o J. Ford O'Connor. Maps 15,16 &20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

Sitting for the Board of Appeals: Lee Berger, John O'Brien, Harold Kalick and Tom Armstrong

Chm. Berger opened the hearing at 7:35 pm.

Attorney Ford O'Connor stated that he filed the application on May 21, 2014, and the Board was required to decide within 20 days if the application was for a substantial or insubstantial change. Since the Board did not decide within 20 days of the filing, his client was entitled to a constructive grant, and he submitted a letter asserting his claim to a constructive grant.

Chm. Berger said ordinarily the board has 20 days to schedule a meeting when there is an amendment to a 40B application. The reason behind the regulation concerning the time limit was to prevent Towns from failing to act in good faith concerning affordable housing applications. Not only did the town not act in bad faith, but in this instance the attorney for the applicant had stated in writing that he assumed the application was for a substantial change, and for that reason had notified all of the abutters. Furthermore, the applicant has unclean hands in this matter since he apparently changed his position only today concerning the need for a vote on the substantiality of the proposed amendment, and he has violated the terms of the Comprehensive Permit for the past 2 years by selling 18 market rate houses and failing to sell any affordable houses during that time period. Thus, the applicant had waived its right to a decision on the substantiality of the claim within 20 days.

Furthermore, the members of the Board of Appeals were not informed of the application until June 4, 2014, when they were informed that the hearing had been scheduled on July 2, 2014.

After Chm. Berger's statement, Atty. Ford O'Connor and his client, Brian Hebb, walked out of the hearing, and the hearing was suspended.

For the record, the applicant and Atty. O'Connor left the meeting at 7:41 pm.

Public Discussion

Since over 50 abutters were in attendance at the meeting, a public discussion ensued concerning the Pilgrim Pines situation.

Chm. Berger said one of the conditions of the Comprehensive Permit which the developer violated required the developer to sell one affordable home after selling 3 market rate homes. Beginning in June of 2012, he has sold 18 market value units in a row with no affordable units. Hebb Builders and Pilgrim Pines LTD have filed for bankruptcy.

John Sutton, Pilgrim Pines resident, read a short statement which requested the board consider Hebb's request to complete the roads.

Chm. Berger said one of the other conditions he violated required him to complete the road before the house was built.

Mr. Laporte said no more permits will be issued until the developer lives up to the conditions.

Gary Dayton, Pilgrim Pines, complained of the roads still having only one coat of asphalt on the driveway. Mr. Laporte said the town cannot enforce the driveways, but it can enforce the roads being completed.

Chm. Berger suggested residents of Pilgrim Pines consult their own attorney. He read conditions of the permit into the record.

Chris Flanders, Pilgrim Pines resident, read Hebb's email into the record. It stated because the Town Planning Board caused him to file bankruptcy, the remaining affordable units needed to be reduced by 9. If the town doesn't work with him, he will finish the house he is working on, shut down everything, and move on.

Chm. Berger said it seems if the builder just walked away, the Homeowners Association would take over the road. Once Hebb leaves, the Association will ultimately own the roads.

Lent Malich, Pilgrim Pines resident, asked how the town enforce the conditions. Mr. Laporte said he will not issue any more building permits until the roads are complete.

Chm. Berger said while the town missed the specific deadline, the sole purpose of that regulation is so the Board of Appeals cannot delay the project and act in bad faith. This was done in error, but the applicant waived its right to enforce the deadline.

Ms. Sue Ross was hoping the applicant came to their (Bourne Housing Partnership) meetings; he has built at least three times the amount of market value homes versus affordable units. She came to recommend that the Board hold Mr. Hebb accountable. She is disappointed he walked out of the hearing.

Old business

ZBA application package to review to be put on the next meeting's agenda.

New business

None.

Public comment

None.

Adjournment

Kalick MOVED and SECONDED by O'Brien to adjourn. Meeting adjourned at 8:26 pm.

UNANIMOUS VOTE.

Respectfully submitted,

Lisa Groezinger, sec.



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Wednesday, July 16, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Ave. Buzzards Bay, MA 02532

• AGENDA ITEMS

7:00 p.m. – Approval of minutes

7:05 p.m. - #18-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/2/14

Robert P. Kiley. 6B Knollview Road, Map 14, Parcel 49.26 in an R-40 zoning district. Proposal: Request Special Permit for 22'x8' deck with 14'x3' for stairs.

7:10 p.m. - #17-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/2/14

Charles Coombs. 15 Hope Ave., Map 43.3, Parcels 119, 120, 121, 122, 125 & 132 in an R-40 zoning district. Proposal: Request Special Permit to build 8'x16' bathroom and closet off back of the house.

7:15 p.m. - #23-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Octavio Bolivar. 21 Spruce Drive, Pocasset. Map 47.2, Parcel 9 in an R-40 zoning district. Proposal: Request to build a one-car garage.

7:20 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/2/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Old business

New business

Review of ZBA application packet.

Public comment

Members present

2014 JUL 14 AM 8 52
TOWN CLERK'S OFFICE
BOURNE, MASS

**Zoning Board of Appeals
Minutes of July 16, 2014
Bourne Community Building
Buzzards Bay, MA 02532**

Board of Appeals: Lee Berger, Chm., John O'Brien, V. Chm., Harold Kalick, Wade Keene and Tom Armstrong

Roger Laporte, Inspector of Buildings

Member(s) of the public: Mr. James Mulvey

7:00 p.m. – Approval of minutes

Kalick moved and seconded by Keene to approve minutes of 6/4/14 as amended. Vote 4-0-1 (O'Brien abstained).

Armstrong moved and seconded by O'Brien minutes of 7/2/14 as amended. Vote 4-0-1 (Keene abstained).

7:05 p.m. - #18-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/2/14

Robert P. Kiley. 6B Knollview Road, Map 14, Parcel 49.26 in an R-40 zoning district. Proposal: Request Special Permit for 22'x8' deck with 14'x3' for stairs.

Armstrong recused himself from discussion and vote.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene and Harold Kalick

No Fire Department comment. Mr. Laporte to speak with Fire Chief for documentation from the Fire Department even if there is no comment.

Jillian Cox, abutter at 8B Knollview, requested the plan be the same as what she received. She has no objection to the project.

Keene moved and seconded by Kalick to close public hearing. Vote 5-0.

O'Brien moved and seconded by Keene to approve #18-14 Special Permit for 6B Knollview Drive in an R-40 zoning district with stipulation that the construction of deck and stairs as in the plans reviewed at tonight's meeting dated 4/24/14. Vote 5-0.

7:10 p.m. - #17-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/2/14

2014 AUG 8 AM 11 20
TOWN CLERK'S OFFICE
BOURNE, MASS

Charles Coombs. 15 Hope Ave., Map 43.3, Parcels 119, 120, 121, 122, 125 & 132 in an R-40 zoning district. Proposal: Request Special Permit to build 8'x16' bathroom and closet off back of the house.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene, Harold Kalick and Tom Armstrong

This hearing was continued for lot coverage. Applicant met with Ms. Moore today for lot calculations. Ms. Coreen Moore said the ZBA doesn't have the authority to approve what the applicant is requesting.

Mr. Laporte said the applicant can install a suspended ceiling under 6'6" under the bylaw and will not count the square footage.

O'Brien moved and seconded by Keene to close the public hearing. Vote 5-0.

O'Brien moved and seconded by Armstrong to approve Special Permit #17-14 for Mr. Charles Coombs at 14 Hope Avenue with the condition the ceiling on 3rd floor be less than 6'6". Vote 5-0.

7:15 p.m. - #23-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Octavio Bolivar. 21 Spruce Drive, Pocasset. Map 47.2, Parcel 9 in an R-40 zoning district. Proposal: Request to build a one-car garage.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene, Harold Kalick and Tom Armstrong

Applicant seeks to build one-car garage. The setbacks are what is in question.

O'Brien moved and seconded by Armstrong to close public hearing. Vote 5-0.

O'Brien moved and seconded by Armstrong to approve Special Permit #23-14 for Mr. Octavio Bolivar at 21 Spruce Drive, Pocasset for removal of shed and replace with a one-car garage according to dimensions in the application and the Board of Appeals finds the project to be no more detrimental to the neighborhood than the present conditions. Vote 4-0-1 (Keene abstained).

7:20 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/2/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene, Harold Kalick and Tom Armstrong

Applicant is seeking to construct a single-car garage. The area above garage will be used for storage.

There is an exceptional hardship to the applicant if he doesn't obtain the 10%. Applicant said his mother will be moving in with him and requires a wheelchair. Applicant can lower the ceiling to less than 6'6" per Mr. Laporte.

O'Brien moved and seconded by Keene to close the public hearing. Vote 5-0.

Kalick and Keene withdrew motions to close public hearing.

Kalick moved and seconded by Armstrong to continue hearing to 8/6/14 at 7:15 pm at the request of the applicant. Vote 5-0.

Old Business

Pilgrim Pines – Atty. Witten recommended to hold hearing and anticipates some litigation.

New Business

ZBA application packet tabled to the 8/6/14 agenda.

Canalside 40B #09-07 – Chm. Berger to determine substantiality whether applicant was capable of completing the comprehensive permit.

TA Guerino called Chm. Berger met with George Sala with regard to the Cox application - sandpit. The town will need to deal with again as it will come back. O'Brien has concerns about this board being seen as an enforcement board. Mr. Laporte said he, TA Guerino, George Sala and Mike Leitzel met at the property with conditions that went beyond what was discussed with the ZBA.

Adjourn

Kalick moved and seconded by Armstrong to adjourn. Meeting adjourned at 9:15 pm. Unanimous vote.

Respectfully submitted,
Lisa Groezigner, sec.



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



2014 JUL 21 PM 2 04

AGENDA

<u>DATE</u>	TOWN CLERK'S OFFICE BOURNE, MASS	<u>TIME</u>	<u>LOCATION</u>
Thursday, July 31, 2014		7:00 P.M.	Bourne Community Center 24 Perry Avenue Buzzards Bay, MA 02532

• AGENDA ITEMS

7:00 p.m. - Continued hearing for Pilgrim Pines application for a substantial change of a comprehensive permit

7:05 p.m. - Approval of minutes

Old business

New business

Public comment

Members present

No minutes
of this yet

BS



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
August 6, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. – Approval of minutes

7:05 p.m. - #21-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Brian Cleary. 38 Savery Ave., Sagamore. Map 12.1, Parcel 101 in an R-40 zoning district. Proposal: Request for Section 2320 finding to allow alteration and/or extension of valid non-conforming structure on valid non-conforming lot by raising a portion of the roof and adding second floor deck per plans.

7:10 p.m. - #22-14 - Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

William Seariac. 51 Canal Street, Unit 13, Sagamore. Map 11.2, Parcel 3.12 in an R-40 zoning district. Proposal: Request for a two-story addition to include an interior stairway with access to the second-floor and new small basement area.

7:15 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/16/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Old business

Review ZBA application packet.

New business

Re-organization of the board.

Public comment

Members present

2014 AUG 4 PM 12 31
TOWN CLERK'S OFFICE
BOURNE, MASS

Zoning Board of Appeals
Minutes of August 6, 2014
Bourne Town Hall
Buzzards Bay, MA 02532

2014 OCT 7 AM 11 18

TOWN CLERK'S OFFICE
BOURNE, MASS

Board of Appeals: Chm. Lee Berger, V. Chm. John O'Brien, Harold Kalick, Wade Keene and Tom Armstrong

Roger Laporte, Inspector of Buildings

Documents

- Plan recorded in 1949 for 38 Savery Avenue – 9 pages

Member(s) of the public: Mr. James Mulvey

7:00 p.m. – Approval of minutes 7/16/14 and 7/31/14

O'Brien moved and seconded by Keene to approve minutes of 7/16/14 as submitted. Vote 5-0.

Kalick moved and seconded by Armstrong to approve minutes of 7/31/14 as submitted. Vote 4-0-1 (O'Brien abstained).

7:05 p.m. - #21-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

Brian Cleary. 38 Savery Ave., Sagamore. Map 12.1, Parcel 101 in an R-40 zoning district.

Proposal: Request for Section 2320 finding to allow alteration and/or extension of valid non-conforming structure on valid non-conforming lot by raising a portion of the roof and adding second floor deck per plans.

Sitting on the board: Lee Berger, John O'Brien, Harold Kalick, Wade Keene and Tom Armstrong

Atty. Fitch for applicant which handed out documents for the board members and for the file. These documents were recorded in 1949. The size of the dwelling is 752 SF on two floors. It has a little deck on the front. The second floor is about 6 FT in height. This request is to change non-conforming structure to allow raising of the roof by about 5 FT. The use is residential but the setbacks are virtually non-existent. The proposal to approve to keep footprint exactly as is but on the second floor raise the roof. The total height would be 22 FT.

In the application, the ridge height would go from 17 FT to not greater than 22 FT. The inside ceiling height would be 7'2".

Chm. Berger – the deck goes onto the other person's property. Applicant requesting no extension over the property line as authorized. The Corps of Engineers is the neighbor. If the board chooses to approve, conditioned or no encroachment across the property line.

Chm. Berger – GFA issue. Two sections that deal with non-conformities. Applicant is asking the Board to look at the proposal under Section 2300 where it says you can make a finding that it is not more detrimental to the neighborhood. Section 2400 and 2453 says the floor area of all structures shall not exceed the percentage in the table; it applies when an increase in the floor area is proposed, which is what the applicant is doing. Mr. Laporte said if the ceiling is under 6'6", the gross floor area in that room doesn't count.

Atty. Fitch agreed to change the plan so that the ceiling would only be 6'5".
Atty. Fitch suggested submitting a new plan.

No public comment.

O'Brien moved and seconded by Armstrong to continue to 9/3/14 at 6:59 pm. Vote 5-0.

7:10 p.m. - #22-14 - Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use

William Seariac. 51 Canal Street, Unit 13, Sagamore. Map 11.2, Parcel 3.12 in an R-40 zoning district. Proposal: Request for a two-story addition to include an interior stairway with access to the second-floor and new small basement area.

Sitting on the board: Lee Berger, John O'Brien, Harold Kalick, Wade Keene and Tom Armstrong

Applicant seeks to add a second-story 14'x8' addition and enclose existing porches which would house a stairway inside. The outside stairs would be removed. The applicant is seeking to enlarge the living area.

Applicant showed the Fire Department which stated they had no problem with the project and they would write something if needed.

Board of Health letter stated septic not inspected since 1997. 1500 gallon and leaching pit installed in 1994, but would need to do an inspection of the current system. It is possible the system may not be large enough. Applicant is not increasing bedrooms, but just the living area. Chm. Berger said approval subject to condition of BOH septic system approval.

Mr. Laporte – the issue is that the stairway is outside and the applicant wants to encompass it within of his building.

Ken Horne – most of the abutters here tonight are in support of the application.

Harry Conover – approves the applicant's request.

Kalick moved and seconded by Armstrong to close the public hearing. Vote 5-0.

Kalick moved and seconded by Keene to approve #22-14 - Special Permit to William Seariac at 51 Canal Street, Unit 13, Sagamore for a two-story addition to include an interior stairway with access to the second-floor and new small basement area with a condition that the septic system meet the requirements of the Board of Health, and the Board finds that the changes will not be substantially more detrimental to the neighborhood than the current pre-existing non-conforming structure or use. Vote 5-0.

7:15 p.m. #14-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 7/16/14

Kathleen Williams. Location: 7 Spruce Drive, Pocasset. Map 43.4, Parcel 108 in an R40 zoning district. Proposal: Installation of a single-car garage to finish bedroom above garage.

Sitting on the board: Lee Berger, John O'Brien, Harold Kalick, Wade Keene and Tom Armstrong

Chm. Berger – Town Planner explained her worksheet and her numbers do work provided applicant lowers ceiling and fixes the windows on the second floor of the garage. Ceiling has to be under 6'6" and a pull-down stairway so that the room above the garage is only used for storage, and not living space, and a 4 foot decrease in the width in the rear. With those conditions, the board is permitted to grant the addition of GFA and gross lot coverage.

Armstrong moved and seconded by Keene to close the public hearing. Vote 5-0.

O'Brien moved and seconded by Kalick to approve Special Permit #14-14 to Kathleen Williams at 7 Spruce Drive, Pocasset to install a single-car garage connected to the house with storage area above garage with a ceiling to not exceed 6'6", a pull-down stairway above the garage, noting the applicant's hardship is that her disabled mother is moving into the house and needs access to the garage without going outside, and to grant under Section 2457 a 10% increase in GFA and lot coverage with the additional conditions that the windows above the garage be fixed, and the plans dated 3/24/14 be further modified by a decrease of 4 FT in width in the rear. Vote 5-0.

Old business

Review ZBA application packet. Chm. Berger said we can have a subcommittee to review the packet. He included corrections with an insert.

Discussion re Deadrick Appeals Court case: Mr. Laporte thought an extension to a set-back non-conformity created a new non-conformity, and a new non-conformity requires a variance. Chm. Berger disagreed, and said he thought the new non-conformity, to require a variance, had to be an entirely new non-conformity, such as a height non-conformity in addition to the pre-existing setback non-conformity, to require a variance. Mr. Laporte will send he had sent something to Atty. Troy and will send to Chm. Berger for follow up.

Page 9 – the chart. Approved by Town Planner or her designee.

Chm. Berger – make changes and review at the next meeting to put to a vote.

New business

Re-organization of the board.

John O'Brien nominated, and Harold Kalick seconded, to elect Lee Berger as chairman of the ZBA. Vote 5-0.

Harold Kalick nominated, and Tom Armstrong seconded, to elect John O'Brien as vice chairman of the ZBA. Vote 5-0.

John O'Brien nominated, and Harold Kalick seconded, to elect Wade Keene as clerk of the ZBA. Vote 5-0.

Public comment

Mr. Mulvey – when bylaw questions come up he wonders the original intent. Has the ZBA given the Planning Board suggestions or amendments to bylaws proposed. Chm. Berger said the way to do that is to put it on the agenda, have a draft and work out in public session.

Adjourn

O'Brien moved and seconded by Armstrong to adjourn. Meeting adjourned at 8:30 pm. Unanimous vote.

Respectfully submitted,
Lisa Groezigner, sec.



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
August 20, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. – Approval of minutes

7:05 p.m. - #24-14 – Variance

Jack & Ann Wood c/o Bracken Engineering, Inc. 35 Park Street, Map 43.3, Section 203 in an R-40 zoning district. Proposal: Applicant requests variance to front yard setback from 20 FT to 12 FT.

7:10 p.m. - #25-14 – Special Permit – Accessory Dwelling

Mary Anne Gauthier. 73 Off County Road, Map 27, Parcel 69 in an R-40 zoning district. Proposal: Applicant seeks in-law apartment in a walk out basement.

7:15 p.m. - #09-12A – Special Permit – Modification

Jack and Ann Wood c/o Bracken Engineering. 35 Park Street, Pocasset. Map 43.3, Section 203 in an R-40 zoning district. Proposal: Applicant requests to Modify Special Permit #09-12: garage reduced in size and relocated to eliminate retaining ways and driveway.

7:20 p.m. - #27-13A – Special Permit – Modification

Lynne C. Smith. 270 Scraggy Neck Road. Map 50, Section 162 in an R-40 zoning district. Proposal: Applicant requests to Modify Special permit #27-13: to add addition of a proposed 133 SF deck onto the rear of the approved structure.

Old business

New business

Review and possible vote on revised ZBA application packet.

Public comment

Members present

2014 AUG 8 AM 11 30
TOWN CLERK'S OFFICE
BOURNE, MASS

**Zoning Board of Appeals
Minutes of August 20, 2014
Bourne Town Hall – 24 Perry Avenue
Buzzards Bay, MA 02532**

2014 OCT 7 AM 11 18

TOWN CLERK'S OFFICE

Board of Appeals: Lee Berger, Harold Kalick, Wade Keene and Tom Armstrong
BOURNE, MASS

Member(s) excused: John O'Brien

Roger Laporte, Inspector of Buildings

Member(s) of the public: James Mulvey

7:00 p.m. – Meeting called to order

Chm. Berger at 7:00 PM

Chm. Berger stated there are only 4 board members present tonight, which means that 4 out of 4 would have to vote in favor of the applicants' applications for either a Special Permit or a Variance in order to approve the application, and gave the applicant the choice to move forward tonight or have their application continued.

7:05 p.m. – Approval of Minutes

Kalick moved and seconded by Armstrong to table minutes to the next meeting. Vote 4-0.

#24-14 – Variance

Jack & Ann Wood c/o Bracken Engineering, Inc. 35 Park Street, Map 43.3, Section 203 in an R-40 zoning district. Proposal: Applicant requests variance to front yard setback from 20 FT to 12 FT.

Sitting on the board: Lee Berger, Wade Keene, Harold Kalick and Tom Armstrong

Mr. Don Bracken representing applicant and stated the applicant would like to move forward tonight.

The width of paper street is 33 FT. There is a wetland and the paper road dead ends. Phases of the project were discussed from existing to approved to proposed. The proposed project will lower the height by another foot, there will be a lot less earth work, the lowered cost of the property and lastly, getting the house closer to the road.

The height of the building based on average grade is 38.3 FT. This portion will be dealt with when there is a Special Permit.

Chm. Berger – a new application will need to be filled out.

Kalick moved and seconded by Armstrong to close the public hearing.

Keene moved and seconded by Kalick to approve the Variance #24-14 at 35 Park Street to Jack & Ann Wood to change the front yard setback on the westerly side from 20FT to 12 FT as proposed. Vote 4-0.

Armstrong moved and seconded by Kalick to take #09-12A Modification out of order. Vote 4-0.

#09-12A – Special Permit – Modification

Jack and Ann Wood c/o Bracken Engineering. 35 Park Street, Pocasset. Map 43.3, Section 203 in an R-40 zoning district. Proposal: Applicant requests to Modify Special Permit #09-12: garage reduced in size and relocated to eliminate retaining ways and driveway.

Sitting on the board: Lee Berger, Wade Keene, Harold Kalick and Tom Armstrong

Mr. Laporte – the Government signed a bill where any permits issued between 8/15/08 – 8/15/12 except for 40B, are allowed to have added an additional 4 years to the original expiration date. The Woods' expiration date would now be 4/30/18.

Chm. Berger wasn't present for the original Special Permit. At that time there was a lot coverage worksheet.

Mr. Bracken – the GFA is the same, but the ground cover is less.

First floor – 1898 SF

Second floor – 1944 SF

Armstrong moved and seconded Keene to close the public hearing. Vote 4-0.

Mr. Laporte – this will shorten time and the applicant will have 2 permits that will expire on 8/16/16. Mr. Bracken agreed.

Kalick moved and seconded by Armstrong to approve #09-12A Special Permit Modification at 35 Park Street to Jack & Ann Wood for garage reduced in size and relocated to eliminate retaining ways and driveway and relocate the main house subject to plans and specifications dated 7/2/14 for engineering plan and 4/11/14 for building plan as submitted. Vote 4-0.

#25-14 – Special Permit – Accessory Dwelling

Mary Anne Gauthier. 73 Off County Road, Map 27, Parcel 69 in an R-40 zoning district. Proposal: Applicant seeks in-law apartment in a walk out basement.

Sitting on the board: Lee Berger, Wade Keene, Harold Kalick and Tom Armstrong

Applicant stated her mother-in-law cannot climb the stairs. This is already an apartment with kitchen. This is an after-the-fact as Christine Bean already living in the premises.

There were no objections from any members of the public.

Kalick moved and seconded by Keene to close the public hearing. Vote 4-0.

Kalick moved and seconded by Keene to approve #25-14 Special Permit at 73 Off County Road to Mary Anne Gauthier for in-law apartment in a walk out basement for Ms. Christine Bean, mother-in-law only. Vote 4-0.

#27-13A – Special Permit – Modification

Lynne C. Smith. 270 Scraggy Neck Road. Map 50, Section 162 in an R-40 zoning district.
Proposal: Applicant requests to Modify Special permit #27-13: to add addition of a proposed 133 SF deck onto the rear of the approved structure.

Sitting on the board: Lee Berger, Wade Keene, Harold Kalick and Tom Armstrong

Mr. Bracken representing the applicant stated Section 2300, the project not being less detrimental than what is already there, the original finding had a stoop and set of stairs. The modification will add a deck and move the stairs. The GFA hasn't been changed.

Kalick moved and seconded by Wade to close the public hearing. Vote 4-0.

Kalick moved and seconded Armstrong by to approve Special Permit #27-13A Modification at 270 Scraggy Neck Road to Lynne C. Smith to add addition of a proposed 133 SF deck to the rear and to relocate staircase in order to improve secondary means of egress, and to make a finding that the proposed project is not substantially more detrimental to the neighborhood than the current pre-existing non-conforming structure or use, and that as a condition the project be build according to the plans dated 6/21/14. Vote 4-0.

Old business

ZBA application package was discussed.

New business

None.

Public comment

None.

Adjournment

Kalick MOVED and SECONDED by Keene to adjourn. Meeting adjourned at 8:45 pm.
UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
September 3, 2014	6:58 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

6:59 p.m. - #21-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 8/7/14

Brian Cleary. 38 Savery Ave., Sagamore. Map 12.1, Parcel 101 in an R-40 zoning district. Proposal: Request for Section 2320 finding to allow alteration and/or extension of valid non-conforming structure on valid non-conforming lot by raising a portion of the roof and adding second floor deck per plans.

7:00 p.m - #19-14 – Comprehensive Permit 40B Amendment – CONTINUED FROM 7/31/14

Pilgrim Pines Limited, c/o J. Ford O'Connor. Maps 15,16&20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

Old business

New business

Public comment

Members present

2014 AUG 8 AM 11 30
TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



2014 AUG 27 AM 9 48

TOWN CLERK'S OFFICE
BOURNE, MASS

AMENDED AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
September 3, 2014	6:58 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

6:58 p.m. – Approval of Minutes

6:59 p.m. - #21-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 8/7/14

Brian Cleary. 38 Savery Ave., Sagamore. Map 12.1, Parcel 101 in an R-40 zoning district.
Proposal: Request for Section 2320 finding to allow alteration and/or extension of valid non-conforming structure on valid non-conforming lot by raising a portion of the roof and adding second floor deck per plans.

7:00 p.m. - #19-14 – Comprehensive Permit 40B Amendment – CONTINUED FROM 7/31/14

Pilgrim Pines Limited, c/o J. Ford O'Connor. Maps 15,16&20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

*****THE PUBLIC HEARING FOR PILGRIM PINES HAS BEEN SUSPENDED BECAUSE OF THE APPLICANT'S APPEAL TO THE HOUSING APPEALS COMMITTEE*****

7:00 p.m. #19-14 – Comprehensive Permit 40B Amendment - Executive Session to discuss litigation concerning Pilgrim Pines

Pilgrim Pines Limited, c/o J. Ford O'Connor. Maps 15,16&20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

Old business

New business

Public comment

Members present

**Zoning Board of Appeals
Minutes of September 3, 2014
Bourne Community Building
Buzzards Bay, MA 02532**

Board of Appeals: Lee Berger, John O'Brien, Harold Kalick, Wade Keene and Tom Armstrong

2014 DEC 18 PM 12:52

TOWN CLERK'S OFFICE
BOURNE, MASS

Roger Laporte, Inspector of Buildings

Member(s) of the public: James Mulvey

6:58 p.m. – Meeting called to order

Chm. Berger at 6:58 PM

6:58 p.m. – Approval of Minutes

Armstrong moved and seconded by Kalick to approve minutes of 8/6/14 as submitted.

Vote 5-0.

Keene moved and seconded by Armstrong to approve minutes of 8/20/14 as submitted. Vote 4-0-1 (O'Brien abstained).

6:59 p.m. - #21-14 – Special Permit – Extension or Alteration of a pre-existing non-conforming structure or use – CONTINUED FROM 8/6/14

Brian Cleary. 38 Savery Ave., Sagamore. Map 12.1, Parcel 101 in an R-40 zoning district.

Proposal: Request for Section 2320 finding to allow alteration and/or extension of valid non-conforming structure on valid non-conforming lot by raising a portion of the roof and adding second floor deck per plans.

Sitting on the board: Lee Berger, John O'Brien, Harold Kalick, Wade Keene and Tom Armstrong

Atty. Fitch for applicant.

Discussion regarding working within the bylaw which led to a request by the board to re-visit proposed plans and revise them. The result is that we are not adding any GFA to the proposal but the difference between the ceiling height of 6'1" and 6'5" would make a huge difference in the livability of the property and a safety issue if it was smoke filled. This would be a Special Permit under Section 2340 and a finding. The one on the first floor is not being touched.

Another component is to raise the roof above the ridge line and would be to a height of 5" but it is a conforming number. The building height will not exceed 25 FT.

Armstrong moved and seconded by Keene to close the public hearing. Vote 5-0.

O'Brien moved and seconded by Kalick to approve #21-14 Special Permit for Brian Cleary at 38 Savery Ave., Sagamore to request for Section 2340 finding to allow alteration and/or extension of valid non-conforming structure on valid non-conforming lot by raising a portion of the roof and adding second floor deck per revised plans dated 9/3/14 and a finding not substantial or detrimental to the neighborhood and existing non-confirming use. Vote 5-0.

7:00 p.m. - #19-14 – Comprehensive Permit 40B Amendment

Pilgrim Pines Limited, c/o J. Ford O'Connor. Maps 15,16 &20, Parcels 1-124. Proposal: Request amendment to comprehensive permit to reduce the number of affordable units to not less than 20% and to take such other action to make project economically viable.

Sitting on the board: Lee Berger, John O'Brien, Harold Kalick, Wade Keene and Tom Armstrong
Also present: Special Counsel Atty. Witten on behalf of the board, TA Guerino, Selectmen Steven Mealy and Selectmen Pickard.

Chm. Berger – explained this hearing is in suspension until we hear from the Housing Appeals Committee.

Atty. Alexander Joyce – on behalf of Atty. O'Connor for the applicant who sent a separate proposal to the board and stated being ready to go forward.

Atty. Witten – there is an appeal and he agrees with the Chm. in that the hearing seems counterproductive. If the applicant wants to withdraw their application to the HAC, the board can continue with the meeting on a date certain in December 2014 or January 2015.

Atty. Joyce said the applicant declines to withdraw his application to the HAC.

At 7:00 pm, Berger moved and seconded by Kalick to go into Executive Session for the purpose to discuss pending litigation of Pilgrim Pines because of the appeals to the Housing Appeals Committee and to invite the Building Inspector, Town Counsel, TA Guerino, Selectmen Pickard and Mealy and Recording Secretary to stay and not to return into public session. Roll call: Berger – yes; Keene – yes; O'Brien – yes; Armstrong – yes; Harold – yes.



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
October 01, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• **AGENDA ITEMS**

7:00 p.m. – Approval of minutes

7:05 p.m. - #26-14 – Special Permit - Extension or Alteration of a Pre-Existing Non-Conforming Structure or Use

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Avenue, Pocasset, Ma 43.3, Section 60 in an R-40 zoning district.. Applicant requests to raze existing non conforming dwelling, construct new flood compliant dwelling and request supportive finding per Section 2300.

Old business

New business

Review and possible vote on revised ZBA application packet.

Public comment

Members present

2014 SEP 25 AM 8 58
TOWN CLERK'S OFFICE
BOURNE, MASS

**Zoning Board of Appeals
Minutes of October 1, 2014
Bourne Community Building
Buzzards Bay, MA 02532**

2014 DEC 18 AM 9 11
TOWN CLERK'S OFFICE
BOURNE, MASS.

Board of Appeals: Lee Berger, John O'Brien (excused), Harold Kalick (excused), Wade Keene, Tim Sawyer and Tom Armstrong

Roger Laporte, Inspector of Buildings

Member(s) of the public: James Mulvey

Meeting called to order

Chm. Berger at 7:00 PM

Approval of Minutes

Armstrong moved and seconded by Keene to table minutes of 9/3/14. Vote 4-0.

#26-14 – Special Permit - Extension or Alteration of a Pre-Existing Non-Conforming Structure or Use

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Avenue, Pocasset, Ma 43.3, Section 60 in an R-40 zoning district. Applicant requests to raze existing non conforming dwelling, construct new flood compliant dwelling and request supportive finding per Section 2300.

Sitting on the board: Lee Berger, John O'Brien, Wade Keene and Tom Armstrong

Applicant is seeking a Supportive Finding from the Board. The house was built in 1952 on a flat developed lot. The house is serviced by municipal water and has a cess pool. The proposed house is elevated about 8 FT in accordance with FEMA. The house will go from one story to two story house and will be energy efficient.

The proposed project won't be any more detrimental to the neighborhood than the existing non conforming use. The parking will be under the structure. The existing cess pool will be replaced by a new Title V system with nitrogen reduction. The proposed septic system was reviewed and approved by the Board of Health. The abutting house has the same system. The new septic system will be a vast improvement over current conditions.

Mr. Laporte said that while one side of the building has a non-conforming setback, the new structure proposes a non-conforming setback on the other side of the structure, and therefore the application should be for a Variance and not a special permit. The applicant requested an opportunity to withdraw without prejudice.

Keene moved and seconded by Armstrong to allow applicant to withdraw without prejudice. Vote 4-0. Applicant will come back and file for a Variance.

Old business

Pilgrim Pines – Chm. Berger met in executive session with the Selectmen. A mediation /settlement conference is planned. However, Chairman Berger stated he does not have the authority to bind the Board of Appeals; only the Board can bind itself by a vote of the Board.

New business

Review and possible vote on revised ZBA application packet. Armstrong moved and seconded by Keene to approve the revised ZBA application packet. Vote 3-0-1 (Sawyer abstained).

Public comment

None.

Adjournment

Armstrong MOVED and SECONDED by Keene to adjourn. Meeting adjourned at 7:30 pm.
UNANIMOUS VOTE.

Respectfully submitted,
Lisa Groezinger, sec.



**TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532**



MEETING NOTICE

DATE

October 21, 2014

TIME

6:30 P.M.

LOCATION

Bourne Community Building
Buzzards Bay, MA 02532

Joint Executive Session with the Board of Selectmen to discuss litigation with Pilgrim Pines.

2014 OCT 14 AM 8 58
TOWN CLERK'S OFFICE
BOURNE, MASS



TOWN OF BOURNE
BOARD OF APPEALS
24 Perry Avenue
Buzzards Bay, MA 02532



AGENDA

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
November 05, 2014	7:00 P.M.	Bourne Town Hall 24 Perry Avenue Buzzards Bay, MA 02532

• AGENDA ITEMS

7:00 p.m. – Approval of minutes

7:05 p.m. #27-14 – Variance

Paesano Co LLC at 123 Waterhouse Road Map 27, Section 87 and 87.1 in a B-4 zoning district. Applicant requests to allow a structure to be built within 38.82' of MacArthur Blvd layout, 50' is required in a B4 per "i" of Section 2500.

7:10 p.m. #28-14 – Special Permit Section 3210 (H) of the Bourne Zoning Bylaw

Alan J. Micale, Ayoub Engineering, Inc. at 1 Canal Street, Map 11.0, Parcel 26.0 in a B-2 zoning district. Applicant requests a new 35' freestanding ID sign (42.2 SF).

7:15 pm. #29-14 - Special Permit Section 3210 (H) of the Bourne Zoning Bylaw

Alan J. Micale, Ayoub Engineering, Inc. at 1 Canal Street, Map 11.0, Parcel 26.0 in a B-2 zoning district. Applicant requests a new 20' freestanding ID sign (37.6 SF).

Old business

New business

Review and possible vote on revised ZBA application packet.

Public comment

Members present

2014 OCT 23 AM 1 23
TOWN CLERK'S OFFICE
BOURNE, MASS

**Board of Appeals
Minutes of November 5, 2014
Bourne Town Hall
Bourne, MA 02532**

Members present: V. Chm. John O'Brien, Wade Keene, Harold Kalick, Tom Armstrong.

2014 DEC 18 AM 9 17
TOWN CLERK'S OFFICE
BOURNE, MASS.

Documents

Kalick to write decisions tonight.

Approval of minutes

Table the minutes to the next meeting of 10/1/14.

V. Chm. O'Brien explained there are four out of five members present tonight. If there are objections to please state there is.

#27-14 – Variance

Paesano Co LLC at 123 Waterhouse Road. Map 27, Section 87 and 87.1 in a B-4 zoning district. Applicant seeks to allow a structure to be built within 38.82' of MacArthur Blvd. Layout. 50' is required in a B4 per "I" of section 2500.

Sitting on the board: O'Brien, Keene, Kalick and Armstrong

Keene moved and seconded by Armstrong to allow applicant to continue hearing to 11/19/14 at 7:30 pm. Unanimous vote.

#28-14 – Special Permit Section 3210 (H) of the Bourne Zoning Bylaw

Alan J. Micale, Ayoub Engineering, Inc. at 1 Canal Street. Map 11.0, Parcel 26.0 in a B-2 zoning district. Applicant seeks a new 35' freestanding ID sign (42.2 SF).

Sitting on the board: O'Brien, Keene, Kalick and Armstrong

Applicant's representative explained being allowed an ID sign of 80 SF and being on a corner lot, applicant can break that into two signs; two free standing signs due to frontage of two streets. The goal is to assist traffic off the Sagamore Bridge and assist traffic off past the McDonalds.

Currently the two signs total less than 80 FT which are 35 FT height. The signage is blocked by Friendly's and hinders business opportunities. The applicant feels a precedent was set with the taller Friendly's and McDonald's signs. He brings up as it is one Special Permit criteria.

The proposed 35 FT height would go with current sign. The other sign is towards the back of the property to pull traffic from McDonald's and will be 20 FT in height is mainly for "direction."

Kalick would like the second sign be down 5 FT from proposed.

Both signs will be illuminated from inside. LED lights will be used.

No further board comment. No public comment.

Armstrong moved and seconded by Keene to close the public hearing. Vote 4-0.

Keene moved and seconded by Armstrong to grant SP28-14 to allow 35' free sign (42.2 SF) location at 1 Canal Street. Vote 4-0.

#29-14 – Special Permit Section 3210 (H) of the Bourne Zoning Bylaw

Alan J. Micale, Ayoub Engineering, Inc. at 1 Canal Street. Map 11.0, Parcel 26.0 in a B-2 zoning district. Applicant requests a new 20' freestanding ID sign (37.6 SF) an extra 5 FT increase.

The State owns the drainage easement which prohibits controlling the growth.

No further board comment. No public comment.

Keene moved and seconded by Kalick to close the public hearing. Vote 4-0.

O'Brien moved and seconded Armstrong by to approve SP29-14 to Nouria Energy at 1 Canal Street to grant request for a free standing 20 FT sign. Vote 4-0.

Old business

None.

New business

None.

Adjourn

Kalick moved and seconded by Armstrong to adjourn. Meeting adjourned at 7:48 pm. Vote 4-0.

Respectfully submitted – Lisa Groezinger, sec.

2014 NOV 6 AM 10 12

**MEETING NOTICE OF
ZONING BOARD OF APPEALS
NOVEMBER 19, 2014**

7:00 PM

BOURNE TOWN HALL, 24 PERRY AVENUE, BUZZARDS BAY

**TOWN CLERK'S OFFICE
BOURNE, MASS**

AGENDA ITEMS

7:00 p.m. — Approval of minutes

7:05 p.m. #30-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Harry & Mary Woodruff at 12C Thompson Road, Hideaway Village, Buzzards Bay. Map 14, Parcel 49.53 in a R-80 zoning district. Applicant requests to install aluminum awning on the back door.

7:10 p.m. #31-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Rescom Architectural, Inc. c/o Gregory Siroonian at 42D Maynard Lane, Hideaway Village, Buzzards Bay, Map 14, Parcel 50.40 in a R-40 zoning district. Applicant requests expansion of non-bedroom space and reconfiguration of bedroom space by an addition of a dormer. No change in the footprint.

7:15 pm. #32-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Michelle Natale c/o Bracken Engineering, Inc. at 36 Cedar Point Drive, Pocasset. Map 47.2, Section 11 in a R-40 zoning district. Applicant requests to construct a new garage and master bedroom addition. Special Permit per section 2457 to allow a 10% increase in GFA. Allowable GFA +1,920 SF proposed GFA=2,112 ST (10% increase).

7:20 pm. #33-14 — Variance

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Ave., Pocasset. Map 43.3, Section 60 in a R-40 district. Applicant requests a variance to front yard setback from 20 FT to 12.5 FT.

7:25 pm. #34-14 - Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Ave., Pocasset, Map 43.3, Section 60 in a R-40 district. Applicant requests to raze existing non-conforming dwell. Construct new flood compliant dwelling. Requests supportive finding by ZBA per Section 2300 for the alteration of a pre-existing non-conforming structure and finding in accordance with Section 2340 that the proposed use in no more detrimental than the existing house.

7:30 pm. #27-14 – Variance

Paesano Co LLC at 123 Waterhouse Road. Map 27, Section 87 and 87.1 in a B-4 zoning district. Applicant seeks to allow a structure to be built within 38.82' of MacArthur Blvd. Layout. 50' is required in a B4 per "l" of section 2500.

Old business

New business

Public comment

**AMENDED - MEETING NOTICE OF
ZONING BOARD OF APPEALS
NOVEMBER 19, 2014**

7:00 PM

BOURNE TOWN HALL, 24 PERRY AVENUE, BUZZARDS BAY

2014 NOV 13 PM 2 14

TOWN CLERK'S OFFICE
BOURNE, MASS

AGENDA ITEMS

7:00 p.m. — Approval of minutes

7:05 p.m. #30-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use
Harry & Mary Woodruff at 12C Thompson Road, Hideaway Village, Buzzards Bay. Map 14, Parcel 49.53 in a R-80 zoning district. Applicant requests to install aluminum awning on the back door.

