

1 to 19 Acres Commercial Land 316 - 340 MacArthur Blvd., Bourne, MA



Land Area: 316 - 320 MacArthur - 11.3 Acres.
340 MacArthur - 7.8 Acres.

Utilities: Electric, Septic, Natural Gas,
Municipal Water.

Zoning: B-4. Land is Located Outside of the
Ground Water Protection District.

Traffic Counts: Estimated 23,000+ Cars per Day
Southbound on Route 28.

**Available for Build to Suit
or Ground Lease**

Contact:
Michael Giancola, SIOR
508.759.3030
mgiancola@ccim.net

***Largest Land Site
Available on the Upper Cape !***

***Properties Controlled by
the Same Owner.***

***Automotive, Commercial,
Industrial, Retail Uses All
Possible.***

4 Minutes to the Bourne Bridge.

Owner Looking to Build to Suit.

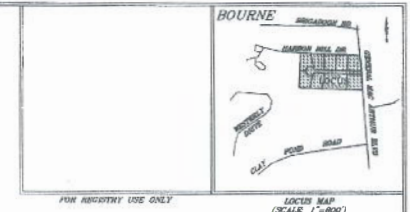


Southeast Commercial Real Estate, Inc.
www.southeastcommercialre.com



LEGEND

- (U) UTILITY POLE
- (C) CATCH BASIN
- (A) CATCH BASIN (PROPOSED)
- (F) FIRE HYDRANT
- (M) CONCRETE BOUNDARY MARKER
- (U) CONCRETE MARKER (TO BE SET)
- (I) IRON PIPE
- (L) LIGHT POLE
- (P) POLE
- (M) MAIN HOSE
- (T) TEST WELL
- (S) RAILROAD SPIKE (TO BE SET)



PLAN REF: 441/1 & 422/3
 DESIG REF: 12204/214 & 0202/290
 TOTAL AREA: 494,766± S.F.
 (11.4 ACRES)
 ASSESSORS MAP 31/01 & 32

ZONING: "B-4"
 MIN LOT AREA: 40,000 S.F.
 MIN LOT FRONTAGE: 150

FLOOD ZONE: "C"
 COMMUNITY PANEL: 005210-0008-E
 DATE: 7/15/92

*** Potential Sub-Division Plan.
 Previous Approvals Have Expired.**

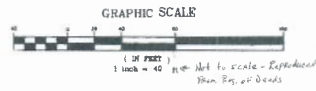
"DEFINITIVE PLAN"
**MacARTHUR
 BOULEVARD
 BUSINESS CENTER
 SUBDIVISION**

LOCATED IN
BOURNE, MA.

OWNED BY AND
 PREPARED FOR:
**MacARTHUR BOULEVARD LLC
 1000 MAIN STREET
 BRIDGEWATER, MA 02324**

BENCHMARK:
 TOP OF SPINDLE
 ON HYDRANT
 ELEV. -116.4 (M.G.V.D.)

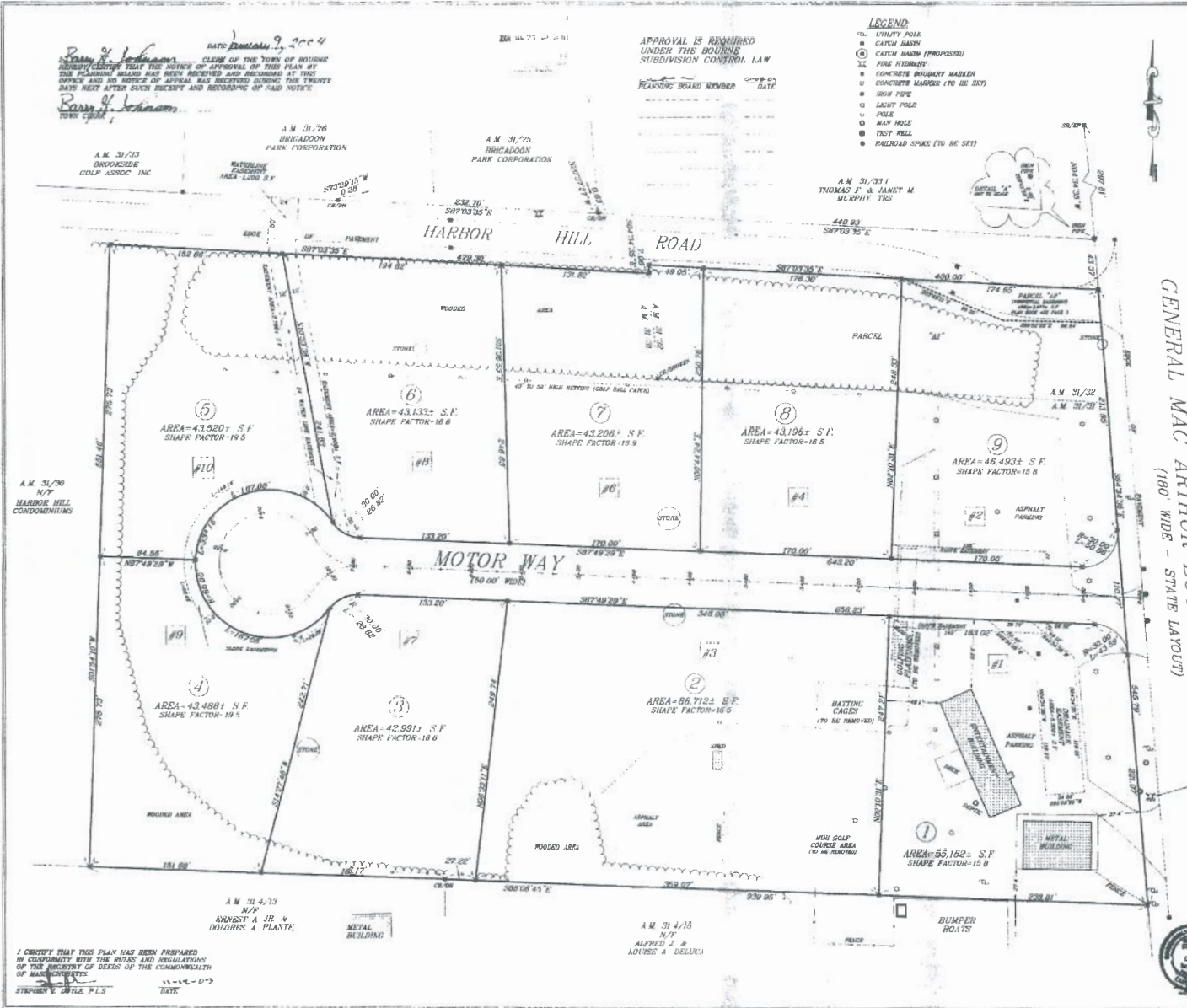
NOVEMBER 9, 2002
 REV. APRIL 23, 2003
 REV. JUNE 20, 2003
 REV. OCTOBER 15, 2003



YANKEE SURVEY CONSULTANTS
 UNIT 1, 40 INDUSTRY ROAD
 P.O. BOX 265
 MARSTONS MILLS, MA. 02648
 TEL: 428-0055 FAX: 420-5553

APPROVAL IS REQUIRED
 UNDER THE BOURNE
 SUBDIVISION CONTROL LAW

PLANNING BOARD NUMBER: _____ DATE: _____



GENERAL MAC ARTHUR BOULEVARD
 (180' WIDE - STATES LAYOUT)
 ROUTE 28

582-41

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
 IN CONFORMANCE WITH THE RULES AND REGULATIONS
 OF THE AGENCIES OR DEPTS. OF THE COMMONWEALTH
 OF MASSACHUSETTS.

STEPHEN V. CHYLEK, P.L.S. DATE: _____



TOWN OF BOURNE

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532



TOWN OF BOURNE

ZONING BYLAW

As most recently amended at the Special Town Meeting
February 2015

SECTION II USE AND INTENSITY REGULATIONS

2100. ESTABLISHMENT OF DISTRICTS

2110. Types of Districts. For purposes of this Bylaw, the Town of Bourne is hereby divided into the following types of districts:

RESIDENCE DISTRICT	R-80
RESIDENCE DISTRICT	R-40
VILLAGE BUSINESS DISTRICT	V-B
BUSINESS DISTRICT	B-1
BUSINESS DISTRICT	B-2
BUSINESS DISTRICT	B-3
BUSINESS DISTRICT	B-4
SCENIC DEVELOPMENT DISTRICT	SDD
GOVERNMENT DISTRICT	GD
WATER RESOURCE DISTRICT	WR
SENSITIVE USE DISTRICT	SUD
TRAFFIC MANAGEMENT DISTRICT	TMD
BOURNE DALE OVERLAY DISTRICT	BOD
DOWNTOWN DISTRICT	DTD
DEVELOPMENT AGREEMENT OVERLAY DISTRICT	DOD
MARINE CENTER OVERLAY DISTRICT	MCOD
SOLAR PHOTOVOLTAIC OVERLAY DISTRICT	SPOD
FLOODPLAIN OVERLAY DISTRICT	FOD

The boundaries of these districts are defined and bounded on the map entitled "Zoning Map, Bourne, Mass.", dated June, 1966, on file with the office of the Town Engineer. That map and all explanatory matter thereon is hereby made a part of this Bylaw.

Water Resource Districts are hereby created covering the area described on the map entitled Water Resource Districts, dated April 1, 1980, and revised through February 7, 1996, on file with the office of the Town Engineer and Town Clerk. That map and all explanatory matter thereon is hereby made a part of this Bylaw.

Sensitive Use and Water Resource Districts shall be considered to be superimposed over any other districts established in this Bylaw. Land in a Water Resource District shall be subject to the requirements of Section 4700 and land in a Sensitive Use District shall be subject to the requirements of Section 4800, as well as to all other requirements of this Zoning Bylaw which apply to the underlying zoning districts.

Traffic Management Districts shall be considered to be superimposed over any other districts established in this Bylaw, and comprise the following areas:

- all land in the SDD Scenic Development District; and
- all land in the R-40 District bounded on the southwest by the Bourne Bridge, on the southeast by the Cape Cod Canal, on the northwest by the B-2 Business District and the SDD Scenic Development District, and on the northeast by the SDD Scenic Development District; and

- all land in the R-40 District bounded on the southwest by the Bourne Bridge, on the northwest by the Cape Cod Canal, on the southeast by Sandwich Road, and on the northeast by the extension of the northeasterly boundary of the Scenic Development District,

all as shown on the map entitled 'Traffic Management Districts', dated August 15, 1996.

The Floodplain Overlay District (FOD) is established as an overlay district. The FOD is comprised of all Special Flood Hazard Areas as designated on the Barnstable County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) dated July 16, 2014, on file with the office of the Town Clerk and Engineering Department.

Land in the FOD shall be subject to the requirements of Section 3100, as well as to all other requirements of this Zoning Bylaw which apply to the underlying zoning districts.

2120. District Boundaries. Except when labeled to the contrary, boundary or dimension lines shown approximately following or terminating at street, railroad, or utility easement center or layout lines, boundary or lot lines, or the channel of a stream, shall be construed to be actually at those lines; when shown approximately parallel, perpendicular, or radial to such lines shall be construed to be actually parallel, perpendicular, or radial thereto; when appearing to follow tidal shoreline shall coincide with the mean low water line. When not locatable in any other way, boundaries shall be determined by scale from the map.

2130. Divided Lot. Where a district boundary line divides any lot existing at the time such line is adopted, the regulations for any district in which the lot has frontage on a street may be extended not more than 30 feet into the other district by Special Permit of the Planning Board.

2140. District Purposes. District purposes are as follows:

RESIDENCE R-80 and RESIDENCE R-40: To ensure continuance of a residential environment, with any development carefully related to environmental capacities and existing character.

VILLAGE BUSINESS V-B: To provide for village-oriented business compatible with small scale environs and nearby residences.

BUSINESS B-1: To provide high-intensity generally pedestrian-oriented activity concentrations at village centers.

BUSINESS B-2: To accommodate general business development in areas serviced by major traffic arteries, and where conflict with residential development will not be substantial.

BUSINESS B-3: To reserve areas for business development without single-family residential development, in areas of 10 acres or more well suited by utilities, access, topography, and surroundings for such use.

BUSINESS B-4: To provide for business development along arterial routes with careful control over environmental and traffic impacts.

