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April 7, 2021

Mr. Barry Johnson, Town Clerk
Town of Bourne
24 Perry Avenue – Room 103
Buzzards Bay, MA 02532-3441

RE: Cape View Way 40B

Dear Mr. Johnson:

This is to advise that I will be representing Tudor Cherry Investors, LLC an abutter to the above-referenced project that is to be heard tonight before the Bourne Zoning Board of Appeals. Please place this letter on file.

Thank you very much for your attention to this matter and your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charles M. Sabatt', with a long horizontal flourish extending to the right.

Charles M. Sabatt

Hello Paul, the Conservation hearing is tomorrow night at 7PM. Here is a link: <https://us02web.zoom.us/j/81265196553?pwd=OFhYL25VS0lvS0hWcGhDbkkyVUg0Zz09>

I have attempted to include a copy of the filing, hopefully it goes through. I see no connection to Homestead Extension on the plans.

It sounds like most of your concerns should be addressed by the Zoning Board of Appeals so I have cc'd their administrator on this email and maybe someone from that board can address the issue. We are only looking to determine whether there will be any adverse impacts to the isolated wetland on the west side of the property.

Samuel Haines

Bourne Conservation Agent

508.759.0600 X 1344

From: Contact form at Bourne MA [<mailto:cmsmailer@civicplus.com>]
Sent: Tuesday, March 30, 2021 7:24 PM
To: Haines, Samuel <shaines@townofbourne.com>
Subject: [Bourne MA] Cape View Way development (Sent by Paul Jehle, pauljehle1787@gmail.com)

Hello shaines,

Paul Jehle (pauljehle1787@gmail.com) has sent you a message via your contact form (<https://www.townofbourne.com/users/shaines/contact>) at Bourne MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofbourne.com/user/1241/edit>.

Message:

My wife and I have lived on Homestead Road in Sagamore Beach for 35 years. Back in 2010 I led a discussion, with our neighbors, about a potential project to develop Cape View Way for elderly housing. My home has served as a gathering place for concerns in our neighborhood on several occasions. Neighbors are concerned with the letters of intent that have been issued regarding a three story building with 51 housing units which no longer appears to be an elder housing project. They are also concerned about the fact that it might connect with Homestead Extension and cause a major traffic problem as well as affect their property values. I have already talked with a couple neighbors who I hope will be on tomorrow's zoom call at 4 PM (as I will). However, I would like to ask if you, or someone from the board, along with a Select-person or other town official, would be willing to meet with these neighbors at the Fire Station Community room sometime in April to go over these plans in greater detail to alleviate fears, or adequately hear their concerns.

Hammond, Cassie

From: Duncan L. Lowe <duncandoesitinc@gmail.com>
Sent: Wednesday, April 7, 2021 6:02 PM
To: Hammond, Cassie
Subject: Cape View way

Dear zoning board members my name is Duncan Lowe and My wife and I live at 4 Homestead Rd., Sagamore Beach. I am writing this letter to share my concerns with the proposed project. It is too big for the space. 51 units in under 3 acres is not feasible. The engineers allow for 1.6 cars parked per unit I don't think that's reasonable or logical.

Sagamore Beach in general has endured many changes in the recent past we have had our roads reconfigured to allow for better access to the Cape. What was once a residential neighborhood now looks more like a truck stop.

We also already have cherrywood apartments and Canalside apartments within the immediate vicinity. Homestead Road has been turned into a dead end which it never was before. I think The Sagamore Beach area has done more than its share.

There is also the wetlands to consider one of the few in the area for wildlife of all kinds. Having this three-story behemoth so close to those wetlands along with our residential neighborhood doesn't seem ideal.

When the town originally purchased this property it was intended to be used for senior housing, From what I understand there would be 12 individual homes for seniors that seems much more appropriate for the space, I don't know why that isn't still what should be put there.

Another concern is the impact on traffic which is already intolerable. In the summer when I come home from work I have to make a decision as to whether or not I want to go back out because the road is blocked by people trying to get from Route 3 to the Sagamore bridge and using all the side roads in this neighborhood for access.