7:10 p.m. #31-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use
Rescom Architectural, Inc. c/o Gregory Siroonian at 42D Maynard Lane, Hideaway Village, Buzzards Bay, Map 14, Parcel 50.40 in a R-40 zoning district. Applicant requests expansion of non-bedroom space and reconfiguration of bedroom space by an addition of a dormer. No change in the footprint.

7:15 pm. #32-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use
Michelle Natale c/o Bracken Engineering, Inc. at 36 Cedar Point Drive, Pocasset. Map 47.2, Section 11 in a R-40 zoning district. Applicant requests to construct a new garage and master bedroom addition. Special Permit per section 2457 to allow a 10% increase in GFA. Allowable GFA +1,920 SF proposed GFA=2,112 ST (10% increase).

7:20 pm. #33-14 — Variance

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Ave., Pocasset. Map 43.3, Section 60 in a R-40 district. Applicant requests a variance to front yard setback from 20 FT to 12.5 FT.

7:25 pm. #34-14 - Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Ave., Pocasset, Map 43.3, Section 60 in a R-40 district. Applicant requests to raze existing non-conforming dwell. Construct new flood compliant dwelling. Requests supportive finding by ZBA per Section 2300 for the alteration of a pre-existing non-conforming structure and finding in accordance with Section 2340 that the proposed use in no more detrimental than the existing house.

7:30 pm. #27-14 – Variance

Paesano Co LLC at 123 Waterhouse Road. Map 27, Section 87 and 87.1 in a B-4 zoning district. Applicant seeks to allow a structure to be built within 38.82' of MacArthur Blvd. Layout. 50' is required in a B4 per "I" of section 2500.

7:35 pm. #08-18 – Request of Extension to Comprehensive Permit, 40B

Chase Developers, Inc. at 230 Sandwich Road, Bourne. Map 25, Parcels 9&36 in a R40 zoning district. Applicant requests to file an extension for his Comprehensive Permit.

Old business

New business

Public comment

Adjourn

Board of Appeals
Minutes of November 19, 2014
Bourne Town Hall
Bourne, MA 02532

2014 NOV 21 AM 9 42
TOWN CLERK'S OFFICE
BOURNE, MASS

Members present: Chm. Lee Berger, V. Chm. John O'Brien, Wade Keene, Harold Kalick, Tom
Armstrong. Also present: Tim Sawyer.

AGENDA ITEMS

7:00 p.m. — Approval of minutes 10/21/14

Armstrong moved and seconded by Keene to approve minutes of 10/21/14 as submitted. Vote 4-0-2 (O'Brien and Kalick).

Keene moved and seconded by O'Brien to approve minutes of 11/5/14 as submitted. Vote 4-0-2 (Berger, Sawyer)

7:05 p.m. #30-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Harry & Mary Woodruff at 12C Thompson Road, Hideaway Village, Buzzards Bay. Map 14, Parcel 49.53 in a R-80 zoning district. Applicant requests to install aluminum awning on the back door.

Sitting on the board: Berger, Keene, Sawyer, O'Brien and Kalick. Armstrong recused himself.

No board comments. No public comment.

O'Brien Keene to close the public hearing. Vote 5-0.

O'Brien moved and seconded by to approve Special Permit #30-14 to Harry & Mary Woodruff at 12C Thompson Road, HAV to install an aluminum awning. Vote 5-0.

7:10 p.m. #31-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Rescom Architectural, Inc. c/o Gregory Siroonian at 42D Maynard Lane, Hideaway Village, Buzzards Bay, Map 14, Parcel 50.40 in a R-40 zoning district. Applicant requests expansion of non-bedroom space and reconfiguration of bedroom space by an addition of a dormer. No change in the footprint.

Sitting on the board: Berger, Keene, Sawyer, O'Brien and Kalick. Armstrong recused himself.

Raising the roof 3.5 FT, adding a bedroom and a closet pushing the bedroom towards the water side. Dormer on top of the existing house. Same square footage but shifting it.

Chm. Berger concerned with having another room with a window and a closet which is large enough to be a bedroom and whether. Mr. Laporte said when they apply for the permit the sewer department will have to sign off.

There is no approval letter submitted from the Board of Directors from Hideaway Village.

No further board comment. No public comment.

Kalick moved and seconded by Keene to close the public hearing. Vote 5-0.

Kalick moved and seconded Keene to approve Special Permit #31-14 to Rescom Architectural at 42D Maynard Lane, HAV to expand non-bedroom space and reconfiguration of bedroom space by an addition of a dormer. No change in the footprint in accordance with the plans dated 9/16/14 and subject to the owner submitting a letter to the BOD of HAV stating no issue with the request. Vote 6-0.

7:15 pm. #32-14 — Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Michelle Natale c/o Bracken Engineering, Inc. at 36 Cedar Point Drive, Pocasset. Map 47.2, Section 11 in an R-40 zoning district. Applicant requests to construct a new garage and master bedroom addition. Special Permit per section 2457 to allow a 10% increase in GFA. Allowable GFA +1,920 SF proposed GFA=2,112 ST (10% increase).

Sitting on the board: Berger, Keene, O'Brien, Kalick, Armstrong. Also present is Sawyer.

Zac Basinski representing the applicant. Existing house was constructed in 1994. Applicant is proposing to construct addition. First story is a single-bay garage and the second is a bedroom, existing bedroom with be extra space. 8,000 SF lot and hardship is the square footage of the lot. New structure will have no negative impact to the neighborhood and will be an improvement to the neighborhood. Board of Health (BOH) reviewed and approved the septic system. The applicant is modifying the existing septic tank and the pit can stay.

Kalick – if the floor plan is not delineated easily, he cannot tell if the applicant is within the 10% and it is not in scale. He feels it is more than 10%.

Chm. Berger – the Town Planner didn't approve or see the revised plans.

No further board comment. No public comment.

O'Brien moved and seconded by Keene to close the public hearing. Vote 5-0.

O'Brien moved and seconded by Kalick to grant Special Permit #32-14 to Michelle Natale at 36 Cedar Point to construct a new garage and master bedroom addition per Section 2457 to allow

a 10% increase in GFA. Build in according to the plans submitted dated 6/17/14 and subject to the Planning Department certification of the GFA. Vote 5-0.

7:20 pm. #33-14 — Variance

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Ave., Pocasset. Map 43.3, Section 60 in an R-40 district. Applicant requests a variance to front yard setback from 20 FT to 12.5 FT.

Sitting on the board: Berger, Keene, Kalick and Armstrong. Also present Sawyer.

Zac Basinski representing the applicant. Applicant seeks to raze the dwelling based on typography to meeting flood zone requirements. Seeking to raze the home by 7 FT. Seeking 7.5 FT relief. Also seeking a finding that the proposed use is no more detrimental than the existing house.

Kalick – commented on a full set of plans like the previous hearing.

No board comment. No public comment.

O'Brien moved and seconded by Keene to close the public hearing. Vote 5-0.

Kalick moved and seconded by O'Brien to grant Variance #33-14 to Richard & Janis Shepherd at 14 Cannonicus Avenue for front yard setback from 20 FT to 12.5 FT and consistent with the plans. Vote 6-0.

7:25 pm. #34-14 - Special Permit Extension or Alteration of a pre-existing non-conforming structure or use

Richard & Janis Shepherd c/o Bracken Engineering, Inc. at 14 Cannonicus Ave., Pocasset, Map 43.3, Section 60 in a R-40 district. Applicant requests to raze existing non-conforming dwell. Construct new flood compliant dwelling. Requests supportive finding by ZBA per Section 2300 for the alteration of a pre-existing non-conforming structure and finding in accordance with Section 2340 that the proposed use is no more detrimental than the existing house.

Sitting on the board: Berger, Keene, Kalick and Armstrong. Also present Sawyer.

O'Brien moved and seconded by Keene to grant Special Permit #34-14 and a Supportive Finding per Section 2300 to construct new flood compliant dwelling and per Section 2340 that the proposed use is no more detrimental than the existing house and according to plans. Vote 5-0.

7:30 pm. #27-14 – Variance

Paesano Co LLC at 123 Waterhouse Road. Map 27, Section 87 and 87.1 in a B-4 zoning district. Applicant seeks to allow a structure to be built within 38.82' of MacArthur Blvd. Layout. 50' is required in a B4 per "I" of section 2500.

Sitting on the board: Berger, Keene, Kalick and Armstrong. Also present Sawyer.

Atty. Ford O'Connor representing the applicant. Applicant seeks structure to be built on one lot. The project only allowed to use first floor as a term of condition. We need parking close to the parking as close to the building as close as possible for an elderly couple.

Chm. Berger – asked about Cape Cod Commission (CCC) approval. Atty. O'Connor said the CCC approved the building for one-floor use and took jurisdiction. The CCC will review the building as a whole.

Armstrong moved and seconded by Keene to close the public hearing.

Berger moved and seconded by O'Brien to approve Special Permit #27-14 to Paesano Co LLC at 123 Waterhouse Road to allow a structure to be built within 38.82' of MacArthur Blvd. Layout. 50' is required in a B4 per "I" of section 2500 with conditions property be a one-story building and the building permit subject to site plan review by the Planning Board, approval by the Cape Cod Commission and be in accordance with plans dated 6/2/14 from Rescom for the building height of no more than 14 FT and be located in accordance with site plan date 7/29/10 by Warwick and Associates. Vote 5-0.

7:35 pm. #08-18 – Request of Extension to Comprehensive Permit, 40B

Chase Developers, Inc. at 230 Sandwich Road, Bourne. Map 25, Parcels 9&36 in a R40 zoning district. Applicant requests to file an extension for his Comprehensive Permit.

Sitting on the board: Berger, Keene, Kalick and Armstrong. Also present Sawyer.

O'Brien moved and seconded by Armstrong to close the public hearing. Vote 5-0.

O'Brien moved and seconded by Armstrong that the Zoning Board of Appeals determines the Comprehensive Permit 40B #08-18 request for an extension is an insubstantial change. Vote 6-0.

Berger moved and seconded by to continue to 12/3/14 at 7:20 pm. Vote 5-0.

Old business

Pilgrim Pines – Mr. Laporte issued a cease and desist order until some plan in affect to provide 10% of affordable housing.

New business

None.

Public comment

None.

Adjourn

Kalick moved and seconded by Armstrong to adjourn. Meeting adjourned at 9:00 pm.
Unanimous vote.

Respectfully submitted – Lisa Groezinger, sec. -

**AMENDED - MEETING NOTICE OF
ZONING BOARD OF APPEALS
DECEMBER 3, 2014**

7:00 PM

BOURNE TOWN HALL, 24 PERRY AVENUE, BUZZARDS BAY

AGENDA ITEMS

7:00 p.m. — Approval of minutes

7:05 p.m. #35-14 — NOTICE OF APPEAL OF THE DECISION OF THE BUILDING INSPECTOR
Jonathan Black at 18 Weetamoe Road, Pocasset. Map 38.1, Section Number 43 in an R40 zoning district. Proposal: Applicant seeks an elevated masonry patio structure.

7:10 p.m. #36-14 – VARIANCE

Patricia Harran at 29 Seaview Road, Sagamore Beach. Map 4.3, Parcel 116 in an R40 zoning district. Proposal: Applicant seeks to construct an 8'x12' shed.

7:15 p.m. #37-14 – VARIANCE

Daniel McInnis at 11 Wing Road, Pocasset. Map 43, Section 2, Lot 18 in an R40 zoning district. Proposal: Applicant seeks to construct a new detached garage in the back corner of the lot.

7:20 pm. #08-18 – Request of Extension to Comprehensive Permit, 40B - Continued

Chase Developers, Inc. at 230 Sandwich Road, Bourne. Map 25, Parcels 9&36 in a R40 zoning district. Applicant requests to file an extension for his Comprehensive Permit.

7:25 pm. TA Guerino – Point of Personal Privilege

Old business

New business

Public comment

Adjourn

2014 NOV 25 PM 2 18
TOWN CLERK'S OFFICE
BOURNE, MASS

DRAFT

2015 NOV 6 PM 2 21

**Board of Appeals
Minutes of December 3, 2014
Bourne Town Hall
Bourne, MA 02532**

TOWN CLERK'S OFFICE
BOURNE, MASS

.....
Members present: Chm. Lee Berger, V. Chm. John O'Brien, Wade Keene, Harold Kalick, Tom Armstrong. Also present Associate Member Tim Sawyer

7:00 p.m. Approval of minutes

Kalick moved and seconded by Keene to table the minutes of 11/19/14. Vote 5-0.

7:05 p.m. #35-14 — NOTICE OF APPEAL OF THE DECISION OF THE BUILDING INSPECTOR

Jonathan Black at 18 Weetamoe Road, Pocasset. Map 38.1, Section Number 43 in an R40 zoning district. Proposal: Applicant seeks a reversal of the building inspector's decision to the effect that a building permit was not required for an elevated masonry patio structure.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene, Harold Kalick and Tom Armstrong. Also present: Tim Sawyer.

Mr. Laporte – explained there is no permit required for a patio if it is at ground level. The ground level can be raised by fill. Any retaining wall that retains less than 4 FT of fill doesn't require a permit.

Armstrong moved and seconded by Keene to table the hearing until the end of the meeting. Vote 5-0. The Board proceeded to hear the other matters that were on the agenda, and then re-opened this hearing.

Jay Demaris, landowner and landscaper submitted drawings of how the land appeared before he commenced this project, and how it currently exists. Copies were submitted to the board. This is a raised patio one step onto a stone wall 12" higher than existing patios.

The distance from the old circular wall to the new wall is 3 FT. There are no footings, no foundations. Thus, the new patio is approximately 3 feet closer to the property line than the old patio.

Mr. Black would like Mr. Demaris move the patio back from the property line.

O'Brien moved and seconded by Armstrong to close the public hearing. Vote 5-0.

Three of the Board members felt that the definition of "structure" in the by laws excluded the patio and retaining wall from needing a building permit, while two of the Board members felt that the raised patio did require a building permit. In order to overrule the Building Inspector, a vote of 4 out of 5 is required.

Keene moved and seconded by O'Brien to deny the Appeal of the Decision of the Building Inspector, thus affirming the decision of the building inspector. Vote 3-2 (Kalick and Armstrong opposed).

7:10 p.m. #36-14 – VARIANCE

Patricia Harran at 29 Seaview Road, Sagamore Beach. Map 4.3, Parcel 116 in an R40 zoning district. Proposal: Applicant seeks to construct an 8'x12' shed.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene, Harold Kalick, Tom Armstrong.
Also present: Tim Sawyer.

Mr. Laporte explained that there are two frontages because the lot fronts on two streets. The side setback required is 12 FT and the backyard setback required is 20 FT. Applicant has no problem meeting the 20 foot backyard setback, but wants to put the shed only 4 feet from the side property line.

Chm. Berger –The bylaws state a 12 Ft setback is required. The criteria for a variance require that the shape of lot, the topography of the lot, or the soil conditions of the lot must be unique and cause a hardship which would require the variance to alleviate. He suggested the applicant withdraw without prejudice, and simply build a smaller shed, no more than 75 square feet instead of 96 square feet, which would not require any setback under the bylaws.

O'Brien moved and seconded by Keene to allow the applicant to withdraw without prejudice. Vote 5-0.

7:15 p.m. #37-14 – VARIANCE

Daniel McInnis at 11 Wing Road, Pocasset. Map 43, Section 2, Lot 18 in an R40 zoning district. Proposal: Applicant seeks to construct a new detached garage in the back corner of the lot.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene, Harold Kalick, Tom Armstrong.
Also present: Tim Sawyer.

Applicant is seeking to build a new detached garage and 19 FT height. There would be a storage area with a ceiling 6'6".

Pat Barker, abutter, stated she has no objection to this proposed project.

The lot coverage is not an issue for this case.

O'Brien moved and seconded by Keene to close the public hearing. Vote 5-0.

O'Brien moved and seconded by Kalick to approve Variance #37-14 setback from rear and side property lines for Daniel McInnis at 11 Wing Road, Pocasset to construct a new detached garage with the stipulation that the garage be a minimum of 6 FT from side and back property

lines and in accordance with the uniqueness of the lot due to the soil conditions caused by the position of the septic system. Vote 5-0.

7:20 pm. #08-18 – Request of Extension to Comprehensive Permit, 40B - Continued

Chase Developers, Inc. at 230 Sandwich Road, Bourne. Map 25, Parcels 9&36 in a R40 zoning district. Applicant requests to file an extension for his Comprehensive Permit.

Sitting for the board: Lee Berger, John O'Brien, Wade Keene, Harold Kalick, Tom Armstrong.
Also present: Tim Sawyer.

Kalick moved and seconded by O'Brien to continue #08-18 Comprehensive Permit, 40B to 12/17/14 at 7:10 pm.

7:25 pm. TA Guerino – Point of Personal Privilege

TA Guerino will be on the next agenda.

Old business

None.

New business

None.

Public comment

None.

Adjourn

Kalick moved and seconded by Keene to adjourn. Meeting adjourned at 8:45 pm. Vote 5-0.

Respectfully submitted – Lisa Groezinger, sec.

**MEETING NOTICE OF
ZONING BOARD OF APPEALS
DECEMBER 17, 2014**

7:00 PM

BOURNE TOWN HALL, 24 PERRY AVENUE, BUZZARDS BAY

AGENDA ITEMS

7:00 p.m. — Approval of minutes

7:05 p.m. #38-14 — SPECIAL PERMIT EXTENSION OR ALTERATION OF A PRE-EXISTING NON-CONFORMING STRUCTURE OR USE

Jill Spatola at 60 Wamsutta Ave., Pocasset. Map 43.3, Parcel 211 in an R40 zoning district.

Proposal: Applicant seeks to construct addition for bedroom and extended sunroom and deck.

7:10 pm. #08-18 – Request of Extension to Comprehensive Permit, 40B

Chase Developers, Inc. at 230 Sandwich Road, Bourne. Map 25, Parcels 9&36 in a R40 zoning district. Applicant requests to file an extension for his Comprehensive Permit.

7:15 pm. - TA Guerino – Point of Personal Privilege

Old business

New business

Public comment

Adjourn

2014 DEC 12 AM 9 43
TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE MEETING NOTICE

2014 MAR 17 AM 11 06

BOARD:

BOARD OF ASSESSORS

TOWN CLERK'S OFFICE
BOURNE, MASS

DATE AND TIME:

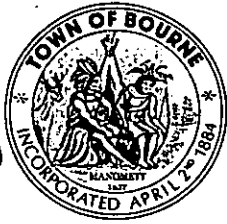
Friday, March 21, 2014 at 8:00 A.M.

PLACE:

Town Hall

AGENDA:

Abatements
Exemption



TOWN OF BOURNE

Board of Assessors

24 Perry Avenue

Buzzards Bay, MA 02532

(508) 759-0600 Ext. 510 Fax (508) 759-8026



Donna L. Barakauskas, MAA,
Principal Assessor

J. Malcolm Whitney, MAA, Chairman
Priscilla A. Koleshis, Clerk
Anne Ekstrom, Member

The Board of Assessors held their regularly scheduled meeting on March 21, 2014 in the Town Hall. Present were Chairman J. Malcolm Whitney, Clerk Priscilla Koleshis, member Anne Ekstrom and Principal Assessor, Donna Barakauskas.

The Board reviewed the minutes of the November 14, 2013 meeting. Upon motion, individually, by Ms. Koleshis and seconded by Ms. Ekstrom, the vote being unanimous to accept the minutes of the November 14, 2013 meeting.

The Board reviewed and signed Sixty-Five (65) abatement applications and two (2) exemption applications. Attached is the record of the abatements and exemptions and the action taken by the Assessors. Also Mr. Whitney signed a forestry plan for Tudor Ingersoll.

Respectfully submitted,

Donna L. Barakauskas
Principal Assessor

2014 JUN 2 PM 12 56
TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE MEETING NOTICE

2014 MAR 18 PM 4 22

BOARD: BOARD OF ASSESSORS TOWN CLERK'S OFFICE
BOURNE, MASS

DATE AND TIME: Friday, March 21, 2014 at 8:00 A.M.

PLACE: Town Hall

AGENDA: Abatements
Exemption
Chapter 61

Joanne Heron	4 Manomet Rd
Carol Kenney	43 Clay Pond Rd
Geert Wijntjes	27 Beverly Rd
Deborah Burgess	0 MacArthur Blvd
Upland Buzzards	59 Main St
Behrakis Drake	170 Clay Pond Rd
Chris McCarthy	100 Cedar Point Dr
Charles Austin	0 MacArthur
Mashnee Island	0 Mooring Rd
Jeanne Egan	271 Main St (3 Condo units)
Kenneth Dallamora	4 Olofson Dr
Peter Furtunato	206 MacArthur Blvd
Jeff Tonello	38 Homestead Road & 60 State Rd
Donovan T & H	9 lots Quaker Lane
Richard Silton	8 Seal Ln
Demoulas Super	1 Factory Outlet Rd
Noreen Michienzi	0 Main St
One Trowbridge	9 Sandwich Rd
Vincent Michienzi	13A River Rd
Terry Cronburg	4 Grasslands
Animal Rescue	55 & 96 Megansett Rd and 0 Lawrence
Anne Camille Maher	594 Circuit Ave
Pocasset Heights	100 Circuit Ave
Linear Retail	2 Bourne Bridge
Eaglewing Meadows	15 Meetinghouse Rd
CVS	6 Head of the Bay
Jane Garland	430 Head of the Bay Rd
Ryan McGowan	8 Briggs Ave
Glenn Galusha	8 Everett Rd
Eye health Care	1 Trowbridge Rd
Michael Leuth	80 Scraggy Neck Rd

Scraggy Neck Dev	360 & 637 Scraggy Neck Rd
Wing & Austin	88 Puritan Rd
Richard Prevett	3 Katie Marie Dr
Andrew Laurence	83 Elgin Rd
Stephen Minalido	130a Megansett Rd
R & F Eustis	0 Scraggy Neck Rd
W C Communication	4 Crane Circle
William Traphagen	1-B1 Juniper Lane
Linda Creed	15 Vesper Dr
Steven Cabral	15 Worcester Ave
Harry McKay	39 Russell Rd
Richard Wiles	2B Browning Court

TOWN OF BOURNE MEETING NOTICE

2014 MAR 20 PM 12 49

TOWN CLERK'S OFFICE
BOURNE, MASS

BOARD: BOARD OF ASSESSORS
DATE AND TIME: Friday, March 21, 2014 at 8:00 A.M.
PLACE: Town Hall
AGENDA: Abatements
Exemption
Chapter 61 Tudor G. Ingeresoll

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W C Communication	4 Crane Circle
William Traphagen	1-B1 Juniper Lane
Linda Creed	15 Vesper Dr
Steven Cabral	15 Worcester Ave
Harry McKay	39 Russell Rd
Richard Wiles	2B Browning Court
Phyllis Benoit	31 Wing Rd
David Garland	21 Old Head of the Bay
Jean Ann Eceleston	4 Barlows Landing Road
Amanda Bongiovanni	23 Lakewood
Andrea Rinella	12 Andrew Rd
Robert Delana	14 Kenwood Rd
Lisa Griffith	56 Mirasol Dr
George Hatch	52 Megansett Rd
Geraldine Dobbins	783 County Rd
Martha Hester	6 Woodland Rd

Extract: abatement date
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 Filter: AbatementsExist EXISTS
 VoteDate = 03/13/2015

Report #25: Abatements General Report
 Fiscal Year 2015

Bourne, MA

Sort:

File # Key Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2015-0027 14809 3.0-228-0	MARTINI LOUIS A & DEBORAH B MARTINI	15 HARLOW FARM RD	01/22/2015	DB R2015-0016	04/22/2015	03/13/2015	Granted	468,100.00	447,300.00	20,800.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0055 1001 6.0-53-0	EAGLEWING MEADOWS LLC	15 MEETINGHOUSE LN	01/30/2015	DB	04/30/2015	03/13/2015	Denied	1,589,200.00	1,589,200.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0048 1045 6.0-125-0	AMOS FINANCIAL LLC	0 WILDWOOD LN	01/16/2015	DB	04/16/2015	03/13/2015	Denied	157,600.00	157,600.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0051 1046 6.0-126-0	AMOS FINANCIAL LLC	0 WILDWOOD LN	01/16/2015	DB	04/16/2015	03/13/2015	Denied	140,400.00	140,400.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0046 1047 6.0-127-0	AMOS FINANCIAL LLC	0 WILDWOOD LN	01/16/2015	DB	04/16/2015	03/13/2015	Denied	86,200.00	86,200.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0047 1048 6.0-128-0	AMOS FINANCIAL LLC	0 WILDWOOD LN	01/16/2015	DB	04/16/2015	03/13/2015	Denied	85,900.00	85,900.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0049 1288 7.0-99-0	AMOS FINANCIAL LLC	0 WILDWOOD LN	01/16/2015	DB	04/16/2015	03/13/2015	Denied	84,900.00	84,900.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0050 1289 7.0-100-0	AMOS FINANCIAL LLC	0 WILDWOOD LN	01/16/2015	DB	04/16/2015	03/13/2015	Denied	90,300.00	90,300.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0025 1397 7.2-39-0	LAMB KATHLEEN A	28 HUNTERS RIDGE RD	02/02/2015	DB R2015-0015	05/02/2015	03/13/2015	Granted	429,100.00	401,300.00	27,800.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0054 2005 11.4-52-0	DEMOULAS SUPER MARKETS, INC.	1 FACTORY OUTLET RD	01/29/2015	DB	04/29/2015	03/13/2015	Denied	23,863,300.00	23,863,300.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			

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F2015-0036 11858 14.0-50-39	WHITE BRUCE & SYLVIA WHITE	41-D MAYNARD LN	01/21/2015	DB S2015-0005	04/21/2015	03/13/2015	Granted	2,070.00	0.00	2,070.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0041 2980 15.0-190-0	BERESTECKY JOHN R & KRISTEN M BERESTECKY	7 CUTTERS SOUND DR	01/08/2015	DB R2015-0025	04/06/2015	03/13/2015	Granted	315,000.00	296,600.00	18,400.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0032 3435 19.2-125-0	KEEPING KIDS IN THEIR HOME FOUNDATION CORP TR ABUNDANT	6 KERNA DR	01/26/2015	DB R2015-0020	04/26/2015	03/13/2015	Granted	1,745,300.00	1,235,000.00	510,300.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0028 3439 19.2-130-0	PRINCIOTTA BARBARA J	54 ARLINGTON DR	01/30/2015	DB R2015-0017	04/30/2015	03/13/2015	Granted	1,018,600.00	724,300.00	294,300.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0034 3448 19.2-141-0	KEEPING KIDS IN THEIR HOMES FNDTN CORP TR ABUND LIFE TRUST	6 ARLINGTON DR	01/26/2015	DB R2015-0021	04/26/2015	03/13/2015	Granted	452,700.00	423,100.00	29,600.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0052 3508 19.3-72-0	BEATTY DIANE M	1 SAND DOLLAR LN	01/23/2015	DB	04/23/2015	03/13/2015	Denied	397,600.00	397,600.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0053 18556 19.3-194-0	BEATTY DIANE M	3 SAND DOLLAR LN	01/23/2015	DB	04/23/2015	03/13/2015	Denied	972,400.00	972,400.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0057 4204 20.3-130-0	BOURNEHURST PROPERTIES LLC C/O MASSACHUSETTS MARITIME	320 MAIN ST	01/30/2015	DB	04/30/2015	03/13/2015	Denied	1,622,500.00	1,622,500.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0040 4360 21.0-49-0	FOWLER DENNIS M & SARAH J FOWLER	2 MAINSTAY LN	01/08/2015	DB R2015-0024	04/08/2015	03/13/2015	Granted	697,400.00	592,400.00	105,000.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0043 4671 23.2-145-0	ASACK PHILIP P TR OF ZACK REALTY TRUST	140 MAIN ST	01/14/2015	DB R2015-0027	04/14/2015	03/13/2015	Granted	403,200.00	366,900.00	36,300.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			

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F2015-0038 18911 24.3-7-48	GAGNON ERNEST J & ELLEN A GAGNON	48 SHIPS WAY	01/20/2015	DB S2015-0008	04/20/2015	03/13/2015	Granted	1,900.00	0.00	1,900.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0017 5207 26.0-2-1	ROBIN C KEVIN ETUX JANE M	48 MONUMENT NECK RD	01/30/2015	DB R2015-0010	04/30/2015	03/13/2015	Granted	599,100.00	502,200.00	96,900.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0045 5371 26.1-154-0	FLORIO ROBERT E & JAMES D TRS C/O MURKLAND BRIAN W ETUX	9 GILDER RD	01/13/2015	DB	04/13/2015	03/13/2015	Denied	464,700.00	464,700.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0029 6029 29.4-64-0	SOLARI STEVEN & AUDREY L SOLARI	134 MASHNEE RD	01/30/2015	DB R2015-0018	04/30/2015	03/13/2015	Granted	626,600.00	624,800.00	1,800.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0021 6043 29.4-78-0	WALLACE STEPHEN J	166 LEEWARD RD	02/02/2015	DB R2015-0013	05/02/2015	03/13/2015	Granted	397,200.00	347,400.00	49,800.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0020 6090 29.4-135-0	WHITERELL JANINE	60 ROPE WALK	01/30/2015	DB R2015-0012	04/30/2015	03/13/2015	Granted	414,000.00	364,100.00	49,900.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0035 7269 34.2-55-11	MIKAGAWA TOSHINOBU	4 SHERRY LN	01/22/2015	DB R2015-0022	04/22/2015	03/13/2015	Granted	274,200.00	205,400.00	68,800.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0015 7371 35.0-90-0	C C VENTURES INC	32 JONATHAN BOURNE DR	02/02/2015	DB R2015-0009	05/02/2015	03/13/2015	Granted	2,400,100.00	2,200,100.00	200,000.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0014 7372 35.0-93-0	C C VENTURES INC	31 JONATHAN BOURNE DR	02/02/2015	DB R2015-0008	05/02/2015	03/13/2015	Granted	2,220,500.00	2,100,000.00	120,500.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0037 8748 41.0-12-1	HORAN TIMOTHY W A	453 WINGS NECK RD	01/20/2015	DB R2015-0023	04/20/2015	03/13/2015	Granted	2,522,200.00	2,397,400.00	124,800.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			

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F2015-0042 8869 42.2-11-0	PALUMBO JOSEPH H JR ETUX PAMELA A PALUMBO	61 HARBOR DR	01/12/2015 DB	R2015-0026	04/12/2015	03/13/2015	Granted	2,891,500.00	2,073,600.00	817,900.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0018 9399 43.3-109-0	HOWE ARTHUR F & PAULA L HOWE	262 CIRCUIT AVE	01/30/2015 DB	R2015-0011	04/30/2015	03/13/2015	Granted	739,700.00	599,900.00	139,800.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0044 9532 43.3-262-0	MAHER ANNE CAMILLE	594 CIRCUIT AVE	01/15/2015 DB		04/15/2015	03/13/2015	Denied	587,800.00	587,800.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0056 10319 47.2-49-0	RED BROOK HARBOR HOME OWNERS ASSOC INC	0 NAIRN RD	02/02/2015 DB		05/02/2015	03/13/2015	Denied	274,000.00	274,000.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0061 18660 49.0-22-0	DARLING RALPH J ETUX MARY MARGARET DARLING	2 TERN WAY	01/30/2015 DB		04/30/2015	03/13/2015	Denied	1,827,500.00	1,827,500.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0023 10613 50.0-70-0	MILLET GUNLOG J TR GUNLOG J MILLET REV TRUST AGRE	25 PASTURE RD	02/02/2015 DB		05/02/2015	03/13/2015	Denied	1,786,500.00	1,786,500.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0031 10644 50.0-101-0	EUSTIS DEBORAH J	11 SEAL LN	01/22/2015 DB	R2015-0019	04/22/2015	03/13/2015	Granted	1,037,900.00	829,700.00	208,200.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0033 14225 50.0-162-0	SMITH LYNNE C	270 SCRAGGY NECK RD	01/26/2015 DB	S2015-0004	04/26/2015	03/13/2015	Granted	1,590.00	0.00	1,590.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0058 10731 51.0-17-0	ANIMAL RESCUE LEAGUE OF BOSTOI	55 MEGANSETT RD	01/30/2015 DB		04/30/2015	03/13/2015	Denied	2,003,000.00	2,003,000.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0024 11207 54.0-13-0	CHISHOLM ELOISE M & THOMAS A CHISHOLM TRS CHISHOLM R T	124 MEGANSETT RD	02/02/2015 DB		05/02/2015	03/13/2015	Denied	1,372,000.00	1,372,000.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			

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File # Key Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2015-0060 11209 54.0-15-0	ANIMAL RESCUE LEAGUE OF BOSTOI	96 MEGANSETT RD	01/30/2015	DB	04/30/2015	03/13/2015	Denied	1,707,200.00	1,707,200.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0059 11254 54.0-65-1	ANIMAL RESCUE LEAGUE OF BOSTOI	0 LAWRENCE ISLAND	01/30/2015	DB	04/30/2015	03/13/2015	Denied	553,100.00	553,100.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0026 14696 PP2.3-4-0	FLYNN MICHAEL L TR MICHAEL L FLYNN REVOC TR	26 INDIAN TRAIL	01/30/2015	DB S2015-0003	04/30/2015	03/13/2015	Granted	3,290.00	0.00	3,290.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0030 11924 PP18.1-29-0	GINNYS VIRGINIA T BRIGGS	226 CRANBERRY HWY	02/02/2015	DB P2015-0007	05/02/2015	03/13/2015	Granted	8,980.00	0.00	8,980.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0013 12299 PP23.4-22-41	MCKAY HAROLD	40 OLD MONUMENT NECK RD	02/02/2015	DB P2015-0004	05/02/2015	03/13/2015	Granted	1,460.00	0.00	1,460.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0039 17517 PP27.0-186-1	INMED(BOURNE) DIAGNOSTIC SERV OF MASSACHUSETTS LLC	2 TECHNOLOGY PARK DR	01/05/2015	DB P2015-0008	04/05/2015	03/13/2015	Granted	1,756,360.00	1,085,840.00	670,520.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0019 13983 PP44.2-133-0	PICTURE LAKE MOTEL GEORGE L SPRAGUE JR	790 MACARTHUR BLVD	01/30/2015	DB P2015-0006	04/30/2015	03/13/2015	Granted	12,560.00	0.00	12,560.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2015-0016 18258 PP54.0-53-2B	COLECHESTER DEVELOPERS INC	1340 COUNTY RD	02/02/2015	DB P2015-0005	05/02/2015	03/13/2015	Granted	67,630.00	3,450.00	64,180.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			

Grant Totals

	# of Abatements	Value Adjusted
Totals for Granted:	28	3,687,450.00
Totals for Denied:	20	

Extract: abatement date
Database: LIVE
Filter: AbatementsExist EXISTS
VoteDate = 03/13/2015

Report #25: Abatements General Report
Fiscal Year 2015

Bourne, MA

Sort:

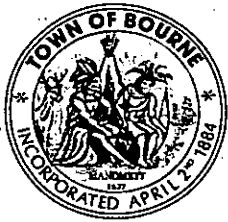
File #	Owner / Co-Owner	Location	Received Date	Certif. No / By	File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
Total Number:	48										

TOWN OF BOURNE MEETING NOTICE

2014 MAR 25 AM 9 09
2014 MAR 25 AM 8 09
TOWN CLERK'S OFFICE
TOWN OF BOURNE, MASS

BOARD: BOARD OF ASSESSORS
DATE AND TIME: Friday, March 28, 2014 at 9:30 A.M.
PLACE: Town Hall
AGENDA: Abatements
Exemption

Vincent Hunt	9 Middle Way
Chris McCarthy	100 Cedar Point Dr
Derek Duggan	178 Phillips Rd
Jane Garland	430 Head of the Bay Rd
John Antonangeli	60 Beach St
Colechester Dev	1340 County Rd
CC Ventures	32 Jonathan Bourne
Canalside Apt	0 Church Lane
Ronald Majewski	349 Old Plymouth Rd
Kevin O'Neil	14 Briarwood Lane
Laura Schwegel	64 Lewis Point



TOWN OF BOURNE

Board of Assessors

24 Perry Avenue
Buzzards Bay, MA 02532

(508) 759-0600 Ext. 510 Fax (508) 759-8026



Donna L. Barakauskas, MAA,
Principal Assessor

J. Malcolm Whitney, MAA, Chairman
Priscilla A. Koleshis, Clerk
Anne Ekstrom, Member

The Board of Assessors held their regularly scheduled meeting on March 28, 2014 in the Town Hall. Present were Chairman J. Malcolm Whitney, Clerk Priscilla Koleshis, member Anne Ekstrom and Principal Assessor, Donna Barakauskas.

The Board reviewed the minutes of the March 21, 2014 meeting. Upon motion, individually, by Ms. Koleshis and seconded by Ms. Ekstrom, the vote being unanimous to accept the minutes of the March 21, 2014 meeting.

The Board reviewed and signed ten (10) abatement applications and one (1) exemption applications. Attached is the record of the abatements and exemptions and the action taken by the Assessors.

The Board thanked Mr. Whitney for his service.

Respectfully submitted,

Donna L. Barakauskas

Donna L. Barakauskas
Principal Assessor

2014 JUL 11 AM 9 05
TOWN CLERK'S OFFICE
BOURNE, MASS

Extract: abatement date
 Database: LIVE
 Filter: AbatementsExist EXISTS
 VoteDate = 03/28/2014

Report #25: Abatements General Report
 Fiscal Year 2014

Bourne, MA

Sort:

File # Key Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2014-0073 877 4.4-135-0-R	DUGGAN DEREK T	178 PHILLIPS RD	01/07/2014	DB		04/07/2014	03/28/2014 Denied	492,200.00	492,200.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0068 967 6.0-26-0-R	CANALSIDE APARTMENTS LLC C/O CORK MGMT CO	0 CHURCH LN	02/01/2014	DB		05/01/2014	03/28/2014 Denied	5,181,200.00	5,181,200.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0076 2763 14.4-13-0-R	SCHWEGEL LAURA F	61 LEWIS POINT RD	02/03/2014	DB	R2014-0028	05/03/2014	03/28/2014 Granted	436,200.00	376,200.00	60,000.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0072 2828 15.0-32-1-R	KRAMER JANE GARLAND TUDOR INGERSOLL	430 HEAD OF THE BAY RD	02/01/2014	DB		05/01/2014	03/28/2014 Denied	257,400.00	257,400.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0066 15938 27.0-54-174-R	COOK KENNETH E & SUSAN B COOK	3 APPLEWOOD CT	02/01/2014	DB	R2014-0024	05/01/2014	03/28/2014 Granted	412,100.00	356,400.00	55,700.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0003 5960 28.0-5-0-R	BURGESS DEBORAH M & BLANCHE E CODY	0 MACARTHUR BLVD	01/31/2014	DB	R2014-0002	04/30/2014	03/28/2014 Granted	213,000.00	45,700.00	167,300.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0071 6541 30.4-226-0-R	ANTONANGELI JOHN J JR & LESLIE A OBRIEN	60 BEACH ST	02/01/2014	DB	R2014-0025	05/01/2014	03/28/2014 Granted	433,000.00	391,400.00	41,600.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0074 7105 34.0-27-0-R	SOUTHFIELD SCHOOL INC C/O ONEIL KEVIN J ETUX	14 BRIARWOOD LN	02/01/2014	DB	R2014-0026	05/01/2014	03/28/2014 Granted	1,323,600.00	1,050,000.00	273,600.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0069 7371 35.0-90-0-R	C C VENTURES INC	32 JONATHAN BOURNE DR	01/30/2014	DB		04/30/2014	03/28/2014 Denied	2,400,000.00	2,400,000.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2014-0075 10195 47.1-51-0-R	GAMMELL PAUL F & C/O MCCARTHY CHRISTOPHER	100 CEDAR POINT DR	02/03/2014	DB	R2014-0027	05/03/2014	03/28/2014 Granted	797,100.00	647,000.00	150,100.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			

Extract: abatement date
 Database: LIVE
 Filter: AbatementsExist EXISTS
 VoteDate = 03/28/2014

Report #25: Abatements General Report
 Fiscal Year 2014

Bourne, MA

Sort:

File # Key Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2014-0067 16120 PP03.0-206-2-P	AMERIPRISE FINANCIAL SERVICE RONALD P MAJEWSKI CFP	349 OLD PLYMOUTH RD	02/01/2014	DB P2014-0005	05/01/2014	03/28/2014	Granted	2,970.00	0.00	2,970.00
			<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>	
F2014-0077 12345 PP24.0-18-1-P	CITGO SANTUIT OIL COMPANY INC	48 MACARTHUR BLVD	02/01/2014	DB P2014-0007	05/01/2014	03/28/2014	Granted	9,530.00	0.00	9,530.00
			<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>	
F2014-0070 18258 PP54.0-53-2B-P	COLECHESTER DEVELOPERS INC	1340 COUNTY RD	02/01/2014	DB P2014-0006	05/01/2014	03/28/2014	Granted	77,910.00	11,440.00	66,470.00
			<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>	

Grant Totals

	# of Abatements	Value Adjusted
Totals for Granted:	9	827,270.00
Totals for Denied:	4	
 Total Number:	 13	

TOWN OF BOURNE MEETING NOTICE

2014 MAY 23 PM 3 06

TOWN CLERK'S OFFICE
BOURNE, MASS

BOARD: BOARD OF ASSESSORS

DATE AND TIME: Thursday, May 29, 2014 at 8:00 a.m.

PLACE: Town Hall

AGENDA: Vote on Bourne Water District overlay surplus

TOWN OF BOURNE MEETING NOTICE

2014 JUL 7 PM 2 02

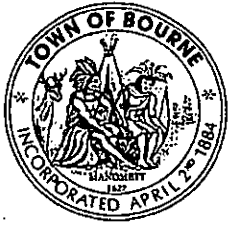
BOARD: BOARD OF ASSESSORS

TOWN CLERK'S OFFICE
BOURNE, MASS

DATE AND TIME: Friday, July 11, 2014 at 8:30 a.m.

