

Town of Bourne
Zoning Board of Appeals

Application Packet Check List
(Please Check Appropriate Box)

Application: Supportive Finding ☒ Special Permit ☐ Variance ☐

Building Inspector Decision Appeal ☐

Applicant Name: Neil McPhee Telephone: 774 313 0989

Property Address: 660 County Rd. Pocasset

Submission Requirements

- ☒ The original and eleven (12) copies of the completed and signed application.
- ☒ Twelve (12) copies of the Bourne Assessors Map
(from the Town Engineering Department).
- ☒ Twelve (12) copies Certified Plot Plan
(NOTE: This is a required document for new construction, additions or modifications to existing structures).
- ☒ Twelve (12) copies of a Building Plan if needed for clarification.
- N/A ☐ Twelve (12) copies of registered subdivision plans.
(NOTE: pertaining only to cases subdividing land).
- ☐ Two (2) certified list of "Parties of Interest" (Abutters).
Please use the form located after this checklist and submit to the Assessor's office.
- ☒ Twelve (12) copies of driving directions to the property from Town Hall.
- N/A ☐ Twelve (12) copies of the GFA worksheet signed by the Town Planner (located on pg. 29)
- N/A ☐ Copy of Kennel Report from Natural Resources
(prior to submitting application)
- ☒ An electronic copy of entire submission emailed to chammond@townofbourne.com or on a thumb drive.



Town of Bourne
Zoning Board of Appeals

**APPLICATION FOR SUPPORTIVE FINDING FOR PERMISSION
TO EXTEND OR ALTER A PRE-EXISTING NON-CONFORMING STRUCTURE
OR USE under Section 1331, Section 2320**

and/or

**APPLICATION FOR SPECIAL PERMIT under Section 2450 of the Bourne Zoning
Bylaw and under Massachusetts General Laws, Chapter 40A, Section 9**

Date: 4/24/24

1. Applicant Full Name: Neil McPhee
2. Mailing Address: P.O. Box 551, Pocasset
3. City/State/Zip: Bourne, Ma. 02559
4. Telephone: 774 313 0989 Email: nmcphee2maine@gmail.com
5. Property Owner Full Name (if different): Neil and Joanna McPhee
6. Mailing Address: Same
7. City/State/Zip: _____
8. Property Affected Address: 660 County Rd., Pocasset, Ma.
9. Village/Section of Town: Pocasset
10. Zoning District: R-40 Map: 38.4 Parcel 1 Book: 207 Page: 53
11. Dimensions of Lot: 215' Area: 43,790
(Frontage) (Minimum Average Width) (Square Feet)
12. Describe specifically the nature of your request:
We would like to add a 14' x 16' addition
to an existing bedroom. This would also
include a bathroom.

Application for Special Permit (continued)

13. Generally state or attach information necessary explaining what impact, if any, granting the Special Permit will have upon pedestrian and vehicular flow and safety.

No Impact

14. Generally state or attach information explaining what impact, if any, granting the Special Permit will have upon the adequacy of utilities and other public services.

No Impact

15. Generally state or attach information explaining what impact, if any, granting the Special Permit will have upon the natural environment.

No Impact

16. Generally state or attach information explaining what impact, if any, granting the Special Permit will have upon nearby developed premises.

No Impact

17. Is the property affected in a Water Resource district, and if so, generally state or attach information explaining the contribution, if any, granting the Special Permit will have to the cumulative impact upon public water supplies.

Not in a water resources dist.

Application for Special Permit (continued)

18. Generally state or attach information explain what impact, if any, granting the Special Permit will have upon the Town's needs for year-round housing available for persons of all income levels.

No impact

19. If the application is for an extension or alteration of a non-conforming structure or use, state generally attach information explaining why the extension or alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure.

No impact. It is an addition which will be architecturally appropriate for the existing house.

