



ph: 508-430-7511 fax: 508-430-4703

TO: Distribution via email
FROM: Elaine Banta, Planning Assistant
RE: Development Application Referral
DATE: November 22, 2021
CC: Conservation, Water, DPW, Fire, Police, Health, Building

PB2021-24 Eastward Companies, as applicant and prospective buyer, Robert Fratus, Jr., owner. The proposal seeks approval of a five (5) lot Preliminary Subdivision plan for an Open Space Residential Development pursuant to the Code of the Town of Harwich §325-51 E and c.400, Article II as set forth in MGL c. 41 §88 K-GG. The property is located at 0 Route 39, Map 63 Parcel C3 in the R-R & W-R zoning districts.

Please return comments by **ASAP**.
Comments may be e-mailed to ebanta@town.harwich.ma.us.
THANK YOU IN ADVANCE FOR RETURNING THE ATTACHED PLANS.

Please note the following concerns:

- Traffic safety on-site and/or surrounding area (site lines, traffic incidents, parking, flow)
- Emergency access
- Drainage
- Special Resource Areas
- Utility Services (Septic/ sewer, Water, etc.)
- Requires additional permits/review: _____
- Other: _____
- No concerns.

Reviewed by (Dept/Initials): _____



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- Requires additional permits/review: _____
- Other: _____
- No concerns.

Reviewed by (Dept/Initials): Water/DRP

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Concrete Bound (CB)
- Utility Pole
- Catch Basin
- Fire Hydrant
- Limit of Clearing



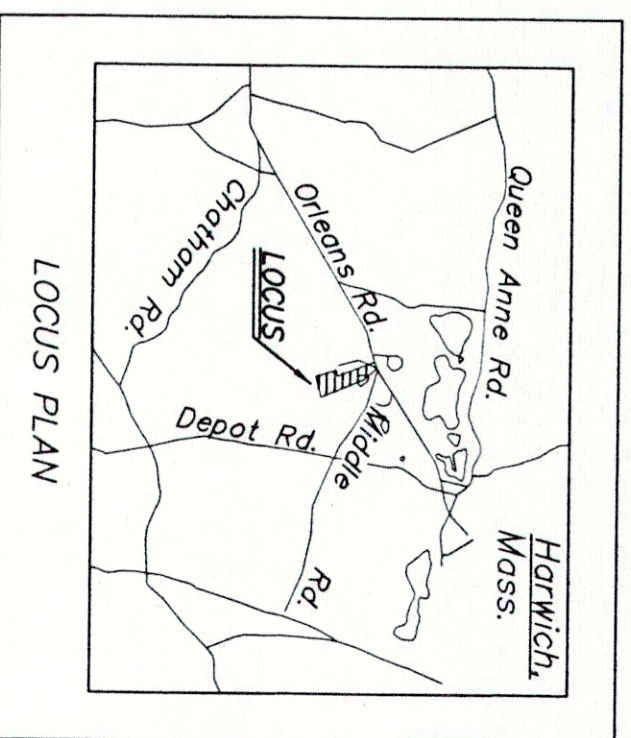
Now or Formerly
William C. Martin
Also C. Martin
L.C.P. 393781
Lots 24 & 25

Now or Formerly
John L. Burns
Linda V. Brogan-Burns
D.R. Bk. 27604, Pg. 329

Now or Formerly
Issac V. Rivera
C/O Municipal
L.C.P. 219827-B
Lot 1

SUBJECT	Zone R-R	Zone WRPD	Open Space	PROPOSED
Lot Area	40,000 S.F.	40,000 S.F.	18,000 S.F.±	18,000 S.F.±
Frontage	150 FT.	150 FT.	50 FT.	50 FT.
Side Setback	25 FT.	25 FT.	10 FT.	10 FT.
Rear Setback	20 FT.	20 FT.	10 FT.	10 FT.
Lot Coverage	25% max.	40% max.	40% max.	40% max.
Building Coverage	15% max.	20% max.	20% max.	20% max.

