

CRAIG FROST H 508-888-7085  
17 OCEAN PINES C 508-243-0936

- #1.) ARE THERE SEVEN BUILDING OR TWO ON LOT. RE: SEPERATION - SECTION 4642 a) 3)  
HOW DO YOU ISSUE BUILDING PERMIT ON PARTIAL
- #2.) INCOMPLETE DETAILED SITE PLAN. NOT ALL RELEVANT INFO ON PLAN, ACCORDING TO B.I. PLAN IS FILED BUT NOT APPROVED.  
ALSO RE: RAISING BUILDING 8' ABOVE STREET GRADE ON ALREADY FILLED LAND [OF 6' TO 8']  
[SEE ORIGINAL 1987 PLAN]
- #3.) LOT COVERAGE WELL OVER 20% PUSHING 25% NO INDICATION ON PLAN OF LOT COVERAGE.
- #4.) # OF OVERALL PROJECT BR'S EXCEEDS 10,000 BR GALLON/D W/ LETTERS OF DECEIT
- #5.) CONSTRUCTION TRAILER PARKED ON SIDEWALK, FOR 5 YEARS AND MATERIALS STORED ON SIDEWALKS.

RECEIVED

DEC 06 2022

TOWN PLANNER  
TOWN OF BOURNE



~~508-233-~~

508-8887085

Craig Frost

17 O.P.M

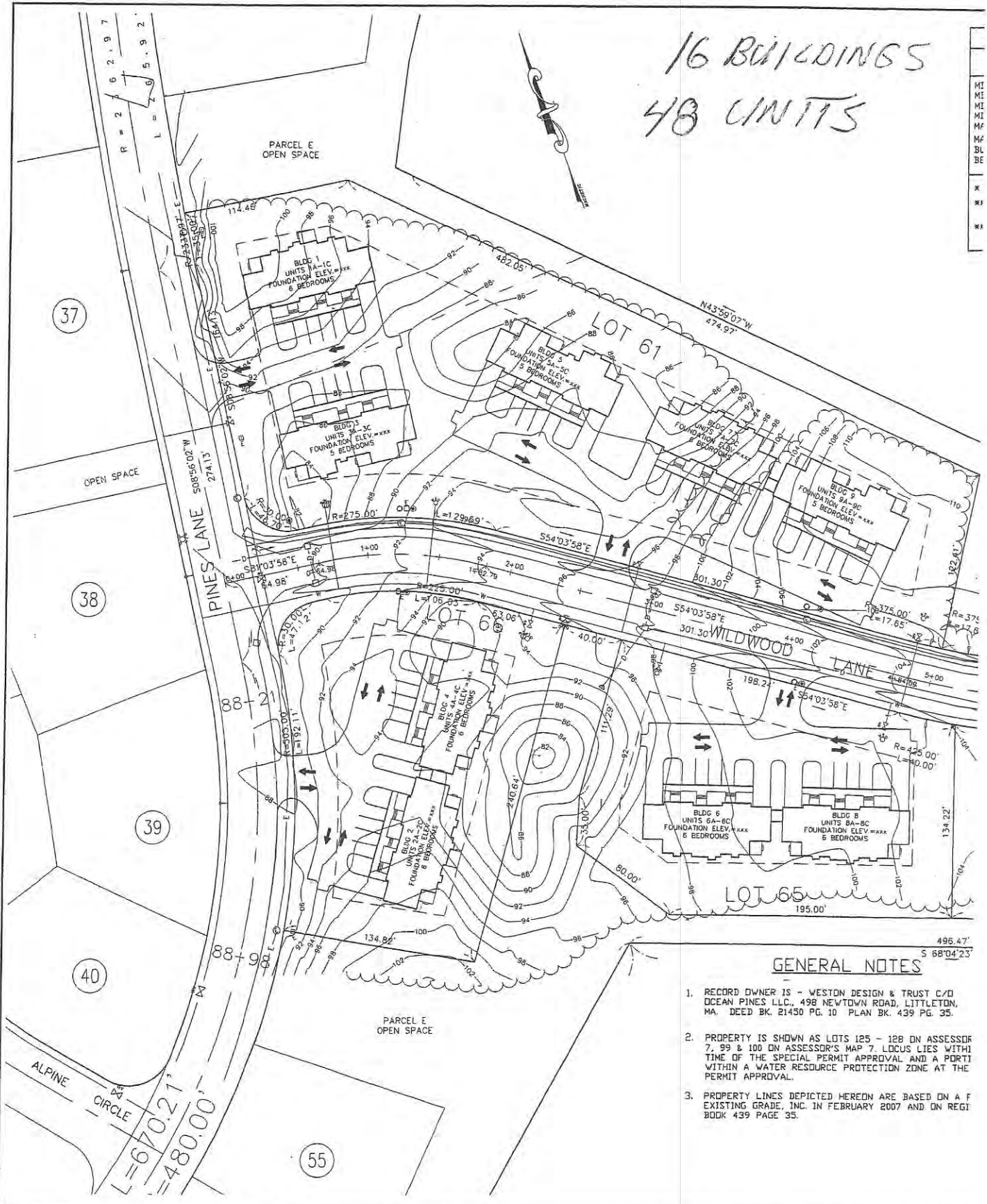
- 1) AMOUNT OF LOT FILL
- 2) BUILDING 16 ON CORNER OF C.P. AND WILLOWOOD TO BE 9' TO 10" ABOVE ROAD GRADE. ALREADY HAS BEEN FILLED 4' TO 8' FROM ORIGINAL PLAN TOPO.
- 3) NO INDICATIONS ON PLAN OF LOT COVERAGE. QUICK SEALING AND CALCULATING INDICATES RIGHT AT 20%? DOES PLAN SHOW ALL LOT COVERAGE.
- 4) QUESTION 10,000 GALLON A DAY LIMITATION REDUCTION OF # OF BEDROOMS
- 5) MOVING UNIT FROM OTHER LOTS TO ALLOW LARGER UNITS.
6. ELIMINATING LOT LINE TO ALLOW LARGER UNITS.
- 7) ALREADY ALLOWING GREATER THAN 20% LOT COVERAGE TO ALLOW FOR LARGER UNITS
- 8) HOW MANY BEDS ON LOT 61  
1 OR 2 BUSINESS JOINED TO ALLOW FOR LARGER UNITS

