



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

December 14, 2020

JMO-8788A

Harwich Conservation Commission
732 Main Street
Harwich, MA 02645

RE: **Notice of Intent – Proposed Seasonal Dock**
18 Captain Todd Way (Assr's. Map 103, Parcel W1-21)
Applicant: Mark & Brianne Allen
Owner: Richard J. Stewart 2009 Amended & Restated Revocable Trust

Dear Commission Members,

On behalf of our clients Mark & Brianne Allen, J.M. O'REILLY & ASSOCIATES, INC. is submitting the attached Notice of Intent, Site Plan for the installation and maintenance of a seasonal dock within the waters of Long Pond, at the above referenced property.

The Allen's are in the process of purchasing the property, and prior to purchase, would like to receive approval of a seasonal dock into the waters of Long Pond. The parcel is vacant and there is no current structure within the pond for this property. The Allen's are in the process of seeking an Order of Conditions from the Harwich Conservation commission for the construction of a new dwelling at the locus property.

Wetland Resource:

The property abuts Long Pond (a Great Pond) to the north and also contains a vegetated wetland area, adjacent to the back side of the beach area. The upper boundary of the vegetated wetland has been flagged in the field and is as shown on the attached site plan. Please refer to the Plan for the location of the 50' and 100' Buffer Zones.

Narrative:

The purpose of the Notice of Intent is to seek and obtain the local approval of a seasonal dock structure within Long Pond. The Harwich approval will be followed by an application to the MA DEP Waterways for the license of the proposed structure.

Long Pond is the common boundary between Harwich and Brewster. The Pond is the largest freshwater pond within both the towns. Long Pond is the only pond within the two towns which allows for the larger and faster boats which allows for water skiing and tubing activities. The Pond also is enjoyed by small sailing boats, canoes and kayaks activities. The Pond's bottom within the area of the dock is sandy with little vegetation.

The proposed dock is constructed out of aluminum. The Dock consists of "H" bracket posts which sit on 10" x 10" aluminum pads, which in turn rest on the pond's bottom. No pile or support is proposed to be jetted or drilled

into the pond's bottom. A total of 26 alum. pads are proposed to support the dock (18 sf +/-). The entire frame and support posts of the dock will be aluminum. The decking for the dock will be wooden. The spacing between the decking is proposed to 3/8". Please refer to the enclosed pictures of the existing structure.

The dock extends into the waters of Long Pond about 78 feet from the shore. The end of the dock consists of an "L" shape landing which is about 12 feet by 8 feet (96 sf). The area of the proposed dock is about 288 sf +/- (not including the 12' x 8' landing). The depth of the water at the end of the dock is about 5 feet. The water within the pond is higher than can be anticipated during the summer months. The 5 feet of depth at the end of the dock will most likely be about 3 ½ to 4 feet of water depth during the summer months. The water depth also provides sufficient depth for the boat to motor (no wake) to and from the dock.

Variance:

The existence of the dock within the waters of Long Pond requires that the Applicant seek and obtain a variance from the Town of Harwich Wetland Regulations. The variance is required due to the activity within a wetland resource. The proposed dock is designed to be within compliance with the regulations governing freshwater a dock.

A representative from our office will be present at your January 6, 2021 meeting so as to discuss the project in greater detail and to answer any questions the Commission may have. Please contact my office directly if you have any questions or need any additional information.

Very truly yours,
J.M. O'REILLY & ASSOCIATES, INC.