SCENIC DEVELOPMENT DISTRICT SDD: To gain intensive use of land, while at the same time preserving or enhancing highway views of the canal, ocean, or bay, preserving or enhancing landscaping and tree cover, minimizing visibility of parked autos and the intrusion of commercial signs, and avoiding creation of hazards or congestion. Each Scenic Development District created on the Zoning Map shall be not smaller than 40 acres in extent, shall be accessible directly via state-owned highway, and shall be so located that ocean or canal visibility exists or can reasonably be expected to be gained.

GOVERNMENT DISTRICT GD: To provide for necessary governmental functions on publicly owned land.

WATER RESOURCE DISTRICT WR: To protect the public health by preventing contamination of the ground and surface water resources providing water supply for the Town.

SENSITIVE USE DISTRICT SUD: To provide for rarely encountered uses whose consequences for their surroundings warrant Town Meeting consideration of individual sites.

BOURNEDALE OVERLAY DISTRICT BOD: To provide for the preservation of resources that are unique to the Bournedale area and which are fundamental to the character of the areas.

DOWNTOWN DISTRICT DTD: To provide for a mixed use zone in Downtown Buzzards Bay that fulfills the goals, objectives and action strategies of the *Town of Bourne Local Comprehensive Plan 2007* achieves the following purposes:

- a) To facilitate a higher density mix of commercial, entertainment, civic, educational, recreational, marine and residential uses.
- b) To create an environment that is a desirable place to live, work and socialize.
- c) To create a network of attractive streets, intermodal transportation modes and open spaces.
- d) To create a downtown that serves residents, employees, students and visitors alike.
- e) To connect the downtown with the waterfront.
- f) To preserve and enhance the distinctive characteristics of buildings and places significant in their architecture or to the history of Bourne, and to maintain and improve settings for such buildings and places with compatible designs.

The Downtown District (DTD) contains four (4) subdistricts including the Downtown Core (DTC), Downtown Waterfront (DTW), Downtown Gateway (DTG) and Downtown Neighborhood (DTN). The Downtown District regulations are contained in Section 2800 of the Zoning Bylaws.

DEVELOPMENT AGREEMENT OVERLAY DOD: To enable the Town of Bourne to enter into a consensual binding contract between two or more parties, typically between a land owner/developer and government agency; to allow the Town to gain certain public benefits and to provide protection for land owner/developer against regulatory changes.

THE MARINE CENTER OVERLAY DISTRICT shall be considered to be superimposed over any other districts established in this Bylaw, and to apply to those areas as shown on the map entitled 'Marine Center Overlay District,' dated March 22, 2007.

SOLAR PHOTOVOLTAIC OVERLAY DISTRICT SPOD: To promote the goals of the Local Comprehensive Plan and the Commonwealth of Massachusetts Green Communities Act, by providing expedited project plan review and design standards for large-scale, ground-mounted solar photovoltaic systems.

FLOODPLAIN OVERLAY DISTRICT FOD: To enable the Town of Bourne to participate in the National Flood Insurance Program (NFIP) and ensure compliance with the NFIP regulations in all areas as defined as 100-yr floodplain on the Flood Insurance Rate Map (FIRM) provided by FEMA, and further defined by the Flood Insurance Study (FIS) and as regulated in Section 3110 of this Bylaw.

2200. USE REGULATIONS

2210. Application. Uses shall be permitted in any district only in accordance with the following table. For uses allowed on Special Permit for an exception, the Special Permit Granting Authority is indicated as follows:

"BA" - Board of Appeals

"SP*" - Board of Appeals, except Planning Board for development requiring site plan review under Section 1230...".

"S" - Board of Selectmen

"PB" - Planning Board

"SPR/SP" – Planning Board, a use authorized after review under Site Plan –Special Permit as provided in Section 1230.

"SPR" – Planning Board, a use authorized after site plan review by the Planning Board.

See Section 2230 for uses allowed in the Scenic Development District.

2220. Use Regulation Schedule



DISTRICT	R-40 R-80	V-B B-1	B-2 B-4	B-3	GD
PRINCIPAL USES					
RESIDENTIAL USES					
Single-family dwelling	Yes	Yes	Yes	No	No
Two-family dwelling ³	Yes ⁵	Yes	Yes	No	No
Conversion of single-family into two-family without substantial alteration in exterior appearance ³	BA	BA	BA	BA	No
Multifamily dwelling ³	No ²	No ^{2,11}	No ^{2,11}	No	No
Taking not more than six persons as boarders or lodgers in a dwelling by a family resident therein ³	Yes	Yes	Yes	Yes	No
Mobile home parks, subject to Section 4200	No	No	SPR/SP	No	No
Campgrounds, subject to Section 4200	No	No	SPR/SP	No	No
Residential Social Service Facility ^{1,3}	BA	BA	BA	No	BA
Transient dwelling	No ²	SP ²	SP ²	No	No
OPEN USES					
Farm or nursery without retailing	Yes	Yes	Yes	Yes	Yes
Farm or nursery with retailing	SPR ¹²	SPR ¹²	SPR ¹²	SPR ¹²	SPR ¹²
Standard or Par-3 golf courses	SPR/SP	SPR/SP	SPR/SP	SPR/SP	No
INSTITUTIONAL USES					
Patriotic, fraternal organizations, clubs, if not conducted for profit	SPR ¹²	SPR ¹²	SPR ¹²	SPR ¹²	No
Religious purposes, non-profit educational uses; philanthropic institutions	SPR ¹²	SPR ¹²	SPR ¹²	SPR ¹²	SPR ¹²
Municipal use voted at Town Meeting, or other public use not more specifically cited	SPR ¹²	SPR ¹²	SPR ¹²	SPR ¹²	SPR ¹²
Hospital, nursing home	SPR/SP	SPR/SP	SPR/SP	SPR/SP	No
TRANSITIONAL USES					
Use of dwelling as temporary real estate office ⁴	Yes	Yes	Yes	Yes	No
Open Space Community, subject to Section 4600	PB ⁵	PB	PB	PB	No



DISTRICT	R-40 R-80	V-B B-1	B-2 B-4	B-3	GD
COMMERCIAL USES					
Technology Campus	No ¹⁰	No	SPR/SP	SPR/SP	No
Motor vehicle service stations, subject to Section 4500	No	SPR/SP	SPR/SP	No	No
Commercial recreation	No	SPR/SP	SPR/SP ⁷	SPR/SP	No
Adult uses, subject to Section 4800	No	No	SP* ⁶	No	No
Bank	No	SPR/SP	SPR/SP	SPR/SP	No
Restaurant	No	SPR/SP	SPR/SP	SPR/SP	No
Restaurant Fast Food, Takeout	No	SPR/SP	SPR/SP	SPR/SP	No
Professional or Business Office	No	SPR/SP	SPR/SP	SPR/SP	No
Retail Sales					
If having service to patrons while in motor vehicles	No	SPR/SP	SPR/SP	SPR/SP	No
If gasoline sales occur on the same premises	No	SPR/SP	SPR/SP	SPR/SP	No
Under 1,600 square feet gross floor area, and also fewer than 200 vehicle trip ends per average business day ⁸	No	SPR ¹²	SPR ¹²	SPR ¹²	No
More floor area or trip ends	No	SPR/SP ⁹	SPR/SP	SPR/SP	No
Animal kennels or animal hospitals, funeral homes	BA	BA	BA	BA	No
Hotels ³ , Motels ³ , or similar establishments	No	SPR/SP	SPR/SP	SPR/SP	No
Flea Market	No	No	S	S	No
Manufacturing, processing, research	No	No	SPR/SP	SPR/SP	No
Contractor's Yard	No	No	SPR/SP	SPR/SP	No
Junkyards, earth removal, subject to Section 4400	No	No	SP*	SP*	No
Wholesaling, bulk storage, or other business use meeting requirements of Section 3400	No	SPR/SP	SPR/SP	SPR/SP	No
Extensive resort development, subject to Section 4600	SPR/SP ⁵	SPR/SP	SPR/SP	No	No
Village Mixed Use Development, subject to Section 4250	No	PB	PB	No	No
Commercial Wind Energy System (CWES) per Section 3460	No ¹⁰	No	SPR/SP	SPR/SP	SPR/SP
Neighborhood Wind Energy System (NWES) per Section 3460	SPR/SP	SPR/SP	SPR/SP	No	No



DISTRICT	R-40 R-80	V-B B-1	B-2 B-4	B-3	GD
OTHER PRINCIPAL USES					
Seasonal Conversion	----- (See Section 4900) -----				
Other use having externally observable attributes similar to one above	----- As regulated above -----				No
All other uses	No	No	No	No	No
Solar Photovoltaic Systems Ground-Mounted	No ¹³	No	No ¹³	SPR ¹²	No
ACCESSORY USES					
Accessory dwelling (See Section 4120)	BA	BA	BA	No	No
Home occupation, subject to Section 4100	Yes	Yes	Yes	Yes	No
Roadside stand for sale of produce largely raised on the premises	Yes	Yes	Yes	Yes	No
Up to three guest houses ³	Yes	Yes	Yes	Yes	No
Signs, subject to Section 3200	Yes	Yes	Yes	Yes	No
Fishing-related activities	SP*	Yes	Yes	Yes	No
Residential Wind Energy System (RWES) per Section 3460	SPR/SP	SPR/SP	SPR/SP	No	No
Other customary accessory uses	Yes	Yes	Yes	Yes	No

FOOTNOTES TO SECTION 2220 Use Regulation Schedule.

1. Provided that all Building Code, Health, and Zoning Bylaw requirements are met, and that the specific premises are not unsuitable in relation to the needs of the persons being cared for, and in consideration of avoidance of undue concentration of such facilities in any neighborhood.
2. Except PB in an Open Space Community (see Sections 4610 and 4642).
3. Special lot area rules apply: see Section 2500 and its footnotes.
4. If serving exclusively the subdivision or apartment complex in which it is located. Occupancy permits for such use shall be issued only for six-month periods, renewable only while development is being completed.
5. Except "NO" in R-80.
6. In Sensitive Use District only.
7. In so much of the B-4 district as lies between Clay Pond Road and Barlow's Landing Road no commercial recreation is allowed except for indoor exercise and health accommodations. (No coin or token operated amusement devices shall be permitted as a principal use.)

8. Trip ends (a trip beginning or ending) to be estimated based upon the most recent edition of the Institute of Transportation Engineers Trip Generation Manual.
9. Except "Yes" in B-1.
10. Except "PB" in the Bournedale Overlay District, to be permitted only under provisions of Section 2700 Flexible Resource Development.
11. Development subject to Section 4250 - Village Mixed Use developments
12. Site Plan Review (SPR) shall adhere to the same requirements of Section 1230 excluding special permit criteria.
13. Except "Yes" in the Solar Photovoltaic Overlay District, as permitted under the provisions of Section 3470.

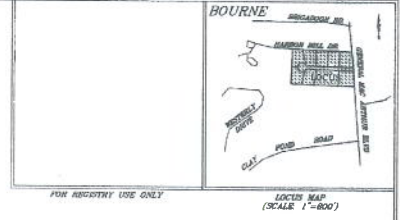
2230. Scenic Development District

2231. Any use permitted in an R-40 District is permitted in a Scenic Development District.
2232. In addition, the Planning Board acting under Section 2233 may grant a Special Permit for an exception to allow hotels, motels, or professional offices and if operated accessory to and in the same structure as one of the above, restaurants, gift shops, or other retailing oriented to tourist trade.
2233. Special Permits for uses allowed under Section 2232 shall be granted only for development conforming with the following:
 - a) Lot area shall equal at least five acres for all uses requiring a Special Permit, and if more demanding, lot area shall be not less than 40,000 square feet per "activity unit", where one dwelling unit, one guest unit, or 150 square feet gross floor area in any other commercial use equals one activity unit.
 - b) Lot coverage by building and other impervious surfaces shall be not more than 20%.
 - c) Front yard not less than 200 feet, and contain no parking area within 100 feet of the street line.
 - d) The required side and rear yards shall be 50 feet to contain no parking or signs.
 - e) Lot frontage for all uses requiring Special Permits shall be not less than 400 feet.
 - f) Building height not in excess of 35 feet.
 - g) No outdoor storage, waste receptacles, or outdoor display of goods shall be visible from a public way.
 - h) No buildings shall be floodlit, and parking areas shall be illuminated only by shielded lights not higher than 15 feet.
 - i) All other requirements of the Bylaw (signs, parking, etc.) must be observed.