I understand the need for housing for people especially in and around Cape Cod this just doesn't seem to be a good fit. It is too big for the space, to shoehorn this complex into this area I believe is irresponsible, there must be other sites that are available for this size complex.

At the very least I would hope you would consider postponing any decision on this matter until we can be heard in person face-to-face that seems only appropriate for the impact that this complex will have on our neighborhood and on our lives. Sincerely Duncan and Kelly Lowe for Homestead Rd., Sagamore Beach.

Sent from my iPhone

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https://gdsprotect.cloud-protect.net/index01.php?mod_id=&mod_option=gitem&mail_id=17832953-0Gg84uAjbTxU&r_address=ammond%40townofbourne.com&report=

Hammond, Cassie

From: Judith Sheehy <sagamore4554@gmail.com>
Sent: Monday, May 17, 2021 3:41 PM
To: Hammond, Cassie
Subject: Cape View Way

We would like to give the board some input on the Cape View Way project . We have been residents of Sagamore Beach for over thirty years. The siting and size of this proposal are of great concern. First, a three story building is out of character with our neighborhood. Also, the area being discussed is right in the middle of a high traffic spot that only grows busier every year. There are businesses with large trucks coming in. In season, more and more vehicles are coming off route 3, blocking the neighborhood and even our street (Diandy Road) on summer weekends. The only entrance to Scusset Beach is also on Meetinghouse Lane. There is also the Gendron medical and housing area to be considered. All these things bring vehicles converging at the set of lights at Route 3A.

Has the Hoxie School property been considered as an option? It is a more open site, has parking, easier access to roads since residents would not be joining traffic in the middle of the most congested part of the roadway. We have heard that water from the North Sagamore Water District would be accessed through Williston Road. That might be done more easily to the Hoxie site. What we desire is good quality of life for all. Thank you for considering our comments.

Joseph and Judith Sheehy
Joseph and Judith Sheehy

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Hammond, Cassie

From: Paul Jehle <pauljehle1787@gmail.com>
Sent: Tuesday, April 6, 2021 4:57 PM
To: Hammond, Cassie
Subject: Re: [Bourne MA] Cape View Way development (Sent by Paul Jehle, pauljehle1787@gmail.com)

Although I have another commitment Wednesday night, I wanted to write my thoughts to you regarding the Cape View Development. Many of these thoughts are also shared by the residents of Homestead Road and those living in areas affected by this development (including Andrews Road). I am speaking for myself at this point though I have spoken with others and have encouraged them to be on the zoom call on Wednesday night.

1. It is too large a number of apartments (51) for such a small piece of land. Why not a smaller complex and fewer units? The building is very close to the edge of the property - will they plant trees and put up a fence?
2. Three stories will change the landscape drastically. Almost every home will see it since it is three stories and so many trees will have to be cleared to get such a large building on to that narrow piece of property.
3. Has there been a traffic study yet? Although everyone is stuck during the summer weekends, adding over 150 people (average 3 per household) is going to be difficult for sure.
4. How will this affect our property values? Has any study been done about this from other developments?
5. Were there other sites such as the old Friendlies parking lot considered?

Blessings
Paul Jehle
14 Homestead Road
Sagamore Beach, MA 02562

On Wed, Mar 31, 2021 at 11:42 AM Hammond, Cassie <chammond@townofbourne.com> wrote:

Paul,

Thank you for reaching out.

The Zoning Board of Appeals Hearing will be held on April 7, 2021.

Please access the Zoning Board of Appeals page on the Town of Bourne website to see any updated documents, agenda, and link for the hearing.

Hammond, Cassie

From: Michelle Goler <michelleagoler@gmail.com>
Sent: Tuesday, May 18, 2021 1:26 PM
To: Hammond, Cassie
Subject: Support for Affordable Housing in Bourne

To Whom It May Concern:

My name is Michelle Goler and I am a resident of Bourne, MA. I currently live in Clay Pond Cove which is a property of POAH and an affordable housing property. I have lived on the Cape more than half my life and I am writing in support of the Canal View Way Project. This project could impact a lot of Bourne's need for affordable housing considering Bourne has a high critical need for affordable housing.