PLACE: Town Hall

AGENDA: Board Reorganization
Discussion of ATB case



TOWN OF BOURNE

Board of Assessors

24 Perry Avenue

Buzzards Bay, MA 02532

(508) 759-0600 Ext. 510 Fax (508) 759-8026



Donna L. Barakauskas, MAA,
Director of Assessing

Anne Ekstrom, MAA, Chairman
Priscilla A. Koleshis, Member

2014 NOV 25 AM 9 24

TOWN CLERK'S OFFICE
BOURNE, MASS

The Board of Assessors held their regularly scheduled meeting on July 11, 2014 in the Town Hall. Present were Clerk Priscilla Koleshis, member Anne Ekstrom, Joseph Carrara and Principal Assessor, Donna Barakauskas.

The Board reviewed the minutes of the March 28, 2014 meeting. Upon motion, individually, by Ms. Koleshis and seconded by Ms. Ekstrom, the vote being unanimous to accept the minutes of the March 28, 2014 meeting.

The Board reorganized as follows: Anne Ekstrom, Chairman, Priscilla Koleshis, Clerk and Joseph Carrara, Member.

The Board reviewed the transcript of 170 Clay Pond Road ATB case. The Board voted to file an appeal with SJC depending on the outcome of the Facts and Finding Report.

Respectfully submitted,

Donna L. Barakauskas
Principal Assessor

TOWN OF BOURNE MEETING NOTICE

2014 JUL 8 PM 1 23

TOWN CLERK'S OFFICE

BOARD: BOARD OF ASSESSORS BOURNE, MASS

DATE AND TIME: Tuesday, July 15, 2014 at 6:15 p.m.

PLACE: Veterans Memorial Community Building

AGENDA: Executive Session with Board of Selectmen

Cancelled per Town Admn.

TOWN OF BOURNE MEETING NOTICE

2014 JUL 31 AM 11 00

BOARD: BOARD OF ASSESSORS TOWN CLERK'S OFFICE
BOURNE, MASS
DATE AND TIME: Tuesday, August 14, 2014 at 6:00 P.M.
PLACE: Veterans Memorial Community Building
AGENDA: Executive Session with Board of Selectmen

Cancelled

TOWN OF BOURNE MEETING NOTICE

BOARD: BOARD OF ASSESSORS

DATE AND TIME: September 16, 2014 at 6:15 p.m.

PLACE: Veterans Memorial Community Building

AGENDA: Executive Board Meeting

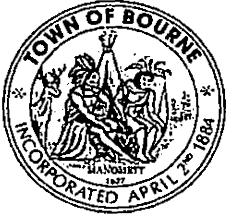
2014 SEP 5 PM 1 46
TOWN CLERK'S OFFICE
BOURNE, MASS

TOWN OF BOURNE MEETING NOTICE

2014 NOV 20 PM 2 25

TOWN CLERK'S OFFICE
BOURNE, MASS

BOARD: BOARD OF ASSESSORS
DATE AND TIME: Tuesday, November 25, 2014 at 8:30 a.m.
PLACE: Town Hall
AGENDA: Classification and sign supporting documents for tax recap



TOWN OF BOURNE

Board of Assessors

24 Perry Avenue

Buzzards Bay, MA 02532

(508) 759-0600 Ext. 510 Fax (508) 759-8026



Donna L. Barakauskas, MAA,
Director of Assessing

Anne Ekstrom, MAA, Chairman
Priscilla A. Koleshis, Member

2015 JAN 14 AM 9 22


TOWN CLERK'S OFFICE
BOURNE, MASS

The Board of Assessors held their regularly scheduled meeting on November 25, 2014 at the Town Hall. Present were Chairman Anne Ekstrom, Clerk Priscilla Koleshis and Director of Assessing, Donna Barakauskas.

The Board reviewed the minutes of the July 11, 2014 meeting. Upon motion, individually, by Ms. Koleshis and seconded by Ms. Ekstrom, the vote being unanimous to accept the minutes of the July 11, 2014 meeting.

The Board voted to retain one tax rate for all classes of property to be presented to the Board of Selectmen on December 2, 2014.

Respectfully submitted,


Donna L. Barakauskas
Principal Assessor



508 457-5305 www.bfdconline.org
 P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: February 12, 2014
 Time: 7:45 am
 Location: Bourne Community Center

2014 FEB 7 AM 11 45
 TOWN CLERK'S OFFICE
 BOURNE, MASS

Call to order President D. Doucette

Review and VOTE on Minutes of the December 11, 2013 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance

Executive Director's updates S. Riggs
Report from the Main Street Steering Committee and possible vote
 a) *Transportation Advisory Committee - Bourne rotary, commuter rail*
 b) *Wastewater Advisory Committee*
 c) *Main Street developments - Keystone Place*
Letter of support - Town's FY 2014 CDBG program application: discussion and VOTE
Report on Main Street broadband discussion

President's updates

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment

Executive Session - if needed

Adjourn


 Sallie K. Riggs
 Executive Director

To Clerk's office 2/24 2:40 pm



508 457-5305 www.bfdconline.org
P. O. Box 289, Buzzards Bay, MA 02532-0289

**Notes from the meeting of the Board of Directors
February 12, 2013 DRAFT - DRAFT - DRAFT
Bourne Community Center**

Attending: Liz Dean, Dan Doucette, Bob Dutch, Kathy Zagzebski, Sallie Riggs, Executive Director.

The absence of a quorum was noted.

Executive Director's report:

Transportation The Transportation Advisory Committee has formulated a series of questions that it feels are important to answer as the conversations regarding the extension of commuter rail to Buzzards Bay goes forward.

Other Main Street There was a small ground-breaking ceremony for Keystone Place last week. There has been good press coverage of the project.

Bourne Development Campus - Sallie noted that there has been no progress lately because the property owner of the area for the access road has not formalized an agreement. This topic needs to come before the Board again in the spring.

The discussion moved to ideas on how to generate revenue - Noting that the Falmouth EDIC started with a grant of land from the Town, Dan suggested that the Board look at the parcels the Town is considering for sale: are there any from which the BFDC could benefit? He will get the list and circulate it.

Kathy suggested that every Board member participate in the Commission's economic development survey. Sallie volunteered to send it to each Board member.

Sallie also reported that she has been contacted about the possibility of getting the BFDC involved in a broadband fund to pilot some "last mile" activities. It is all very preliminary at this time.

The meeting adjourned at about 8:45 am.

Respectfully submitted,

Sallie K. Riggs
Executive Director

BOURNE, MASS
TOWN CLERK'S OFFICE
2014 FEB 24 PM 3 52



To Clerk's office 4/4 10:20 am

508 457-5305 www.bfdonline.org
 P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: April 9, 2014
 Time: 7:45 am
 Location: Bourne Community Center

Call to order President D. Doucette

Review and VOTE on Notes from the February 12, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance

Executive Director's updates S. Riggs
Transportation Advisory Committee - Bourne rotary, commuter rail, Belmont Circle
Wastewater Advisory Committee
Main Street developments - Keystone Place
Housing subsidy program
Bourne Development Campus

President's updates
Conflict of interest forms are due

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment

Executive Session - if needed

Adjourn

2014 APR 4 AM 10 38
 TOWN CLERK'S OFFICE
 BOURNE, MASS

Sallie K. Riggs
 Executive Director

To Clerk's office 5/7 11:45 am

508 457-5305 www.bfdconline.org
P. O. Box 289, Buzzards Bay, MA 02532-0289

2014 MAY 7 PM 12 00

Notes from the meeting of the Board of Directors
April 9, 2013
Bourne Community Center BOURNE, MASS

Attending: Liz Dean, Dan Doucette, Bob Dutch, Michael Giancola, William W. Locke, Noreen Michienzi, Marie Oliva, David B. Peterson, Jr. Kathy Zagzebski. Sallie Riggs, Executive Director.
 Public: Michael Rausch, *Bourne Enterprise*.

President Dan Doucette called the meeting to order at 7:49 am

Minutes: Dan asked for comments on the notes from the February meeting. There being none, it was MOVED, SECONDED and VOTED with three abstentions to accept the notes as circulated.

Treasurer's report: Treasurer Liz Dean reported that cash assets at the end of March totaled \$4,496.27. Of that amount, only \$9.83 is unrestricted. Without further discussion it was MOVED, SECONDED and VOTED to accept the Treasurer's report as circulated.

Executive Director's report:

Transportation The Transportation Advisory Committee Chair, at a meeting on April 1, requested that the Board of Selectmen request technical assistance from the Cape Cod Commission in addressing a series of questions regarding the potential of extending commuter rail to Buzzards Bay.

It appears that the state's planning for Belmont Circle will be subsumed in a larger Canal area study which the state says should begin this spring. Belmont Circle changes are not in the TIP (Transportation Improvement Program) proposed for 2015-2018.

One concern as the planning for a "third bridge" goes forward as part of the Canal area study is the land designated for the Bourne Development Campus. Apparently at least one proposal has an access road running right through that Bournedale area. There are possibilities of either the BDC being negatively impacted, or access to the site being opened up by a ramp from 25 to a bridge. It will be important for the BFDC to stay close to this study.

Other Main Street A developer who is in the process of acquiring the Byron property is expected to appear before the Planning Board on April 28 for a preliminary discussion of his concept plans.

Housing Subsidy program A check has arrived to cover the next two months of the Housing Subsidy program.

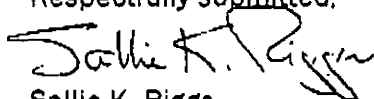
President's updates: Dan reminded Directors that their conflict of interest forms are due.

He also noted that it is time to start planning for the 2014 Annual Meeting and elections. He noted that he would contact Rick Carlson to chair the Nominating Committee. During a brief discussion on a possible speaker, there was consensus that, depending on developments, the Byron property developer might be asked to share his vision and plans, or someone from MA DOT could be invited to discuss the potential extension of commuter rail service to Buzzards Bay.

Reports/updates from Directors: There appears to be interest in Sandwich sponsoring baseball tournaments. Such a program would require hotel rooms. Bob Dutch also suggested that Stop & Shop might be planning something for its newly acquired property next to the school that would impact Buzzards Bay planning.

Adjourn: There being no public comment or additional reports, the meeting was adjourned at about 8:34 am.

Respectfully submitted,



Sallie K. Riggs
Executive Director



To Clerk's office 6/4 8:45 am

508 457-5305 www.bfdconline.org
P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: June 11, 2014
Time: 7:45 am
Location: Bourne Community Center

Call to order President D. Doucette

Review and VOTE on Notes from the April 9, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance

Presentation and discussion: Ryan Correia - Perry Avenue and Byron property plans

Executive Director's updates S. Riggs
Transportation Advisory Committee - Bourne rotary, commuter rail, Belmont Circle
Wastewater Advisory Committee
Main Street developments - Keystone Place, 25 Perry Avenue
Housing subsidy program
Bourne Development Campus

President's updates
Conflict of interest forms are due
Nominating Committee

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment

Executive Session - if needed

Adjourn

2014 JUN 4 AM 8 51
TOWN CLERK'S OFFICE
BOURNE, MASS

Sallie K. Riggs
Executive Director



To Clerk's office 6/4 4:16 pm

508 457-5305 www.bfdconline.org
 P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

AMENDED

Date: June 11, 2014
 Time: 7:45 am
 Location: Bourne Community Center

Call to order President D. Doucette

Review and VOTE on Notes from the April 9, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance
Ratify by VOTE actions taken by Executive Committee

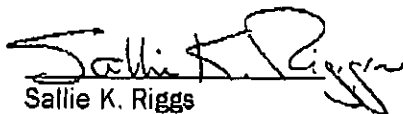
Presentation and discussion: Ryan Correia - Perry Avenue and Byron property plans

Executive Director's updates S. Riggs
Transportation Advisory Committee - Bourne rotary, commuter rail, Belmont Circle
Wastewater Advisory Committee
Main Street developments - Keystone Place, 25 Perry Avenue
Housing subsidy program
Bourne Development Campus

President's updates
Conflict of Interest forms are due
Nominating Committee

Reports/Updates from Directors
 Topics for Future Discussion (for information only)
 Public Comment
 Executive Session - if needed
 Adjourn

2014 JUN 4 PM 4 16
 TOWN CLERK'S OFFICE
 BOURNE, MASS


 Sallie K. Riggs
 Executive Director

To Clerk's office 6/19 12:45 pm



508 457-5305 www.bfdonline.org

P. O. Box 289, Buzzards Bay, MA 02532-0289

2014 JUN 19 PM 12 46

TOWN CLERK'S OFFICE
BOURNE, MASS

Notes from the meeting of the Board of Directors
June 11, 2013 **DRAFT - DRAFT - DRAFT**
Bourne Community Center

Attending: Richard Carlson, Dan Doucette, Bob Dutch, Chris Farrell, Joe Longo, Noreen Michienzi, Marie Oliva, Kathy Zagzebski. Sallie Riggs, Executive Director. Invited Guests: Ryan Correia, Anthi Frangiadis, Chris Bailey.

President Dan Doucette called the meeting to order at 7:55 am

Minutes: Dan asked for comments on the Minutes of the April meeting. There being none, it was MOVED, SECONDED and VOTED with one abstention to accept the Minutes of the April 9, 2014 Minutes as circulated.

Treasurer's report: In the absence of Treasurer Liz Dean Sallie Riggs reported that BFDC cash assets at the end of May totaled \$1,901.18, plus cash in the housing subsidy escrow account totaling 1,002.06. Of that amount, only \$15.04 is unrestricted. Without further discussion it was MOVED, SECONDED and VOTED unanimously to accept the Treasurer's report as circulated. Sallie then asked the President for a VOTE to ratify the actions of the Executive Committee between the April and June meetings, specifically to approve for payment of a hosting fee and the BDC insurance. It was so MOVED, SECONDED and VOTED unanimously.

Executive Director's report:

Transportation The Transportation Advisory Committee will be receiving some technical support from the Cape Cod Commission to study questions surrounding the expansion of commuter rail to Buzzards Bay. The target is to have the answers by the end of the year in preparation for a Special Town Meeting vote in February and the Town elections in May. These two elections must decide if the Town wants to join the MBTA District.

25 Perry Avenue project: Developer Ryan Correia, Architect Anthi Frangiadis and Chris Bailey, project broker, presented their plans for developing 25 Perry Avenue, the former Byron and Falmouth Housing properties. They are planning to develop the 15 acres in three phases:

- 1) A mixed use, seven-story building fronting the Cape Cod Canal, tapering to four stories closer to Main Street. The building would house 144 market rate residential units with both subsurface and surface parking, and would include a spa and fitness center and other retail units. A restaurant would be on the top floor.
- 2) A 96 room, four-story hotel and conference center including a banquet hall and an auditorium that could accommodate between 600 and 1000.
- 3) Additional mixed use buildings in a town house style.

The project has a second appearance before the Board of Sewer Commissioners on July 8 and a hearing before the Planning Board on August 14. The cost of all three phases is projected to be in the neighborhood of \$100 million.

After discussion it was MOVED, SECONDED and VOTED with Planning Board member Dan Doucette abstaining (Planning Board Chair Chris Farrell had left the meeting earlier) to draw up

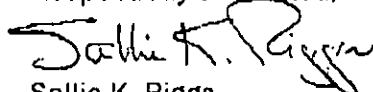
a letter of support for Phase One of the 25 Perry Avenue project, to be signed by Sallie by vote of the Board.

President's updates: Dan reminded Directors that their conflict of interest forms are due and asked Sallie to send them out again.

Rick Carlson has agreed to chair the Nominating Committee.

Adjourn: There being no other public comment or additional reports, the meeting was adjourned at about 9:18 am.

Respectfully submitted,

A handwritten signature in black ink that reads "Sallie K. Riggs". The signature is written in a cursive style with a large, stylized initial 'S'.

Sallie K. Riggs
Executive Director



To Clerk's office 7/3 12 noon

508 457-5305 www.bfdonline.org
 P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: July 9, 2014
 Time: 7:45 am
 Location: Bourne Community Center

Call to order President D. Doucette

Review and VOTE on Minutes from the June 11, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance
Ratify by VOTE actions taken by Executive Committee
Merlin Foundation report

Executive Director's updates S. Riggs
Transportation Advisory Committee - Belmont Circle, commuter rail
Wastewater Advisory Committee
Main Street developments - Keystone Place, 25 Parry Avenue
Housing subsidy program
Bourne Development Campus

President's updates
Conflict of interest forms are due
Annual Meeting and Nominating Committee

Reports/Updates from Directors


Topics for Future Discussion (for information only)

Public Comment

Executive Session - if needed

Adjourn

2014 JUL 3 PM 12:31
 TOWN CLERK'S OFFICE
 BOURNE, MASS


 Sallie K. Riggs
 Executive Director

To Clerk's office 7/21 4:15 pm


 508 457-5305 www.bfdconline.org
 P. O. Box 289, Buzzards Bay, MA 02532-0289

2014 JUL 21 PM 4 20

Notes from the meeting of the Board of Directors
 July 9, 2013
 Bourne Community Center -

TOWN CLERK'S OFFICE
 BOURNE, MASS
 DRAFT - DRAFT - DRAFT

Attending: Richard Carlson, Elizabeth Dean, Dan Doucette, Bob Dutch, Michele Ford, Joe Longo, Kathy Zagzebski. Sallie Riggs, Executive Director.

In the absence of a quorum, Dan asked Sallie to begin with updates.

Sallie reported that the Merlin Foundation has not provided a new grant for the housing subsidy program. As a result, the BFDC has not been able to pay the subsidy for June and July. Mr. McLaughlin has told Sallie that the Foundation is going out of existence and that he is looking for a new foundation to support the subsidy. Apparently one of the foundation Trustees has health problems and he is creating some difficulties. In the meantime, one of the units supported by the subsidy has been informed that it is up for foreclosure auction in early August. Again, Mr. McLaughlin said he is working to change that outcome. One of Sallie's concerns is the BFDC's reputation - the person living in the potentially foreclosed unit is a Town employee. In the brief discussion following Sallie's report, the comment was made that the subsidy had never been guaranteed.

With the presence of a quorum, President Dan Doucette called the meeting to order at 8 am

Minutes: Dan asked for comments on the Minutes of the June 11 meeting. There being none, it was MOVED, SECONDED and VOTED with one abstention to accept the Minutes of the June 11, 2014 Minutes as circulated.

Treasurer's report: Liz Dean reported that BFDC cash assets at the end of June totaled \$1,901.31, plus cash in the housing subsidy escrow account totaling 1,002.27. Of that amount, only \$15.17 is unrestricted. Without further discussion it was MOVED, SECONDED and VOTED unanimously to accept the Treasurer's report as circulated.

Sallie then noted that the BFDC's fiscal year ends on June 30 and opened a discussion on preparing a budget for FY15. The organization's commitments (BDC insurance, tax filings, web hosting fees, PO Box rental) exceed the cash on hand. She noted that the BDC has a potential to gain access to Route 25 as the state carries out its Canal region traffic study, but that will be some years in development. She also pointed to the opportunity to use the website for raising money through ads. A lengthy discussion followed with several points:
 Try to preserve the BDC LLC agreement. Set up a meeting with Jerry and discuss our options.
 Move the BDC website information to the BFDC site and out the hosting costs.
 Ads should be educational - assistance for developers. Several Board members agreed to solicit sponsored links. Sallie committed to working up a one-page description for their use.

Executive Director's report:

Main Street developments: The potential developer of the Byron property appeared before the Board of Sewer Commissioners last night. There has been confusion between *allocation* of wastewater and *flow*. Flow is well under the 200,000 gpd limit. Allocation is about 185,000

gpd, clearly reinforcing the need for expanded wastewater treatment capacity. Commissioner Steve Mealy made a very thoughtful and positive statement about the need to do something now. The Commissioners voted to authorize Town Administrator Tom Guerino to explore with appropriate government officials changing the allocation for Hideaway Village. And the developer noted that he could make the hotel/conference center the first phase, thus reducing his need temporarily. The Board will meet again with the developer on August 5.

Transportation The Commonwealth has resumed its study of Belmont Circle and is making recommendations for improving circulation and access to the ramps to the bridge and I-495.

President's updates: Dan reminded Directors that their conflict of interest forms are due and asked Sallie to send them out again.

He also requested that Board members e-mail their ideas for agenda topics to Sallie.

Adjourn: There being no other public comment or additional reports, the meeting was adjourned at about 9:05 am.

Respectfully submitted.



Sallie K. Riggs
Executive Director



To Clerk's office 8/8 11:16 am

508 457-5305 www.bfdconline.org
 P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: August 13, 2014
 Time: 7:45 am
 Location: Bourne Community Center

Call to order President D. Doucette

Review and VOTE on Minutes from the July 9, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance
Ratify by VOTE actions taken by Executive Committee
Discussion and VOTE on proposed FY15 budget

Executive Director's updates S. Riggs
Transportation Advisory Committee
Wastewater Advisory Committee
Main Street developments
Housing subsidy program
Bourne Development Campus

President's updates D. Doucette
Conflict of interest forms are due
Annual Meeting and Nominating Committee

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment

Executive Session - if needed

Adjourn

2014 AUG 8 AM 11 13
 TOWN CLERK'S OFFICE
 BOURNE, MASS

Sallie K. Riggs
 Executive Director

To Clerk's office 8/20 3:20 pm



508 457-5305 www.bfdonline.org
P. O. Box 289, Buzzards Bay, MA 02532-0289

**Notes from the meeting of the Board of Directors
August 13, 2014 DRAFT - DRAFT - DRAFT
Bourne Community Center**

Attending: Dan Doucette, Michael Giancola, Holly Knight, Joe Longo, Noreen Michienzi. Sallie Riggs, Executive Director.

Dan opened the meeting at 7:53 am. In the absence of a quorum, Dan asked Sallie to begin with updates.

Sallie reported that:

- She now believes that the housing subsidy program, previously supported by the Merlin Foundation, has ended. The foundation has not provided any additional funds and the landlord has not returned her calls and e-mails. The remaining housing unit has been bought by someone else.
- Sallie's reappointments as BFDC representative to the Wastewater Advisory Committee and the Transportation Advisory Committee were deferred from July to a meeting date in the future. There was a question about her being a Falmouth resident even though she has served on Town committees since the late 1990s and has worked in and for Bourne since about 1995. Both advisory committees have not met since the last BFDC meeting.
- Keystone Place is progressing nicely. The company expects to open a marketing office in Buzzards Bay soon.
- There has been no action by the potential Byron property developer while the wastewater capacity issue is resolved.
- The Bourne Development Campus is still on hold. There is a potential for mining some of the gravel on the site in exchange for permission for a right-of-way, but the parties who need to discuss the idea in detail are on vacation.

Dan reported that Hydroid is beginning the process of putting up another building. Mike noted that Fred Mielke is interested in buying property on Main Street.

Adjourn: There being no public comment or additional reports, the meeting was adjourned at about 8:48 am.

BOURNE, MASS
TOWN CLERK'S OFFICE
2014 AUG 20 PM 3 25

Respectfully submitted,

Sallie K. Riggs
Sallie K. Riggs
Executive Director



To Clerk's office 9/5 10:30 am

508 457-5305 www.bfdconline.org
P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: September 10, 2014
Time: 7:45 am
Location: Bourne Community Center

Call to order President D. Doucette

Review and VOTE on Minutes from the July 9, 2014 and Notes from the August 13 meetings

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance
Ratify by VOTE actions taken by Executive Committee - state filing fee, PO Box fee
Discussion and VOTE on proposed FY15 budget

Executive Director's updates S. Riggs
Transportation Advisory Committee
Wastewater Advisory Committee
Main Street developments
Bourne Development Campus

President's updates D. Doucette
John Harding Why Not! Award
Conflict of Interest forms are due
Annual Meeting and Nominating Committee

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment

Executive Session - if needed

Adjourn

2014 SEP 5 PM 12 30
TOWN CLERK'S OFFICE
BOURNE, MASS

Sallie K. Riggs
Executive Director



To Clerk's office 9/5 1:50 pm

508 457-5305 www.bfdconline.org
P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: September 10, 2014
Time: 7:45 am
Location: Bourne Community Center

AMENDED

Call to order President D. Doucette

Review and VOTE on Minutes from the July 9, 2014 and Notes from the August 13 meetings

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance
Ratify by VOTE actions taken by Executive Committee - state filing fee, PO Box fee
Discussion and VOTE on proposed FY15 budget

Executive Director's updates S. Riggs
Transportation Advisory Committee
Wastewater Advisory Committee
Main Street developments
Bourne Development Campus

President's updates D. Doucette
John Harding Why Not! Award
Conflict of interest forms are due
Annual Meeting and Nominating Committee

Lou Wilson: Design Review Committee

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment

Executive Session - if needed

Adjourn

2014 SEP 5 PM 2 29
TOWN CLERK'S OFFICE
BOURNE, MASS

Sallie K. Riggs
Executive Director



To Clerk's office 9/17 10:40 am

508 457 5305 www.bfdconline.org
P. O. Box 289, Buzzards Bay, MA 02532-0289

CLERK'S OFFICE
BOURNE, MASS
SEP 17 AM 10 49

**Notes from the meeting of the Board of Directors
September 10, 2014 DRAFT - DRAFT - DRAFT
Bourne Community Center**

Attending: Rick Carlson, Elizabeth Dean, Dan Doucette, Robert Dutch, Chris Farrell, William Locke, Joe Longo, Dave Peterson, Kathy Zagzebski. Sallie Riggs, Executive Director.

Dan opened the meeting at 7:53 am.

Minutes: Dan asked for any additions or changes to the Minutes of the meeting of July 9, 2014 and the notes from the meeting on August 13, 2014. There being none, It was MOVED, SECONDED and VOTED with two abstentions to accept both documents as circulated.

Treasurer's Report: Treasurer Liz Dean reported that, as of August 31, the Association had cash in three accounts: \$886.02 in the checking account, \$1,539.55 in the money market account, and \$1,002.70 in the escrow account. The expenses for the last two months have been minimal: \$229 for the P. O. Box rental with some small amounts of interest earned. There being no discussion, it was MOVED, SECONDED and VOTED unanimously to accept the report as presented.

Liz then reported that the Executive Committee had approved two expenditures: \$226 for the P. O. Box and \$500 in state filing fees. She asked for ratification from the Board of the Executive Committee's actions. It was MOVED, SECONDED and VOTED unanimously to ratify the actions.

Sallie then presented a proposal for the FY15 BFDC budget and outlined the points made in the narrative circulated to Board members. Among other points, she noted that the big unknown is how many "Sponsored Links" will be added to the website. So far, \$1,750 has come in for Links with an additional pledge of \$250 and three outstanding requests. With that, she asked Board members to approve the proposed budget as circulated with the understanding that it will be reviewed and revised periodically as the revenue situation becomes clearer. It was so MOVED, SECONDED, and VOTED to approve the proposed budget as circulated.

Two additional budget recommendations were reviewed and acted upon:

1- It was MOVED, SECONDED and VOTED with one abstention to shut down the Bourne Development Campus website. The information has been transferred to the new BFDC site.

2- It was MOVED, SECONDED and VOTED unanimously to keep the money market account open, as it is grandfathered as an account that has no maintenance fee.

Executive Director's report: Sallie reported that the Transportation Advisory Committee has scheduled a meeting for September 25. At that meeting the Cape Cod Commission technical assistance team will begin working with the Committee on several questions that must be answered before the question of bringing commuter rail to Buzzards Bay. Sallie still has not been reappointed to the Committee but she has been told that it will be an agenda item on September 16.

The Wastewater Advisory Committee (WWAC) has not met. One reason is that the group is waiting for the Town Administrator to determine whether some of the Hideaway Village

allocation can be freed up for Downtown use. In the meantime, drilling on the Queen Sewell site has continued and an application for certification of the site is being prepared for the Dept. of Environmental Protection.

A lengthy discussion followed about the Board of Sewer Commissioners and how to get them to move on the recommendations of the WWAC to negotiate with a developer to build a wastewater treatment plant. The conclusion was that the leadership of the Board does not want to see change in Bourne's Downtown and is blocking every action possible.

President's Updates: Dan raised the question of holding the Annual Meeting with a regular Board meeting or having a separate Annual Meeting as before. After discussion, there was consensus to schedule a separate meeting around the 20th of October and to see if the Beachmoor is available and if someone from Weston & Sampson could be the speaker.

Dan also asked for nominations for the John Harding Why Not! Award.

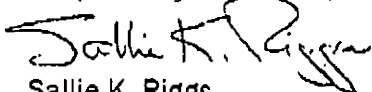
Nominating Committee: Rick Carlson reported that Bob Dutch, Chris Farrell and Holly Knight have all agreed to stand for re-election. He is also talking with Lou Wilson about running for the seat being vacated by Michele Ford.

Lou Wilson - Design Review Committee: Lou is owner of the auto parts store in Downtown Bourne and was one of the founders of the BFDC. He noted that following a change in the sign by-laws, he was cited for a violation because of the posters in his store window. It took him some time to find out who was on the Design Review Committee. He said he was not trying to be an adversary of the Committee or of the new regulations, but he thinks there should be a better flow of information about the process. He also thinks that the regulations should be enforced as regulations, not just opinions on what is best. Chris Farrell invited Lou to a Planning Board meeting if he wished.

Reports/Updates from Directors: Chris reported that the state's McArthur Blvd. repaving project is out to bid.

Adjourn: There being no public comment or additional reports, the meeting was adjourned at about 9:08 am.

Respectfully submitted,



Sallie K. Riggs
Executive Director



To Clerk's office 10/3 11:30 am

508 457-5305 www.bfdonline.org
 P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Board of Directors

Date: October 8, 2014
 Time: 7:45 am
 Location: Bourne Community Center

NOTE: Any item specifically listed on this agenda may be subject to a vote.

Call to order President D. Doucette

Review and VOTE on Minutes from the September 10, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance

Executive Director's updates S. Riggs
Transportation Advisory Committee
Wastewater Advisory Committee
Main Street developments
Bourne Development Campus

President's updates D. Doucette
Annual Meeting and John Harding Why Not! Award
Conflict of interest forms are due

Nominating Committee: recommendations for Director nominations to submit to Members

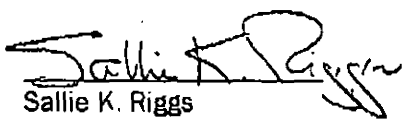
Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment - non-agenda items

Executive Session - if needed

Adjourn


 Sallie K. Riggs
 Executive Director

BOURNE, MASS
 TOWN CLERK'S OFFICE
 2014 OCT 3 AM 11 33



To Clerk's office 10/13 11:30 am

508 457-5305 www.bfdonline.org
P.O. Box 289, Buzzards Bay, MA 02532-0289

2014 OCT 8 AM 9 41

Proposed Agenda - Board of Directors

TOWN CLERK'S OFFICE

BOURNE, MA

**NO QUORUM
MEETING CANCELLED**

Date: October 8, 2014
Time: 7:45 am
Location: Bourne Community Center

NOTE: Any item specifically listed on this agenda may be subject to a vote.

Call to order President D. Doucette

Review and VOTE on Minutes from the September 10, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance

Executive Director's updates S. Riggs
Transportation Advisory Committee
Wastewater Advisory Committee
Main Street developments
Bourne Development Campus

President's updates D. Doucette
Annual Meeting and John Harding Why Not! Award
Conflict of Interest forms are due

Nominating Committee: recommendations for Director nominations to submit to Members

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment - non-agenda items

Executive Session. - if needed

Adjourn


Sallie K. Riggs
Executive Director



To Clerk's office 11/26 1:05 pm

508 457-5305 www.bfdonline.org
P.O. Box 289, Buzzards Bay, MA 02532-0289

Proposed Agenda - Meeting of Board of Directors and Annual Meeting of the Corporation

Date: November 12, 2014
Time: 7:45 am
Location: Bourne Community Center

NOTE: Any item specifically listed on this agenda may be subject to a vote.

Meeting of the Board of Directors - Call to order President D. Doucette

Report from the Nominating Committee Rick Carlson
Action: VOTE on candidates and VOTE to forward to Annual Meeting for election

Suspend regular Board Meeting and Open Annual Meeting D. Doucette

Treasurer's Report Treasurer Elizabeth Dean
Minutes of last Annual Meeting D. Doucette
Election of Directors D. Doucette

Adjourn Annual Meeting and re-open meeting of Board of Directors D. Doucette

Review and VOTE on Minutes from the September 10, 2014 meeting

Treasurer's Report Treasurer E. Dean
Review report and VOTE on acceptance
Review bills due for authorization and VOTE on acceptance

Executive Director's updates S. Riggs
Transportation Advisory Committee
Wastewater Advisory Committee
Main Street developments
Bourne Development Campus

President's updates D. Doucette

Reports/Updates from Directors

Topics for Future Discussion (for information only)

Public Comment - non-agenda items

Executive Session - if needed

Adjourn

2014 NOV 5 PM 1 05
TOWN CLERK'S OFFICE
BOURNE, MASS

Sallie K. Riggs
Executive Director

To Clerk's office 11/21 2:30 pm



508 457-5305 www.bfdonline.org
P. O. Box 289, Buzzards Bay, MA 02532-0289

**Minutes of the meeting of the Board of Directors
November 12, 2014 DRAFT - DRAFT - DRAFT
Bourne Community Center**

Attending: Elizabeth Dean, Dan Doucette, Robert Dutch, William Locke, Joe Longo, Noreen Michienzi, Marie Oliva, Dave Peterson. Sallie Riggs, Executive Director. Chris Bailey, Member.

Dan opened the meeting at 7:48 am.

He asked for the Nominating Committee report which had been circulated in advance of the meeting. Candidates for nomination as Directors are:

Renewing Directors - three year term

- Robert A. Dutch
- Christopher Farrell
- Holly A. Knight

New Director - three year term

- Louis Wilson

TOWN CLERK'S OFFICE
BOURNE, MASS
NOV 21 PM 2 27

It was MOVED, SECONDED and VOTED unanimously to accept the report as presented.

Dan then asked for a vote to suspend the Directors' meeting and to open the Annual Meeting. It was so MOVED, SECONDED and VOTED unanimously.

Return to Directors' meeting.

Minutes: Dan asked for any additions or changes to the Minutes of the meeting of September 10, 2014. There being none. it was MOVED, SECONDED and VOTED unanimously to accept the Minutes as circulated.

Treasurer's Report: Treasurer Liz Dean reported that, as of October 31, the Association had cash in three accounts: \$1,386.02 in the checking account, \$1,539.80 in the money market account, and \$1,003.12 in the escrow account. There being no discussion, it was MOVED, SECONDED and VOTED unanimously to accept the report as presented.

Liz then asked for authorization to pay two bills: \$35 to the Commonwealth of Massachusetts as the filing fee for the FY14 tax report, and \$300 as budgeted to Sallie for preparing both state and federal tax reports. It was MOVED, SECONDED and VOTED unanimously to authorize payment of the two bills.

Executive Director's report:

The Transportation Advisory Committee met in October and has another meeting scheduled for November 20. The Committee is focusing on bringing commuter rail to Buzzards Bay and the Cape Cod Commission is providing technical assistance on providing answers to about a dozen questions the Committee identified as ones voters might ask. The original plan had been

to have the required Town votes to extend the MBTA District to Buzzards Bay in the winter and spring of 2015. But it now appears that the state transportation planning office, which has its own set of questions to answer, will not be finished with its report until June 2015. This most likely will push the town schedule back a year. That is one of the items that will be discussed at the next Transportation Advisory Committee meeting.

The Wastewater Advisory Committee (WWAC) met in late October. It reviewed a draft report of the hydrogeologic study in Queen Sewell Park. Once complete the report will go to the MA Dept. of Environmental Protection and, if the DEP approves, a letter or some form of certification will come to the Town certifying that the site is appropriate for underground dispersal of treated wastewater. At the next meeting the Committee plans to review the final draft and, if it approves, endorse it as a recommendation to the Board of Sewer Commissioners. It would then be the Board that forwards the report to MA DEP. Other possibilities for treatment and disposal are emerging and the Committee will review and research them over the next several meetings, including what property in Buzzards Bay would be appropriate for a treatment plant.

Main Street developments:

Keystone construction is proceeding pretty much on schedule. There was a report in the *Bourne Enterprise* that the project was out of compliance because it is not including affordable units. The topic had been discussed over a year ago and determined that affordable units were not required, but some in Town are questioning that determination. Currently, the Town Administrator and at least one member of the Board of Selectmen are working with the project developer to see how the issue might be resolved. In the discussion that followed, concern was expressed that the premature reporting of the issue might jeopardize the project's financial backing and registration of potential residents.

There appears to be little progress on the Byron property development. Joe Longo pointed out that the new FEMA maps raise the flood zone height by two feet which will mean slightly different design.

The Board of Selectmen has asked the Main Street Steering Committee to make recommendations on how the Buzzards Bay Park might be upgraded. Marie Oliva has an earmark from the state for \$50,000 to assist. The Committee is sponsoring a survey during the week of November 17 to collect opinions on what residents would like to see in the park.


The MA Maritime Academy is negotiating to purchase the Tamarack property on Belmont Circle for its marine and facilities operations. A question was raised about whether that would free up the Armory for possible Town uses. Sallie will raise the question with the Town Administrator.

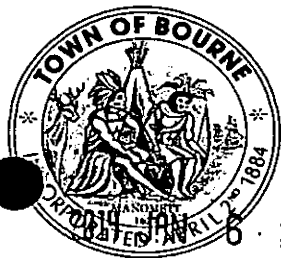
President's Updates: Dan's report was brief.

Reports/Updates from Directors and Public Comment: There were none.

Adjourn: The meeting was adjourned at 8:50 am.

Respectfully submitted,


Sallie K. Riggs
Executive Director



8 AM 10 10

TOWN CLERK'S OFFICE
BOURNE, MASS

Town of Bourne
Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

Board of Trustees Meeting

Tuesday January 14, 2014

4:30 pm

Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

Note: This meeting originally scheduled for December 31, 2013

AGENDA

1. Call to Order-attendance
2. Acceptance of October 29, 2013 Meeting Minutes
3. Building Director's Report
4. Continuation: Discussion & Possible vote- Building use fees
5. Continuation: Discussion- Trustee's roles, duties, and responsibilities
6. Discussion- Solar Power project
7. Trustees' requests/comments
7. Public Comment
8. Adjournment

Charles K Noyes,
Chairperson

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of January 14, 2013
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

2014 JAN 29 AM 9 27
TOWN CLERK'S OFFICE
BOURNE, MASS

Lisa Plante, Building Director

Members present: Chm. Charlie Noyes, Stanley Andrews (excused), Gary Maloney, George Sala and Robert Sheehan and Earl Baldwin (excused)

Public present: James Mulvey, Kay Donovan, Paul Gately – Bourne Courier

Call to Order-attendance

4:30 pm by Chm. Noyes

Acceptance of October 29, 2013 Meeting minutes

Sala MOVED and SECONDED by Sheehan to approve 10/29/13 minutes as amended. VOTE 4-0.

Building Director's Report

Repaired Bldg. Maintenance Issues-

1. Email from Dan Griffin of Broadway Electric to Lisa Plante, explained the rooftop solar system has been completed but the system is not officially on-line. He has temporarily demobilized the system but expects to return very soon to complete the project. He is presently waiting on delivery of the web-based system monitoring equipment. Once the monitoring system is installed, tested and commissioned, he will be calling for and setting up the final inspections (local inspectional service department and the NStar Utility). As part of the completion process he will be scheduling an end user training session to review the new solar system and answer all questions/concerns.
2. Damaged downspouts have been replaced. Replacing until figure out how to repair the columns. Facilities Manager is aware of the history, damage and reviewed the plans. An engineer will have to review.
3. Gym walls have been professionally cleaned to remove mildew/dirt.

On-Going Bldg. Maintenance Issues-

1. Monies have been requested in the community center's fiscal 2015 budget to repair dry wall and ceilings throughout the bldg from water damage in the Veteran's Lobby and restrooms and the cupola ceiling in the main lobby. This amount is \$8,000 added to the R&M Bldg and Grounds line item.
2. Monies have been requested to Capital Outlay to replace flooring throughout the bldg from water damage and wear and tear. This amount is over \$20,000 as needed to be considered as a capital expense. The remaining floor in the Veteran's Lobby needs to be replaced as well as supportive day and multiple carpeting in COA offices.

3. January 6, 2014 Main Street experienced multiple power surges that affected the community center. We lost power multiple times within approximately a minute time frame. Due to the warm weather we did not notice any difference in building temperature; however, a couple of smaller offices reported lack of heat by mid afternoon. An emergency service call was scheduled immediately due to the expected colder weather by morning. Early morning of January 7 the building had no heat. Boilers and pumps were off due to the power surges. There was no damage. Boilers and pumps were reset, office units heat fixed.

There is no alarm to warn the loss of heat or if the boilers and pumps are not on. I've requested this function added to our electrical system so that warnings/alarms can be sent to the community center building director's cell phone and computer, the facility manager and the electrician's cell phones as well as an audible alarm in the building.

4. The larger capacity generator that will provide full power and heat to the whole building, including the two gas boilers and pumps has been sent out for bid by the facilities manager.

New Projects-

1. The Solar Panels have been installed atop the gym roof. On January 7, 2014 I requested information from the installer and the Town's Energy Coordinator regarding any preventative maintenance building staff needs to perform, any service or maintenance contract and the protocol for reporting problems. She received an email from the installer addressing these issues.
2. Veteran Agent, Mr. Crockett has requested his office be supplied with hard wire capability. Currently, he uses his lap top and connects with the building's Wi-Fi. Mr. Crockett has reported that he regularly has problems connecting to the Wi-Fi from his office and needs to sit in the lobby to access the internet with his clients.
 - I received an estimate of \$300.00 to run a wire from the Town's server located upstairs above the gym to the Veteran's Agent office.
 - The Town's IT Dept. will not pay for this service since the Veteran's Agent is not a Town Dept.
 - This work will be paid out of the Community Center's revolving account.

