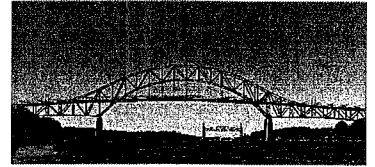


TOWN OF BOURNE

Board of Appeals

Bourne Town Hall
24 Perry Avenue, Buzzards Bay, MA 02532
Phone: 508-759-0600 ex. 1342



JOB WALK MINUTES

Property: Chase Estates, 230 Sandwich Road, Bourne

Date and Time of Site Visit: November 18, 2021, at 10:30 AM

Minutes Prepared By: Pat Nemeth, ZBA Associate Member

Attendance:

ZBA Members:

- Pat Nemeth, Associate Member
- Karl Spilhaus, Associate Member

Applicant & Representatives:

- Tom Pappas, Owner
- Drew Hoyt, Attorney
- Jim Pavlik, Civil Engineer
- George Gakidis, Architect

Towne of Bourne:

- Ken Murphy, Building Inspector and Staff support to ZBA
- Jennifer Copeland, Assistant Planner
- Timothy Lydon, Engineering
- David Pelonzi, Assistant Fire Chief

Upper Cape Regional Technical School:

- Roger Forget, Superintendent
- Thomas Corriveau, School Committee, Vice-Chair
- David Sampson, School Committee
- Nolan LeRoy, Vocational Director
- Josh Greeley, Acting Principal

Summary:

On the morning of November 18, 2021, fifteen individuals met at the Chase Estates site for the purpose of walking the property and to further their understanding of the proposed 40B development of the property. Pat Nemeth chaired the job walk discussion. Jim Pavlick from Outback Engineering walked the site with drawings in hand and explained at key locations the nature of the proposed work.

The participants asked questions during the walk. The owner Tom Pappas and his representatives answered them. Ms. Nemeth noted that the purpose of the walk was to understand the proposal and not to judge the proposal or make any decisions regarding the proposal.

The project has two zones. The upper zone is relatively flat; and the lower zone is steep. The grading is moderate in the upper zone and intensive in the lower zone. The present rough graded road up the side of the hill, is "relatively" true to the proposed grade of the final road.

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- Overall Project,
- Lower Zone, and
- Upper Zone.

Chase Estates – Location Map

The map illustrates the layout of Chase Estates, a residential development. It is divided into two main sections: the **Upper Zone** and the **Lower Zone**, separated by a dashed line. The Upper Zone contains lots 8 through 12, while the Lower Zone contains lots 1 through 7. Each lot is numbered and includes specific annotations regarding its boundaries, area, and any existing structures or easements. For example, Lot 12 is noted as '12,000 SQ. FT. (2.8 AC.)' and '1/4" BOUNDARY SURVEY'. Lot 1 is noted as '1,000 SQ. FT. (0.023 AC.)' and '1/4" BOUNDARY SURVEY'. The map also shows the location of Chase Estates Road, Chase Estates Drive, and Chase Estates Park. A north arrow is located in the upper right corner of the map.

Area of slopes steeper than 3:1 =

Overall Project Comments:

#	Question	Response
1.	Will the garage and foundations of the house remain? – Pat Nemeth	No, they will be removed. – Jim Pavlick
2.	Please clarify the location of the property boundary and what type of treatment will occur at said boundary with UCT? (Note, this question was asked at various elevations on the property.) – Dave Sampson	At each location where the question was asked, the boundary was identified. In general, the boundary is marked where the old tree growth remains, with shorter new pines being within the project site. – Tom Pappas
3.	Why was the project redesigned? – Jennifer Copeland	Comments from the Peer Review on the prior project drove many of the redesign features. The Peer Reviewer was concerned about drainage under the road. The prior design had a central septic system. This

		design now has a septic system for each of the duplexes. In addition, concerns were raised that the straight road going down the hill could create a fast and dangerous bobsled condition. The road design was revised to put a slow down bend in the road. – Drew Hoyt
4.	Can the slope stabilization be done in phases, in order to ensure that it holds the site during inclement weather? – Tim Lydon	Yes, we can look at that. – Jim Pavlick
5	How long to you think it would take to build out the project? – Tom Corriveau	The project could take 2 to 3 years to build out. – Drew Hoyt

Lower Zone Comments:

#	Question	Response
6	The grading behind the garage shows some land sliding. Please describe the slope retention system planned for pads 1-3. – Pat Nemeth	Slopes steeper than 3:1 would be controlled with a restoration seed mix and coconut fiber or other biodegradable erosion control fabrics. – Jim Pavlick
7	Have you considered a terracing (engineered) “hard” solution? – Jennifer Copeland	Currently we are proposing a “soft” solution. – Jim Pavlick
8	There are two concerns. First, what happens to the cut side of the slope on your property? Are you creating a wetlands type of area? Secondly, what happens on the UCT side of your cut? Are you undermining our property, disturbing the natural loads, and creating a condition that may lead to a land-slide condition?	Both are valid questions that will need to be addressed in the ZBA hearings. – Pat Nemeth
9	Walking the site really reinforces my request for cross sections cut through each of the pads that will have significant grading. Will these be submitted?	Yes, agreed. These cross sections will be useful to help explain the project. – Drew Hoyt

10.	Will this be a “balanced” cut and fill operation? – Pat Nemeth	We have not done that level of analysis yet. So I don’t know if it will be “balanced” with all the cut soil remaining on the site. – Jim Pavlick
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Upper Zone Comments:

#	Question	Response
11	At UCT, we worry every winter about icy roads and slippery conditions. We have our crews out at 4:30 AM sanding and salting our roads. This steep road is a real safety concern. – Roger Forget	The bend in the road was introduced into the design to help mitigate this issue. – Drew Hoyt
12	Who will maintain the stockade fence that is proposed along our joint property line? – Roger Forget	There will be covenants and deed restrictions on the property that will require the HOA to maintain the fence. – George Gakidis The fence was proposed to address privacy and access concerns by abutters. The fence also provides privacy for the pads in the Upper Zone that abut the UCT parking lot. However, the fence may not be needed or wanted along the entire common property line. - Drew Hoyt
13	During the summer, the lights from UCT create a glare problem on the property? Can UCT do something about that? - Tom Pappas	No, UCT cannot do anything about the lights. The playing field is leased to the Bourne Braves. – Roger Forget However, we are only talking about a few nights during the year. – Dave Sampson
14	Is the Fire Department OK with the hammerhead turn about? - Pat Nemeth	Yes, the Fire Department has approved this. – David Pelonzi

Conclusion:

The job site walk ended around 11:30 AM. In general, all parties felt that the walk was a very useful tool to understand the project.

On behalf of the ZBA, I want to thank Tom Pappas and his team for arranging the visit. Special thanks to Jim Pavlick for his knowledge of the site and his ability to translate the drawings into a

real world understanding of the site during the walk. Many thanks also go to the Town Departments and the representatives from UCT for their participation.

– Pat Nemeth, Associate Member