DATE: November 9, 2004
 Barry J. Johnson
 CLERK OF THE TOWN OF BOURNE
 HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVAL IS REQUIRED UNDER THE BOURNE SUBDIVISION CONTROL LAW
 PLANNING BOARD MEMBER
 DATE

- LEGEND**
- UTILITY POLE
 - CATCH BASIN
 - ⊕ CATCH BASIN (PROPOSED)
 - ⊗ FIRE HYDRANT
 - ⊕ CONCRETE BOUNDARY MARKER
 - ⊖ CONCRETE MARKER (TO BE SET)
 - IRON PIPE
 - LIGHT POLE
 - POLE
 - MAN HOLE
 - TEST WELL
 - RAILROAD SPIKE (TO BE SET)



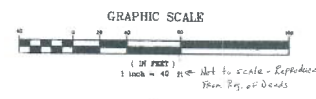
PLAN REF: 441/1 & 422/3
 DEED REF: 12264/214 & 6028/290
 TOTAL AREA: 406,700± S.F.
 (11.4 ACRES)
 ASSESSORS MAP 31/31 & 32
 ZONING: "B-4"
 MIN. LOT AREA: 40,000 S.F.
 MIN. LOT FRONTAGE: 150'
 FLOOD ZONE: "C"
 COMMUNITY PANEL: B5510-0008-B
 DATED: 7/15/92

"DEFINITIVE PLAN"
MacARTHUR BOULEVARD BUSINESS CENTER SUBDIVISION

LOCATED IN
BOURNE, MA.

OWNED BY AND PREPARED FOR:
MacARTHUR BOULEVARD LLC
 1000 MAIN STREET
 BRIDGEWATER, MA 02324

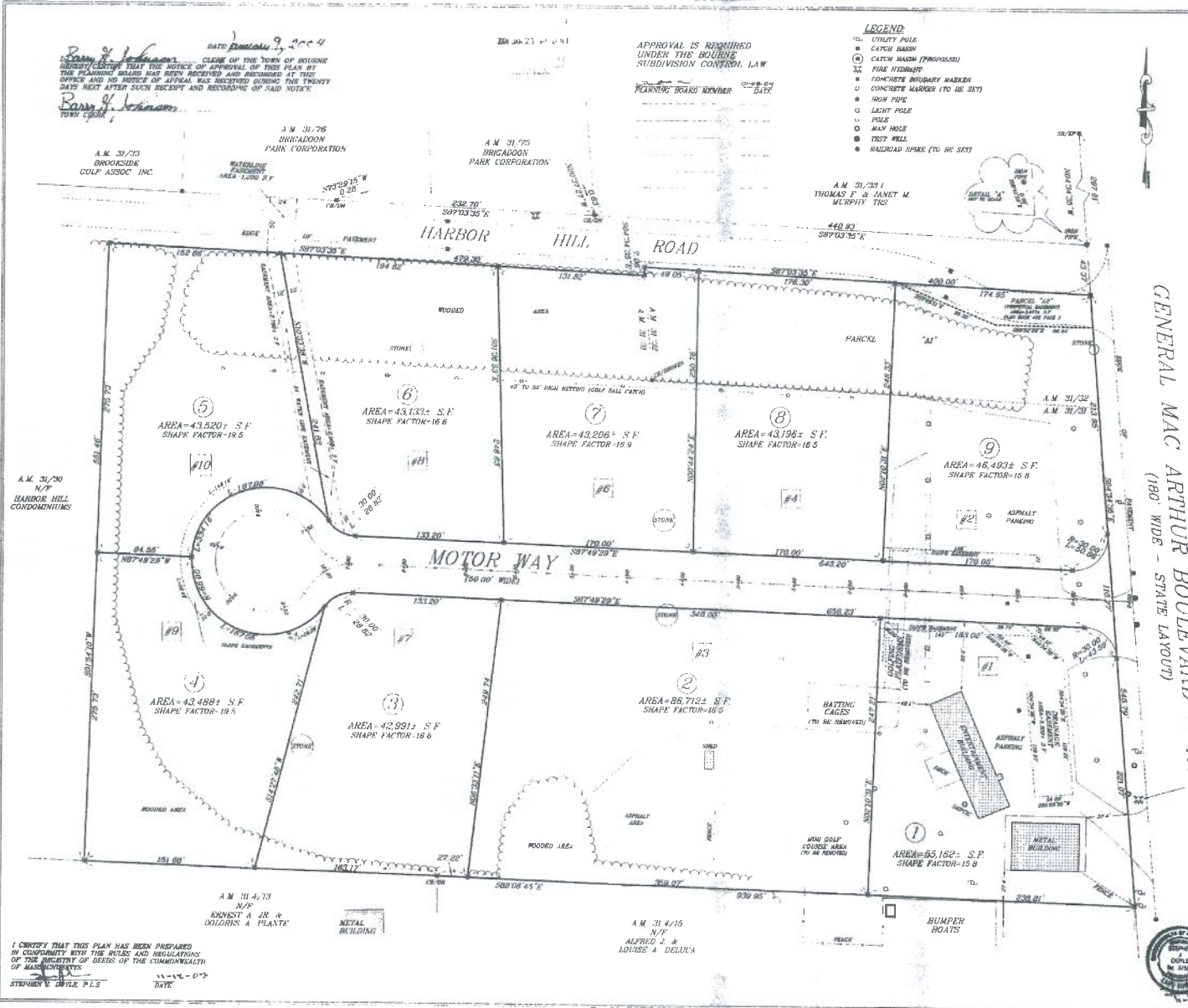
BENCHMARK:
 TOP OF SIGNALS
 ON HYDRANT
 ELEV. = 116.4 (N.G. V.D.)
 NOVEMBER 9, 2002
 REV: APRIL 23, 2003
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 REV: OCTOBER 15, 2003



YANKEE SURVEY CONSULTANTS
 UNIT 1, 40 INDUSTRY ROAD
 P.O. BOX 265
 MARSTONS MILLS, MA 02648
 TEL: 428-0055 FAX: 420-5553

GENERAL MAC ARTHUR BOULEVARD (180' WIDE - STATE LAYOUT) ROUTE 28

582-411



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 STRAUBER & SMITH P.L.L.C.
 DATE

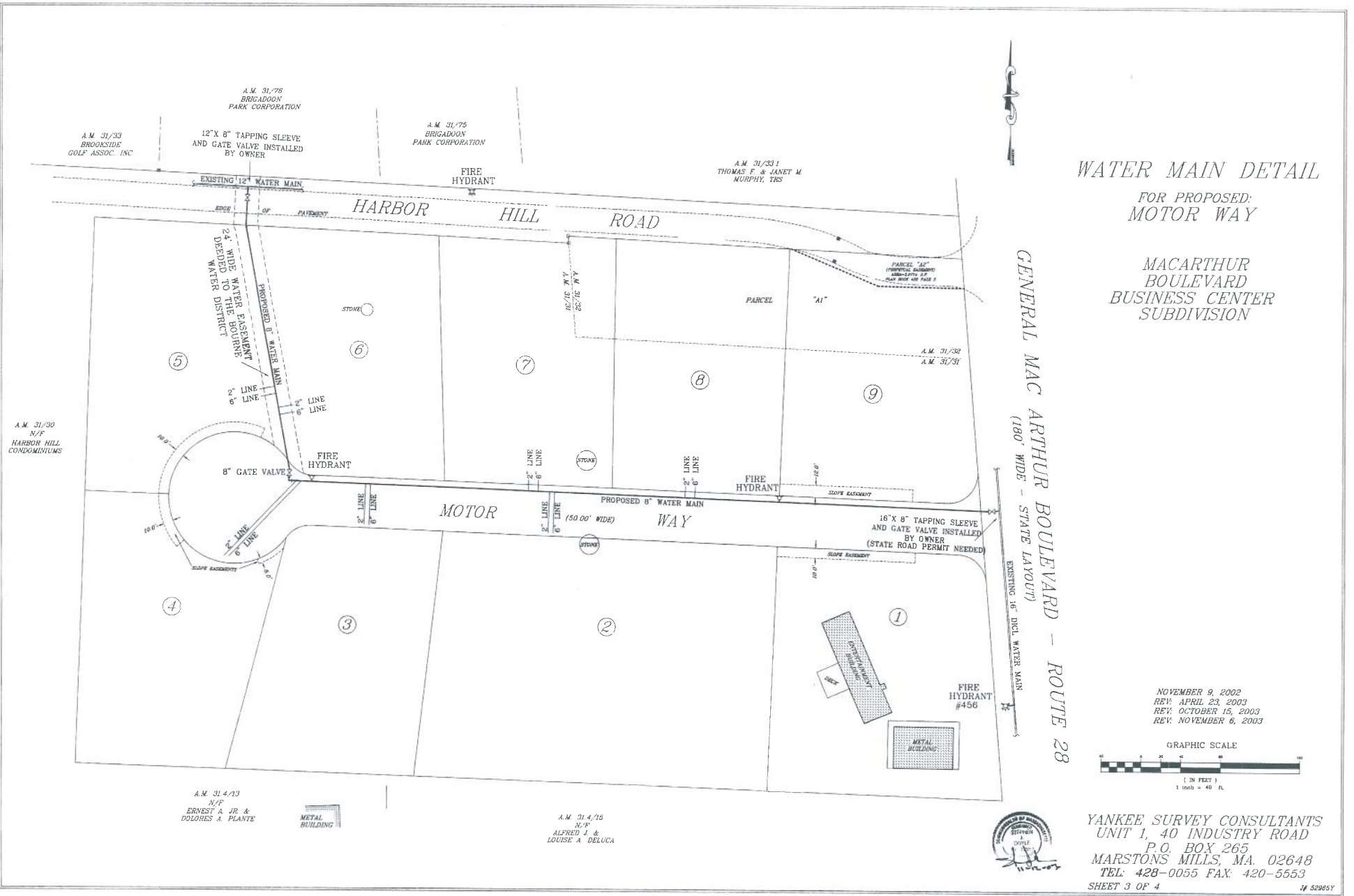
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WATER MAIN DETAIL

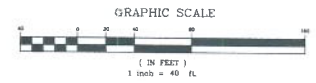
FOR PROPOSED:
MOTOR WAY

MACARTHUR
BOULEVARD
BUSINESS CENTER
SUBDIVISION

GENERAL MAC ARTHUR BOULEVARD - ROUTE 28
(180' WIDE - STATE LAYOUT)



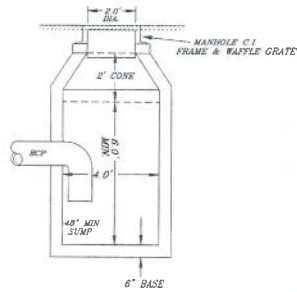
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REV. OCTOBER 15, 2003
REV. NOVEMBER 6, 2003



YANKEE SURVEY CONSULTANTS
UNIT 1, 40 INDUSTRY ROAD
P.O. BOX 265
MARSTONS MILLS, MA. 02648
TEL: 428-0055 FAX: 420-5553
SHEET 3 OF 4

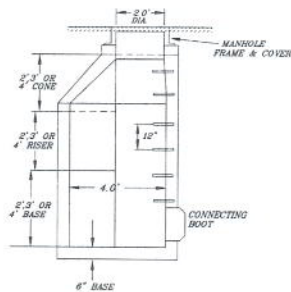


CATCH BASIN/MANHOLE
(4.0' DIAMETER)



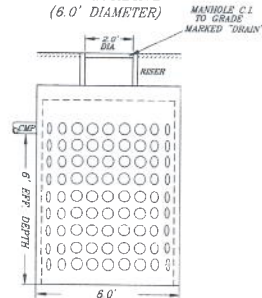
NOT TO SCALE

SEWER/DRAIN MANHOLE
(4.0' DIAMETER)



NOT TO SCALE

LEACHING BASIN
H2O LOADING
(6.0' DIAMETER)



NOT TO SCALE

"DETAIL SHEET"

MacARTHUR
BOULEVARD
BUSINESS CENTER
SUBDIVISION

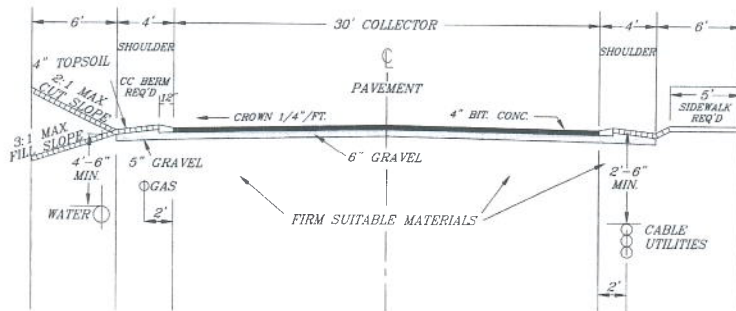
LOCATED IN

BOURNE, MA.

