

PART B – PROJECT LOCATION

Legal Street Address	1512 Orleans Road	Village/Zip Code	East Harwich 02645
Title Book/Page or L.C.C. #	30775/86, 30950/131, and 33587/218		
Map(s) / Parcel(s)	97/B2-16		
Zoning & Overlay Districts	RR/DWRPD	*Historic?	No
Frontage (linear feet)	150.02' on Orleans Rd & 35.88' on Bascom Hollow		
Total land area (s.f.)	43,500 s.f.		
Upland (s.f.)	43,500 s.f.	Wetlands (s.f.)	None

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: N/A	Net: N/A
Proposed Floor Area in Sq. Ft	Gross: N/A	Net: N/A
Change in Sq. Ft + / -	Gross: N/A	Net: N/A
Existing # of parking spaces	N/A	Proposed # of parking spaces: N/A
Existing Use(s)	N/A	
Proposed Use(s)	N/A	
<i>Attach a separate narrative if necessary.</i>		

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

Site Plan Review § 325-55:

- Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- Establishment of any new retail use(s) in the Industrial (IL) Zone.
- Waiver of Site Plan § 325-55.F

Article V, Use Regulations:

- Paragraph____, sub-paragraph #____
- Paragraph____, sub-paragraph #____
- Paragraph____, sub-paragraph #____, supplemental regulation #____ § 325-14

Article X, Special Permits:

- Structures w/ gross floor area of 7,500+ s.f. § 325-51
- Structures requiring 20 or more new parking spaces § 325-51
- Accessory Apt./Shared Elderly Housing § 325-51.H
- Mixed Use § 325-51.M
- Drinking Water Resource Protection § 325-51.C
- Two Family § 325-51.N
- Village Commercial, Harwich Port § 325-51.L
- *Harwich Center Overlay § 325-51.O
- Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

Other Special Permits:

- Six Ponds Special District - Article XVI
- Wind Energy Systems - Article XVIII
- Large Scale Wind Generation – Article XIX
- Other (i.e. Alternate Access § 325-18.P, Special Cases § 325-44.B) _____
- Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on _____ Year/Case # _____

**Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.*



November 17, 2022

Harwich Planning Board
Town Hall
732 Main Street
Harwich, MA 02645

**RE: 1512 Orleans Road (Proposed 8 Bascom Hollow) –
Alternate Access Special Permit Application**

Dear Members of the Board:

Eastward Companies is requesting an Alternate Access Special Permit be granted for 1512 Orleans Road (proposed 8 Bascom Hollow). In addition to the required application form and filing fee, we are submitting the following items for consideration by the Board at your next available meeting:

1. "Site Plan 8 (Lot 10) Bascom Hollow, E. Harwich, MA, Eastward Homes Business Trust, Clark Engineering LLC, 11/10/22, Scale 1" = 30"
2. Recorded ANR Plan for Bascom Hollow
3. Plan with address and parcel numbers
4. Assessor Map Portion
5. Aerial and street views of subdivision

The attached site plan shows the subject lot, 1512 Orleans Road, has the required minimum road frontage of 150 feet on Orleans Road. This serves as the building lot's legal frontage. This lot also has 35.88 feet of frontage on Bascom Hollow. The lot has 43,500 s.f. in lot area, which meets the minimum required lot size in the RR zone. This lot is also located in the DWRPD/Zone II area. This lot was created by an Approval-Not-Required Plan that was endorsed by the Planning Board and recorded in 2021.

Orleans Road is a major thoroughfare in East Harwich with a speed limit in this area of 45 mph. We feel that Lot 10 should be developed with its orientation toward the rest of the Bascom Hollow subdivision, similar to the other homes/lots on the street. The proposed draft site plan shows that installing a driveway off of Bascom Hollow will give the home and future residents more privacy from Orleans Road and allow for the maintenance of the existing natural buffer.

