



COREEN V. MOORE
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March 29, 2019

Ms. Michele White, Regulatory Officer
Cape Cod Commission
3225 Main Street
P.O. Box 226
Barnstable, MA 02630

Re: Canal Street Crossing, 21 Hunters Brook Road, Sagamore Beach, MA
CCC Project # TR19007

Dear Ms. White:

Per your request I am submitting this letter to provide commentary on the above-mentioned project's consistency with Bourne's local zoning bylaws including the Senior Care Overlay District (SCOD).

The SCOD was approved at the Bourne Special Town Meeting May 7, 2018. The overlay district encompasses the entire parcel known as Map 11 Parcel 27 as shown on the locus of sheet 1 of the site plans dated February 2019. The project consists of a 12,600 sf. medical office building, 22,061 sf assisted living facility with 90 beds, and 15 age restricted residential dwelling units.

The locus is within the underlying B2 Business and the R40 residential districts. The SCOD is superimposed over the underlying zoning districts and allows a senior care retirement community and medical offices. The senior care retirement community and the medical offices are permitted by special permit - site plan review by the Planning Board. This office has not done a comprehensive review of the project however I will confirm the proposed use is allowed and the site meets the minimum lot area, frontage and setbacks. The parking as calculated falls short of the required by 10 spaces. However, during local review the applicant may request a waiver from the Planning Board if found that a lesser provision would be adequate for all parking needs because of such special circumstances as shared parking for uses having peak parking demands at different times, unusual age or other characteristics of site users, company-sponsored car-pooling, or other trip conserving measures.

The project will be continually monitored and reviewed along with the Commission's process, if any issues or concerns are found they will be forwarded to the Commission as soon as possible.

Sincerely,



Coreen V. Moore

Town Planner and DRI Liaison

Cc: Planning Board

Roger Laporte, Building Inspector

Thomas Guerino, Town Administrator