

MAIN OFFICE:

49 Herring Pond Road
Buzzards Bay, MA 02532
TEL: (508) 833-0070
FAX: (508) 833-2282



NANTUCKET OFFICE:

19 Old South Road
Nantucket, MA 02554
TEL: (508) 325-0044
www.brackeneng.com

May 24, 2023

Town of Harwich
Zoning Board of Appeals
732 Main Street
Harwich, MA 02645

**RE: Application for a Special Permit
18 Bob White Lane, Harwich MA (Map 17 Parcel G-4)**

Dear Board Members:

On behalf of our client, Michelle Marie Mann Abel, Bracken Engineering Inc. (BEI) submits this application to allow the raze and rebuild of a single-family dwelling, the razing of an existing shed, utility upgrades, and all associated grading and landscaping. The property is a developed 11,436 SF parcel located on the northern side of Bob White Lane generally surrounded by single family dwellings to the east and south and a salt marsh/BVW system to the north and west.

Bracken Engineering, Inc, in accordance with the "Town of Harwich Zoning Bylaw, Chapter 325, Article X. § 54 A and B" (BEI) requests an approval of a non-conforming structure in order to perform the above referenced raze and rebuild.

Nonconforming structures.

As proposed, the project meets the approval for a *nonconforming structure* as the nonconformance concerns the size of the lot in question and the frontage of said lot. The replacement structure will reduce building lot coverage to 10.9% versus the current 11.0% and create better conformance by increasing the side yard setback to 18.3'± from 16.9'±.

Nonconforming Uses.

As proposed, the project meets the approval for a *nonconforming use* as its replacement will not be substantially more detrimental to the neighborhood than the existing structure; will not cause or contribute to any undue nuisance, hazard or congestion in the neighborhood, zoning district or Town will provide a new flood compliant structure; and will maintain the same use as a single-family dwelling.

In closing and on behalf of our client, BEI would like to thank the Board and staff in advance for their time and assistance and we look forward to meeting with you to review the project in more detail. Should you require any further information or have any questions prior to the scheduled hearing, please contact the undersigned at zac@brackeneng.com.

Sincerely,

Bracken Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Zachary L. Basinski'.

Zachary L. Basinski, P.E., C.F.M.
Senior Project Manager

A handwritten signature in black ink, appearing to read 'Jason P. Heyer'.

Jason P. Heyer, C.F.M.
Project Designer



TOWN OF HARWICH
732 Main Street, Harwich, Massachusetts 02645

ZONING BOARD OF APPEALS
Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")

This Application *does not* apply to Comprehensive Permits.

Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.

This original completed and signed notice ("Application"), along with a certified abutters list and twelve (12) copies of all plans, sketches, statements, site plans or other supporting documents per the attached checklist must be presented to the Building Department prior to being filed with the Town Clerk. The required documentation, **ALL** of which must be submitted on the date of filing, is listed on this Application. **THE RULES AND REGULATIONS ("RULES") OF THE TOWN OF HARWICH BOARD OF APPEALS APPLY TO ALL APPEALS AND APPLICATIONS AND SHOULD BE CONSULTED BEFORE FILING AN APPEAL OR APPLICATION TO ENSURE COMPLIANCE WITH THEM.**

To the Zoning Board of Appeals, Harwich, MA:

(We, I) hereby petition your Board for a public hearing on the request for action checked below:

- Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
- Application for a Variance from requirements of the Harwich Zoning By-Law.
- Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner[s]/agent of the property involved in this petition, which is located in Harwich, MA at the following address: 18 Bob White Lane

Said property is further described on _____

Assessor's Map # 17 and Parcel # G-4 located in the RM Zoning District as shown on the attached plan.

Describe Petition/Appeal: Replacement of a non-conforming residential use w/a new residential structure.

Relief requested - Cite specific Bylaw Section(s): 325-54(5)

Signature of Owner (or Agent) *Michelle Marie Mann Abel* Date 5-24-23
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name Michelle Marie Mann Abel Phone No. _____

Mailing Address: 15 Metacomet Road, Waban, MA 02468

Agent Name: Zachary L. Basinski, PE, CFM Phone No. 508-833-0070

Mailing Address: Bracken Engineering, Inc., 49 Herring Pond Road, Buzzards Bay, MA 02532

Has a petition previously been submitted for this property (Y/N) N

If yes, the date of original hearing _____ Petition No. _____ Decision _____

For Appeal Only:

Reason for Denial: _____

Denial From: _____ Date of Denial: _____

Within 14 days following any Board decision, the Board will file its decision with the Town Clerk. A building permit will not be issued during the appeals period, until 21 days after the Board of Appeals decision has been filed with the Town Clerk or if an appeal to that decision has been filed during that time. It is the **applicant's responsibility** to have the decision recorded at the Barnstable County Registry of Deeds or Land Court, whichever may be applicable, and to present copies of that recording to the Town Clerk and to the Building Department with all Building Permit application requirements.

Please be advised that an incomplete Application may result in a delay in processing your Application and **may result in a denial by the Board** without consideration of the merits of the Application. **IT IS YOUR RESPONSIBILITY TO REVIEW THE RULES THAT APPLY TO YOUR APPEAL/APPLICATION AND TO MAKE SURE BEFORE FILING THAT YOUR APPLICATION/APPEAL COMPLIES WITH THOSE RULES.** The burden of proof is on the petitioner, not on the Town. If you do not understand the criteria, legal counsel should be sought. Either the petitioner or his/her agent is required to appear at the hearing to present the Application.

All applicants for hearing before the Board of Appeals must complete the Application and submit along with it the supporting documentation listed herein to the Building Department for review and subsequent filing with the Town Clerk. The Building Department accepts Applications during posted hours. You are strongly encouraged to submit your Application to the Building Department well in advance of the filing deadline to allow adequate time for staff review for completeness. **All information, including the applicable fee made payable to the Town of Harwich, must be submitted with the Application.**

Please submit the following, sorted and grouped into **twelve (12) packets along with one (1) Certified Abutters List** (Available from the Assessors Department. A separate application and fee is required):

- X **The original Application (additional stamped copies can be provided at a nominal fee):**
 - Signed by the owner or agent.
 - If signed by an agent, a letter of authorization signed by the owner must also be included.

- X **A typewritten narrative to explain the project , the purpose for this Application and the relief requested, with citations to the applicable provisions of the MGL and the Harwich Zoning Bylaw.**

- X **The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):**
 - 8½" x 11" or larger. *Larger plans must be folded.*
 - Scale no greater than 1" = 50'
 - Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
 - Certified Plot Plan **must** indicate:
 - the locus;
 - the parcel or parcels of land involved;
 - the existing building or buildings;
 - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
 - the location of the septic;
 - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
 - all perimeter dimensions (existing and proposed);
 - location and width of abutting and on-site street and drives, parking, existing topography;
 - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
 - Building Plans drawn to scale:
 - Floor layout (for existing structure and proposed additions and/or alterations)
 - Proposed front, side, and rear elevations

- X **Certified Abutters List**

- X **Check made payable to "Town of Harwich" for \$315.00.**

Applicant: Michelle Marie Mann Abel
Property: 18 Bob White Lane (17-G4)



TOWN OF HARWICH

JAN 11 2023

TOWN OF HARWICH
ASSESSORS OFFICE

732 MAIN STREET
HARWICH, MASSACHUSETTS 02645

ASSESSORS OFFICE

**** Please email all Abutters Requests to assessing@town.harwich.ma.us**

OFFICE OF
BOARD OF ASSESSORS

Tel: 508-430-7503

Fax: 508-430-7086

ABUTTERS REQUEST FORM

Board Requesting Action: Zoning Board of Appeals

Date Submitted: 1/10/2023

Applicant's Name: Michelle Marie Mann Abel

Assessors Map(s) & Parcel(s): Map 17, Parcel G-4

Property Location: 18 Bob White Lane

Owner(s): Michelle Marie Mann Abel

Contact Person: Penni L. Pomeroy of Bracken Engineering, Inc.

E-mail Address: penni@brackeneng.com

Telephone #: 508-833-0070

Type of Petition: Supportive Finding

I hereby certify that the names and addresses on the attached or preceding sheet (s) are of the owners as they appear in the assessing departments most recent computerized tax list

Assessors Approval By:  1/11/23

INVOICE

This cover sheet is also your invoice.