As of now, 17% of Bourne renters are severely burdened, meaning that they pay more than 50% of their income towards housing; 26% of Bourne renters are cost burdened and pay 30% of their income towards housing cost. Over 1000 applicants are on the Bourne waitlist waiting for the opportunity for affordable housing. I myself waited over 5 years to get affordable housing. I am a disabled senior with a very limited income and needed to find something that I could afford. I was lucky enough to find the apartment I currently reside in with the help of the Housing Assistance Cooperation HAC. I have been here 6 years now and love the neighborhood, the community and the conveniences of the area. Without the help of affordable housing I would not be able to afford my unit.

It would be a great disadvantage to not allow this project to be complete. Bourne has an opportunity for a greater diverse community and this additional 51 units would absolutely help those in need. More projects like this should be made available so as to accommodate a much needed local workforce. This is an ideal location in a neighborhood that is full of accessible stores, great schools, and also the opportunity to be part of a really viable community.

The need is critical for affordable housing in Bourne and I sincerely hope that the Town of Bourne staff and Planning, along with the Health and Fire Departments greatly move this Cape View Way project through the planning stages.

Thank you
Michelle A. Goler
101 Harmony Hill Road
Bourne MA 02532

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May 18, 2021

Town of Bourne Zoning Board of Appeals
Bourne Town Hall
24 Perry Avenue – Room 203
Buzzards Bay, MA 02532-3441

RE: Cape View Way Development

Dear Members of the Board:

The undersigned represents Tudor Cherry Investors LLC ("Tudor") which owns Cherry Hill Apartments and is a direct abutter northeasterly of the proposed Cape View Way Housing development. I addressed the Board on behalf of my client at the hearing of April 7, 2021. I am writing to reiterate the serious concerns that my client has with regard to the proposed development.

Tudor's property consists of 25 apartment units of which some are designated as affordable housing units. Several of the units are occupied by families with young children and in some cases, are single mother households.

My client urges this board to require that the Cape View Way developer be required to install a 6 foot stockade fence along the full length of the common boundary line between the Tudor property and the Cape View site. Additionally, my client requests plantings of dense shrubbery to the rear of Parking Lots A and B on the Cape View site as shown on the attached sketch. The reason for this request is as follows:

- The Cape View Way development provides almost no open space. Undoubtedly, because of the mix of two and three bedroom units, there will be children residing in the development who will have, (per the current site plan), very little space for recreation. Meanwhile, the Tudor property has a significant open space area. Virtually all of the existing vegetation that has formed for many years a privacy and safety buffer for young families between the two properties will be removed by the Cape View developer thereby opening access to the Tudor property. Because of Cape View's high density and limited open area for recreation, children from the Cape View Development are likely to migrate onto the Tudor property which will create liability issues for the Tudor owner and will impinge upon the Tudor residents' enjoyment and use of their available open space.

- There are young children who reside at the Tudor apartment complex. The open space available on the Tudor property provides adequate recreational area for them. The current vegetated state of the proposed site for the Cape View Way Development provides a buffer that prevents these children from wandering off-site onto the abutting properties to the south or into the commercial areas beyond. The development plans for the Cape View Way Development show that virtually all of the vegetation will be cleared from the site. Once the Cape View site is cleared of almost all of its natural vegetation the verdant buffer that protects the children at the Tudor property from wandering off site will be eliminated.
- The two parking lots that will provide a total of 69 parking spaces for Cape View are directly adjacent to two of the buildings at the Tudor property. Obviously, there can be no restriction as to when vehicles will enter and exit the parking lots. As a result there is a likelihood that headlights from the many automobiles coming and going at night will interfere with the Tudor residents' quiet enjoyment of their residences. There will also be noise generated by car doors, vehicle engines, and pedestrians coming and going. Given that Cape View will contain 51 units with 90 bedrooms it is not inconceivable that many units will have two cars associated with them. Add in guests and the parking lots will be full to capacity with implications for noise and lights at night shining into the windows of the Tudor units. Such intrusions will undoubtedly create problems for the many young families who reside there.