20. If the application is for a Special Permit to exceed the maximum gross floor area or lot coverage permitted by the Table in section 2456 of the bylaws, please state:

- a) The current gross floor area, in square feet and as a percentage of the lot area:
sq. ft. _____ %
- b) The maximum gross floor area allowed by the Table, in square feet and as a percentage of the lot area: _____ sq. ft. _____ %
- c) The gross floor area after the project is complete, in square feet and as a percentage of the lot area: _____ sq. ft. _____ %
- d) The current lot coverage, in square feet and as a percentage of the lot area:
e) sq. ft. _____ %
- f) The maximum lot coverage allowed by the Table, in square feet and as a percentage of the lot area: _____ sq. ft. _____ %
- g) The lot coverage after the project is complete, in square feet and as a percentage of the lot area: _____ sq. ft. _____ %
- h) What is the "good and sufficient cause" such that the failure to grant the increase/departure from the Table would result in exceptional hardship to the applicant, or what is the conflict with existing laws.
- i) State the minimum increase/departure from the Table that will afford the applicant relief from the hardship, or from a conflict with existing laws:
- j) Gross floor area: _____ sq. ft. _____ %
Lot coverage: _____ sq. ft. _____ %.

Application for Special Permit (continued)

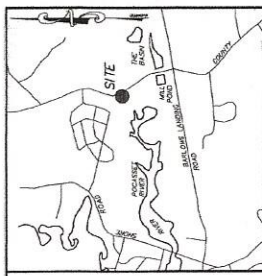
21. Attach the "Nonconforming Lot Coverage Worksheet" with the necessary calculations for maximum floor area, maximum lot coverage and maximum building height as defined by the table detailed in Section 2456, signed by the Town Planner or his/her designee.

22. **Supporting Documents:** *(Check what documents are included)*

Bourne Assessors Map ☒ Plot/Site Plan ☒
Building Plan ☒ List of Abutters ☐ Other: _____
Directions to the site ☒
Gross Area/Lot Coverage Worksheet: _____

Applicant Signature: *Nail M. McPha*

Date: *4/29/24*



LOCUS MAP

LOT COVERAGE CALCS.

LOT AREA = 43,790 s.f.
 EXISTING STRUCTURES
 2,963 s.f. = 6.8 %
 EXISTING AND PROPOSED
 STRUCTURES
 3,190 s.f. = 7.3 %

PLAN NOTES
 GAS AND ELEC. METERS
 TO BE RELOCATED
 SEPTIC LOCATION FROM
 INSTALLER'S AS-BUILT SKETCH
 AND IS APPROXIMATE

SITE PLAN

PROPOSED ADDITION

FOR

NEIL & JOANNA MCPHEE
 660 COUNTY ROAD
 BOURNE, MASS.