OWNED BY AND
PREPARED FOR:

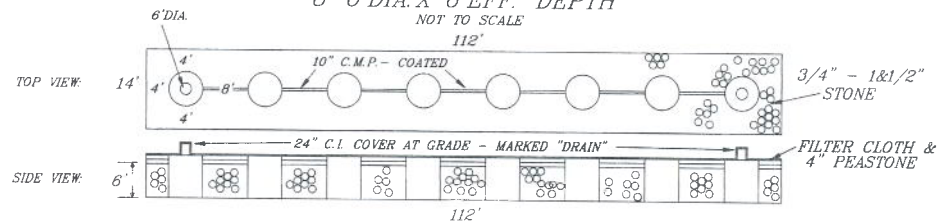
MacARTHUR BOULEVARD LLC
1000 MAIN STREET
BRIDGEWATER, MA. 02324

REQUIRED CROSS SECTION
BOURNE PLANNING BOARD 9/21/89



NOT TO SCALE

PROPOSED LEACHING SYSTEM
8-6'DIA. X 6' EFF. DEPTH



NOVEMBER 9, 2002
REV. APRIL 23, 2003
REV. JUNE 17, 2003
REV. OCTOBER 15, 2003
REV. NOVEMBER 6, 2003



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P.O. BOX 265
MARSTONS MILLS, MA. 02648
TEL: 428-0055 FAX: 420-5553

SHEET 4 OF 4

52945Y

MacARTHUR
BOULEVARD
BUSINESS CENTER
SUBDIVISION

PROPOSED:
MOTOR WAY

- EXISTING TOPOGRAPHY
- RAIN WATER FLOW CONTRIBUTING AREAS

LEGEND

- STREET POLE
- CATCH BASIN
- CATCH BASIN (PROPOSED)
- ⊕ FIRE HYDRANT
- ⊕ CONCRETE BOUNDARY MARKER
- ⊕ CONCRETE MARKER (TO BE SET)
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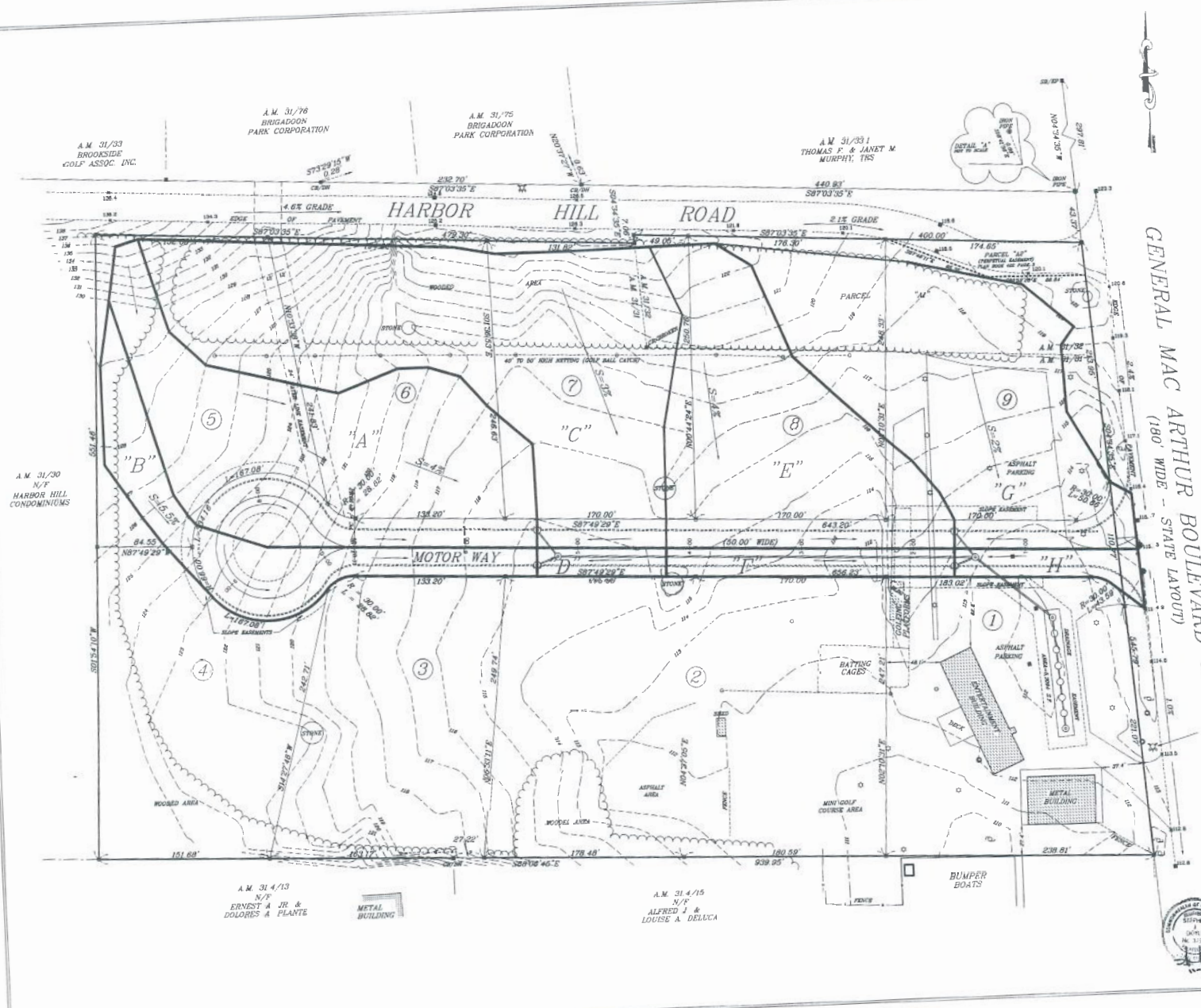
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NOVEMBER 9, 2002
REV. APRIL 23, 2003
REV. OCTOBER 15, 2003
REV. NOVEMBER 6, 2003

GRAPHIC SCALE



YANKEE SURVEY CONSULTANTS
UNIT 1, 40 INDUSTRY ROAD
P.O. BOX 265
MARSTON MILLS, MA. 02648
TEL: 428-0055 FAX: 420-5553
SHEET 1 OF 4



A.M. 31/03
BROOKSIDE
GOLF ASSOC. INC.

A.M. 31/76
BRIGADOON
PARK CORPORATION

A.M. 31/75
BRIGADOON
PARK CORPORATION

A.M. 31/331
THOMAS F. & JANET M.
MURPHY, TRS

A.M. 31/30
N/F
HARBOR HILL
CONDOMINIUMS

A.M. 31/4/13
N/F
ERNEST A. JR. &
DOLORES A. PLANTE

A.M. 31/4/15
N/F
ALFRED J. &
LOUISE A. DELUCA

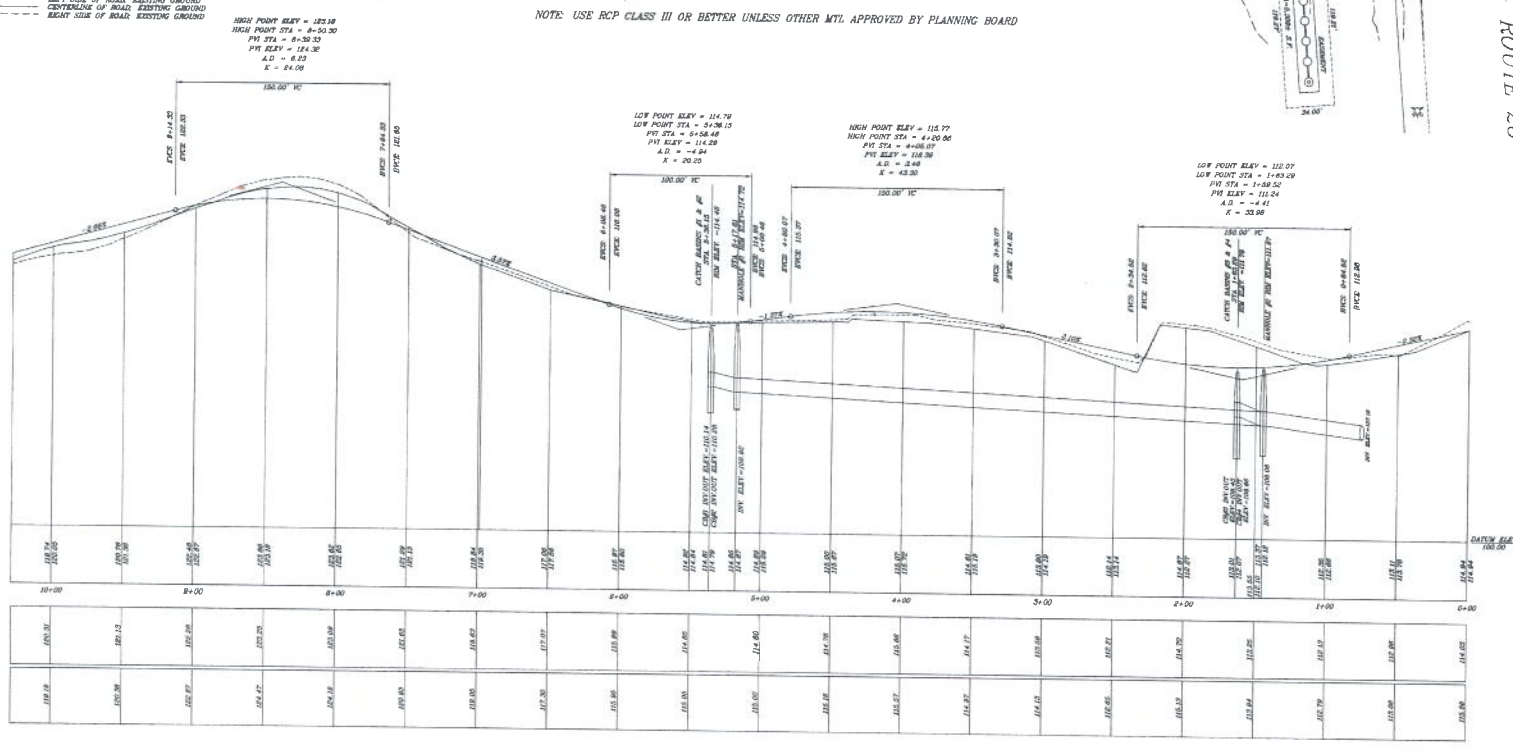
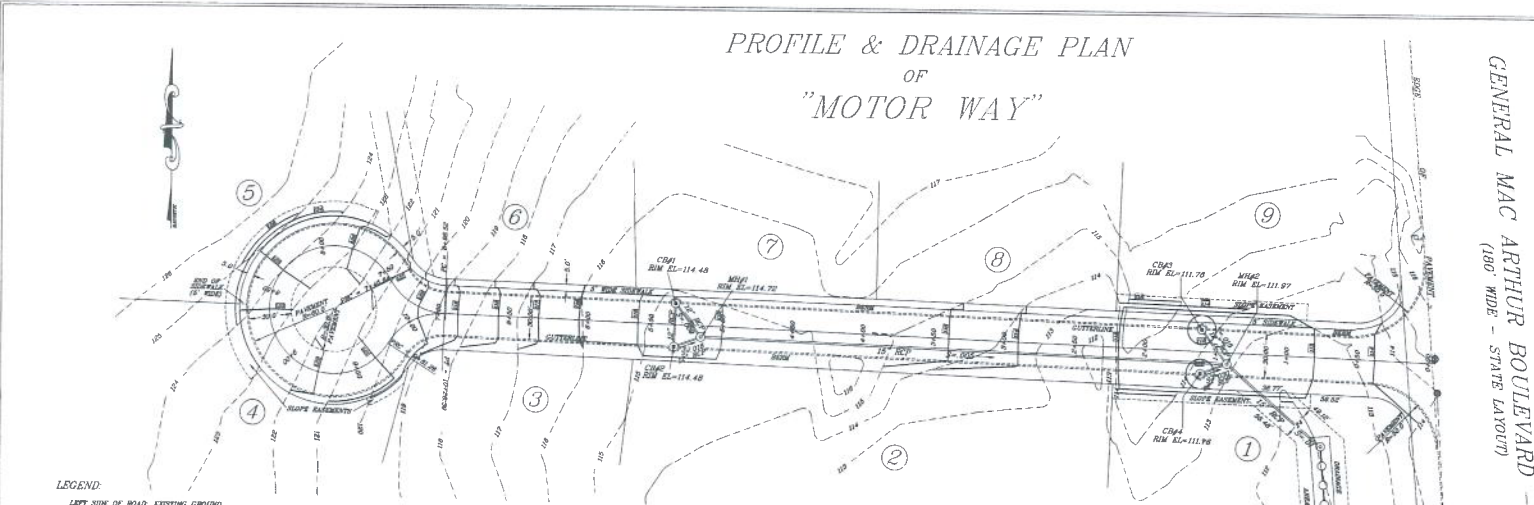
PROFILE & DRAINAGE PLAN
OF
"MOTOR WAY"

