

2024-SP04

**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: 3/28/24

1. Applicant Full Name: NEIL A. LEFAIVRE
2. Mailing Address: 81 SOUTH MAIN ST.
3. City/State/Zip: BERKLEY, MA. 02779
4. Telephone: (508) 922-9222 Email: neil@empiredesignbuild.com
5. Property Owner Full Name (if different): SUSAN & RICHARD DOW
6. Mailing Address: 6 BOURNE ROAD EXT.
7. City/State/Zip: BOURNE, MA.
8. Property Affected Address: 6 BELL ROAD EXT.
9. Village/Section of Town: _____
10. Zoning District: AE Map: 23.4 Parcel 5 Book: _____ Page: _____
R-40
11. Dimensions of Lot: 84.5' (84.5') Area: 10,913[±]
(Frontage) (Minimum Average Width) (Square Feet)
12. Describe specifically the nature of your request:

DEMOLITION OF EXISTING SHED/GARAGE STRUCTURE &
BUILD A NEW 20' X 20' FAMILY IN SAME SPOT.

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.

THERE WILL BE NO IMPACT ON DRIVEWAY ACCESSIBILITY
AND VEHICLE FLOW. (N/A)

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.

OVERHEAD ELECTRIC SERVICE IS CURRENTLY IN A
POOR LOCATION. ONCE ADDITION IS IN PLACE, A METER
WILL BE RELOCATED TO BE CLOSER TO DRIVEWAY SIDE. NO
OTHER UTILITIES ARE EFFECTED

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

THERE WILL BE NO IMPACT (N/A)

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

THERE WILL BE NO IMPACT (N/A)

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.

THE NEW FAMILY ROOM WILL HAVE NO
IMPACT (N/A)

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.

THIS IS THE OWNERS FULL TIME RESIDENCE.

NO IMPACT (N/A)

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.

NEW STRUCTURE IS BEING BUILT IN SAME SPOT AS THE
CURRENT

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. 17.8 %
- b) The maximum gross floor area allowed by the Table, in square feet and as a percentage of the lot area: 10,913 sq. ft. 25 %
- c) The gross floor area after the project is complete, in square feet and as a percentage of the lot area: 2,193 sq. ft. 20 %
- d) The current lot coverage, in square feet and as a percentage of the lot area:
- e) sq. ft. 17.8 %
- f) The maximum lot coverage allowed by the Table, in square feet and as a percentage of the lot area: 1,945 sq. Ft. 25 %
- g) The lot coverage after the project is complete, in square feet and as a percentage of the lot area: 2,193 sq. ft. 20 %
- 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. N/A
- 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: N/A
- 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: _____