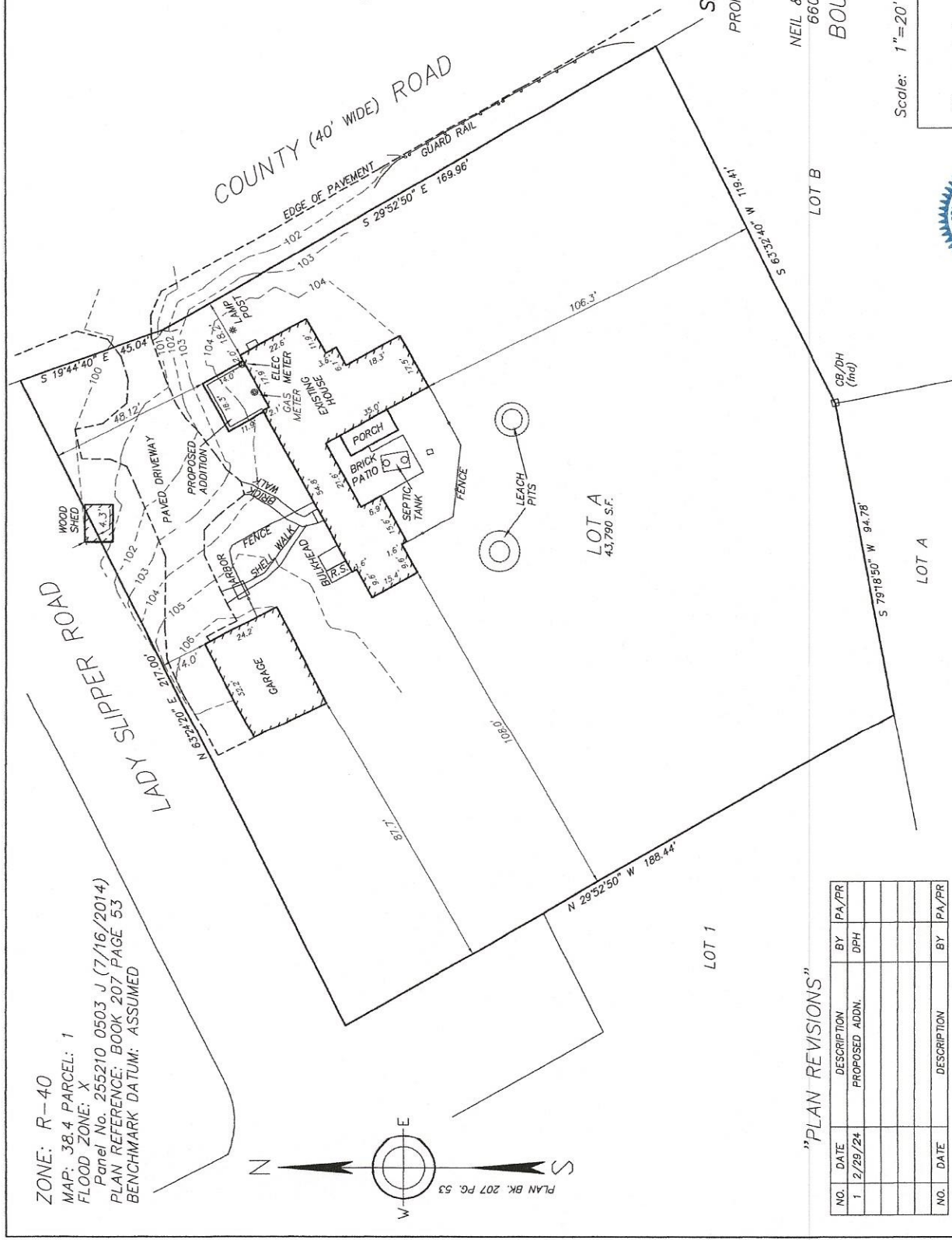
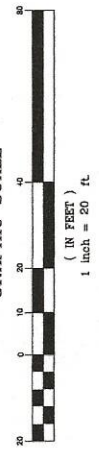
Scale: 1"=20' Date: 02/04/2024

Warwick & Associates Inc.
 63 County Road Box 801
 North Falmouth, Mass 02556
 (508) 563 - 7777

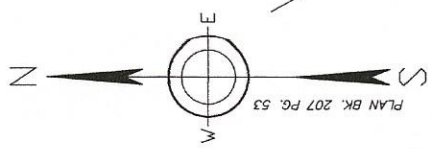
Rev: 02/29/2024



GRAPHIC SCALE



ZONE: R-40
 MAP: 38.4 PARCEL: 1
 FLOOD ZONE: X
 Panel No. 255210 0503 J (7/16/2014)
 PLAN REFERENCE: BOOK 207 PAGE 53
 BENCHMARK DATUM: ASSUMED

