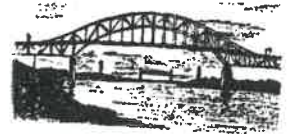




TOWN OF BOURNE
Office of the Town Administrator



TOWN HALL
24 PERRY AVE.
BUZZARDS BAY, MA 02532
PHONE: 508-759-0600 • FAX: 508-759-8026
Email: mmccollem@bourne-ma.us

January 8, 2025

Cape Cod Commission
Attn: Commission Clerk
3225 Main Street
P.O. Box 226
Barnstable, MA 02630

Re: Full Discretionary Referral – DRI

Dear Commission Clerk:

At its meeting of January 7, 2025, the Bourne Select Board voted to send the following full discretionary referral to the Cape Cod Commission for review. The proposed development at 829 Scenic Highway in Bourne has the potential to disturb sensitive environmental and archaeological resources.

The Select Board voted to refer the project to the Cape Cod Commission under the provisions found in Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact, as a full (not limited) discretionary referral and the Town respectfully requests that the Commission complete a DRI review for the following issue areas found in the Regional Policy Plan:

Water Resources, Ocean Resources, Wetlands, Wildlife & Plant Habitat, Open Space, Cultural Heritage, Economy, Housing, Community Design, Coastal Resiliency, Capital Facilities & Infrastructure, Transportation, Energy, Waste Management, and Affordable Housing.

Enclosed with this letter is the completed referral form, a copy of the NOI application that is currently pending before the Conservation Commission, and a copy of a letter from the Herring Pond Wampanoag Tribe, dated December 5, 2024, further detailing the reasons why the Commission should review the proposed project as a DRI.

Please don't hesitate to contact me with any questions you may have.

Very truly yours,

Marlene McCollem
Town Administrator

CC: Bourne Conservation Commission
Applicant – 829 Scenic Highway LLC

RECEIVED

JAN 14 2025

CAPE COD COMMISSION



CAPE COD
COMMISSION

Development of Regional Impact (DRI) Referral Form

This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.

Referred by (Municipal Agency): Town of Bourne Select Board

Mandatory Referral Full Discretionary Referral Limited Discretionary Referral

Project Name: Bournedale Crossing

Project Location: 829 Scenic Highway, Bourne MA 02532 (map 10, parcel 34)

Applicant Name: Steven Kahian

Contact Address: 9 Brigantine Passage Drive, Bourne MA 02532

Email: stevenkahian@hotmail.com Telephone: (508) 962-6262

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary): Please see attached sheet.

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): The project is currently pending with the Bourne Conservation Commission for a NOI under the wetlands protection bylaw. The project will also require Site Plan Review by the Planning Board and a Special Permit from the Zoning Board of Appeals before applying for a building permit.

Marlene McCollem, Town Administrator

Print Name of Authorized
Referring Representative/Title

Signature

1.8.25

Date

Mail or Deliver to:

Cape Cod Commission Attention: Commission Clerk
3225 Main Street, PO Box 226
Barnstable, MA 02630