155 CROWELL ROAD, CHATHAM, MA 02633 508-945-2300

November 17, 2022

Page 2

This proposal will do the following:

1. Eliminate the creation of a new driveway opening onto Orleans Road, thereby reducing the potential number of access points on the roadway and additional potential conflicts with traffic on this roadway.
2. Maintain the naturally wooded area, as a buffer, at the front of this lot at its Orleans Road frontage.
3. The proposed driveway opening onto Bascom Hollow will fit into the existing fabric of the subdivision and neighborhood character.
4. The vehicles from Lot 10 will be entering Bascom Hollow at a reduced speed and will enter Orleans Road at the existing wide, subdivision road opening with plenty of sight distance.

We feel that the Planning Board can approve the special permit as the proposed shared driveway/alternate access will:

1. Be superior to creating an additional driveway opening onto Orleans Road as well as using the existing subdivision road as access to the main roadway.
2. Create less disturbance to the topography of Lot 10 and maintain the natural buffer from Orleans Road.
3. Maintain the rural character of Lot 10 and not be more detrimental than the creation of a driveway out to the busier street.
4. Provide safer access to the proposed home on Lot 10 from Bascom Hollow.

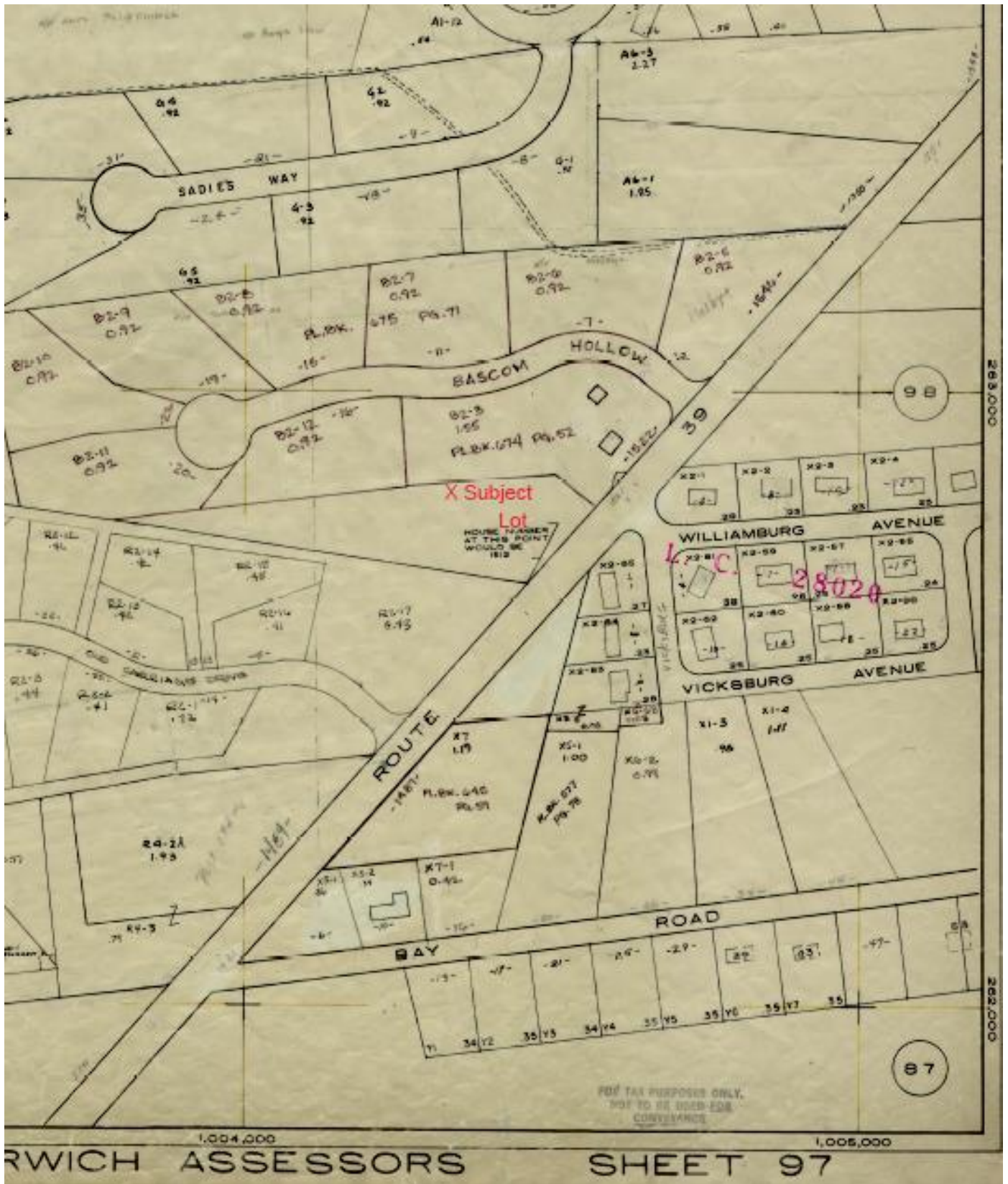
We've applied for the required Municipal Lien Certificate and the abutter's list for this lot. If approved, we will be requesting the address of Lot 10 be changed from 1512 Orleans Road to 8 Bascom Hollow.