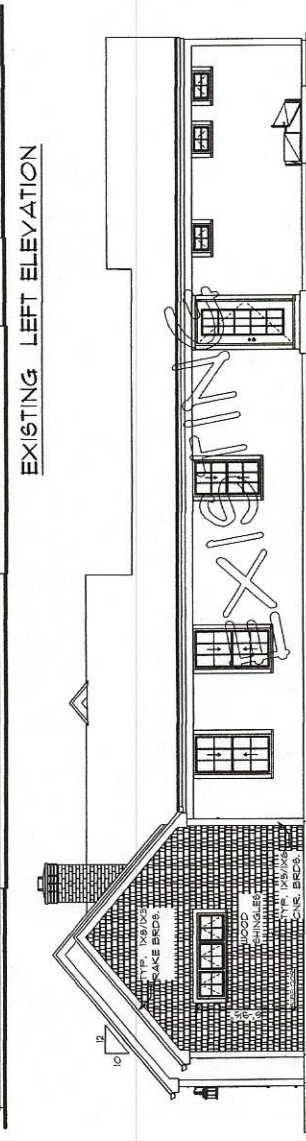
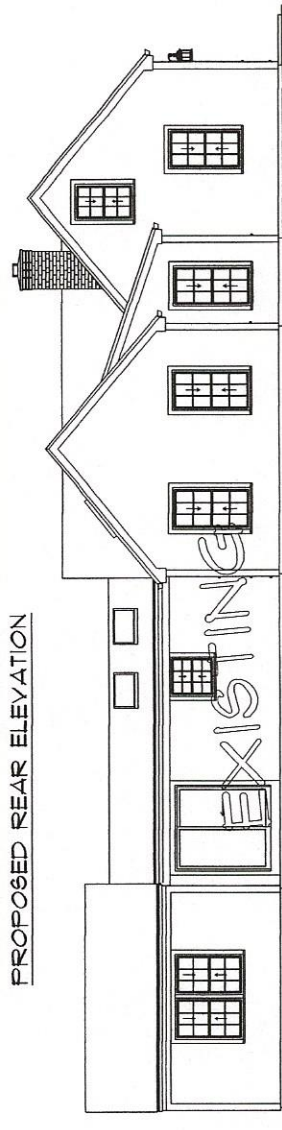
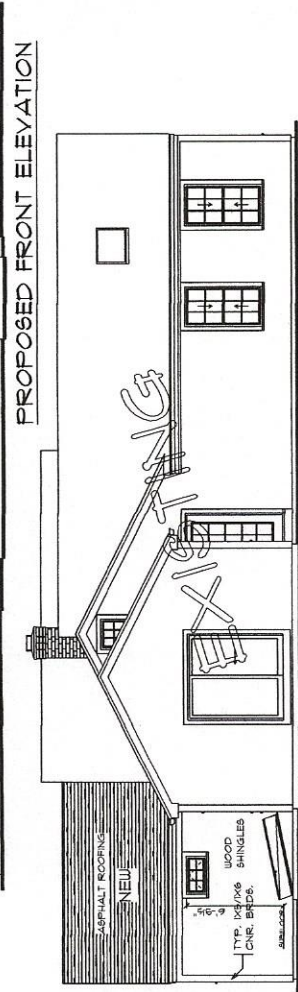
