



December 14, 2021

VIA EMAIL

Members of the 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  
Revised Comprehensive Permit Submission  
Cape View Way

Dear Mr. Chairman and Zoning Board Members :

The Applicant (POAH) is please to submit the attached revised development plan package for the property located on Cape View Way for a 42-unit (reduced from 51) affordable housing residential development (the "Development").

The revised submission reflects changes made to the proposed building and overall site design, based upon a thorough and extensive design review process. Since the original filing in March of 2021, two rounds of revisions (September 2021 and December 2021) have been submitted to the town of Bourne Zoning Board of Appeals (ZBA) to address comments from various town departments, the Town's peer reviewer, Professional Consulting Services Corporation, PC (PCS), and the ZBA members. The peer review comments, and response letters are provided as Exhibits in the decision. The revised submission includes the following documents:

1. Revised Site Engineering Permitting Plans, dated December 2021 (22 - 24" x 36" sheets)
2. Modification of Definitive Subdivision Plan, dated 12/13/21
3. Revised Project Narrative (December 2021)
4. Revised Stormwater Analysis and Drainage Report (December 2021)
5. Revised Photometric Lighting Plan (November 23, 2021)
6. Revised Turning Radius Templates (December 2021)
7. Architectural Drawings, dated 12/15/21 (25 – 24" x 36" sheets)

The revised documents submitted 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, and Vanasse & Associates Inc. (VAI) dated July 22, 2021. The revised documents also address the final peer review comments received in the PCS letter dated September 27, 2021. These comments and responses were reviewed with both the ZBA members and PCS (Tom Houston) at the ZBA hearing on October 6<sup>th</sup>. At that time

it was agreed that all of the comments have been substantially addressed and a response letter was not required. Below is a brief summary of the agreed upon changes.

### *SUBDIVISION*

- The applicant's attorney discussed the Modification of the Subdivision Plan with the Board by at the last hearing. The Board Chairman indicated that he was satisfied with the draft Findings and Conditions as to the Board approving and endorsing the Modified Subdivision Plan.
- 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 (serving as Planning Board) 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.
  - Note that 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 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 Revised Stormwater Analysis and Drainage Report.

## WASTEWATER

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

- All additional wastewater comments have been addressed (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.

## COMMENTS FROM THE TIA PEER REVIEW

- A grass strip between the parking lot and sidewalk at the upper parking lot is provided to account for vehicle overhang to maintain the accessible route.

In addition, further revisions have been made to the architectural and site design plans to address comments received from both the ZBA members and North Sagamore Water District. Below is a summary of the revisions to the design plans as presented at the ZBA Hearings on 11/17/21 and 12/6/21.

## 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.
  - Western leg of building shortened by approximately twenty-four feet.
- Reduced the height of the building on both the east and west wings.
  - Height on both ends of building lowered to two-stories by eliminating four units from third floor.

## 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) to 17 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.

## WASTEWATER

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

## LANDSCAPE AND LIGHTING

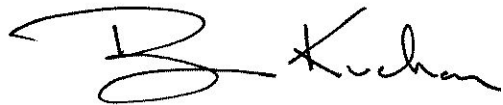
- Landscape plan has been revised to address the building relocation.
- Revisions to the proposed vegetated buffer along the southern property line, due to the relocated drive and loop.
  - Adjusted plant layout and added evergreens to help offset lost screening.
  - A section of screening fence has 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 (see Appendix B).

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It is our understanding that the revised documents submitted, as summarized above, substantially address all of the comments received to date from the both the ZBA members and PSC. Please let us know if you have any questions or require additional information.

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

Enclosure(s)

cc: Peter Freeman (Freeman Law Group)  
Cory Fellow (POAH)  
David Quinn (HAC)