Summer 2022

9.) RAISING STRUCTURES ABOVE STREET  
GRADE TO ALLOW FOR LARGER UNITS



16 BUILDINGS  
48 UNITS



**GENERAL NOTES**

1. RECORD OWNER IS - WESTON DESIGN & TRUST C/O OCEAN PINES LLC., 498 NEWTOWN ROAD, LITTLETON, MA. DEED BK. 21450 PG. 10 PLAN BK. 439 PG. 35.
2. PROPERTY IS SHOWN AS LOTS 125 - 128 ON ASSESSOR 7, 99 & 100 ON ASSESSOR'S MAP 7. LOCUS LIES WITHIN TIME OF THE SPECIAL PERMIT APPROVAL AND A PORTI WITHIN A WATER RESOURCE PROTECTION ZONE AT THE PERMIT APPROVAL.
3. PROPERTY LINES DEPICTED HEREON ARE BASED ON A F EXISTING GRADE, INC. IN FEBRUARY 2007 AND ON REGI BOOK 439 PAGE 35.

**EGI** EXISTING GRADE INCORPORATED  
Civil Engineers and Land Surveyors  
P.O. BOX 682  
FORESTDALE, MA - 02644  
(508)833-7303 (508)833-7304 (FAX)

**SCALE**

1" = 40'

NO.	DATE	BY





Ocean Pines

Wildwood

Summer 2022



# CANALSIDE PRINTING

(508) 759-4141 • FAX (508) 759-6757  
email: info@canalsideprinting.com  
www.canalsideprinting.com

H. 5. 23.

CRAIG FROST

17 OCEAN PINES

TEL. 508 - 243 - 0936

H. 508 - 888 - 7085

RE: WILLOWOOD RD.  
CONDOS

- 1.) NO SCALE OR HEIGHT MEAS.  
ON PLANS SUBMITTED FOR  
BLDG #5



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- 2.) CORRECT AND ACCURATE  
BUILDING SET BACKS  
RE: BUMP OUT OF SET  
BACK LINE BEHIND  
BLDG #3
- 3.) NO MENTION ON SITE  
PLAN RE: PROJECTED  
AREA OF LOT COVERAGE.
- 4.) # OF BRS TO EXCEED  
10,000 BR/6/DAY
- 5.) RAISING BLD 16  
8' ABOVE GRADE OF ROAD
- 6.) ~~IS~~ IS A BOND BEING HELD  
ON COMPLETION OF STREET.