Discussion

Sala – asked Chm. Noyes to speak with Cheryl Campbell. The Veteran's Agent office is located in a town building and would like to see monies from the revolving account used elsewhere.

Chm. Noyes – we will make sure the Veteran's Agent gets what he needs.

Sheehan – asked if the supportive columns are on supportive beams. Sala believes they are. Sheehan said if they are structural, it needs the explanation of the downspouts serving as a function and not decorative.

Sala – asked if Ms. Plante can add the downspouts in the capital maintenance plan. He suggested contacting contractors to replace the downspouts and add them inside the columns. He also suggested the facilities director make a formal request to the capital outlay committee.

Ms. Plante – said the floor is a priority, but she can put the downspouts in as one repair.

Mr. Mulvey – suggested a budget outlined under the finance director's format to act upon and hand in to the Selectmen a month before the budget review. He recommended this as a policy as being procedure.

Building Use Fees

Maloney – as far as the care, custody and control of the board, he feels it should be involved in the building use fees the way he interpreted Atty. Troy's letters.

Sheehan – concurs with Maloney that the board should be involved in some regard to the fees.

Sheehan **MOVED** and **SECONDED** by Maloney a joint meeting between the trustees, the Board of Selectmen and/or TA Guerino to discuss assessment and collection of fees for the use of the Community Building. **VOTE 3-0-1** (Sala abstained).

Maloney – suggested putting a date to the meeting.

Sala – the joint meeting should discuss the building use fees **ONLY**.

Chm. Noyes to draft a letter on behalf of the trustees requesting a date for the joint meeting. He will confirm a date with TA Guerino and get back to the trustees.

Continuation: Discussion – Trustees' roles, duties and responsibilities

Chm. Noyes – asked what are the trustees' capabilities and to what extent do the trustees want to exercise those responsibilities.

Sheehan – the trustees should have a written guidelines outlined of what our functions are.

Sala – wants the trustees' duties clarified.

Mr. Mulvey – feels if you have written explanation, you have 'exclusion by inclusion'. The trustees are in a position now to deal with anything that comes up, and determine if it falls between the 'care, custody and control'.

Sheehan – the Selectmen will direct the trustees if an article in Town Meeting is needed.

Mr. Mulvey – if the budget doesn't adequately cover the needs of the building, he suggested going before Capital Outlay and then possibly an article in Town Meeting.

Chm. Noyes – the trustees need guidance to meet goals and objections. He doesn't want to see the dissolving of the trustees and will work with the direction of the trustees.

Discussion – Solar Panel project

Chm. Noyes – the trustees were not involved in the roof solar system. With the electrical box placement in the front of the building, it would have been nice to have been involved.

Sala – for clarification, he is elected by the town as a trustee and takes offense to be considered a town employee and not an elected official while serving on this board.

Lisa Plante – will send to Chm. Noyes when the project is complete. He will then send to the trustees.

Trustees requests/comments

Sheehan – asked Ms. Plante if she is aware of the safety concerns of tile floors. Ms. Plante said it would be considered on a day-to-day basis. Sheehan suggested a rubber backed mat on top of the tiles.

Public Comment

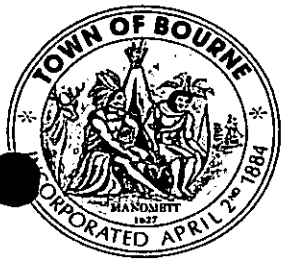
Mr. Gately – asked who did the solar project fall upon. The Town Administrator was discussed.

Mr. Mulvey – suggests the trustees' agendas reflect the report of the facilities director. **He said we have to keep in mind what the intent of this building is – why it exists and why you are here. It is a memorial.**

Adjournment

Sala MOVED and SECONDED by Sheehan to adjourn. Meeting adjourned at 6:00 pm. Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec .



Town of Bourne
Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

Board of Trustees Meeting

Tuesday January 28, 2014

4:30 pm

Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

AGENDA

1. Call to Order-attendance
2. Acceptance of January 14, 2014 Meeting Minutes
3. Building Director's Update
4. Update- Solar Power project
5. Workshop- Trustee's roles, duties, and responsibilities
6. Public Comment
7. Adjournment

Charles K Noyes,
Chairperson

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TOWN CLERK'S OFFICE
BOURNE, MASS

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TOWN CLERK'S OFFICE
BOURNE, MASS.

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of January 28, 2013
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director

Members present: Chm. Charlie Noyes, Stanley Andrews, Gary Maloney, George Sala and Robert Sheehan and Earl Baldwin

Public present: James Mulvey, Kay Donovan, Paul Gately – Bourne Courier

Call to Order-attendance
4:30 pm by Chm. Noyes

Acceptance of January 14, 2014 Meeting minutes
Sala MOVED and SECONDED by Sheehan to approve 1/14/14 minutes as amended. VOTE 5-0-1.
Baldwin abstained.

Building Director's Report

Solar Panel project – she has not heard from the contractor, the Energy Coordinator, TA Guerino and the Facilities Director. Broadway Electrical is out of business. Once she has a schedule to go before Capital Outlay and the Finance Committee she will inform the trustees.

Update – Solar Panel project

Chm. Noyes, from Jon Nelson – the contractor selected by the Cape and Vineyard Electric Coop (CVEC), Broadway Electric to install the panel has gone bankrupt, and is no longer in business. The creditors called in their debt , and per the agreements we have in place, CVEC is working with the creditors to reassign the appropriate agreements. The following is the verbiage I have received from CVEC regarding the matter:

"In November 2013, CVEC entered into an agreement with Broadway to recognize G&S Solar Installers, LLC and RNK Capital LLC ("G&S") as project lenders for Broadway and to provide Broadway authorization to assign the projects to G&S. CVEC had a productive meeting with Broadway and G&S today (Jan. 21, 2014) to discuss how to transition the development and construction of most of CVEC's projects over to G&S. Over the course of the next few days all parties will continue to work together to plan for the transition to G&S."

There really isn't much work left, there are only final terminations to complete. This change also is the reason I have not received an answer regarding the exterior mounted disconnect switch from the old contractor Broadway. As soon as we hear that the transition has taken place, I will follow up with this.

Ms. Plante – there is still web-based technology to hook up. Andrews has an issue with the solar project. Trustees not being updated with projects and here is an example of not being informed.

Sheehan – asked if anyone notified the bonding company. The trustees haven't heard anything and no contract was seen.

Andrews MOVED and SECONDED by Baldwin to draft a letter to the Board of Selectmen to request no further work on the solar project be done until the trustees are fully satisfied with all questions and concerns with the system and maintenance as it pertains to the structure of the building. VOTE 6-0.

Mr. Mulvey – suggested wording to add to the Selectmen letter, “The board of trustees voted to inform you that until the board’s obligation under the care, custody and control is fulfilled that no further work done on the building unless these questions are satisfied”.

Workshop – Trustees roles, duties and responsibilities

Chm. Noyes – discussed having no work to be done on this building until they come before the trustees.

Baldwin – discussed not using the building until you pay a fee.

Andrews – suggested the new members review a copy of the policies and mission statement before continuing the discussion. This should also be reviewed for discussion periodically. As far as charging fees, he would hate to charge all people who use this building, as this building is a service for the citizens of the town. Some self help users compensate for the use of the building and it is a moderate amount.

Chm. Noyes – asked the trustees if they want to develop their own user fees and put in place. Andrews said this board did do that and sent to the Selectmen. A lot of the fees were continuously waived. The trustees have the right to determine to fund all the time.

Baldwin – the Selectmen adopted a set of fees. A Town Counsel opinion would have to be looked into if the Selectmen have that authority.

Sala –the trustees have a future “workshop” with the Selectmen to discuss fees to know where the trustees stand.

Chm. Noyes – this will be a posted meeting and/or workshop. Incidentally, the old building before the Community Building was built had issues of fees at that time.

Public comment

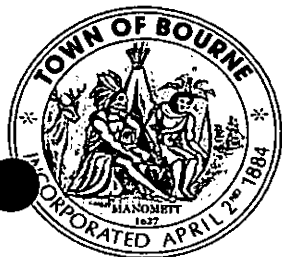
Mr. Mulvey – suggested adding to the letter to the Selectmen the trustees request a timely answer to this communication. He also suggested sending the letter to the Town Administrator.

Mr. Mulvey – trustees can have a policy categorized as “emergency” to prevent further damage to the building if needed.

Adjournment

Andrews MOVED and SECONDED by Sala to adjourn. Meeting adjourned at 5:20 pm. Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec .



Town of Bourne

Bourne Veteran's Memorial Community Center

239 Main Street

Buzzards Bay, MA 02532

2014 JAN 31 AM 10 51

TOWN CLERK'S OFFICE

BOURNE, MASS

Board of Trustees Meeting

Tuesday February 4, 2014

4:30 pm

Bourne Veteran's Memorial Community Center

239 Main Street

Buzzards Bay, MA 02532

AGENDA

1. Call to Order-attendance
2. Solar Power project- Briefing and Information
Jonathan Nelson-Facilities Director; Richard Elrick-Energy
Coordinator
3. Public Comment
4. Adjournment

Charles K Noyes,
Chairperson

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TOWN CLERK'S OFFICE
BOURNE, MASS

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of February 4, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director
Jon Nelson, Facilities Director
Rick Elrick, Energy Coordinator

Members present: Chm. Charlie Noyes, Stanley Andrews, Gary Maloney, George Sala and Robert Sheehan and Earl Baldwin (excused)

Meeting called to order – attendance
4:30 pm by Chm. Noyes

Mr. Elrick – gave a brief background of renewable energy accounts. Bourne is a member of the entity of the Cape and Electric Coop. As a member of the Cape & Electric Coop, Bourne qualifies to take advantage of renewable energy projects. The Community Center was determined by CVEC as most advantageous for a solar roof project and went out to bid in 2012.

The project moved forward with due diligence by Broadway Electric. Last November there was a pre-construction meeting and construction began in late December/early January.

Fast forward to today and Broadway went bankrupt, but the projects could be assigned to another developer. All projects have been turned over to the financiers of Broadway and hope to have the solar project completed by the end of June for Bourne to qualify for incentives.

The system is a 36.9 kw system to produce 43,831 kw hours annually in the first year – a savings of \$3,000 – with in the 20th year a savings of \$5,000 annually. This covers 5-8% of Bourne's electric bill.

The value to the town receives is the difference between net metering credit and the power purchase.

Town went in this direction for renewable energy as it is one of the safest ways to pursue these kinds of projects as there is no money to invest and no debt is impacted.

Discussion

Noyes – asked how the solar panels are mounted onto the roof. Mr. Nelson said the panels are balise mounted which includes a pad mounted and counterweighted so they don't blow off – and are rated for about wind gusts of up to approximately 110 mph. Any penetrations that were done had to meet specific guidelines outlined in the contract by a certified contractor in order to continue the roof warranty from the roof manufacturer.

Sheehan – asked if the loads were checked. Mr. Nelson said it is part of the Broadway agreement and all permits were pulled.

Stanley – has concerns that this project never came before the trustees. He asked if there are protocols for people working in the building, if any of the people working on the solar project were CORI checked? Do we in writing that the roof warranty is not voided (Mr. Nelson said the warranty is provided) and

what is the standard maintenance, testing, and for the cleaning of the panels? Mr. Nelson said this is provided in the contract.

Mr. Elrick – the vendor developer has an obligation for this project to be complete as he won't receive any income until the system is producing electricity. Mr. Nelson said this is in the development agreement. For the record, Mr. Nelson said no one asked for documents last January. He will get the agreement to the trustees by email as well as Ms. Plante with a hard copy for the building.

Mr. Nelson – if the solar system shuts down, the system will be monitored. There is language gives 24 hours notice unless an emergency. The solar system will not provide power if power is lost in the building.

Mr. Elrick – the system may be deployed by the end of June, depending how things play out between Broadway and new developer. Mr. Nelson said it is still being negotiated.

Sheehan – would like a copy of the solar agreement on the website and with the Bldg Director.

Maloney – asked if there any projects to do with this facility. Mr. Elrick said not at this time.

Sala – the solar project was on-going. The overall intent was not to do anything behind the scenes. Everyone has worked hard with the project and things will work out. Pointing fingers isn't an answer either. As far as this issue, we need to move on and work with people to be to get the project complete.

Next meeting 2/25/14.

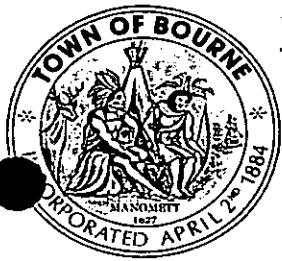
Public comment

None.

Adjournment

Maloney MOVED and SECONDED by Andrews to adjourn. Meeting adjourned at 5:05 pm. Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec .



Town of Bourne
Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

Board of Trustees Meeting


Tuesday February 25, 2014

4:30 pm

Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

AGENDA

1. Call to Order-attendance
2. Acceptance of January 28; February 4, 2014 Meeting Minutes
3. Building Director's Update
4. Discussion-Delineation of Veterans Memorial Wall area
5. Discussion- National Chair of Honor Program
6. Discussion-Joint meeting with Board of Selectmen
7. Public Comment
7. Adjournment


Charles K Noyes,
Chairperson

2014 FEB 21 AM 9 04
TOWN CLERK'S OFFICE
BOURNE, MASS

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of February 25, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director

Members present: Chm. Charlie Noyes, Stanley Andrews, Gary Maloney, George Sala and Rob Sheehan and Earl Baldwin

Public present: James Mulvey and Kay Donovan

Documents

- Community Building fee scheduled

Meeting called to order – attendance
4:30 pm by Chm. Noyes

Acceptance Meeting Minutes
1/28/14 and 2/4/14 will be approved next meeting.

Building Director's Update

Ms. Plante met with Capital Outlay last Thursday 2/20/14 to discuss repairs and upgrades and with the Finance Committee last night, 2/24/14 regarding the community center FY15 budget. Money requested to Capital looks promising. I have not been given any information as to what has been approved or denied at this time.

The budget for FY15 has been reduced \$18,189 to cut 1 PT custodian. \$4,000 has been added to the OT line item. An additional \$10,700 has been added to fund purchases of services and supplies. This amount does not include salaries.

For the record, she does not support this cut of the PT custodian. There is a push to open this building 7 days a week all year long. Cutting a PT custodian makes absolutely no sense for this projected operation. This cut would create a detrimental domino effect for the services the building provides and add stress to the remaining custodian staff and building director including other departments that utilize the building to run their programs.

She would ask the Trustees to support her position to keep the current staffing level as is.

*A copy of the Capital Outlay requests have been submitted to the Chairman of Trustees and all board members.

**She submitted a hand out for the Finance Committee too review and have submitted a coy to the chairman of the Trustees and all board members.

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TOWN CLERK'S OFFICE
BOURNE, MASS

A copy of the Solar Panel contract has been sent to her via email from Mr. Nelson, Facilities Director. The document is 238 pages. No other work has been done to the system since our last meeting.

The third annual Busengo Basketball Tournament will be using the building for the weekend of March 21-23, 2014.

Maloney – asked if the \$4,000 OT will cover using for supervision of the building for the weekends. The \$4,000 doesn't include the comp time.

Andrews – requests to add the rights of the roof for the next meeting's agenda.

Discussion - Delineation of Veterans Memorial Wall area

Chm. Noyes had ideas of preserving the memorial area. He wants to maintain the wall's dignity. A velvet post and ropes was discussed. He will put on a future meeting's agenda.

Ms. Plante – the ropes would be with the carpet. This is to separate the common area and the veteran's walls.

Chm. Noyes – said the idea of the wall came about with the next topic to discuss.

Sala – the area was roped off in the old building.

Mr. Mulvey – suggested to re-orient the people who conduct the meetings as to not obscure the wall.

Ms. Plante – Fire Department for example request functions, however, she does agree with Mr. Mulvey. Mr. Mulvey suggested the set up could be off set. Ms. Plante will discuss with the Fire Chief.

Discussion - National Chair of Honor Program

Chm. Noyes said this was brought to his attention from Representative Vera. A designated chair with a POW/MIA emblem are placed in various public and private buildings within the Commonwealth. He is bringing forward to this board this afternoon. This would be no cost to the town.

Chm. Noyes passed around a picture what Tsongas set up.

Maloney - asked if there are any Bourne citizens or previous are a POW or an MIA. Sandwich may have some parts of Bourne.

The consensus of the board is in favor of this project with a chair not to be moved and the setup of the chair and velvet ropes with flags. Chm. Noyes will look further for more information.

Discussion - Joint Meeting with Board of Selectmen

Discussion between Trustees on the format going before the Selectmen. The consensus of the board is to go through the Chair.

Baldwin – reviewed the process of a group getting on the Selectmen's agenda to waive a fee for use of the building.

Ms. Plante – in 2012 no fees were waived and fees paid were approximately \$5,000. In 2013 there were two fees that were waived and fees paid were approximately \$7,360.

Maloney – suggested increasing fees and not allow waivers.

Chm. Noyes – private, private not-for-private agencies be increased to a rate more appropriate.

Ms. Plante – fees were compared to the school fees. School fees include the cost of a custodian.

Sala – if we want higher fees that could offset custodian. We need to deal with and work with present Selectmen; to work together and make reasonable. He feels no fees should be waived.

Chm. Noyes we should look at the wear and tear of the building and how do we maintain. What the town is budgeting to maintain is not to maintain the actual usage and the wear and tear of the building. We can make recommendations and educate the public.

Sheehan – asked at what point does a PT custodians become FT. Ms. Plant said after 40 hours.

Andrews – suggested a change fee structure and limit the availability of building usage to reduce the wear and tear to match the current fee structure.

Mr. Mulvey suggested as far as funding – salary, etc. – this is predictable. What is non-anticipated is the general budget which is in care of the Selectmen. The Director knows what it takes to run this building. He said the Trustees responsibility was to support the Director going before the Selectmen. As far as fees, he suggests asking the Director, based on discussions tonight, to draft a new fee structure and give to the selectmen to work with. This would be a start.

Chm. Noyes will bring up the concerns discussed tonight of the Trustees to the Selectmen. If the Selectmen agree, the Trustees can forward recommendations.

Public comment

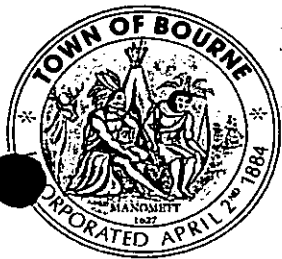
None.

Chm. Noyes – the next meeting will be March 25, 2014. Vice Chair will run the meeting as Chm. Noyes will be unable to attend.

Adjournment

Andrews MOVED and SECONDED by Sala to adjourn. Meeting adjourned at 5:49 pm.
Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec .



Town of Bourne
Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

**Board of Trustees Joint Meeting with Board of
Selectmen**

Tuesday February 25, 2014

7:00 pm

Bourne Veteran's Memorial Community Center
239 Main Street
Buzzards Bay, MA 02532

AGENDA

1. Discussion of fee structure and policy regarding groups and organizations using the Community Building
2. Adjournment

Charles K Noyes,
Chairperson

2014 FEB 21 AM 9 04
TOWN CLERK'S OFFICE
BOURNE, MASS

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of February 25, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director

Members present: Chm. Charlie Noyes, Stanley Andrews, Gary Maloney, George Sala and Robert Sheehan and Earl Baldwin

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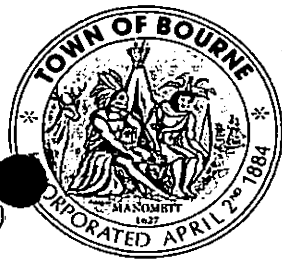
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Chm. Noyes – the next meeting will be March 25, 2014. Vice Chair will run the meeting as Chm. Noyes will be unable to attend.

Adjournment

Andrews MOVED and SECONDED by Sala to adjourn. Meeting adjourned at 5:49 pm.
Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec .



Town of Bourne

Bourne Veteran's Memorial Community Center

239 Main Street

Buzzards Bay, MA 02532

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TOWN CLERK'S OFFICE

BOURNE, MASS

Board of Trustees Meeting

Tuesday March 25, 2014

4:30 pm

Bourne Veteran's Memorial Community Center

239 Main Street

Buzzards Bay, MA 02532

AGENDA

1. Call to Order-attendance
2. Acceptance of January 28; February 4; February 25, 2014 Meeting Minutes
3. Building Director's Update
4. Update- Solar energy project by Jon Nelson, Facilities Director
5. Public Comment
7. Adjournment

Charles K Noyes,
Chairperson

Johnson, Barry

From: Plante, Lisa
Sent: Tuesday, March 25, 2014 10:57 AM
To: Johnson, Barry; Chapman, Wendy
Subject: FW: Trustee Meeting cancelled 3/25/14

From: Plante, Lisa
Sent: Tuesday, March 25, 2014 10:47 AM
To: Noyes, Charlie; 'SAndrews'; Gary O. Maloney Jr (garymaloney@hotmail.com); Baldwin, Earl; Baldwin Earl
Cc: Sala, George; Nelson, Jonathan; 'Lisa Groezinger'; Groezinger, Lisa
Subject: Trustee Meeting cancelled 3/25/14

Good Morning,

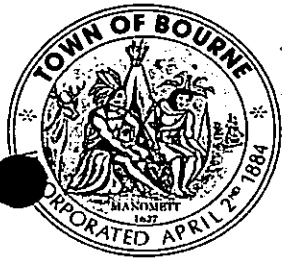
Per request of George Sala, the Trustee Meeting has been cancelled this afternoon. George will discuss rescheduling the meeting with Charlie when he returns next week.

Thank you,

Lisa Plante

Building Director
Bourne Veteran's Memorial Community Center
99 Main Street
Buzzards Bay, MA 02532
508-759-0650

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TOWN CLERK'S OFFICE
BOURNE, MASS



Town of Bourne

Bourne Veteran's Memorial Community Center

239 Main Street
Buzzards Bay, MA 02532

2014 APR 2 AM 10 18

TOWN CLERK'S OFFICE
BOURNE, MASS

Board of Trustees Meeting

Tuesday April 8, 2014

4:30 pm

Bourne Veteran's Memorial Community Center

239 Main Street
Buzzards Bay, MA 02532

AGENDA

1. Call to Order-attendance
2. Acceptance of January 28; February 4; February 25, 2014 Meeting Minutes
3. Building Director's Update
4. Update- Solar energy project by Jon Nelson, Facilities Director
5. Public Comment
7. Adjournment

Charles K Noyes,
Chairperson

Claw

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TOWN CLERK'S OFFICE
BOURNE, MASS

**Bourne Veterans Memorial Community Building Trustee Meeting
Minutes of April 8, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director
Jon Nelson, Facilities Director

Members Present: Chm. Charles Noyes, Selectman Earl Baldwin , Stanley Andrews, Robert Sheehan, Gary Maloney Not present – George Sala

Call to order-attendance
4:30 pm by Chairman Charles Noyes,

Public Present: Ms Kay Donovan

Acceptance of multiple meeting minutes

January 8, 2014 meeting minutes
A motion to accept the August 27, 2013 meeting minutes made by Mr Sheehan, 2nd by Mr Andrews – minutes accepted, unanimous approval 5-0-1 absent

February 4, 2014 meeting minutes
A motion to accept the August 27, 2013 meeting minutes made by Mr Sheehan, 2nd by Mr Maloney – minutes accepted, unanimous approval 4-0-1 absent

February 25, 2014 meeting minutes
Minor typographical error page one corrected – final sentence on page ...”a copy to the chairman...”, page 2; remove “third” in second sentence. Now reads “The annual Busengo Basketball Tournament...” A motion to accept the February 25, 2014 meeting minutes with changes made by Mr Andrews, 2nd by Mr Sheehan– minutes accepted, unanimous approval 5-0-1 absent

Building Directors Report – No written report submitted - no new business since last meeting, Annual budget requests submitted and no changes or additions made to the Building Directors knowledge. Still short \$18K for custodial services account.

Mr Maloney asked if it has been considered to undertake a full accounting of services and overall building utilization. Having specific data would be useful in justifying additional resources. Mr Maloney mentioned raising this issue as a possible future agenda item. Mr Sheehan echoed some of Mr Maloney’s comments and as a user of the building gave Ms Plante high marks for what she has been able to do with the present resources.

Update Solar Energy Project – Jon Nelson, Facilities Director

Mr Nelson briefed the board on the current status of the project. Contracts have been reassigned to G&S Solar with Fishbach and Moore (Boston) being the contractors to complete the remaining work. Several issues remain. They include -- need for additional or replacement infrastructure for previous contractors work, changes required by code updates, and placement of system MAIN EXTERNAL throw switch. Board was briefed that it may now be possible to change its location to a less conspicuous location. Contractors would like to begin work as soon as practical once the board's concerns/issues are addressed.

Mr Noyes made a motion, seconded by Mr Sheehan that the Facilities Director, Mr Nelson, coordinate with the appropriate agencies (NSTAR, Fire Chief) to move the switch to the side of the building. Approved, 5-0-1 absent.

General discussion continued resulting in the following points being raised.

Mr Andrews questioned the process which resulted in diminished access and control of the roof and other areas of the building where equipment installation occurs. Mr Andrews stressed this point - that it took place without prior knowledge of the trustees. He also questioned if CORI checks would be accomplished on contractors.

Mr Maloney asked if there were any financial obligations the Town should consider if projected is not completed in a timely manner. Mr Nelson stated "Yes" Loans/grants for the Electric Cooperative's Solar projects have a required completion date of June 30, 2014.

Board Chairman, Mr Noyes agreed to draft a letter to the Town Administrator to discuss entering contracts concerning building utilization without first coordinating with the Board of Trustees, under the Boards authority for care, custody, and control of the building.

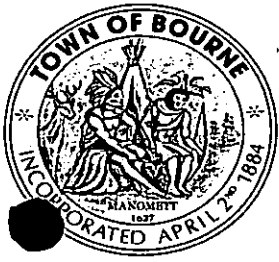
At the completion of the discussion a motion was made: The Board authorizes the commencement of remaining work by the contractor to proceed once a detailed WORK ANALYSIS PLAN for the remaining work is submitted. Additionally, the Board requires CORI checks for those workers who will have access to the building.

Motion made by Mr Andrews, 2nd by Mr Sheehan Approved 5-0-1

Public comment – Ms Donovan reminded the board that all workers should access the site only after the Building Director knows of their presence. No unauthorized access.

Motion to adjourn made by Mr Nelson, 2nd by Mr Sheehan. Meeting adjourned 5-0-1 Meeting adjourned at 5:27 pm. Next scheduled meeting is 4:30 pm, April 29, 2014

Respectfully submitted: Gary Maloney



Town of Bourne

Bourne Veteran's Memorial Community Center

239 Main Street

Buzzards Bay, MA 02532

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TOWN CLERK'S OFFICE

BOURNE, MASS

Bourne Veteran's Memorial Community Center Trustees Meeting

Tuesday May 27, 2014

4:30 pm

Bourne Veteran's Memorial Community Center

239 Main Street

Buzzards Bay, MA 02532

AGENDA

1. Call to Order-attendance, Board Clerk
2. Reorganization of Board of Trustees
3. Acceptance of April 4, 2014 Meeting Minutes
4. Building Director's Report
5. Trustees' requests/comments
6. Public Comment
7. Adjournment

Charles K Noyes,
Chairperson

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of May 27, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director

Members present: George Sala, Stanley Andrews (excused), Gary Maloney, Robert Sheehan (excused) and Earl Baldwin

Public present: None

Documents

Meeting called to order – attendance
4:34 pm by Clerk Mahoney.

Reorganization of Board of Trustees

Mahoney moved and seconded by Baldwin to table meeting minutes to the next meeting. Unanimous vote.

Acceptance Meeting Minutes

Baldwin moved and seconded by Sala to approve minutes of 4/8/14 as submitted. Unanimous vote.

Building Director's Update

1 – Monies were approved at Town Meeting on 5/5/14 for the increase to the 2015 budget and all of the Capital Outlay requests for the upgrades and repairs. Projects and purchases will not take place until after 7/1/14.

2 – Bids were scheduled on 5/16/14 at Town Hall for the generator upgrade for the community center. The Facilities Manager and the TA were on location for the bids. I do not have the results.

3 – The solar panel project is moving forward. Last week there was a walkthrough with G&S Solar and the Town of Bourne Electrical Inspector. Tomorrow there is a scheduled work with the Town and the new contractor, Fischback & Moore to open panels and switchgears. I will have more information tomorrow afternoon of what is left to do with the remaining phase.

4 – The Bourne High School After Prom Party occurred on 5/16/14. All went well. No problems reported. The building was clean when I arrived at 5:15 AM on Saturday, 5/17/14 for the inspection.

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TOWN CLERK'S OFFICE
BOURNE, MASS

Trustee's request/comments

Lisa Plante – reported a contractor showing up to work on the building unannounced and was turned away from the building.

Maloney – asked if the town has received a detailed analysis of proposed work of the solar panel work and if CORI checks have been performed on contractors coming into the building. Ms. Plante hasn't received anything at this time.

Maloney – discussed setting up a standard procedure for all future work, including the generator, for example. The board voted a full stop until we are informed what work is being performed.

Sala – will check with Mr. Noyes if a letter was drafted to TA Guerino (per minutes of 4/8/14).

Maloney – the board's correspondence to TA Guerino is not productive.

Mr. Mulvey – asked if the board can add "excuse absent members" on their future agendas.

Baldwin – suggested Sala talk with TA Guerino as far as correspondence with the board as a courtesy and also speak with Mr. Nelson to relay the information. This can be put on the Selectmen's agenda for next week.

Maloney – will go to TA Guerino before the Selectmen meeting tonight (not in front of the microphone) as a private citizen. Tuesday, 6/24/14 is the next scheduled meeting.

Ms. Plante – sent an email to Mr. Noyes with regard to the Canal Centennial parking in this building. Her primary concern is about the HP parking.

Sala – recommended a board meeting of 6/3/14 at 4:30 pm for the next meeting. Agenda items include: 1) Reorganization (invite Mr. Nelson and TA Guerino to this meeting; 2) Discussion and possible vote on Procedures for the Building; 3) Meeting minutes; 4) Canal Centennial Parking at the Community Building; and 5) Director's Report.

Public comment

None.

Adjournment

Maloney moved and seconded by Sala to adjourn. Meeting adjourned at 5:26 pm. Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec .

2014 MAY 30 PM 12 18

TOWN CLERK'S OFFICE
BOURNE, MASS

BOURNE VETERANS' MEMORIAL COMMUNITY CENTER

MEETING NOTICE

<u>Date</u>	<u>Time</u>	<u>Location</u>
Tuesday June 3, 2014	4:30 P.M.	Bourne Veterans' Memorial Community Building 239 Main Street Buzzards Bay, MA 02532

AGENDA

1. Call to Order
2. Reorganization of Board of Trustees
3. Acceptance of April 8, 2014 & May 27, 2014 Meeting Minutes
4. Building Director's Report
5. Trustee's request/comments
6. Discussion and update on emergency generator upgrade
7. Discussion and possible vote on procedures and policies
8. Discussion on Centennial parking
9. Public Comment
10. Set next meeting date
11. Such other business that may legally come before the committee
12. Adjournment

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of June 3, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director; Jon Nelson, Facilities Director

Members present: George Sala, Stanley Andrews, Peter Meier (arrived at 4:45 pm), Gary Maloney, Robert Sheehan and Earl Baldwin

Public present: Kay Donovan, Jim Mulvey

Documents

- None

Meeting called to order – attendance
4:30 pm by V. Chm. Sala.

2014 AUG 8 AM 8 53
TOWN CLERK'S OFFICE
BOURNE, MASS

Reorganization of Board of Trustees

Meier moved and seconded by Andrews to nominate Earl Baldwin as Chairman. Unanimous vote.

Meier moved and seconded by Andrews to nominate George Sala as V. Chm. Unanimous vote.

Meier moved and seconded by Andrews to nominate Gary Maloney as Secretary. Unanimous vote.

Acceptance Meeting Minutes 4/8/14 and 5/27/14

Sheehan moved and seconded by Baldwin to approve minutes of 4/8/14 as submitted. Vote 3-0-3 (Maloney, Sala, Andrews abstained).

Baldwin moved and seconded by Maloney to approve minutes of 5/27/14 as amended. Vote 4-0-2 (Sheehan, Andrews abstained).

Building Director's report

Ms. Plante submitted correspondence to the file in relation to the solar project. One email from the contractor stated his work schedule to begin on 6/4/14 with a complete date of 6/24/14. Mr. Nelson letter with regard to location of utility disconnects into the record.

Mr. Nelson said the CORI check has been done.

Trustee's request/comments

Maloney – asked if the contractor's scheduling interfered with any programs as far as power and electricity. Mr. Nelson said he doesn't see any issues.

Maloney – commented on the landscaping of the building. Ms. Plante credited Kevin Mason and the DPW.

Baldwin moved and seconded by Maloney a 10-minute recess. Unanimous vote.

Discussion and update on emergency generator upgrade

Mr. Nelson said Bright Light, out of Weymouth is looking to start work on the generator upgrade in the amount of \$107,000 beginning 6/16/14. The project to include the removal of the old generator and fence - the DPW can possibly remove the chain link fence) – pipe work for electrical and an upgrade on the gas. There is a proposed 2 day electrical shutdown either during the weekend or off hours. CORI checks are in process for Bright Light employees. The building will lose capability of a back-up generator until the swap over. The other part of the project is the de-rating the electrical service and installing additional emergency backup lights.

Mr. Nelson will look into raising the generator pad.

Mr. Mulvey – suggested storable units put in place.

Andrews – suggested Bright Light make the work schedule available to Ms. Plante to send to the Trustees.

Sheehan – would like written documentation of this building not being in the flood zone according to the new Flood Maps. Meier suggested speaking with Dodi Adkins-Perry.

Mr. Mulvey – suggested the height of the pad for the generator be consistent with generator and the flood map provisions and to make sure the pad is above FEMA map protection.

Mr. Nelson will work with Ms. Adkins-Perry to maintain the generator pad an inch above the flood plain.

Discussion and possible vote on procedures and policies

Andrews – suggested reviewing the Mission Statement and Policies for the Building. Sala suggested adding update policies on the next meeting agenda.

Meier – suggested adding “future agenda items” as a new item to the agendas.

Discussion and possible vote Centennial parking

Ms. Plante sent email to Mr. Noyes with regard to the parking lot of this building for adequate parking for seniors, veterans, buses for the Centennial Celebration. Mr. Noyes said the majority of the events will be late night/evening and should not interfere with daily events and programs at this building.

Sala – suggested working with the Police Chief. Mr. Nelson suggested asked about private security.

Baldwin – police depart post signs early No Parking (community parking) with regard to parking at this building during the Canal Celebration.

Public comment

Mr. Mulvey – suggested a little PR to keep the image of this organization alive.

Set next meeting date

6/24/14

Such other business that may legally come before the committee

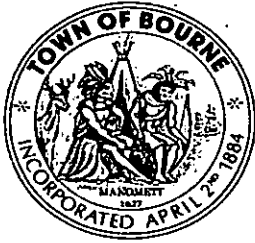
None.

Adjournment

Maloney moved and seconded by Andrews to adjourn. Meeting adjourned at 5:30 pm.

Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec.



2014 JUN 19 6 11 23
TOWN CLERK'S OFFICE
BOURNE, MASS

TRUSTEES OF THE VETERANS' MEMORIAL COMMUNITY CENTER



MEETING NOTICE

Date

Tuesday
June 24, 2014

Time

4:30 P.M.

Location

Bourne Veterans' Memorial
Community Center
239 Main Street
Buzzards Bay

AGENDA

1. Call meeting to order
2. Attendance
3. Approval of minutes of
4. Trustee Reports/comments
5. Building Director's report
6. Personal reasons for being on board
7. Care Custody Control of Building
8. Open gym
9. Use of Building
10. P.O.W. Chair
11. Update contact information
12. Adjourn

Earl v. Baldwin
Chairman

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of June 24, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

2014 AUG 8 AM 8 53
TOWN CLERK'S OFFICE
BOURNE, MASS

Lisa Plante, Building Director; Jon Nelson, Facilities Director

Public present: Kay Donovan

Documents

- None

Meeting called to order – attendance
4:33 pm by Chm. Baldwin.

Attendance

George Sala, Stanley Andrews (absent), Peter Meier (arrived at 4:42 pm), Gary Maloney, Robert Sheehan and Earl Baldwin

Approval of minutes

Sala moved and seconded by Sheehan to approve minutes of 6/3/14. Unanimous vote.

Trustee Reports/comments

The POW Chair to be on the next meeting agenda. Sala to talk to Mr. Noyes.

Building Director's report

The solar project is complete. The final inspections have been done by the Town's electrician yesterday, 6/23/14. The last step is the switch over permanently to solar power. There are 132 Topoint 282 modules. The first year projected output is 43,831 kWh.

The generator project began yesterday, 6/23/14 with the initial set up, delivering of equipment and supplies into the gym. For this week of 6/23/14 – 6/27/14 the gym will be needed for the scissor lift to install piping above the beams that are above the gym floor. An estimated finish date is scheduled for August.

Discussions have been made with the Facilities Manager regarding alarming all the gym exterior doors for safety and security precautions. This is in part of Item Number 8 on the agenda.

The Fourth of July Parade will be held on Friday, 7/4/14. All Town offices are closed. The Community Center will be open 9:30 AM for use of the restrooms during the parade and will close at parade commencement.

Personal reasons for being on board

Sala said the Veterans are a big part today and he cares about the town, its residents and this facility. He commended Ms. Plante.

Sheehan volunteered to get involved in the community.

Baldwin lost family and friends in Viet Nam and those people deserve the best out of this building and the memorial that is here. It is the Trustee's obligation that the town doesn't move things into this building that shouldn't be.

Care Custody Control of Building

Baldwin believes the Trustees have nothing to do with money. It is the Trustee's job to bring forward to the town items that need repair and/or action taken that the board has control. Custody is given by statute.

Sheehan concurs building isn't a town hall annex.

Mahoney stated the question of the new generator being in a flood zone hasn't been answered. We don't get answers and the board moves forward. There should be a process.

Sala informed the board of a joint meeting with the Selectmen for clarification of the Trustees' responsibility. Meier said a meeting for 8/5/14 is tentative.

Mr. Muvley suggested individuals approach the VFW, the Veteran's Association, the attorney who handles veteran's issues at heart to serve as a pro bono representative to further questions and motives.

Open gym

Ms. Plante has a personal issue with having the amount of kids playing basketball who are predominately good with no one to look after them. She wants public building safety and has brought this issue to the attention to the Town Administrator.

Meier said he will bring up issue for discussion on the agenda of a future meeting. If person starting on 6/30, she hasn't met him.

Baldwin had issues with open gym when he was Police Chief. It is a liability for the town and will send to the Town Administrator a letter stating the open gym under current conditions proposed are a liability and recommends - unless someone is qualified to supervise open gym - it should not be done.

Sheehan suggested the Recreation Department coordinate with the board.

Ms. Plante started asking the kids for IDs, but feels intimidated where she does have to call the police. Meier said she shouldn't been in this position.

Mahoney questioned if we can legally ask for an ID.

Mr. Mulvey said there is nothing to help make a case like data and records. Ms. Plante said the Police Department has that information. The building is not posted for "No Loitering".

Mahoney suggested alarming doors. Ms. Plant said she has discussed with Mr. Jon Nelson, but nothing hasn't been formalized.

Maloney asked if the alarm is in the Recreation Department budget.

Meier suggested look at other communities to see how they run Open Gym.

Sheehan said "you can dump authority, but not responsibility."

Use of Building

Baldwin requested any event outside daily scheduled event, board notified who is coming and going.

P.O.W. Chair

Sala to talk to Mr. Noyes about the P.O.W. chair; it would be nice to have for Veteran's Day.

Update contact information

Other

Mr. Nelson said the new generator will be elevated on a 2 FT slab and will be out of the flood zone.

The next Trustees' meeting is scheduled for 7/22/14.

Adjourn

Maloney moved and seconded by Meier to adjourn. Meeting adjourned at 6:00 pm.
Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec.

COMMUNITY BUILDING
BOARD OF TRUSTEES MEETING


SEPTEMBER 30, 2014

4:30 P.M.

2014 SEP 25 PM 12 49

TOWN CLERK'S OFFICE
BOURNE, MASS

1. Call Meeting to Order
2. Attendance
3. Building Director Report
4. Centennial Mural
5. Mission Statement for Trustees
6. Duties/Responsibilities of Trustees
7. Public Comment
8. Adjourn



Earl V. Baldwin, Chm.

**Bourne Veteran's Memorial Community Center Trustees Meeting
Minutes of September 30, 2014
Bourne Veteran's Community Center
Buzzards Bay, MA 02532**

Lisa Plante, Building Director; Jon Nelson, Facilities Director

Public present: Marie Oliva, *Gately, Mulvey*

Documents

- None

Meeting called to order – attendance
4:33 pm by Chm. Baldwin.

Attendance

George Sala, Stanley Andrews, Peter Meier (excused), Gary Maloney, Robert Sheehan and Earl Baldwin

Building Director Report

Capital Outlay Projects

- New café chairs have been delivered. Some of the old chairs will be kept in storage for extra seating.
- New vinyl flooring has been replaced in the Veteran's Lobby.
- The 6 remaining automatic door assemblies have been replaced. The front door button that has never worked in 11 years now does.