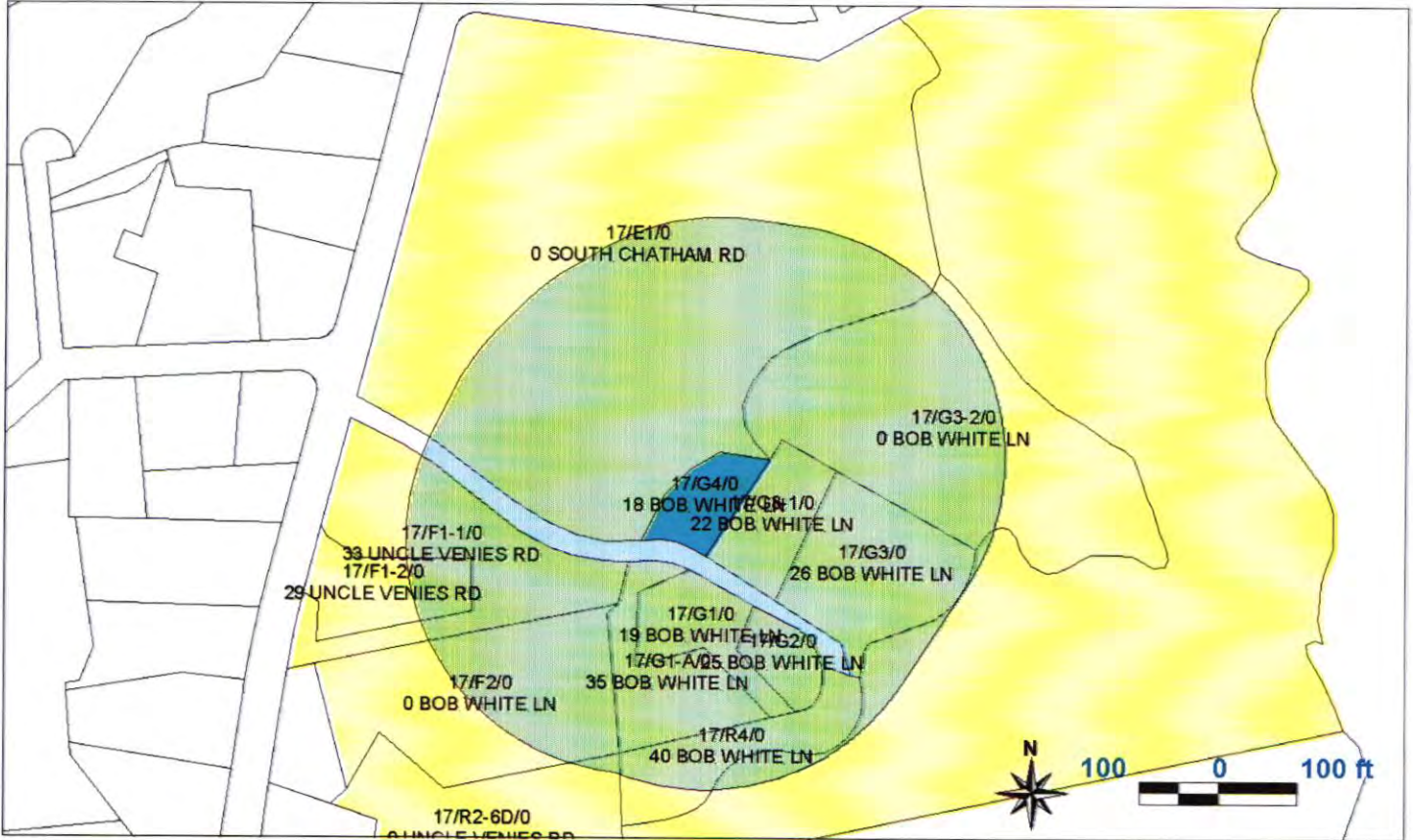
	<u>Date</u>	<u>Paid</u>	<u>Ck #</u>
Abutters Fee	\$50.00	_____	_____

Make checks payable to: Town of Harwich



TOWN OF HARWICH, MA
 BOARD OF ASSESSORS
 732 Main Street, Harwich, MA 02645

Abutters List Within 300 feet of Parcel 17/G4/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2270	17-E1-0-E	HARWICH CONSERVATION TRUST	0 SOUTH CHATHAM RD	PO BOX 101	S HARWICH	MA	02661
22766	17-F1-1-0-R	BUTLER PATRICIA D	33 UNCLE VENIES RD	5 ROLLINS PL	BOSTON	MA	02114
22768	17-F1-2-0-R	GREENBERG MARVIN DAVID & GREENBERG KATHLEEN B	29 UNCLE VENIES RD	PO BOX 1811	HARWICH	MA	02645
2272	17-F2-0-E	HARWICH CONSERVATION TRUST	0 BOB WHITE LN	PO BOX 101	S HARWICH	MA	02661
8686	17-G1-0-R	KALOGEROPOULOS TEDDY TRS KALOGEROPOULOS CAMILLE M TRS	19 BOB WHITE LN	15 KINGS ROW	N READING	MA	01884
2372	17-G1-A-0-R	MCKENZIE BETH ANN TRS ET AL MCKENZIE DONEL TRS	35 BOB WHITE LN	PO BOX 85	S HARWICH	MA	02661
8687	17-G2-0-R	IWATA JEANNE M	25 BOB WHITE LN	101 WESTLAND RD	WESTON	MA	02493
2374	17-G3-0-R	DAZZO ALBERT E TRS ET AL DAZZO BARBARA B, STEPHEN M TRS	26 BOB WHITE LN	38 EDGEWOOD RD	BEDMINSTER	NJ	07921
8688	17-G3-1-0-R	BLESS STUART R TRS ET AL CONDON RICHARD J III TRS	22 BOB WHITE LN	10 ALGONQUIN DR	NATICK	MA	01760-6095
12752	17-G3-2-0-E	HARWICH TOWN OF - CONSERVATION	0 BOB WHITE LN	732 MAIN ST	HARWICH	MA	02645
2375	17-G4-0-R	MANN ABEL MICHELLE MARIE	18 BOB WHITE LN	15 METACOMET RD	WABAN	MA	02468
2273	17-R2-6D-0-E	HARWICH CONSERVATION TRUST	0 UNCLE VENIES RD	PO BOX 101	S HARWICH	MA	02661
2386	17-R4-0-R	DORSMAN PETER & DORSMAN COLLEEN	40 BOB WHITE LN	11 PARK ALLEY NORTH	SARATOGA SPRINGS	NY	12866

17-E1-0-E

HARWICH CONSERVATION TRUST
PO BOX 101
S HARWICH, MA 02661

17-F1-1-0-R

BUTLER PATRICIA D
5 ROLLINS PL
BOSTON, MA 02114

17-F1-2-0-R

GREENBERG MARVIN DAVID &
GREENBERG KATHLEEN B
PO BOX 1811
HARWICH, MA 02645

17-F2-0-E

HARWICH CONSERVATION TRUST
PO BOX 101
S HARWICH, MA 02661

17-G1-0-R

KALOGEROPOULOS TEDDY TRS
KALOGEROPOULOS CAMILLE M TRS
15 KINGS ROW
N READING, MA 01864

17-G1-A-0-R

MCKENZIE BETH ANN TRS ET AL
MCKENZIE DONEL TRS
PO BOX 85
S HARWICH, MA 02661

17-G2-0-R

IWATA JEANNE M
101 WESTLAND RD
WESTON, MA 02493

17-G3-0-R

DAZZO ALBERT E TRS ET AL
DAZZO BARBARA B, STEPHEN M TRS
38 EDGEWOOD RD
BEDMINSTER, NJ 07921

17-G3-1-0-R

BLESS STUART R TRS ET AL
CONDON RICHARD J III TRS
10 ALGONQUIN DR
NATICK, MA 01760-6095

17-G3-2-0-E

HARWICH TOWN OF - CONSERVATION
732 MAIN ST
HARWICH, MA 02645

17-G4-0-R

MANN ABEL MICHELLE MARIE
15 METACOMET RD
WABAN, MA 02468

17-R2-6D-0-E

HARWICH CONSERVATION TRUST
PO BOX 101
S HARWICH, MA 02661

17-R4-0-R

DORSMAN PETER &
DORSMAN COLLEEN
11 PARK ALLEY NORTH
SARATOGA SPRINGS, NY 12866

TOWN OF HARWICH
Building Department
732 Main Street
Harwich, MA 02645



Telephone: (508) 430-7506

Fax: (508) 430-4703

By First Class Mail

March 28, 2023

Michele Abel
18 Bob White Lane
Harwich, MA 02562

Re: Zoning Relief Required
Building Permit Application BP-23-288
18 bob White Lane, Harwich, MA (Map 17, Parcel G-4)
Zoning District R-M

Dear Michele Abel:

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by Bracken Engineering Inc. dated March 1, 2023

Harwich Zoning Bylaw §325-54 "Nonconforming structures and uses."