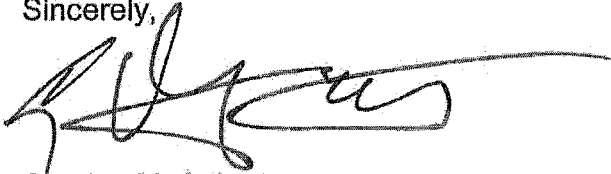
A stockade fence along the common boundary line will insulate against noise, headlights, and parking lot illumination. A fence will also protect each site from issues associated with children seeking the use of open spaces for recreational use. The planting of shrubbery behind Parking Lots A and B as shown in the attached sketch will further protect the Tudor residents from the penetration of headlights and parking lot lights from the Cape View site.

The Tudor development itself is the product of a comprehensive permit that was issued by the Bourne Zoning Board of Appeals in 1989. The site is 5.78 acres. Notably, the Tudor permit restricted the allowed number of units and required that the developer keep undeveloped portions of the site in a natural undisturbed condition. The result is a density of slightly fewer than 5 units per acre in contrast to the Cape View site that will have a density of 17 units per acre, which is more than three times the density allowed for the Tudor property. Given that the Tudor property has adhered to preserving a substantial area as open space it is appropriate to protect the residents of the Tudor property by the requirement of a fence along the entire common boundary line from the significant impact that will result from the high density of the Cape View development.

Bourne Zoning Board of Appeals
May 18, 2021
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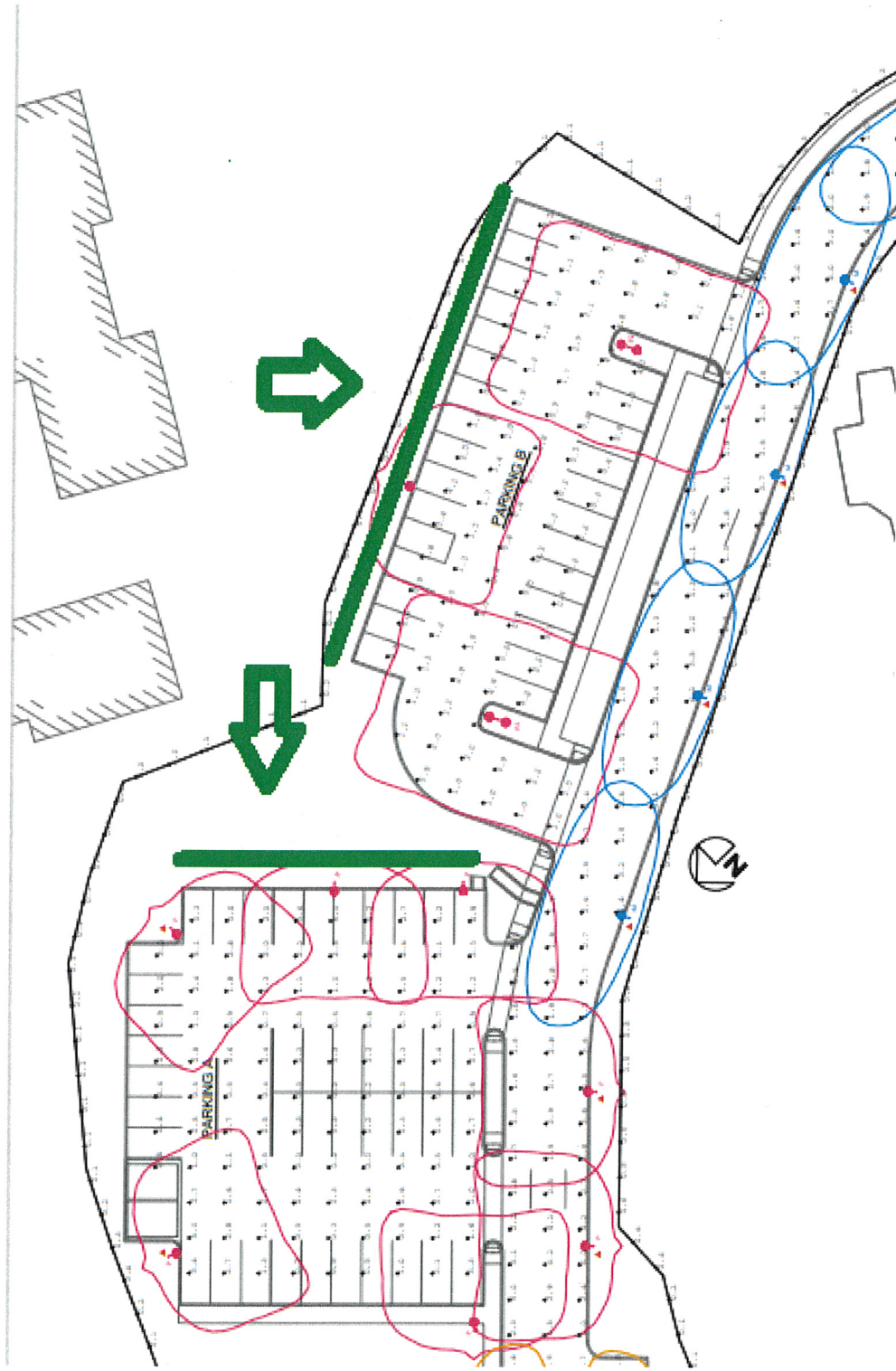
Thank you very much for your attention to this matter and for the opportunity to address my client's concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Charles M. Sabatt', with a long horizontal flourish extending to the right.

