



RECEIVED  
TOWN CLERK  
HARWICH, MA

2023 AUG 24 7:32 AM  
732 Main Street, Harwich, Massachusetts 02645

282023-30

Case #

**TOWN OF HARWICH**

**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:

- (X) Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
- (X) Application for a Variance from requirements of the Harwich Zoning By-Law.
- (X) 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:

10 Aaron's Way aka 185 Pleasant Lake Avenue, Harwich, MA 02645. Said property is further described on

Assessor's Map #60 and Parcels # G7-8-0 and G1-2 (now 1 Lot as of 4/2/23) located in the R-M Zoning District as shown on the attached plan.

Describe Petition/Appeal: See attached

Relief requested - Cite specific Bylaw Section(s): See attached correspondence from Building Commissioner.

Signature of Owner (or Agent) [Signature] Date 8/24/23  
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name Aaron T. Gingras and Debrah J. Gingras Phone No. 508-432-1643

Mailing Address: 204 Oak Street, Harwich, MA 02645

Agent Name: William D. Crowell, Esq. Phone No. 508-432-1643

Mailing Address: 466 Main Street, Harwich Port, MA 02646

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.**

Name of Applicant: Aaron T. Gingras and Debrah J. Gingras

Address of Property: 10 Aaron's Way aka 185 Pleasant Lake Avenue, Harwich, MA 02645

Zoning District: R-M

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes \_\_\_\_\_ No X

If Yes, specify District(s): \_\_\_\_\_

Year Structure(s) Built: \_\_\_\_\_

Name/Address of Engineer/Architect: n/a

Name/Address of Attorney: William D. Crowell, Esq., 466 Main Street, Harwich Port, MA 02646

	Required by Bylaw	Existing	Proposed
Lot Area	40,000	57,537 +/- (upland)	No change
Frontage	150'	150'	No change
Front Yard Setback	25'	196.01'	No change
Side yard Setback	20'	22.54'	No change
2 <sup>nd</sup> Side Yard Setback	20'	101.25'	No change
Rear Yard Setback	20'	81.73'	No change
Building Coverage	20%	0%	3.05%
Site Coverage	35%	0%	7.87%
Building Height	<30'	<30'	<30'
<b>If this is an Application for an Accessory Apartment, in addition to the above:</b>			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			

Form of Relief Requested: Variance

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw:

\_\_\_\_\_

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Agent's Signature:  Date: 8/24/23

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

We, Aaron T. Gingras and Debrah J. Gingras, owners of 10 Aaron's Way, Harwich, hereby authorize William D. Crowell Esq. to represent us before the Town of Harwich Zoning Board of Appeals regarding the same.

Thank you, *Aaron T. Gingras,*  
*Debrah J. Gingras*

Aaron T. Gingras and Debrah J. Gingras

The Petitioners seek a Variance from Section 325-18 of the Bylaw (copy attached) which requires a lot to have a shape number that does not exceed 22. Due to the unique shape of the subject lot as shown on the attached Certified Plot Plan dated March 28, 2023 by Paul E. Sweetser, Surveyor the Petitioners are unable to meet the shape number requirement. The inability to meet this requirement is not due to the location of the proposed dwelling or the size of the lot (all of which are conforming), it is due to the 100' wetland set-back as shown on said Plan and the narrow access portion of the lot to provide required frontage on Aaron's Way.

Consequently, due to the unique shape of the lot and unique soil conditions and topography of the lot the Petitioners have a financial hardship in that the lot would be significantly reduced in value if it is unbuildable. As can be seen from the Certified Plot Plan the lot does have 57,537 square feet of upland in addition to 66,950 square feet of bog. The minimum lot size in the RM zone is 40,000 square feet so that the lot would otherwise be buildable if it met the shape factor requirement.

Pursuant to MGLA 40A Section 10 desirable relief in the form of a Variance from the shape factor can be granted by this Board upon a finding that there would be no substantial detriment to the public good and that it would not nullify or substantially derogate from the intent or purpose of the Bylaw. Since the proposed dwelling meets all of the setback, frontage, and minimum lot size requirements, with the exception of the shape requirement, the Petitioners contention is that the relief requested would allow for the construction of a single-family residence in a residential zone on a lot that meets all of the requirements, except the shape factor, and therefore would not constitute a substantial detriment to the public good nor would it substantially derogate from the intent or purpose of the Bylaw since it will result in a single-family dwelling constructed on a lot in a residential zone.