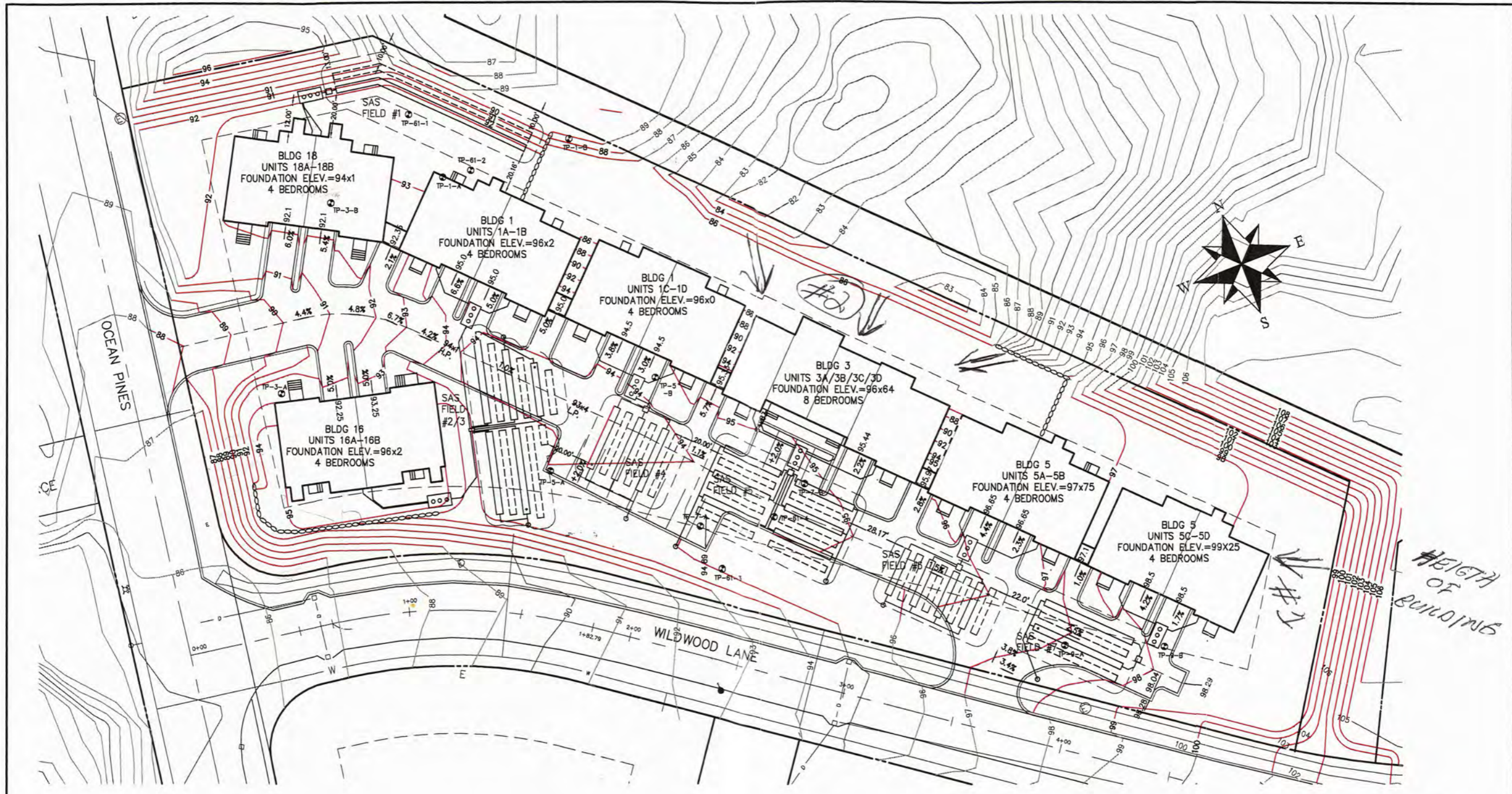
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#3 AREA OF LOT COVERAGE BY STRUCTURES

**SETBACKS**

**SEPTIC SETBACKS (MIN.)**

<b>LEACHING TRENCHES</b>	
PROPERTY LINES	10'
BUILDINGS	20'
<b>SEPTIC TANKS</b>	
PROPERTY LINES	10'
BUILDINGS	10'

**LOT 61 BEDROOM COUNT SUMMARY (16 UNITS)**

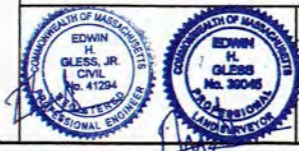
BUILDINGS	UNITS (2 BEDRM./UNIT)	BEDROOMS
1-6	2 EACH	24
7	4	8

GENERAL NOTES:  
REFER TO SHEET 1

Comments from Craig Frost of 17 Ocean Pines. Planning Office rec'd 4.5.23



**Existing Grade Inc.**  
Surveyors & Civil Engineers  
62 RIEDELL RD  
DOUGLASS, MA 01516  
508-694-6501 Ph/Fax



**SCALE**  
1" = 30'  
0 15 30

NO.	DATE	REVISIONS
1	7/26/22	RENUMBER UNITS

CLIENT  
EASTERN SKY LLC  
NEWTOWN ROAD  
LITTLETON, MASSACHUSETTS

PROPOSED  
SEPTIC/GRADING LAYOUT PLAN  
61 WILDWOOD LANE  
BOURNE, MA

PROJECT NO.  
1292  
DATE: 06/13/22  
SHEET NO.  
2 OF 12