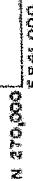
Directions to the site

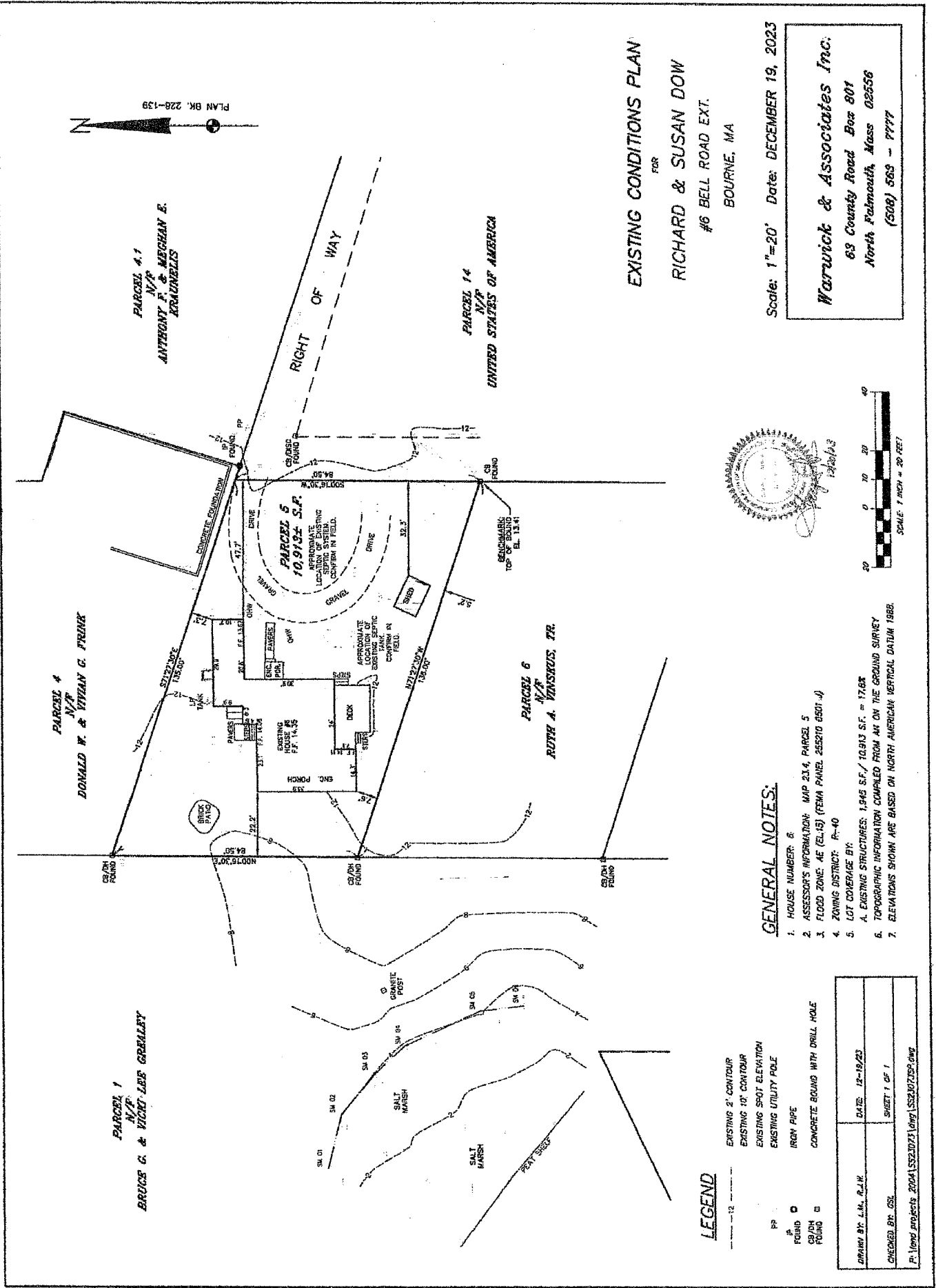


Gross Area/Lot Coverage Worksheet: _____

Applicant Signature: _____

Date: 3/28/24





LONGFELLOW DESIGN • BUILD

FALMOUTH MA
774-255-1709
LONGFELLOWDB.COM
SCOTT P. MICCILE, PE

SEAL



REVISIONS	#	DESCRIPTION	DATE

NOTES

THIS DOCUMENTS USE BY THE OWNER FOR ANY OTHER PROJECT OR FOR ANY OTHER PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT IS LIMITED TO THE PROJECT AND THE CONSTRUCTION OF THE PROJECT AS SHOWN AND DESCRIBED HEREIN. ANY OTHER USE OR DISTRIBUTION IS CONSIDERED AS PUBLICATION IN DEROGATION OF THE DESIGNER'S RIGHTS.

PROJECT TITLE
**PROPOSED SITE PLAN
6 BELL ROAD EXTENSION
BOURNE, MA 02532**

OWNER:

**RICHARD & SUSAN DOW
6 BELL ROAD EXTENSION
BOURNE, MA 02532**

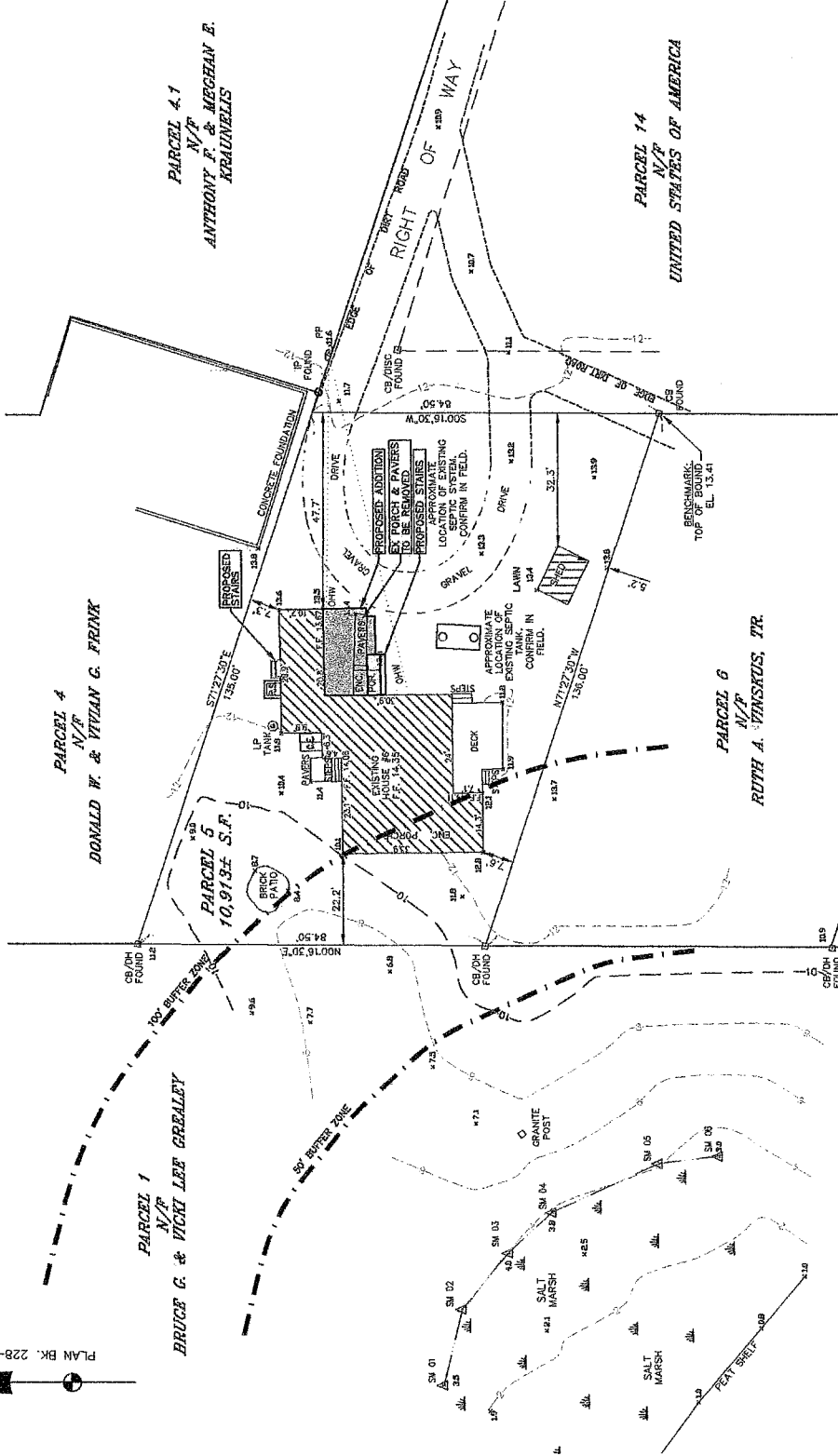
DRAWN BY: SPW

DATE: 02/15/24

CHECKED BY:

SHEET 1 OF 1

DRAWING NAME:



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING UTILITY POLE
- IRON PIPE
- CONCRETE BOUND WITH DRILL HOLE
- CB/OH FOUND
- PP CO
- PP
- FOUND
- CB/OH
- FOUND

GENERAL NOTES:

- HOUSE NUMBER: 6
- ASSESSOR'S INFORMATION: MAP 23.4, PARCEL 5
- FLOOD ZONE: AE (EL 15) (FEMA MAP 255210 0501 J)
- ZONING DISTRICT: R-40
- LOT COVERAGE BY:
 - A. EXISTING STRUCTURES: 1,945 S.F. / 10,913 S.F. = 17.8%
 - B. PROPOSED STRUCTURES: 2,193 S.F. / 10,913 S.F. = 20.0%
- EXISTING CONDITIONS SURVEY PERFORMED BY WARWICK & ASSOCIATES IN DECEMBER 2023. TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND SURVEY
- ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- RESOURCE AREA DELINEATION: PERFORMED BY MARSH MATTERS ENVIRONMENTAL IN OCTOBER 2023.