John M. O'Reilly, P.E., P.L.S.
Principal

CC: MA DEP, NHESP, Client



Vegetated Wetland along the Pond



View to the west of Long Pond



View of pond from Beach



View to the east of Long Pond

Allen Seasonal Dock
18 Capt. Todd Way
Harwich, MA

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Notice of Intent - Dock
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LONG POND

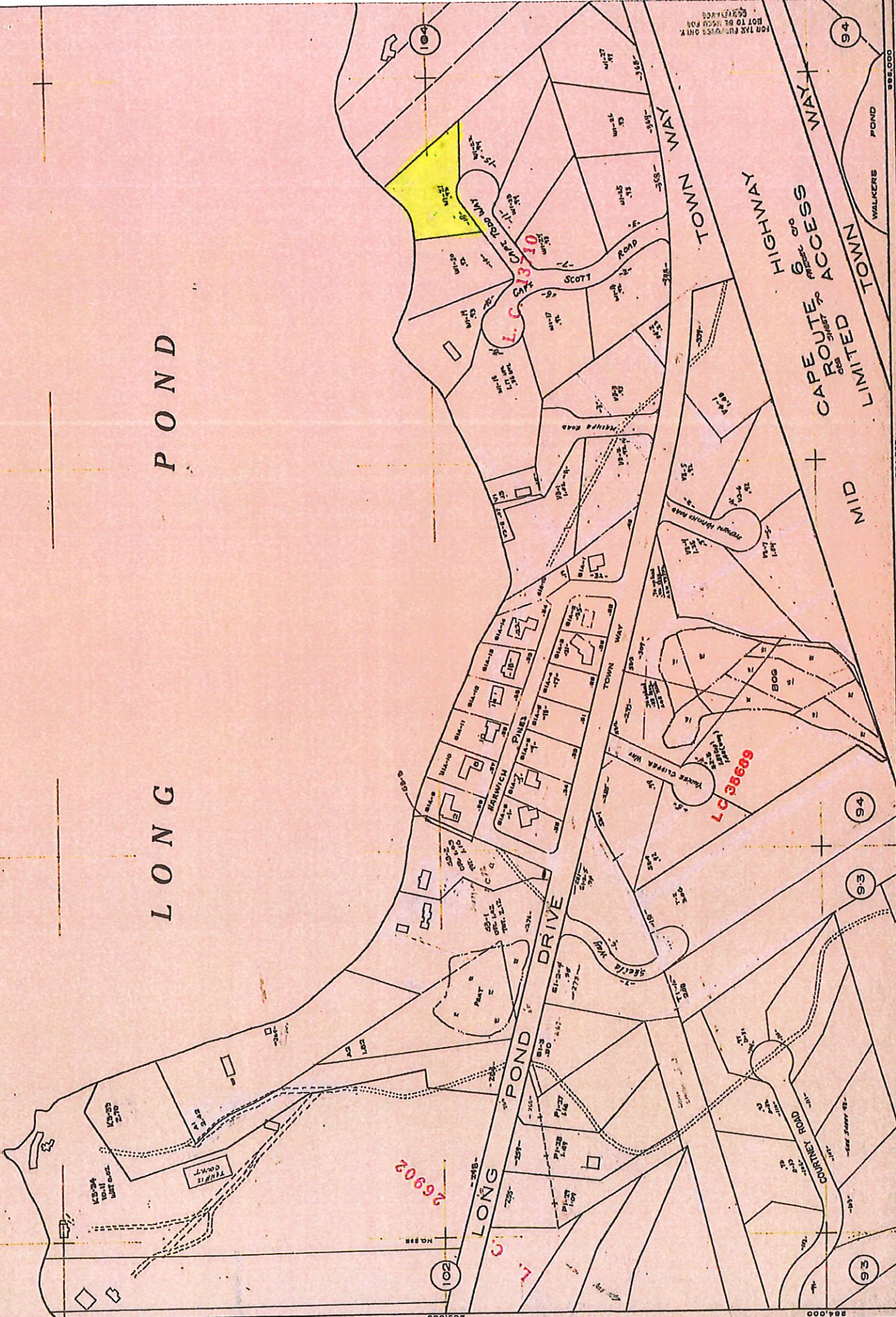
LONG POND

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HARWICH ASSESSORS SHEET 103

PROTACT 932,000 FIELD CHECKED DECEMBER 1982

FOR THE PURPOSES ONLY
NOT TO BE USED FOR
RECORDS