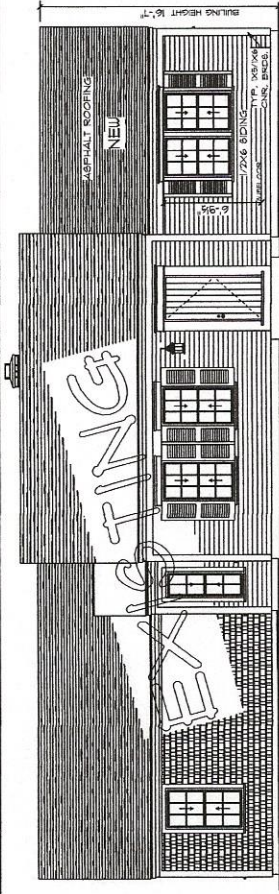
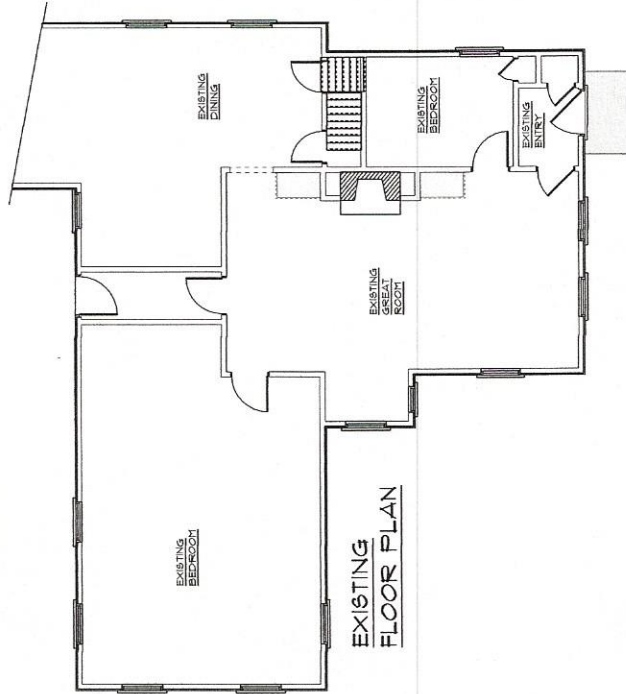
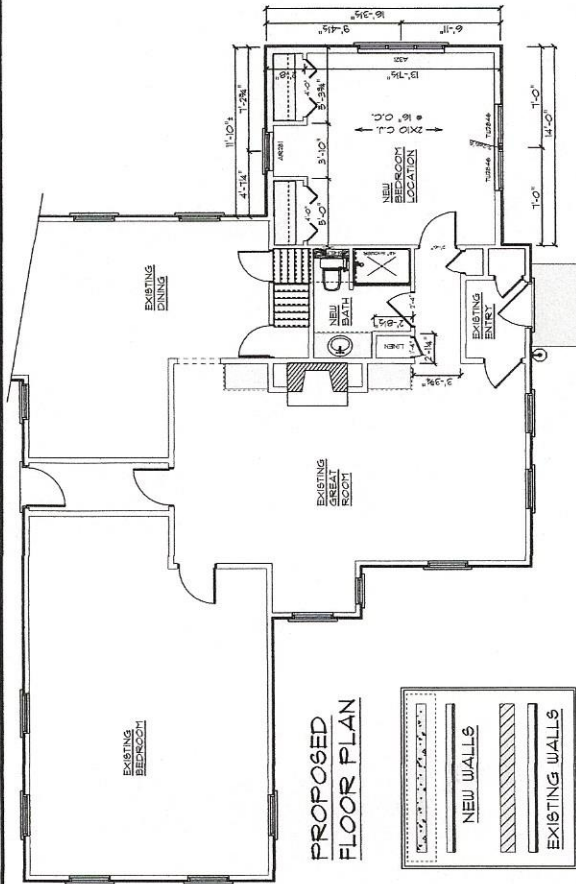


