

A TRUE COPY ATTEST:

Emily Mitchell



TOWN OF HARWICH PLANNING BOARD

Duncan Berry Chair, Craig Chadwick Vice Chair, David Harris, Mary Maslowski, Anne Clark Tucker and Emily Brutti, Members; Harry Munns, Alt. Member

Certificate of Action Special Permit Approval

May 3, 2023

Eastward MBT, LLC.
ATT: Susan Ladue
155 Crowell Road
Chatham, MA 02633

RECEIVED
TOWN CLERK
HARWICH, MA
2023 MAY 10 A 8:38

Dear Ms. Ladue,

Please be advised that at a duly advertised, posted and noticed public hearing opened on March 14, 2023 and continued until April 11, 2023 and April 25, 2023, the Harwich Planning Board (the 'Board') **voted unanimously to approve** the requested Modification of an approved 4-lot definitive subdivision (Case PB2007-24) along with requested waivers in accordance with MGL c. 41 Section 81U and Harwich Subdivision of Land and Site Plan Special Permit Regulations for lots designated by the Harwich Assessor's Map 98, Lots B1-1, B1-2 and B1-3 at 2, 6 and 10 Dorset Drive, according to the plans provided.

Case No.: PB2023-06

Applicants: Eastward MBT, LLC

Location: Dorset Drive

Assessors: Map 98, Parcel B1-1, B1-2 and B1-3

Owner: Eastward MBT, LLC, Trustee, Eastward Homes Business Trust

Zoning District(s): Residential Rural (RR), Drinking Water Recharge Protective District (DWRPD)

Deed Reference: Lot 1 David W.L. Bascom & Laura Bascom - Deed Book 23743, Page 190
Lot 2 Kimberly J. Veach - Deed Book 27642, Page 111
Lot 3 Diane Bascom - Deed Book 34211, Page 296
Original Subdivision - Plan Book 620 Page 88

Decision Date, April 25, 2023

SUMMARY OF PROCEEDINGS:

The public hearing in this matter was opened on Tuesday, March 14, 2023 at 6:30 PM in the Griffin Room at Town Hall as well as via remote participation using GoToMeeting and continued

until April 11, 2023 with no testimony taken. The hearing was continued until April 25, 2023. Due notice was given to all abutters within 300' of the Subject Property deemed affected as shown on the latest tax rolls of the Town, as well as the four abutting Towns and by publication in the Cape Cod Chronicle on February 23, 2023 and March 2, 2023. The plans were distributed to the Health Department, Conservation Department, Highway Department, Police, Fire and Water Departments for comments. Comments received by each were distributed back to the applicant's agent and to the Board members.

Acting and voting on the matter were: Duncan Berry, Craig Chadwick, David Harris, Emily Brutti, Ann Clark Tucker and Harry Munns. All votes were roll call votes.

Susan Ladue and Bill Marsh of Eastward Companies along with Dave Clark of Clark Engineering presented the case to the Planning Board. The Board reviewed the materials and asked for clarifications and details. The Board then opened the hearing for public comments. After accepting testimony from all parties having an interest in the case, the Board voted to close the public hearing. The vote was unanimous. The members then deliberated and reviewed the criteria for granting a Modification of a Definitive Subdivision in accordance with MGL c. 41 Section 81U and the Harwich Subdivision of Land and Site Plan Special Permit Regulations for the properties at 2, 6 and 10 Dorset Drive.

The decision in this matter is based upon the application, supporting documentation, public testimony and evidence provided at the hearing. Copies of the official records are located in the Planning Department files and are incorporated into the record by this reference.

Information Submitted

- Narrative from the Applicants;
- Completed application form A;
- Filing fee;
- Municipal Lien Certificates for each property;
- Site Plan prepared by Clark Engineering, LLC, stamped by Donald T. Poole dated 2/3/23, Revised 3/6/23 and 4/6/23;
- Stormwater Report by Clark Engineering dated 2/1/23, revised 3/21/23, 4/6/23 and 4/17/23;
- Project review memorandum from Paul Halkiotis, Town Planner dated 4/20/23.

Vote of the Harwich Planning Board

On a motion from Mr. Chadwick with a second by Ms. Clark Tucker, the Planning Board voted unanimously (6-0-0) by roll call vote to approve the Modification of a Definitive Subdivision Plan with requested waivers in accordance with MGL c. 41 Section 81U and the Harwich Subdivision of Land and Site Plan Special Permit Regulations for the properties at 2, 6 and 10 Dorset Drive.

The Board voted unanimously in favor by roll call vote.

IN FAVOR: Mr. Berry, Mr. Chadwick, Mr. Harris, Ms. Brutti, Ms. Clark Tucker and Mr. Munns.

OPPOSED: None

ABSTAINED: None

Duncan Berry, Chairman

9 May 2023
Date

Appeal from the above decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within twenty (20) days of the date of filing hereof with the Town Clerk.

This Decision has been filed with the Town Clerk on:

Wednesday, May 10, 2023

Emily Mitchell
Town Clerk

This is to certify that twenty days have elapsed after this decision was filed in my office and no appeal has been filed.

Date filed: _____

Twenty Days Elapsed: May 30, 2023

Emily Mitchell
Town Clerk

cc: Emily Mitchell, Town Clerk
Susan Ladue, Eastward Companies 0
Jack Mee, Building Commissioner