Should you desire to proceed with the project, you must first apply for the foregoing relief; this letter shall serve as a referral to the Board for the same. Copies of the necessary zoning forms and applications are available in the offices of the Town's Building and Planning Departments.

In the meantime, your building permit application shall be deemed 'incomplete' and the period to review and issue such permit suspended until such time as you apply for and obtain the special permit; the special permit decision issues and is filed with the Town Clerk; the applicable appeal period elapses; and you provide the Building Department a copy of the special permit decision as recorded with the Barnstable Registry of Deeds or, as applicable, the Barnstable Registry District.

I also reserve the right, should you not expeditiously and continuously proceed with obtaining the required zoning relief or otherwise withdraw the building permit application, to deny the building permit application for incompleteness, or inconsistency with zoning, or both.

Further, be advised that, subject to obtaining the required permits and after construction, you will be required to submit a final as-built plan to the Building Department certifying that the project complies with the approved plans and all applicable dimensional requirements under town zoning.

This correspondence also serves as a zoning determination under Section 7 of Massachusetts General Laws Chapter 40A, which may be appealed by a 'person aggrieved' under Sections 8 & 15 of Massachusetts General Laws Chapter 40A.

Please feel free to contact the Building Department to discuss further, as necessary.

Respectfully,



Jack Mee
Harwich Building Commissioner

Cc: File

GENERAL NOTES:

WORK

A. 1.1 OWNERS agree that said plans are conceptual and provisional only and may be subject to approval of execution by a General Contractor, Engineer, other professionals and/or subject to approval and permits by OWNERS local city/town agencies. OWNER understands that Plans are subject to change as work progresses and Designs by SPB is not liable for pre-existing, unknown or unanticipated issues related to construction and/or execution of the Plans. Designs by SPB is not liable for any cost related to such matters and/or changes to execution of Plans or construction.

1.2 OWNERS further understand that Designs by SPB is a design specialist and is not a registered architect. OWNERS agree to have all Plans reviewed and approved by OWNER or its agent or general contractor or construction contractor prior to performance of construction. Designs by SPB shall not be liable for costs should the scope of work, construction or Plans require changes, revisions, or amendments. Designs by SPB strongly recommends that Plans used by OWNERS in conjunction with professionals, including but not limited to, licensed construction professionals, general contractor, and engineer. Should OWNER fail to use Plans in conjunction with the recommended professionals, OWNER understands and assumes all risk regarding the execution of such Plans.

CHANGE ORDERS

2.1 All changes and deviations in the Plans, including cost, credit or debt, must be set forth in a Change Order agreed upon and signed by the OWNERS and Designs by SPB (hereinafter called "Change Order"). A Change Order concerning any portion of the Plan must be in advance of the performance of that specific portion of the work and at the OWNERS expense, if any, shall be paid at the time the Change Order is signed by all parties.

2.2 OWNERS understand that additional expenses may be incurred in excess of the amount of the estimated original cost due to hidden or unknown contingencies, changes, permits, or the like that may occur during the process, preparation and/or performance of construction. In the event that such hidden, unknown contingencies or changes shall arise requiring revised Plans or design changes, Designs by SPB and OWNERS shall execute a Change Order with respect to the same in advance of the performance of work by Designs by SPB.

REFER TO 2015 IRC
& 9TH EDITION MASSACHUSETTS CODE



PROPOSED LEFT ELEVATION



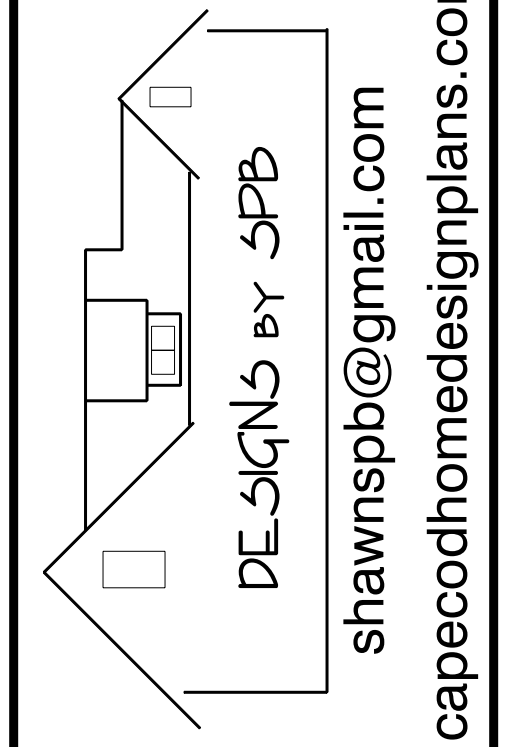
PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION



shawnsb@gmail.com
capecodhomedesignplans.com

DESIGNS BY SPB
RESIDENTIAL/COMMERCIAL
DESIGN & CONSULTING
POCASSETT, MA.
(508)495-2881

CUSTOM HOME REDESIGN
ABEL RESIDENCE
18 BOB WHITE LANE
HARWICH, MA

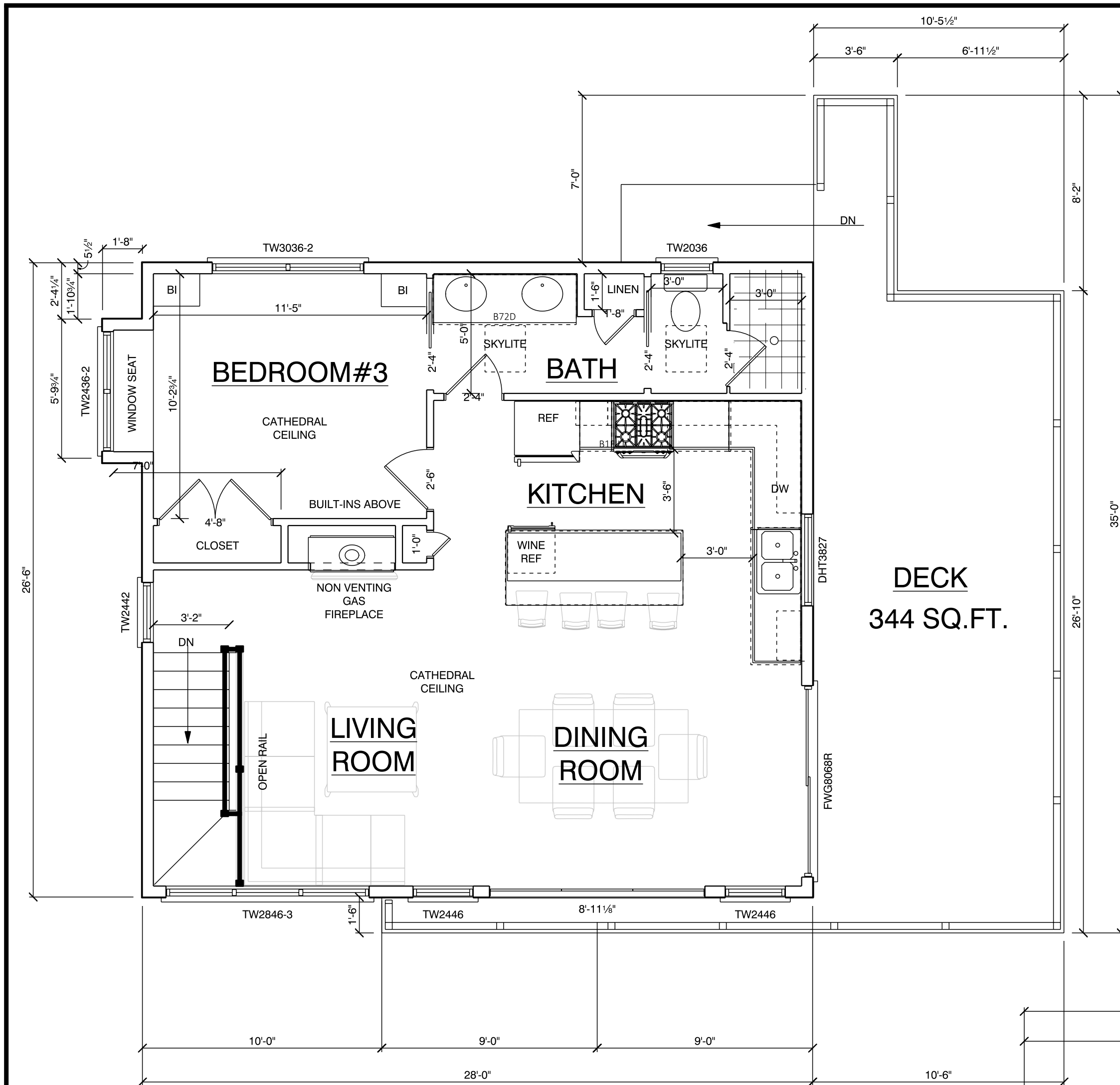
PLAN DATE: 2-10-23

DRAWN BY: SPB

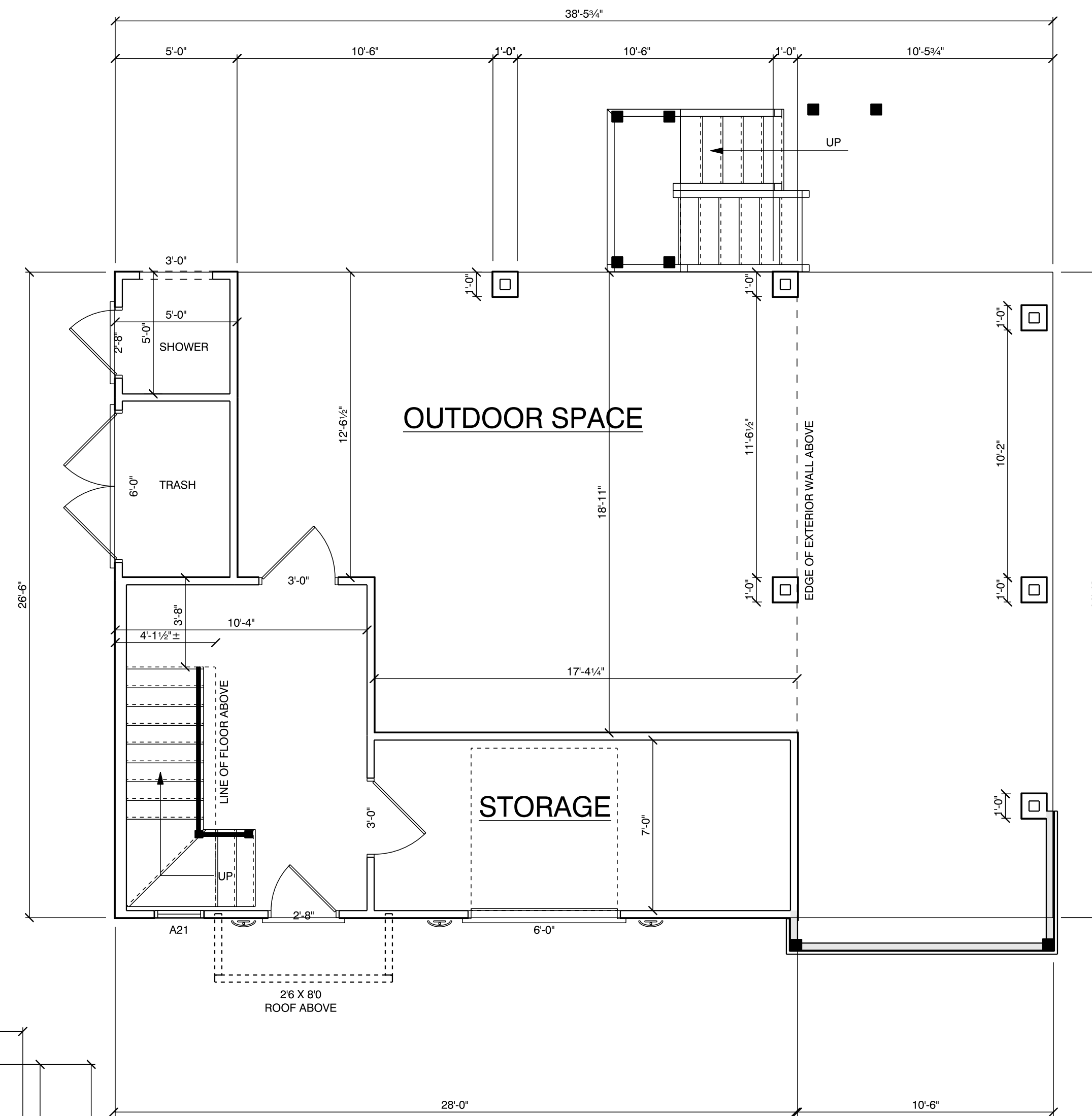
REVISIONS:

SCALE: 1/4"=1'-0"
UNLESS NOTED

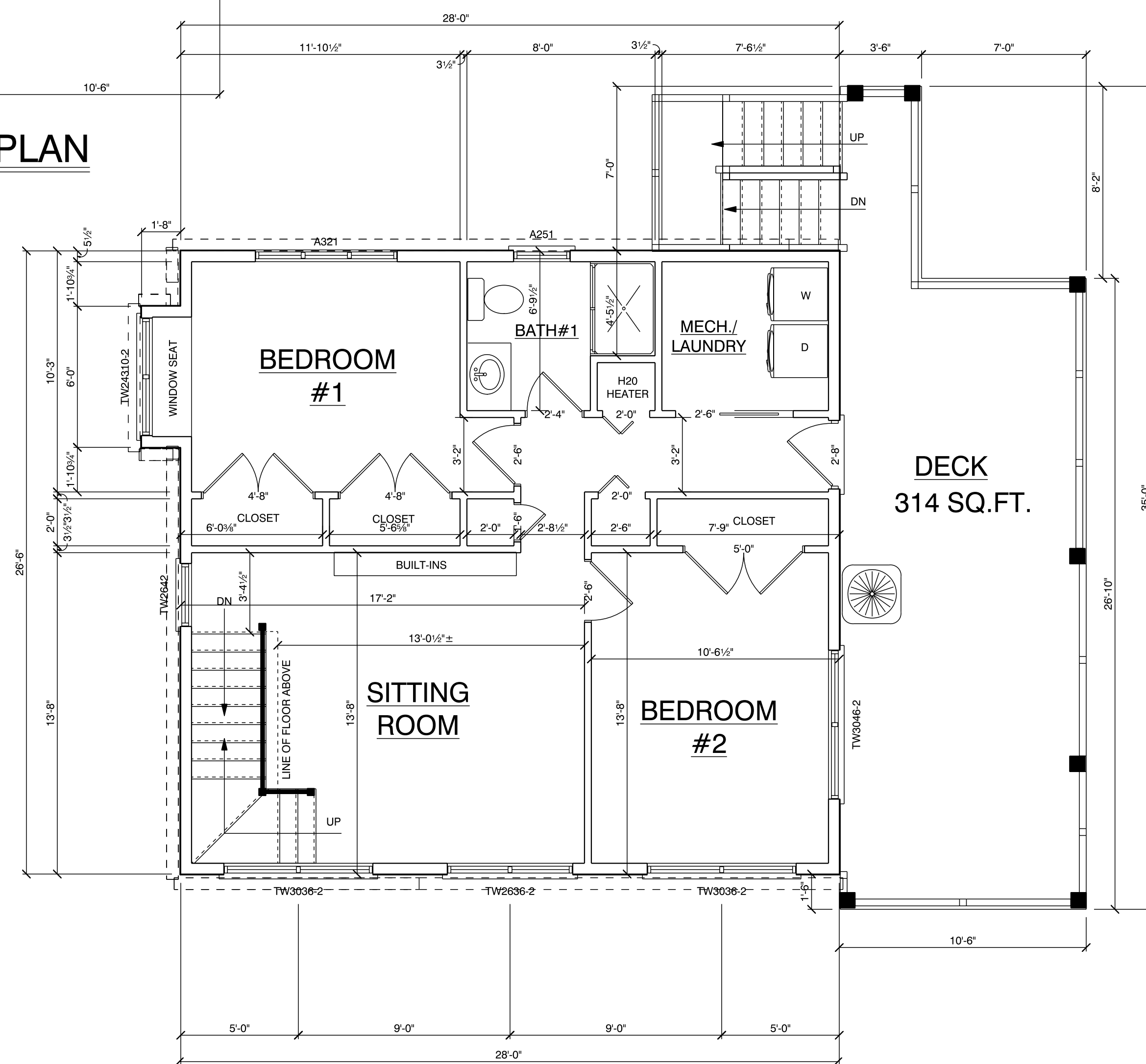
A1



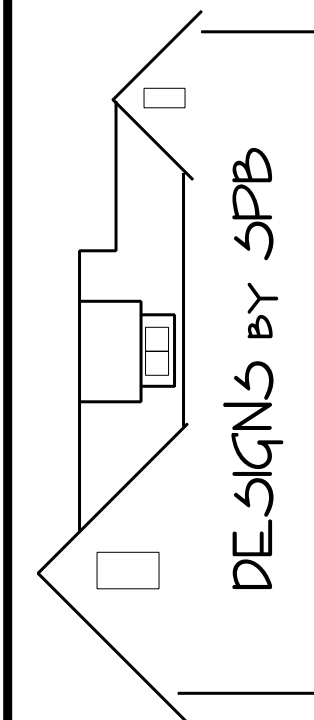
PROPOSED SECOND FLOOR PLAN



PROPOSED LOWER LEVEL PLAN



PROPOSED FIRST FLOOR PLAN



shawnsyb@gmail.com
capecodhomedesignplans.com

DE.SIGN.S by SPB
RESIDENTIAL/COMMERCIAL
DESIGN & CONSULTING
POCASSET, MA.
(508)495-2881

CUSTOM HOME REDESIGN
ABEL RESIDENCE
18 BOB WHITE LANE
HARWICH, MA

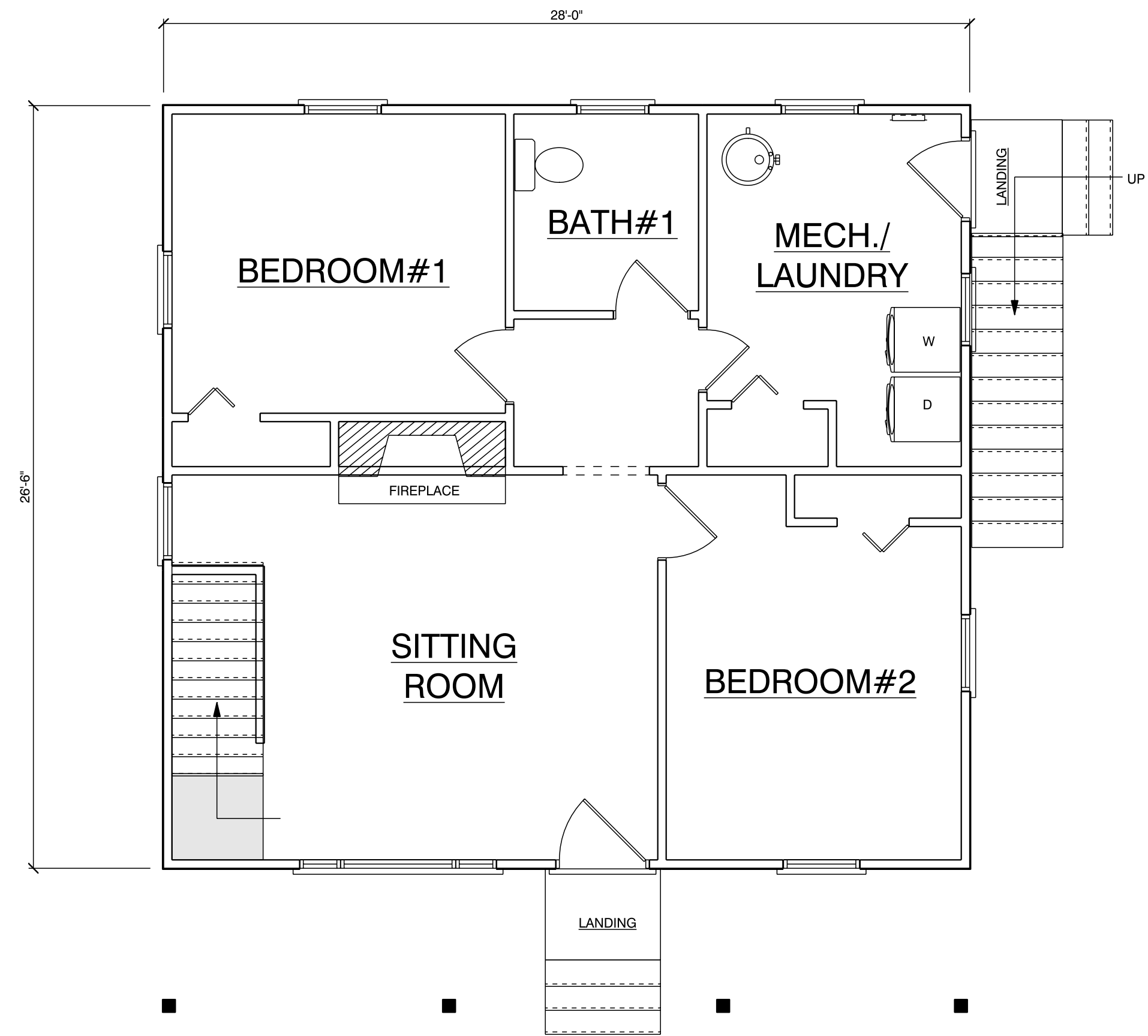
PLAN DATE: 2-10-23

DRAWN BY: SPB

REVISIONS:

SCALE: 1/4"=1'-0"
UNLESS NOTED

A2



EXISTING SECOND FLOOR LAYOUT

EXISTING FIRST FLOOR LAYOUT

CUSTOM HOME REDESIGN

ABEL RESIDENCE

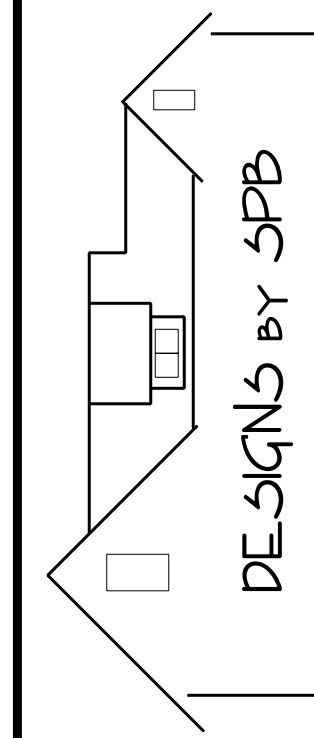
18 BOB WHITE LANE
HARWICH, MA

PLAN DATE: 2-10-23

DRAWN BY: SPB

REVISIONS:

SCALE: 1/4"=1'-0"
UNLESS NOTED



DE_SIGNS BY SPB

shawnsbp@gmail.com

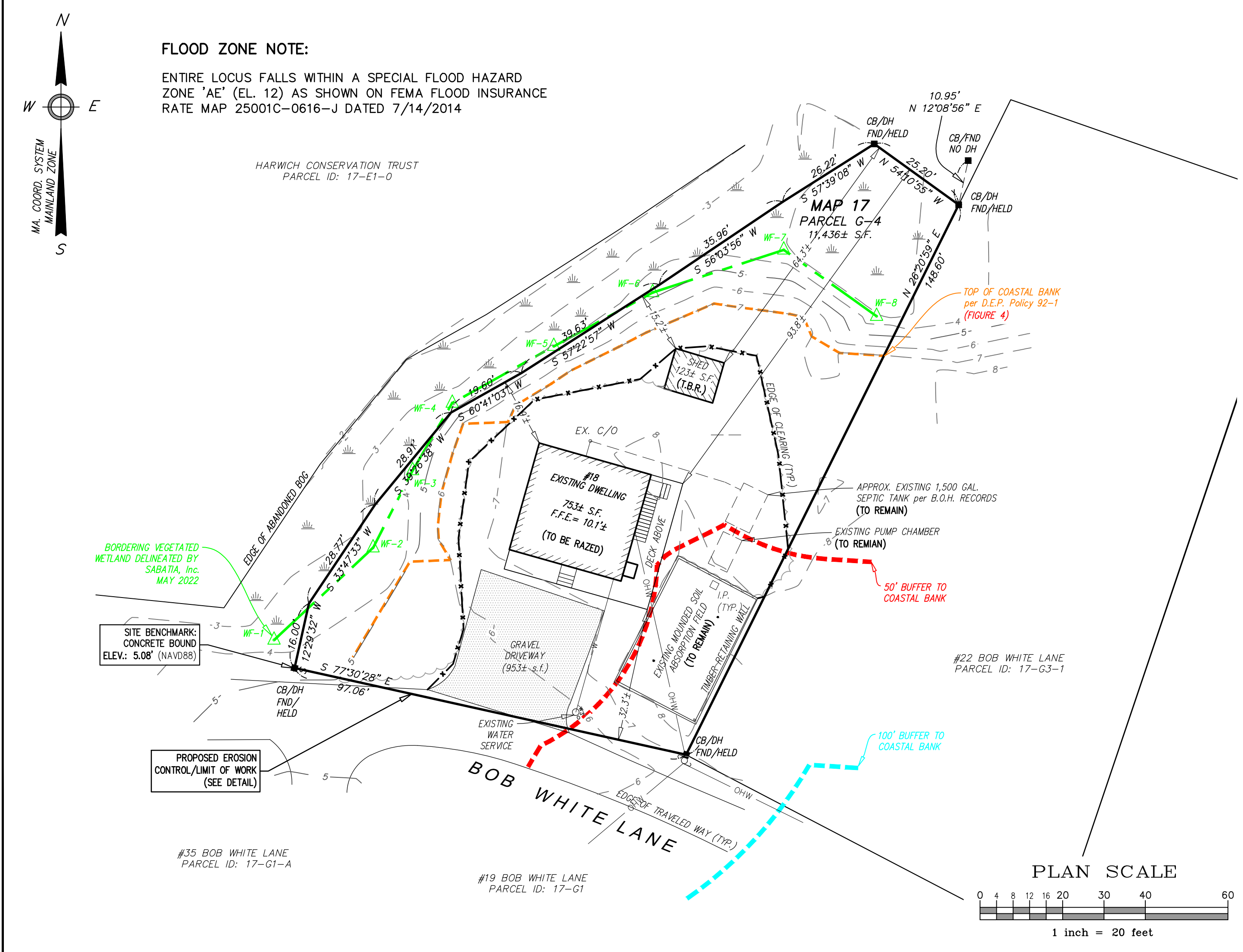
capecodhomedesignplans.com

DE_SIGNS BY SPB
RESIDENTIAL/COMMERCIAL
DESIGN & CONSULTING

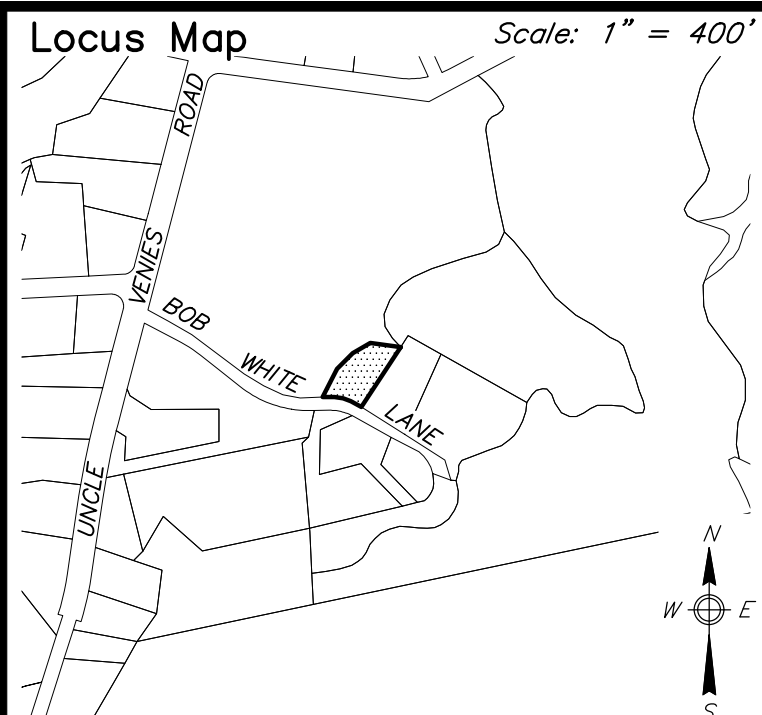
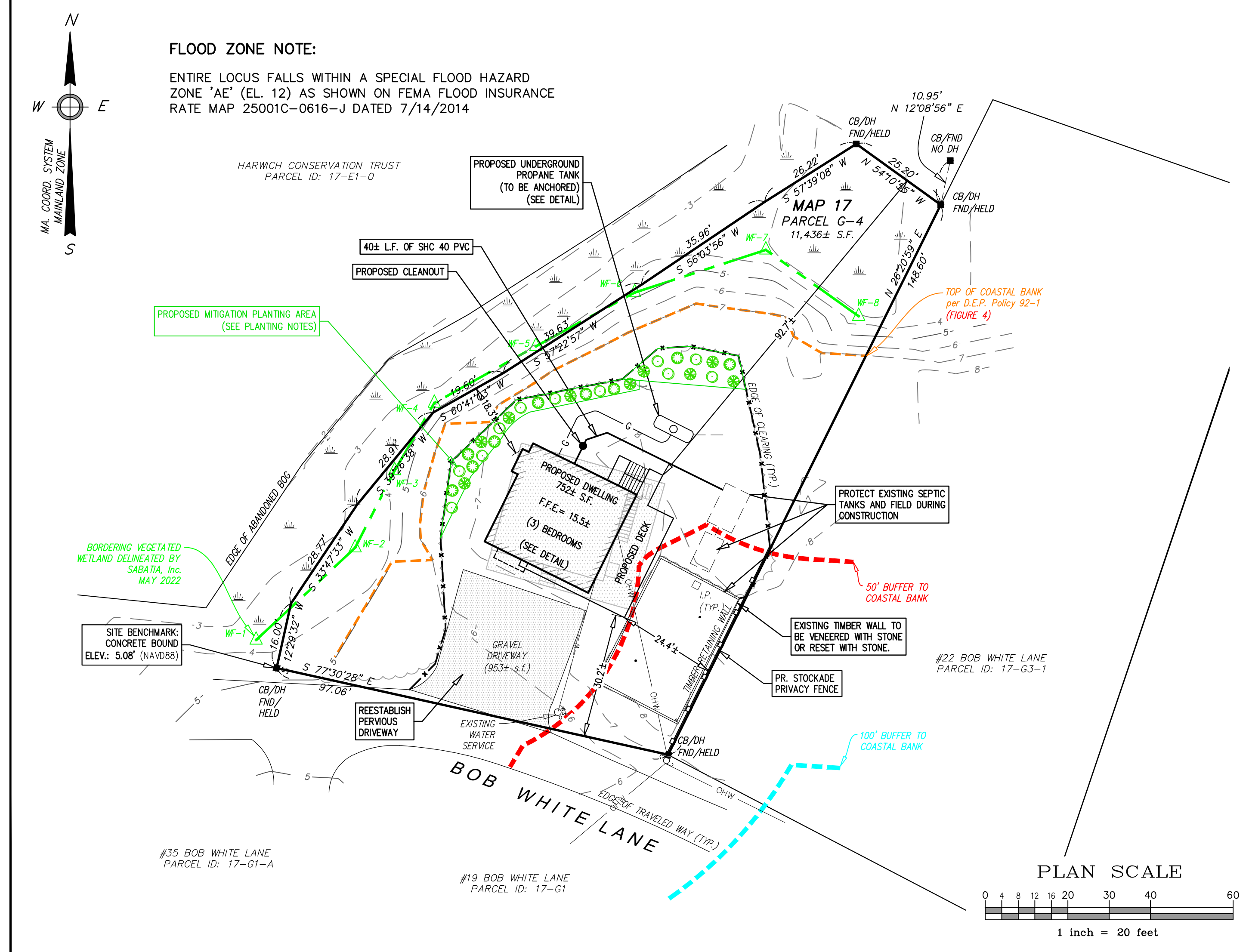
POCASSET, MA.
(508)495-2881