24 Perry Ave
to 6 Bell Rd Ext

DIRECTIONS

7 min
3.3 miles

IRS reimbursement: **\$2.24**



Head toward Main St on Perry Ave. Go for 0.1 mi.

Then 0.1 miles



Turn right onto Main St. Go for 0.3 mi.

Then 0.3 miles



Continue on Bourne Rotary Cir N. Go for 341 ft.

Then 0.06 miles



Turn left onto Bourne Rotary Cir N. Go for 394 ft.

Then 0.07 miles



Take ramp onto RT-25 E/RT-28 S toward Falmouth/The Islands. Go for 1.2 mi.

Then 1.2 miles

Take the 1st exit from Bourne Rotary roundabout onto Trowbridge Rd. Go for 289 ft.

Then 0.05 miles



Turn left onto Trowbridge Rd. Go for 0.6 mi.

Then 0.6 miles



Continue on Shore Rd. Go for 0.6 mi.

Then 0.6 miles



Turn right onto Bell Rd. Go for 0.2 mi.

Then 0.2 miles



Turn slightly left onto Bell Rd. Go for 240 ft.

Then 0.05 miles



Turn sharp right onto Bell Rd. Go for 46 ft.

Then 0.01 miles



6 Bell Rd Ext

Buzzards Bay, MA 02532

Head of the Bay Rd.

Buttermilk Bay

Head of the Bay Rd.

25

Scenic Hwy.

Buzzards Bay Byp

A

BUZZARDS
BAY

Cone End Canal

Sandwich Rd.

Sandwich Rd.

B

MASHNEE
ISLAND

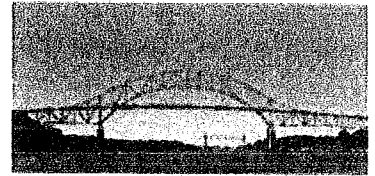
County Rd.

Waterhouse Rd.



TOWN OF BOURNE

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



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

Rui Pereira, MAA
Director of Assessing

March 28, 2024

Neil A. LeFaivre
81 South Main St.
Berkley, MA 02779

Reference: Abutters List for Map 23.4 Parcel 5
Subject Property: 6 Bell Road Ext.

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 16 Parcel 14; Map 23 Parcels 3 & 6; Map 23.4 Parcels 1, 2, 3, 4, 4.01, 6, 7 & 8.

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

6 BOURNE RD. EXT.

Lot Size		Max Gross		Lot Coverage	
% used to determine GFA requirements		First Floor 1,184 sq ft		Dwelling	
Maximum GFA =		Second Floor 315 sq ft		Garage $\emptyset$	
		Garage* $\emptyset$		Deck/Porch 284 sq ft (new)	
% used to determine lot coverage requirements		Porch* 614 sq ft		Shed $\emptyset$ sq ft	
Maximum Lot Coverage =		Basement $\emptyset$		Storage container $\emptyset$	
TOTAL LOT SQ/FT: 10,913 (10,913 x 23% = 2,510 sq ft)		Other $\emptyset$		Gazebo $\emptyset$	
TOTAL SQ/FT: BUILDING 2,397				Swimming Pool $\emptyset$	
Building Height (also see definition)		Total:		Total:	

Good and sufficient cause; Failure to grant the departure would result in exceptional hardship to the applicant; or conflict with existing laws.

