



TOWN OF BOURNE

Planning Board

TOWN HALL
24 PERRY AVE.

BUZZARDS BAY, MA 02532

PHONE: 508-759-0600 ext 1335 • FAX: 508-759-0611



2015 AUG 26 9 50 AM '15

TOWN CLERK
BOURNE, MASS

NOTICE OF DECISION

Site Plan Review/Special Permit No. 05-2014B

The Planning Board, acting in their capacity as Special Permit Granting Authority in accordance with the Zoning Bylaw of the Town of Bourne, held a Public Hearing, concerning the following matter as more fully set forth in an Application for Site Plan Review/Special Permit dated July 13, 2015 along with Plans, Reports and Memorandum filed therewith, all of which are on file for public inspection at the offices of the Planning Board, Town Hall, 24 Perry Avenue, Buzzards Bay, Massachusetts.

Applicant/Owner: Waterhouse Properties LLC, 124 Waterhouse Rd., Bourne MA 02532
Subject Property: 124 Waterhouse Road, Bourne, MA, Map 27 Parcel 153, located in a B-4 (Business) Zone
Date of Hearing: Opened & Closed on 8/13/15
Place of Hearing: Bourne Community Building, 239 Main St., Buzzards Bay MA 02532

I. PROCEDURAL HISTORY / FINDING OF FACTS

Based upon its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board found and concluded that:

1. The property is located at 124 Waterhouse Road, Bourne, MA, and is located within the B-4 zoning district. It is shown on Assessor's Map 27 Parcel 153 and is owned by Waterhouse Properties LLC.
2. The applicant is proposing to construct an addition to the showroom and service area of approximately 8,313sf and parking lot expansion. The site has been previously reviewed and approved by the Cape Cod Commission and the Planning Board in 2000. The site was previously permitted and approved in 2014.
3. This Site Plan/Special Permit application is accompanied by the following plans dated July 2015 by the Horsley Witten Group, LLC (unless otherwise noted):
 - Cover sheet 6/15
 - Construction notes
 - Existing conditions
 - Site plan
 - Grading and drainage (1 & 2)
 - Utility
 - Construction Details (1 & 2)
 - Landscape plan 7/14

4. Notice of the public hearing was given as provided by Massachusetts General Laws, c. 40A, section 11, by mailing and publication.

II. STATEMENT OF APPLICABLE LAW

Based on the Special Permit criterion and its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board finds that the project is consistent with Sections 1238, 2320, 2500, 3200, 3300, 3400, 3500, and 4700 and will not have an adverse affect which overbalance its beneficial effects.

III. CONDITIONS

- One additional handicap parking space must be shown on the plan.
- Prior to the issuance of the occupancy permit the gravel parking lot at the rear of the building must be either permitted through a special permit for alternative surfacing or revegetated and restored to a grassy lawn area. . If a parking area is to remain either gravel or bituminous the portion that is encroaching onto the right of way of Dornick Way must be removed and restored.
- Display vehicles shall only be parked in approved marked areas.
- The Storm water plan must be signed and certified by a professional engineer stating that it was prepared in accordance with standard engineering practices and meets or exceeds all requirements of the Massachusetts Stormwater Handbook or the Subdivision Regulations of the Town of Bourne.

IV. MOTION:

Mr. Doucette made a MOTION to Approve Site Plan Review/Special Permit #05-2014B in accordance with the above findings, terms and conditions. The MOTION was seconded by Mr. Gendron. A Roll call vote to Approve Site Plan Review/Special Permit #05-2014B is as follows:

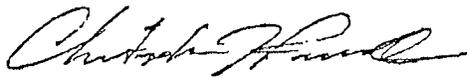
BOURNE PLANNING BOARD

ROLL CALL VOTE

Mr. Strojny – yes
Mr. Gallo – yes
Mr. Agrillo – yes

Mr. Gendron – yes
Mr. Howarth - yes
Mr. Clegg - yes

Mr. Michienzi - yes
Mr. Doucette – yes



Christopher Farrell, Chairman

IMPORTANT:

Any appeal from the decision of the Planning Board can be made only to the court, and must be made pursuant to M.G.L. Chapter 40A, Section 17 as amended, and must be filed within twenty days after the date of the filing with the Town Clerk.



TOWN OF BOURNE Planning Board

BOURNE TOWN HALL
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PHONE: (508) 759-0600 EX. 1335 FAX: (508) 759-0611



August 26, 2015

Site Plan Review/Special Permit #05-2014B

NOTICE FOR RECORDING IN THE REGISTRY OF SITE PLAN REVIEW/SPECIAL PERMIT #05-2014B

Notice is hereby given that the Site Plan Review/Special Permit #05-2014B has been approved with the statutory requirements as set forth in Chapter 40A as amended:

TO: Waterhouse Properties LLC, 124 Waterhouse Rd., Bourne MA 02532

Premises Affected: 124 Waterhouse Road, Bourne, MA, Map 27 Parcel 153

The record title to the premises is in the name of: Waterhouse Properties LLC, 124 Waterhouse Rd., Bourne, MA 02532

The decision of said Board is on file with the papers and plans in the office of the Town Clerk.

Signed and certified this twenty-sixth day of August of the year 2015.

BOURNE PLANNING BOARD

Christopher Farrell, Chairman

Certificate of the Town Clerk for Filing of Decision in the Registry

Town Clerk



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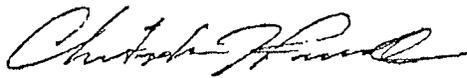
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