

CPC STATUS REPORT-Sept 12, 2019: HARWICH 93-97 MAIN ST/RTE 28

(aka Murray Ln) 6 homes: Two 3-bdrm Capes; Two 2-bdrm Ranches; Two 3-bdrm Ranches

Expected schedule:

- Family applications open: 1st quarter 2020
- Wall-Raisings: August 2020
- Sales/Closings: June, July, August 2021

CURRENT STATUS

Progress continues to be made. Currently on target for scheduled wall-raising in August 2020.

Completed items since our 1st report (March 2019)

- Habitat:
 - Building permit applications were submitted before noon on August 23, 2019
 - Trees and stumps cleared for the whole parcel – road area and house lots. Ready for drainage infrastructure.
 - Water Dept permit applications for water taps have been submitted for approval
 - (drainage infrastructure can not begin until Water Dept approval)
- Thacher Realty:
 - Septic systems have been installed on schedule.
 - Demolition permit application to be submitted by Sept 13, 2019

In process

- Habitat: Waiting for water tap approval. Once received, next steps include:
 - Installation of water line, and electrical lines.
 - Asphalt base for roadway and driveways
 - Expected to be completed prior to winter closing of asphalt plants in early Dec.
- Thacher Realty: Relocation of current tenant. Demolition permit approval. Demo should go quickly.



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March 2019

Completed items since our last report (September 2018)

- Utility pole relocated, and all services transferred in February 2019 (Verizon & Eversource).
- DOT permit recorded on 3/6/2019.

In process:

- Habitat
 - We are in the process of determining the feasibility and schedule for the start of partial sitework within the next month, such as grading cul-de-sac and excavating & installing preliminary drainage infrastructure. Timing is dependent on excavation company schedule.
 - Early spring timing would keep us on track with projected timeline for wall raising in September 2020 and sales in October 2021.
 - Application and issuance of Building Permits scheduled for late summer, early fall.

- Noah Thacher – Owner of remaining two lots and related structures at 93 & 97 Main St.
 - Septic permits issued. Installation of two septic systems anticipated for end of April
 - Work may begin while existing units are still occupied
 - Current tenant scheduled to vacate by end of current lease-April 30th
 - Plans/work on relocation of building now scheduled to begin in early May
 - His work includes the relocation of the one-bedroom unit (from the side of #93 where it now encroaches on the Habitat parcel and access) to the back of that house.

We continue to engage in regular communication with Mr. Thacher and continue to support him in any way we can to keep the process moving forward.

We sincerely appreciate the Harwich CPC for continued support of Habitat. We will update the Committee when we have a firm date from the excavation company for start of infrastructure.

BACKGROUND/IMPORTANT DATES

DATE	ACTION
October 2, 2017	CPC request submitted
November 20, 2017	HHCC submitted to Eversource work order to relocate utility pole
January 5, 2018	Deeds recorded; Comp Permit and Site Plan recorded
January 16, 2018	Application for Permit to Access State Highway submitted to MA DOT
January 22, 2018	Advance payment made to Verizon
April 24, 2018	All payments to Eversource & Verizon completed for future work to relocate utility pole
May 8, 2018	CPC request (\$300k) approved at Town Mtg for pre-development and construction of 6 homes
July 31, 2018	Received permit from MA DOT
September 4, 2018	Eversource internal request form sent to Eversource's "Right of Way" dept.



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PRIOR REPORT – September 2018

In November 2017, Habitat for Humanity of Cape Cod (HHCC) immediately communicated with Eversource and Verizon to begin the pole relocation process. HHCC cannot begin site work until the utility pole is moved.

As noted in the above brief outline, it has now been almost 9.5 months and the Eversource Right of Way department is reviewing the request. We are in regular communication with the utilities and although in our experience Eversource and Verizon do not offer a timeline for completion of the paperwork process or actual on-site work, we expect the relocation will be completed in time for us to begin sitework in the spring of 2019.

We have also maintained contact with Noah Thacher, the new owner of the remaining two lots and related structures at 93 & 97 Main St and met on August 30 to review areas of cooperation, including areas where our new construction is dependent upon his progress in removing obstructions and encroachments related to the Habitat site and the new road to be installed to access the future homes.

Mr. Thacher has contracted for the installation of the septic system that will allow for the removal of the existing components that obstruct the future access to the Habitat development. As well, his construction drawings and plans are in process to pull building permits within the next few months for the planned remodeling that was subject to the 40B permit for this project. His related work also includes the relocation of the one-bedroom unit (from the side of #93 where it now encroaches on the Habitat parcel and access) to the back of that house.

Our Director of Construction, and our Permitting Specialist are confident that with the lead time in our utility applications, and the work-in-progress of our near neighbor on 93-97 that we are on target with our plans for major infrastructure work (clearing, road and drainage construction and related) to begin in early spring of 2019 to keep this project on track with its projected timeline. It is for these anticipated major costs that a CPC award this fiscal year was essential.

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