GENERAL MAC ARTHUR BOULEVARD - ROUTE 28
(180' WIDE - STATE LAYOUT)

MACARTHUR
BOULEVARD
BUSINESS CENTER
SUBDIVISION

PROPOSED:
MOTOR WAY

- ROAD PROFILE
- DRAINAGE
- CENTERLINE STATIONING
- PAVEMENT DIMENSIONS



HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

NOVEMBER 9, 2002
REV: APRIL 23, 2003
REV: JUNE 17, 2003
REV: OCTOBER 15, 2003
REV: NOVEMBER 6, 2003



YANKEE SURVEY CONSULTANTS
UNIT 1, 40 INDUSTRY ROAD
P.O. BOX 265
MARSTONS MILLS, MA. 02648
TEL: 428-0055 FAX: 420-5553
SHEET 2 OF 4

QUITCLAIM DEED 04-11-2001 @ 02:37p

We, Margaret P. Sullivan and Joseph F. Sullivan, of Caxambas Tower, 1036 South Collier Boulevard, Apartment 104, Marco Island, Florida 34145, being the Trustees of Sullivan Family Trust under Declaration of Trust dated January 6, 1987 and recorded in the Barnstable County Registry of Deeds at Book 6028, Page 247, as amended

in consideration of One Million Two Hundred Thousand (\$1,200,000.00) Dollars hereby grant, with QUITCLAIM COVENANTS, to MacArthur Boulevard LLC having a business address of 1000 Main Street, Bridgewater, MA 02324

the land and buildings located at 316-320 MacArthur Boulevard, in Bourne, Massachusetts as more particularly described on Exhibit A attached hereto.

Said conveyance is subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations and restrictions of record, insofar as the same are now in force and applicable.

For title references see deed from Margaret P. Sullivan and Joseph F. Sullivan dated November 2, 1987 recorded with Barnstable County Registry of Deeds in Book 6028, Page 288, and deed from Thomas J. Sullivan dated November 2, 1987 recorded in Barnstable County Registry of Deeds in Book 6028, Page 290.

Signed under seal this 10 day of April, 2001

Margaret P. Sullivan
Margaret P. Sullivan, Trustee
Sullivan Family Trust

Joseph F. Sullivan
Joseph F. Sullivan, Trustee
Sullivan Family Trust

Joseph F. Sullivan It See
Joseph F. Sullivan, Trustee
Sullivan Family Trust

DATE	04	10	2001
TAX	\$2736.00		
TOTAL	\$2736.00		
CHE	\$2736.00		
CLERK F.	NO. 019554		
TIME	13:25		
	1111		

CANCELLED

BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY CLERK TAX

STATE OF FLORIDA

COLLIER County

April 10, 2001

The foregoing instrument was acknowledged before me this 10 day of April, 2001 by Margaret P. Sullivan and Joseph F. Sullivan who are personally known to me or who have produced as identification.



Signature: *Elizabeth Egan*

Name: ELIZABETH EGAN

Title: CSR

Serial Number (if any): _____

Return to:
Stephen J. McLaughlin, Esquire
Schlossberg & McLaughlin, P.C.
Post Office Box 850699
Braintree, MA 02185-0699

CANCELLED

04/10/2001 1:45PM 01

RECEIVED DEEDS # 01 BARNSTABLE

CASH \$4104.00

3

EXHIBIT A

Three certain parcels of land with the buildings thereon, situated on the westerly side of MacArthur Boulevard, Bourne, Barnstable County, Massachusetts, bounded and described as follows:

Parcel One

Beginning at a point on said MacArthur Boulevard, approximately nine hundred feet North of lay Pond Road at an iron stake set in the ground at land now or formerly of Alexander C. Park and Hayden R. Holhouser and running thence;

Northerly N 04 degrees, 34'35" W., by the State Highway, Route 28, sometimes called MacArthur Boulevard, four hundred forty four and 91/100 (444.91) feet to a point at land now or formerly of Paul McGrath; thence

Westerly N 87 degrees, 03'35" W., four hundred feet to a concrete bound; thence

Northerly S 04 degrees, 34'35" W., ninety-three and 81/100 (93.81) feet ; thence

Westerly N 98 degrees, 03'35" W., two hundred seventy five and 63/100 (275.63) feet; thence

Southerly five hundred forty seven and 79/100 (547.79) feet along land now or formerly of Margaret Sullivan; thence

Easterly S 88 degrees, 06'45" E., seven hundred forty feet along land now or formerly of Deluca to the point of beginning.

Containing approximately 8 acres of land.

For title reference see deed from Margaret P. Sullivan and Joseph F. Sullivan, dated November 2, 1987, recorded with Barnstable County Registry of Deeds in Book 6028, Page 288.

Parcel Two

Beginning at a cement bound on the Westerly sideline of MacArthur Boulevard, a State Highway, Route 28, as shown on a plan hereinafter mentioned at the Northeasterly corner of the premises to be conveyed; said cement bound being located three hundred forty and 81/100 (340.81) feet; southerly of a Massachusetts Highway bound;

Thence running South 04 degrees, 34'35" East by the sideline of said MacArthur Boulevard, Route 28, a State Highway, one hundred and 87/100 (100.87) feet, to a cement bound;

Thence turning and running North 87 degrees 03'35" West by land now or formerly of Michael R. Capiello, four hundred and 00/100 (400.00) feet to a cement bound;

Thence turning and running North 04 degrees 34'35" West by other land now or formerly of the said Michael R. Cappiello, one hundred and 87/100 (100.87) feet to a cement bound; and

Thence turning and running South 87 degrees 03'35" East by the sideline of other land or formerly of said Michael R. Cappiello, four hundred and 00/100 (400.00) feet, to a cement bound, being the point of beginning.

Containing an area of about 40,000 square feet of land and being shown as Lot A on a plan of land entitled "Plan of Land of Michael R. and Roberta F. Cappiello in Bourne, Scale: 1"=50', dated April 27, 1972, drawn by Newell B. Snow. R.L.S.", recorded at Barnstable County Registry of Deeds in Plan Book 257, Page 59.

For title reference see deed from Thomas J. Sullivan, dated November 2, 1987, recorded with Barnstable County Registry of Deeds in Book 6028, Page 290.

Parcel Three

Beginning at a point at the Southwest corner of said land approximately 70 feet East of a concrete bound:

East S 88 degrees, 06' 45" and proceeding Easterly on that line along land now or formerly of Northeast Skate Centers, approximately 200 feet; then

North, along land now or formerly of Joseph and Margaret Sullivan approximately 548 feet; then

West, N 87 degrees, 03' 35" W along land now or formerly of Harbor Hill Realty Trust, approximately 205.67 feet; then

South, S 10 degrees, 54' 10" W along land now or formerly of Harbor Hill Realty Trust, approximately 551 feet to the point of beginning;

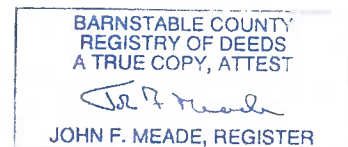
Said parcel containing 110,000 square feet more or less.

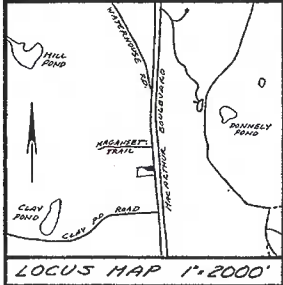
For title reference see deed from Margaret P. Sullivan to Margaret P. Sullivan, Trustee dated November 2, 1987, recorded with the Barnstable County Registry of Deeds at Book 6028, Page 286.

All of said premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations and restrictions of record, insofar as the same are in force and applicable.

Together, said parcels being the 11.40+/- acre parcel of land shown on a plan entitled "Site Plan of Land for Sullivan Family Trust in Bourne, Massachusetts, Scale: 1"=50', Dated: December 16, 1986 and revised October 29, 1987 All Cape Survey Consultant, 172 East Falmouth Highway, East Falmouth, Massachusetts 02536" said plan duly recorded at the Barnstable County Registry of Deeds in Plan Book 441, Page 1.

BARNSTABLE REGISTRY OF DEEDS

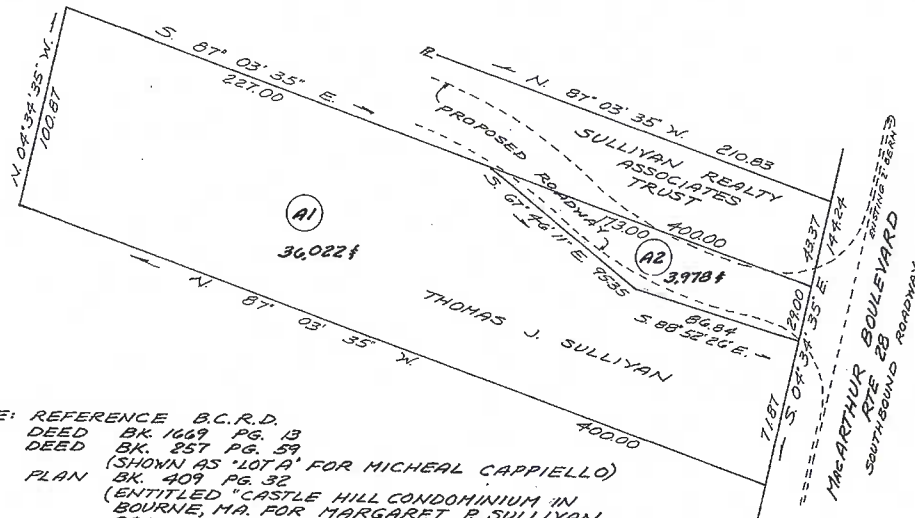




I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

T-28-86 REGISTERED LAND SURVEYOR

RECEIVED & RECORDED
AUG 18 1 28 PM '86
SULLIVAN COUNTY
REGISTER OF DEEDS
STEPHEN WERKES
REGISTRAR



NOTE: REFERENCE B.C.R.D.
DEED BK. 1669 PG. 13
DEED BK. 257 PG. 59
(SHOWN AS "LOT A" FOR MICHEAL CAPIELLO)
PLAN BK. 409 PG. 32
(ENTITLED "CASTLE HILL CONDOMINIUM IN BOURNE, MA. FOR MARGARET P. SULLIVAN SCALE 1:50 MAY 17, 1985 DOYLE ENGINEERING ASSOCIATES INC.")

NOTE: EASEMENT SHOWN AS PARCEL "A2."

PURSUANT TO CHAPTER 380 ACTS OF 1966, I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

T-28-86 REGISTERED LAND SURVEYOR

T-28-86 DATE



PERPETUAL
EASEMENT PLAN OF LAND
IN
BOURNE, MASS.