* Lots may have a minimum of 25 feet of frontage on any roadway within the development, where the building site is to be generally behind another building site relative to the front lot line.



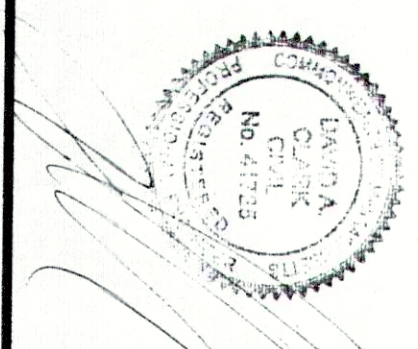
Assessors' Maps 63 & C3

OWNER OF RECORD:
Robert D. Fratus, Jr.
P.O. Box 873
Brewster, MA 02631

Deed Book 31815, Page 234
Plan Book 604 Page 59

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

Upland Area=308,684 S.F.±
or 7.086 Ac.± 82.0%
Wetland Area=67,741 S.F.±
or 1.555 Ac.± 18.0%
Total Area=376,425 S.F.±
or 8.642 Ac.±



OPEN SPACE
PRELIMINARY DIVISION PLAN
Orleans-Harwich Rd./Rte 39, East Harwich, MA

Prepared For
EASTWARD HOMES
BUSINESS TRUST
Applicant

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

OUTERMOST LAND SURVEY, INC.
46 Main Street, Brewster, MA 02631
Tel.: (308) 253-0477

Rev #	Description of Revision	Date

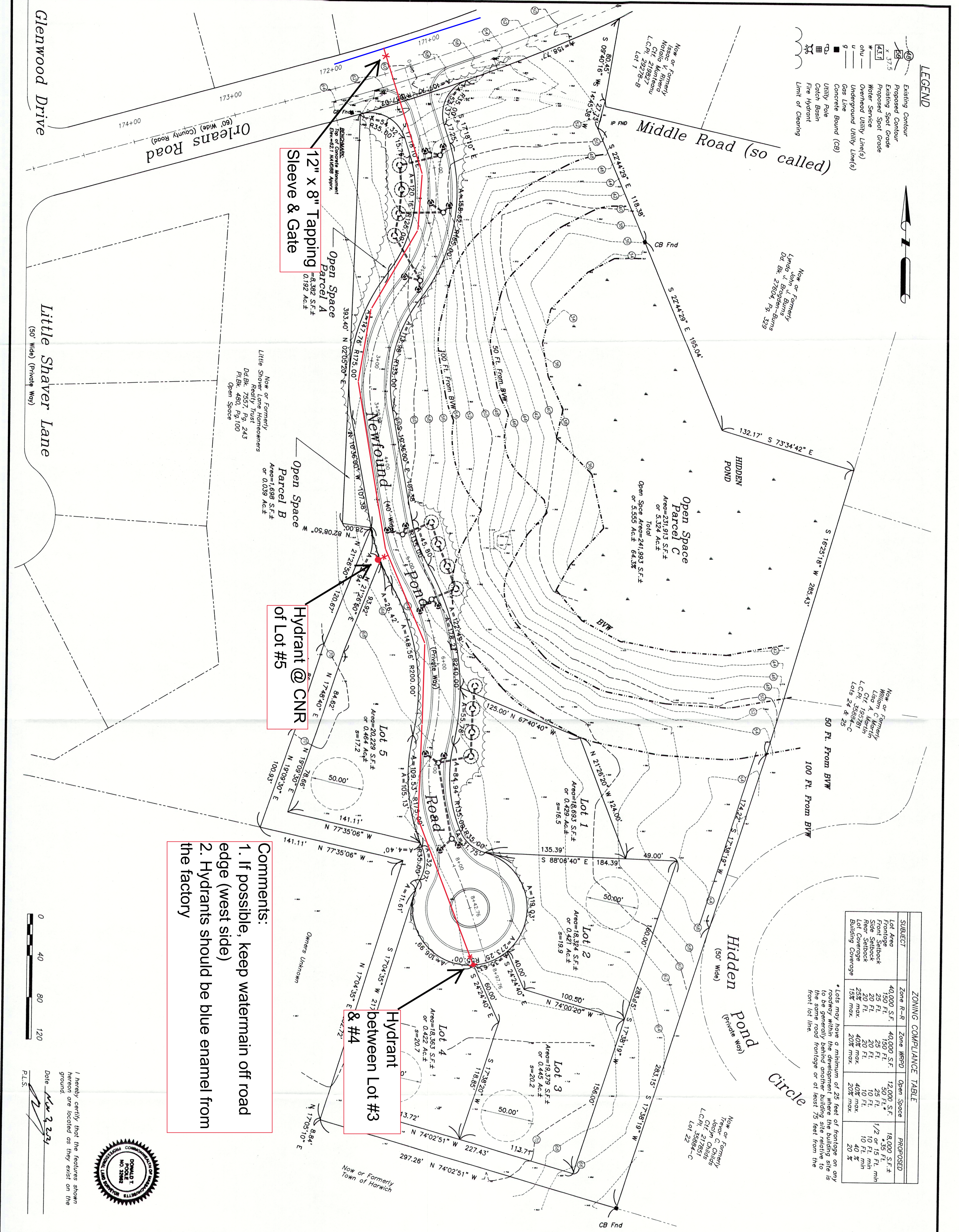
Date: 10-20-2021
Drawing No.: 00100190C
Scale: 1" = 40'
Sheet No.: 1 of 1