PLAN BK. 207 PG. 53

"PLAN REVISIONS"

NO.	DATE	DESCRIPTION	BY	PA/PR
1	2/29/24	PROPOSED ADDN.	DPH	

DRAWN BY: JDR	DATE: 02/04/2024
CHECKED BY: GSE	SHEET 1 OF 1
P: Land Projects 2004\MCPHEE\dwg\MCPHEEPRG.dwg	



BUILDER	JOB ADDRESS McPHEE RESIDENCE 660 COUNTY ROAD POCASSET, MA.	DESIGN RELOCATE EXISTING BEDROOM	WWW.BHOMEDESIGNS.COM DATE 3-25-24 REVISION JB SCALE 1/4"=1'-0" PAGE 1 OF 2 JOB NO. 2024-001 (508) 484-9834
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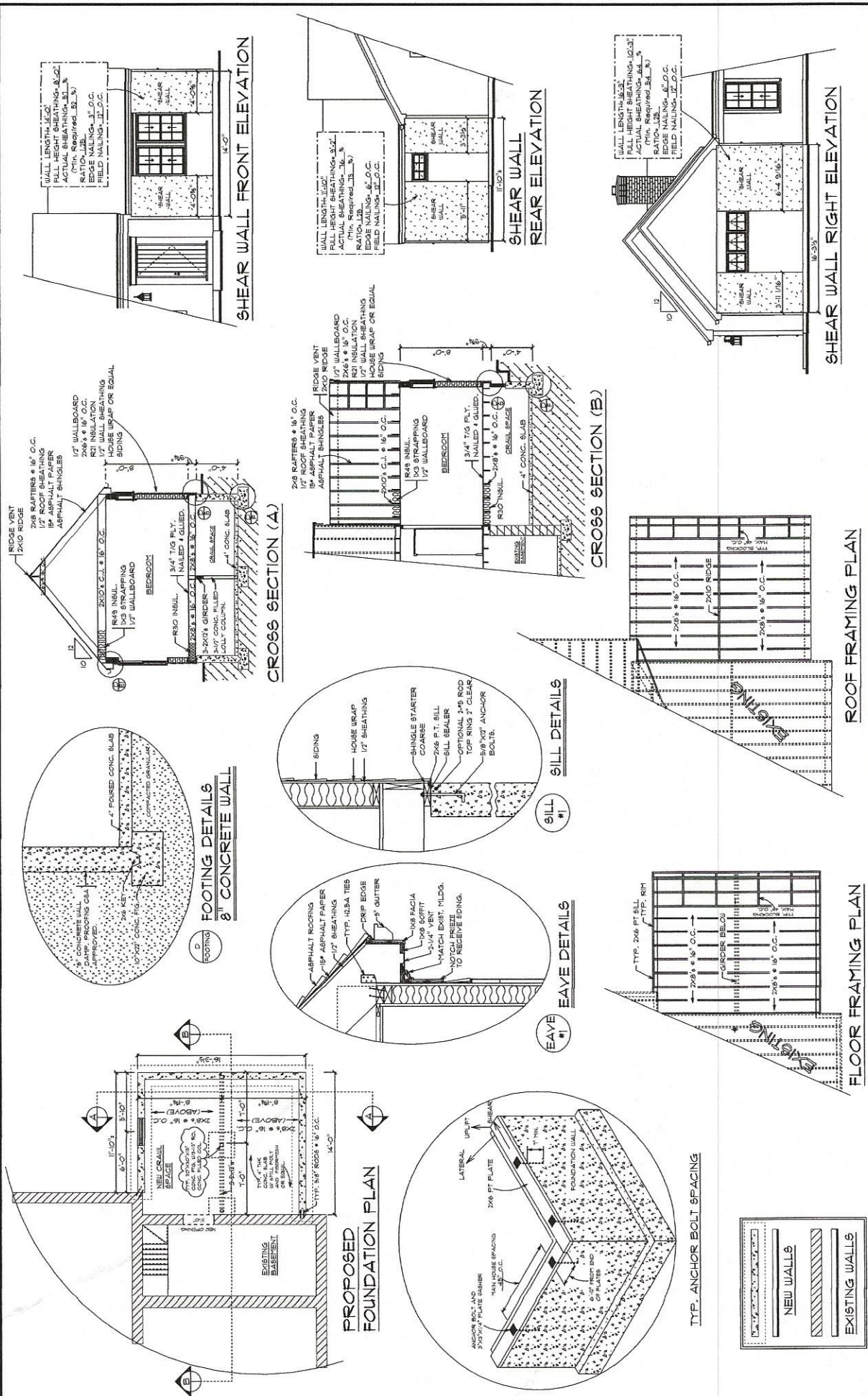
1. I, the undersigned, being a duly licensed professional engineer, hereby certify that I am the author of the design shown on this drawing, and that I am a duly licensed professional engineer in the State of Massachusetts.

2. I hereby certify that the design shown on this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Massachusetts.

3. I hereby certify that the design shown on this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Massachusetts.

4. I hereby certify that the design shown on this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Massachusetts.

5. I hereby certify that the design shown on this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Massachusetts.



BUILDER McPHEE RESIDENCE 660 COUNTY ROAD POCAHSET, MA.	DESIGN RELOCATE EXISTING BEDROOM	DATE 3-25-24	REVISION 1. 2 OF 3	SCALE 1/4" = 1'-0"	JB Designs 1000 W. 10TH STREET, SUITE 100 POCAHSET, MA 01906 (508) 494-8834
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LEGEND

County line	Map sheet number
Town line	Original lot number
Water reservation line	100 p. Pin center
Water district line	100 p. Pin center
Original lot line	Denotes lot center
Property line	All Dimensions Shown in Feet