FOR
ALLEN A. GREEN
TRUSTEE OF SULLIVAN REALTY ASSOCIATES TRUST

SCALE 1"=40'



JULY 28, 1986

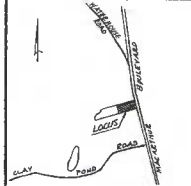
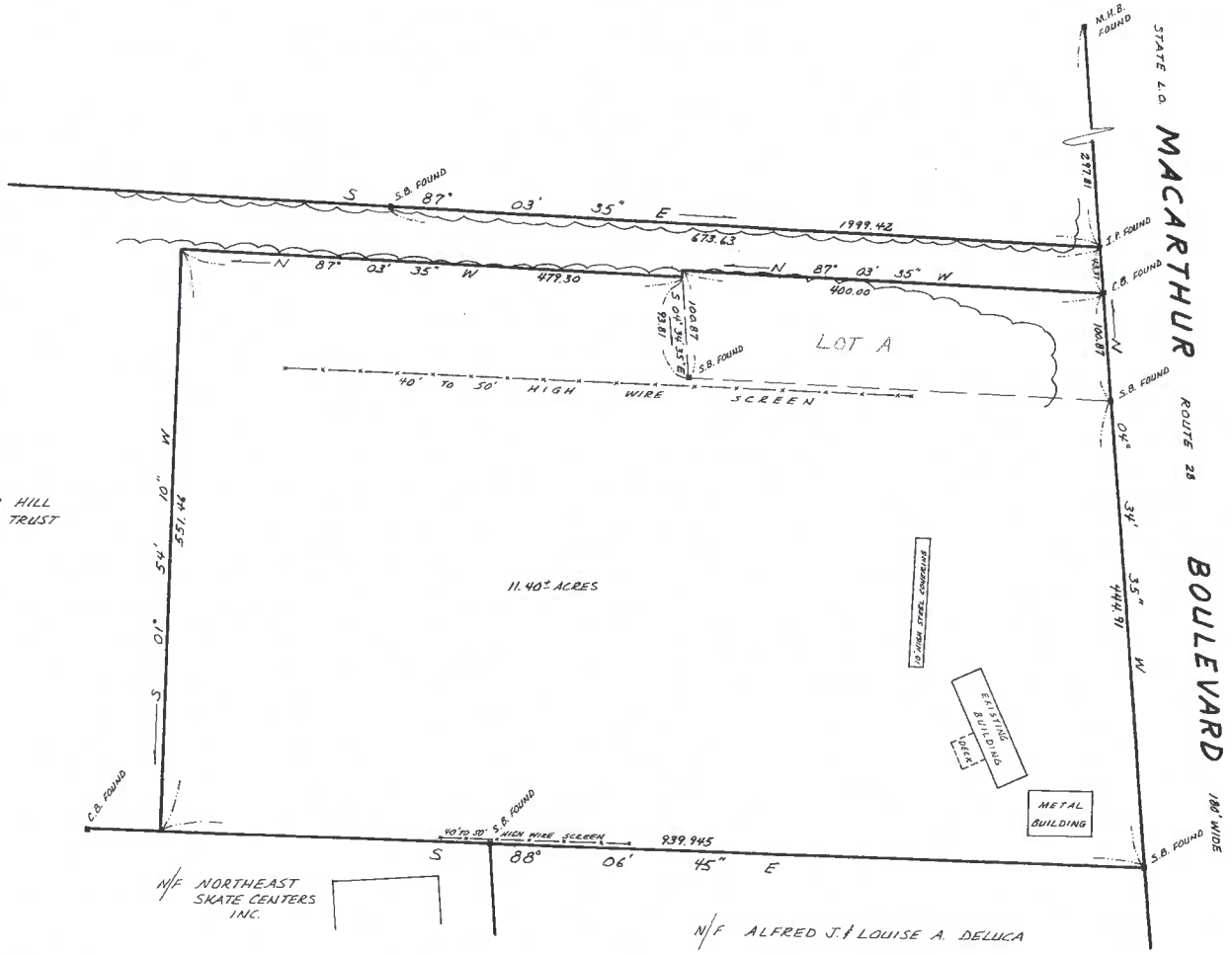
DOYLE ENGINEERING ASSOCIATES, INC.
47 MORIN AVENUE FALMOUTH, MASS.



N/F HARBOR HILL REALTY TRUST

N/F NORTHEAST SKATE CENTERS INC.

N/F ALFRED J. & LOUISE A. DELUCA



LOCUS MAP 1"=2000'

BOURNE ASSESSORS SHEET 31 PARCELS 31 & 32

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS FOR FILING PLANS IN THE MASSACHUSETTS REGISTRIES OF DEED, AS AMENDED 1 JANUARY 1979.

Christopher Costa 12/16/86
CHRISTOPHER COSTA R.L.S. DATE

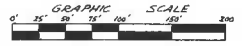
I CERTIFY THAT THIS PLAN AND SURVEY CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

Christopher Costa 12/16/86
CHRISTOPHER COSTA R.L.S. DATE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

Sally W. Farahy

October 8 1987
BOURNE PLANNING BOARD



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Christopher Costa 12/16/86
CHRISTOPHER COSTA R.L.S. DATE

SITE PLAN OF LAND FOR SULLIVAN FAMILY TRUST IN BOURNE MASSACHUSETTS

SCALE: 1"=50' DATE: 12/16/86

ALL CASE SURVEY CONSULTANT

172 EAST FALMOUTH HIGHWAY EAST FALMOUTH, MASS. 02536

DRAWN BY: *CC* CHECKED BY: *CC*

* REVISED: OCT. 29, 1987 TITLE CHANGED

ZONING DISTRICT B-4

441-1



AERO SERVICE
 Philadelphia, Pennsylvania 19155
 PREPARED FOR THE TOWN OF BOURNE
 FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

DATE OF REVISION *copy*
 DATE OF COMPIATION MAY 31, 1975 DATE OF PHOTOGRAPHY APRIL 1975
 PROPERTY DATA FROM DEED RESEARCH, FIELD RECONNAISSANCE AND RECORDED PLATS
 SHEET LAYOUT BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM

**TOWN OF BOURNE
 MASSACHUSETTS**

SCALE 1 INCH = 200 FEET
 0 100 200 300 400 500 600 700 800 900 1000 FEET

LEGEND	
	County line
	Town line
	Military reservation line
	Water district line
	Easement line
	Original lot line
	Property line
	Map parcel number
	Original lot number
	Map record dimension
	Pica dimension
	Caretaker name owner
	Dimensions shown in feet

PROPERTY MAP
 SHEET 31

Key: 6682

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ#: 6,849

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-31-0	1 MOTOR WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		04/11/2001	G	1,200,000	13719-192
		05/13/1999	X		12264-214
		02/16/1973	XX		1809+-98+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3900	100	DEVELOPABLE LAND	6	1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05597	09/01/2005	7	SIGN		12/08/2005	MJ	0	100
04742	10/05/2004	5	DEMOLITIONS				100	100
970582	11/17/1997	7	SIGN		04/22/1998	JS	0	100
970302	06/19/1997	3	ALT/RENO		04/22/1998	JS	0	100
970267	05/30/1997	7	SIGN	3,000	04/22/1998	JS	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-5	1.00	100	1.00	100	1.00	365,800	1.04	A	1.00	55	1.00		350,250
303	A	0.348	C-5	1.00	100	1.00	100	1.00	18,300	1.00	A	1.00	55	1.00		6,370

DETACHED

TOTAL	1,266 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	356,600	356,600			
Infl1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	356,600	356,600			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE	5/29/2002	MJ	BLDG COMMENTS
MODEL	5		CIM-5				
STYLE	0	1.00	[100%]	LIST	5/29/2002	MJ	
QUALITY		1.00	[100%]	REVIEW	5/29/2002	MJ	
FRAME		1.00	[100%]				

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	0
NET AREA	0	DETAIL ADJ	0.902	FOUNDATION	2	SLAB	1.00										
\$NLA(RCN)	\$0	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00										
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
STORIES			1	INT. FINISH	3	WOOD PANEL	1.05										
% HEATED			0	HEATING/COOL	13	NONE	0.95										
% AIR COND			0	FUEL SOURCE	8	NONE	1.00										
% SPINKLERS			100	NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	0 / 0
COND	0 0%
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16478

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12,156

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION	
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-124-0	2 MOTOR WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
MACARTHUR BOULEVARD LLC		04/11/2001	G	1,200,000 13719-192

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3900	100	DEVELOPABLE LAND		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-5	1.00	100	1.00	100	1.00	365,800	1.04	A	1.00	55	1.00		350,250
303	A	0.149	C-5	1.00	100	1.00	100	1.00	18,300	1.00	A	1.00	55	1.00		2,730

TOTAL	1.067 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	353,000	353,000			
Infl1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	353,000	353,000			

DETACHED

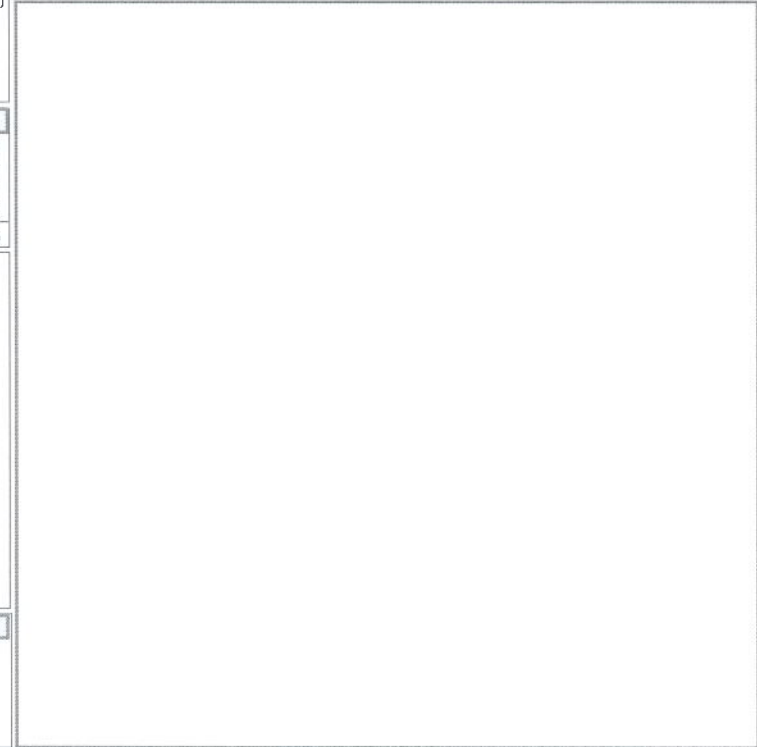
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	0	1.00	[100%]	LIST
QUALITY		1.00	[100%]	REVIEW
FRAME		1.00	[100%]	

YEAR BLT	CD	SIZE ADJ	ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
					FOUNDATION	0		1.00								
					EXT COVER	0		1.00								
					ROOF SHAPE	0		1.00								
					ROOF COVER	0		1.00								
					FLOOR COVER	0		1.00								
					INT. FINISH	0		1.00								
					HEATING/COOLING	0		1.00								
					FUEL SOURCE	0		1.00								

CAPACITY	UNITS	ADJ
STORIES	0	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00



TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16471

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12,149

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION	
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-117-0	3 MOTOR WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
MACARTHUR BOULEVARD LLC		04/11/2001	G	1,200,000 13719-192

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3900	100	DEVELOPABLE LAND		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-5	1.00	100	1.00	100	1.00	365,800	1.04	A	1.00	55	1.00		350,250
303	A	1.073	C-5	1.00	100	1.00	100	1.00	18,300	1.00	A	1.00	55	1.00		19,640

TOTAL	1.991 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	369,900	369,900
Infl1	AVG				BUILDING	0	0	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
				TOTAL		369,900	369,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	0	1.00	[100%]	REVIEW
QUALITY		1.00	[100%]	
FRAME		1.00	[100%]	

BLDG COMMENTS

YEAR BLT	CD	ADJ	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	0		DETAIL ADJ	1.000	FOUNDATION	0		1.00								
SNLA(RCN)	\$0		OVERALL	1.000	EXT COVER	0		1.00								
					ROOF SHAPE	0		1.00								
					ROOF COVER	0		1.00								
					FLOOR COVER	0		1.00								
					INT. FINISH	0		1.00								
					HEATING/COOLING	0		1.00								
					FUEL SOURCE	0		1.00								