Comments:
1. If possible, keep watermain off road edge (west side)
2. Hydrants should be blue enamel from the factory

Hydrant between Lot #3 & #4

Hydrant @ CNR of Lot #5

12" x 8" Tapping Sleeve & Gate



Glenwood Drive

Orleans Road
(60' Wide) (County Road)

Little Shaver Lane
(50' Wide) (Private Way)

Middle Road (so called)

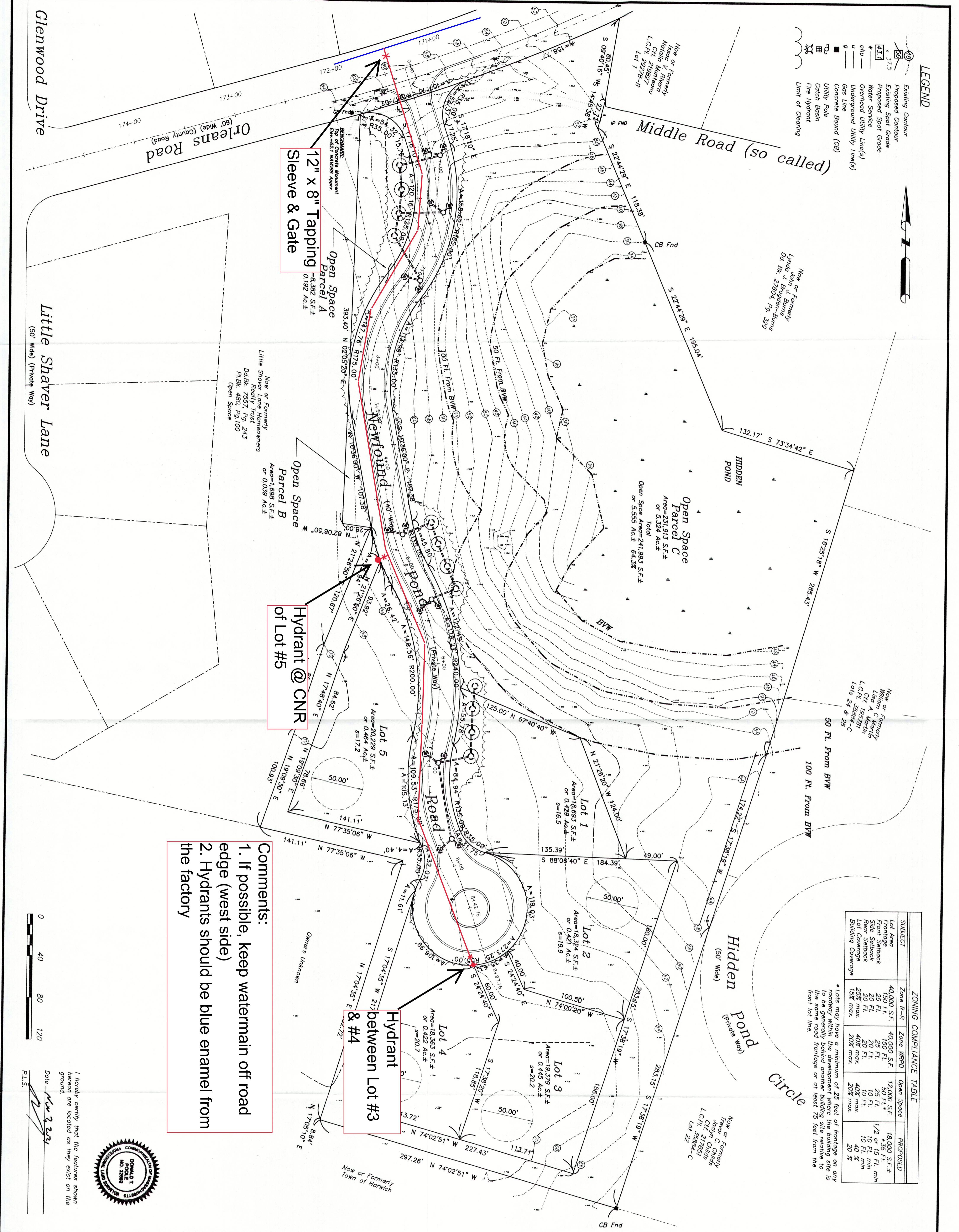
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(50' Wide)

