

Town of Bourne
Zoning Board of Appeals
Meeting Minutes
March 20th, 2024

PRESENT: Chairman James Beyer, Vice-Chair Chris Pine, John O'Brien, Wade Keene, Steven Kahian (Associate).

EXCUSED: Elza Bystrom.

STAFF: Ken Murphy.

ALSO PRESENT: Greg Siroonian

Chairman James Beyer called this meeting to order via Zoom at 7:00pm.

1. **Minutes:** 3.6.24

Mr. Pine Makes a Motion to Approve the Minutes. Mr. Kahian Seconds the Motion.

Roll Call Vote As Follows:

Mr. Keene – RECUSED. Mr. Kahian – YES. Mr. O'Brien – YES. Mr. Pine – YES. Chm. Beyer – YES.

The Motion Passes.

2. **Public Hearing for Supportive Finding #2023-SF06:** Cont'd from 1.17.24. 56 Samoset Rd, Sagamore Beach. Peter Flynn. Request for supportive finding to raze and rebuild pre-existing, non-conforming structure with detached garage and pool on a non-conforming lot under section 2320. *Request to withdraw without prejudice.*

There is no one present to speak to this issue. Chm. Beyer reads the request to withdraw without prejudice from Zac Basinski.

Mr. Keene Makes a Motion to Approve the Request to Withdraw Without Prejudice. Mr. O'Brien Seconds the Motion.

Roll Call Vote As Follows:

Mr. Pine – YES. Mr. O’Brien – YES. Mr. Keene – YES. Mr. Kahian – YES.
Chm. Beyer – YES.

The Motion Passes.

3. **Public Hearing for Special Permit #2024-SP02:** 122 Wings Neck Rd, Pocasset.
Rescom Architectural, Inc. For an extension and alteration of a pre-existing non-conforming structure.

Greg Siroonian introduces himself as representative of this project. He shares his screen via Zoom. He shows that the back corner of the garage is currently 9.1ft from the property line. They are proposing to extend the garage to the front, a small roof deck on the second floor, extending the back of the garage. The new setback would be 9.3ft vs 9.1ft. The proposed addition is in the back of the house by the deck. In terms of GFA and lot coverage, they will be well below the threshold. They will be going to the Board of Health in April for a waiver request. The current side yard setback is 10.6, where 15ft is required.

Mr. O’Brien asks for clarification on what is being added. Mr. Siroonian responds that they are extending the garage in the front and back, and extending under the deck. They are reworking the bedrooms and adding a little square footage, although the number of bedrooms will not change. However, they are adding a bathroom. This requires a waiver. Mr. Siroonian states that the Title V inspection will be done this week. Conservation has also granted approval.

Mr. Keene Makes a Motion to Close the Public Hearing. Mr. Pine Seconds the Motion.

Roll Call Vote as Follows:

Mr. Pine – YES. Mr. O’Brien – YES. Mr. Keene – YES. Mr. Kahian – YES.
Chm. Beyer – YES.

The Motion Passes.

Mr. Pine Makes a Motion to Approve Special Permit #2024-SP02 conditional upon the approval of a waiver from the Board of Health and a successful Title V Inspection. Mr. O’Brien Seconds the Motion.

Roll Call Vote as Follows:

Mr. Pine – YES. Mr. O’Brien – YES. Mr. Keene – YES. Mr. Kahian – YES.
Chm. Beyer – YES.

The Motion Passes.

Old Business:

Mr. O'Brien inquires regarding the redevelopment of a property on MacArthur Blvd. The board also discusses several new developments around the town.

New Business:

There is a new associate member, Joe Spinale.

Public Comment:

None.

Adjourn:

Mr. O'Brien Makes a Motion to Adjourn. Mr. Kahian Seconds the Motion.

Roll Call Vote as Follows:

Mr. Pine – YES. Mr. O'Brien – YES. Mr. Kahian – YES. Mr. Keene – YES.
Chm. Beyer – YES.

The Motion Passes.

With no further business before the board, the meeting is adjourned at approximately 7:35PM.

Respectfully Submitted,
Ina Sullivan – Recording Secretary