Charles M. Sabatt
CC: Attorney Peter Freeman
Attachment

Sketch of Plantings Requested by Tudor Cherry Investors LLC



Bourne Housing Partnership
Town Hall
24 Perry Ave.
Bourne, Massachusetts, 02532
Tel. 508 457 1005 email: affordablehomes@townofbourne.com

May 17, 2021

Mr. James Beyer, Chairman, and Members of the Bourne Zoning Board of Appeals
Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532

Re: Canal View Way Proposal to Develop 51 Affordable Housing Units in Sagamore. .

Dear Chairman Beyer and Members of Zoning Board of Appeals,

Please be advised that Bourne Housing Partnership at its July 17, 2019 meeting voted as follows: "to support the Cape View Way project as presented with the understanding that the units will be eligible for the SHI list and an application for a waiver for the LIP requirements will be obtained. Unanimous vote of all members with the exception of Ms. Debra Jordan (Bourne Housing Authority Executive Director) who abstained."

It is hoped that in reviewing this project that the Zoning Board of Appeals will consider the following factors:

- That of the slightly over 500 current deed restricted affordable rental units in Bourne, it is estimated that over 70% are currently reserved for those over age 55, or are elderly and/or handicapped
- That according to the Bourne Housing Action Plan of 2015 that between 1990 and 2010 the total number of rental units in town dropped by 129 units
- That demand for affordable family rental units might be exemplified by the experience of the Clay Pond Phase III lottery which had approximately 400 applicants for 44 available units.
- That while this is defined as a family development, elderly applicants will be eligible to enter the lottery for the available units.

Sincerely,

Kerry Horman, Affordable Housing Programs Administrator

Cc. A. Schiavi, Bourne Town Administrator
Susan Ross, Chair, Bourne Housing Partnership

Hammond, Cassie

From: Maria Allen <mariaallenwrites@gmail.com>
Sent: Tuesday, May 18, 2021 11:07 AM
To: Hammond, Cassie
Subject: Cape View Way affordable housing project

To the Bourne Zoning Board of Appeals,

My name is Maria Allen and I have been a Sagamore Beach resident since 2008. My husband and I bought our first house here. We joined a wonderful, welcoming community and it has been a great place to raise our son, who is a student at Bournedale Elementary School.

I am writing in support of the proposed project in Sagamore Beach on land gifted to the Bourne Housing Authority.

We all know that there is a housing crisis on Cape Cod and there is a pressing need for projects like these to be built to accommodate a much-needed local workforce that is finding it harder and harder to find year round rental housing. I can't imagine trying to find a house now given the soaring prices and unrelenting demand for real estate in communities such as ours.

I have looked at renderings for this development and am happy to see that it would provide much needing housing for many individuals and young families here in Bourne. Thank you for your consideration of my comments.

Maria Allen
10 Fox Run Road
Sagamore Beach
MA 02562

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