Please also see attached Decision No. 2022-13 by this Board dated February 23, 2022 in which the Board granted a very similar Variance to the same Petitioner for a Lot on 140 Oak Street as shown on the attached Certified Plot Plan dated January 13, 2021 by Stephen A. Haas, P.E.

on the two legs. The height restrictions shall designate the distance above each point in the plane of the sight triangle.

**§ 325-18. Additional regulations.**

- A. The required minimum width of any lot hereafter laid out or created, measured along the front yard setback line, shall not be less than 80% of the required minimum lot frontage. In order to comply with the minimum square foot requirement, any lot hereafter created for building purposes must be a closed plot of land having a definite area and perimeter and having a shape number not exceeding the numerical value of 22, except that a lot may have a shape number larger than 22, provided that the site intended for building is contained within a portion of said lot, which said portion meets the zoning requirements of the area in which it is located and has a shape number not exceeding 22. The lot shape number shall be obtained by dividing the square of the lot perimeter (P), measured in feet, by the area of the lot (A), measured in square feet (i.e.,  $P^2 \div A \leq 22$ ). [Amended 5-7-2013 STM by Art. 13]
- B. In all districts where single-family dwellings are permitted, no more than one such dwelling shall be allowed on a lot.
- C. Any structure located on a corner lot shall be set back from all streets a distance equal to the front yard setback requirement in the district.
- D. At each end of a through lot, there shall be a setback depth required which is equal to the front yard depth required for the district in which each street frontage is located.
- E. On a lot used for multifamily, hotel or motel purposes, parking lots, roads, streets, tennis courts, swimming pools and like amenities and facilities shall not cover more than 15% of the area of the lot. For the purpose of this subsection, golf courses, putting greens, bowling greens and similar amenities which do not involve covering the ground with any impervious material shall not be included for the purpose of computing the total ground coverage of a project.
- F. Projections into required yards or other required open spaces are permitted, subject to the following:
- (1) Balcony or bay window, limited in total length to 1/2 the length of the building: not more than two feet.
  - (2) Open terrace or steps, stoop or similar structure, under four feet in height: up to 1/2 the required yard setback.
  - (3) Window sill, chimney, roof eave, fire escape, fire tower, storm enclosure or similar architectural structures or steps or stoops over four feet in height: not more than two feet.
- G. In any district, any permitted accessory building, use or structure shall conform to the applicable setback for the principal structure or use, except that any accessory building less than 100 square feet in area and not exceeding 12 feet in height may be set back five feet from side or rear lot lines. In all zoning districts, a shelter for persons awaiting the

COMMONWEALTH OF MASSACHUSETTS  
TOWN OF HARWICH ZONING BOARD OF APPEALS

SPECIAL PERMIT DECISION

CASE NO. 2022-13

OWNER/APPLICANT:  
AARON T. GINGRAS  
204 OAK ST  
HARWICH, MA 02645



PROPERTY: 140 OAK ST  
HARWICH PORT, MA  
MAP #60, PARCEL #R3

RM ZONING DISTRICT

CERTIFICATE #: 216698

DATE OF HEARING: FEBRUARY 23, 2022

**A TRUE COPY, ATTEST:**

**TOWN CLERK OF  
HARWICH, MASS**

DECISION

At its meeting on February 23, 2022 the Zoning Board of Appeals (the "Board") voted 5-0 to GRANT a Variance pursuant to MGL Chapter 40A §10 and Section 325-52 of the Harwich Zoning Bylaw from the applicable shape number requirements contained in Section 325-18A of the Harwich Zoning Bylaw. The above-mentioned property is located at 140 Oak St. in the RM Zoning District.

Members of the Board sitting and voting on this Appeal: David Ryer, Al Donoghue, James Armstrong, Brian Sullivan and Joe Beasley.

PROCEDURAL HISTORY

1. On January 20, 2022, the Applicant submitted a request for a Variance. The Application materials included a Certified Plot Plan by Stephen P Haas, PE dated 1/13/21, building plans by PFC Corporation dated 11/19/2021, pages 1-20 and Land Court Plan 43402B.
2. A duly advertised public hearing on the Application was held on February 23, 2022.

FACTS AND EVIDENCE PRESENTED: The Applicant and his Agent, Attorney William Crowell, presented their case and noted that the bylaw regarding shape number requirements is meant for larger divisions, not single lots. Also, the lot has both a unique shape and unique topography, as there are wetlands on the property. The lot meets all other requirements. They argued that the lot meets all other requirements for the RM Zoning District and the project satisfies the statutory requirements for a Variance.