Maintenance/Repair Projects (budget items)

- Damaged dry wall and cracked ceilings throughout the building have been repaired. Custodial staff will now paint the repair areas to save money.
- All vinyl flooring has been stripped and waxed by custodial staff.
- 1500 gallon and 50 gallon grease traps have been pumped and cleaned.
- The building has been power washed by custodial staff and community service workers.
- All new energy efficient light bulbs have been installed throughout the building by custodial staff. These bulbs were free as part of the energy program with Cape Cod Light Compact.

Ongoing Projects

- Solar system is now operational
- New emergency generator is operational and will power entire building with loss of power. New fencing has been installed with a heavy duty pad lock.

Open Gym

2014 OCT 29 AM 8 35
TOWN CLERK'S OFFICE
BOURNE, MASS

- I have signed a new contract for the 2014-2015 academic year (Sept. – May) with Mass. Maritime for eligible work/study Cadets to monitor the gym during the Open Gym times.

Andrews – asked Mr. Nelson if there is access to the solar project if there is an issue. Mr. Nelson said there is a one year service for the generator and will be picked up and be bid on with the rest of town generators.

Maloney – asked about the generator. Mr. Nelson said a full test was completed and will set up monthly testing with the building staff. Maloney requested Mr. Noyes to be included in the low tests. He asked Ms. Plante if all furniture for the Town of Bourne is listed. Ms. Plante said it is all on record.

Sheehan – asked about labeling for inventory control. Mr. Nelson said there is a permit sticker replacement and he will be looking into in terms of mechanical equipment.

Maloney – suggested Ms. Plante keep track of the money saved with custodial staff for facts and numbers in the future.

Mr. Nelson – brought the issue of outside lighting for the building. There is an issue where the fixtures have water passing around water infiltration. He will contact the Cape Light Compact (CLC) for available funding. In lieu of purchasing the lights, we are trying to get pricing on LED fixtures to replace fixtures breaking to make it more cost effective. These lights will have a savings of \$700 annually. He is looking for feedback only.

Maloney – raised issue of the town should pay for the outside lights and not come out of the Director's budget.

Sheehan – If Mr. Nelson gives a note of a 40%-50% savings, it would seem logical to explore. Chm. Baldwin will put this discussion on next month's agenda. Mr. Nelson added that he won't order the lights if the CLC won't cover the costs and the fixtures have to meet certain energy requirements.

Mr. Mulvey – said we can expect double digits increase in electrical costs.

Centennial Mural – Marie Oliva

Ms. Oliva introduced Ms. Lauren Freed with Cape Cod Learners program who is seeking a permanent home for a mural at the Community Building. The size of the mural is 16'x 6.5' (length x height).

Ms. Plante – she thought of the location to be on the concrete wall opposite the bleachers in the gymnasium.

Sheehan – asked if there would be any issues of basketballs hitting the mural.

Andrews – suggested to table to the next meeting and in the meantime to research for an appropriate way to protect the mural. Mr. Paul Gately will run an add in the newspaper seeking donations.

Mission Statement for Trustees

Chm. Baldwin – suggested to add the wording “reasonably” safe environment and to put on the next meeting’s agenda.

Duties/Responsibilities of Trustees

Sala – the building is in the trustees care to produce a safe environment for the building. We either need to “Sink in and fight or sit back and not fight.” It is time to put to bed and get down to business.

Mr. Mulvey – suggested a brief paragraph for the mission statement that indicates to only bolster the state mandate under the law and not to come in conflict in it.

Public Comment

None.

Other business

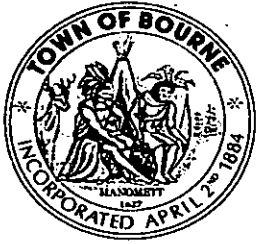
Maloney – it is his understanding that Open Gym will be unmanned when the MMA work study is complete at the end of May. He also commented on previous meeting minutes and noted the Assistant Clerk of Bourne mailed him a notice requesting copies of the meeting minutes.

Sala – commented on telling the Assistant Clerk to contact the former Chairman of the Trustees.

Adjourn

Andrews moved and seconded by Gala to adjourn. Meeting adjourned at 5:31 pm. Unanimous vote.

Respectfully submitted - Lisa Groezinger, sec.



TRUSTEES OF THE VETERANS' MEMORIAL COMMUNITY CENTER



MEETING NOTICE

Date

Tuesday
October 28, 2014

Time

4:30 P.M.

Location

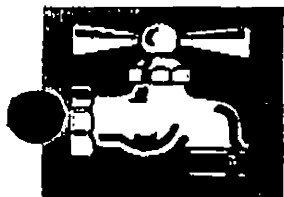
Bourne Veterans' Memorial
Community Center
239 Main Street
Buzzards Bay

AGENDA

1. Call meeting to order
2. Attendance
3. Approval of minutes June 24, 2014, September 30, 2014
4. Building Director's report
5. Recreation Director – Building Use
6. Trustee Comments
7. Public Comments
8. Adjourn

2014 OCT 23 PM 4 10
TOWN CLERK'S OFFICE
BOURNE, MASS

Earl v. Baldwin
Chairman



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

2014 JAN 9 AM 9 09
TOWN CLERK'S OFFICE
BOURNE, MASS

**MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
TUESDAY, January 14, 2014**

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of December 17, 2013 meeting
November Commitment and abatements
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Discussion with antennas owners regarding upgrades to tank due to antenna use.
2. Preliminary budget discussion
3. John English to address the board regarding employment situation

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 1/9/2014 at 8:30AM

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING January 14, 2014**

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY, MICHAEL LYONS, AND PETER WAY, DISTRICT ATTORNEY FORD O'CONNOR, CLERK/TREASURER NANCY WARD AND SUPERINTENDENT ANDREW CAMPBELL.

TOWN CLERK'S OFFICE
BOURNE, MASS

THE COMMISSIONERS SIGNED THE MINUTES OF THE DECEMBER 19, 2013 MEETING AND THE COMMITMENT AND ABATEMENTS FOR DECEMBER.

OWNERS OF THE ANTENNAS ON THE BOURNE TANK JOINED THE MEETING. ATTENDING ; ROBERT DUTCH OF UPPER CAPE COD REGIONAL TECHNICAL SCHOOL, JON NELSON FROM THE TOWN OF BOURNE AND EDWARD DONAGHUE OF THE BOURNE SCHOOLS.

MR.CAMPBELL GAVE OUT PACKETS CONTAINING PICTURES OF THE ANTENNAS ON THE TANK AND THE CABLING THAT IS ATTACHED TO EACH ANTENNA. HE STATED THAT WE ARE HAVING TROUBLE IDENTIFYING WHICH ANTENNAS BELONG TO EACH ENTITY AND WOULD LIKE THE OWNERS TO HELP WITH THE IDENTIFICATION PROCESS. HE POINTED OUT THAT THE WIRES ATTACHED TO THE ANTENNAS ARE ALL ATTACHED TO THE LADDER OF THE TANK WHICH D.E.P. DOES NOT CONSIDER TO BE AN ACCEPTABLE SITUATION. THE WIND AT THE TOP OF THE TANK IS GREATER THAN ON THE GROUND AND THERE IS A LOT OF MOVEMENT OF BOTH THE ANTENNAS AS WELL AS THE CABLES WHICH IS CAUSING DAMAGE TO THE PAINT ON THE TANK.

IN ORDER TO PROTECT THE TANK HIS RECOMMENDATION WOULD BE TO INSTALL A CABLE TRAY WHICH WOULD HOLD ALL OF THE ANTENNA CABLES GOING UP THE SIDE OF THE TANK AS WELL AS THE CABLING ON TOP OF THE TANK. AS STATED IN THE AGREEMENTS WITH THE ANTENNAS OWNERS ANY DAMAGE OR UPGRADES TO THE TANK FOR THE ANTENNA CABLES WOULD BE PAID FOR EQUALLY BY THE ANTENNA OWNERS. HE STATED THAT THIS WOULD NOT BE DONE UNTIL THE NEXT FISCAL YEAR WHICH WOULD ALLOW THE OWNERS TO BUDGET FOR THE PROJECT.

THE ESTIMATED COST IS \$75,000 BUT I NEED TO GET A FIRM ESTIMATED COST AND IDENTIFY THE ANTENNA OWNERS BEFORE WE BEGIN.

MR. LYONS STATED THERE SHOULD BE A PERMANENT LABELING SYSTEM, SO WE ARE NOT AT THIS PLACE DOWN THE ROAD. MR. HANDY STATED WE NEED TO SEND ANOTHER LETTER TO THE OWNERS AND HAVE THEM IDENTIFY THEIR EQUIPMENT WITHIN A CERTAIN TIME LIMIT. ATTORNEY O'CONNOR SUGGESTED CHANGING THE LOCKS ON THE EQUIPMENT SHED AND PUTTING ON A LOCKBOX. IF EQUIPMENT HAS NOT BEEN IDENTIFIED THEY WOULD HAVE TO CALL FOR THE COMBINATION AND WE CAN GET THE NEEDED INFORMATION AT THAT TIME.

MR. WAY ASKED IF THE ANTENNA OWNERS PAY FOR THE CABLE TRAY WHAT WOULD WE EXPECT FOR FUTURE REQUESTS TO INSTALL AN ANTENNA. ATTORNEY O'CONNOR STATED WE COULD CHARGE AN ENTRANCE FEE RELATIVE TO THE COST FOR THE TRAY, WHICH WOULD BE USED FOR ONGOING REPAIRS OR UPGRADES.

MR. LYONS STATED THAT WE ARE NOT TRYING TO MAKE MONEY HERE, THE NEXT TIME THE TANK IS PAINTED WE ARE ANTICIPATING A COST OF \$1,000,000. WE ARE JUST TRYING TO PROTECT OUR ASSET.

THE ANTENNAS OWNERS AGREED TO COORDINATE A TIME TO IDENTIFY THEIR EQUIPMENT WITH MR. CAMPBELL AND LEFT THE MEETING AT 9:00 AM.

JOHN ENGLISH JOINED THE MEETING, HE STATED THAT THERE HAS BEEN A LOT OF TENSION BETWEEN HE AND MR. CAMPBELL OVER THE LAST YEAR AND A HALF. HE SAID HE WANTS TO GET BACK INTO THE PLUMBING BUSINESS AND WOULD LIKE THE BOARD TO LAY HIM OFF SO HE CAN COLLECT UNEMPLOYMENT WHILE HE GROWS HIS BUSINESS. MR. LYONS ASKED, YOU

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TOWN CLERK'S OFFICE
BOURNE, MASS

BOURNE, MASS
TOWN CLERK'S OFFICE
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**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING January 14, 2014**

WANT US TO LAY YOU OFF SO YOU CAN COLLECT UNEMPLOYMENT? MR. ENGLISH STATED THAT IS WHAT HE WOULD LIKE TO DO SO HE CAN GET HIS BUSINESS BACK TO WHERE IT WAS WHEN HE CAME HERE. MR. HANDY STATED THIS WAS HARD FOR HIM TO UNDERSTAND. MR. ENGLISH STATED THAT WHEN HE WAS HIRED HE WAS UNDER A DIFFERENT JOB DESCRIPTION AND YOU ARE PAYING ME TOO MUCH FOR THE JOBS THAT I AM DOING. I THINK IT WOULD BE BETTER FOR THE DISTRICT FOR ME TO BE LAID OFF AND COLLECT. MRS. WARD STATED THAT WE ARE SELF FUNDED FOR UNEMPLOYMENT AND ANY MONEY HE COLLECTED WOULD HAVE TO BE PAID BY THE DISTRICT.

MR. HANDY REPLIED THAT WHAT YOU ARE ASKING US TO DO IS TO PAY YOU NOT TO WORK AND THEN PAY A REPLACEMENT TO DO YOUR JOB. MR. LYONS STATED THAT WHEN YOU APPLIED FOR THE JOB YOU WERE GETTING OUT OF YOUR BUSINESS TO WORK HERE FOR STABILITY. IF THAT ISN'T WORKING OUT I'M SORRY BUT I CAN'T GO ALONG WITH ALLOWING YOU TO GO ON UNEMPLOYMENT WHEN THERE IS WORK HERE AVAILABLE TO DO.

THE REST OF THE BOARD AGREED AND DENIED MR. ENGLISH'S REQUEST.

MR. ENGLISH LEFT THE MEETING AT 9:15 AM.

MRS. WARD ASKED THE BOARD TO GO OVER A PRELIMINARY BUDGET AND THE LINE ITEMS MR. CAMPBELL WOULD LIKE TO SEE FUNDED FOR FY15 AS WELL AS THE ANTICIPATED COST OF LIVING FOR PAYROLL. SHE STATED THAT ON THE BUREAU OF LABOR STATISTICS WEBSITE THE COST OF LIVING FOR THIS YEAR WAS COMING IN AT 1.46%. THE SOCIAL SECURITY COLA FOR 2014 IS 1.5%. NORMALLY WE ALLOW A 3% COLA BUT SHE ASKED FOR GUIDANCE FROM THE BOARD.

AFTER SOME DISCUSSION THE BOARD DECIDED TO PROCEED WITH THE BUDGET WITH A 2% COLA UNLESS MORE INFORMATION IS FOUND TO JUSTIFY A 3% INCREASE.

MRS. WARD STATED THAT MR. CAMPBELL, DUE TO THE FACT THAT THE TRACE INTERROGATOR IS OBSOLETE AND IN DANGER OF BECOMING INOPERABLE, WOULD LIKE TO REPLACE THE 1600 RF METERS THAT ARE READ BY THE MACHINE. THE COST TO DO THIS IS \$287,000. SHE STATED THAT OUR BUDGET COULD NOT SUPPORT THIS BEING DONE IN ONE YEAR AND SUGGESTED SPREADING THIS OVER SEVERAL YEARS.

AFTER SOME DISCUSSION THE BOARD DECIDED TO INCREASE THE METER BUDGET FROM \$75,000 TO \$100,000 AND TO TARGET ONLY THE RF METERS UNTIL THEY WERE OUT OF THE SYSTEM.

MR. CAMPBELL STATED THAT THE 1997 DUMP TRUCK NEEDS TO BE REPLACED. THE FRAME IS ROTTED, THE ENGINE IS LEAKING AND THE HEADS ARE GONE. THE CREW IS VERY WARY OF THE SAFETY OF THE VEHICLE. WE NEED A LARGER TRUCK IN ORDER TO PLOW OUT AT STATION 8. I WOULD LIKE THE BOARD TO ALLOW \$60,000 IN THE FY15 BUDGET TO REPLACE THAT TRUCK AS WELL AS \$25,000 TO REPLACE THE 2005 ¾ TON WHICH IS NOT USABLE IN THE SNOW.

AFTER SOME DISCUSSION THE BOARD THE BOARD AGREED TO ALLOW FOR THE DUMP TRUCK REPLACEMENT BUT NOT THE REPLACEMENT OF THE SMALLER TRUCK.

SUPERINTENDENT'S REPORT

Superintendents Report - 14 January 2014

Station #8 The well was completed last week and the Step test was done last Friday and the 24 hour test was started yesterday at 11:00am and will end today at 11:00am. The well appears to

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING January 14, 2014**

have a good specific capacity of 16 gallons/foot across all GPM draws and the water appears clear.

The LP tanks are in and full and the plumbers are to be on site today to complete the piping and fire off the furnaces

The electrician is coming down to the final wiring of equipment, and the GC is finishing up with his parts

Once the well casings are pulled and the pump is set, the site contractor and electrician will finish the connection of the well to the piping and pump to the control panel.

We are hoping for the end of February for station completion and to pump to waste through the hydrant and approval to pump to the system in late February early March.

Electric - Sta#8 to Otis tank

Crew is building the pedestal and mounting the switching gear and will set the pedestal to the vault and dig in the conduit from pit to new pedestal by the end of the week. Joey K will wire from pit and from existing pole drop into switching gear next week.

Projects:

Winsor Point - new main from stone pillars to the point - current design is for a new 2" PE pipe with a meter pit at the bridge and directional boring to the house - owner may request to install 6" PVC to the meter pit and 2" PE to the house

Bassetts Island - moving forward with meter pit design and pricing - engineer has hearing end of month and continues with the permit process

1379 RT28A - old Cataumet Gardens starting to show life and request for information from contractors with regards to the taps and questions on the piping

Wings Neck Trust - requesting information on the possible cost and availability of water mains and hydrants being installed on Middle, North, and South Rd Last time this came before the District meeting was April 1995 with an estimated cost of \$310,00.00 to install mains and hydrants.

Crew:

Shayne is working out very well on meters, repairs, troubleshooting electrical problems, and working on electrical upgrades in the stations, along with Dave H. He's also in the rotation for On Call and this last weekend was his first week of On Call and weekend stations - handled calls and stations without any problems.

Bob continues to take the lead when Sean is out and does a very good job of communicating and leading the crew. He and Dave T along with Shayne have been the driving force behind the 5/8x3/4 meter program. Bob is sitting for the D2 exam Wednesday and starts the BackFlow Testers course in February.

Chris and Sean have been working hard on the large meters and other projects. Chris has organized the back shop and developed a maint. program for all the small equipment and completed several fabrication and welding projects.

Meter program:

The number of RF 5/8 x 3/4 meters in the system left to be replaced is 1400, down from the 2200 in late September. The large meters (1" to 2") still needing to be changed out is down to

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING January 14, 2014**

14. We are focusing on the large meters over the next several weeks, as the ones remaining are difficult change outs and will require extensive time and labor to do.

Valley Bars Rd Gates:

With the ground free of frost the post will be set in concrete this week, and will work to tighten up the parking areas prior to the gates going up. The lock boxes for the gates are on ordered and will be installed with the locking plates.

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 10:00AM.

RESPECTFULLY SUBMITTED,

Nancy Ward

NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

Brian S. Handy

BRIAN S. HANDY, CHAIRMAN
Michael R. Lyons

MICHAEL R. LYONS
Peter R. Way

PETER R. WAY

Attached: Packet for antenna owners
Letter from John English



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

**MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
TUESDAY, February 11, 2014**

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of January 14, 2014 meeting
January Commitment
Weekly Warrant

AGENDA
Regular Session

- NEW BUSINESS**
1. Water main to Windsor point - Contractor
 2. OPEB Trust Fund discussion
 3. Budget discussion

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 2/4/2014 at 8:45AM

2014 FEB 4 AM 8:54
TOWN CLERK'S OFFICE
BOURNE, MASS.

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING FEBRUARY 11, 2014**

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY, MICHAEL LYONS AND PETER WAY, CLERK/TREASURER
NANCY WARD AND SUPERINTENDENT ANDREW CAMPBELL.

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TOWN CLERK'S OFFICE

BOURNE, MASS

THE COMMISSIONERS SIGNED THE MINUTES OF THE JANUARY 14, 2014 MEETING AND THE
COMMITMENT FOR JANUARY.

PAUL PACELLA, THE CONSTRUCTION SUPERVISOR FOR 75 WINSOR RD. JOINED THE MEETING. HE
SHOWED THE BOARD PICTURES OF THE PROPERTY AND A PLAN FOR UPGRADED UTILITIES.

HE STATED THAT THE SERVICE LINE TO THE HOUSE WAS INSTALLED IN THE 1950'S AND WAS NOT
BURIED SO IT HAS TO BE SHUT OFF FOR THE SEASON.

HE STATED THERE WERE SEVERAL WAYS TO GO TO UPGRADE THE SERVICE FOR YEAR ROUND USE.
HE COULD START AT THE HOUSE RUN THE 2" PIPE TO A PIT BEFORE THE MARSH AND THEN
DIRECTIONAL DRILL UNDER THE MARSH FOR 2' PIPE TO A PIT ON THE OTHER SIDE. WHEN HE SPOKE
WITH MR. CAMPBELL HE SUGGESTED EXTENDING THE MAIN FROM THE PIT WITH A 6" MAIN AND
INSTALLING A HYDRANT WITH A PIT AT THE END. HE STATED THEY WOULD INSTALL A TEE SO
THAT THE ALDEN'S COULD BENEFIT FROM THE MAIN AS WELL. THE DIFFERENCE IN PRICE FROM 2"
MAIN TO 6" MAIN IS ROUGHLY \$10,000. THE PIERCE'S HAVE REQUESTED THAT I ASK IF THE BOURNE
WATER DISTRICT WAS WILLING TO SHARE IN THE COST OF THAT UPGRADE.

MR. LYONS ASKED HOW FAR THE EXISTING HYDRANT IS FROM THE ALDEN AND PIERCE PROPERTIES.
MR. CAMPBELL STATED THAT IT IS 740' TO THE ALDEN PROPERTY AND 1200' TO THE PIERCE
PROPERTY. INSTALLING A NEW HYDRANT WOULD BRING THAT TO 125' TO ALDEN AND 400' TO THE
PIERCE'S AS WELL AS SERVICE THE OTHER 4 PROPERTIES ON WINSOR RD. MR. LYONS ASKED IF
THERE WOULD BE AMPLE FLOW USING A 6" MAIN TO PREVENT STAGNANT WATER. MR. CAMPBELL
STATED THERE SHOULD BE AMPLE (1200 G.P.M.) FLOW, BETTER FIRE PROTECTION AND WITH A
HYDRANT ON THE END, A BETTER FLUSH.

MR. WAY ASKED WHO WOULD BE RESPONSIBLE FOR THE MAIN. MR. CAMPBELL STATED THAT THE
2" MAIN WOULD BE THE RESPONSIBILITY OF THE HOMEOWNERS, THE SIX INCH MAIN WOULD BE
TURNED OVER TO US AND WE WOULD MAINTAIN IT, BUT IT WOULD BE NEW PIPE AND NOT NEED
MAINTENANCE FOR A LONG TIME. THE OLD PIPE IN THE AREA IS A MESS. MR. LYONS STATED THAT
THE BOARD WOULD LIKE SOME TIME TO DISCUSS HIS PROPOSAL AND MAKE A DECISION. MR.
CAMPBELL WILL NOTIFY YOU OF THE BOARD'S DECISION. MR. PACELLA LEFT THE MEETING AT 9:05
A.M.

MR. CAMPBELL STATED THERE IS A BENEFIT TO THE HOMEOWNER BUT A BIGGER BENEFIT TO THE
DISTRICT. WE WOULD BE GETTING RID OF A LOT OF JUNK IN THE GROUND. THE 6" MAIN WOULD
ALLEVIATE A 6'X 2' REDUCER, 3-2" GATES, ALL PRE-1978, 350' OF SERVICE LINE INSTALLED IN 1964,
740' OF 1 1/2" SERVICE LINE INSTALLED IN 1959 AND 400' OF 1 1/2" SERVICE LINE INSTALLED IN 1961.
WE HAVE BEEN MAKING REPAIRS IN THAT AREA SINCE CARL FENTON WAS HERE AND I'M SURE THE
PIPE IS WEEPING DUE TO AGE, WHICH AFFECTS OUR UNACCOUNTED FOR WATER TOTAL AND A LOSS
OF REVENUE.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO OFFER TO SUPPLY AND INSTALL A
HYDRANT ON THE 6" MAIN.

MRS. WARD GAVE THE BOARD AN UPDATED PROPOSED BUDGET WITH THE CHANGES THEY
REQUESTED AT THE LAST MEETING. PAYROLL WAS CALCULATED WITH A 2% COST OF LIVING
INCREASE BUT SHE HAD TO ALLOW FOR THE OVERLAP TIME THAT MR. CAMPBELL WOULD BE HERE
AS WELL AS THE NEW SUPERINTENDENT, AS WELL AS A BUYOUT OF VACATION TIME. THAT
BUDGET FIGURE IS \$644,500.

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING FEBRUARY 11, 2014**

IN THE OFFICE BUDGET THE EQUIPMENT LINE WAS REDUCED FROM \$15,000 TO \$5,000 AS FY14 INCLUDED THE COST OF A GENERATOR FOR THE OFFICE. THE POSTAGE LINE WAS INCREASED BY \$1,000 DUE TO INCREASE IN POSTAGE RATES. THE BUDGET FOR THE OFFICE WENT FROM \$92,500 IN FY14 TO \$84,500 FOR FY15.

THE PUMPING STATION BUDGET WAS INCREASED DUE TO AN INCREASE FROM \$3000 FOR LIME EQUIPMENT TO \$6000 IN ORDER TO COVER PH PROBE REPLACEMENT MAKING THE TOTAL FOR STATIONS \$238000.

THE STOCK AND EQUIPMENT BUDGET INCREASED FROM \$83000 TO \$85000 DUE TO AN INCREASE IN NO LEAD STOCK.

THE VEHICLE BUDGET INCREASED FROM \$52000 TO \$53,000 BECAUSE OF THE INCREASE IN TIRE PRICES.

THE INSURANCE BUDGET WENT UP BY \$4,000 WITH ONLY A 1.8% INCREASE IN MEDICAL AND DENTAL INSURANCE.

THE LINE ITEM APPROPRIATIONS ARE AS WE DISCUSSED LAST MONTH WITH THE EXCEPTION OF MOVING \$10000 FROM SCADA AS WELL AS \$5,000 FROM FREE CASH TO A LINE ITEM FOR PUMP INSPECTION FOR WELL #3. THERE HAS BEEN A DECREASE IN G.P.M. THERE AND WE MAY NEED TO REPLACE THE PUMP. THE TOTAL BUDGET IS \$2,017,000 WHICH KEEPS THE TAX RATE THE SAME AT .08 PER THOUSAND AND LEAVES \$44,519 IN UNEXPENDED FREE CASH.

AFTER SOME DISCUSSION THE BOARD VOTED TO ACCEPT THE BUDGET FOR FY15 AS WRITTEN. (BUDGET IS ATTACHED)

MRS. WARD STATED THAT IN THE PAST WE HAVE DISCUSSED GASB 34 WHICH WAS SET UP TO ENCOURAGE STATE AGENCIES, CITIES TOWNS AND DISTRICTS TO START FUNDING THEIR OPEB (OTHER POST EMPLOYMENT BENEFITS) LIABILITIES WHICH INCLUDE HEALTH, LIFE AND DENTAL FOR RETIREES. IT HAS NEVER BEEN MANDATORY TO FUND IT BUT WE HAVE TO HAVE AN ACTUARIAL STUDY DONE EVERY TWO YEARS IN ORDER FOR THE TOTAL ANNUAL REQUIRED CONTRIBUTION (ARC) TO BE DETERMINED. THE STUDY IS DONE BY SEGAL GROUP ON A CONTRACT WITH BARNSTABLE COUNTY RETIREMENT TO DO MANY OF THE ENTITLES OF THE GROUP AT A REDUCED RATE TO EACH ENTITY. A NORMAL ACTUARIAL STUDY COSTS ABOUT \$10,000 BUT IT COSTS US \$1767. WHEN INCLUDED IN THE GROUP.

THIS ARC IS PUT ON OUR BALANCE SHEET AS A LIABILITY WHEN WE ARE AUDITED EACH YEAR.

WE HAVE SET ASIDE MONEY, EACH YEAR 2008, SOME YEARS, \$20,000 SOME \$10,000 AND FOR FY14 \$5,000 FOR A TOTAL BALANCE IN THE APPROPRIATION OF \$105,000. IN DOING IT THIS WAY IT IS NOT CONSIDERED AS FUNDED BUT STILL ON THE PAY AS YOU GO METHOD AS THOSE FUNDS CAN BE MOVED TO ANOTHER APPROPRIATION BY A VOTE OF THE DISTRICT. ONCE IN A TRUST THE MONIES CAN ONLY BE USED TO PAY RETIREES INSURANCE COSTS.

ORIGINALLY WHEN GASB 34 CAME INTO EFFECT IN 2008 IT WAS, AS I SAID BEFORE NOT REQUIRED TO FUND AND STILL IS NOT. THE ENTITY HAD TO PROCURE SPECIAL LEGISLATION IN ORDER TO SET UP AN OPEB TRUST FUND.

THE NUMBER CRUNCHERS FOR THE STATE HAVE FOUND THAT WITH THE RISING COST OF HEALTH CARE THE CALCULATIONS THEY USED STILL DID NOT COVER THE UNFUNDED LIABILITY THEY WOULD EXPERIENCE IN 30 YEARS DUE TO THE FACT THAT PEOPLE ARE RETIRING YOUNGER AND LIVING LONGER. THEY ARE WORKING DILIGENTLY TO FIGURE THIS OUT AND WHEN THEY DO YOU CAN BE SURE THAT THE FUNDING WILL BECOME MANDATORY. AT THAT TIME, WHICH COULD BE

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING FEBRUARY 11, 2014**

ANY # OF YEARS. THE THOUGHT IS IN PROBABLY 10 YEARS WE WOULD HAVE TO COME UP WITH OUR ANNUAL REQUIRED CONTRIBUTION, WHICH LAST YEAR WAS \$72,249 AND THE SET ARC FOR THE NEXT 30 YEARS. THIS COULD ONLY BE MANAGED BY A LARGE INCREASE IN TAXES OR RATES.

THEY PASSED A NEW SECTION OF THE LAW, CHAPTER 32B SECTION 20 WHICH ENABLES THE ENTITIES TO SET UP AN OPEB TRUST FUND WITHOUT LEGISLATION AND ONLY REQUIRES A VOTE OF THE BOARD. I FEEL WE SHOULD HAVE THIS VOTE ON THE ANNUAL MEETING WARRANT TO BE SAFE. WE WOULD NEED A VOTE OF THE DISTRICT TO MOVE THE FUNDS FROM THE LINE APPROPRIATION TO THE TRUST FUND ANYWAY SO WE MIGHT AS WELL HAVE BOTH AS A REGISTERED VOTE OF THE DISTRICT IF THE BOARD DECIDES TO GO THIS WAY. SHE STATED SHE WOULD CHECK WITH D.O.R.

WITH THE NEW SECTION OF THE LAW AND IN SETTING UP A TRUST WE ARE ALLOWED TO INVEST THE FUNDS DIFFERENTLY THAN ON THE GENERAL FUNDS LEGAL LIST OF INVESTMENTS. THERE ARE SEVERAL BANKS AND COMPANIES THAT ADMINISTER THESE TRUST FUNDS, I HAVE CHECKED SEVERAL AND THEIR FEES ARE RELATIVELY THE SAME, MY CHOICE WOULD BE BARTHOLOMEW AS THEY ARE THE MOST VERSED IN THE OPEB LAWS AND ACTUALLY TEACH THE MAJORITY OF THE CLASSES ON THIS SUBJECT. THEIR FEE IS .65% OF THE INTEREST EARNED ON THE ACCOUNT. THE FUNDS ARE PROTECTED UNDER SECURITIES INVESTOR PROTECTION CORP (SIPC) WHICH COVERS UP TO \$500,000. AN ADDITIONAL COVERAGE IS IN PLACE UNDER LLOYD'S OF LONDON WITH AN AGGREGATE LOSS LIMIT OF 1 BILLION FOR ALL CUSTOMER CLAIMS INCLUDING A PER ACCOUNT LIMIT OF \$1.9 MILLION ON CASH AWAITING INVESTMENT.

THE WAY THE APPROPRIATION IS INVESTED NOW IS THROUGH THE GENERAL FUND IN A MONEY MARKET OR CD. AND AS YOU KNOW THE RATES ARE ALL WELL UNDER 1%. I TRY TO GRAB THE BEST RATES WHEN I CAN BUT IF THERE IS A GOOD PROMOTION, WHICH HAS ONLY HAPPENED ONCE OR TWICE SINCE THE RATES HAVE FALLEN, EITHER I HAVE CLOSE TO THE FDIC LIMIT IN THE BANK AND THE PROMOTION IS ON NEW MONEY ONLY AND THE BANKS WITH DIF ARE NEVER OFFERING ANY OF THE PROMOTIONS.

MONIES INVESTED IN AN OPEB TRUST HAVE SEEN INTEREST INCOME OVER THE PAST 5 YEARS OF BETWEEN 3 - 5% PER YEAR. USING A 5% RETURN AFTER 10 YEARS OUR 105,000 DOLLARS AND FUNDING AT \$10,000 PER YEAR WOULD REPRESENT A TOTAL OF \$303,101.81 IF WE KEEP GOING AS WE ARE THE TOTAL. USING A .45% RATE AND A \$10,000 CONTRIBUTION PER YEAR IT WOULD REPRESENT \$212,330.55, A DIFFERENCE OF \$90,771.26. THE FUNDS CAN BE INVESTED USING A CONSERVATIVE, MODERATE OR AGGRESSIVE STRATEGY THAT WOULD BE DECIDED UPON BY THE BOARD. THIS INCLUDES A BALANCE OF EQUITY FUNDS, FIXED INTEREST, REAL ESTATE AND ALTERNATIVES. THE REPRESENTATIVE FROM BARTHOLOMEW HAS SAID SHE WOULD BE HAPPY TO ATTEND A BOARD MEETING TO EXPLAIN THIS FURTHER OR TO DISCUSS STRATEGY IF A DECISION IS MADE TO GO AHEAD WITH THE TRUST.

IN THE ACTUARIAL REPORT OUR UNFUNDED LIABILITY IS CALCULATED USING A DISCOUNT RATE. THE RATE FOR A FUNDED OPEB TRUST IS 7.75% AND THE RATE FOR US. PAY AS YOU GO, IS 4.5% FOR EACH 1% OF DIFFERENCE THERE IS A DECREASE OF 10-15% ON THE UNFUNDED LIABILITY AND THE ANNUAL REQUIRED CONTRIBUTION. A GOOD EXAMPLE IS OUR 2012 ACTUARIAL REPORT WHICH PUTS THE PAY AS YOU GO UNFUNDED LIABILITY AT \$1,354,577 AND THE FUNDED LIABILITY AT \$932,972.

I THINK TO DO NOTHING AT THIS POINT WOULD BE IRRESPONSIBLE FOR THE FUTURE. WHEN THE FUNDING OF OPEB BECOMES MANDATORY, WHATEVER WE HAVE IN A TRUST FUND WOULD OFFSET WHAT WE NEED TO CONTRIBUTE YEARLY OVER THE NEXT 30 YEARS. IF WE DON'T DECIDE TO FUND IN A TRUST NOW IT WOULD BE A REAL BUDGET BUSTER AT THAT TIME.

THE OTHER REASON TO DO THIS IS THAT THE RATING AND LENDING AGENCIES ARE LOOKING TO MAKE SURE AN ENTITY IS MAKING AN EFFORT TO FUND THEIR UNFUNDED LIABILITY. WE HAVE A RATING ISSUE IN THAT WE HAVE HAD NO DEBT FOR SO LONG THAT IN ESSENCE WE DON'T HAVE

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING FEBRUARY 11, 2014**

CREDIT. BUT ANY EFFORT TO MAKE US LOOK MORE RATABLE WOULD BE HELPFUL SHOULD WE HAVE TO BORROW IN THE FUTURE.

THE BOARD WILL NEED TO VOTE WHETHER TO ACCEPT SECTION 20 OF CHAPTER 32B FIRST THEN WE WOULD FOLLOW THAT BY A VOTE OF THE DISTRICT AND A VOTE OF THE DISTRICT TO MOVE THEY MONIES APPROPRIATED TO A TRUST FUND. A TRUST AGREEMENT WOULD THEN BE SET UP AND AN OPEB INVESTMENT POLICY STATEMENT.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO ACCEPT SECTION 20 OF CHAPTER 32B AND PROCEED WITH SETTING UP AN OPEB TRUST.

Superintendents Report - 11 February 2014

Stations # 2 and #5 - Testing for 1,4 - dioxane - the results from AFCEE testing showed ND @ #2 and Very Low Levels @ #5. The low levels at #5 didn't surprise the testers.

Station #8 - The well is done and the pump is in the well - The main has been charged to the Parco in the station (looking for leaks in piping) - The different vendors are in this week to check their equipment and make ready for startup

Feb 10-14 and 17 - Make individual pieces of equipment ready

Feb 18 - All vendors and suppliers on site for startup, pump to waste through hydrant - make all systems talk to one another

Feb 19-21 and 24-28 - CAT and Security in - Electrician finishing up wiring - Start going through punch list

Apr 21-25 - Ribbon cutting at Station #8

Station #3 Pump - Running pump test to determine reason for decrease in GPM's

South Sagamore Tanks - Ordered Pax Mixers and schedule for taps on tanks for mixer install late spring and inspection of interior of tanks

Investigating cost to rent GPS unit to GPS gates and hydrants in system. This information is need to produce a GIS mapping of our system.

Upgrading meter reading software for office in early July 2014, scheduling now

Researching replacement computers for office, currently 7yrs old and XP operating system

Valley Bars Road gates - ready for post as soon as the weather improves for pouring concrete - Lock boxes and steel stock has been ordered.

Building #4 - Improved lighting installed interior and new light installed outside

Rebuilding and building new hydrant meter and backflow setups for the hydrant meter rental program

Inspecting AP Smith hydrants due to sticky operating nuts (hard to operate hydrants). Averaging 12+ a day.

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING FEBRUARY 11, 2014**

Researching a fixed, natural gas fired generator for the office

Working on Consumer Confidence Report and the Annual Statistical Report

Keeping the road to Station #8 plowed and the hills sand (25+yds of salted sand), and the stations, shops, and office clear of snow and sanded have kept the crew very busy these last several weeks

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 10:30AM.

RESPECTFULLY SUBMITTED,

Nancy Ward
NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

Brian S. Handy
BRIAN S. HANDY, CHAIRMAN

Michael R. Lyons
MICHAEL R. LYONS

Peter R. Way
PETER R. WAY

Attached: FY 15 Budget.



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

2014 MAR 6 AM 9 03

TOWN CLERK'S OFFICE
BOURNE, MASS

**MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
TUESDAY, March 11, 2014**

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of February 11, 2014 meeting
February Commitment
Weekly Warrant
Annual Meeting Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Adopt OPEB Trust Agreement and Investment policy
2. Discussion on new hire
3. Superintendent request for merit raise for Chris Sparadeo and Shayne Lydon

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 3/6/2014 at 9:00AM

BOURNE WATER DISTRICT

NOTICE TO THE REGISTERED VOTERS OF THE TOWN OF BOURNE RESIDING WITHIN THE BOUNDARIES OF THE BOURNE WATER DISTRICT

NOMINATION PAPERS ARE AVAILABLE AT THE OFFICE OF THE BOURNE WATER DISTRICT:

BOURNE WATER DISTRICT
211 BARLOWS LANDING RD.
P.O. BOX 1447
POCASSET, MA 02559-1447
508-563-2294

FOR THE OFFICE OF:

WATER COMMISSIONER FOR A THREE YEAR TERM

ELECTION TO BE HELD ON MONDAY, APRIL 28, 2014 AT THE JAMES F. PEEBLES ELEMENTARY SCHOOL, 70 TROWBRIDGE ROAD, BOURNE, MA FROM 5:00PM TO 7:00 PM

LAST DAY TO OBTAIN NOMINATION PAPERS IS MARCH 7, 2014.

LAST DAY TO SUBMIT NOMINATION PAPERS WITH THE BOURNE WATER DISTRICT CLERK FOR CERTIFICATION OF VOTER REGISTRATION IS MARCH 10, 2014.

LAST DAY TO REGISTER TO VOTE WITH THE BOURNE TOWN CLERK FOR PARTICIPATION IN THIS ELECTION IS APRIL 8, 2014.

ABSENTEE BALLOT APPLICATIONS ARE AVAILABLE AT THE BOURNE WATER DISTRICT OFFICE

2014 FEB 7 AM 8 30
TOWN CLERK'S OFFICE
BOURNE, MASS

To Town Clerk:

Please post

Posted 2/6/14 @ 4:20

2014 APR 8 AM 11 14

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING MARCH 11, 2014 TOWN CLERK'S OFFICE
BOURNE, MASS**

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY, MICHAEL LYONS AND PETER WAY, CLERK/TREASURER
NANCY WARD AND SUPERINTENDENT ANDREW CAMPBELL.

THE COMMISSIONERS SIGNED THE MINUTES OF THE FEBRUARY 11, 2014 MEETING, THE
COMMITMENT FOR FEBRUARY AND THE ANNUAL DISTRICT MEETING WARRANT.

MRS. WARD GAVE OUT A COPY OF THE BOURNE WATER DISTRICT OPEB TRUST AGREEMENT AND
THE INVESTMENT POLICY (attached) FOR THE BOARDS REVIEW. SHE STATED THAT THE TRUST
AGREEMENT CALLED FOR A THREE MEMBER BOARD OF TRUSTEES, WHICH INCLUDED THE
TREASURER, CHAIRMAN OF THE BOARD AND ONE OTHER BOARD MEMBER. THE THIRD BOARD
MEMBER, NOT ON THE BOARD OF TRUSTEES, WOULD BE ABLE TO STEP IN AS TRUSTEE SHOULD A
MEMBER OF THE BOARD OF TRUSTEES LEAVE OR BE UNABLE TO SERVE. THE AGREEMENT CALLS
FOR THE TREASURER TO BE THE CUSTODIAN OF THE ACCOUNT AS WELL AS THE SIGNER ON THE
ACCOUNT. SHE ASKED THE BOARD TO CONSIDER HOW WE WOULD LIKE TO INVEST THE FUNDS AND
GAVE OUT A HYPOTHETICAL ASSET ALLOCATION HANDOUT PREPARED BY BARTHOLOMEW BANK.
MR. WAY STATED THAT HE SAW ONLY A SLIGHT CHANGE IN ASSET ALLOCATION GOING FROM
CONSERVATIVE TO MODERATE TO AGGRESSIVE.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO SIGN THE BOURNE WATER
DISTRICT OPEB TRUST AGREEMENT, ESTABLISHING THE TRUST AND VOTED UNANIMOUSLY THAT
THE BOARD OF TRUSTEES WOULD BE MADE UP OF THE TREASURER, MRS. WARD, THE BOARD
CHAIRMAN, MR. HANDY AND MR. WAY. THEY APPROVED THE INVESTMENT POLICY AS WELL AND
DECIDED TO INVEST THE FUNDS IN A MODERATE PORTFOLIO. THE BOARD VOTED UNANIMOUSLY TO
TRANSFER THE MONEY APPROPRIATED IN THE PAST FOR THE GASB 45 LINE ITEM TO THE BOURNE
WATER DISTRICT OPEB TRUST FUND.