Thank you for your consideration of our request. If you should have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Susan B. Ladue
Regulatory Specialist

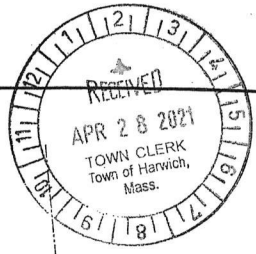


1512 ORLEANS ROAD (PROPOSED 8 BASCOM HOLLOW)

ASSESSOR'S MAP 97

1"=100'

BASCOM HOLLOW



I certify that this plan was prepared in accordance with the rules and regulations of the Register of Deeds as adopted January 1, 1976 and amended January 7, 1988.
Date: APR 28, 2021
P.E.C. [Signature]

No determination as to compliance with the Town of Harwich Zoning By-Law has been made or intended by the below endorsement.

Approval under the Subdivision Control Law NOT required.
Ref. C. 41, s. 81-P., G. L.
HARWICH PLANNING BOARD

Date _____



Assessors' Map 97, Parcels B2-12&B2-3

OWNER OF RECORD:
Eastward Homes Business Trust
Eastward MBF LLC, Trustee
155 Crowell Road
Chatham, MA 02633

Deed Book 30950, Page 131
Plan Book 674, Page 52, Lot 1
Plan Book 675, Page 21
Deed Book 33587, Page 218
Plan Book 686, Page 11, Parcel 7