The Board, after review of the facts, plans, application and evidence presented at this hearing and after deliberations on the same made the following findings:

1. The statutory conditions exist to grant the variance: in particular and without limitation, the shape number requirements under the Harwich Zoning Bylaw create a hardship for the Applicant, in that the lot would be unbuildable if the shape number requirements had to be met due to the unique shape of the lot. The lot would otherwise comply with requirements of the RM

Zone in which it sits, so the request is not in substantial derogation to the Bylaw or to the public good.

During the aforesaid public hearing, the following documents, plans and other materials were reviewed by The Board:

- A Certified Plot Plan by Stephen P Haas, PE dated 1/13/21.
- Building plans by PFC Corporation dated 11/19/2021, pages 1-20.
- Land Court Plan 43402B.
- A duly advertised hearing on 2/23/2022.
- A letter dated 6/15/2021 by the Harwich Building Official denying the Building Application.

The Board, after viewing the Property in question and after review of the facts, plans, application and evidence presented at this hearing and after deliberations on the same made the following findings:

1. The Board has the authority to grant the Variance requested in this application.
2. The proposed project not be substantially more detrimental to the neighborhood than the current structures because it will not create any additional negative impacts with respect to traffic, noise, odor or congestion.
3. The Bylaw, MGL Chapter 40A Deadrick, Gale and related cases apply as there will be an intensification of one or more existing non-conformities, no new non-conformity and no substantial detriment to the entire neighborhood.
4. Any relief not expressly granted hereunder is hereby denied.

Based upon the aforementioned findings, Mr. Donoghue moved and Mr. Bailey seconded the motion that the Board grant a Variance pursuant to MGL Chapter 40A §10 and Section 325-52 of the Harwich Zoning Bylaw from the applicable shape number requirements contained in Section 325-18A of the Harwich Zoning Bylaw for the property located at 140 Oak St., Map 60, Parcel R3, in the RM Zoning District.

Said grant and approval are subject to the following:

- 1) That for the life of the approved project, all construction vehicles will be parked on the Applicant's property and not on any public street or road;
- 2) A violation of the terms and conditions of this Special Permit may be enforced as a violation of the Harwich Zoning Bylaw pursuant to G.L. c 40A, Sec. 7 and the Harwich Zoning Bylaw, as these may be amended from time to time.

The Board voted unanimously in favor. Vote: 5-0-0

**VOTING IN FAVOR**

Mr. Al Donoghue  
Mr. Brian Sullivan  
Mr. James Armstrong  
Mr. David Ryer  
Mr. Joe Beasley

**VOTING IN OPPOSITION:**

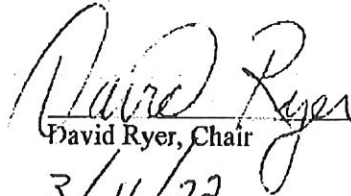
None

Copies of this Decision and all plans referred to in the Decision have been filed with the offices of the Zoning Board and Town Clerk.

The Variance shall lapse at the end of one (1) year from the date of filing of this Decision in the office of the Town Clerk, which shall not include such time required to pursue or await the determination of an appeal referred to in Massachusetts General Laws Chapter 40A, Section 17 from the grant thereof, if a substantial use thereof has

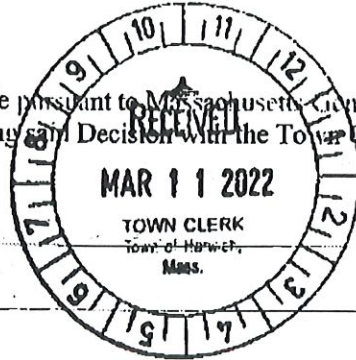


not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.

  
\_\_\_\_\_  
David Ryer, Chair  
3/11/22

*Continued on the following page*

Any appeal from this Special Permit Decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within twenty (20) days of the date of filing said Decision with the Town Clerk.



This Decision has been filed with the Town Clerk on: \_\_\_\_\_

20 day period elapses:

MAR 22 2022

*James Muller*  
Town Clerk

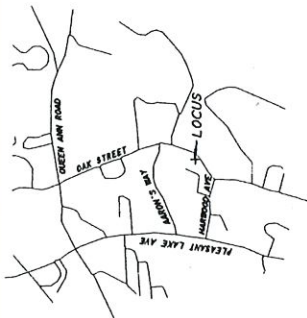
This is to certify that twenty days have elapsed after this Decision was filed in my office and  no appeal \_\_\_\_\_ an appeal has been filed.