TOWN OF BOURNE
MASSACHUSETTS
SCALE 1 INCH = 1,000 FEET
0 100 200 300 400 500 600 700 800 900 1,000 FEET

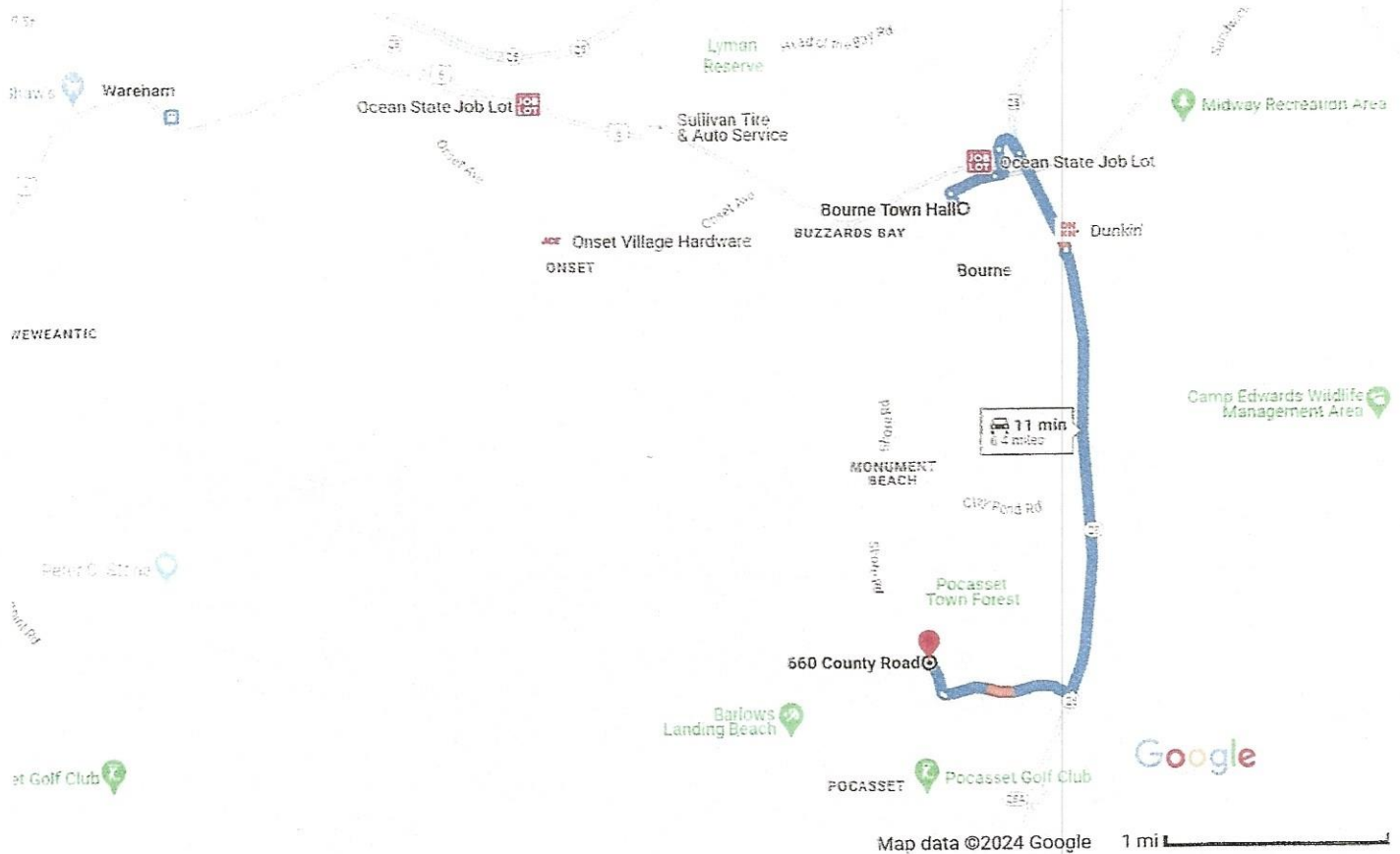
DATE OF REVISION 1995
DATE OF COMPILATION MAY 1975 DATE OF PHOTOGRAPHY APRIL 1972
PROPERTY DATA FROM DEED RECORDS, FIELD RECONNAISSANCE AND RECORDED PLATS
SHEET LAYOUT BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM

AERO SERVICE
LITTON
PHILADELPHIA, PENNSYLVANIA 19133
PREPARED FOR THE TOWN OF BOURNE
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

PROPERTY MAP
SHEET INDEX 3



Bourne Town Hall, 24 Perry Ave, Bourne, MA 02532 Drive 6.4 miles, 11 min
to 660 County Rd, Pocasset, MA 02559



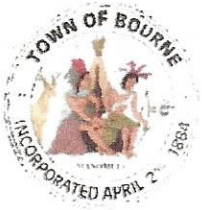
Bourne Town Hall
24 Perry Ave, Bourne, MA 02532

