



TOWN OF BOURNE

Planning Board



TOWN HALL
24 PERRY AVE.

BUZZARDS BAY, MA 02532

PHONE: 508-759-0615 ext 5 • FAX: 508-759-0611

NOTICE OF DECISION

Site Plan Review/Special Permit No. 05-2014

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 June 27, 2014 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 9/11/14
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 a 2,460sf addition for service and additional parking. The site is 3.39 acres and was previously reviewed and approved by the Cape Cod Commission and the Planning Board in 2000.
3. This Special Permit application is accompanied by the following:
 - Cover sheet
 - Construction notes 6/14
 - Existing conditions 6/14
 - Site plan 7/14
 - Grading and drainage 6/14
 - Landscape plan 7/14
 - Lighting plan 8/14
 - Fire access plan 4/14
4. Notice of the public hearing was given as provided by Massachusetts General Laws, c. 40A, section 11, by mailing and publication.

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TOWN CLERK'S OFFICE
BOURNE, MASS

Lot 1 Plan 454 Page 48

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

- A professional stamp will be required on the architectural plans when filing for a building permit.

IV. MOTION:

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

BOURNE PLANNING BOARD

ROLL CALL VOTE

Mr. Agrillo – yes
 Mr. Farrell – yes
 Mr. Howarth – yes

Mr. Doucette - yes
 Mr. Handy - yes
 Mr. Gallo – yes

Mr. Clegg - 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
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611

September 23, 2014

Site Plan Review/Special Permit #05-2014

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

Notice is hereby given that the Site Plan Review/Special Permit #05-2014 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-third day of September of the year 2014.

BOURNE PLANNING BOARD

Christopher Farrell, Chairman

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

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Bourne and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.

Town Clerk of Bourne

Town Clerk