Date Appeal filed (as applicable): \_\_\_\_\_



*James Muller*  
Town Clerk

Date: March 22, 2022



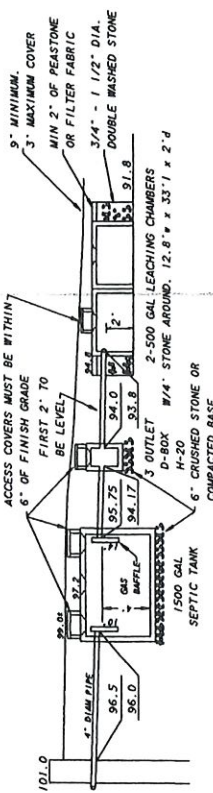
**LOCUS MAP**

**GENERAL NOTES:**

- THIS PLAN IS FOR THE DESIGN AND CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM AND PERMITTING PURPOSES ONLY.
- VERTICAL DATUM IS ASSUMED. FOR BENCH MARKS SET. SEE SITE PLAN.
- ALL CONSTRUCTION METHODS AND MATERIALS AND MAINTENANCE OF THE SEPTIC SYSTEM SHALL CONFORM TO MASS. D.E.P., TITLE 5 AND LOCAL BOARD OF HEALTH REGULATIONS.
- ALL SEPTIC SYSTEM COMPONENTS LOCATED UNDER AREAS SUBJECT TO VERTICAL TRAFFIC OR GREATER THAN 3" IN DEPTH SHALL BE CAPABLE OF WITHSTANDING H-20 WHEEL LOADS.
- ALL SENEER PIPE SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL.
- SEPTIC TANK AND D-BOX SHALL BE REINFORCED PRECAST CONCRETE OR APPROVED POLYETHYLENE. BOTH SHALL BE WATER-TIGHT. D-BOX SHALL BE WATER TESTED FOR LEVEL WHEN THERE IS MORE THAN ONE OUTLET.
- BEFORE CONSTRUCTION CALL "DIG-SAFE". 1-888-DIG-SAFE AND THE LOCAL WATER DEPT. FOR LOCATION OF UNDERGROUND UTILITIES.
- SEPTIC SYSTEM INSTALLER SHALL NOTIFY THE DESIGN ENGINEER TWO DAYS PRIOR TO CONSTRUCTION OF THE SYSTEM TO ALLOW FOR SCHEDULING OF THE CONSTRUCTION INSPECTIONS.
- NO DETERMINATION HAS BEEN MADE AS TO COMPLIANCE WITH DEED RESTRICTIONS OR ZONING REGULATIONS. IT SHALL REMAIN THE CLIENTS RESPONSIBILITY TO OBTAIN ALL PERMITS. SPECIAL PERMITS, VARIANCES ETC. FOR THIS PROJECT.
- IT SHALL REMAIN THE CLIENT'S RESPONSIBILITY TO HAVE THE PROPOSED BUILDING FOUNDATION DESIGNED TO ACCOUNT FOR THE EXISTING GRADE AND SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED BUILDING.

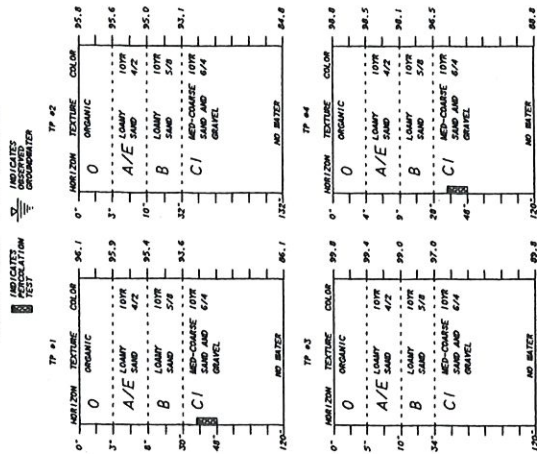
**ZONING DISTRICT RM. FLOOD ZONE X. MINIMAL FLOOD HAZARD**

DIMENSIONS:	REQUIRED	PROPOSED
STREET YARD, FRONT	25 FT	26 FT
LEFT SIDE YARD	20 FT	23 FT
RIGHT SIDE YARD	20 FT	26 FT
STREET YARD, BACK	25 FT	26 FT
AREA	40,000 SF	65,103 SF
		40,100 UP
		25,003 UP