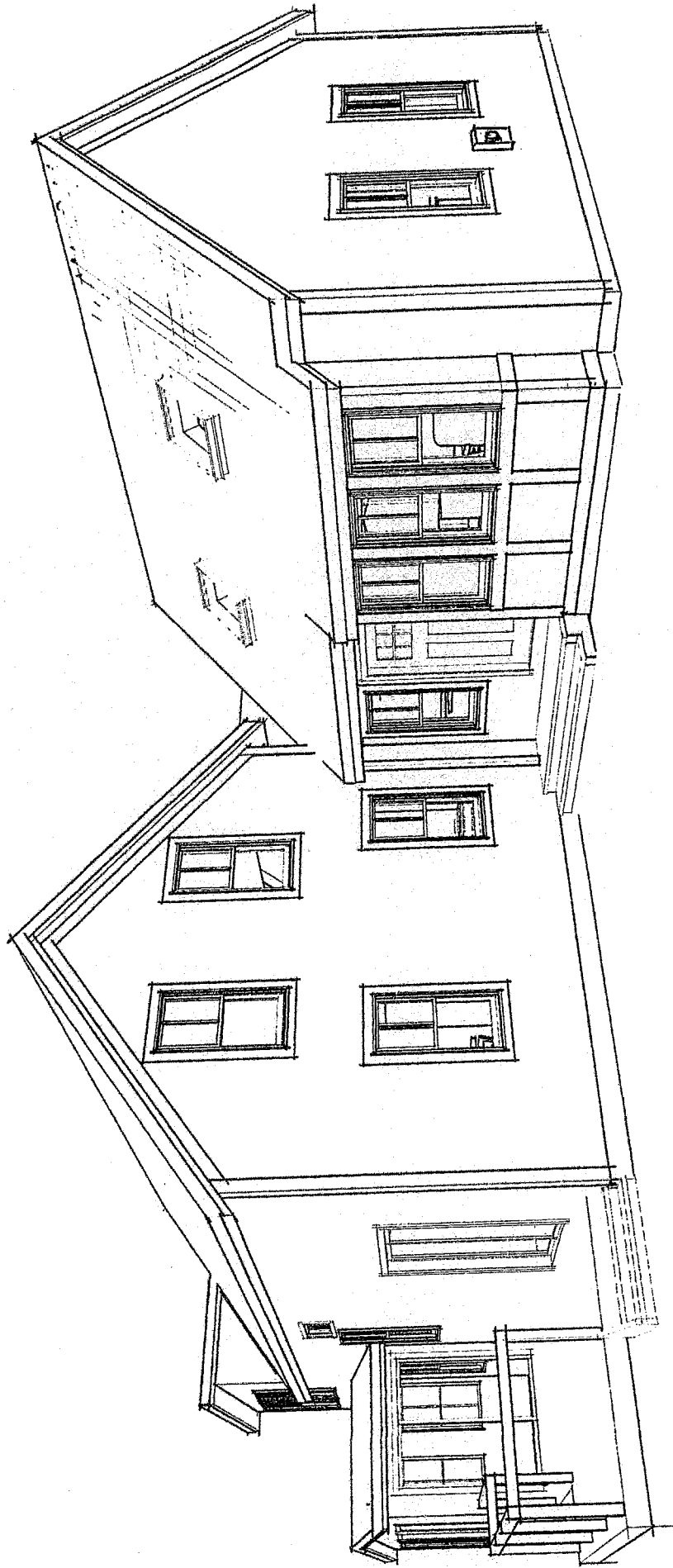
The departure must be the minimum necessary to afford relief and not exceed an increase greater than ten percent (10%) of the calculated area.

Example: Lot Size 10,000s.f. x 23% = 2300 s.f. (GFA allowed). Maximum relief allowed upon evidence of exceptional hardship, 2300 s.f. x 10% = 230 s.f.
Total GFA = 2530 s.f.

Town Planner or Designee

Date

This only a verification that the numbers provided on this worksheet are accurate based upon the certified plans provided by the applicant.



81 South Main Street
Berkley, MA. 02779
Telephone: (508) 822-1779



Revisions & Dates

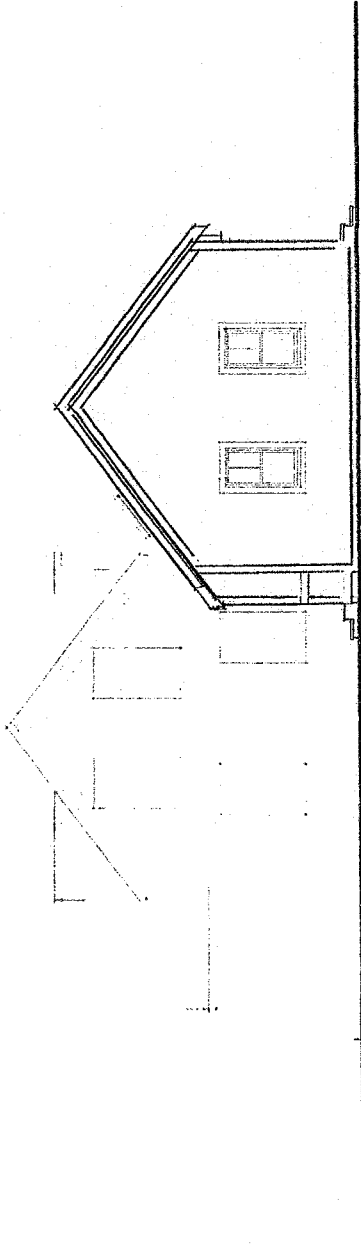
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Drawing Reference No.
DRA-01

