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May 13, 2021

**DELIVERED ONLY VIA E-MAIL TO ZBA STAFF**

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  
Comprehensive Permit Application for Cape View Way

Dear Members of the Zoning Board of Appeals:

During the April 7, 2021 public hearing session, a request was made by the Zoning Board of Appeals for the Applicants to address a variety of issues and questions. To respond, we have prepared and attached to this cover letter the following documents:

1. May 13, 2021 Project Narrative
2. May 13, 2021 Subdivision Waiver Details
3. March 5, 2021 Site Plan, as revised through May 10, 2012 and stamped on May 12, 2021
4. March 30, 2021 NSWDC Staff Report, with March 9, 2021 ResilientCE Report.

The list of issues raised by the Board on April 7, 2021, with either the response to each issue or the location of the response to each issue are set forth below:

1. Explain the rental income for the proposed units. See Project Narrative p.12 and Table 5.
2. Provide graphic renderings of the building to show:
  - The building's rear wall
  - The building with the required 15-foot setback
  - The building with the maximum allowed height.
  - The building using all available mitigation measures.

The above graphic renderings are ready and will be shown to the Board by the Project's Architect at the Project's next virtual public hearing session.

3. Provide the Water District's engineer's technical letter.
  - Attached hereto are the March 30, 2021 Water District Staff Report and the March 9, 2021 ResilientCE Report to the Water District.

4. Describe water availability for the Project. See Narrative p.8, which confirms availability.
5. Health Comments. The public hearing with the Board of Health is still underway.
6. Traffic Study. The traffic study is in progress.
7. Permitting and Construction Schedule. See Narrative p.12; Table 5.
8. Subdivision Waiver Details. The details, dated May 12, 2021, are attached hereto.
9. Lighting Plan. The lighting plan was sent on April 16, 2021. See also, Narrative p.8.
10. Fire Vehicle Access Plan – Sign-off by Fire Department. This is in progress.
11. Parking. See Narrative p.4.
12. Recreational Space. Additional space is still under review.
13. Drop-off Area. See Site Plan attached hereto, which shows the drop off zone.
14. School Impacts. See Narrative p. 10.
15. Provide Cherry Hill's attorney with the lighting plan. This has been done and lighting and fencing will be discussed with the attorney.
16. Update the Waiver List. No new waivers have been sought; however, the subdivision waiver requests have been detailed as noted in the attached document.

We will be available to respond to any additional questions and issues at the upcoming public hearing session on May 19, 2021.

Very truly yours,



Ilana M. Quirk

Attachments