SCALE COPY

LOCUS TOTAL AREA
Area=168,588 S.F.±
or 3.87 Ac.±

DIVISION PLAN
1522 Orleans Road (Rte. 39), Harwich, MA

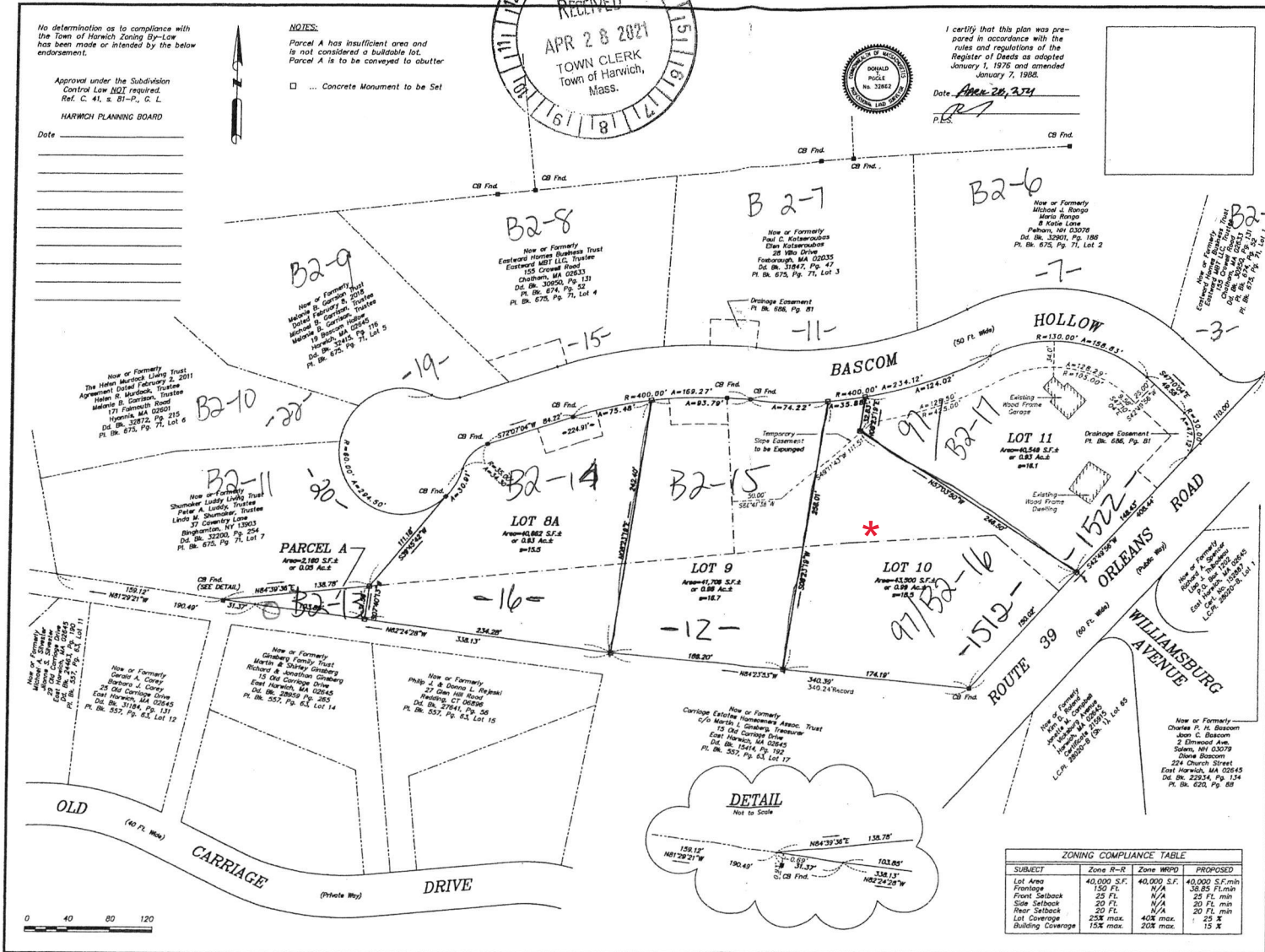
Prepared For
EASTWARD HOMES BUSINESS TRUST
Owner/Applicant

CLARK ENGINEERING LLC
156 Crowell Road Suite 2, Chatham, MA 02633
Tel.: (508) 945-5454, Fax: (508) 945-5458

OUTERMOST LAND SURVEY, INC.
46 Main Street, Brewster, MA 02631
Tel.: (508) 255-0477

Rev. #	Description of Revision	Date
1	Corrected error in frontage Lot 10	04-23-21

Date: 03-18-2021 Drawing No.: G010-151U
Scale: 1" = 40' Sheet No.: 1 of 1



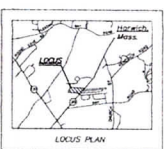
No determination as to compliance with the Town of Harwich Zoning By-Law has been made or intended by the below endorsement.

Approval under the Subdivision Control Law 201 requires that C-11, 812-1, G. L. HARWICH PLANNING BOARD
Date: 7/19/21
[Signatures]