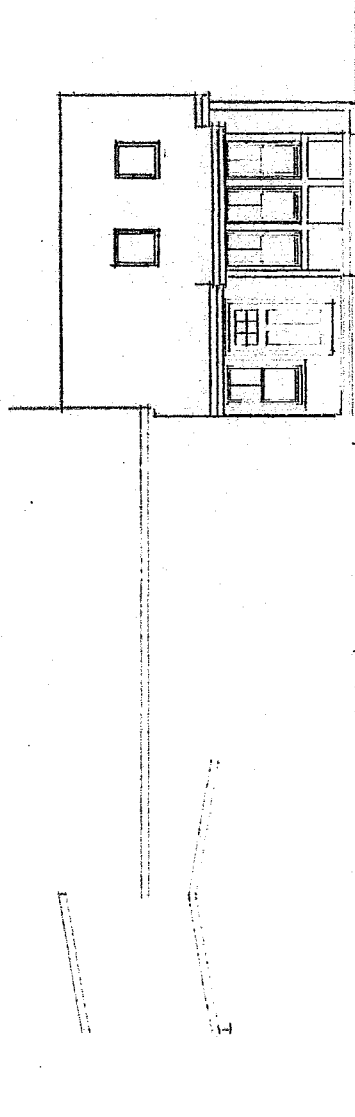
Dow Residence
6 Bell Road Ext.
Bourne, MA.

Date: March 4, 2024
Drawn By:
Neil A. Lefèvre

A-01
Title Page



① EAST (SK)
1/8" = 1'-0"



③ SOUTH (SK)
1/8" = 1'-0"



81 South Main Street
Berkley, MA. 02779
Telephone: (508) 822-1779

Revisions & Dates

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4	

Drawing Reference No
DRA-01

Dow Residence
6 Bell Road Ext.
Bourne, MA.

Date: March 4, 2024
Drawn By
Neil A. Lefaire

A-02
Elevations



81 South Main Street
Berkley, MA 02779
Telephone: (508) 822-1779

Revisions & Dates

1	
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Drawing Reference No.
DRA-01