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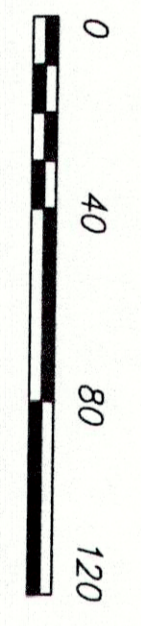
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I hereby certify that the features shown hereon are located as they exist on the ground.
Date: 10-20-2021
P.L.S.



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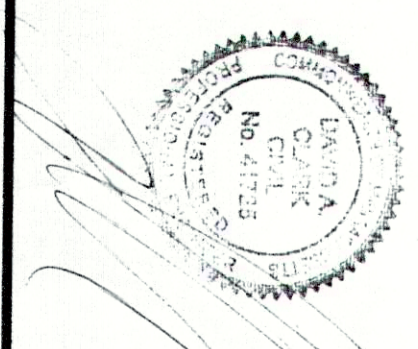
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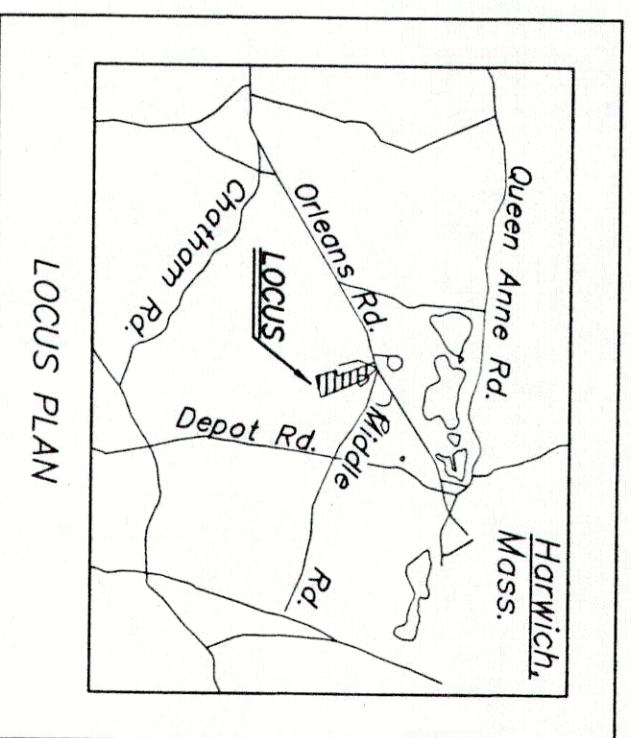