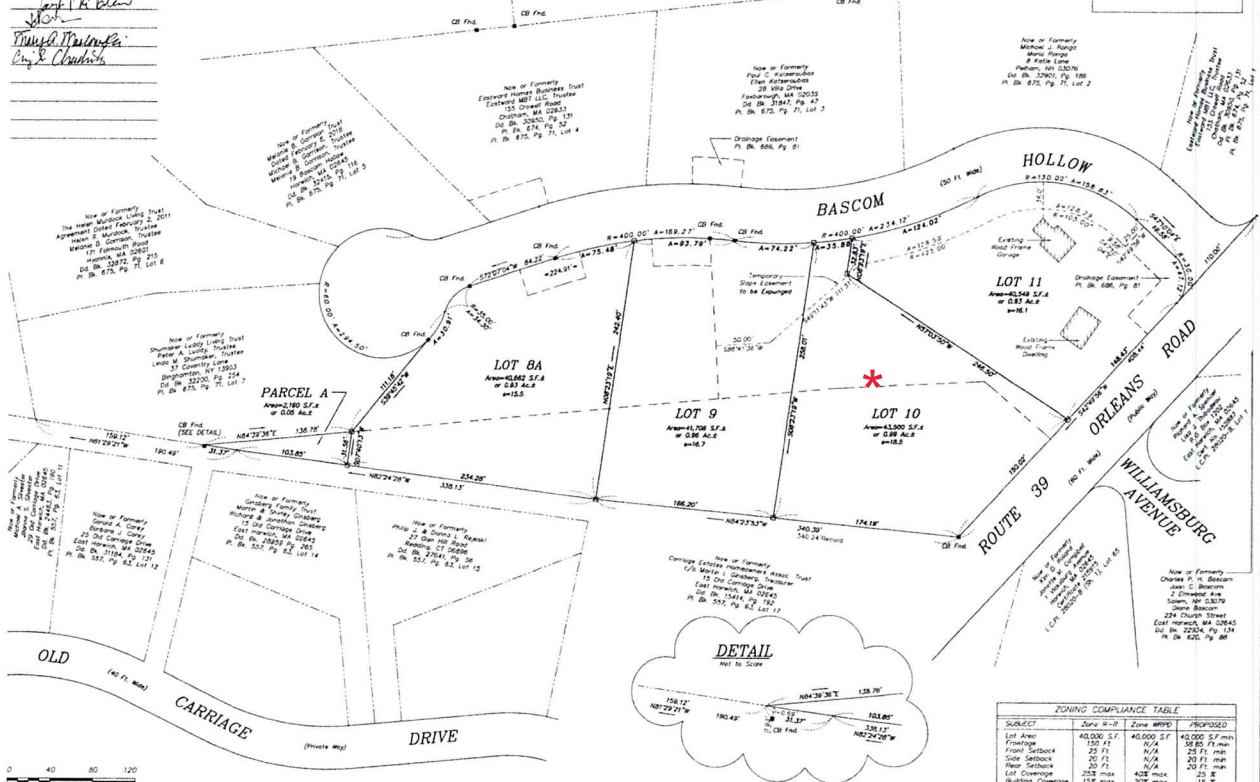
NOTES:
Parcel A has insufficient area and is not considered a building lot.
Parcel A is to be conveyed to abutter.



I certify that this plan was prepared in accordance with the rules and regulations of the Register of Deeds on or after January 1, 1978 and amended January 7, 1988.
Date: April 26, 2021
[Signature]



Assessors' Map 97, Parcels 82-128/2-3
OWNER OF RECORD:
Eastward Homes Business Trust
155 Crown Road
Chatham, MA 02633
Deed Book 30950, Page 131
Plan Book 874, Page 52, Lot 1
Plan Book 875, Page 71
Plan Book 886, Page 81, Lot 8
Deed Book 33567, Page 218
Plan Book 886, Page 11, Parcel 7



ZONING COMPLIANCE TABLE			
SUBJECT	Zone M-R	Zone MRP	PROPOSED
Lot Area	40,000 S.F.	40,000 S.F.	40,000 S.F. min
Frontage	150 FT	N/A	40.00 FT min
Front Setback	20 FT	N/A	20 FT min
Side Setback	20 FT	N/A	20 FT min
Rear Setback	20 FT	N/A	20 FT min
Lot Coverage	25% max	40% max	25 %
Shading Coverage	12% max	20% max	12 %

LOCUS TOTAL AREA
Area=166,568 S.F.
or 3.87 AC.±

DIVISION PLAN
1527 Crown Road (Rte. 39), Harwich, MA

Prepared for:
EASTWARD HOMES BUSINESS TRUST
Owner/Applicant:

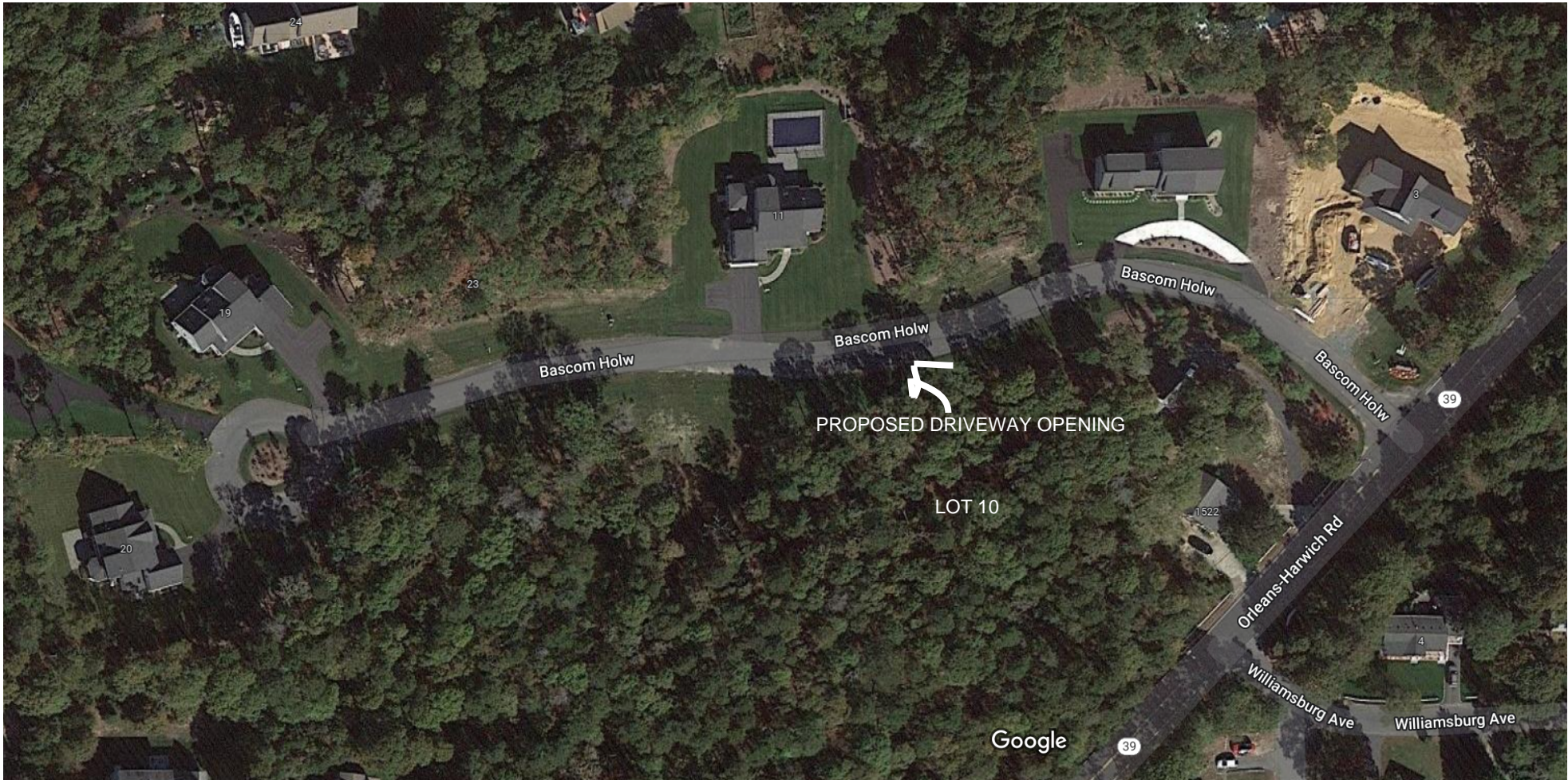
CLARK ENGINEERING LLC
48 Main Street, Brewster, MA 02621
Tel: (508) 945-2454, Fax: (508) 945-3458

OUTERMOST LAND SURVEY, INC.
48 Main Street, Brewster, MA 02621
Tel: (508) 255-0477

Date: 03-15-2021 Drawing No.: 0010-1513
Scale: 1" = 40' Sheet No.: 1 of 1

691-37

LOT 10 BASCOM HOLLOW



BASCOM HOLLOW

Harwich, Massachusetts

Google

Street View - Nov 2019



Image capture: Nov 2019 © 2022 Google