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16477

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12.155

LEG
A
L

CURRENT OWNER		PARCEL ID	LOCATION		
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-123-0	4 MOTOR WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		04/11/2001	G	1,200,000	13719-192

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3900	100	DEVELOPABLE LAND				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAN
D

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	39,988	C-5	1.00	60	0.40	100	1.00	146,320	1.04	A	1.00	55	1.00	140,080
303	A	0.074	C-5	1.00	60	0.40	100	1.00	7,320	1.00	A	1.00	55	1.00	540

TOTAL	43,212 SF	ZONING	6	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	140,600	140,600
Infl1	60 % BAD		BUILDING	0	0			
N_index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	140,600	140,600			

DE
TA
CH
ED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BU
IL
D
IN
G

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	0	1.00	[100%]	REVIEW
QUALITY	1.00		[100%]	
FRAME	1.00		[100%]	

BLDG COMMENTS

YEAR BLT	CD	ADJ	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	0		DETAIL ADJ	1.000	FOUNDATION	0		1.00								
\$NLA(RCN)	\$0		OVERALL	1.000	EXT COVER	0		1.00								
					ROOF SHAPE	0		1.00								
					ROOF COVER	0		1.00								
					FLOOR COVER	0		1.00								
					INT. FINISH	0		1.00								
					HEATING/COOLING	0		1.00								
					FUEL SOURCE	0		1.00								

CAPACITY	UNITS	ADJ
STORIES	0	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16476

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12.154

LEG
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CURRENT OWNER		PARCEL ID	LOCATION	
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-122-0	6 MOTOR WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
		04/11/2001	G	1,200,000 13719-192

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3900	100	DEVELOPABLE LAND		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAN
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CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	39,988	C-5	1.00	60	0.40	100	1.00	146,320	1.04	A	1.00	55	1.00	140,080
303	A	0.074	C-5	1.00	60	0.40	100	1.00	7,320	1.00	A	1.00	55	1.00	540

TOTAL	43,206 SF	ZONING	6	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	140,600	140,600
Infl1	60 % BAD		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	140,600	140,600			

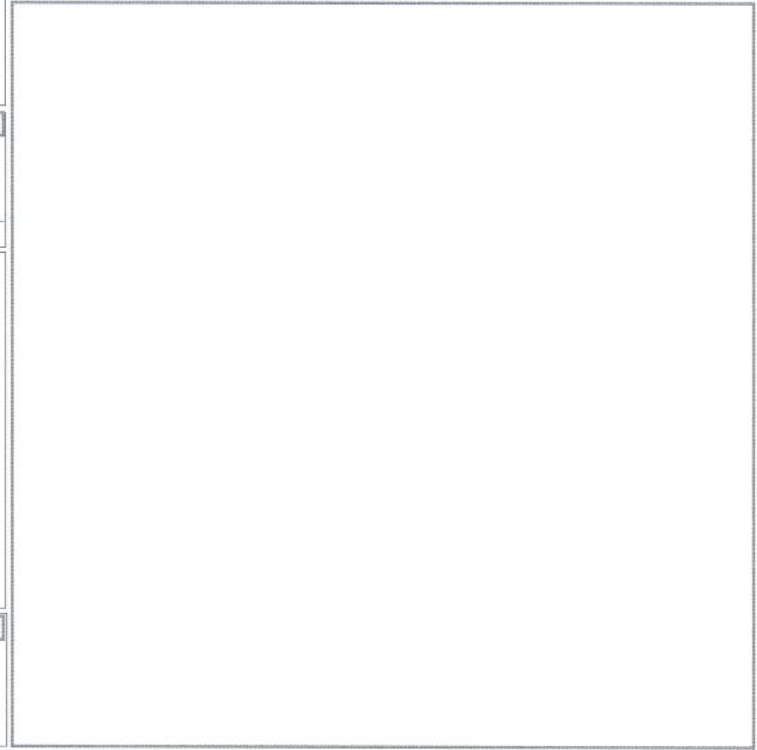
DET
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BU
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BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	0	1.00	[100%]	LIST
QUALITY		1.00	[100%]	REVIEW
FRAME		1.00	[100%]	

YEAR BLT	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	0	1.000	FOUNDATION	0		1.00								
\$NLA(RCN)	\$0	1.000	EXT COVER	0		1.00								
			ROOF SHAPE	0		1.00								
			ROOF COVER	0		1.00								
			FLOOR COVER	0		1.00								
			INT. FINISH	0		1.00								
			HEATING/COOLING	0		1.00								
			FUEL SOURCE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	0	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16472

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12,150

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-118-0	7 MOTOR WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACARTHUR BOULEVARD LLC		04/11/2001	G	1,200,000	13719-192

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3900	100	DEVELOPABLE LAND			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	39,988	C-5	1.00	60	0.40	100	1.00	146,320	1.04	A	1.00	55	1.00	140,080
303	A	0.069	C-5	1.00	100	1.00	100	1.00	18,300	1.00	A	1.00	55	1.00	1,260

TOTAL	42,991 SF	ZONING	6	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	141,300	141,300
Infl1	60 % BAD		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	141,300	141,300

DETACHED

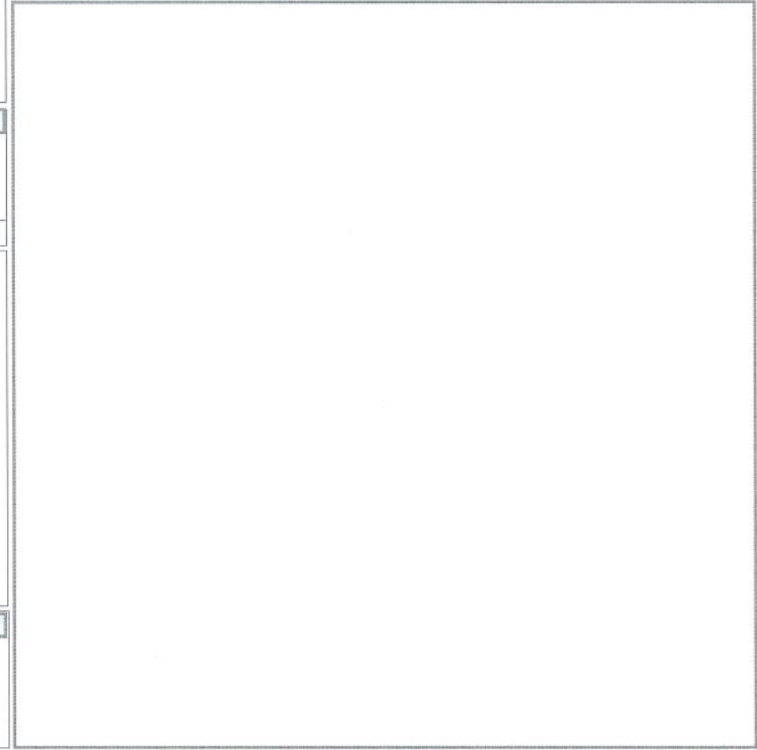
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	0	1.00	[100%]	LIST
QUALITY		1.00	[100%]	REVIEW
FRAME		1.00	[100%]	

BLDG COMMENTS

YEAR BLT	CD	ADJ	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
					FOUNDATION	0		1.00								
					EXT COVER	0		1.00								
					ROOF SHAPE	0		1.00								
					ROOF COVER	0		1.00								
					FLOOR COVER	0		1.00								
					INT. FINISH	0		1.00								
					HEATING/COOLING	0		1.00								
					FUEL SOURCE	0		1.00								



TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16475

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12.153

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-121-0	8 MOTOR WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACARTHUR BOULEVARD LLC		04/11/2001	G	1,200,000	13719-192

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3900	100	DEVELOPABLE LAND		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	39,988	C-5	1.00	60	0.40	100	1.00	146,320	1.04	A	1.00	55	1.00	140,080
303	A	0.072	C-5	1.00	100	1.00	100	1.00	18,300	1.00	A	1.00	55	1.00	1,320

TOTAL	43,133 SF	ZONING	6	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	ZONING N O T E			LAND	141,400	141,400	
Infl1	60 % BAD		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL		141,400	141,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	0	1.00	[100%]	REVIEW
QUALITY		1.00	[100%]	
FRAME		1.00	[100%]	

BLDG COMMENTS

YEAR BLT	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	0	1.000	FOUNDATION	0		1.00								
\$NLA(RCN)	\$0	1.000	EXT COVER	0		1.00								
			ROOF SHAPE	0		1.00								
			ROOF COVER	0		1.00								
			FLOOR COVER	0		1.00								
			INT. FINISH	0		1.00								
			HEATING/COOLING	0		1.00								
			FUEL SOURCE	0		1.00								

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16473

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12,151

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
MACARTHUR BOULEVARD LLC				31.0-119-0				9 MOTOR WAY					
MISKINIS MOTORS				TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)
SHARKANSKY LLP- DAVID ORLOFF				MACARTHUR BOULEVARD LLC				04/11/2001		G	1,200,000		13719-192
1350 BELMONT ST													
BROCKTON, MA 02301													

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3900	100	DEVELOPABLE LAND				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	39,988	C-5	1.00	60	0.40	100	1.00	146,320	1.04	A	1.00	55	1.00	140,080
303	A	0.080	C-5	1.00	100	1.00	100	1.00	18,300	1.00	A	1.00	55	1.00	1,460

TOTAL	43,488 SF	ZONING	6	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	141,500	141,500
Inf1	60 % BAD		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	141,500	141,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	BLDG COMMENTS
MODEL	1		RESIDENTIAL				
STYLE	0	1.00	[100%]				
QUALITY		1.00	[100%]				
FRAME		1.00	[100%]				

LAND

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	0		1.00								
\$NLA(RCN)	\$0	OVERALL	1.000	EXT COVER	0		1.00								
				ROOF SHAPE	0		1.00								
				ROOF COVER	0		1.00								
				FLOOR COVER	0		1.00								
				INT. FINISH	0		1.00								
				HEATING/COOLING	0		1.00								
				FUEL SOURCE	0		1.00								

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

Key: 16474

Town of Bourne - Fiscal Year 2016

12/14/2015 5:34 pm SEQ #: 12.152

LEG
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LAND

CURRENT OWNER		PARCEL ID	LOCATION		
MACARTHUR BOULEVARD LLC MISKINIS MOTORS SHARKANSKY LLP- DAVID ORLOFF 1350 BELMONT ST BROCKTON, MA 02301		31.0-120-0	10 MOTOR WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		04/11/2001	G	1,200,000	13719-192

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3900	100	DEVELOPABLE LAND		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	39,988	C-5	1.00	60	0.40	100	1.00	146,320	1.04	A	1.00	55	1.00	140,080
303	A	0.081	C-5	1.00	60	0.40	100	1.00	7,320	1.00	A	1.00	55	1.00	590

TOTAL	43,520 SF	ZONING	6	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	140,700	140,700
Infl1	60 % BAD		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	140,700	140,700			

DET
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BU
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BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	0	1.00	[100%]	REVIEW
QUALITY		1.00	[100%]	
FRAME		1.00	[100%]	

BLDG COMMENTS

YEAR BLT	CD	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	0		1.00								
\$NLA(RCN)	\$0	OVERALL	1.000	EXT COVER	0		1.00								
				ROOF SHAPE	0		1.00								
				ROOF COVER	0		1.00								
				FLOOR COVER	0		1.00								
				INT. FINISH	0		1.00								
				HEATING/COOLING	0		1.00								
				FUEL SOURCE	0		1.00								

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0

* The Following Rescission and Subdivision Approvals were not Properly Filed and are not Valid. All Approvals Have Expired.

PLANNING BOARD MEETING MINUTES June 28, 2012

PRESENT: Christopher Farrell, Doug Shearer, John Howarth, Dudley Jensen, Louis Gallo, Gerry Carney, Jon Nelson, Donald DuBerger, Louis Gallo, Vincent Michienzi (alternate)

ABSENT: Daniel Doucette

STAFF: Dody Adkins-Perry - Engineering Tech.

ALSO PRESENT: Jim Mulvey, Ford O'Connor, Gary Maloney, Don Shulman, Brian Yergatian

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:08 P.M.

Mr. Howarth made a MOTION to approve the minutes of 5/24/12. The MOTION was seconded by Mr. Carney with all in favor.