MRS. WARD STATED THAT MR. HANDY HAD ASKED HER TO HOLD OFF ON ADVERTISING FOR A NEW
CREWPERSON UNTIL THE BOARD HAD THE OPPORTUNITY TO DECIDE WHAT QUALIFICATIONS THEY
WERE LOOKING FOR. MR. CAMPBELL STATED THAT HE WOULD PREFER TO HIRE AN ENTRY LEVEL
PERSON AND TRAIN THEM. HE STATED WITH THE AMOUNT OF INFRASTRUCTURE WE HAVE WE
NEED SOMEONE FOR MAINTENANCE ON THE PROPERTIES AS WELL AS HYDRANT MAINTENANCE.
MR. HANDY STATED THAT WE HIRED SOMEONE FOR MAINTENANCE BEFORE AND THEN WE
CHANGED THE JOB DESCRIPTIONS TO CREWPERSON AND EVERYONE IS EXPECTED TO DO
WHATEVER IS NEEDED. MR. WAY STATED THAT HE AGREED WITH MR. HANDY. MR. LYONS STATED
THAT IT SHOULD BE UP TO THE FOREMAN AND THE SUPERINTENDENT AS TO WHAT THE CREW IS
SCHEDULED TO DO. EVERYONE SHOULD BE TRAINED SO THEY ARE CAPABLE OF DOING WHATEVER
JOB IS NEEDED AT THAT TIME. HE SAID HE FELT THAT IF WE HIRE SOMEONE WITH LICENSES VS. AN
ENTRY LEVEL PERSON, THEY SEEM TO CONSIDER ENTRY LEVEL WORK BENEATH THEM.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO ADVERTISE FOR AN ENTRY LEVEL
CREWPERSON.

MR. CAMPBELL STATED THAT HE WOULD LIKE THE BOARD TO CONSIDER A \$.50 PER HOUR MERIT
RAISE FOR BOTH CHRISTOPHER SPARADEO AND SHAYNE LYDON. HE STATED THAT CHRIS HAS BEEN
INSTRUMENTAL IN GETTING QUITE A FEW PROJECTS COMPLETED AND IS AN ASSET TO THE CREW.
SHAYNE HAS BEEN DOING ELECTRICAL WORK AT THE STATIONS AND TOOK IT UPON HIMSELF TO GO
THROUGH EACH STATION AND MAKE A LIST OF REPAIRS AND UPGRADES THAT HE FELT WERE
NECESSARY. HE IS STARTING WITH STATION 1 AND GOING DOWN THE LIST.

THE BOARD VOTED UNANIMOUSLY TO APPROVE THE \$.50 PER HOUR RAISE FOR BOTH EMPLOYEES.

MR. CAMPBELL STATED THAT HE NEGLECTED TO ASK THE BOARD IN DECEMBER TO BE ALLOWED
TO ROLL OVER HIS VACATION TIME.

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING MARCH 11, 2014**

THE BOARD VOTED UNANIMOUSLY TO LET HIM DO SO.

SUPERINTENDENTS REPORT - 11 MARCH 2014

SAMPLING:

- US ARMY - BACK AGAIN TO REMOVE SAMPLE WELLS FROM THE SAMPLING SCHEDULE
- PROPOSED 3 WELLS NEAR WS4
- BWD ASKED FOR 2 WELLS TO REMAIN IN SAMPLING SCHEDULE #280 & #233
- ARMY WILL KEEP #268, #233, #280, #282 FOR PERCHLORATE

- ARMY WILL BE CLOSING OUT WELLS AS LEVELS CONTINUE TO BE WELL BELOW DETECTION LEVELS
 - NO PLAN HAS BEEN DEVELOPED FOR CLOSE OUT AT THIS TIME - 1 TO 2 YEARS
 - EPA & DEP WILL REQUIRE REVIEW OF PLAN - 2.5 TO 3 YEARS
 - ARMY TO IMPLEMENT PLAN - 2 TO 3 YEARS
 - TIME FRAME TO START DECOMMISSIONING WELLS - 5.5 TO 7 YEARS

MR. CAMPBELL STATED THAT WE MIGHT WANT TO CONSIDER ASKING TO TAKE OVER SOME OF THE WELLS AND MONITOR THEM OURSELVES. MR. HANDY STATED THAT HE DID NOT SEE THE ADVANTAGE OF KEEPING ANY MMR WELLS CONSIDERING THE COST TO MAINTAIN AND PREVENT TAMPERING IT WOULD BE BETTER TO LET THEM DECOMMISSION THEM. THE REST OF THE BOARD AGREED.

- BWD WILL BE SEEING IAGSP NEXT YEAR ABOUT THE SAME TIME FOR SAME REASON
 - BWD WILL ASK TO KEEP #280 AND #233 FOR 1 MORE YEAR
- BWD IS REQUIRED BY DEP TO SAMPLE BWD2003-1 AND 2 ANNUALLY AS PART OF PERMIT

STATION #8:

- GREG ELDRIDGE - HALEY & WARD HAS WRITTEN A LETTER TO DEP REQUESTING AND INSPECTION AND SIGN OFF FOR COMPLETION OF WELL, SAMPLING, ALARMS, AND OPERATION
- WINSTON BUILDERS HAS REQUESTED FOR SUBSTANTIAL COMPLETION TO BE ISSUED DUE TO LESS THEN 1% OF THE PROJECT REMAINS - SEE LIST

OFFICE GENERATOR:

- GETTING PRICES AND PLAN TO DO IN PHASES WITH COMPLETION BEFORE JULY 2014

CONSTRUCTION:

- HYDROID - PROBLEMS GETTING THE FIRE SERVICE LINE TO PASS PRESSURE TEST - LEAK SOME WHERE

- WINSOR PT/ROCKY ISLAND - MEET WITH BUILDER, OWNER, AND CONTRACTOR, MADE CLEAR EXACTLY WHAT BWD WOULD DO - INSPECT INSTALLATION - INSTALL HYDRANT AND GATE - INSTALL METER PIT (AT OWNERS EXPENSE). WAITING FOR FROST TO COME OUT OF GROUND

- WINGS NECK TRUST - TALKED WITH CHRIS WHITE AND EXPLAINED THEY WOULD BE FAR BETTER OF TO HAVE THE MAINS & HYDRANTS INSTALLED BY A CONTRACTOR THEY HIRE. BWD WOULD INSPECT AND TAKE OWNERSHIP AFTER PRESSURE TESTING AND CHLORINATION
 - CONTRACTOR ESTIMATED \$980,000 TO \$1,200,000 FOR 9400FT/8", 6800FT/12", 30 HYDRANTS AND GATES, 11 LINE GATES - TOTAL OF 3.06MILES OF PIPE

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING MARCH 11, 2014**

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 9:45AM.

RESPECTFULLY SUBMITTED,

Nancy Ward

NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

Brian S. Handy

BRIAN S. HANDY, CHAIRMAN

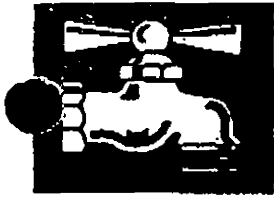
Michael R. Lyons

MICHAEL R. LYONS

Peter R. Way

PETER R. WAY

Attached: Bourne Water District OPEB Trust agreement and investment policy.



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

**MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
TUESDAY, April 8, 2014**

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of March 11, 2014 meeting
March Commitment
Weekly Warrant

AGENDA
Regular Session

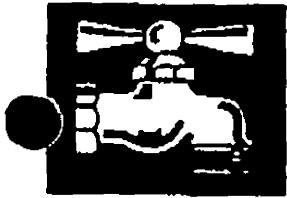
NEW BUSINESS

1. Request for abatement Labbe – 68 Tara Terrace –C 1256
2. Request for abatement Doherty – 13 Berrywood Ct – A 0632
3. Discussion on Superintendent's replacement upon retirement
4. Vote to make Shayne Lydon a full time employee

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 4/2/2014 at 11:15AM

2014 APR 2 AM 11 27
TOWN CLERK'S OFFICE
BOURNE, MASS



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

AMENDED

MEETING NOTICE BOURNE WATER DISTRICT BOARD OF WATER COMMISSIONERS TUESDAY, April 8, 2014

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of March 11, 2014 meeting
March Commitment
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Request for abatement Labbe - 68 Tara Terrace - C 1256
2. Request for abatement Doherty - 13 Berrywood Ct - A 0632
3. Discussion on Superintendent's replacement upon retirement
4. Vote to make Shayne Lydon a full time employee
5. Water main replacement Leeward Rd.

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 4/4/2014 at 10:30AM

2014 APR 4 AM 10 38
TOWN CLERK'S OFFICE
BOURNE, MASS

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING APRIL 8, 2014**

2014 MAY 13 PM 12 18

TOWN CLERK'S OFFICE
BOURNE, MASS

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY, MICHAEL LYONS AND PETER WAY, CLERK/TREASURER NANCY WARD AND SUPERINTENDENT ANDREW CAMPBELL.

THE COMMISSIONERS SIGNED THE MINUTES OF THE MARCH 11, 2014 MEETING AND THE COMMITMENT FOR MARCH.

MRS. WARD PRESENTED A LETTER (attached) FROM ROBERT LABBE REQUESTING AN ABATEMENT OF WATER CHARGES FOR UNEXPLAINED CONSUMPTION. THE LETTER STATED THAT HE DID NOT LIVE AT THE PROPERTY AND WAS ONLY THERE OCCASIONALLY TO CHECK ON THE HOUSE. MRS. WARD STATED THAT WE PROFILED THE METER AND FOUND THE MAJORITY OF THE WATER USED WAS DURING A ONE WEEK PERIOD IN OCTOBER BUT IT DEFINITELY WENT THROUGH THE METER.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO ALLOW A ONE TIME ABATEMENT OF ONE HALF OF THE CONSUMPTION CHARGES.

MRS. WARD PRESENTED A LETTER (ATTACHED FROM JACK DOHERTY OF 13 BERRYWOOD COURT REQUESTING THE BOARD CONSIDER AN ABATEMENT OF CHARGES FOR VERY HIGH AND UNEXPLAINED CONSUMPTION. HIS REGULAR BILL IS VERY CONSISTENT, USING AN AVERAGE OF 7,000 GALLONS FOR BOTH SUMMER AND WINTER READINGS FOR MANY YEARS. HIS CONSUMPTION FOR THE BILL IN QUESTION WAS 67,000 GALLONS. WE WERE NOT ABLE TO PROFILE THE METER BECAUSE IT IS AN RF METER BUT WE CHANGED IT TO AN ORION AND PROFILED IT 2 WEEKS LATER AND FOUND CONSUMPTION HAD RETURNED TO NORMAL. THE MEN CHECKED THE TOILETS AND OTHER PLUMBING AND FOUND THAT NOTHING WAS LEAKING. MR. CAMPBELL STATED THAT DURING MR. DOHERTY'S BILLING CYCLE HE NOTICED A LANDSCAPE COMPANY DOING A LOT OF PLANTING IN THE AREA AND HE SUSPECTS THAT THEY USED MR. DOHERTY'S OUTSIDE SPIGOT TO WATER.

AFTER SOME DISCUSSION, CONSIDERING WE COULD NOT PROFILE THE METER DURING THE TIME OF WATER USE THE BOARD VOTED UNANIMOUSLY TO ALLOW A ONE TIME ABATEMENT OF 60,000 GALLONS BRINGING THE CONSUMPTION DOWN TO MR. DOHERTY'S NORMAL USAGE.

MR. CAMPBELL TOLD THE BOARD THAT SHAYNE LYDON'S PROBATIONARY PERIOD ENDED ON MARCH 3, 2014 AND SUGGESTED THE BOARD MAKE HIM A PERMANENT EMPLOYEE. HE IS A DEFINITE ASSET TO THE CREW.

THE BOARD VOTED UNANIMOUSLY TO MAKE SHAYNE LYDON A PERMANENT EMPLOYEE.

MR. CAMPBELL STATED THAT HE HAD CHECKED WITH 6 OTHER SUPERINTENDENTS AS TO WHERE TO ADVERTISE FOR THE SUPERINTENDENT'S POSITION TO BE FILLED WHEN HE RETIRES IN SEPTEMBER. THE SUGGESTIONS WERE NEWWA, MWVA AND THE MASS MUNICIPAL ASSOCIATION. HE SUGGESTED WE ADVERTISE 28 APRIL THRU 9 MAY, INTERVIEW 12 THRU 23 MAY, HIRE 26 THRU 30 MAY AND HAVE THE PERSON HIRED START 1 JULY 2014. HE SUGGESTED A STARTING BASE SALARY OF \$75,000. OFTEN TIMES ASSISTANT SUPERINTENDENTS OR FOREMEN THAT KNOW THEY ARE NOT MOVING UP ANY TIME SOON WILL APPLY FOR A SUPERINTENDENTS POSITION. IN SPEAKING WITH OTHERS IN THE FIELD HE FOUND OUT THAT THERE, UNFORTUNATELY, ARE NOT MANY ASSISTANT SUPERINTENDENTS ON THE EAST COAST AND A LOT OF RETIRING SUPERINTENDENTS WHICH MAKE THE POOL OF APPLICANTS VERY SMALL. THE WEST COAST SEEMS TO HAVE A LARGER NUMBER OF PEOPLE QUALIFIED AND THAT WOULD BE INTERESTED IN THE POSITION.

MR. LYONS STATED HE COULD SEE THAT STARTING AMOUNT FOR AN EXPERIENCED SUPERINTENDENT. MR. WAY STATED THAT HE DID NOT FEEL SKIMPING AT THE BASE SALARY WOULD BE PRUDENT AT THIS TIME AND THAT WE SHOULD STATE THAT SALARY IS

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING APRIL 8, 2014**

COMMENSURATE WITH EXPERIENCE, LEAVING SOME LATITUDE. HE STATED HE FELT WE SHOULD ADVERTISE AS SOON AS POSSIBLE.

I WOULD LIKE TO PROPOSE AN INTERNAL CANDIDATE. BOB PROPHETT HAS FIRST HAND KNOWLEDGE OF BOURNE WATER DISTRICT'S OPERATION. HE MEETS ALL THE MINIMUM REQUIREMENTS IN ALL CATEGORIES.

MR. HANDY STATED THAT WE NEED TO BE CAREFUL AS TO WHO WE HIRE. ANYONE ON THE CREW IS WELCOME TO APPLY BUT WE NEED TO ADVERTISE ON THE OUTSIDE AS WELL IN ORDER TO FIND THE BEST PERSON FOR THE JOB.

THE BOARD DIRECTED MR. CAMPBELL TO START THE ADVERTISING PROCESS AS SOON AS POSSIBLE.

MR. CAMPBELL STATED THE OLD BOAT AND BOTTLE RESTAURANT AT 156 LEEWARD ROAD HAS BEEN DEMOLISHED AND THE PROPERTY HAS BEEN SUB-DIVIDED INTO 3 LOTS FOR RESIDENCES. THERE IS AN 8" MAIN COMING DOWN MASHNEE ROAD AS WELL AS A 2" CAPPED LINE COMING DOWN LEEWARD ROAD WHICH SERVICED THE PROPERTY IN THE PAST. WE HAVE HAD PROBLEMS WITH LEAKS ON THE 2" LINE IN THE PAST AND MY SUGGESTION WOULD BE FOR US TO REPLACE THE 2" LINE WITH 6" AND CONTINUE IT OVER TO MASHNEE RD TO CREATE A LOOP.

MR. LYONS ASKED WHY THIS WOULD NOT BE CONSIDERED A DEVELOPMENT AND ANY MAIN UPGRADES WOULD BE THE EXPENSE OF THE CONTRACTOR. MR. CAMPBELL STATED THAT THERE IS A MAIN AVAILABLE FOR LOT 3 ON MASHNEE RD. AS WELL AS FOR LOT 2 FROM LEEWARD ROAD AND LOT 1 OFF OF MOORING RD. THE PLANNING BOARD SAW THAT MAINS WERE AVAILABLE TO EACH LOT SO THIS DOES NOT QUALIFY AS A DEVELOPMENT.

MR. LYONS ASKED WHY NOT JUST DEAD END THE MAIN ON LEEWARD ROAD WITH 6" PIPE? MR. CAMPBELL STATED OUR POLICY IS TO ALLEVIATE DEAD ENDS WHEN WE CAN. MR. HANDY STATED THAT HE WOULD WANT TO SEE THE COST OF CONNECTING BOTH WAYS BEFORE HE WOULD WANT TO MAKE A DECISION. THE OTHER BOARD MEMBERS AGREED.

SUPERINTENDENTS REPORT - 8 APRIL 2014

GATES AT VALLEY BARS RD:

THE GATES ARE UP AND LOCKED - WAITING ON LOCK BOXES - PAINTING WILL HAPPEN WHEN TEMP IS OVER 55 DEGREES - SIGNAGE IS COMING - WEARY'S END WILL HAVE PARKING SOON

STATION #8

SECURITY CAMERAS ARE UP AND WORKING

PUNCH LIST IS JUST ABOUT COMPLETE FOR STATION

CC CONSTRUCTION HAS MUCH TO DO TO FINISH

FENCE IS WAITING ON CCC

GREG E - HALEY & WARD - REPORT TO DEP FRIDAY - FINAL ON OPERATION AND ALARMS

ANDY - SAMPLE SITES AND SCHEDULE BACK TO DEP FOR APPROVAL

SHOULD HAVE PERMIT BY FRIDAY OR FIRST OF NEXT WEEK - THERE IS NOTHING TO HOLD UP PERMIT

FIRE AT ISWM - DEMO BUILDING

OPERATOR ERROR BY FIRE DEPT

OFFICERS PANICKED WHEN THEY THOUGHT THEY ONLY HAD 10PSI WHEN IN FACT THERE WAS 44PSI STATIC AT FIRST PUMPER AND BOOSTED TO 55PSI AND THEY CALLED FOR TANKER BACKUP TO TRANSPORT WATER FROM OFF SITE (RT28 HYDRANT)

SOUTH SAGAMORE TANKS

PAX MIXERS HAVE BEEN ORDERED (2)

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING APRIL 8, 2014**

**PERMIT PROCESS WITH DEP IN PROCESS
MIXERS IN TANKS - MID MAY
CREW REPLACING OVERFLOW PIPES AND BRUSHING BACK SITE - ALL TO BRING IN COMPLIANCE
WITH DEP**

**WINSOR RD
HYDRANT INSTALLED
NEW 6" PRESSURE TESTED AND CHLORINATED - 1ST SAMPLE ON MONDAY AND 2ND TO BE TAKEN
TUESDAY.
IF ALL IS WELL - WILL FINISH CONNECTING SERVICES ON THURSDAY**

**OFFICE GENERATOR
14KW KOHLER ON ORDER - ARRIVAL NEXT WEEK
ACQUIRING PERMITS - ELECTRICAL - BUILDING
CONTACTING NATIONAL GRID TO HAVE GAS METER CHANGED
PLAN TO HAVE GENERATOR ON PAD BY END OF MONTH
WORKING TO MOVE BREAKER PANEL FROM PRESENT LOCATION TO METER ROOM AND ADD NEW
POLE AND CHANGE DROP FROM STREET**

**DEP SANITARY SURVEY
BEFORE SEPT 2014
LAST SURVEY 8YRS AGO - THEY SHOULD BE EVERY 5YRS +/-**

**MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT
9:50AM.**

RESPECTFULLY SUBMITTED.

Nancy Ward

NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

Brian S. Handy

BRIAN S. HANDY, CHAIRMAN

Michael R. Lyons

MICHAEL R. LYONS
Peter R. Way

PETER R. WAY

Attached: Letter from Robert Labbe
Letter from Jack Doherty



BOURNE WATER DISTRICT 8 AM 8.29

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4666
TOWN CLERK'S OFFICE
BOURNE, MASS

**MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
TUESDAY, May 13, 2014**

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of April 9, 2014 meeting
April Commitment
Annual Meeting Report
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Discussion on Superintendent's replacement upon retirement, review applications
2. Elect an Assistant Treasurer
3. Beaumont Solar
4. Cataumet Club request for public water spigot

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 5/7/2014 at 1:30PM

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING MAY 13, 2014**

2014 JUN 11 AM 11 38

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY AND PETER WAY, CLERK/TREASURER NANCY WARD AND SUPERINTENDENT ANDREW CAMPBELL.

TOWN CLERK'S OFFICE
BOURNE, MASS

MRS. WARD STATED THAT THE BOARD NEEDED TO ELECT AN ASSISTANT TREASURER. THE BOARD VOTED UNANIMOUSLY TO ELECT BRIAN S. HANDY ASSISTANT TREASURER.

MR. CAMPBELL STATED THAT FRANK CAROTENUTO OF BEAUMONT SOLAR CAME IN TO SPEAK WITH US AT THE REQUEST BOB SCHOFIELD WHO IS WITH THE BOURNE ENERGY CONSERVATION GROUP. HE HAD TWO DIFFERENT PROPOSALS TO REDUCE OUR ENERGY COSTS. THE FIRST WOULD BE PURCHASING ENERGY CREDITS FROM A PROJECT BEING DONE IN BOURNE BY THE SIMPSONS, THE SECOND WOULD BE ALLOWING BOURNE WATER DISTRICT LAND TO BE USED TO HOUSE PHOTOVOLTAIC PANELS AND PURCHASING ENERGY FROM THE OWNERS OF THE EQUIPMENT AT A REDUCED RATE FOR THE USE OF THE LAND, WHICH WOULD PROBABLY BE THE MOST ADVANTAGEOUS.

MR. HANDY ASKED WHO WOULD MAINTAIN THE EQUIPMENT. MR. CAMPBELL STATED THE INVESTORS WOULD OWN AND MAINTAIN THE EQUIPMENT FOR TWENTY YEARS, AT THAT TIME IT WOULD EITHER REVERT TO BOURNE WATER DISTRICT OWNERSHIP OR BE DISMANTLED.

THE FIRST STEP WAS TO SPEAK WITH THE TOWN PLANNER, CORRINE MOORE TO SEE IF WE COULD GET A WAIVER ON THE FACT THAT OUR LAND IS NOT IN THE OVERLAY DISTRICT WHICH IS THE DESIGNATED AREA FOR PHOTOVOLTAIC PROJECTS. SHE SAID AS LONG AS WE WERE UNDER 250KWH THERE SHOULD NOT BE A PROBLEM. AFTER SPEAKING WITH MR. CAROTENUTO HE SAID WE WOULD NEED AT LEAST 480KWH AND CORRINE MOORE SAID SHE WOULD HAVE TO CHECK THE LAW AND REVIEW THE PROPOSAL WITH ROGER LAPORTE, THE BUILDING INSPECTOR.

MR. CAMPBELL ASKED THE BOARD IF THEY FELT THIS WAS SOMETHING THEY WANTED TO PURSUE. THE BOARD FELT THAT WE SHOULD GO FORWARD AND GET MORE INFORMATION.

MR. CAMPBELL STATED THAT A REPRESENTATIVE OF THE CATAUMET CLUB CONTACTED HIM TO SEE IF THE BOARD WOULD APPROVE THE INSTALLATION OF A METER PIT THAT WOULD FEED A BUBBLER AND OUTSIDE SHOWER AT THE PUBLIC BEACH AT SQUETEAGUE HARBOR. THERE WOULD BE AN ACCOUNT SET UP AND THEY WILL PAY FOR WATER USED BUT WE WOULD DO THE INSTALLATION AT NO CHARGE. HE STATED THERE IS A USED METER PIT IN STOCK. IT WOULD COST US THE PRICE OF A BRASS CORPORATION AND LABOR.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO WAIVE THE INSTALLATION AND FEES SINCE IT WAS FOR A PUBLIC AREA.

THE BOARD WENT OVER THE SIX APPLICATIONS FOR THE SUPERINTENDENT'S POSITION AND ASKED MR. CAMPBELL TO CHECK REFERENCES AND SCHEDULE INTERVIEWS WITH FIVE OF THE APPLICANTS.

SUPERINTENDENTS REPORT - 13 MAY 2014

STATION #8:

I HAD PLANNED TO HAVE THIS STATION OPERATIONAL APRIL 24TH, BUT IN SAMPLING FOR TOTAL COLIFORM THERE WERE HITS "TOO NUMEROUS TO COUNT" IN BACKGROUND, NOT TOTAL COLIFORM, AND THIS STARTED THE PROCESS OF DISCOVERING WHAT THE PROBLEM MAY BE. AFTER NUMEROUS SAMPLINGS IT WAS DISCOVERED THAT AN IRON BLUSH AND NEW PIPING WERE THE

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING MAY 13, 2014**

CULPRIT AND THE LAST TWO ROUNDS OF SAMPLING HAVE COME BACK "NO DETECT" FOR COLIFORM AND I AM AWAITING THE SAMPLES FROM 12 MAY BEFORE PUMPING INTO THE SYSTEM.

THE FENCING WILL BE FINISHED THIS WEEK AND CC CONSTRUCTION WILL BE IN ON FRIDAY OR SATURDAY TO FINISH THEIR WORK. THIS SHOULD BRING TO A CONCLUSION ALL THE WORK AND ALL THE ITEMS ON THE PUNCH LIST. WE WILL BE DOING A FINAL REVIEW ONCE THE STATION IS FULLY OPERATIONAL AND PUMPING INTO THE SYSTEM.

HYDRANTS:

THE CREW CONTINUES ON THE HYDRANT PROGRAM REPLACING OLD WITH NEW, AND WORKING ON MAINTENANCE.

LEEWARD RD:

NEXT WEEK THE CREW WILL BE REPLACING THE 2" STEEL MAIN WITH 6" C900 PVC, RE-ATTACHING (4 SERVICES) AND INSTALLING A NEW SERVICE, PLUS SETTING A HYDRANT AT THE END OF LEEWARD RD.

WINSOR RD:

THAT PROJECT HAS BEEN COMPLETED AND THE WATER WILL BE TURNED ON TO THE OLD WINSOR HOUSE 13 MAY AFTER THE METER AND BACKFLOW ARE SET IN THE PIT.

SAMPLING:

STATION #8 HAS REQUIRED MULTIPLE SAMPLES DRAWN FOR COMPLIANCE WITH DEP AND THE SAMPLING SCHEDULE HAS CHANGED MULTIPLE TIMES DUE TO THIS STATION COMING INTO THE SYSTEM.

WE WILL BE SAMPLING THIS WEEK AND NEXT WEEK FOR UNREGULATED CONTAMINATES MANDATED BY EPA AND GETTING THOSE SAMPLES TO UPS FOR SHIPMENT.

WE ALSO HAVE BEEN SAMPLING ALL THE STATIONS FOR MANGANESE. PLUS SITES WITHIN THE SYSTEM FOR PCE'S

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 9:05AM.

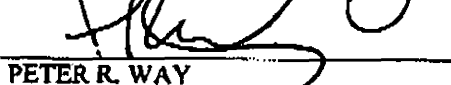
RESPECTFULLY SUBMITTED.


NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS


BRIAN S. HANDY, CHAIRMAN


MICHAEL LYONS


PETER R. WAY

REPORT OF THE ANNUAL DISTRICT MEETING APRIL 28, 2014**REPORT OF THE ANNUAL DISTRICT MEETING
HELD ON APRIL 28, 2014 AT THE
JAMES F. PEEBLES SCHOOL**

CLERK, NANCY WARD GAVE OATH TO THE TELLER AND BALLOT CLERK KATHLEEN DRAKE. THE POLLS WERE OPEN FROM 5 P.M. TO 7 P.M.

THE BOARD OF WATER COMMISSIONERS, BRIAN S. HANDY, MICHAEL R. LYONS AND PETER R. WAY WERE PRESENT.

THE BOARD OF WATER COMMISSIONERS APPOINTED WILLIAM HICKEY MODERATOR FOR THE ENSUING YEAR. CLERK, NANCY WARD ADMINISTERED THE OATH OF OFFICE TO MR. HICKEY.

THE BOARD OF WATER COMMISSIONERS APPOINTED NANCY WARD AS DISTRICT CLERK FOR THE ENSUING YEAR. MR. HICKEY ADMINISTERED THE OATH OF OFFICE TO MRS. WARD.

THE MEETING WAS CALLED TO ORDER AT 7:00 PM BY MODERATOR WILLIAM HICKEY.

MR. HICKEY READ THE GREETING OF THE WARRANT AND NOTED THAT THE WARRANT WAS SIGNED BY THE BOARD OF WATER COMMISSIONERS, CERTIFIED BY THE DISTRICT CLERK AND DULY POSTED IN ACCORDANCE WITH THE DISTRICT BYLAWS BY CONSTABLE NANCY J. SUNDMAN. MR. HICKEY NOTED THAT A QUORUM WAS PRESENT.

MR. HANDY MADE A MOTION TO DISPENSE WITH THE READING OF THE ARTICLES, IT WAS SECONDED AND THE MOTION CARRIED. THE MODERATOR ASKED THE VOTERS TO RESPOND BY SAYING HOLD TO ANY ARTICLE THEY WOULD LIKE TO DISCUSS. THE ARTICLES NUMBERS WERE READ, THERE WAS NO CALL FOR DISCUSSION AND THE FOLLOWING MOTIONS WERE MADE.

ARTICLE 1. TO SEE WHAT SUM OF MONEY THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS, TO DEFRAY THE REGULAR EXPENSES OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2014; INCLUDING SALARIES AND WAGES, OFFICE EXPENSE, STOCK AND EQUIPMENT, OPERATION AND MAINTENANCE, GROUP HEALTH, LIFE AND DENTAL INSURANCE, TRAVEL EXPENSES IN AND OUT OF STATE, LEGAL AND ENGINEERING EXPENSES AND SUCH OTHER EXPENSES AS MAY BE DEEMED NECESSARY BY THE BOARD OF WATER COMMISSIONERS, OR ACT ANYTHING THEREON.

MOTION 1. MR. HANDY MOVED THE DISTRICT VOTE TO RAISE AND APPROPRIATE THE SUM OF \$1,360,000.00 AND TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$44,000.00 FOR A TOTAL OF \$1,404,000.00 FOR THE REGULAR EXPENSES OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 TO INCLUDE SALARIES AND WAGES, OFFICE EXPENSE, STOCK AND EQUIPMENT, OPERATION AND MAINTENANCE, GROUP HEALTH, LIFE AND DENTAL INSURANCE, TRAVEL EXPENSES, LEGAL AND ENGINEERING EXPENSES AND SUCH OTHER EXPENSES DEEMED NECESSARY BY THE BOARD OF WATER COMMISSIONERS. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 2. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY FOR COSTS ON ANY NEW FUNDED DEBT OR TEMPORARY LOANS, OR ACT ANYTHING THEREON.

REPORT OF THE ANNUAL DISTRICT MEETING APRIL 28, 2014

MOTION 2. MR. LYONS MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$2,000.00 FOR COSTS ON ANY NEW FUNDED DEBT OR TEMPORARY LOANS. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 3. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS, A SUM OF MONEY TO PAY TO THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW CHAPTER 21A, SECTION 18A, OR ACT ANYTHING THEREON.

MOTION 3. MR. WAY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) THE SUM OF \$5,000.00 TO PAY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS CHAPTER 21A, SECTION 18A. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 4. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS, A SUM OF MONEY TO BE USED BY THE BOARD OF WATER COMMISSIONERS AS A RESERVE FUND AS AUTHORIZED UNDER CHAPTER 40 SECTION 5C OR ACT ANYTHING THEREON.

MOTION 4. MR. HANDY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) THE SUM OF \$25,000.00 TO BE USED BY THE BOARD OF WATER COMMISSIONERS AS A RESERVE FUND AS AUTHORIZED UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40, SECTION 5C. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 5. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO PURCHASE WATER METERS AND METER READING EQUIPMENT, OR ACT ANYTHING THEREON.

MOTION 5. MR. LYONS MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) THE SUM OF \$100,000.00 TO PURCHASE WATER METERS AND METER READING EQUIPMENT. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 6. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO PAY THE TREASURER OF THE BARNSTABLE COUNTY RETIREMENT SYSTEM IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 32 SECTION 22 D, AS AMENDED, OF THE MASSACHUSETTS GENERAL LAWS, OR ACT ANYTHING THEREON.

MOTION 6. MR. WAY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$119,000.00 TO PAY THE TREASURER OF THE BARNSTABLE COUNTY RETIREMENT ASSOCIATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 32, SECTION 22D, AS AMENDED, OF THE MASSACHUSETTS GENERAL LAWS. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

REPORT OF THE ANNUAL DISTRICT MEETING APRIL 28, 2014

ARTICLE 7. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY FOR AN AUDIT OF THE DISTRICT'S BOOKS AND RECORDS FOR THE FISCAL YEAR ENDING JUNE 30, 2014 OR ACT ANYTHING THEREON.

MOTION 7. MR. HANDY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$8,000.00 FOR AN AUDIT OF THE DISTRICT'S BOOKS AND RECORDS FOR THE FISCAL YEAR ENDING JUNE 30, 2014. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 8. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE USED FOR TANK MIXERS AND FOR PAINTING, REPAIR AND INSPECTION OF THE WATER TANKS, OR ACT ANYTHING THEREON.

MOTION 8. MR. LYONS MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$95,000.00 TO BE USED TO PURCHASE TANK MIXERS AND FOR PAINTING, REPAIRS AND INSPECTIONS OF THE WATER TANKS. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 9. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE USED FOR THE TESTING OF WATER SAMPLES, OR ACT ANYTHING THEREON.

MOTION 9. MR. WAY MOVED THE DISTRICT VOTE TO VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) THE SUM OF \$17,000.00 FOR TESTING OF WATER SAMPLES. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSTON, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 10. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE USED FOR UPGRADES TO THE SCADA SYSTEM, OR ACT ANYTHING THEREON.

MOTION 10. MR. HANDY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$5,000.00 TO BE USED FOR UPGRADES TO THE SCADA SYSTEM. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSTON, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 11. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE ADDED TO THE STABILIZATION FUND OR ACT ANYTHING THEREON.

MOTION 11. MR. WAY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) THE SUM OF \$20,000.00 TO BE ADDED TO THE STABILIZATION FUND IN ACCORDANCE WITH THE VOTE AT A SPECIAL DISTRICT MEETING ON NOVEMBER 18, 2009, (ARTICLE 1: TO INCLUDE FUNDS COLLECTED IN FY2013 (THE PRIOR YEAR)FROM THE BETTERMENTS ASSESSED ON THE SALTMARSH LANE WATER MAIN EXTENSION. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 12 TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE USED FOR WATER MAIN EXTENSION OR REPAIR OR ACT ANYTHING THEREON.

REPORT OF THE ANNUAL DISTRICT MEETING APRIL 28, 2014

MOTION 12. MR. HANDY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$75,000.00 TO BE USED FOR WATER MAIN EXTENSION AND REPAIR. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 13. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE USED FOR THE PURCHASE OF WATER FROM THE UPPER CAPE REGIONAL WATER SUPPLY COOPERATIVE, OR ACT ANYTHING THEREON.

MOTION 13. MR. LYONS MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) THE SUM OF \$57,000.00 TO BE USED FOR THE PURCHASE OF WATER FROM THE UPPER CAPE REGIONAL WATER SUPPLY COOPERATIVE. THE MOTION WAS SECONDED. THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE. A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY

ARTICLE 14. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE USED TO PURCHASE ONE DUMP TRUCK AND SELL OR TRADE ONE DUMP TRUCK, OR ACT ANYTHING THEREON.

MOTION 14. MR. WAY MOVED THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$60,000.00 TO BE USED TO PURCHASE ONE DUMP TRUCK AND SELL OR TRADE ONE DUMP TRUCK, THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 15. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE USED TO INSPECT, REPAIR OR REPLACE THE PUMP AT STATION 3, OR ACT ANYTHING THEREON.

MOTION 15. I MOVE THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$15,000.00 TO BE USED TO INSPECT, REPAIR OR REPLACE THE PUMP AT STATION 3. THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 16. TO SEE IF THE DISTRICT WILL VOTE TO RAISE AND APPROPRIATE OR TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY TO BE ADDED TO THE BOURNE WATER DISTRICT OPEB TRUST FUND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 32B, SECTION 20, OR ACT ANYTHING THEREON.

MOTION 16. I MOVE THE DISTRICT VOTE TO TRANSFER FROM AVAILABLE FUNDS (FREE CASH) \$10,000.00 TO BE ADDED TO THE BOURNE WATER DISTRICT OPEB TRUST FUND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 32B, SECTION 20, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ARTICLE 17. TO SEE IF THE DISTRICT WILL VOTE TO APPROVE THE ANNUAL REPORT OF THE DISTRICT FOR FY13, OR ACT ANYTHING THEREON

MOTION 17. MR. HANDY MOVED THE DISTRICT VOTE TO APPROVE THE ANNUAL REPORT OF THE DISTRICT FOR FY2013. THE MOTION WAS SECONDED, THE MODERATOR ASKED FOR DISCUSSION, THERE WAS NONE, A VOTE WAS CALLED AND THE ARTICLE PASSED UNANIMOUSLY.

ANNUAL DISTRICT MEETING - APRIL 28, 2014

PRECINCT 4

1. KATHLEEN DRAKE - 28 OLD MONUMENT NECK RD. *
2. ANDREW CAMPBELL - 13 BELL RD. *
3. ROBIN MCINTYRE - 13 BELL RD. *

PRECINCT 5

4. MICHAEL R. LYONS - 4 HARWOOD DRIVE *
5. NANCY WARD - 80 WILLIAMS AVE. *

PRECINCT 6

6. BRIAN S. HANDY - 1312 ROUTE 28A *
7. WILLIAM E. HICKEY - 130 ELGIN RD. *
8. PETER R. WAY - 69 BELL BUOY RD. *

* ATTENDED MEETING

REPORT OF THE ANNUAL DISTRICT MEETING APRIL 28, 2014

THE MODERATOR ASKED THE CLERK TO COME FORWARD WITH THE RESULTS OF THE ELECTION. THE BALLOT COUNT WAS 8 BALLOTS CAST, 8 VOTES FOR PETER R. WAY. THE CLERK DECLARED PETER R. WAY HAS BEEN ELECTED AS WATER COMMISSIONER FOR A THREE YEAR TERM. MRS. WARD ADMINISTERED THE OATH OF OFFICE TO MR. WAY.

MR. HANDY MADE A MOTION TO ADJOURN THE MEETING, MR. LYONS SECONDED THE MOTION AND THE MODERATOR ADJOURNED THE MEETING AT 7:10 PM.

RESPECTFULLY SUBMITTED,

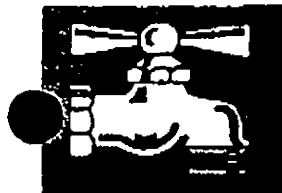
Nancy Ward
NANCY WARD
DISTRICT CLERK

APPROVED:
BOARD OF WATER COMMISSIONERS

Brian S. Handy
BRIAN S. HANDY, CHAIRMAN 2015

Michael R. Lyons
MICHAEL R. LYONS 2016

Peter R. Way
PETER R. WAY 2017



BOURNE WATER DISTRICT 2014 JUN 6 PM 3 18

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4666
TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
WEDNESDAY, JUNE 11, 2014

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of MAY 13, 2014 meeting
May Commitment and Abatements
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS
1. Final Interviews for Superintendent's job

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 6/6/2014 at 3:00pm

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING JUNE 11, 2014**

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY, MICHAEL LYONS AND PETER WAY, CLERK/TREASURER NANCY WARD AND SUPERINTENDENT ANDREW CAMPBELL.

THE BOARD SIGNED THE MINUTES OF THE PREVIOUS MONTHS COMMISSIONERS MEETING, THE WARRANT, COMMITMENT AND ABATEMENTS.

THE PURPOSE OF TODAY'S MEETING WAS TO INTERVIEW THE FINAL TWO CANDIDATES FOR THE SUPERINTENDENT'S POSITION TO BE FILLED ON SEPTEMBER 12, 2014 AT 4:30 AFTER MR. CAMPBELL RETIRES.

THE TWO CANDIDATES, ROBERT PROPHETT JOINED THE MEETING AT 8:45 AND LEFT AT 9:15. PETER MACKIN CAME IN AT 9:15 AND LEFT AT 9:45. BOTH CANDIDATES WERE ASKED A SERIES OF QUESTIONS REGARDING THEIR MANAGEMENT STYLES, THEIR FUTURE GOALS FOR THE BOURNE WATER DISTRICT, PERSONNEL POLICY AND BUDGETING.

AFTER SOME DISCUSSION THE MR. LYONS MADE A MOTION TO OFFER THE JOB TO ROBERT PROPHETT. MR. HANDY SECONDED THE MOTION AND THE BOARD VOTED UNANIMOUSLY TO OFFER THE JOB TO ROBERT PROPHETT AS AN EMPLOYEE AT WILL WITH A SIX MONTH PROBATIONARY PERIOD. THE BOARD DECIDED THAT MR. PROPHETT WOULD TRAIN WITH MR. CAMPBELL FROM JULY 1, 2014 TO SEPTEMBER 12, 2014 AT HIS CURRENT LEVEL OF PAY AND HE WOULD BECOME A SALARIED EMPLOYEE AS OF SEPTEMBER 15, 2014 WITH A STARTING SALARY OF \$65,000 PER YEAR WITH A SALARY REVIEW AT THE END OF THE SIX MONTH PROBATIONARY PERIOD.