**PROFILE: NOT TO SCALE**

**SOIL TEST PIT DATA**



DATE: APRIL 12, 2018  
 TEST BY: STEPHEN HALLS  
 WITNESSED BY: JOHN CHATHAM  
 PERC RATE: 1.2 MIN/INCH

**INVERT ELEVATIONS:**

INVERT AT BUILDING:	96.5
INVERT IN SEPTIC TANK:	95.0
INVERT OUT SEPTIC TANK:	95.75
INVERT IN DIST. BOX:	94.17
INVERT OUT DIST. BOX:	94.0
INVERT IN LEACH CHAMBER:	93.8
BOTTOM OF LEACH CHAMBER:	91.8
ADJUSTED GROUND WATER:	N/A
OBSERVED GROUND WATER:	N/A
BOTTOM OF TEST HOLE #2:	84.8

**DESIGN CRITERIA:**

DESIGN FLOW:  
 4 BEDROOMS AT 110 G.P.D. PER BEDROOM EQUALS 440 G.P.D.  
 NO GARBAGE GRINDER  
 SEPTIC TANK REQUIRED:  
 440 G.P.D. X 200X = 880 GAL.  
 SEPTIC TANK PROVIDED: 1500 GAL., MIN.  
 SOIL ABSORPTION SYSTEM REQUIRED:  
 DESIGN PERC RATE < 5 MIN/INCH  
 SOIL TEXTURAL CLASS = I  
 EFFLUENT LOADING RATE = 0.74 GPD/SF  
 440 GPD / 0.74 GPD/SF = 595 S.F. REQUIRED  
 PROVIDED: 2-500 GAL LEACHING CHAMBERS  
 3/4" STONE AROUND. A-606 S.F.  
 606 S.F. x 0.74 = 448 G.P.D.



LOT 1  
 40,100± S.F. UPLAND  
 25,003± S.F. WETLAND

**TOWN OF HARWICH**

*Building Department*  
732 Main Street  
Harwich, MA 02645



Telephone: (508) 430-7506

**By First Class Mail**

August 23, 2023

Aaron Gingras  
10 Aaron's Way  
Harwich, MA 02645

Re: Zoning Relief Required  
10 Aaron's Way, Harwich, MA (Assessor's Map 60, Parcel G1-2 & G7-8)  
Zoning District R-M

Dear Aaron Gingras,

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by Paul E. Sweetser PLS. dated 3/28/2023 we cannot issue without relief listed below.

*Harwich Zoning Bylaw §325-18, Additional regulations (lot shape)*

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.

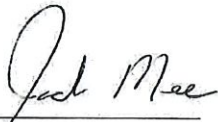
The Town reserve the right, should you not expeditiously and continuously proceed with obtaining the required zoning relief or otherwise withdraw the building permit application, to deny the building permit application for incompleteness, or inconsistency with zoning, or both.

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.

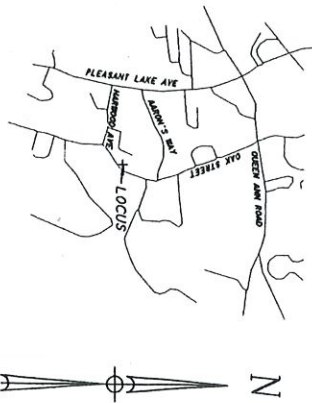
Please feel free to contact the Building Department to discuss further, as necessary.

Respectfully,

A handwritten signature in cursive script that reads "Jack Mee". The signature is written in dark ink and is positioned above a horizontal line.

Jack Mee  
Harwich Building Commissioner

Cc: Attorney William Crowell, File

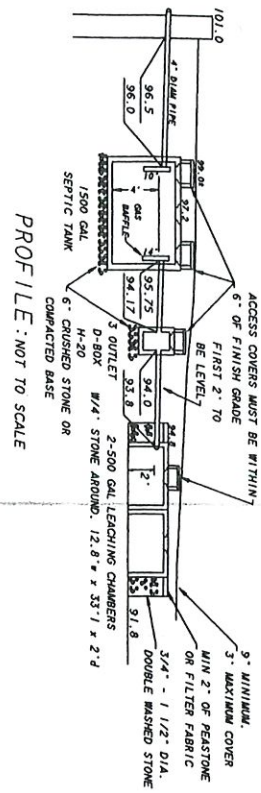


LOCUS MAP

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ZONING DISTRICT RM. FLOOD ZONE X. MINIMAL FLOOD HAZARD		
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LEFT SIDE YARD	20 FT	23 FT
RIGHT SIDE YARD	20 FT	26 FT
STREET YARD, BACK	25 FT	26 FT
AREA	40,000 SF	65,103 SF
FRONTAGE	150 FT	675.54 FT
BUILDING COVERAGE	20%	5.4% OF UPLAND
TOTAL SITE COVERAGE	35%	8.2% OF UPLAND



