

Town of Bourne Zoning Board of Appeals

Meeting Minutes

Virtual Hearing via Zoom

November 12, 2021

Meeting ID: 899 3169 1920

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TOWN CLERK BOURNE

1. Call to order

Chair Jim Beyer called to order the meeting of the Zoning Board of Appeals at 3:00 PM on November 12, 2021. Mr. Beyer explained under M.G.L., Section 40A, all appeals must be filed within 20 days of the filing of the decision with the Town Clerk.

Mr. Beyer announced the meeting was being recorded and some attendees are participating by video conference. He explained the ground rules associated with conducting the remote meeting, he confirmed the members of the board who were present, identified the building inspector and verified a representative was present for each filing listed on the agenda.

Members Present: Jim Beyer, Chris Pine (observing), Harold Kalick (observing), and Associate Member Pat Nemeth (observing).

Members Excused –None.

Also Present: Ken Murphy.

Agenda Items

- 1. Workshop to discuss proposed changes to the current project Cape View Way 40B, Comprehensive Permit (#2021-CP06) to construct and operate 51 affordable rental units on 2.94 acres. Closed to public comment.**

Mr. Beyer reviewed that there will be a presentation of the updated design.

Peter Freeman, of Freeman Law Group LLC, briefly outlined the team that will be presenting.

David Quinn, Director of Housing Assistance, and representing the POAH and HAC teams, explained how everyone has been working to present a smaller project to the Board, going from 51 units to 42.

Brian Kuchar, of Horsley Whitten Group, Civil Engineer and Landscape Architect; shared his screen to walkthrough the following changes on the site plan.

- Units reduced from 51 to 42

- Compact parking spaces removed (12)
- Parking ratio increased from 1.6 (89 spaces for 51 units) to 1.7 (73 spaces for 42 units)
- Building footprint reduced by approx. 1,600SF
- Wastewater flow reduced by 1,100 gallons per day
- Leach field area reduced by approx. 2,100SF
- Building moved out of 15ft rear setback along north property line
- Retaining wall along south property line moved south and increased in height from 5ft to max 9ft.

Mr. Beyer asked what the material for the retaining wall would be. Mr. Kuchar replied they have proposed natural looking boulders.

Mr. Beyer asked about the recreation area and if there are any changes. Mr. Kuchar identified the additional areas that have been opened up due to these changes. These potential areas include between the building end and the wetlands, between the parking lot and building, and the large grass area above the leach field.

Mr. Beyer asked if the height of the building will be staying the same. Mr. Kuchar deferred to Michelle to answer when she does her presentation.

Mr. Beyer asked what the ideal parking ration is and what the team is presenting. Mr. Kuchar replied ideal is 2 spaces per unit, and they are proposing and increase from 1.6 to 1.7 per unit.

Mr. Freeman reiterated the changed plans will increase the vegetative buffer along the north side as requested/ discussed by the abutter.

Michelle Waldon of ICON Architecture, shared her screen and reviewed the how they reduced the size of the project. On the level 1 floor plan there would be deletion of (2) 1BR units, elimination of stair and covert 1Br to 2Br, add (1)BR unit, reduction in count and size of storage units, flipping of (2) stair and unit locations to allow for a shift end of building. On the level 2 floor plan there would be the deletion of (2) 1BR units, shorten length of canopy, elimination of stair and convert 1BR to 2BR, flip 2 stair and unit locations resulting in a shift end of building. On the level 3 floor there would be a the reduction in two 2BR units from 3rd floor only, eliminate stair and convert 1BR to 2BR, delete 2 1BR units, and flipping 2 stair and unit locations to allow each end of the building to be a 2 story element and a shift in end of building.

Corey Fellows of the Preservation of Affordable Housing (POAH), stated when they looked at what could be a reasonable compromise as far as unit count and unit mix they had to keep in mind the units requirements under 40B as well as DHCD for financing.

Mr. Beyer asked to have a showing of what the proposed retaining wall will look like along with a proposed view of the project as you drive in. Mr. Freeman and Ms. Waldon agreed to this.

Mr. Beyer asked for a draft of the comprehensive permit for the next hearing. Mr. Freeman confirmed.

The meeting adjourned at 3:33pm.

Respectfully submitted,

Cassie Hammond

