



## EXHIBIT C

December 14, 2021

James Beyer, Chairman  
Zoning Board of Appeals  
Bourne Town Hall  
24 Perry Avenue  
Buzzards Bay, MA 02532-3441

Re: Preservation of Affordable Housing LLC and Housing Assistance Corporation  
Cape View Way 40B  
Changes to Plans and Project to be Incorporated into ZBA Decision

Dear Mr. Beyer and Zoning Board Members:

The Applicants have agreed to a reduction in number of units from 51 to 42 units and the associated site design changes Reflected in the following Plans and the Project, while reserving their rights under the initial plans submitted with the Application:

1. Revised Site Engineering Permitting Plans dated December 2021 (22 sheets).
2. Modification of original Definitive Subdivision Plan endorsed July 23, 1987.
3. Revised Stormwater Analysis and Drainage Report (December 2021).
4. Revised Photometric Lighting Plan (November 23, 2021).
5. Revised Turning Radius Templates (December 2021).
6. Architectural Drawings dated December 15, 2021 (25 sheets sheets).

The following changes, agreed to, are based on comments from the Board.

### BUILDING

- Reduced total unit count from 51 to 42 units.
- Reduced proposed building footprint (1,600 sf) from 20,700 sf to 19,100 sf.
- Reduced the height of the building on both the east and west wings.

### SETBACK AND BUFFERS

- Relocated the building to maintain a 15 foot rear setback along north property line.
- Increased the building setback from the 50' wetland buffer to 24 feet.
- Increased the existing buffer in the northeast corner of the lot (abutting Cherry Hill Apartments) by 8 feet.

## SITE DESIGN

- The access drive and wall is "pushed" further south, requiring a more substantial retaining wall (to be designed by others) along the southern property line.
  - Concrete block retaining wall with capstone (or equivalent) replaces the boulder wall to accommodate required greater height (8'-6").
    - The wall steps down on both ends to a minimum height of 18"
    - A wall elevation and typical detail has been added.
  - A guardrail has also been added.
- 73 total spaces parking ratio increased to 1.7 spaces per unit.
  - Includes 4 handicapped parking spaces.
  - The compact parking spaces along the access drive (12) have been removed.
- Screening fence vinyl chain link fence locations have been modified based upon the applicants discussions with the abutters. A screening fence detail has been added.
- Additional benches have been added as requested.
- A grill has been added to the patio space.

## OUTDOOR SPACES

- Increased the outdoor space at the rear of the building by 10.5 feet.
- Open field play space and pathway have been added north of the lower parking lot, on top of the leachfield.

## LANDSCAPE AND LIGHTING

- Landscape plan has been revised to address the building relocation.
- Revisions to the proposed vegetated buffer along the southern property line, due to the relocated drive and loop.
  - Adjusted plant layout and added evergreens to help offset lost screening.
  - A section of screening fence has been added.
- Additional ornamental grass/perennial screening buffer has been added to the lower parking lot northern edge at the request of the Cherry Hill Apartments.
- Additional trees (4) added along the western edge of the upper parking lot between the building and parking lot.
- Additional trees (3) added to the southwestern edge of the building between the 50' Wetland Buffer and building.
- Lighting layout has been adjusted and a revised photometric plan has been provided.
- Light selected is dark sky compliant and shielded.

The revised documents submitted also address the comments received from the Town's peer review consultant, PCS on August 11, 2021, and as addressed in Horsley Witten Group Inc.'s (HW) response letter dated September 14, 2021. The following items, agreed to, specifically address the comments received in the final peer letter from PCS dated September 27, 2021.

## SUBDIVISION

- Sheet C-3 "Proposed Subdivision Plan: has been removed from the plan set and a stand- alone "Modification of the Definitive Subdivision Plan" has been submitted which includes the following:
  - The title "Definitive Subdivision Plan"
  - A signature block for the ZBA to endorse the plan and the Town Clerk block.
  - Show bounds (permanent monuments) to define the layout (PC, PT, and corner rounding's).
  - The new lot (all land outside the right-of-way) should be labeled as "Lot 1" with the area and area of upland stated.
  - Shows the Zoning District.
  - The current lots be labeled as "Former Lot 86," "Former Lot 88" etc.
  - The edge of right-of-way beyond the roadway terminus should be shown with dashed lines and the right-of-way labeled as "To Be Abandoned." Graphically, Lot 1 should be depicted so it is clear it includes the segment of the former right-of-way that is to be abandoned.
  - Properties at 45 Meetinghouse Lane (original subdivision Lots 1 and 2) and 51 Meetinghouse Lane (original subdivision Lots 3, 4, and 5) should be graphically depicted so it is clear that they are included in the subdivision modification.
  - 51 Meetinghouse Lane (original subdivision Lots 3, 4, and 5) must be shown in their entirety.
  - Graphically show the perimeter of the subdivision more prominently and adjust line weights for non-subdivision lots so it is clear what land is included in the subdivision.
  - Prior to building permit, the final modified Definitive Subdivision Plan should be recorded in the Registry of Deeds.

## STORMWATER Collection System

- All comments in the PCS letters have been addressed.
- It was agreed that Flexstorm® Pure Permanent Inlet Protection inserts would be acceptable and have been added to all catch basins to provide additional 25% TSS removal. The manufacturer information has been added to the appendices of the Stormwater Analysis and Drainage Report.

## WASTEWATER

- Wastewater flow reduced by 1,100 gallons per day.
- Leach field footprint reduced by approx. 2,100 sf.

## WASTEWATER

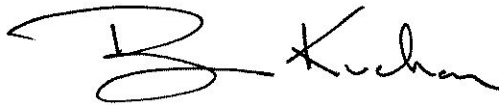
### Additional Septic Comments Based On The Revised Conventional Design

- All additional wastewater comments have been addressed (PSC comments 63 thru 79)

- As requested, additional soil testing also will be performed during the construction phase prior to leaching field installation.
- The submitted plans are currently noted as "Permitting Set Only Not for Construction." Final construction drawings for the entire project, including the wastewater system, will be submitted to the Bourne Health Department for administrative approval prior to the submission of a building and the start of construction.
  - The Bourne Health Agent (Terri Guarino) has also confirmed that all other comments from previous plan submission to the Board of Health appear to have been addressed.

Sincerely,

**Horsley Witten Group, Inc.**

A handwritten signature in black ink, appearing to read "B. Kuchar". The signature is fluid and cursive, with a large initial "B" and a stylized "Kuchar".

Brian Kuchar, RLA, P.E.  
Associate Principal