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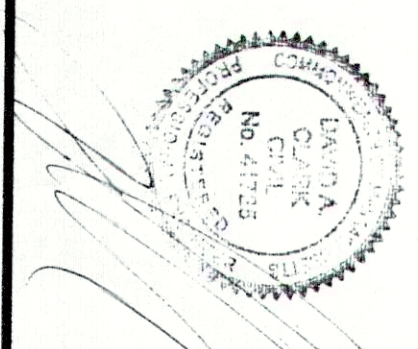
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Drawing No.: 00100190C
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Sheet No.: 1 of 1

Elaine Banta

From: Chris Nickerson <cnickhighway@comcast.net>
Sent: Tuesday, November 16, 2021 11:05 AM
To: Jon Idman; Elaine Banta; Amy Usowski; Bruce Young; 'Dan Pelletier'; David LeBlanc; Kathleen O'Neill; Deputy Chief Kevin Considine; Link Hooper; Meggan Eldredge; Tom Wingard
Subject: RE: Development Application Referral - Orleans Rd Prel Subdiv

Good Morning,

The DPW sees no problems with this proposal.

Thanks
Chris Nick

-----Original Message-----

From: Jon Idman [mailto:jidman@town.harwich.ma.us]
Sent: Wednesday, November 10, 2021 4:05 PM
To: Elaine Banta <ebanta@town.harwich.ma.us>; Amy Usowski <ausowski@town.harwich.ma.us>; Bruce Young <byoung@harwichfire.com>; Chris Nickerson <cnickhighway@comcast.net>; Dan Pelletier <dpelletier@harwichwater.com>; David LeBlanc <d.leblanc@harwichfire.com>; Kathleen O'Neill <koneill@town.harwich.ma.us>; Deputy Chief Kevin Considine <kconsidine@harwichpolice.com>; Link Hooper <lhooper@harwichdpw.com>; Meggan Eldredge <meldredge@town.harwich.ma.us>; Tom Wingard <twingard@town.harwich.ma.us>
Subject: RE: Development Application Referral - Orleans Rd Prel Subdiv

Hello all.

Please complete and return the attached form as soon as possible.

Kind regards,

Jonathon Idman
Town of Harwich
Director- Planning & Community Development
(508) 430-7514 x 3361



**Town of Harwich
Board of Health**

732 Main Street Harwich, MA 02645
508-430-7509 – Fax 508-430-7531
E-mail: health@town.harwich.ma.us

To: Planning Department
From: Carrie Schoener, Senior Health Agent
Date: November 12, 2021
RE: Request for Departmental Input

Case # PB2021-24

I have reviewed the proposal for a new subdivision off Route 39, Newfound Pond Road. The new subdivision requires approval from the Board of Health at a Public Hearing for compliance with the Town of Harwich Sewage Disposal Regulation 1.211. A full filing must be completed prior to the approval of any building or septic plans. In addition, the property is located in a Map Zone II and is subject The State Environmental Code Title Five Section 15.214 Nitrogen Loading Limitations.

Should you require further information, please do not hesitate to contact me.