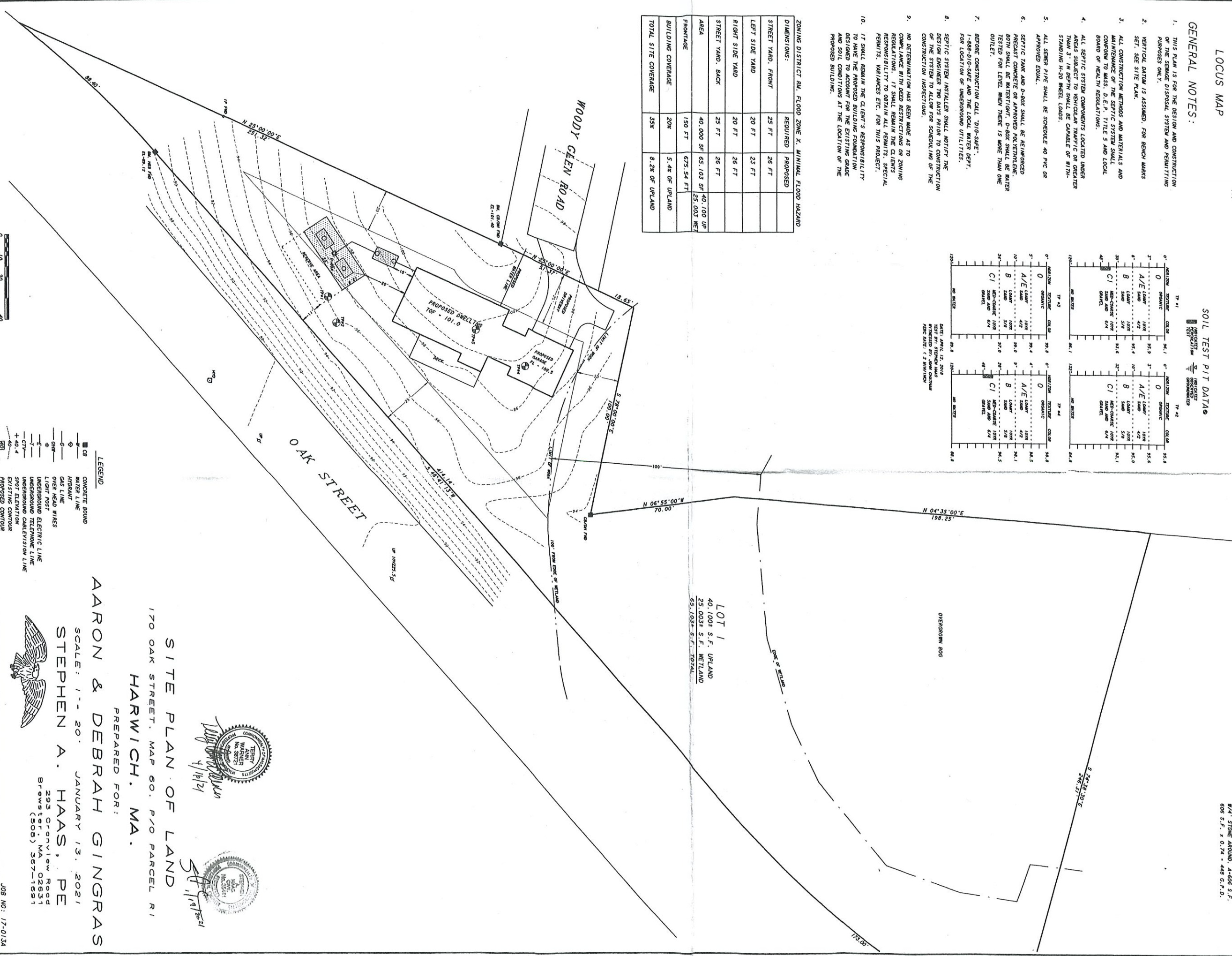
PROFILE: NOT TO SCALE

SOIL TEST PIT DATA

TEST NO.	DEPTH (FT)	TEST RESULTS	TEST NO.	DEPTH (FT)	TEST RESULTS
0	0	ORGANIC	0	0	ORGANIC
A/E	1/8"	LOAM	A/E	1/8"	LOAM
B	1/8"	LOAM	B	1/8"	LOAM
C	1/8"	ME-COARSE 10% GRAVEL	C	1/8"	ME-COARSE 10% GRAVEL
NO WATER			NO WATER		