Dow Residence
6 Bell Road Ext
Bourne, MA

Date: March 4, 2024
Drawn By:
Neil A. Lefaire

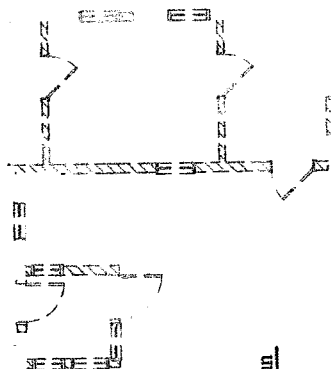
A-03
Demo Plan

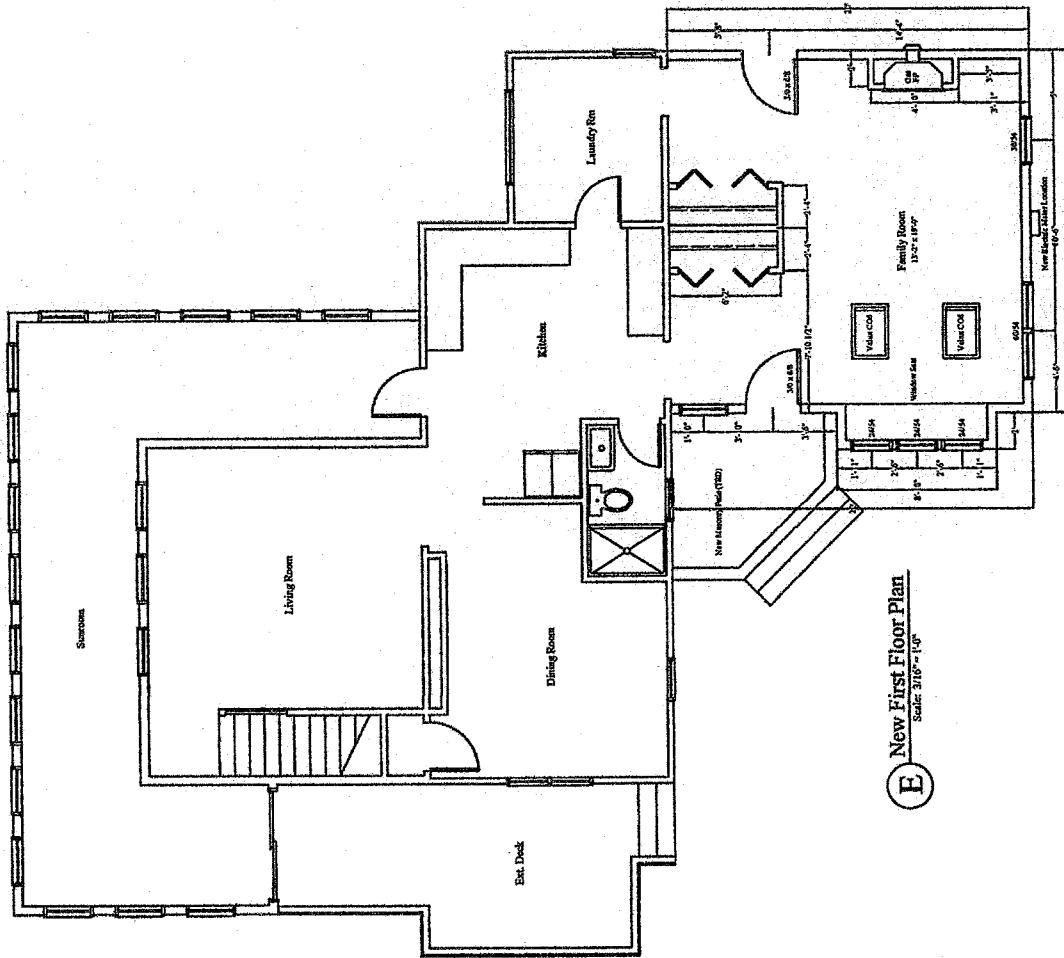
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E 2nd Floor Demo. Plan
Scale: 3/16" = 1'-0"

E First Floor Demo. Plan
Scale: 3/16" = 1'-0"





A-04
First Floor Plan

Date: March 4, 2024
Drawn By:
Neil A. Lefevre

Dow Residence
6 Bell Road Ext.
Bourne, MA.

Drawing Reference No.
DRA-01

Revisions & Dates

1.	
2.	
3.	
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81 South Main Street
Berkley, MA 02779
Telephone: (508) 822-1779





E Foundation Plan
Scale: 3/16" = 1'-0"

Revisions & Dates	
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**81 South Main Street
Berkley, MA. 02779
Telephone: (508) 822-1779**

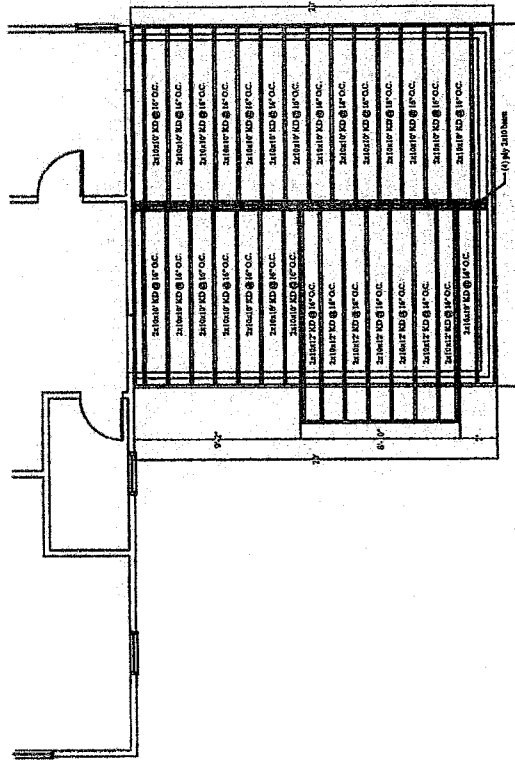
Drawing Reference No.
DRA-01

Dow Residence
6 Bell Road Ext.
Bourne, MA.