Get on MA-28 S from Main St

- ↑ 1. Head northwest toward Perry Ave 3 min (1.0 mi)
- ↪ 2. Turn right onto Perry Ave 141 ft
- ↪ 3. Turn right onto Main St 0.1 mi
- ① 4. Pass by Dunkin' (on the right in 0.3 mi) 0.4 mi
- ↪ 5. At the traffic circle, take the 4th exit onto the MA-28 S/MA-25 W ramp to Falmouth the I-95 0.3 mi
- ↪ 6. Take the MA-28 S exit toward Falmouth/The I-95 0.2 mi

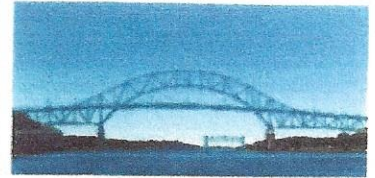
Follow MA-28 S to Barlows Landing Rd/Pocasset-Forestdale Rd

5 min (1.1 mi)



TOWN OF BOURNE

Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1510



Rui Pereira, MAA
Director of Assessing

Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas, Member

April 30, 2024

Neil McPhee
Po Box 551
Pocasset, MA 02559

Reference: Abutters List for Map 38.4 Parcel 1
Subject Property: 660 County Road

Pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 11, as amended, this is to certify that the attached list of names and addresses constitutes all of the abutters to abutters within 300 feet of the property on the most recent tax list of the Town of Bourne. The purpose of the abutters list is for an application of a Special Permit from the Zoning Board of Appeals.

Abutting properties are Map 38 Parcels 8 & 9; Map 38.2 Parcels 102, 103, 107 & 107.1; Map 38.4 Parcels 2 & 3; Map 39 Parcels 1 & 2.

Your filing fee of \$25.00 has been received by the Assessor's Office.

Please be advised that this abutters list is only good for 30 days from the date on this letter. Expired abutters list can be recertified for an additional filing fee.

See enclosed Data Base Inquiry Forms for abutters mailing addresses.

Board of Assessors

List Enclosed

Ellen Doyle Sullivan
Donna Barakauskas
Michael Leitzel

Extract:
Database:
Filter:

Key IN 7788,7789,7970,7971,7975,7976,8338,8339,8392,8393

Sort:

Report #24: Owner Listing Report
Fiscal Year 2025

Key	Parcel ID	Owner	Location	LCI/CI	BK-Pq(Cert) Dt	Mailing Street	Mailing City	ST	Zip Ctl/County
7788	38.0-8-0	BOURNE WATER DISTRICT	645 COUNTY RD	N	6080/29	PO BOX 1447	POCASSET	MA	02559-1447
7789	38.0-9-0	KERR LOUIS M & BRENDA C KERR	678 COUNTY RD	N	12080/320	678 COUNTY RD	POCASSET	MA	02559-1877
7970	38.2-102-0	KELLY GERARD T & ELIZABETH A KELLY	2 CIRCLE LN	Y	105272	2 CIRCLE LN	POCASSET	MA	02559-1823
7971	38.2-103-0	LAJOIE STEPHEN & KIMBERLY LAJOIE	1 CIRCLE LN	Y	231701	1 TORIA LANE	STANDISH	ME	04084
7975	38.2-107-0	BUCKOFF STEPHEN	656 COUNTY RD	N	23339/283	656 COUNTY RD	POCASSET	MA	02559
7976	38.2-107-1	BITTNER EDWARD A ETUX KAREN J BITTNER	3 LADY SLIPPER RD	N	28851/254	36 GARDEN STREET	BOSTON	MA	02114-3713
8338	38.4-2-0	MCCELELLAN JAMES & ROSEMARY TRS OD MCCELELLAN IRREVOC TRUST	666 COUNTY RD	N	21949/274	81 SHORES ST	TAUNTON	MA	02780-2947
8339	38.4-3-0	VAN METER MURRO E III ETUX JOANNE VAN METER	674 COUNTY RD	N	23071/199	PO BOX 1404	POCASSET	MA	02559-1404
8392	39.0-1-0	HAMMOND ELLEN M	665 COUNTY RD	N	29470/230	665 COUNTY RD	POCASSET	MA	02559
8393	39.0-2-0	VAZAL KIRK	669 COUNTY RD	N	20830/266	PO BOX 3162	BOURNE	MA	02532

Total Records 10