81P: 2 lots

Brian Yergatian of BSC group presented the revision. They have provided access easements with a 40' turning radius. The easements will be recorded with the lots.

Mr. Howarth made a MOTION to approve with the stamp. The MOTION was seconded by Mr. Jensen with all in favor.

Discussion: Factory Outlet Rt. 6 landscaping

Chairman Farrell stated the owners of the property are looking for letters from various Boards and local Chambers in support of the proposed landscaping facing Rt. 6. They will be presenting the plan to MA Dot soon. I feel it's a good plan, as it is now, it's a tunnel effect once you come over the bridge. This will open it up and make it lighter.

Mr. Howarth stated we originally approved this but MA Hwy said it was a safety hazard.

Mr. Howarth made a MOTION to write a letter of support. The MOTION was seconded by Mr. Carney with all in favor.

The letter will be sent to Market Basket and MA DOT.

Discussion: Downtown signage – public comment

Gary Maloney forwarded a letter to the Board about signage on the west end of Main St. Banners, hand drawn signs in the windows, etc. Do we just enforce Buzzards Bay or town wide?

Chairman Farrell: we will write a letter to the Building Inspector about it. We will be updating the sign bylaw for the rest of the town too.

Public Hearing for Rescission of a Definitive Subdivision: MacArthur Blvd. Business Center. Robert Miskinis requests a formal vote of the rescission as it lost its zoning protection.

Mr. Howarth made a MOTION to rescind the subdivision. The MOTION was seconded by Mr. Shearer with all in favor.

Public Hearing for Special Permit #08-2012: 12 Holt Rd., 9, 21, 25 Thomas Ave. To convert from condominium ownership to apartments.

Ford O'Connor represented the owners. There is no change in units or the buildings. They were converted from apartments to condos and never sold. They want to make them apartments again with rents from \$900-\$1100. The Board can waive the dimensional requirements.

Mr. Shearer stated it looks in good order. He made a MOTION to approved subject to the following conditions:

- All buildings need Knox boxes at the front and rear doors with a master key, and all units and the utility room are keyed to the master
- A landscape plan must be submitted and all plantings must be maintained. The plan shall show a much denser planting with 25 Thomas Avenue due to the decreased lot size
- The sidewalk to the rear of 25 Thomas Ave. is to be installed from the side parking lot to the rear entrance
- The limbs on the property must be trimmed to accommodate trucks – both in the parking lot and the roads they overhang

The Waivers requested under Sec. 2800 are to be granted.

The MOTION was seconded by Mr. Howarth.

Ford agrees to all conditions. The closing is July 23rd and everything will be completed by then.

Roll call vote as follows:

Mr. Gallo – yes	Mr. Howarth – yes	Mr. Jensen – yes
Mr. DuBerger – yes	Mr. Shearer – yes	Mr. Michienzi – yes
Mr. Carney – ye	Mr. Nelson - yes	

81P: Holt Rd & Thomas Ave. 4 lots.

Mr. Farrell made a MOTION to approve. The MOTION was seconded by Mr. Shearer with all in favor.

Chairman Farrell read the letter from the Town Clerk's office regarding video taping the meetings of various Boards effective immediately.

Mr. Carney made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:36 PM.

Respectfully submitted,
Ann T. Gratis



TOWN OF BOURNE
Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0615 Fax: (508) 759-0611



TOWN OF BOURNE, MASSACHUSETTS
PLANNING BOARD

CERTIFICATE OF RESCISSION OF A DEFINITIVE SUBDIVISION PLAN

TO: Town Clerk

July 10, 2012

The Bourne Planning Board hereby certifies that at a meeting of said Board on June 28, 2012, at which a majority and quorum were present, following a public hearing by the Board on June 28, 2012, pursuant to notice to abutters and published in the Bourne Enterprise on June 13, 2012 and June 21, 2012, it was VOTED all in favor that: Subdivision Plan and Plan and Profile of a Subdivision called "MacArthur Blvd. Business Center", dated 11/9/02 and revised 4/23/03, designed by Yankee Survey Consultants registered as an Engineer or Land Surveyor in Massachusetts, Plan Book 588 Page 41, is hereby Rescinded as requested by MacArthur Blvd. LLC, owner due to the zoning protection elapsing.

Respectfully submitted;

Christopher Farrell, Chairman



TOWN OF BOURNE
Planning Board

Bourne Town Hall
24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-

Does this plan meet the requirements in the D-1?
[Signature]



TOWN OF BOURNE, MASSACHUSETTS
PLANNING BOARD
FORM "D-1"

CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN

TO: Town Clerk

April 25, 2003

The Bourne Planning Board hereby certifies that at a meeting of said Board on April 24, 2003, at which a majority and quorum were present, following a public hearing by the Board on April 10, 2003, pursuant to notice published in the Bourne Enterprise on March 21, 2003 and March 28, 2003, it was VOTED six in favor that: Subdivision Plan and Plan and Profile of a Subdivision called "MacArthur Blvd. Business Center", dated 11/9/02 and revised 4/23/03, designed by Yankee Survey Consultants registered as an Engineer or Land Surveyor in Massachusetts, submitted for the Board's approval by MacArthur Blvd. LLC, applicant, be and hereby are approved on condition that prior to the Board's endorsement of its approval thereon the subdivider shall furnish guarantees to the Planning Board as provided in Section 266 of the Subdivision Regulations that except as otherwise expressly provided in Section 81-U of Chapter 41, G.L., no lot included in such plan shall be built upon or conveyed until the work on the ground necessary to serve such lot has been completed in the manner specified by the Subdivision Regulations of the Town of Bourne with the following specific qualifications, covenant or a performance bond or other security in lieu of completion has been accepted by the Planning Board.

- A. Drainage and Slope Easements as shown on said Plan(s) are to be conveyed in accordance thereto. *New slope easements around cul de sac*
- B. All grades and slopes shall satisfy the minimum requirements of Section 31.3 of the Regulations.
- C. Water service must meet the requirements of the Bourne Water District.
- D. All ISO guidelines and requirements of the Bourne Fire Department must be observed.
- E. A performance guarantee in the form of a Covenant with the terms and conditions as set forth in Section 266 of the Regulations must be executed by the Owner(s), referred to on the face of the Plan, and recorded at the Barnstable County Registry of Deeds.

F. The said Definitive Plan and construction pursuant thereto is subject to all applicable Rules, Regulations and Laws of the Town of Bourne.

G. Proposed grading of the road must be shown on the plan.

H. Right and left ^{should be sidelines} sidewalks to be shown on the street profile.

I. Road centerline stationing to be shown on the definitive plan.

J. Professional stamp is required on either the front page indicating pages covered, or on each plan submitted.

K. Sidewalks on either the North or South side of the road extending from MacArthur Blvd. to the furthest eastern point.

should be western but this error should not exempt from

L. Berms and gutters are required, applicant's choice to either cape cod berm or granite curbing.

M. Sign location and approval by the DPW and Bourne Police Dept.

N. Copy of applicant's application to MA Hwy for curb cut and copy of approval from MA Hwy.

Respectfully submitted;

Clement DelFavero

Clement DelFavero, Chairman



TOWN OF BOURNE

Planning Board

Bourne Town Hall

24 Perry Avenue

Buzzards Bay, MA 02532

Phone: (508) 759-0615 Fax: (508) 759-0611



TOWN OF BOURNE, MASSACHUSETTS PLANNING BOARD FORM "D-1"

CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN

TO: Town Clerk

April 25, 2003

The Bourne Planning Board hereby certifies that at a meeting of said Board on April 24, 2003, at which a majority and quorum were present, following a public hearing by the Board on April 10, 2003, pursuant to notice published in the Bourne Enterprise on March 21, 2003 and March 28, 2003, it was VOTED six in favor that: Subdivision Plan and Plan and Profile of a Subdivision called "MacArthur Blvd. Business Center", dated 11/9/02 and revised 4/23/03, designed by Yankee Survey Consultants registered as an Engineer or Land Surveyor in Massachusetts, submitted for the Board's approval by MacArthur Blvd. LLC, applicant, be and hereby are approved on condition that prior to the Board's endorsement of its approval thereon the subdivider shall furnish guarantees to the Planning Board as provided in Section 266 of the Subdivision Regulations that except as otherwise expressly provided in Section 81-U of Chapter 41, G.L., no lot included in such plan shall be built upon or conveyed until the work on the ground necessary to serve such lot has been completed in the manner specified by the Subdivision Regulations of the Town of Bourne with the following specific qualifications, covenant or a performance bond or other security in lieu of completion has been accepted by the Planning Board.

- A. Drainage and Slope Easements as shown on said Plan(s) are to be conveyed in accordance thereto.
- B. All grades and slopes shall satisfy the minimum requirements of Section 323 of the Regulations.
- C. Water service must meet the requirements of the Bourne Water District.
- D. All ISO guidelines and requirements of the Bourne Fire Department must be observed.
- E. A performance guarantee in the form of a Covenant with the terms and conditions as set forth in Section 266 of the Regulations must be executed by the Owner(s), referred to on the face of the Plan, and recorded at the Barnstable County Registry of Deeds.

- F. The said Definitive Plan and construction pursuant thereto is subject to all applicable Rules, Regulations and Laws of the Town of Bourne.
- G. Proposed grading of the road must be shown on the plan.
- H. Right and left sidewalks to be shown on the street profile.
- I. Road centerline stationing to be shown on the definitive plan.
- J. Professional stamp is required on either the front page indicating pages covered, or on each plan submitted.
- K. Sidewalks on either the North or South side of the road extending from MacArthur Blvd. to the furthest eastern point.
- L. Berms and gutters are required, applicant's choice to either cape cod berm or granite curbing.
- M. Sign location and approval by the DPW and Bourne Police Dept.
- N. Copy of applicant's application to MA Hwy for curb cut and copy of approval from MA Hwy.

Respectfully submitted;

Clement DeFavero, Chairman



TOWN OF BOURNE, MASSACHUSETTS

FORM F

COVENANT

The undersigned MacArthur Blvd. LLC, of Bourne (name of municipality), Massachusetts (name of state), hereinafter called "Covenantor", having submitted to the Bourne Planning Board application for approval of a Definitive Plan of a subdivision entitled MacArthur Blvd. Business Center, dated 11/9/02, and revised 4/23/03, designed by Yankee Survey Consultants, does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to Section 81-U, Chapter 41, G.L. (Ter. Ed.) as amended, that:

1. Except as otherwise expressly provided in Section 81-U of Ch. 41, G.L., no lot included on such plan shall be built upon or conveyed until the work on the ground necessary to serve such lot has been completed in the manner specified by the Subdivision Regulations of the Town of Bourne and in accordance with the covenants, conditions, agreements, terms and provisions contained in the following:
 - a) Application for Approval of a Definitive Plan (Form C) signed by the Applicant and dated March 3, 2003.
 - b) The Definitive Plan as defined by the above Rules and Regulations and as qualified by the Certificate of Approval (Form D-1) issued by the Planning Board dated April 25, 2003.

Or until a cash security bond in lieu of completion has been accepted by the Planning Board.

2. It is the intention of the covenantor and it is hereby understood and agreed that this contract shall constitute a covenant running with the land included in the aforesaid Subdivision and shall operate as restrictions upon said land, and shall be binding upon the executors, administrators, devisees, heirs, assigns, and successors in title to the premises.

It is understood and agreed that lots within the subdivision shall, respectively, be released from the foregoing conditions upon the recording of a Certificate of Release (Form G) executed by a majority of said Planning Board and enumerating the specific lots to be so released.

3. The undersigned covenantor represents and covenants that the undersigned is the owner* in fee simple of all the land included in the aforesaid subdivision and that there are no mortgages of record or otherwise on any of said land, except such as are described below and subordinated to this contract, and the present holders of said mortgages have assented to this contract prior to its execution by the covenantor.

* If more than one owner, all must sign.

IN WITNESS WHEREOF the undersigned, covenantor as aforesaid, does hereunto set his hand and seal this _____ day of _____, 20____.

Covenantor

Address

Description of Mortgages:

(Give complete names and Registry of Deeds reference)

Assent of mortgagees:

_____, ss. _____, 20____ Then personally appeared _____ and acknowledged the foregoing instrument to be a free act and deed, before me _____,

Notary Public

My Commission Expires