DATE: APRIL 13, 2018  
TEST BY: STEPHEN HAAS  
WITNESSED BY: JON CHAMBERLAIN  
PLOT DATE: 2/20/18

- INVERT ELEVATIONS:**
- INVERT AT BUILDING: 96.5
  - INVERT IN SEPTIC TANK: 95.0
  - INVERT OUT SEPTIC TANK: 94.75
  - INVERT IN DIST. BOX: 94.17
  - INVERT OUT DIST. BOX: 94.0
  - INVERT IN LEACH CHAMBER: 93.8
  - INVERT OF LEACH CHAMBER: 91.8
  - ADJUSTED GROUND WATER: N/A
  - OBSERVED GROUND WATER: N/A
  - BOTTOM OF TEST HOLE #2: 84.8
- DESIGN CRITERIA:**
- DESIGN FLOW: 4 BERROD @ 110 G.P.D. PER BERROD EQUALS 440 G.P.D.
  - NO GARAGE GRINDER
  - SEPTIC TANK REQUIRED: 440 G.P.D. X 200K = 880 GAL.
  - 440 G.P.D. / 0.74 GPD/SF = 595 S.F. REQUIRED
  - SEPTIC TANK PROVIDED: 1500 GAL. MIN.
  - SOIL ABSORPTION SYSTEM REQUIRED: DESIGN PERIC RATE < 5 MIN/INCH
  - SOIL TEXTURAL CLASS = I
  - EFFLUENT LOADING RATE = 0.74 GPD/SF
  - 440 GPD / 0.74 GPD/SF = 595 S.F. REQUIRED
  - PROVIDED: 2-500 GAL. LEACHING CHAMBERS W/4" STONE AROUND. A-606 S.F. 606 S.F. X 0.74 = 448 G.P.D.