A3

EXISTING CONDITIONS / DEMOLITION



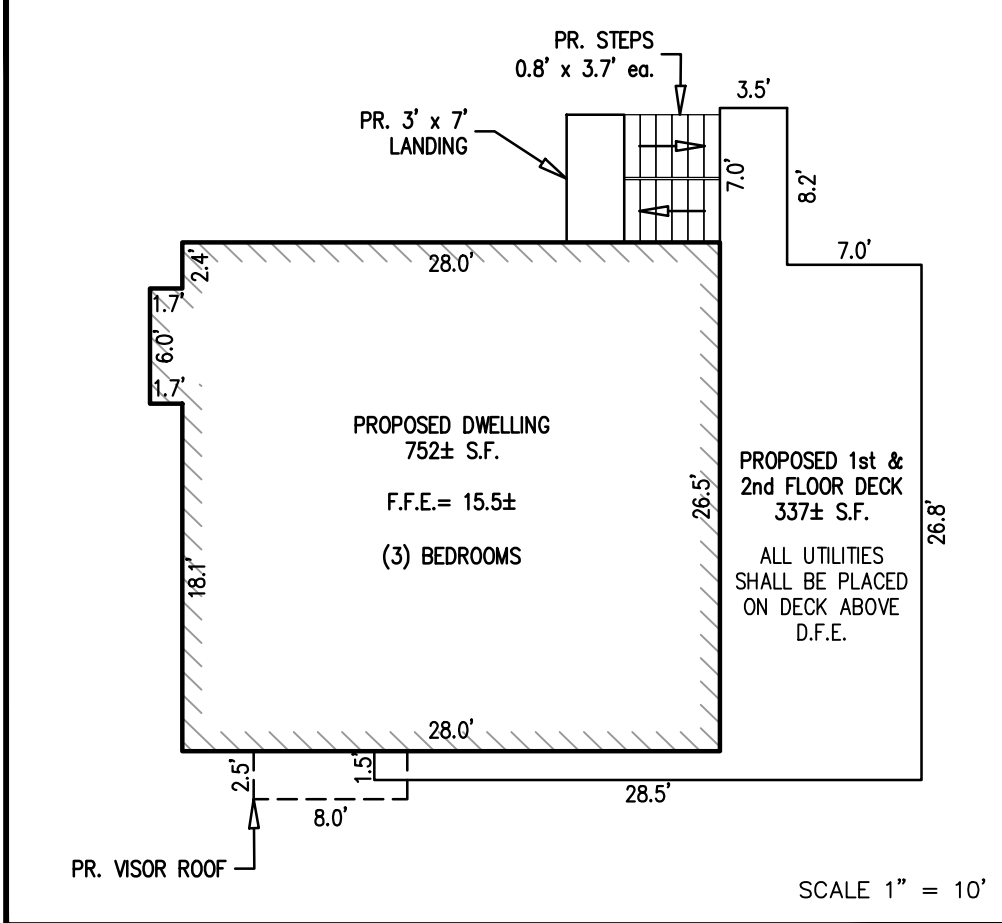
PROPOSED CONDITIONS



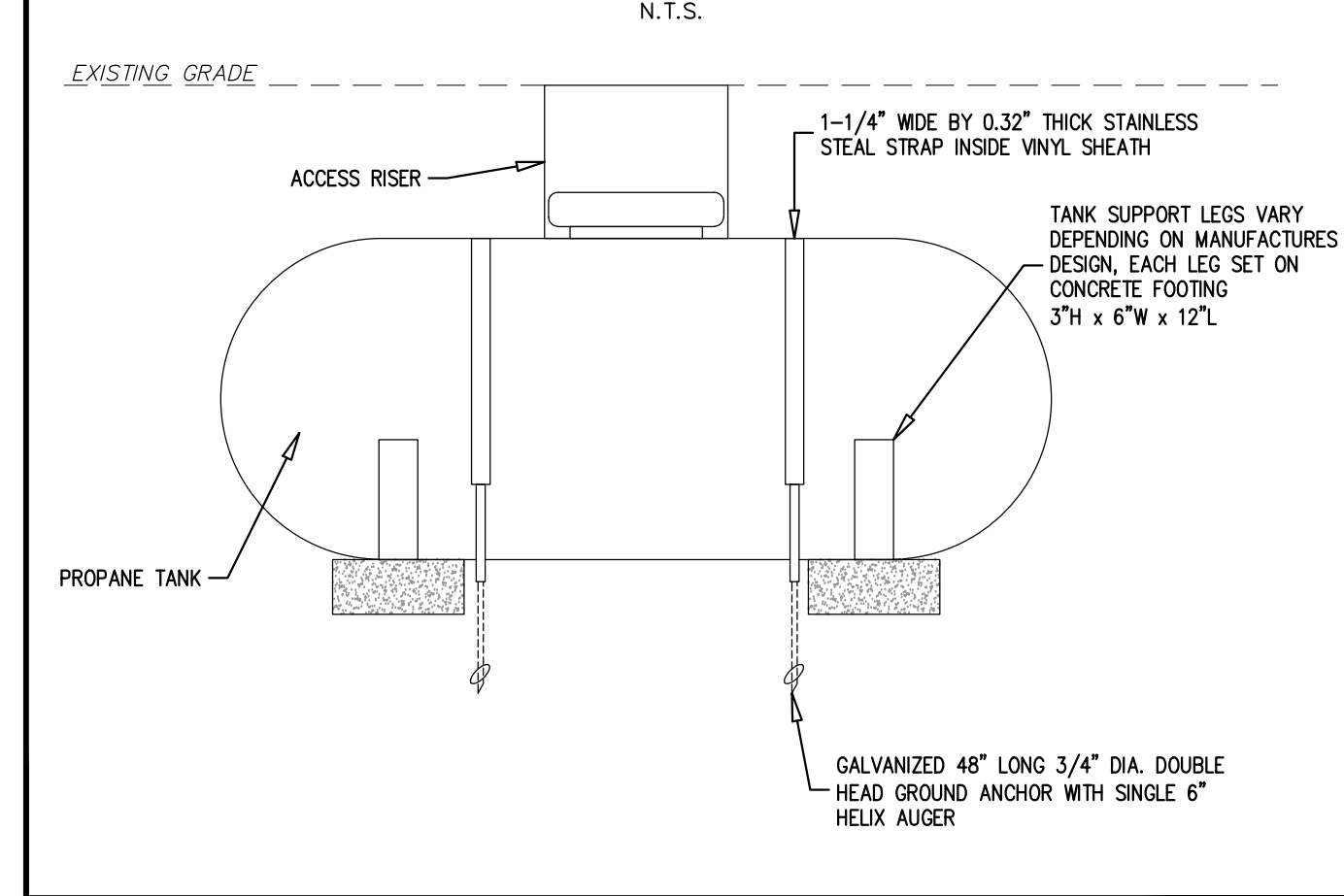
Notes

- LOCUS: #18 BOB WHITE LANE MAP 17 PARCEL G-4
- OWNER: MICHELLE MARIE MANN ABEL 15 METACOMET ROAD WABAN, MA 02468
- DEED REF: Bk: 34293 Pg: 42
- PLAN REF: No Plan on Record
- LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE 'AE' (EL. 12) D.F.E. (EL. 13) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25001C-0616-J dated 07/14/2014.
- LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE AND PRIORITY HABITATS OF RARE SPECIES.
- LOCUS DOES NOT FALL WITHIN A ZONE II WELHEAD PROTECTION AREA.
- ALL UTILITY EQUIPMENT, AIR CONDITIONING UNITS AND GENERATOR SHALL BE ELEVATED ABOVE THE DESIGN FLOOD ELEVATION (D.F.E.) EL. 13. DESIGN FLOOD IS CALCULATED AS FOLLOWS: FLOOD ZONE ELEVATION 12 (+1) = D.F.E. EL. 13.
- ALL STRUCTURAL COMPONENTS PLACED BELOW ELEVATION 13 SHALL BE CONSTRUCTED OF WATERPROOF MATERIALS.
- INSTALL A MINIMUM OF 1 SMARTVENT FLOOD VENT FOR EVERY 200 S.F. OF ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION 13. FLOOD VENTS TO BE INSTALLED WITHIN 1-FOOT OF EXISTING GRADE ON OPPOSING WALLS. MINIMUM OF (2) VENTS REQUIRED.
- CONTRACTOR TO COORDINATE THE REMOVAL AND REPLACEMENT OF WATER SERVICE WITH THE TOWN OF HARWICH WATER DEPARTMENT. PROPOSED WATER SERVICE IS TO BE SLEEVED WITHIN 10' OF ANY SEPTIC COMPONENTS UNLESS OTHERWISE SHOWN ON THE PLAN.
- LOCUS IS SUBJECT TO A VARIANCE WITH THE TOWN OF HARWICH BOARD OF HEALTH RECORDED AT THE BARNSTABLE COUNTY REGISTER OF DEEDS IN Bk: 34166 Pg: 17.