Date: March 4, 2024
Drawn By:
Neil A. Lefavre

A-05
Foundation Plan





E Floor Framing Plan
Scale: 3/16" = 1'-0"

A-06
Floor Framing Plan

Date: March 4, 2024
Drawn By:
Neil A. Lefaire

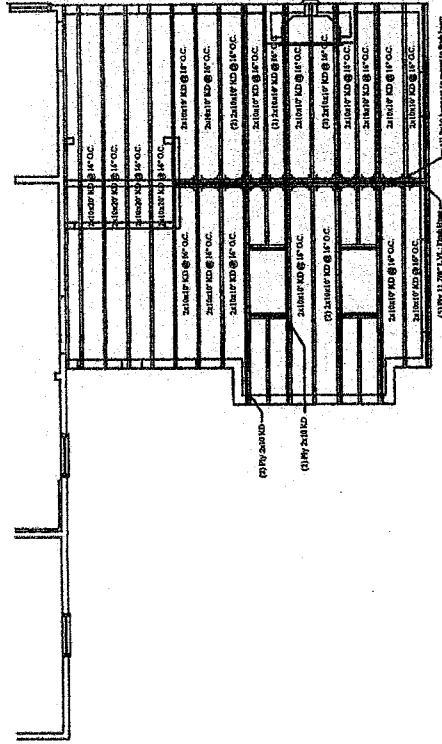
Dow Residence
6 Bell Road Ext.
Bourne, MA

Drawing Reference No.
DRA-01

Revisions & Dates	
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3.	
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81 South Main Street
Berkley, MA. 02779
Telephone: (508) 822-1779





E Ceiling Frame Plan
Scale: 3/16" = 1'-0"

A-07
Ceiling Frame Plan

Date: March 4, 2024
Drawn By:
Neil A. Lefavre

Dow Residence
6 Bell Road Ext.
Bourne, MA.

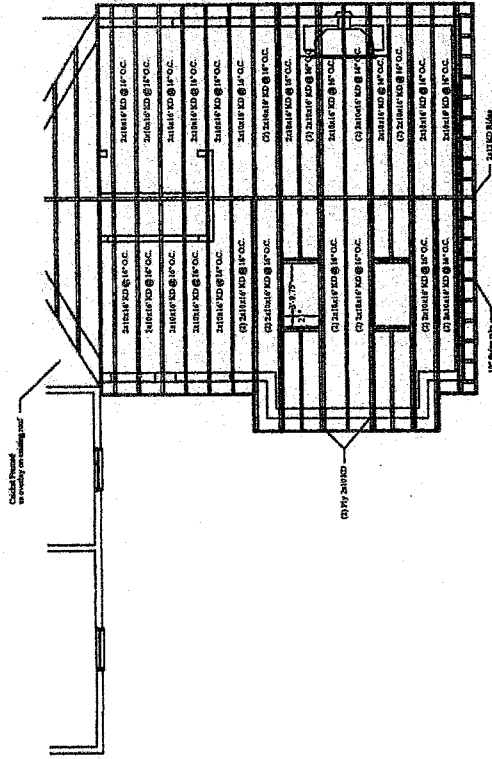
Drawing Reference No.
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Revisions & Dates

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4.	

81 South Main Street
Berkley, MA 02779
Telephone: (508) 822-1779





E Roof Frame Plan
Scale: 3/16" = 1'-0"

A-08
Roof Frame Plan

Date: March 4, 2024
Drawn By:
Neil A. Lefavre

Dow Residence
6 Bell Road Ext.
Bourne, MA

Drawing Reference No.
DRA-01

Revisions & Dates	
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3.	
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81 South Main Street
Berkley, MA. 02779
Telephone: (508) 822-1779