SUPERINTENDENTS REPORT - 11 JUNE 2014

STATION #8: ~

THIS STATION IS FULLY FUNCTIONAL AS OF 29 MAY 2014. THE PROBLEMS OF BACK GROUND COLIFORMS HAS BEEN RESOLVED AND THE LAST SAMPLING ON 2 JUNE 2014 SHOWED THE WELL CLEAN OF BACK GROUNDS. THERE ARE ONLY TWO ITEMS ON THE PUNCH LIST LEFT TO FOLLOW UP ON AND THAT SHOULD BE DONE THIS WEEK.

LEEWARD RD:

IN RESEARCHING OLD DRAWINGS AND RECORDS IT WAS DISCOVERED THAT A 6" MAIN WAS ALREADY IN PLACE AND OPERATIONAL SO WE DON'T HAVE TO DO THE PROJECT AND EXPEND THE FUNDS.

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 10:25AM.

RESPECTFULLY SUBMITTED,

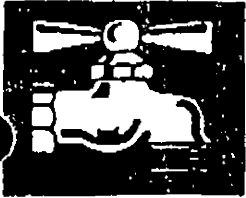
Nancy Ward
NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

Brian S. Handy
BRIAN S. HANDY, CHAIRMAN

Michael R. Lyons
MICHAEL R. LYONS

PETER R. WAY



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

MEETING NOTICE BOURNE WATER DISTRICT BOARD OF WATER COMMISSIONERS WEDNESDAY, JULY 9, 2014

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of JUNE 11, 2014 meeting
JUNE Commitment and Abatements
Weekly Warrant

AGENDA
Regular Session

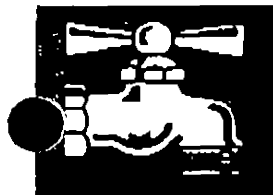
NEW BUSINESS

1. Request for merit raise – Lee Hill
2. Request for abatement – Drinkwater – 1A Hawthorne Ct.
3. Request for abatement - Bisson- 180 Scraggy Neck Rd
4. Discussion regarding signs for new gates at the Town Forest
5. Discussion regarding Muscle Towing taking over Conference Trophy Building – 530 MacArthur Blvd.
6. Update Solar

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 7/2/2014 at 3:00pm

2014 JUL 2 PM 3 17
TOWN CLERK'S OFFICE
BOURNE, MASS



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

MEETING NOTICE BOURNE WATER DISTRICT BOARD OF WATER COMMISSIONERS WEDNESDAY, JULY 9, 2014 REVISED

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of JUNE 11, 2014 meeting
JUNE Commitment and Abatements
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Request for merit raise – Lee Hill
2. Request for abatement – Drinkwater – 1A Hawthorne Ct.
3. Request for abatement - Bisson- 180 Scraggy Neck Rd
4. Discussion regarding signs for new gates at the Town Forest
5. Discussion regarding Muscle Towing taking over Conference Trophy Building – 530 MacArthur Blvd.
6. Update Solar
7. Policy on meter profile requests
8. Request for abatement – Pappas – 230 Sandwich Rd.

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 7/3/2014 at 12:00pm

2014 JUL 3 AM 11 52
TOWN CLERK'S OFFICE
BOURNE, MASS

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING JULY 9, 2014**

THE MEETING WAS DULY POSTED

2014 AUG 13 AM 10 36

PRESENT; COMMISSIONERS BRIAN HANDY AND MICHAEL LYONS, CLERK/TREASURER NANCY WARD, SUPERINTENDENT ANDREW CAMPBELL, AND ROBERT PROPHETT, TOWN CLERK'S OFFICE BOURNE, MASS

THE COMMISSIONERS SIGNED THE MINUTES OF THE JUNE 11, 2013 MEETING AND THE COMMITMENT AND ABATEMENTS FOR JUNE.

MRS. WARD STATED THAT THE ASSESSOR RELEASED \$12,318.11 IN OVERLAY SURPLUS OF THE REQUESTED \$15,318.11. THE \$3,000 WAS HELD BACK FOR AN ATB CASE IN THAT THE TOWN OVERASSESSED THE GRAND UNION BUILDING BY OVER 11 MILION DOLLARS OVER 4 YEARS. WE WERE ONLY ON THE TAX RATE FOR THREE OF THOSE YEAR AND SHE FIGURED THE IMPACT TO THE BOURNE WATER DISTRICT WOULD BE APPROXIMATELY \$880. PER YEAR THAT WOULD BE ABATED FROM THE REAL ESTATE TAX OWED TO US.

MRS. WARD STATED THAT THE OBEB TRUST HAS INCREASED FROM \$105,000 IN MARCH TO \$108,199.21 AS OF JUNE 30.

MRS. WARD STATED THAT SINCE THE VERIZON ISSUE REGARDING THE \$16,000 BILL FOR USAGE CAUSED BY THE INSTALLER OF THE CAMERA AT STATION 8 AND THE COMPUTER TO READ IT AT STATION 1 NOT INSTRUCTING US THAT THE COMPUTER HAD TO BE LOGGED OFF MAY NOT BE RESOLVED BEFORE THE BOOKS ARE CLOSED FOR FY14 AND SHE WILL HAVE TO ENCUMBER THE MONEY IN CASE WE HAVE TO PAY IT IN FY15. SHE STATED THAT SHE HAD NOT HEARD FROM VERIZON AS TO WHETHER THEY WERE WILLING TO ABATE ANY OF THE CHARGES. MR. HANDY STATED THAT HE DID NOT WANT TO WAIT FOR VERIZON TO MAKE A DECISION BUT TO GO FORWARD WITH THE PROCESS TO MAKE A CLAIM AGAINST THE CONTRACTOR.

MRS. WARD GAVE THE BOARD A LETTER FROM MR. DRINKWATER (attached) OF 1A HAWTHORNE COURT REQUESTING CONSIDERATION OF AN ABATEMENT OF HIGH USAGE CHARGES. HE WAS SENT A HIGH USE LETTER AFTER THE READING WAS DONE FOR THE JUNE BILL. HE CALLED THE OFFICE AND STATED HE HAD A SMALL LEAK IN THE BATHROOM SINK WHICH WAS USING NO MORE THAN 2 CUPS A DAY. WE WENT OUT AND CHECKED FOR LEAKS AND PROFILED THE METER WHICH SHOWED WHEN THE LEAK OCCURRED AND THAT IT WAS MUCH MORE THAN 2 CUPS AND WAS PROBABLY DUE TO HIS TOILET.

AFTER SOME DISCUSSIONT HE BOARD VOTED UNANIMOUSLY TO ALLOW A ONE TIME ABATEMENT OF 1/4 OF THE CONSUMPTION REGISTERED FOR HIS JUNE, 2014 BILL.

MR. WARD GAVE THE BOARD A LETTER FROM MR. BISSON (attached) OF SCRAGGY NECK ROAD REQUESTING AN ABATEMENT OF WATER CHARGES DUE TO A LEAK IN A YARD HYDRANT AT HIS PROPERTY.

AFTER SOME DISCUSSIONT HE BOARD VOTED UNANIMOUSLY TO ALLOW A ONE TIME ABATEMENT OF 1/4 OF THE CONSUMPTION REGISTERED FOR HIS JUNE, 2014 BILL.

MRS. WARD GAVE THE BOARD A LETTER FROM THOMAS PAPPAS (attached) REQUESTING AN ABATEMENT OF WATER CHARGES DUE TO A LEAK AT HIS PROPERTY AT 230 SANDWICH RD.

AFTER SOME DISCUSSIONT HE BOARD VOTED UNANIMOUSLY TO ALLOW A ONE TIME ABATEMENT OF 1/4 OF THE CONSUMPTION REGISTERED FOR HIS MARCH, 2014 BILL.

MRS. WARD STATED THAT LEE HILL HAD APPROCHED HER TO REQUEST THAT SHE ASK THE BOARD TO CONSIDER A MERIT RAISE. MRS. WARD STATED THAT LEE IS ALWAYS WILLING TO HELP AND IS VERY CONSCIENTIOUS WITH HER WORK AND BEING HERE WHEN NEEDED. SHE HAS LEARNED DIFFERENT ASPECT OF THE WATER BILLING PROGRAM IN ORDER TO ASSIST KATHY. MRS. WARD STATED THAT SHE HAS BEEN HERE GOING ON SIX YEARS AND HAS ONLY

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING JULY 9, 2014**

HAD TWO INCREASES. SHE WORKS NINE HOURS A WEEK UNLESS SHE IS NEEDED MORE SHE REQUESTED THE BOARD CONSIDER A \$1-\$2 INCREASE.

THE BOARD VOTED UNANIMOUSLY TO GIVE MRS. HILL A \$2.00 RAISE.

MR. CAMPBELL STATED THAT THERE WOULD BE A PLANNING BOARD MEETING THIS WEEK TO DECIDE WHETHER MUSCLE TOWING WOULD BE ALLOWED TO RELOCATE FROM THE OLD SKATING RINK OFF OF CLAY POND ROAD TO THE CONFERENCE TROPHY BUILDING AT 530 MACARTHUR BLVD. THIS MOVE WOULD BRING THEM INTO THE ZONE 2 WATER RESOURCE DISTRICT. HE STATED HE HAD WRITTEN THEM A LETTER STATING THAT HE HAD MANY OBJECTIONS BUT IF OUR STIPULATIONS WERE MET WE WOULD AGREE TO ALLOW THEM TO GO FORWARD.

MR. HANDY STATED THAT WAS NOT YOUR DECISION IT IS THE DECISION OF THE BOARD.

MR. CAMPBELL STATED THAT TOM DONOVAN WAS IN VOICING HIS OBJECTIONS TO THEM BEING ALLOWED TO RELOCATE TO 530 MACARTHUR BLVD. IN FEAR THEY WOULD POLLUTE THE AREA AND REDUCE HIS PROPERTY VALUES. WHEN MUSCLE TOWING WAS LOCATED AT OTIS PARK DRIVE THE PLANNING BOARD HAD ALLOWED THEM TO GO IN WITH THE STIPULATION THAT NO MAJOR REPAIRS WERE DONE AND NO VEHICLES WERE STORED. WE CHECKED AND BOTH SITUATIONS WERE HAPPENING. THE BUILDING INSPECTOR WAS NOTIFIED AND HE TOLD THEM THEY WOULD HAVE TO MOVE. THEY ARE STILL LEAKAGE STAINS AT THE SITE. THEY MOVED TO 174 CLAY POND RD WHERE THEY STORE VEHICLES INSIDE THE BUILDING. THEY ARE NOT IN THE ZONE 2 AT THAT LOCATION. IT'S MY UNDERSTANDING THAT THEY CAN'T BUY THE BUILDING AND THE RENT HAS GONE UP. WE NEED TO DECIDE WHETHER TO ALLOW THEM TO GO FORWARD OR TRY TO PREVENT THEM FROM GOING INTO A ZONE 2.

MR. LYONS STATED THAT IT WAS HIS UNDERSTANDING THAT YOU COULD NOT DO REPAIRS IN A WATER RESOURCE DISTRICT. MR. CAMPBELL STATED THAT THERE ARE A LOT OF ISSUES AT THE PROPERTY INCLUDING OPEN GROUND AND A DRAIN. MR. LYONS STATED THAT IF WE SEE A PROBLEM WE COULD INFORM THE BUILDING INSPECTOR. HE STATED THAT HE NOTICED A LARGE AMOUNT OF SMASHED UP VEHICLES BEING STORED AT THE DATAMARINE BUILDING. MR. CAMPBELL STATED THAT WENZEL'S AUTO BODY HAVE BLACKTOPPED A BERMED AND ARE NOW STORING THEM ON THEIR PROPERTY. MR. LYONS STATED THAT THE DAMAGE IS DONE WHEN THE WRECKS ARE BROUGHT IN AND THE FLUIDS LEAK ALL OVER THE GROUND.

MR. HANDY STATED THAT MR. CAMPBELL ALREADY GAVE THEM INITIAL APPROVAL WITH THAT LETTER BUT THE ISSUE SHOULD HAVE COME BEFORE THE BOARD FIRST. MUSCLE TOWING WILL COME BACK AND SAY OTHERS HAVE BEEN ALLOWED TO DO BUSINESS IN A ZONE 2.

AFTER SOME DISCUSSION THE BOARD DECIDED TO HAVE MR. CAMPBELL ATTEND THE PLANNING BOARD MEETING AND STATE THAT THE BOARD OF WATER COMMISSIONERS WANT A PLAN FROM MUSCLE TOWING ENGINEERS SHOWING HOW THEY WILL IMPLEMENT SAFEGUARDS UNDER D.E.P. REGULATIONS AND THE TOWN OF BOURNE BYLAWS IN ORDER TO PREVENT ANY DAMAGE TO OUR WATER BEFORE THEY ARE READY TO APPROVE THE RELOCATION.

MRS. WARD STATED THAT WITH THE ORION METERS WE HAVE A NEW TOOL IN THAT WE CAN PROFILE A METER IN ORDER TO PIN POINT THE TIME FRAME OF A LEAK WHEN PEOPLE HAVE UNEXPECTEDLY HIGH CONSUMPTION. WE DO THIS AT NO CHARGE TO THE CUSTOMER AS OUR POLICY IN THE PAST HAS BEEN THAT WE INVESTIGATE HIGH USE AND WATER LEAKS AT NO CHARGE. WE HAVE A SITUATION IN THAT THE LOBSTER TRAP IS CALLING US TO DO THIS MONTHLY FOR THE LAST SEVERAL MONTHS IN ORDER TO GET THEIR DAILY USAGE FOR THEIR ENGINEER WHO IS WORKING ON A SEPTIC PROBLEM FOR THEM. MR. PROPHETT STATED THE MEN HAVE TO GO INTO THE BASEMENT BALANCE THEMSELVES ON THE RIM OF THE LOBSTER TANKS WHICH ARE COVERED WITH GREASE FROM UPSTAIRS. AFTER WALKING ALONG THE

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING JULY 9, 2014**

RIMS FOR ABOUT 8 FEET YOU HAVE TO GO OVER A WASTE PIPE TO GET TO THE METER, WHICH IS ALSO GREASE COVERED, IN ORDER TO DO THE PROFILE. THIS IS NOT A SAFE SITUATION.

MRS. WARD STATED THAT THIS TOOL IS NOT FOR PRIVATE USE AND ASKED THE BOARD TO MAKE A DECISION AS TO WHETHER TO CHARGE FOR A PROFILE IF IT IS REQUESTED FOR PRIVATE USE. IN THIS INSTANCE NOT ONLY ARE WE LOOKING AT THE TIME FOR TWO MEN TO PERFORM THE PROFILE BUT ALSO THE TIME FOR THE OFFICE TO DOWNLOAD THE REPORT AND SEND IT TO THE LOBSTER TRAP.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO CHARGE \$125.00 FOR A PROFILE THAT IS REQUESTED BY AN OUTSIDE PARTY THAT IS NOT USED TO DETECT A LEAK. THEY ALSO ASKED THAT A LETTER BE SENT STATING THAT THE LOBSTER TRAP WOULD HAVE TO HAVE A PLUMBER MOVE THE METER TO A MORE ACCESSIBLE AREA BEFORE WE WILL PERFORM ANOTHER PROFILE.

MR. CAMPBELL STATED THAT THE GATES ARE UP ON VALLEY BARS ROAD AND A PARKING LOT HAS BEEN DELINEATED WITH DENSE GRADE. MR. LYONS ASKED WHAT SIGNS HE INTENDED TO PUT ON THE GATES. HE STATED THAT SIMILAR TO OUR OTHER GATES THERE WOULD BE A "NO PARKING IN FRONT OF THE GATE" SIGN AS WELL AS A "NO UNAUTHORIZED MOTORIZED VEHICLES BEYOND THIS POINT" SIGN. MR. LYONS SUGGESTED THAT A "NO DUMPING AREA MONITORED BY CAMERA" SIGN BE ADDED AS WELL WITH THE POSSIBLE ADDITION OF THE M.G.L. RELATED TO DUMPING. MR. CAMPBELL STATED THAT HE WOULD ORDER THE SIGNS.

MR. CAMPBELL STATED THAT AT THE LAST MEETING THE BOARD DIRECTED HIM TO GO FORWARD TO GET INFORMATION ON THE SOLAR PROJECT PROPOSED BY BEAUMONT SOLAR. ORIGINALLY WE WERE LOOKING AT BEING PART OF THE PROJECT AT 53 MACARTHUR BLVD. NEAR OUR TANK. WHEN WE TALKED WITH FRANK OF BEAUMONT SOLAR HE SUGGESTED WE LOOK AT POSSIBLY ALLOWING AN INVESTOR TO USE OUR LAND FOR A SOLAR ARRAY AND GET OUR ELECTRICITY AT A REDUCED RATE. AFTER CHECKING WITH THE TOWN PLANNER SHE FELT THAT WE WOULD BE EXEMPT FROM THE OVERLAY AREA DELINEATED BY THE TOWN. ROGER LAPORTE WILL BE GIVING US A LETTER WHEN I GET HIM SOME KEY INFORMATION, THAT I JUST RECEIVED FROM FRANK THIS MORNING, THAT NEEDS TO BE INCLUDED IN THE LETTER.

I WALKED THE AREA WITH FRANK AND THE PRESIDENT OF BEAUMONT SOLAR THIS WEEK AND ALTHOUGH WE WERE ORIGINALLY LOOKING AT THE AREA WHERE THE MET TOWER WAS INSTALLED WE MOVED TO A 3 ACRE AREA AT THE BOTTOM RIGHT OF OUR PROPERTY THAT WAS MORE SUITED FOR THE ARRAY. THEY SAID THEY WOULD INSTALL 130 PANELS THAT WOULD PRODUCE ALL OF OUR ELECTRICAL NEEDS. THEY ESTIMATE AN INITIAL SAVINGS OF ROUGHLY \$21,000 PER YEAR. MR. CAMPBELL ASKED IF THE BOARD WAS WILLING TO CONTINUE WITH THE PROCESS.

MR. LYONS ASKED WHO MAINTAINED THE EQUIPMENT. MR. CAMPBELL STATED THAT THE INVESTORS OWN THE EQUIPMENT FOR 20 YEARS AND ARE RESPONSIBLE FOR ANY REPAIRS AND UPGRADES AS WELL AS PLOWING AND MAINTENANCE. AFTER 20 YEARS THE OWNERSHIP REVERTS TO THE BOURNE WATER DISTRICT.

THE BOARD DIRECTED MR. CAMPBELL TO CHECK THE REFERENCES THAT WE WERE GIVEN REGARDING THE EXPERIENCE THEY HAD WITH INSTALLATION AND THE SAVINGS THEIR PROJECT HAS REALIZED. THEY ALSO SAID TO GO FORWARD WITH THE PROJECT.

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING JULY 9, 2014**

SUPERINTENDENTS REPORT - 9 JULY 2014

MRS. DOBLE - PAYING TO INSTALL 2" SERVICE LINE/MAIN, DETAIL OFFICERS, AND ALL RELATED ITEMS. PLAN TO UPGRADE TO 6" AND BWD WILL PAY THE DIFFERENCE FOR THE 6" PIPE, GATE, AND FITTINGS

F450 - DELIVERY ESTIMATE AUG 8 TO 12 AND ONE WEEK TO PREP

TOBEY ISLAND - PETER COFFIN PURCHASED A HOME ON ISLAND AND IS PUSHING FOR ISLANDERS TO UPGRADE WATER MAIN AND SERVICES - THEY WILL HIRE CONTRACTOR AND DO ALL THE WORK AND DISTRICT WOULD TAKE OVER SYSTEM AFTER ACCEPTANCE

MR. HANDY STATED THAT HE WOULD BE AGAINST TAKING OVER THE SYSTEM. MR. LYONS STATED THAT WE ALREADY MAINTAIN THE METERS AND HYDRANT IN THE AREA. THEY DECIDED TO REVISIT THE ISSUE AT ANOTHER TIME.

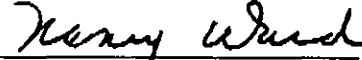
SOUTH SAGAMORE TANK - INSTALLING PAX SYSTEM IN TANKS - WORKING TO GET FIXTURES MANUFACTURED AND READY

F350 - OLD DUMP TRUCK - DISPOSE OF IN THE BEST INTEREST OF THE DISTRICT


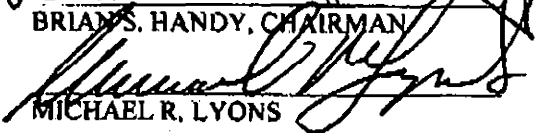
BOB IS WORKING WITH ME DAILY AND IS COMING UP TO SPEED ON THE OPERATIONS AND MANAGEMENT OF THE DISTRICT

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 10:00AM.

RESPECTFULLY SUBMITTED,

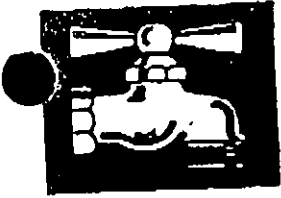

NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS


BRIAN S. HANDY, CHAIRMAN

MICHAEL R. LYONS

PETER R. WAY

Attached: Abatement letters:
Letter from Mr. Drinkwater
Letter from Mr. Bisson
Letter from Mr. Pappas



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

MEETING NOTICE BOURNE WATER DISTRICT BOARD OF WATER COMMISSIONERS TUESDAY, AUGUST 12, 2014

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of JULY 9, 2014 meeting
JULY Commitment and Abatements
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Free Cash Certification
2. Easement for Nstar
3. Request for water 8 Falmouth Ave – No Water Main
4. Update Solar
5. Verizon abatement
6. New Superintendent's license requirements

OLD BUSINESS

Discussion regarding Muscle Towing taking over Conference Trophy Building – 530 MacArthur Blvd.

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 8/7/2014 at 9:20AM

2014 AUG 7 AM 9 19
TOWN CLERK'S OFFICE
BOURNE, MASS

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING 8/12/2014**

THE MEETING WAS DULY POSTED

2014 SEP 5 PM 12 29

THE MEETING WAS CALLED TO ORDER AT 8:30 AM. PRESENT COMMISSIONERS BRIAN HANDY, PETER WAY AND MICHAEL LYONS, CLERK/TREASURER NADINE WARD, SUPERINTENDENT ANDREW CAMPBELL AND ROBERT PROPHETT.

BOURNE, MASS

MRS. WARD REPORTED THAT THE BOOKS WERE CLOSED FOR FY 14 AND THE FREE CASH WAS CERTIFIED AT \$747,494.

MR. CAMPBELL STATED THAT VERIZON IS REQUESTING THAT THE BOARD SIGN AN EASEMENT FOR THE AREA THE POLE WILL BE INSTALLED ON OUR PROPERTY THAT WILL HOLD THE NEW ELECTRICAL LINES FOR THE GENERATOR. THE PANEL IS IN THE FRONT OFFICE AND DOES NOT HAVE ENOUGH ROOM TO INSTALL MORE SWITCHES. AT SOME POINT THE PANEL WILL NEED TO COME OFF THE WALL FOR RESIDING. I WANT TO PUT THE PANEL IN THE BACK ROOM AND PUT THE TRANSFER SWITCH NEXT TO IT. WE WOULD HAVE TO DISASSEMBLE THE WALL TO PUT A NEW PANEL OUT FRONT.

JOE KRAUL SUGGESTED WE PUT EVERYTHING IN THE BACK AND USE THE INSIDE PANEL AS A SUB-PANEL. THE WIRE WOULD BE INSTALLED UNDERGROUND FROM THE POLE BECAUSE WE DO NOT HAVE THE ELEVATION AND THE WIRES WOULD BE IN THE TREE BRANCHES. THE COST FOR NSTAR TO DO THIS IS \$6,015. FOR THE POLE AND THE DROP.

MR. HANDY STATED THAT BY THE TIME YOU PAY NSTAR, DIG UP THE ASPHALT AND REPLACE IT THE COST FOR THIS PROJECT WILL BE DOUBLE WHAT WE THOUGHT. I THINK YOU ARE OVER ENGINEERING THIS AND IT WILL COST A FORTUNE

MR. LYONS ASKED WHERE THE GENERATOR IS INSTALLED. MR. CAMPBELL STATED THAT IT WAS OUT BEHIND THE BUILDING AND PIPED FOR NATURAL GAS. MR. LYONS ASKED WHY WE DIDN'T JUST PUT THE TRANSFER SWITCH NEXT TO THE EXISTING PANEL. MR. CAMPBELL STATED THAT THE EXISTING PANEL WILL NOT ACCOMMODATE THE ADDITIONAL BREAKERS THAT WE NEED AS WELL AS THE OLD WIRING IS QUESTIONABLE. MR. LYONS STATED THAT THIS MADE NO SENSE TO HIM, IT WOULD BE EASIER AND LESS EXPENSIVE TO GO TO THE FRONT PANEL. MR. HANDY SAID THE BREAKERS ARE IN THE GEN-TRAN BOX YOU TAKE A POWER CORD FROM THE GENERATOR AND HOOK IT TO THE GEN-TRAN BOX AND YOU ARE DONE.

AFTER SOME DISCUSSION THE BOARD DIRECTED MR. CAMPBELL TO LOOK INTO MORE VIABLE AND INEXPENSIVE OPTIONS.

MR. CAMPBELL STATED THAT RALPH PARKS WHO OWNS 8 FALMOUTH AVE CAME IN AND APPLIED FOR SERVICE. HE WAS CHARGED THE NORMAL FEE FOR A TAP, SYSTEM DEVELOPMENT FEE AND SET METER AND VALVE FEE. THERE IS ANOTHER HOUSE ON FALMOUTH ROAD THAT WE SUPPLY WATER TO SO THE OFFICE DID NOT QUESTION WHETHER THERE IS A MAIN ON FALMOUTH AVE. COME TO FIND OUT THERE IS NOT AND THE EXISTING HOUSE IS TAPPED OFF OF OAK AVE. AT A PIT AND THEY RAN A 2" SERVICE DOWN FALMOUTH AVE TO SUPPLY WATER. MR. PARKS ALSO OWNS A LOT ON THE CORNER OF FALMOUTH AVE AND OAK AVE. WHICH CAN EASILY BE TAPPED OFF OF OAK AVE. WHEN HE BUILDS ON IT. THE QUESTION IS DO WE MAKE HIM INSTALL A 6" MAIN TO SERVICE HIS HOME OR LET HIM PUT IN A PIT AND HAVE A LINE INSTALLED TO THE PROPERTY? WE DO HAVE A POLICY THAT STATES IF THERE IS NO MAIN THE CUSTOMER WOULD HAVE TO PAY TO HAVE ONE INSTALLED.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY THAT BECAUSE THERE IS A MAIN AVAILABLE TO TAP HE COULD INSTALL A PIT ON OAK AVE AND RUN A SERVICE LINE RATHER THAN INSTALLING A MAIN ON FALMOUTH AVE.

MR. CAMPBELL STATED THAT HE HAS WRITTEN A LETTER TO THE TOWN PLANNER AND THE BUILDING INSPECTOR TO SEE IF WE WOULD BE EXEMPT FROM THE SOLAR OVERLAY AND WOULD BE ABLE TO PUT A SOLAR ARRAY ON OUR PROPERTY IN MONUMENT BEACH. THEY

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING 8/12/2014**

HAVE VERBALLY STATED THAT BECAUSE WE ARE PUTTING THE PANELS ON OUR OWN LAND WE WOULD BE EXEMPT. THEY WILL WRITE A LETTER STATING THIS WHICH WILL ALLOW BEAUMONT SOLAR TO DO A SITE PLAN REVIEW AND ENGINEER THE SOLAR ARRAY.

MRS. WARD STATED THAT WE NEED TO MAKE A DECISION ON THE VERIZON BILL FOR THE CONTINUAL STREAMING OF THE CAMERA AT STATION 1. WE HAVE HELD THE MONEY OUT OF THE FINAL PAYMENT ON THE CONTRACT TO WINSTON BUT THERE IS A DEADLINE, WHICH WAS EXTENDED FOR 30 DAYS BUT THAT BRINGS US TO AUGUST 26TH. WE REQUESTED AN ABATEMENT ON JULY 1, 2014 BUT THEY KEEP PUTTING US OFF. ACCORDING TO JARRED ZICHER THEY ABATEMENT HAS BEEN REFUSED 3 TIMES BUT HE HAS RESUBMITTED IT AND WILL HAVE AN ANSWER BEFORE AUGUST 18TH.

MRS. WARD STATED THAT ORIGINALLY IT WAS STATED THAT THE CONTRACTOR DID NOT TELL THE CREW THAT WAS TRAINING ON THE DEVICE THAT THE COMPUTER AT STATION 1 NEEDED TO BE SHUT DOWN BUT NOW IT SEEMS THAT WHEN THEY WERE AT STATION 8 THEY WERE TOLD THAT ALL DEVICES NEEDED TO BE TURNED OFF. THE CONTRACTOR DID, HOWEVER LEAVE THE COMPUTER UP AND RUNNING WHEN HE LEFT. HALEY AND WARD HAVE FILED NOTICE OF A POSSIBLE CLAIM AND THE RESPONSE FROM WINSTON, EWING AND ISD WAS THAT THEY FELT NO RESPONSIBILITY IN THE SITUATION. WE COULD GO TO ARBITRATION BUT BY THE TIME WE PAY ATTORNEYS AND ENGINEERS IT WOULD COST MORE THAN THE VERIZON BILL. WE NEED TO HAVE A DOLLAR AMOUNT FROM VERIZON BEFORE A CLAIM CAN ACTUALLY BE FILED.

MR. CAMPBELL STATED HE FELT WE SHOULD ASK THAT THE CONTRACTOR PAY HALF. MR. HANDY STATED THAT HE FELT HALEY AND WARD SHOULD BE HELD ACCOUNTABLE FOR THIS AS WELL. THEY ARE THE EXPERTS AND HAVE BEEN PAID A LOT OF MONEY TO OVERSEE THE JOB.

AFTER SOME DISCUSSION THE BOARD ASKED MRS. WARD TO WRITE A LETTER TO HALEY AND WARD DETAILING THEIR BELIEF THAT HALEY AND WARD SHOULD HAVE BEEN WORKING ON OUR BEHALF AND OVERSEEING THE JOB AND THAT DID NOT HAPPEN WHICH MAKES THEM RESPONSIBLE AS WELL.

MR. CAMPBELL STATED THAT THE LICENSE REQUIREMENTS FOR A PRIMARY OPERATOR ARE A D3 IN FULL AND A T1 IN FULL. MR. PROPHETT'S D3 IS IN TRAINING. THERE IS A MEETING OF THE MASS DRINKING WATER BOARD ON SEPTEMBER 5, 2014 AND THEY WILL BE DECIDING IF THEY FEEL HE HAS ENOUGH TIME ON THE JOB FOR THE LICENSE TO BE UPGRADED TO FULL. IF NOT I HAVE FILED PAPERWORK TO BE A CONTRACT OPERATOR UNTIL SUCH TIME AS WE HIRE SOMEONE WITH A D3,T1 IN FULL LICENSE OR BOB'S LICENSE IS UPGRADED. MY RETIREMENT DATE IS NOT UNTIL OCTOBER 31 SO WE HAVE SOME TIME. I WOULD HAVE TO SHOW UP EACH DAY AND BE ON CALL 24/7.

MR. WAY ASKED HOW LONG, UNDER NORMAL CIRCUMSTANCES, UNTIL MR. PROPHETT'S LICENSE WOULD BE UPGRADED TO A FULL LICENSE. MR. PROPHETT STATED SEPTEMBER 20, 2015.

MR. CAMPBELL STATED THAT HE WOULD NOT BE LOOKING FOR COMPENSATION BUT THAT HE WOULD REQUIRE THAT THE DISTRICT PURCHASE A LIABILITY POLICY IF HE WAS NOT STILL COVERED AS A CONTRACT OPERATOR UNDER THE DISTRICT'S POLICY.

MR. HANDY ASKED MR. CAMPBELL HOW HE MISSED THIS. HE STATED HE WAS OF THE UNDERSTANDING THAT BOB'S LICENSE WAS ROLLING INTO FULL BEFORE HE LEFT BUT HE MISUNDERSTOOD.

MR. HANDY STATED THAT HE FELT THIS WAS A REAL PROBLEM. MR. LYONS STATED THAT HE FELT THAT IF ANDY WAS WILLING TO DO THIS WE ARE COVERED. MR. CAMPBELL STATED THAT HE FELT WE NEEDED TO PUT AN AD OUT FOR A CREW PERSON WITH THOSE LICENSES AND SEE WHAT WE COME UP WITH. PRODUCTIVITY HAS GONE DOWN SINCE BOB HAS BEEN WORKING IN THE OFFICE AND NOT ON THE CREW.

AFTER SOME DISCUSSION THE BOARD AGREED TO ADVERTISE FOR A REPLACEMENT CREWPERSON.

**BOURNE WATER DISTRICT
COMMISSIONER'S MEETING 8/12/2014**

MR. CAMPBELL STATED THAT JACK LANDERS, THE ENGINEER FOR MUSCLE TOWING CO. HAS BEEN CALLING ASKING WHAT WE WOULD REQUIRE TO BE DONE IN ORDER THAT THE BOARD WOULD AGREE TO THEM RELOCATING INTO THE CONFERENCE TROPHY BUILDING. I HAVE STATED THAT HE WOULD NEED TO SPEAK WITH THE BOARD. HE SAID HE WOULD BE ENGINEERING A PLAN TO THE MINIMUM D.E.P. GUIDELINES

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO OBJECT TO THE RELOCATION OF MUSCLE TOWING INTO OUR ZONE 2 BECAUSE OF THE POTENTIAL OF POLLUTION EMANATING INTO OUR WATER.

MR. CAMPBELL STATED THAT THE MMI, THE MACHINE THAT READS OUR RF METERS, HAS DIED. IT WILL COST OVER \$5,000 TO REPAIR AND THERE IS ONLY A 30 DAY WARRANTY ON THE REPAIR. THERE IS ONLY ONE COMPANY THAT REPAIRS THEM AND THE PARTS ARE OBSOLETE. WE NEED TO SPEED UP THE REPLACEMENT OF THE RF METERS. THERE ARE 1,300 LEFT IN THE SYSTEM AND WE HAVE NO WAY TO READ THE OLDER SERIES OTHER THAN TO GET INTO THE PROPERTIES OR SEND POSTCARDS FOR PEOPLE TO CALL IN THEIR READINGS.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO GET THE MMI FIXED AND GET THE METERS CHANGED OUT AS SOON AS POSSIBLE.

SUPERINTENDENT'S REPORT - 12 August 2014

Lobster Trap - A letter was sent with regards to profiling the meter. Also, we are requiring Mr. Delaney to move the water meter due to unsafe accessibility and the meter head being damaged due to salt water being sprayed/splashed continually onto it.

The Ad for the Ford F350 appeared in the Bourne Enterprise last Friday (8Aug2014) and so far we have had (1) inquiry and no bids.

Bassett's Island project (O'Flarity's) is moving forward. The main tap and meter pit will be installed in September and the directional drilling will happen at about the same time.

809 MacArthur Blvd - we are installing a 2" service tap and a 6" fire line tap for the old Gallery Furniture building.

1379 RT28A - Installed an 8" and (2) 6" taps and gates for Cataumet Place, and have been inspecting the installation of the water main and fire line.

Tobey Island - Mr. Coffin has brought the project of upgrading the water main before all the residents of the island. They are asking if this work was done to Bourne Water Districts specifications, would the District take ownership of the mains and hydrants once all testing and sampling had been completed and approved.

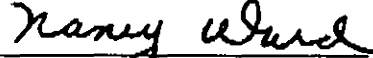
Gates on Valley Bars Rd - the signs have been made and the brackets are being manufactured by Chris. All should be up in the next few days.

Doble property - Sandwich Rd - received a state road permit to have a water line installed under Sandwich Rd and the down ramp from the rotary. Mrs. Doble is paying to have a water main brought to her property so she can have a service installed to her home. Once a main is available, her son will be asking for a water service too.

BOURNE WATER DISTRICT
COMMISSIONER'S MEETING 8/12/2014

MR. HANDY MADE A MOTION TO ADJOURN, MR. LYONS SECONDED THE MOTION AND THE MEETING ADJOURNED AT 10:15 AM.

RESPECTFULLY SUBMITTED,

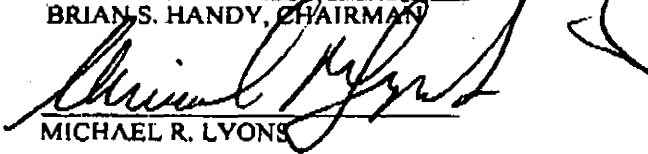


NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

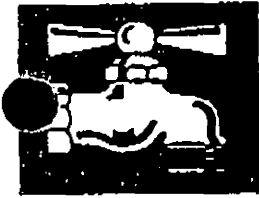


BRIAN S. HANDY, CHAIRMAN



MICHAEL R. LYONS

PETER R. WAY



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447

Pocasset, Massachusetts 02559-1447

Office: 508-563-2294 Fax: 508-564-4861

2014 AUG 27 PM 1 26
TOWN CLERK'S OFFICE
BOURNE, MASS

MEETING NOTICE BOURNE WATER DISTRICT BOARD OF WATER COMMISSIONERS THURSDAY, SEPTEMBER 4, 2014

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of AUGUST 12, 2014 meeting
AUGUST Commitment and Abatements
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Greg Eldridge of Haley & Ward – Verizon issue
2. Joe Kraul – wiring of office generator
3. New employee applications
4. Update Solar – Sign letter of intent
5. Tobey Island request for BWD to take over mains when upgraded
6. Merit raise David Tsiakos

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 8/27/2014 at 11:55AM

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 9/04/2014

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY AND MICHAEL LYONS, CLERK/TREASURER NANCY WARD AND SUPERINTENDENT ANDREW CAMPBELL.

THE COMMISSIONERS SIGNED THE MINUTES OF THE AUGUST 12, 2014 MEETING AND THE COMMITMENT AND ABATEMENTS FOR AUGUST.

MRS. WARD SAID THAT SHE HAD SPOKEN WITH FORD O'CONNOR REGARDING THE VERIZON BILL AND THE CLAIM AGAINST WINSTON. SHE TOLD HIM THE PARTICULARS REGARDING THE ISSUE AND HE ADVISED THAT NOT ONLY WOULD IT NOT BE COST EFFECTIVE TO ARBITRATE THE CLAIM HE DID NOT FEEL THAT THERE WAS A CASE AGAINST EWING OR IDS. THEY INSTALLED WHAT WAS IN THE SPECS. HE DID FEEL THAT THE BOARD HAD EVERY RIGHT TO SPEAK WITH HALEY AND WARD WHO ARE THE ENGINEERS ON THE JOB AND VOICE THEIR DISSAPPOINTMENT AS WELL AS ASK THEM TO PARTICIPATE IN PAYING THE VERIZON BILL AS THEY WERE HIRED TO DO THE SPECIFICATIONS FOR THE STATION AND WORK IN THE INTEREST OF THE BOURNE WATER DISTRICT.

MR. ELDRIDGE JOINED THE MEETING AT 8:45.

MR. HANDY STATED THAT THE ISSUES SURROUNDING THE VERIZON BILL ARE UNACCEPTABLE. MR. ELDRIDGE STATED THAT EWING WAS RESPONSIBLE FOR THE SECUTIRY CAMERAS. ORIGINALLY WE LOOKED AT LONGWATCH, WHICH USES THE SCADA SYSTEM AND SENDS SMALL BURSTS OF VIDEO WHEN THERE IS AN INTRUSION, BIT IF YOU ARE NOT AT STATION FOR 8 HOU CAN'T DISPLAY THE EVIDENSE. EWING WANTED TO USE ISD FOR THE JOB AND SET UP A MEETING WITH BWD, MYSELF, EWING AND ISD AND PRESENTED HIS SYSTEM. IT HAD MORE FUNCTIONALITY THAN LONGWATCH IN THAT YOU COULD USE A CELL PHONE TABLET OR PC TO ACCESS THE DATA.

RECEIVED
MAY 11 1 13 PM '14
S.C.

MR. HANDY ASKED HOW THEY COULD SWITCH FROM SOMETHING THAT WAS IN THE SPECS OF THE CONTRACT. MR. ELDRIDGE STATED THAT THEY DON'T HAVE TO PROVIDE THE EXACT PRODUCT THAT IS SPECCED ONLY SOMETHING CONSIDERED "EQUAL TO". THE CHANGE WAS APPROVED.

MR. HANDY ASKED WHY THE SYSTEM WAS SO EXPENSIVE. MR ELDRIDGE STATED THAT IT WAS BID ALONG WITH THE FIRE SYTEM AT \$30,000. THE CAMERAS RUN \$2-3000 AND THERE ARE EIGHT CAMERA. ACTUALY LONGWATCH WAS MORE EXPENSIVE AT \$15K FOR THE UNIT AND \$2-3000 FOR EACH CAMERA.

MR. LYONS ASKED WHY THERE WAS NO TIME OUT BUILT INTO THE SYSTEM. MR. ELDRIDGE STATED THAT THE SOFTWARE DOES NOT HAVE A TIMEOUT FUNTION, NOR DOES LONGWATCH. WE TRIED TO MAKE IT CLEAR THAT ALL DEVICES NEED TO BE SHU'T DOWN WHEN NOT VIEWING. THIS HAS BEEN CORRECTED AND PROTOCOL LIS'TS ARE RIGHT ON THE PC.