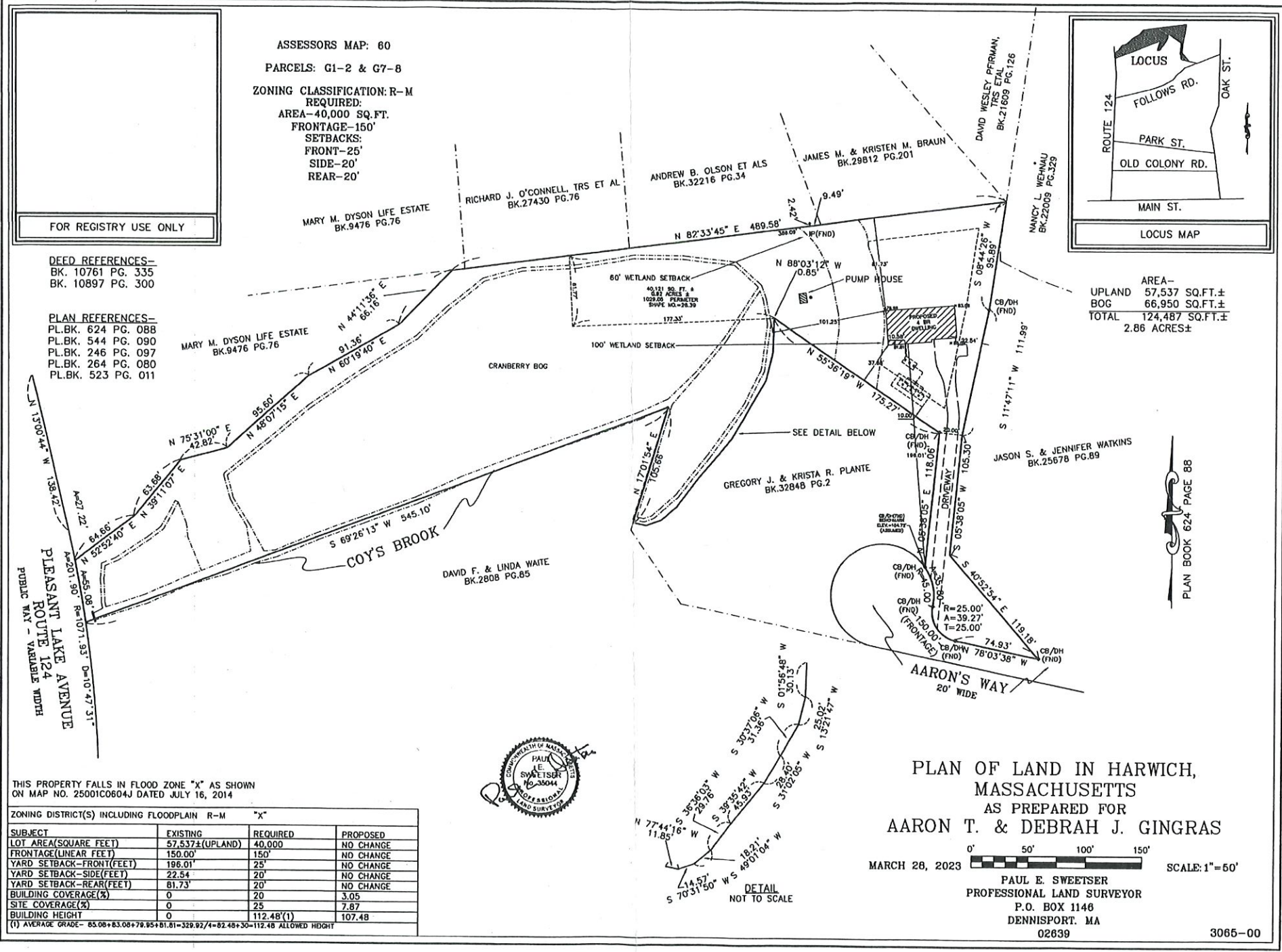


- LEGEND**
- CONCRETE BOUND
  - WATER LINE
  - HYDRANT
  - GAS LINE
  - OVER HEAD WIRES
  - LIGHT POST
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND CABLEVISION LINE
  - SPOT ELEVATION
  - EXISTING CONTROL
  - PROPOSED CONTROL

**AARON & DEBRAH GINGRAS**  
 SCALE: 1" = 20'  
 JANUARY 13, 2021  
 PREPARED FOR:  
 170 OAK STREET, MAP 60. P/O PARCEL R1  
 HARWICH, MA.

**STEPHEN A. HAAS, PE**  
 293 Cranville Road  
 Brewster, MA 02631  
 (508) 367-1691

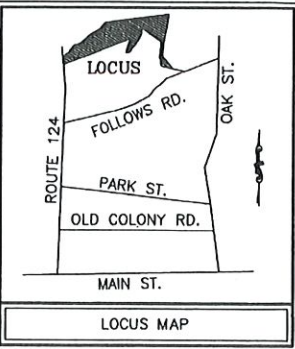




ASSESSORS MAP: 60  
 PARCELS: G1-2 & G7-8  
 ZONING CLASSIFICATION: R-M  
 REQUIRED:  
 AREA-40,000 SQ.FT.  
 FRONTAGE-150'  
 SETBACKS:  
 FRONT-25'  
 SIDE-20'  
 REAR-20'

DEED REFERENCES-  
 BK. 10761 PG. 335  
 BK. 10897 PG. 300

PLAN REFERENCES-  
 PL.BK. 624 PG. 088  
 PL.BK. 544 PG. 090  
 PL.BK. 246 PG. 097  
 PL.BK. 264 PG. 080  
 PL.BK. 523 PG. 011

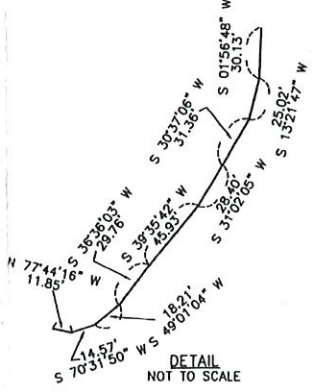


AREA-  
 UPLAND 57,537 SQ.FT.±  
 BOG 66,950 SQ.FT.±  
 TOTAL 124,487 SQ.FT.±  
 2.86 ACRES±

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0604J DATED JULY 16, 2014

ZONING DISTRICT(S) INCLUDING FLOODPLAIN		R-M	"X"
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	57,537±(UPLAND)	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	150.00'	150'	NO CHANGE
YARD SETBACK-FRONT(FEET)	196.01'	25'	NO CHANGE
YARD SETBACK-SIDE(FEET)	22.54'	20'	NO CHANGE
YARD SETBACK-REAR(FEET)	81.73'	20'	NO CHANGE
BUILDING COVERAGE(%)	0	20	3.05
SITE COVERAGE(%)	0	25	7.87
BUILDING HEIGHT	0	112.48'(1)	107.48

(1) AVERAGE GRADE- 85.06+83.08+78.85+81.81+329.92/4=82.48+36=112.48 ALLOWED HEIGHT



PLAN OF LAND IN HARWICH, MASSACHUSETTS AS PREPARED FOR AARON T. & DEBRAH J. GINGRAS

MARCH 28, 2023

0' 50' 100' 150'  
 SCALE: 1"=50'

PAUL E. SWEETSER  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 1146  
 DENNISPORT, MA  
 02839

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3065-00