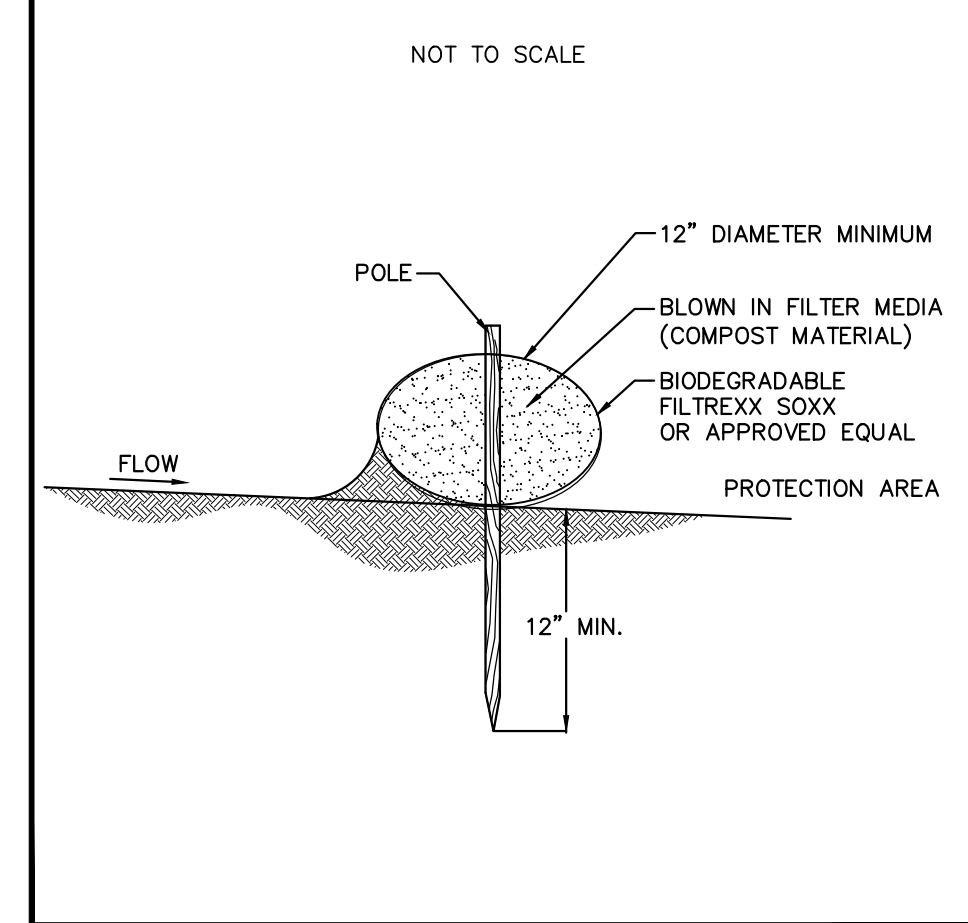
PROPOSED HOUSE DETAIL



PROPANE TANK ANCHORING DETAIL



FILTREXX SOXX BARRIER DETAIL



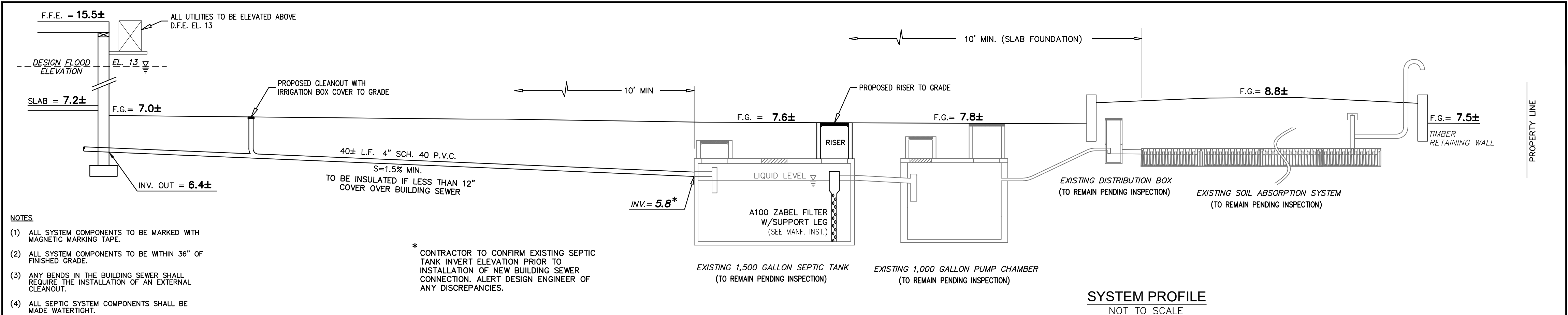
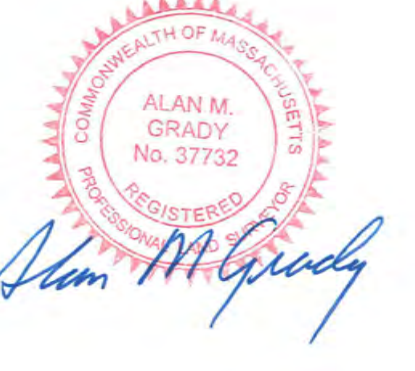
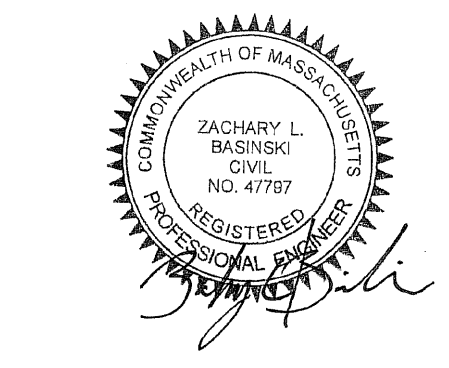
DISTURBANCE AREA CALCULATIONS

AREA OF DISTURBANCE	0-50 BUFFER (COASTAL BANK)	EXISTING	PROPOSED	CHANGE	MITIGATION REQUIRED
BUILDING	1,265 S.F.	1,144 S.F.	-121 S.F.	0 S.F.	
HARDSCAPE (DRIVEWAY)	953 S.F.	953 S.F.	0 S.F.	0 S.F.	
AREA OF DISTURBANCE	50-100 BUFFER (COASTAL BANK)				
BUILDING	2 S.F.	16 S.F.	+14 S.F.	28 S.F.	
HARDSCAPE (DRIVEWAY)	0 S.F.	0 S.F.	0 S.F.	0 S.F.	
TOTAL MITIGATION REQUIRED: 28 S.F.					
TOTAL MITIGATION PROVIDED: 450± S.F.					

ZONING SUMMARY

ZONING DISTRICT: RM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 s.f.	11,436± s.f.	11,436± s.f.
MINIMUM FRONTAGE	150'	SEE PLAN	SEE PLAN
MINIMUM FRONT YARD	25'	32.3'±	30.2'±
MINIMUM SIDE YARD	20'	16.9'±	18.3'±
MINIMUM REAR YARD	20'	93.8'±	92.7'±
LOT COVERAGE (BUILDING)	20%	11.0% (1,265 ±)	10.1% (1,160 ±)
SITE COVERAGE	35%	19.6% (2,246 ±)	18.4% (2,113 ±)
BUILDING HEIGHT	30' (MAX)	25.0±	29.2±(0)
GROSS FLR. AREA	-	1,484± S.F.	1,504± S.F.

(0) BUILDING HEIGHT MEASURED FROM DESIGN FLOOD ELEVATION (D.F.E.) EL. 13 PER SECTION 325-108(A) OF THE HARWICH ZONING BYLAW.



PLANTING TABLE

ITEM	QUANTITY	COMMON NAME	BOTANICAL NAME
11		BAYBERRY	MORELLA PENSYLVANICA
9		CAROLINA ROSE	ROSA CAROLINA
9		BEACH PLUM	PRUNUS MARITIMA

GRASS & WILDFLOWER SEED MIX

THE MITIGATION SEED MIXTURE SHALL CONTAIN THE FOLLOWING:

- AUTUMN BENTGRASS (ARGROSTIS PERENNANS)
- BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
- PURPLE CONEFLOWER (ECHINACEA PURPUREA)
- SHEEP FESCUE (FESTUCA OVINA)
- RED RESCUE (FESTUCA RUBRA)
- PATH RUSH (JUNCUS TENUIS)
- BLACK-EYED SUSAN (RUDBECKIA HIRTA)
- LITTLE BLUESTEM GRASS (SCHIZACHYRIUM SCOPARIUM)

GRASS & WILDFLOWER SEED MIX SHALL BE SPREAD ACROSS ANY DISTURBED AREAS AND AROUND ALL OF THE PROPOSED PLANTINGS UNLESS OTHERWISE NOTED ON THE PLAN.

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD BUZZARDS BAY, MA 02532
(tel) 508.833.0070 (fax) 508.833.2282

19 OLD SOUTH ROAD NANTUCKET, MA 02554
(tel) 508.325.0044 (www.brackeneng.com)

PROPOSED SITE PLAN IN HARWICH, MA

Prepared For:
MICHELLE MARIE MANN ABEL
#18 BOB WHITE LANE
MAP 17 PARCEL G-4

No.	Date	Revision Description	By
3	5/22/23	REVISE PLANTING LIST	JPH
2	5/04/23	REMOVE POOL & FIRE PIT AREA, REMOVE PROPOSED SEPTIC ITEMS, REVISE AREA CALC/S/MITIGATION REQUIREMENTS	JPH
1	3/15/23	ADD BOARD OF HEALTH VARIANCE REQUESTS	JPH

No. Date Revision Description By

Date: MARCH 1, 2023 Drawn: JPH/BEI Checked: ZLB/AMG Sheet: 1 of 1