MR. HANDY STATED THAT WE HIRED HALEY AND WARD TO OVERSER THE PROJECT, THIS MAY HAVE NEVER HAPPENED BEFORE, BUT I DON'T FEEL YOU HAD OUR BACK HERE. I THINK HALEY AND WARD SHOULD OFFER SOME COMPENSATION. EVERYONE PASSES THE BUCK AND THE BOURNE WATER DISTRICT ENDS UP PAYING THE BILL. ANDY SPENT A LOT OF TIME OVERSEEING THE PROJECT WHICH WAS NOT HIS JOB IT WAS YOURS. MR. ELDRIDGE STATED THAT HE FELT HE HAS BEEN DOING EVERYTHING TO HANDLE THE ISSUE ON THE PROJECT. HE SAID HE WAS NOT SURE HOW HE COULD TAKE RESPONSIBILITY WHEN THEY HAD THE TRAINING SESSION AND IT WAS AN UNFORTUNATION SITUATION THAT THE OPERATOR DID NOT CLOSE OUT THE SYSTEM. MR. HANDY STATED IT SHOULD HAVE HAD A FAIL SAFE, CLEARLY THE PROBLEM HAS BEEN CORRECTED NOW BUT WHY DIDN'T ISD CREATE A FAIL SAFE TO BEGIN WITH. MR. LYONS STATED THAT HUMAN ERROR HAPPENS, THE REAL FAIL SAFE WOULD BE TO HAVE VERIZON NOTIFY US IF THERE IS EXCESS STREAMING. WE SHOULD CONTACT THEM IN THAT REGARD. I

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 9/04/2014

AGREE WITH BRIAN THAT WE PAY FOR AN ENGINEER TO WATCH OVER THE PROJECT AND FEEL WE WERE LEFT IN THE COLD. MR. ELDRIDGE STATED THAT ISD MADE IT CLEAR AT STATION 8 SEVERAL TIMES THAT THE COMPUTER NEEDED TO BE CLOSED OUT AFTER USE. MAYBE YOU SHOULD SWITCH TO COMCAST IF VERIZON IS NOT WILLIN TO ABATE SOME OF THE CHARGES. HE STATED THAT HE COULD NOT MAKE THE DECISION TO CONTRIBUTE TO THE BILL, THAT WOULD HAVE TO BE RUN BY THE PRESIDENT. MR. HANDY ASKED HIM TO PLEASE REPLY THAT MESSAGE. MR. ELDRIDGE LEFT THE MEETING AT 9:30Am.

THE BOARD VOTED UNANIMOUSLY NOT TO ARBITRATE THE ISSUE AND TO PAY WINSTON BUILDERS THE AMOUNT HELD OUT FOR THE VERIZON BILL.

JOE KRAUL JOINED THE MEETING AT 9:30 TO DISCUSS THE WIRING OF THE GENRATOR. HE STATED THAT HE WAS ASKED BY MR. CAMPBELL TO SEE IF THE GENERATOR COULD BE WIRED INTO THE EXISTING PANEL. THE ISSUE IS THAT THE EXISTING SERVICE IS A 100 AMP SERVICE AND WILL NOT ACCOMMODATE THE GENERATOR. THE CLEANER WAY TO DO THIS IS TO PUT A 200 AMP SERVICE IN THE BACK AND USE THE EXISTING PANEL AS A SUB-PANEL.

THERE IS A LOT TO BE CLEANED UP IN REGARDS TO THE WIRING IN THE BUILDING. YOU HAVE THE OLD KNOB AND TUBE WIRING AND NO GFI'S NEAR THE SINK. THE OUTSIDE WALL WHERE THE METER SITS IS DETERIORATING AND NEEDS TO BE FIXED AND RESHINGLED. THE MAST YOU HAVE FOR THE SERVICE NOW NEEDS TO BE RE-FASTENED. MY SUGGESTION IS THAT YOU HAVE A POLE INSTALLED AND GO POLE TO POLE AND THEN UNDERGROUND. YOU HAVE THE MEN AND EQUIPMENT TO DIG THE TRENCH FOR THE SERVICE AND THAT WOULD KEEP THE WIRING SAFE AND SECURE DURING A STORM RATHER THAN RUNNING OVERHEAD.

MR. LYONS ASKED WHAT THE ADVANTAGE WAS TO MOVING THE PANEL TO THE BACK. MR. KRAUL STATED THAT IT IS MORE ACCESSIBLE FOR HOOKUP AND A MUCH CLEANER SPOT. IF YOU KEEP THE PANEL WHERE IT IS AT THE TIME OF INSPECTION THE INSPECTOR MAY REQUIRE CLEANUP. YOU HAVE AN ADVANTAGE IN THAT YOU HAVE SHAYNE ON STAFF WHO CAN DO MOST OF THE WORK UNDER MY SUPERVISION AND LICENSE. AFTER THE GENERATOR HOOKUP THE REST OF THE ISSUE CAN BE TAKEN CARE OF OVER TIME.

MR. CAMPBELL ASKED IF THE BOARD WOULD AGREE TO GO' BACK TO THE ORIGINAL PLAN. HE STATED HE HAD GOTTEN A BREAKDOWN OF THE NSTAR BILL OF \$6015. FOR THE POLE AND THE DROP. NSTAR QUOTED A CLASS 1 POLE BUT SINCE THIS IS A SECONDARY POLE A CLASS 3 POLE IS ACCEPTABLE AND HE AHAS A QUOTE FROM J.H. BREWER OF \$1900. TO INSTALL THE POLE BUT I'M NOT SURE IF THAT INCLUDES THE DROP.

AFTER SOME DISCUSSION THE BOARD ASKED MR. CAMPBELL TO GET PRICES FOR BOTH AND OVERHEAD AND UNDERGROUND SERVICE AS WELL AS MOVING THE PANEL TO THE BACK .

MRS. WARD STATED THAT SHE HAD DONE SOME ROUGH CALCULATIONS REGARDING THE SAVINGS FOR ELECTRICITY THAT WE WOULD GET FROM GOING WITH THE SOLAR PROJECT. USING THE 552,000 KWH THAT WE USED FOR FY14 IF WE WERE PAYING THE SOLAR COMPANY .11 PER KWH IT WOULD COST US \$57,530. AS OPPOSED TO NSTAR AT .09 AND GLACIAL AT .10 WHICH WOULD BE \$99,370. IN THE LETTER OF INTENT IT STATES IN #4 THAT THEY WOULD MAKE A CASH PAYMENT FOR RENT ANNUALLY EQUAL TO \$20,000 PER MW DC PER YEAR BASED ON THE 500KW SYSTEM WHICH REALLY MEANS A CASH PAYMENT OF \$10,000 BECAUSE 500 KW IS 1/2 A MEGAWATT. FRANK DID SAY NSTAR MAY NOT TAKE CREDITS FOR THE DISTRIBUTION DEMAND CHARGE WHICH COULD RUN \$12,000/YEAR. WHICH WOULD BRING UP THE PRICE FROM 57,530 TO 59,530 BUT THE IS STILL A SAVINGS OF \$39,840.

IN NUMBER 6 ON TAXES I ASKED FRANK TO ADD "ALL" REAL ESTATE TAXES ON LAND AND IMPROVEMENTS. IT SEEMED LIKE A GREY AREA AS TO WHETHER WE WOULD END UP PAYING THE TAXES ON THE LAND AND THEY WOULD PAY TAXES ON THE STRUCTURE, HE SAID THAT

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 9/04/2014

COULD BE NEGOTIATED IN THE LEASE BUT I FELT WE WOULD HAVE NO NEGOTIATING POWER IF YOU LOOK AT # 16 ON THE LOT.

BOB CALLED HYDROID AND WAS TOLD THEY HAD A BAD EXPERIENCE WITH BEAUMONT AS THEY DID NOT CALL FOR PRELIMINARY INSPECTIONS ONLY A FINAL AND THE ELECTRICAL INSPECTOR WOULD NOT SIGN OFF. I SPOKE WITH FRANK OF BEAUMONT AND HE SAID THEY HAD AN APPOINTMENT FOR THE PRELIMINARY INSPECTION BUT THE INSPECTOR DID NOT SHOW UP AND THE BUILDING INSPECTOR TOLD THEM TO TAKE PICTURE BEFORE PROCEEDING AND THAT WOULD BE FINE. IN SPEAKING WITH ROGER LAPORTE THAT WAS NOT THE CASE. FRANK STATED IF THEY HAD TO DIG IT UP THEY WOULD.

MR. CAMPBELL STATED HE SENT THE LETTER OF INTENT TO FORD BUT HE HAS BEEN ILL.

THE BOARD DECIDED NOT TO SIGN THE LETTER OF INTENT UNTIL MORE RESEARCH HAD BEEN DONE OF OTHER BEAUMONT CUSTOMERS AND OUR ATTORNEY MADE SURE THE LETTER OF INTENT WAS ACCEPTABLE.

MR. CAMPBELL STATED THAT HE HAS RECEIVED THREE APPLICATIONS FOR THE CREWPERSON JOB ALL WITH THE APPROPRIATE LICENSES OF AT LEAST D3 AND T1 THAT WE NEED FOR A PRIMARY OPERATOR. HE ASKED THE BOARD TO DECIDE ON AN AMOUNT THAT THEY ARE WILLING TO OFFER FOR THIS POSITION.

AFTER SOME DISCUSSION THE BOARD VOTED TO OFFER IN THE \$23.50 TO \$25.50 RANGE.

MR. CAMPBELL STATED THAT THE HOMEOWNERS ON TOBEY ISLAND HAVE REQUESTED THAT WE TAKE OVER THE NEW MAINS ON THE ISLAND AFTER THEY ARE UPGRADED TO OUR SPECIFICATIONS. HE SAID HE HAD SUGGESTED A SIX INCH MAIN BUT THEY WENT FURTHER AND ARE UPGRADING TO AN EIGHT IN MAIN.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO ACCEPT THE MAINS AFTER THE UPGRADE.

MR. CAMPBELL STATED THAT HE WOULD LIKE THE BOARD TO CONSIDER A \$.50 PER HOUR MERIT RAISE FOR DAVID TSIAKOS. HE IS USING THE LICENSES THAT HE HAS OBTAINED AND IS A VALUABLE EMPLOYEE.

THE BOARD VOTED UNANIMOUSLY TO APPROVE THE \$.50 PER HOUR RAISE FOR DAVID TSIAKOS.

MRS. WARD STATED THAT LEE HILL WILL BE OUT FOR 6-8 WEEKS FOR HIP REPLACEMENT SURGERY. DOTTIE HACK HAS EXPRESSED AN INTEREST IN FILLING IN TEMPORARILY AND SHE WANTED TO MAKE SURE IT WAS OK WITH THE BOARD. SHE WOULD LIKE TO PAY HER WHAT LEE MAKES AN HOUR.

THE BOARD AGREED TO HAVE MRS. HACK COVER LEE'S POSITION WHILE SHE IS RECOVERING.

Superintendents Report - 4 September 2014

Sandwich Rd - Doble project - Mrs. Doble through Peter Valeri hired Robert B. Our as a sub contractor to install the main across the down ram from the South Bourne Rotary and the intersection of Sandwich Rd. R.W. Drew was hired by Our to directional drill from the North side of Sandwich Rd to the South side of the down ram and pull back a 6" HDPE pipe. Robert Our's crew taped the main and made the connection to the 6" HDPE and set gates on the other end of the cross over. BWD hired Robert Our to install the 8" PVC main along Sandwich Rd to service both

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 9/04/2014

Doble properties. BWD will be tapping the 8" PVC for services for both Doble properties, and Peter Valeri will be installing the house services.

BWD will be having a DEP sanitary survey conducted on 12 September 2014 by Scott Sayers. DEP will be looking at all of BWD's facilities, well heads, tanks, sampling data, backflow program/records, cross connection program/records, emergency response plan, and general operation.

This is my last Superintendents Report as I will be retiring on September 12, 2014. It has been my pleasure to serve the Board and work with Office staff - Nancy Ward, Kathy Drake, Leo Hill and the Crew - Sean Ventura, Bob Prophet, Dave Hope, Dave Tsiakos, Chris Sparadeo, Shayne Lydon, and Ryan MacDonald over the last four years. Much has been accomplished and there is still much to do, but I leave that in the capable hands of Bob Prophet as he takes Bourne Water District forward.

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 10:45AM.

RESPECTFULLY SUBMITTED,

Nancy Ward

NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

Brian S. Handy

BRIAN S. HANDY, CHAIRMAN
Michael R. Lyons

MICHAEL R. LYONS

PETER R. WAY



BOURNE WATER DISTRICT

2014 OCT 8 PM 2 46

211 Barlow's Landing Road, P.O. Box 1447

Pocasset, Massachusetts 02559-1447

Office: 508-563-2294

Fax: 508-564-4661

TOWN CLERK'S OFFICE

BOURNE, MASS

**MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
WEDNESDAY, OCTOBER 15, 2014**

Meeting to convene at 8:30 A.M.
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of SEPTEMBER 4, 2014 meeting
SEPTEMBER Commitment and Abatements
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Request to furnish water to 940 County Rd. (Subdivision)
2. Request for abatement - Parker
3. Request for abatement - Ladd Homes
4. Beaumont Solar - Letter of Intent
5. Upgrade office service for generator
6. Vote to replace Andy on the Co-op Board
7. Response to letter from Greg Eldridge regarding Verizon issue
8. Closeout of MMR2&5 project
9. Ryan MacDonald permanent employee
10. Revise policy of employees entering customer homes

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 10/08/2014 at 2:35PM

2014 NOV 19 10:30 AM
TOWN CLERK
BOURNEWATER DISTRICT

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 10/15/2014

THE MEETING WAS DULY POSTED

PRESENT; COMMISSIONERS BRIAN HANDY, PETER WAY AND MICHAEL LYONS, CLERK/TREASURER NANCY WARD AND SUPERINTENDENT ROBERT PROPHETT.

THE COMMISSIONERS SIGNED THE MINUTES OF THE SEPTEMBER 4, 2014 MEETING AND THE COMMITMENT AND ABATEMENTS FOR SEPTEMBER.

MATTHEW COSTA OF CAPE AND ISLANDS ENGINEERING JOINED THE MEETING TO REQUEST THE BOURNE WATER DISTRICT FURNISH WATER TO A PROPOSED 5 LOT SUB-DIVISION LOCATED AT 940 COUNTY RD BEING BUILT BY SALLY HOWES. HE PRESENTED PLANS OF THE WATER MAINS SHOWING AN 8" MAIN TAPPED ON COUNTY ROAD WITH A 5 GATE ASSEMBLY AND A HYDRANT AT THE HIGH POINT. THERE IS AN EXISTING HYDRANT NEAR THE ENTRANCE TO THE SUBDIDSION AND ONE WOULD BE ADDED WITHIN 500 FEET. THERE WOULD BE 3 REGULAR SERVICES AN LOTS 1,2 + 5 AND PITS ON LOTS 3 + 4 IF THE HOMES ARE OVER 100 FEET FROM THE MAIN. THE MAIN WOULD BE TAPPED ON COUNTY ROAD AND INSTALLED UP THE LEFT SIDE OF THE ROAD TO LOT 2 AND THEN RETURN BACK AND TAPPED AGAIN ON COUNTY ROAD TO CREATE THE LOOPED SYSTEM REQUIRED IN YOUR MAIN SPECIFICATIONS.

MR. PROPHETT STATED THAT NORMALLY THERE WOULD ALSO BE A GATE AT THE END, AS WELL, SO THAT YOU COULD ISOLATE A LEAK ON ONE SIDE OF THE MAIN.

MR. HANDY ASKED WHY HE WOULDN'T GO UP THE ROAD ALL THE WAY, ROUND THE CUL DE SAC AND DOWN THE OTHER SIDE OF THE ROAD TO MAKE THE LOOP. MR. COSTA STATED THAT WAS VERY COST PROHIBITIVE.

THE BOARD STATED THAT THEY WOULD DISCUSS THE PROPOSED LAYOUT OF THE MAINS AND MR. PROPHETT WOULD NOTIFY HIM LATER IN THE DAY OF THEIR DECISION. MR. COSTA LEFT THE MEETING AT 8:50 AM.

MR. PROPHETT STATED THAT MR. COSTA'S PROPOSAL IS TO THE LETTER OF THE LAW, BUT WHAT HE HAS PROPOSED ESSENTIALLY LEAVES 2 DEAD END MAINS. HYDRAULICALLY THIS DOESN'T WORK. I UNDERSTAND THAT WE WANT TO LOOP A MAIN WHEN POSSIBLE BUT IF YOU AREN'T LOOPING INTO A DIFFERENT MAIN, OR A MILE DOWN THE ROAD ON THE SAME MAIN IT DOESN'T WORK. THE WATER IN THE MAIN IS GOING IN BOTH DIRECTIONS, SHUTTING OF THE MIDDLE VALVE IN THE FIVE GATE SYSTEM WOULD FORCE IT THAT WAY BUT YOU WILL END UP WITH STALE WATER. I HAVE CHECKED WITH SEVERAL ENGINEERS AND OTHER SUPERINTENDENTS AND THEY ALL AGREE THAT LOOPING A MAIN THIS WAY IS LUDICROUS AND UNNECESSARY. I FEEL THAT ONE TAP WITH A MAIN TO THE CUL DE SAC WHERE A HYDRANT WOULD BE PLACED WOULD BE A MUCH BETTER ALTERNATIVE. IT COULD GO ON THE FLUSHING SCHEDULE IF THERE IS A PROBLEM, BUT IF THE HOUSES ARE ALL YEAR ROUND I DON'T SEE A PROBLEM.

MR. HANDY STATED HE DID NOT WANT TO USE MORE OF OUR LABOR IN THESE SUB-DIVISIONS. MR. PROPHETT STATED THAT IF WE DID NEED TO FLUSH IT WOULD BE TWICE A YEAR FOR 15 MINUTES.

MR. WAY ASKED IF THERE WAS A BENEFIT TO ANYONE IN LOOPING THIS WAY? MR. PROPHETT STATED THERE WAS NOT. MR. WAY STATED THAT HE FELT IF THERE WAS NO BENEFIT TO THE DISTRICT AND ALL IT DID FOR THE CONTRACTOR WAS INCREASE THE COST TO INSTALL THE MAIN THERE WAS NO SENSE IN REQUIRING THE LOOP. WHEN WE REVISED THE MAIN SPECS IT WAS MY UNDERSTANDING THAT UNLESS THERE WAS ANOTHER MAIN TO TAP INTO TO CREATE A LOOP WE WOULD BE TAKING THESE ON A CASE BY CASE BASIS.

MR. LYONS MADE A MOTION TO ALLOW THE CONTRACTOR TO DO ONE TAP, INSTALL THE MAIN WITH A HYDRANT AT THE CUL DE SAC. MR. WAY SECONDED THE MOTION AND THE BOARD

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 10/15/2014

VOTED 2-1 (MR. WAY AND MR. LYONS - YES, MR. HANDY - NO) TO ALLOW THE MAIN TO BE INSTALLED AS MR. PROPHETT SUGGESTED.

MRS. WARD PRESENTED A LETTER FROM SUSAN PARKER REQUESTING AN ABATEMENT FOR 2 HOURS OF AFTER HOURS SERVICE. (\$130.00) SHAYNE WAS CALLED OUT AFTER HOURS BY THE NEIGHBOR AS WATER WAS RUNNING DOWN THE DRIVEWAY. IT ENDED UP BEING AN OVERFLOWING SEPTIC SYSTEM.

THE BOARD VOTED UNANIMOUSLY TO ABATE HALF OF THE CHARGES AS WE DID RESPOND TO THE CALL.

MRS. WARD GAVE THE BOARD A LETTER FROM LADD HOMES LLC REQUESTING AN ABATEMENT OF CHARGES (\$84.50) TO REPAIR A NEW METER PIT THAT WAS DAMAGED BY THE TRUCKS WORKING AT THE PROPERTY. MR. PROPHET STATED THAT MR. LADD SPECIFICALLY REQUESTED THE PLACEMENT OF THE PIT CLOSER TO THE ROAD RATHER THAN BACK NEAR THE STONE WALL AS WE SUGGESTED. THE PIT WAS INSTALLED AN INCH ABOVE GRADE TO ALLOW FOR THE FINISH LOAM AND SEEDING. IT IS THE HOMEOWNER'S RESPONSIBILITY TO KEEP THAT PIT FROM DAMAGE IF LARGE TRUCKS ARE IN THE AREA WORKING AT THE PROPERTY.

THE BOARD VOTED UNANIMOUSLY TO DENY THE ABATEMENT.

MR. PROPHETT STATED THAT HE HAD SPOKEN WITH SEVERAL REFERENCES FOR BEAUMONT SOLAR. FALMOUTH ICE ARENA AND ONSET COMPUTER WERE VERY HAPPY WITH THEIR WORK AND THE END PRODUCT. THERE WAS AN ISSUE AT HYDROID BUT I THINK THAT WAS A LACK OF COMMUNICATION BETWEEN THE CONTRACTORS AND THE TOWN. HE STATED THAT HE MET WITH CORRINE, THE TOWN PLANNER ON 9/22/14 AND SHE WAS FAIRLY SURE WE WOULD HAVE TO GO IN FRONT OF THE CAPE COD COMMISSION AS WELL AS GET AN OPINION FROM TOWN COUNSEL AND THE ATTORNEY GENERAL. FRANK OF BEAUMONT AND I MET WITH HER AND ROGER LAPORTE LAST WEEK AND THEY FELT THAT WE MAY ONLY NEED AN APPROVAL FROM BOB TROY, TOWN COUNSEL AND THEN GO TO THE PLANNING BOARD FOR A SITE REVIEW. WE ATTENDED THE PLANNING BOARD MEETING AND THE PLANNING BOARD WOULD BACK US IF WE NEED TO BE PUT ON THE WARRANT FOR THE TOWN MEETING IN APRIL. WE ARE STILL WAITING FOR APPROVAL FROM BOB TROY.

MRS. WARD STATED THAT DUE TO THE FACT THAT WE HAVE NO IDEA WHEN THIS PROJECT WILL BE COMPLETED SHE HAS SIGNED A CONTRACT WITH GLACIAL AS THEY ARE PREDICTING A 37% INCREASE WITH THE CAPE LIGHT COMPACT WHICH IS OUR DEFAULT GENERATION SUPPLIER WITH NSTAR. IF THE PROJECT GOES FORWARD, WHICH SHE FEELS IS IMPORTANT DUE TO INCREASING ENERGY COSTS AND THE ARRAY IS ON LINE BEFORE THE CONTRACT IS UP WITH GLACIAL WE WILL BE ABLE TO APPLY CREDITS FROM THE ARRAY TO THE BILL AND ONLY PAY FOR WHAT THE CREDITS DON'T COVER.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO GO FORWARD AND HAD THE CHAIRMAN SIGN THE LETTER OF INTENT.

MR. PROPHETT STATED THAT HE HAD GOTTEN PRICES TO DO THE GENERATOR WITH BOTH OVERHEAD AND UNDERGROUND INSTALLATION AS THE BOARD DIRECTED AT THE LAST MEETING. FOR OVERHEAD THE COST WOULD BE \$3,100, NOT INCLUDING THE COST TO HAVE NSTAR BRING THE WIRE FROM THE NEW POLE TO THE MAST AND FOR UNDERGROUND INSTALLATION THE COST WOULD BE \$1,700. HE STATED THAT HE FELT UNDERGROUND WAS THE BETTER WAY TO GO.

THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE UNDERGROUND INSTALLATION. MRS. WARD STATED THE BOARD NEED TO RESPOND TO THE LETTER FROM HALEY & WARD OFFERING TO CREDIT ENGINEERING FEES IN THE ESTIMATED AMOUNT OF \$3,654.79 TO OFFSET SOME OF THE CHARGES PAID TO VERIZON WHEN THE COMPUTER DID NOT STOP STREAMING IN RETURN FOR A FULL RELEASE FROM THE DISTRICT IN REGARD TO THE PROBLEM.

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 10/15/2014

AFTER SOME DISCUSSION THE BOARD VOTED TO HAVE ATTORNEY O'CONNOR DRAW UP A RELEASE IN THAT REGARD.

MRS. WARD STATED THAT NOW THAT MR. CAMPBELL IS RETIRING WE NEED TO REPLACE HIM ON THE CO-OP BOARD AS ONE OF THE REPRESENTATIVE FROM THE BOURNE WATER DISTRICT.

MR. LYONS MADE A MOTION TO ELECT MR. PROPHETT TO THE CO-OP BOARD MR. WAY SECONDED THE MOTION AND THE BOARD VOTED UNANIMOUSLY TO ELECT MR. PROPHETT AS ONE OF THE 2 REPRESENTATIVES TO THE CO-OP BOARD.

MRS. WARD STATED THAT THE MILITARY CONTRACT TO CONSTRUCT WS-4 IS COMPLETE WITH \$446,906.31 REMAINING IN THE ACCOUNT. THE MONEY IS TO BE SPLIT 27% TO THE ARMY CORP AND 73% TO THE AIR FORCE. SHE HAS THE INSTRUCTIONS TO SEND THE MONEY TO THE ARMY AND IS WAITING FOR THE AIR FORCE POINT OF CONTACT. SHE ASKED PERMISSION FROM THE BOARD TO RETURN THE UNUSED MONIES TO THE ARMY AND THE AIR FORCE.

THE BOARD VOTED UNANIMOUSLY TO ALLOW HER TO RETURN THE UNUSED FUNDS.

MR PROPHETT STATED THAT HE HAD DONE A SIX MONTH REVIEW ON RYAN MACDONALD AND FELT THAT HE SHOULD BE MADE A PERMANENT EMPLOYEE. HE HAS MADE STEADY PROGRESS LEARNING THE SYSTEM AND HAVING DISCUSSED BOTH HIS SHORTCOMINGS AS WELL AS GOOD ATTRIBUTES WITH HIM I FEEL WILL BECOME A VALUABLE EMPLOYEE.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO MAKE RYAN MACDONALD A PERMANENT EMPLOYEE.

MR. PROPHETT ASKED THE BOARD TO CONSIDER ADDING TO THE POLICY REGARDING ENTERING CUSTOMER'S HOMES A SECTION TO INCLUDE " IF THE ONLY PERSON AT THE HOME IS A MINOR CHILD THE TECHNICIAN WILL NOT ENTER THE HOME AND THE APPOINTMENT WILL BE RESCHEDULED UNTIL SUCH TIME THAT AN ADULT CAN BE PRESENT."

THE BOARD VOTED UNANIMOUSLY TO ADD THE CHANGE TO THE POLICY.

Superintendents Report - October 15, 2014

Nancy brought to my attention that the roof on the office has been a line item for some time with nothing being done. After looking at it myself it is in tough shape so I priced out materials for us to do it, the estimated price for that is \$4,700.00. I called Kent Persson who has done most of our other roofs and his estimate was \$ 12,000.00. Does the Board have any objection to our crew doing the work on down time? This would also include the Superintendent. The Board agreed to allow the crew to do the work as long as it did not take away from other scheduled work.

Just to let you know Cataumet Harborview Homes Project that the Board has already approved on May 15 2013 is again in the planning stages. They are looking to build 15 town homes at 1 Cal Path, off of Shore Road in Cataumet. The plan has not changed so I will keep you abreast of progress. The only thing they asked me was if they could do it in two stages so they would not have to come up with the 15 service development fees , taps and Meter fees all at once. Their plan was to do 7 first and 8 next year I told them I would double check with the board. I told them that I felt if the main part was complete I thought they could pay for whatever they put in at the time. The board agreed as this is standard practice.

BOURNE WATER DISTRICT COMMISSIONER'S MEETING 10/15/2014

By doing a little research of my own and talking with Verizon by phone and online I found out that the My Business Account was never completely setup and that is why we were never notified by email about the data usage. I have since completed that process and in talking with Rebecca an associate of Jared's from Verizon that from now forward we will get an Alert of high usage on the email here at the office.

To update the meter replacement issues, and the budget concerns, Brian had asked for some numbers so we could stop talking about this issue time and time again. I have included a breakdown of as close as we can figure number to finish them all. The total is \$183,735.11 and I believe we can accomplish this in two years budgeting what we have in the past for meters.

I am asking the Board for permission to update and correct the Main Installation and Repairs Manual because after looking through it seems to have some requirements that I feel are wrong and not followed. The Board directed him to make the proposed updates and put it on the agenda for Board approval at the next meeting.

I am updating you on the PAX mixing system that Andy had ordered. I have been trying to get all the information I can so I can give you a number to get this underway. I have spoken with Nancy about what the price given to the Board was so I knew what to look for. The cost of the Mixers, Control Boxes, Taps on the Steel tank (only), installing the mixers and hooking up the Control Panels is: \$30,800 per tank. Now after that we need the taps to be made on the glass tank to be done by Aquastore, The company that built the tank. Their cost for that is \$3400 and that includes a full interior and exterior inspection of that tank. The other costs associated with this are we needed to find enclosures to put all the Taps and Control boxes in, I found some that are big enough and they are \$3,930.00 per box. After that we need concrete pads that we can form and do ourselves and lay conduit for electrical. I would like to get the Glass tank done first and then look at getting the Steel done. This is just so you know the costs that go along with this project.

Just to keep you informed our new hire John Jensen is coming up to speed with our routine, he has done a little of everything in the few week since starting and at first look I believe we have a keeper. Thank you for your support on his hire.

MR. HANDY MADE A MOTION TO ADJOURN, IT WAS SECONDED AND THE MEETING ADJOURNED AT 10:30AM.

RESPECTFULLY SUBMITTED,

Nancy Ward

NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS

Brian S. Handy
BRIAN S. HANDY, CHAIRMAN

MICHAEL R. LYONS

Peter R. Way
PETER R. WAY

4

*Attached letter from Paalen
letter from Ledd homes*



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 144
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4666

2014 NOV 14 AM 10 03
TOWN CLERK'S OFFICE
BOURNE MASS

**MEETING NOTICE
BOURNE WATER DISTRICT BOARD OF WATER
COMMISSIONERS
WEDNESDAY, NOVEMBER 19, 2014**

REVISED

8:30 A.M. Tax Classification Hearing - Donna Barakauskas - Town of Bourne Head Assessor

**Commissioner's meeting to convene following Tax Classification Hearing
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset**

**Approval of the Following:
Minutes of October 15, 2014 meeting
October Commitment and Abatements
Weekly Warrant
Treasurer approval to sign in Gateway
Sign release to Haley & Ward**

**AGENDA
Regular Session**

NEW BUSINESS

- 1. Request for abatement Hill - 19 Westerly Dr. Acct C1111**
- 2. Paul Palo - 7 Olofson Dr. Discussion on settling of foundation**
- 3. Revise Water Main and Service Installation Regulations**
- 4. Vote to approve and sign the Nstar easement in regards to the generator**
- 5. Vote to approve additional purchase of water from Upper Cape Regional Water Supply**

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 11/14/2014 at 10:00AM



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508-563-2294 Fax: 508-564-4661

MEETING NOTICE BOURNE WATER DISTRICT BOARD OF WATER COMMISSIONERS WEDNESDAY, NOVEMBER 19, 2014

8:30 A.M. Tax Classification Hearing - Donna Barakauskas – Town of Bourne Head Assessor

Commissioner's meeting to convene following Tax Classification Hearing
Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of October 15, 2014 meeting
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Treasurer approval to sign in Gateway
Sign release to Haley & Ward

AGENDA
Regular Session

NEW BUSINESS

1. Request for abatement Hill – 19 Westerly Dr. Acct C1111
2. Paul Palo – 7 Olofson Dr. Discussion on settling of foundation
3. Revise Water Main and Service Installation Regulations
4. Vote to approve and sign the Verizon easement in regards to the generator

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 11/14/2014 at 9:00AM

2014 NOV 19 PM 9 21
TOWN CLERK'S OFFICE
BOURNE, MASS

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING NOVEMBER 19, 2014**

THE MEETING WAS DULY POSTED

THE TAX CLASSIFICATION HEARING WAS CALLED TO ORDER AT 8:30 AM. PRESENT:
COMMISSIONERS BRIAN HANDY AND PETER WAY, CLERK/TREASURER NANCY WARD, 9 PM 4 04
SUPERINTENDENT ROBERT PROPHETT AND DONNA BARAKAUSKAS, HEAD ASSESSOR OF THE
TOWN OF BOURNE.

DEC 20 9 PM 4 04
TOWN CLERK'S OFFICE
BOURNE MASS

MRS. BARAKAUSKAS STATED THAT THE BOARD OF ASSESSORS RECOMMENDS THAT THE WATER
COMMISSIONERS RETAIN ONE TAX RATE FOR ALL CLASSES OF PROPERTY FOR FISCAL YEAR 2015.
THE BOARD FEELS THAT THE RELATIVELY SMALL BENEFIT TO THE RESIDENTIAL TAXPAYER
THAT COULD BE ACHIEVED THROUGH THE USE OF TWO TAX RATES IS NOT WARRANTED IN THE
LIGHT OF THE DRAMATIC INCREASE IN TAXES IN TAXES PAID BY THE
COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY TAXPAYER. BOURNE IS A LARGELY
RESIDENTIAL COMMUNITY THAT SIMPLY DOES NOT HAVE ENOUGH OF A
COMMERCIAL/INDUSTRIAL BASE TO MAKE CLASSIFICATION WORTHWHILE.

THE BOARD VOTED UNANIMOUSLY TO ACCEPT THE SUGGESTION OF THE BOARD OF ASSESSORS
AND GO WITH A SINGLE TAX RATE. THE BOARD SIGNED THE DOCUMENTATION IN THAT
REGARD.

MR. HANDY MADE A MOTION TO ADJOURN THE TAX CLASSIFICATION HEARING AT 8:45 IT WAS
SECONDED AND THE MEETING ADJOURNED. MRS. BARAKAUSKAS LEFT THE MEETING.

MR. PROPHETT PRESENTED A LETTER FROM PAUL PALO OF 7 OLOFSON DRIVE (attached) ASKING
THE BOARD TO CONSIDER WHETHER THE BLEEDER ON OLOFSON DRIVE COULD BE RESPONSIBLE
FOR THE SETTLEMENT OF THE ADDITION ON HIS HOUSE. MR. PROPHETT STATED THAT HE HAD
CHECKED WITH OUR ENGINEER, GREG ELDRIDGE, SENDING HIM THE LETTER AS WELL AS THE
BORING RESULTS MR. PALO RECEIVED FROM HIS ENGINEER. IN THE LETTER MR. PALO STATES
THAT 12 FEET OF FILL WAS REQUIRED BETWEEN THE HOUSE AND THE STREET AND 3 FEET WAS
USED AT THE SOUTHERN END OF THE HOUSE AND THE FOOTING WAS NOT PLACED ENTIRELY ON
ORIGINAL SOIL. THE FILL WAS NOT COMPACTED AND STARTED TO SETTLE IMMEDIATELY BUT
HAS NOT STOPPED 15 YEARS LATER.

MR. ELDRIDGE FELT THAT THE SETTLEMENT OF THE HOUSE WAS DUE SOLELY TO THE ADDITION
AND NOT COMPACTION OF THE FILL. THE SOIL BORING SHOWED THE WATER TABLE 10 FEET
BELOW THE FOUNDATION AND THE COMPACTION LEVELS TO BE UNACCEPTABLE. HE STATED
THAT THE BLEEDER WAS TOO FAR AWAY FROM THE AREA IN QUESTION AND COULD NOT
AFFECT THE WATER TABLE AT THAT DEPTH IN A WAY TO CREATE ISSUES WITH SETTLEMENT OF
THE AREA.

AFTER SOME DISCUSSION THE BOARD VOTED UNANIMOUSLY TO HAVE MR. PROPHETT CONTACT
MR. PALO WITH OUR ENGINEERS RESULTS.

JOHN HILL OF 19 WESTERLY DRIVE JOINED THE MEETING AT 9:50AM. MRS. WARD PRESENTED
THE BOARD HIS LETTER (attached) REQUESTING AN ABATEMENT OF WATER CHARGES. HE
STATED THAT SINCE 1998 HE HAS SUMMERED AT THE PROPERTY AND NEVER USED MORE THAN
AROUND 30,000 GALLONS FOR THE SUMMER MONTHS. HE HAD A ROUTINE METER CHANGE AT
THE END OF SEPTEMBER WHICH SHOWED THAT 100,000 GALLONS HAD BEEN USED. HE STATED
HE HAD NO LAWN OR POOL WHICH WOULD ACCOUNT FOR THE USAGE. HE HAS CHECKED HIS
PROPERTY FOR LEAKS AND FOUND NONE. HE REQUESTED THAT THE BOARD ABATE A PORTION
OF THE CHARGE AND CHARGE HIM FOR AN AVERAGE USE. MRS. WARD STATED THAT USING AN
AVERAGE OF THE LAST FIVE YEARS THE AVERAGE USAGE WAS 24,000 GALLONS.

**BOURNE WATER DISTRICT
COMMISSIONERS MEETING NOVEMBER 19, 2014**

THE BOARD VOTED UNANIMOUSLY TO CHARGE FOR THE AVERAGE OF 24,000 AND THEY WOULD ALLOW A ONE TIME ABATEMENT OF THE REST. MR. HANDY SUGGESTED THAT HE CHECK HIS METER PERIODICALLY WHEN HE RETURNS IN THE SUMMER TO MAKE SURE THIS WAS NOT ACTUALLY DUE TO A LEAK.

MR. HILL LEFT THE MEETING AT 9:10.

MRS. WARD STATED THAT THE BOARD HAD MADE THE DECISION TO GO AHEAD WITH THE UNDERGROUND INSTALLATION OF THE WIRE TO THE GENERATOR AT THE LAST MEETING. IN ORDER FOR NSTAR TO START THE INSTALLATION OF THE POLE THE BOARD NEEDS TO APPROVE AND SIGN AN EASEMENT TO NSTAR FOR THE AREA THE POLE WILL BE INSTALLED.

THE BOARD VOTED UNANIMOUSLY TO APPROVE AND SIGN THE EASEMENT.

MR. PROPHETT STATED THAT HE HAD GONE OVER THE WATER MAIN SPECIFICATIONS AND GAVE THEM MARKED UP COPIES WITH SUGGESTIONS FOR ADDITIONS AND DELETIONS. MANY OF THE SECTIONS ARE REDUNDANT AND THERE IS NO REASON TO HAVE SPECIFICATIONS FOR THINGS WE INSTALL LIKE METER PITS AS WE DON'T ALLOW THEM TO BE PRIVATELY INSTALLED. AFTER GOING OVER THE SPECIFICATIONS THE BOARD ASKED HIM TO MAKE THE CHANGES AND A COMPARISON TO THE OLD SPECS AND APPROVAL OF THE NEW SPECS WILL BE MADE AT THE NEXT MEETING.

THE AGENDA ITEM #5, TO APPROVE PURCHASE OF ADDITIONAL WATER FROM THE CO-OP WAS TABLED TO A FUTURE MEETING

SUPERINTENDENTS REPORT

I am updating the progress of the roof project. We are moving along well, the back 2 roofs are done (except for the cap) and the breeze way roof is done (except for cap). I have the product to do the next 2 roofs on hand and to date we have spent \$3100.00. I only anticipate a small amount of money to buy cap shingles and some trim to replace the board on the side that Nancy parks. I just want to say thank you for allowing us to do this it makes the place look so much better and drier.

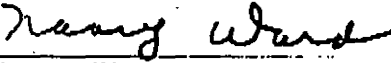
We started the Pax mixer project. On November 4th we emptied the tank cleaned the inside. On November 12th we had Aquastore do the taps, inspection & the cathodic protection (grounding rods). The following day Utility services came and installed the mixer and brought all their wires to the outside of the tank. On Monday November 17th I went and sampled the tank before we put it back on line. We are waiting on the cabinet to house the control panel which on November 14th I spoke with that company and they are shipping either November 26th or December 1st.

We are staying very busy and keeping everyone moving in the right direction. Our crew is working really hard and they are also working together nicely. I would like to say thank you to all the Commissioners, Nancy and Kathy you have all made it very easy to transition into this position. I feel very good about how it is going we seem to be making strides to be more of a team than in the past.


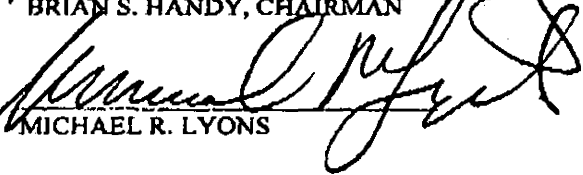
BOURNE WATER DISTRICT
COMMISSIONERS MEETING NOVEMBER 19, 2014

MR. HANDY MADE A MOTION TO ADJOURN, MR. WAY SECONDED THE MOTION AND THE MEETING ADJOURNED AT 9:50AM.

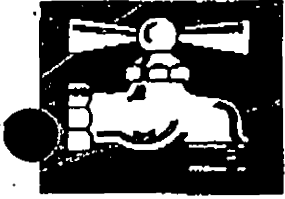
RESPECTFULLY SUBMITTED,


NANCY WARD
DISTRICT CLERK

BOARD OF WATER COMMISSIONERS


BRIAN S. HANDY, CHAIRMAN

MICHAEL R. LYONS

PETER R. WAY



BOURNE WATER DISTRICT

211 Barlow's Landing Road, P.O. Box 1447
Pocasset, Massachusetts 02559-1447
Office: 508 563 2294 Fax: 508-564-4661

MEETING NOTICE BOURNE WATER DISTRICT BOARD OF WATER COMMISSIONERS TUESDAY, DECEMBER 9, 2014 8:30 A.M.

Bourne Water District Office
211 Barlow's Landing Rd., Pocasset

Approval of the Following:
Minutes of the November 19, 2014 meeting
November Commitment and Abatements
Weekly Warrant

AGENDA
Regular Session

NEW BUSINESS

1. Approve revised Water Main and Service Installation Regulations
2. Vote to approve placing an article on the Special Town Meeting Warrant to procure an exemption from the overlay district requirements regarding a solar array
3. Merit raise Shayne Lydon
4. Merit raise Ryan MacDonald

SUPERINTENDENT'S REPORT

To Town Clerk Please Post: Faxed 12/3/2014 at 10:00AM

2014 DEC 3 AM 10 01
TOWN CLERK'S OFFICE
BOURNE, MASS